# AGENDA

*REGULAR MEETING OF COUNCIL*

**Monday, March 2, 2026**
**7:00 p.m.**
**Council Chambers, Municipal Hall**
**355 West Queens Road**
**North Vancouver, BC**
**Watch at** https://dnvorg.zoom.us/j/64484156494

**Council Members:**
Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope

NORTH VANCOUVER
DISTRICT

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DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5
604-990-2311
DNV.org

**REGULAR MEETING OF COUNCIL**

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# AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Sḵwx̱wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

**CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION**

- Bylaw 8650 – OCP Amendment 1900-1950 Sandown Place
- Bylaw 8651 – Rezoning 1900-1950 Sandown Place
- Bylaw 8739 – OCP Amendment 520 Mountain Highway
- Bylaw 8738 – Rezoning 520 Mountain Highway
- Bylaw 8756 – OCP Amendment 1883 & 1901 Glenaire Drive
- Bylaw 8757 – Rezoning 1883 & 1901 Glenaire Drive
- Bylaw 8763 – OCP DAPR Update

## 1. ADOPTION OF THE AGENDA

### 1.1. March 2, 2026 Regular Meeting Agenda

*Recommendation:*
THAT the agenda for the March 2, 2026 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

## 2. ADOPTION OF MINUTES

### 2.1. January 26, 2026 Regular Council Meeting p.11-18

*Recommendation:*
THAT the minutes of the January 26, 2026 Regular Council Meeting are adopted.

### 2.2. February 3, 2026 Public Hearing p.19-24

*Recommendation:*
THAT the minutes of the February 3, 2026 Public Hearing are received.

## 3. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

## 4. RECOGNITIONS

## 5. DELEGATIONS

### 5.1. Intellectual Disabilities (North & West Vancouver) Society p.27-30

Re: The Work of the Intellectual Disabilities (North & West Vancouver) Society

Application Form
Attachment 1: 70th Anniversary IDS Information Package

## 6. RELEASE OF CLOSED MEETING DECISIONS

## 7. COMMITTEE OF THE WHOLE REPORT

## 8. REPORTS FROM COUNCIL OR STAFF

With the consent of Council, any member may request an item be added to the Consent Agenda to are approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

*Recommendation:*
THAT items _____ are included in the Consent Agenda and are approved without debate.

**8.1. Budget Opening Remarks** **p.33**
File No.

**8.2. Financial Plan Public Input** **p.35**
File No.

Public Input Opportunity

**8.3. Development Permit 41.23 – 1149 & 1155 Lynn Valley Road** **p.37-106**
File No. 08.3060.20/041.23

Report: Development Planner, February 10, 2026
Attachment 1: Development Permit 41.23

*Recommendation:*
THAT Development Permit 41.23 to allow for a six-storey rental apartment building at 1149-1155 Lynn Valley Road is ISSUED.

**8.4. Development Permit 1.25 - 1310 Monashee Drive** **p.107-148**
File No. 08.3060.20/001.25

Report: Development Planner, February 16, 2026
Attachment 1: Development Permit 1.25

*Recommendation:*
THAT Development Permit 1.25 with a variance for a mixed-use development at 1310 Monashee Drive is ISSUED.

**8.5. Bylaw 8756 and 8757: OCP Amendment and Rezoning for a 12-unit townhouse development at 1883-1901 Glenaire Drive** **p.149-166**
File No. 08.3060.20/007.024

Report: Deputy Corporate Officer, Legislative Services, February 18, 2025
Attachment 1: Bylaw 8756
Attachment 2: Bylaw 8757
Attachment 3: Public Hearing Report

*Recommendation:*
THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)" is given SECOND and THIRD Readings.

**8.6. Small-Scale Multi-Unit Housing (SSMUH) Extension Request Area** p.мстπмфм
File No.

Report: Community Planner, February 16, 2026
Attachment 1: Extension Request Area
Attachment 2: Proposed OCP Land Use Designations for Extension Request Area
Attachment 3: Staff Presentation

*Recommendation:*
THAT staff are directed to submit an application to the Province to request a time extension from June 30, 2026, to December 31, 2030, to rezone single-family properties to permit small-scale multi-unit housing in the area bounded by Hope Road to the north, Pemberton Avenue to the east, Sowden Street to the south, and McGuire Avenue to the west as shown Attachment 1 of the report entitled Small-Scale Multi-Unit Housing Extension Request Area and dated February 16, 2026;

AND THAT staff are directed to prepare Official Community Plan bylaw amendments for Council's consideration to implement land use designations as provided in Attachment 2 of the report entitled Small-Scale Multi-Unit Housing Extension Request Area and dated February 16, 2026.

**8.7. Age-Friendly Strategy – Proposed Scope** p.мфοπнмр
File No. 09.3900.20/000.000

Report: Community Planner, February 17, 2026
Attachment 1: Staff Presentation
Attachment 2: Age-Friendly Strategy – Preliminary Engagement (Dec 2025 – Jan 2026)

*Recommendation:*
THAT Council approve the proposed work plan for the development of the Age-Friendly Strategy, as described in the February 17, 2026, report of the Community Planner entitled Age-Friendly Strategy – Proposed Scope, including targeted engagement and preliminary strategic directions.

AND THAT Council support an application to the BC Health Communities Age-Friendly Communities Program Grant Stream 1: Planning for engagement resourcing up to $25,000.

**8.8. Residential Tenant Relocation Assistance Bylaw – Clarification on Eligible Tenants p.217-227**
File No.

Report: Community Planner, February 9, 2026
Attachment 1: Bylaw 8750

*Recommendation:*
THAT the February 9, 2026 report of the Community Planner titled Residential Tenant Relocation Assistance Bylaw – Clarification on Eligible Tenants is received for information.

**8.9. UBCM 2026 Local Government Development Approvals Program (LGDAP) Grant Application p.229-250**
File No.

Report: Development Planner, February 17, 2026
Attachment 1: UBCM 2026 LGDAP Program and Application Guide
Attachment 2: Consultant's DAPR Final Report Executive Summary

*Recommendation:*
THAT Council endorse the application for the 2026 Local Government Development Approvals Program grant in the amount of $200,000 to fund the proposed activities and provide overall grant management.

**8.10. North Shore Purple Chair Campaign – Request for Council Endorsement p.251-260**
File No.

Report: Councillor Jim Hanson, February 23, 2026
Attachment 1: Purple Chair Proposal

*Recommendation:*
THAT Council endorse The North Shore Purple Chair Campaign as a North Shore–wide community awareness initiative aimed at reducing stigma and raising awareness for the toxic drug crisis.

THAT Council support the display of purple chair installations in visible municipal spaces (e.g., libraries, community recreation centres, parks, and civic plazas) in coordination with the North Shore Homelessness Task Force and other community partners.

THAT Council direct relevant municipal departments (e.g. Parks, Facilities, Community Planning, and Communications) to coordinate internally and with campaign partners to support implementation where feasible targeting two to three locations within the District.

THAT Council direct the Communications Department to promote the campaign through municipal communication channels and include a link to the Purple Chair Campaign webpage hosted by the North Shore Homelessness Task Force.

THAT Council members be invited to participate in campaign events, including International Overdose Awareness Day on August 31, 2026, as schedules permit.

AND THAT staff report back after International Overdose Awareness Day on August 31, 2026, with information on impact and outcomes.

## 9. REPORTS

### 9.1. Mayor

### 9.2. Chief Administrative Officer

### 9.3. Councillors

### 9.4. Metro Vancouver Committee Appointees

## 10. ADJOURNMENT

*Recommendation:*
THAT the March 2, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

**MINUTES**

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**DISTRICT OF NORTH VANCOUVER**
**REGULAR MEETING OF COUNCIL**

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:08 p.m. on Monday, January 26, 2026 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Acting Mayor Herman Mah
Councillor Jordan Back
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Lisa Muri
Councillor Catherine Pope

**Absent:** Mayor Mike Little

**Staff**: David Stuart, Chief Administrative Officer
Mike Danks, Fire Chief
Nicola Chevallier, General Manager – Engineering Public Works
Peter Cohen, General Manager – Engineering Infrastructure Services
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Caroline Jackson, General Manager – Climate Action and Parks
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Zeralynne Te, Manager – Community Planning
Carol Walker, Chief Bylaw Officer
Lisa Stalham, Section Manager – Administration and Continuous Improvement
Eirikka Brandson, Community Planner
Graeme Budge, Development Planner
Kelsey Stuckert, Senior Policy Analyst
Kaitlin Hebron, Confidential Council Clerk
Jillian Holden, Administration Clerk

## 1. ADOPTION OF THE AGENDA

### 1.1. January 26, 2026 Regular Meeting Agenda

**MOVED by Councillor MURI**
**SECONDED by Councillor BACK**
THAT the agenda for the January 26, 2026 Regular Meeting of Council for the District of North Vancouver is;

a) amended to consider item 5.1 prior to 3.1;
b) amended to consider item 8.1 following item 8.7; and,
c) adopted as amended.

**CARRIED**

## 2. ADOPTION OF MINUTES

Nil

## 5. DELEGATIONS

### 5.1. Analise Saely, 7th Crown Pathfinders

Re: Bees and Butterfly Friends; Pollinators in Our Community

Charlie, Isabelle, Maya, Zoe, Cedar, Astrid, Charlotte, Sophie and Maya D, 7th Crown Pathfinders, provided an update on Bees and Butterfly Friends; Pollinators in Our Community. The 7th Crown Pathfinders noted pollinators such as bees, butterflies, bats and birds are essential to food production and healthy ecosystems, and they support local biodiversity, parks, farms, and the fruits and vegetables w in North Vancouver. The 7th Crown Pathfinders noted pollinators face challenges including habitat loss, pesticides, and climate change, and that planting pollinator-friendly flowers, reducing pesticides, and creating natural green spaces can help protect them.

**MOVED by Councillor MURI**
**SECONDED by Councillor BACK**
THAT the delegation of the 7th Crown Pathfinders is received for information.

**CARRIED**

The order of the agenda resumed with Item 3.1 being before Council.

## 3. PUBLIC INPUT

### 3.1. Tree Cleland:

- Spoke regarding item 8.1;
- Noted she is a local realtor;
- Stated the property was purchased with the intention of operating an Airbnb;
- Noted at the time of purchase, Airbnb regulations were in the process of changing;
- Noted the owners have been working to align with evolving provincial guidelines;
- Opined the regulatory environment has been a moving target;
- Noted the basement suite had been operating successfully as an Airbnb for several years;
- Noted the short-term rental income was intended to help offset mortgage costs;
- Stated the owners have been preparing documentation to comply with all applicable rules, however, an issue arose with the District regarding on-site parking for the Airbnb;
- Requested flexibility from the District and Council and asks that the circumstances be considered with leniency.

### 3.2. Hazen Colbert:

- Opined that technology was being used to prevent him from speaking.

### 3.3. John Lesow:

- Commented on emails sent regarding parking and parking congestion in the District;
- Read a statement proposing an alternative land acknowledgement;
- Opined that the District's land acknowledgement should be changed and described it as patronizing and divisive; and,
- Proposed a Costco-style parking layout as a potential approach to alleviate parking congestion in the District.

## 4. RECOGNITIONS

Nil

## 6. RELEASE OF CLOSED MEETING DECISIONS

### 6.1. January 13, 2026 Closed Special Meeting

#### 6.1.1. North Vancouver Recreation and Culture Commission Reappointments

THAT Councillor Mah is appointed to the North Vancouver Recreation and Culture Commission for the 2026 term;

AND THAT Councillor Muri is appointed to the North Vancouver Recreation and Culture Commission for the 2026 term;

AND THAT the Chief Administrative Officer or acting designate is appointed to the North Vancouver Recreation and Culture Commission for the 2026 term;

AND THAT Councillor Forbes is appointed to the Municipal Library Board for the 2026 term;

AND FINALLY THAT the resolution is released to the public.

## 7. COMMITTEE OF THE WHOLE REPORT

Nil

## 8. REPORTS FROM COUNCIL OR STAFF

### 8.2. Bylaw 8750: Tenant Relocation Assistance

File No. 09.3900.20/000.000

**MOVED by Councillor MURI**
**SECONDED by Councillor POPE**
THAT "District of North Vancouver Residential Tenant Relocation Assistance Bylaw 8750, 2025" is ADOPTED.

AND THAT "District of North Vancouver Residential Tenant Relocation Assistance Policy" is repealed.

**CARRIED**

**8.3. Bylaw 8758: Liquor Store Relocation in Edgemont Village**
File No. 08.3060.20/049.24

**MOVED by Councillor MURI**
**SECONDED by Councillor HANSON**
THAT "District of North Vancouver Rezoning Bylaw 1457 (Bylaw 8758)" is ADOPTED.

**CARRIED**

**8.4. New Fire and Rescue Services Bylaw 8762**
File No.

**MOVED by Councillor MURI**
**SECONDED by Councillor BACK**
THAT "Fire and Rescue Services Bylaw 8762, 2026" is given FIRST, SECOND and THIRD Readings.

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8776, 2025 (Amendment 84)" is given FIRST, SECOND and THIRD Readings;

AND THAT "Fireworks Regulation Bylaw 7456, 2004, Amendment Bylaw 8769, 2025 (Amendment 6)" is given FIRST, SECOND and THIRD Readings.

**CARRIED**

**8.5. Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8777, 2025 (Amendment 98)**
File No. Budget Development

**MOVED by Councillor MURI**
**SECONDED by Councillor HANSON**
THAT "Fees and Charges Bylaw 6481, 1992 Amendment 8777 2025 (Amendment 98)" is given FIRST, SECOND, and THIRD Readings.

**CARRIED**

**8.6. Proposed Changes to Development Permits, Minor Development Variance Permits, and Public Hearings**
File No.

**MOVED by Councillor HANSON**
**SECONDED by Councillor BACK**
THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)" is given SECOND Reading;

AND THAT "Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8764, 2025 (Amendment 7)" is given SECOND and THIRD Readings;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8763;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8763 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8763 is referred to a Public Hearing.

**CARRIED**

**8.7. 2026 Social Service Grants – Core Funded Agencies**
File No. 05.1930/Grants and Sponsorship/2026

**MOVED by Councillor MURI**
**SECONDED by Councillor POPE**
THAT a budget of $1,902,040 is approved for social service core funding grants in 2026, and disbursed to agencies in accordance with the January 7, 2026 report of the Community Planner entitled "2026 Social Service Grants – Core Funded Agencies".

**CARRIED**

The order of the agenda resumed with Item 8.1 being before Council.

Councillor HANSON declared a conflict of interest in the following item due to his property potentially being included in the discussion and left the meeting at 8:25 p.m.

**8.1. 2190 Badger Road, North Vancouver Business Licence Application Denial**
File No. 08.3226.02

**8.1.1 Applicant Submission**

Carrie Tessarolo, Applicant:

Carrie:

- Acknowledged that boulevard parking is a public space;
- Stated that boulevard parking had never been raised as a concern by anyone, including the District, until the property began operating as a short-term rental;
- Opined the rules changed partway through the process;
- Questioned the difference between long-term and short-term renters in relation to parking impacts;
- Identified public safety as the main concern;
- Noted the lack of sidewalks on Badger Road;

- Noted that boulevard parking is often the closest available option for short-term rental users;
- Stated that similar parking challenges exist in other areas within the District;
- Noted the driveway was removed due to flooding issues;
- Stated that the property was purchased in good faith;
- Suggested a bylaw amendment or flexibility on a case-by-case basis;
- Questioned the basis for the administration fee and opined they were not informed of it in advance; and,
- Opined that the District does not maintain the boulevard.

**MOVED by Councillor BACK**
**SECONDED by Councillor FORBES**
THAT Council uphold the decision to deny the business licence application submitted by Carrie Tessarolo (the "Applicant") to operate a Short-Term Rental Accommodation at 2190 Badger Rd due to non-compliance with the District's Zoning Bylaw.

**CARRIED**
Opposed: Councillor MURI

## 9. REPORTS

### 9.1. Mayor

Acting Mayor Mah reported on his attendance at a Community Initiative Dinner hosted at Carson Graham Secondary School.

### 9.2. Chief Administrative Officer

Nil

### 9.3. Councillors

**9.3.1.** Councillor Back reported on his attendance at the North Vancouver Chamber's annual State of Business 2026 breakfast.

### 9.4. Metro Vancouver Committee Appointees

Nil

## 10. ADJOURNMENT

**MOVED by Councillor MURI**
**SECONDED by Acting Mayor MAH**
THAT the January 26, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

**CARRIED**
(9:23 p.m.)

Mayor

Corporate Officer

**DISTRICT OF NORTH VANCOUVER**
**PUBLIC HEARING**

**1883 and 1901 Glenaire Drive**
**Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, February 3, 2026 commencing at 7:03 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor Mike Little
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Catherine Pope

**Absent:** Councillor Jordan Back
Councillor Lisa Muri

**Staff:** Mike Fox, Chief Administrative Officer
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Mackenzie Stonehocker, Development Planner
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk

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## 1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed bylaw amendments as outlined in the Notice of Public Hearing.

He further noted that the Public Hearing was convened pursuant to Section 464 of the *Local Government Act.* Members of Council, staff, and the public participated in person and via Zoom and the Hearing was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little stated that:

- The opportunity to be heard or provide written submissions was accommodated by speakers having signed up in advance, the details of the Zoom meeting having been provided on the District's website and in the notice of public hearing, and the acceptance of written submissions up until the hearing was closed;

- Following the staff and applicant presentations, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;
- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional representations would be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the bylaws under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Hearings is to listen to the public, not to debate the merits of the bylaws;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaws is available for review in hard copy and online;
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a second night, if required;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the meeting, or Council may close the meeting, after which Council should not receive further new information from the public; and,
- Members of Council not in attendance may vote on future readings of the bylaws as long as they review the minutes of the hearing.

## 2. INTRODUCTION OF BYLAWS BY CORPORATE OFFICER

Genevieve Lanz, Corporate Officer, introduced the proposed bylaws, stating that Bylaw 8756 proposes to amend the OCP in general terms, by changing the land use designation of the subject site from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to designate the subject site as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development and as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction. Bylaw 8757 proposes to amend the District's Zoning Bylaw in general terms, by rezoning the site from RS3 (Single-Family Residential 7200 Zone) to a new Comprehensive Development Zone 158 (CD158). The CD158 Zone addresses permitted and accessory uses and zoning provisions such as density, setbacks, height, building and site coverage, landscaping and storm water management, flood construction requirements and parking, loading and service requirements.

## 3. PRESENTATION BY STAFF

Mackenzie Stonehocker, Development Planner, provided an overview of the proposal elaborating on the introduction by the Corporate Officer. Ms. Stonehocker advised that:

- The proposal is for 12 townhomes with two lock-off suites~~;~~
- The subject site is located in the Lions Gate Village Centre across the street from the District of West Vancouver;
- The current Official Community Plan (OCP) designation is Residential Level 2 (Detached);
- The Village Implementation Plan and Peripheral Housing Plan anticipate ground-oriented multi-family development in the area;
- To implement the planned density, each rezoning requires an OCP amendment to change the designation of the lands, e.g. to Residential Level 4 (Transition Multi-Family) for townhouses;
- Most of the neighbourhood properties have already been redesignated and rezoned;
- Belle Isle Park upgrades were completed in 2025;
- The proposed OCP amendments would bring the site into alignment with the Peripheral Housing Plan;
- Lot 55 is a parcel of District-owned land, a portion of which is proposed to be purchased by the applicant to be included in the development; the top portion will be added to the future extension of Belle Isle Place;
- The front doors to six of the townhomes as well as parkade ramp are proposed to be located on Glenaire Drive;
- A pedestrian entry through a pergola and a ramp up from the sidewalk are proposed on Belle Isle Place, leading to the main courtyard pathway with access to all of the townhomes and the lock-off suites;
- Six of the townhomes are proposed to have a back door along the east side of the property;
- The project is designed to meet Step Code Level 4 with electric heat, hot water, and appliances;
- All units have three or four bedrooms and the units with lock-off suites are large enough to accommodate a family in the main unit;
- The proposal includes 26 vehicle parking spaces and each townhouse includes two secure bicycle parking spaces in the basement level;
- Ms. Stonehocker reviewed accessible design considerations, noting that:
    - It is difficult to incorporate accessible design in ground-oriented housing;
    - The main townhouses are four storeys, with basement access via the parkade;
    - The District's Accessible Design Policy lists basic and enhanced design features with the applicability of each to ground-oriented multi-family housing noted;
    - Where feasible, a target of 15 percent of units in a townhouse development should meet basic accessible design features;
    - The two lock-off suites accommodate such features and are accessed without stairs via the pedestrian ramp; and,
    - Enhanced design features are more suitable for apartment style housing.

- In-kind and cash contributions associated with this proposal include:
  - Off-site works along Glenaire Drive and Belle Isle Place, including curbs, sidewalks, and street trees;
  - A flat rate Community Amenity Contribution (CAC);
  - Purchase of a portion of Lot 55 from the District;
  - Development Cost Charges (DCCs) payable to the District, Metro Vancouver and Translink as determined by the bylaw in force at the time of building permit;
- A Virtual Public Information Meeting was held in 2025, and staff received 7 comments, one of which was in support and others raised neighbourhood-level concerns such as continued densification, traffic issues around Capilano Road, and the desire for additional community amenities;
- Staff monitor the build-out of Lions Gate Village and do not believe the proposal would contribute to these issue, and will continue to monitor traffic and community amenities;
- The proposal is compliant with key District policy documents; and,
- If the rezoning proceeds, a development permit application would be brought forward for Council consideration in the future.

## 4. PRESENTATION BY APPLICANT

### 4.1. Thomas Grimwood, Principal, Grimwood Architecture:

- Opined that the proposal is relatively small and does not require variances;
- Commented on the proposed design and colour palette, noting these are consistent with the neighbourhood character;
- Noted that the proposal is designed to meet Step Code Level 4;
- Stated that the property is one of the last to develop in the neighbourhood and that it would complete the block;
- Advised that they designed the Holland Row development across the street from the subject site;
- Showed the surrounding developments and the floor plans for the units with lock-off suites;
- Noted that the lock-off suites are intended to provide flexibility to rent out or live in while renting out the main unit or to have live-in help; and,
- Noted that all units can be accessed from the parking level.

## 5. REPRESENTATIONS FROM THE PUBLIC

### 5.1. Stacey:

- Advised that she lives near the proposed development;
- Stated that she does not have many concerns;
- Requested information on the barriers and protection for the neighbouring properties during excavation and construction; and,
- Expressed concern that the design lacks natural elements.

**5.2. Corrie Kost:**

- Stated that there is a deficit in the amount of park space needed in the District and that he had not seen a substantial increase in park space with additional development.

**5.3. Amir Sharif:**

- Spoke in support of the proposal;
- Stated that the project is consistent with the planning framework for the area as well as Council direction;
- Commented on the environmentally friendly features proposed;
- Commented on the design, including vehicle and bicycle parking;
- Noted the number of bedrooms and the lock-off suites;
- Opined that the development would positively contribute to the community and complete the area; and,
- Commented on his family's use of Belle Isle Park.

**5.4. Desiree McNulty**

- Spoke in support of the proposal;
- Advised that she lives near the subject site;
- Opined that the proposed development would complete the community;
- Complimented the proposed design;
- Stated that she is looking forward to the demolition of the existing single-family homes on the site and to having new neighbours; and,
- Commented on the improvements to Belle Isle Park.

**5.5. Corrie Kost SPEAKING FOR A SECOND TIME:**

- Expressed concern that the proposed design does not accommodate the addition of an elevator to make the units accessible; and,
- Expressed concern that seniors considering moving from a single-family home to a townhome would have difficulties.

## 6. QUESTIONS FROM COUNCIL

In response to a question from Council, the applicant advised that the design does not require excavation beyond the depth of the parking levels in adjacent properties. The applicant further advised that they would provide a safe barrier to protect neighbouring yards, landscaping, and fences.

In response to a question from Council, staff advised that the projected start of construction is 12-18 months after adoption, likely the second half of 2027. Staff noted that Belle Isle North and the second stage of the Holland development are also in the permitting stages and could proceed this year. Construction traffic management plans would manage impacts if construction on the projects overlap.

In response to a question from Council, staff advised that existing parks in the area include the recently upgraded Belle Isle Park, the trail along Capilano River, and noted that another park will be created in the area as part of the approval of the application to redevelop the former Travelodge site.

In response to a question from Council, staff advised that the allocation of funds from the flat rate CACs is at Council's discretion and that CACs have been allocated to affordable housing in the past.

In response to a question from Council, the applicant advised that pricing of the units will depend on sales of similar apartments in the immediate area and that they are currently selling between 1.5 and 1.9 million dollars.

## 7. COUNCIL RESOLUTION

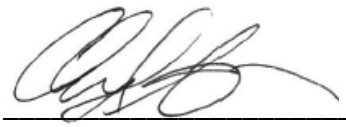
**MOVED by Councillor HANSON**
**SECONDED by Councillor MAH**
THAT the February 3, 2026 Public Hearing regarding Bylaws 8756 and 8757 is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)" is returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)" is returned to Council for further consideration.

**CARRIED**
(7:39 p.m.)

**CERTIFIED CORRECT:**



Confidential Council Clerk

# DELEGATIONS

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# Delegation to Council Request Form

**District of North Vancouver**
**Corporate Officer**
355 West Queens Rd, North Vancouver, BC V7N 4N5

Phone: 604-990-2311
Email: signup@dnv.org

**COMPLETION: To ensure legibility, please complete (type) online then print. Sign the printed copy and submit via mail or email to the department and address indicated above. If you have any questions about this form, please call the number indicated above.**

**Delegations have five minutes to make their presentation. Questions from Council may follow.**

Name of group wishing to appear before Council: Intellectual Disabilities (North & West Vancouver) Society

Title of Presentation: The Work of the Intellectual Disabilities (North & West Vancouver) Society

Name of person(s) to make presentation: Len Slade (Board Chair), Anita Dalakoti (Board Member), Tolga Nemutlu (Executive Assistant)

Purpose of Presentation:

- [x] Information only
- [ ] Requesting a letter of support
- [ ] Other – please describe below:

Attach separate sheet if additional space is required

**Note: Delegation requests <u>will not</u> be accepted if they are requesting financial assistance of any kind or are in relation to any potential or current development application with the District.**

Contact person (if different than above): Tolga Nemutlu

Daytime telephone number: 604-789-9565

Email address: tolgan@idsbc.org

Will you be providing supporting documentation? [x] Yes [ ] No

If yes: [x] Handout [ ] Digital Format [x] PowerPoint Presentation

Note: All supporting documentation must be provided 14 days prior to your appearance date. This form and any background material provided will be published in the public agenda.

Arrangements can be made upon request for you to familiarize yourself with the Council Chambers equipment on or before your presentation date.

Please note:

- Council Chambers operates in a Windows environment.
- Videos and audio clips are not supported except by special accommodation.
- Disturbing or graphic images are not permitted to be displayed at any time.

## Delegation to Council Request Form

**Rules for Delegations:**

1. Delegations must submit a Delegation to Council Request Form to the Corporate Officer. Submission of a request does not constitute approval nor guarantee a date. The request must first be reviewed by the Corporate Officer.
2. The Corporate Officer will review the request and, if approved, arrange a mutually agreeable date with you. You will receive a signed and approved copy of your request form as confirmation.
3. Only one delegation will be permitted at any Regular Meeting of Council.
4. Delegations must represent an organized group, society, institution, corporation, etc. Individuals may not appear as delegations.
5. Delegations are scheduled on a first-come, first-served basis, subject to direction from the Mayor, Council, or Chief Administrative Officer.
6. The Mayor or Chief Administrative Officer may reject a delegation request if it regards an offensive subject, has already been substantially presented to council in one form or another, deals with a pending matter following the close of a public hearing, or is, or has been, dealt with in a public participation process.
7. Supporting submissions for the delegation should be provided to the Corporate Officer by noon 14 days preceding the scheduled appearance.
8. Delegations will be allowed a maximum of five minutes to make their presentation.
9. Any questions to delegations by members of Council will seek only to clarify a material aspect of a delegate's presentation.
10. Persons invited to speak at the Council meeting may not speak disrespectfully of any other person or use any rude or offensive language or make a statement or allegation which impugns the character of any person.
11. Delegations may not display or include disturbing or graphic images as part of their presentation.
12. Please note the District does not provide grants or donations through the delegation process.
13. Delegation requests that are non-jurisdictional or of a financial nature may not be accepted.

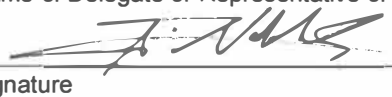
**Helpful Suggestions:**

- have a purpose
- get right to your point and make it
- be concise
- be prepared
- state your request, if any
- do not expect an immediate response to a request
- multiple-person presentations are still five minutes maximum
- be courteous, polite, and respectful
- it is a presentation, not a debate
- the Confidential Council Clerk may ask for any relevant notes (if not handed out or published in the agenda) to assist with the accuracy of minutes

I understand and agree to these rules for delegations

Tolga Nemutlu on behalf of Intellectual Disabilities Society
Name of Delegate or Representative of Group

2025-11-07
Date


Signature

| For Office Use Only | | | |
|---|---|---|---|
| **Approved by:** | | | |
| Corporate Officer | ____ | Appearance date: | _____ |
| Deputy Corporate Officer | ____ | Receipt emailed on: | _____ |
| **Rejected by:** | | | |
| Mayor | ____ | Applicant informed on: | _____ |
| CAO | ____ | Applicant informed by: | _____ |

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used for the purpose of processing this application or request and for no other purpose unless its release is authorized by its owner, the information is part of a record series commonly available to the public, or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with the District of North Vancouver's Corporate Officer by telephone at 604-990-2207 or in person at 355 W Queens Road, North Vancouver.

Intellectual Disabilities Society
North & West Vancouver

1070 Roosevelt Crescent
North Vancouver, BC
V7P 1M3

www.idsbc.org
info@idsbc.org
(604) 984-9321

## Who We Are

Intellectual Disabilities (North & West Vancouver) Society is a non-profit organization that has been quietly providing care and support and much needed services to our vulnerable individuals with intellectual disabilities, in our local community since 1956.

This year, we proudly celebrate our 70th anniversary.

Our mission remains the same: to ensure that people with intellectual disabilities can live with dignity and independence right here in the place they call home.



## What We Do

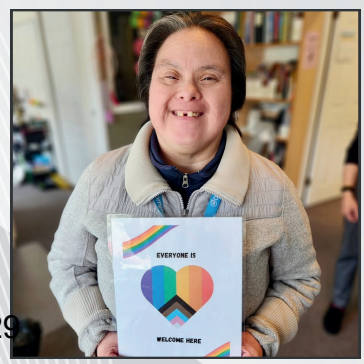
### Provide Essential Programs

Every day, **250 individuals** across the North Shore wake up knowing that they have a safe place to live, people who care about them, and have access to a wide range of programs; including employment support, literacy, life skills development and community participation that help them build independence and confidence.

Our work is made possible by a dedicated team of **252 staff and volunteers** who show compassion, commitment and patience to help people learn practical life skills, gain confidence, prepare for employment and engage in community life. Small achievements, such as cooking a meal, holding a job, taking public transit, represent life changing milestones.










Intellectual Disabilities Society
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North Vancouver, BC
V7P 1M3

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(604) 984-9321

## Group Home Care

We manage 11 group homes located throughout North Vancouver; each a safe and welcoming place where individuals receive 24-hour professional support. They are encouraged to thrive by forming companionship and lasting friendships.

For families, these homes provide peace of mind knowing their loved ones are supported, respected and truly valued.

We are especially proud to be expanding this work with the construction of a new group home on Barlynn Crescent in Lynn Valley. This much needed home will provide additional supportive housing in North Vancouver and is expected to be completed this summer

# You are invited!

## Meet the individuals we support

Contact us to book a visit to IDS.

www.idsbc.org | info@idsbc.org

## Click here

to watch our latest video to learn more about IDS







# REPORTS

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# Budget Opening Remarks

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# Financial Plan Public Input

Public Input Opportunity

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| AGENDA INFORMATION | | Dept. Manager | GM/ Director | CAO |
|---|---|---|---|---|
| ☑ Regular Meeting | Date: March 2, 2026 | | | |
| ❒ Other: | Date: | | | |

# The District of North Vancouver
# REPORT TO COUNCIL

February 10th, 2026
Case: PLN2023-00041
File: 08.3060.20/041.23

**AUTHOR:** **Mina Sami, Development Planner**
**SUBJECT**: **DEVELOPMENT PERMIT 41.23 – 1149 & 1155 Lynn Valley Road**

---

**RECOMMENDATION**:

THAT Development Permit 41.23 to allow for a six-storey rental apartment building at 1149-1155 Lynn Valley Road is ISSUED.

**REASON FOR REPORT**:

The subject site is in Development Permit Areas for Form and Character, and Energy and Water Conservation and Green House Gas Emission Reduction. As such, the project requires Council's issuance of a Development Permit.

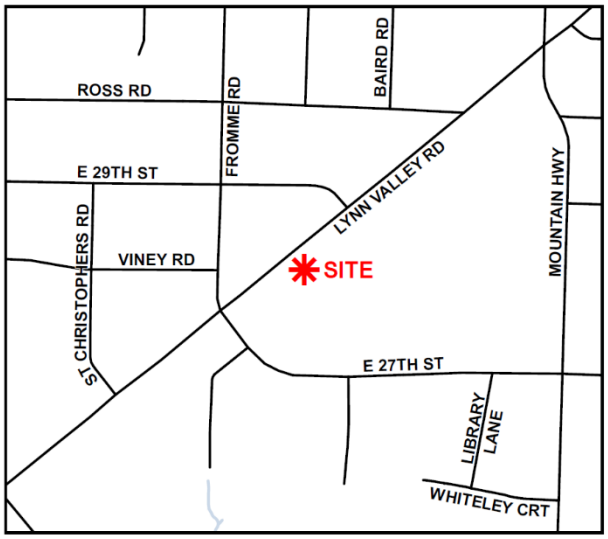



**Figure 1: Site Map**

**SUMMARY:**

Redbrick Properties Inc. has applied to develop a 66-unit market rental apartment building in the Lynn Valley Town Centre. To enable the project, two bylaws were adopted:

- **Bylaw 8675** – to amend the Official Community Plan (OCP) designation to Residential Level 6: Medium Density Apartment (RES6); and
- **Bylaw 8676** – to rezone the site to Comprehensive Development Zone 154 (CD154).

The timeline for the bylaws are as follows:

- First Reading: July 8, 2024

- Public Hearing**:** September 24, 2024
- Second and Third Readings: October 21, 2024
- Adoption: December 8, 2025

A link to the First Reading report can be found on the District's website here.

This report recommends the issuance of the Development Permit, as the proposal complies with the relevant Development Permit Guidelines and the CD154 zone.

## DISCUSSION

### Site and Surrounding Area

**Figure 2: Site and Surrounding Area**




The site is approximately 1,558m² (16,770 sq. ft.) in size and is comprised of two single family lots fronting Lynn Valley Road. As shown in Figure 2, the site is located in the Lynn Valley Town Centre and is within 100m of the intersection of Lynn Valley Road and 29th Street East.

Surrounding properties include the former, now vacant Black Bear Neighbourhood Pub situated to the northeast, separated by an existing service lane.

The Lynn Valley Centre shopping mall also lies to east of the site. A three-storey,106-unit-rental housing development built in 1971, known as "Le Chateau", is to the south of the site, separated by a future east-west pathway/greenway connection, as envisioned in the Lynn Valley Town Centre Public Realm and Design Guidelines. The Safeway site is located southeast of the site. Kay Burrows park and a four-storey strata development are directly north of the site, across Lynn Valley Road. The Firehall #1 (the Lynn Valley Firehall) is located northwest of the site.

The neighbouring property to the west of the site, along Lynn Valley Road, is an existing four-storey, 60-unit strata housing development known as "Dakota Residences". At the time of rezoning of this four-storey development, an access easement was registered on title to enable a shared underground parking access for a future redevelopment of the adjacent site (i.e., the subject site).

### The Proposal

In compliance with the CD 154 zone, the proposal consists of a 66-unit, six-storey wood frame rental building over two-and-half levels of underground parking. All 66 units are proposed to be

market rental units, with a mix of 2 studio, 53 one-bedroom and 11 two-bedroom layouts. The units range in size from approximately 40m² (427 sq.ft.) to 82m² (882 sq.ft.). The gross floor area is approximately 4,512m² (48,562 sq.ft.) with a density of 2.88 FSR. The proposed maximum building height is 23m (75ft).

The proposal includes entry gates and patios on the first-floor units to enhance the public realm along Lynn Valley Road. An indoor amenity space of 25m² (265 sq.ft.) is proposed in addition to an outdoor shared amenity deck area of approximately 220m² (2,368 sq. ft) with resident access to and from the lane greenway.

As shown on the site plan (Figure 3), the main entrance is located on Lynn Valley Road with additional secondary entrance at the rear of the building along the future pathway/greenway. Vehicle access using the existing shared underground parking ramp is from Lynn Valley Road as well.

The building has generous setbacks from all sides to allow for active transportation dedication and green buffers to the street, lane, greenway and existing parkade ramp. The Lynn Valley Road frontage setback is 2.8m (9.4ft) from the existing property line, inclusive of the 2.1m land dedication. To the east and west, the building is setback 2.5m (8.2ft) while the southern setback is 4.5m (14.8ft).

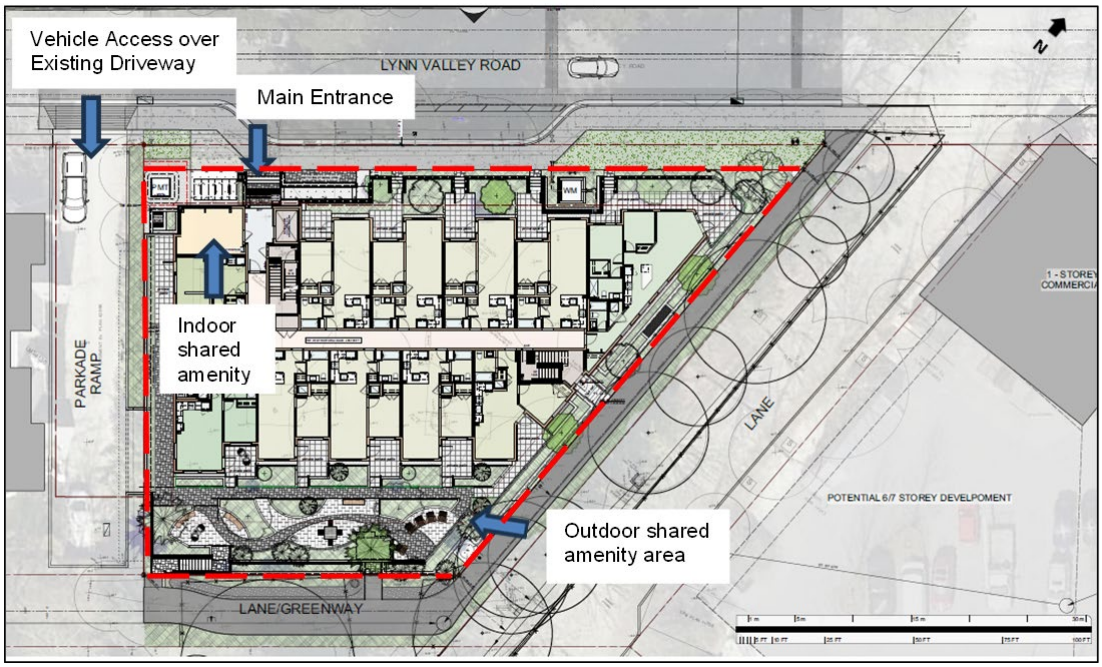



**Figure 3: Site Plan**

**Evaluation of Form and Character Development Permit Area Compliance**

The project has been reviewed against Guidelines for Multi-Family Housing as well as Lynn Valley Public Realm Guidelines.



**Figure 4: Rendering looking southwest on Lynn Valley Rd.**



**Figure 5: Rendering looking west along southern laneway**



**Figure 6: Rendering looking southeast on Lynn Valley Rd.**

This proposal responds to many of the guideline items and the following highlights several notable elements:

**Site Planning:**

*B1.1 Context:* The design responds to the neighbourhood context by reflecting the mountain-village character of Lynn Valley through its use of natural-inspired elements, while adopting a form and scale that harmonizes with more recent developments in the area.

*B1.2 Connectivity:* The project strengthens local connectivity by dedicating space along the north frontage for a future bike path and landscaping the southern laneway, envisioned for a pedestrian-bike greenway. Together with the shared use of the existing vehicular parking ramp, and the landscaping of the north–south laneway, these improvements create a more integrated network for cyclists and pedestrians.

**Public Realm and Streetscape Elements:**

*B2.2 Corner Sites:* Because the building is adjacent to a laneway, it occupies a minor double-frontage. At this intersection, the design carries around the corner, establishing a bold architectural statement along the site's triangular tip (Figure 4).

*B2.8 Partially Above Grade Structures*: The building is elevated above the existing grade to align with the current parkade ramp. To create a more welcoming and visually appealing edge, these exposed walls are enhanced with cladding and landscape screening, including climbing vines, aluminium wood-like panels, and rock-stack retaining walls.

**Building Form and Architectural Elements**

*B3.2 Scale:* The building's massing is modulated with a two-storey base, a three-storey middle, and a stepped upper level, using rounded corners and sculptural elements to suit the triangular site and surrounding heights. A west-side conceptual step-down transitions to the adjacent five-storey building (the Dakota Residence) and reduces the perceived bulk through a combination of step-backs, material shifts, and horizontal banding.

*B3.8: Building Materials and Transitions:* The building features a contrasting palette of materials, including metal panels, wood-look fibre cement, stone cladding, and heavy-timber inspired glulam columns. These material transitions are deliberate and are primarily introduced at interior corners, while horizontal shifts occur in response to changes in façade depth, reinforcing the project's architectural rhythm and articulation.

*B3.15 Balconies:* Balconies and decks are oriented primarily toward Lynn Valley Road to the north and the greenway to the south. Guardrails are designed as glass or slender pickets to maintain maximum transparency, preserve views, and add privacy.

*B3.19 and B3.20 Rooftops and Elevator Penthouses:* Rooftop mechanical systems are fully screened, and areas overlooking lower roofs feature light-coloured roofing, with some surfaces finished in gravel to enhance their appearance. The elevator penthouse is kept to the minimum height required for the elevator overrun, with the primary stone feature extending slightly beyond to discreetly screen the shaft.

Replacement Trees and Landscaping

The proposed landscape design delivers an outdoor environment that enhances both the public and private realms. Although all 25 on-site trees are proposed for removal due to full-site excavation, the design (Figure 7) introduces replacement trees of substantial size to establish a new canopy along Lynn Valley Road.

The site's frontages along Lynn Valley Road and the adjacent greenway/laneways are refined with layered landscaping. Low and medium shrubs form buffers along roadways, while smaller trees and larger canopy trees provide privacy for residents and neighbouring properties alike. Stepped landscape walls along the laneways aim to reduce perceived height and soften edges. Additionally, strategically designed retaining walls, low fences, gates, and layered landscaping are utilized to help define and secure private spaces, providing safety and enhanced privacy.

A stone riverbed proposed at the northeast corner captures and infiltrates rainwater, while primarily native and drought-tolerant plantings, with seasonal variations, create a landscape that is both practical and visually appealing year-round.

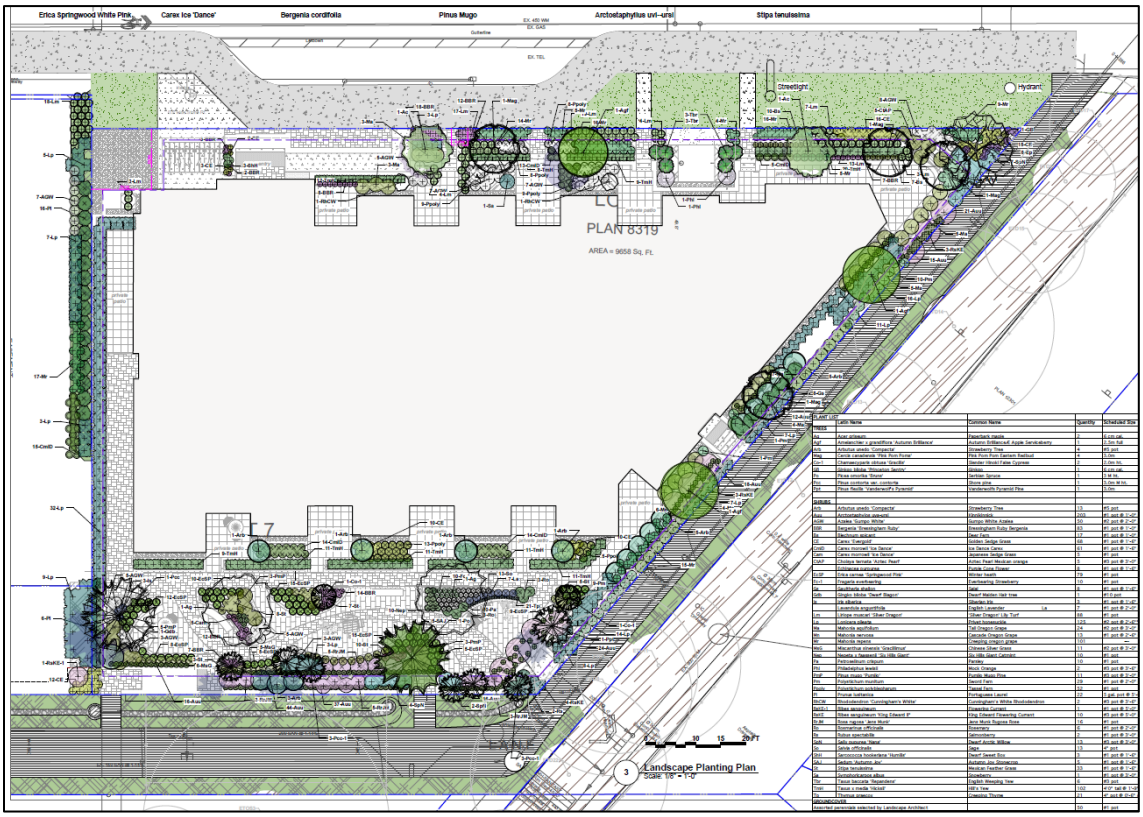



**Figure 7: Landscape Plan**

Lynn Valley Town Centre Public Realm and Design Guidelines

The application reflects the mountain village character of Lynn Valley through durable, high-quality materials, such as stone, glass, metal, and timber, with large overhangs protecting the building from rain. Massing is carefully modulated with a two-storey base, three-storey middle, and stepped upper level, with rounded corners and sculptural elements that respond to the triangular site and neighboring building heights.

Exterior finishes of charcoaled and natural-toned wood, stone, and white cladding draw inspiration from the North Shore's forests, river rocks, and skies, complementing the natural setting, while distinctive architectural elements and the triangular site's geometry combine to create a unique building form within the Town Centre.

*Advisory Design Panel*

The application was considered by the Advisory Design Panel on October 12, 2023, and the Panel supported the proposal and made comments regarding improvement related to the amenity space, the incorporation of warmer materials at the ground floor, and public seating at the site's corner. These comments have been addressed in the resubmission materials to staff's satisfaction.

Vehicle and Bicycle Parking

The project proposes 58 vehicle parking spaces (residential and visitor) within a two-and-a-half-level underground parkade, achieving a parking rate of 0.88 spaces per unit. As a CD-zoned development, it is eligible for reduced parking under the Alternative Vehicle Parking Rate (AVPR) policy, and the proposal is compliant with the minimum requirements of that policy. The applicant has also submitted a Transportation Impact Analysis (TIA) prepared by Creative Transportation Solutions Ltd. (CTS), which supports the proposed reduced parking rate.

The project is likewise compliant with the Bicycle Parking and End-of-Trip Facilities policy, providing both "Class 1" (long-term) and "Class 2" (short-term) bicycle parking at the required rates for residential and non-residential uses.

Accessible Design

The proposal meets the requirements of the Accessible Design Policy for Multifamily Housing as follows: 100% of the apartment units (66 units) meet the 'Basic Accessible Design' criteria in compliance with the policy and 7% of the apartment units (5 units) meet the 'Enhanced Accessible Design' criteria exceeding the required 5% (4 units) enhanced units.

Acoustic Performance

Development Permit 41.23 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Prior to issuance of a Building Permit, the applicant will be required to submit a report from a qualified noise consultant demonstrating that the building will enable these standards to be met.

**Evaluation of Energy and Water Conservation and Greenhouse Gas Emission Reductions Development Permit Area Compliance:**

The project is designed in accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines, complying with Step 3 and the Emissions Level of the BC Energy Step Code. The applicant has provided a commitment letter outlining how the project will address the applicable DPA requirements.

Energy Conservation

Passive design features include sun shading on the southern and western facades, green roof on the parkade, and solar-oriented layouts to optimize passive heating and cooling. Each suite will have individual heat pumps for heating and cooling, supported by high-performance insulation, Low-E windows with warm-edge spacers, heat recovery ventilation, low-energy variable speed motors, LED lighting, and low-impact refrigerants. The Minimum Efficiency Reporting Value of 13 for ventilation as required by the Climate Ready rezoning Policy is also proposed.

*Greenhouse Gas Emission Reduction*

Much of the cladding consists of highly durable, non-combustible fibre cement with a long service life, while locally sourced wood glulam columns and pre-finished fibre cement panels with recycled content help reduce transportation-related emissions. The wood-frame construction supports potential recycling at the end of its life. Sustainable, low-impact materials have been prioritized, including low-VOC paints and finishes, regionally sourced structural wood, and materials incorporating reused or recycled components (e.g., the fibre cement panels). The applicant may also engage in a recycling demolition plan.

*Water Conservation:*

Low-flow fixtures within the building will reduce indoor water use, while the proposed landscaping incorporates native and drought-tolerant plants to minimize irrigation needs. Stormwater management is also addressed with a parkade-integrated stormwater tank, designed to ensure that post-development runoff does not exceed pre-development levels, helping to support sustainable water use both indoors and across the site.

**FINANCIAL CONTRIBUTIONS & INFRASTRUCTURE IMPROVEMENTS**

In addition to the contribution of adding rental housing stock, the project will contribute the following off-site works, land, and DCC's:

- Off-site works currently estimated at approximately $750,000
- Land dedications totalling approximately 120.9 m² (1,291.7 sq.ft.) for sidewalks and for active transportation/cycling laneway improvements
- District DCCs of approximately $1,208,184 (based off of 2026 rates; subject to changes at BP stage)
- Metro Vancouver DCCs of approximately $822,128 and TransLink DCCs of approximately $107,454 (based off of 2026 rates; subject to changes at BP stage)

District of North Vancouver DCC's, Metro Vancouver DCC's and Regional Transportation DCCs will be payable at the applicable rate at time of Building Permit.

In addition to the above financial contributions, the application includes a number of off-site improvements:

- Roadwork and sidewalk upgrades along Lynn Valley Road, including a layby;
- Street trees and boulevard planting;
- Sanitary and storm sewer system upgrades along the southern and eastern frontage, and development of new pedestrian focused laneways; and,
- Hydro, telecommunication and phone service upgrades, and undergrounding of the networks where feasible.

**CONSTRUCTION TRAFFIC MANAGEMENT PLAN**

The site is shown in relation to other residential construction projects and potential development projects in the image below.

In order to reduce development's impact on pedestrian and vehicular movements. , the applicant is required to provide a Construction Traffic Management Plan (CTMP) that is acceptable to staff prior to issuance of a Building Permit.

Staff are continuing to work with the applicant on refining the CTMP however, it is expected that the Plan will include the following conditions:

- A layby will be provided along the full project frontage on Lynn Valley Road for loading and unloading to facilitate site access and minimize traffic impacts.
- Construction will proceed without requiring travel lane closures on Lynn Valley Road during excavation, foundation, or superstructure work.
- Concrete pours and material deliveries will be scheduled to avoid impacts on travel lanes.

- A Pan, Tilt, Zoom camera will be installed at the intersection of Lynn Valley Road and East 29th Street as required by the CTMP.
- Trades parking will be required on an adjacent site and will not be permitted on Lynn Valley Rd., or neighbouring laneways.
- A detailed excavation and shoring plan will be required to ensure construction does not encroach into District roadways or neighbouring properties.

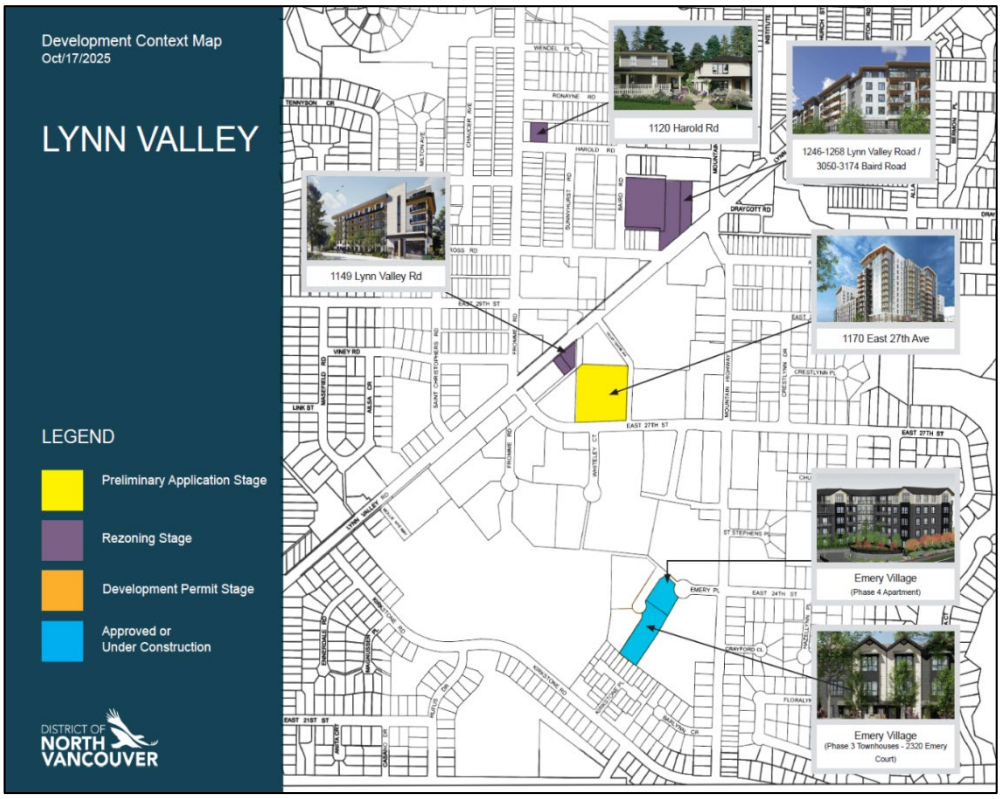



**Figure 8: Lynn Valley Town Centre Context Map**

**CONCURRENCE:**

The project has been reviewed by staff from Permits, Parks, Engineering, Community Planning, Urban Design, Transportation Planning, the Fire department, and the Arts Office.

As part of the rezoning and OCP amendment application process for this proposal, both Tsleil-Waututh Nation and Squamish Nation were consulted. Their comments are available for review in the First Reading Report , and the applicant has responded to all items raised. As this is now a Development Permit application, no further input from the Nations is required.

**PUBLIC INPUT**

As detailed in the First Reading Report, public consultation was undertaken for this project at rezoning stage in accordance with the District's policy on *Non-Statutory Public Consultation*

*for Development Applications*. A project website was created; a virtual Public Information Meeting (PIM) was held for a two-week period from October 23 to November 6, 2023. An in-person meeting was also held on October 25, 2023, at Mollie Nye House, attended by 12 people, including Lynn Valley Community Association members, resulting in three written comments. Discussions focused on affordable housing, stormwater management, and site access, with overall support expressed for the project's sustainability features, design, and rental housing.

In accordance with District policies, no additional consultation beyond that already undertaken was carried out for the Development Permit.

**CONCLUSION**

This 100% rental residential project has been developed in accordance with the CD-145 Zone regulations and aligns with the DPA Guidelines for Multi-Family Housing and Energy and Water Conservation, and Greenhouse Gas Emission Reduction. The proposal also responds to the Lynn Valley Town Centre Design Guidelines and contributes to the ongoing build-out of key infrastructure in the area.

In addition to contributing 66 new market rental units to the Lynn Valley neighbourhood, this project also delivers a few key community benefits, including a significant land dedication and improvement along Lynn Valley Road for separate bike lane improvements, as well as design and construction of a portion of the greenways as envisioned by the local plan.

Staff support the issuance of Development Permit 41.23.

**Options**:

The following options are available for Council's consideration:

1. Issue Development Permit 41.23 (Attachment 1) (staff recommendation); or

2. Deny Development Permit 41.23 and provide direction to staff.

Respectfully submitted,

Mina Sami
Development Planner

**Attachments:**

1. Development Permit 41.23 and attachments

**REVIEWED WITH:**

| | | | | | |
|---|---|---|---|---|---|
| ❑ Community Planning | | ❑ Clerk's Office | | External Agencies: | |
| ❑ Development Planning | | ❑ Communications | | ❑ Library Board | |
| ❑ Development Engineering | | ❑ Finance | | ❑ NS Health | |
| ❑ Utilities | | ❑ Fire Services | | ❑ RCMP | |
| ❑ Engineering Operations | | ❑ ITS | | ❑ NVRC | |
| ❑ Parks | | ❑ Solicitor | | ❑ Museum & Arch. | |
| ❑ Environment | | ❑ GIS | | ❑ Other: | |
| ❑ Facilities | | ❑ Real Estate | | | |
| ❑ Human Resources | | ❑ Bylaw Services | | | |
| ❑ Review and Compliance | | ❑ Planning | | | |

DISTRICT OF NORTH VANCOUVER
355 West Queens Road
North Vancouver, BC V7N 4N5
604-990-2311
DNV.org

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**

**DEVELOPMENT PERMIT 41.23**

This Development Permit 41.23 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of a 6-storey apartment building including 66 rental units on the properties located at 1149 and 1155 Lynn Valley Road, legally described as:

Lot 7 Block 51 District Lot 2022 Plan 8319, (PID: 010-123-547)

Lot 8 Block 51 District Lot 2022 Plan 8319, (PID: 008-061-866)

subject to the following terms and conditions:

A. The following requirement is imposed under Subsection 490 (1) (c ) of the Local Government Act*:*

1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.

2. Prior to expiry under A (1) above, the applicant may request an extension to the permit for a period no longer than 1 year and if granted by the District, may be subject to new conditions. The granting of an extension will be at the sole discretion of the General Manager or their designate.

3. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.

B. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act*:*

1. The site shall be developed in accordance with the attached plans (DP 41.23 - 1 through 54)
2. Prior to the issuance of a Building Permit, the following shall be submitted to:

   i. Building Department:

a. A completed report prepared by a qualified acoustic professional outlining the measures to be incorporated in the building(s) to ensure:

- compliance with District of North Vancouver Noise Regulation Bylaw for any rooftop mechanical equipment.
- that noise levels for dwelling unit occupants will not exceed those listed below:

| Portion of Dwelling Unit | Noise Level (Decibels)* |
|---|---|
| bedrooms | 35 |
| living, dining, recreation rooms | 40 |
| kitchen, bathrooms, hallways | 45 |

*For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

ii. Planning Department:

a. Confirmation of registration of:

a. Consolidation and dedication plan;
b. Streetlight Statutory Right of Way;
c. Stormwater management covenant.

b. Confirmation that the accessible design measures included in the project are as outlined in DP 41.23 - 31.

iii. Parks Department:

a. Three copies of a final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;

b. A written landscape estimate in accordance with District format, submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and

c. A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

i. Engineering Department:

a. Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and

b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities necessary to access and service the site. Upgrades will include, but are not limited to, road works, construction of laneways and sidewalks, new service connections, and street lighting.

C. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:

1. Prior to issuance of the Building Permit the following is required:

i. Confirmation of the green building features included in the project to fulfil the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit area guidelines as shown on DP 41.23 pages 46 - 54.

D. The following requirements are imposed under Subsection 502 of the Local Government Act*:*

1. Prior to issuance of the Building Permit the following deposits are required:

i. A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or $100,000. The deposit must be provided prior to issuance of a Building Permit for the development on the Land and will be held as security for landscaping, building hazard mitigation and environmental works.

ii. Engineering security deposit(s), in an amount specified in the Engineering services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

E. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a Building Permit as set out in section 219 Covenants, if any, registered against the Land in favour of the District.

_____

**Mayor**

_____

**Corporate Officer**

Dated this_____day of_____

REGISTERED ARCHITECT
PETER ADRIAAN VAN DER PUTTEN
BRITISH COLUMBIA
April 28, 2025

# Artistic Rendering



REGISTERED ARCHITECT
PETER ADRIAAN VAN DER PUTTEN
BRITISH COLUMBIA
April 28, 2025

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REGISTERED ARCHITECT
PETER ADRIAAN VAN DER PUTTEN
ERK
BRITISH COLUMBIA
April 28, 2025

# Artistic Rendering



REGISTERED ARCHITECT
PETER ADRIAAN VAN DER PUTTEN
ERIK
April 28, 2025
BRITISH COLUMBIA

# Artistic Rendering






# MULTI-FAMILY RESIDENTIAL

## 1149, 1155 LYNN VALLEY ROAD, NORTH VANCOUVER

**ISSUED FOR REZONING & DP R1**

LOTS 7 AND 8, BOTH BLOCK 51, DISTRICT LOT 2022 G1 NWD PLAN 8319 | PID: 010-123-547; 008-061-866

## Project Team

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SUSTAINABILITY
**Kane Consulting Partnership**
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Vancouver, BC 604.924.0094

TRAFFIC
**Creative Transportation Solutions**
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MLI ACCESSIBILITY DESIGN
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REGISTERED ARCHITECT
ERIK ADRIAAN VAN DER PUTTEN
April 28, 2025
BRITISH COLUMBIA

| # | ISSUED FOR | YY.MM.DD |
|---|---|---|
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| 07 | Eng. Comments Response | 24.09.05 |
| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Cover**

Apr 28, 2025

Scale: N.T.S.

# A - 0.00

# Lynn Valley Road Low-Rise

1149 & 1155, Lynn Valley Road, North Vancouver, BC

Updated April 10, 2025

## PROJECT OVERVIEW

**Project Type:** 6-Storey Multi-Family Residential, Wood Frame Market Rental Development
**Project Address:** 1149 & 1155 Lynn Valley Road, North Vancouver, BC
**Legal Description:** Lots 7 and 8, Both Block 51, District Lot 2022 G1 NWD Plan 8319 | Pid: 010-123-547; 008-061-866
**Site Area:** 1,565.6 SM | 16,852 SF
**Existing Zoning:** RS3 **Existing OCP Zoning:** RES5 **Proposed Zoning:** CRMU3 / CD
**Existing FSR:** n/a **OCP FSR:** 1.75 **Proposed FSR:** 3.50

## FSR SUMMARY AND LOT INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| **Site Area** | 0.39 Acres | 0.156 Hectares | **16,837 SF** | 1,564.2 SM | |
| **Building Area** | | 58,930 SF FSR Area | **48,465 SF Net** | 48,947 SF Gross | |
| **Density - FSR** | | 3.50 FSR Proposed | **2.88 FSR Provided** | 0.62 Δ FSR | |
| **Lot Coverage** | | 65% Proposed Coverage excluding parkade | 10,938 SF Proposed Coverage | 1,016.2 SM | |

## SETBACKS

| | Proposed | | |
|---|---|---|---|
| Front / North | 3.0m | 9.8 FT | At Lynn Valley Road. 2.85m (9.3FT) at Entry Area |
| Interior Side / West | 2.5m | 8.2 FT | At Multi-family Side |
| Exterior Side / East | 2.5m | 8.2 FT | At DNV parcel / lane / Great Bear Pub |
| Rear / South | 4.5m | 14.8 FT | At Community Pathway |

Area Difference
0.62 Δ FSR
10,464 SF

## HEIGHT

| | Proposed |
|---|---|
| Max Storeys | 6-Storeys |

## Other Requirements

DPA Zone: Energy & Water Conservation + GHG Emissions Reduction -> Report and Summary Provided
DPA Zone: Form & Character -> Development Permit Provided
Neighbourhood: Valley Centre
*Other Policies*

**Indoor Amenity Space:** No Requirements
**Outdoor Amenity Space:** No Requirements

1149 & 1155 Lynn Valley Road, District of North Vancouver, BC — *updated: April 10, 2025*

## PARKADE AREA

| | Level P3 | Level P2 | Level P1 | Total Area | |
|---|---|---|---|---|---|
| Parkade Area (inc. all service rooms within parkade) | 14,095 SF | 9,151 SF | 6,964 SF | 30,210 SF | Total Parkade |

## PARKING REQUIRED

**Zoning Parking Bylaw - Part 10:**

**Part 10: Residential Parking - Minimum**

| | Parking Rate | | Units | GFA | | Stalls Required | | |
|---|---|---|---|---|---|---|---|---|
| *1001.3 Multi-Unit Res: 1 space/unit + 1 space per 100sm of gross res floor area (to max. 2 spaces per unit inc. .25 visitors)* | | | | | | Units | Area | Total |
| Min. Parking Rate - Residents: | 1.00 | per/unit | 66 | 3,789 | sm | 66.0 | 37.9 | 104 |
| Min. Parking Rate - Visitors: | 0.25 | per/unit | 66 | n/a | | 16.5 | | 17 |
| | | | | | | Total | | 121 Min. Stalls |
| **Part 10: Residential Parking - Maximum** | 2.00 | per/unit | 66 | | | 132 | | 132 Max. Stalls |

**Alternative Vehicle Parking Rates***

**Table 1: Land Use:** Multi Family with 21 or more dwellings — Min. Required Points: 24 points — Total Proposed Points 24 Points
*See CTS's Traffic Impact Assessment for information and descriptions.*

**Table 2: Base Parking Rates**

| | Rate | Units | Stalls | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Studio / 1 Bed | 0.70 | 55 | 38.5 | | | | Reductions | | | | | |
| Two Bed | 0.85 | 11 | 9.4 | | | (a) | (c) | (d) | total | | | |
| Three Bed or More | 1.10 | - | - | 47.9 | Base Res. Stalls | -2.39 | 0.0 | -2.39 | -4.8 | 43.1 | Total Res Stalls | -> **43 Req'd Res. Stalls** |
| Visitors (per overall units) | 0.10 | 66 | 6.6 | 6.6 | Base Vis. Stalls | | | | | 6.60 | Total Vis. Stalls | -> **7 Req'd Vis. Stalls** |

Vehicle Reduction Opportunities
4.0 a) Proximity to Transit: Within 400m of Frequent Transit Network (5% reduction) — Reduction: -5.0%
4.0 c) Carshare Vehicle(s) and Space(s): Reduce 3 spaces per 1 care share (max 6% reduction) — Shared Car & Space: 0.0 = 0.0 Cars *0.0 (Max 6%)*
4.0 d) Unbundled Parking: 50% of dwelling units sold/rented separately from parking (5% reduction) — Reduction: -5.0%

**Table 3: Min & Max Vehicle Parking Rates**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Minimum Residential | 0.50 | 66 | 33.0 | | | 33 | Total Res. Stalls | -> **33 Min. Res. Stalls** |
| Minimum Visitors | 0.05 | 66 | 3.30 | | | 4 | Total Vis. Stalls | -> **4 Min. Vis. Stalls** |
| Maximum Residential | 1.00 | 66 | 66.0 | | | 66 | Total Res. Stalls | -> **66 Max. Res. Stalls** |
| Maximum Visitors | 0.20 | 66 | 13.2 | | | 13 | Total Vis. Stalls | -> **13 Max. Vis. Stalls** |

**See CTS's Traffic Impact Assessment for information and descriptions for the use of the Alternative Vehicle Parking Rates*

**Accessible Stalls Required (8.2.19)**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1004.1: If 22 or more spaces, 1 stall per 100 spaces or part thereof | 0.01 | spaces | 43.1 | Total Res. Stalls | 0.431 | Acc. Stalls | 1.0 | Res. Accessible Stalls -> **1 Res. Accessible Stall** |
| | | | 6.60 | Total Vis. Stalls | 0.066 | | 1.0 | Vis. Accessible Stalls -> **1 Vis. Accessible Stall** |

*1004.3: Pole mounted Disable Parking Signs required
**1007.1(a): 35% Max small car spaces, in relation minimum parking counts (can oversupply)
*** E.V. Level 2 Charging required for all parking stalls (excluding visitors). EV Energy Management System per DNV requirements.

## PARKING PROPOSED

| **Residential** | Total Spaces | Regular Car | Small Car | | Accessible | | Car Share | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Level P1 | | | - | | - | | - | | | |
| Level P2 | 18 | 9 | 7 | | 2 | | - | | | |
| Level P3 | 32 | 22 | 9 | | 1 | | - | | | |
| | **50** | 31 | 16 | 32% | 3 | | - | -> | **50 Total Stall Count** | **50 Stalls Residential** |
| **Visitors** | | | | | | | | | | |
| Level P1 | 7 | 5 | 1 | | 1 | | - | | | |
| Level P2 | | | | | | | - | | | |
| | **7** | 5 | 1 | 14% | 1 | | - | -> | **7 Visitor Stall Count** | **7 Stalls Res. Visitors** |
| +1 Van Loading, Car Wash, Bicycle Wash Stall Provided | | | | | | | | | | **1 Stalls Load/Wash** |

## BICYCLE PARKING REQUIRED

| **Long Term - Class 1 Bicycle Parking:** ***No Requirements*** | Rate | Units | Total | Max Vert (25%) | Non-standard (5%) | | | |
|---|---|---|---|---|---|---|---|---|
| Bicycle Parking Policy: 1.5 spaces per studio / 1 bedroom units | 1.5 | 55 | 82.5 | 20.6 | 4.1 | | | |
| Bicycle Parking Policy: 2.0 spaces per 2 bed or more units | 2.0 | 11 | 22.0 | 5.5 | 1.1 | | | |
| Recommended Stall Size: horizontal: 0.6m W x 1.8m L / vertical: 0.6m W x 1.0m L Vertical Stall Size: 0.6m w x 1.0m L (Max 25%) | | | 104.5 | 26 | 6 | -> | **99 Class 1 - Long Term Regular** | **99 Class 1 Bike Stalls** |
| Recommended Single Locker Size: .9m W x 1.9m L x 1.21m HT | | | | | | -> | **6 Class 1 - Large Stalls** | **6 Class 1 Large Bikes** |
| Recommended 1 duplex (110v) elec outlet per 4 Class 1 Bike stalls | | | | | | | | |
| Central Bike maintenance to include: Supporting Arm, Basic tools, air pump | | | | | | | | |
| **Short Term - Class 2 Bicycle Parking** | Rate | Units | Total | | | | | |
| *1008.1 Class 2 Off Street - Multi Family: 0.2 spaces/unit (5 or more dwelling units) | 0.2 | 66 | 13.2 | | | -> | *Refer to Bicycle Parking Policy Below* | |
| **1009.1: 0.3m (1) per bicycle, accessible aisle of 1.2m (3.9ft), .5m (1.6ft) clear in front of rack | | | | | | | | |
| *** Bicycle Parking Policy: 6 stalls per 60 units or part thereof | 0.1 | 66 | 6.6 | | | -> | **7 Class 2 - Short Term** | **7 Class 2 Bike Stalls** |

**** Per 4 Class 1 Bicycle Spaces, 1 duplex outlet at 110 V

## BICYCLE & STORAGE PROVIDED

| **Bicycle Parking - Class 1** | Total Spaces | | Horizontal | Vertical | Double | Large Stalls | | | |
|---|---|---|---|---|---|---|---|---|---|
| Parking Level P1 | 35 | | - | 21 | 4 | 6 | | | |
| Parking Level P2 - NE Corner | 50 | | 1 | 1 | 24 | - | | | |
| Parking Level P3 | 20 | | - | - | 10 | - | | | |
| | 105 | Total Bike Stall | 1 | 22 | (21%) 38 | 6 | -> | *67 Individual Stalls for 66 Units* | **99 Class 1 Bicycle** |
| | | | | | | | | | **6 Class 1 Large Bikes** |
| **Short Term - Class 2** | 6 | Class 2 Bike Stalls Proposed | *(6 On-site)* | | | | | | **6 Class 2 Bike Stalls** |

1149 & 1155 Lynn Valley Road, District of North Vancouver, BC — *updated: April 10, 2025*

## RESIDENTIAL UNIT AREAS

**Suite Summary:** Studio: 2 ( 3% ) 1 Bed: 53 ( 80% ) 2 Bed: 11 ( 17% ) 3 Bed: 0 ( 0% )

| Type | | P1 / P2 / P3 | 1 | 2 | 3 | 4 | 5 | 6 | Total Units | Unit Areas | Stor/Unit | Total Area | Unit Mix |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unit S1 | Studio | | 1 | - | - | - | - | - | 1 | 427 SF | - SF | 427 SF | 1.5% |
| Unit S2 | Studio | | - | 1 | - | - | - | - | 1 | 428 SF | - SF | 428 SF | 1.5% |
| Unit A1 | 1bd+1ba | | 7 | 7 | 7 | 7 | 7 | 7 | 42 | 580 SF | - SF | 24,378 SF | 63.6% |
| Unit A2 | 1bd+1ba | | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 538 SF | - SF | 3,231 SF | 9.1% |
| Unit A4 | 1bd+1ba | | - | - | 1 | 1 | 1 | 1 | 4 | 557 SF | - SF | 2,228 SF | 6.1% |
| Unit B1 | 2bd+2ba | | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 882 SF | - SF | 5,291 SF | 9.1% |
| Unit B2 | 1bd+1ba + Den | | 1 | - | - | - | - | - | 1 | 581 SF | - SF | 581 SF | 1.5% |
| Unit B3 | 2bd+2ba - Enhanced Accessibility | | - | 1 | 1 | 1 | 1 | 1 | 5 | 844 SF | - SF | 4,220 SF | 7.6% |
| # Unit / Floor | | | 11 | 11 | 11 | 11 | 11 | 11 | 66 Units | 618 Avg. | | **40,783 SF** | |
| UNIT AREA/FLOOR | | | 6,491 SF | 6,755 SF | 6,884 SF | 6,884 SF | 6,884 SF | 6,884 SF | | | | | |

## OVERALL BUILDING AREAS

| **Common Spaces** | P1 / P2 / P3 | 1 | 2 | 3 | 4 | 5 | 6 | | |
|---|---|---|---|---|---|---|---|---|---|
| Residential Common Area | | 800 SF | 780 SF | 772 SF | 772 SF | 772 SF | 772 SF | 4,667 SF | |
| Storage | | - SF | - SF | - SF | - SF | - SF | - SF | - SF | |
| Lobby & Entry | | 136 SF | - SF | - SF | - SF | - SF | - SF | 136 SF | |
| Amenity Space | | 241 SF | 241 SF | - SF | - SF | - SF | - SF | 482 SF | |
| Manager's Office | | 104 SF | - SF | - SF | - SF | - SF | - SF | 104 SF | |
| Stairs | | 347 SF | 347 SF | 347 SF | 347 SF | 347 SF | 347 SF | 2,081 SF | |
| Elevator | | 83 SF | 83 SF | 83 SF | 83 SF | 83 SF | 83 SF | 500 SF | |
| Mechanical Shafts | | 5 SF | 5 SF | 5 SF | 5 SF | 5 SF | 5 SF | 28 SF | |
| Electrical Closet | | 28 SF | 28 SF | 28 SF | 28 SF | 28 SF | 28 SF | 167 SF | |
| **GROSS BUILDING AREA** | | 8,234 SF | 8,239 SF | 8,118 SF | 8,118 SF | 8,118 SF | 8,118 SF | **48,947 SF** | **Gross Bldg** |
| **RESIDENTIAL NET EFFICIENCY** | | 79% | 82% | 85% | 85% | 85% | 85% | **83.3%** | **Res. Net EFF** |

## TOTAL AREAS

| | | | | |
|---|---|---|---|---|
| **Gross Building Area** | | | **48,947 SF** | **Total Gross** |
| **FSR Calculation** | FSR & AREA - PROPOSED EXCLUSIONS | | | |
| | Parkade | All Parkade Levels Excluded | - SF | |
| | Wall Exclusions | All Architectural Projections Excluded | - SF | |
| | Storage | | - SF | |
| | Lobby & Entry | | n/a SF | |
| | Amenity Space | Including double height space | 482 SF | |
| | Manager's Office | | n/a SF | |
| | Stairs | | n/a SF | |
| | | | 482 SF | **482 SF** **Total Excl.** |
| **Net Building Area** | | | **48,465 SF** | **Total Net** |

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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA April 28, 2025

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| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Develoment Statistics**

Apr 28, 2025

Scale: As Noted

**A - 0.02**

## DNV BUILDING ACCESSIBILITY REQUIREMENTS

*Applicable to All Accessible Areas*

BUILDING ACCESS AND MAIN ENTRANCES [BCBC 3.8.2.2.]

1-B: Unobstructed Access to Main Building Entrances [BCBC 3.8.5.3.(1).]
- Provide an accessible path of travel to [at least 50% of building entrances including main entrance]
- From the street [or sidewalk], private parking, [passenger-loading] to at least one main entrance
- From the main entrance to all suite doors (unless prohibited by terrain or unusual site conditions)
- From the main entrance to the elevator
- From the main entrance to common facilities (rec. room, storage, laundry, mail, garbage, etc.)

2-B: Accessible Path of Travel:
- Continuous with no steps
- Permanent, firm, non-slip finish
- Uninterrupted clear width of 152cm (5ft) minimum
- Different/distinctive texture to adjacent paved surfaces
- Free of obstructions lower than 196cm (77in)
- No grating openings that will allow the passage of a sphere more than 13mm (0.5in) in diameter
- Gradient ≥ 1:20 or designed as a ramp where gradient > 1:20 (5%) (excluding parking ramp).

3-B/E: Lighting, Weather Protection, Intercom, Address Numbering and Mailbox;
- Canopy over the main entrance and door-phone of minimum 152cm x 152cm (60in x 60in)
- Intercom system installed with user functions ≤ 1375mm (54in) A.F.F.
- Good lighting outside & inside building entrance - 100 lux
- Mailbox units installed no more than 1375 mm (54 in) A.F.F.
- Glare free, high contrasting (colour) address numbering ~60in A.F.F. and sized as follows:
  - At 0-15 m from road, numbers to be 10cm (4 in)
  - At 15-20 m, numbers to be 15cm (6 in)
  - At >20m from road, numbers to be 20cm (8 in)

4-B / 5-B: Entrance Door Assembly, Operation & Clearance
- Clear opening width 850mm (34in) minimum
- Power-operated doors for passage in both directions
- Operable by devices that do not require tight grasping or twisting
- Push plate or latch releasing device
- Clear and level area on either side of the door
- Threshold, if provided, beveled and maximum 13mm A.F.F.
- The entry foyer must have a non-slip surface

6-B: Tactile Warning Strips on Stairs
- Provide at top of stairways, on all emergency stairs & at landings intercepted by other paths of travel

7-B: Colour Contrast
- Provide contrasting colours on signs, address numbers, corridor walls and unit entries.

CORRIDORS AND CIRCULATION

8-B: Corridor and Passageway Width (where no accessible path of travel is required)
- Minimum 1220mm (48in) in width
- Corridor doors installed in series are to be separated by a space no less than 1220mm (48 in) plus the width of any door swinging into the separating space.

9-E: Access to Upper Levels (Applies to identified ground oriented units only)
- Explore opportunities to facilitate future adaptation for a personal elevator or stair lift.

## BCBC 3.8.5. REQUIREMENTS APPLICABLE TO BUILDING ACCESS

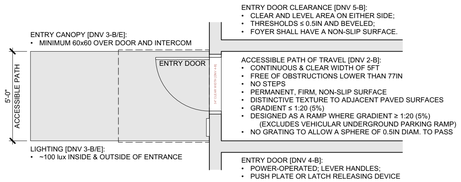
*Applicable to All Buildings Containing DNV Enhanced Accessible Design Elements*

3.8.5.3. BUILDING ACCESS REQUIREMENTS

1) Buildings containing adaptable dwelling units shall
   a) be provided with an accessible path of travel conforming to Subsection 3.8.3. to an entrance described in Article 3.8.2.2. and to each adaptable dwelling unit from
      i) a sidewalk, roadway or street,
      ii) where provided, a parking area,
      iii) where provided, passenger-loading zones, and
      iv) where an elevator is provided, to an elevator conforming to Article 3.5.2.1.,
   b) conform to Sentence 3.8.2.2.(6), and
   c) provide access to all common facilities.
2) Corridors and passageways providing access to adaptable dwelling unit entrances and common facilities shall
   a) be not less than1220 mm in width, and
   b) provide a clear floor space not less than 1 500 mm by 1 500 mm
      i) adjacent to the elevator entrance, and
      ii) at intervals not exceeding 9m where the corridoror passageway exceeds 9m, measured from the elevator
3) Except as permitted in Sentence 3.8.5.4.(1), doorways and doors in the accessible path of travel throughout the building shall comply with Article 3.8.3.6.
4) Each adaptable dwelling unit shall be provided with special outlet boxes and cover plates as described in Sentence 3.2.4.19.(6). (See also Sentence 3.2.4.19.(7).)

3.2.4.19. VISIBLE SIGNAL DEVICES AND VISIBLE WARNING SYSTEMS

6) The special outlet boxes and cover plates required by Sentences 3.8.2.12.(5) and 3.8.5.3.(4) shall be
   a) designed, located and wired specifically to allow strobe lights to operate in conformance with
      i) Sentence (4) where a fire alarm system is provided, or
      ii) Sentence (5) where a fire alarm system is not provided,
   b) permanently identified as "FIRE – Strobe Light Connection Only," and
   c) installed in each
      i) sleeping room or bed space,
      ii) room closed off from the living area by a door in cluding bathrooms, and
      iii) living area or hallway serving the living area.
7) For the purposes of providing power to the strobe lights that may be connected to the outlets described in Sentence (6), it shall be assumed that the total special outlets for at least 20 percent of the dwelling units in the building are in use.




1 Accessible Building Entrance
[DNV 2-B to 5-B]:




2 Address Numbering, Intercom / Entry Phone, & Mailboxes
[3-B/E]:

## UNITS: DNV BASIC ACCESSIBLE DESIGN ELEMENTS

*Applicable to All Units*

RESIDENTIAL UNIT - ENTRY DOOR

10-B: Entry Door Assembly
- Clear Opening: 34in minimum.
- Lever door handle, no tight grasp/twist,
- Operable with a force ≤ 22N
- Threshold, if provided, beveled and maximum 13mm A.F.F.

11-B: Entry Door Clearances
- At doors swinging away: 48in long x (door width + 12in on latch side)
- At doors swinging towards: 60in long x (door width + 24in on latch side)

RESIDENTIAL UNIT - BATHROOM

12-B: Bathroom Door Assembly
- Clear opening 32in minimum.
- Lever door handle, no tight grasp/twist
- Threshold, if provided, beveled and maximum 13mm A.F.F.

13-B: Bathroom Door Clearance
- Open away from (or outside) the clear area
- Clear and level area of 48in long x door width +12in beside latch side (not required for pocket door)
- The space under the sink (see 23-E) may be used towards meeting clearance requirements.

15-B: Bathroom Space
- At least one bathroom to meet the following minimum clearance requirements;
- Clear area from front edge of toilet: 32in long
- Space from bathtub to center line of toilet: 20in
- Clear area in front of sink/lav: 30in wide x 48in deep

16-B: Bathroom Flooring
- To be slip resistant.

17-B: Bathroom Wall Reinforcement
- Reinforcement required in walls, resisting a load of 1.3kN vertically or horizontally, to accommodate the future installation of vertical, horizontal or diagonal grab bars or towel bars at the following locations:
- Toilet with toilet located adjacent to wall in at least one bathroom,
- Bathtub or shower

18-B: Adjustable Height Shower
- One bathroom to accommodate an adjustable height shower head or hand held shower head on adjustable bracket.

21-B: Bathroom Faucet Levers
- At least one bathroom to have lever faucet handles that do not require tight grasping or twisting.

RESIDENTIAL UNIT - KITCHEN

26-B: Kitchen Flooring
- Slip resistant flooring

27-B: Adjustable Shelves
- Kitchen cabinets are to include adjustable shelves

30-B: Faucet Handles
- All kitchen faucets within units & common amenity areas are to be operable by devices (e.g. lever handles) that do not require tight grasping or twisting

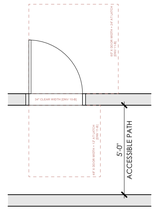
RESIDENTIAL UNIT - ELECTRICAL (refer to electrical drawings)

36-B: Rocker Switches
- All switch types should be operable with a closed fist such as rocker switches.

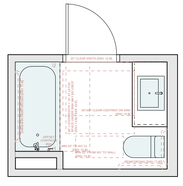
37-B: Telephone Jacks
- Include a telephone jack in at least one bedroom
- Telephone jacks are to be approx. 200 mm or less from an electrical outlet.

38-B: Bedroom 3-Way Switch
- Three way switched outlet near bed and doorway

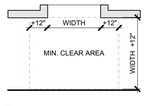
40-B: Visual Alarm Installation
- Install visual alarm system in all common areas of the building. Wiring for a visual alarm is to be tied into the fire alarm system.




3 DNV Unit Entry Door Clearance
[DNV 11-B]:



4 DNV Bathroom Clearances
[DNV 13-B, 15-B]:




5 Elevator Safety Zone

## UNITS: DNV ENHANCED ACCESSIBLE DESIGN ELEMENTS

*Applicable to 5% of Units - As Identified*

RESIDENTIAL UNIT - BATHROOM

14-E: Pocket Doors
- Provide a pocket door for the adaptable bathroom
- Pocket doors providing access are to have heavy duty hardware and D-shaped handles

19-E: Pressure and temperature control valves
- Provide pressure balanced tub and shower valves in the adaptable bathroom (max temp. of 49° C)

23-E: Space under sink
- A min. of one bathroom is to provide space under sink no less than 81 cm (32 in) wide. This space can also be achieved by providing a removable vanity cabinet.

RESIDENTIAL UNIT - BEDROOM

24-E: Space next to bed
- A min. of one bedroom to provide no less than 152cm (60 in) of maneuvering space between closet & double bed.

RESIDENTIAL UNIT - KITCHEN

25-E: Turning Radius
- Provide 152cm (60 in) turning radius in the kitchen (centre islands may not work).

29-E: Cabinet Handles
- Provide D-shaped cabinet handles for all kitchen cupboards that are intended to be accessible.

31-E: Future Modifications
- Provide sufficient space for future installation of cook top, wall oven and side-by-side fridge/freezer or bottom mounted freezer.

32-E: Sink Adjacent to Stove
- Kitchen to be designed so that the range and sink are adjacent or can have a continuous counter space between them.

RESIDENTIAL UNIT - ELECTRICAL (refer to electrical drawings)

35-E: Kitchen Electrical Outlet
- Ensure ready and safe access to at least one electrical outlet units.

