AGENDA

REGULAR MEETING OF COUNCIL

Monday, March 16, 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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355 West Queens Road, North Vancouver
Watch at https://dnvorg.zoom.us/j/64484156494

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
- Bylaw 8778 – Rezoning 100 Amherst Avenue

1. ADOPTION OF THE AGENDA

1.1. March 16, 2026 Regular Meeting Agenda

Recommendation:
THAT the agenda for the March 16, 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. February 17, 2026 Public Hearing p.11-14

Recommendation:
THAT the minutes of the February 17, 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

6. RELEASE OF CLOSED MEETING DECISIONS

6.1. January 12, 2026 Closed Special Meeting

6.1.1. Naming of New Park at Former Delbrook Lands

THAT the new park at 3101 Stanley Avenue is named Belhouse Park.

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. Bylaws 8763 and 8764: DAPR Update, and Proposed Changes to Development Permits, Minor Development Variance Permits, and Public Hearings p.17-22
File No. 08.3060.00/006.000

Report: Deputy Corporate Officer, Legislative Services, February 18, 2026
Attachment 1: Bylaw 8763
Attachment 2: Bylaw 8764

Recommendation:
THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)" is given THIRD Reading;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)" is ADOPTED;

AND THAT "Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8764, 2025 (Amendment 7)" is ADOPTED.

8.2. Bylaws 8779 and 8780 – OCP Amendment and Rezoning for a Mixed-Use Development at 1246-1268 Lynn Valley Road & 3050-3174 Baird Road ("Lynn Valley Mall" and "Draycott Gardens") p.23-92
File No. 08.3060.20/020.25

Report: Development Planner, February 18, 2026
Attachment 1: Bylaw 8779
Attachment 2: Bylaw 8780
Attachment 3: Architectural and Landscape Concept Plans
Attachment 4: Summary of Public Engagement

Recommendation:
THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)" is given FIRST reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)" is given FIRST reading;

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 8779;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8779 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaws 8779 and 8780 are referred to a Public Hearing.

8.3. Proposed Partial Highway Closure and Dedication Removal **p.93-103**
1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd
Highway Closure Bylaw 8781, 2026
File No. 02.0930.20/506.001

Report: Property Services Agent, February 26, 2026
Attachment 1: Bylaw 8781
Attachment 2: North Shore News Publication
Attachment 3: Road Allowance

Recommendation:
THAT "1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 2026" is given FIRST, SECOND and THIRD Readings.

8.4. Rezoning Bylaw 8770 for a 36-unit Townhouse development **p.105-171**
at 526-550 Riverside Drive & 2194 Windridge Drive
File No. 08.3060.20/030.19

Report: Development Planner, February 24, 2026
Attachment 1: Bylaw 8770
Attachment 2: Architectural Drawings
Attachment 3: Virtual Public Information Meeting Summary Report

Recommendation:
THAT the "District of North Vancouver Rezoning Bylaw 1460 (Bylaw 8770)" is given FIRST, SECOND, and THIRD Readings.

8.5. Bylaw 8790: 2026-2030 Financial Plan Approval Bylaw **p.173**
File No.

Materials to be circulated via agenda addendum.

8.6. Repeal and replace the North Shore Disaster Bylaw 7619, 2006, **p.175-230**
North Shore Emergency Management Office Agreement Bylaw 7303, 2002,
and the Emergency Plan Bylaw 7304, 2002 with North Shore Emergency
Management Establishing Bylaw 8791, 2026 and the North Shore Emergency
Management Delegation Bylaw 8792, 2026
File No.

Report: Chief Administrative Officer, March 9, 2026
Attachment 1: Bylaw 8791
Attachment 2: Bylaw 8792
Attachment 3: Bylaw 7619
Attachment 4: Bylaw 7303
Attachment 5: Bylaw 7304

Recommendation:
THAT "North Shore Emergency Management Establishing Bylaw 8791, 2026" is given FIRST, SECOND, and THIRD Readings;

AND THAT "North Shore Emergency Management Delegation Bylaw 8792, 2026" is given FIRST, SECOND, and THIRD Readings.

8.7. Community Heritage Advisory Committee **p.231**
File No.

Verbal update.

8.8. Small Scale Multi-Unit Housing (SSMUH): Residential Rental Tenure Zoning and Affordable Unit Analysis **p.233-256**
File No.

Report: Senior Community Planner, March 2, 2026
Attachment 1: Memo – Small Scale Multi Unit Housing Rental Tenure Zoning Analysis
Attachment 2: Staff Presentation

Recommendation:
THAT the March 2, 2026 report of the Senior Community Planner entitled Small Scale Multi-Unit Housing (SSMUH): Residential Rental Tenure Zoning and Affordable Unit Analysis is received for information.

8.9. BC Rent Bank – Letter of Support **p.257-260**
File No.

Report: Councillor Herman Mah, March 3, 2026

Recommendation:
THAT the Mayor, on behalf of Council, sends a letter to Premier Eby and Christine Boyle, Minister of Housing & Municipal Affairs, advocating for continued support of funding for BC Rent Bank.

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 16, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

MINUTES

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DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING

Development Permits
Official Community Plan

REPORT of the Public Hearing held on Tuesday, February 17, 2026 commencing at 7:02 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
Dan Milburn, General Manager – Planning, Properties and Permits
Rhonda Schell, Deputy Corporate Officer
Lisa Stalham, Section Manager – Administration and Continuous Improvement
Graeme Budge, Development Planner
Cheryl Archer, Confidential Council Clerk
Jillian Holden, 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 presentation, 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 presentations 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 bylaw 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 bylaw;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaw 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.

2. INTRODUCTION OF BYLAW BY CORPORATE OFFICER

Rhonda Schell, Deputy Corporate Officer, introduced the proposed bylaw, stating that Bylaw 8763 proposes to amend the Official Community Plan (OCP), in general terms, to delegate authority to staff to issue development permits for the Form and Character Development Permit Area (DPA) for industrial and business park developments, to allow delegated development permits to include minor variances to the Zoning Bylaw, to update the definition of minor development permit, and to add an additional criteria for exemption from the requirement for a development permit for the Form and Character DPA.

Bylaw 8763 applies to all lands within the geographic boundaries of the District of North Vancouver other than lands that are not subject to municipal jurisdiction.

3. PRESENTATION BY STAFF

Dan Milburn, General Manager – Planning, Properties and Permits provided an overview of the Development Applications Process Review (DAPR), noting that there are a number of other process improvements under development in addition to the matter under consideration at the Public Hearing. The DAPR project is intended to improve timeliness and customer satisfaction. Mr. Milburn noted that changes already implemented to the process for minor Development Variance Permits (DVPs) has improved processing times by approximately 30 percent.

Graeme Budge, Development Planner and DAPR Program Coordinator, provided an overview of the proposal elaborating on the introduction by the Corporate Officer. Mr. Budge advised that:

- Bylaw 8763 received First Reading on November 3, 2025, and Second Reading on January 26, 2026;
- Bylaw 8763 proposes to delegate the Form and Character of industrial and business park development to staff;
- Council remains as the decision-maker for land use and density;
- The District's industrial zones are mostly near port lands and the adjacent corridors;
- Industrial development permit guidelines are used to visually manage impact at specific sites;
- Impact is also mitigated by the nature of most industrial properties being contained areas separated from other uses by roads and railways;
- Other Development Permits currently delegated to staff include those for Protection of the Natural Environment, Streamside Protection, Hazard Conditions, and Minor Form and Character;
- Form and Character Development Permits associated with Commercial and Mixed-Use Development, Multi-Family Residential Development and Town and Village Centre Development are not proposed to be delegated to staff;
- Permits rejected by staff may be appealed to Council;
- Staff would report the number of permits issued and refused, and an analysis of how the changes have improved efficiency;
- Administrative changes proposed include:
    - Allowing delegated development permits to include minor variances, both of which are currently allowed individually;
    - Changes to the definitions and exemption criteria for Form and Character development permits to allow for staff discretion to allow some proposals to be considered minor or exempt from the requirement for a Development Permit;
- Changes are anticipated to simplify and streamline the regulatory process, in accordance with Council direction and feedback from the business community.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Hazen Colbert:

- Expressed concern that he had difficulty finding the meeting link on the District website and questioned whether the Public Hearing could proceed.

