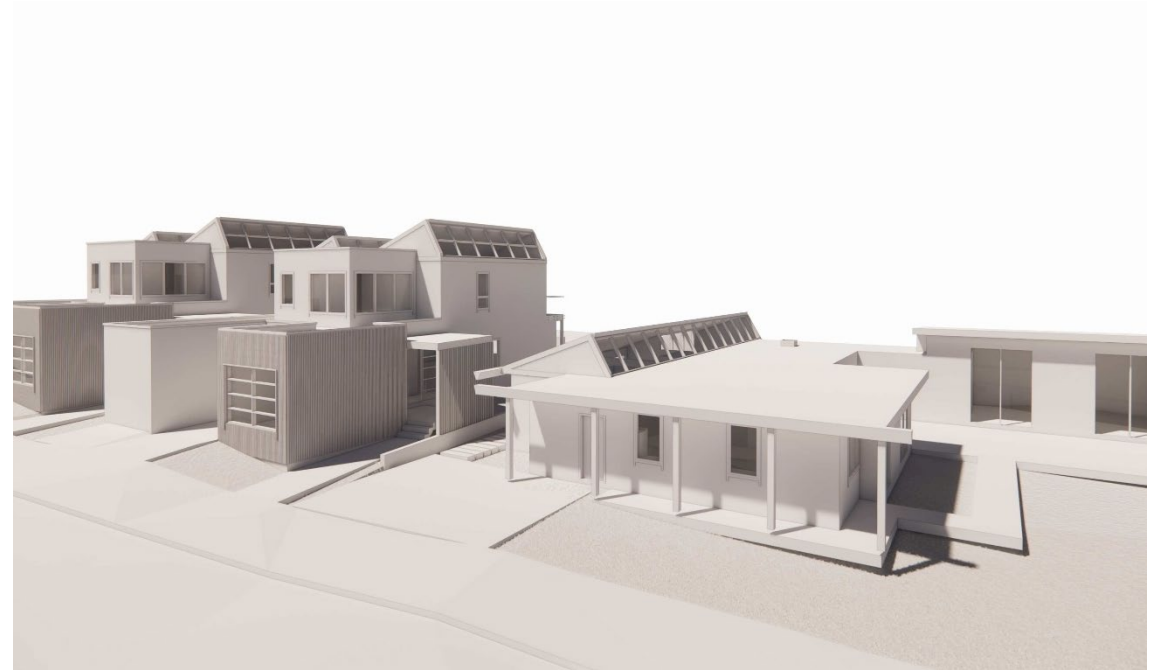


3526 Everglade Place The “Perry Residence”

Public Hearing – July 7, 2026



Heritage Revitalization Agreement Authorization Bylaw 8803; Heritage Designation Bylaw 8802

Site Context

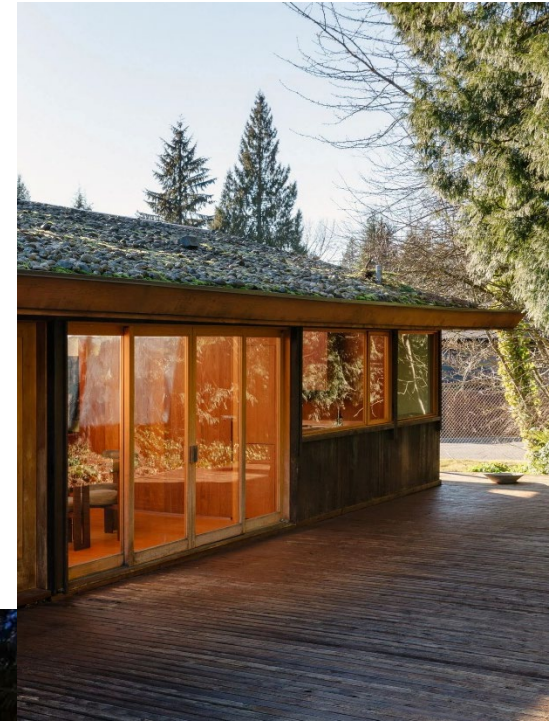
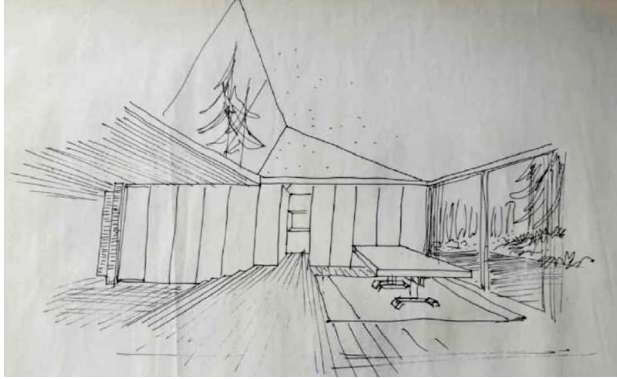
Lot Size: Approx. 1,650 sq m / 17,800 sq ft