39-E: Electrical Switches and Outlets
- Controls for the operation of building services or safety devices, including electrical switches, thermostats and intercom switches are to be accessible to a person in a wheelchair, operable with one hand, and be located between 900 mm (35 in) and 1200mm (47 in) above the floor.
- Electrical, telephone, cable and data outlets for occupant use are to be located between 455 mm (18 in) and 1200 mm (47 in) above the floor.

41-E: Visual Alarm Wiring
- Install wiring for visual alarm system in living room and at least one bedroom. Wiring to be connected to the building's fire alarm system.

RESIDENTIAL UNIT - WINDOWS, PATIOS AND BALCONIES

44-E: Balconies and Patios - Thresholds
- Decks, balconies or patios provided for use by occupants of a dwelling unit are to;
  - Be accessible to persons using wheelchairs by a design that does not compromise the water resistance of the building envelope;
  - Have a minimum 86 cm ( 34 in) clear opening door width;
  - Be no less than 152 cm (60 in) deep from the outside face of the exterior wall to the inside edge of the balcony, deck or patio.

45-E: Window Openings and Window Sill Heights
- Windows are to have an opening mechanism no more than 117 cm (46 in) above the floor and be operable by devices (such as "levers") that do not require tight grasping or twisting.
- Window sills are to be located no more than 76 cm (30 in) above the floor.

## BCBC 3.8.5. REQUIREMENTS APPLICABLE TO ENHANCED ACCESSIBLE UNITS

*Applicable to All Units Identified with DNV Enhanced Accessible Design Elements*

3.8.5.4. ADAPTABLE DWELLING UNIT DOORWAYS

1) Doors to common living areas & at least one bathroom / one bedroom to have clear width ≤ 810 mm
2) Unless equipped with a power operator, these doors shall have clearances per the diagram below

3.8.5.5. ADAPTABLE DWELLING UNIT BATHROOMS

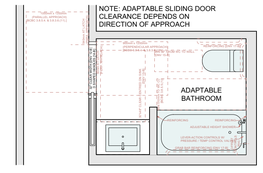
1) The bathroom referred to in Sentence 3.8.5.4.(1) shall be designed with the following:
   a) minimum 800 mm from the front edge of the water closet to the facing wall,
   b) minimum 510 mm from the face of the bathtub or shower to the CL of the toilet,
   c) a clear space of 760 mm wide by 1350 mm deep centred on the lavatory, and
   d) a clear space of 760 mm wide by 1 350 mm deep connecting to the route through the doorway.
2) Walls adjacent to the toilet / tub / shower to be reinforced for future grab bars per the diagrams below

3.8.5.6. ADAPTABLE DWELLING UNIT KITCHENS

1) The cooktop and sink are adjacent or can be connected by a (future) continuous counter

3.8.5.7. CONTROLS, SWITCHES AND OUTLETS

1) Controls / switches / outlets (electrical, phone, cable, etc.) shall be mounted 455 mm to 1200 mm A.F.F.




6 Adaptable Unit Bathroom Clearances
[DNV 14-E, 15-B, 23-E, & BCBC A-3.8.5.5.]

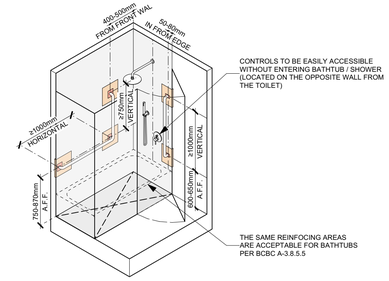
## BCBC GRAB BAR REQUIREMENTS & LOCATIONS FOR OF REINFORCING

*Applicable to All Units Identified with DNV Enhanced Accessible Design Elements*

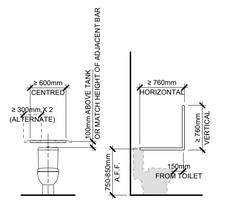
3.7.2.8. GRAB BARS
- slip-resistant and free of any sharp or abrasive elements,
- mounted on surfaces that are free of any sharp or abrasive elements,
- resist a load ≥ 1.3kN applied vertically or horizontally,
- see diagram for lengths & clearances

A-3.8.3.16.(1)(f) Grab Bars.
One L-shaped grab bar is required to be installed on the wall next to the seat. A grab bar behind the seat would prevent the user from leaning back against the wall, while one located on the wall opposite the seat cannot be reached from the seated position. The seat itself may be used in conjunction with the bar for transfer. If design flexibility is required, fold away grab bars can be used as an alternative.

A-3.8.5.5.(2) REINFORCING FOR FUTURE INSTALLATION OF GRAB BARS.
This provision is intended to ensure there is adequate backing for the installation of grab bars by the occupant of the adaptable dwelling unit in the future. For example, plywood or solid lumber behind the wall finish and encompassing the location of future grab bars located as described in Clause 3.8.3.11.(1)(e) and Clause 3.8.3.16.(1)(f) or 3.8.3.17.(1)(f) would provide suitable backing for the grab bar fasteners.




7 Reinforcing For Future Grab Bars
Shower and Bath Tub [BCBC 3.8.5.5.(2) & A-3.8.5.5.]




8 Reinforcing For Future Grab Bars
Toilet [BCBC 3.8.5.5.(2). & 3.8.3.11.]:

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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA
Apr 28, 2025

| # | ISSUED FOR | YY.MM.DD |
|---|---|---|
| 01 | City Meeting | 23.07.11 |
| 02 | Issued for Rezoning / D.P. | 23.08.04 |
| 03 | RZ & DP Area Plans | 23.08.10 |
| 04 | Summary Letter Response | 24.05.29 |
| 05 | S.L.R. R1 | 24.06.17 |
| 06 | S.L.R. R2 | 24.07.18 |
| 07 | Eng. Comments Response | 24.09.05 |
| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

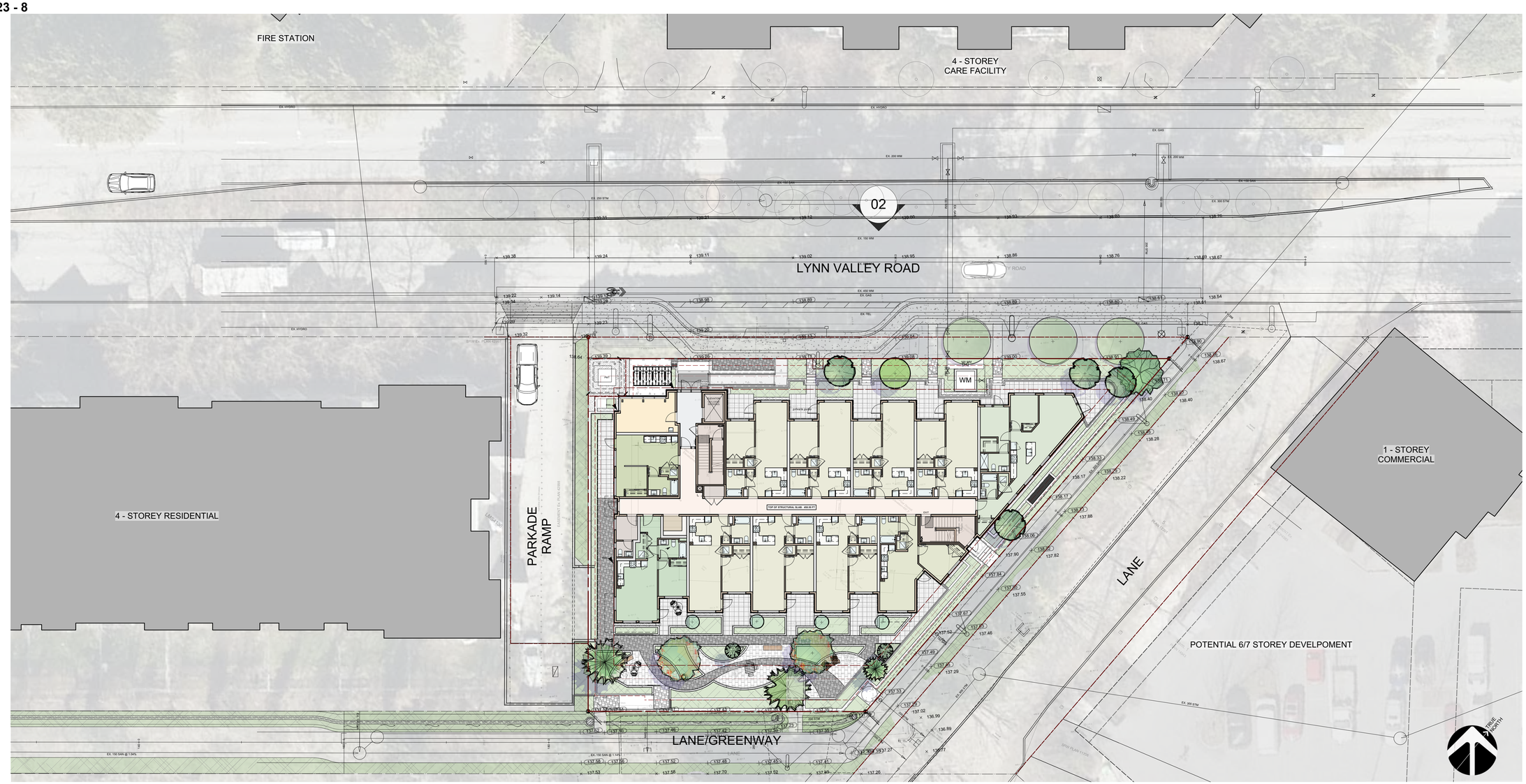
1149 & 1155
Lynn Valley Road

**Adaptability & Accessibility**

Apr 28, 2025

Scale: As Noted

**A - 0.03**




## 01. CONTEXT PLAN

SCALE: 1/16" = 1'-0"




## 02. STREETSCAPE

SCALE: 1/16" = 1'-0"

wndr

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**6-Storey Multi-Family Residential Building**

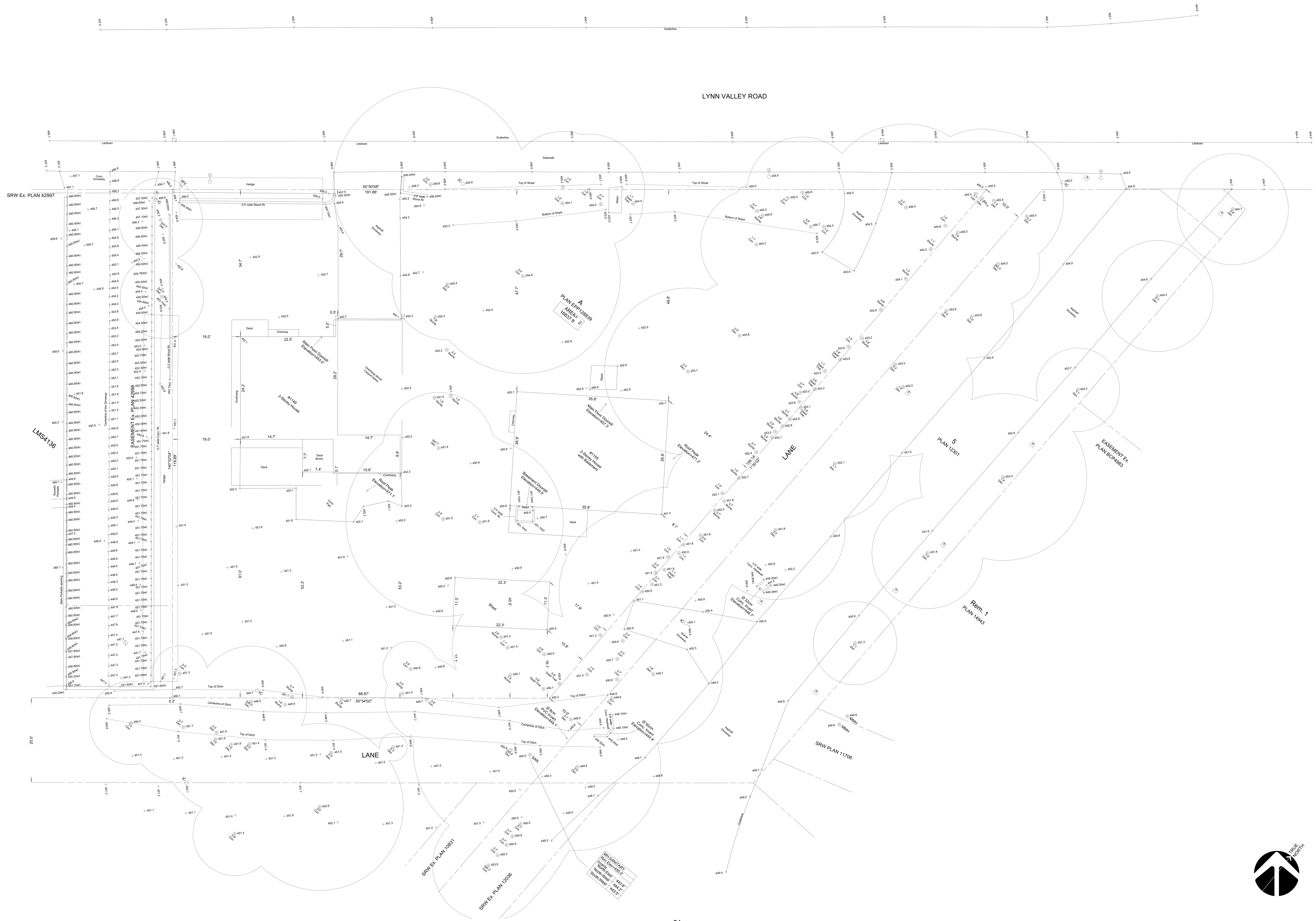
1149 & 1155
Lynn Valley Road

**Context & Streetscape**

Apr 28, 2025

Scale: 1/16" = 1'-0"

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| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

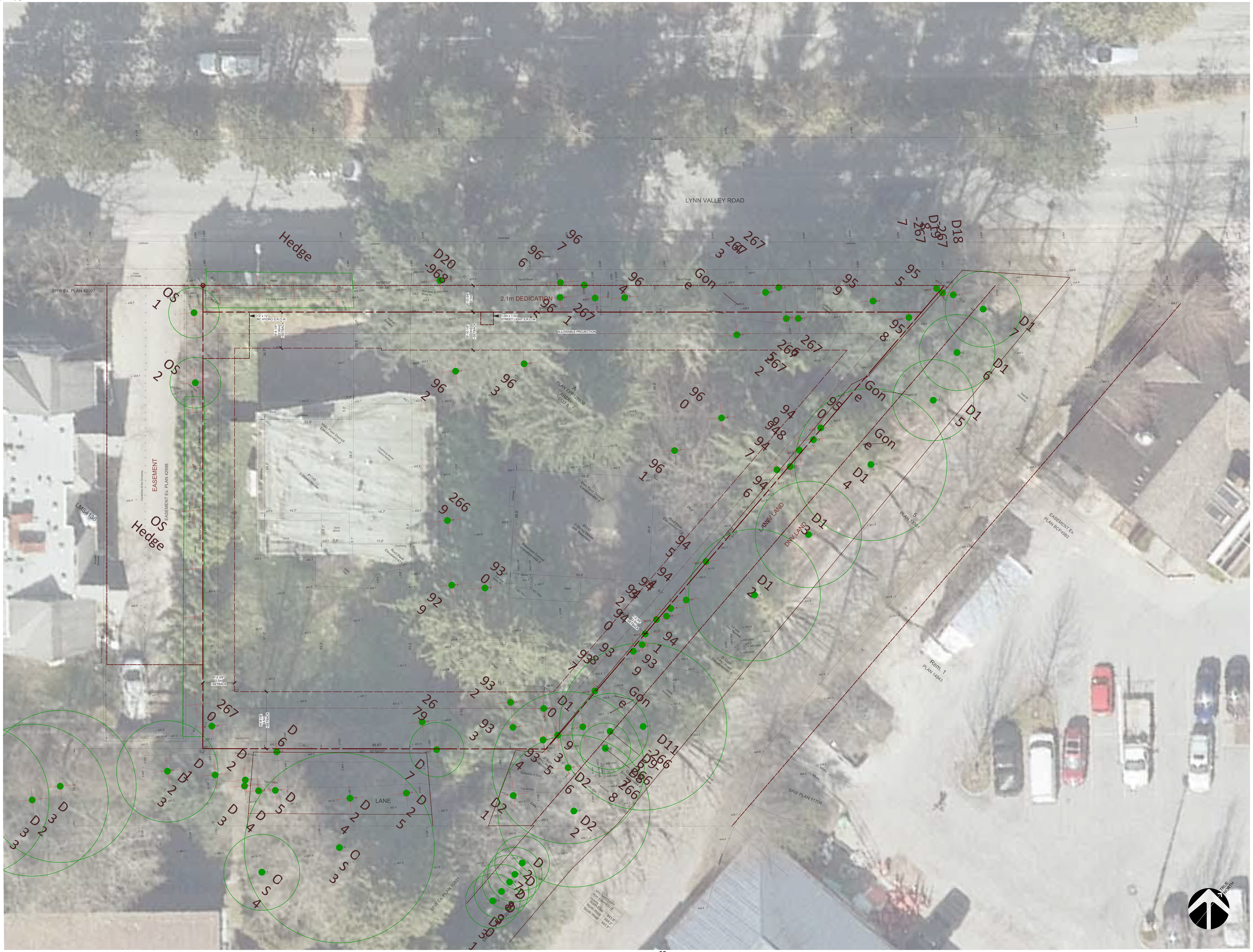
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**Survey**

Apr 28, 2025

Scale: 3/32" = 1'-0"

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REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155 Lynn Valley Road

**Survey, Arborist, & Aerial Overlay**

Apr 28, 2025

Scale: 3/32" = 1'-0"

# A - 0.12




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| 04 | Summary Letter Response | 24.05.29 |
| 05 | S.L.R. R1 | 24.06.17 |
| 06 | S.L.R. R2 | 24.07.18 |
| 07 | Eng. Comments Response | 24.09.05 |
| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Site Plan**

Apr 28, 2025

Scale: 3/32" = 1'-0"

# A - 1.00

DP 41.23 - 12

**GENERAL NOTES**

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE. PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"LONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

**ABBREVIATIONS**

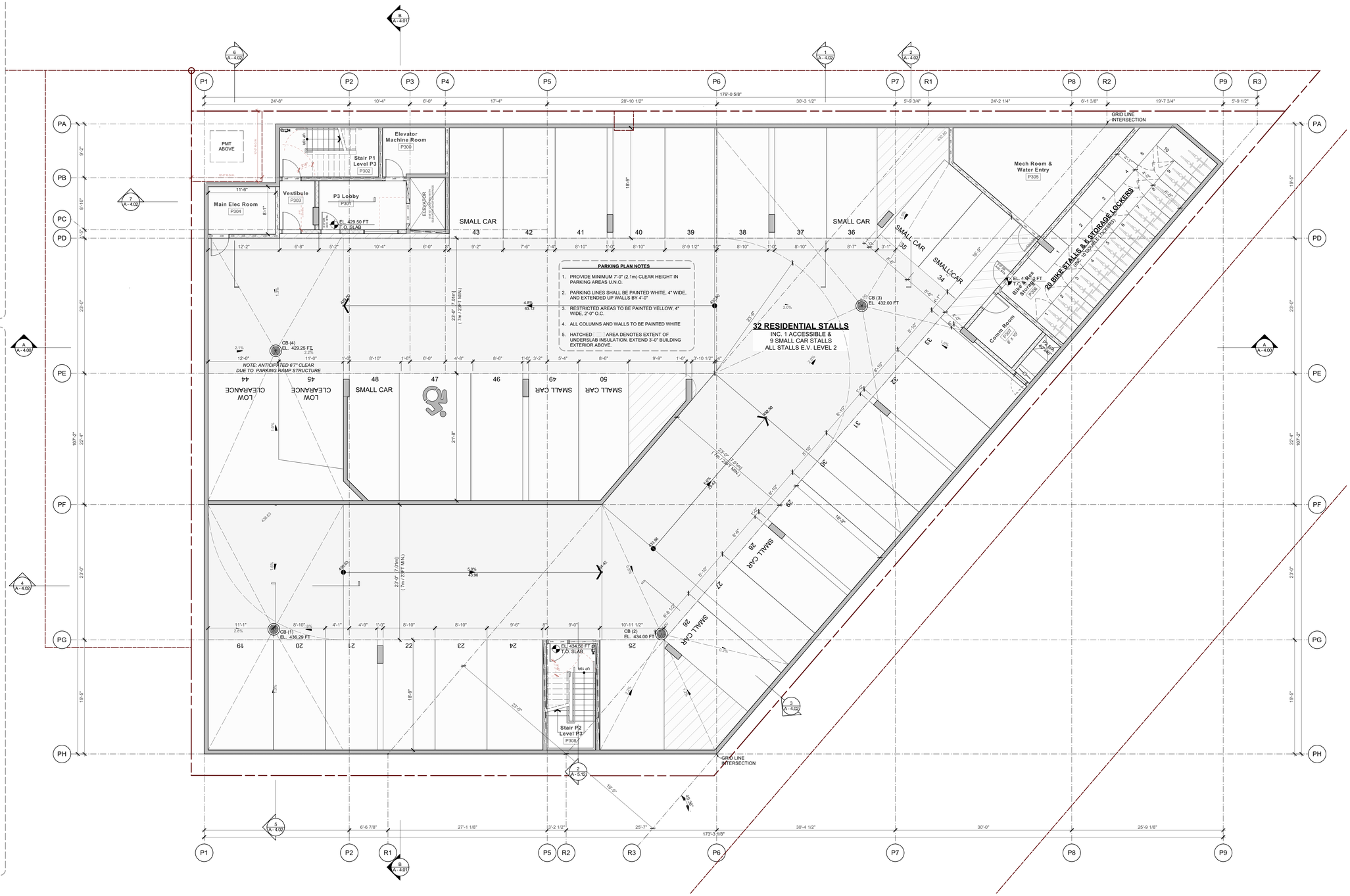
| | |
|---|---|
| AAH | ATTIC ACCESS HATCH |
| AB | AIR BARRIER |
| AFF | ABOVE FINISHED FLOOR |
| ACC | ACCESSIBLE |
| ADPT | ADAPTABLE |
| ARCH | ARCHITECTURAL |
| APPROX | APPROXIMATE |
| AFF | ABOVE FINISH FLOOR |
| BLKG | BLOCKING |
| BLK | BLOCK |
| BLDG | BUILDING |
| CLG | CEILING |
| CL | CENTER LINE |
| CONT | CONTINUOUS |
| CNTR | CENTER |
| CP | COMMUNICATIONS PANEL |
| C/W | COMPLETE WITH |
| DIM | DIMENSION |
| DIA | DIAMETER |
| DN | DOWN |
| DWG | DRAWING |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EP | ELECTRICAL PANEL |
| EQ | EQUAL |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FT | FEET |
| FX | FIRE EXTINGUISHER |
| FHC | FIRE HOSE CABINET |
| FRR | FIRE RESISTANCE RATING |
| GA | GAUGE |
| HT | HEIGHT |
| ID | INTERIOR DESIGN |
| HORZ | HORIZONTAL |
| JAN | JANITOR |
| LAV | LAVATORY |
| LUM | LIQUID URETHANE MEMBRANE |
| m | METERS |
| MB | MOISTURE BARRIER |
| MF | MANIFOLD |
| MH | MANHOLE |
| MO | MECHANICAL OPENING |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MECH | MECHANICAL |
| MEZ | MEZZANINE |
| MISC | MISCELLANEOUS |
| NTS | NOT TO SCALE |
| OTB | OPEN TO BELOW |
| OC | ON CENTER |
| P&S | PEEL & STICK MEMBRANE |
| REF | REFERENCE |
| RH | ROOF HATCH |
| RM | ROOM |
| RWL | RAIN WATER LEADER |
| SF | SQUARE FEET |
| SP | STANDPIPE |
| SS | STEEL STUD |
| SQ | SQUARE |
| SQM | SQUARE METERS |
| SAM | SELF-ADHERED MEMBRANE |
| SIM | SIMILAR |
| SPRK | SPRINKLER |
| STC | SOUND TRANSMISSION CLASS |
| STD | STANDARD |
| STRUCT | STRUCTURAL |
| SPEC | SPECIFICATION |
| T&G | TONGUE AND GROOVE |
| TEMP | TEMPORARY |
| TYP | TYPICAL |
| U/S | UNDERSIDE |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VP | VAPOUR BARRIER |
| W/ | WITH |
| WC | WATER CLOSET |
| WOB | WASHING MACHINE OPERATION BOX |
| WPM | WATER PROOF MEMBRANE |

DRAIN TYPES:

| | |
|---|---|
| AD | AREA DRAIN |
| BD | BI-LEVEL DRAIN |
| CB | CATCH BASIN |
| DD | DECK DRAIN |
| FD | FLOOR DRAIN |
| PD | PLANTER DRAIN |
| RD | ROOF DRAIN |
| SC | PIPE SCUPPER |
| TD | TRENCH DRAIN |

GRADE MARKERS:

| | |
|---|---|
| BG. | BUILDING GRADE |
| EX. | EXISTING GRADE |
| EL. | NEW ELEVATION |
| FG. | FINISHED GRADE |
| IP. | INTERPOLATED GRADE |
| ▷ | WINDOW OPENER |





wndr architecture + design inc.
office 604 349 4160 | wndrarchitecture.com
350 - 1650 west 2nd ave, vancouver, bc v6j 1h4



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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA April 28, 2025

| # | ISSUED FOR | YY.MM.DD |
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| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**P3 Parkade**

Apr 28, 2025

Scale: 1/8" = 1'-0"

# A - 2.01

DP 41.23 - 13

**GENERAL NOTES**

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"LONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

**ABBREVIATIONS**

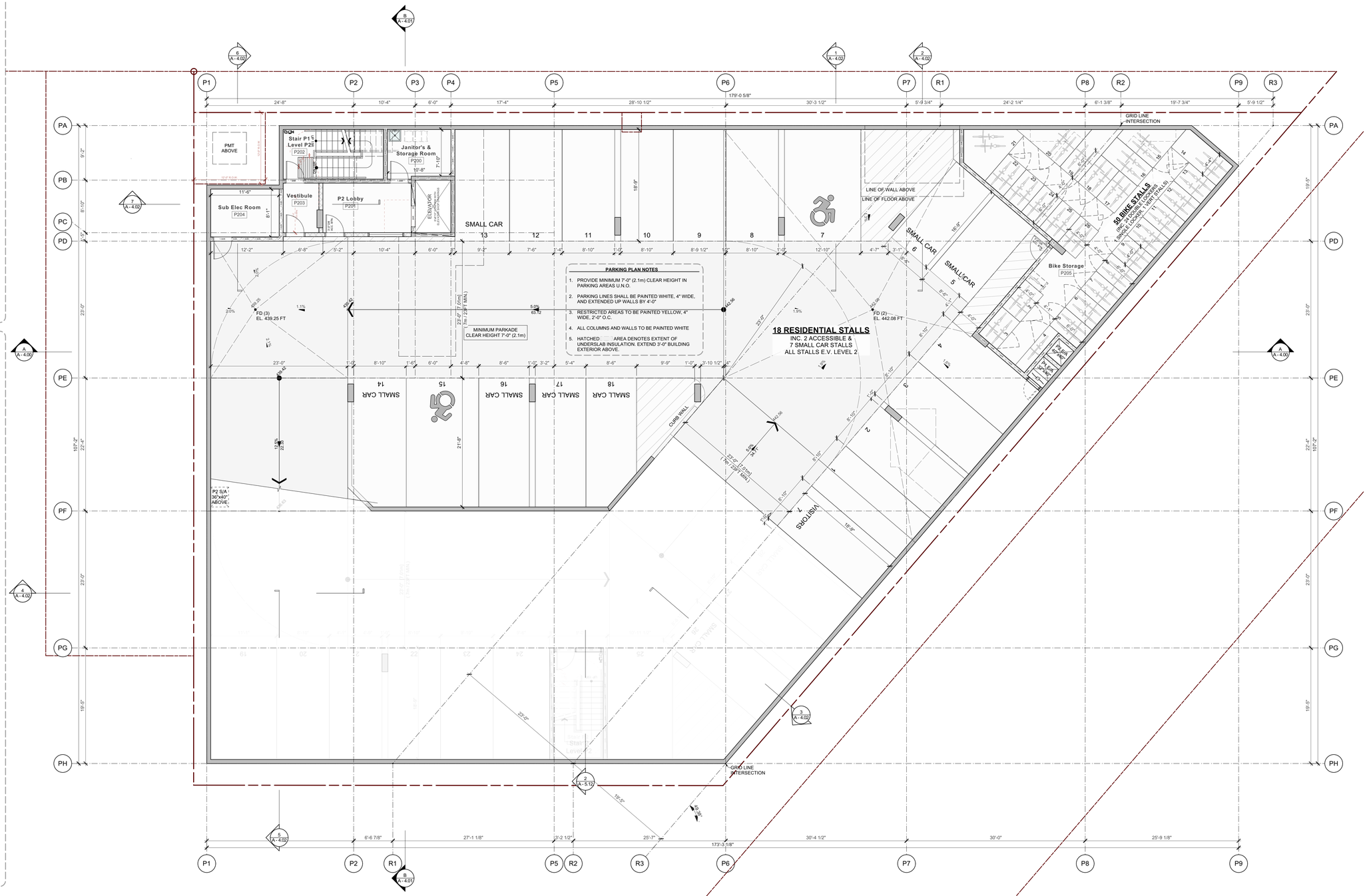
| | |
|---|---|
| AAH | ATTIC ACCESS HATCH |
| AB | AIR BARRIER |
| AFF | ABOVE FINISHED FLOOR |
| ACC | ACCESSIBLE |
| ADPT | ADAPTABLE |
| ARCH | ARCHITECTURAL |
| APPROX | APPROXIMATE |
| AFF | ABOVE FINISH FLOOR |
| BLKG | BLOCKING |
| BLK | BLOCK |
| BLDG | BUILDING |
| CLG | CEILING |
| CL | CENTER LINE |
| CONT | CONTINUOUS |
| CNTR | CENTER |
| CP | COMMUNICATIONS PANEL |
| C/W | COMPLETE WITH |
| DIM | DIMENSION |
| DIA | DIAMETER |
| DN | DOWN |
| DWG | DRAWING |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EP | ELECTRICAL PANEL |
| EQ | EQUAL |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FT | FEET |
| FX | FIRE EXTINGUISHER |
| FHC | FIRE HOSE CABINET |
| FRR | FIRE RESISTANCE RATING |
| GA | GAUGE |
| HT | HEIGHT |
| ID | INTERIOR DESIGN |
| HORZ | HORIZONTAL |
| JAN | JANITOR |
| LAV | LAVATORY |
| LUM | LIQUID URETHANE MEMBRANE |
| m | METERS |
| MB | MOISTURE BARRIER |
| MF | MANIFOLD |
| MH | MANHOLE |
| MO | MECHANICAL OPENING |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MECH | MECHANICAL |
| MEZ | MEZZANINE |
| MISC | MISCELLANEOUS |
| NTS | NOT TO SCALE |
| OTB | OPEN TO BELOW |
| OC | ON CENTER |
| P&S | PEEL & STICK MEMBRANE |
| REF | REFERENCE |
| RH | ROOF HATCH |
| RM | ROOM |
| RWL | RAIN WATER LEADER |
| SF | SQUARE FEET |
| SP | STANDPIPE |
| SS | STEEL STUD |
| SQ | SQUARE |
| SQM | SQUARE METERS |
| SAM | SELF-ADHERED MEMBRANE |
| SIM | SIMILAR |
| SPRK | SPRINKLER |
| STC | SOUND TRANSMISSION CLASS |
| STD | STANDARD |
| STRUCT | STRUCTURAL |
| SPEC | SPECIFICATION |
| T&G | TONGUE AND GROOVE |
| TEMP | TEMPORARY |
| TYP | TYPICAL |
| U/S | UNDERSIDE |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VP | VAPOUR BARRIER |
| W/ | WITH |
| WC | WATER CLOSET |
| WOB | WASHING MACHINE OPERATION BOX |
| WPM | WATER PROOF MEMBRANE |

DRAIN TYPES:

| | |
|---|---|
| AD | AREA DRAIN |
| BD | BI-LEVEL DRAIN |
| CB | CATCH BASIN |
| DD | DECK DRAIN |
| FD | FLOOR DRAIN |
| PD | PLANTER DRAIN |
| RD | ROOF DRAIN |
| SC | PIPE SCUPPER |
| TD | TRENCH DRAIN |

GRADE MARKERS:

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| EL. | NEW ELEVATION |
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| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**P2 Parkade**

Apr 28, 2025

Scale: 1/8" = 1'-0"

# A - 2.02

**GENERAL NOTES**

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"L ONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
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14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

**ABBREVIATIONS**

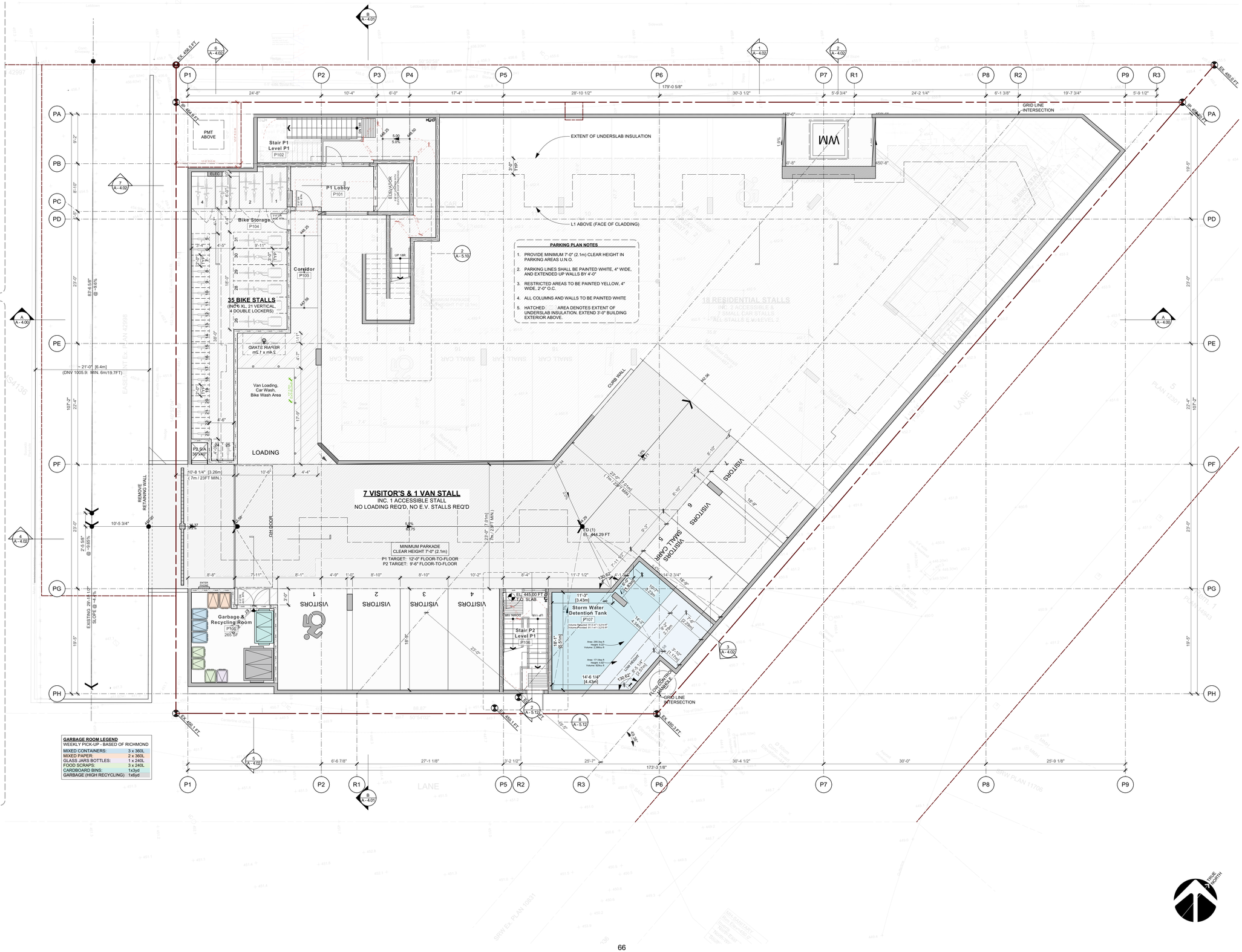
| | |
|---|---|
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| BLKG | BLOCKING |
| BLK | BLOCK |
| BLDG | BUILDING |
| CLG | CEILING |
| CL | CENTER LINE |
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| CP | COMMUNICATIONS PANEL |
| C/W | COMPLETE WITH |
| DIM | DIMENSION |
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| ELEV | ELEVATION |
| EP | ELECTRICAL PANEL |
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| GA | GAUGE |
| HT | HEIGHT |
| ID | INTERIOR DESIGN |
| HORZ | HORIZONTAL |
| JAN | JANITOR |
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| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VP | VAPOUR BARRIER |
| W | WITH |
| WC | WATER CLOSET |
| WOB | WASHING MACHINE OPERATION BOX |
| WPM | WATER PROOF MEMBRANE |

DRAIN TYPES:

| | |
|---|---|
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GRADE MARKERS:

| | |
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| BG. | BUILDING GRADE |
| EX. | EXISTING GRADE |
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| FG. | FINISHED GRADE |
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| ▷ | WINDOW OPENER |




**GARBAGE ROOM LEGEND**
WEEKLY PICK-UP - BASED OF RICHMOND

| | |
|---|---|
| MIXED CONTAINERS: | 3 x 360L |
| MIXED PAPER: | 2 x 360L |
| GLASS JARS BOTTLES: | 1 x 240L |
| FOOD SCRAPS: | 3 x 240L |
| CARDBOARD BINS: | 1x3yd |
| GARBAGE (HIGH RECYCLING) | 1x6yd |

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REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**P1 Parkade**

Apr 28, 2025

Scale: 1/8" = 1'-0"

# A - 2.03

DP 41.23 - 15

**GENERAL NOTES**

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
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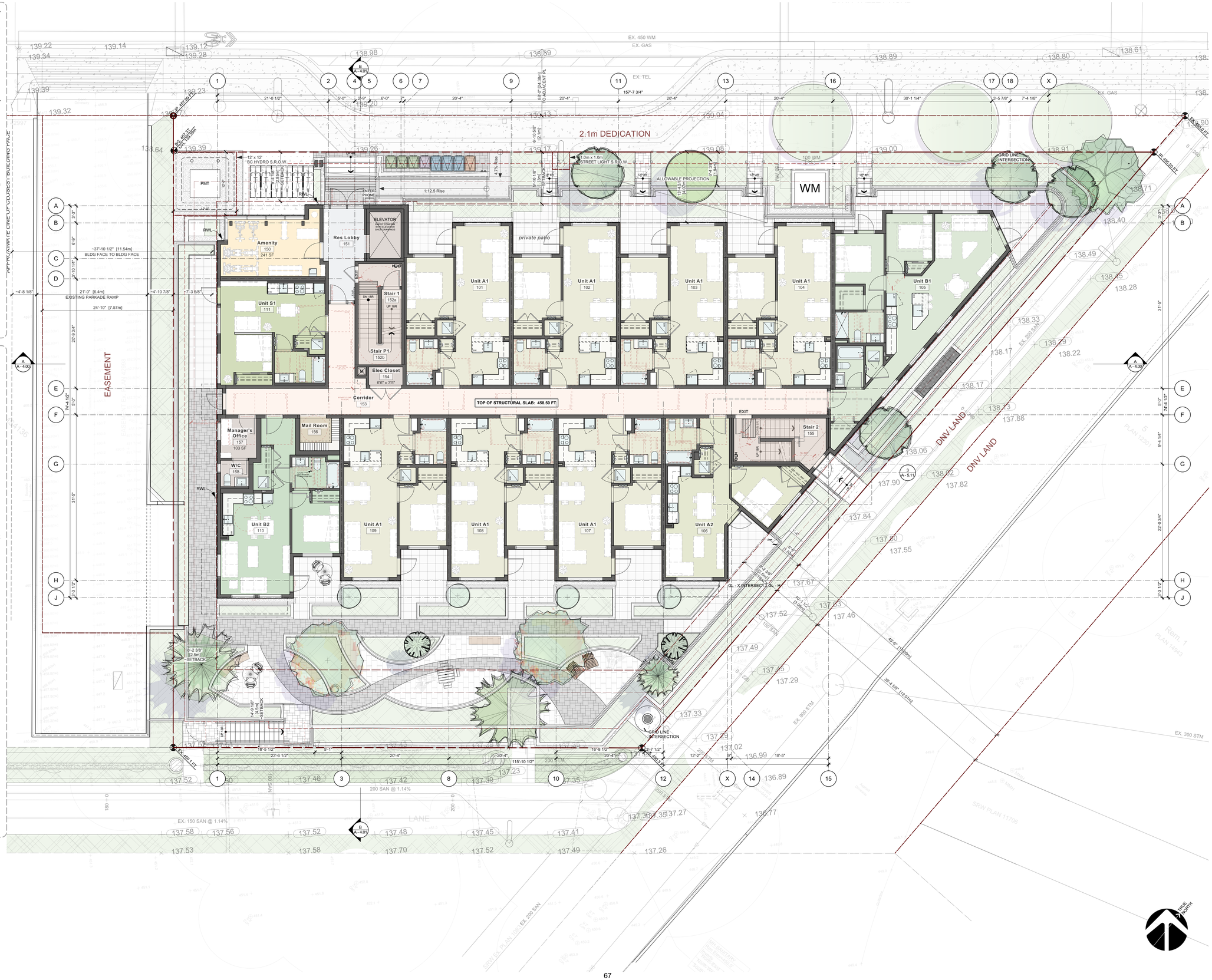
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| SP | STANDPIPE |
| SS | STEEL STUD |
| SQ | SQUARE |
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| SIM | SIMILAR |
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REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Level 1 - Main Floor Plan**

Apr 28, 2025

Scale: 1/8" = 1'-0"

# A - 2.11

DP 41.23 - 16

**GENERAL NOTES**

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
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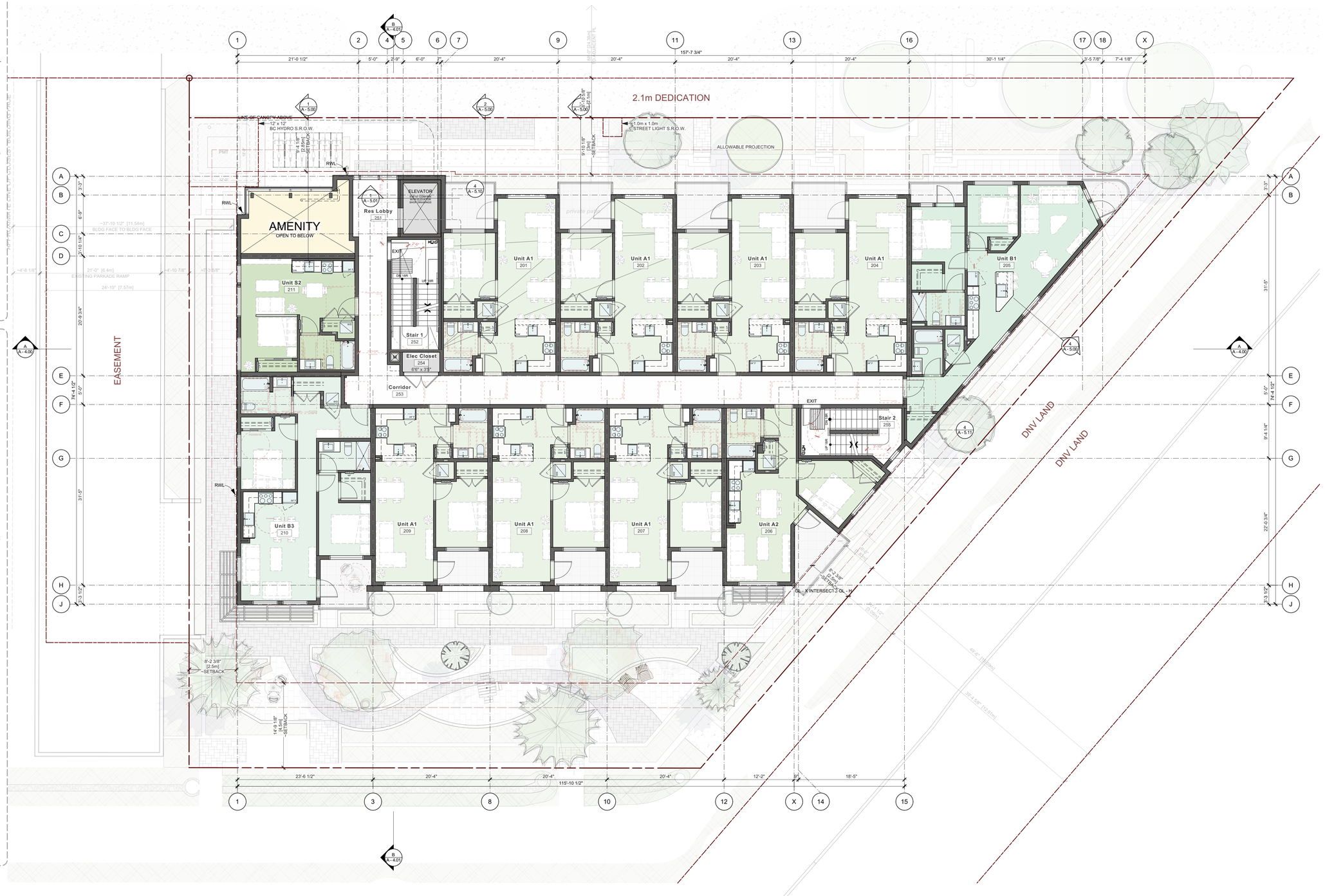
| | |
|---|---|
| AAH | ATTIC ACCESS HATCH |
| AB | AIR BARRIER |
| AFF | ABOVE FINISHED FLOOR |
| ACC | ACCESSIBLE |
| ADPT | ADAPTABLE |
| ARCH | ARCHITECTURAL |
| APPROX | APPROXIMATE |
| AFF | ABOVE FINISH FLOOR |
| BLKG | BLOCKING |
| BLK | BLOCK |
| BLDG | BUILDING |
| CLG | CEILING |
| CL | CENTER LINE |
| CONT | CONTINUOUS |
| CNTR | CENTER |
| CP | COMMUNICATIONS PANEL |
| C/W | COMPLETE WITH |
| DIM | DIMENSION |
| DIA | DIAMETER |
| DN | DOWN |
| DWG | DRAWING |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EP | ELECTRICAL PANEL |
| EQ | EQUAL |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FT | FEET |
| FX | FIRE EXTINGUISHER |
| FHC | FIRE HOSE CABINET |
| FRR | FIRE RESISTANCE RATING |
| GA | GAUGE |
| HT | HEIGHT |
| ID | INTERIOR DESIGN |
| HORZ | HORIZONTAL |
| JAN | JANITOR |
| LAV | LAVATORY |
| LUM | LIQUID URETHANE MEMBRANE |
| m | METERS |
| MB | MOISTURE BARRIER |
| MF | MANIFOLD |
| MH | MANHOLE |
| MO | MECHANICAL OPENING |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MECH | MECHANICAL |
| MEZ | MEZZANINE |
| MISC | MISCELLANEOUS |
| NTS | NOT TO SCALE |
| OTB | OPEN TO BELOW |
| OC | ON CENTER |
| P&S | PEEL & STICK MEMBRANE |
| REF | REFERENCE |
| RH | ROOF HATCH |
| RM | ROOM |
| RWL | RAIN WATER LEADER |
| SF | SQUARE FEET |
| SP | STANDPIPE |
| SS | STEEL STUD |
| SQ | SQUARE |
| SQM | SQUARE METERS |
| SAM | SELF-ADHERED MEMBRANE |
| SIM | SIMILAR |
| SPRK | SPRINKLER |
| STC | SOUND TRANSMISSION CLASS |
| STD | STANDARD |
| STRUCT | STRUCTURAL |
| SPEC | SPECIFICATION |
| T&G | TONGUE AND GROOVE |
| TEMP | TEMPORARY |
| TYP | TYPICAL |
| U/S | UNDERSIDE |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VP | VAPOUR BARRIER |
| W/ | WITH |
| WC | WATER CLOSET |
| WOB | WASHING MACHINE OPERATION BOX |
| WPM | WATER PROOF MEMBRANE |

DRAIN TYPES:

| | |
|---|---|
| AD | AREA DRAIN |
| BD | BI-LEVEL DRAIN |
| CB | CATCH BASIN |
| DD | DECK DRAIN |
| FD | FLOOR DRAIN |
| PD | PLANTER DRAIN |
| RD | ROOF DRAIN |
| SC | PIPE SCUPPER |
| TD | TRENCH DRAIN |

GRADE MARKERS:

| | |
|---|---|
| BG. | BUILDING GRADE |
| EX. | EXISTING GRADE |
| EL. | NEW ELEVATION |
| FG. | FINISHED GRADE |
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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA April 28, 2025

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| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Level 2**

Apr 28, 2025

Scale: 1/8" = 1'-0"

# A - 2.18

DP 41.23 - 17

**GENERAL NOTES**

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"LONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

**ABBREVIATIONS**

| | |
|---|---|
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| AB | AIR BARRIER |
| AFF | ABOVE FINISHED FLOOR |
| ACC | ACCESSIBLE |
| ADPT | ADAPTABLE |
| ARCH | ARCHITECTURAL |
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| BLDG | BUILDING |
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| C/W | COMPLETE WITH |
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| JAN | JANITOR |
| LAV | LAVATORY |
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| MO | MECHANICAL OPENING |
| MAX | MAXIMUM |
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| MECH | MECHANICAL |
| MEZ | MEZZANINE |
| MISC | MISCELLANEOUS |
| NTS | NOT TO SCALE |
| OTB | OPEN TO BELOW |
| OC | ON CENTER |
| P&S | PEEL & STICK MEMBRANE |
| REF | REFERENCE |
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| RM | ROOM |
| RWL | RAIN WATER LEADER |
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| T&G | TONGUE AND GROOVE |
| TEMP | TEMPORARY |
| TYP | TYPICAL |
| U/S | UNDERSIDE |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VP | VAPOUR BARRIER |
| W/ | WITH |
| WC | WATER CLOSET |
| WOB | WASHING MACHINE OPERATION BOX |
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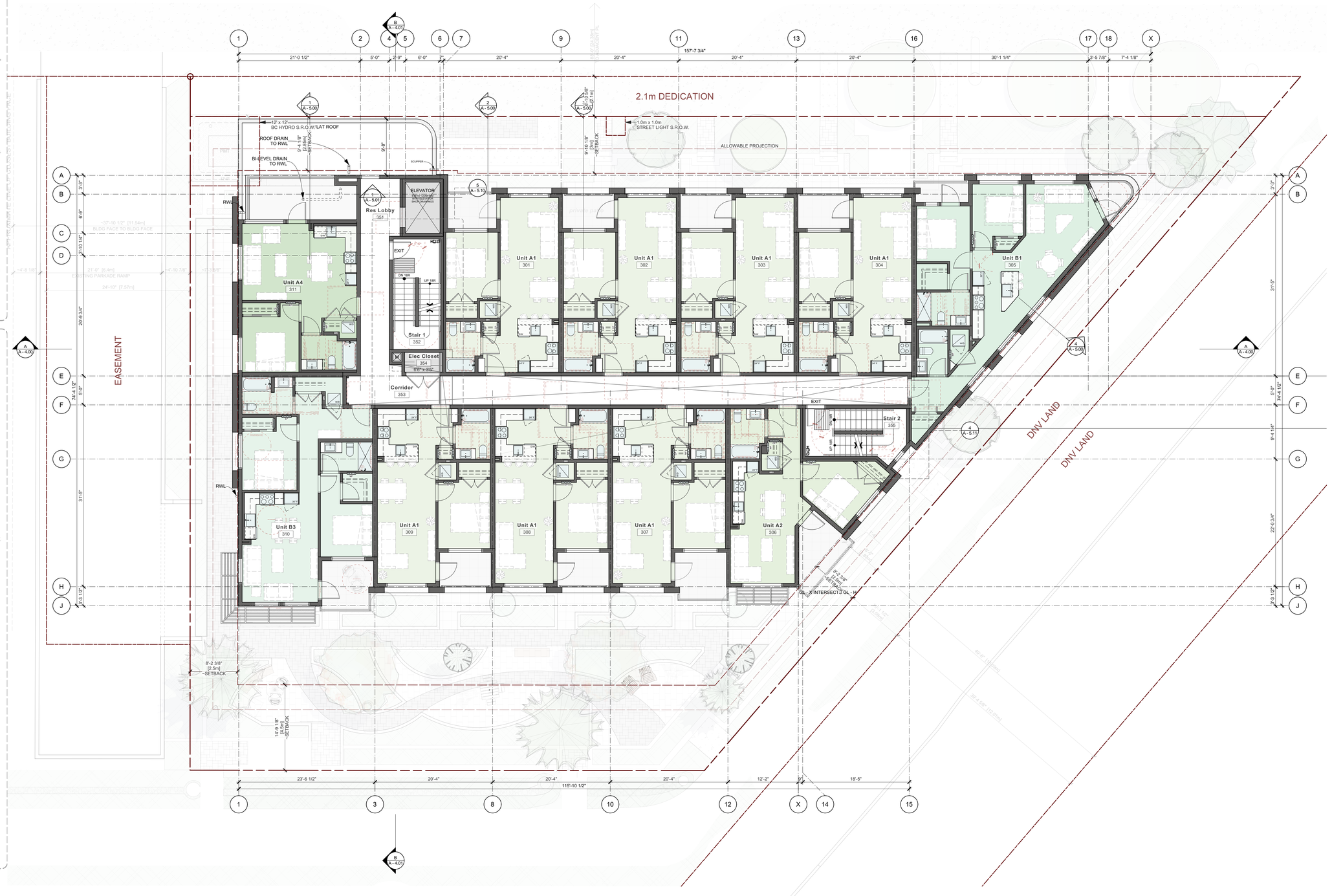
DRAIN TYPES:

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| AD | AREA DRAIN |
| BD | BI-LEVEL DRAIN |
| CB | CATCH BASIN |
| DD | DECK DRAIN |
| FD | FLOOR DRAIN |
| PD | PLANTER DRAIN |
| RD | ROOF DRAIN |
| SC | PIPE SCUPPER |
| TD | TRENCH DRAIN |

GRADE MARKERS:

| | |
|---|---|
| BG. | BUILDING GRADE |
| EX. | EXISTING GRADE |
| EL. | NEW ELEVATION |
| FG. | FINISHED GRADE |
| IP. | INTERPOLATED GRADE |

▷ WINDOW OPENER





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| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155 Lynn Valley Road

**Level 3**

Apr 28, 2025

Scale: 1/8" = 1'-0"

# A - 2.19

DP 41.23 - 18

**GENERAL NOTES**

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"LONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

**ABBREVIATIONS**

| | |
|---|---|
| AAH | ATTIC ACCESS HATCH |
| AB | AIR BARRIER |
| AFF | ABOVE FINISHED FLOOR |
| ACC | ACCESSIBLE |
| ADPT | ADAPTABLE |
| ARCH | ARCHITECTURAL |
| APPROX | APPROXIMATE |
| AFF | ABOVE FINISH FLOOR |
| BLKG | BLOCKING |
| BLK | BLOCK |
| BLDG | BUILDING |
| CLG | CEILING |
| CL | CENTER LINE |
| CONT | CONTINUOUS |
| CNTR | CENTER |
| CP | COMMUNICATIONS PANEL |
| C/W | COMPLETE WITH |
| DIM | DIMENSION |
| DIA | DIAMETER |
| DN | DOWN |
| DWG | DRAWING |
| ELEC | ELECTRICAL |
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| EP | ELECTRICAL PANEL |
| EQ | EQUAL |
| EXP | EXPOSED |
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| FT | FEET |
| FX | FIRE EXTINGUISHER |
| FHC | FIRE HOSE CABINET |
| FRR | FIRE RESISTANCE RATING |
| GA | GAUGE |
| HT | HEIGHT |
| ID | INTERIOR DESIGN |
| HORZ | HORIZONTAL |
| JAN | JANITOR |
| LAV | LAVATORY |
| LUM | LIQUID URETHANE MEMBRANE |
| m | METERS |
| MB | MOISTURE BARRIER |
| MF | MANIFOLD |
| MH | MANHOLE |
| MO | MECHANICAL OPENING |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MECH | MECHANICAL |
| MEZ | MEZZANINE |
| MISC | MISCELLANEOUS |
| NTS | NOT TO SCALE |
| OTB | OPEN TO BELOW |
| OC | ON CENTER |
| P&S | PEEL & STICK MEMBRANE |
| REF | REFERENCE |
| RH | ROOF HATCH |
| RM | ROOM |
| RWL | RAIN WATER LEADER |
| SF | SQUARE FEET |
| SP | STANDPIPE |
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| SQ | SQUARE |
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| SAM | SELF-ADHERED MEMBRANE |
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| STC | SOUND TRANSMISSION CLASS |
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| TEMP | TEMPORARY |
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| U/S | UNDERSIDE |
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| WC | WATER CLOSET |
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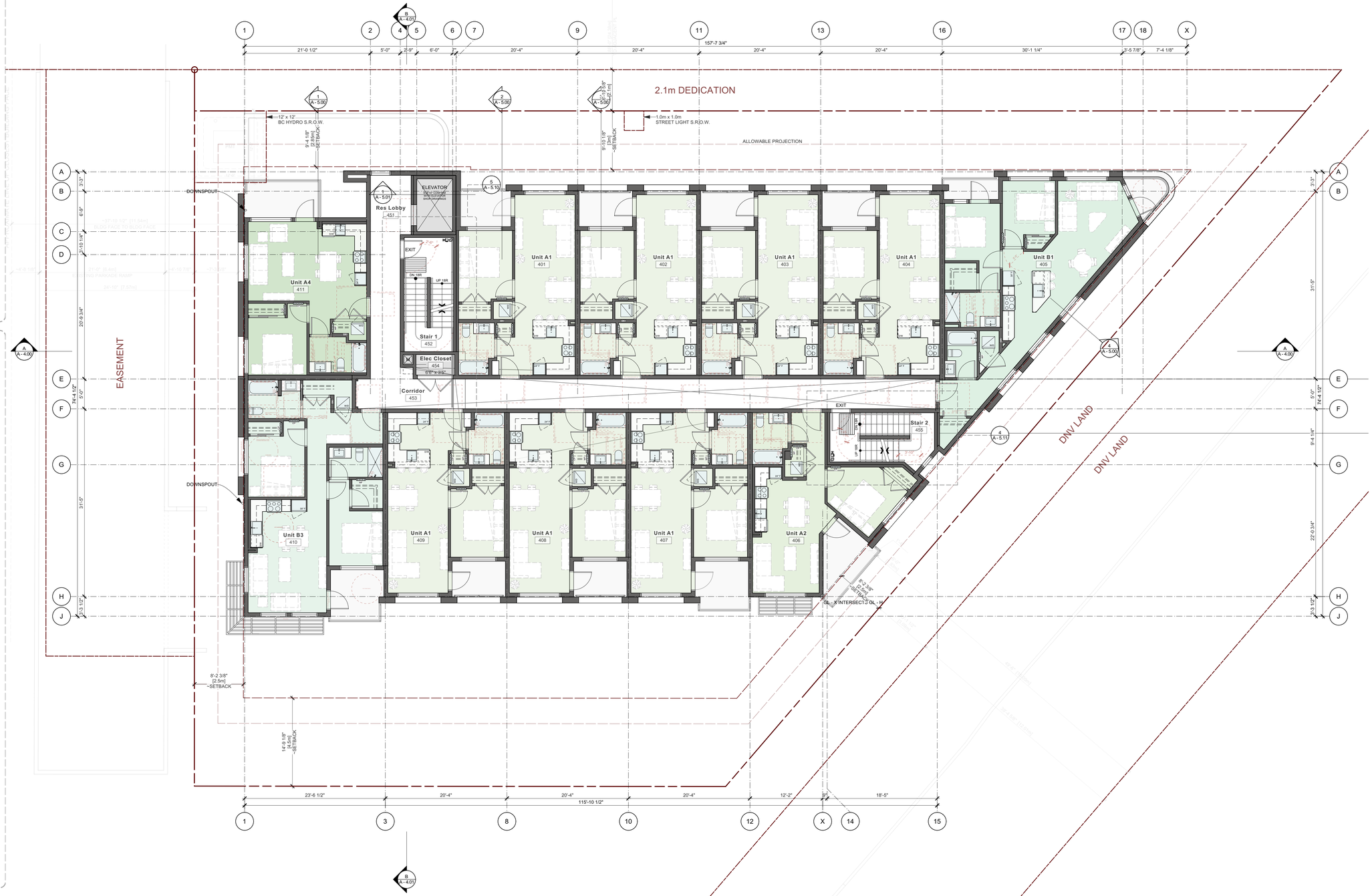
DRAIN TYPES:

| | |
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| AD | AREA DRAIN |
| BD | BI-LEVEL DRAIN |
| CB | CATCH BASIN |
| DD | DECK DRAIN |
| FD | FLOOR DRAIN |
| PD | PLANTER DRAIN |
| RD | ROOF DRAIN |
| SC | PIPE SCUPPER |
| TD | TRENCH DRAIN |

GRADE MARKERS:

| | |
|---|---|
| BG. | BUILDING GRADE |
| EX. | EXISTING GRADE |
| EL. | NEW ELEVATION |
| FG. | FINISHED GRADE |
| IP. | INTERPOLATED GRADE |

▷ WINDOW OPENER





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REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Level 4**

Apr 28, 2025

Scale: 1/8" = 1'-0"

# A - 2.20

DP 41.23 - 19

**GENERAL NOTES**

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
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| 07 | Eng. Comments Response | 24.09.05 |
| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Level 5**

Apr 28, 2025

Scale: 1/8" = 1'-0"

# A - 2.21

**DP 41.23 - 20**

## GENERAL NOTES

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"LONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

## ABBREVIATIONS

| | |
|---|---|
| AAH | ATTIC ACCESS HATCH |
| AB | AIR BARRIER |
| AFF | ABOVE FINISHED FLOOR |
| ACC | ACCESSIBLE |
| ADPT | ADAPTABLE |
| ARCH | ARCHITECTURAL |
| APPROX | APPROXIMATE |
| AFF | ABOVE FINISH FLOOR |
| BLKG | BLOCKING |
| BLK | BLOCK |
| BLDG | BUILDING |
| CLG | CEILING |
| CL | CENTER LINE |
| CONT | CONTINUOUS |
| CNTR | CENTER |
| CP | COMMUNICATIONS PANEL |
| C/W | COMPLETE WITH |
| DIM | DIMENSION |
| DIA | DIAMETER |
| DN | DOWN |
| DWG | DRAWING |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EP | ELECTRICAL PANEL |
| EQ | EQUAL |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FT | FEET |
| FX | FIRE EXTINGUISHER |
| FHC | FIRE HOSE CABINET |
| FRR | FIRE RESISTANCE RATING |
| GA | GAUGE |
| HT | HEIGHT |
| ID | INTERIOR DESIGN |
| HORZ | HORIZONTAL |
| JAN | JANITOR |
| LAV | LAVATORY |
| LUM | LIQUID URETHANE MEMBRANE |
| m | METERS |
| MB | MOISTURE BARRIER |
| MF | MANIFOLD |
| MH | MANHOLE |
| MO | MECHANICAL OPENING |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MECH | MECHANICAL |
| MEZ | MEZZANINE |
| MISC | MISCELLANEOUS |
| NTS | NOT TO SCALE |
| OTB | OPEN TO BELOW |
| OC | ON CENTER |
| P&S | PEEL & STICK MEMBRANE |
| REF | REFERENCE |
| RH | ROOF HATCH |
| RM | ROOM |
| RWL | RAIN WATER LEADER |
| SF | SQUARE FEET |
| SP | STANDPIPE |
| SS | STEEL STUD |
| SQ | SQUARE |
| SQM | SQUARE METERS |
| SAM | SELF-ADHERED MEMBRANE |
| SIM | SIMILAR |
| SPRK | SPRINKLER |
| STC | SOUND TRANSMISSION CLASS |
| STD | STANDARD |
| STRUCT | STRUCTURAL |
| SPEC | SPECIFICATION |
| T&G | TONGUE AND GROOVE |
| TEMP | TEMPORARY |
| TYP | TYPICAL |
| U/S | UNDERSIDE |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VP | VAPOUR BARRIER |
| W/ | WITH |
| WC | WATER CLOSET |
| WOB | WASHING MACHINE OPERATION BOX |
| WPM | WATER PROOF MEMBRANE |

DRAIN TYPES:

| | |
|---|---|
| AD | AREA DRAIN |
| BD | BI-LEVEL DRAIN |
| CB | CATCH BASIN |
| DD | DECK DRAIN |
| FD | FLOOR DRAIN |
| PD | PLANTER DRAIN |
| RD | ROOF DRAIN |
| SC | PIPE SCUPPER |
| TD | TRENCH DRAIN |

GRADE MARKERS:

| | |
|---|---|
| BG. | BUILDING GRADE |
| EX. | EXISTING GRADE |
| EL. | NEW ELEVATION |
| FG. | FINISHED GRADE |
| IP. | INTERPOLATED GRADE |
| ▷ | WINDOW OPENER |





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350 - 1650 west 2nd ave, vancouver, bc v6j 1h4



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REGISTERED ARCHITECT PETER ADRIAN VAN DER MEIJDEN BRITISH COLUMBIA Apr 28, 2025

| # | ISSUED FOR | YY.MM.DD |
|---|---|---|
| 01 | City Meeting | 23.07.11 |
| 02 | Issued for Rezoning / D.P. | 23.08.04 |
| 03 | RZ & DP Area Plans | 23.08.10 |
| 04 | Summary Letter Response | 24.05.29 |
| 05 | S.L.R. R1 | 24.06.17 |
| 06 | S.L.R. R2 | 24.07.18 |
| 07 | Eng. Comments Response | 24.09.05 |
| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Level 6**

Apr 28, 2025

Scale: 1/8" = 1'-0"

# A - 2.22

DP 41.23 - 21

**GENERAL NOTES**

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"L ONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

**ABBREVIATIONS**

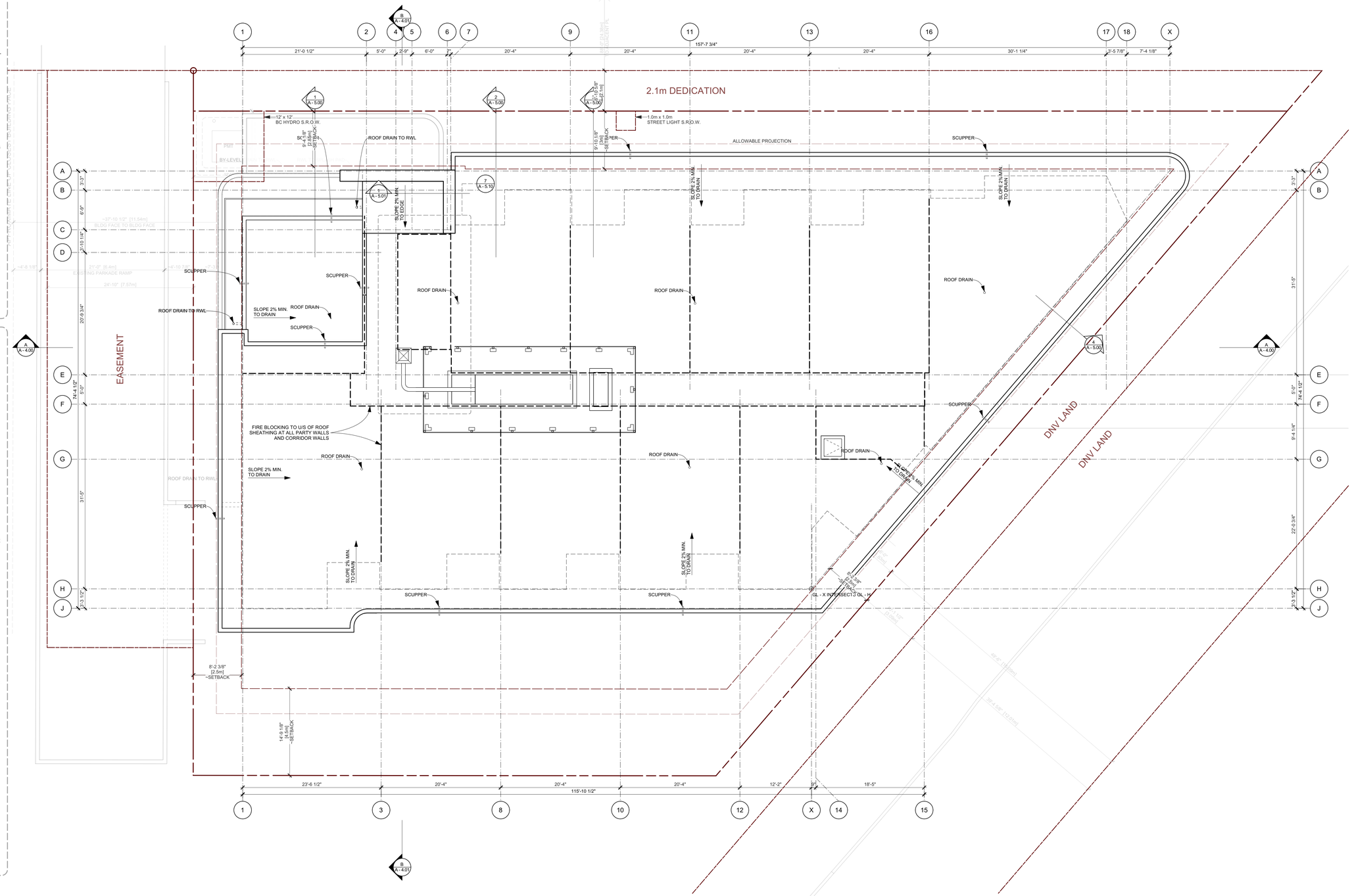
| | |
|---|---|
| AAH | ATTIC ACCESS HATCH |
| AB | AIR BARRIER |
| AFF | ABOVE FINISHED FLOOR |
| ACC | ACCESSIBLE |
| ADPT | ADAPTABLE |
| ARCH | ARCHITECTURAL |
| APPROX | APPROXIMATE |
| AFF | ABOVE FINISH FLOOR |
| BLKG | BLOCKING |
| BLK | BLOCK |
| BLDG | BUILDING |
| CLG | CEILING |
| CL | CENTER LINE |
| CONT | CONTINUOUS |
| CNTR | CENTER |
| CP | COMMUNICATIONS PANEL |
| C/W | COMPLETE WITH |
| DIM | DIMENSION |
| DIA | DIAMETER |
| DN | DOWN |
| DWG | DRAWING |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EP | ELECTRICAL PANEL |
| EQ | EQUAL |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FT | FEET |
| FX | FIRE EXTINGUISHER |
| FHC | FIRE HOSE CABINET |
| FRR | FIRE RESISTANCE RATING |
| GA | GAUGE |
| HT | HEIGHT |
| ID | INTERIOR DESIGN |
| HORZ | HORIZONTAL |
| JAN | JANITOR |
| LAV | LAVATORY |
| LUM | LIQUID URETHANE MEMBRANE |
| m | METERS |
| MB | MOISTURE BARRIER |
| MF | MANIFOLD |
| MH | MANHOLE |
| MO | MECHANICAL OPENING |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MECH | MECHANICAL |
| MEZ | MEZZANINE |
| MISC | MISCELLANEOUS |
| NTS | NOT TO SCALE |
| OTB | OPEN TO BELOW |
| OC | ON CENTER |
| P&S | PEEL & STICK MEMBRANE |
| REF | REFERENCE |
| RH | ROOF HATCH |
| RM | ROOM |
| RWL | RAIN WATER LEADER |
| SF | SQUARE FEET |
| SP | STANDPIPE |
| SS | STEEL STUD |
| SQ | SQUARE |
| SQM | SQUARE METERS |
| SAM | SELF-ADHERED MEMBRANE |
| SIM | SIMILAR |
| SPRK | SPRINKLER |
| STC | SOUND TRANSMISSION CLASS |
| STD | STANDARD |
| STRUCT | STRUCTURAL |
| SPEC | SPECIFICATION |
| T&G | TONGUE AND GROOVE |
| TEMP | TEMPORARY |
| TYP | TYPICAL |
| U/S | UNDERSIDE |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VP | VAPOUR BARRIER |
| W/ | WITH |
| WC | WATER CLOSET |
| WOB | WASHING MACHINE OPERATION BOX |
| WPM | WATER PROOF MEMBRANE |

DRAIN TYPES:

| | |
|---|---|
| AD | AREA DRAIN |
| BD | BI-LEVEL DRAIN |
| CB | CATCH BASIN |
| DD | DECK DRAIN |
| FD | FLOOR DRAIN |
| PD | PLANTER DRAIN |
| RD | ROOF DRAIN |
| SC | PIPE SCUPPER |
| TD | TRENCH DRAIN |

GRADE MARKERS:

| | |
|---|---|
| BG. | BUILDING GRADE |
| EX. | EXISTING GRADE |
| EL. | NEW ELEVATION |
| FG. | FINISHED GRADE |
| IP. | INTERPOLATED GRADE |
| ▷ | WINDOW OPENER |





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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA Apr 28, 2025

| # | ISSUED FOR | YY.MM.DD |
|---|---|---|
| 01 | City Meeting | 23.07.11 |
| 02 | Issued for Rezoning / D.P. | 23.08.04 |
| 03 | RZ & DP Area Plans | 23.08.10 |
| 04 | Summary Letter Response | 24.05.29 |
| 05 | S.L.R. R1 | 24.06.17 |
| 06 | S.L.R. R2 | 24.07.18 |
| 07 | Eng. Comments Response | 24.09.05 |
| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Roof Plan**

Apr 28, 2025

Scale: 1/8" = 1'-0"

# A - 2.23

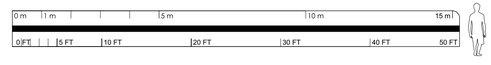
DP 41.23 - 22

# Material Legend

*Provide Colour & Material Samples for All Finishes for WNDR's Approval*

1. **Roofing**
   2 - Ply SBS High Albedo Roofing
   Colour: Light Grey
2. **Feature Fascia**
   Colour: Cascadia Metals Iron Ore
3. **Feature Metal Sun Screens**
   Colour: Cascadia Metals Iron Ore
4. **Metal Trims & Extrusions**
   Light Colour - Cascadia Metals Polar White
   Dark Colour - Cascadia Metals Iron Ore
5. **Feature Soffit**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
6. **Feature Cladding**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
7. **Feature Cladding : Dark**
   Wood-like Cladding 10 1/4" Vertical Siding
   Colour: Burnt Rock Wide Grain
8. **Heavy Timber Glulam**
   Stain Colour: Mesmers to match
   Feature Soffit/Feature Cladding
9. **Cladding Panels: Light**
   Fiber Cement Panels
   Colour : B.M. OC-66 Snow White
10. **Deck Fascia**
    1" Fiber Cement Trim Board
    Colour : B.M. OC-66 Snow White
11. **Architectural Concrete**
    Natural Finish with anti-graffiti coating
12. **Curtain Wall**
    High Performance Low - E Glazing
    Spandrel Glass Colour: B.M. 2060-10 Symphony Blue
    Aluminum Colour to match C.M. Iron Ore
13. **Vinyl Windows**
    High Performance Low - E Glazing
    Light Colour - White
    Dark Colour - Charcoal
14. **Glass**
    High Performance Low - E at Windows
    Tempered Safety Glass at Balcony Guards
15. **Feature Stone**
    Natural Stone Veneer
    Cobblefield Mutual Materials or Similar Natural
    Product coloured like Echo Ridge





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REGISTERED ARCHITECT PETER ADRIAAN VAN DER MEULEN BRITISH COLUMBIA April 28, 2025

| # | ISSUED FOR | YY.MM.DD |
|---|---|---|
| 01 | City Meeting | 23.07.11 |
| 02 | Issued for Rezoning / D.P. | 23.08.04 |
| 03 | RZ & DP Area Plans | 23.08.10 |
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| 06 | S.L.R. R2 | 24.07.18 |
| 07 | Eng. Comments Response | 24.09.05 |
| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Elevation - North**

Jan 10, 2025

Scale: 1/8" = 1'-0"

**A - 3.00**

DP 41.23 - 23

## Material Legend

*Provide Colour & Material Samples for All Finishes for WNDR's Approval*

1 **Roofing**
2 - Ply SBS High Albedo Roofing
Colour: Light Grey

2 **Feature Fascia**
Colour: Cascadia Metals Iron Ore

3 **Feature Metal Sun Screens**
Colour: Cascadia Metals Iron Ore

4 **Metal Trims & Extrusions**
Light Colour - Cascadia Metals Polar White
Dark Colour - Cascadia Metals Iron Ore

5 **Feature Soffit**
10 1/4" Exposure Wood-like Cladding
Colour: Cedar Woodgrain

6 **Feature Cladding**
10 1/4" Exposure Wood-like Cladding
Colour: Cedar Woodgrain

7 **Feature Cladding : Dark**
Wood-like Cladding 10 1/4" Vertical Siding
Colour: Burnt Rock Wide Grain

8 **Heavy Timber Glulam**
Stain Colour: Mesmers to match
Feature Soffit/Feature Cladding

9 **Cladding Panels: Light**
Fiber Cement Panels
Colour : B.M. OC-66 Snow White

10 **Deck Fascia**
1" Fiber Cement Trim Board
Colour : B.M. OC-66 Snow White

11 **Architectural Concrete**
Natural Finish with anti-graffiti coating

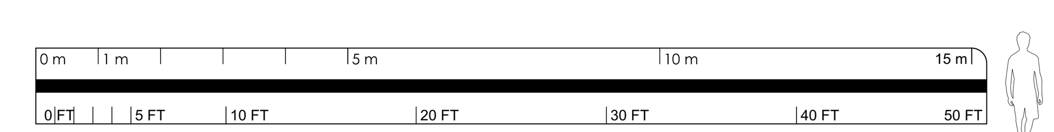
12 **Curtain Wall**
High Performance Low - E Glazing
Spandrel Glass Colour: B.M. 2060-10 Symphony Blue
Aluminum Colour to match C.M. Iron Ore

13 **Vinyl Windows**
High Performance Low - E Glazing
Light Colour - White
Dark Colour - Charcoal

14 **Glass**
High Performance Low - E at Windows
Tempered Safety Glass at Balcony Guards

15 **Feature Stone**
Natural Stone Veneer
Cobblefield Mutual Materials or Similar Natural
Product coloured like Echo Ridge




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REGISTERED ARCHITECT
ERIK PETER ADRIAAN VAN DER PUTTEN
April 28, 2025
BRITISH COLUMBIA

| # | ISSUED FOR | YY.MM.DD |
|---|---|---|
| 01 | City Meeting | 23.07.11 |
| 02 | Issued for Rezoning / D.P. | 23.08.04 |
| 03 | RZ & DP Area Plans | 23.08.10 |
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| 07 | Eng. Comments Response | 24.09.05 |
| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Elevation - East**

Jan 10, 2025

Scale: 1/8" = 1'-0"

# A - 3.01

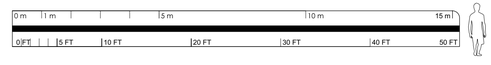
DP 41.23 - 24

# Material Legend

*Provide Colour & Material Samples for All Finishes for WNDR's Approval*

1. **Roofing**
   2 - Ply SBS High Albedo Roofing
   Colour: Light Grey
2. **Feature Fascia**
   Colour: Cascadia Metals Iron Ore
3. **Feature Metal Sun Screens**
   Colour: Cascadia Metals Iron Ore
4. **Metal Trims & Extrusions**
   Light Colour - Cascadia Metals Polar White
   Dark Colour - Cascadia Metals Iron Ore
5. **Feature Soffit**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
6. **Feature Cladding**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
7. **Feature Cladding : Dark**
   Wood-like Cladding 10 1/4" Vertical Siding
   Colour: Burnt Rock Wide Grain
8. **Heavy Timber Glulam**
   Stain Colour: Mesmers to match
   Feature Soffit/Feature Cladding
9. **Cladding Panels: Light**
   Fiber Cement Panels
   Colour : B.M. OC-66 Snow White
10. **Deck Fascia**
    1" Fiber Cement Trim Board
    Colour : B.M. OC-66 Snow White
11. **Architectural Concrete**
    Natural Finish with anti-graffiti coating
12. **Curtain Wall**
    High Performance Low - E Glazing
    Spandrel Glass Colour: B.M. 2060-10 Symphony Blue
    Aluminum Colour to match C.M. Iron Ore
13. **Vinyl Windows**
    High Performance Low - E Glazing
    Light Colour - White
    Dark Colour - Charcoal
14. **Glass**
    High Performance Low - E at Windows
    Tempered Safety Glass at Balcony Guards
15. **Feature Stone**
    Natural Stone Veneer
    Cobblefield Mutual Materials or Similar Natural
    Product coloured like Echo Ridge





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REGISTERED ARCHITECT
PETER ADRIAAN VAN DER PLOEG
BRITISH COLUMBIA
April 28, 2025

| # | ISSUED FOR | YY.MM.DD |
|---|---|---|
| 01 | City Meeting | 23.07.11 |
| 02 | Issued for Rezoning / D.P. | 23.08.04 |
| 03 | RZ & DP Area Plans | 23.08.10 |
| 04 | Summary Letter Response | 24.05.29 |
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| 07 | Eng. Comments Response | 24.09.05 |
| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Elevation - South**

Jan 10, 2025

Scale: 1/8" = 1'-0"

**A - 3.02**

## Material Legend

*Provide Colour & Material Samples for All Finishes for WNDR's Approval*

1. **Roofing**
   2 - Ply SBS High Albedo Roofing
   Colour: Light Grey
2. **Feature Fascia**
   Colour: Cascadia Metals Iron Ore
3. **Feature Metal Sun Screens**
   Colour: Cascadia Metals Iron Ore
4. **Metal Trims & Extrusions**
   Light Colour - Cascadia Metals Polar White
   Dark Colour - Cascadia Metals Iron Ore
5. **Feature Soffit**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
6. **Feature Cladding**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
7. **Feature Cladding : Dark**
   Wood-like Cladding 10 1/4" Vertical Siding
   Colour: Burnt Rock Wide Grain
8. **Heavy Timber Glulam**
   Stain Colour: Mesmers to match
   Feature Soffit/Feature Cladding
9. **Cladding Panels: Light**
   Fiber Cement Panels
   Colour : B.M. OC-66 Snow White
10. **Deck Fascia**
    1" Fiber Cement Trim Board
    Colour : B.M. OC-66 Snow White
11. **Architectural Concrete**
    Natural Finish with anti-graffiti coating
12. **Curtain Wall**
    High Performance Low - E Glazing
    Spandrel Glass Colour: B.M. 2060-10 Symphony Blue
    Aluminum Colour to match C.M. Iron Ore
13. **Vinyl Windows**
    High Performance Low - E Glazing
    Light Colour - White
    Dark Colour - Charcoal
14. **Glass**
    High Performance Low - E at Windows
    Tempered Safety Glass at Balcony Guards
15. **Feature Stone**
    Natural Stone Veneer
    Cobblefield Mutual Materials or Similar Natural
    Product coloured like Echo Ridge




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REGISTERED ARCHITECT · ERIK PETER ADRIAAN VAN DER PUTTEN · BRITISH COLUMBIA · April 28, 2025

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| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Elevation - West**

Jan 10, 2025

Scale: 1/8" = 1'-0"

# A - 3.03

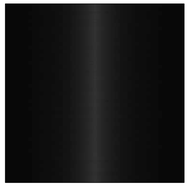





Roofing
2 - Ply SBS High Albedo Roofing
Colour : Light Grey



Feature Architectural Fascia
Colour : Cascadia Metals Iron Ore



Feature Metal Sun Screens
Colour : Cascadia Metals Iron Ore



Metal Trims & Extrusions
Light Colour : Cascadia Metals Polar White
Dark Colour : Cascadia Metals Iron Ore



Feature Soffit
10 1/4" Exposure Wood-like Cladding
Colour: Cedar Woodgrain



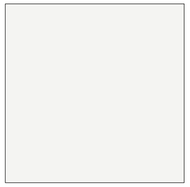
Feature Cladding
10 1/4" Exposure Wood-like Cladding
Colour: Cedar Woodgrain



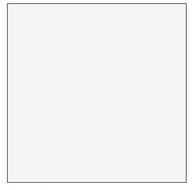
Feature Cladding : Dark
10 1/4" Exposure Wood-like Cladding
Colour: Burnt Rock Wide Grain



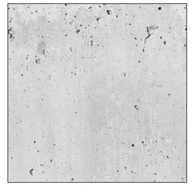
Heavy Timber Glulam
Stain Colour : Mesmers to match
Feature Soffit/Feature Cladding



Cladding Panels : Light
Fiber Cement Panels
Colour : B.M. OC - 68 Distant Gray



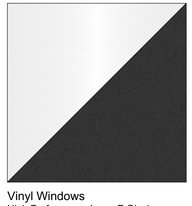
Deck Fascia
1" Fiber Cement Trim Board
Colour : B.M. OC - 68 Distant Gray



Architectural Concrete
Natural Finish with anit-graffiti coating



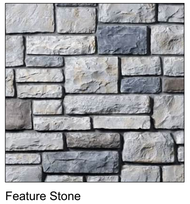
Curtain Wall
High Performance Low - E Glazing
Spandrel Glass: Benjamine Moore
2060-10 Symphony Blue
Aluminum Colour to match C.M. Iron Ore



Vinyl Windows
High Performance Low - E Glazing
Light Colour - White
Dark Colour - Charcoal



Glass
High-performance Low-E at Windows
Tempered Safety Glass at Balcony Guards



Feature Stone
Natural Stone Veneer
Cobblefield Mutual Materials or Similar
Natural Product like Country Ledgestone
Echo Ridge

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| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