4.2. Corrie Kost:

- Commented on the difference between the wording “at the discretion” and “in the discretion” in bylaws;
- Expressed concern that that there could be confusion that the definition of minor development permit for industrial and business park use could apply to commercial or residential uses;
- Suggested adding clarifying language to the bylaw to avoid confusion; and,
- Commented on proposed amendments to the Development Procedures Bylaw regarding whether to hold a Public Hearing.

5. QUESTIONS FROM COUNCIL

Nil

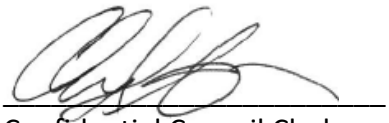
6. COUNCIL RESOLUTION

MOVED by Councillor MAH
SECONDED by Councillor HANSON
THAT the February 17, 2026 Public Hearing is closed;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)” is returned to Council for further consideration.

CARRIED
(7:31 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

REPORTS

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AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
❒ Regular Meeting	Date:			
❒ Other:	Date:			

The District of North Vancouver

REPORT TO COUNCIL

February 18, 2026
File: 08.3060.00/006.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaws 8763 and 8764: DAPR Update, and Proposed Changes to Development Permits, Minor Development Variance Permits, and Public Hearings**

RECOMMENDATION:
THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)" is given THIRD Reading;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)" is ADOPTED;

AND THAT "Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8764, 2025 (Amendment 7)" is ADOPTED.

BACKGROUND:
Bylaw 8763 and 8764 received first readings on November 3, 2025 (Staff Report dated October 20, 2025). On January 26, 2026, Bylaw 8763 received second reading, and Bylaw 8764 received second and third readings (Staff Report dated January 6, 2026).

A Public Hearing for Bylaw 8763 was held and closed on February 17, 2026.

Council may now consider giving Bylaw 8763 third reading, and adoption of the bylaws.

Options:
1. Give Third Reading to Bylaw 8763 and Adopt the bylaws;
2. Give no further readings, and abandon Bylaw 8763 at Second Reading; and abandon Bylaw 8764 at Third Reading, respectively; or,
3. Rescind third reading and debate possible amendments to the bylaws.

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

Attachments:
1. Bylaw 8763
2. Bylaw 8764

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 8763

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 8763, 2025 (Amendment 61)".

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:

    a) Schedule B Part 1 C "Delegation of Authority to Issue Development Permits" list of development permits that *Council* delegates to the *director* the powers of *Council* to issue is amended by inserting "*Form and Character DPA;"* immediately following "*Slope Hazard DPA;"*.

    b) Schedule B Part 1 C "Delegation of Authority to Issue Development Permits" list of provisions is amended by replacing the existing subsection "1. the development permit does not involve any variances to the *Zoning Bylaw*;" with "1. the development conforms to the Zoning Bylaw or requires a variance(s) to the Zoning Bylaw that is a minor variance, as defined in the Development Procedure Bylaw No. 8144, 2017;"

    c) Schedule B Part 1 C "Delegation of Authority to Issue Development Permits" list of provisions is amended by inserting below the second subsection "2." a new line "3. in the case of a form and character development permit, the development permit is for industrial or business park development;" and adjusting the subsequent numbered lines in numeric sequence from 4 to 11.

    d) Schedule B Part 2 "Definitions" is amended by replacing the definition of "minor development permit" with the following definition:

    "minor development permit" means a form and character development permit in connection with the following minor development activity in the *Form and Character DPA*:

1. minor façade and design changes in respect of a development for which a form and character development permit has already been issued by the *District*;
2. installations of up to 100 square metres of new *gross floor area* on a parcel;
3. new wireless telecommunication rooftop facilities and screening, or changes to existing telecommunications rooftop facilities and screening; or
4. *development* that, in the opinion of the *director*, does not impact the site character;

e) Schedule B Part 5 list of "Exemptions" is amended by adding below line "6." a new line "7. Site improvements such as landscaping, paving and pathways, and accessory buildings greater than 50 square meters, that, in the opinion of the *director*, do not impact the site character"

READ a first time November 3, 2025 by a majority of all Council members.

READ a second time January 26, 2026 by a majority of all Council members.

PUBLIC HEARING held February 17, 2026

READ a third time by a majority of all Council members.

ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

The Corporation of the District of North Vancouver

Bylaw 8764

A bylaw to amend Development Procedures Bylaw 8144, 2017

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8764, 2025 (Amendment 7)".

Amendments

2. Development Procedures Bylaw 8144, 2017 is amended as follows:

    a) by removing subsection 2. (d) and substituting it with the following new subsection 2. (d):

""Delegated Development Variance Permit" means a development variance permit for a minor variance under Sec. 498.1 of the Local Government Act, where the following criteria are satisfied:

i. The variance must not be associated with an application to amend the Official Community Plan or Zoning Bylaw, or with any other proposed bylaw amendment under preparation;
ii. The variance must not be associated with an application for a non-delegated development permit, housing agreement, heritage revitalization agreement, or phased development agreement;
iii. The variance must not be associated with works completed without the necessary permit(s) or approval(s) or otherwise in contravention of District bylaws;
iv. The variance must not be associated with non-conforming buildings or other structures, or the non-conforming use of buildings, structures or land; and
v. The variance must not be associated with protected heritage property."

    b) by deleting subsection 5. (2) and substituting it with the following new subsection 5. (2):

"Upon receipt of a complete application, General Manager's report, amending bylaw or permit, Council must consider the application in accordance with the Local Government Act, and may as applicable:

(a) consider giving the amending bylaw first reading;

(b) determine the public hearing process as specified in (2.2) Public Hearing;

(c) authorize the heritage revitalization agreement or phased development agreement;
(d) authorize the issuance of a development permit, development variance permit or temporary use permit;
(e) reject or refuse the application; or
(f) defer or otherwise deal with the application;

and after having given the bylaw 3 readings, consider adopting the bylaw.

Public Hearing

(2.1) Pursuant to section 464 of the *Local Government Act* a public hearing,

a) is required for Official Community Plan bylaws and amendments thereto;
b) is prohibited if the proposed zoning bylaw:
   i. is consistent with the Official Community Plan; and
   ii. is solely for residential development, in whole or in part; and
   iii. the residential component is at least half the gross floor area of all buildings and structures proposed as part of the development; or
   iv. is for the purpose of complying with *LGA* s 481.3, Zoning bylaws and small-scale multi-family housing.

(2.2) For all proposed zoning bylaws that are consistent with the Official Community Plan, and for which the holding of a public hearing is in the discretion of Council, staff is authorized to proceed to provide notice, pursuant to section 467 of the *Local Government Act*, that a public hearing will not be held (the "Notice"), unless Council resolves otherwise. For certainty, Council may resolve to hold a public hearing, in its discretion, before or after the Notice is provided pursuant to section 467 *Local Government Act*."

READ a first time November 2, 2025

READ a second time January 26, 2026

READ a third time January 26, 2026

ADOPTED

Mayor

Corporate Officer

AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
☑ Regular Meeting	Date: March 16, 2026			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

February 18, 2026
Case: PLN2025-00020
File: 08.3060.20/020.25

AUTHOR: Mackenzie Stonehocker, Development Planner

SUBJECT: **Bylaws 8779 and 8780 – OCP Amendment and Rezoning for a Mixed-Use Development at 1246-1268 Lynn Valley Road & 3050-3174 Baird Road ("Lynn Valley Mall" and "Draycott Gardens")**

RECOMMENDATION

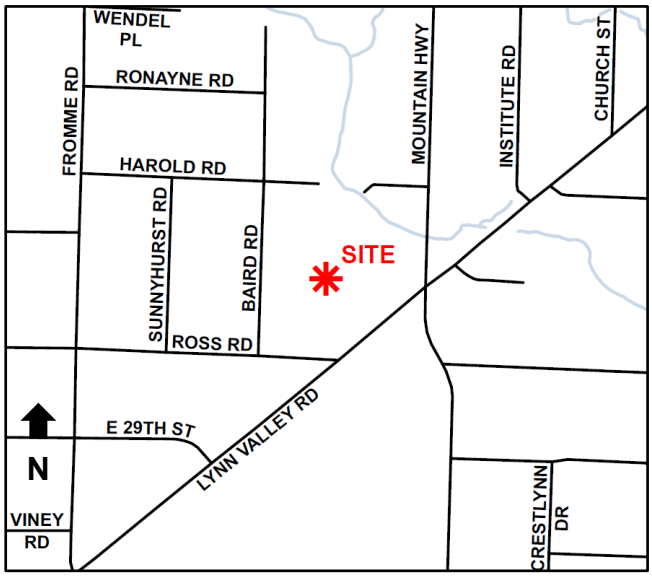
THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)" is given FIRST reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)" is given FIRST reading;