OCP Designation: Residential Level 2 (RES2)

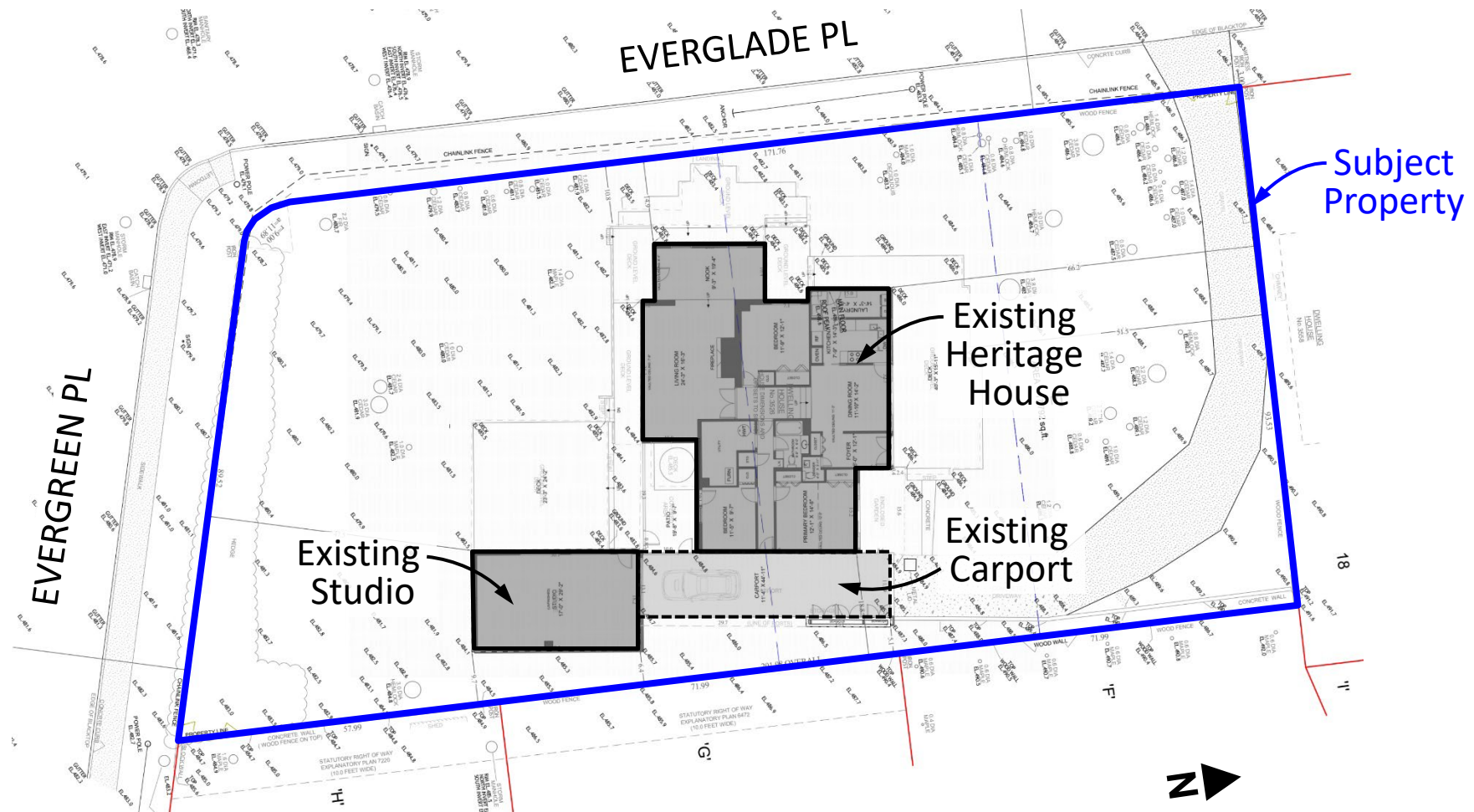
Zoning: Single-Family Residential Delbrook (RSD)