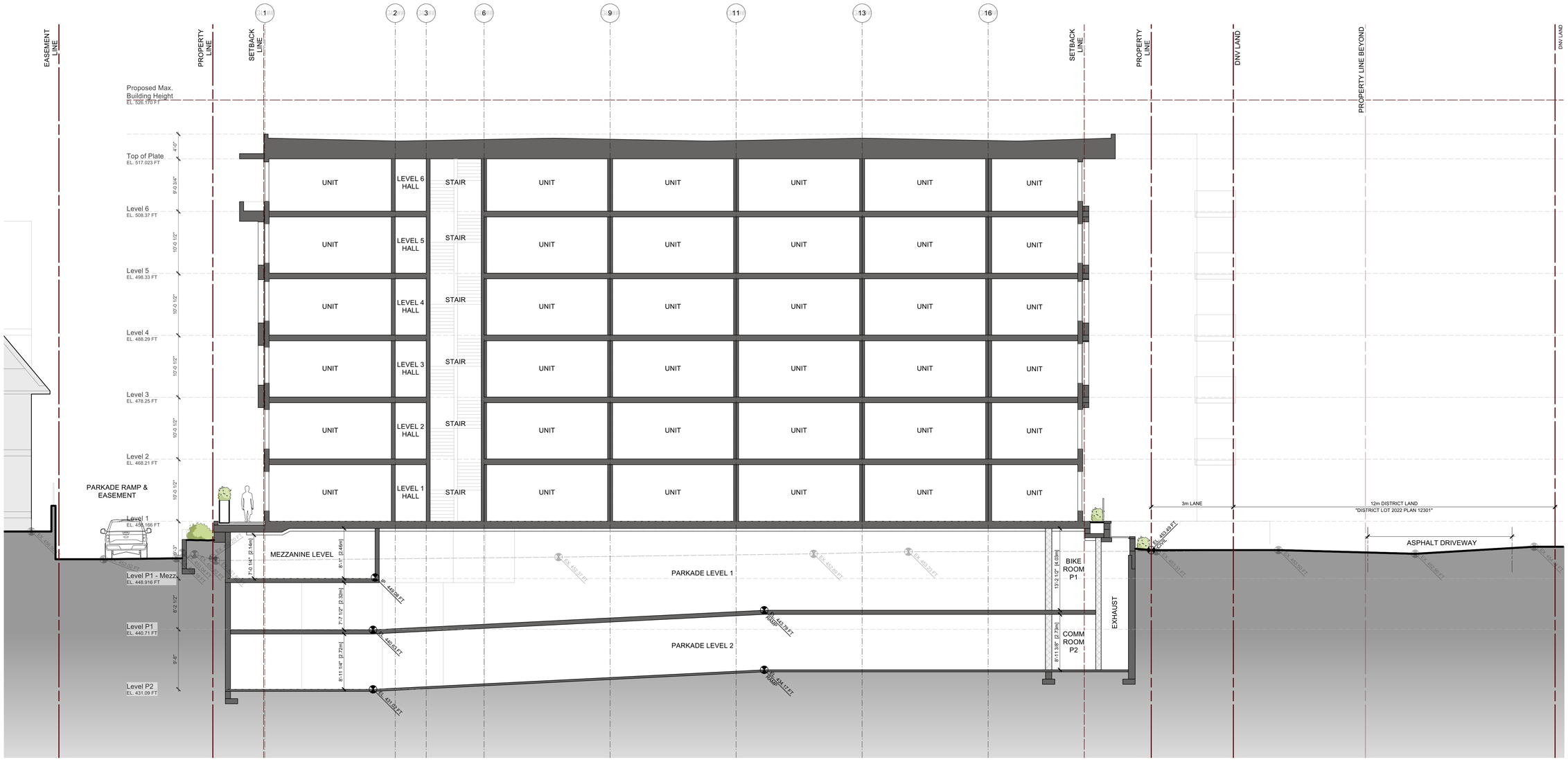
1149 & 1155
Lynn Valley Road

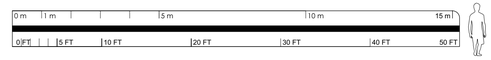
**Colour & Material Board**

Jan 10, 2025

Scale: 1/4" = 1'-0"

# A - 3.04




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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PLOEG BRITISH COLUMBIA April 28, 2025

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REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

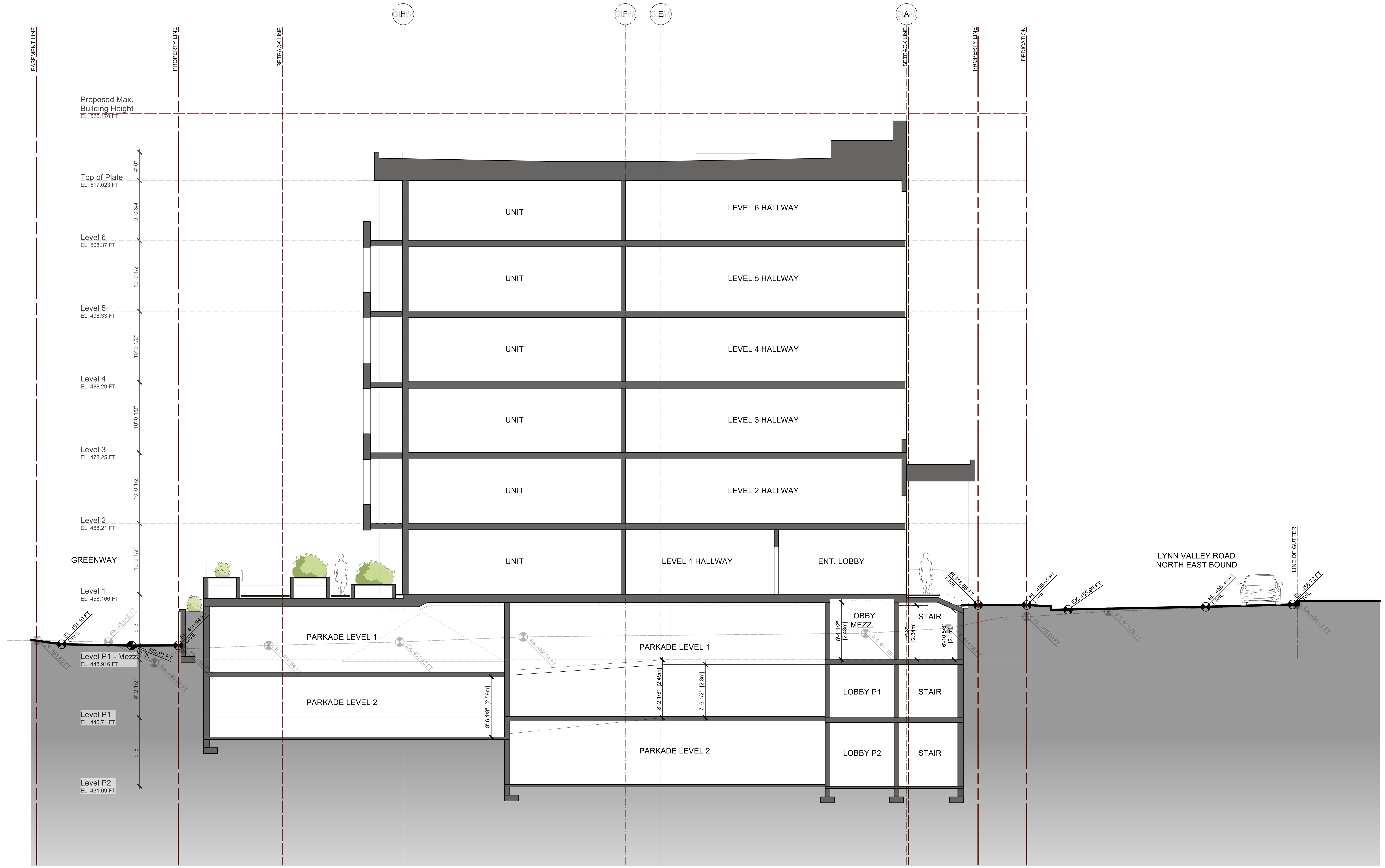
1149 & 1155
Lynn Valley Road

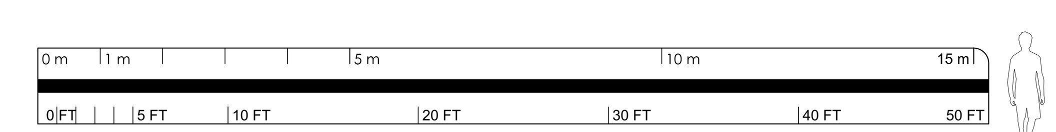
**Section - AA**

Jan 10, 2025

Scale: 1/8" = 1'-0"

# A - 4.00




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REGISTERED ARCHITECT ERIK PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA April 28, 2025

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REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

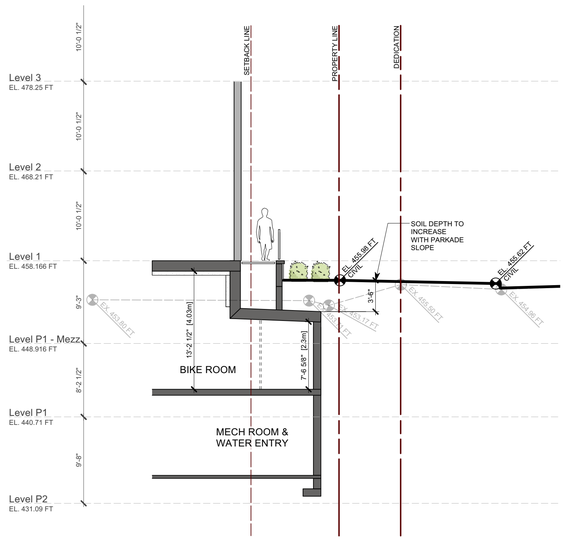
1149 & 1155 Lynn Valley Road

**Section - BB**

Jan 10, 2025

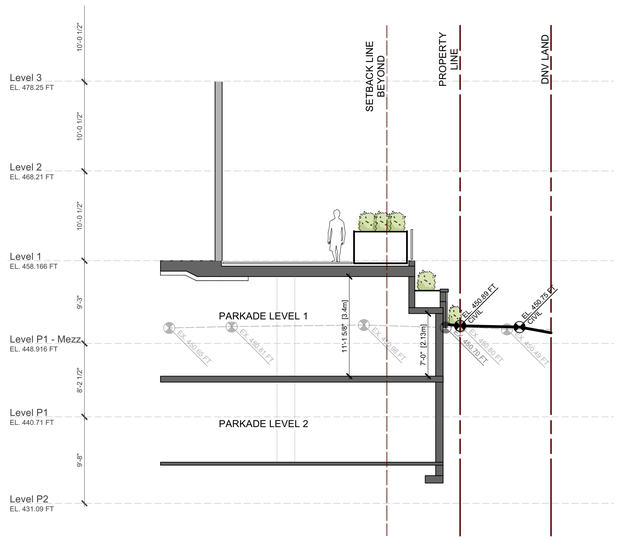
Scale: 1/8" = 1'-0"

# A - 4.01



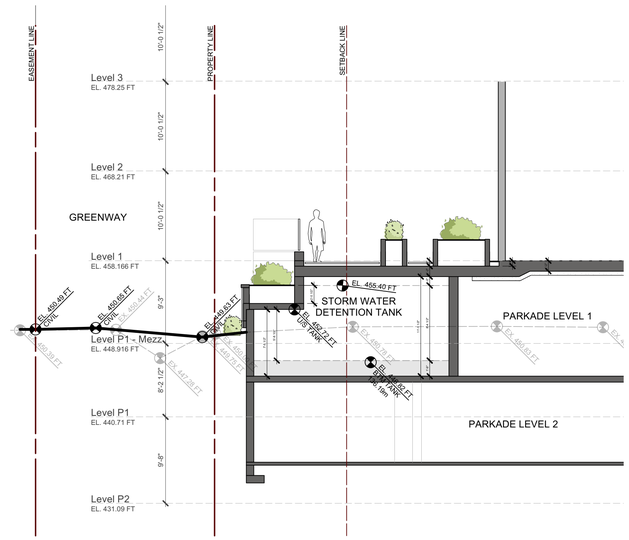

## 01. SECTION AT BIKE/MECH. ROOM

SCALE: 1/8" = 1'-0"



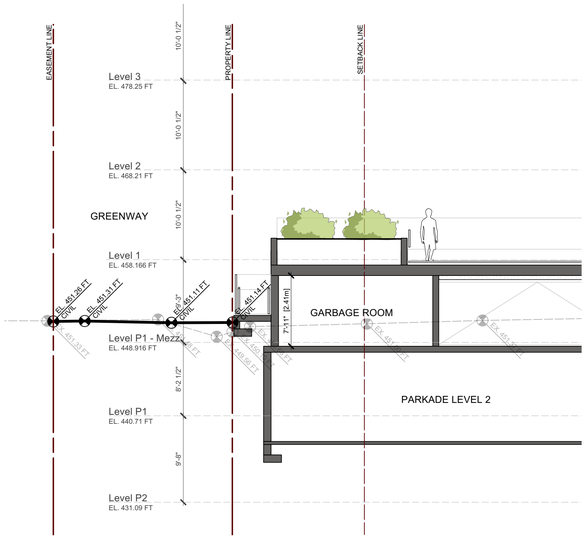

## 02. SECTION AT PARKADE

SCALE: 1/8" = 1'-0"



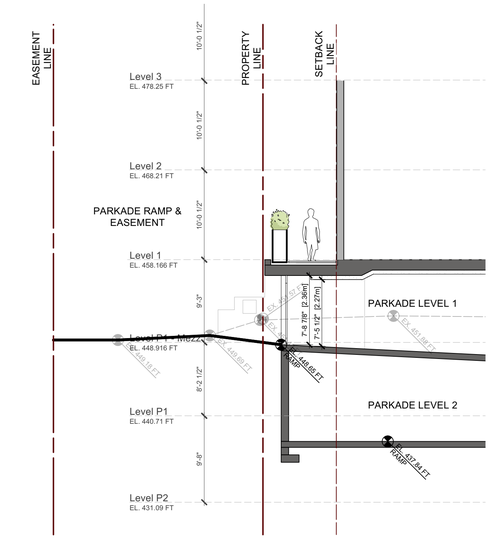

## 03. SECTION AT STORM WATER TANK

SCALE: 1/8" = 1'-0"



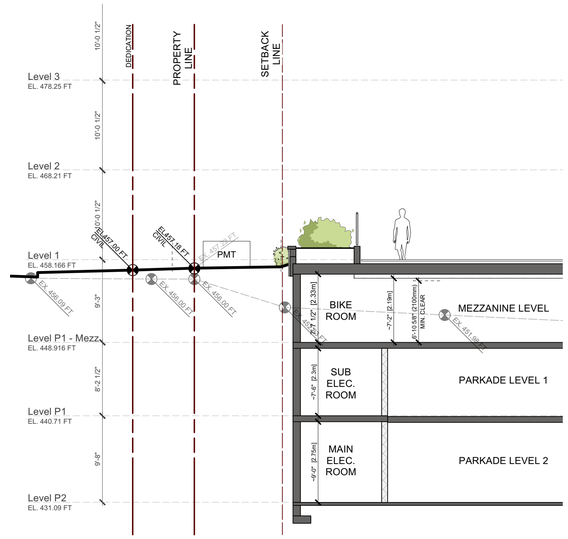

## 04. SECTION AT GARBAGE ROOM

SCALE: 1/8" = 1'-0"



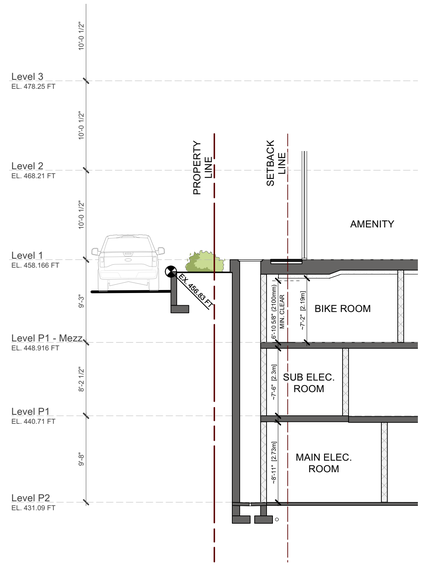

## 05. SECTION AT PARKADE ENTRY

SCALE: 1/8" = 1'-0"




## 06. SECTION AT ELEC. ROOMS

SCALE: 1/8" = 1'-0"




## 07. SECTION AT ELEC. ROOMS

SCALE: 1/8" = 1'-0"




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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN CANADA BRITISH COLUMBIA April 28, 2025

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REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Sections - Parkade**

Jan 10, 2025

Scale: As Noted

# A - 4.02

DP 41.23 - 30

**GENERAL NOTES**

1. REFER TO INTERIOR DESIGN DWGS FOR MORE DETAIL, BACKING LOCATIONS & INTERIOR FINISHES.
2. WINDOW TYPES INCLUDING OPENERS, BALCONY, POST & MULLION LOCATIONS VARY. REFER TO ELEVATIONS AND FLOOR PLANS FOR MORE INFORMATION.
3. ALL MINOR INTERIOR WALLS WHICH ARE NOT LABELED ARE TO BE TYPE "XXX" U.N.O. (SEE STRUCTURAL LOCATION OF LOAD BEARING WALLS)
4. ALL WALLS WITH MECHANICAL STACKS, DUCTS AND/OR RISERS TO BE INSULATED.
5. BACKING REQUIRED TO PERMIT FUTURE INSTALLATION OF GRAB BARS AT TOILET, BATHTUBS AND SHOWERS.
6. PROVIDE BACKING AT TOWEL BARS, TOWEL RACKS, ETC, PER I.D.
7. BATHROOM FAUCETS TO HAVE LEVER HANDLES THAT DO NOT REQUIRE GRASPING OR TWISTING.

SHADED AREA ON PLANS DENOTES DROPPED CEILINGS

HATCHED AREA ON PLANS DENOTES RATED CHASE

REFER TO SHEET A-0.02 FOR DNV ADAPTABILITY REQUIREMENTS

REFER TO ENLARGED DRAWINGS FOR BUILD-OUT LOCATIONS AND ADDITIONAL INFORMATION

**ABBREVIATIONS**

| | |
|---|---|
| AAH | ATTIC ACCESS HATCH |
| AB | AIR BARRIER |
| AFF | ABOVE FINISHED FLOOR |
| ACC | ACCESSIBLE |
| ADPT | ADAPTABLE |
| ARCH | ARCHITECTURAL |
| APPROX | APPROXIMATE |
| AFF | ABOVE FINISH FLOOR |
| BLKG | BLOCKING |
| BLK | BLOCK |
| BLDG | BUILDING |
| CLG | CEILING |
| CL | CENTER LINE |
| CONT | CONTINUOUS |
| CNTR | CENTER |
| CP | COMMUNICATIONS PANEL |
| C/W | COMPLETE WITH |
| DIM | DIMENSION |
| DIA | DIAMETER |
| DN | DOWN |
| DWG | DRAWING |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EP | ELECTRICAL PANEL |
| EQ | EQUAL |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FT | FEET |
| FX | FIRE EXTINGUISHER |
| FHC | FIRE HOSE CABINET |
| FRR | FIRE RESISTANCE RATING |
| GA | GAUGE |
| HT | HEIGHT |
| ID | INTERIOR DESIGN |
| HORZ | HORIZONTAL |
| JAN | JANITOR |
| LAV | LAVATORY |
| LUM | LIQUID URETHANE MEMBRANE |
| m | METERS |
| MB | MOISTURE BARRIER |
| MF | MANIFOLD |
| MH | MANHOLE |
| MO | MECHANICAL OPENING |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MECH | MECHANICAL |
| MEZ | MEZZANINE |
| MISC | MISCELLANEOUS |
| NTS | NOT TO SCALE |
| OTB | OPEN TO BELOW |
| OC | ON CENTER |
| P&S | PEEL & STICK MEMBRANE |
| REF | REFERENCE |
| RH | ROOF HATCH |
| RM | ROOM |
| RWL | RAIN WATER LEADER |
| SF | SQUARE FEET |
| SP | STANDPIPE |
| SS | STEEL STUD |
| SQ | SQUARE |
| SQM | SQUARE METERS |
| SAM | SELF-ADHERED MEMBRANE |
| SIM | SIMILAR |
| SPRK | SPRINKLER |
| STC | SOUND TRANSMISSION CLASS |
| STD | STANDARD |
| STRUCT | STRUCTURAL |
| SPEC | SPECIFICATION |
| T&G | TONGUE AND GROOVE |
| TEMP | TEMPORARY |
| TYP | TYPICAL |
| U/S | UNDERSIDE |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VP | VAPOUR BARRIER |
| W/ | WITH |
| WC | WATER CLOSET |
| WOB | WASHING MACHINE OPERATION BOX |
| WPM | WATER PROOF MEMBRANE |

DRAIN TYPES:

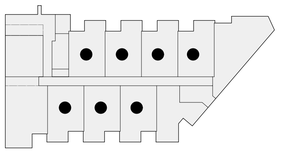
| | |
|---|---|
| AD | AREA DRAIN |
| BD | BI-LEVEL DRAIN |
| CB | CATCH BASIN |
| DD | DECK DRAIN |
| FD | FLOOR DRAIN |
| PD | PLANTER DRAIN |
| RD | ROOF DRAIN |
| SC | PIPE SCUPPER |
| TD | TRENCH DRAIN |

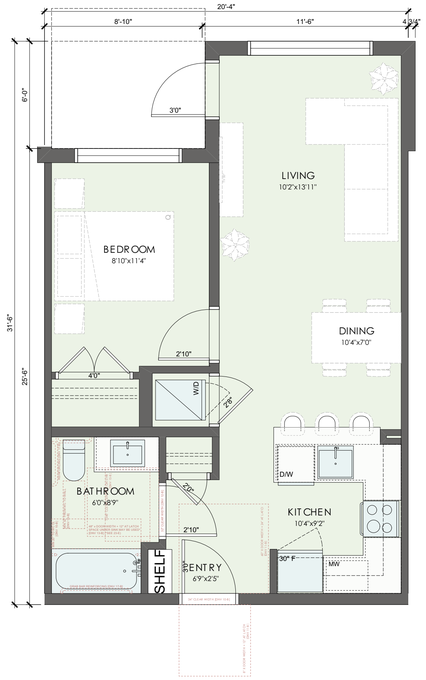
GRADE MARKERS:

| | |
|---|---|
| BG. | BUILDING GRADE |
| EX. | EXISTING GRADE |
| EL. | NEW ELEVATION |
| FG. | FINISHED GRADE |
| IP. | INTERPOLATED GRADE |
| ▷ | WINDOW OPENER |

**Unit A1:** 42/66 Units
1Bed + 1 Bath
DNV Basic Accessible Units
Area: 582 SF

**Key Plan**



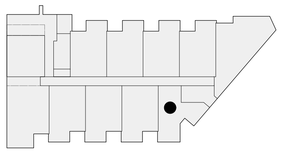


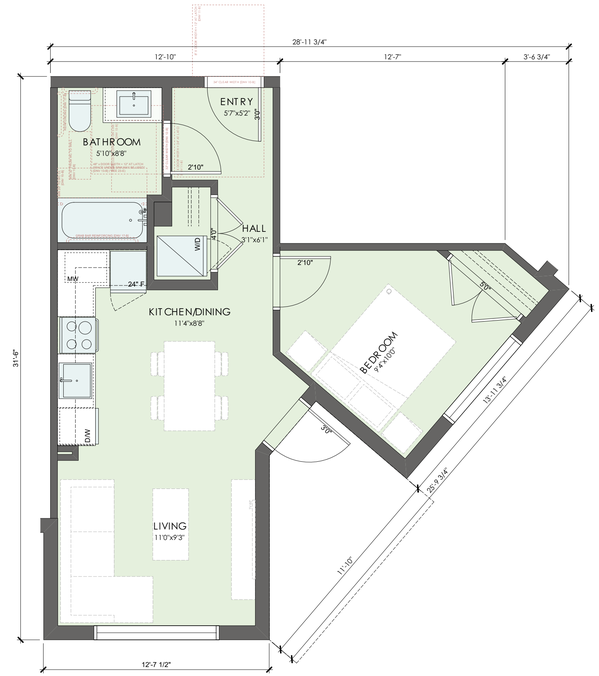

## 01. UNIT A1

SCALE: 1/4" = 1'-0"

**Unit A2:** 6/66 Units
1Bed + 1 Bath
DNV Basic Accessible Units
Area: 539 SF

**Key Plan**



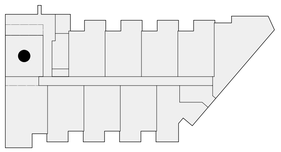


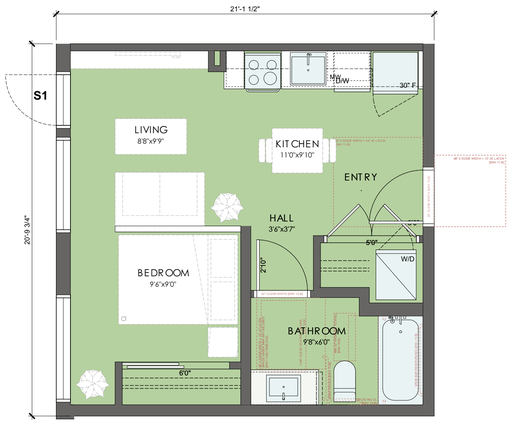

## 02. UNIT A2

SCALE: 1/4" = 1'-0"

**Unit S1/S2:** 2/66 Units
Studio + 1 Bath
DNV Basic Accessible Units
Area: 427 SF

**Key Plan**



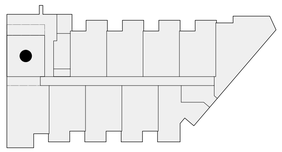


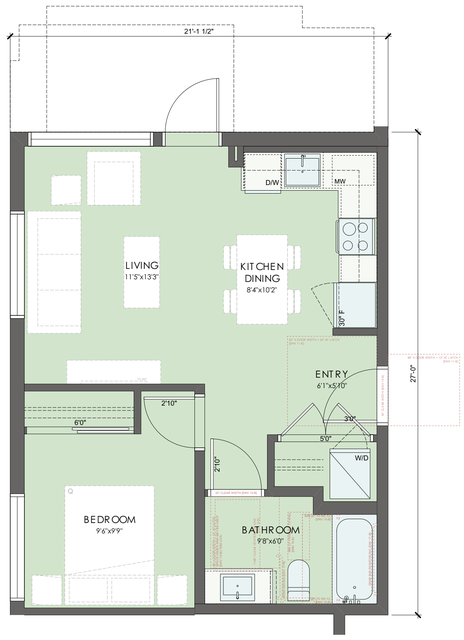

## 03. UNIT S1/S2

SCALE: 1/4" = 1'-0"

**Unit A4:** 4/66 Units
1Bed + 1 Bath
DNV Basic Accessible Units
Area: 561 SF

**Key Plan**






## 04. UNIT A4

SCALE: 1/4" = 1'-0"






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REGISTERED ARCHITECT PETER ADRIAN VAN DER PUTTEN BRITISH COLUMBIA April 08, 2025

| # | ISSUED FOR | YY.MM.DD |
|---|---|---|
| 01 | City Meeting | 23.07.11 |
| 02 | Issued for Rezoning / D.P. | 23.08.04 |
| 03 | RZ & DP Area Plans | 23.08.10 |
| 04 | Summary Letter Response | 24.05.29 |
| 05 | S.L.R. R1 | 24.06.17 |
| 06 | S.L.R. R2 | 24.07.18 |
| 07 | Eng. Comments Response | 24.09.05 |
| 08 | Issued for Rezoning & D.P. | 25.01.10 |
| 09 | Rezoning & D.P R1 | 25.04.28 |

REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

1149 & 1155
Lynn Valley Road

**Unit Plans**

Jan 10, 2025

Scale: 1/4" = 1'-0"

**A - 5.00**

**GENERAL NOTES**

1. REFER TO INTERIOR DESIGN DWGS FOR MORE DETAIL, BACKING LOCATIONS & INTERIOR FINISHES.
2. WINDOW TYPES INCLUDING OPENERS, BALCONY, POST & MULLION LOCATIONS VARY. REFER TO ELEVATIONS AND FLOOR PLANS FOR MORE INFORMATION.
3. ALL MINOR INTERIOR WALLS WHICH ARE NOT LABELED ARE TO BE TYPE "XXX" U.N.O. (SEE STRUCTURAL LOCATION OF LOAD BEARING WALLS)
4. ALL WALLS WITH MECHANICAL STACKS, DUCTS AND/OR RISERS TO BE INSULATED.
5. BACKING REQUIRED TO PERMIT FUTURE INSTALLATION OF GRAB BARS AT TOILET, BATHTUBS AND SHOWERS.
6. PROVIDE BACKING AT TOWEL BARS, TOWEL RACKS, ETC, PER I.D.
7. BATHROOM FAUCETS TO HAVE LEVER HANDLES THAT DO NOT REQUIRE GRASPING OR TWISTING.

SHADED AREA ON PLANS DENOTES DROPPED CEILINGS

HATCHED AREA ON PLANS DENOTES RATED CHASE

REFER TO SHEET A-0.02 FOR DNV ADAPTABILITY REQUIREMENTS

REFER TO ENLARGED DRAWINGS FOR BUILD-OUT LOCATIONS AND ADDITIONAL INFORMATION

**ABBREVIATIONS**

| | |
|---|---|
| AAH | ATTIC ACCESS HATCH |
| AB | AIR BARRIER |
| AFF | ABOVE FINISHED FLOOR |
| ACC | ACCESSIBLE |
| ADPT | ADAPTABLE |
| ARCH | ARCHITECTURAL |
| APPROX | APPROXIMATE |
| AFF | ABOVE FINISH FLOOR |
| BLKG | BLOCKING |
| BLK | BLOCK |
| BLDG | BUILDING |
| CLG | CEILING |
| CL | CENTER LINE |
| CONT | CONTINUOUS |
| CNTR | CENTER |
| CP | COMMUNICATIONS PANEL |
| C/W | COMPLETE WITH |
| DIM | DIMENSION |
| DIA | DIAMETER |
| DN | DOWN |
| DWG | DRAWING |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EP | ELECTRICAL PANEL |
| EQ | EQUAL |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FT | FEET |
| FX | FIRE EXTINGUISHER |
| FHC | FIRE HOSE CABINET |
| FRR | FIRE RESISTANCE RATING |
| GA | GAUGE |
| HT | HEIGHT |
| ID | INTERIOR DESIGN |
| HORZ | HORIZONTAL |
| JAN | JANITOR |
| LAV | LAVATORY |
| LUM | LIQUID URETHANE MEMBRANE |
| m | METERS |
| MB | MOISTURE BARRIER |
| MF | MANIFOLD |
| MH | MANHOLE |
| MO | MECHANICAL OPENING |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MECH | MECHANICAL |
| MEZ | MEZZANINE |
| MISC | MISCELLANEOUS |
| NTS | NOT TO SCALE |
| OTB | OPEN TO BELOW |
| OC | ON CENTER |
| P&S | PEEL & STICK MEMBRANE |
| REF | REFERENCE |
| RH | ROOF HATCH |
| RM | ROOM |
| RWL | RAIN WATER LEADER |
| SF | SQUARE FEET |
| SP | STANDPIPE |
| SS | STEEL STUD |
| SQ | SQUARE |
| SQM | SQUARE METERS |
| SAM | SELF-ADHERED MEMBRANE |
| SIM | SIMILAR |
| SPRK | SPRINKLER |
| STC | SOUND TRANSMISSION CLASS |
| STD | STANDARD |
| STRUCT | STRUCTURAL |
| SPEC | SPECIFICATION |
| T&G | TONGUE AND GROOVE |
| TEMP | TEMPORARY |
| TYP | TYPICAL |
| U/S | UNDERSIDE |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VP | VAPOUR BARRIER |
| W/ | WITH |
| WC | WATER CLOSET |
| WOB | WASHING MACHINE OPERATION BOX |
| WPM | WATER PROOF MEMBRANE |

DRAIN TYPES:

| | |
|---|---|
| AD | AREA DRAIN |
| BD | BI-LEVEL DRAIN |
| CB | CATCH BASIN |
| DD | DECK DRAIN |
| FD | FLOOR DRAIN |
| PD | PLANTER DRAIN |
| RD | ROOF DRAIN |
| SC | PIPE SCUPPER |
| TD | TRENCH DRAIN |

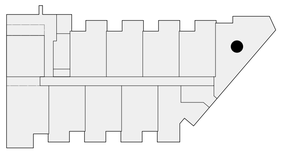
GRADE MARKERS:

| | |
|---|---|
| BG. | BUILDING GRADE |
| EX. | EXISTING GRADE |
| EL. | NEW ELEVATION |
| FG. | FINISHED GRADE |
| IP. | INTERPOLATED GRADE |

▷ WINDOW OPENER

**Unit B1:** 6/66 Units
2 Bed + 2 Bath
DNV Basic Accessible Units
Area: 882 SF

**Key Plan**



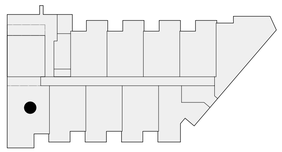


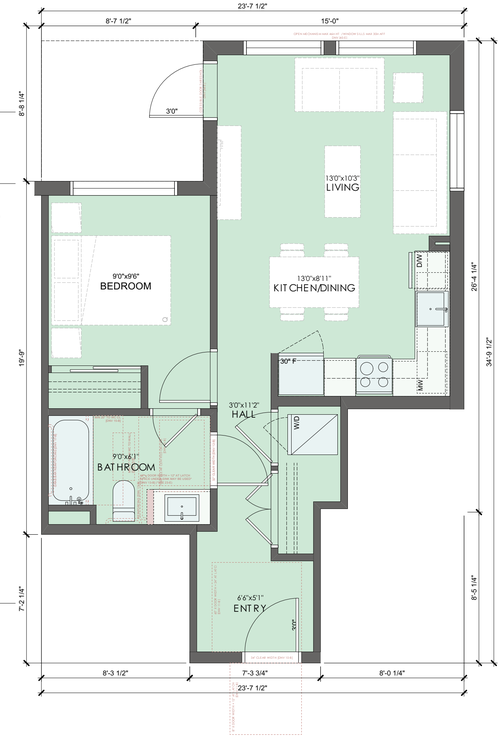

## 01. UNIT B1

SCALE: 1/4" = 1'-0"

**Unit B2:** 1/66 Units
1Bed + 1 Bath
DNV Basic Accessible Units
Area: 584 SF

**Key Plan**



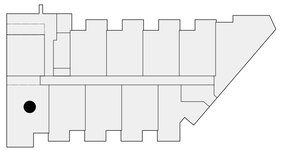


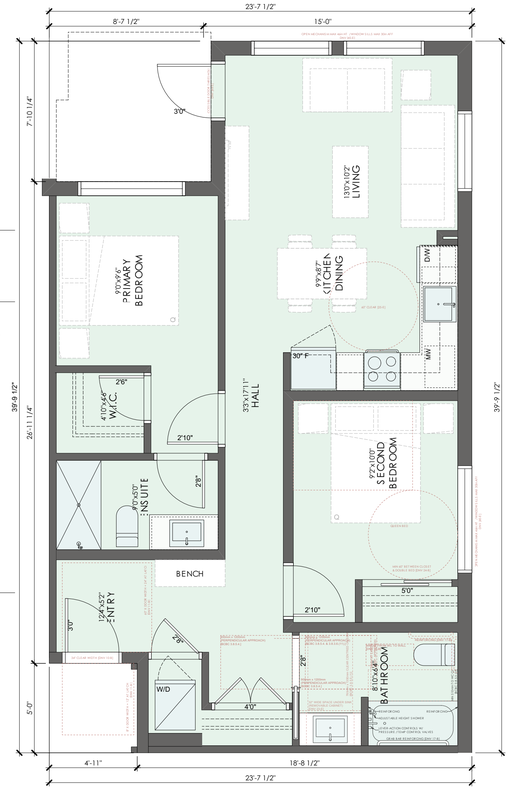

## 02. UNIT B2

SCALE: 1/4" = 1'-0"

**Unit B3:** 5/66 Units
2 Bed + 2 Bath
DNV Enhanced Accessible Units
Area: 841 SF

**Key Plan**






## 03. UNIT B3

SCALE: 1/4" = 1'-0"




wndr

**wndr architecture + design inc.**

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REDBRICK PROPERTIES

**6-Storey Multi-Family Residential Building**

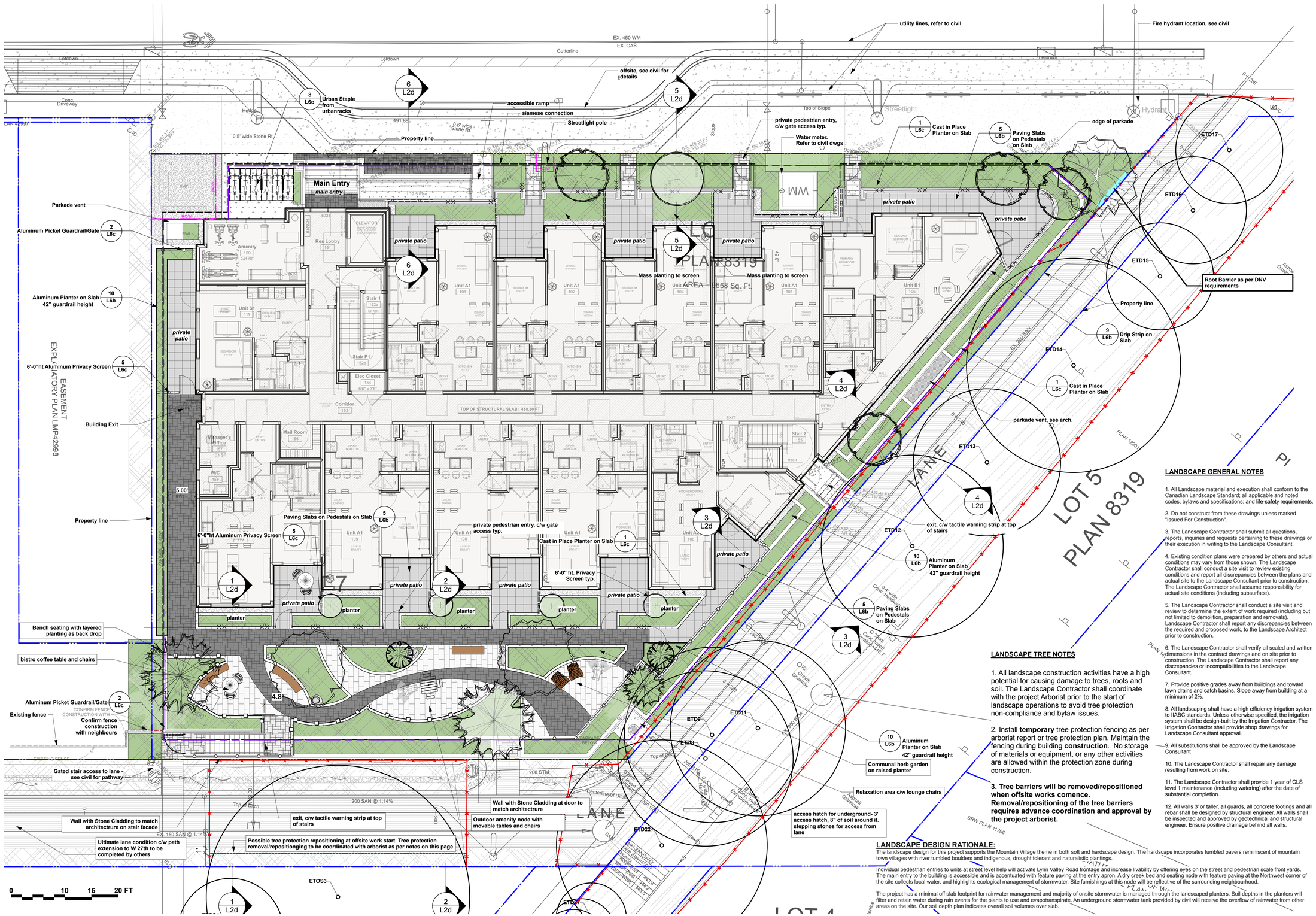
1149 & 1155
Lynn Valley Road

**Unit Plans**

Jan 10, 2025

Scale: 1/4" = 1'-0"

# A - 5.01




## LEGEND

- Property Line
- ROW
- Tree protection fence (1 L1)
- Parkade Slab Outline

**HARDSCAPE MATERIALS:** (DETAIL)

- CIP concrete (2 L6b / 1 L6b)
- Feature Pavers on parkade slab (6 L6b / 5 L6b)
- Concrete Unit Pavers (4 L6b)
- Concrete Unit Pavers (4 L6b)
- HydraPressed slab pavers on slab (6 L6b / 5 L6b)
- Concrete Paving slab pavers on parkade slab (6 L6b / 5 L6b)
- Feature Paving at node (3 L6b)
- Boulders
- CIP Concrete Retaining Wall (13 L6b)
- Gravel Drip Strip (9 L6b / 8 L6b)

**SOFTSCAPE MATERIALS:**

- Planting Bed (5 L6a)

**LINES & SYMBOLS**

- Building envelope
- Root Barrier

## LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.

2. Do not construct from these drawings unless marked "Issued For Construction".

3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.

4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).

5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.

6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

## LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install **temporary** tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during building **construction**. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

**3. Tree barriers will be removed/repositioned when offsite works comence. Removal/repositioning of the tree barriers requires advance coordination and approval by the project arborist.**

## LANDSCAPE DESIGN RATIONALE:

The landscape design for this project supports the Mountain Village theme in both soft and hardscape design. The hardscape incorporates tumbled pavers reminiscent of mountain town villages with river tumbled boulders and indigenous, drought tolerant and naturalistic plantings.

Individual pedestrian entries to units at street level help will activate Lynn Valley Road frontage and increase livability by offering eyes on the street and pedestrian scale front yards. The main entry to the building is accessible and is accentuated with feature paving at the entry apron. A dry creek bed and seating node with feature paving at the Northwest corner of the site collects local water, and highlights ecological management of stormwater. Site furnishings at this node will be reflective of the surrounding neighbourhood.

The project has a minimal off slab footprint for rainwater management and majority of onsite stormwater is managed through the landscaped planters. Soil depths in the planters will filter and retain water during rain events for the plants to use and evapotranspirate. An underground stormwater tank provided by civil will receive the overflow of rainwater from other areas on the site. Our soil depth plan indicates overall soil volumes over slab.

Trees are being retained on the east and south side of the project and plantings adjacent to this will blend into a large amount of native and native like plant material. The parkade wall at the south of the project will be enhanced through stone veneer cladding interspersed with 'living screens'. Vines will grow on the screens, a shrub layer will be planted in front of the vines, and a groundcover layer planted in the shrubs for a layered planting effect.

A series of outdoor amenity spaces on Level 1 maximize on the southern exposure and offer various seating options and spaces for residents to enjoy. A planter at the south amenity space has been devoted to herb plantings and a row of dwarf blueberries for a shared edible landscape. The planting palette at the south is comprised of a variety of cluster of broadleaf evergreens, coniferous trees, feature deciduous shrubs, and ornamental grasses reminiscent of a mountain village. Textures, bark and flowers will offer seasonal interest year-round, while also providing bird habitat and bee pollination.

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|---|---|
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| 2024-09-05 | Draft for Coordination |
| 2024-05-09 | Reissue for DP |
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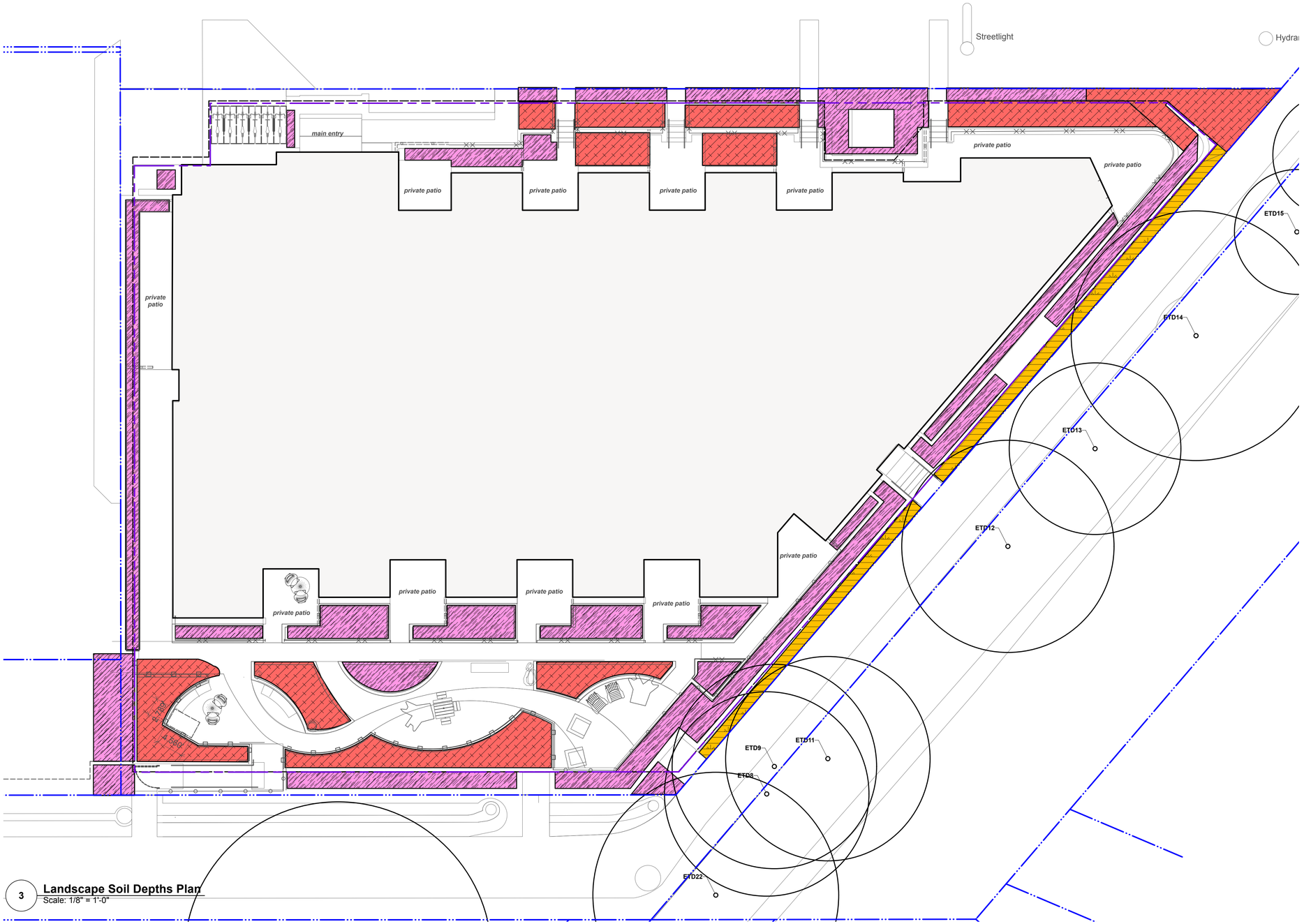
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Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Materials and Layout Plan

| Project No. | Scale |
|---|---|
| 2023-08 | 1/8" = 1'-0" |
| Project Manager: Christy Voelker | Sheet No.: L2a |
| Reviewed By: AS | |




3 **Landscape Soil Depths Plan**
Scale: 1/8" = 1'-0"

0 10 15 20 FT

## LANDSCAPE GENERAL NOTES

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6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

## LEGEND

- Property Line
- Tree protection fence
- soil 6"
- soil 24"
- soil 36"

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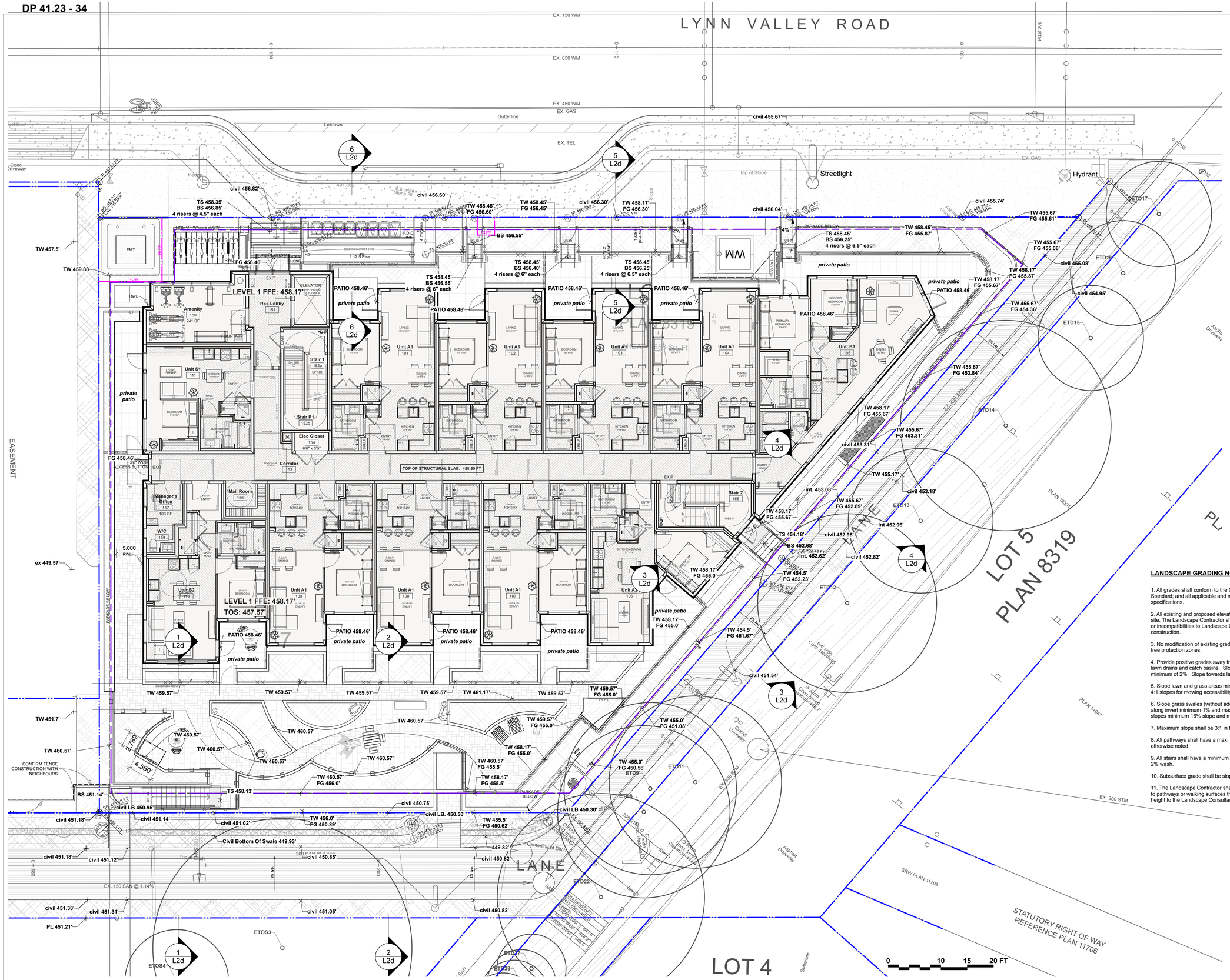
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Sheet Title
Landscape Soil Depths Plan

Project No. 2023-08
Scale 1/8" = 1'-0"
Project Manager Christy Voelker
Reviewed By AS
Sheet No. L2b




## LEGEND

- Property Line
- Tree protection fence

**LINES & SYMBOLS**

- Perf pipe
- Drain clean out
- Bi-level area drain
- Drainage direction (5%)
- 300mm Gravel drip strip
- Proposed Contour
- Spot Elevation (98.5' +)

**ABBREVIATIONS**

| | |
|---|---|
| T.O.S. | Top of Slab |
| TS | Top of Stairs |
| BS | Bottom of Stairs |
| TW | Top of Wall |
| FG | Finish Grade |
| civil | civil proposed grade |
| int. | interpolated grade |

## LANDSCAPE GRADING NOTES

1. All grades shall conform to the Canadian Landscape Standard; and all applicable and noted codes, bylaws and specifications.

2. All existing and proposed elevations shall be verified on site. The Landscape Contractor shall report any discrepancies or incompatibilities to Landscape Consultant prior to construction.

3. No modification of existing grades shall take place within tree protection zones.

4. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%.

5. Slope lawn and grass areas minimum 2% and maximum 4:1 slopes for mowing accessibility

6. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% and along side slopes minimum 16% slope and maximum 3:1 slope.

7. Maximum slope shall be 3:1 in tree planting areas

8. All pathways shall have a max. slope of 5% unless otherwise noted

9. All stairs shall have a minimum 1.5% slope and maximum 2% wash.

10. Subsurface grade shall be sloped towards drainage pipe

11. The Landscape Contractor shall report any drops adjacent to pathways or walking surfaces that exceed 600mm (24") in height to the Landscape Consultant

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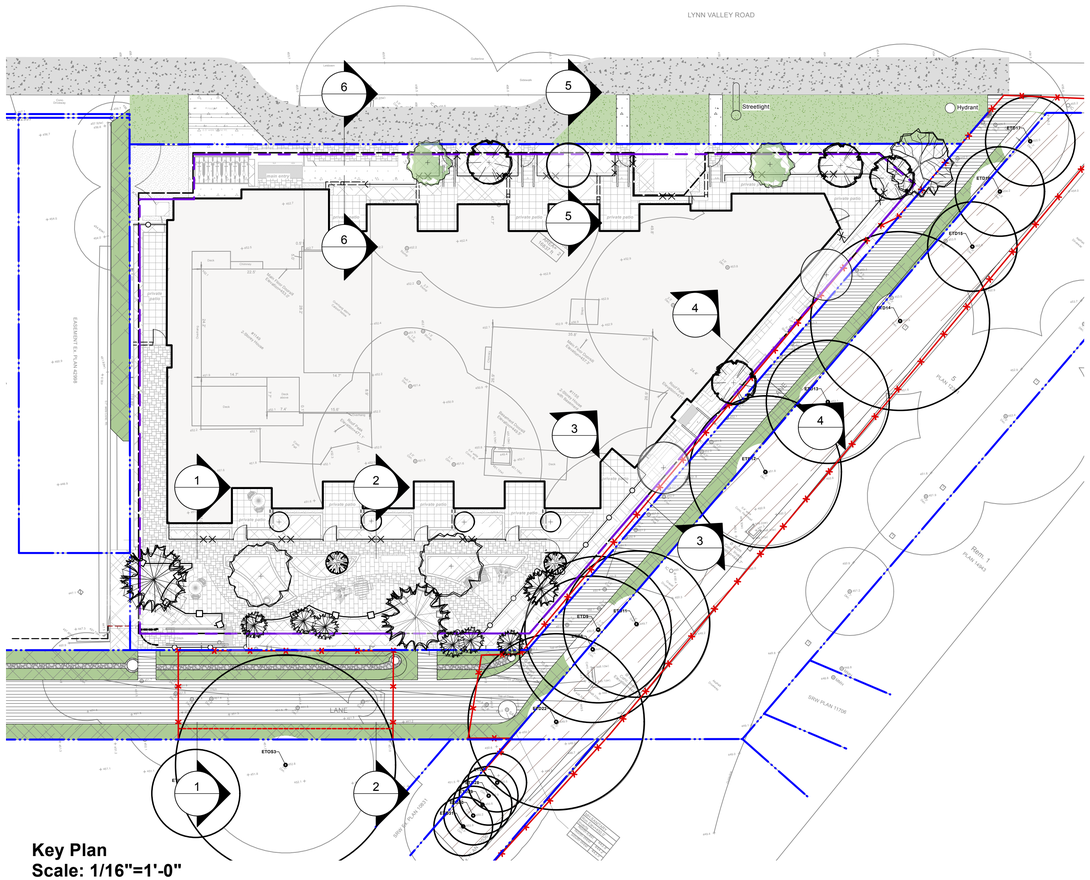
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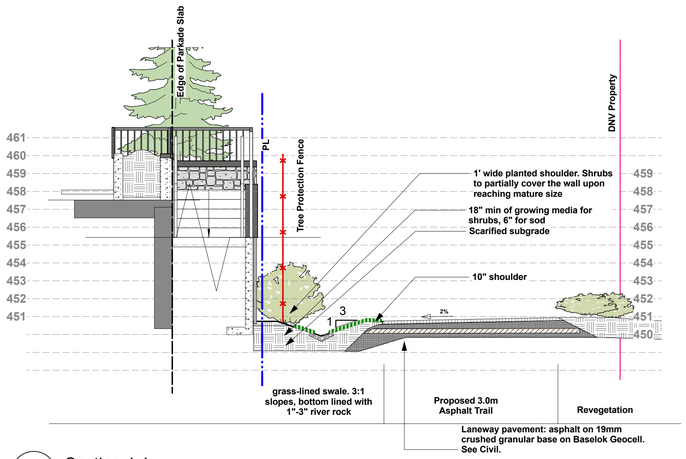
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Sheet Title
Landscape Grading and Dimensions Plan

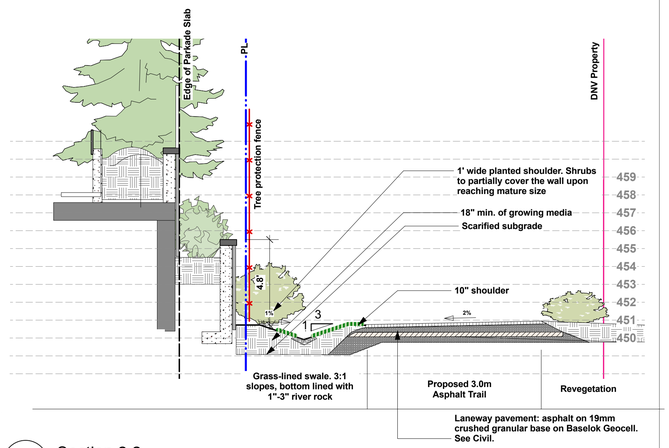
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| Project Manager: Christy Voelker | Sheet No.: L2c |
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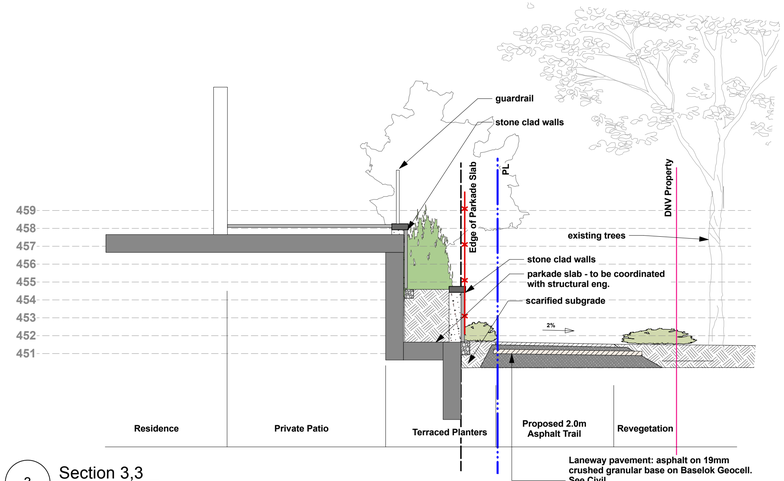

**Key Plan**
**Scale: 1/16"=1'-0"**



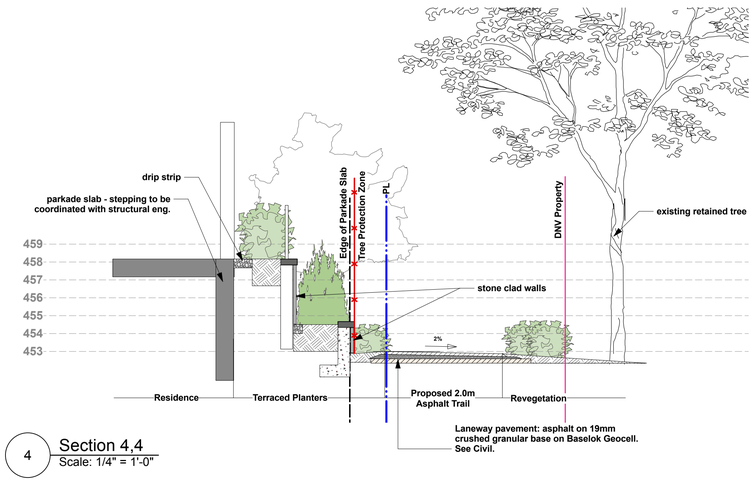

1 Section 1,1
Scale: 1/4" = 1'-0"



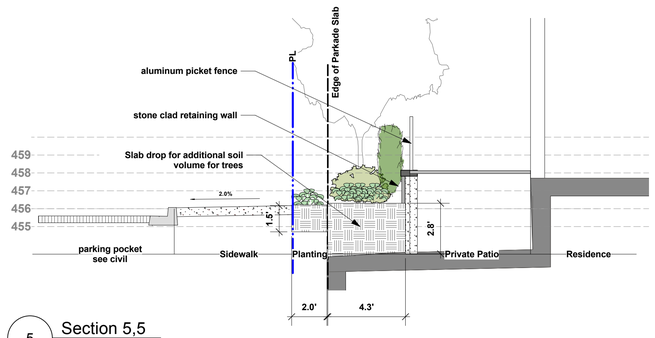

2 Section 2,2
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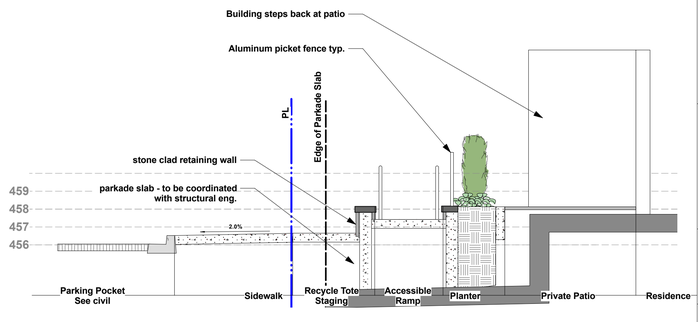

3 Section 3,3
Scale: 1/4" = 1'-0"




4 Section 4,4
Scale: 1/4" = 1'-0"




5 Section 5,5
Scale: 1/4" = 1'-0"




6 Section 6,6
Scale: 1/4" = 1'-0"

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Sheet Title
Landscape Site Sections

Project No. 2023-08
Scale 1/8" = 1'-0"
Project Manager Christy Voelker
Sheet No. L2d
Reviewed By AS



Erica Springwood White Pink



Carex Ice 'Dance'



Bergenia cordifolia



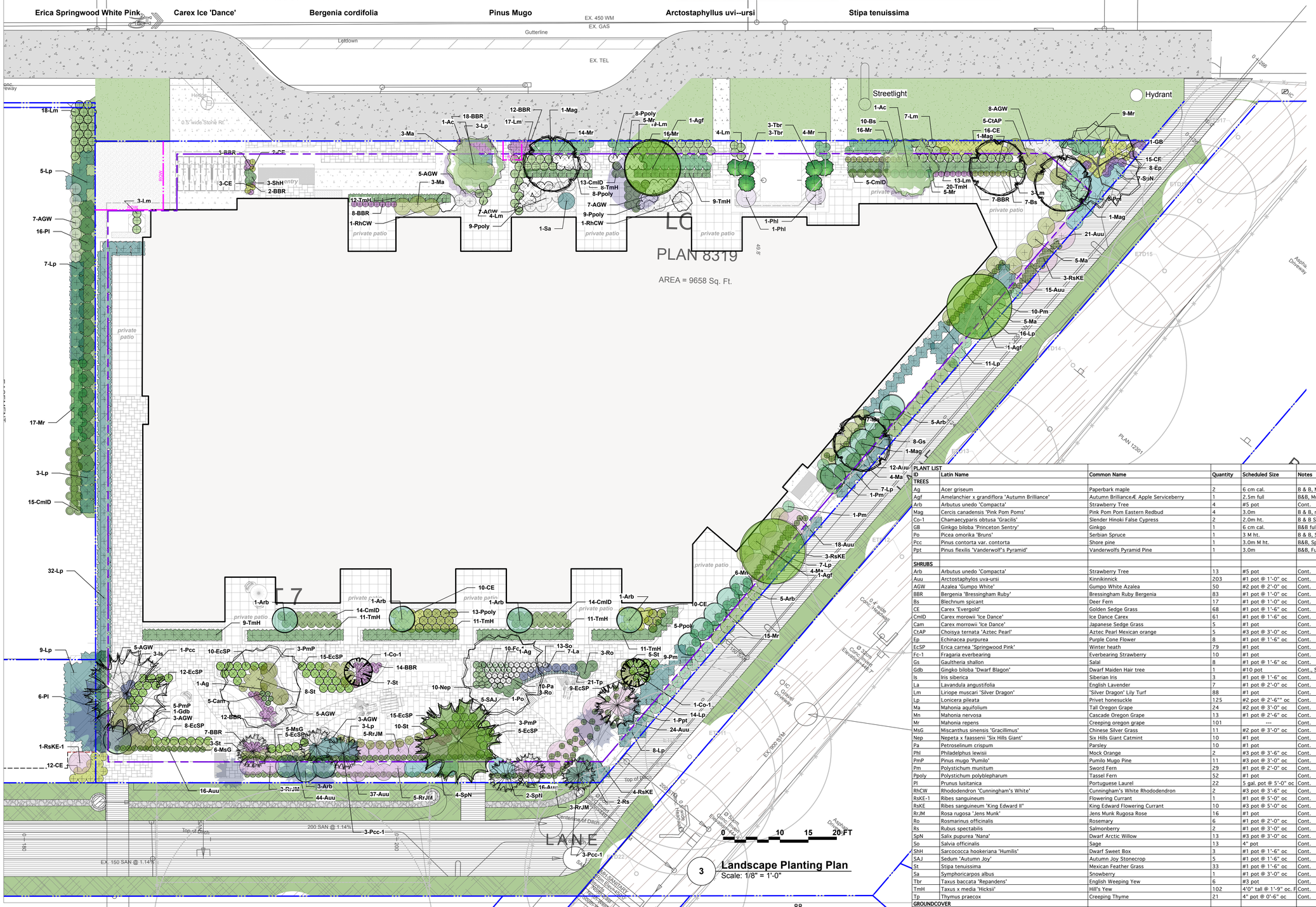
Pinus Mugo



Arctostaphyllus uvi--ursi



Stipa tenuissima




3 **Landscape Planting Plan**
Scale: 1/8" = 1'-0"

## LANDSCAPE PLANTING NOTES

1. All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.

2. Plant material shall be sourced from Washington State and BC.

3. Landscape Contractor shall submit a soil report for each soil type specified on site (including all imported soil and existing soil intended for re-use), to Landscape Consultant for approval prior to soil delivery to site. Soil report shall be dated no more than one month before submittal. Soil report shall include CLS measures of soil quality per specified soil type and recommendations for amendment.

4. Landscape Contractor shall amend approved soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Compacted subgrades shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.

6. The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to ordering plant material. Where there is a discrepancy the plan shall supersede the list.

7. All plant material, sod and seeds shall be approved by Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide cutsheets or samples of sod and seeds for approval. Plant material, sod and seeds rejected on site shall be replaced by the Landscape Contractor at no cost to the Owner.

8. Plant material, sod and seed substitutions shall not be made without the written approval of the Landscape Consultant.

9. All plant material (including root balls) shall be free of pernicious weeds, sod, disease, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants program, Canadian Nursery Certification Institute (CNCI), current certification standard http://cleanplants.ca/. Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.

10. If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.

11. The exact location of trees shall be determined on site and field fit as required. The Landscape Consultant shall approve the final location of trees prior to planting.

12. Plants shall not be pruned prior to delivery unless otherwise noted by the Landscape Consultant

13. Install composted organic mulch to CLS standard on all shrub beds after planting and rake smooth. Follow CLS standards for depth and installation.

14. The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material, for 1 year after the date of substantial completion. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.

15. Offsite planting shall have landowner approval (municipal or otherwise) prior to installation. Size, species and location require approval at the time of installation.

16. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

PLANT LIST

| ID | Latin Name | Common Name | Quantity | Scheduled Size | Notes |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| Ag | Acer griseum | Paperbark maple | 2 | 6 cm cal. | B & B, Multi-stem, Specimen Dense Tree |
| Agf | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance4E Apple Serviceberry | 1 | 2.5m full | B&B, Multi-stem |
| Arb | Arbutus unedo 'Compacta' | Strawberry Tree | 4 | #5 pot | Cont. |
| Mag | Cercis canadensis 'Pink Pom Poms' | Pink Pom Pom Eastern Redbud | 4 | 3.0m | B & B, multistem, Specimen |
| Co-1 | Chamaecyparis obtusa 'Gracilis' | Slender Hinoki False Cypress | 2 | 2.0m ht. | B & B Specimen |
| GB | Ginkgo biloba 'Princeton Sentry' | Ginkgo | 1 | 6 cm cal. | B&B full specimen, Uniform Branching |
| Po | Picea omorika 'Bruns' | Serbian Spruce | 1 | 3 M ht. | B & B, Specimen, Full, |
| Pcc | Pinus contorta var. contorta | Shore pine | 1 | 3.0m M ht. | B&B, Specimen, Alpine Aesthetic |
| Ppt | Pinus flexilis 'Vanderwolf's Pyramid' | Vanderwolfs Pyramid Pine | 1 | 3.0m | B&B, Full, Bushy |
| **SHRUBS** | | | | | |
| Arb | Arbutus unedo 'Compacta' | Strawberry Tree | 13 | #5 pot | Cont. |
| Auu | Arctostaphylos uva-ursi | Kinnikinnick | 203 | #1 pot @ 1'-0" oc | Cont. |
| AGW | Azalea 'Gumpo White' | Gumpo White Azalea | 50 | #2 pot @ 2'-0" oc | Cont. |
| BBR | Bergenia 'Bressingham Ruby' | Bressingham Ruby Bergenia | 83 | #1 pot @ 1'-0" oc | Cont. |
| Bs | Blechnum spicant | Deer Fern | 17 | #1 pot @ 1'-0" oc | Cont. |
| CE | Carex 'Evergold' | Golden Sedge Grass | 68 | #1 pot @ 1'-6" oc | Cont. |
| CmlD | Carex morowii 'Ice Dance' | Ice Dance Carex | 61 | #1 pot @ 1'-6" oc | Cont. |
| Cam | Carex morrowii 'Ice Dance' | Japanese Sedge Grass | 5 | #1 pot | Cont. |
| CtAP | Choisya ternata 'Aztec Pearl' | Aztec Pearl Mexican orange | 5 | #3 pot @ 3'-0" oc | Cont. |
| Ep | Echinacea purpurea | Purple Cone Flower | 8 | #1 pot @ 1'-6" oc | Cont. |
| EcSP | Erica carnea 'Springwood Pink' | Winter heath | 79 | #1 pot | Cont. |
| Fc-1 | Fragaria everbearing | Everbearing Strawberry | 10 | #1 pot | Cont. |
| Gs | Gaultheria shallon | Salal | 8 | #1 pot @ 1'-6" oc | Cont. |
| Gdb | Gingko biloba 'Dwarf Blagon' | Dwarf Maiden Hair tree | 1 | #10 pot | Cont., Specimen |
| Is | Iris siberica | Siberian Iris | 3 | #1 pot @ 1'-6" oc | Cont. |
| La | Lavandula angustifolia | English Lavender | 7 | #1 pot @ 2'-0" oc | Cont. |
| Lm | Liriope muscari 'Silver Dragon' | 'Silver Dragon' Lily Turf | 88 | #1 pot | Cont. |
| Lp | Lonicera pileata | Privet honeuckle | 125 | #2 pot @ 2'-6"" oc | Cont. |
| Ma | Mahonia aquifolium | Tall Oregon Grape | 24 | #2 pot @ 3'-0" oc | Cont. |
| Mn | Mahonia nervosa | Cascade Oregon Grape | 13 | #1 pot @ 2'-6" oc | Cont. |
| Mr | Mahonia repens | Creeping oregon grape | 101 | --- | Cont. |
| MsG | Miscanthus sinensis 'Gracillimus' | Chinese Silver Grass | 11 | #2 pot @ 3'-0" oc | Cont. |
| Nep | Nepeta x faassenii 'Six Hills Giant' | Six Hills Giant Catmint | 10 | #1 pot | Cont. |
| Pa | Petroselinum crispum | Parsley | 10 | #1 pot | Cont. |
| Phl | Philadelphus lewisii | Mock Orange | 2 | #3 pot @ 3'-6" oc | Cont. |
| PmP | Pinus mugo 'Pumilo' | Pumilo Mugo Pine | 11 | #3 pot @ 3'-0" oc | Cont. |
| Pm | Polystichum munitum | Sword Fern | 29 | #1 pot @ 2'-0" oc | Cont. |
| Ppoly | Polystichum polyblepharum | Tassel Fern | 52 | #1 pot | Cont. |
| Pl | Prunus lusitanica | Portuguese Laurel | 22 | 5 gal. pot @ 5'-0" oc | Cont. |
| RhCW | Rhododendron 'Cunningham's White' | Cunningham's White Rhododendron | 2 | #3 pot @ 3'-6" oc | Cont. |
| RsKE-1 | Ribes sanguineum | Flowering Currant | 1 | #1 pot @ 5'-0" oc | Cont. |
| RsKE | Ribes sanguineum 'King Edward III" | King Edward Flowering Currant | 10 | #3 pot @ 5'-0" oc | Cont. |
| RrJM | Rosa rugosa 'Jens Munk' | Jens Munk Rugosa Rose | 16 | #1 pot | Cont. |
| Ro | Rosmarinus officinalis | Rosemary | 6 | #1 pot @ 2'-0" oc | Cont. |
| Rs | Rubus spectabilis | Salmonberry | 2 | #1 pot @ 3'-0" oc | Cont. |
| SpN | Salix pupurea 'Nana' | Dwarf Arctic Willow | 13 | #3 pot @ 3'-0" oc | Cont. |
| So | Salvia officinalis | Sage | 13 | 4" pot | Cont. |
| ShH | Sarcococca hookeriana 'Humilis' | Dwarf Sweet Box | 3 | #1 pot @ 1'-6" oc | Cont. |
| SAJ | Sedum 'Autumn Joy' | Autumn Joy Stonecrop | 5 | #1 pot @ 1'-6" oc | Cont. |
| St | Stipa tenuissima | Mexican Feather Grass | 33 | #1 pot @ 1'-6" oc | Cont. |
| Sa | Symphoricarpos albus | Snowberry | 1 | #1 pot @ 3'-0" oc | Cont. |
| Tbr | Taxus baccata 'Repandens' | English Weeping Yew | 6 | #3 pot | Cont. |
| TmH | Taxus x media 'Hicksii' | Hill's Yew | 102 | 4'0" tall @ 1'-9" oc. | Cont. |
| Tp | Thymus praecox | Creeping Thyme | 21 | 4" pot @ 0'-6" oc | Cont. |
| **GROUNDCOVER** | | | | | |
| Assorted perennials selected by Landscape Architect | | | 50 | #1 pot | Cont. |

| Date | Issue Notes |
|---|---|
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| 2024-09-05 | Draft for Coordination |
| 2024-05-09 | Reissue for DP |
| 2024-05-03 | Draft for team coordination |
| 2023-09-19 | Issue for ADP |
| 2023-08-01 | Issue for DP |

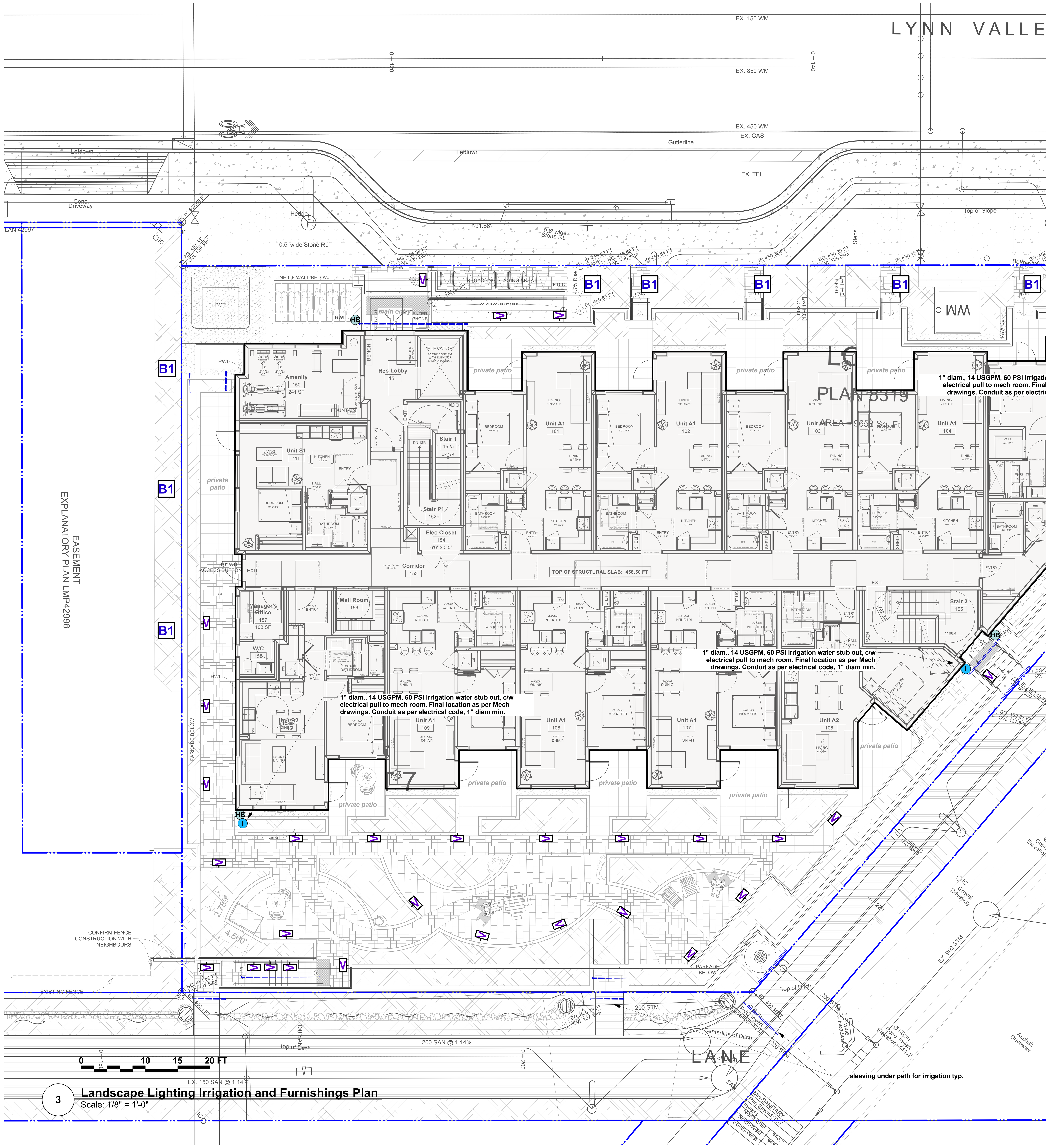
Seal

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604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Planting Plan

| Project No. | Scale |
|---|---|
| 2023-08 | 1/8" = 1'-0" |
| Project Manager: Christy Voelker | Sheet No.: L3 |
| Reviewed By: AS | |




## 3 Landscape Lighting Irrigation and Furnishings Plan

Scale: 1/8" = 1'-0"



HADCO by Signify — Landscape — Step light — RSF2/RSS2/RSC2/RSV2

Hadco LED step light line-voltage landscape luminaire has interchangeable LED color temperature between 3K and 4K CCT. This adjustable luminaire also has the ability to switch between 5 preset light outputs.

Ordering guide — Example: RSC2-AK5DG2

| Series | | Finish | Optics | Source | Generation |
|---|---|---|---|---|---|
| RSC2 | Aluminum step light | A Black / H Bronze | K5 Aluminum louvers | D LED | G2 Generation 2 |
| RSF2 | Polycarbonate Step light | A Black / H Bronze | L5 Opal lens | D LED | G2 Generation 2 |
| RSS2 | Polycarbonate Step light | A Black / H Bronze | K5 Aluminum louvers | D LED | G2 Generation 2 |
| RSV2 | Vertical aluminum step light | A Black / H Bronze | K5 Aluminum louvers | D LED | G2 Generation 2 |

Optional for early installation

| Series | Finish | Option |
|---|---|---|
| RS2 | A Black / H Bronze | HO Housing only (pre-shipment) |

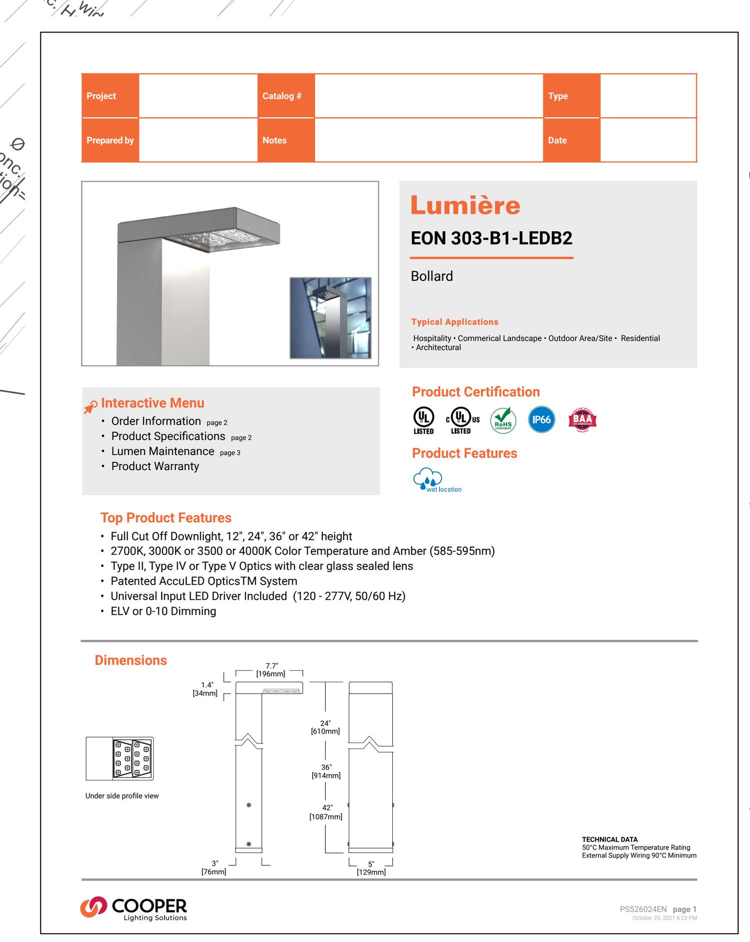
Use when Housing Only (HO) is ordered for pre-shipment to complete catalog number of fixture without housing.

Accessories — Construction mounting kits: MAKM Masonry kit; MAKNS New Stud Wall kit; MAKES Existing Stud Wall kit. All units supplied with mounting hardware for concrete pour installation. If other mounting kits are required, order accessory.

Landscape_Spec Sheet_RS_2_LED_step_light.pdf 03/20 page 1 of 3

## 4 Landscape Step/Wall Light

Scale: NTS



Lumière EON 303-B1-LEDB2 — Bollard

Typical Applications: Hospitality • Commercial Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu: Order Information; Product Specifications; Lumen Maintenance; Product Warranty

Product Certification — Product Features

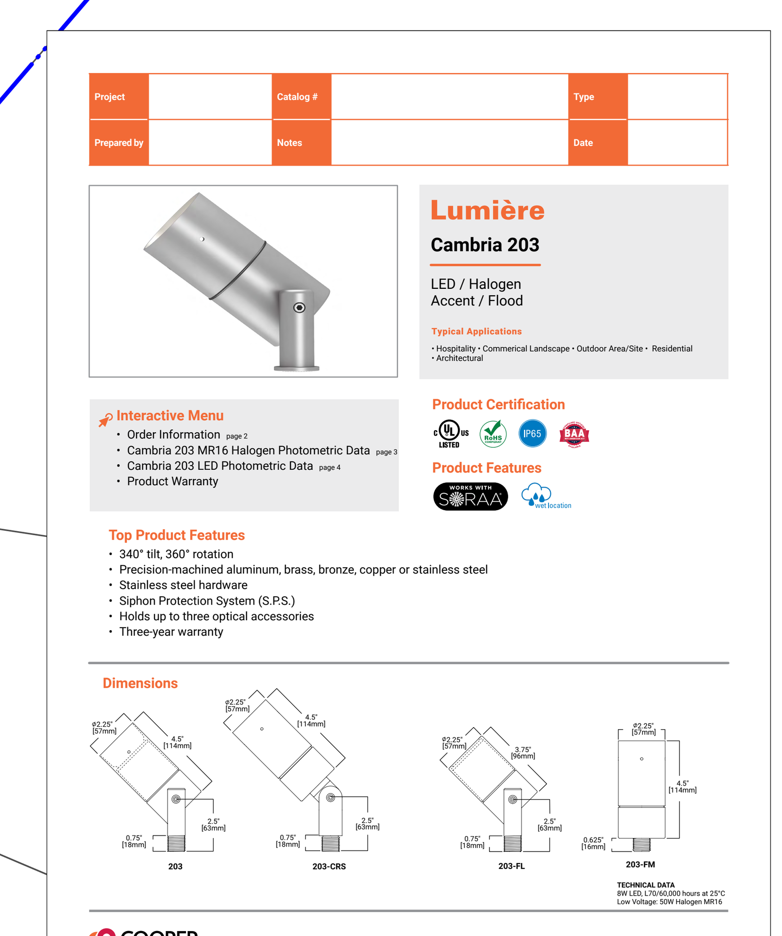
Top Product Features
- Full Cut Off Downlight, 12", 24", 36" or 42" height
- 2700K, 3000K or 3500 or 4000K Color Temperature and Amber (585-595nm)
- Type II, Type IV or Type V Optics with clear glass sealed lens
- Patented AccuLED OpticsTM System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions

COOPER Lighting Solutions

## 5 Landscape bollard light

Scale: NTS



Lumière Cambria 203 — LED / Halogen Accent / Flood

Typical Applications: Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu: Order Information; Cambria 203 MR16 Halogen Photometric Data; Cambria 203 LED Photometric Data; Product Warranty

Top Product Features
- 340° tilt, 360° rotation
- Precision-machined aluminum, brass, bronze, copper or stainless steel
- Stainless steel hardware
- Siphon Protection System (S.P.S.)
- Holds up to three optical accessories
- Three-year warranty

Dimensions: 203, 203-CRS, 203-FL, 203-FM

COOPER Lighting Solutions

## 6 Landscape spotlight (feature light)

Scale: NTS

## LEGEND

Property Line

**LIGHTING**

- Wall/Step Light
- U1 — Feature Light
- B1 — Landscape Bollard

**IRRIGATION AND HOSE BIBS ON SITE**

- I — approx. location of irrigation water stub out.
- HB — approx. location of water hose bib
- 2" dia. sch. 40 sleeving below paths, paving, and PIP planter walls where required typ.

**IRRIGATION OFF SITE**

- M — approx. location of 1" irrigation water stub out, c/w electrical pull.
- control valve for separately metered offsite , automous irrigation system for east and south offsite landscape. Drip irrigation installed per arborist requirements.
- 2" dia. sch. 40 sleeving below paths, paving, and PIP planter walls where required typ.

DETAIL

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604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address: 6-Storey Multi-Family Residential Building, 1149 & 1155 Lynn Valley Road

Sheet Title: Landscape Lighting & Irrigation Plan - Onsite

Project No.: 2023-08 | Scale: 1/8" = 1'-0"

Project Manager: Christy Voelker | Sheet No.: L4

Reviewed By: AS

## LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.

2. Do not construct from these drawings unless marked "Issued For Construction".

3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.

4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).

5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.