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 8779;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8779 in conjunction with its Financial Plan and applicable Waste Management Plans;

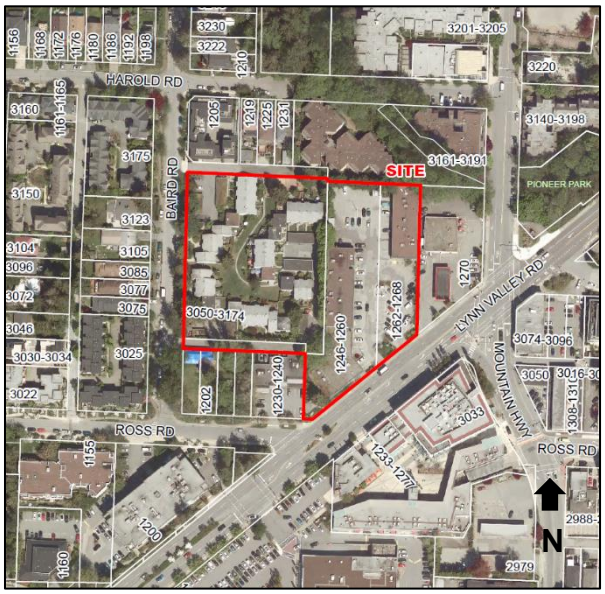
AND THAT Bylaws 8779 and 8780 are referred to a Public Hearing.



SUMMARY

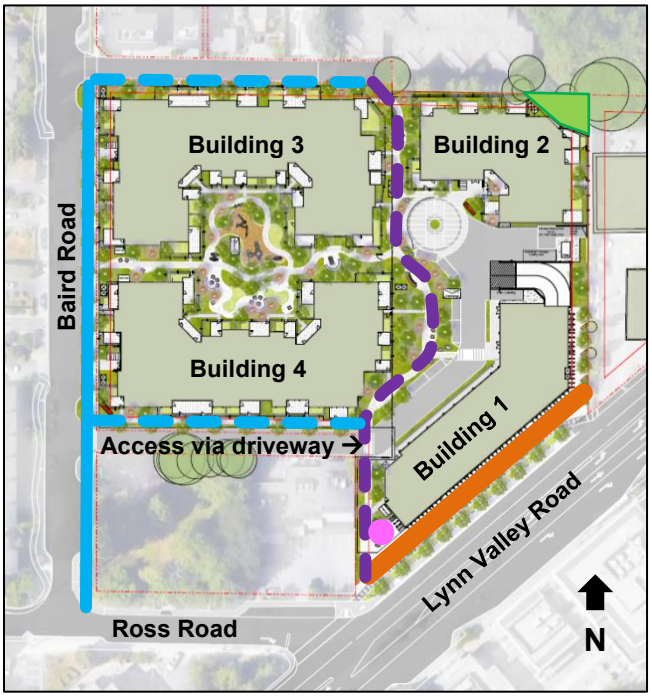
Polygon Development 395 Ltd. has applied to rezone the subject site for a mixed-use development.

Located in the centre of Lynn Valley, the site includes 3050-3174 Baird Road ('Draycott Gardens'), 1246-1268 Lynn Valley Road ('Lynn Valley Mall') and a lane off Baird Road (between 1202 Ross Road and 3050 Baird Road).



The proposal includes 397 residential units in 4 six-storey buildings over two levels of underground parking (see Attachment 3 for the project drawing package):

- **Building 1** – two storeys of commercial and four storeys of market rental residential (64 units in total, with 32 rental replacement units; see RTRAP section)
- **Buildings 2, 3 and 4** – strata residential (333 units)



Significant dedications and public realm improvements are proposed:

- 8.5 m right of way and dedication along Lynn Valley Road to accommodate future transit upgrades, as well as sidewalk improvements and a bike lane (shown in orange)
- Street improvements along Baird Road, with new sidewalk extending south to crosswalk at Ross Road (shown in solid blue)
- Sidewalks along the existing lanes (shown in dashed blue)
- A pedestrian path running north-south through the site (shown in dashed purple), as envisioned under policy
- Plaza and public art (approximate location shown with pink circle)
- Rehabilitation of the Streamside Protection and Enhancement Area near Hastings Creek in the northeast corner (shown with green triangle)
- Upgrades to nearby infrastructure, including sanitary, storm, and water mains
- Upgrades to nearby street network to mitigate traffic impacts

Implementation of the proposed project requires Council's consideration of:

- Bylaw 8779 to amend the Official Community Plan (Attachment 1); and
- Bylaw 8780 to rezone the subject site to the CD Zone (Attachment 2).

These bylaws are recommended for First Reading and referral to a Public Hearing in accordance with the *Local Government Act*. If the rezoning proceeds, a Development Permit will be forwarded for Council's consideration at a later date.

SITE AND SURROUNDING AREA

Located in the heart of the Lynn Valley Town Centre, the site is just over 3.5 acres (14,408 m^2) in size, and includes:



- **Draycott Gardens** (3050-3174 Baird Road) – built in 1972, this townhouse complex consists of 32 rental townhouses (see RTRAP section).
- **Lynn Valley Mall** (1246-1268 Lynn Valley Road) – built in 1974, this shopping centre consists of approximately 25,000 sq. ft. of commercial space in two buildings (see Commercial Space section).
- A lane between 1202 Ross Road and 3050 Baird Road (see Access section).

Adjacent properties include a Petro-Canada gas station, Ross Plaza (1230-1240 Ross Road) and a heritage home (1202 Ross Road, owned by the applicant but not included in this proposal).

To the south across Lynn Valley Road is the town centre, including the library in Lynn Valley Village, the main shopping centre known as Lynn Valley Centre, and the medical building known as Valley Centre.

To the northeast, Hastings Creek runs between 3161 and 3191 Mountain Highway, before going under Mountain Highway, and eventually joining Lynn Creek.

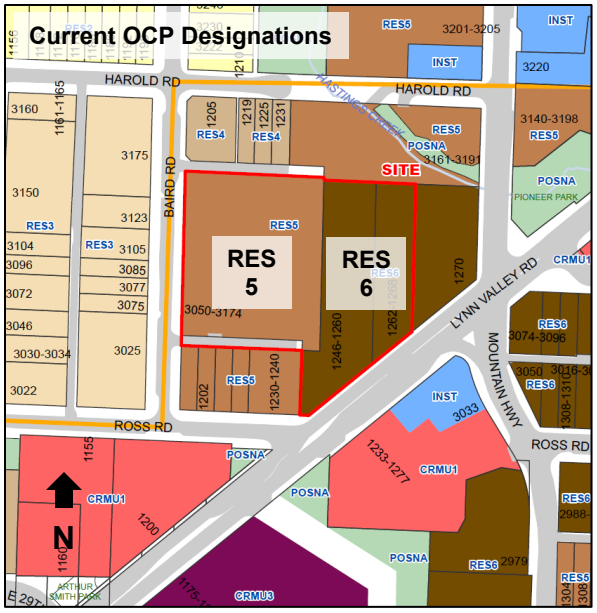
To the north and west are residential uses including detached homes, townhouse developments, and a low-rise strata complex (3161 and 3191, accessed from the east side of Hastings Creek, via Harold Road and Mountain Highway).