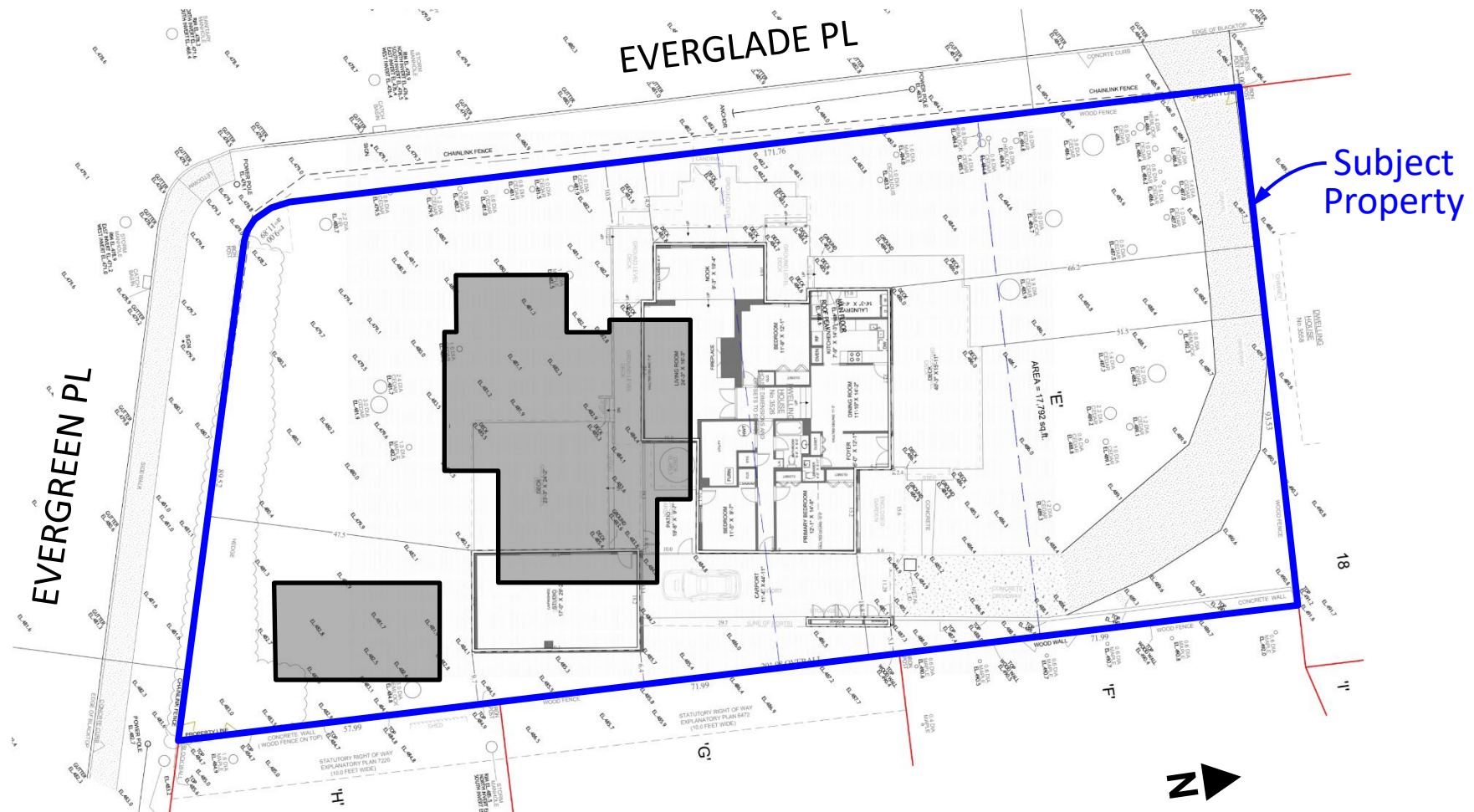
The “Perry Residence”