6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

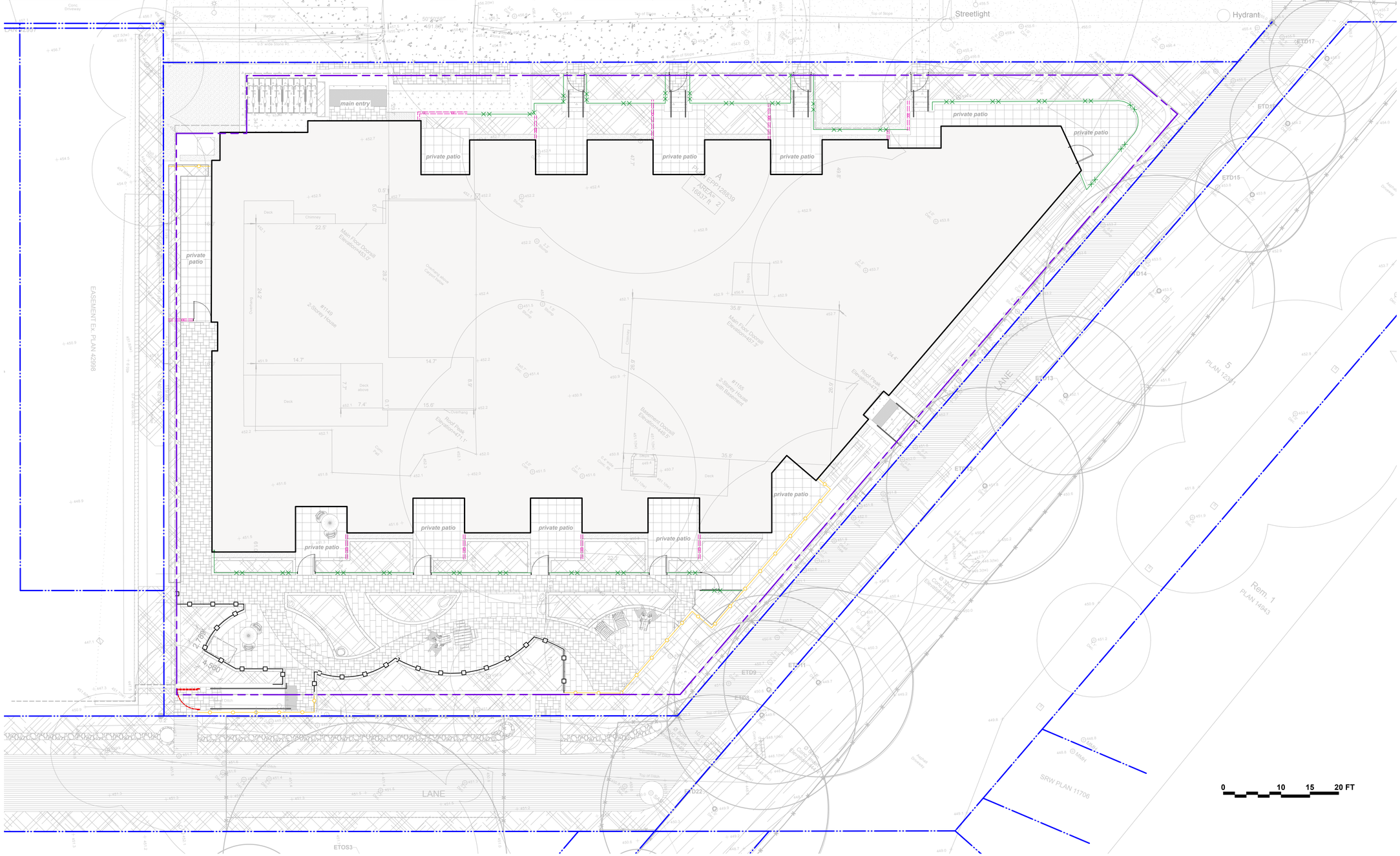
8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.




## LEGEND

| | | DETAIL |
|---|---|---|
| | Property Line | |
| | Tree protection fence | |
| **FENCING AND GATES** | | |
| | SCREEN: Privacy between units, 6' Ht | 5 L6c |
| | FENCE/GUARDRAIL: 42" Ht | 2 L6c |
| | FENCE: 36" Ht. metal picket see plan | 7 L6c |
| | FENCE: +/-12" Ht. metal picket at top of wall to achieve guardrail height - see plan | |
| | GATE: Private Entry. Design and finish to match adjacent fencing. Self closing hinges and key lock latches. Refer to details | 3 L6c |
| | GATE: Common Area Access. Design and finish to match adjacent fencing. Key fob access. Clear access width and mechanisms as required to meet fire and code requirements. Refer to details | |

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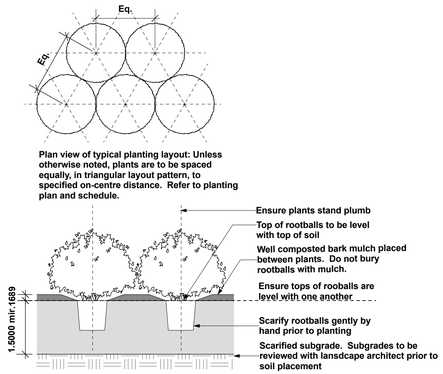
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Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Fences and Gates Plan

| Project No. | Scale |
|---|---|
| 2023-08 | 1/8" = 1'-0" |
| Project Manager: Christy Voelker | Sheet No. L5 |
| Reviewed By: AS | |

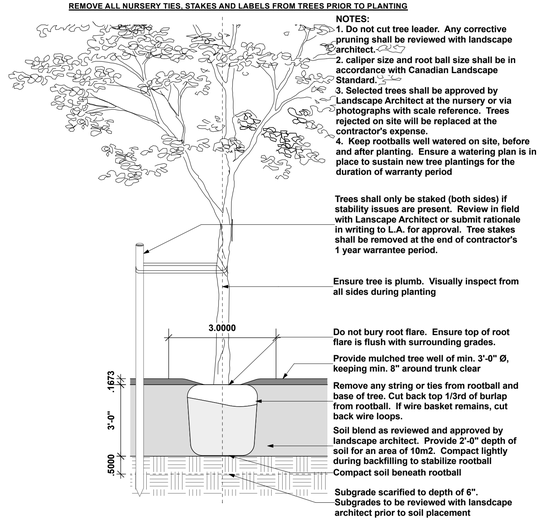



Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation: water container stock well prior to planting and following planting.

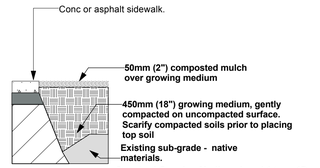
## 1 Shrub and Perennial Planting
Scale: 1/2" = 1'-0"

REMOVE ALL NURSERY TIES, STAKES AND LABELS FROM TREES PRIOR TO PLANTING




NOTES:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
2. caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
3. Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
4. Keep rootballs well watered on site, before and after planting. Ensure a watering plan is in place to sustain new tree plantings for the duration of warranty period

## 2 Tree Planting
Scale: 1/2" = 1'-0"




Standard Growing Medium: Level 1 type 1P
Canadian Landscape Standards unless othe
noted.

-Supply sample to landscape architect for ap
Tree planting areas requires 3'-0" soil depth.
-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Grade: 6" for irrigated turf, 9" non irrigate
for small shrubs & 24" for large shrubs and
for trees.

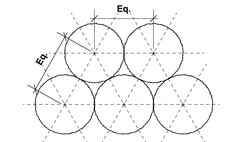
## 3 Top Soil on Grade
Scale: 1/2" = 1'-0"




Standard Growing Medium for Lawn offsite: Level 2 type 2L as per Canadian Landscape Standards unless otherwise noted.
Standard Growing Medium for Lawn onsite: Level 1 type 1H as per Canadian Landscape Standards unless otherwise noted.

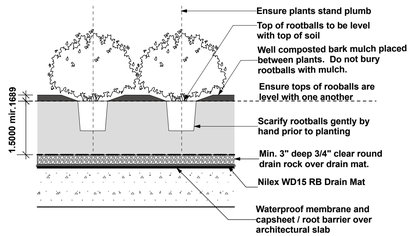
-Supply sample to landscape architect for approval
-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Slab: 6" for irrigated turf, 9" for non-irrigated,

## 4 Sodded Lawn
Scale: 1/2" = 1'-0"

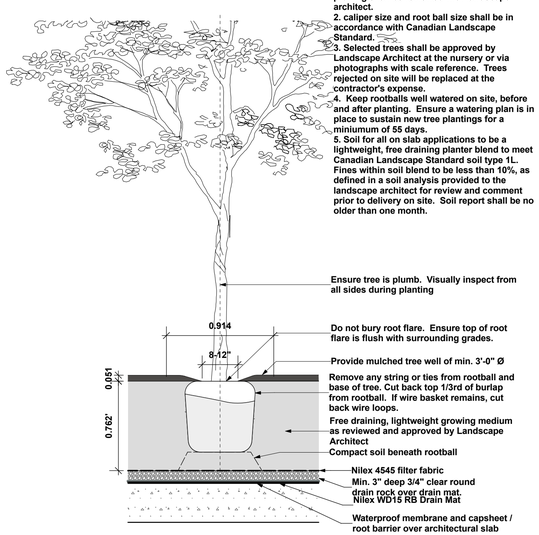



Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation - water container stock well prior to planting and following planting.
4. Soil for all on slab applications to be a lightweight, free draining planter blend to meet Canadian Landscape Standard soil type 1L. Fines within soil blend to be less than 10%, as defined in a soil analysis provided to the landscape architect for review and comment prior to delivery on site. Soil report shall be no older than one month.

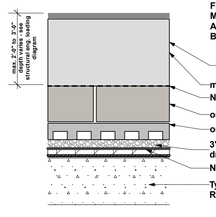



## 5 Shrub and Perennial Planting on slab
Scale: 1/2" = 1'-0"




NOTES:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
2. caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
3. Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
4. Keep rootballs well watered on site, before and after planting. Ensure a watering plan is in place to sustain new tree plantings for a miniumum of 55 days.
5. Soil for all on slab applications to be a lightweight, free draining planter blend to meet Canadian Landscape Standard soil type 1L. Fines within soil blend to be less than 10%, as defined in a soil analysis provided to the landscape architect for review and comment prior to delivery on site. Soil report shall be no older than one month.

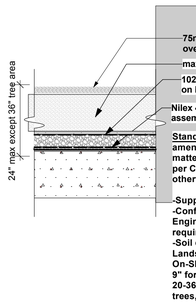
## 6 Tree Planting on slab
Scale: 1/2" = 1'-0"




Depth of polystyrene voiding varies - refer to arch. plans for top of slab and landscape plans for top of finish grade and structural eng. loading diagram for max. soil depths & their locations.

Do not allow for a depth of soil mix and mulch to exceed 24" or 36" pending location.
For Supply of Polystyrene:
Mansonville Plastics (BC) Ltd. 19402 - 56 Ave, Surrey,
British Columbia, Canada Tel: 604-534-8626

## 7 Top Soil with Voiding on Slab
Scale: 1/2" = 1'-0"




Standard Growing Medium: Level 1 type 1H amended by increasing the content of organic matter to 14-20%, max. 15% fines, 70-90% sand as per Canadian Landscape Standards unless otherwise noted.

-Supply sample to landscape architect for approval
-Confirm depths of soil over 24" with Structural Engineer or voiding added. Tree planting areas requires 3'-0" soil depth.
-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Slab: 6" for irrigated turf, 9" for non-irrigated, 9" for Groundcover, 12-20" for small shrubs, 20-36" for large shrubs, 18-36" for small to medium trees, 36-48" for large trees

## 8 Top Soil on Slab
Scale: 1/2" = 1'-0"

| Date | Issue Notes |
|---|---|
| 2025-04-28 | Issued for Rezoning / DP 1 |
| 2024-09-05 | Draft for Coordination |
| 2024-05-09 | Reissue for DP |
| 2024-05-03 | Draft for team coordination |
| 2023-09-19 | Issue for ADP |
| 2023-08-01 | Issue for DP |

Seal

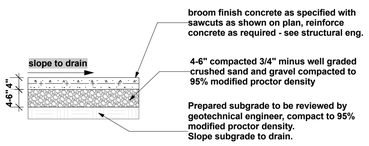
Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

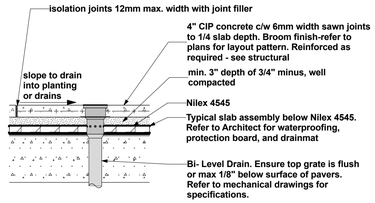
Sheet Title
Landscape Details

| Project No. | Scale |
|---|---|
| 2023-08 | as noted |
| Project Manager: Christy Voelker | Sheet No.: L6a |
| Reviewed By: AS | |

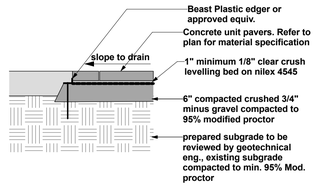
Notes:
Control Joints: 1/4" (6mm) wide sawcut to 1/3 depth of slab after firm enough to not cause damage, sawcut joints before random cracking including rebar, coordinate appropriate timing of sawcuts on site.
Isolation/Expansion Joints: 1/2" (12mm) max. width isolation/expansion joint with joint filler, max. 9m (30') apart. Layout coordinated in field by contractor
Contractor to confirm and provide layout of construction and control joints prior to installation



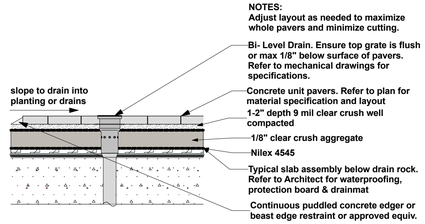

1 Pedestrian Cast in Place Concrete on Grade
Scale: 1/2" = 1'-0"



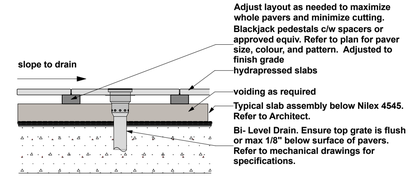

2 Pedestrian Cast in Place Concrete on Slab
Scale: 1/2" = 1'-0"




3 Concrete Unit Pavers on Grade
Scale: 1/2" = 1'-0"

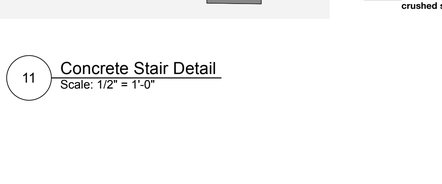



4 Concrete Unit Pavers on Slab
Scale: 1/2" = 1'-0"

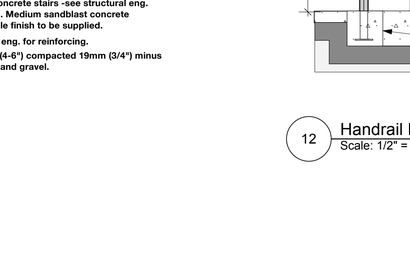



5 Paving Slabs on Pedestals on Slab
Scale: 1/2" = 1'-0"

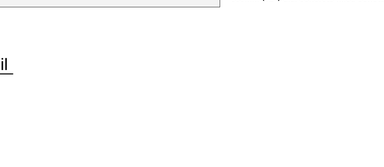
NOTES:
Adjust layout as needed to maximize whole pavers and minimize cutting.



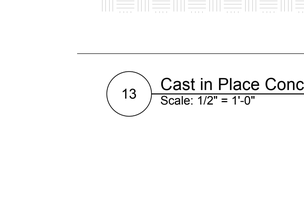

6 Paving Slabs on open graded aggregate on slab
Scale: 1/2" = 1'-0"




7 Tactile Warning Strip per BCBC
Scale: 1/2" = 1'-0"



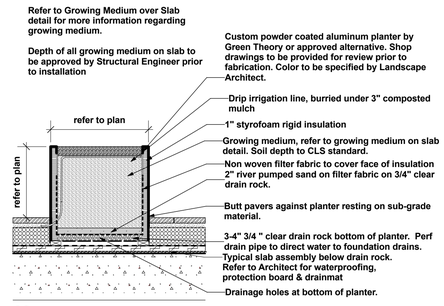

8 Drip Strip on Grade
Scale: 1/2" = 1'-0"




9 Drip Strip on Slab
Scale: 1/2" = 1'-0"

Refer to Growing Medium over Slab detail for more information regarding growing medium.

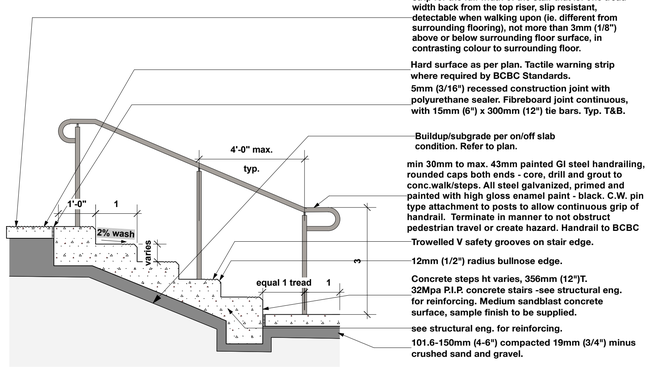
Depth of all growing medium on slab to be approved by Structural Engineer prior to installation



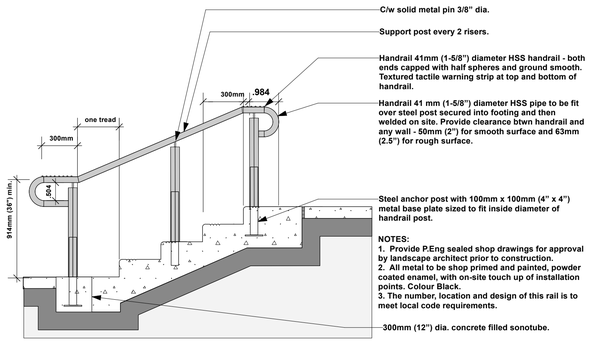

10 Aluminum Planter on Slab
Scale: 1/2" = 1'-0"

NOTES:
1. Install metal handrails as per BC Building Code Standards.
2. Field verify stair length, number of stairs, and railing length requirement. Refer to grading plan for top and bottom of stair elevations.
3. Refer to grading plan for riser heights.

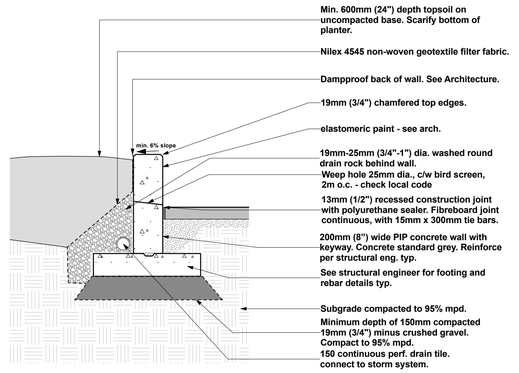
725mm (29") to 775mm (30") wide tactile warning strip for the full width of the stair that is: one tread width back from the top riser, slip resistant, detectable when walking upon (ie. different from surrounding flooring), not more than 3mm (1/8") above or below surrounding floor surface, in contrasting colour to surrounding floor.




11 Concrete Stair Detail
Scale: 1/2" = 1'-0"




12 Handrail Detail
Scale: 1/2" = 1'-0"




13 Cast in Place Concrete Retaining Wall on Grade
Scale: 1/2" = 1'-0"

| Date | Issue Notes |
|---|---|
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| 2024-05-09 | Reissue for DP |
| 2024-05-03 | Draft for team coordination |
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| 2023-08-01 | Issue for DP |

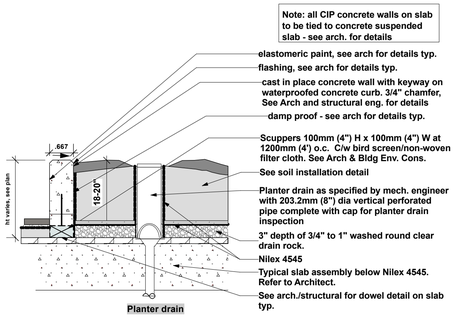
Seal

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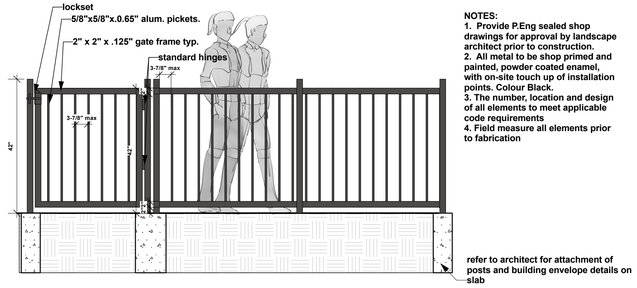
Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Details

Project No. 2023-08
Scale as noted
Project Manager Christy Voelker
Sheet No. L6b
Reviewed By AS

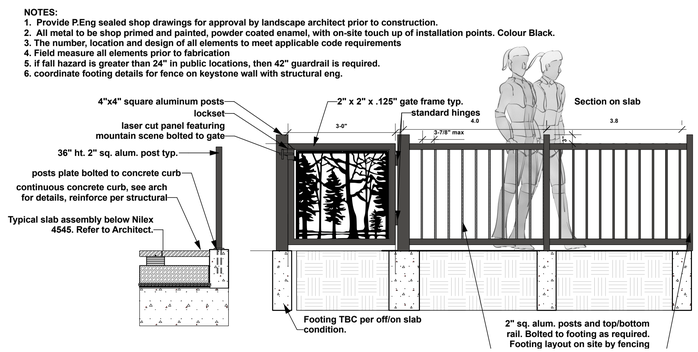



1 Cast in Place Planter on Slab
Scale: 1/2" = 1'-0"




NOTES:
1. Provide P.Eng sealed shop drawings for approval by landscape architect prior to construction.
2. All metal to be shop primed and painted, powder coated enamel, with on-site touch up of installation points. Colour Black.
3. The number, location and design of all elements to meet applicable code requirements
4. Field measure all elements prior to fabrication

2 Aluminum Picket Guardrail/Gate
Scale: 1/2" = 1'-0"




NOTES:
1. Provide P.Eng sealed shop drawings for approval by landscape architect prior to construction.
2. All metal to be shop primed and painted, powder coated enamel, with on-site touch up of installation points. Colour Black.
3. The number, location and design of all elements to meet applicable code requirements
4. Field measure all elements prior to fabrication
5. if fall hazard is greater than 24" in public locations, then 42" guardrail is required.
6. coordinate footing details for fence on keystone wall with structural eng.

3 Aluminum Picket Fence/Gate - Lynn Valley Road
Scale: 1/2" = 1'-0"

Premium Aluminum panels are constructed from high-quality pure aluminum alloy and powder-coated matte black with verticle panels available in modern sleek privacy panels or traditional picket options.

This is the last fence you will need to install. Aluminum lasts forever, and our durable powder coating can withstand decades of exposure to the elements. Our Premium Aluminum is truly a lifetime fence.

**Quality you can trust.**

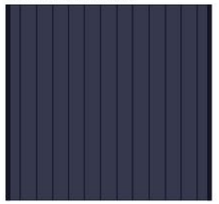
Panel mount post & cap



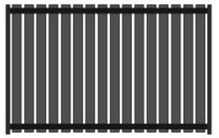
Welded baseplate



Privacy Fencing is 72" high



Picket Fencing is 36", 42", 48"



5 6'-0"ht Aluminum Privacy Screen
Scale: NTS

## SKYLINE CURVED PARK BENCH

Model Number : SLCB-6

Wishbone site furnishings



### PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats
This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.
Colours Available: Black, Grey, Redwood, Sand, Walnut
10 Year LIMITED WARRANTY
Durable Powder Coated Aluminum Frame
Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green
Long Lasting Stainless Steel Hardware

### CUSTOMIZED SOLUTIONS

Custom Powder Coating (Setup Charges May Apply)
Optional Backrest Inside and Outside (See Downloads)
Optional Armrests (See Downloads)
INST-1.5 Stainless steel bolt down kit

### PRODUCT DIMENSIONS

| | |
|---|---|
| Seat Height | 17.5 inches / 444 mm |
| Seat Depth | 20 3/8 inches / 516 mm |
| Total Length (center to center) | 72 inches / 1829 mm |
| Weight | 69 lbs / 31 kg |
| Outside Diameter (6 sections) | 12 ft / 366 cm |
| Inside Diameter (6 sections) | 104 inches / 264 cm |

### DESIGNER NOTES

The modern design of the Skyline Curved Bench brings an organic flow to any outdoor space. Form a circle around a tree for an inviting shady sitting spot or combine curved pieces together to create a flowing serpentine design that could go on forever. This bench can be made with or without armrests and there is an option to have it made with a backrest for comfortable seating. The view can be enjoyed from both sides without the backrest and appeals to those wanting a modern design. Each bench can be custom designed for client's specific objectives. Keep in mind that the smaller the radius in the design results in bigger gaps between the boards. The aluminum frame is both light and sturdy, while the tightly spaced 2"x3" lumber provides an excellent seating surface. Durability and stunning style; it's that !

### AVAILABLE RECYCLED PLASTIC LUMBER COLOURS



Black Grey Redwood Sand Walnut

### RECYCLED CONTENT

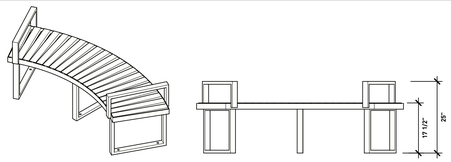
**62% RECYCLED CONTENT BY WEIGHT**
**100% RECYCLABLE**

100% Canadian Made

Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

Visit us online at www.Wishboneltd.com

Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com




4 **Skyline Curved Park Bench from wishboneltd w/ armrests**
Scale: NTS

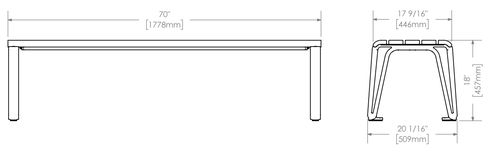
## ICONIC

### MBE-2300-00025



| | |
|---|---|
| MATERIALS: | The legs are aluminum castings. The boards are made from Ipe wood. All brackets are made of steel. |
| FINISH: | The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are e-coated and powdercoated. |
| INSTALLATION: | The bench is delivered pre-assembled. The legs have 7/16" holes for anchoring. |
| TO SPECIFY: | Select MBE-2300-00025<br>Choose:<br>- Powdercoat Color |

HEIGHT: 18" (45.7cm) LENGTH: 70" (177.8cm) DEPTH: 20 1/16" (50.9cm) WEIGHT: 80 lbs (36.3kg)




MAGLIN Site Furniture
T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

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6 Bench
Scale: NTS

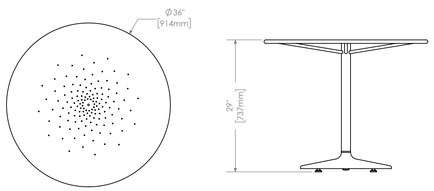
## BATTERY

### MTB-1800-00001



| | |
|---|---|
| MATERIALS: | The table top surface is steel with a pattern of holes. The post and frame are steel. The base is covered with a stainless steel cap. |
| FINISH: | All steel components are protected with E-Coat rust proofing.<br>The Maglin Powdercoat System provides a durable finish on all metal surfaces. |
| INSTALLATION: | The table comes pre-assembled. 4 leveling feet are provided. |
| TO SPECIFY: | Select MTB-1800-00001<br>Choose:<br>- Powdercoat Color |

HEIGHT: 29.00" (73.7cm) DIAMETER: 36.00" (91.4cm) WEIGHT: 125lbs (57kg)




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14 Bar tables and chairs
Scale: NTS

## BATTERY COLLECTION

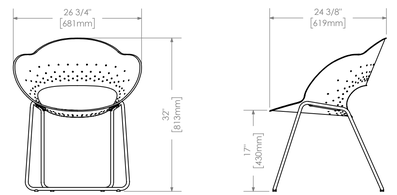
### MCH-1800-00001

*Legacy #BTC1800*



| | |
|---|---|
| MATERIALS: | The chair frame is constructed of stainless steel. The seat is made from carbon steel. |
| FINISH: | All carbon steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. |
| INSTALLATION: | The chair comes pre-assembled and can be stacked and stored 4 chairs high. |
| TO SPECIFY: | Select MCH-1800-00001<br>Choose:<br>- Powdercoat Color |

HEIGHT: 32.00" (81.3cm) WIDTH: 26.75" (68.1cm) DEPTH: 24.38" (61.9cm) WEIGHT: 16.42lbs (7.4kg)




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| Date | Issue Notes |
|---|---|
| 2025-04-28 | Issued for Rezoning / DP 1 |
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| 2024-05-09 | Reissue for DP |
| 2024-05-03 | Draft for team coordination |
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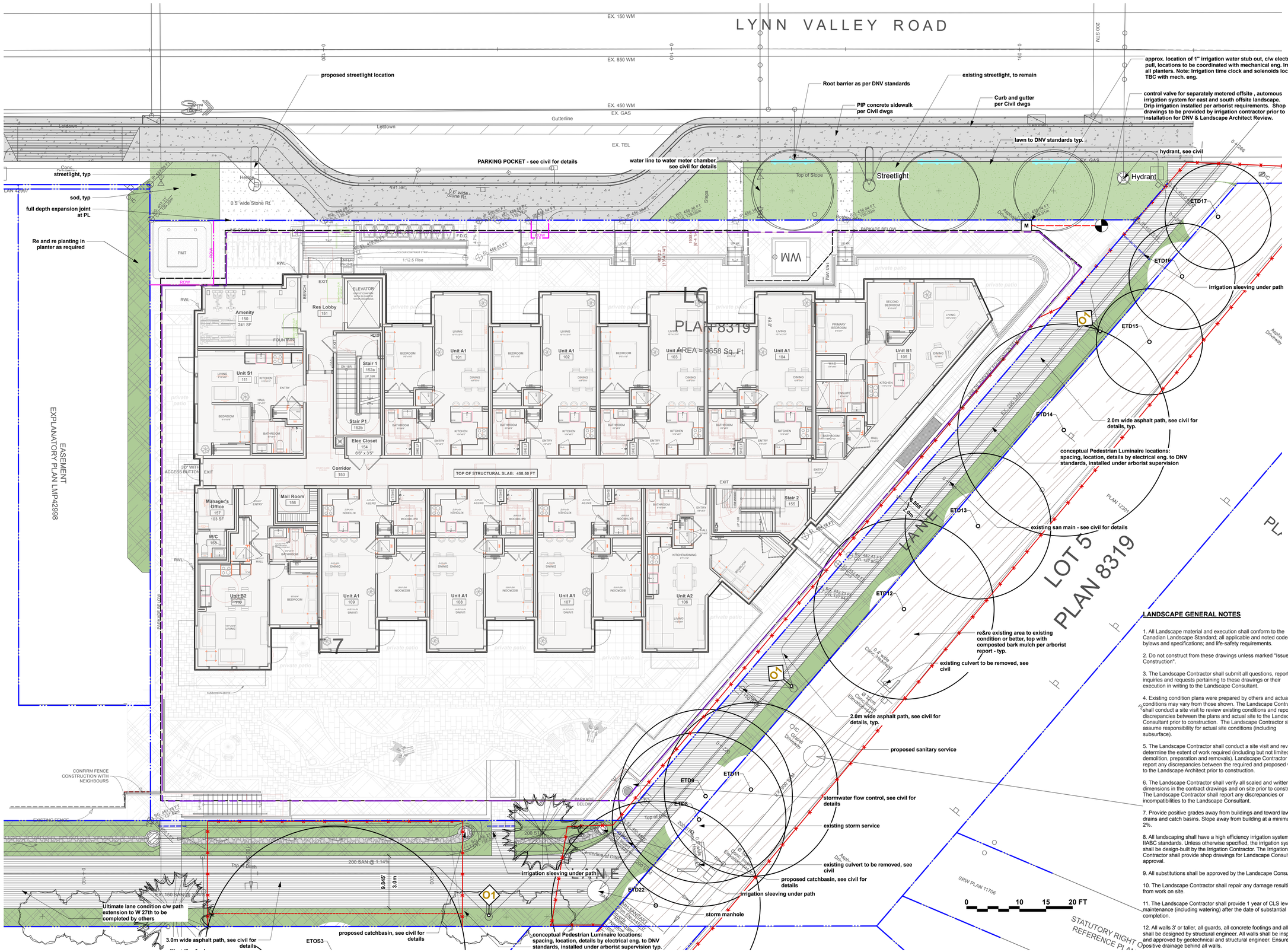
Seal

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604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Details, Fences, Furnishings

| Project No. | Scale |
|---|---|
| 2023-08 | n/a |
| Project Manager: Christy Voelker | Sheet No. L6c |
| Reviewed By: AS | |




## LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

## LEGEND

- Property Line
- ROW
- Tree protection fence
- Parkade Slab Outline

**HARDSCAPE MATERIALS:**

- ashpalt - see civil for details typ.
- cast in place concrete - see civil for details typ.

**SOFTSCAPE MATERIALS:**

- Planting Bed
- Composted bark mulch
- Lawn - to DNV standards

**LINES & SYMBOLS**

- Building envelope
- Root Barrier

| Date | Issue Notes |
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| 2024-05-09 | Reissue for DP |
| 2024-05-03 | Draft for team coordination |
| 2023-09-19 | Issue for ADP |
| 2023-08-01 | Issue for DP |

Seal

## LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.

2. Do not construct from these drawings unless marked "Issued For Construction".

3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.

4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).

5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.

6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

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Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Offsite and Utilities Plan

| Project No. | Scale |
|---|---|
| 2023-08 | 1/8" = 1'-0" |
| Project Manager: Christy Voelker | Sheet No.: L7a |
| Reviewed By: AS | |




## LANDSCAPE PLANTING NOTES

1. All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.

2. Plant material shall be sourced from Washington State and BC.

3. Landscape Contractor shall submit a soil report for each soil type specified on site (including all imported soil and existing soil intended for re-use), to Landscape Consultant for approval prior to soil delivery to site. Soil report shall be dated no more than one month before submittal. Soil report shall include CLS measures of soil quality per specified soil type and recommendations for amendment.

4. Landscape Contractor shall amend approved soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Compacted subgrades shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.

6. The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to ordering plant material. Where there is a discrepancy the plan shall supersede the list.

7. All plant material, sod and seeds shall be approved by Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide cutsheets or samples of sod and seeds for approval. Plant material, sod and seeds rejected on site shall be replaced by the Landscape Contractor at no cost to the Owner.

8. Plant material, sod and seed substitutions shall not be made without the written approval of the Landscape Consultant.

9. All plant material (including root balls) shall be free of pernicious weeds, sod, disease, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants program, Canadian Nursery Certification Institute (CNCI), current certification standard http://cleanplants.ca/. Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.

10. If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.

11. The exact location of trees shall be determined on site and field fit as required. The Landscape Consultant shall approve the final location of trees prior to planting.

12. Plants shall not be pruned prior to delivery unless otherwise noted by the Landscape Consultant

13. Install composted organic mulch to CLS standard on all shrub beds after planting and rake smooth. Follow CLS standards for depth and installation.

14. The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material, for 1 year after the date of substantial completion. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.

15. Offsite planting shall have landowner approval (municipal or otherwise) prior to installation. Size, species and location require approval at the time of installation.

16. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

**PLANT LIST - OFFSITE**

| ID | Latin Name | Common Name | Quantity | Scheduled Size | Notes |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| Ac-1 | Acer circinatum | Vine maple | 6 | 1.5m ht. | B & B |
| Po-1 | Picea omorika 'Bruns' | Serbian Spruce | 2 | 3 M ht. | B & B, Specimen, Full, |
| ST-1 | ST | Street Tree | 3 | 6cm Cal | B & B. Species TBD by DNV |
| **SHRUBS** | | | | | |
| Auu | Arctostaphylos uva-ursi | Kinnikinnick | 26 | #1 pot @ 1'-6" oc | Cont. |
| Co | Carex obnupta | Slough Sedge | 112 | #1 pot @ 1'-6" oc | Cont. |
| Gs | Gaultheria shallon | Salal | 66 | #1 pot @ 1'-6" oc | Cont. |
| Je | Juncus effusus | Soft Rush | 96 | 4" pot @ 1'-6" oc | Cont. |
| Ma-1 | Mahonia aquifolium | Tall Oregon Grape | 25 | #1 pot @ 3'-0" oc | Cont. |
| Mn | Mahonia nervosa | Cascade Oregon Grape | 33 | #1 pot @ 2'-6" oc | Cont. |
| Pm | Polystichum munitum | Sword Fern | 27 | #1 pot @ 2'-0" oc | Cont. |
| RsKE-1 | Ribes sanguineum | Flowering Currant | 15 | #1 pot @ 5'-0" oc | Cont. |
| Rp | Rubus parviflorus | Thimbleberry | 14 | #1 pot @ 4'-0" oc | Cont. |
| Rs | Rubus spectabilis | Salmonberry | 24 | #1 pot @ 3'-0" oc | Cont. |
| Sa | Symphoricarpos albus | Snowberry | 37 | #1 pot @ 3'-0" oc | Cont. |
| ScH | Symphoricarpos x chenaultii 'Hancock' | Chenault Coralberry | 10 | #1 pot @ 5'-0" oc | Cont. |
| VoT-1 | Vaccinium ovatum 'Thunderbird' | Thunderbird Evergreen Huckleberry | 10 | #1 pot @ 2'-6" oc | Cont. |
| **GROUNDCOVER** | | | | | |
| Assorted perennials selected by Landscape Architect | | | 50 | #1 pot | Cont. |

| Date | Issue Notes |
|---|---|
| 2025-04-28 | Issued for Rezoning / DP 1 |
| 2024-09-05 | Draft for Coordination |
| 2024-05-09 | Reissue for DP |
| 2024-05-03 | Draft for team coordination |
| 2023-09-19 | Issue for ADP |
| 2023-08-01 | Issue for DP |

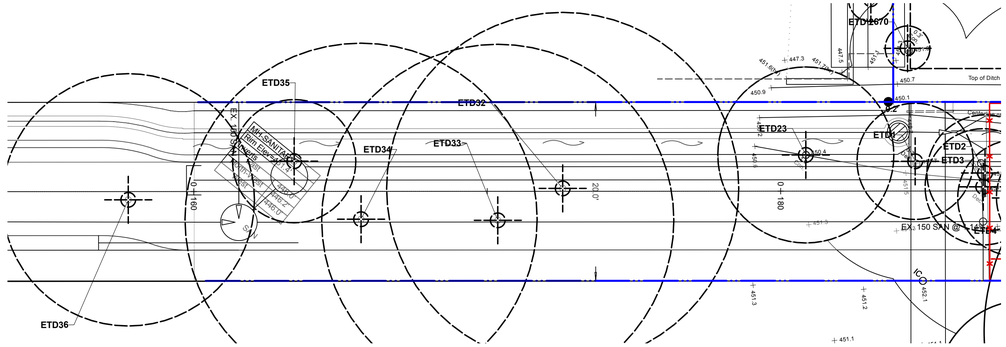
Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

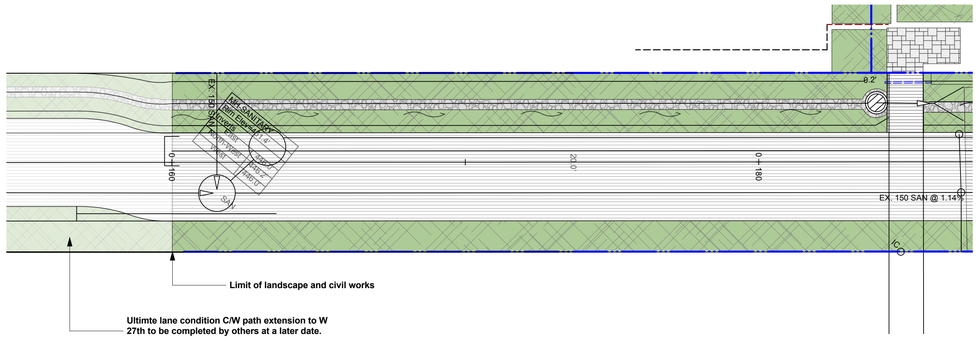
Sheet Title
Landscape Offsite Planting Plan

| Project No. | Scale |
|---|---|
| 2023-08 | 1/8" = 1'-0" |
| Project Manager: Christy Voelker | Sheet No. L7b |
| Reviewed By: AS | |



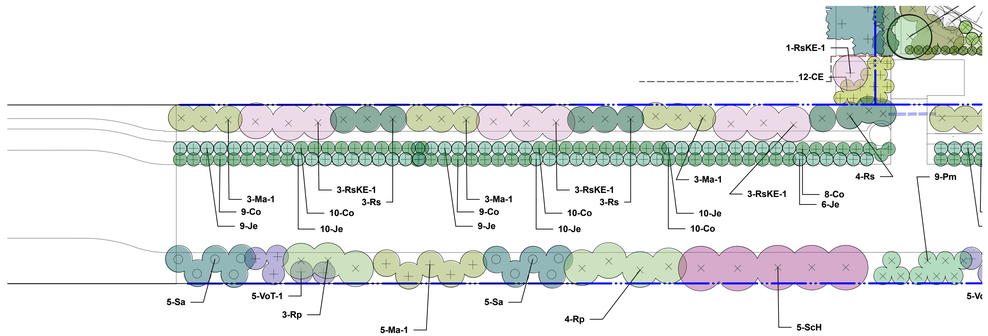

2 **Path Tree Protection Plan**
Scale: 1/8" = 1'-0"

0 10 15 20 ft



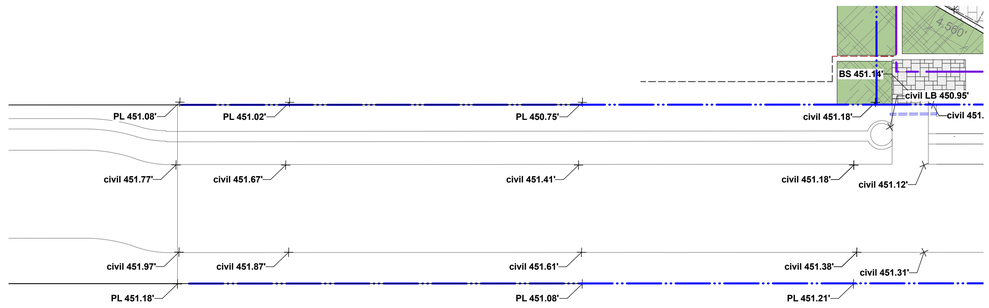

1 **Path Materials and Layout Plan**
Scale: 1/8" = 1'-0"

0 10 15 20 ft




3 **Path Planting Plan**
Scale: 1/8" = 1'-0"

0 10 15 20 ft




4 **Path Grading plan**
Scale: 1/8" = 1'-0"

0 10 15 20 ft

**LEGEND**

- Property Line
- Tree protection fence
- Parkade Slab Outline
- Existing Tree: TO BE RETAINED
- Existing Tree: TO BE REMOVED
  Confirm that trees are free of nesting birds prior to removal or wait until the bird nesting season is over.

**NOTE: The tree protection barriers must be built and inspected before the building permits can be issued. Please call the building inspector at local municipality and request a tree barrier inspection at least 48 hours in advance of the building permit.**

**Arborist notes:**
**-Excavation must not extend into the tree protection zones. Arborist supervision required during works within 1.5m of the retained trees.**
**-Pathway in lane must be built under arborist supervision using low impact and above grade methods with no excavation.**
**-Pathway should be field fit to avoid direct conflict with District trees.**

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|---|---|
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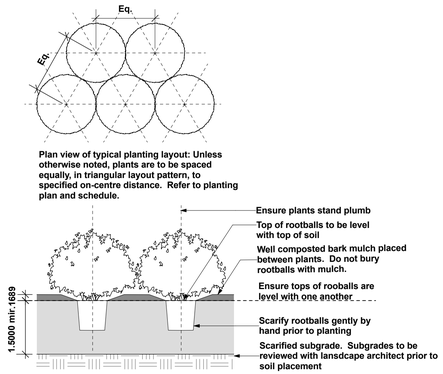
Seal

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#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Offsite Alley Plans

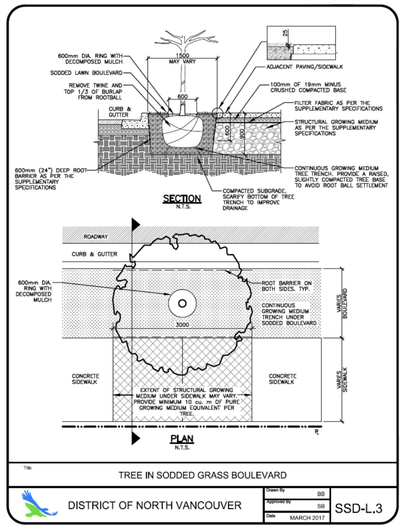
| Project No. | Scale |
|---|---|
| 2023-08 | 1/8" = 1'-0" |
| Project Manager: Christy Voelker | Sheet No.: L7c |
| Reviewed By: AS | |



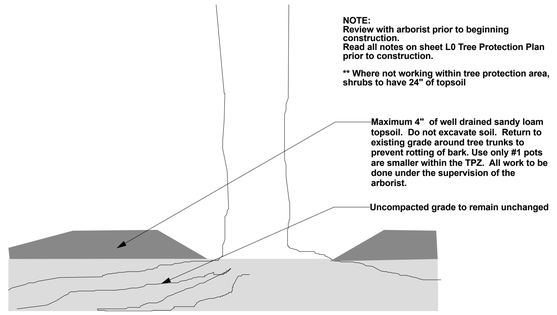

Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.

**NOTES:**
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation: water container stock well prior to planting and following planting.

1 **Shrub and Perennial Planting**
Scale: 1/2" = 1'-0"




2 **Tree Planting**
Scale: 1/2" = 1'-0"



**NOTE:**
**Review with arborist prior to beginning construction.**
**Read all notes on sheet L0 Tree Protection Plan prior to construction.**

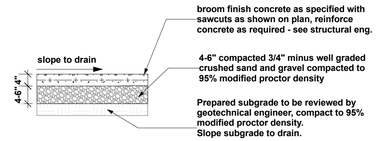
**** Where not working within tree protection area, shrubs to have 24" of topsoil**

**Maximum 4" of well drained sandy loam topsoil. Do not excavate soil. Return to existing grade around tree trunks to prevent rotting of bark. Use only #1 pots are smaller within the TPZ. All work to be done under the supervision of the arborist.**

**Uncompacted grade to remain unchanged**

3 Planting in Tree Protection Zone
Scale: 1/2" = 1'-0"

**Notes:**
**Control Joints:** 1/4" (6mm) wide sawcut to 1/3 depth of slab after firm enough to not cause damage, sawcut joints before random cracking including rebar, coordinate appropriate timing of sawcuts on site.
**Isolation/Expansion Joints:** 1/2" (12mm) max. width isolation/expansion joint with joint filler, max. 9m (30') apart. Layout coordinated in field by contractor
Contractor to confirm and provide layout of construction and control joints prior to installation




4 Cast in Place Concrete on Grade - Non-vehicular
Scale: 1/2" = 1'-0"

## 6.2 Town Centre Core Lighting Standards

(not including Town Centre Core Streets as per Section 6.2)

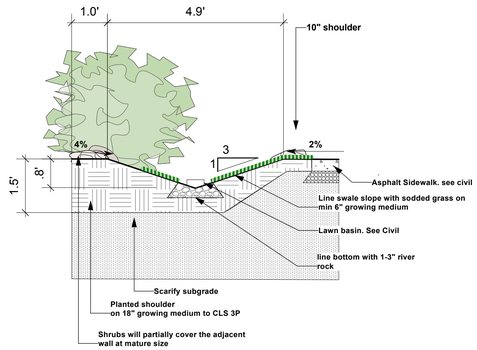
Specifications on the pedestrian luminaires, decorative poles, banner arms and decorative signage arms are listed below.

Pedestrian Luminaire:

Lumec Domus 30 series consisting of the following:

- 70 watt HPS ballast assembly, 120 volt, medium base socket.
- SE3D type 3 recessed optical system with house side cutoff shield, type 5 distribution pattern is available if required.
- Luminous ring option to be installed on Domus 30.
- Drop clear polycarbonate lens to be mounted to frame, which houses the tempered glass lens.
- 1F1A shephard hook mounting arm. This arm can be installed on both pedestrian decorative poles and decorative roadway poles.
- Luminaire and mounting arm will be finished in Frances Andrews #RAL 1011: Butterscotch powder coat paint finish.

5 Lynn Valley Centre Pedestrian Lumiare
Scale: Actual Size




**TRASVERAL SECTION**

6 **Vegetated Swale**
Scale: 1/2" = 1'-0"

| Date | Issue Notes |
|---|---|
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Seal

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Project Title and Address
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1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Offsite Details

| Project No. | Scale |
|---|---|
| 2023-08 | 1/2" = 1'-0" |
| Project Manager: Christy Voelker | Sheet No.: L7d |
| Reviewed By: AS | |

REDBRICK
PROPERTIES

June 30, 2023

Darren Veres
Senior Development Planner
District of North Vancouver
355 West Queens Road
North Vancouver, B.C.
V7N 4N5

Dear Mr. Veres,

**RE: Rezoning Climate Ready Design Strategy Commitment for 1149 and 1155 Lynn Valley Road**

I confirm that the project will meet the climate ready rezoning policy and at the time of building permit application, our team will provide:

- complete refrigerant emissions calculations;
- updated embodied emissions calculations and descriptions of what measures takes, if any, to reduce embodied emissions;
- mechanical drawings showing a ventilation system accommodating minimum MERV 13 filtration and an active mechanical cooling system; and,
- a description of passive design strategies employed to minimize cooling energy requirements and energy performance modeling to support the choice of the passive cooling measures selected.

Sincerely,
**REDBRICK PROPERTIES INC.**



Abdul Jiwan
President

ABDUL F. JIWAN, MBA – PRESIDENT
REDBRICK PROPERTIES INC.
SUITE 210 – 522 SEVENTH STREET, NEW WESTMINSTER
BRITISH COLUMBIA, CANADA V3M 5T5
DIRECT: 604 522 5210 FAX: 604 522 5035 MOBILE: 604 862 5358 EMAIL: ABDULJ@REDBRICKPROPERTIES.CA

KANE CONSULTING

RE: 1149, 1155 Lynn Valley Road Rezoning Climate Ready Design Strategy

The project being designed at 1149, 1155 Lynn Valley Road is utilizing an integrated design approach to reduce the buildings energy and water consumption, improve the overall building energy performance, reduce GHG emissions, and reduce the overall carbon footprint utilizing the following sustainable design elements and best practices:

- Native and drought tolerant plants along with an efficient irrigation system will be used to reduce outdoor potable water consumption.
- Low flow plumbing fixtures will be used to reduce indoor water consumptions.
- Stormwater management planning is intended to ensure that post development runoff does not exceed pre-development rates per DNV guidelines.
- Energy modelling is being carried out to explore various energy conservations measures (ECMs) to inform the design process. We will use the following ECMs:
    - Increased insulation in walls and roofs to achieve Step Code performance target.
    - High performing windows with low e-coatings, warm edge spacers and improved solar heat gain coefficient to achieve Step Code performance target.
    - Low energy and variable speed motors.
    - LED Lighting.
    - Heat recovery ventilation.
    - Heat pumps capable of providing heating and cooling.
- Whole Building Life Cycle Analysis is being used to inform the selection of building materials and reduce embodied carbon and other environmental impact categories. The project will use locally sourced wood as the main structural system for the building.
- Refrigerants with low global warming and ozone depletion characteristics.
- MERV 13 filtration for outdoor air.
- Sun shading on the south facing facades to passively decrease solar heat gain.

Please find attached the whole building life cycle assessment report containing the preliminary embodied emissions calculations and strategies being explored during design to reduce embodied emissions. In addition, please find attached a letter from the project Owner committing to complete refrigerant emissions calculations, using minimum MERV 13 filtrations, and describing passive design strategies employed to minimize cooling energy requirements and energy performance modelling.

Thank you,

Joe Stano
M.A.Sc, LEED AP BD+C & O+M, CPH, CMVP
Principal
Kane Consulting Inc.

**DP 41.23 - 48**

# 1149 & 1155 Lynn Valley Road

## Whole-building Life Cycle Assessment for Rezoning Permit Application



Prepared by:

Bowick Consulting

639 Chadburn Ave.
Ottawa, ON, K1G 0Y6
613.808.5735

# General Assessment Information

The purpose of this report is to provide background information for the submittal of embodied emission calculations to the City of North Vancouver as part of a rezoning permit application. The reported environmental impacts were evaluated using the *Athena Impact Estimator for Buildings* software, based on a building bill of materials (BoM) compiled using takeoff methods by Bowick Consulting. The following sources were used for this purpose:

- *Issued for Consultant Kick-off* (2023-05-24) architectural drawing set, WNDR Architecture + Design Inc.

This assessment has been completed in accordance with the standard *EN 15978* and NRC's *National Guidelines for Whole-building Life Cycle Assessment*, where feasible. See below for general information on the assessment.

| ***General information** on the assessment* | | |
|---|---|---|
| Project Name | 1149 & 1155 Lynn Valley Road | |
| Assessor | Matt Bowick, Principal, Bowick Consulting Ltd. | |
| Verifier (optional) | n/a<br>☐ Internal ☐ External | |
| Date of assessment | June 28, 2023 | |
| Assessment timing | ☑ Schematic Design<br>☐ Design Development<br>☐ Construction Documents | ☐ Construction<br>☐ Operations & Maintenance<br>☐ End of Life |

# Whole-building LCA Results

| Summary Measure | Unit | Modules A-C | Module D |
|---|---|---|---|
| Global warming potential, non-biogenic | kg $CO_2$ eq | 1,125,214 | 43,295 |
| | kg $CO_2$ eq/$m^2$ | 146 | 5.63 |
| | kg $CO_2$ eq/$m^2$/yr | 2.44 | 0.0939 |
| Optional metrics | | | |
| Global warming potential, biogenic | kg $CO_2$ eq | -154,638 | 0 |
| Ozone Depletion Potential | kg CFC-11 eq | 1.18E-02 | -2.10E-08 |
| Acidification Potential | kg $SO_2$ eq | 7,334 | 97.2 |
| Eutrophication Potential | kg N eq | 502 | 5.10 |
| Smog Potential | kg $O_3$ eq | 125,008 | 990 |
| Non-renewable Energy | MJ | 14,383,987 | 196,357 |

**Note**: Negative values are environmental benefits and positive values are environmental burdens.

# Project Description

*Summary description of the proposed building design*

1149 & 1155 Lynn Valley Road is a proposed 6-storey multi-unit residential building with 7,685 $m^2$ total gross floor area (floors plus interior parking). The structure includes two parking levels below grade. There are two stair/elevator cores which extend the building height.

The structure of the ground floor and underground parkade levels is comprised of two-way slabs supported by concrete columns and concrete wall. The structure of the remaining above-grade floors (two though six) are wood frame construction, comprised of wood I-joists with concrete topping supported by the party and corridor walls. The high roof structure is wood trusses. All wood structure is clad in 16 and 12 mm gypsum board and includes sound attenuation batts in cavities. The above stair/elevator core walls are similarly assumed to be wood frame construction.

A schematic structural design was not available at time of assessment. For the purpose of this assessment, much of the structure's material usage was based on estimates from other buildings of similar size and function and scaled to the gross floor area of the proposed building.

The perimeter wall envelope consists of double-glazed PVC-framed window units, and fibre cement board clad 2x8 stud walls insulated with 184mm fibreglass batt cavity infill. The high roof envelope is assumed to be a 2-ply SBS membrane assembly with 150mm polyisocyanurate insulation. The roof of the parking level (exposed to weather) and balconies are assumed to have uninsulated 2-ply SBS membrane assemblies with precast concrete pavers.

*Proposed measures that will be explored during design to reduce embodied emissions.*

- Selection of lower impact concrete mixes including those that contain supplementary cementitious materials (SCMs) such as fly ash.
- Refinement of the concrete structural design, including slab and wall thicknesses, and the foundation design.
- Refinement of wood structure design.
- Investigations on the use of different envelope products/systems, including cladding, glazing, and insulation alternatives.

Please note: since this assessment is based on a schematic design and material quantification rules-of-thumb, the assessment conducted for building permit may be of higher impact.

# Assessment Scope

| *The **functional equivalent** of the building assessed* | |
|---|---|
| Building type | Mid-rise, multi-unit residential (6 above-grade and 2 below-grade levels, 7,685 $m^2$ total GFA) |
| Technical and functional requirements | Technical: 2018 British Columbia Building Code, North Vancouver Climate Rezoning Policy.<br>Functional: 55 1-BR, 11 2-BR. Amenity spaces, underground parking and storage. |
| Pattern of use | Typical for the functions provided. |
| Required service life | 60 years (assumed, no required service life) |
| Other information (optional) | n/a |

| *Construction elements included in the **object of assessment**.* | | |
|---|---|---|
| ☑ A1010 Standard Foundations | ☑ B2010 Exterior Walls | ☐ C1020 Interior Doors |
| ☑ A1020 Special Foundations | ☑ B2020 Exterior Windows | ☑ C2010 Stair Construction |
| ☑ A1030 Slab on Grade | ☑ B2030 Exterior Doors | ☐ C2020 Stair Finishes |
| ☑ A2020 Basement Walls | ☑ B3010 Roof Coverings | ☐ C3010 Wall Finishes |
| ☑ B1010 Floor Construction | ☑ B3020 Roof Openings | ☐ C3020 Floor Finishes |
| ☑ B1020 Roof Construction | ☐ C1010 Partitions | ☐ C3030 Ceiling Finishes |

| *Assessment **system boundary*** | | |
|---|---|---|
| ☑ A1 Raw material supply | ☐ B2 Maintenance | ☑ C1 De-construction demolition |
| ☑ A2 Transport | ☐ B3 Repair | ☑ C2 Transport |
| ☑ A3 Manufacturing | ☑ B4 Replacement | ☑ C3 Waste Processing |
| ☑ A4 Transport | ☐ B5 Refurbishment | ☑ C4 Disposal |
| ☑ A5 Construction-installation process | ☐ B6 Operational Energy | **Note**: Module D results for steel and aluminum recycling have also been calculated and presented separately from other life cycle modules |
| ☐ B1 Use | ☐ B7 Operational Water | |

# LCA Software Summary

| General Information | |
|---|---|
| Report template generated by | Athena Impact Estimator for Buildings |
| Software version | 5.4.0101 |
| Date this report was created | June 28, 2023 |

| Software Data Sources | |
|---|---|
| Life Cycle Scenarios | Scenarios used in this assessment come from databases maintained by the Athena Sustainable Materials Institute. |
| Life Cycle Inventory (LCI) | LCI data used in this assessment is from the Athena LCI database and is compliant with ISO 14040 and ISO 14044. |
| Life Cycle Impact Assessment (LCIA) method | TRACI v2.1 |

See the software's *User Manual and Transparency Document* for further information on data sources.

# LCA Software Inputs

| Project Information | |
|---|---|
| Project Location | Vancouver |
| Units | SI |
| Building Type | Mult Unit Residential - Rental |
| Building Life Expectancy (i.e. reference study period) | 60 |
| Building Height (m) | 21.3 |
| Above and below grade gross floor area ($m^2$) | 7,685 |

# Bill of Materials

The bill of materials shown below served as input to the *Impact Estimator for Building* software. It was derived from the building model provided and includes only materials that make up the physical building, i.e., it does not include construction wastage, replaced materials, etc. The products listed represent the environmental datasets selected within the software and in some cases reflect the selection of proxy datasets where none was available.

| Material/Assembly | Unit | Total |
|---|---|---|
| 1/2" Glass Mat Gypsum Panel | m2 | 666.850 |
| 5/8"  Fire-Rated Type X Gypsum Board | m2 | 13,306.781 |
| 5/8"  Regular Gypsum Board | m2 | 3,705.690 |
| 6 mil Polyethylene | m2 | 6,289.990 |
| Aluminum Extrusion | Tonnes | 0.121 |
| Coarse Aggregate Crushed Stone | Tonnes | 461.160 |
| Concrete Benchmark  CAN 25 MPa | m3 | 407.445 |
| Concrete Benchmark  CAN 35 MPa | m3 | 1,125.402 |
| Concrete Brick | m2 | 909.000 |
| Double Glazed Soft Coated Air | m2 | 643.600 |
| Expanded Polystyrene | m2 (25mm) | 159.718 |
| FG Batt R20 | m2 (25mm) | 16,476.960 |
| FG Batt R30 | m2 (25mm) | 50,163.678 |
| Fiber Cement | m2 | 3,096.990 |
| Galvanized Sheet | Tonnes | 2.372 |
| Galvanized Studs | Tonnes | 3.362 |
| Glass Fibre | kg | 1,673.146 |
| Glazing Panel | Tonnes | 2.148 |
| Laminated Veneer Lumber | m3 | 116.314 |
| Large Dimension Softwood Lumber, kiln-dried | m3 | 6.848 |
| Modified Bitumen membrane | m2 | 3,809.100 |
| MW Batt R11-15 | m2 (25mm) | 4,595.400 |
| Nails | Tonnes | 0.334 |
| Oriented Strand Board | m2 (9mm) | 2,421.798 |
| Polyiso Foam Board (unfaced) | m2 (25mm) | 6,257.550 |
| PVC Window Frame | kg | 5,963.662 |
| Rebar, Rod, Light Sections | Tonnes | 98.687 |
| Small Dimension Softwood Lumber, kiln-dried | m3 | 133.396 |
| Softwood Plywood | m2 (9mm) | 16,977.227 |
| Solvent Based Alkyd Paint | L | 528.352 |
| VR 1/2" Drainage Mat | m2 | 1,676.785 |

**Aqua-Coast Engineering ltd.**
Unit 201 – 5155 Ladner Trunk Road,
Delta, B.C. V4K 1W4
Tel: (604)946-9910
www.aqua-coast.com

**2024-12-20**

**Wndr architecture + design inc.**
318 – 151 West Hastings St.
Vancouver BC Canada V6B 1H4

Re: 1155 Lynn Valley Road
Schematic Energy Modelling for Compliance with Step 3 + EL-3

Aqua-Coast Engineering Ltd. (ACE) has been engaged by Red Brick Properties to perform Whole Building Energy Modeling for the subject project, in accordance with the District of North Vancouver requirements for Part 3 buildings.

Based on schematic modelling of the project, two DHW systems have been evaluated to confirm compliance with the EL-3 GHGI emissions targets is achievable. These systems are,

1) Electric domestic hot water tanks or boilers OR
2) Natural gas domestic hot water boilers combined with a pre-heat system of either electric boilers or electric air to water heat pumps. This system would be used in combination with low-flow fixtures to achieve the GHGI target.

The client has also confirmed that in-suite heating and cooling is to be provided by individual heat pumps in each suite.

Schematic modelling of the project using both the above-mentioned options results in the project achieving the Step 3 + EL-3 performance requirements.

If you have any questions, please don't hesitate to contact us.

Sincerely,



Jessica Allan AScT, EA
Associate - Energy and Sustainability

| AGENDA INFORMATION | | Dept. Manager | GM/ Director | CAO |
|---|---|---|---|---|
| ☑ Regular Meeting | Date: March 2, 2026 | | | |
| ❒ Other: | Date: | | | |

# The District of North Vancouver
# REPORT TO COUNCIL

February 16, 2026
Case: PLN2025-00001
File: 08.3060.20/001.25

**AUTHOR:** **Taylor Jenks, Development Planner**
**SUBJECT:** **DEVELOPMENT PERMIT 1.25 - 1310 Monashee Drive**

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## RECOMMENDATION

THAT Development Permit 1.25 with a variance for a mixed-use development at 1310 Monashee Drive is ISSUED.

## REASON FOR REPORT

The site is in Development Permit Areas (DPA) for Form and Character, Energy and Water Conservation and GHG Emission Reduction, and Protection from Hazardous conditions for Slope Hazard, and Wildfire Hazard. The project requires issuance of a Development Permit with a variance by Council.

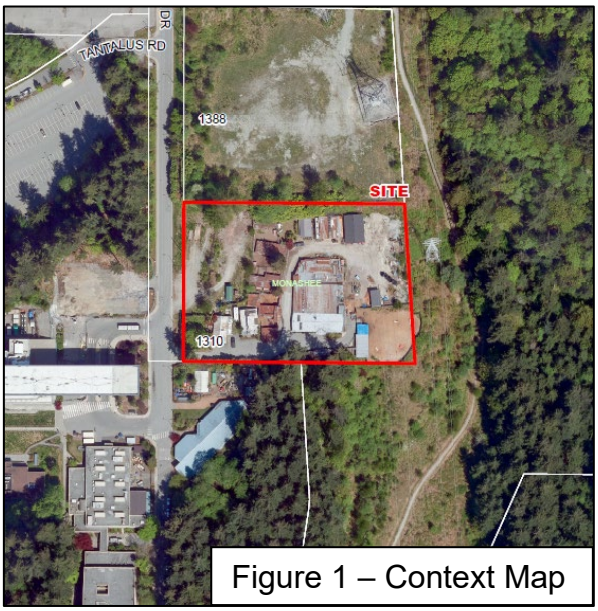


Figure 1 – Context Map

## SUMMARY

In compliance with the intent of the existing CD 141 zone, Darwin Properties has applied for a Development Permit to allow for a mixed-use rental housing and commercial project primarily serving Capilano University's students, staff and faculty.

The following bylaws received adoption on April 8, 2024:

- Bylaw 8561 - to amend the Official Community Plan (OCP) designation to Commercial Residential Mixed-Use Level 1 (CRMU 1);
- Bylaw 8562 - Rezoning the site to Comprehensive Development Zone 141 (CD 141);
- Bylaw 8563 - Housing Agreement to secure the market and non-market rental; and
- Bylaw 8606 - Phased Development Agreement Bylaw to secure the timely construction of non-market rental units for students, faculty, and staff at the university.

Links to the Introduction Report and the Adoption Report can be found on the District's website here:

- Bylaw Introductions
- Bylaw Adoption

This report recommends issuance of Development Permit 1.25 as the proposal is compliant with applicable DPA guidelines.

## DISCUSSION

### Site and Surrounding Area

The site is approximately 11,890 $m^2$ (2.94 acres) in size and is located on the east side of Monashee Drive across from Capilano University (Cap U). Previously occupying the site was Northwest Kennels, a dog-boarding facility, which is soon to be demolished.

The Cap U campus is located to the west and south of the site. This portion of the campus includes a bus loop, the Nat and Flora Bosa Centre for Film and Animation, a new student housing building nearing occupancy, and a new Childcare Education Centre to the west across Monashee Drive.

To the north are vacant lands owned by Cap U.




**Figure 2 - Aerial Image of Site**

Immediately east of the site is an expanse of natural area including an escarpment which slopes down towards a publicly accessible gravel trail. The trail runs south towards Lillooet Park and Mount Seymour Parkway and connects to the north at Lillooet Road. Beyond the trail, the vegetated slope continues down another 60 metres towards Seymour River. BC Hydro and Metro Vancouver rights of way also lie parallel to the site on the east side.

### Proposal

In compliance with the CD 141 zone, the proposed mixed-use project includes 303 rental residential units and 789 $m^2$ (8,490 sq. ft.) of commercial space for a total of 20,803 $m^2$ (223,921 sq. ft.) of gross floor area and a density of 1.75 FSR (floor space ratio).

The rental units range from studios (334 sq. ft. in size on average) to five-bedroom units (1,185 sq. ft. on average). 50% of the units are reserved exclusively for students, staff and faculty and 32 of these units will be offered at below-market rental rates.



**Figure 3 – Rendering of Southwest Elevation**

The project includes two buildings which both front Monashee Drive and extend east through the depth of the site. The buildings frame a generously sized central courtyard in the middle which is open on the east side, overlooking the natural escarpment above Seymour River Heritage Park.

The courtyard itself (Figure 4) features common outdoor eating areas, commercial patios, and an outdoor amenity space which bridges to the indoor amenity space located on the ground floor of the north building. The indoor amenity spaces include a range of large lounge/social areas, small reading rooms, bike repair, and a gym space. Two additional amenity rooms are located in the south building for quieter gatherings.



**Figure 4 – Rendering of Courtyard from N/W Corner**

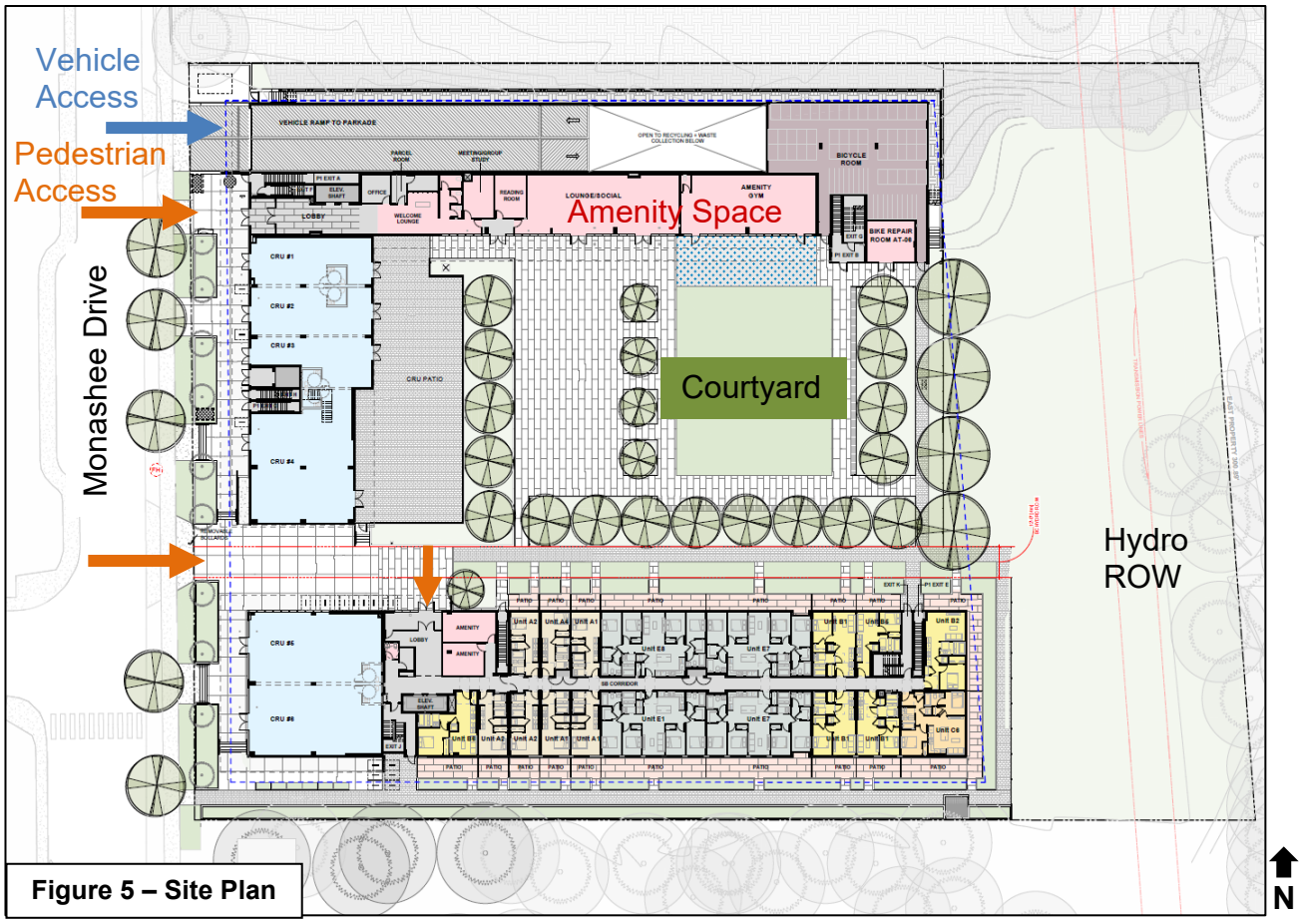



**Figure 5 – Site Plan**

Pedestrian access to the north building is directly from Monashee Drive while the access to the south building is from a breezeway that separates the two buildings. Pedestrian pathways are designed throughout the site to accommodate movement to various indoor amenities, common outdoor areas, and to the university campus across Monashee Drive.

Vehicle access is provided on the northwest corner of the site from Monashee Drive to one level of underground parking shared between both buildings.

## Revisions to the Proposal Since Rezoning Adoption

The building and landscape designs were fairly advanced at the time of the Rezoning consideration; however, a few primary changes have been proposed as follows:

<u>Adjusted Unit Mix to Cater to Capilano Students</u>
The unit mix has been amended to increase the number of studio and four- and five-bedroom units. This is intended to appeal specifically to student demographics by offering opportunities for affordability through smaller or shared spaces.

| **Table 1 – Proposed Unit Mix at Rezoning** | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Studio | One bed | Two bed | 3 bed | 4 bed | 5 bed | Total |
| Market rental | 36 | 73 | 30 | 18 | 0 | 0 | 157 |
| Cap U market | 29 | 59 | 24 | 14 | 0 | 0 | 126 |
| Cap U below market | 7 | 16 | 6 | 3 | 0 | 0 | 32 |
| Total | 72 | 148 | 60 | 35 | | | 315 |

| **Table 2 - Proposed Unit Mix** at Development Permit | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Studio | One bed | Two bed | 3 bed | 4 bed | 5 bed | Total |
| Market rental | 63 | 31 | 22 | 2 | 21 | 10 | 149 |
| Cap U market | 55 | 19 | 12 | 2 | 34 | 0 | 122 |
| Cap U below market | 7 | 16 | 6 | 3 | | | 32 |
| Total | 125 | 66 | 40 | 7 | 55 | 10 | 303 |

*Green indicates an increase in the number of units, and red indicates a decrease in the number of units when compared with the rezoning from 2022.

The amended unit mix does not impact the requirement that 50% of all units must be occupied by students faculty or staff of Capilano University, and that the number of affordable rent units remain consistent with the housing agreement approved by council as a condition of rezoning.

Refinement of Amenity Space and Building Design

With the unit mix adjustment, some consequential redesign of the amenity spaces as well as façade improvement were also undertaken.

To enhance building design with student safety in mind, the previously proposed rooftop amenity is removed, and private balconies are eliminated from many student-oriented units. Given that many units are still intended for the general public as well as CapU faculty and staff, balconies are still provided for some units located at specific sections of the buildings. The provision of the remaining balconies is strategically used to enhance the articulation of the buildings façade and staff have worked with the applicant to refine building expression as appropriate.

Within the north building, the ground floor plan has been revised to reallocate amenity spaces and shift them towards the courtyard to increase exposure to daylight and connection to the outdoor common areas.

The ground floor of the south building has been revised to remove the breezeway and instead realign the lobby and add amenity space.

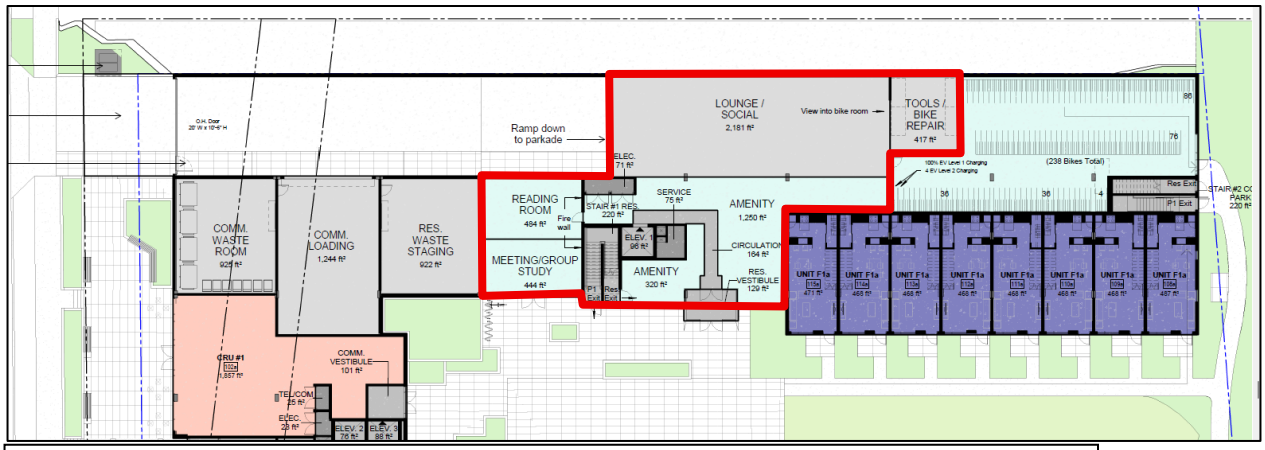



**Figure 6 – North Building - Amenity Design at Rezoning in 2022 (shown in red)**

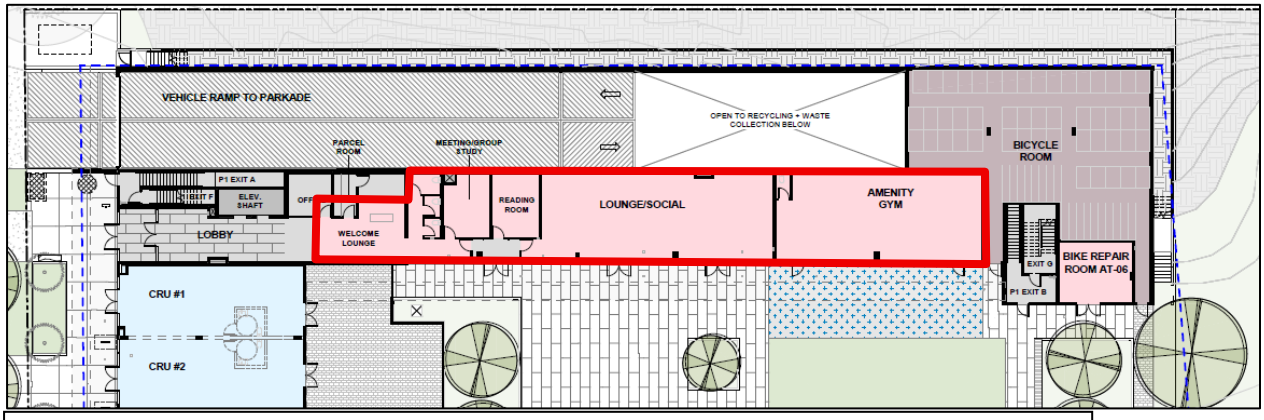



**Figure 7 – North Building - Proposed Amenity Design at DP (shown in red)**

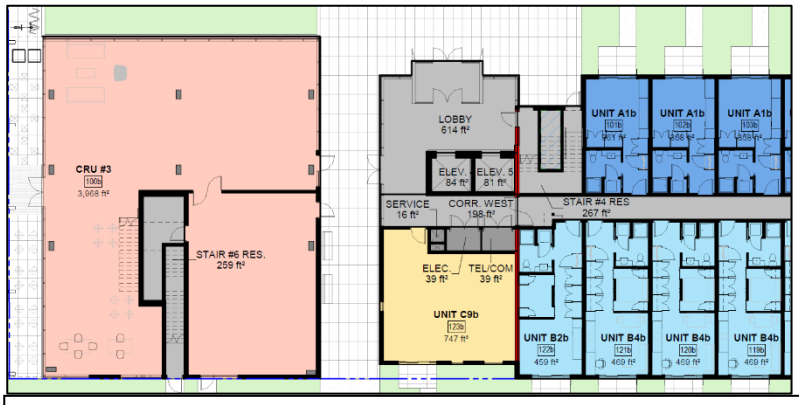



**Figure 8 – South Building - Ground floor at rezoning (shown in red)**

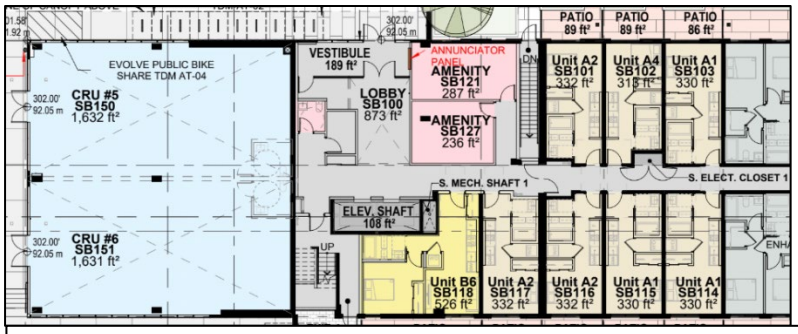



**Figure 9 – South Building - Ground floor at DP (shown in red)**

## Compliance with CD 141 and Conditions Secured at Rezoning

The CD 141 zone regulates matters such as the permitted heights for each of the buildings, the density for the project, and parking and loading requirements on the site.

In addition to the CD 141 zoning, development must conform to the Development Covenant, Housing Agreement Covenant, and the Phased Development Agreement registered on the property as a condition of the rezoning. The project generally complies with the CD 141 zone and the registered covenants, with one minor variance required as outlined below.

Proposed Variance from CD 141:

Part 10 of the Zoning Bylaw requires that loading spaces for commercial activities be located off-street and exterior to a building. The proposal in this case has included loading space in the parkade below ground, which allows the above grade space on Monashee Drive to be utilized for other purposes, and reduces the number of access points to the site. Staff are supportive of this variance.

## Evaluation of Development Permit Guidelines for Form and Character

The proposal has been reviewed against the District's *Form and Character Guidelines for Mixed-use Developments* and the following highlights are the application's notable responses to the guidelines:

*A1.7 - Commercial Setbacks* – Approximately 43' (13 m) is provided between the commercial frontage and the curb on Monashee Drive. This space accommodates boulevard trees, planting, and both private and public sidewalk space.

*A1.10 – Breaks in Streetwall* - The Monashee frontage is broken up by a 10.5m-width pedestrian breezeway which creates site permeability from the street to the central courtyard. The east/west length of the two buildings is mitigated by fenestration, materiality and insertion of balconies along the façade.

*A 2.2 and 2.3 – Common and Semi-private Outdoor Spaces* - Both buildings encircle a common courtyard which facilitates common dining space, treed areas, and outdoor commercial patios that are accessible for all residents and provide opportunity for sunshine and weather protection. On the south side of the courtyard are semi-private patios attached to the ground floor units. Outdoor recreation spaces serve as an intersection between the amenity rooms and gym on the ground floor on the north building.

*A2.4 – Pedestrian Pathways* – The breezeway between the north and south buildings connects people from the street to the central courtyard. Pedestrian walkways, at a minimum width of 2.5 m (8.2 ft.), continue throughout the site and around the perimeter of the courtyard, connecting building and individual unit entrances, amenity spaces and commercial units.

*A3.9 – Transparent Fronts* - The western facades of both buildings are designed with clear glazing and black mullions to enable viewing into the commercial spaces. Window Signage will be limited by the Sign Bylaw.

*A3.10 – Solar Orientation* - The buildings are oriented east/west which accommodates solar exposure for a majority of the units. The amenity and common spaces have been located on the southern edge of the ground floor to allow for light exposure.

*A 3.12 – Weather Protection* – An approximately 3 m (10 ft) wide canopy is proposed along the western commercial frontage to provide weather protection and a uniform character between the commercial frontages on both buildings.

**Advisory Design Panel**

The application was considered by the Advisory Design Panel on May 8, 2025 and the Panel recommended approval of the project subject to addressing the following revisions related to the satisfaction of staff:

- *Breaking up of the building length and massing;*
- *Providing a range in the type of gathering/amenity spaces;*
- *Addressing the landscaping transition from the courtyard to the hydro Right of Way;*
- *Providing access to natural light from internal corridors and units;*
- *Ensuring the security of bike storage; and*
- *Site lighting*

These comments have been addressed to the satisfaction of staff in the resubmission package in the following manners:

- *The heights of the building parapets have been varied, balconies strategically located throughout the building, and material variations were introduced to break up the massing where possible.*

- *Glazing has been added to the stairwells to increase light transmission into the interior spaces, and to break up the façade.*
- *The amenity spaces have been amended resulting in a variety of rooms from 225 sq. ft. quiet study rooms to 1,600 sq. ft. social spaces, with increased access to light and interaction with the common outdoor area.*
- *The greenspace that crept into the Hydro ROW is now moved, and a natural divide of these spaces has been created using a walkway around the courtyard, and tree plantings that run north/south along the eastern property line.*
- *The common outdoor spaces, pathways, and building front include a combination of bollard lighting, wall lighting, and illuminated benches.*
- *The bicycle parking is provided in a variety of locations including Class 1 within secure bike rooms in the parkade and at the ground level, and class 2 which is within the courtyard for visibility.*

**Vehicle and Bicycle Parking**

While the proposal is located within the Transit Oriented Area (TOA), the rezoning was adopted prior to the TOA legislation and therefore parking provisions must meet what is required in the CD 141 zone. These rates were established by utilizing the District's *Alternate Vehicle Parking Rate Policy* and the implementation of Transportation Demand Management (TDM) measures, the requirement for such is secured in the Development Covenant.

In summary, 158 residential vehicle stalls are provided, including 12 accessible stalls which meets the requirement of the CD 141 zone. In addition, 46 stalls are provided for shared commercial and residential visitor purposes including two accessible stalls. 100% of all residential stalls and 20% of all commercial/visitor stalls are provided with outlets capable of level 2 charging. The remaining commercial/visitor stalls have outlets capable of level 1 charging. All parking is provided in one level of underground with residential and commercial/visitor areas separated by an overhead gate for security.

A total of 551 bicycle parking spaces are proposed to serve the residents, visitors and the need of the commercial/retail units. The parkade also includes end-of-trip facilities such as a changeroom and shower for commercial occupants, as well as a bicycle wash station. A Bike repair room is located on the ground floor next to one of two bike storage rooms. The second bicycle storage room is within the parkade.

In addition to the above, the project has included the following TDM measures in support of a reduced vehicle parking rate:

- Enhanced bicycle parking design - including features such as weather protection, secure locations both inside the buildings and the courtyard;
- Bike Share space for Evolve bike share;
- Pedestrian enhancements including streetlighting and sidewalk on the east side of Monashee Drive, and crosswalk upgrades connecting the development to the university campus;

- Real time transit information and marketing services; and
- Multi-modal wayfinding signage.

### Acoustic Performance

Development Permit 1.25 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Prior to issuance of a Building Permit, the applicant will be required to submit a report from a qualified acoustic consultant demonstrating that the building will meet the standards.

### Accessible Units

In accordance with the District's *Accessible Design Policy*, all 303 units will be designed to meet the 'basic' accessibility standard and 16 units (5%) will be designed to meet the enhanced accessibility standard. The enhanced accessibility measures were secured in the Development Covenant and include features such as:

- Adaptable bathroom design to accommodate future installation of accessible showers;
- Additional bathroom features such as pocket door with D-shaped handles, tub control valves near the edge of the tub, lever faucets and space under the sink;
- Adaptable counter heights, existing adjustable workspace, and continuous counterspace in the kitchen;
- Side by side washer and dryer; and
- Sufficient maneuvering space in bathroom, bedroom and kitchen for wheelchairs.

### Evaluation of Development Permit Guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reductions

In accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future owners. In compliance with the District's Construction Bylaw, the residential portion of the proposal is targeting STEP 3 with emissions level 3 of the BC Energy and the Zero Carbon Step Codes and the commercial portion is targeting STEP 2 with emissions level 3.