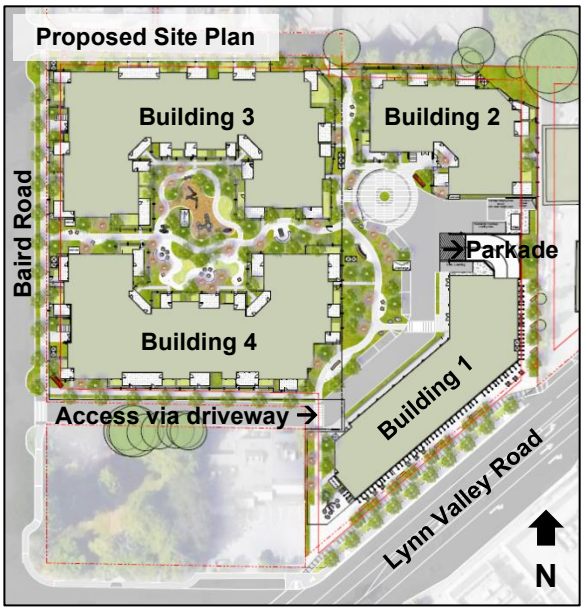
PROPOSAL

The proposal includes 4 six-storey buildings (see table and site plan below) with a total Floor Space Ratio (FSR) of 2.5. The project would be built in two phases, to allow the eligible tenants of Draycott Gardens the opportunity to move directly from their existing homes into new rental replacement units in Phase 1 if they so choose (at their existing rents; see RTRAP section). Phase 1 also includes approximately 1:1 replacement of the existing commercial space in Lynn Valley Mall with new CRUs and office space.

Table 1: Phasing and land uses

		Residential	Unit type	Commercial
Phase 1	*Building 1*	32 rental replacement	3-bed	2,330 m^2 (25,079 sq. ft.) on first two levels
		32 rental	1- and 2-bed	
	Building 2	63 strata	1- and 2-bed	n/a
Phase 2	*Building 3*	142 strata	Studio to 3-bed	n/a
	Building 4	128 strata	1- to 3-bed	n/a





POLICY ALIGNMENT

Official Community Plan[1]

The Official Community Plan (OCP) designates the Lynn Valley Mall portion of the site as RES Level 6: Medium Density Apartment, which anticipates apartments with some

[1] https://www.dnv.org/community-environment/our-official-community-plan-ocp

commercial uses at a density of up to approximately 2.5 FSR. The proposal complies with the existing designation and density; however, the proposed Commercial Residential Mixed-Use Level 2 designation is a better match to the proposal and has the same supported density.

The Draycott Gardens portion of the site is currently designated RES Level 5: Low Density Apartment (1.75 FSR). The proposed OCP amendment to RES Level 6: Medium Density Apartment will permit a proposed density increase from 1.75 FSR to 2.5 FSR.

The proposal includes a range of unit types, from studios to 3-bedroom units. Over the 397 total residential units (rental and strata), approximately 35% are studios or 1-bedroom, and 65% are 2- and 3-bedroom units. This range of unit types responds to Goal #2 of the OCP to "encourage and enable a diverse mix of housing types….to accommodate the lifestyles and needs of people at all stages of life".

In addition, the proposal is consistent with the following policies of the District's OCP:

- *Policy 5.2.4 "Encourage pedestrian-friendly features, public realm improvements, and accessibility for people of all abilities in the design of major developments"*
- *Policy 7.2.3 "Encourage the retention of existing and the development of new, rental units through development, zoning, and other incentives"*

Targeted Official Community Plan Review Action Plan 2021-2030[2]

The project has been reviewed against the Targeted Official Community Plan Review Action Plan (Action Plan) and addresses the following "Priority Actions":

Priority Action #1: Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space.


View of Building 1 from the south, from across Lynn Valley Road

The proposal addresses this Priority Action by providing additional housing within the walkable Lynn Valley Town Centre, the Town

[2] https://www.dnv.org/community-environment/ocp-action-plan

Centre pedestrian pathway as a public amenity, and commercial space to contribute employment and additional commercial services to neighbourhood residents.

Priority Action #2: Advocate for infrastructure and service improvements, such as Rapid Transit, to get our key transportation networks moving better.

Priority Action #4: Make transit faster and more reliable on our major routes.

This portion of Lynn Valley Road is included in Translink's Access for Everyone plan[3] as one of eleven future RapidBus lines featuring transit priority measures to better serve existing riders and grow ridership, in advance of future Bus Rapid Transit (BRT). To provide right of way for future transit infrastructure, the proposal includes a significant dedication along Lynn Valley Road.

Priority Action #5: Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres.

The proposal would increase the amount of housing in the Lynn Valley Town Centre, with all units meeting either 'Basic' or 'Enhanced' levels of accessibility, a range of unit sizes to support a range of incomes and household types, and different tenures (strata and market rental) including 32 of the rental units designated as 'rental replacement' for the eligible tenants of Draycott Gardens (see RTRAP section).

Priority Action #6: Create a continuous and connected network of walking and cycling routes to encourage more people of all ages and abilities to walk and cycle.

A bike lane will be provided along Lynn Valley Road. More substantially, the proposal includes significant upgrades to the walking routes in this part of the Lynn Valley Town Centre. First, the Town Centre pedestrian path is provided through the site, as per the public realm and design guidelines. Second, the provision of a 2 m wide sidewalk along Baird Road (extending to Ross Road) will benefit Argyle Secondary students. Finally, sidewalks will be provided along both lanes off Baird Road, to provide permeable pedestrian connections separated from vehicles.

Priority Action #7: Strengthen the resiliency of natural and built environments to adapt to a changing climate.

Currently, one of the existing Lynn Valley Mall buildings extends nearly to the property lines in the northeast corner. As part of the proposal, the Streamside Protection and Enhancement Area (SPEA) will be restored and replanted. The parkade, building, balconies and roof overhangs cannot encroach into the SPEA.

[3] https://www.translink.ca/-/media/translink/documents/plans-and-projects/regional-transportation-strategy/transport-2050/t2050_10yr-priorities.pdf

Priority Action #8: Reduce greenhouse gas emissions from buildings, transportation, and waste to address the climate emergency

The residential components will be built to Step Code 3 and Emissions Level 3 of the BC Energy Step Code. The proposal is subject to a development permit for Energy and Water Conservation and Greenhouse Gas Emission Reduction, which will be forwarded to Council for consideration in the future.

Lynn Valley Town Centre Public Realm and Design Guidelines[4]

The project has been reviewed against the design guidelines at a high level for the rezoning stage. As per the Guidelines, the proposal includes a right of way for a publicly accessible Town Centre pedestrian path, to improve walkability and pedestrian circulation within Lynn Valley Town Centre. Additional details regarding landscaping, materials, public art and signage will be provided at the Development Permit stage.

Rental and Affordable Housing Strategy[5]

The proposal has been reviewed against the District's "Rental and Affordable Housing Strategy" as per below:

Goal 1: Expand the supply and diversity of housing.

The proposal increases housing on the subject site from 32 units to 397 units in a range of sizes, including 64 rental units (see RTRAP section) and 333 strata units.



View of Building 1 and driveway from the north, from Building 2

Goal 2: Expand the supply of new rental and affordable housing.

The proposal doubles the number of rental units on the site from 32 units to 64 units. Of the 397 residential units proposed in total, 16% are rental tenure.

Goal 4: Enable the replacement of existing rental housing with conditions &
Goal 5: Minimize impacts to tenants.

[4] https://docs.dnv.org/documents/lynn-valley-design-guidelines.pdf
[5] https://www.dnv.org/community-environment/rental-and-affordable-housing-strategy

The 32 three-bedroom rental townhouses at Draycott Gardens will be replaced with 32 three-bedroom apartments in Building 1. The proposed phasing minimizes displacement of existing tenants, by providing eligible tenants of Draycott Gardens the opportunity to move directly from their existing homes into new rental replacement units if they so choose (at their existing rents; see RTRAP section).

Zoning

The Lynn Valley Mall portion of the site is currently zoned C2 which permits commercial and residential uses up to four storeys and a density of 1.75 FSR.

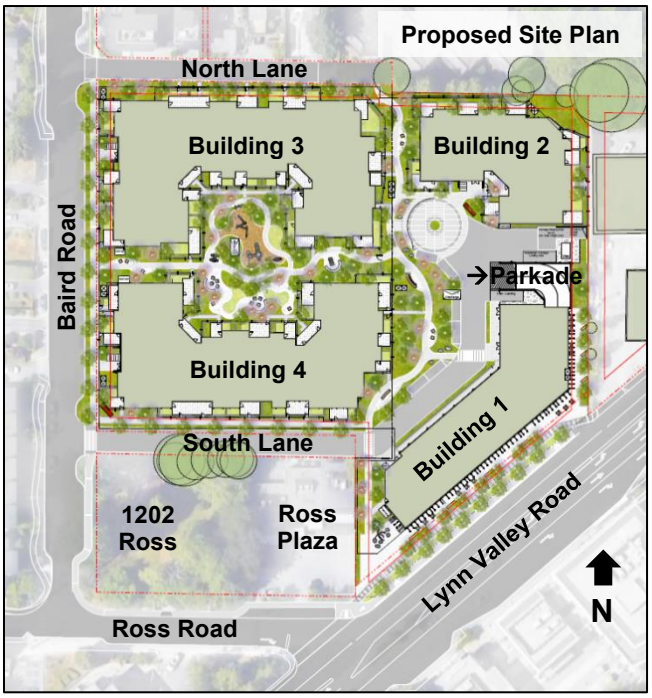
The Draycott Gardens portion of the site is currently zoned RM3 which permits residential apartment buildings up to four storeys.