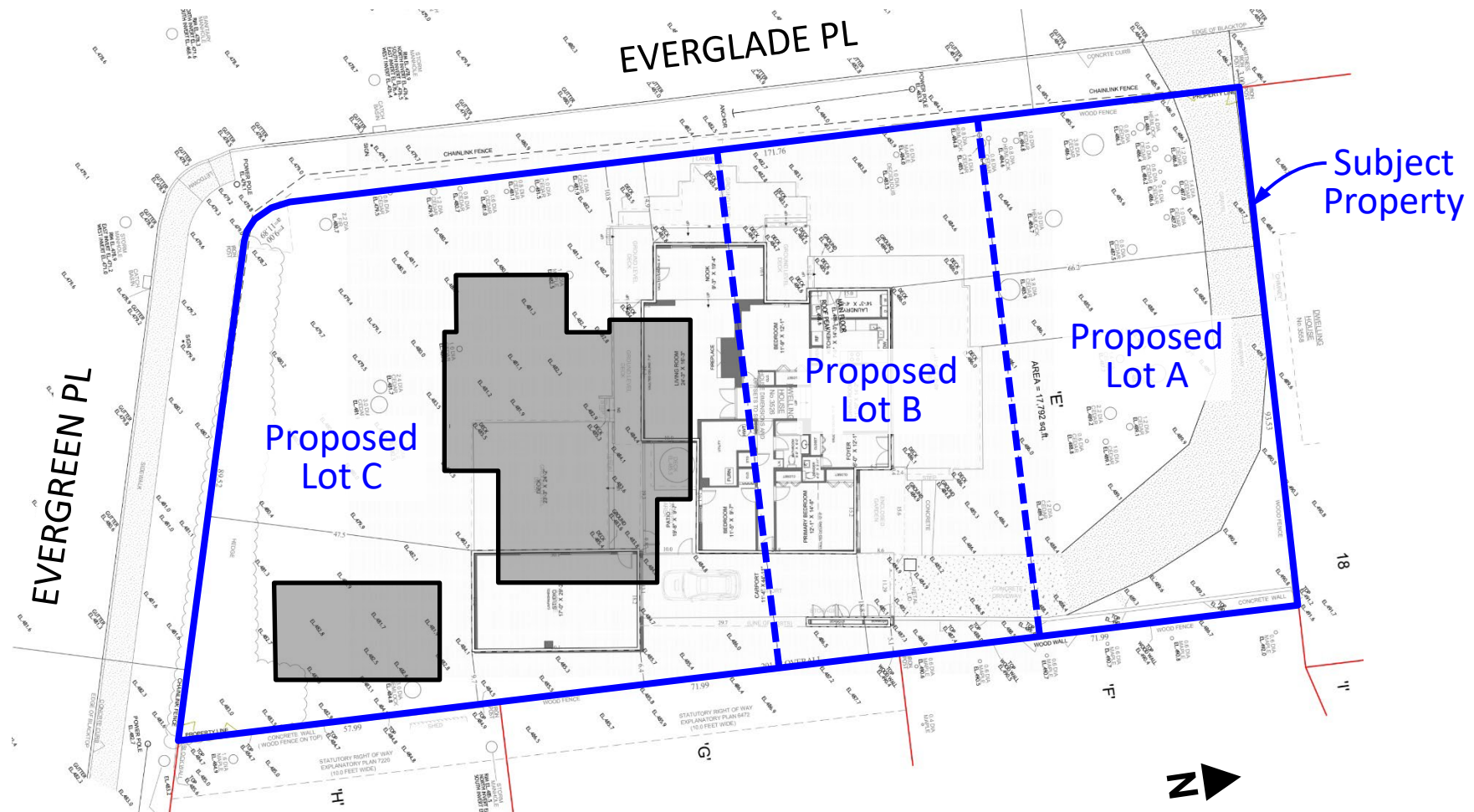
Proposal and Relocation Strategy



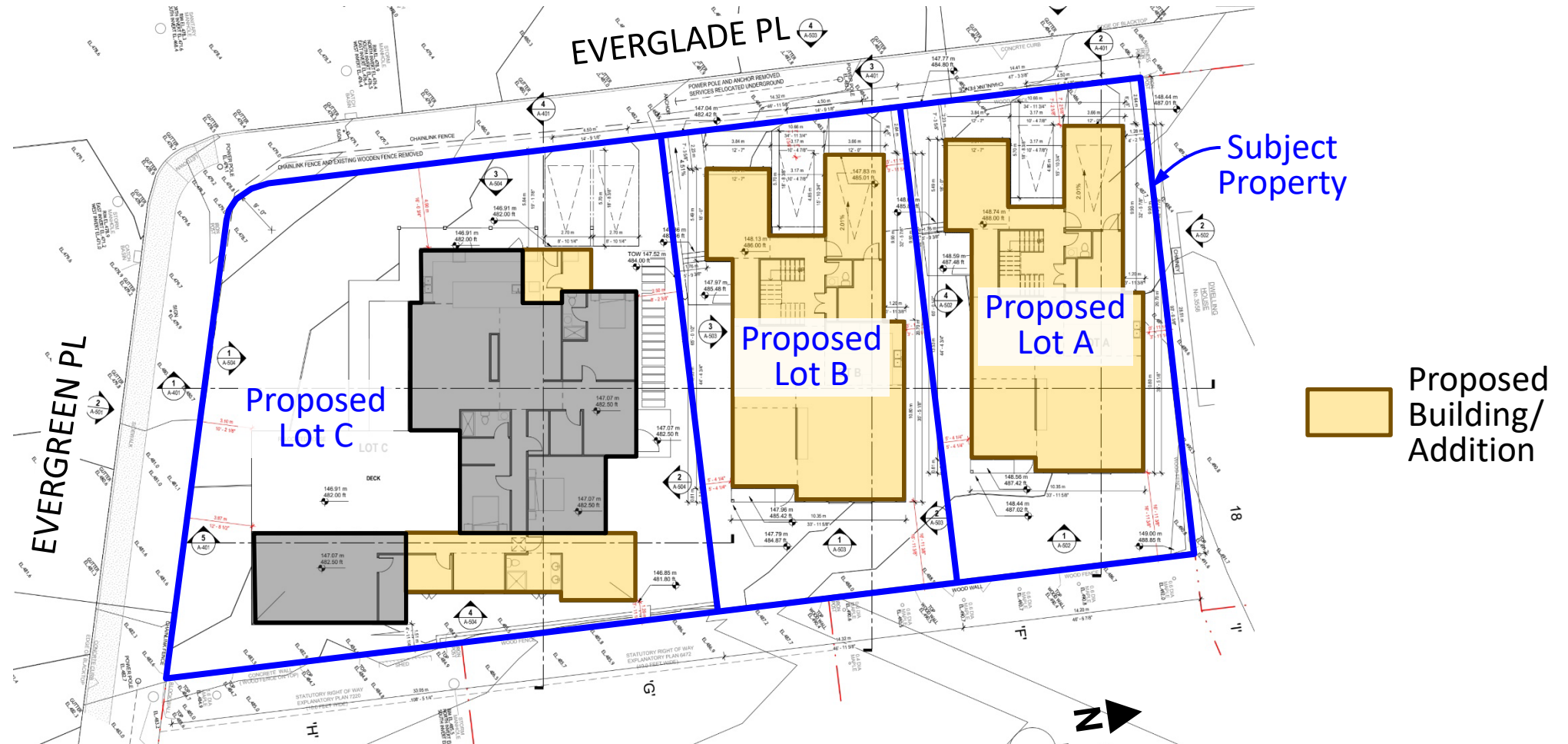
Proposal and Relocation Strategy



Proposal and Relocation Strategy

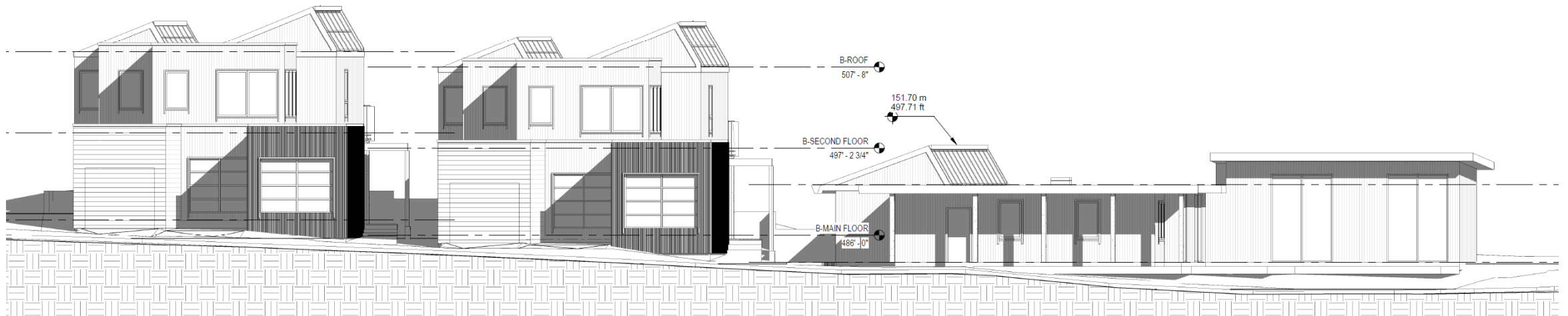


Proposal and Relocation Strategy



Heritage Revitalization Agreement (HRA)