Notable highlights from the OCP guidelines include:

Energy Conservation: *Guidelines 1 and 5 - An integrated design process should be utilized to identify opportunities to reduce a building's energy consumption, and explore opportunities for the distribution of natural daylight into a building's interior spaces and utilize an integrated design to reduce overall energy consumption.*

The project proposed is oriented east to west which capitalizes on the southern exposure during winter months to reduce heating requirements. The building also

proposes to use heat recovery ventilators to retain heat from exchanged air, and electric resistance tanks for domestic hot water heating.

Water Conservation: *Guideline 1 and 4 - An integrated design process should be utilized to identify opportunities to reduce a building's energy consumption and could include automated irrigation systems.*

The proposal includes the installation of water sense plumbing fixtures on the interior of the building, and the use of high efficiency and moisture responsive irrigation systems in the landscaping.

Greenhouse Gas Emission Reduction: *Guideline 5 – a construction waste management plan should be developed - and the Climate Ready Rezoning Policy.*

The proposal is aiming to divert 75% of construction waste through a waste diversion strategy, and supports the use of low emission transportation options via TDM measures such as bicycle facilities, EV charging, and close proximity to transit options. Electric space heating is proposed for the entirety of building as well as domestic hot water systems to reduce greenhouse gas emissions.

The project will be required to submit a report at the time of building permit confirming compliance with the above noted measures.

**Evaluation of Development Permit Guidelines for Protection of Development from Hazardous conditions – Slope Hazard**

As noted previously in the report, to the east of the site is an escarpment which leads down towards Seymour River, and to the north is a smaller slope around 5m in height from the neighbouring property. A portion of the subject site is therefore located within the Slope Hazard Reference Extent Area which is an area that triggers the requirement for a Slope Hazard Report. The appropriate report has been produced by Geopacific Consultants dated January 5, 2026, and reviewed by staff. The report notes that the site is safe for the intended use and meets the District's risk tolerance criteria. It also makes recommendations regarding stormwater management, setbacks and regrading of the adjacent slopes which are being explored with staff.

During consideration of the rezoning, Council noted a desire to have a slope hazard report produced for the project, and reviewed by a third party to ensure accuracy. The report has been provided to a third-party consultant and confirmation of the report findings, as well as the incorporation of any design recommendations will be provided prior to building permit issuance.

### Evaluation of Development Permit Guidelines for Protection of Development from Hazardous conditions – Wildfire

The site is located within the Wildfire Hazard DPA, and a report was provided by Diamond Head, dated February 3, 2026 which speaks to potential fuel sources, levels of risk, and mitigation measures.

A number of large forest stands are identified near the proposal, including mature conifers, deciduous, and dense shrub coverage. Many of these areas are broken up by historic development, are a limited threat due to mixed species and inconsistent fuel types, and some are intensively managed by BC Hydro. Overall, these stands were determined to be a “low risk” fuel source.

To reduce the risk further, the development has incorporated *FireSmart* building and landscaping measures such as non-combustible siding, roofing, and fencing; a 10m buffer between the building and the planting of grasses and conifer species; and the installation of exterior sprinklers. Mitigation will also be provided through guided topping and thinning of fuel sources. These measures are secured in the Development Permit and will be confirmed with Building Permit.

## FINANCIAL CONTRIBUTIONS & INFRASTRUCTURE IMPROVEMENTS

In addition to the 303 rental units 32 of which are offered at non-market rates, the project will also contribute the following off-site improvements.

- undergrounding of hydro utilities along the Monashee Drive frontage;
- pavement restoration;
- new service connections, and Sanitary, Storm and Water mains;
- boulevard improvements including new streetlighting and planting; and
- new sidewalk on the west side of the property, letdowns, and a crosswalk connecting to the University campus across Monashee Drive.

The estimated total value of off-site works (engineering and landscaping) are approximately $3.5 million. This estimate has been provided by the applicant and the full scope (and value) of required off-site construction will be determined through the detailed design work at the Building Permit stage.

District of North Vancouver DCC’s and Regional DCCs will be payable at the applicable rate at time of Building Permit issuance. DCC’s for this project are currently estimated to be $5.8 million and $2.3 million respectively.

## CONSTRUCTION TRAFFIC MANAGEMENT PLAN

In order to reduce development’s impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). Staff are continuing to work with the applicant on the CTMP and a final accepted version will be required prior to issuance of any building permits.

It is anticipated that demolition will take place in early 2026 and excavation and construction will take place between winter of 2026 and fall of 2028. Staging will occur on-site for all stages of construction and trades parking will utilize the pay parking at Capilano University. Transit options are also readily available nearby.
In particular, the CTMP must:

1. Ensure no staging or trades parking occurs on Monashee Drive;
2. Sufficient traffic control to ensure minimal impacts to vehicle and bus traffic;
3. Pedestrian routes on the west side of Monashee are to remain open at all times;
4. Closures of the northbound lane for utilities work will be limited where possible; and
5. Short impacts to movement of southbound lane and coordination with Coast Mountain Bus Company is required.

The requirement for an accepted CTMP is secured within the Development Covenant and a Highway Use Permit will be reviewed prior to Building Permit issuance.

## CONCURRENCE

The project has been reviewed by Building, Parks, Engineering, Transportation, Community Planning, Urban Design, and Fire Services.

## PUBLIC INPUT

Public consultation for this project was undertaken at the time of rezoning in accordance with the District's Policy on *Non-Statutory Public Consultation for Development Applications*, as well as the legislated requirement for a Public Hearing.

## CONCLUSION

This Development Permit application proposes a CapU-focused rental and commercial mixed-use development in accordance with the approved CD 141 zone and the Housing Agreement secured at the rezoning stage.

It has been evaluated against applicable DPAs and staff found the proposal generally in compliance.

If approved, this project will contribute to needed housing for CapU, a key educational institution on the north shore.

Development Permit 1.25 is now ready for Council's consideration.

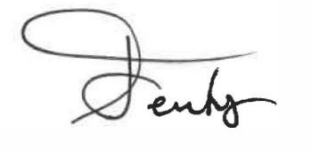
## OPTIONS

The following options are available for Council's consideration:

1. Issue Development Permit 1.25 (Attachment 1) to allow for the proposed construction (staff recommendation); or

2. Deny Development Permit 1.25 and provide direction to staff.

Respectfully submitted,



Taylor Jenks
Development Planner

**Attachments:**

1. Development Permit 1.25 and attachments

**REVIEWED WITH:**

| | | | | External Agencies: | |
|---|---|---|---|---|---|
| ❑ Community Planning | _____ | ❑ Clerk's Office | _____ | | |
| ❑ Development Planning | _____ | ❑ Communications | _____ | ❑ Library Board | _____ |
| ❑ Development Engineering | _____ | ❑ Finance | _____ | ❑ NS Health | _____ |
| ❑ Utilities | _____ | ❑ Fire Services | _____ | ❑ RCMP | _____ |
| ❑ Engineering Operations | _____ | ❑ ITS | _____ | ❑ NVRC | _____ |
| ❑ Parks | _____ | ❑ Solicitor | _____ | ❑ Museum & Arch. | _____ |
| ❑ Environment | _____ | ❑ GIS | _____ | ❑ Other: | _____ |
| ❑ Facilities | _____ | ❑ Real Estate | _____ | | |
| ❑ Human Resources | _____ | ❑ Bylaw Services | _____ | | |
| ❑ Review and Compliance | _____ | ❑ Development Services | _____ | | |

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DISTRICT OF NORTH VANCOUVER
355 West Queens Road
North Vancouver, BC V7N 4N5
604-990-2311
DNV.org

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**

**DEVELOPMENT PERMIT 1.25**

This Development Permit 1.25 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of a mixed-use project including 303 rental units and 8,500 sq.ft. of commercial space on the property located at 1310 Monashee Drive, legally described as Lot B Block 13 District Lot 620 Plan 14068, (PID: 007-955-316) subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:

   1. The location of loading spaces is varied to be permitted within the parkade of the building which they serve.

B. The following requirement is imposed under Section 504 of the Local Government Act:

   1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.

   2. Prior to expiry under B (1) above, the applicant may request an extension to the permit for a period no longer than 1 year and if granted by the District, may be subject to new conditions. The granting of an extension will be at the sole discretion of the General Manager or his/her designate.

   3. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit and may require amendments during the course of construction to ensure that construction impacts are minimized.

      i. The site shall be developed in accordance with the recommendations of the Wildfire Assessment Report prepared by Diamond Head dated June 30, 2020 and updated February 3, 2026.

      ii. A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Wildfire Assessment Report referenced above, or meets and equivalent or higher degree of protection.

      iii. The site shall be developed in accordance with the recommendations of the Slope Hazard Report prepared by Geopacific Consultants, dated January 5, 2026 or a subsequent version as approved by a third-party reviewer.

iv. A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Slope Hazard Report referenced above, or meets and equivalent or higher degree of protection

v. The site shall be developed in accordance with the recommendations of the Geotechnical report prepared by Geopacific Consulting, dated October 31, 2025 and the updated memo dated February 13, 2026.

vi. A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Geotechnical Report referenced above or meets and equivalent or higher degree of protection.

vii. Mitigation measures are carried out in accordance with the recommendations of the qualified professional providing recommendations on the topic.

viii. Confirmation of registration of the section 219 restrictive covenant for wildfire mitigation

ix. Confirmation of registration of the section 219 restrictive covenant for slope hazard.

C. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act:

1. The site shall be developed in accordance with the attached plans (DP 1.25 1 through 22).
2. All signage proposed must comply with the District of North Vancouver Sign Bylaw.
3. Prior to the issuance of a Building Permit, the following shall be submitted to:
    i. Planning Department:
        a. Confirmation of an approved location for an alternate access to 1388 Monashee, to the satisfaction of Capilano University and the District of North Vancouver.
        a. Confirmation that the accessible design measures as outlined in DP 1.25 - 22 have been included in the project.
    ii. Parks Department:
        b. Three copies of a final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;
        c. A written landscape estimate in accordance with District format, submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and,



Document: 6675097

d. A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

iii. Engineering Department:

a. Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and

b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Monashee Drive.

4. Prior to the issuance of an Occupancy Permit, the following shall be submitted to:

i. Planning Department:

b. Confirmation of discharge of easement 547968M

c. Confirmation of registration of a Statutory Right of Way in favour of Metro Vancouver to access their water main on the east side of the property

d. Confirmation of registration of a Statutory Right of Way in favour of BC Hydro to access their Hydro lines and towers on the east side of the property

D. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:

1. The site shall be developed in accordance with the Energy Water and GHG Conservation Report prepared by AME Group dated December 19, 2024, and the updated memo dated December 19, 2025.

i. Prior to issuance of the Building Permit, confirmation must be provided to the Planning Department that the building features included in the report noted above, have been included in the project.

E. The following requirements are imposed under Subsection 502 of the Local Government Act:

1. Prior to issuance of the Building Permit the following deposits are required:

i. A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or $100,000, The deposit must be provided prior to issuance of a Building Permit for the development on the Land and will be held as security for landscaping, building and hazard mitigation works.

ii. Engineering security deposit(s), in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

F. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a Building Permit as set out in section 219 Covenants, if any, registered against the Land in favour of the District.

_____

**Mayor**

_____

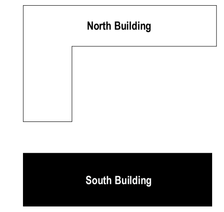
**Corporate Officer**

Dated this _____ day of _____, _____



**SOUTH BUILDING**

KEYPLAN




2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |

SCALE: | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Brooklyn\Documents\19009_Monashee Drive_(1310)_CENTRAL_R25_detached_brooklynn_vd | PLOT DATE: 2026-02-03 5:30:30 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1935 PANDORA STREET VANCOUVER V5L 0C7 604.568.3499 TKAD.CA

**Residences at CapU**

1310 Monashee Drive,
North Vancouver, BC

**Building Renderings**

PLOT DATE: 2026-02-03 5:30:30 PM

**A005**

DP 1.25 -1

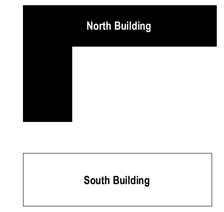


**NORTH BUILDING**



TKA+D
DARWIN

KEYPLAN







2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |

| | | | |
|---|---|---|---|
| SCALE: | | DATE: Feb 3rd, 2026 | DRAWN: Author |
| PROJECT NUMBER | | | 19009 |
| FILE PATH: | C:\Users\Brooklyn\Documents\19009_Monashee Drive_(1310)_CENTRAL_R25_detached_brooklynn_vf | PLOT DATE: | 2026-02-03 5:30:31 PM |

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1535 PANDORA STREET VANCOUVER V5L 0C7 604.568.3499 TKAD.CA

**Residences at CapU**

1310 Monashee Drive,
North Vancouver, BC

**Building Renderings**

PLOT DATE: 2026-02-03 5:30:31 PM

# A006

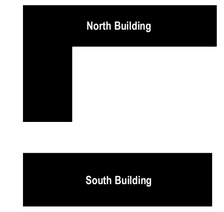
DP 1.25 - 2



**NORTH BUILDING LOOKING TOWARDS SOUTH BUILDING**

TKA+D
DARWIN

KEYPLAN




2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |

SCALE: | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Brooklyn\Documents\19009_Monashee Drive_(1310)_CENTRAL_R2S_detached_brooklynn_vf | PLOT DATE: 2026-02-03 5:30:31 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1535 PANDORA STREET VANCOUVER V5L 0C7 604.568.3499 TKAD.CA

**Residences at CapU**

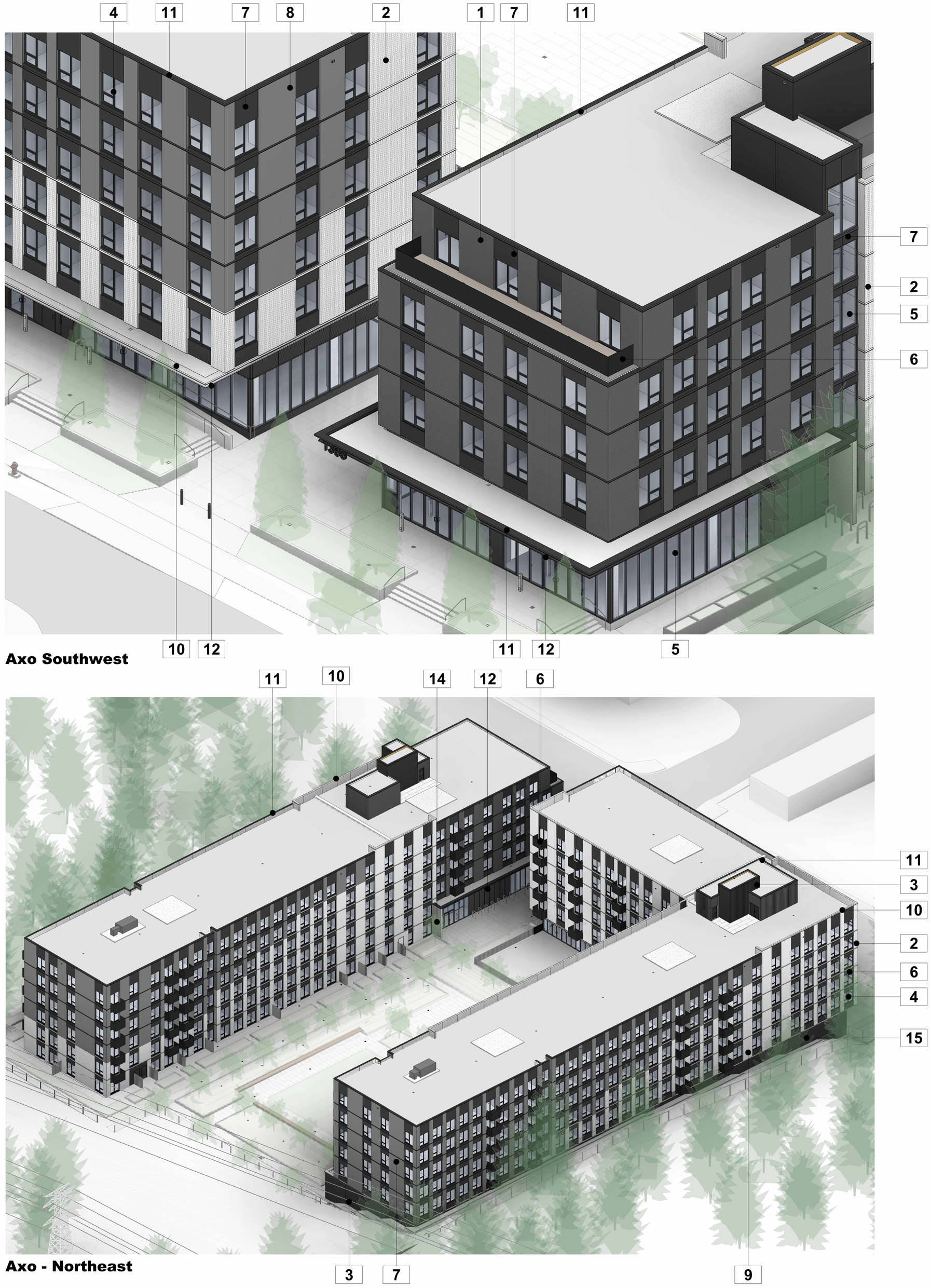
1310 Monashee Drive,
North Vancouver, BC

**Building Renderings**

PLOT DATE: 2026-02-03 5:30:31 PM

**A007**

DP 1.25




**Axo Southwest**




**Axo - Northeast**



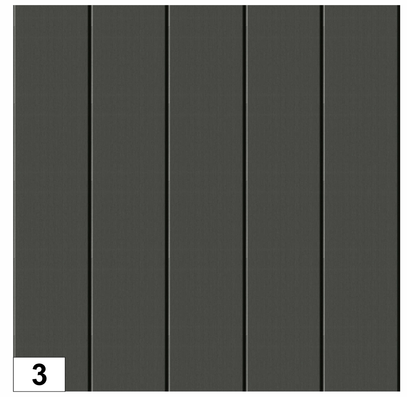
1

**BRICK/BRICK-LIKE CLADDING - Charcoal, Colour Matched Grout**



2

**BRICK/BRICK-LIKE CLADDING - White, Colour Matched Grout**



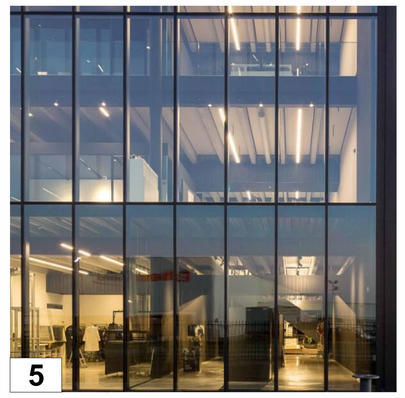
3

**METAL PANEL - Gunmetal, Satin Finish**



4

**RESIDENTIAL WINDOWS - Vinyl Black Outside, White Inside**



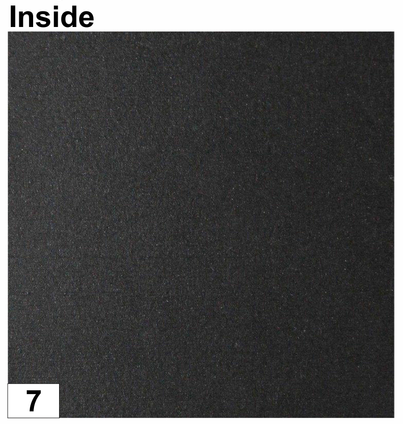
5

**COMMERCIAL WINDOWS - Black Mullions**



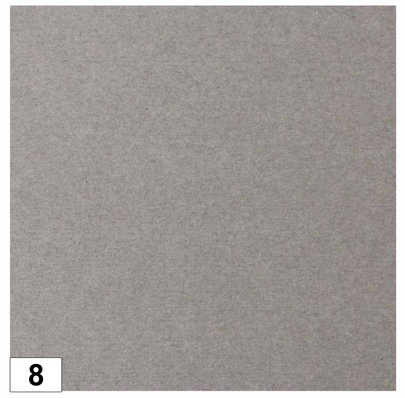
6

**BALCONY GUARDRAIL- Perforated Metal**



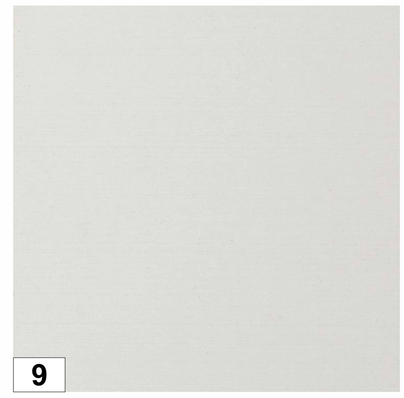
7

**SPANDREL - Fibre Cement Panels, Black Smooth Matte**



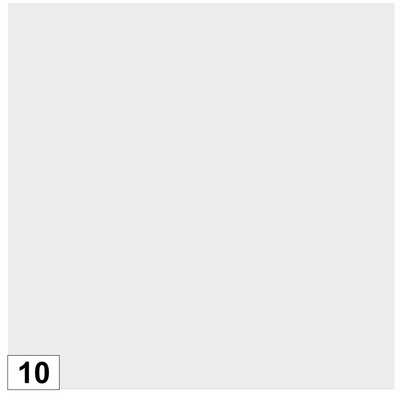
8

**FIBRE CEMENT - Charcoal, Textured Finish**



9

**FIBRE CEMENT - White, Textured Finish**



10

**Flashing - White**



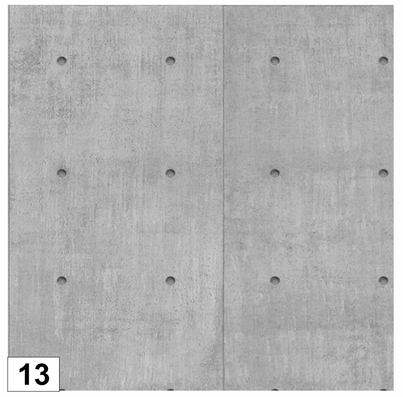
11

**Flashing - Black**



12

**SOFFIT - Aluminum, Wood Textured T+G**



13

**ARCHITECTURAL CONCRETE**



14

**ARCHITECTURAL CONCRETE - Boardform**



15

**PAINTED CONCRETE - Black**

TKA+D DARWIN

2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |
| 3 | 251110 | Issued for DP Resubmission |
| 1 | 241219 | Issued for DP Submission |

SCALE: | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Brooklyn\Documents\19009_Monashee Drive_(1310)_CENTRAL_R25_detached_brooklynn_rvt | PLOT DATE: 2026-02-03 5:12:41 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1935 PANDORA STREET VANCOUVER V5L 0C7 604.568.3499 TKAD.CA

**Residences at CapU**

1310 Monashee Drive, North Vancouver, BC

**Materials**

PLOT DATE: 2026-02-03 5:12:41 PM

**A004**

DP 1.25 -4

# ZONING SUMMARY

| | | |
|---|---|---|
| **PROJECT ADDRESS** | 1310 Monashee Drive<br>North Vancouver, BC<br>Proposed Addresses: TBD | |
| **LEGAL DISCRIPTION** | LOT B, Bk 13, DL 620, Gp 1, NWD, PLAN 14068 | |
| **AUTHORITY** | District of North Vancouver | |
| **ZONE** | Existing: Park, Recreation and Open Space (PRO)<br>Proposed: Residential + Commerical (CD-141) | |
| **USE** | Permitted Zone Uses: Residential and Commercial | |
| **SITE AREA** | 127,983.1 sqft | 11,890 m2 |

**LOT COVERAGE**

| | | |
|---|---|---|
| | Maximum: | 55% |
| | Provided: | 31.57% |

**SETBACKS**

| | Required | Provided |
|---|---|---|
| Front Yard (West): | 4.6m/ 15 ft | 4.572m / 15 ft* |
| Side Yard (North): | 4.6m/ 15 ft | 4.572m / 15 ft* |
| Side Yard (South): | 4.6m/ 15 ft | 4.572m / 15 ft |
| Rear Yard (East): | 33.5m/ 110 ft | 33.5m / 110 ft |

* +6' deck addtional encroachment

Hydro Clearance Setback: Hydro Setback aligns with SRW as noted on drawings. Development to comply with all BC hydro design requirments.

**BUILDING HEIGHT**

| | Maximum | Provided | Storeys |
|---|---|---|---|
| North Building | 114.6m/ 376.0 ft | 114.6m/ 376.0 ft | 6 |
| South Building | 111.9m/ 367.1 ft | 111.9m/ 367.1 ft | 6 |

Measured between the building height base line to the highest point of the roof, as per DNV Bylaw 6833.

**LANDSCAPE SETBACKS** N/A

**EASEMENTS**

Hydro Setback aligns with SRW as noted on drawings. Development to comply with all BC Hydro design requirements

**FLOOD CONSTRUCTION LEVEL (FCL)** N/A

# FSR SUMMARY

| | | |
|---|---|---|
| **OVERALL DENSITY FSR** | Maximum: | 1.75 |
| | Provided: | 1.75 |
| **NORTH BUILDING FSR** | Provided: | 1.019 |
| **SOUTH BUILDING FSR** | Provided: | 0.819 |
| **COMMERCIAL FSR** | Maximum: | - |
| | Provided: | 0.07 |
| **RESIDENTIAL FSR** | Maximum: | - |
| | Provided: | 1.75 |

# AREA SUMMARY

4B 141 - 5 DENSITY: For the purposes of calculating *gross floor area*, exclusions as defined in the CD-141 zone are exempt.

**GROSS FLOOR AREA**

| Level | Area (SF) | Area (SM) |
|---|---|---|
| North Building | | |
| L1 | 7,490 ft² | 696 m² |
| L2 | 23,180 ft² | 2,153 m² |
| L3 | 23,180 ft² | 2,153 m² |
| L4 | 23,180 ft² | 2,153 m² |
| L5 | 23,179 ft² | 2,153 m² |
| L6 | 23,179 ft² | 2,153 m² |
| Roof | 1,228 ft² | 114 m² |
| | 124,614 ft² | 11,577 m² |
| South Building | | |
| L1 | 16,728 ft² | 1,554 m² |
| L2 | 13,344 ft² | 1,240 m² |
| L3 | 17,353 ft² | 1,612 m² |
| L4 | 17,353 ft² | 1,612 m² |
| L5 | 17,353 ft² | 1,612 m² |
| L6 | 16,845 ft² | 1,565 m² |
| Roof | 331 ft² | 31 m² |
| | 99,306 ft² | 9,226 m² |
| GFA TOTAL | 223,921 ft² | 20,803 m² |

**GROSS FLOOR AREA - EXEMPTIONS - AMENITY**

| Name | Area (SF) | Area (SM) |
|---|---|---|
| North Building | | |
| LOUNGE/SOCIAL | 1,598 ft² | 148 m² |
| AMENITY GYM | 1,398 ft² | 130 m² |
| BICYCLE ROOM | 2,538 ft² | 236 m² |
| BIKE REPAIR ROOM AT-06 | 350 ft² | 32 m² |
| WELCOME LOUNGE | 680 ft² | 63 m² |
| READING ROOM | 237 ft² | 22 m² |
| MEETING/GROUP STUDY | 227 ft² | 21 m² |
| | 7,028 ft² | 653 m² |
| South Building | | |
| AMENITY | 287 ft² | 27 m² |
| AMENITY | 236 ft² | 22 m² |
| AMENITY | 44 ft² | 4 m² |
| | 568 ft² | 53 m² |
| AMENITY EXEMPTION TOTAL | 7,596 ft² | 706 m² |

**GROSS FLOOR AREA - EXEMPTIONS - GRADE**

| Name | Area (SF) | Area (SM) |
|---|---|---|
| North Building | | |
| BIKE ROOM (GRADE EXCLUSION) | 213 ft² | 20 m² |
| | 213 ft² | 20 m² |
| GRADE EXEMPTION TOTAL | 213 ft² | 20 m² |

**GROSS FLOOR AREA - EXEMPTIONS - COMBINED**

| Exclusion Type | Area (SF) | Area (SM) |
|---|---|---|
| Amenity | 7,596 ft² | 706 m² |
| Grade | 213 ft² | 20 m² |
| Unenclosed Exterior Area | 6,311 ft² | 586 m² |
| GFA EXEMPTION TOTAL | 14,119 ft² | 1,312 m² |

NOTE: SEE A011 FOR MORE DETAILS ON FSR EXEMPTIONS

**GROSS FLOOR AREA - FSR ELIGIBLE**

| Level | Area (SF) | Area (SM) |
|---|---|---|
| North Building | | |
| L1 | 7,490 ft² | 696 m² |
| L2 | 23,180 ft² | 2,153 m² |
| L3 | 23,180 ft² | 2,153 m² |
| L4 | 23,180 ft² | 2,153 m² |
| L5 | 23,179 ft² | 2,153 m² |
| L6 | 23,179 ft² | 2,153 m² |
| Roof | 1,228 ft² | 114 m² |
| North Building | 124,614 ft² | 11,577 m² |
| South Building | | |
| L1 | 16,728 ft² | 1,554 m² |
| L2 | 13,344 ft² | 1,240 m² |
| L3 | 17,353 ft² | 1,612 m² |
| L4 | 17,353 ft² | 1,612 m² |
| L5 | 17,353 ft² | 1,612 m² |
| L6 | 16,845 ft² | 1,565 m² |
| Roof | 331 ft² | 31 m² |
| South Building | 99,306 ft² | 9,226 m² |
| COMBINED FLOOR AREA FOR FSR | 223,921 ft² | 20,803 m² |

**GROSS FLOOR AREA - COMMERCIAL**

| Level | Name | Area (SF) | Area (SM) |
|---|---|---|---|
| North Building | | | |
| L1 | COMMERC. ELEV. LOBBY | 95 ft² | 9 m² |
| L1 | COMMERC. ELEV. SHAFT | 80 ft² | 7 m² |
| L1 | CRU #1 | 1,021 ft² | 95 m² |
| L1 | CRU #2 | 1,023 ft² | 95 m² |
| L1 | CRU #3 | 882 ft² | 82 m² |
| L1 | CRU #4 | 2,147 ft² | 199 m² |
| | | 5,248 ft² | 488 m² |
| South Building | | | |
| L1 | CRU #5 | 1,632 ft² | 152 m² |
| L1 | CRU #6 | 1,631 ft² | 152 m² |
| | | 3,263 ft² | 303 m² |
| GFA COMMERCIAL TOTAL | | 8,511 ft² | 791 m² |

**GROSS FLOOR AREA - RESIDENTIAL**

| Level | Name | Area (SF) | Area (SM) |
|---|---|---|---|
| North Building | | | |
| L1 | ELEV. SHAFT | 125 ft² | 12 m² |
| L1 | EXIT F | 100 ft² | 9 m² |
| L1 | EXIT G | 177 ft² | 16 m² |
| L1 | EXIT H | 104 ft² | 10 m² |
| L1 | INTAKE SHAFT | 9 ft² | 1 m² |
| L1 | LOBBY | 581 ft² | 54 m² |
| L1 | N. ELECT. SHAFT 1 | 4 ft² | 0 m² |
| L1 | N. ELECT. SHAFT 2 | 4 ft² | 0 m² |
| L1 | N. MECH. SHAFT 1 | 4 ft² | 0 m² |
| L1 | OFFICE | 153 ft² | 14 m² |
| L1 | P1 EXIT A | 231 ft² | 21 m² |
| L1 | P1 EXIT B | 216 ft² | 20 m² |
| L1 | P1 EXIT C | 100 ft² | 9 m² |
| L1 | PARCEL ROOM | 177 ft² | 16 m² |
| L1 | VESTIBULE | 258 ft² | 24 m² |
| L1 | | 2,242 ft² | 208 m² |
| L2 | ELEV. SHAFT | 125 ft² | 12 m² |
| L2 | EXIT F | 216 ft² | 20 m² |
| L2 | EXIT G | 180 ft² | 17 m² |
| L2 | EXIT H | 160 ft² | 15 m² |
| L2 | N. ELECT. CLOSET 1 | 49 ft² | 5 m² |
| L2 | N. ELECT. CLOSET 2 | 26 ft² | 2 m² |
| L2 | N. MECH. SHAFT 1 | 4 ft² | 0 m² |
| L2 | N. MECH. SHAFT 2 | 28 ft² | 3 m² |
| L2 | N. MECH. SHAFT 3 | 5 ft² | 0 m² |
| L2 | NB CORRIDOR | 2,071 ft² | 192 m² |
| L2 | Unit A1 | 2,639 ft² | 245 m² |
| L2 | Unit A2 | 665 ft² | 62 m² |
| L2 | Unit A3 | 332 ft² | 31 m² |
| L2 | Unit A5 | 358 ft² | 33 m² |
| L2 | Unit A6 | 339 ft² | 31 m² |
| L2 | Unit B1 | 3,368 ft² | 313 m² |
| L2 | Unit B3 | 509 ft² | 47 m² |
| L2 | Unit C1 | 703 ft² | 65 m² |
| L2 | Unit C2 | 685 ft² | 64 m² |
| L2 | Unit C5 | 1,750 ft² | 163 m² |
| L2 | Unit D2 | 931 ft² | 86 m² |
| L2 | Unit E4 | 1,147 ft² | 107 m² |
| L2 | Unit E5 | 1,116 ft² | 104 m² |
| L2 | Unit E9 | 2,280 ft² | 212 m² |
| L2 | Unit E10 | 1,127 ft² | 105 m² |
| L2 | Unit F1 | 1,208 ft² | 112 m² |
| L2 | Unit F2 | 1,162 ft² | 108 m² |
| L2 | | 23,180 ft² | 2,153 m² |
| L3 | ELEV. SHAFT | 125 ft² | 12 m² |
| L3 | EXIT F | 216 ft² | 20 m² |
| L3 | EXIT G | 180 ft² | 17 m² |
| L3 | EXIT H | 160 ft² | 15 m² |
| L3 | N. ELECT. CLOSET 1 | 49 ft² | 5 m² |
| L3 | N. ELECT. CLOSET 2 | 26 ft² | 2 m² |
| L3 | N. MECH. SHAFT 1 | 4 ft² | 0 m² |
| L3 | N. MECH. SHAFT 2 | 28 ft² | 3 m² |
| L3 | N. MECH. SHAFT 3 | 5 ft² | 0 m² |
| L3 | NB CORRIDOR | 2,070 ft² | 192 m² |
| L3 | Unit A1 | 2,638 ft² | 245 m² |
| L3 | Unit A3 | 997 ft² | 93 m² |
| L3 | Unit A5 | 358 ft² | 33 m² |
| L3 | Unit A6 | 339 ft² | 31 m² |
| L3 | Unit B1 | 3,368 ft² | 313 m² |
| L3 | Unit B3 | 509 ft² | 47 m² |
| L3 | Unit C1 | 703 ft² | 65 m² |
| L3 | Unit C2 | 685 ft² | 64 m² |
| L3 | Unit C5 | 1,749 ft² | 162 m² |
| L3 | Unit D2 | 931 ft² | 86 m² |
| L3 | Unit E4 | 1,147 ft² | 107 m² |
| L3 | Unit E5 | 1,116 ft² | 104 m² |
| L3 | Unit E9 | 2,280 ft² | 212 m² |
| L3 | Unit E10 | 1,127 ft² | 105 m² |
| L3 | Unit F1 | 1,208 ft² | 112 m² |
| L3 | Unit F2 | 1,163 ft² | 108 m² |
| L3 | | 23,180 ft² | 2,153 m² |
| L4 | ELEV. SHAFT | 124 ft² | 12 m² |
| L4 | EXIT F | 216 ft² | 20 m² |
| L4 | EXIT G | 180 ft² | 17 m² |
| L4 | EXIT H | 160 ft² | 15 m² |
| L4 | N. ELECT. CLOSET 1 | 49 ft² | 5 m² |
| L4 | N. ELECT. CLOSET 2 | 26 ft² | 2 m² |
| L4 | N. MECH. SHAFT 1 | 4 ft² | 0 m² |
| L4 | N. MECH. SHAFT 2 | 28 ft² | 3 m² |
| L4 | N. MECH. SHAFT 3 | 5 ft² | 0 m² |
| L4 | NB CORRIDOR | 2,070 ft² | 192 m² |
| L4 | Unit A1 | 2,639 ft² | 245 m² |
| L4 | Unit A3 | 997 ft² | 93 m² |
| L4 | Unit A5 | 358 ft² | 33 m² |
| L4 | Unit A6 | 339 ft² | 31 m² |
| L4 | Unit B1 | 3,368 ft² | 313 m² |
| L4 | Unit B3 | 509 ft² | 47 m² |
| L4 | Unit C1 | 703 ft² | 65 m² |
| L4 | Unit C2 | 685 ft² | 64 m² |
| L4 | Unit C5 | 1,750 ft² | 163 m² |
| L4 | Unit D2 | 931 ft² | 86 m² |
| L4 | Unit E4 | 1,147 ft² | 107 m² |
| L4 | Unit E5 | 1,116 ft² | 104 m² |
| L4 | Unit E9 | 2,280 ft² | 212 m² |
| L4 | Unit E10 | 1,127 ft² | 105 m² |
| L4 | Unit F1 | 1,208 ft² | 112 m² |
| L4 | Unit F2 | 1,162 ft² | 108 m² |
| L4 | | 23,180 ft² | 2,153 m² |
| L5 | ELEV. SHAFT | 124 ft² | 12 m² |
| L5 | EXIT F | 217 ft² | 20 m² |
| L5 | EXIT G | 180 ft² | 17 m² |
| L5 | EXIT H | 160 ft² | 15 m² |
| L5 | N. ELECT. CLOSET 1 | 75 ft² | 7 m² |
| L5 | N. MECH. SHAFT 1 | 4 ft² | 0 m² |
| L5 | N. MECH. SHAFT 2 | 28 ft² | 3 m² |
| L5 | N. MECH. SHAFT 3 | 5 ft² | 0 m² |
| L5 | NB CORRIDOR | 2,073 ft² | 193 m² |
| L5 | Unit A1 | 2,639 ft² | 245 m² |
| L5 | Unit A3 | 997 ft² | 93 m² |
| L5 | Unit A5 | 357 ft² | 33 m² |
| L5 | Unit A6 | 339 ft² | 31 m² |
| L5 | Unit B1 | 3,367 ft² | 313 m² |
| L5 | Unit B3 | 509 ft² | 47 m² |
| L5 | Unit C1 | 704 ft² | 65 m² |
| L5 | Unit C2 | 685 ft² | 64 m² |
| L5 | Unit C5 | 1,750 ft² | 163 m² |
| L5 | Unit D2 | 931 ft² | 86 m² |
| L5 | Unit E4 | 1,147 ft² | 107 m² |
| L5 | Unit E5 | 1,116 ft² | 104 m² |
| L5 | Unit E9 | 2,279 ft² | 212 m² |
| L5 | Unit E10 | 1,126 ft² | 105 m² |
| L5 | Unit F1 | 1,208 ft² | 112 m² |
| L5 | Unit F2 | 1,162 ft² | 108 m² |
| L5 | | 23,179 ft² | 2,153 m² |
| L6 | ELEV. SHAFT | 125 ft² | 12 m² |
| L6 | EXIT F | 216 ft² | 20 m² |
| L6 | EXIT G | 180 ft² | 17 m² |
| L6 | EXIT H | 160 ft² | 15 m² |
| L6 | N. ELECT. CLOSET 1 | 49 ft² | 5 m² |
| L6 | N. ELECT. CLOSET 2 | 26 ft² | 2 m² |
| L6 | N. MECH. SHAFT 1 | 4 ft² | 0 m² |
| L6 | N. MECH. SHAFT 2 | 28 ft² | 3 m² |
| L6 | N. MECH. SHAFT 3 | 5 ft² | 0 m² |
| L6 | NB CORRIDOR | 2,071 ft² | 192 m² |
| L6 | Unit A1 | 2,638 ft² | 245 m² |
| L6 | Unit A3 | 997 ft² | 93 m² |
| L6 | Unit A5 | 357 ft² | 33 m² |
| L6 | Unit A6 | 339 ft² | 31 m² |
| L6 | Unit B1 | 3,369 ft² | 313 m² |
| L6 | Unit B3 | 509 ft² | 47 m² |
| L6 | Unit C1 | 703 ft² | 65 m² |
| L6 | Unit C2 | 685 ft² | 64 m² |
| L6 | Unit C5 | 1,749 ft² | 162 m² |
| L6 | Unit D2 | 931 ft² | 86 m² |
| L6 | Unit E4 | 1,147 ft² | 107 m² |
| L6 | Unit E5 | 1,116 ft² | 104 m² |
| L6 | Unit E9 | 2,280 ft² | 212 m² |
| L6 | Unit E10 | 1,127 ft² | 105 m² |
| L6 | Unit F1 | 1,208 ft² | 112 m² |
| L6 | Unit F2 | 1,163 ft² | 108 m² |
| L6 | | 23,179 ft² | 2,153 m² |
| Roof | ELEV. SHAFT | 125 ft² | 12 m² |
| Roof | EXIT F | 188 ft² | 17 m² |
| Roof | N. MECHANICAL ROOM | 587 ft² | 55 m² |
| Roof | S. MECHANICAL ROOM | 329 ft² | 31 m² |
| Roof | | 1,228 ft² | 114 m² |
| North Building | | 119,367 ft² | 11,090 m² |
| South Building | | | |
| L1 | AMENITY | 44 ft² | 4 m² |
| L1 | ELEV. SHAFT | 108 ft² | 10 m² |
| L1 | EXIT J | 262 ft² | 24 m² |
| L1 | EXIT K | 229 ft² | 21 m² |
| L1 | LOBBY | 873 ft² | 81 m² |
| L1 | P1 EXIT D | 130 ft² | 12 m² |
| L1 | P1 EXIT E | 126 ft² | 12 m² |
| L1 | S. ELECT. CLOSET 1 | 18 ft² | 2 m² |
| L1 | S. ELECT. CLOSET 2 | 26 ft² | 2 m² |
| L1 | S. MECH. SHAFT 1 | 18 ft² | 2 m² |
| L1 | S. MECH. SHAFT 2 | 6 ft² | 1 m² |
| L1 | SB CORRIDOR | 1,006 ft² | 93 m² |
| L1 | Unit A1 | 990 ft² | 92 m² |
| L1 | Unit A2 | 997 ft² | 93 m² |
| L1 | Unit A4 | 313 ft² | 29 m² |
| L1 | Unit B1 | 1,441 ft² | 134 m² |
| L1 | Unit B2 | 567 ft² | 53 m² |
| L1 | Unit B5 | 384 ft² | 36 m² |
| L1 | Unit B6 | 526 ft² | 49 m² |
| L1 | Unit C6 | 724 ft² | 67 m² |
| L1 | Unit E1 | 1,148 ft² | 107 m² |
| L1 | Unit E7 | 2,260 ft² | 210 m² |
| L1 | Unit E8 | 1,124 ft² | 104 m² |
| L1 | VESTIBULE | 189 ft² | 18 m² |
| L1 | | 13,509 ft² | 1,255 m² |
| L2 | CORRIDOR | 408 ft² | 38 m² |
| L2 | CORRIDOR 02 | 980 ft² | 91 m² |
| L2 | ELEV. SHAFT | 108 ft² | 10 m² |
| L2 | EXIT J | 175 ft² | 16 m² |
| L2 | EXIT K | 152 ft² | 14 m² |
| L2 | S. ELECT. CLOSET 1 | 18 ft² | 2 m² |
| L2 | S. ELECT. CLOSET 2 | 26 ft² | 2 m² |
| L2 | S. MECH. SHAFT 1 | 18 ft² | 2 m² |
| L2 | S. MECH. SHAFT 2 | 6 ft² | 1 m² |
| L2 | Unit A1 | 1,331 ft² | 124 m² |
| L2 | Unit A2 | 1,329 ft² | 123 m² |
| L2 | Unit A4 | 313 ft² | 29 m² |
| L2 | Unit B1 | 1,433 ft² | 133 m² |
| L2 | Unit B4 | 459 ft² | 43 m² |
| L2 | Unit C3 | 610 ft² | 57 m² |
| L2 | Unit C4 | 724 ft² | 67 m² |
| L2 | Unit C6 | 726 ft² | 67 m² |
| L2 | Unit E1 | 1,148 ft² | 107 m² |
| L2 | Unit E7 | 2,260 ft² | 210 m² |
| L2 | Unit E8 | 1,124 ft² | 104 m² |
| L2 | | 13,344 ft² | 1,240 m² |
| L3 | CRU EXHAUST SHAFT | 10 ft² | 1 m² |
| L3 | ELEV. SHAFT | 108 ft² | 10 m² |
| L3 | EXIT J | 183 ft² | 17 m² |
| L3 | EXIT K | 152 ft² | 14 m² |
| L3 | S. ELECT. CLOSET 1 | 18 ft² | 2 m² |
| L3 | S. ELECT. CLOSET 2 | 26 ft² | 2 m² |
| L3 | S. MECH. SHAFT 1 | 18 ft² | 2 m² |
| L3 | S. MECH. SHAFT 2 | 6 ft² | 1 m² |
| L3 | SB CORRIDOR | 509 ft² | 47 m² |
| L3 | SB CORRIDOR 02 | 980 ft² | 91 m² |
| L3 | Unit A1 | 1,981 ft² | 184 m² |
| L3 | Unit A2 | 1,329 ft² | 123 m² |
| L3 | Unit A4 | 312 ft² | 29 m² |
| L3 | Unit B1 | 1,432 ft² | 133 m² |
| L3 | Unit B4 | 459 ft² | 43 m² |
| L3 | Unit C1 | 703 ft² | 65 m² |
| L3 | Unit C3 | 611 ft² | 57 m² |
| L3 | Unit C4 | 722 ft² | 67 m² |
| L3 | Unit C6 | 726 ft² | 67 m² |
| L3 | Unit E1 | 1,148 ft² | 107 m² |
| L3 | Unit E6 | 2,538 ft² | 236 m² |
| L3 | Unit E7 | 2,260 ft² | 210 m² |
| L3 | Unit E8 | 1,124 ft² | 104 m² |
| L3 | | 17,353 ft² | 1,612 m² |
| L4 | CRU EXHAUST SHAFT | 10 ft² | 1 m² |
| L4 | ELEV. SHAFT | 108 ft² | 10 m² |
| L4 | EXIT J | 183 ft² | 17 m² |
| L4 | EXIT K | 152 ft² | 14 m² |
| L4 | S. ELECT. CLOSET 1 | 18 ft² | 2 m² |
| L4 | S. ELECT. CLOSET 2 | 26 ft² | 2 m² |
| L4 | S. MECH. SHAFT 1 | 19 ft² | 2 m² |
| L4 | S. MECH. SHAFT 2 | 6 ft² | 1 m² |
| L4 | SB CORRIDOR | 508 ft² | 47 m² |
| L4 | SB CORRIDOR 02 | 980 ft² | 91 m² |
| L4 | Unit A1 | 1,980 ft² | 184 m² |
| L4 | Unit A2 | 1,329 ft² | 123 m² |
| L4 | Unit A4 | 313 ft² | 29 m² |
| L4 | Unit B1 | 1,432 ft² | 133 m² |
| L4 | Unit B4 | 459 ft² | 43 m² |
| L4 | Unit C1 | 703 ft² | 65 m² |
| L4 | Unit C3 | 611 ft² | 57 m² |
| L4 | Unit C4 | 722 ft² | 67 m² |
| L4 | Unit C6 | 726 ft² | 67 m² |
| L4 | Unit E1 | 1,148 ft² | 107 m² |
| L4 | Unit E6 | 2,538 ft² | 236 m² |
| L4 | Unit E7 | 2,260 ft² | 210 m² |
| L4 | Unit E8 | 1,124 ft² | 104 m² |
| L4 | | 17,353 ft² | 1,612 m² |
| L5 | CRU EXHAUST SHAFT | 10 ft² | 1 m² |
| L5 | ELEV. SHAFT | 108 ft² | 10 m² |
| L5 | EXIT J | 183 ft² | 17 m² |
| L5 | EXIT K | 152 ft² | 14 m² |
| L5 | S. ELECT. CLOSET 1 | 18 ft² | 2 m² |
| L5 | S. ELECT. CLOSET 2 | 26 ft² | 2 m² |
| L5 | S. MECH. SHAFT 1 | 19 ft² | 2 m² |
| L5 | S. MECH. SHAFT 2 | 6 ft² | 1 m² |
| L5 | SB CORRIDOR | 509 ft² | 47 m² |
| L5 | SB CORRIDOR 02 | 980 ft² | 91 m² |
| L5 | Unit A1 | 1,979 ft² | 184 m² |
| L5 | Unit A2 | 1,329 ft² | 123 m² |
| L5 | Unit A4 | 313 ft² | 29 m² |
| L5 | Unit B1 | 1,436 ft² | 133 m² |
| L5 | Unit B4 | 459 ft² | 43 m² |
| L5 | Unit C1 | 704 ft² | 65 m² |
| L5 | Unit C3 | 611 ft² | 57 m² |
| L5 | Unit C4 | 722 ft² | 67 m² |
| L5 | Unit C6 | 723 ft² | 67 m² |
| L5 | Unit E1 | 1,148 ft² | 107 m² |
| L5 | Unit E6 | 2,538 ft² | 236 m² |
| L5 | Unit E7 | 2,260 ft² | 210 m² |
| L5 | Unit E8 | 1,124 ft² | 104 m² |
| L5 | | 17,353 ft² | 1,612 m² |
| L6 | CRU EXHAUST SHAFT | 10 ft² | 1 m² |
| L6 | ELEV. SHAFT | 108 ft² | 10 m² |
| L6 | EXIT J | 183 ft² | 17 m² |
| L6 | EXIT K | 152 ft² | 14 m² |
| L6 | S. ELECT. CLOSET 1 | 18 ft² | 2 m² |
| L6 | S. ELECT. CLOSET 2 | 26 ft² | 2 m² |
| L6 | S. MECH. SHAFT 1 | 18 ft² | 2 m² |
| L6 | S. MECH. SHAFT 2 | 6 ft² | 1 m² |
| L6 | SB CORRIDOR | 509 ft² | 47 m² |
| L6 | SB CORRIDOR 02 | 980 ft² | 91 m² |
| L6 | Unit A1 | 1,980 ft² | 184 m² |
| L6 | Unit A2 | 1,329 ft² | 123 m² |
| L6 | Unit A4 | 313 ft² | 29 m² |
| L6 | Unit B1 | 1,433 ft² | 133 m² |
| L6 | Unit B4 | 459 ft² | 43 m² |
| L6 | Unit C1 | 703 ft² | 65 m² |
| L6 | Unit C3 | 611 ft² | 57 m² |
| L6 | Unit C4 | 722 ft² | 67 m² |
| L6 | Unit C6 | 726 ft² | 67 m² |
| L6 | Unit D1 | 2,030 ft² | 189 m² |
| L6 | Unit E1 | 1,148 ft² | 107 m² |
| L6 | Unit E7 | 2,260 ft² | 210 m² |
| L6 | Unit E8 | 1,124 ft² | 104 m² |
| L6 | | 16,845 ft² | 1,565 m² |
| Roof | ELEV. SHAFT | 108 ft² | 10 m² |
| Roof | EXIT J | 223 ft² | 21 m² |
| Roof | | 331 ft² | 31 m² |
| South Building | | 96,088 ft² | 8,927 m² |
| GFA RESIDENTIAL TOTAL | | 215,454 ft² | 20,016 m² |

# UNIT MIX

**UNIT MIX**

| Type | Name | Unit Count | Bed Count | Percent |
|---|---|---|---|---|
| Unit A1 | STUDIO | 71 | 71 | 23% |
| Unit A2 | STUDIO | 25 | 25 | 8% |
| Unit A3 | STUDIO | 13 | 13 | 4% |
| Unit A4 | STUDIO | 6 | 6 | 2% |
| Unit A5 | STUDIO | 5 | 5 | 2% |
| Unit A6 | STUDIO | 5 | 5 | 2% |
| Unit B1 | 1 BEDROOM | 53 | 53 | 17% |
| Unit B2 | 1 BEDROOM | 1 | 1 | 0% |
| Unit B3 | 1 BEDROOM | 5 | 5 | 2% |
| Unit B4 | 1 BEDROOM | 5 | 5 | 2% |
| Unit B5 | 1 BEDROOM | 1 | 1 | 0% |
| Unit B6 | 1 BEDROOM | 1 | 1 | 0% |
| Unit C1 | 2 BEDROOM | 9 | 18 | 3% |
| Unit C2 | 2 BEDROOM | 5 | 10 | 2% |
| Unit C3 | 2 BEDROOM | 5 | 10 | 2% |
| Unit C4 | 2 BEDROOM | 5 | 10 | 2% |
| Unit C5 | 2 BEDROOM | 10 | 20 | 3% |
| Unit C6 | 2 BEDROOM | 6 | 12 | 2% |
| Unit D1 | 3 BEDROOM | 2 | 6 | 1% |
| Unit D2 | 3 BEDROOM | 5 | 15 | 2% |
| Unit E1 | 4 BEDROOM | 6 | 24 | 2% |
| Unit E4 | 4 BEDROOM | 5 | 20 | 2% |
| Unit E5 | 4 BEDROOM | 5 | 20 | 2% |
| Unit E6 | 4 BEDROOM | 6 | 24 | 2% |
| Unit E7 | 4 BEDROOM | 12 | 48 | 4% |
| Unit E8 | 4 BEDROOM | 6 | 24 | 2% |
| Unit E9 | 4 BEDROOM | 10 | 40 | 3% |
| Unit E10 | 4 BEDROOM | 5 | 20 | 2% |
| Unit F1 | 5 BEDROOM | 5 | 25 | 2% |
| Unit F2 | 5 BEDROOM | 5 | 25 | 2% |
| UNIT AND BED TOTALS | | 303 | 562 | 100% |

**AVERAGE UNIT AREA**

| Name | Unit Count | Total Area | Average Unit Area |
|---|---|---|---|
| STUDIO | 125 | 41,420 ft² | 331 ft² |
| 1 BEDROOM | 66 | 31,762 ft² | 481 ft² |
| 2 BEDROOM | 40 | 29,510 ft² | 738 ft² |
| 3 BEDROOM | 7 | 6,683 ft² | 955 ft² |
| 4 BEDROOM | 55 | 63,149 ft² | 1,148 ft² |
| 5 BEDROOM | 10 | 11,852 ft² | 1,185 ft² |

**UNIT MIX - NORTH BUILDING**

| Type | Name | Unit Count | Bed Count | Percent |
|---|---|---|---|---|
| North Building | | | | |
| Unit A1 | STUDIO | 40 | 40 | 24% |
| Unit A2 | STUDIO | 2 | 2 | 1% |
| Unit A3 | STUDIO | 13 | 13 | 8% |
| Unit A5 | STUDIO | 5 | 5 | 3% |
| Unit A6 | STUDIO | 5 | 5 | 3% |
| Unit B1 | 1 BEDROOM | 35 | 35 | 21% |
| Unit B3 | 1 BEDROOM | 5 | 5 | 3% |
| Unit C1 | 2 BEDROOM | 5 | 10 | 3% |
| Unit C2 | 2 BEDROOM | 5 | 10 | 3% |
| Unit C5 | 2 BEDROOM | 10 | 20 | 6% |
| Unit D2 | 3 BEDROOM | 5 | 15 | 3% |
| Unit E4 | 4 BEDROOM | 5 | 20 | 3% |
| Unit E5 | 4 BEDROOM | 5 | 20 | 3% |
| Unit E9 | 4 BEDROOM | 10 | 40 | 6% |
| Unit E10 | 4 BEDROOM | 5 | 20 | 3% |
| Unit F1 | 5 BEDROOM | 5 | 25 | 3% |
| Unit F2 | 5 BEDROOM | 5 | 25 | 3% |
| UNIT AND BED TOTALS | | 165 | 310 | 100% |

**UNIT MIX - SOUTH BUILDING**

| Type | Name | Unit Count | Bed Count | Percent |
|---|---|---|---|---|
| South Building | | | | |
| Unit A1 | STUDIO | 31 | 31 | 22% |
| Unit A2 | STUDIO | 23 | 23 | 17% |
| Unit A4 | STUDIO | 6 | 6 | 4% |
| Unit B1 | 1 BEDROOM | 18 | 18 | 13% |
| Unit B2 | 1 BEDROOM | 1 | 1 | 1% |
| Unit B4 | 1 BEDROOM | 5 | 5 | 4% |
| Unit B5 | 1 BEDROOM | 1 | 1 | 1% |
| Unit B6 | 1 BEDROOM | 1 | 1 | 1% |
| Unit C1 | 2 BEDROOM | 4 | 8 | 3% |
| Unit C3 | 2 BEDROOM | 5 | 10 | 4% |
| Unit C4 | 2 BEDROOM | 5 | 10 | 4% |
| Unit C6 | 2 BEDROOM | 6 | 12 | 4% |
| Unit D1 | 3 BEDROOM | 2 | 6 | 1% |
| Unit E1 | 4 BEDROOM | 6 | 24 | 4% |
| Unit E6 | 4 BEDROOM | 6 | 24 | 4% |
| Unit E7 | 4 BEDROOM | 12 | 48 | 9% |
| Unit E8 | 4 BEDROOM | 6 | 24 | 4% |
| UNIT AND BED TOTALS | | 138 | 252 | 100% |

# UNIT ACCESSIBILITY

**UNIT ACCESSIBILITY SUMMARY**

| *per DNV "Accessible Design Policy for Mulit-Family Housing"* | Units Required | Units Provided |
|---|---|---|
| ***DNV Basic Accessible Design Features*** | | |
| *Multi-Family Apartments: 100% of Units* | 303 | **303** |
| ***DNV Enhanced Accessible Design Features*** | | |
| *Multi-Family Apartments: 5% of Units* | 16 | **16** |

# PARKING SUMMARY

**TOTAL RESIDENTIAL PARKING REQUIRED**

| Type | # Units | Required Stalls Residents | Required Stalls Visitors |
|---|---|---|---|
| 1 BEDROOM | 66 | 34.39 | 3.30 |
| 2 BEDROOM | 40 | 20.84 | 2.00 |
| 3 BEDROOM | 7 | 3.65 | 0.35 |
| 4 BEDROOM | 55 | 28.66 | 2.75 |
| 5 BEDROOM | 10 | 5.21 | 0.50 |
| STUDIO | 125 | 65.13 | 6.25 |
| TOTAL RESIDENTIAL PARKING REQUIRED | 303 | 157.86 | 15.15 |

**RESIDENTIAL PARKING REQUIRED - NORTH BUILDING**

| Type | # Units | Required Stalls Residents | Required Stalls Visitors |
|---|---|---|---|
| 1 BEDROOM | 40 | 21 | 2 |
| 2 BEDROOM | 20 | 10 | 1 |
| 3 BEDROOM | 5 | 3 | 0 |
| 4 BEDROOM | 25 | 13 | 1 |
| 5 BEDROOM | 10 | 5 | 1 |
| STUDIO | 65 | 34 | 3 |
| | 165 | 86 | 8 |

**RESIDENTIAL PARKING REQUIRED - SOUTH BUILDING**

| Type | # Units | Required Stalls Residents | Required Stalls Visitors |
|---|---|---|---|
| 1 BEDROOM | 26 | 14 | 1 |
| 2 BEDROOM | 20 | 10 | 1 |
| 3 BEDROOM | 2 | 1 | 0 |
| 4 BEDROOM | 30 | 16 | 2 |
| STUDIO | 60 | 31 | 3 |
| | 138 | 72 | 7 |

Note: Resident parking calculated at rate of .521 stalls per unit
**46 Shared Residential Visitor / Commercial Stalls to be provided as per site specific bylaw amendments, cited as "District of North Vancouver Rezoning Bylaw 1416 (Bylaw 8562)".**

**COMMERCIAL PARKING REQUIRED**

| Name | Area (ft²) | Required Stalls |
|---|---|---|
| CRU #1 | 1,021 ft² | 2 |
| CRU #2 | 1,023 ft² | 2 |
| CRU #3 | 882 ft² | 2 |
| CRU #4 | 2,147 ft² | 5 |
| CRU #5 | 1,632 ft² | 4 |
| CRU #6 | 1,631 ft² | 4 |
| TOTAL COMMERCIAL PARKING REQUIRED | 8,335 ft² | 19 |

**VEHICLE PARKING PROVIDED**

| Resident Parking Stalls | Count |
|---|---|
| Accessible Space 3.7m W x 5.7m L x 2.1m H | 10 |
| Reg 2.7m W x5.5m L x 2.1m H | 103 |
| Reg 2.9m W x 5.5m L x 2.1m H | 4 |
| Small Car 2.6m W x 4.8m L x 2.1m H | 33 |
| Small Car 2.8m W x 4.8m L x 2.1m H | 8 |
| TOTAL PROVIDED RESIDENTIAL PARKING STALLS | 158 |

| Commercial & Visitor Parking Stalls | Count |
|---|---|
| Accessible Space 3.7m W x 5.7m L x 2.1m H | 2 |
| Reg 2.7m W x5.5m L x 2.1m H | 24 |
| Reg 2.9m W x 5.5m L x 2.1m H | 1 |
| Small Car 2.6m W x 4.8m L x 2.1m H | 15 |
| Small Car 2.8m W x 4.8m L x 2.1m H | 4 |
| TOTAL PROVIDED VISITOR PARKING STALLS | 46 |

**Total Vehicle Parking Provided** 204

**VEHICLE PARKING PROVIDED - AS PERCENTAGE**

| Parking Stall Type | Count | % Provided |
|---|---|---|
| DNV DISABLED SPACE | 12 | 5.9% |
| DNV LOADING | 1 | 0.5% |
| DNV SMALL CAR | 60 | 29.3% |
| DNV STANDARD SPACE | 132 | 64.4% |
| TOTAL VEHICLE PARKING PROVIDED | 205 | 100.0% |

# BICYCLE SUMMARY

**BICYCLE SUMMARY REQUIRED CLASS 2**

| *Zoning Bylaw 8562* | Required |
|---|---|
| ***Residential - Class 2*** | |
| *60 or more units: 6 spaces per every 60 units or part thereof* | 31 |
| ***Commercial - Class 2*** | |
| *A minimum of 3 spaces for each 500 m2 (5,382 sq.ft.) of gross floor area or portion thereof* | 5 |
| **Total** | 36 |

**BICYCLE PARKING PROVIDED - CLASS 2 (ON GROUND)**

| Type | Count |
|---|---|
| Horizontal - Class 2 | 37 |
| | 37 |

**BICYCLE SUMMARY REQUIRED CLASS 1**

| *Engineering and Public Works Policy* | Required |
|---|---|
| ***Residential - Class 1*** | |
| *A minimum of 1.5 spaces for Studio or one bedroom unit and 2 spaces for two or more bedroom unit* | 511 |
| ***Commercial - Class 1*** | |
| *A minimum of 1 space for each 250 m2 (2,691 sq. ft.) of gross floor area* | 4 |
| **Total** | 533 |

**BICYCLE PARKING PROVIDED - CLASS 1**

| Type | Count |
|---|---|
| L1 | |
| Double Bike Locker (47 Lockers Total) | 98 |
| Horizontal - Oversized DNV | 18 |
| | 116 |
| P1 | |
| Horizontal | 4 |
| Horizontal Double Stacker Bottom | 206 |
| Horizontal Double Stacker Top | 206 |
| Vertical | 1 |
| | 417 |
| | 533 |

Note: 533 Bicycle Parking Stalls provided per Development Covenant

# END OF TRIP FACILITIES SUMMARY

**END OF TRIP FACILITIES FOR NON-RESIDENTIAL USES**
*Engineering and Public Works Policy*

**Required Class 1** — **Minimum Number (unisex)**

| Spaces | Toilets | Wash Basins | Showers |
|---|---|---|---|
| 1 - 10 | A minimum of 1 universal toilet room and 1 shower compartment that conforms to BC Building Code | | |

# RECYCLING AND WASTE

**RECYCLING AND WASTE REQUIRED**
*DNV - Waste Management Design Guidelines DRAFT - 2024*

| | |
|---|---|
| **Residential Unit Count** | 303 |
| **Commercial Area** | 791 m² |

**RESIDENTIAL WASTE CONTAINERS** — Required
*assumes an average of two residents per unit, see guideline noted above*

| | Required |
|---|---|
| *Carboard* | 2 x 4YD |
| *Garbage* | 4 x 6YD |
| *Food Scraps* | 12 x 240L |
| *Glass* | 2 x 240L |
| *Mixed Containers* | 13 x 360L |
| *Mixed Paper* | 8 x 360L |

**REQUIRED COMMERCIAL WASTE CONTAINERS** — Required
*assumes an average of two residents per unit, see guideline noted above*

| | Required |
|---|---|
| *Cardboard* | 2 x 3YD |
| *Garbage* | 2 x 3YD |
| *Mixed Containers* | 3 x 360L |
| *Mixed Paper* | 4 x 360L |
| *Food Scraps* | 3 x 240L |

| | |
|---|---|
| **Total 3yrd Bins Required** | **4** |
| **Total 4yrd Bins Required** | **2** |
| **Total 6yrd Bins Required** | **4** |
| **Total 360L Carts Required** | **28** |
| **Total 240L Carts Required** | **17** |

**WASTE AND RECYCLING BINS PROVIDED**

| Type | Count |
|---|---|
| 3yrd Cardboard | 2 |
| 3yrd Garbage | 2 |
| 4yrd Cardboard | 2 |
| 6yrd Garbage | 4 |
| 240L Food Scraps | 15 |
| 240L Glass | 2 |
| 360L Mixed Containers | 16 |
| 360L Mixed Paper | 12 |

**WASTE AND RECYCLING ROOM AREA REQUIRED**

| Type | Bin Count | Container Footprint | Manouvering Factor | Area Required |
|---|---|---|---|---|
| 3yrd Cardboard | 2 | 5.81 ft² | 2 | 23 ft² |
| 3yrd Garbage | 2 | 5.81 ft² | 2 | 23 ft² |
| 4yrd Cardboard | 2 | 5.81 ft² | 2 | 23 ft² |
| 6yrd Garbage | 4 | 5.81 ft² | 2 | 46 ft² |
| 240L Food Scraps | 15 | 4.62 ft² | 2 | 139 ft² |
| 240L Glass | 2 | 4.62 ft² | 2 | 18 ft² |
| 360L Mixed Containers | 16 | 5.81 ft² | 2 | 186 ft² |
| 360L Mixed Paper | 12 | 5.81 ft² | 2 | 139 ft² |
| Total Bins and Room Area | 55 | | | 599 ft² |

**WASTE AND RECYCLING AREA PROVIDED**

| Level | Name | Area | Area SM |
|---|---|---|---|
| P1 | NORTH RESIDENTIAL WASTE / RECYCLING ROOM | 726 ft² | 67 m² |
| P1 | SOUTH RESIDENTIAL WASTE & RECYCLING ROOM | 472 ft² | 44 m² |
| P1 | COMMERCIAL WASTE / RECYCLING ROOM | 506 ft² | 47 m² |

TKA+D
DARWIN

2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |
| 3 | 251110 | Issued for DP Resubmission |
| 1 | 241219 | Issued for DP Submission |

SCALE: 1/8" = 1'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author
PROJECT NUMBER 19009
FILE PATH: C:\Users\Daniel\Documents\19009_Monashee Drive (1310)_CENTRAL_R25_detached_danielQHRK4.rvt | PLOT DATE: 2026-02-04 10:26:00 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

**Residences at CapU**

1310 Monashee Drive,
North Vancouver, BC

**Project and Zoning Data**

PLOT DATE: 2026-02-04 10:26:00 PM

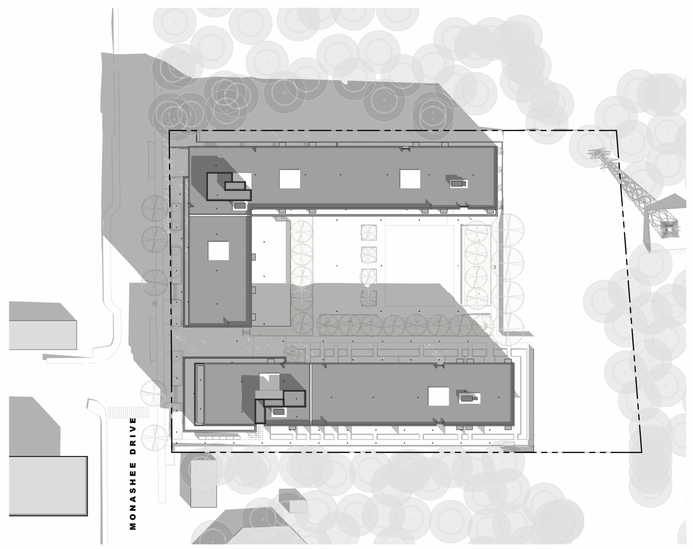
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TKA+D
DARWIN

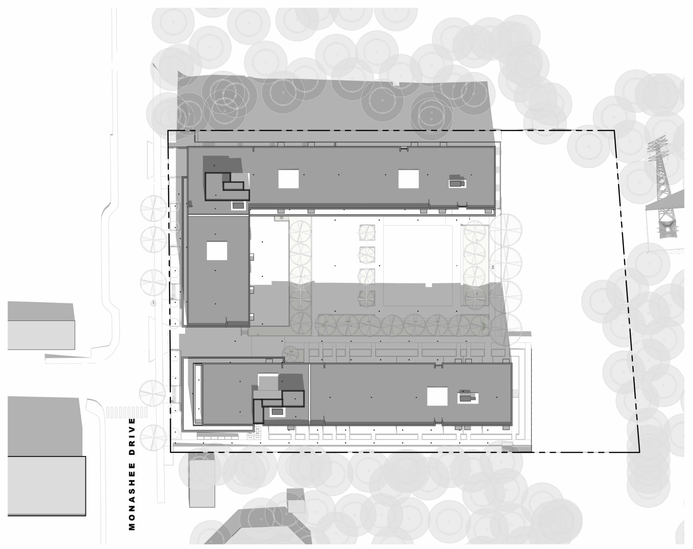
KEYPLAN

North Building

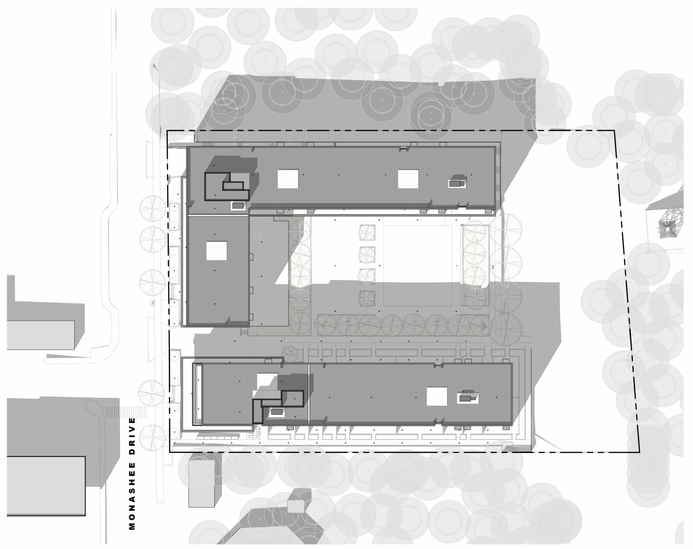
South Building



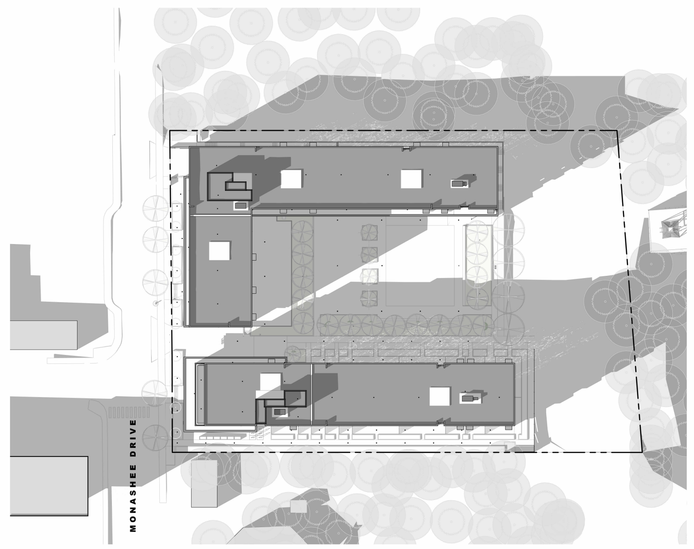

1 **Equinox - 10am**
1" = 80'-0"



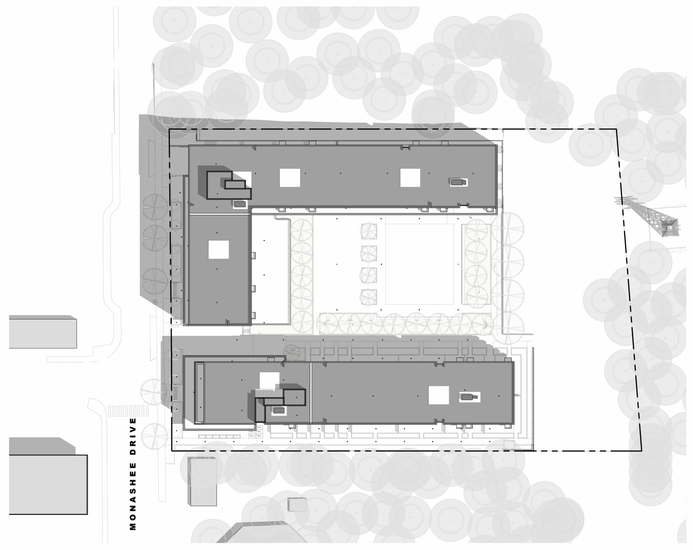

2 **Equinox - 12pm**
1" = 80'-0"



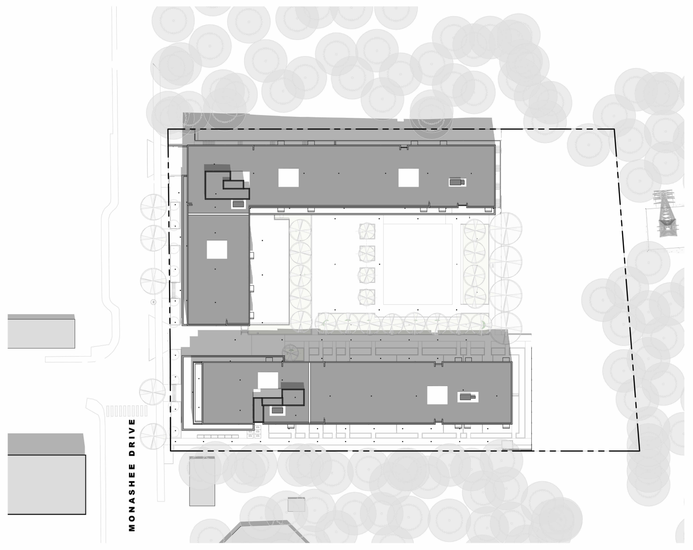

3 **Equinox - 2pm**
1" = 80'-0"



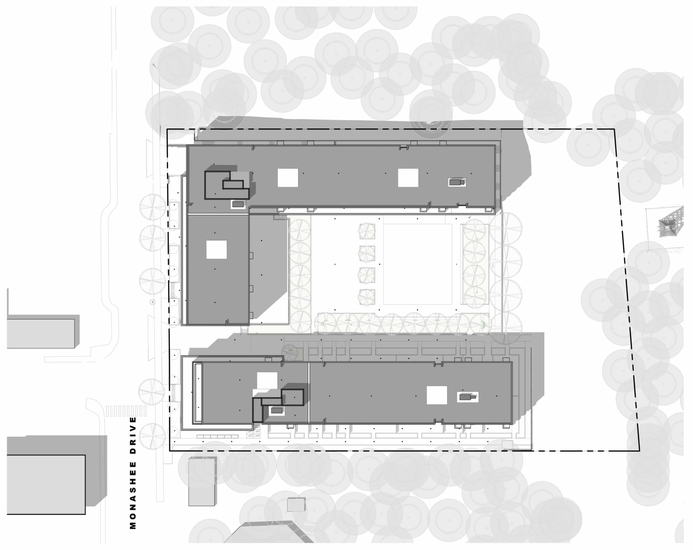

4 **Equinox - 4pm**
1" = 80'-0"



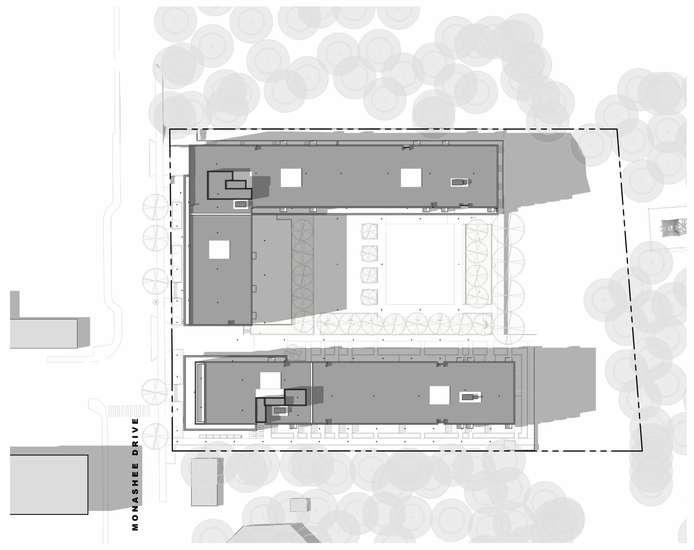

5 **Summer Solstice - 10am**
1" = 80'-0"




6 **Summer Solstice - 12pm**
1" = 80'-0"




7 **Summer Solstice - 2pm**
1" = 80'-0"




8 **Summer Solstice - 4pm**
1" = 80'-0"

2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |
| 3 | 251110 | Issued for DP Resubmission |
| 1 | 241219 | Issued for DP Submission |

SCALE: 1" = 80'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Brooklyn\Documents\19009_Monashee Drive_(1310)_CENTRAL_R25_detached_brooklynn_.rvt | PLOT DATE: 2026-02-03 4:26:13 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

**Residences at CapU**

**1310 Monashee Drive,**
**North Vancouver, BC**

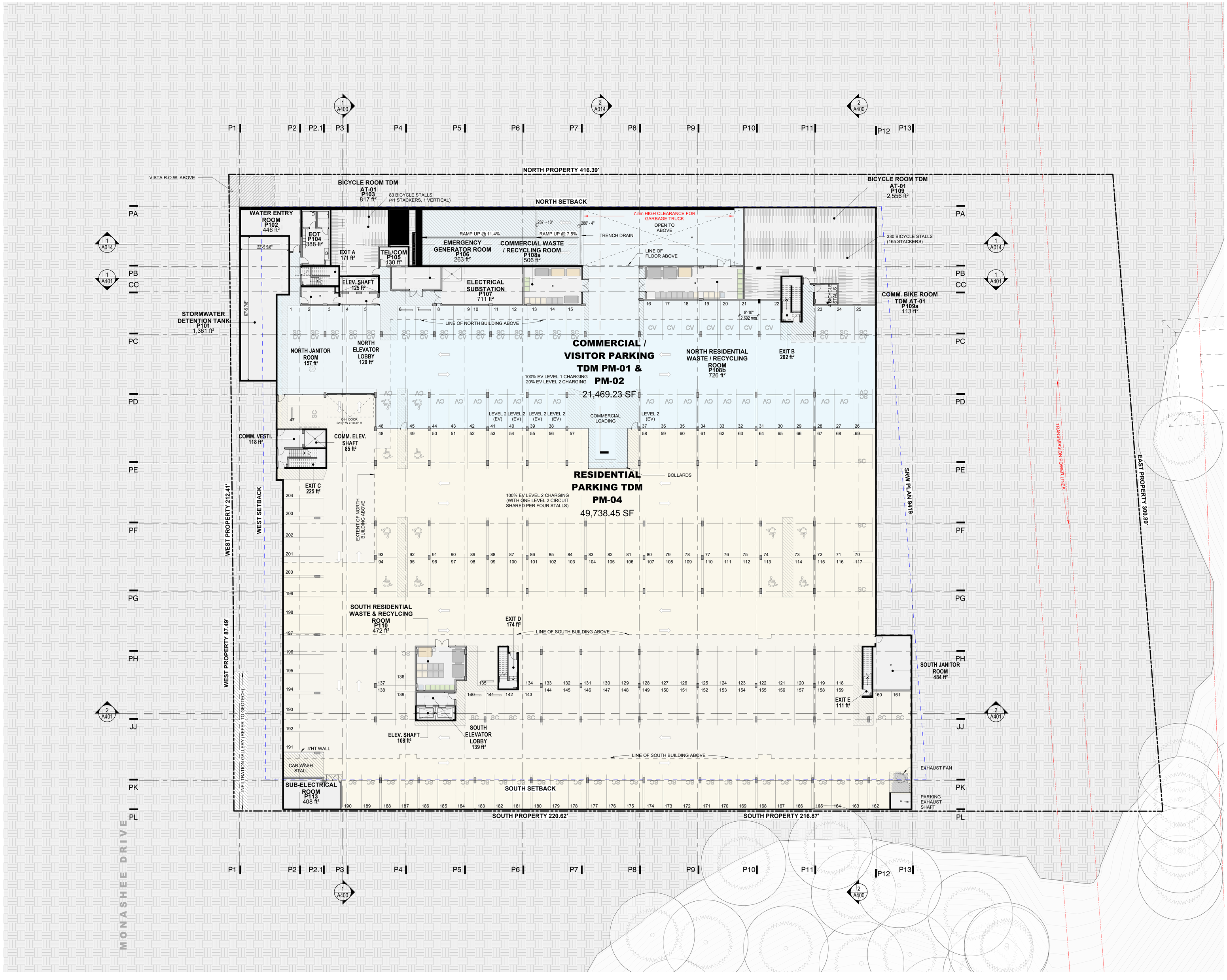
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PLOT DATE: **2026-02-03 4:26:13 PM**

**A012**

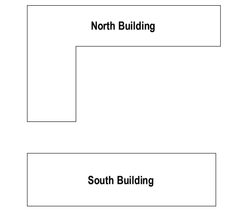
PN

DP 1.25 -6




133

KEYPLAN




2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |
| 3 | 251110 | Issued for DP Resubmission |
| 1 | 241219 | Issued for DP Submission |

SCALE: 1/16" = 1'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Daniel\Documents\19009_Monashee Drive_(1310)_CENTRAL_R25_detached_daniel2HN4.rvt | PLOT DATE: 2026-02-04 10:26:20 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1535 PANDORA STREET VANCOUVER V5L 0C7 604.568.3459 TKAD.CA

**Residences at CapU**

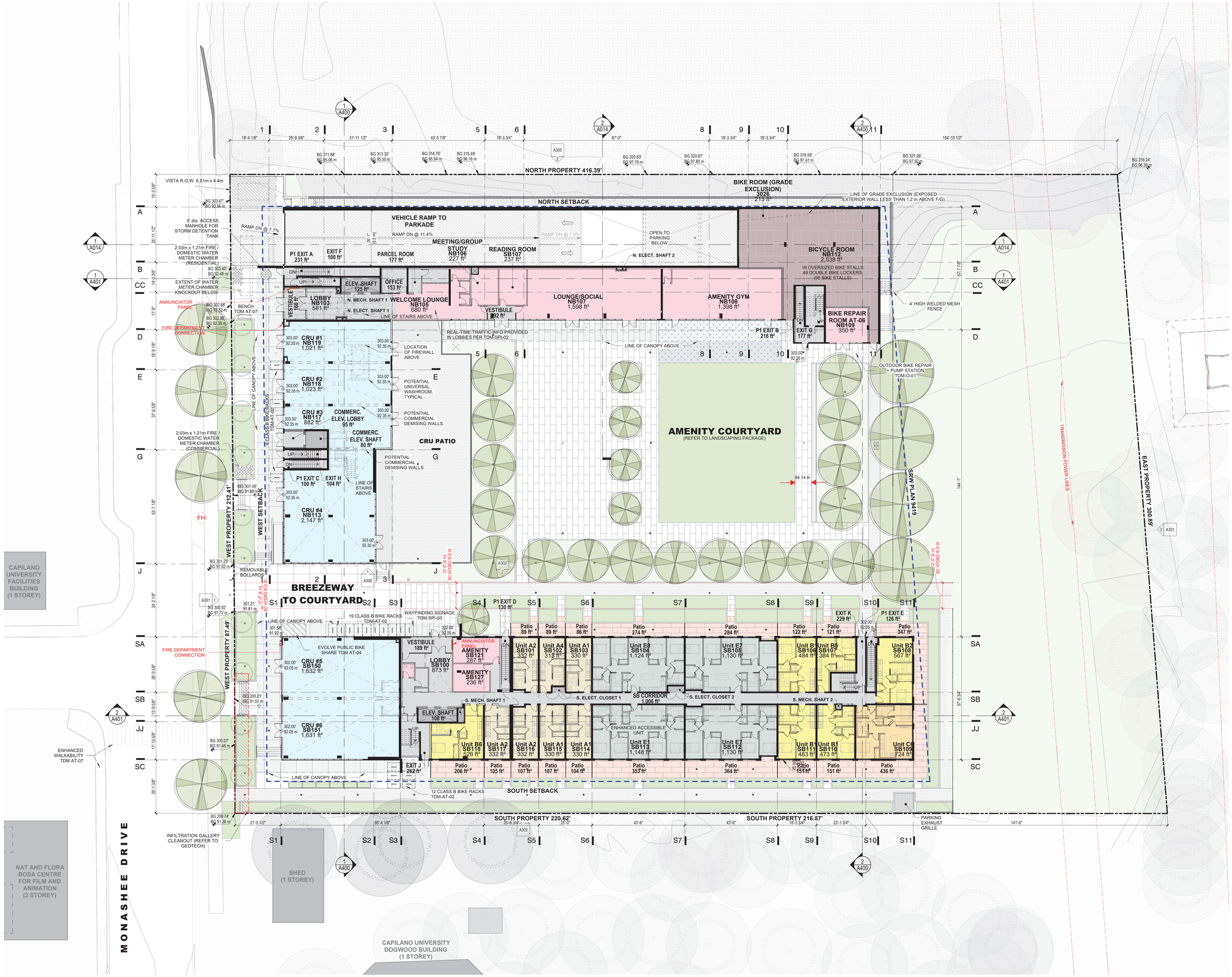
1310 Monashee Drive,
North Vancouver, BC

**Floor Plan - P1**

PLOT DATE: 2026-02-04 10:26:20 PM

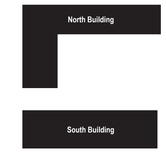
**A101**

DP 1.25 -7




TKA+D DARWIN

KEYPLAN




2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |
| 3 | 251110 | Issued for DP Resubmission |
| 1 | 241219 | Issued for DP Submission |