Proposed Comprehensive Development Zone 162 (CD162) outlines proposed uses, and provisions such as density (2.5 FSR), height, setbacks, and parking requirements.

ANALYSIS

Site Design and Circulation

Vehicle access is proposed via a private driveway extending from the 'South Lane' (see diagram) between Draycott Gardens and 1202 Ross Road and 1230-1240 Ross Road (commercial building known as Ross Plaza). The driveway creates space for short-term parking, loading, drop-off/pick-up, with a coordinated approach to the parkade ramp, garbage staging and fire turnaround.



The 'North Lane' (see diagram) will not be used for vehicle access for this development but will be upgraded for pedestrians and the existing detached homes on Harold Road.

Pedestrian connections are critical in this walkable Town Centre. The proposed development provides practical pedestrian routes for future residents, as well as students and customers of the commercial businesses in this development and across Lynn Valley Road.

The public, semi-public and private realms will be delineated through landscaping, fencing, lighting, a hierarchy of paths, and wayfinding signage. In addition to private

balconies for every home, the proposal includes an outdoor gathering space in Phase 1 (west of Building 1; approximately 11 x 21 m) and the central landscaped courtyard in Phase 2 (between Buildings 3 and 4; approximately 26 x 36 m). See Attachment 3 for concept plans; additional detail will come at the Development Permit stage.

Building Massing & Architectural Expression – All four buildings are proposed to be six storeys in height. Different District policy documents anticipate different building heights on the site:

- The Lynn Valley Town Centre Flexible Planning Framework[6] map anticipates up to five storeys.
- OCP Residential Level 5 (the current designation for Draycott Gardens) anticipates 'low-rise' apartments (defined as six or fewer storeys as per the Schedule B Development Permit Guidelines for Multi-Family Housing).
- OCP Residential Level 6 (the current designation for Lynn Valley Mall) anticipates 'mid-rise' apartments (under twelve storeys as per Schedule B).

Building 1, the mixed-use building, creates a six-storey streetwall along Lynn Valley Road, which is a wide street with a right of way of nearly 35m (after dedication from this development). Staff support a minimum streetwall height of 6 storeys in order to promote a sense of pedestrian-scale building enclosure at this wide intersection, where a future BRT terminus is envisioned.

Building 2, located in the northeast corner of the site, would be adjacent to the Petro-Canada gas station to the east and an existing three-storey residential development to the north. The configuration of this corner of the site would change from surface parking and a commercial building (located nearly at the property lines) to landscaping, streamside protection area, and an increased setback (4.0 m) from the property line to the proposed residential building. In this case, six storeys is an appropriate height.

Buildings 3 and 4 face three-storey townhouses and detached homes, across Baird Road and across the north lane. The proposed height of six storeys represents a slightly higher building massing yet overall a contextually fitting transition from surrounding residential development to the Town Centre core. To improve the massing transition, the upper two storeys of the two

View of Building 3 from the north, from across Baird Road



[6] https://docs.dnv.org/documents/lynn-valley-centre-flexible-framework-2013.pdf

buildings facing west towards Baird Road will be stepped back by approximately 1.8 m (6 ft.).

The Lynn Valley design guidelines emphasis contextual fit, exemplary public realm and whenever appropriate, a mountain village building expression. Overall, the proposed uniform building height across the entire development, permeable ground floor to allow pedestrians through the site, high-quality public realm features along Lynn Valley Road frontage, as well as a "modern mountain village" building aesthetic meet the intent of the policies and guidelines.

Lane Purchase and Licence

Subject to Council's approval of this Zoning Bylaw amendment, the District intends to grant to Polygon Development 389 Ltd. and Polygon Development 390 Ltd. a licence to occupy the South Lane in perpetuity and ultimately with the right and obligation to acquire the fee simple title to the South Lane in the future. The licence will stipulate that it is subject at all times to the common law rights of access over the South Lane of the registered owners and occupiers of immediately adjacent properties. The purchase price for the above licence and disposition is approximately $2,024,100. As noted, this licence and disposition is subject to the adoption of a bylaw to rezone the proposed development.

Commercial Space

The existing Lynn Valley Mall includes approximately 2,322 m^2 (25,000 sq. ft.) of commercial space, including neighbourhood services such as restaurants, retail stores, laundromat, personal service uses, educational tutors, and veterinary service.

The proposal includes approximately 2,330 m^2 (25,079 sq. ft.) of commercial space on the first two levels of Building 1.

Ground floor uses focus on retail, food and drink establishments, personal service and animal care services, serving resident and visitor needs. Second floor uses include a broad range of employment spaces, including health care offices, and general offices. See Attachment 2 for the CD162 Zone and list of permitted uses.

The proposal contributes to the goals in the District's Economic Development Strategy[7]:

Action 1.1.1: Encourage more first floor retail in mixed use developments in Town and Village Centres and along commercial corridors.

Action 1.1.2: Introduce second-storey offices in Transit Oriented Areas and along Frequent Transit Corridors.

[7] https://docs.dnv.org/documents/economic-development-strategy-2024-2029.pdf

Residential Uses

The OCP estimates a demand for 10,000 net new homes within the District by 2030. To date, Lynn Valley Town Centre is achieving approximately 46% (1,158 built and approved units) of its estimated demand of 2,500 units by 2030.

With 397 residential units, the proposed development would contribute significantly to the OCP's estimated demand for new housing. Buildings 2, 3 and 4 include 333 strata units. Building 1 includes 64 market rental units on Levels 3-6, including 32 three-bedroom units that are earmarked for eligible tenants from Draycott Gardens.

This section discusses the proposed unit mix and tenant assistance package in detail.

Market Strata Units

Across Buildings 2, 3 and 4, the 333 proposed strata units include 6 studios (2%), 116 one-bedroom units (35%), 187 two-bedroom units (56%) and 24 three-bedroom units (7%). This distribution of unit types is expected to be attractive to seniors, young singles, couples, and families with children, with this range of household types contributing to a healthy, diverse, and vibrant community. Furthermore, the addition of multi-family housing diversifies the housing opportunities in Lynn Valley, creating opportunities for a wider range of people to live in a neighbourhood that celebrates its natural and cultural setting and strong sense of community.

Market Rental Units

The upper four floors of Building 1 are proposed as market rental containing 64 units.

Of the total market rental component, 32 three-bedroom rental replacement units would be offered through first right of refusal to eligible tenants of Draycott Gardens. Rents for the relocated tenants would be set at their current rents (subject to annual increases as per the *Residential Tenancy Act*) and secured through the development covenant.

Should the eligible tenants of Draycott Gardens move out at some future date (or if eligible tenants choose to relocate elsewhere, instead of moving into Building 1; see RTRAP section), the rental replacement units would revert to market rental.

In addition, to the 32 three-bedroom units, Building 1 would contain 20 one-bedroom and 12 two-bedroom units, a unit mix which is generally in alignment with the District's latest Housing Needs Report (considering the high proportion of three-bedroom units).

Should the proposal advance, rental tenure for this building will be secured through a covenant in perpetuity.

Residential Tenant Relocation Assistance Policy[8] *(RTRAP)*

Built in 1972, Draycott Gardens consists of 32 three-bedroom one-bathroom townhouses. At the time of rezoning application, 1 unit was vacant (under repair), and 31 units were leased to tenants eligible for RTRAP. The applicant has communicated with tenants regarding the proposed options:

Option 1: Move into new rental replacement unit in Building 1 at their current rent

- Eligible Draycott Gardens tenants (i.e. tenants renting units at the time of rezoning application in July 2025) are offered first right of refusal to rent a three-bedroom two-bathroom unit in Building 1 at their current rent (subject to annual increases as per the *Residential Tenancy Act*).
- The proposed phasing allows tenants to remain in their current homes until Building 1 is ready for occupancy, avoiding temporary relocation during construction.
- Eligible tenants will receive $1,500 towards moving costs, as per RTRAP for three-bedroom units.