- Voluntary agreement exchanging development rights for heritage protection.
- Legally secures the architectural design of the three homes.
- Key variances:
 - Minimum lot area, width, and depth
 - Setbacks and building coverage



Proposed west site elevation (from Everglade Place)



Public Input



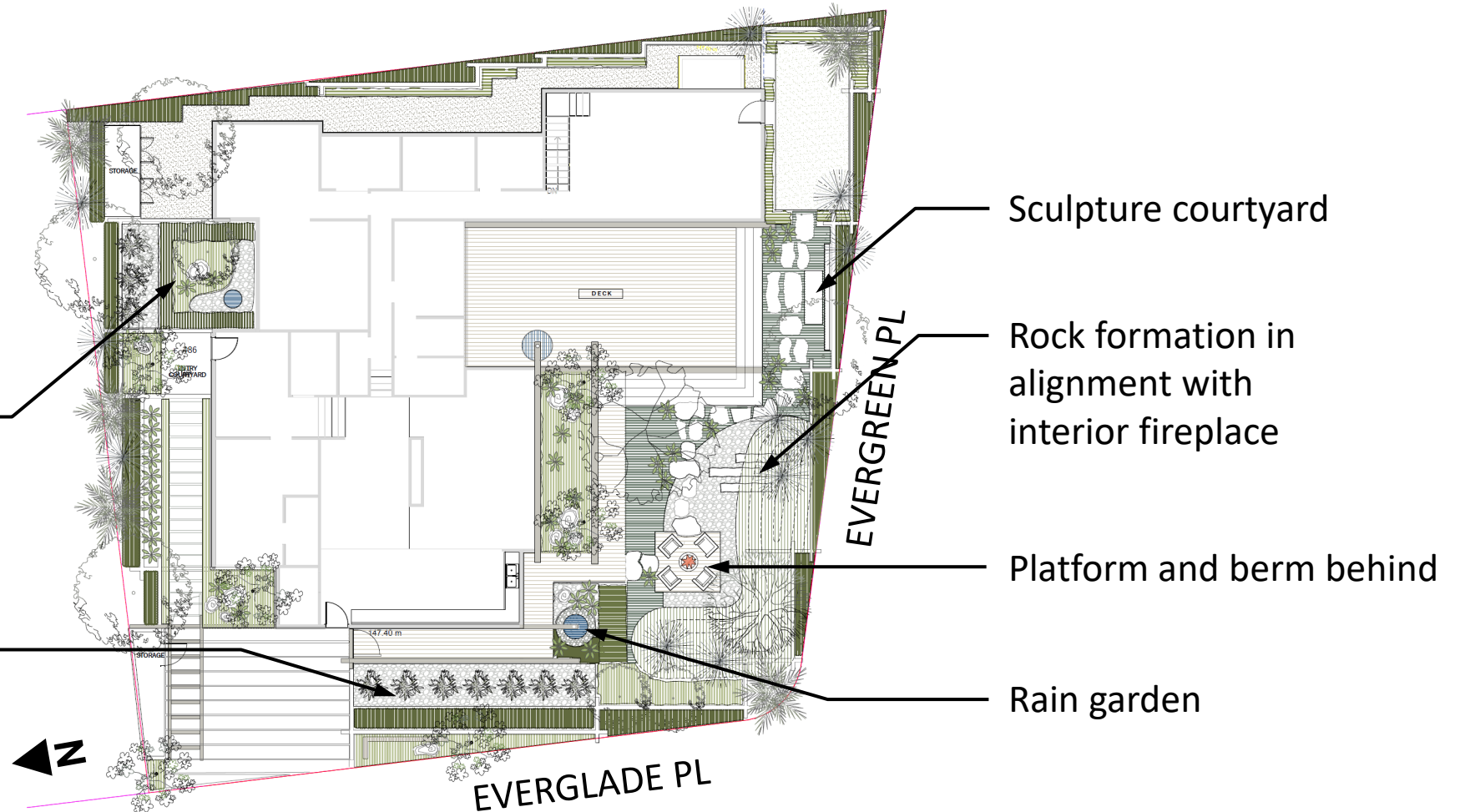
- **Virtual Public Information Meeting**
 - Held June 3 to June 17, 2026
 - Notices distributed to owners and occupants within 100 metres of the property
 - Four responses were received
- Support for heritage retention.
- Questions regarding privacy, tree replacement, deviation from approved building designs.