SCALE: 1/16" = 1'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\brooklyn\Documents\19009_Monashee_(1310)_CENTRAL_R25_detached_brooklynn_rvt | Drew | PLOT DATE: 2026-02-03 5:38:10 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

**Residences at CapU**

1310 Monashee Drive,
North Vancouver, BC

**Floor Plan - L1**

PLOT DATE: **2026-02-03 5:38:10 PM**

# A102

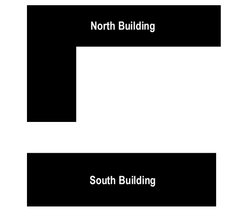
PN

DP 1.25




TKA+D
DARWIN

KEYPLAN




2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |
| 3 | 251110 | Issued for DP Resubmission |
| 1 | 241219 | Issued for DP Submission |

SCALE: 1/16" = 1'-0" DATE: Feb 3rd, 2026 DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Brinley\Documents\19009_Monashee_Drive_(1310)_CENTRAL_R25_detached_brooklynn_rd

PLOT DATE: 2026-02-03 4:27:59 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L1C7 604.568.3490 TKAD.CA

# Residences at CapU

1310 Monashee Drive,
North Vancouver, BC

## Floor Plan - L2

PLOT DATE: 2026-02-03 4:27:59 PM

**A103**

DP 1.25 -9

# Residences at Capu

1310 Monashee Drive,
North Vancouver, BC

## Lower Roof Plan

PLOT DATE: 2026-02-03 4:29:31 PM

**A108**

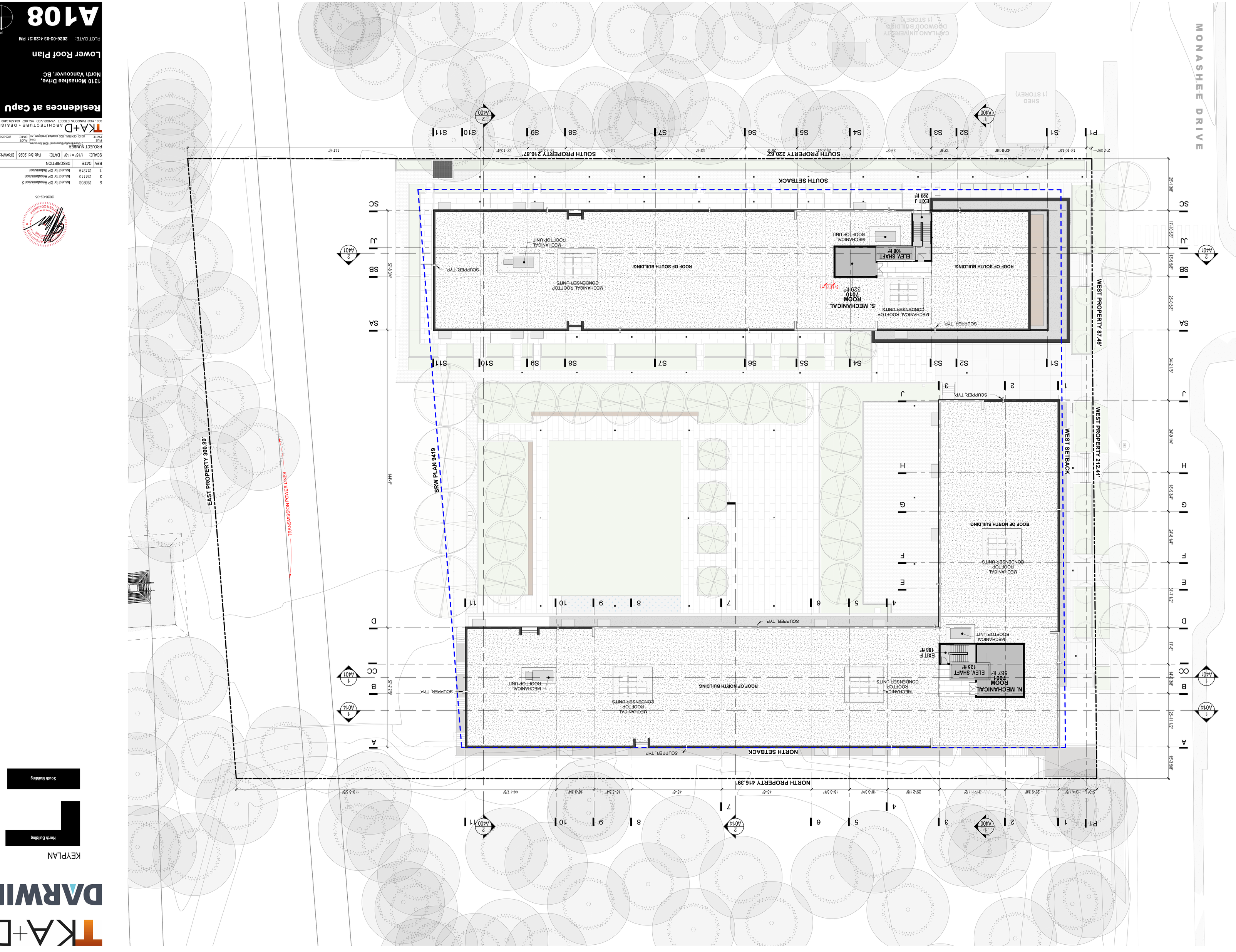
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TKA+D ARCHITECTURE + DESIGN INC.
305 - 1959 PANDORA STREET VANCOUVER V5L 0C7 604 669 3499 TKAD.CA

| PROJECT NUMBER | 19009 |
|---|---|
| SCALE: 1/16" = 1'-0" | DATE: Feb 3rd, 2026 |
| DRAWN: Author | |

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |
| 3 | 251110 | Issued for DP Resubmission |
| 1 | 241219 | Issued for DP Submission |

2026-02-05

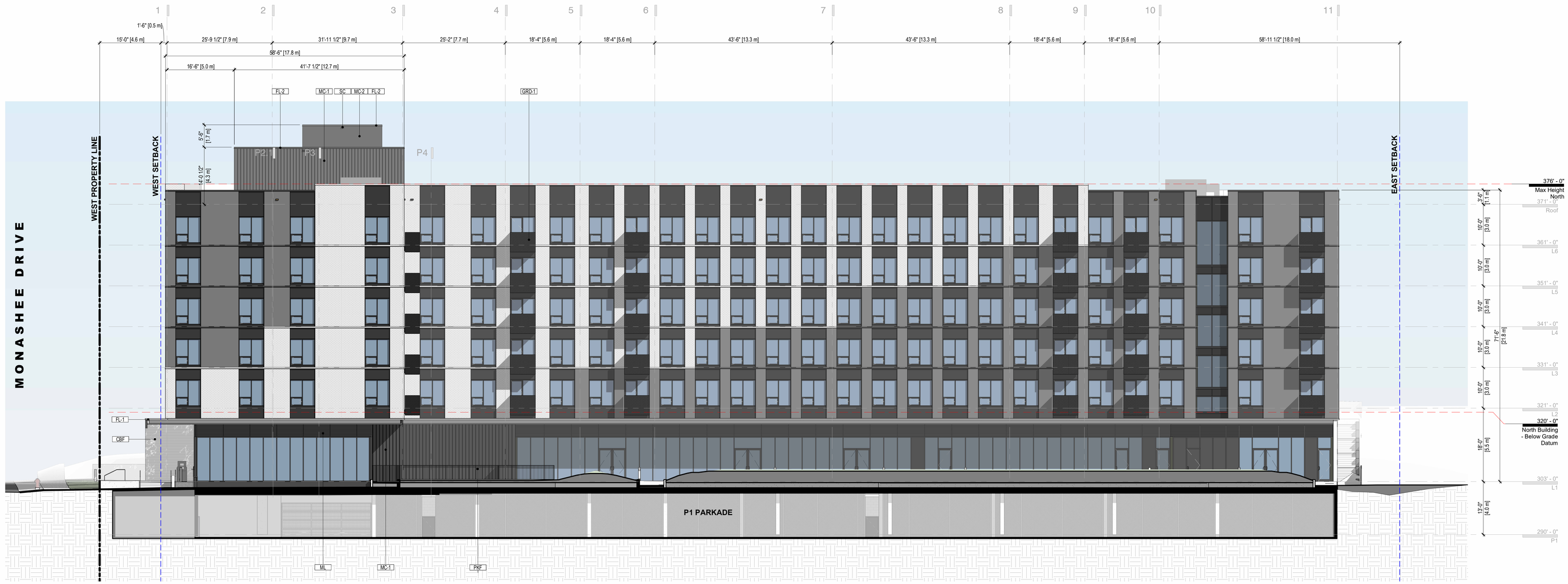



KEYPLAN




DARWIN

TKA+D



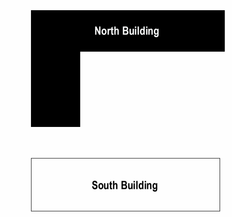

1 **North Building - South DP**
3/32" = 1'-0"




2 **North Building - North DP**
3/32" = 1'-0"

TKA+D
DARWIN

KEYPLAN




**MATERIAL LEGEND**

| TAG | DESCRIPTION |
|---|---|
| BR-1 | BRICK-LIKE CLADDING - White |
| CBF | CONCRETE BOARDFORM - Grey |
| FL-1 | FLASHING - White |
| FL-2 | FLASHING - Black |
| GRD-1 | GUARD RAIL, PERFORATED METAL, BLACK |
| MC-1 | METAL CLADDING - CHARCOAL |
| MC-2 | METAL CLADDING - BLACK |
| ML | METAL LOUVERS |
| PKF | PICKET FENCE |
| SC | SCUPPER |

2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |
| 3 | 251110 | Issued for DP Resubmission |
| 1 | 241219 | Issued for DP Submission |

SCALE: 3/32" = 1'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Brooklyn\Documents\19009_Monashee Drive_r2310)_CENTRAL_R25_detached_brooklynn_rvt | PLOT DATE: 2026-02-03 4:11:16 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

**Residences at CapU**

1310 Monashee Drive,
North Vancouver, BC

**Elevations - North Building**

PLOT DATE: 2026-02-03 4:11:16 PM

**A300**

DP 1.25 -11

## 1 North & South Building - West DP

3/32" = 1'-0"



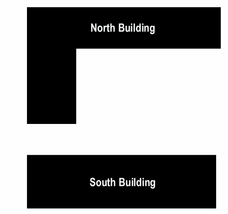

## 2 North & South Building - East DP

3/32" = 1'-0"




TKA+D DARWIN

KEYPLAN




### MATERIAL LEGEND

| TAG | DESCRIPTION |
|---|---|
| 2SSG | 2 SIDED STRUCTURAL GLAZING |
| BR-1 | BRICK-LIKE CLADDING - White |
| BR-2 | BRICK-LIKE CLADDING - Charcoal |
| CBF | CONCRETE BOARDFORM - Grey |
| CIPC-1 | CAST IN PLACE CONCRETE - White |
| FC1 | FIBRE CEMENT - CHARCOAL |
| FC2 | FIBRE CEMENT - BLACK |
| FL-1 | FLASHING - White |
| FL-2 | FLASHING - Black |
| GRD-1 | GUARD RAIL, PERFORATED METAL, BLACK |
| MC-1 | METAL CLADDING - CHARCOAL |
| MC-2 | METAL CLADDING - BLACK |
| ML | METAL LOUVERS |
| PKF | PICKET FENCE |
| SC | SCUPPER |
| SF1 | STORE FRONT GLAZING - TYPE 1 |
| SP | SPANDREL PANEL |

2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |
| 3 | 251110 | Issued for DP Resubmission |
| 1 | 241219 | Issued for DP Submission |

SCALE: 3/32" = 1'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\brooklyn\Documents\19009_Monashee Drive_(1310)_CENTRAL_R25_detached_brooklyn_rvt | PLOT DATE: 2026-02-03 4:14:17 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604 569 3499 TKAD.CA

**Residences at CapU**

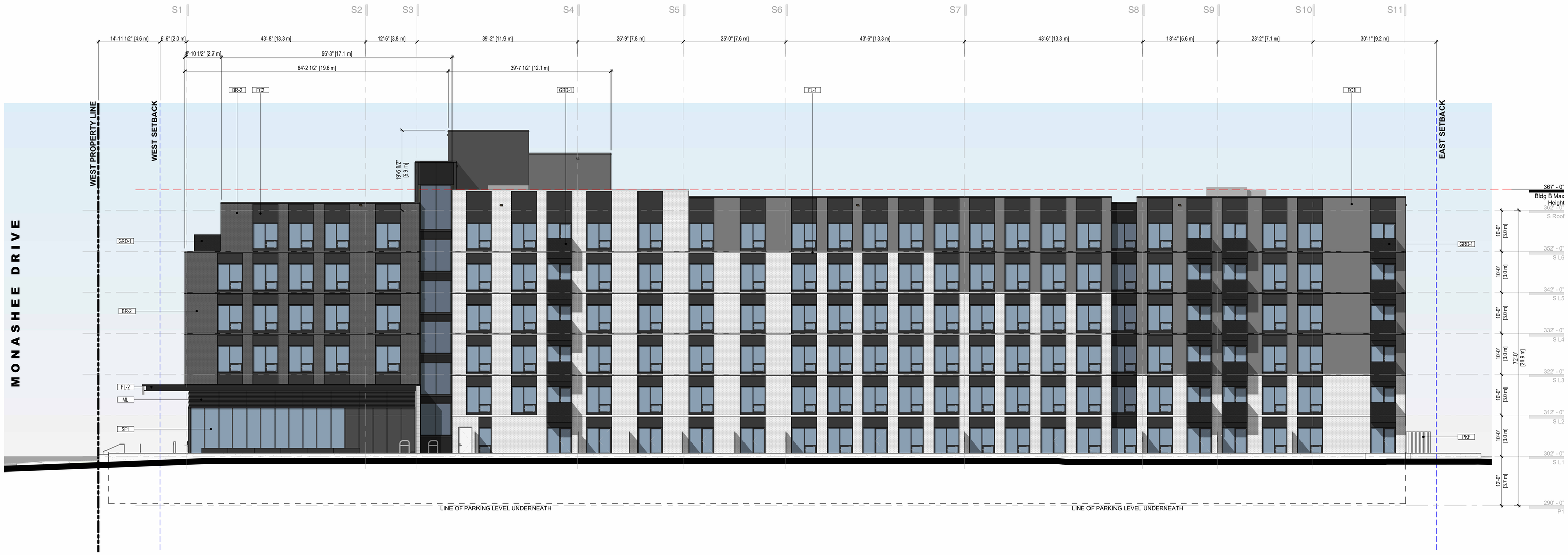
1310 Monashee Drive,
North Vancouver, BC

**Elevations - North & South Building**

PLOT DATE: 2026-02-03 4:14:17 PM

**A301**

DP 1.25 -12



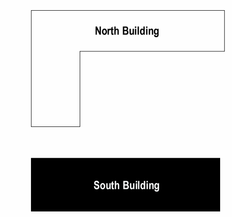

1 **South Building - South DP**
3/32" = 1'-0"




2 **South Building - North DP**
3/32" = 1'-0"

TKA+D DARWIN

KEYPLAN




**MATERIAL LEGEND**

| TAG | DESCRIPTION |
|---|---|
| BR-2 | BRICK-LIKE CLADDING - Charcoal |
| FC1 | FIBRE CEMENT - CHARCOAL |
| FC2 | FIBRE CEMENT - BLACK |
| FL-1 | FLASHING - White |
| FL-2 | FLASHING - Black |
| GRD-1 | GUARD RAIL, PERFORATED METAL, BLACK |
| ML | METAL LOUVERS |
| PKF | PICKET FENCE |
| SF1 | STORE FRONT GLAZING - TYPE 1 |

2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |
| 3 | 251110 | Issued for DP Resubmission |
| 1 | 241219 | Issued for DP Submission |

SCALE: 3/32" = 1'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Brooklyn\Documents\19009_Monashee Drive(1310)_CENTRAL_R25_detached_brooklynn_rvt | PLOT DATE: 2026-02-03 4:15:43 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

**Residences at CapU**

1310 Monashee Drive,
North Vancouver, BC

**Elevations - South Building**

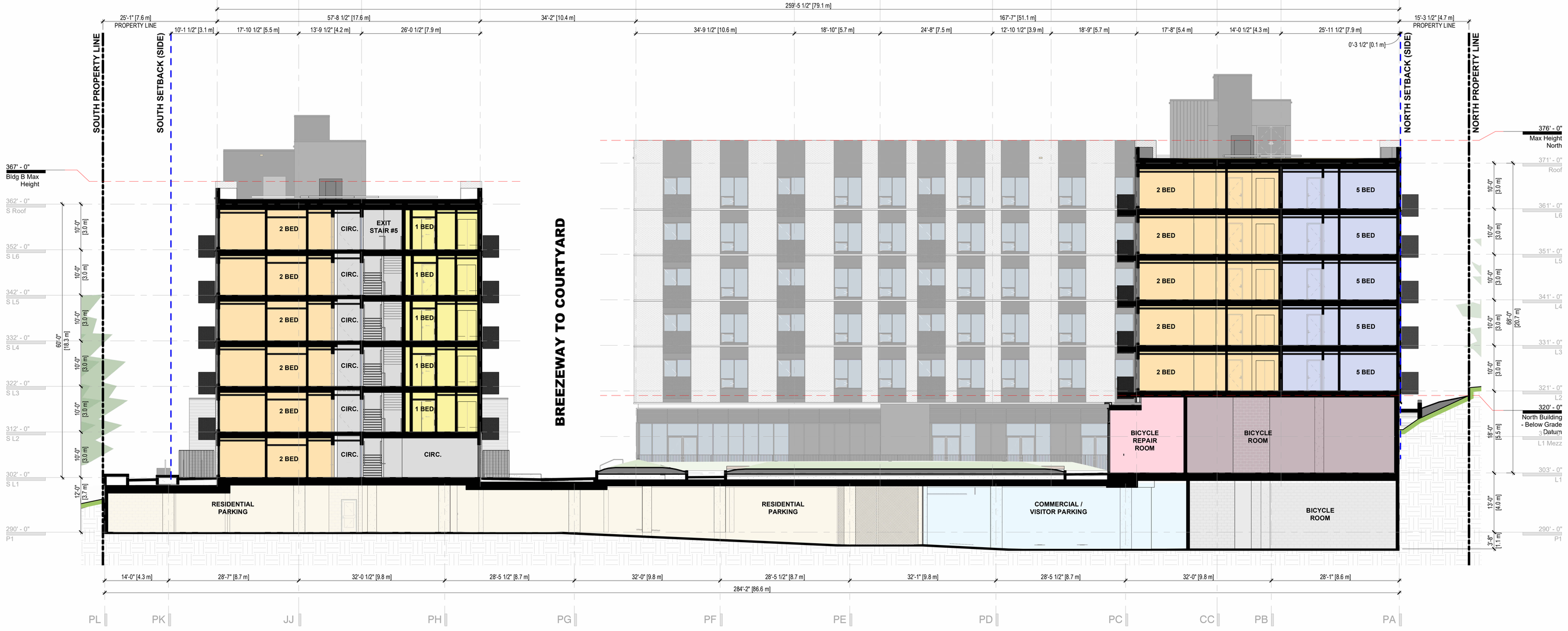
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**A302**

DP 1.25 -13



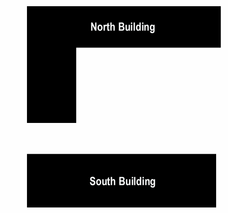

1 **Building Section NS 1**
3/32" = 1'-0"




2 **Building Section NS 2**
3/32" = 1'-0"

TKA+D DARWIN

KEYPLAN




2026-02-05

| REV | DATE | DESCRIPTION |
|---|---|---|
| 5 | 260203 | Issued for DP Resubmission 2 |
| 3 | 251110 | Issued for DP Resubmission |
| 1 | 241219 | Issued for DP Submission |

SCALE: 3/32" = 1'-0" DATE: Feb 3rd, 2026 DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Dave\Documents\19009_Monashee Drive_CENTRAL_R25_detached_daniel2HRA4.rvt PLOT DATE: 2026-02-03 6:40:01 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

**Residences at CapU**

1310 Monashee Drive,
North Vancouver, BC

**Building Sections NS**

PLOT DATE: 2026-02-03 6:40:01 PM

**A400**

DP 1.25 -14

## Surface Materials

### Hard Landscape: as specified or pre-approve equal

S1 — Cast in Place Concrete - Pedestrian 4" thick
Finish: Broom Finished
Colour: Natural
Pattern: saw cut as shown
refer to detail Ld-1/L7.1

S2 — Front Entry Paving - Pedestrian
Precast Concrete Paving Slabs
Finish: Non Slip
Colour + Pattern to match Lobby Flooring
refer to Ld-18/L7.1

S3 — Concrete Paving Slabs
Vancouver Bay by Mutual Materials
Size: 12" x 24" x 2" thick
Colour: Natural
Pattern: Staggered Running Bond
refer to detail Ld-15/L7.1 + Ld-16/L7.1

S4 — Unit Concrete Pavers - Pedestrian
Size: 4" x 8" x 2 7/8" thick
Colour: Natural
Pattern: Staggered Running Bond
refer to detail Ld-5/L7.1 + Ld-6/L7.1

S4a — Unit Concrete Pavers - Vehicular
Size: 4" x 8" x 3 1/8" thick
Colour: Natural
Pattern: Staggered Running Bond
refer to detail Ld-7/L7.1 + Ld-8/L7.1

S5 — Concrete Paving Slabs
Vancouver Bay by Mutual Materials
Size: 12" x 24" x 2" thick
Colour: Latte
Pattern: Staggered Running Bond
refer to detail Ld-15/L7.1 + Ld-16/L7.1

S6 — Unit Concrete Pavers - Pedestrian
Size: 4" x 8" x 2 7/8" thick
Colour: Tan
Pattern: Staggered Running Bond
refer to detail Ld-5/L7.1 + Ld-6/L7.1

S7 — Poured In Place Rubber Play Surfacing
Thickness: 2"
Colours - blend of: 80% Eggshell, 5% Blue
as supplied by Marathon Surfaces
refer to Ld-13/L7.1

S8 — Coloured Cast in Place Concrete - Pedestrian 4" thick
Finish: Broom Finished
Colour: Solomon Liquid Colour 338 Earthen
Pattern: saw cut as shown
refer to detail Ld-1/L7.1 + Ld-2/L7.1

S9 — Coloured Cast in Place Concrete - Vehicular 6" thick c/w rebar
Finish: Broom Finished
Colour: Solomon Liquid Colour 338 Earthen
Pattern: saw cut as shown
refer to detail Ld-3/L7.1 + Ld-4/L7.1

S10 — Artificial Turf
on 2" thick Rubber Base Mat
as supplied by Marathon Surfaces
refer to detail Ld-14/L7.1

S11 — River Rock
1.5m wide x 3" depth
3/4 - 1" Ø
refer to detail Ld-24/L7.2

### Soft Landscape:

S12 — Sodded Sand Based Lawn
on 12" depth growing medium
refer to Ld-17b/L7.1

S13 — Shrub and Groundcover Planting
with 18" growing medium
refer to detail Ld-11/L7.1 + Ld-12/L7.1

S14 — Structural Grass
Grasspave2 by Invisible Structures
refer to detail Ld-9/L7.1 + Ld-10/L7.1

S15 — Hydroseeded Native Grass + Wildflower Mix
c

## Grading + Drainage

| | |
|---|---|
| + BS 10.00m | bottom of stair |
| + TS 10.00m | top of stair |
| + BW 10.00m | bottom of wall |
| + TW 10.00m | top of wall |
| + TC 10.00m | top of curb |
| + BC 10.00m | bottom of curb |
| + BB 10.00m | top of bank |
| + TB 10.00m | bottom of bank |
| + 10.00m | spot elevation |
| + FG 10.00m | finished grade |
| 1% | direction/percent slope |
| | break in slope |
| DN 6R | direction/number of risers down |
| EX 10.75 | existing elevation (as per survey) |
| RIM 10.00m + | Drain Elevation |
| D1 | Drain Type 1 - Planter Drain - refer to mechanical drawings |
| D2 | Drain Type 2 - Bi-Level Drain - refer to mechanical drawings |
| D3 | Drain Type 3 - Trench Drain - refer to civil drawings |
| D4 | Drain Type 4 - Aco Slot Drain - refer to landscape detail Ld-29/L7.3 + Ld-30/L7.3 |
| | Subsurface 150mm Ø Perforated Drain Pipe c/w Cleanout<br>refer to detail Ld-35/L7.4<br>- connected to storm - refer to civil |
| | Outline of Underground Parking Garage |

## Furniture

### Furniture + Structures: as specified or pre-approve equal

SF 1 — Metal Bike Rack
model no. UB-1000-STD
Supplier: Urban Racks (1-888-717-8881)
Colour: Powdercoated to match building accent
Mounting: Ground mount
refer to detail Ld-19/L7.2

SF 2 — Ground Floor Main Entry Address Pier/Project Sign
- Final Design by Sign Consultant

SF 3 — Wood Bench
- secured to CIP Concrete Base
refer to detail Ld-20/L7.2

SF 5 — Prefabricated Metal Planter at Southwest CRU Patio
- various sizes

SF 7 — Custom Metal Trellis - Courtyard
c/w CIP Concrete Base
refer to details Ld-36/L7.5 + Ld-37/L7.6

SF 8 — Kitchen Counter - Courtyard
c/w bar stools

SF 9 — Lounge Seating - Courtyard

SF11 — Hi Top Table + Stools - Courtyard

SF14 — Wood Bench - Courtyard
on CIP Concrete Base
refer to Ld-25/L7.1

SF15 — Lounge Chairs + Coffee Table - Courtyard

## Walls + Curbs

W1 — CIP Concrete Planter Wall

W2 — CIP Concrete Curb under edge of Pavers

W3 — Concrete Masonry Unit Wall + Stairs
as manufactured by Keystone
refer to detail Ld-23/L7.2 + Ld-24/L7.2

## Fences, Gates + Rails

F1 — 42" / 1.07m ht. Aluminum Patio Gate
refer to Ld-27/L7.3

F2 — 6' / 1.8m ht. Aluminum Fence + Gate at Commercial Patio
refer to Ld-26/L7.3

F3 — Handrail as per BCBC
refer to Ld-22/L7.2

F4 — 42"/1.07m ht. Aluminum Picket Guardrail
refer to Ld-28/L7.3

F5 — 48"/1.2m ht. Chain Link Fence + Gate
refer to Ld-33/L7.4 + Ld-34/L7.4

## Irrigation + Hose Bibs

Stubout/Point of Connection: Refer to Mechanical Dwgs

Irrigation Supply Line: From Inside Building toStub/Valve Box- shown schematically only

Typical Sleeving: Schedule 40 PVC Sleeves sized to receive the required irrigation pipe. See Plan for locations. Install through walls and under paving where required to suit on site pipe layout.

RS — Rain Sensor - located on roof at North Building

Hose Bib - refer to Mechanical drawings

## Landscape Lighting - refer to Electrical Drawings for spec.

Wall Cast Downlight

Micro LED Soffit Light (in trellis beams)

Bollard Light

LED Linear Light (at Benches)

## Plant List

| key | qty. | Botanical Name | Common Name | Size | Spacing |
|---|---|---|---|---|---|
| | | **Trees** | | | |
| BN | 17 | Betula nigra 'Heritage' | River Birch | B&B, 7cm calliper, 1.8m ht. Std. Uniform Crown/Habit | |
| CK | 10 | Cornus kousa 'Starlight' | Starlight Dogwood | B&B, 6cm calliper, single stem/tree form | |
| MR | 4 | Malus x 'Rudolph' | Ornamental Crabapple | B&B, 5cm calliper, single stem/tree form | |
| PF | 4 | Pterocarya fraxinifolia | Caucasian Wingnut | B&B, 10cm calliper, 1.8m ht. Std. | |
| | | **Shrubs + Ferns** | | | |
| Cs | 250 | Cornus s. 'Kelseyii' | Dwarf Redtwig Dogwood | #2 pot | 0.6m o.c. |
| Db | 157 | Daphne b. 'Carol Mackie' | Carol Mackie Rock Rose | #5 pot | 0.6m o.c. |
| e | 328 | Erica 'White' | White Heather | #1 pot | 0.3m o.c. |
| Ea | 159 | Euonymus a. 'Compacta' | Dwarf Burning Bush | #5 pot | 0.9m o.c. |
| Fg | 40 | Fothergilla g. 'Blue Mist' | Coastal Fothergilla | #5 pot | 0.9m o.c. |
| Lp | 123 | Lonicera pileata | Boxleaf Honeysuckle | #3 pot | 1m o.c. |
| m | 338 | Mahonia nervosa | Oregon Grape | #2 pot | 0.45m o.c. |
| Pf | 82 | Potentilla f. 'Abbotswood' | Shrubby Cinquefoil | #3 pot | 0.6m o.c. |
| pm | 249 | Polystichum munitum | Western Sword Fern | #3 pot | 0.6m o.c. |
| Rx | 255 | Rhododendron 'White' | Dwarf White Rhododendron | #3 pot | 1.0m o.c. |
| Ro | 164 | Rosa 'Nearly Wild' | Pink Rose | #3 pot | 0.6m o.c. |
| Sh | 117 | Sarcococca humilis | Sweet Himilayan Box | #3 pot | 0.75m o.c. |
| Sa | 175 | Symphoricarpos albus | Snowberry | #3 pot | 1m o.c. |
| Sm | 118 | Syringa meyeri | Korean Lilac | #5 pot | 0.9m o.c. |
| Vx | 96 | Vaccinium x 'Northcountry' | Dwarf Blueberry | #5 pot | 0.5m o.c. |
| | | **Groundcovers + Perennials** | | | |
| ac | 438 | Achillea millifolium | | | |
| cx | 1374 | Carex 'Frosted Curls' | Frosted Curls Sedge | #1 pot | 0.35m o.c. |
| f | 320 | Fragaria chiloensis | Coastal Strawberry | #1 pot | 0.35m o.c. |
| s | 145 | Fragaria - tristar | Everbearing Strawberry | #1 pot | 0.35m o.c. |
| v | 172 | Fragaria vesca | Woodland Strawberry | 10cm pot | 0.3m o.c. |
| g | 247 | Gaultheria procumbens | Wintergreen | 10cm pot | 0.3m o.c. |
| s | 620 | Iberis sempervirens | Evergreen Candytuft | #1 pot | 0.4m o.c. |
| it | 244 | Iris tenax | Oregon Iris | #1 pot | 0.35m o.c. |
| lv | 2671 | Leucanthemum vulgare | Shasta Daisy | #1 pot | 0.35m o.c. |
| pv | 232 | Panicum v. 'Prairie Sky' | Switch Grass | #1 pot | 0.4m o.c. |
| t | 102 | Thymus serphyllum | Mother of Thyme | #1 pot | 0.3m o.c. |

### General Planting Notes:

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.
3. All soft landscape area are to be irrigated using a high efficiency drip system, complete with rain sensor. All work to IIABC standards. Refer to specification section 32 84 00.
4. Attach vines to "green tunnels" using non-chafing garden twine.
5. Any plant substitutions are required to be non toxic.
6. Growing medium must be free of mushroom manure.

## Landscape Drawing List


L0.1 Landscape Legends

Plans
L1.1 Level 1 - Materials
L2.1 Level 1 - Grading + Drainage
L3.1 Level 1 - Planting
L4.1 Level 1 - Schematic Lighting
L5.1 Level 1 - Tree Protection Plan

Sections
L6.1 Landscape Sections
L6.2 Landscape Sections

Landscape Details
L7.1 Landscape Details
L7.2 Landscape Details
L7.3 Landscape Details
L7.4 Landscape Details
L7.5 Landscape Details
L7.6 Landscape Details

Landscape Offsite Drawings
LOS 1 Landscape Offsite Plan
LOS 2 Landscape Offsite Details (DNV)


## Existing Trees

Existing Tree to be protected and retained
- refer to Arborist Report and Tree Management Drawing


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Project

Residences at Cap U
1310 Monashee Drive
North Vancouver BC

Project No. 24-01 Drawn js

Scale 1/4" = 1'-0" Reviewed js

Drawing Title

Landscape Legends

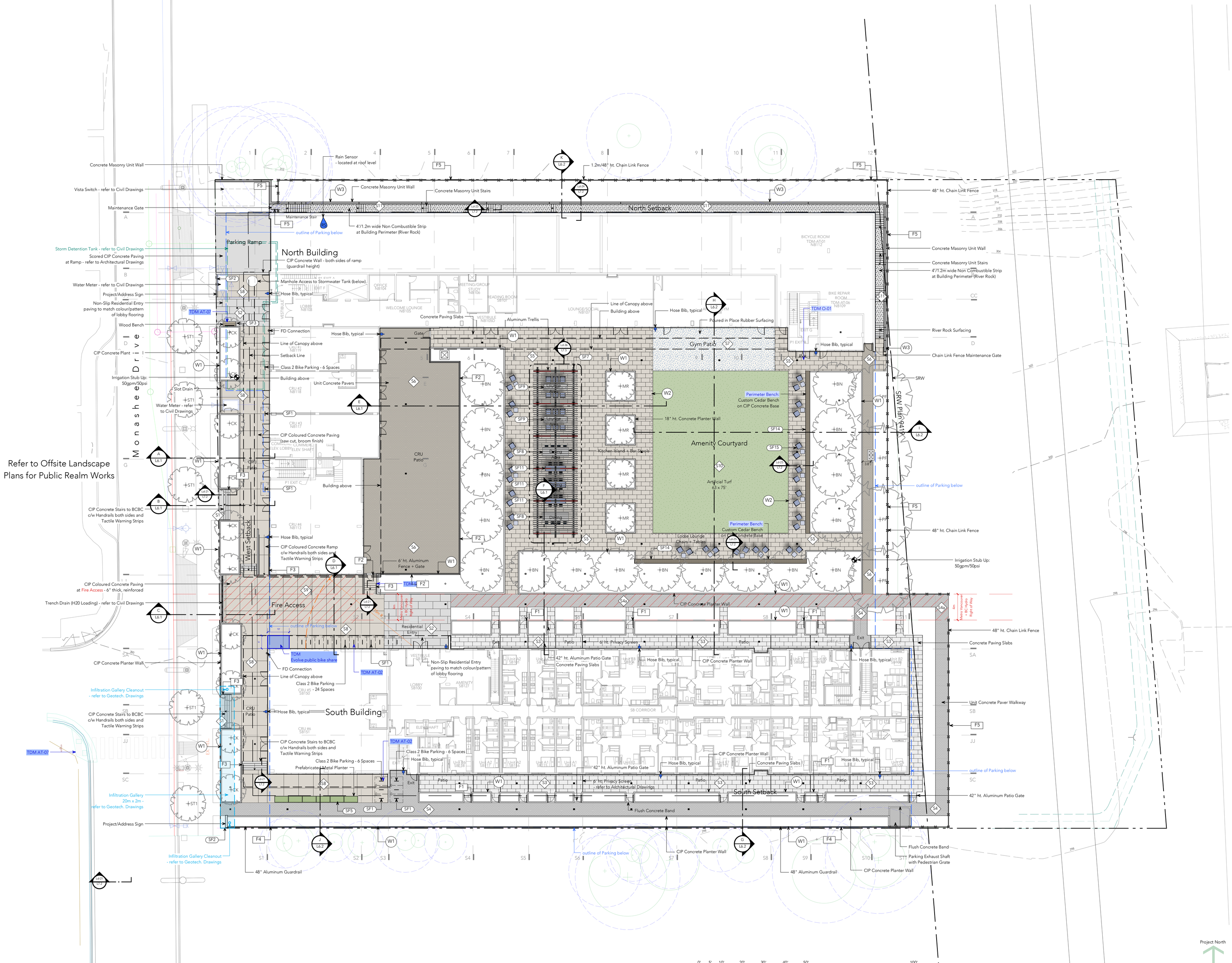
Sheet No.

L0.1

DP 1.25 - 15

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Project

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Drawing Title

Landscape Plan
- Materials

Sheet No.

L1.1

DP 1.25 -16

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Refer to Offsite Landscape Plans for Public Realm Works

Existing Tree to be retained - refer to Arborist Report
Existing Tree to be removed - refer to Arborist Report
Sodded Lawn
Rain Sensor - located at roof level
Maintenance Stair
North Setback
outline of Parking below
Parking Ramp
North Building
Hose Bib, typical
Line of Canopy above
Building above
Setback Line
Secondary Row of Small Shade Trees: Starlight Dogwood *Cornus kousa 'Starlight'*
Irrigation Stub Up: 50gpm/50psi
Gym Patio
long dashed line indicates soil berming
Small Shade Tree: Ornamental Crabapple *Malus x 'Rudolph'*
Medium Sized Shade Tree: River Birch *Betulus nigra ' Dura Heat'*
CRU Patio
Amenity Courtyard
SRW
SRW Planting
Large Shade Tree: Caucasian Wingnut *Pterocarya fraxinifolia*
Irrigation Stub Up: 50gpm/50psi
Monashee Dr.
West Setback
Fire Access
Residential Entry
Structural Grass at BC Hydro Access Lane
Deciduous Hedging *Euonymus alatus 'Compacta'*
South Building
Seasonal Planting in Metal Planters
South Setback
Low Seasonal Planting in front of Address/Project Sign
Deciduous Hedging *Syringa meyeri*
Existing Tree to be retained - refer to Arborist Report
Existing Tree to be removed - refer to Arborist Report

0' 5' 10' 20' 30' 40' 50' 100'

Project North

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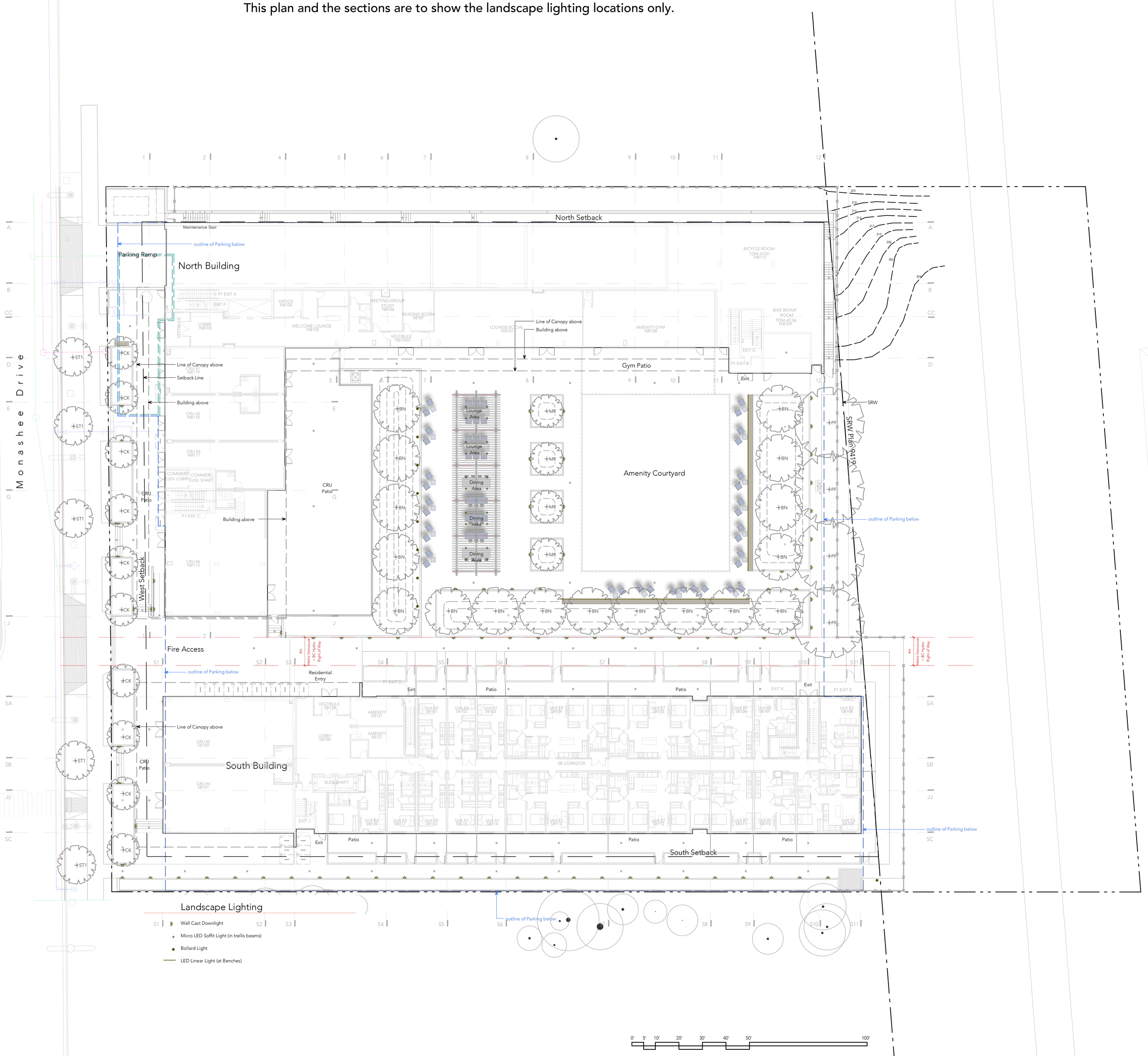
Landscape Plan
- Planting

Sheet No.

L3.1

DP 1.25 - 17

NOTE:
Refer to Electrical Drawings for light type/specification.
This plan and the sections are to show the landscape lighting locations only.




Refer to Offsite Landscape Plans for Public Realm Works


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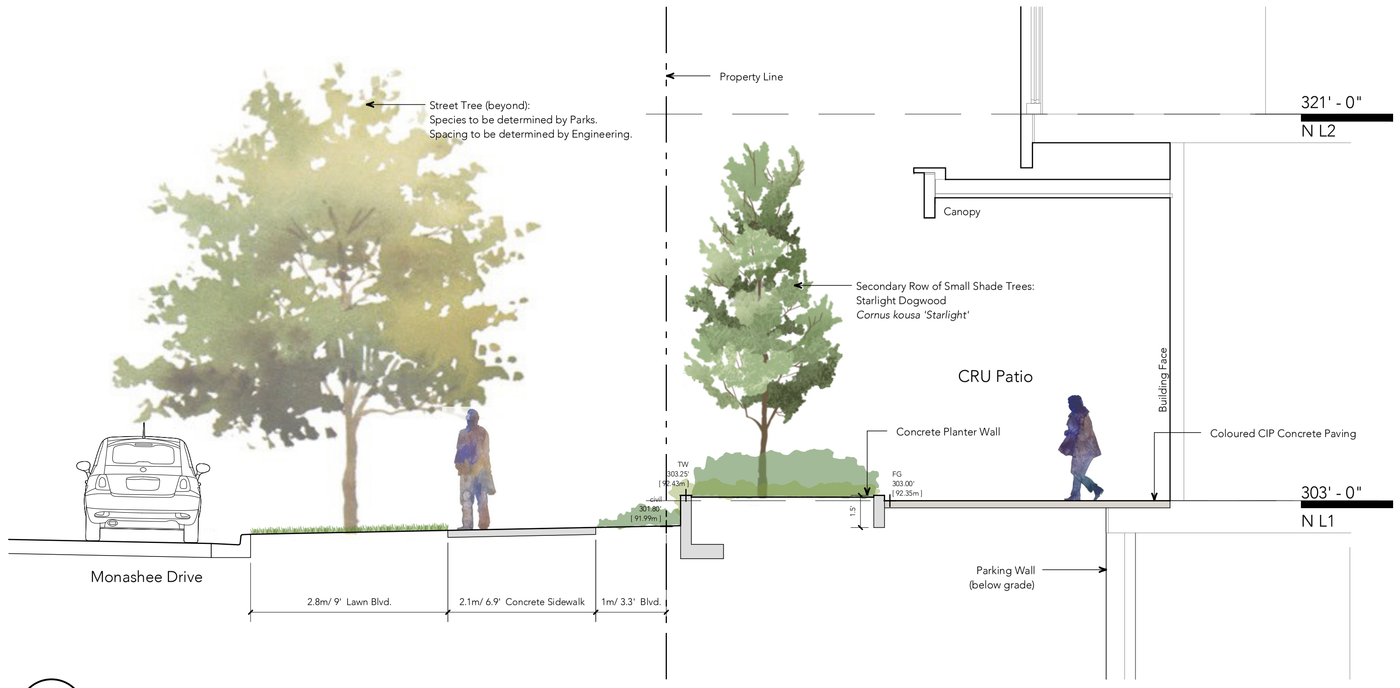
Landscape Plan
- Schematic Lighting

Sheet No.

L4.1

DP 1.25 -18

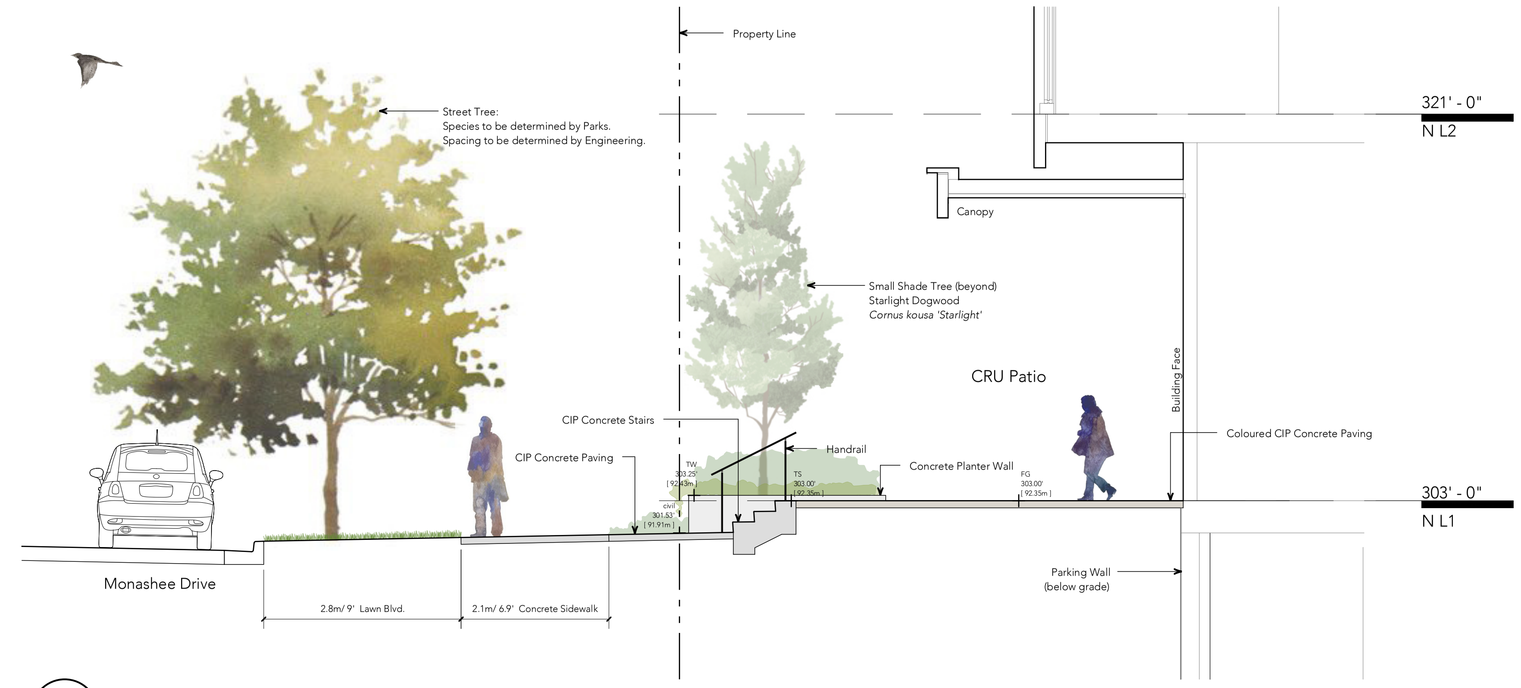
Project North




A
L - 1.1

Section A - North Building

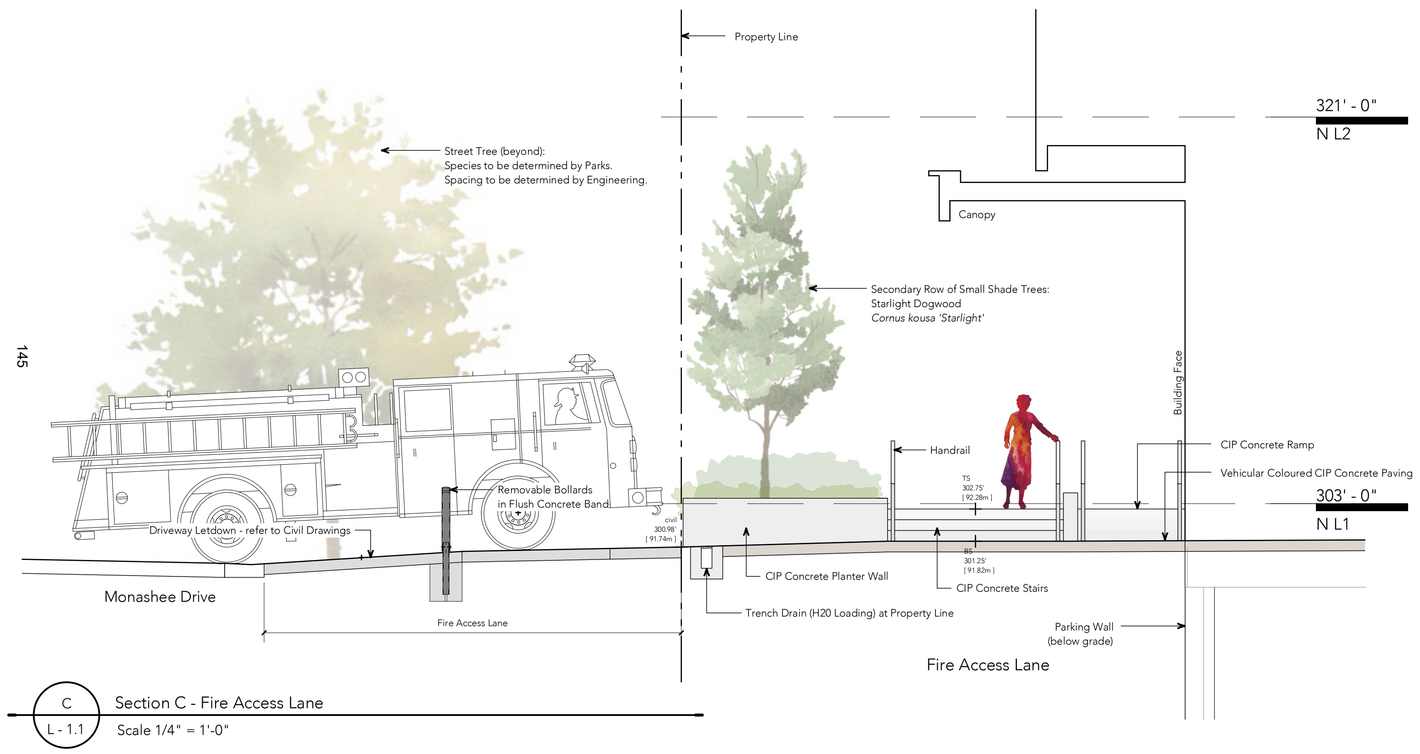
Scale 1/4" = 1'-0"




B
L - 1.1

Section B - North Building

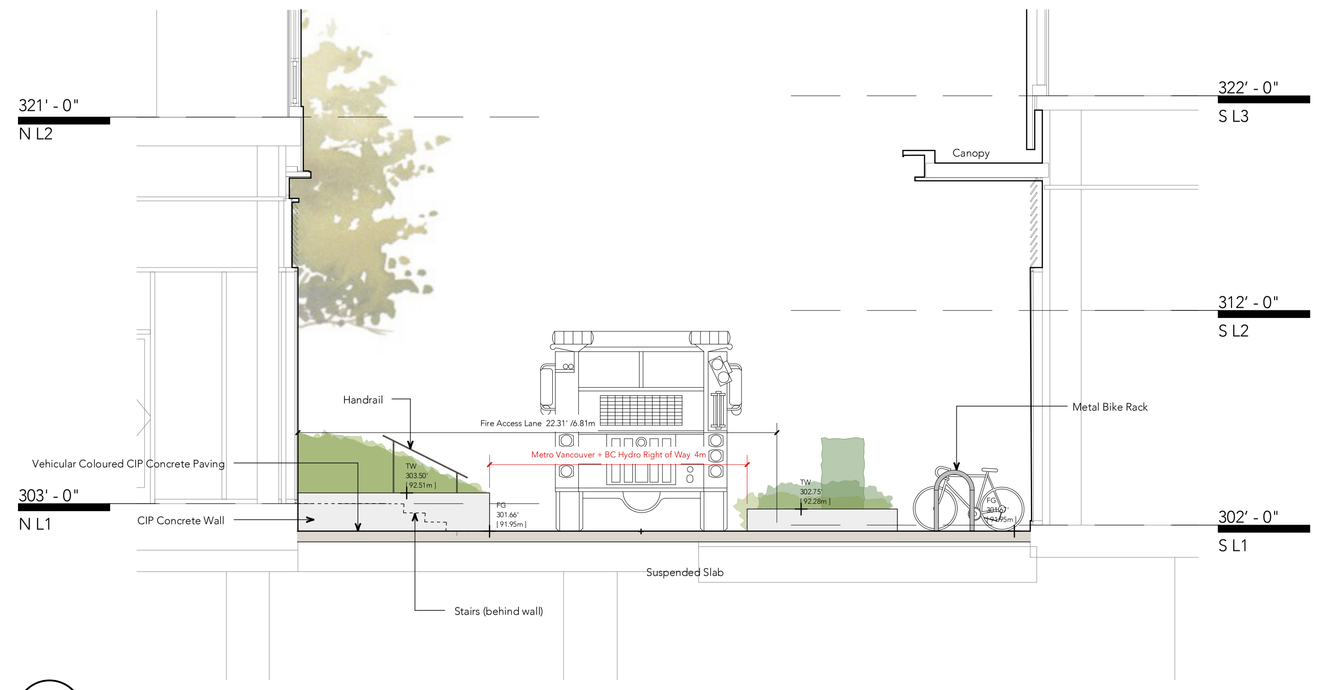
Scale 1/4" = 1'-0"




C
L - 1.1

Section C - Fire Access Lane

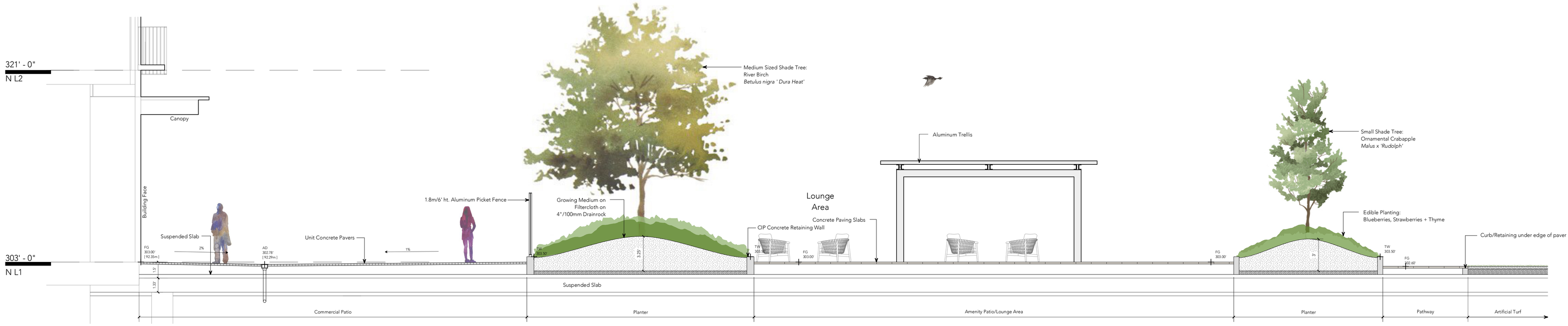
Scale 1/4" = 1'-0"




D
L - 1.1

Section D - Fire Access Lane (between buildings)

Scale 1/4" = 1'-0"




E
L - 1.1

Section E - Courtyard

Scale 1/4" = 1'-0"


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Project

Residences at Cap U
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North Vancouver BC

Project No. 24-01 | Drawn js

Scale 1/4" = 1'-0" | Reviewed js

Drawing Title

Landscape Sections

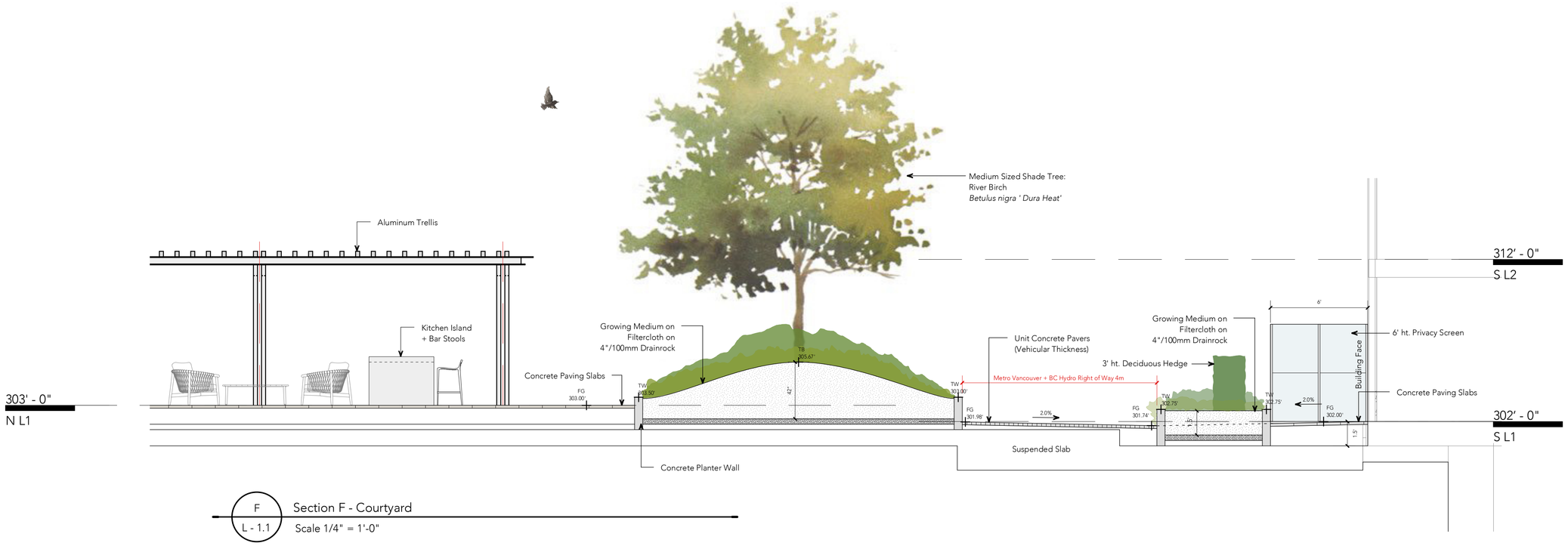
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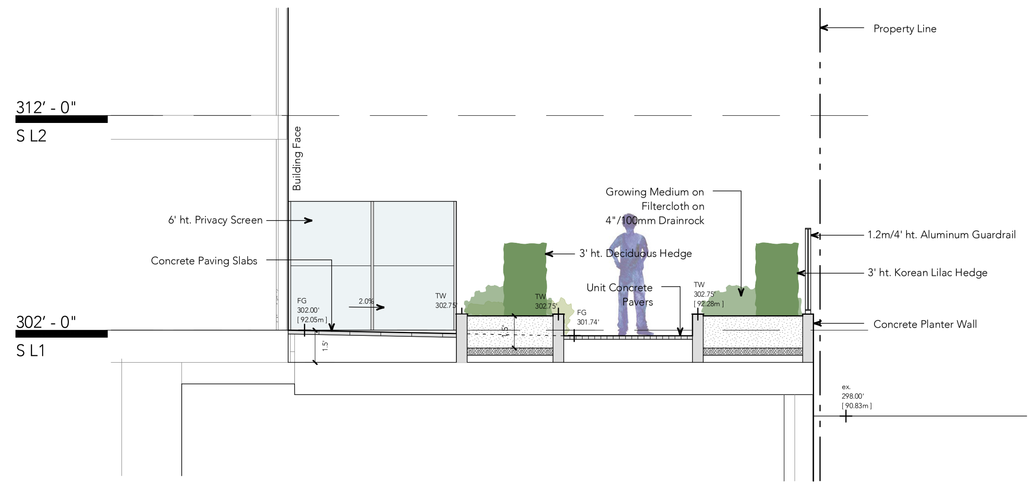
DP 1.25 - 19

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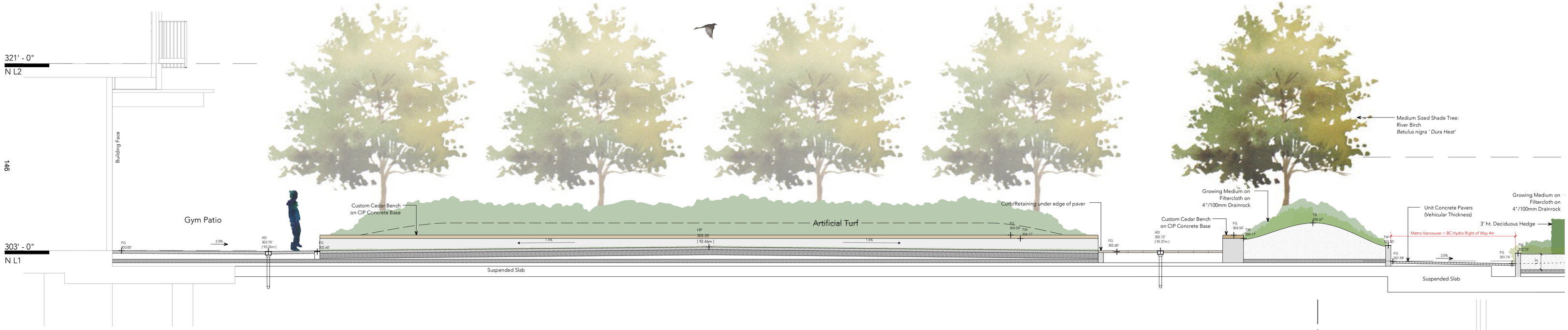
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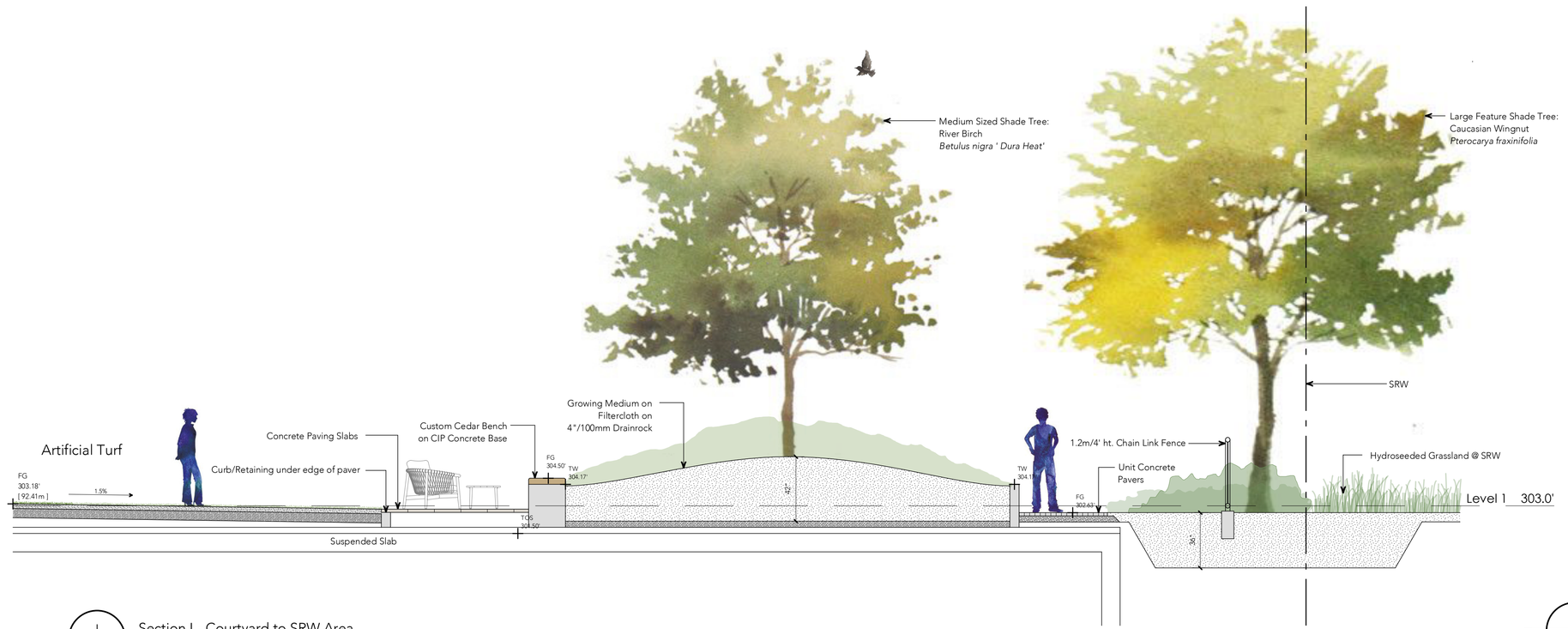

F — Section F - Courtyard
L - 1.1 — Scale 1/4" = 1'-0"



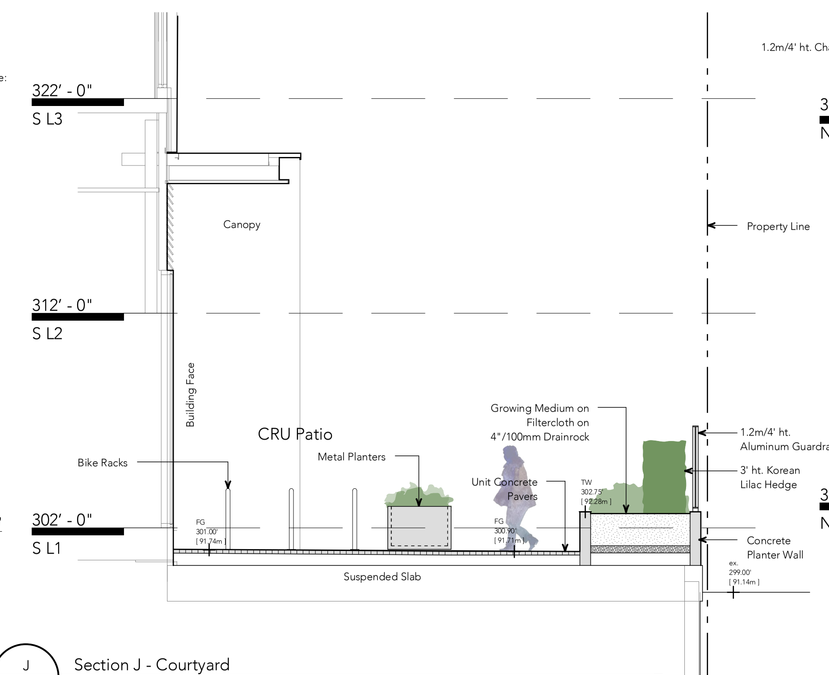

G — Section G - South Property Line
L - 1.1 — Scale 1/4" = 1'-0"



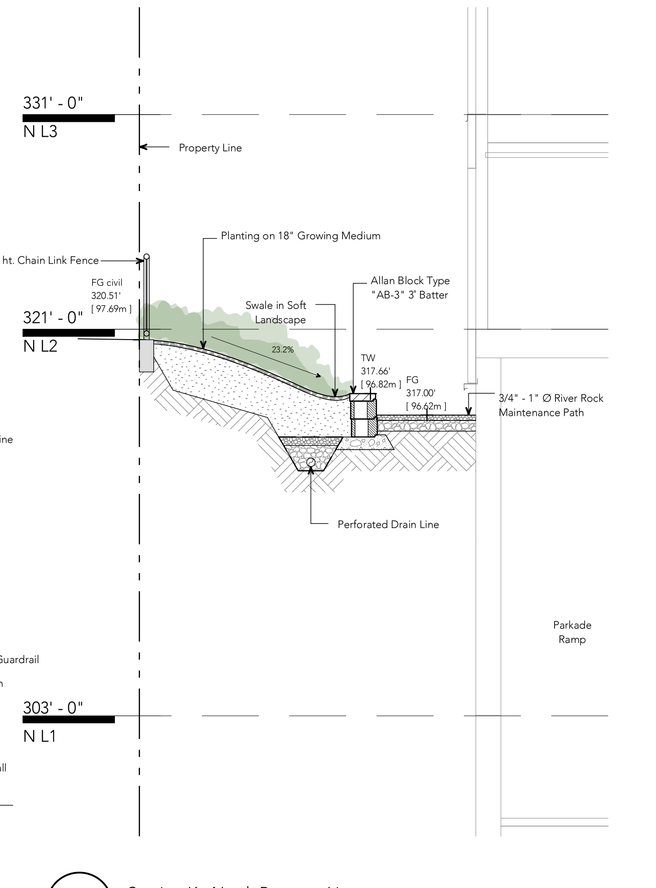

H — Section H - Courtyard
L - 1.1 — Scale 1/4" = 1'-0"




I — Section I - Courtyard to SRW Area
L - 1.1 — Scale 1/4" = 1'-0"




J — Section J - Courtyard
L - 1.1 — Scale 1/4" = 1'-0"




K — Section K - North Property Line
L - 1.1 — Scale 1/4" = 1'-0"

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Project

Residences at Cap U
1310 Monashee Drive
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Project No. 24-01 — Drawn js
Scale 1/4" = 1'-0" — Reviewed js

Drawing Title

Landscape Sections

Sheet No.

L6.2

DP 1.25 -20

Page 141

## Surface Materials

### Hard Landscape:

S1 — Cast in Place Concrete - Pedestrian 4" thick
Finish: Broom Finished
Colour: Natural
Pattern: saw cut as shown

Structural Soil
750mm depth under sidewalk build up (refer to civil drawings)
c/w non woven filtercloth at to of structural soil

### Soft Landscape:

S12 — Sodded Lawn
- on 1m depth growing medium tree trench at front boulevard

S13 — Shrub + Groundcover Planting
- on 450mm depth growing medium

## Furniture + Root Barrier

SF 4 — Removable Metal Bollard at Fire Lane
model: R-8461
by Reliance Foundry

8'/2.4m long section of vertical 24"/600mm deep Root Barrier
as manufactured by Deeproot
model: UB 24-2

## Plant List

ST1

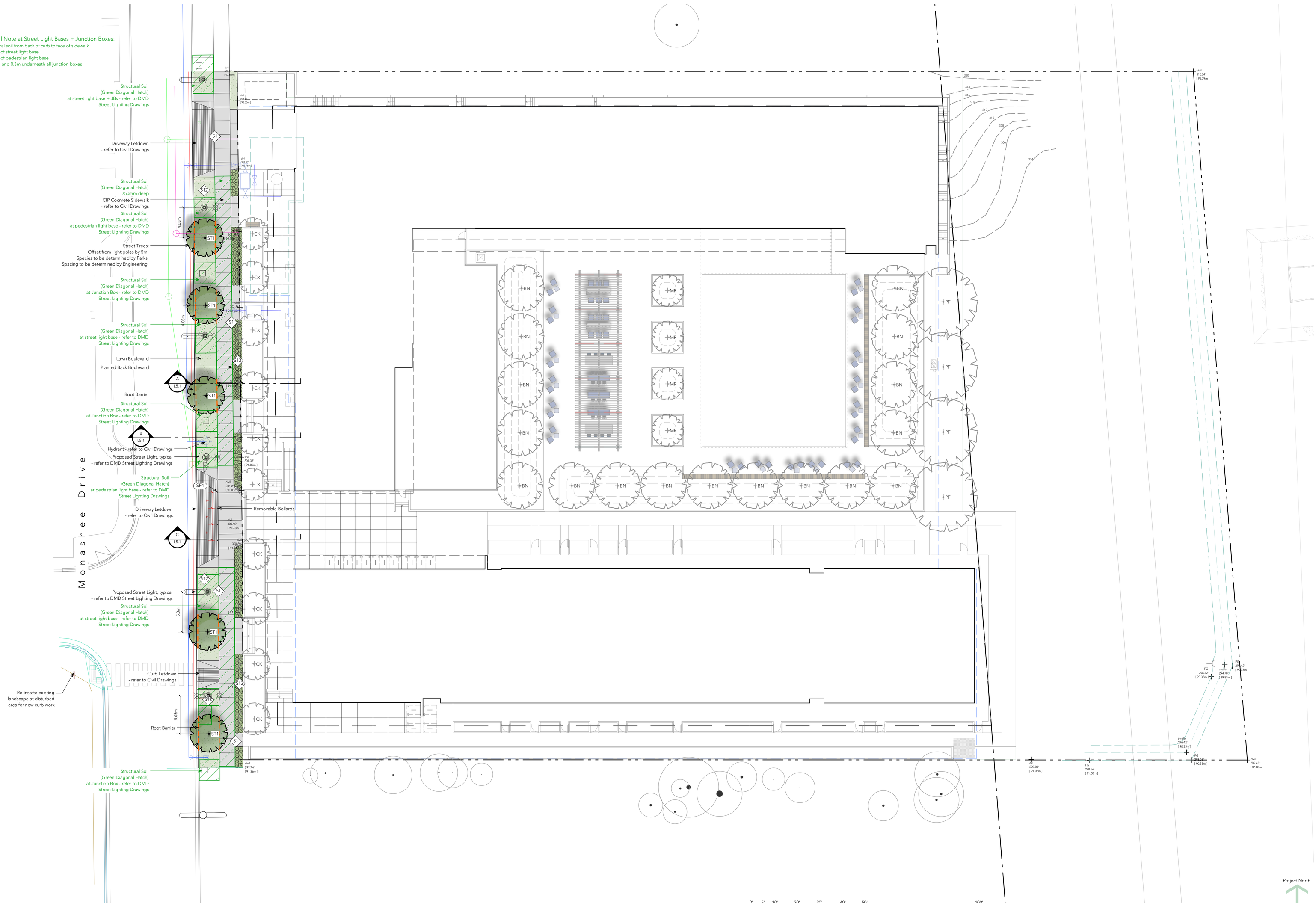
| key | qty. | Botanical Name | Common Name | Size | Spacing |
|---|---|---|---|---|---|
| | | **Trees** | | | |
| ST1 | 5 | Monashee Street Tree | Species TBD | B&B, 7cm calliper, 1.8m ht. Std. | |
| | | **Shrubs + Groundcovers** | | | |
| a | 154 | Arctostaphylos uva-ursi | Kinickinnik | #1 pot | 0.45m o.c. |
| Px | 88 | Pinus mugo mugo | Mugo Pine | #2 pot | 0.6m o.c. |

### General Planting Notes:

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.

### Structural Soil Note at Street Light Bases + Junction Boxes:

- extend structural soil from back of curb to face of sidewalk
- 2m either side of street light base
- 1m either side of pedestrian light base
- 1m on all sides and 0.3m underneath all junction boxes





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North Vancouver BC

Project No. 24-01 Drawn js

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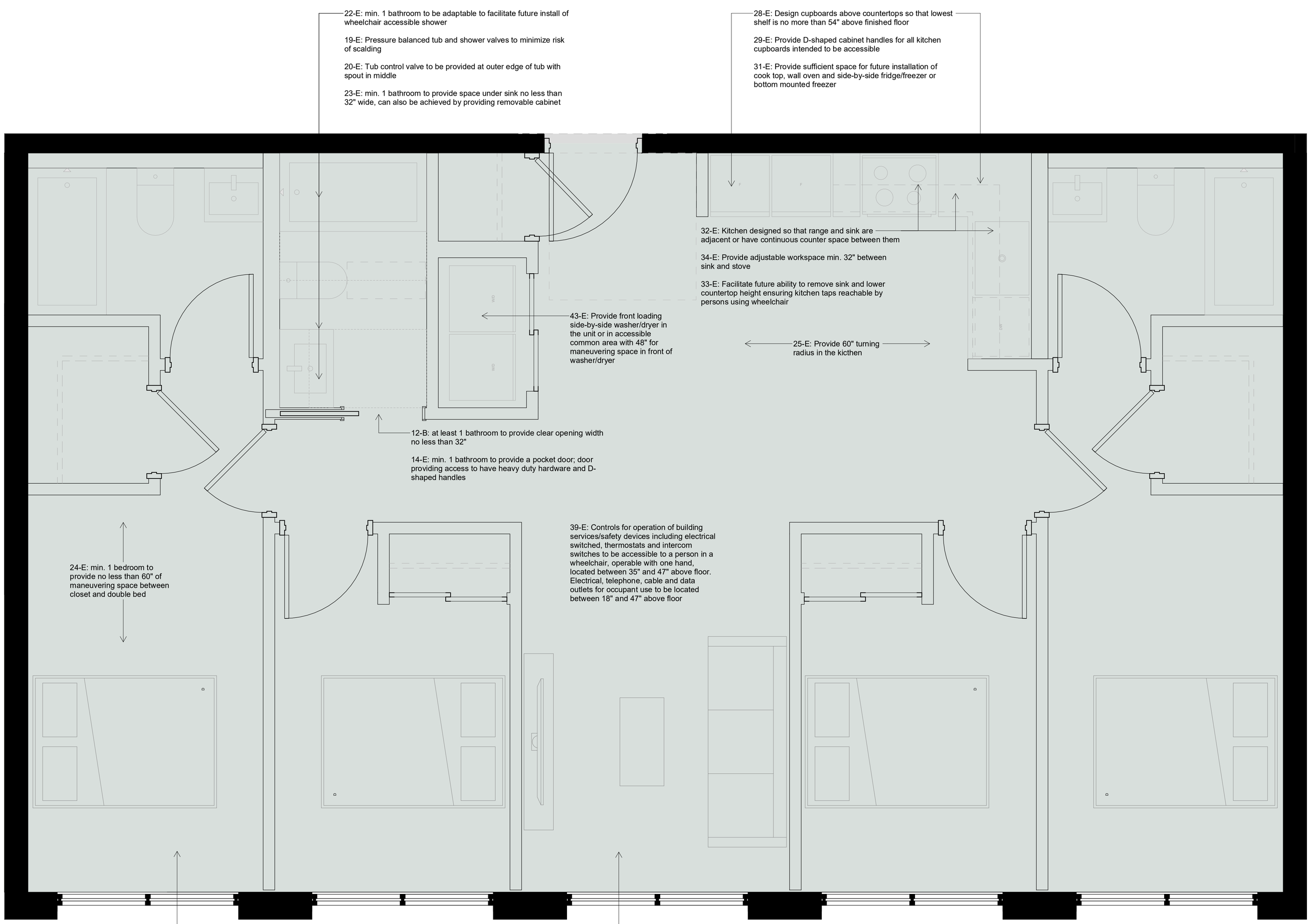
Drawing Title

Landscape Offsite Plan

Sheet No.

LOS 1

DP 1.25 -21




## 2 DNV Enhanced Accessibility Unit Type

1/2" = 1'-0"

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305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

**Residences at CapU**

1310 Monashee Drive,
North Vancouver, BC

PLOT DATE: 2026-02-04 9:36:44 PM

**A-E1**

DP 1.25 -22

| AGENDA INFORMATION | | Dept. Manager | GM/ Director | CAO |
|---|---|---|---|---|
| ❒ Regular Meeting | Date: | | | |
| ❒ Other: | Date: | | | |

# The District of North Vancouver
# REPORT TO COUNCIL

February 18, 2026
File: 08.3060.20/007.024

**AUTHOR**: Rhonda Schell, Deputy Corporate Officer, Legislative Services

**SUBJECT**: **Bylaw 8756 and 8757: OCP Amendment and Rezoning for a 12-unit townhouse development at 1883-1901 Glenaire Drive**

---

**RECOMMENDATION**:
THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)" is given SECOND and THIRD Readings.

**BACKGROUND**:
Bylaw 8756 and 8757 received first readings on January 12, 2026 (Staff report dated December 11, 2025).

Notice was given for Bylaw 8756 and 8757 in accordance with Section 94 of the *Community Charter* on the 21st and 28th of January. A public hearing was held and closed on February 3, 2026.

The bylaws are now ready to be considered for second and third readings by Council.

**Options**:
1. Give second and third readings to the bylaws;
2. Give no further readings and abandon the bylaws at first reading; or,
3. Debate possible amendments to the bylaws at second reading and return bylaws to a new public hearing if required.

Respectfully submitted,

Rhonda Schell
Deputy Corporate Officer, Legislative Services

Attachments:
1. Bylaw 8756
2. Bylaw 8757
3. Public Hearing Report

| REVIEWED WITH: | | |
|---|---|---|
| ❑ Business and Economic ___ | ❑ Finance ___ | External Agencies: |
| ❑ Bylaw Services ___ | ❑ Fire Services ___ | ❑ Library Board ___ |
| ❑ Clerk's Office ___ | ❑ Golf ___ | ❑ Museum and Archives ___ |
| ❑ Climate and Biodiversity ___ | ❑ Housing ___ | ❑ NSEM ___ |
| ❑ Communications ___ | ❑ Human Resources ___ | ❑ NS Health ___ |
| ❑ Community Planning ___ | ❑ Integrated Planning ___ | ❑ NVRC ___ |
| ❑ Development Engineering ___ | ❑ ITS ___ | ❑ RCMP ___ |
| ❑ Development Services ___ | ❑ Parks ___ | ❑ Other: ___ |
| ❑ Engineering Infrastructure ___ | ❑ Real Estate ___ | ___ |
| ❑ Engineering Public Works ___ | ❑ Solicitor ___ | |
| ❑ Environment ___ | ❑ Transportation ___ | |
| ❑ Facilities ___ | ___ | |

**The Corporation of the District of North Vancouver**

**Bylaw 8756**

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)".

**Amendments**

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:

   a) Amend Map 2, the Land Use Map for the District, by changing the land use designation from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4) for the lands shown on Schedule A of this bylaw;

   b) Amend Map 3.1, the Form and Character Development Permit Area, by adding the lands shown on Schedule B of this bylaw, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and

   c) Amend Map 4.1, the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area, by adding the lands shown on Schedule B of this bylaw, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

**READ** a first time January 12, 2026 by a majority of all Council members.

**PUBLIC HEARING** held February 3, 2026

**READ** a second time by a majority of all Council members.

**READ** a third time by a majority of all Council members.

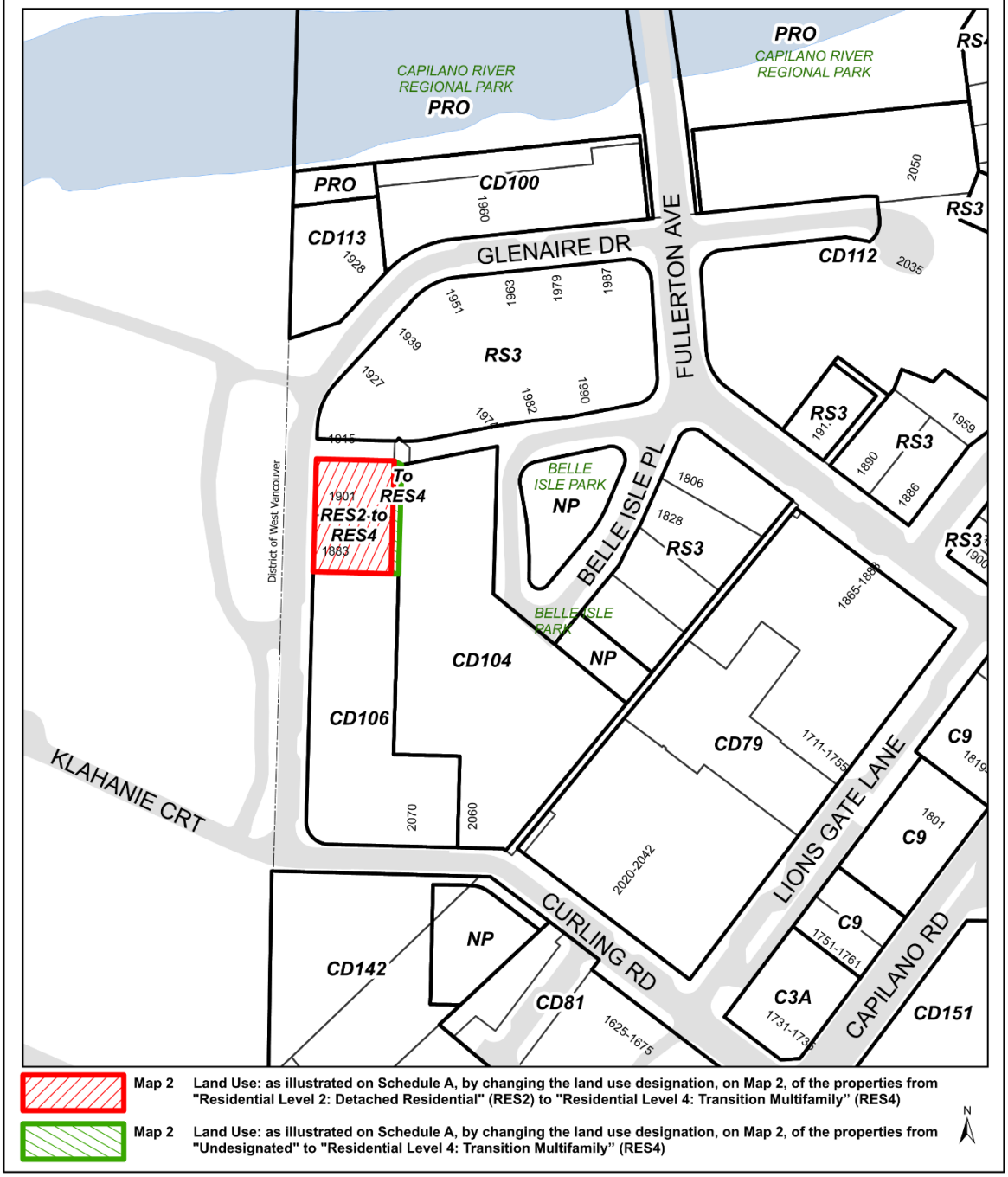
**ADOPTED** by a majority of all Council members.