Option 2: Move elsewhere with relocation assistance and financial compensation

- Eligible tenants who choose *not* to move into the new building may relocate elsewhere with the assistance of a tenant relocation coordinator and financial compensation as per RTRAP.
- Financial compensation includes the same $1,500 towards moving costs, as well as four months' rent and a residency bonus based on length of tenancy ($35 / month).
- For eligible tenants who choose to move *prior to* rezoning adoption, compensation would be paid if and when the rezoning is adopted.
- For eligible tenants who move *after* rezoning adoption, compensation would be paid immediately at move-out

Median rent for three-bedroom units in the District is $2,551, according to the 2025 CMHC Rental Market Report. At the time of rezoning application:

- Half of the Draycott Gardens units were rented below DNV median (tenancies starting 2013 and earlier); and
- Half were rented above $2,600 per month (tenancies starting 2018 and later).

The proposed tenant assistance package would represent a significant financial offering by the applicant, with the total depending on tenants' choices (e.g. Option 1 versus Option 2, and how long tenants stay in the new building) and future market rents (current market rents are approximately $4,327 for three-bedroom units constructed after 2000, according to CMHC Housing Market Information Portal).

[8] https://app.dnv.org/OpenDocument/Default.aspx?docNum=4809430

If Council schedules a Public Hearing for this proposal, full documentation (including the proposed tenant relocation plan and communication with tenants) will be provided in the Public Hearing binder. If the rezoning is approved, RTRAP benefits will be secured in the development covenant.

Applicable Development Permits

The site is in the following Development Permit (DP) Areas:

- Streamside Protection;
- Energy and Water Conservation and Green House Gas Emission Reduction;
- Form and Character of Commercial and Mixed-Use Buildings; and
- Form and Character of Multi-Family Housing;

A detailed review of DP issues, outlining the project's compliance with the applicable DP guidelines will be provided for Council's consideration should the application proceed through the OCP amendment and rezoning process.

Streamside Protection

The building (including parkade, balconies and roof overhangs) cannot encroach into the Streamside Protection and Enhancement Area (SPEA). In addition, this area of approximately 109.34 m² (1177.0 sq. ft.) would be restored and replanted, and rezoned to Natural Parkland (NPL).

Energy and Water Conservation and Greenhouse Gas Emission Reduction / Community Energy and Emissions Plan (CEEP) / Climate Ready Rezoning Policy

As designed, the proposal is consistent with the OCP Guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reduction. In addition, the applicant has considered the District's Community Energy and Emissions Plan (CEEP) and Council's declaration of a Climate Emergency. As part of the Climate Ready Rezoning Policy, a preliminary embodied emissions report was provided with the rezoning application, and the applicant provided a commitment letter to ensure features such as mechanical and passive cooling are included at the building permit stage.

Form and Character

The proposal is in keeping with the OCP Design Guidelines for Commercial and Mixed-Use Buildings and Design Guidelines for Multi-Family Housing. A detailed review of DP issues, outlining the project's compliance with the applicable DP guidelines will be provided for Council's consideration should the application proceed through the OCP amendment and rezoning process. At this stage, the primary issue is to secure the right of way for the Town Centre pedestrian path outlined in the Lynn Valley Town Centre Public Realm and Design Guidelines.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on September 11, 2025. The Panel had a good discussion about the overall design concept but would like to see the project return at DP stage to further resolve the site plan and generally progress the design.

The applicant has responded to the high-level comments by revising the site design to further delineate the public versus semi-private realm and improve the functionality of parking and loading services. At the Development Permit stage, the refined proposal will be brought back to the Panel.

Accessibility

The proposal fulfils the Accessible Design Policy for Multifamily Housing[9] as 100% of the residential units will meet the 'Basic Accessible Design' criteria, and 5% of units will meet the 'Enhanced Accessible Design' criteria. The accessible design features will be secured as part of the development permit.

Parking and Transportation

Bicycle Parking

Application of the District's Bicycle Parking and End-of-Trip Facilities Policy[10] results in the following bicycle parking requirements, which are reflected in the current proposal:

- 732 – "Class 1" long-term bicycle storage spaces (including 723 for residents and 9 for commercial uses); and
- 51 – "Class 2" bicycle parking spaces for short-term uses.

In accordance with the policy, all "Class 1" long-term bicycle storage will include access to Level 1 electric bicycle charging. In addition, two bicycle repair rooms (one per phase) are proposed in the underground parkade.

Vehicle Parking

All long-term parking is proposed in a two-level underground parkade accessed. Limited surface parking will be provided along the driveway for short-term pick-up and drop-off.

Using the District's Alternative Vehicle Parking Rates (AVPR) Policy[11], a total of 481 parking stalls are proposed (see table below). AVPR includes base parking rates based on unit mix, with opportunities for parking reductions based on location if the proposal includes Transportation Demand Management (TDM) features. The proposed TDM

[9] https://app.dnv.org/OpenDocument/Default.aspx?docNum=3422962
[10] https://docs.dnv.org/documents/bike-parking-policy.pdf
[11] https://docs.dnv.org/documents/alternative-vehicle-parking-rates.pdf

features include enhanced bicycle parking, bicycle maintenance facilities, walking improvements, transit stop improvements, multi-modal wayfinding information, and shared parking between commercial and residential visitor parking.

Table 2: Vehicle Parking		
Phase 1	Resident Parking for Buildings 1 and 2 (market rental and strata)	120 stalls
	Visitor Parking	12 stalls
	Commercial (2,330 m^2)	52 stalls
Phase 2	Resident Parking for Buildings 3 and 4 (strata)	270 stalls
	Visitor Parking	27 stalls

Accessible (universal) parking stalls will comply with the District's Accessible Design Policy for Multi-Family Housing[12] (4.5% of all parking stalls) and the Zoning Bylaw.

Electric vehicle charging will comply with the District's EV Charging Requirements for New Construction[13]:

- 100% of residential parking spaces will be capable of "Level 2" charging.
- 35% of commercial or residential visitor parking spaces will be capable of Level 2 charging with load sharing, plus an additional 10% with dedicated circuits.

A Transportation Impact Assessment prepared by Bunt & Associates supports the proposed parking rates. Staff are supportive of the proposed parking as the site is well-served by transit, within walking distance of numerous amenities and commercial services, and the long-term vision for the Lynn Valley Town Centre includes numerous transportation improvements for pedestrians and cyclists, including improved transit.

Frontage & Off-site Improvements

The proposed application includes significant dedications, infrastructure upgrades and public realm improvements. Some public amenities are also provided on-site. Details of the technical specifications will be determined through ongoing review and subsequent phases of permitting and secured through the *Engineering Servicing Agreement* (ESA).

The Lynn Valley Flexible Planning Framework (2013) shows a conceptual road extension from the South Lane to Lynn Valley Road. Staff have re-assessed that conceptual alignment and based on modern standards and a more thorough safety review, would no longer recommend that new road connection due to its proximity to the

[12] https://www.dnv.org/community-environment/accessibility
[13] https://docs.dnv.org/documents/ev-requirements.pdf

intersection of Lynn Valley Road and Mountain Highway, and to avoid conflicts with existing and potential future transit infrastructure.

Upgrades to Local Street Network:

To mitigate negative impacts to traffic circulation, a series of upgrades to the local street network are under review. Upgrades will be negotiated by the Municipal Engineer in consultation with the District's Transportation department, and will be secured through the development covenant and ESA. To be confirmed after additional technical review, potential upgrades may include:

- Signalization of the existing four-way stop at Fromme Road & East 29th Street;
- Improved signal programming at Lynn Valley Road & Fromme Road and Lynn Valley Road & Mall Access; and
- Rationalization of the existing left turn from Lynn Valley Road to Ross Road.

Street Improvements:

Both Lynn Valley Road and Baird Road will undergo typical street improvements, including street tree plantings, streetlight upgrades, including pedestrian lighting, curb and gutter, and paving improvements. Dedications include:

- 8.5 m right of way and dedication along Lynn Valley Road to accommodate future transit upgrades, as well as sidewalk improvements and a bike lane; and
- 0.25 m dedication along the Baird Road frontage, including sidewalk, street trees, curb and gutter.