Landscape Design and Tree Replacement

**21 replacement trees
proposed across the three lots**

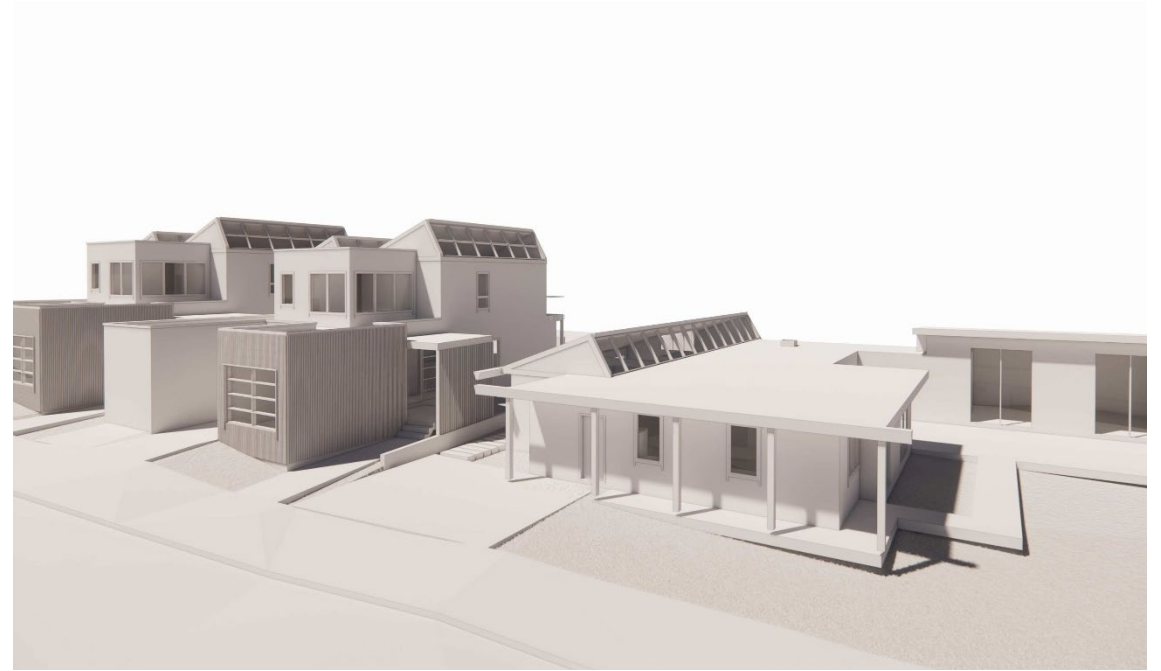
Existing maples re-purposed
for bedroom courtyard

Roof pebbles re-purposed
for kitchen courtyard



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North Vancouver, BC
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