Mayor

Corporate Officer

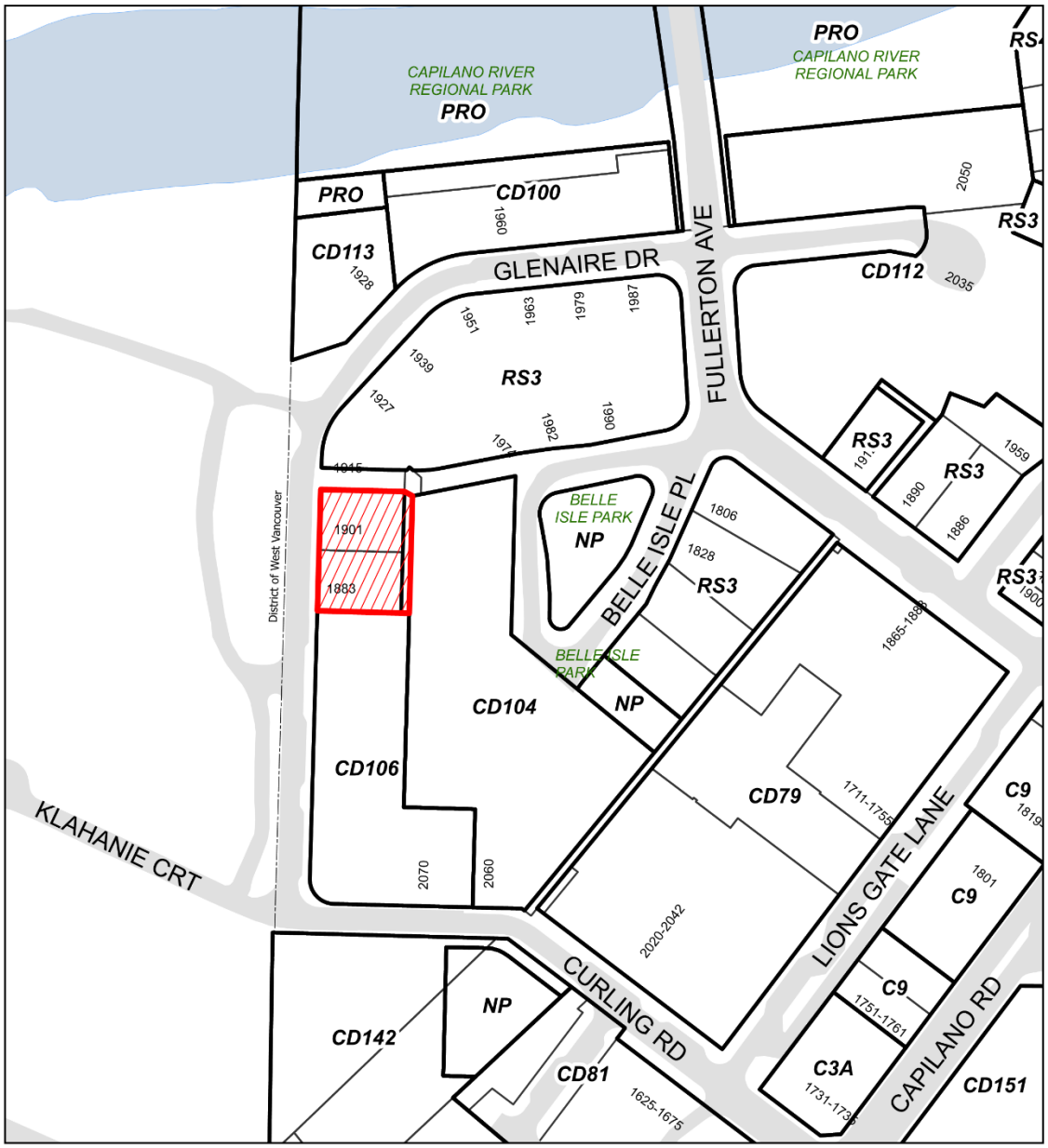
## Schedule A to Bylaw 8756

**District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)**



## Schedule B to Bylaw 8756

**District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)**




Map 3.1 Form and character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and

Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area

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**The Corporation of the District of North Vancouver**

**Bylaw 8757**

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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The Council for The Corporation of the District of North Vancouver enacts as follows:

**1. Citation**

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)".

**2. Amendments**

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

a) Part 2A, Definitions is amended by adding CD158 to the list of zones that Part 2A applies to.

b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 158 CD158"

c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

**"4B 158 Comprehensive Development Zone 158 CD158**

**The CD158 Zone is applied to:**

I. Lot 36 Block 16 District Lot 764 Plan 8967 (009-870-598);
II. Lot 37 Block 16 District Lot 764 Plan 8967 (009-870-601); and
III. A portion of Lot 55 (009-870-881)

all as indicated in Schedule A of this bylaw.

**4B 158 - 1 Intent:**

The purpose of the CD158 Zone is to permit a ground-oriented, multi-family residential development.

**4B 158 - 2 Permitted Uses:**

The following *principal* uses shall be permitted in the CD158 Zone:

a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 158-3 Conditions of use, are met:

*Residential use.*

**4B 158 - 3 Conditions of Use:**

a) *Residential:* Residential uses are only permitted when the following conditions are met:

i.) Each *residential* unit has access to private or semi-private outdoor space; and
ii.) Balcony, patio and deck enclosures are not permitted.

**4B 158 - 4 Accessory Uses:**

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

b) *Home occupations* are permitted in *residential* units.

**4B 158 - 5 Density:**

a) The maximum permitted density is 1,846.7 $m^2$ (19,878 sq. ft.)

b) For the purpose of calculating *gross floor area* the following are exempted:

i.) Parking, storage, maintenance areas, and any other areas located below grade in a structure which has an exposed exterior wall of less than 1.2 m (4 ft) above finished grade;
ii.) Underground parking access ramps and covered trellis areas, if applicable;
iii.) The floor area of unenclosed balconies, roof overhangs and private rooftop terraces; and
iv.) Common parkade elevator enclosures of up to 17.5 $m^2$ (188 sq. ft.).

c) For the purpose of calculating *gross floor area*, the measurement is to be taken to the outside of sheathing, rather than exterior walls.

**4B 158 - 6 Setbacks:**

a) Buildings shall be set back from the new property lines to the closest building face as established by development permit and in accordance with Table 1:

| Table 1. Setbacks | |
|---|---|
| **Setback Identifier** | **Minimum Required Setback** |
| West (Glenaire Drive) | 3.0 m (10 feet) |
| North (Belle Isle) | 3.0 m (10 feet) |
| East | 4.5 m (15.0 feet) |
| South | 3.0 m (10 feet) |

b) Underground parking structures, decks, patios, balcony columns, unit entry stairs, window wells, and roof overhangs and vertical projections and unit entrance canopies to a maximum depth of 1.3 m (4.2 ft) are excluded from the setback requirement.

**4B 158 - 7 Height**

a) The maximum permitted height for any building in the CD158 Zone is as follows:

| Table 2. Building Height | | |
|---|---|---|
| **Building** | **Maximum Height (Geodetic Elevation)** | **Maximum Storeys** |
| Building 1 (West, Glenaire) | 26.0 m (85.3 feet) | 3 storeys above parkade |
| Building 2 (East, rear) | 26.3 m (86.3 feet) | 3 storeys above parkade |

b) The following height exemptions shall apply to the CD158 Zone;

i.) Rooftop stair enclosures, heating, cooling, planter boxes, guard rails and ventilation and mechanical equipment provided they do not extend more than 3.0 metres above the highest point of any roof surface.

**4B 158 - 8 Building Coverage:**

a) Building Coverage: The maximum building coverage is 45%.

b) Site Coverage: The maximum site coverage is 100%.

**4B 158 – 9 Landscaping and Stormwater Management**

a) All land areas not occupied by buildings, patios and driveways shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) A 2.0m (6.6 ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with minimum 90% opacity, is required to screen from view:

i.) any utility boxes, vents or pumps that are not located underground and/or within a building; and
ii.) any solid waste facilities (garbage, recycling, compost with the exception of temporary, at-grade staging areas) that are not located underground and/or within a building.

**4B 158 – 10 Flood Construction Requirements**

a) All construction must reflect requirements to address the flood hazard, in particular, all habitable floor space must be constructed above the established flood construction levels, and any basements or underground parking garages constructed must incorporate appropriate flood protection measures as determined by a professional engineer specializing in flood hazard assessment and as required by any restrictive covenant registered on the title of the property.

**4B 158 - 11 Parking, Loading and Servicing Regulations**

a) Parking and bicycle storage are required as follows:

| Table 3. Parking Requirements | |
|---|---|
| **Use** | **Parking Requirement** |
| Residential Vehicle Parking | Minimum of 1.5 spaces / residential unit |
| Residential Vehicle Visitor Parking | Minimum of 2 spaces |
| Accessible Vehicle Parking | Minimum of 1 space |
| Residential Bicycle storage spaces | Minimum of 24 spaces (2 / residential unit) |
| Visitor Bicycle storage spaces | Minimum of 4 spaces |

b) Except as specifically provided in this Section 4B 158-11, Parking shall be provided in accordance with Part 10 of this Bylaw.

”

(d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the lots from Single Family Residential 7200 Zone (RS3) to Comprehensive Development Zone CD158.

**READ** a first time January 12, 2026

**PUBLIC HEARING** held February 3, 2026

**READ** a second time

**READ** a third time

Certified a true copy of “District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)” as at Third Reading

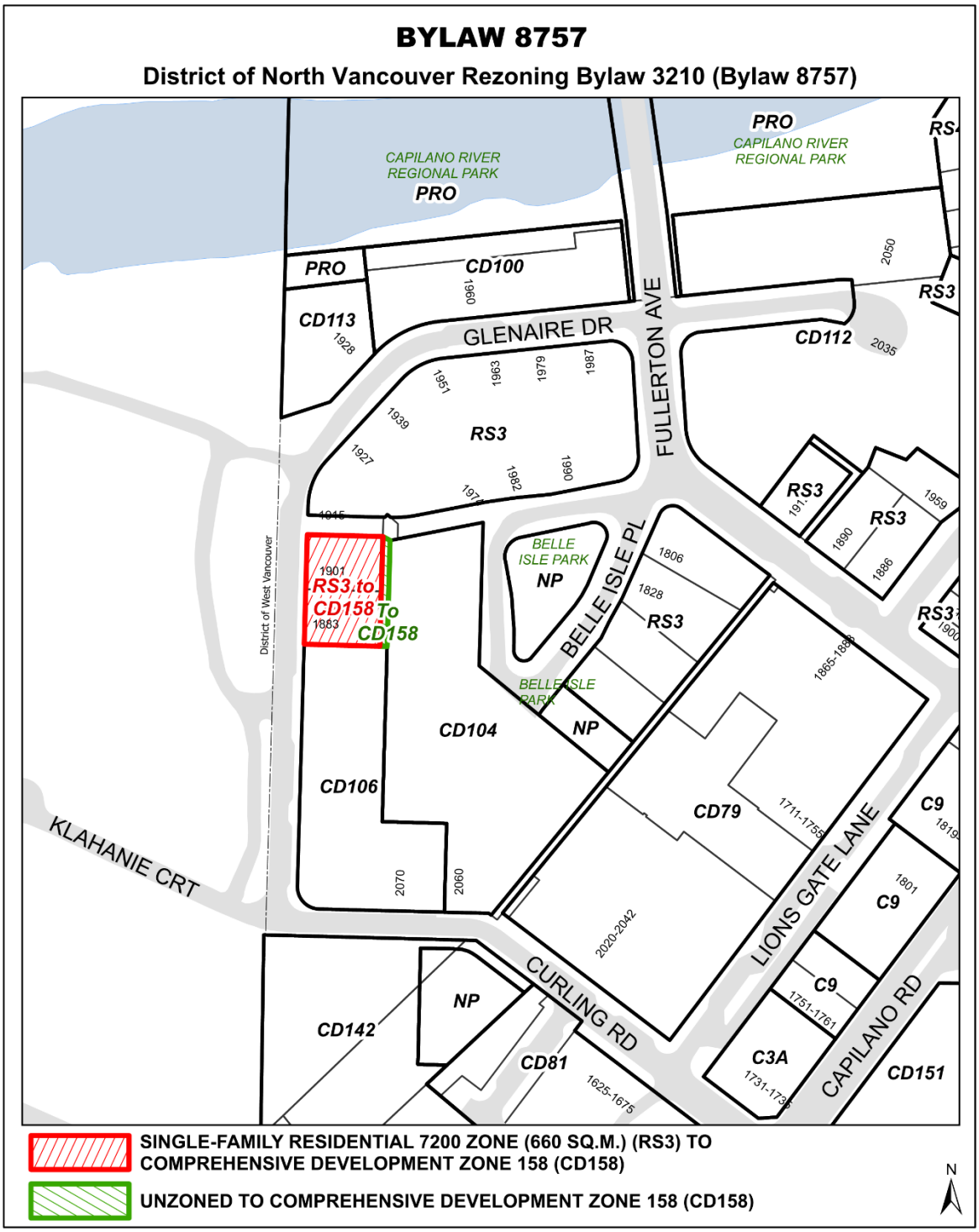
_____
Corporate Officer

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

_____ _____
Mayor Corporate Officer

## Schedule A to Bylaw 8757



**DISTRICT OF NORTH VANCOUVER**
**PUBLIC HEARING**

**1883 and 1901 Glenaire Drive**
**Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, February 3, 2026 commencing at 7:03 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor Mike Little
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Catherine Pope

**Absent:** Councillor Jordan Back
Councillor Lisa Muri

**Staff:** Mike Fox, Chief Administrative Officer
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Mackenzie Stonehocker, Development Planner
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk

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## 1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed bylaw amendments as outlined in the Notice of Public Hearing.

He further noted that the Public Hearing was convened pursuant to Section 464 of the *Local Government Act.* Members of Council, staff, and the public participated in person and via Zoom and the Hearing was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little stated that:

- The opportunity to be heard or provide written submissions was accommodated by speakers having signed up in advance, the details of the Zoom meeting having been provided on the District's website and in the notice of public hearing, and the acceptance of written submissions up until the hearing was closed;

- Following the staff and applicant presentations, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;
- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional representations would be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the bylaws under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Hearings is to listen to the public, not to debate the merits of the bylaws;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaws is available for review in hard copy and online;
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a second night, if required;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the meeting, or Council may close the meeting, after which Council should not receive further new information from the public; and,
- Members of Council not in attendance may vote on future readings of the bylaws as long as they review the minutes of the hearing.

## 2. INTRODUCTION OF BYLAWS BY CORPORATE OFFICER

Genevieve Lanz, Corporate Officer, introduced the proposed bylaws, stating that Bylaw 8756 proposes to amend the OCP in general terms, by changing the land use designation of the subject site from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to designate the subject site as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development and as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction. Bylaw 8757 proposes to amend the District's Zoning Bylaw in general terms, by rezoning the site from RS3 (Single-Family Residential 7200 Zone) to a new Comprehensive Development Zone 158 (CD158). The CD158 Zone addresses permitted and accessory uses and zoning provisions such as density, setbacks, height, building and site coverage, landscaping and storm water management, flood construction requirements and parking, loading and service requirements.

## 3. PRESENTATION BY STAFF

Mackenzie Stonehocker, Development Planner, provided an overview of the proposal elaborating on the introduction by the Corporate Officer. Ms. Stonehocker advised that:

- The proposal is for 12 townhomes with two lock-off suites~~;~~
- The subject site is located in the Lions Gate Village Centre across the street from the District of West Vancouver;
- The current Official Community Plan (OCP) designation is Residential Level 2 (Detached);
- The Village Implementation Plan and Peripheral Housing Plan anticipate ground-oriented multi-family development in the area;
- To implement the planned density, each rezoning requires an OCP amendment to change the designation of the lands, e.g. to Residential Level 4 (Transition Multi-Family) for townhouses;
- Most of the neighbourhood properties have already been redesignated and rezoned;
- Belle Isle Park upgrades were completed in 2025;
- The proposed OCP amendments would bring the site into alignment with the Peripheral Housing Plan;
- Lot 55 is a parcel of District-owned land, a portion of which is proposed to be purchased by the applicant to be included in the development; the top portion will be added to the future extension of Belle Isle Place;
- The front doors to six of the townhomes as well as parkade ramp are proposed to be located on Glenaire Drive;
- A pedestrian entry through a pergola and a ramp up from the sidewalk are proposed on Belle Isle Place, leading to the main courtyard pathway with access to all of the townhomes and the lock-off suites;
- Six of the townhomes are proposed to have a back door along the east side of the property;
- The project is designed to meet Step Code Level 4 with electric heat, hot water, and appliances;
- All units have three or four bedrooms and the units with lock-off suites are large enough to accommodate a family in the main unit;
- The proposal includes 26 vehicle parking spaces and each townhouse includes two secure bicycle parking spaces in the basement level;
- Ms. Stonehocker reviewed accessible design considerations, noting that:
    - It is difficult to incorporate accessible design in ground-oriented housing;
    - The main townhouses are four storeys, with basement access via the parkade;
    - The District's Accessible Design Policy lists basic and enhanced design features with the applicability of each to ground-oriented multi-family housing noted;
    - Where feasible, a target of 15 percent of units in a townhouse development should meet basic accessible design features;
    - The two lock-off suites accommodate such features and are accessed without stairs via the pedestrian ramp; and,
    - Enhanced design features are more suitable for apartment style housing.

- In-kind and cash contributions associated with this proposal include:
  - Off-site works along Glenaire Drive and Belle Isle Place, including curbs, sidewalks, and street trees;
  - A flat rate Community Amenity Contribution (CAC);
  - Purchase of a portion of Lot 55 from the District;
  - Development Cost Charges (DCCs) payable to the District, Metro Vancouver and Translink as determined by the bylaw in force at the time of building permit;
- A Virtual Public Information Meeting was held in 2025, and staff received 7 comments, one of which was in support and others raised neighbourhood-level concerns such as continued densification, traffic issues around Capilano Road, and the desire for additional community amenities;
- Staff monitor the build-out of Lions Gate Village and do not believe the proposal would contribute to these issue, and will continue to monitor traffic and community amenities;
- The proposal is compliant with key District policy documents; and,
- If the rezoning proceeds, a development permit application would be brought forward for Council consideration in the future.

## 4. PRESENTATION BY APPLICANT

### 4.1. Thomas Grimwood, Principal, Grimwood Architecture:

- Opined that the proposal is relatively small and does not require variances;
- Commented on the proposed design and colour palette, noting these are consistent with the neighbourhood character;
- Noted that the proposal is designed to meet Step Code Level 4;
- Stated that the property is one of the last to develop in the neighbourhood and that it would complete the block;
- Advised that they designed the Holland Row development across the street from the subject site;
- Showed the surrounding developments and the floor plans for the units with lock-off suites;
- Noted that the lock-off suites are intended to provide flexibility to rent out or live in while renting out the main unit or to have live-in help; and,
- Noted that all units can be accessed from the parking level.

## 5. REPRESENTATIONS FROM THE PUBLIC

### 5.1. Stacey:

- Advised that she lives near the proposed development;
- Stated that she does not have many concerns;
- Requested information on the barriers and protection for the neighbouring properties during excavation and construction; and,
- Expressed concern that the design lacks natural elements.

**5.2. Corrie Kost:**

- Stated that there is a deficit in the amount of park space needed in the District and that he had not seen a substantial increase in park space with additional development.

**5.3. Amir Sharif:**

- Spoke in support of the proposal;
- Stated that the project is consistent with the planning framework for the area as well as Council direction;
- Commented on the environmentally friendly features proposed;
- Commented on the design, including vehicle and bicycle parking;
- Noted the number of bedrooms and the lock-off suites;
- Opined that the development would positively contribute to the community and complete the area; and,
- Commented on his family's use of Belle Isle Park.

**5.4. Desiree McNulty**

- Spoke in support of the proposal;
- Advised that she lives near the subject site;
- Opined that the proposed development would complete the community;
- Complimented the proposed design;
- Stated that she is looking forward to the demolition of the existing single-family homes on the site and to having new neighbours; and,
- Commented on the improvements to Belle Isle Park.

**5.5. Corrie Kost SPEAKING FOR A SECOND TIME:**

- Expressed concern that the proposed design does not accommodate the addition of an elevator to make the units accessible; and,
- Expressed concern that seniors considering moving from a single-family home to a townhome would have difficulties.

## 6. QUESTIONS FROM COUNCIL

In response to a question from Council, the applicant advised that the design does not require excavation beyond the depth of the parking levels in adjacent properties. The applicant further advised that they would provide a safe barrier to protect neighbouring yards, landscaping, and fences.

In response to a question from Council, staff advised that the projected start of construction is 12-18 months after adoption, likely the second half of 2027. Staff noted that Belle Isle North and the second stage of the Holland development are also in the permitting stages and could proceed this year. Construction traffic management plans would manage impacts if construction on the projects overlap.

In response to a question from Council, staff advised that existing parks in the area include the recently upgraded Belle Isle Park, the trail along Capilano River, and noted that another park will be created in the area as part of the approval of the application to redevelop the former Travelodge site.

In response to a question from Council, staff advised that the allocation of funds from the flat rate CACs is at Council's discretion and that CACs have been allocated to affordable housing in the past.

In response to a question from Council, the applicant advised that pricing of the units will depend on sales of similar apartments in the immediate area and that they are currently selling between 1.5 and 1.9 million dollars.

## 7. COUNCIL RESOLUTION

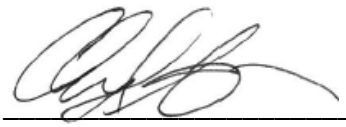
**MOVED by Councillor HANSON**
**SECONDED by Councillor MAH**
THAT the February 3, 2026 Public Hearing regarding Bylaws 8756 and 8757 is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)" is returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)" is returned to Council for further consideration.

**CARRIED**
(7:39 p.m.)

**CERTIFIED CORRECT:**



Confidential Council Clerk

| AGENDA INFORMATION | | Dept. Manager | GM/ Director | CAO |
|---|---|---|---|---|
| ☑ Regular Meeting | Date: March 2, 2026 | | | |
| ❒ Other: | Date: | | | |

# The District of North Vancouver
# REPORT TO COUNCIL

February 16, 2026

**AUTHOR**: Jessica Lee, Community Planner

**SUBJECT**: **Small-Scale Multi-Unit Housing (SSMUH) Extension Request Area**

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**RECOMMENDATION**:
THAT staff are directed to submit an application to the Province to request a time extension from June 30, 2026, to December 31, 2030, to rezone single-family properties to permit small-scale multi-unit housing in the area bounded by Hope Road to the north, Pemberton Avenue to the east, Sowden Street to the south, and McGuire Avenue to the west as shown **Attachment 1** of the report entitled Small-Scale Multi-Unit Housing Extension Request Area and dated February 16, 2026;

AND THAT staff are directed to prepare Official Community Plan bylaw amendments for Council's consideration to implement land use designations as provided in **Attachment 2** of the report entitled Small-Scale Multi-Unit Housing Extension Request Area and dated February 16, 2026.

**REASON FOR REPORT**:
The purpose of this report is to seek Council's authorization for staff to submit a time extension request application to the Province to the implementation deadline for rezoning single-family properties to permit small-scale multi-unit housing (SSMUH) from June 30, 2026, to December 31, 2030. The time extension application relates to specific properties (identified in **Attachment 1**) that are located within an area where TransLink is in the process of planning and designing major transportation infrastructure upgrades for the Metrotown-North Shore Bus Rapid Transit (BRT) project. A formal Council resolution is required to be included with the extension application.

This report also seeks Council's direction to advance Official Community Plan (OCP) bylaw amendments (as per **Attachment 2**) for these specific properties to encourage opportunities for transit-oriented housing growth.

**BACKGROUND**:
In November 2025, the Province adopted Bill 25 that amended the *Local Government Act* to remove barriers to the implementation and development of SSMUH across BC communities. As a result, the District must enact amendments to the District's Zoning Bylaw by June 30, 2026, to permit SSMUH on most single-family lots within the Urban Containment Boundary, subject to permitted exemptions.

A local government may request a time-limited extension to the June 30, 2026, deadline under any one of three specific circumstances:

1. The local government is in the process of upgrading infrastructure that services the specific area or specific lots for which the extension is being requested;
2. The infrastructure that services the area where SSMUH would apply is such that compliance by June 30, 2026, is likely to increase a risk to health, public safety, or the environment in that area; or
3. Extraordinary circumstances exist that otherwise prevent compliance in relation to the area.

Extension requests must be submitted to the Province prior to June 1, 2026, for the first and second circumstance categories listed above, with the third category (extraordinary circumstances) having a unique deadline of June 30, 2026. Extension requests may be granted up to December 31, 2030, at which time the local government must adopt bylaw amendments to permit SSMUH.

February 9, 2026, Council Workshop

A comprehensive report on staff's analysis and recommended approaches to implement SSMUH was presented to Council at the February 9, 2026, Council Workshop.

At the workshop, staff presented options for encouraging future transit-oriented growth opportunities around the Marine Drive corridor, a frequent transit corridor where BRT infrastructure upgrades are being planned. The majority of Council expressed support for the following recommended options:

- preparing an extension request to the Province for residential lands surrounding the Marine Drive corridor (i.e., application under the Provincial extension category regarding ongoing infrastructure upgrades); and
- amending the OCP to permit higher residential densities in the same area.

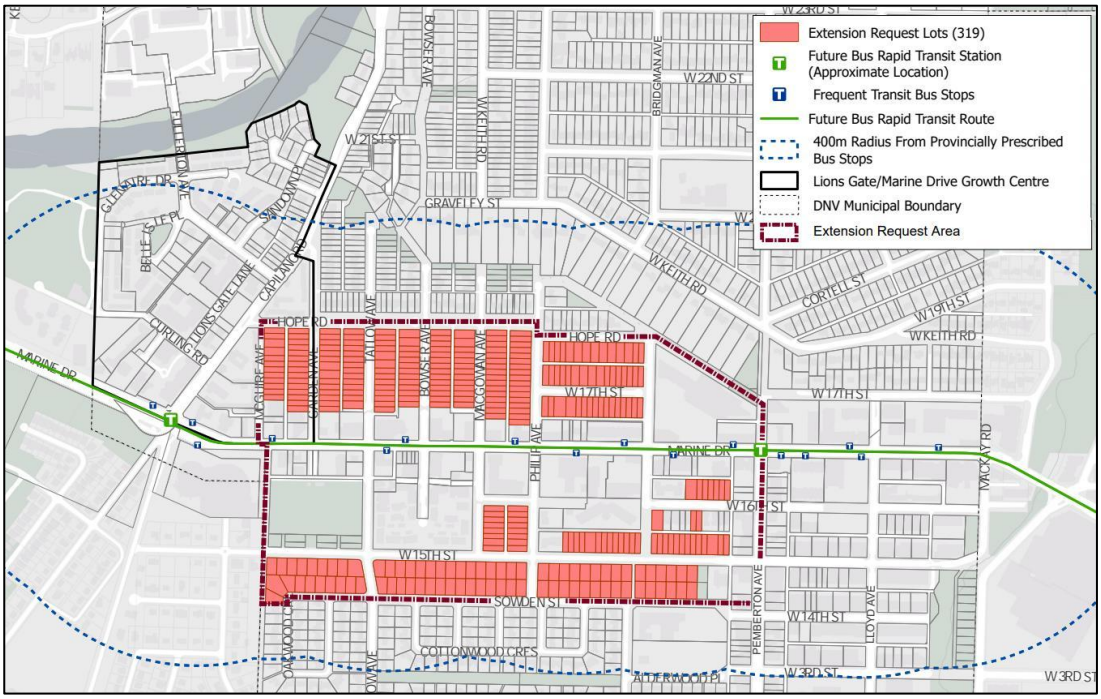
Staff indicated that they would report back on the recommended area to form the basis of the extension request (the "Extension Request Area") and associated OCP bylaw amendments.

**ANALYSIS**:

Extension Request Area

Staff recommend that the Extension Request Area include 319 eligible single-family properties in the area generally bounded by Hope Road to the north, Pemberton Avenue to the east, Sowden Street to the south, and McGuire Avenue to the west. The Extension Request Area properties are shown in **Figure 1**. A full map version is included as **Attachment 1**.

**Figure 1: Recommended SSMUH Extension Request Area**




BRT conceptual design work (10% design phase) is currently underway, and the BRT has funding approved to achieve a 30% project design stage.

Although the BRT's detailed design and construction funding is still subject to receiving funding from senior levels of government, the recommended Extension Request Area has a critical role in the successful implementation of this major transportation infrastructure project. This includes:

- Protecting the area for transit-oriented housing growth that would be higher density development than SSMUH;
- Considering road network improvements that may be needed to accommodate BRT; and
- Managing traffic control during construction of BRT.

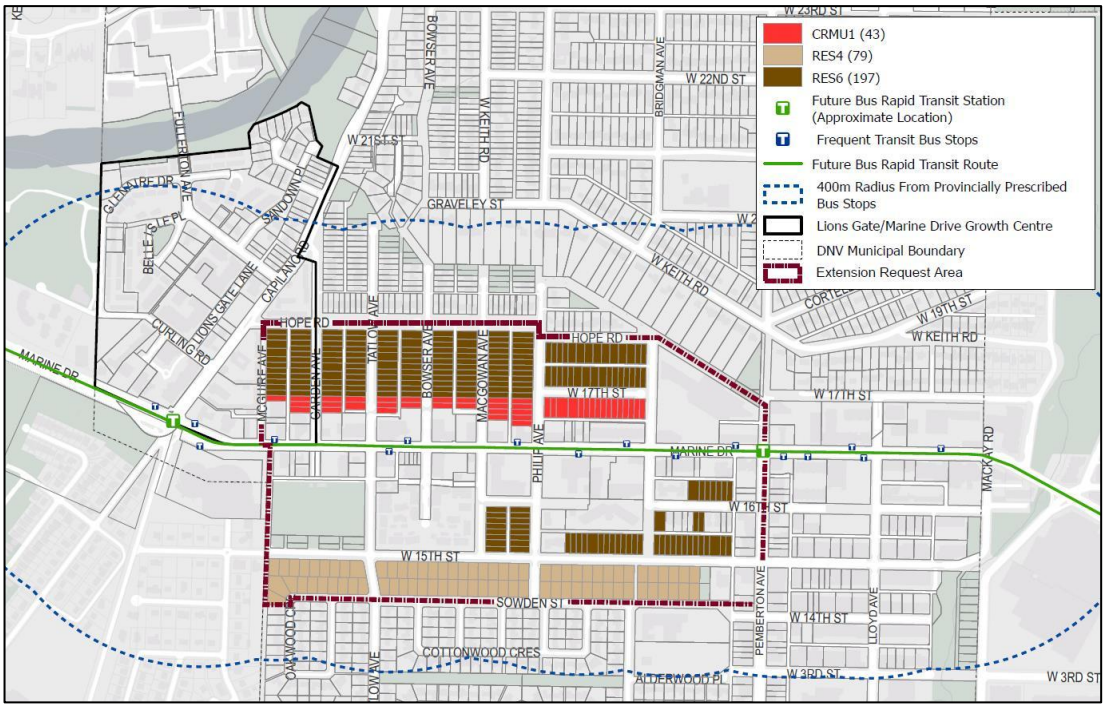
Implementation of the SSMUH legislation to immediately rezone lots in this area (i.e., six units per lot) may inhibit or undermine the success of future planning work and initiatives needed to deliver BRT.

Official Community Plan Land Use Changes

For the 319 properties within the Extension Request Area, staff recommend Council consider amending the OCP land use designations to higher density residential and/or mixed-use designations, as shown in **Figure 2**. Currently, these properties are primarily designated for low-density residential such as single-family. The proposed higher designations generally align with the designations previously proposed under Option A of the OCP Update project ("OCP Update Option A") that was presented to Council at the October 20, 2025, Regular Meeting, and for which there was broad community support during engagement held during

Spring and Fall 2025. A full map version of the proposed OCP land use designations for the Extension Request Area is included as **Attachment 2**.

**Figure 2: Proposed OCP land use designations for Extension Request Area**




The proposed land use changes are scaled-down from the October 2025 OCP Update Option A land use plan in response to the SSMUH legislation as well as area-specific uptake and implementation of the OCP. These proposed land use changes and differences from OCP Update Option A are outlined in **Table 1**.

**Table 1: Proposed OCP land use changes for Extension Request Area**

| Proposed land use changes | Difference from 2025 OCP Update Option A |
|---|---|
| • Wider spread of mixed-use commercial residential uses up to 1.75 FSR (CRMU1, shown as red in Figure 2) north of Marine Drive. | • In addition to introducing more CRMU1 uses, OCP Update Option A included some mixed-use commercial residential uses up to 2.5 FSR (CRMU2) north of Marine Drive between McGuire Ave and Garden Ave. |
| • Medium density apartment uses up to 2.5 FSR (RES6, shown as dark brown in Figure 2) in residential areas surrounding Marine Drive. | • In addition to introduction of RES6 around Marine Drive, OCP Update Option A included a new higher density apartment use up to 3.0 FSR for certain blocks along Hope Road. |
| • Townhouse building or low-rise apartment forms up to 1.2 FSR (RES4, shown as light brown in Figure 2) between West 15th Street and Sowden Street. | • OCP Update Option A designated this area for low-density multi-family housing forms such as duplexes, triplexes, and rowhouses (RES3). |

While Council did not choose to pursue OCP Update Option A at the time, implementing higher density residential land use designations would demonstrate the District's commitment to support transit investment in this area, thereby strengthening the extension request application to the Province. This approach would signal the District's vision for this area as an integral component of the Lions Gate – Marine Drive Village Centre growth area and a priority study area, while maintaining the rezoning process as the primary tool to manage the timing, form, and impacts of redevelopment.

In addition, implementation of the Metrotown-North Shore BRT project may result in most of the Extension Request Area becoming an additional designated Transit-Oriented Areas under provincial legislation and regulations. This situation would exempt the areas surrounding BRT stations from SSMUH requirements at that time to accommodate greater densities and heights, similar to those currently in place at Phibbs Exchange and Capilano University Exchange (i.e., up to 4 FSR and 12 storeys).

Proposed Workplan

An extension request to December 31, 2030, the maximum time period possible, is recommended. This extended timeline would enable staff to undertake the following workplan for the Lions Gate – Marine Drive Village Centre and surrounding areas:

- Continue working with TransLink to advance BRT design and planning;
- Consider updates to transportation, infrastructure, and servicing plans; and
- Undertake future land use planning, including transit-oriented growth and community amenity strategies, and engagement as part of the next update of the OCP, which must be completed by the end of 2030.

**TIMING/APPROVAL PROCESS:**

Subject to Council's direction and authorization, staff will return with the necessary OCP bylaw amendments for Council's consideration of First Reading (anticipated for April 2026) and will submit an extension request application to the Province prior to the June 1, 2026, deadline. A Public Hearing will be required as part of Council's consideration and approval of the OCP bylaw.

If the Province approves the application, the District must rezone the Extension Request Area properties to permit SSMUH by December 31, 2030, or other date prescribed by the Province. The above outlined workplan would be undertaken during this time period.

If the application is denied, the District would be required to rezone the Extension Request Area properties within 90 days of the rejection notification.

**PUBLIC INPUT:**

Public engagement undertaken in Spring and Fall 2025 as part of the 2025 OCP Update project has informed the OCP land use changes proposed in this report. Findings from the previous engagement indicated a preference to encourage increased housing options in growth centres and along arterial corridors with access to transit. While staff believe that past engagement was significant, staff also acknowledge that the recommended OCP amendment process would not accommodate the level of public engagement normally undertaken by the District for such a change. However, the constraints of the timelines imposed by Bill 25 have precipitated staff's recommendation. It should also be noted that the

recommended extension request could still proceed without the corresponding OCP land use changes, in which bifurcation of the staff recommendation would be in order to enable Council's direction.

Upcoming Spring 2026 engagement specific to Bill 25 is detailed in the February 9, 2026, Council Workshop staff report.

**CONCURRENCE**:
This report was prepared in collaboration with the Engineering Infrastructure Services Division.

**CONCLUSION**:
At the February 9, 2026, Council Workshop, Council expressed support for staff to prepare a time extension request application to the Province as well as complementary OCP bylaw amendments to encourage higher density, transit-oriented housing growth where transit investments are planned and committed. A total of 319 single-family properties are within the recommended Extension Request Area. Additional time is requested to undertake transportation and land use planning initiatives and review infrastructure and servicing implications at the localized level. The recommended extension deadline is December 31, 2030. This report seeks formal Council authorization to submit the application, which is required as part of the application package to the Province, and Council direction to proceed with associated OCP bylaw amendments.

**OPTIONS**:
1. THAT staff are directed to submit an application to the Province to request a time extension from June 30, 2026, to December 31, 2030, to rezone single-family properties to permit small-scale multi-unit housing in the area bounded by Hope Road to the north, Pemberton Avenue to the east, Sowden Street to the south, and McGuire Avenue to the west as shown Attachment 1 of the report entitled Small-Scale Multi-Unit Housing Extension Request Area and dated February 16, 2026;

   AND THAT staff are directed to prepare Official Community Plan bylaw amendments for Council's consideration to implement land use designations as provided in Attachment 2 of the report entitled Small-Scale Multi-Unit Housing Extension Request Area and dated February 16, 2026; ***(staff recommendation)***

   OR

2. Do not authorize staff to submit an application to the Province and do not proceed with preparing OCP bylaw amendments as per Attachment 2 of this report.

Respectfully submitted,

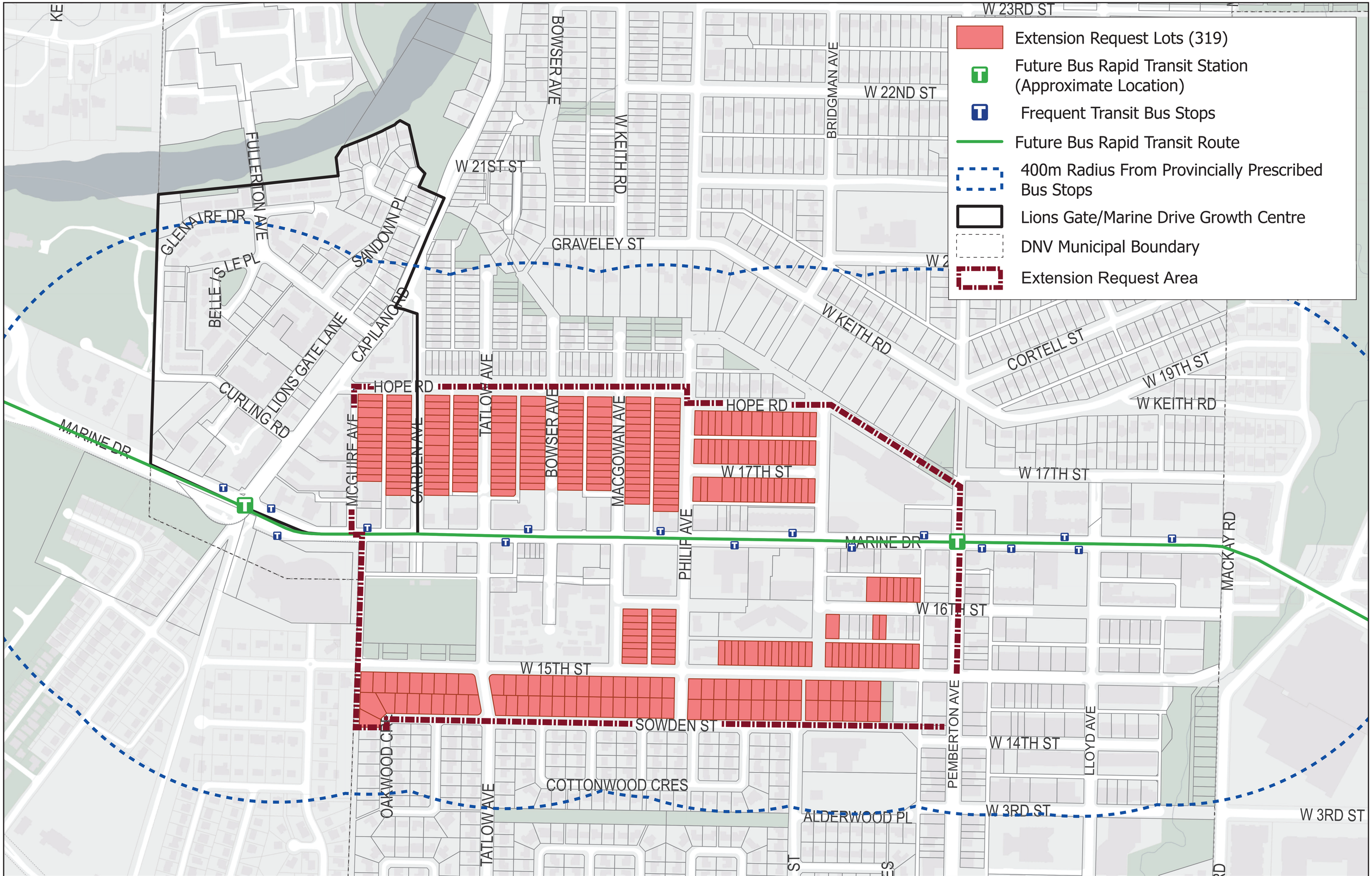


Jessica Lee
Community Planner

**ATTACHMENTS:**

**Attachment 1:** Extension Request Area
**Attachment 2:** Proposed OCP Land Use Designations for Extension Request Area
**Attachment 3:** Staff Presentation

| REVIEWED WITH: | | |
|---|---|---|
| ❑ Business and Economic ___ | ❑ Finance ___ | External Agencies: |
| ❑ Bylaw Services ___ | ❑ Fire Services ___ | ❑ Library Board ___ |
| ❑ Clerk's Office ___ | ❑ Golf ___ | ❑ Museum and Archives ___ |
| ❑ Climate and Biodiversity ___ | ☑ Housing TA | ❑ NSEM ___ |
| ❑ Communications ___ | ❑ Human Resources ___ | ❑ NS Health ___ |
| ❑ Community Planning ___ | ❑ Integrated Planning ___ | ❑ NVRC ___ |
| ❑ Development Engineering ___ | ❑ ITS ___ | ❑ RCMP ___ |
| ❑ Development Services ___ | ❑ Parks ___ | ❑ Other: ___ |
| ☑ Engineering Infrastructure AB | ❑ Real Estate ___ | ___ |
| ❑ Engineering Public Works ___ | ❑ Solicitor ___ | |
| ❑ Environment ___ | ❑ Transportation ___ | |
| ❑ Facilities ___ | ___ | |




DISTRICT OF NORTH VANCOUVER

# Extension Request Area

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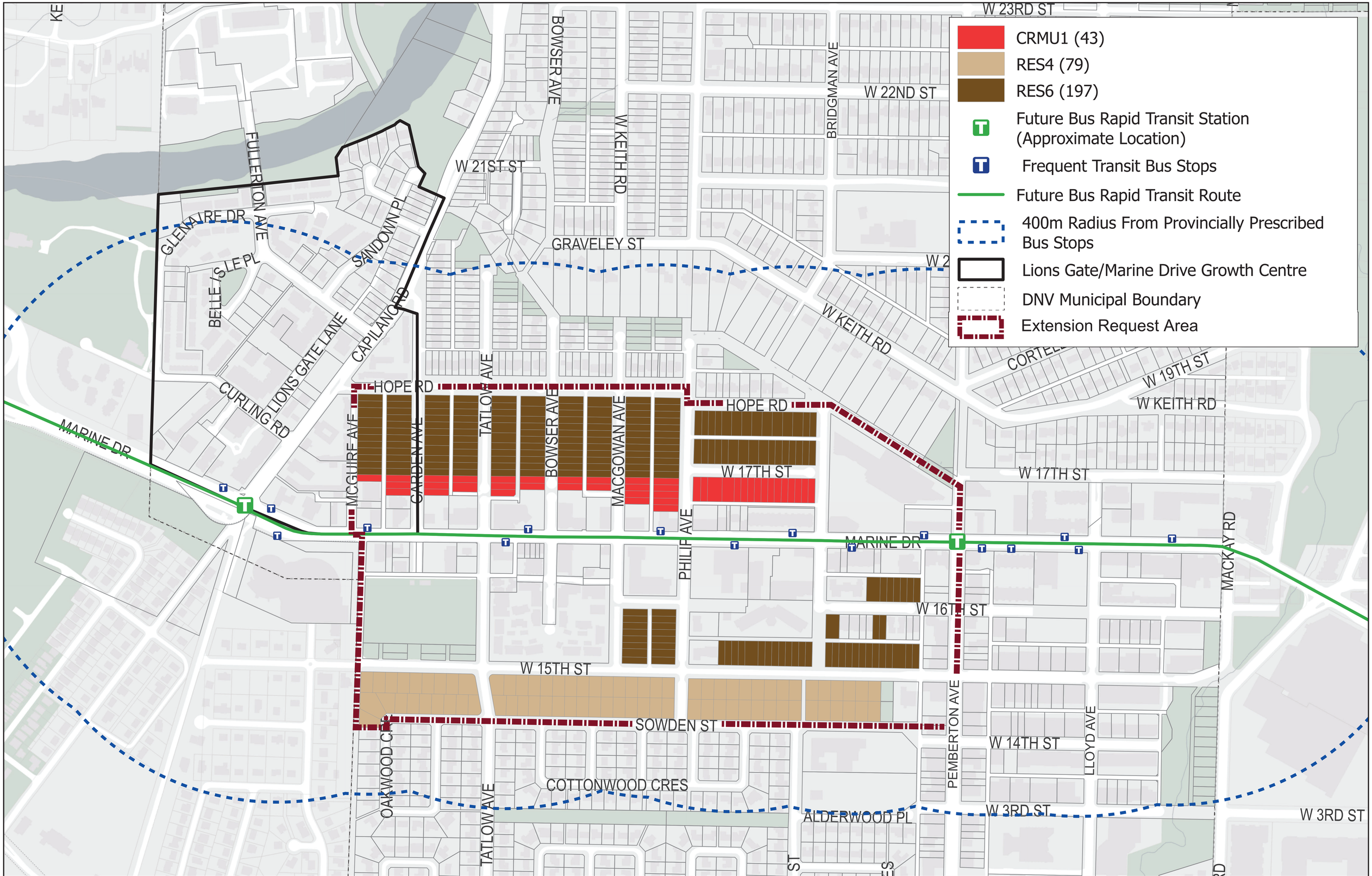
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**Published: February 4, 2026**

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# Proposed OCP Land Use for Extension Request Area

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**Published: February 9, 2026**

Scale: **1:2,500**

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# Small-Scale Multi-Unit Housing Extension Request Area

March 2, 2026 Regular Council Meeting

DISTRICT OF NORTH VANCOUVER

# Small-Scale Multi-Unit Housing (Bill 25)

- Requires the District to accommodate up to 3, 4, or 6 units on eligible (non-exempt) single-family lots by **June 30, 2026**



On lots 280 $m^2$ (3,014 $ft^2$) or less



On lots greater than 280 $m^2$ (3,014 $ft^2$)



On lots larger than 280 $m^2$ (3,014 $ft^2$) *and* within 400m of frequent transit bus stops

# Time-Limited Extension Requests

**1**

Ongoing infrastructure upgrades

*Application deadline:*
*June 1, 2026*

**2**

Risk to health, public safety, or environment

*Application deadline:*
*June 1, 2026*

**3**

Extraordinary circumstances

*Application deadline:*
*June 30, 2026*

# February 9, 2026 Council Workshop

1

Ongoing infrastructure upgrades



*Image: TransLink*

**Marine Drive corridor** is being planned for major infrastructure upgrades for the Metrotown-North Shore Bus Rapid Transit project

*Application deadline:*
*June 1, 2026*

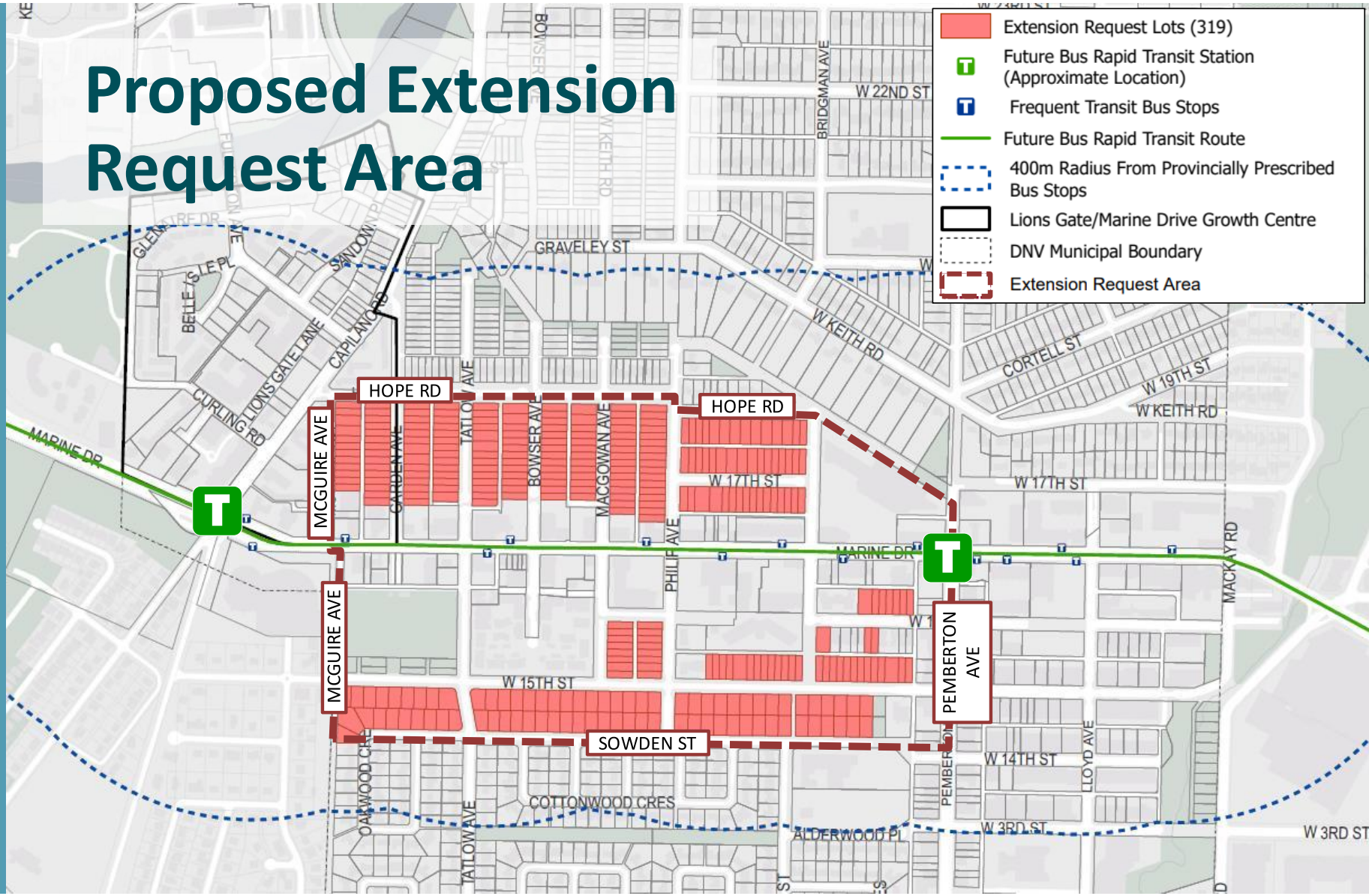
# February 9, 2026 Council Workshop

- Discussed options for **preserving future transit-oriented growth opportunities** along the Marine Drive corridor:

| Options | Staff recommendation |
|---|---|
| 1. **Submit time extension request to Province** | ☑ |
| 2. **Amend OCP to signal higher density** | ☑ |
| 3. Amend Zoning Bylaw to permit higher density on some lots | ☒ |
| 4. Implement 6-unit SSMUH requirements as per legislation | ☒ |

**2 options supported by Council**

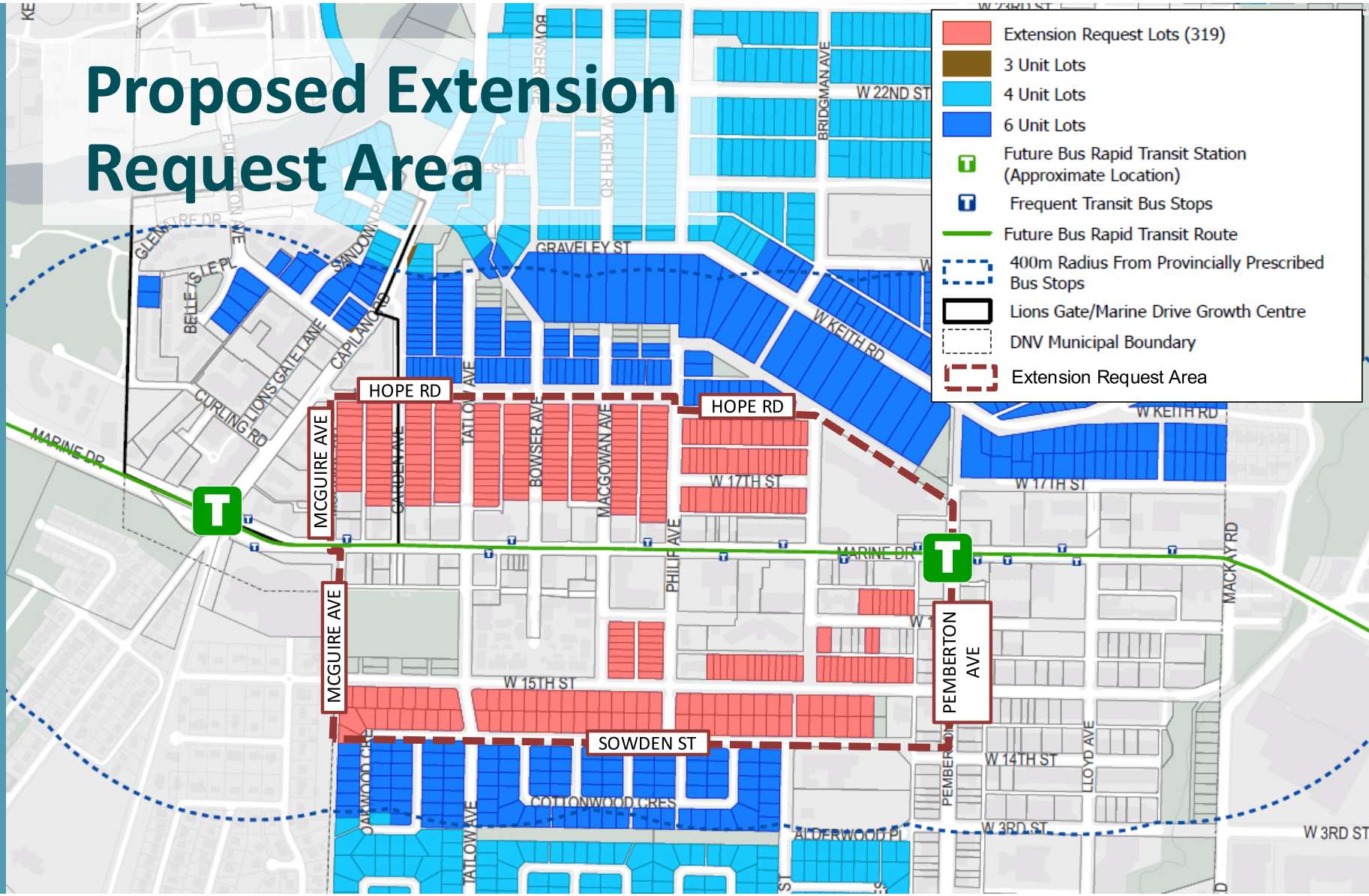
# Proposed Extension Request Area






DISTRICT OF NORTH VANCOUVER

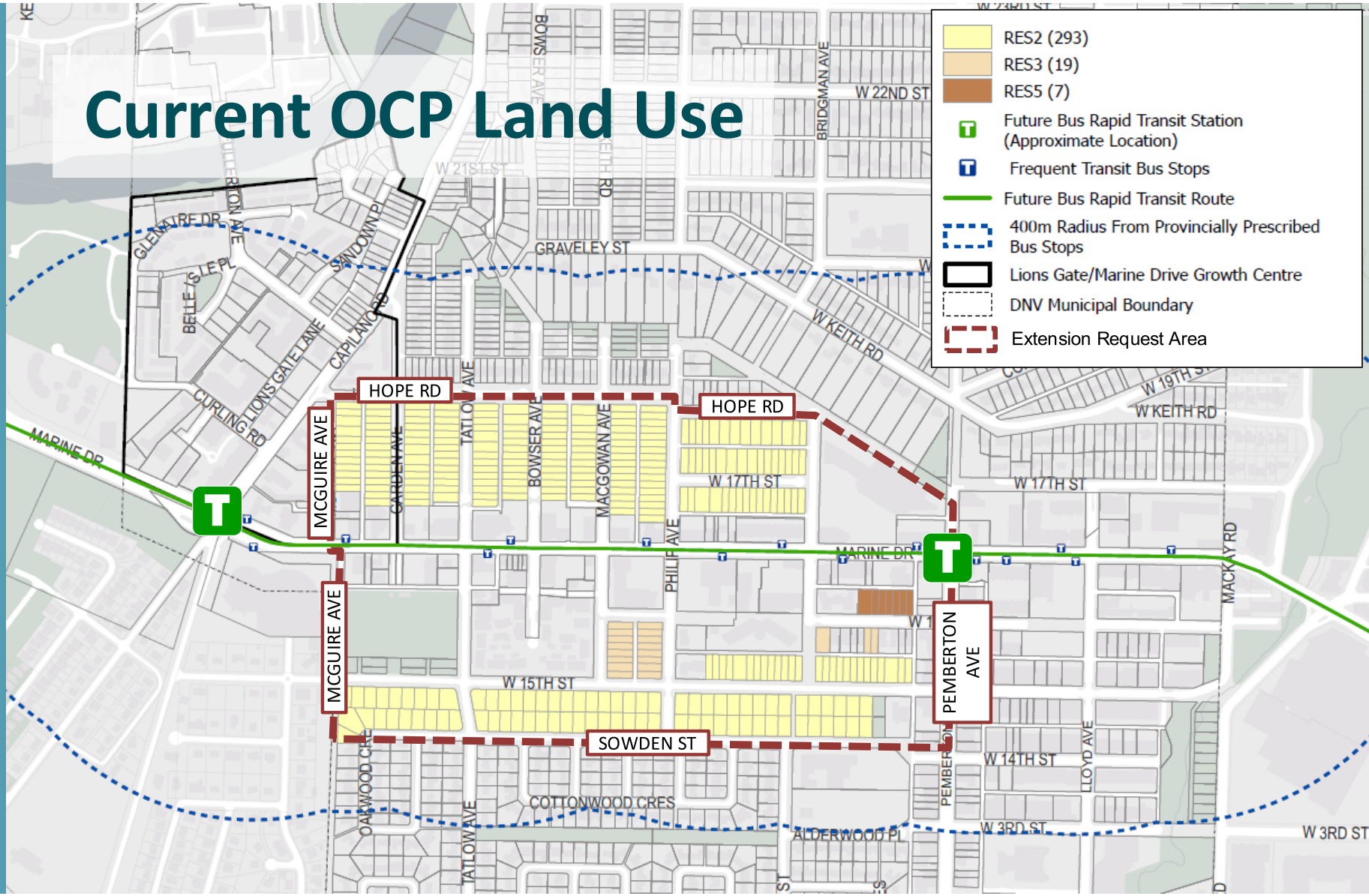
# Proposed Extension Request Area




Slide 7 of 12

DISTRICT OF NORTH VANCOUVER

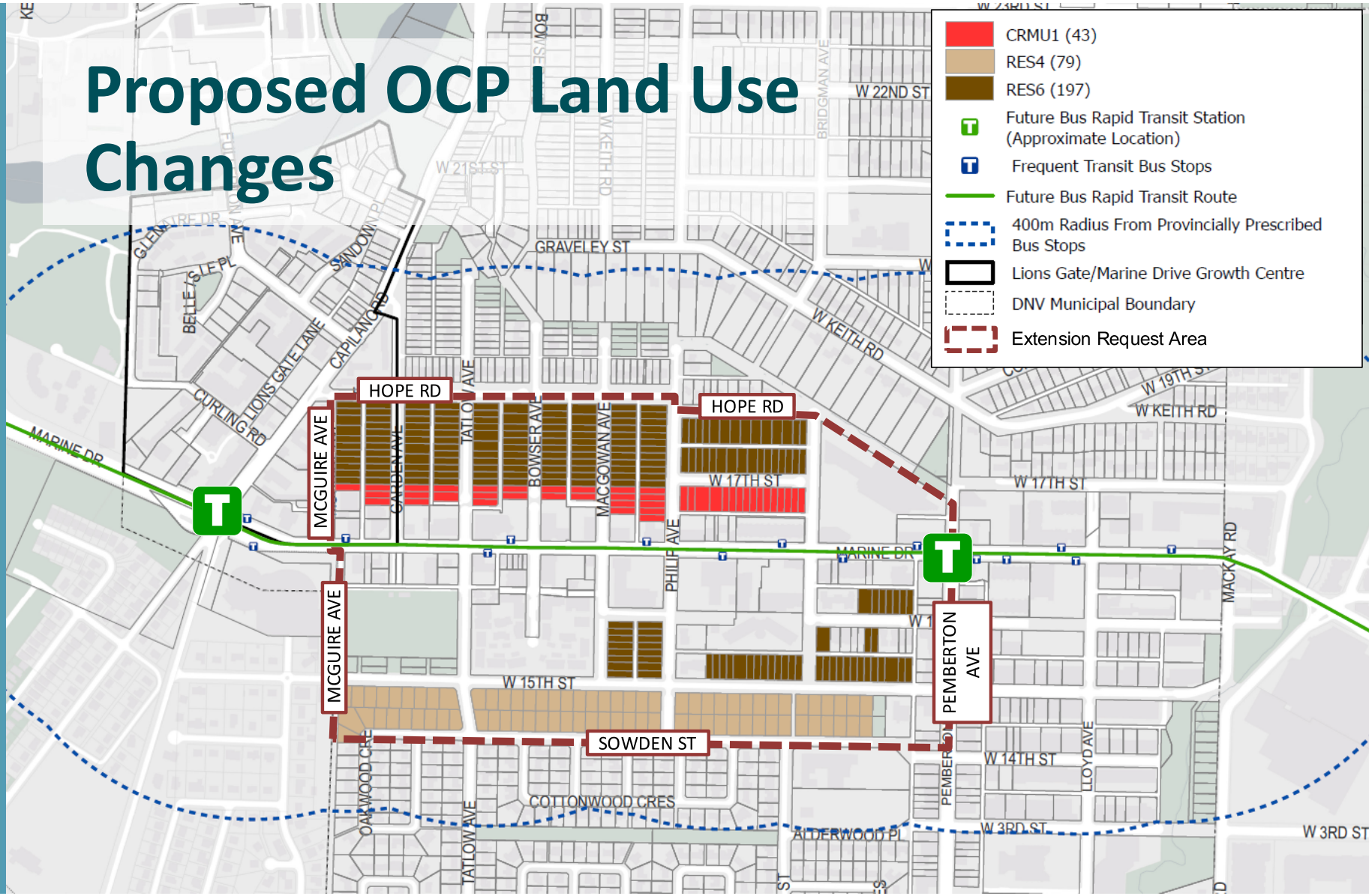
# Current OCP Land Use




Slide 8 of 12

DISTRICT OF NORTH VANCOUVER

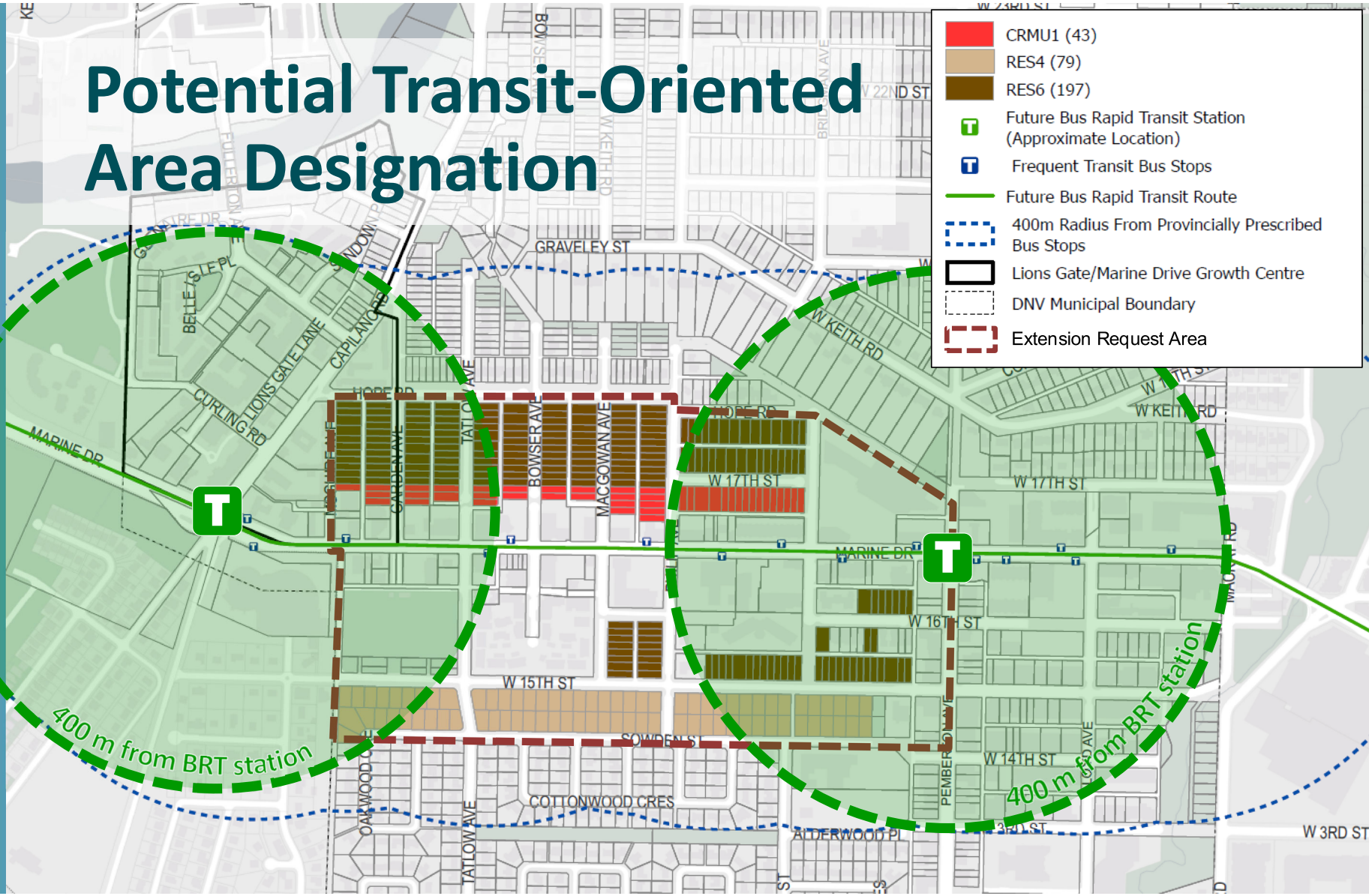
# Proposed OCP Land Use Changes




Slide 9 of 12

DISTRICT OF NORTH VANCOUVER

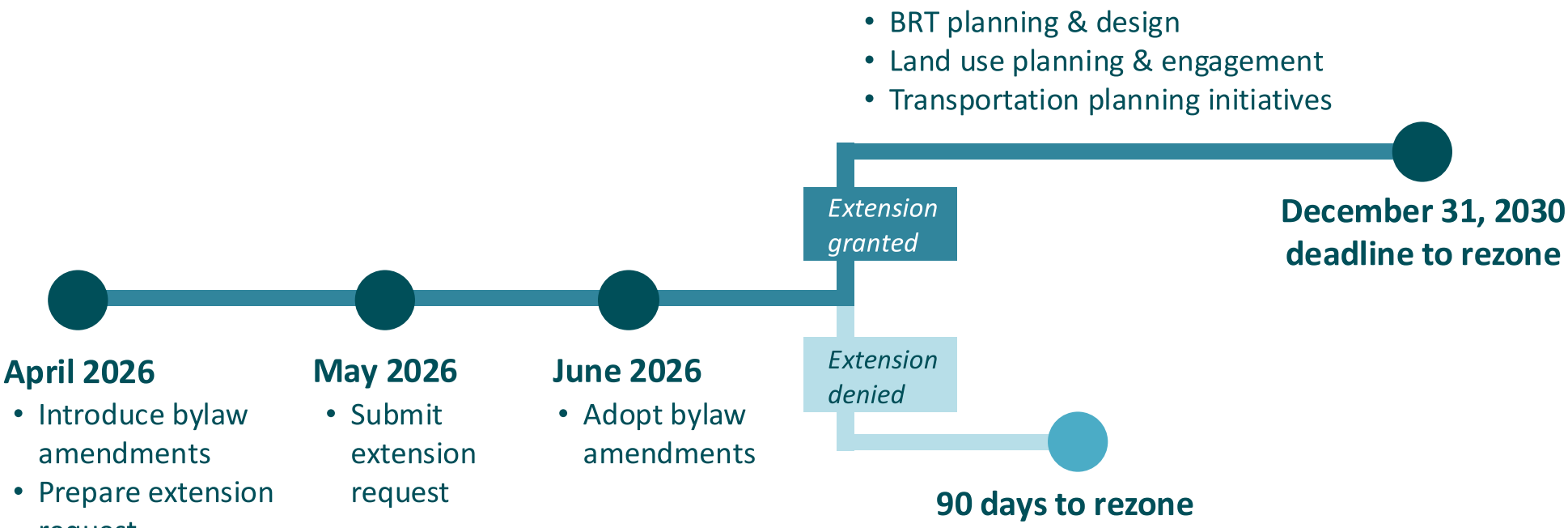
# Potential Transit-Oriented Area Designation




Slide 10 of 12

DISTRICT OF NORTH VANCOUVER

# Workplan & Timeline



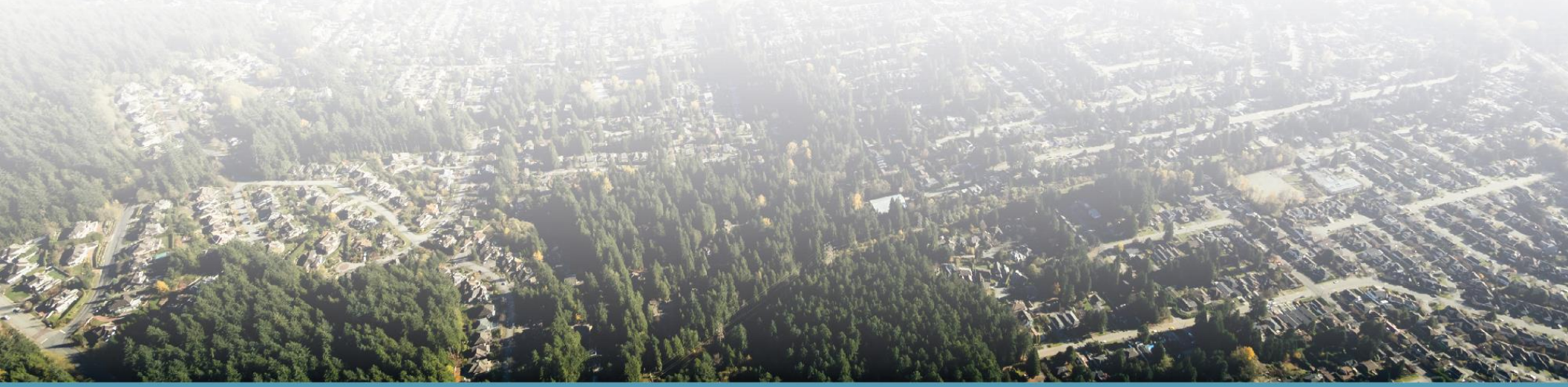
# Staff Recommendation

***THAT staff are directed to submit an application to the Province to request a time extension*** *from June 30, 2026, to December 31, 2030, to rezone single-family properties to permit small-scale multi-unit housing in the area bounded by Hope Road to the north, Pemberton Avenue to the eat, Sowden Street to the south, and McGuire Avenue to the west as shown in Attachment 1 of the staff report;*

***AND THAT staff are directed to prepare Official Community Plan amendments*** *for Council's consideration to implement land use designations as provided in Attachment 2 of the staff report.*

**355 West Queens Road**
**North Vancouver, BC**
**V7N 4N5**

**604-990-2311**



DISTRICT OF NORTH VANCOUVER

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| AGENDA INFORMATION | | Dept. Manager | GM/ Director | CAO |
|---|---|---|---|---|
| ☑ Regular Meeting | Date: March 2, 2026 | | | |
| ❒ Other: | Date: | | | |

# The District of North Vancouver
# REPORT TO COUNCIL

February 17, 2026

**AUTHOR**: Tanja Oswald, Community Planner

**SUBJECT**: Age-Friendly Strategy – Proposed Scope

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**RECOMMENDATION**:
THAT Council approve the proposed work plan for the development of the Age-Friendly Strategy, as described in the February 17, 2026, report of the Community Planner entitled Age-Friendly Strategy – Proposed Scope, including targeted engagement and preliminary strategic directions.

AND THAT Council support an application to the BC Health Communities Age-Friendly Communities Program Grant Stream 1: Planning for engagement resourcing up to $25,000.

**REASON FOR REPORT**:
This report provides an update to Council on the development of an Age-Friendly Strategy for the District of North Vancouver and seeks approval of the proposed work plan and authorization to apply for funding through the BC Health Community Age-Friendly Communities Program.

**SUMMARY**:
BC Stats (December 2025) projects that by 2035, nearly one in four residents of the District of North Vancouver will be aged 65 and older highlighting the need to remove barriers and support healthy, active, and independent living. An Age-Friendly Strategy aligned with the Official Community Plan will provide a long-term framework to promote inclusion, accessibility, and wellbeing for older adults[1], while benefiting residents of all ages. Staff propose seeking funding from the BC Health Community Age-Friendly Communities Program to support the Strategy's development, including enhanced engagement and implementation planning.

**BACKGROUND**:
In British Columbia, age-friendly communities are characterized by eight features that are modelled after the *World Health Organization's Global Age-friendly Cities Guide* and

[1] In this report, "older adults" and "seniors" refer to individuals aged 65 and older, consistent with census and policy definitions. However, it is recognized that some programs and services may include adults 55 and older, particularly those focused on early aging and prevention.

*Canada's Age-friendly Rural and Remote Communities Guide*. These features help communities reduce barriers and support older adults to remain healthy, mobile and engaged, and places additional focus on cultural safety, road safety, and community wellness:

1. Outdoor spaces and buildings
2. Transportation (including road safety)
3. Housing
4. Social wellbeing and participation
5. Respect, social inclusion, and cultural safety
6. Community engagement and employment
7. Communications and information
8. Community support and health and wellness services

The provincial Age-Friendly Community designation received by the District of West Vancouver in 2012 and the City and District of North Vancouver in 2015 reflects municipal engagement with older adults and community partners to identify local needs and implement action plans.

The three municipalities have a history of collaboration, including the joint development of the Dementia-friendly North Shore Action Plan in 2018.The District has continued to advance age-friendly priorities through departmental work planning, and funding for program and service delivery.

Dementia friendly initiatives on the North Shore, developed through the Dementia-Friendly Action Plan, include *Minds in Motion*, *My Parkgate BREAK,* and *My Lions Gate BREAK*, offering social, physical, and cognitive programs for individuals living with dementia.

On April 3, 2025, the Assembly of North Shore Leaders on Seniors' Health[2] reaffirmed the need for greater coordination given that senior populations on the North Shore are growing. These events are organized by Vancouver Coastal Health and convened as a forum to engage elected and health system leaders on the North Shore to discuss and coordinate strategies to address health priorities. Key priorities identified at the recent assembly meeting included:

- Accessible transportation;
- Supportive housing;
- Multi-sector collaboration; and
- Adaptable policies to meet evolving community needs.

On November 3, 2025, Council adopted the following resolution:

> THAT Council direct staff to report back on options to create a comprehensive strategy for seniors in the District of North Vancouver, including specific goals and

[2] The Assembly of North Shore Leaders on Seniors' Health is a forum convened by Vancouver Coastal Health that brings together elected officials, health leaders, and community partners to coordinate strategies addressing seniors' health priorities on the North Shore.

directions for how the municipality can best serve its aging and older persons population.

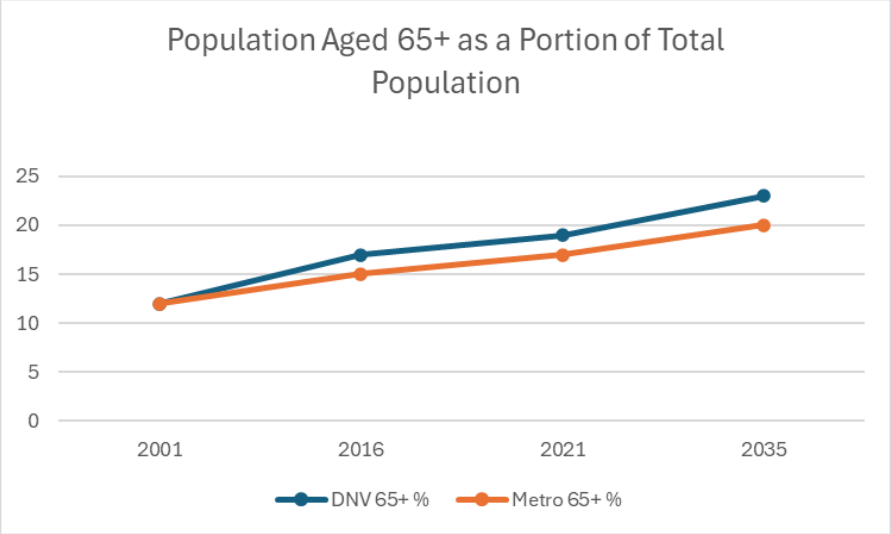
**EXISTING POLICY**:

- Interim Housing Needs Report (2024): determines a 20-year housing need, in accordance with the provincial legislative direction and prescribed methodology, including housing needs for seniors as an identified priority group;
- District Corporate Plan 2023-2026: includes goals to foster community wellbeing, and culture and safety, and priorities and objectives;
- Accessibility Plan 2023-2026: provides a framework for the DNV, NVDPL, and NVRC to improve accessibility for people with disabilities by enhancing how programs and services are delivered. By addressing the needs of individuals with dementia and other cognitive impairments, the plan aligns with an age-friendly community that supports seniors' participation, independence, and wellbeing;
- North Shore Poverty Reduction Strategy (2023): outlines priorities and actions in service of an inclusive, equitable, anti-racist, thriving, and just community.
- OCP Action Plan 2021: applied Social Equity Implementation lens to guide decision making and implementation of OCP actions in the plan;
- Dementia Friendly North Shore Action Plan (2018): includes strategy and actions aimed at supporting individuals living with dementia to have a high quality of life;
- Accessible Design Policy for Multi-Family Housing (2017): includes basic and enhanced accessible design features to support seniors aging in place;
- The Rental, Social and Affordable Housing Strategy (2016): guides the District and partners in expanding and retaining affordable rental housing through policy, planning, and collaboration. By increasing housing options for low to moderate income households, the strategy helps seniors access stable, age-friendly housing that is adaptable, inclusive and supportive;
- Transportation Plan (2012): supports mobility and transportation planning and policy for all ages and abilities, including specific enhancements for seniors;
- Parks and Open Space Strategic Plan (2012): Supports the development of spaces to accommodate the needs of children, youth, adults and seniors;
- Official Community Plan (2011): Includes goals and policy direction for an age and disability-friendly community; and
- Municipal Community Service Grants (1999): establishes Council support for core-funded community agencies delivering seniors' programs, and Rideshare services to enhance seniors' participation, mobility, and wellbeing.

**ANALYSIS**:

Older adults are an increasing segment of the District's population. As shown in **Figure 1**, BC Stats data from 2001 onward illustrates this trend and provides a comparison with Metro Vancouver. In 2021, residents aged 65 and older accounted for 19% of the District's population, up from 17% in 2016. This proportion is higher than the Metro Vancouver average. By 2035, projections indicate that nearly one in four residents will be 65 or older, underscoring the continuing demographic shift toward an older population.

***Figure 1:*** *Population Aged 65+ as Portion of Total Population*




An aging population has implications for service delivery, housing, transportation, and community planning. Responding effectively will require coordinated action across all levels of government, collaboration with community service providers, and engagement with other stakeholders. The development of an age-friendly strategy will aim to identify and prioritize seniors' needs, promote cross-sector collaboration, support evidence-based decision-making, and foster inclusive and accessible communities.

Preliminary work to identify early priorities included reviewing municipal plans and policies, analysing health data, and consulting Metro Vancouver municipalities, residents, subject matter experts, and local agencies serving older adults. **Attachment 1** summarizes findings from this early engagement.

**Proposed Strategy Scope**
Staff propose a 10-year strategy that will connect a clear vision to practical outcomes. Working with the community, the Strategy will support age-friendly planning and policy development, and coordination across agencies, community partners and District departments through these layered components:

- **Vision:** Long-term aspiration (to be defined through further engagement).
- **Strategic Directions:** Broad focus areas designed to address the key needs and gaps, guiding priorities for action.
- **Goals:** Measurable outcomes linked to the strategic directions, aimed at closing the identified gaps.
- **Policies and Actions:** Specific steps and initiatives to achieve the goals and respond to community needs.

Four strategic directions are proposed below. These are based on findings from preliminary engagement (described above and in **Attachment 1**) and reflect key issues and priorities for the community.

1. Community Life & Social Wellbeing
   This focus area supports social wellbeing, inclusion, and engagement. It promotes participation in recreational, cultural, and community activities, and encourages volunteerism and civic involvement.

2. Connected Care & Supports
   This focus area helps seniors access the services, supports, and information needed to live safely and independently. It emphasizes reducing barriers to services, including both digital and non-digital options, such as in-person workshops or printed guides, strengthening coordination across organizations, supports during emergencies, and ensuring accessible information.

3. Mobility, Safety & Access
   This focus area would address mobility, safety, and access to community life. It may emphasize safe and accessible streets, trails, public spaces, and transit options while improving walkability, infrastructure, and transit accessibility.

4. Housing Stability & Aging in Place
   This focus area supports aging in place through affordable, safe, and adaptable housing, while encouraging seniors to remain active, independent, and connected to their communities.

The Strategy will focus on areas within the District's direct influence, including land use, the design of public spaces, roads and buildings, cultural and recreational programming, and social policy. While housing, health, and social services are largely delivered by other governments and service providers, the District complements these supports by creating enabling environments, facilitating access, and coordinating local initiatives to strengthen their effectiveness and reach.

Progress across these strategic directions may be measured using a range of indicators. For example, the District could collect data through grants and local initiatives such as program participation, accessibility improvements, and housing supports. Broader measures, like primary care access, caregiver support, transit accessibility, and housing affordability, would be tracked by the health authority, transit agencies, provincial organizations, or census data.

Development of the Strategy would be guided by the climate and equity lenses identified in the OCP Action Plan:

- **Equity Lens** focuses on fairness by reducing barriers so all community members can benefit from policies and programs. It considers who benefits, who may be excluded, and what actions can improve access and outcomes, particularly for people who face barriers.

- **Climate Lens** considers how decisions affect climate change and community resilience. It looks at impacts on energy use and emissions, preparedness for climate risks, and opportunities to support long-term climate goals through low-carbon design, sustainable transportation, and protection of natural systems.

**Proposed Work Plan**
Staff are proposing the following three-phased work plan to support development of an Age-Friendly Strategy.

**Phase 1: Project Initiation & Scope (Q1 2026)**

- Council review and approval of project scope and strategic directions
- Apply for BCHC Age-Friendly Planning Grant (Council resolution required)
- Prepare for public input, including identifying target groups and engagement formats

➢ Outcome: Approved Project Scope

**Phase 2: Listen and Learn Information Gathering (Q2 - Q3 2026)**

- Conduct community and stakeholder engagement
- Interim Council update on engagement findings and emerging themes
- Potential implementation of "quick win" initiatives
- Synthesize engagement findings and supporting data into draft Age-Friendly Strategy

➢ Outcome: Draft Age-Friendly Strategy

**Phase 3: Strategy Refinement & Approval (Q4 2026 – Q2 2027)**

- Refine and prioritize strategy actions, timelines, roles, and performance measures
- Finalize the Strategy, aligned with grant requirements (if funded)
- Council presentation and approval of the final Strategy
- BCHC grant reporting

➢ Outcome: Council-approved Age-Friendly Strategy

At the end of this phased approach, this project aims to deliver a Council approved 10-year Age-Friendly Strategy with defined actions, timelines, responsibilities, and identified performance measures to support implementation.

**Grant Opportunity: BC Health Community Age-Friendly Program**
Staff have identified this grant funding opportunity to support the development of the District's Age-Friendly Strategy. Stream 1 provides up to $25,000 for a single applicant to develop

local age-friendly assessments and action plans or to integrate an age-friendly and equity lens to existing plans or policy. The District intends to apply for the full $25,000. The program is delivered by the BC Healthy Communities Society in partnership with the BC Ministry of Health.

Stream 1 eligibility requirements include demonstrating a focus on one or more of BC's eight features of an age-friendly community. A council resolution is required to apply, and the application deadline is on March 12, 2026.

If successful, the grant would support enhanced engagement, additional community meetings, and more detailed implementation planning.

**Timing/Approval Process**:
The application deadline for the BCHC Age-Friendly Communities (AFC) Program is March 12, 2026, and a Council resolution is required. Successful applicants will be notified in June 2026, and the project must be completed within one year of the start date.

The project would proceed in three phases: initiating and scoping the project (Q1 2026), gathering input and developing a draft strategy through community and stakeholder engagement (Q2 - Q3 2026), and refining, finalizing, and seeking Council approval for the Age-Friendly Strategy (Q4 2026 - Q2 2027). Key milestones include the grant application, interim engagement updates, and final strategy approval.

**Concurrence**:
If grant funding is received, the project will be led by the Community Planning department. Other departments, including NRVC, Parks, Transportation, Engineering and Finance, will be involved at the draft and final strategy stages and support implementation, as appropriate.

**Financial Impacts**:
There is currently no dedicated funding to develop an Age-Friendly Strategy beyond in-kind staff and community participation. A successful grant through the Age-Friendly Communities (AFC) Program would provide up to $25,000 to support delivery of the work plan described above.

If the grant application is unsuccessful, staff would proceed with developing the Strategy using existing staff and in-kind resources, with a more limited scope of engagement and implementation planning. Any additional project-specific funding requests would be brought forward to Council for consideration as required.

**Public Input**:
Targeted engagement with the most relevant stakeholders is proposed at this time, instead of broad public consultation. This makes use of community expertise and aligns with the resources currently available. Staff will provide Council with an update regarding the success of the grant application, along with the enhanced engagement plan that could be supported by the grant.

**Conclusion**:
Developing an Age-Friendly Strategy offers an opportunity to enhance quality of life for older residents and the broader community by addressing gaps and building on the District's age-friendly commitments. The Strategy will focus on areas within the District's direct influence, including land use, physical environment design, cultural and recreational programming, and social policy, while complementing housing, health, and social services delivered by other levels of government.

Staff recommend that Council approve the proposed work plan outlined in the February 17, 2026 report, and support an application to Stream 1 of the BC Healthy Communities Age-Friendly Program. If successful, funding of up to $25,000 would support additional engagement and more robust planning as the Strategy is developed.

The project may also position the District to consider joining the WHO Global Network for Age-Friendly Cities and Communities in the future, connecting with cities worldwide to foster age-friendly environments.