Infrastructure Upgrades:

Infrastructure upgrades will be negotiated by the Municipal Engineer and confirmed after additional technical review. Anticipated upgrades include approximately 400 m of sanitary, storm, and water mains along Baird Road, Lynn Valley Road and Mountain Highway. Such upgrades will be secured through the development covenant and ESA.

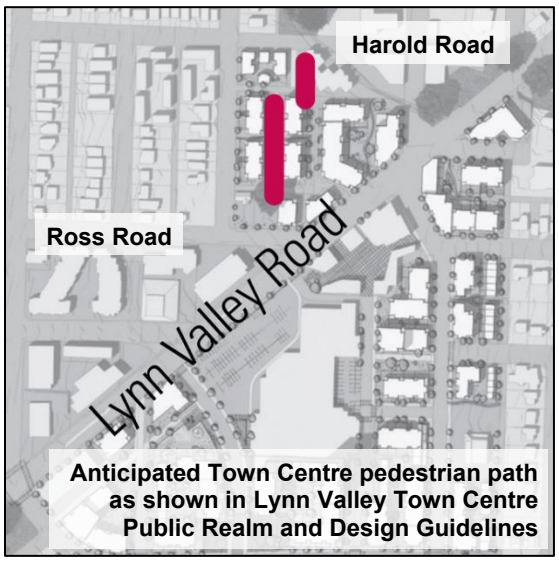
Improvements to Pedestrian Routes:

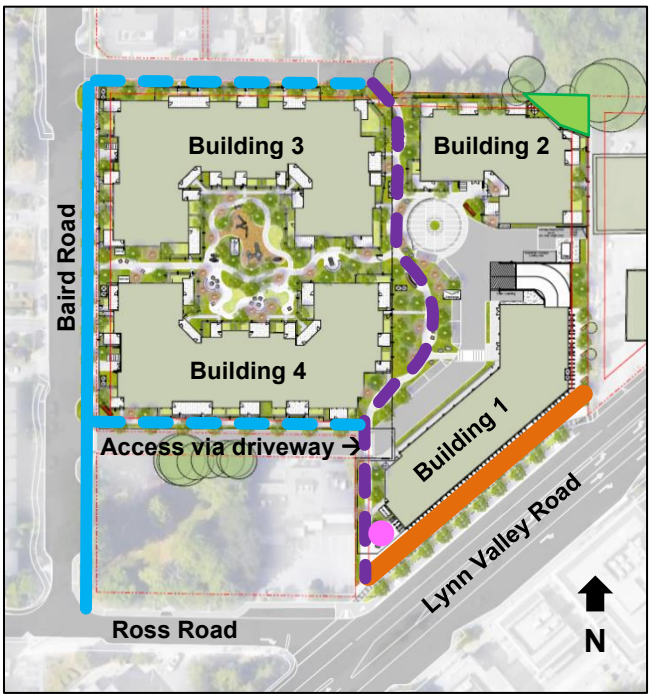
The proposal includes significant improvements to the pedestrian network in this walkable neighbourhood (see diagrams below).

- Sidewalk, street trees and furniture along Lynn Valley Road, including canopies for rain protection along the commercial CRUs (shown in orange).
- Sidewalks and street trees along Baird Road (a busy pedestrian route for Argyle Secondary students), with the new sidewalk extending south past the subject site to a crosswalk at Ross Road (shown in solid blue).
- Sidewalks along both North and South Lanes (shown in dashed blue) to provide pedestrian routes separate from vehicular traffic.

- The Town Centre pedestrian path running through the site (shown in dashed purple), as envisioned in the Lynn Valley Town Centre Public Realm and Design Guidelines. The path is proposed to run from the south tip of the site (near the crosswalks across Ross Road and at the Mall Access) to the North Lane, where it would join a new sidewalk.

Most critical at rezoning, the right of way for the Town Centre pedestrian path will be secured to improving walkability and pedestrian circulation within Lynn Valley Town Centre. At the time of the report writing, this issue is being finalized; details will be brought forward to the Public Hearing if Council chooses to move forward.





Additional Improvements:

- Bike lane along Lynn Valley Road;
- Rehabilitation of the streamside protection area (shown with green triangle in diagram above); and
- Plaza and public art (location shown with pink circle in diagram above) (see ACC section).

The estimated total value of off-site works (engineering and landscaping) is approximately $5 M. 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.

AMENIETY COST CHARGES (ACCs)

This application is subject to the Amenity Cost Charges Bylaw[14], adopted by Council on February 24, 2025. Based on current ACC rates, it is anticipated that this project will contribute approximately $10.4 M in ACCs. This contribution will contribute to the wide range of community services necessary to support population growth in and around Lynn Valley. ACCs are calculated as of the date of a complete Building Permit submission and must be paid prior to Building Permit issuance.

Further, given the high-profile location of this development within the Lynn Valley Town Centre, staff recommend a significant investment towards public art, to be allocated from the total ACC contribution. The applicant has committed to deliver the public art in accordance with the District's Developer Public Art Program[15], which includes the review of a Public Art Plan by the North Vancouver Public Art Committee during the Development Permit process.

FINANCIAL IMPLICATIONS

In addition to significant road dedication, particularly along Lynn Valley Road to accommodate future rapid bus service, and a significant tenant relocation financial package, the proposal will contribute financially to the community in the following ways:

- South Lane Licence and disposition – approximately $2 M;
- Off-site works – estimated at approximately $5 M;
- ACCs – approximately $10.4 M; and
- DCCs – payable to the District, Metro Vancouver and Translink, as per applicable rates at Building Permit (approximately $13.5 M based on current rates)

The Growth Management section of the 2025-2029 Financial Plan[16] (pg. 24) and 2026-2030 Financial Plan[17] (pg. 32) is referenced for Council's consideration. Furthermore, the Metro Vancouver Solid Waste and Resource Management Plan[18] is also referenced here for Council's consideration.

CONCURRENCE

The project has been reviewed by staff from Building, Community Planning, Engineering, Environment, Finance, Fire, Legal, Parks, Public Art, Real Estate, Transportation, Urban Design.

[14] https://docs.dnv.org/documents/bylaw-8705.pdf
[15] https://app.dnv.org/OpenDocument/Default.aspx?docNum=2611349
[16] https://docs.dnv.org/documents/approved-financial-plan-2025.pdf
[17] https://www.dnv.org/government-administration/2026-2030-financial-plan-budget
[18] https://metrovancouver.org/services/solid-waste/solid-waste-management-plan

School District 44

School District 44 (SD44) was provided a copy of the application, and did not express any concerns. SD44 advised that they reviewed school capacity issues as part of their work on the District's OCP and their Long Range Facility Plan.

First Nations

The Squamish Nation and the Tsleil-Waututh Nation were provided a copy of the application. No comments were received from the Tsleil-Waututh Nation. The Squamish Nation provided comments regarding the Skwxwú7mesh Úxwumixw Climate Legacy Strategy (e.g. energy efficiency, walkable communities, EV charging) Salmon Safe standards, culturally significant vegetation, green infrastructure, Squamish culture, and business opportunities in the commercial spaces. The applicant has responded, outlining the building's energy efficiency; rehabilitation of Hastings Creek streamside area; stormwater management to protect creeks from runoff; and vegetation choice in landscaped areas.

Ministry of Transportation and Infrastructure (MOTI)

The site is located outside of MOTI's referral area (i.e. it is not located within 800m of a controlled access intersection) so approval from MOTI is not required for the proposed bylaws; however, the Provincial Ministry of Transportation and Infrastructure was consulted during the development of the District's OCP.