**RECOMMENDATION**:

1. THAT Council approve the proposed work plan for the development of the Age-Friendly Strategy, as described in the February 17, 2026, report of the Community Planner entitled Age-Friendly Strategy – Proposed Scope, including targeted engagement and preliminary strategic directions.

   AND THAT Council support an application to the BC Health Communities Age-Friendly Communities Program Grant Stream 1: Planning for engagement resourcing up to $25,000.

   OR

2. THAT Council provide alternate direction to staff regarding the proposed work plan and next steps.

Respectfully submitted,

Tanja Oswald
Community Planner

**ATTACHMENTS**

1. Staff Presentation
2. Age-Friendly Strategy – Preliminary Engagement (Dec 2025 – Jan 2026)

**REVIEWED WITH:**

| | | | | | |
|---|---|---|---|---|---|
| ❑ Business and Economic | ___ | ❑ Finance | ___ | External Agencies: | |
| ❑ Bylaw Services | ___ | ❑ Fire Services | ___ | ❑ Library Board | ___ |
| ❑ Clerk's Office | ___ | ❑ GIS | ___ | ❑ Museum and Archives | ___ |
| ❑ Climate and Biodiversity | ___ | ❑ Human Resources | ___ | ❑ NSEM | ___ |
| ❑ Communications | ___ | ❑ Integrated Planning | ___ | ❑ NS Health | ___ |
| ❑ Community Planning | ___ | ❑ ITS | ___ | ❑ NVRC | ___ |
| ❑ Development Engineering | ___ | ❑ Housing | TA | ❑ RCMP | ___ |
| ❑ Development Planning | ___ | ❑ Parks | ___ | ❑ Other: | ___ |
| ❑ Engineering Operations | ___ | ❑ Real Estate | ___ | | |
| ❑ Environment | ___ | ❑ Review and Compliance | ___ | | |
| ❑ Facilities | ___ | ❑ Solicitor | ___ | | |
| | ___ | ❑ Utilities | ___ | | |

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# Age-Friendly Strategy – Proposed Scope

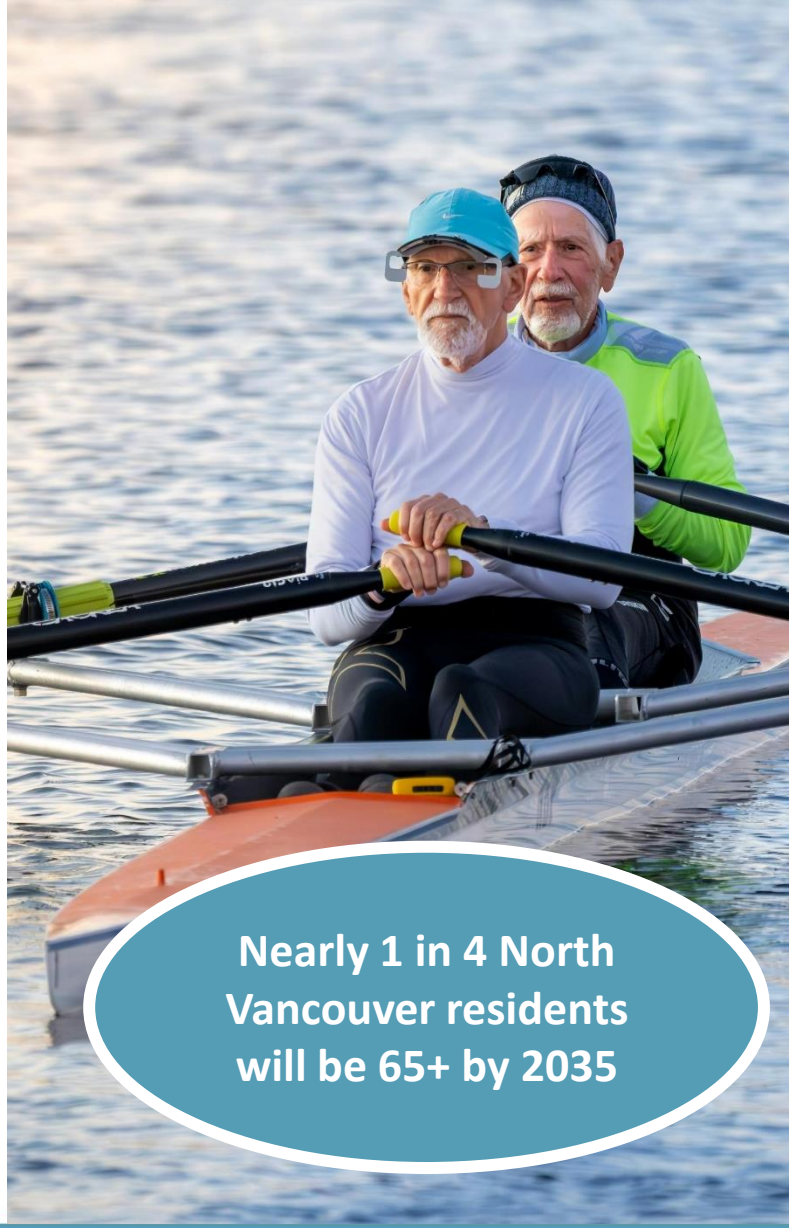
March 2, 2026
Regular Council Meeting

# Background

- 2021:
  - DNV aged 65+ (19%) 16,956
  - Metro Vancouver aged 65+ (17%) 461,438

- 2035:
  - DNV aged 65+ (23%) 23,746
  - Metro Vancouver (20%) 722,808

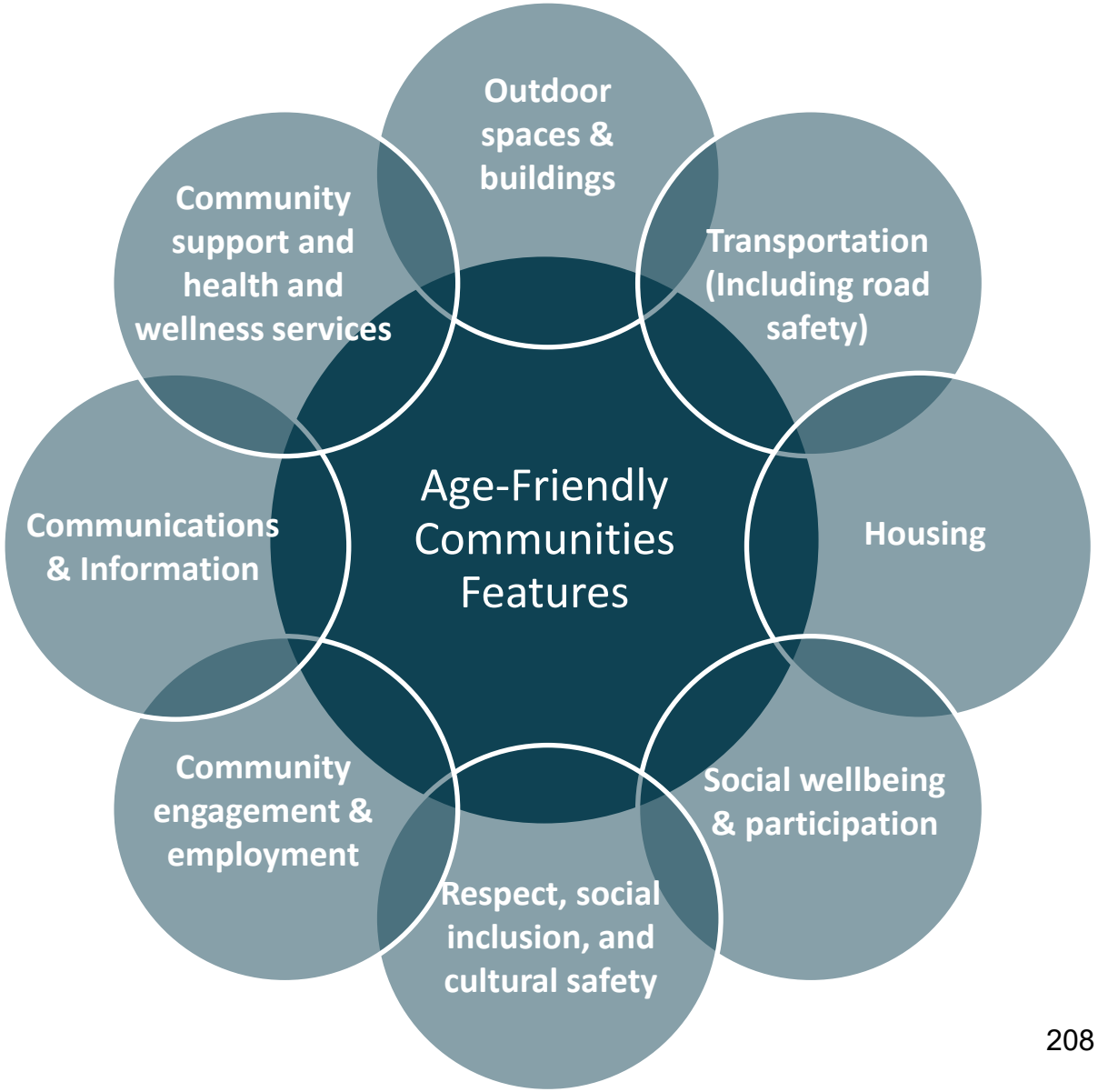
*Source: 2021 Census & BC Stats Population Projections (BC Population Estimates & Projections)*



# Background

- Planning for age-friendly environments
- Assembly of North Shore Leaders on Seniors' Health (April 3, 2025)
- Council resolution (November 3, 2025)
  - "THAT Council direct staff to report back on options to create a comprehensive strategy for seniors in the District of North Vancouver, including specific goals and directions for how the municipality can best serve its ageing and older persons population."

# Strategic Alignment






# What we hope to achieve

- Priority needs and gaps
- Shared vision and strategic priorities
- Clear goals and measurable outcomes
- Policies and coordinated actions



# Proposed Focus Areas

- Community Life & Social Wellbeing
- Connected Care & Supports
- Mobility, Safety & Access
- Housing Stability & Aging in Place



# Proposed Work Plan

**Phase 1: Initiation & Scope**
(Q1 2026)

- Confirm scope & strategic directions
- Apply for BCHC grant
- Prepare for public input

**Phase 2: Listen & Learn**
(Q2 - Q3 2026)

- Engagement
- Findings, themes, quick wins
- Draft Age-Friendly Strategy

**Phase 3 – Refine & Approve**
(Q4 2026 – Q2 2027)

- Refine actions, performance measures
- Finalize & approve Strategy
- Grant reporting

# Recommendation

- THAT Council approve the proposed work plan for the development of the Age-Friendly Strategy, as described in the February 17, 2026, report of the Community Planner entitled Age-Friendly Strategy – Proposed Scope, including targeted engagement and preliminary strategic directions.

- AND THAT Council support an application to the BC Health Communities Age-Friendly Communities Program Grant Stream 1: Planning for engagement resourcing up to $25,000.



# Thank you.

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**Age-Friendly Strategy – Preliminary Engagement (Dec 2025 – Jan 2026)**

District staff met with representatives across municipal, community, public health and private sectors, and older adults and seniors living on the North Shore to inform work plan development for an Age-Friendly Strategy for the District of North Vancouver. The purpose of the sessions was to present information about the development of the Strategy and seek input on the most important issues affecting older people, upcoming engagement opportunities, and positive outcomes the strategy may help to achieve.

A mixture of in-person, hybrid and virtual engagement sessions were held on:

- December 11, 2025, with subject-matter experts
- January 14, 2026, with the North Shore Services to Seniors Coalition
- January 20, 2026, with the North Shore Seniors Working Group

Preliminary engagement identified several interconnected priority areas affecting the wellbeing of older adults:

- Social connection and mental wellbeing are foundational to healthy aging, with loneliness and isolation linked to safety, service uptake, and overall quality of life.
- Services can be difficult to access and navigate, particularly for seniors facing language, cultural, digital, caregiving, or system-level barriers.
- Transportation and mobility support independence and community participation, enabling access to health care, food, housing, and social activities.
- Housing affordability and suitability influence health and stability, particularly during transitions related to changing needs.
- Financial security, food access, climate resilience, and everyday safety underpin dignity and wellbeing, especially for vulnerable seniors.

| **Participants Engaged** | |
|---|---|
| Alzheimer's Society | Lionsview Seniors Planning Society |
| BC Community Response Networks | North Shore Community Resources Society |
| Bowen Island Community Health Centre | North Shore Neighbourhood House |
| Capilano Community Services Society | North Vancouver Recreation & Culture |
| City of North Vancouver | Parkgate Community Services Society |
| City of North Vancouver Library | Silver Harbour Seniors Centre |
| City of Vancouver | Vancouver Coastal Health |
| Comfort Keepers | West End Seniors Network |
| Hollyburn Community Services Society | West Vancouver Seniors Activity Centre |
| Keep Well Society | |

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| AGENDA INFORMATION | | Dept. Manager | GM/ Director | CAO |
|---|---|---|---|---|
| ☒ Regular Meeting | Date: March 2, 2026 | | | |
| ❒ Other: | Date: | | | |

# The District of North Vancouver
# REPORT TO COUNCIL

February 9, 2026

**AUTHOR**: Holly Adams, Community Planner

**SUBJECT**: Residential Tenant Relocation Assistance Bylaw – Clarification on Eligible Tenants

---

**RECOMMENDATION:**
THAT the February 9, 2026 report titled "Residential Tenant Relocation Assistance Bylaw – Clarification on Eligible Tenants" is received for information.

**REASON FOR REPORT**:
As directed by Council, staff are reporting back on the interpretation of eligible tenants under the new Residential Tenant Relocation Assistance Bylaw and confirming that no bylaw amendments are necessary.

**BACKGROUND**:
In spring 2024, local governments were given additional authority regarding tenant protection measures. The changes enabled local governments to create a new type of development permit area and tenant protection bylaws. To take advantage of the new authority in a timely manner, staff brought forward a new Residential Tenant Relocation Assistance Bylaw (**Attachment 1**). The District's existing Residential Tenant Relocation Assistance Policy was converted into Bylaw 8750, with little change to the suite of supports available for tenants during redevelopment. Bylaw 8750 was brought forward for first reading on October 20, 2025, as part of the larger Official Community Plan update.

Council gave second and third reading to Bylaw 8750 at the January 12, 2026 regular Council meeting. During the meeting, Council passed the following resolution:

> THAT staff are directed to report back to Council regarding potential amendments to Bylaw 8750 to ensure the definition of "eligible tenant" does not exclude current occupants who may not be listed on the rental agreement.

Bylaw 8750 was subsequently adopted by Council during its regular meeting on January 26, 2026 and the Residential Tenant Relocation Assistance Policy was rescinded.

**ANALYSIS**:
Bylaw Intention:
Residential Tenant Relocation Assistance Bylaw 8750 defines "eligible tenant" to mean:

> "a person residing in a Rental Unit pursuant to a Tenancy Agreement entered into between that person and the Owner of the Rental Unit on the date that a First Development Application is made to the District;"

In April 2024, as part of Bill 16 (the Housing Statues Amendment Act), the Province introduced a new definition for tenancy agreement under the *Community Charter*, which defines tenancy agreements as written only. The Province, however, did not change the definition of a tenancy agreement under the *Residential Tenancy Act,* which defines a tenancy agreement as being either written or verbal. The District's bylaw uses the *Residential Tenancy Act's* definition as it is more inclusive in allowing both written and verbal agreements.

Bylaw 8750 anticipated the possibility of multiple tenants and provides clarity on payment of compensation. For example, Sections 14 and 15 (compensation for rent and moving expenses) states:

> "where multiple Eligible Tenants reside together in one Rental Unit, the Owner may make this payment to one of the Eligible Tenants in trust for all of the Eligible Tenants residing in the Rental Unit."

The above provisions allow the owner or developer to provide the compensation to a single representative of the rental unit, held in trust for all eligible tenants, in the case of multiple eligible tenants living in one rental unit.

District Approach:
Determining tenancy and eligibility under the residential tenancy agreement falls under provincial jurisdiction, regulated by the Residential Tenancy Branch. It is the responsibility of landlords and tenants to declare and track who is residing in a rental unit.

When more than one tenant resides in a unit, the tenants should select a designated tenant (representative) and communicate this decision to the tenant relocation coordinator in writing. This tenant would serve as the primary contact for the owner, the tenant relocation coordinator, and the District, as needed. The selection of a designated tenant should be signed by all the tenants in occupancy of the rental unit as of the date that the first development application is made. Responsibilities of a designated tenant include:

- Maintaining current information (contact details, selected compensation options, etc.) with the tenant relocation coordinator;
- Communicating relevant information to tenants in the household; and
- Ensuring all eligible tenants receive the benefits provided, as outlined in Bylaw 8750.

Compensation due to tenants, as set out in Bylaw 8750, would be paid by the owner or developer to:

- the designated tenant, as the case may be, in trust for all tenants; or
- to the eligible tenant(s) named on the written residential tenancy agreement (e.g. only if the tenant relocation coordinator is unable to obtain a written confirmation of the designated tenant).

The District's approach would include tenants who leave a shared living arrangement prior to the date that the compensation is paid by the owner or developer. Some examples include tenants who separate, and roommates who move out.

The recommended approach ensures the appropriate parties are compensated while reducing the likelihood of the District becoming involved in purely private disputes that can more effectively be addressed through other legal and administrative mechanisms.


Document ID: PPPCP-948611589-5709

Other Municipal Approaches:
Staff conducted a municipal scan[1] of tenant protection policies and bylaws in other jurisdictions and observed that the criteria for determining tenant eligibility for supports and/or compensation are varied. Some municipalities require tenants to have a written tenancy agreement, others do not specify, and in one case, the policy only requires that the tenant be residing in the rental unit. In general, municipalities require disputes between the tenant and owner or developer to be resolved privately or through the Residential Tenancy Branch, including matters related to eligibility for compensation.

Communicating Compensation Requirements to Developers and Tenants:
Bylaw requirements for tenant compensations are communicated in a variety of ways:

- District web content was updated after adoption of Bylaw 8750, and continues to be tailored for owners, developers and tenants as needed;
- Planning staff directly communicate expectations to developers during application processing; and
- Developers are responsible for providing an information package to tenants within two weeks of the application date (and staff are also available if tenants have further questions).

**NEXT STEPS**:
Staff will monitor implementation of the District's new Residential Tenant Relocation Assistance Bylaw. While no amendments to Bylaw 8750 are recommended at this time, staff may assess the need for changes after processing a number of applications under the bylaw.

**CONCLUSION**:
Based on the strength of the bylaw definition and the anticipated infrequency for tenant disputes, staff do not see a need to amend the recently adopted Residential Tenant Relocation Assistance Bylaw. The District's approach helps ensure that all rightful tenants will be compensated under Bylaw 8750, and this approach will be effectively communicated to owners/developers and tenants through a variety of methods.

Respectfully submitted,



Holly Adams
Community Planner

**Attachments:**

1. Residential Tenant Relocation Assistance Bylaw 8750

[1] Staff reviewed the tenant relocation assistance policies and bylaws in the following municipalities: Burnaby, City of North Vancouver, Coquitlam, Kelowna, Surrey and West Vancouver.

| REVIEWED WITH: | | |
|---|---|---|
| ❑ Business and Economic _____ | ❑ Finance _____ | External Agencies: |
| ❑ Bylaw Services _____ | ❑ Fire Services _____ | ❑ Library Board ____ |
| ❑ Clerk's Office _____ | ❑ Golf _____ | ❑ Museum and Archives ____ |
| ❑ Climate and Biodiversity _____ | X Housing TA | ❑ NSEM ____ |
| ❑ Communications _____ | ❑ Human Resources _____ | ❑ NS Health ____ |
| ❑ Community Planning _____ | ❑ Integrated Planning _____ | ❑ NVRC ____ |
| ❑ Development Engineering _____ | ❑ ITS _____ | ❑ RCMP ____ |
| ❑ Development Services _____ | ❑ Parks _____ | ❑ Other: ____ |
| ❑ Engineering Infrastructure _____ | ❑ Real Estate _____ | |
| ❑ Engineering Public Works _____ | X Solicitor RP | |
| ❑ Environment _____ | ❑ Transportation _____ | |
| ❑ Facilities _____ | | |


Document ID: PPPCP-948611589-5709

proceed, then the result would be demolition of *Residential Property*, but the term *First Development Application* does not include a *Preliminary Application*;

h) "General Manager" means the person appointed as the General Manager of Planning, Properties & Permits, and any person designated in writing by the General Manager of Planning, Properties & Permits to carry out any administrative act or function under this bylaw;

i) "Owner" means the owner of a *Proposed Redevelopment Site*;

j) "Proposed Redevelopment Site" means a parcel or parcels upon which *Residential Property* is located in relation to which the *Owner* has made a *First Development Application*;

k) "Redevelopment" has the meaning given to it in section 61.3 of the *Community Charter*, SBC 2003, c. 26, as amended or replaced;

l) "Rental Unit" means a *Dwelling Unit* rented or intended to be rented to a *Tenant*;

m) "Residential Property" has the meaning given to it section 63.1 of the *Community Charter*, RSBC 2015, c.1);

n) "Residential Tenancy Act" means the *Residential Tenancy Act*, SBC 2002 c. 78, as amended or replaced from time to time;

o) "Right of First Refusal" means the right to make the first offer to enter into a *Tenancy Agreement* before anyone else can;

p) "Tenancy Agreement" has the meaning given to it in the *Residential Tenancy Act*, SBC 2002, c. 78;

q) "Tenant" means a person residing in a *Rental Unit* pursuant to a *Tenancy Agreement* entered into between that person and the *Owner* of the *Rental Unit*, and *Tenants* means more than one *Tenant*;

r) "Tenant Relocation Assistance Plan" means a form prescribed by the *General Manager* which includes in writing the *Tenant Supports* being provided to *Eligible Tenants* and other pertinent information in order to confirm the requirements in this bylaw are being met;

s) "Tenant Relocation Coordinator" means a professional hired by the *Owner*, as required by this bylaw, who is experienced in assisting *Tenants* with relocation;

t) "Tenant Supports" means the financial compensation and other assistance and supports provided to *Eligible Tenants* by the *Owner* as required by this bylaw;

**The Corporation of the District of North Vancouver**

**Bylaw 8750**

A bylaw to regulate the assistance of residential tenant relocation

---

The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as "Residential Tenant Relocation Assistance Bylaw 8750, 2025".

**Definitions**

2. In this bylaw:

   a) "CMHC Median Rent Level" means the most recently published median rent level as published annually by the Canadian Mortgage and Housing Corporation;

   b) "Demolition Permit" has the meaning given to it under the District of North Vancouver Construction Bylaw, 8271;

   c) "District" means the Corporation of the District of North Vancouver;

   d) "Dwelling Unit" has the meaning given to it in the *Zoning Bylaw*;

   e) "Eligible Tenant" means a person residing in a *Rental Unit* pursuant to a *Tenancy Agreement* entered into between that person and the *Owner* of the *Rental Unit* on the date that a *First Development Application* is made to the *District;*

   f) "Eviction Notice" means a notice issued to a *Tenant* to vacate a *Dwelling Unit*;

   g) "First Development Application" means a complete application submitted to the *District* by an *Owner* to do one of the following:

      i. amend the *Zoning Bylaw;*

      ii. obtain a land use permit (as defined in section 455 of the *Local Government Act*, RSBC 2015, c.1); or

      iii. obtain a *Building Permit*

   for a proposed development where, if the said application were to be granted, entered into, or issued, and if the proposed development were thereafter to

u) "Vulnerable Tenants" means an *Eligible Tenant* who due to factors such as age, cultural, economic, health, social and personal limitations face increased risks or challenges securing housing;

v) "Zoning Bylaw" means the District of North Vancouver Zoning Bylaw, 3210, as amended or replaced.

**Delegation**

3. Council delegates to the *General Manager* the powers of Council to administer this bylaw including prescribing the form of applications required pursuant to this bylaw.

**Applicability**

4. This bylaw does not apply to a *Redevelopment* of any building or combination of buildings containing fewer than five (5) *Dwelling Units* that are occupied or available for occupancy by *Tenants* on the date that the *First Development Application* in relation to the *Redevelopment* is submitted to the District, including in single-family homes, strata units, and purpose-built rental units.

5. This bylaw does not replace or affect in any way the requirements set out in the *Residential Tenancy Act*.

6. The *Tenant Supports* are intended to set minimum requirements only and do not affect the discretion of the *Owner* to provide more or other assistance to *Tenants*.

**Tenant Supports**

7. *Tenant Supports* must be provided to *Eligible Tenants* as specified in this bylaw.

8. *Tenant Supports* must not be used in Community Amenity Contribution negotiations and do not satisfy Amenity Cost Charge requirements.

9. The *Owner* or its agent must provide to the *District* concurrently with and as part of the *First Development Application* the following information in relation to the *Proposed Redevelopment Site*:

a) the number of *Rental Units*;

b) the number of *Eligible Tenants* residing in each *Rental Unit*;

c) the date that each *Eligible Tenant* in each *Rental Unit* first occupied the *Rental Unit*;

d) the amount of rent being paid by *Eligible Tenants* for each *Rental Unit* as of the date of the *First Development Application*;

e) the number of bedrooms in each *Rental Unit*; and

f) a complete *Residential Tenant Relocation Assistance Plan* in the form prescribed by the *General Manager*.

10. The *Owner* or its agent must provide each *Eligible Tenant* with the following information within two (2) weeks of the date that the *Residential Tenant Relocation Assistance Plan* pursuant to section 9(f) is accepted by the *District*:

a) notice in writing that plans for *Redevelopment* are being made;

b) a statement that the notice is not an *Eviction Notice*;

c) a copy of this bylaw;

d) the contact information for the *Tenant Relocation Assistance Coordinator* engaged by the *Owner* pursuant to section 19;

e) instructions on accessing the current *District* webpage for tenant relocation assistance information;

f) a copy of the accepted *Tenant Relocation Assistance Plan* in the form prescribed by the *General Manager*; and

g) information on tenant resources, including, but not limited to, the Residential Tenancy Branch webpage and any resources available through the Tenant Resource and Advisory Centre.

11. The *Owner* must provide *Tenant(s)* with the date, time and place of every Council meeting, workshop, public information meeting, and public hearing related to a proposed *Redevelopment* as soon as possible once the date, time and place are publicly available, by delivering a notice of each meeting, workshop, public information meeting, or public hearing to every *Rental Unit* on the *Proposed Redevelopment Site* and by posting a copy of the said notice in a conspicuous place on the *Proposed Redevelopment Site.*

12. After a *Demolition Permit* is issued by the *District* for any *Residential Property* that is subject to this bylaw, the *Owner* must deliver to all *Eligible Tenants* an *Eviction Notice* providing no less than six (6) months notice to vacate.

13. On or before the date that an *Eligible Tenant* moves out of a *Rental Unit*, the *Owner* shall pay to the *Eligible Tenant* $35 per month for each month that the *Eligible Tenant* has resided in the building in which the *Rental Unit* is located.

14. On or before the date that the last *Eligible Tenant* moves out of a *Rental Unit*, the *Owner* shall pay to *Eligible Tenants* an amount equivalent to four months' rent payable under the *Tenancy Agreement*, and where multiple *Eligible Tenants* reside together in one *Rental Unit*, the *Owner* may make this payment to one of the *Eligible Tenants* in trust for all of the *Eligible Tenants* residing in the *Rental Unit*.

15. On or before the date that the last *Eligible Tenant* moves out of a *Rental Unit*, the *Owner* shall pay the following additional compensation for moving expenses to *Eligible Tenants* in the amount of:

    i. $1,000 for studio and 1-bedroom units;

    ii. $1,250 for 2-bedroom units; or

    iii. $1,500 for 3-bedroom or larger units

    and where multiple *Eligible Tenants* reside together in one *Rental Unit*, the *Owner* may make this payment to one of the *Eligible Tenants* in trust for all of the *Eligible Tenants* in the *Rental Unit*.

16. The *Owner* must hire or appoint a *Tenant Relocation Coordinator* to assist *Eligible Tenants* in finding new replacement *Dwelling Units*.

17. Without limiting section 16, the *Tenant Relocation Coordinator* must:

    a) provide to each household occupied by *Eligible Tenants* a list of at least three (3) available replacement *Rental Units* with the following attributes:

        i. the same number of bedrooms as the *Eligible Tenant's* current *Rental Unit;*

        ii. located within the *District*, unless otherwise specified by the *Eligible Tenant*;

        iii. the maximum rent must not exceed the greater of:

            1. 10% above the *Eligible Tenant's* current rent; or

            2. 10% above the most recently published *CMHC Median Rent Level*, by number of bedrooms, for Metro Vancouver

        except in the case where the *Eligible Tenant* has requested that the *Tenant Relocation Coordinator* provide a list of more expensive available *Rental Units*;

iv. if no comparably priced replacement rental *Dwelling Units* are available, then maximum rent for replacement rental *Dwelling Units* must be the closest comparable rate; and

v. the replacement *Rental Unit* must meet other needs or preferences specified by the *Eligible Tenants*.

b) set up viewing times for replacement *Rental Units* for the *Eligible Tenant* upon request from an *Eligible Tenant*.

18. The *Owner* must offer *Eligible Tenants* the *Right of First Refusal* in any new purpose-built *Rental Units* in any new building on the *Proposed Redevelopment Site* constructed after the *Redevelopment*.

19. In the case where *Rental Units* are replaced with below-market *Dwelling Unit(s)* in a new building on the *Proposed Redevelopment Site*, an *Eligible Tenant* who wishes to exercise their *Right of First Refusal* under section 18 must meet any applicable eligibility requirements for those *Dwelling Unit(s)*.

20. Where an *Eligible Tenant* exercises the *Right of First Refusal* under sections 18 or 19, moving expenses under section 15 must be paid by the *Owner* at both the initial move out stage and when the *Eligible Tenant* moves into the new building on the *Proposed Redevelopment Site*.

21. For *Eligible Tenants* exercising the *Right of First Refusal* under section 18, in cases where temporary *Dwelling Units* on the *Proposed Redevelopment Site* are available, the *Owner* must provide the option to *Eligible Tenants* to occupy the temporary *Dwelling Units* as interim housing.

22. In cases involving *Vulnerable Tenants*, the *Tenant Relocation Coordinator* must provide the *Vulnerable Tenant* with information about housing and other supports upon request of the *Vulnerable Tenant*, including at minimum, but not limited to, those available through:

i. BC Housing Rental Assistance Programs;

ii. Health services; and

iii. Non-profit organizations.

23. The *Owner* must provide the following to any prospective *Tenant* who wishes to enter into a *Tenancy Agreement* after the date that the *Owner* or its agent makes to the *District* a *First Development Application* (and who therefore is not an *Eligible Tenant* under this bylaw):

a) notice in writing that plans for *Redevelopment* are being made; and

b) a written statement that the rights of the prospective *Tenant*, should the prospective *Tenant* enter into a *Tenancy Agreement*, will be as set out in the *Residential Tenancy Act*, and the prospective *Tenant* would not be entitled to the *Tenant Supports* under this bylaw.

24. Provision of *Tenant Supports* by an *Owner* pursuant to this bylaw is entirely at the cost and expense of the *Owner* and does not affect or fetter in any way the *District's* discretion to approve or deny a *First Development Application*.

25. The *Owner* must provide any other information requested by the *General Manager* to confirm that the *Owner* has met all requirements in this bylaw to the satisfaction of the *General Manager*.

**Severability**

26. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

**READ** a first time October 20, 2025

**READ** a second time January 12, 2026

**READ** a third time January 12, 2026

**ADOPTED** January 26, 2026

Mayor

Corporate Officer

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| AGENDA INFORMATION | | Dept. Manager | GM/ Director | CAO |
|---|---|---|---|---|
| ☑ Regular Meeting | Date: March 2, 2026 | | | |
| ❒ Other: | Date: | | | |

# The District of North Vancouver
# REPORT TO COUNCIL

February 17, 2026

**AUTHOR**: Graeme Budge, Development Planner

**SUBJECT**: **UBCM 2026 Local Government Development Approvals Program (LGDAP) Grant Application**

---

**RECOMMENDATION**:
THAT Council endorse the application for the 2026 Local Government Development Approvals Program grant in the amount of $200,000 to fund the proposed activities and provide overall grant management.

**SUMMARY**:
This report seeks Council's resolution on the recommendation as required as part of the application to the 2026 LGDAP grant funding opportunity.

Following the successful LGDAP funding application in 2024, an application will be made for funding to contribute to successfully implementing further sustainable process improvements through the DAPR program in 2026 and 2027.

**BACKGROUND**:
Following the province's initiation of Development Approval Process Review in 2019, the first round of LGDAP funding was announced in May 2021 to improve development approval processes at the local level. The funding opportunity is administered by UBCM through a competitive process. In the end, nine Metro Vancouver municipalities were awarded the grant. The District applied but was unsuccessful in its application as the fund was heavily oversubscribed.

Guided by a tradition of excellent customer service and continuous improvement business model, the District initiated its own development approval process review (DAPR) in 2023-2024. Council endorsed the District's application to the 2024 grant program, and the District was successful in receiving $150,000 towards DAPR program implementation activities to be completed in 2025 and early 2026. Staff will report on the outcomes of this work in a separate report once the funds are expended.

UBCM is now calling for applications for another round of LGDAP funding up to $200,000 over two years to support local governments to address development approvals process challenges and continue to increase process efficiency and effectiveness.

**EXISTING POLICY**:
The District's DAPR program supports a broad base of District policy including the OCP (2011), OCP Action Plan (2021), Rental and Affordable Housing Strategy (2016), Final Report of the Rental, Social, and Affordable Housing Task Force (2021), the Housing Needs Report (2025), Impact 2050 (2019), the Economic Development Strategy (2024), and the Corporate Plan (2023-2026). This initiative is essential to supporting ongoing investment in our community, prudent use of staff resources, and capacity building for a sustainable organisation.

**DISCUSSION:**
The intent of the grant program continues to align directly with the District's DAPR project, which began the implementation phase in January 2025. DAPR continues to deliver changes to streamline review and approvals, provide improved guidance to applicants and staff, all towards a simpler and more efficient development application process.

The grant application will request funding for eligible activities directly contributing to the delivery of the DAPR implementation plan for 2026 and 2027, as recommended in the final report of the expert consultant and presented to Council in November 2024 (**Attachment 2**).

**Timing**:
Applications for the 2026 LGDAP grant are accepted until March 13, 2026.

**Financial Impacts**:
In 2023, Council committed $210,000 toward consultancy on the DAPR project. With the initial DAPR review complete, there is $80,000 remaining for services required to achieve specific implementation activities. In addition, the $150,000 LGDAP grant funding awarded in 2024 is allocated staff and service costs for the project through to June 2026.

If successful, this grant funding would augment the District resources currently earmarked for the DAPR project and related initiatives.

**Conclusion**:
Council's endorsement is requested as part of the District's application to the UBCM 2026 LGDAP grant.

Respectfully submitted,



Graeme Budge
Development Planner

**Attachments:**

1. UBCM 2026 LGDAP Program and Application Guide
2. Consultant's DAPR Final Report Executive Summary

**REVIEWED WITH:**

| | | | | | |
|---|---|---|---|---|---|
| ❑ Business and Economic | ___ | ❑ Finance | ___ | External Agencies: | |
| ❑ Bylaw Services | ___ | ❑ Fire Services | ___ | ❑ Library Board | ___ |
| ❑ Clerk's Office | ___ | ❑ GIS | ___ | ❑ Museum and Archives | ___ |
| ❑ Climate and Biodiversity | ___ | ❑ Human Resources | ___ | ❑ NSEM | ___ |
| ❑ Communications | ___ | ❑ Integrated Planning | ___ | ❑ NS Health | ___ |
| ❑ Community Planning | ___ | ❑ ITS | ___ | ❑ NVRC | ___ |
| ❑ Development Engineering | ___ | ❑ Parks | ___ | ❑ RCMP | ___ |
| ❑ Development Planning | ___ | ❑ Real Estate | ___ | ❑ Other: | ___ |
| ❑ Engineering Operations | ___ | ❑ Review and Compliance | ___ | | |
| ❑ Environment | ___ | ❑ Solicitor | ___ | | |
| ❑ Facilities | ___ | ❑ Utilities | ___ | | |

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# Local Government Development Approvals Program

## 2026 Program and Application Guide

Applications will be accepted January 5, 2026 to March 13, 2026
using the LGPS Online Application Tool

### 1. Introduction

In 2019, the Province of BC initiated the Development Approvals Process Review (DAPR). Extensive local government and stakeholder engagement produced a comprehensive list of informed ideas for streamlining and speeding up the development approvals process, outlined in the DAPR Report. The Local Government Development Approvals Program provides support to local governments to address the findings and adopt the recommendations in the DAPR Report.

To support getting the homes people need approved, built, and available effectively and efficiently, local governments, the development sector, and the Province all have a role to play in improving current development approvals processes.

Please refer to Appendix 1 for definitions of terms used in this guide. All defined terms are in **bold** in the program guide.

#### Local Government Development Approvals Program

The development approvals process refers to all operational steps and decision making in relation to a local government's consideration of approving development, from the pre-application phase to the issuance of the building and/or occupancy permit. The local government's review process ensures that development applications conform to policies, plans, and regulations for building and development.

The intent of the Local Government Development Approvals Program is to support the implementation of established best practices and to test innovative approaches to improve development approvals processes while meeting local government planning and policy objectives.

The 2026 intake has been expanded to include eligible activities that support:

- Alignment with BC Building Permit Hub;
- Use of **modern methods of construction**, such as **offsite construction**, **prefabricated construction**, and **modular construction**;
- Implementation of **standardized designs** for housing.

Approximately $9.0 million is available for the 2026 intake. The Local Government Development Approvals Program is administered by the Union of BC Municipalities and funded by the Ministry of Housing and Municipal Affairs.

### 2. Eligible Applicants

All local governments (municipalities, regional districts, and the Islands Trust) in BC are eligible to apply.

Eligible applicants can submit one application per intake. This includes applying as a **sub-applicant** in a regional application.

## 3. Grant Maximum

The Local Government Development Approvals Program can contribute a maximum of 100% of the cost of eligible activities to a maximum of $200,000.00. For regional projects, the funding maximum is $800,000.00 regardless of the number of **sub-applicants** included in the application.

The Evaluation Committee may recommend that an application be approved in part, based on available funding and the merit of the proposed project.

To ensure transparency and accountability in the expenditure of public funds, all other contributions for eligible portions of the project must be declared and, depending on the total value, may decrease the value of the funding. This includes any other grant funding and any revenue that is generated from activities that are funded by the Local Government Development Approvals Program.

## 4. Eligible Projects

To qualify for funding, proposed activities must meet the intent of the program and be:

- A new or subsequent phase of a project (retroactive funding is not available);
- Capable of completion by the applicant within two years of the date of grant approval;
- For projects that are dependent on external partnerships, provide evidence that external partners (e.g., development community, provincial Ministry, First Nations, other local governments, BC Hydro) are willing to participate.

### Regional Projects

Funding requests from two or more eligible applicants for regional projects may be submitted as a single application for eligible, collaborative projects. It is expected that regional projects will demonstrate cost-efficiencies in the total grant request.

For the purpose of the Local Government Development Approvals Program, regional projects may include applicants that are not located in the same region but instead that are collaborating on, and will all benefit from, an eligible project. For all regional projects, the project must result in new or updated development approval processes or outcomes for all applicants included in the **approved project**.

The **primary applicant** submitting the application for a regional project is required to submit a resolution as outlined in Section 7 of this guide. Each **sub-applicant** is required to submit a resolution that clearly states their approval for the **primary applicant** to apply for, receive, and manage the grant funding on their behalf.

For regional projects, the funding maximum is $800,000.00 regardless of the number of **sub-applicants** included in the application.

## 5. Requirements for Funding

As part of both the development of the application package and the delivery of the **approved project**, local governments are encouraged to proactively engage local First Nations and Indigenous organizations, such as Friendship Centres and Métis Chartered Communities. Engagement by local governments both locally and regionally can help build relationships with First Nations, support harmonization of land use planning, and enhance reconciliation. More information on engagement best practices is available here.

As part of the Approval Agreement, **approved projects** must meet the following requirements for funding:

- Activities must comply with all applicable privacy legislation under the *Freedom of Information and Protection of Privacy Act* in relation to the collection, use, or disclosure of personal information while conducting funded activities. Personal information is any recorded information about an identifiable individual other than their business contact information. This includes information that can be used to identify an individual through association or inference.
- Where applicable, to qualify for funding, for any professional activities required to obtain authorizations or permits, be developed and signed by a qualified professional as per the *Professional Governance Act*.

## 6. Eligible and Ineligible Costs and Activities

Eligible costs are direct costs that are approved for funding, properly and reasonably incurred, and paid by the applicant to carry out eligible activities. Eligible costs can only be incurred from the date of application submission until the final report is submitted.

Table 1 identifies examples of activities that are eligible for funding. Please note that an internal review of current development approvals may be valuable before undertaking specific projects, but is not a pre-requisite for funding. However, evidence of readiness and/or rationale to undertake proposed activities is required in the application form and may contribute to higher application scores.

It is expected that proposed activities may involve internal or external partnerships. Please refer to Section 4 for funding requirements for working with external partners. Eligible activities must be cost-effective.

**Table 1: Activities Eligible for Funding**

A. Developing, reviewing, and/or updating internal development approvals processes to improve efficiency and effectiveness. For example:

- Planning, training, and facilitating to improve collaboration between departments to improve development approvals process.
- Planning and making recommendations for triaging development applications at the submission stage to identify incomplete, straight forward, complex, or high priority (e.g., aligned with council priorities on affordable and rental housing) applications and have a different process for acting on each kind.
- Reviewing and updating building permit application forms to align with the Province's standardized permit checklist.
- Reviewing and updating internal approvals processes, including guidelines and bylaws, to support the efficient approval of projects using **standardized designs** from a variety of sources, including the B.C. Standardized Housing Designs Catalogue, Canadian Mortgage and Housing Corporation's Housing Design Catalogue, or others.
- Identifying opportunities to support the adoption of **modern methods of construction** such as **offsite construction** methodologies including volumetric **modular** or panelized construction, including review of bylaws or permit processes relating to standards such as CSA A277, especially in connection with standardization of permitting and approvals.

**Table 1: Activities Eligible for Funding (continued)**

B. Developing, reviewing, and/or updating development approvals guidance for staff and/or applicants. For example:
   - Creating guides, templates, webinars, and/or checklists for applicants and/or staff.
   - Creating guidelines that define what constitutes a major or minor amendment change.
   - Change management training and capacity building for staff or elected officials.
   - Process improvements to support the use of **standardized designs** or **modern methods of construction** and updates to guidelines, policies, procedures, and bylaws.

C. Reviewing and making recommendations to improve development approval procedures bylaw. For example:
   - Delegating authority to staff to make decisions where appropriate, including delegating technical development permits to staff.

D. Reviewing zoning bylaw(s) and providing recommendations to improve development approval processes. For example:
   - Reducing the need for commonly requested variances.
   - Simplifying and expediting the use of **standardized design** catalogues.
   - Supporting the use of **modern methods of construction** including **offsite construction**, **prefabricated construction**, and **modular construction**.

E. Reviewing other land use bylaw(s) and providing recommendations to improve the development approval process. For example:
   - Reviewing official community plans or regional growth strategies to identify opportunities to improve development approval process.
   - Reviewing community plans, zoning, and development processes to support the use of **modern methods of construction**, such as ensuring that **modern methods of construction** are not restricted through zoning.

F. Facilitating collaboration or coordination with external partners (e.g., development community, provincial Ministry, First Nations, other local governments). For example:
   - Developing communication materials, user guidelines, and/or training modules for development approvals.
   - Establishing a pre-application process and/or guidelines (e.g., pre-application developer meetings; pre-application public engagement).
   - Training external partners on the development approvals process.
   - Coordinating with neighbouring communities to increase consistency across jurisdictions.

G. Improving information technology to facilitate uptake and/or alignment with Building Permit Hub. For example:
   - Working with existing software provider(s) to establish/update application programming interfaces (APIs), software, and workflows to enable integration with Building Permit Hub.
   - Change management and/or staff training on Building Permit Hub adoption and associated updates to internal processes, workflows, or information technology (IT) systems.

**Table 1: Activities Eligible for Funding (continued)**

- Publishing of policies and bylaws into a machine-readable format that is consistent with the Province's approach to publishing the BC Building Code in machine readable format.

H. Other activities that enable local governments to make use of **modern methods of construction** and **standardized designs**.

I. Other activities that support the improvement of the local government development approval process and that meet the intent of the program may be considered for funding.

### Additional Eligible Costs and Activities

The following expenditures are also eligible provided they relate directly to eligible activities identified in Table 1:

- Incremental applicant staff (e.g., creating a new position or adding new responsibilities to an existing position). Eligible expenses include wages/salary, mandatory employment related costs as required by federal or provincial law, and other employment related costs as required by the approved applicant.
- Consultant costs. Please note: if you intend to hire a qualified professional to support proposed activities, professional consultant rates will only be considered for activities that represent respective professions. For other activities (e.g., event planning) consultant rates are expected to be commensurate with the type of activity being undertaken.
- Public information costs (e.g., FAQs, webinars for the public, guidance on how to participate in the public process, role of the decision-maker in the process).
- Honoraria for equity-denied populations or service organizations that support equity-denied populations.
- Translation costs and the development of culturally appropriate education, awareness, or engagement materials.
- Reporting on **approved projects** (to Board or Council, other levels of government, etc.).

### Ineligible Costs and Activities

Any activity that is not outlined in Table 1 or the 'Additional Eligible Costs and Activities' section, or is not directly connected to activities approved in the application, is not eligible for grant funding. This includes:

- Purchasing, developing, or implementing new or upgraded digital platforms (hardware) or software that are not directly tied to the adoption of Building Permit Hub or digitization of bylaws.
- Development or update of housing needs reports, official community plans, regional growth strategies, local area plans, master plans, zoning bylaws, etc.
- Routine or ongoing operating costs or activities (e.g., heating, cooling, and lighting; security; software or service subscriptions; or membership fees).
- Routine or ongoing planning costs or planning activities that are not incremental to the project (e.g., costs related to bylaw adoption).
- Regular salaries and/or benefits of **primary applicant** or **sub-applicant(s**) staff or partners.
- Development of architectural, engineering, or other design drawings for the construction or renovation of facilities.
- Major capital improvements or major renovations to existing facilities, and/or construction of new, permanent facilities.

- Audit fees, legal fees, interest fees, or fees to incorporate a society.
- Fundraising, lobbying, or sponsorship campaigns.
- Project-related fees payable to the **primary applicant** or **sub-applicant(s)** (e.g., permit fees).
- Purchase of promotional items, door/raffle prizes, give-away items, and/or gifts for community members.

## 7. Application Requirements and Process

The LGPS Online Application Tool is required to be used. Refer to Appendix 2 for full information.

### Application Deadline

The application deadline is **March 13, 2026.** Applicants will be advised of the status of their applications within 90 days of the application deadline.

### Required Application Contents

All applicants are required to complete the LGPS Online Application Form and submit an electronic copy of the following:

- Completed Application Worksheet with all required attachments.
- Council, Board, or Local Trust Committee resolution **OR** a letter of support from the CAO or CFO for applications that are from a single applicant and request less than $50,000 in funding. Resolutions and letters need to indicate support for the current proposed activities and willingness to provide overall grant management. All regional applications, or applications requesting more than $50,000 in funding, will require resolutions to be submitted.
- Detailed budget that indicates the proposed expenditures from the Local Government Development Approvals Program grant and aligns with the proposed activities outlined in the application form. Although additional funding or support is not required, any other grant funding or **in-kind contributions** expenditures must be identified. Applicants are encouraged to use the LGPS Budget and Financial Summary Tool;
- For projects with external partners: written confirmation from the external partner confirming their role and willingness to participate.
- For regional projects only:
  - Council, Board, or Local Trust Committee resolution from the **primary applicant**, indicating support for the current proposed activities and willingness to provide overall grant management; and,
  - Council, Board, or Local Trust Committee resolution from each **sub-applicant** that clearly states their approval for the **primary applicant** to apply for, receive, and manage the grant funding on their behalf. Resolutions from **sub-applicants** must include this language.

### Submission of Applications

Applications are required to be submitted in two steps prior to the application deadline:

1. LGPS Online Application Form: This online form must be completed for all applications to LGPS funding programs and includes questions that are common to all grant applications. When the LGPS Online Application Form is submitted, the applicant will receive an email confirmation including the file number that has been assigned to the application, and a copy of the Application Worksheet that must be completed as part of Step 2.

2. Application Worksheet: This worksheet contains questions that are specific to the funding stream and must be submitted by email to UBCM with all other required attachments.

Refer to Appendix 2 for more information on the new process and the information that will be required to be submitted during each step.

Worksheets and required attachments should be submitted as Word, Excel, or PDF files. Total file size for email attachments cannot exceed 20 MB. All materials should be submitted to Local Government Program Services, Union of BC Municipalities by email: lgps@ubcm.ca

### Review of Applications

UBCM will perform a preliminary review of all applications to ensure the required application contents have been submitted and to ensure that eligibility criteria have been met. Only complete application packages will be reviewed.

As required, the Evaluation Committee will assess and score all eligible applications. Point values and weighting have been established within each of these scoring criteria. Only those applications that meet a minimum threshold point value will be considered for funding.

Higher application review scores will be given to projects that:

- Demonstrate alignment with intent of the Local Government Development Approvals program.
- Are outcome-based and include performance measures.
- Provide evidence of readiness to undertake proposed activities.
- Where applicable, demonstrate transferability to other local governments in BC.
- Include internal local government cross-departmental collaboration and/or collaboration with one or more external partners (e.g., development community, provincial Ministry, First Nations, other local governments, BC Hydro etc.).
- Where applicable, are in alignment with other local governments' digitization efforts.
- Are cost-effective.

As required, the Evaluation Committee may consider the provincial, regional, and urban/rural distribution of proposed projects, and previous funding. Recommendations will be made on a priority basis.

| All application materials will be shared with the Province of BC. |
|---|

## 8. Grant Management and Applicant Responsibilities

Grants are awarded to approved applicants only. The approved applicant is responsible for completion of the project as approved and for meeting reporting requirements.

Approved applicants are responsible for proper fiscal management, including maintaining acceptable accounting records for the project. UBCM reserves the right to audit these records.

### Notice of Funding Decision and Payments

All applicants will receive written notice of funding decisions. Approved applicants will receive an Approval Agreement, which will include the terms and conditions of any grant that is awarded, and that is required to be signed and returned to UBCM.

Grants are awarded in two payments: 50% at the approval of the project and when the signed Approval Agreement has been returned to UBCM and the remainder when the project is complete and UBCM has received and approved the required final report and a financial summary.

Please note that in cases where revisions are required to an application, or an application has been approved in principle only, the applicant has 30 days from the date of the written notice of the status of the application to complete the application requirements. Applications that are not completed within 30 days may be closed.

### Progress Payments

To request a progress payment, approved applicants are required to submit the Interim Report Form. The form will require the following information:

- Description of activities completed to date;
- Description of funds expended to date (applicants are encouraged to use the LGPS Budget and Financial Summary Tool); and
- Written rationale for receiving a progress payment.

### Changes to Approved Projects (Amendment Requests)

Approved grants are specific to the project as identified in the application, and grant funds are not transferable to other projects. Approval from UBCM will be required for any significant variation from the approved project. Generally speaking, this means funds cannot be transferred to an activity that was not included in the approved application or to a new or expanded location.

Approval from UBCM and/or the Evaluation Committee will be required for any variation from the **approved project**. Depending on the complexity of the proposed amendment, requests may take up to 90 days to review.

To propose changes to an **approved project**, applicants are required to submit the Interim Report Form. If UBCM determines the amendment is eligible for consideration, applicants will be required to submit:

- Amended application package, including updated Application Worksheet, detailed budget (applicants are encouraged to use the LGPS Budget and Financial Summary Tool), and an updated Council, Board, or Local Trust Committee resolution;
- For regional projects only, evidence of support from **sub-applicant(s)** for proposed amendments will be required; and
- Written rationale for proposed changes to activities and/or expenditures.

Applicants are responsible for any costs above the approved grant unless a revised application is submitted and approved prior to work being undertaken.

### Extensions to Project End Date

All approved activities are required to be completed within the time frame identified in the Approval Agreement and all extensions beyond this date must be requested in writing and be approved by UBCM.

The Interim Report Form will be required to be submitted for all extensions request over six months. Extensions will not exceed one year from the date of the original final report deadline.

### Recognition of Funding and Funders

When recognizing funding, please state that the Local Government Development Approvals Program is administered by the Union of BC Municipalities and funded by the Province of BC. UBCM is active on X, Bluesky, LinkedIn, and Facebook. When possible, please mention or tag UBCM on social media posts that are related to projects that are funded by programs that UBCM administers.

Guidelines on using Province of BC logos, including downloadable files, are available here.

## 9. Final Report Requirements and Process

All funded activities must be completed within two years of notification of funding approval and the final report is due within 30 days of project completion.

### Final Reports

Applicants are required to submit an electronic copy of the complete final report, including the following:

- Completed Final Report Form with all required attachments;
- Detailed financial summary that indicates the actual expenditures from the Local Government Development Approvals Program grant and other sources (if applicable) and that aligns with the actual activities outlined in the Final Report Form. Applicants are encouraged to use the LGPS Budget and Financial Summary Tool;
- Copies of any materials that were produced with grant funding (e.g., guidance material, reports on results of performance measurement);
- Photos of funded activities and/or completed projects; and,
- Links to media directly related to the funded project.

### Submission of Final Reports

Final reports should be submitted as Word, Excel, or PDF files. Total file size for email attachments cannot exceed 20 MB.

All final reports should be submitted to Local Government Program Services, Union of BC Municipalities by email: lgps@ubcm.ca.

### Review of Final Reports

UBCM will review all final reports to ensure the required report elements have been submitted.

| All final report materials will be shared with the Province of BC. |
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## 10. Additional Information

Union of BC Municipalities

Email: lgps@ubcm.ca

Phone: 604-270-8226 ext. 220

## Appendix 1: Definitions

**Approved Project:** Activities included in the approved application and costs included in the approved budget.

**Cash Expenditures:** Direct costs properly and reasonably incurred and paid for with money by the approved **primary applicant** or **sub-applicant(s)** as part of **the approved project**. For example, catering and consultant fees can be cash expenditures.

**In-Kind Contribution:** The use of resources of the approved **primary applicant** or **sub-applicant(s)** for the development or implementation of the approved project. For example, the use of meeting rooms owned by the approved **primary applicant** or **sub-applicant(s)** can be an in-kind expenditure.

**Modern methods of construction:** Use of newer construction methodologies including **modular construction**, **offsite construction**, or other forms of **prefabricated construction** that moves construction activities into industrialized settings instead of the development site, allowing for more rapid and efficient construction.

**Modular construction:** Design and construction methodologies that construct building designs in large, volumetric modules, including elements of walls, floors, and fittings, that move construction into factory settings with modules delivered onto building sites and assembled into the final building form.

**Offsite construction:** Design and construction methodologies that move some construction methodologies off of the eventual development site and into factories or industrialized settings to maximize on efficiencies.

**Prefabricated construction:** Use of design and construction methodologies that maximize the use of components that are prefabricated (such as trusses, wall assemblies, floor cassettes, mechanical modules, etc.) and not “stick built” on the development site.

**Primary Applicant:** Eligible applicant that is the primary contact for the application and that is responsible for project oversight, grant management, and all reporting requirements.

**Standardized Designs:** pre-approved, customizable residential building plans or designs for housing that can help streamline the permitting process, including the B.C. Standardized Housing Designs Catalogue, Canadian Mortgage and Housing Corporation’s Housing Design Catalogue, or others.

**Sub-Applicant(s):** In the case of regional projects, the sub-applicants are eligible applicants that are included in an approved application.

## Appendix 2: LGPS Online Application Tool

As outlined in Section 7, Applications are required to be submitted in two steps **prior to the application deadline**:

1. LGPS Online Application Form: This online form must be completed for all applications to LGPS funding programs and includes questions that are common to all grant applications. When the LGPS Online Application Form is submitted, the applicant will receive an email confirmation including the file number that has been assigned to the application, and a copy of the Application Worksheet that must be completed as part of Step 2.
2. Application Worksheet: This worksheet contains questions that are specific to the funding stream and must be submitted by email to UBCM with all other required attachments.

### STEP ONE: LGPS Online Application Form

The following questions are required to be answered on the LGPS Online Application Form:

1. Name of the intake of the funding program that you want to apply for (select from menu).
2. Name of the Primary Applicant (select from menu). Please note: if the name of your organization is not included in the menu, contact UBCM in order to determine eligibility and next steps.
3. Primary and secondary contact information: full name, position, email, phone.
4. Primary applicant mailing address.
5. For regional projects only: name of sub-applicant(s) and rationale for regional project.
6. Project title. Project titles should be brief but include key project activities, the area where the work will be undertaken, and the intended outcome/deliverable.
7. Proposed start and end date.
8. Estimated total project budget.
9. Estimated total grant request.
10. Other funding amount and source.
11. Project summary (provide a brief summary, no more than 500 characters).
12. Progress to date. Provide an update on the status of previously approved projects if previously funded under same funding program/funding stream.
13. Certification that the information is complete and accurate.
14. Name and email of person submitting application.

When the LGPS Online Application Form is submitted, the applicant will receive an email confirmation including the file number that has been assigned to the application, and a copy of the Application Worksheet that must be completed as part of Step 2.

### STEP TWO: Application Worksheet and Required Attachments

Application Worksheet

The following questions will be required to be answered on the Application Worksheet:

1. Name of Primary Applicant (local government).
2. File Number (this can be found on the confirmation email you will receive after the LGPS Online Application Form is submitted).

3. Type of Project: identify the type of project that best describes what the funding will be used for. Check all that apply:
    - Digitization (i.e., alignment with BC Building Hub)
    - Modern methods of construction
    - Standardized design
    - Streamlining of development approval processes)
4. Local Development Context:
    a) Description of the development trends in your community in last 5 years. This could include scale and typical type of developments, number and type of applications and permits, and/or type of applicants (large developers, builders or contractors, property owners).
    b) General community awareness or engagement regarding development processes.
5. Rationale for Proposed Activities: based on the local development context identified in Question 4, identify the current challenges facing your local government regarding development approvals.
6. Evidence and Readiness: based on the challenges identified above provide an overview of any additional evidence for making changes to the development approval processes. This may be derived from existing internal development approval process review, strategic plan, other relevant staff report, increase in development applications, projected increase in housing need based on recent housing needs assessment.
7. Proposed Activities:
    a) Description of the proposed specific activities that will be undertaken.
    b) Description of how the proposed activities meet the intent of the funding program (support the implementation of established best practices and to test innovative approaches to improve development approvals processes while meeting local government planning and policy objectives), and the challenges identified in Question 5.
8. Outcomes and Performance Measures: describe the proposed outcomes and performance measures
    a) What outcomes will indicate project success (addressing challenges identified in Q5)?
    b) What performance measures will be used to assess these outcomes?
9. Internal and External Partnerships: indicate how you intend to consult, engage, or collaborate with the following and what specific role they will play in the proposed activities. If possible, identify the specific agencies or organizations you intend to work with.
    a) Internal partners (i.e., local government departments).
    b) External partners (i.e., development community, provincial Ministry, First Nations, other local governments).
    c) Other.
10. Additional Information: Any other information you think may help support your submission.

Required Attachments

The following attachments will be required to be submitted with the completed Application Worksheet:

- Council, Board, or Local Trust Committee resolution **OR** a letter of support from the CAO or CFO for applications that request less than $50,000 in funding. Resolutions and letters need to indicate support for the current proposed activities and willingness to provide overall grant

management. All regional applications, or applications requesting more than $50,000 in funding, will require resolutions to be submitted.

- Detailed budget that indicates the proposed expenditures from the Local Government Development Approvals Program grant and that aligns with the proposed activities outlined in the Application Worksheet. Although additional funding or support is not required, any other grant funding or **in-kind contributions** must be identified. Applicants are encouraged to use the new LGPS Budget and Financial Summary Tool.
- For projects that include collaboration with external partners: written confirmation from the external partner confirming their role and willingness to participate.
- For regional projects only:
  - Council, Board, or Local Trust Committee resolution from the **primary applicant**, indicating support for the current proposed activities and willingness to provide overall grant management; and,
  - Council, Board, or Local Trust Committee resolution from each **sub-applicant** that clearly states their approval for the **primary applicant** to apply for, receive, and manage the grant funding on their behalf. Resolutions from **sub-applicants** must include this language.

**Documents should be submitted as Word, Excel, or PDF files.**
**Total file size for email attachments cannot exceed 20 MB.**

**All documents should be submitted to Local Government Program Services, Union of BC Municipalities by email: lgps@ubcm.ca**

**Please note "2026 LGDAP" in the subject line.**

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# 01
# Executive Summary

# Objectives and structure of this report

The District of North Vancouver ("the District" or "DNV"), like many other local governments across BC, is facing increasing pressures related to population growth, sustainability, and affordability. With the Province's housing targets and new legislative requirements, development approvals processes are under increased pressure to be faster and more effective.

In response to these challenges, the District retained KPMG to conduct an analysis of the District's development approvals processes to identify opportunities for improvement and provide the District with an implementation roadmap and a change management approach to execute the opportunities identified.

This report contains 15 key recommendations for the District's consideration. The recommendations are grounded in a robust evidence base guided by KPMG's proprietary assessment methodology and Target Operating Model (TOM) framework that includes the following layers:




To determine the key strengths, pain points, and opportunities for process improvement, KPMG conducted the following:

- A review of DNV's applicable policies, bylaws, and documents.
- Interviews, surveys and focus groups with DNV staff and external stakeholders.
- A scan of comparator jurisdictions to identify lessons learned.
- A review of the DNV's core technologies and website; and,
- Future-state opportunity and process mapping workshops.

This report summarizes the current state of the development approvals processes, presents recommendations for consideration by the District, and outlines a future state roadmap with prioritized actions for each of the 15 recommendations. The implementation roadmap details a step-by-step guide, potential resources and a recommended governance structure for implementation support. For these recommendations to be successfully implemented, they should be supported and led by leaders, senior management, and delivered by dedicated resources. This cannot be seen as an ad-hoc activity for individuals or teams that may already be overburdened. A high-level change management and communication framework is also outlined to assist in gaining organizational buy-in on the changes. Working with staff and applicants, and fostering inter-departmental collaboration on implementation initiatives will be essential for the success of this implementation.

In addition to this Executive Summary, this report includes seven additional Chapters, including:

- **Chapter 2: Context and Approach:** This chapter includes the project objectives, background information, KPMG's assessment framework and evaluation methodology.
- **Chapter 3: Current State Assessment:** This chapter includes additional information on the five methods of collecting evidence for the review.
- **Chapter 4: Summary of Current State Findings:** This chapter includes a summary of what we heard including what is working well and key challenges or pain points.
- **Chapter 5: Opportunities:** This chapter includes a list of quick wins and opportunities for improvement stemming from the evidence base of the current state assessment.
- **Chapter 6: Future State Process Improvements:** This chapter summarizes the proposed changes identified by DNV staff during future-state process mapping workshops.
- **Chapter 7: Innovation Opportunities:** This chapter includes use cases of artificial intelligence at other municipalities to streamline their development approvals processes.
- **Chapter 8: Implementation Prioritization & Roadmap:** This chapter includes the prioritized roadmap, detailed implementation steps, and implementation considerations.
- **Chapter 9: Change Management & Communications:** This chapter highlights a framework and principles for managing change and communicating with stakeholders of the District.

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# Summary of recommendations

Based on the evidence base collected through the current state assessment, technology review, and future state process mapping, the following recommendations were developed to help ensure the District's development approvals process is efficient, effective, and impactful and meets District's overarching objectives for improvement. These opportunities are detailed in **Chapter 4**.

| Assessment Framework Layer | Recommendations |
|---|---|
| **Processes** | • Introduce application triaging.<br>• Establish standardized application processes and requirements from pre-application through to completion.<br>• Clarify roles and responsibilities from pre-application through to completion to break down silos.<br>• Improve application submission quality and applicants' understanding of application/process requirements |
| **Organization, People & Culture** | • Improve staff training on process-related and non-technology matters.<br>• Create a culture of continuous improvement.<br>• Decentralize and delegate decision-making authority. |
| **Technology & Information** | • Provide staff with ongoing training on technology and appoint superusers in the Business Units.<br>• Review and update technology systems and usage.<br>• Simplify and consolidate technology ecosystem and review available technologies. |
| **Stakeholder & Staff Experience** | • Increase transparency to share up-to-date information. |
| **Performance Management & KPIs** | • Translate existing KPIs and service levels into an integrated performance management framework.<br>• Identify avenues for scoping, designing, and implementing a risk-based approach to development application reviews. |
| **Legislation & Policy** | • Update and right-size the legislative framework across the District. |

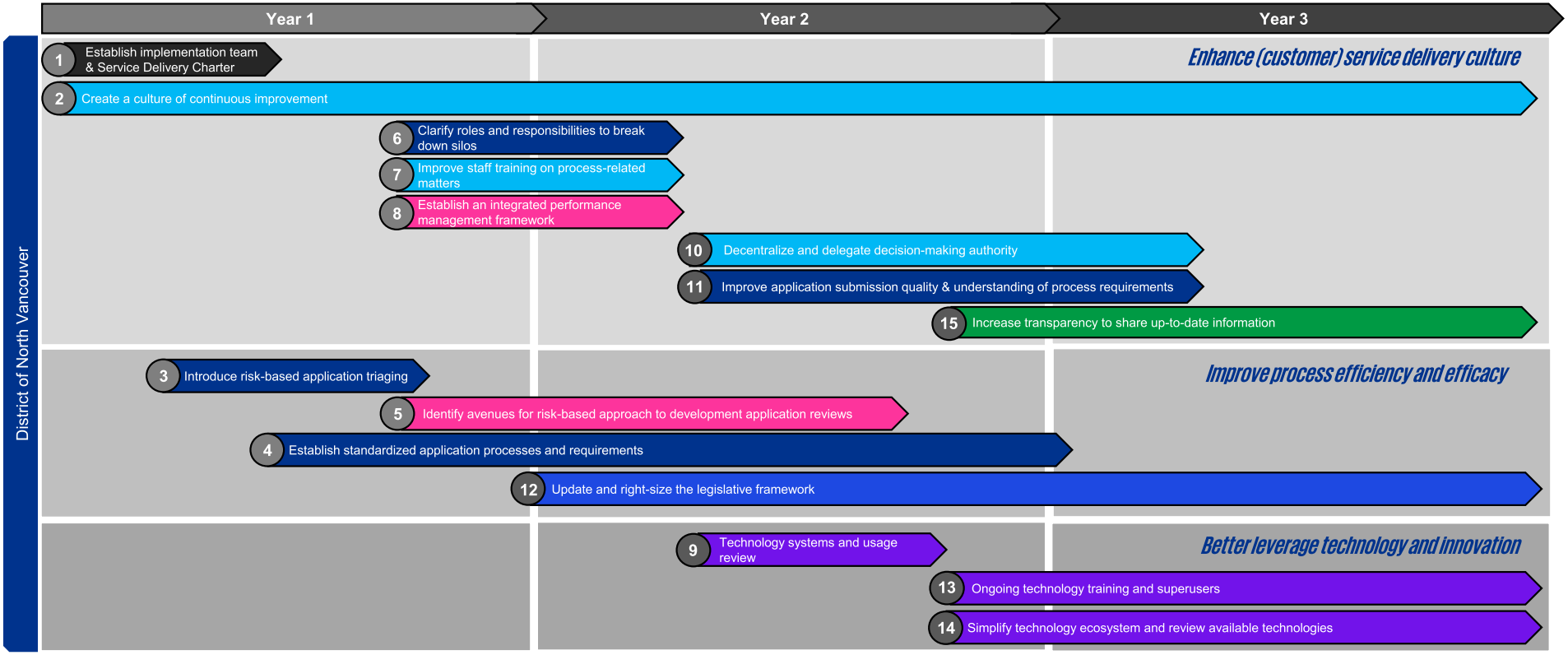
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Document Classification: KPMG Confidential

# Proposed high-level implementation roadmap

The following proposed implementation roadmap aims to support the District with the prioritization and implementation of longer-term recommendations. The following Gantt Chart is a simplification of the roadmap and presents a high-level overview of the proposed sequences for implementation over a 3-year period. To enable a focused and prioritized approach, the proposed roadmap is divided into three themes of recommendation. Additional details on each of the implementation steps, including sub-actions, a step-by-step implementation guide, potential resources, dependencies and timing considerations are discussed in **Chapter 7** of this report.




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| AGENDA INFORMATION | | Dept. Manager | GM/ Director | CAO |
|---|---|---|---|---|
| ☑ Regular Meeting | Date: March 2, 2026 | | | |
| ☐ Other: | Date: | | | |

# The District of North Vancouver
# REPORT TO COUNCIL

February 23, 2026

**AUTHOR:** Jim Hanson, Councillor

**SUBJECT: North Shore Purple Chair Campaign – Request for Council Endorsement**

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**RECOMMENDATION**:
THAT Council endorse The North Shore Purple Chair Campaign as a North Shore–wide community awareness initiative aimed at reducing stigma and raising awareness for the toxic drug crisis.

THAT Council support the display of purple chair installations in visible municipal spaces (e.g., libraries, community recreation centres, parks, and civic plazas) in coordination with the North Shore Homelessness Task Force and other community partners.

THAT Council direct relevant municipal departments (e.g. Parks, Facilities, Community Planning, and Communications) to coordinate internally and with campaign partners to support implementation where feasible targeting two to three locations within the District.

THAT Council direct the Communications Department to promote the campaign through municipal communication channels and include a link to the Purple Chair Campaign webpage hosted by the North Shore Homelessness Task Force.

THAT Council members be invited to participate in campaign events, including International Overdose Awareness Day on August 31, 2026, as schedules permit.

AND THAT staff report back after International Overdose Awareness Day on August 31, 2026, with information on impact and outcomes.

**BACKGROUND**:
British Columbia continues to experience a public health emergency related to the toxic drug crisis, first declared in April 2016. According to the BC Coroners Service, there were 150 suspected unregulated drug deaths in October 2025[1], averaging approximately 4.8 deaths per day.

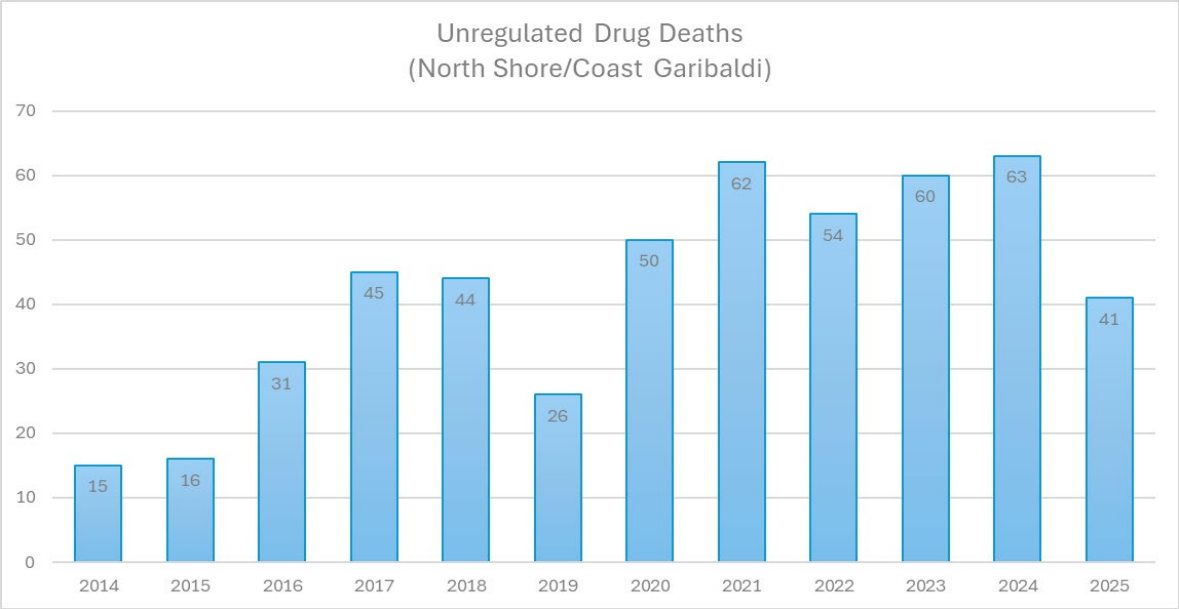
[1] BC Coroners Services Dashboard data, current to October 31 2025 (last updated November 21, 2025).

Key provincial trends in 2025 include:

- 70% of deaths occurred among individuals aged 30–59, 77% were male.
- Suspected drug toxicity deaths among youth under 19 increased to 21 deaths between January and October 2025, compared to 17 during the same period in 2024, though still below the levels recorded from 2021 to 2023.

Regionally, the highest number of unregulated drug deaths in 2025 occurred within Fraser Health (448 deaths) and Vancouver Coastal Health (408 deaths), together accounting for 56% of all such deaths in the province. **Table 1** summarizes unregulated drug deaths in the North Shore/Coast Garibaldi Health Service Delivery Area from 2014 to October 2025.

Table 1: Unregulated Drug Deaths – North Shore/Coast Garibaldi




Circumstances surrounding deaths in 2025 show that:

- 77% occurred indoors, including 48% in private residences and 30% in other indoor settings such as supportive housing, shelters, SROs, and hotels.
- 21% occurred outdoors, including vehicles, sidewalks, streets, and parks.
- Smoking was the most common mode of consumption (65%), followed by nasal insufflation (11%), injection (10%), and oral use (5%).

Toxicology testing in 2025 identified that most commonly detected substances are:

- Fentanyl (69%)
- Fluorofentanyl (53%)
- Cocaine (53%)
- Methamphetamine (52%)

In October 2025, over 90% of tested deaths involved a stimulant, compared to approximately 80% in October 2024.

North Shore data indicates:

- Many individuals are dying alone at home.
- A medical chart review covering 1.5 years found 85% of individuals were housed, often living with family members.
- Nearly 40% were not known to the health system to use substances.
- Over 60% had no prior history of overdose.

Advocacy is a core focus of the North Shore Standing Committee on Substance Use. Over the past five years, the Committee has worked with community partners and Vancouver Coastal Health to better understand local impacts and identify opportunities for action.

On January 8, 2024, regular Council meeting the following motion was approved:

> THAT District Communications staff in collaboration with Community Planning staff as liaison to the North Shore Standing Committee on Substance Use ("the committee") prepare a report on options for the opioid crisis education and awareness in coordination with the committee and Vancouver Coastal Health.

Through this work, staff and the Committee identified the Purple Chair Campaign as an established initiative well aligned with local advocacy goals.

**ANALYSIS**:
The Purple Chair Campaign is a grassroots awareness initiative that uses purple chairs placed in visible public locations to symbolize lives lost to toxic drug overdose. Originating with families seeking ways to honour loved ones, the campaign humanizes the crisis, encourages dialogue, and promotes harm reduction and stigma reduction.

Led locally by North Shore Homelessness Task Force and North Shore Standing Committee on Substance Use, the campaign includes chair installations supported by signage and QR codes linking to resources, alongside coordinated communications through media, social platforms, and partner networks.

**The campaign aims to:**

- Honour community members lost to the toxic drug crisis;
- Increase awareness of the impacts of drug overdose on the North Shore,
- Promote harm reduction practices,
- Reduce stigma through education and storytelling, and
- Build a network of informed allies who can share supports, resources and strengthen solidarity across the North Shore.

The campaign is anticipated to run from August 2025 to August 2026, with potential to extend beyond 2026. The campaign proposal (**Attachment 1**) is a working document that provides additional detail. Performance will be measured through media analytics, partner feedback, and community engagement, with a summary report shared publicly.

The Campaign launched with a community painting event on August 21, 2025, at Ray Perrault Park. The event engagement 40 participants from 17 agencies and resulted in 20 painted purple chairs. The campaign is expected to include up to 31 chairs across the North Shore by August 31, 2026, representing the number of unregulated drug deaths recorded on the North Shore in 2024.

**Financial Impacts**:
The North Shore Standing Committee on Substance Use approved a budget of $2,500 for the Purple Chair Campaign through 2026. Municipal councils may be asked to provide financial or in-kind support at the time of the report back, as appropriate.

**Public Input**:
The campaign has received the engagement and support of community organizations across the North Shore and aims to further engage individuals, organizations, and schools to paint and display purple chairs, host events, and share stories online.

**Committee Input**:
The campaign is co-led by the North Shore Homelessness Task Force and North Shore Standing Committee on Substance Abuse, in accordance with their Terms of Reference. These bodies include diverse representation from community organizations, school districts, First Nations, Vancouver Coastal Health, police, and the North Shore municipalities. Their input helped shape the campaign's direction and priorities. Roles and responsibilities for groups are outlined in Section 8 of the campaign proposal.

**Social Policy Implications:**
The Purple Chair Campaign supports Council and District objectives related to community well-being, including the objective to "foster a safe, socially inclusive, and supportive community that enhances the health and well-being of all residents."

The campaign is collaborative in nature, involving community organizations, partners, and municipalities across the North Shore. By fostering compassion, encouraging dialogue, and increasing public understanding of the toxic drug crisis, the campaign seeks to reduce stigma, strengthen community connection, and support efforts that may ultimately help prevent overdose deaths and save lives.

**Conclusion**:
The Purple Chair Campaign aligns with the goals and advocacy priorities of the North Shore Standing Committee on Substance Use and is consistent with District policies. Council endorsement of the campaign will support a North Shore–wide initiative to honour lives lost to the toxic drug crisis and raise awareness in the community.

**Options:**
1.) THAT Council endorse The North Shore Purple Chair Campaign as a North Shore–wide community awareness initiative aimed at reducing stigma and raising awareness for the toxic drug crisis.

THAT Council support the display of purple chair installations in visible municipal spaces (e.g., libraries, community recreation centres, parks, and civic plazas) in coordination with the North Shore Homelessness Task Force and other community partners.

THAT Council direct relevant municipal departments (e.g. Parks, Facilities, Community Planning, and Communications) to coordinate internally and with campaign partners to support implementation where feasible targeting two to three locations within the District.

THAT Council direct the Communications Department to promote the campaign through municipal communication channels and include a link to the Purple Chair Campaign webpage hosted by the North Shore Homelessness Task Force.

THAT Council members be invited to participate in campaign events, including International Overdose Awareness Day on August 31, 2026, as schedules permit.

AND THAT staff report back after International Overdose Awareness Day on August 31, 2026, with information on impact and outcomes.

2.) THAT the motion is not supported.

Respectfully submitted,



Jim Hanson, Councillor

**Attachment 1:** Purple Chair Proposal

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# Purple Chair Campaign Proposal

## 1. Background

The Purple Chair Campaign is a North Shore-wide awareness initiative that honors community members lost to the toxic drug crisis. Each purple chair represents someone who is no longer with us, someone loved, missed, and remembered.

Purple chairs are painted and placed across the North Shore, each symbolizing a life lost and serving as a visible call to action. The color purple is used internationally to represent grief and overdose awareness, while the empty chair symbolizes absence; a reminder of someone who should still be here.

The campaign aims to:

- Honor community members lost to the toxic drug crisis.
- Increase awareness of the impacts of the overdose crisis on the North Shore.
- Promote harm reduction practices.
- Reduce stigma through education and storytelling.
- Build informed allies who can access supports, share resources, and strengthen solidarity by learning from other Purple Chair Campaign communities.

On the North Shore, the initiative was launched on August 21, 2025**,** with a community Painting Launch Event at Ray Perrault Park. The launch brought together approximately 40 participants representing 17 agencies**,** who collectively painted 20 chairs**.** The event created a welcoming, drop-in atmosphere where community members could connect, reflect, and contribute to the growing visual display of purple chairs across the North Shore.

The campaign received funding from the North Shore Standing Committee on Substance Use (NSSCSU), which contributed $2,500 toward campaign costs. To date, $997.89 has been used to cover expenses related to supplies, painting materials, and event logistics for the launch at Ray Perrault Park. Additionally, the campaign has since received strong community engagement, with purple chairs now displayed by several organizations, including Foundry North Shore**,** North Shore Women's Centre**,** North Shore Neighborhood House**,** Hollyburn Community Services Society**,** Boal Chapel and Memorial Gardens, and others.

The North Shore Purple Chair Campaign continues to grow, with a goal of displaying 31 purple chairs by August 31, 2026, representing each life lost to the toxic drug crisis last year.

While August 31, International Overdose Awareness Day**,** is a key moment for participation, the campaign is active year-round. Individuals, organizations, and schools are encouraged to paint and display purple chairs, host reflection events, or share their stories online. For more information, photos, and ways to get involved, they can visit: northshorehomelessness.org/north-shore-purple-chair-campaign

## 2. Goals

The campaign aims to build a more supportive and informed community by:

- Honor community members lost to the toxic drug crisis.
- Increase awareness of the impacts of the overdose crisis on the North Shore.
- Promote harm reduction practices.
- Reduce stigma through education and storytelling.
- Build informed allies who can access supports, share resources, and strengthen solidarity by learning from other Purple Chair Campaign communities.

### 3. Objective

To achieve widespread involvement, awareness and learning among North Shore residents, organizations and elected officials through the Purple Chair Campaign, a community wide awareness initiative.

### 4. Audience

The campaign targets all community members, emphasizing that everyone shares responsibility for understanding the overdose crisis and its impact on individuals, families, and the broader community. Building awareness and compassion across the entire community is essential to reducing stigma and saving lives. The campaign targets participation by organizations listed below under “Roles”.

### 5. Timeline

- Campaign duration: August 2025–August 2026
- Key Milestone: International Overdose Awareness Day, August 31, 2026
- Future opportunity: explore options to extend or evolve campaign beyond 2026 to maintain community engagement and awareness.

### 6. Key Messages

- Each purple chair represents a life lost to the toxic drug crisis on the North Shore.
- The toxic drug crisis is local, urgent, and impacts families and communities across the North Shore.
- Reducing stigma saves lives. Everyone has a role to play in creating a safer, more compassionate community.

### 7. Activities

**Community Installation**

- Paint and place 31 purple chairs across the North Shore to represent the 31 lives lost to toxic drug poisoning (“overdose”) last year.
- Municipalities and community partners display chairs in visible public spaces such as parks, libraries and community centres.
- Each chair will include signage with a QR code linking to campaign information and resources.

**School-Based Activities**

- Develop education and art project focused on substance use and stigma (e.g. painting mini chairs) or partner with an existing group/organization that provides similar educational materials and focus more on the chair painting component. *(to be reviewed by school board trustees*)

**Community Engagement**

- Host a launch event with local leaders and partners.
- Encourage residents to share photos of chairs on social media using campaign hashtags.

**Information and Resources**

- Prepare and disseminate educational materials through community activities and the campaign website.

### 8. Roles

Together, these partners will ensure that the campaign is coordinated, evidence-based, and community-driven. Their collective efforts will amplify awareness, reduce stigma, and

strengthen compassion across the North Shore. We are all allies in responding to the toxic drug crisis and in building a safer, more caring community for everyone.

**North Shore Standing Committee on Substance Use**
Role: Co-Leadership and Coordination
Description: Provides strategic oversight, direction and alignment with municipal and regional priorities. Leads on communications with elected officials, approves key messaging and ensures consistency across participating organizations.

**North Shore Homelessness Task Force**
Role: Co-Leadership and Coordination
Description: Serves as the operational lead, coordinating implementation, logistics and partner engagement. Oversees chair production, placement and community event delivery.

**Municipal Councils and other Elected Officials**
Role: Advocacy, Endorsement and Implementation Support
Description: Seek municipal or organizational endorsement of the campaign, ensure staff participation and consider financial or in-kind support as appropriate. Approve placement of chairs and signage in public spaces, promote the campaign through municipal or organizational channels, and participate in launch and awareness events.

**Vancouver Coastal Health**
Role: Content accuracy and health expertise
Description: Lead on ensuring campaign messaging, education materials and resources are evidence-based and consistent with current public health guidelines. Provide technical expertise on substance use, harm reduction and stigma reduction messaging.

**School Districts**
Role: Education and child/youth engagement
Description: Review and approve school-based projects and activities that raise awareness about substance use, stigma and community compassion (e.g., classroom art projects or educational resources).

**Community Committee on Substance Use and other Community Organizations**
Role: Local implementation and outreach
Description: Support campaign activities such as chair painting, placement, awareness events and distribution of educational materials.

**Residents**
Role: Public engagement and awareness
Description: Participate by sharing stories, photos and reflections on social media using campaign hashtags and by engaging in open conversations to help reduce stigma and increase understanding.

## 9. Communication channels

Campaign communication will be coordinated across multiple platforms to ensure consistent and accessible messaging.

- Website: a dedicated campaign page will be hosted by the North Shore Homelessness Task Force (Purple Chair Campaign). The page will include FAQs, educational resources, campaign updates, and opportunities for community involvement.

- Social media: the campaign will be promoted on Facebook, Instagram, X (Twitter) using hashtags (#PurpleChairNS, #EndStigmaNS). Content will include stories, photos, key messages and partner highlights.
- Local Media: Press releases, interviews and feature stories will be shared through the North Shore News and other local outlets to amplify campaign visibility.
- Newsletters: Information will be distributed through community and organizational newsletters, including the North Shore Inter-Agency Network, school and PAC newsletters, and to North Shore Homelessness Task Force subscribers.
- On-site Signage: Each chair installation will include signage with QR codes linking directly to campaign information, local support services, and overdose prevention resources located on website (Purple Chair Campaign).

**10. Output**
By the end of the campaign (August 31, 2026), the following outcomes are anticipated:

- Thirty-one purple chairs painted and placed across North Shore by August 31, 2026
- Endorsement and participation from all North Shore Municipal Councils.
- Engagement and collaboration with North Shore First Nations partners.
- Active involvement from community organizations and local service providers.
- Broad-growing public awareness and visible community participation through advocacy and storytelling (considering the short time frame).
- A digital Campaign Toolkit for partners, including social media graphics, key messages and educational resources on the toxic drug crisis and its local impacts.
- Accessible resources and information materials on stigma reduction and overdose prevention, available online and in print.
- Media coverage and social media engagement metrics collected to evaluate campaign reach and impact.

**11. Evaluation**
Campaign performance will be assessed through media analytics, partner feedback, and community engagement data. A summary report will be shared publicly to highlight outcomes, lessons learned and opportunities for future initiatives.

**12. Budget**
The North Shore Standing Committee on Substance Use has approved $2,500 in funding to be used for the Purple Chair Campaign.

Financial Contributions to date:
- $997.89 has been used to purchase paint, supplies, tarps and event materials for the launch at Ray Perrault Park.
- Remaining funds will support future chair-painting events, signage and campaign expenses through 2026.

In-Kind Contributions to date:
- City of North Vancouver waived the park permit fees and provided tables and chairs for the launch event at Ray Perrault Park.
- Urban Repurpose donated 20 chairs for painting.
- Home Depot (West Vancouver) donated 7 cans of spray paint (another 25 have been offered)
- District of West Vancouver loaned two button making machines for the interactive station at the launch event.