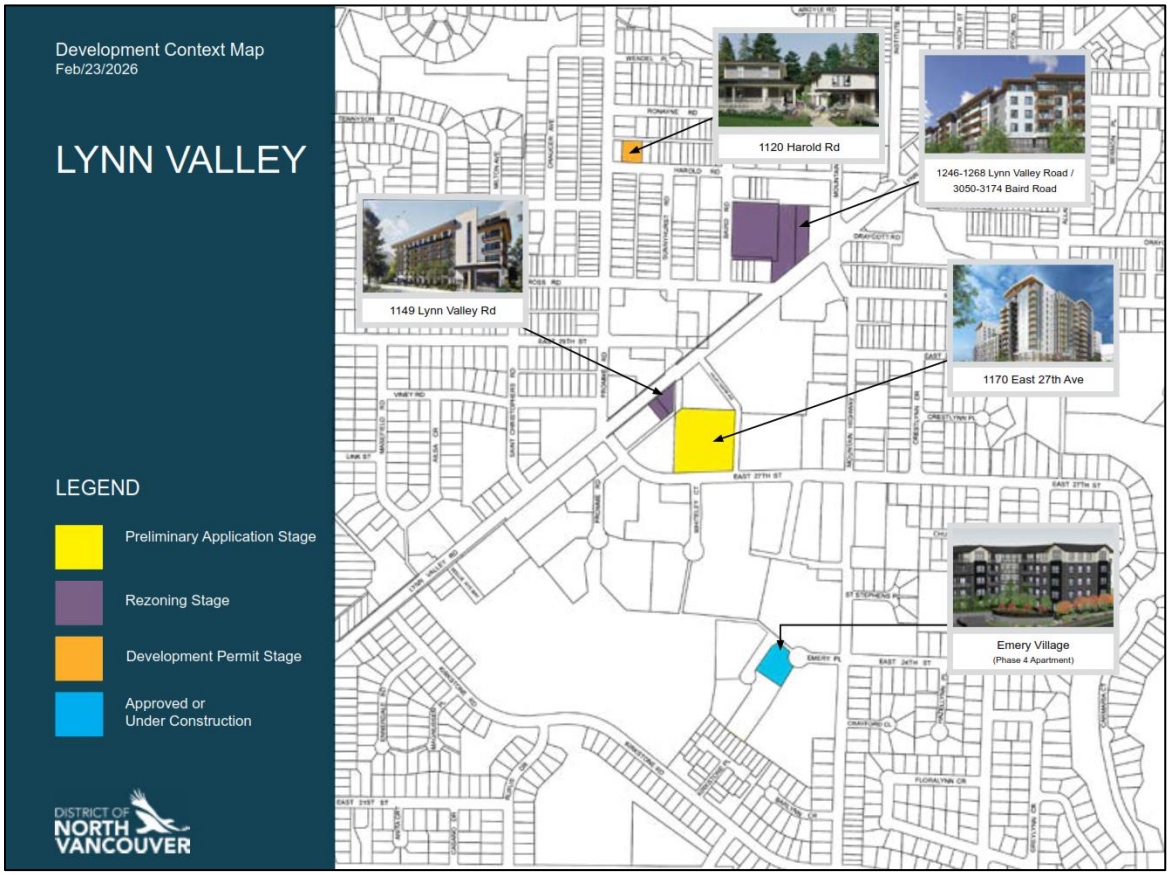
Construction Traffic Management Plan

The subject site is shown in relation to other approved and potential development projects in the context map below. To reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP) as a condition of a Development Permit. The CTMP must be approved by the District prior to Building Permit issuance.

The CTMP must outline how the applicant will minimize construction impacts on pedestrian and vehicle movement along Lynn Valley Road, Ross Road, Baird Road and surrounding roadways. Road closures will only be approved for the roadworks and service main upgrades. Specifically, the CTMP must:

- Provide safe passage for pedestrians, cyclists, and vehicle traffic;
- Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
- Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
- Provide a point of contact for all calls and concerns;
- Provide a sequence and schedule of construction activities;
- Identify methods of sharing construction schedule with other projects in the area;

- Ascertain a location for truck marshalling;
- Address silt/dust control and cleaning up from adjacent streets;
- Provide a plan for litter clean-up and street sweeping adjacent to site; and
- Include a communication plan to notify surrounding businesses and residents.



PUBLIC INPUT

The applicant held an in-person Public Information Meeting on October 8, 2025, and a virtual PIM from October 6 to 20, 2025. Attachment 4 contains a summary of public engagement. Notices were mailed to neighbours in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. Two signs on Baird Road and a bi-directional sign on Lynn Valley Road were placed to notify passersby of the meeting, and three advertisements were placed in the North Shore News.

Approximately 60 members of the public attended the in-person meeting; 311 visitors attended the virtual PIM landing page; and 209 people viewed the applicant's video presentation.

The majority of public comments express qualified support for new housing and commercial revitalization but raise concerns about traffic, existing parking issues,

pedestrian safety (specifically Argyle Secondary students), and building height (compared to adjacent townhomes and detached houses).

Response to Public Input

- To mitigate traffic impacts from the proposed development, the applicant is required to provide upgrades to the nearby street network (see Frontage & Off-Site Improvements section). Such upgrades will be secured in the development covenant.
- While some members of the public suggested access to the proposed development should be off Lynn Valley Road, staff advise that such access is not currently supported on this arterial route.
- To provide a safe walking route for Argyle Secondary students, the proposal includes a 2 m sidewalk along Baird Road, which will extend past the development site and along 1202 Ross Road to a crosswalk across Ross Road.
- To reduce the visual impact of the buildings compared to the existing three-storey townhomes and detached homes on Baird Road, the applicant proposes a step-back of the upper two floors of Buildings 3 and 4 along Baird Road, as well as architectural treatments (e.g. colour, materials).

IMPLEMENTATION

Implementation requires Council's consideration of:

- Bylaw 8779 (Attachment 1) to amend the Official Community Plan for the site, including new designations and applicable Development Permit Areas; and
- Bylaw 8780 (Attachment 2) to rezone the subject site to a new Comprehensive Development Zone 162 (CD162).

Prior to adoption, a development covenant will be used to secure items such as the details of the RTRAP proposal, off-site servicing, upgrades to the street network, and airspace parcel subdivision requirements.

This report focuses on aspects of development relevant to the rezoning stage. Should the OCP amendment and rezoning be approved, issues related to the Development Permit will be brought forward for Council consideration at a later date.

Beyond the development covenant, as part of the Development Permit, Building Permit and Occupancy Permit, additional legal documents will include:

- Subdivision plan showing road dedications;
- Statutory rights of way to secure public access to sidewalks and the Town Centre pedestrian path;
- Licence and easements to secure access for the public and adjacent properties to the South Lane;
- Stormwater management covenant;

- Public art covenant;
- Transportation demand management measures;
- Covenant to secure Building 1 as rental tenure (no stratification permitted); and
- Covenant to specify that any "unsold" parking spaces be transferred to strata corporation.

CONCLUSION

This is a significant application for a key site in the Lynn Valley Town Centre.

Staff have reviewed the application against applicable policies and regulations, and found that overall, the proposal is in alignment with District objectives and priorities.

The application represents a respectful infill development fitting into its existing context and will contribute to the evolution of the Lynn Valley Town Centre. It replaces the existing neighbourhood-servicing commercial space on site and pledges a significant assistance package for existing residents at Draycott Gardens.

The proposed 397 homes will provide a range of housing tenures and unit types suitable for young families, down-sizing seniors, and other households who enjoy close access to the local mountains and the other amenities of this walkable Town Centre.

Further, build-out of this site will bring significant public realm and infrastructure upgrades for this key intersection in the Town Centre, including key pedestrian routes, active commercial spaces and public gathering places along Lynn Valley Road.

Staff recommend that the OCP Amendment Bylaw and Rezoning Bylaw be given First Reading, and that both bylaws are referred to a Public Hearing.

OPTIONS

The following options are available for Council's consideration:

1. Give Bylaws 8779 and 8780 First Reading and refer Bylaws 8779 and 8780 to a Public Hearing (staff recommendation);

2. Refer the project back to staff; or

3. Abandon the bylaws at First Reading.

Respectfully submitted,



Mackenzie Stonehocker

Development Planner

ATTACHMENTS

1. Bylaw 8779 – OCP Amendment
2. Bylaw 8780 – Rezoning
3. Architectural and Landscape Concept Plans
4. Summary of Public Engagement

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	____		

The Corporation of the District of North Vancouver

Bylaw 8779

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 8779, 2026 (Amendment 62)".

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 5: Low Density Apartment" (RES5) to "Residential Level 6: Medium Density Apartment" (RES6), and by changing the land use designation from "Residential Level 6: Medium Density Apartment" (RES6) to "Commercial Residential Mixed Use Level 2" (CRMU2) for the lands shown on Schedule A of this bylaw;

   b) 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 by a majority of all Council members.

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

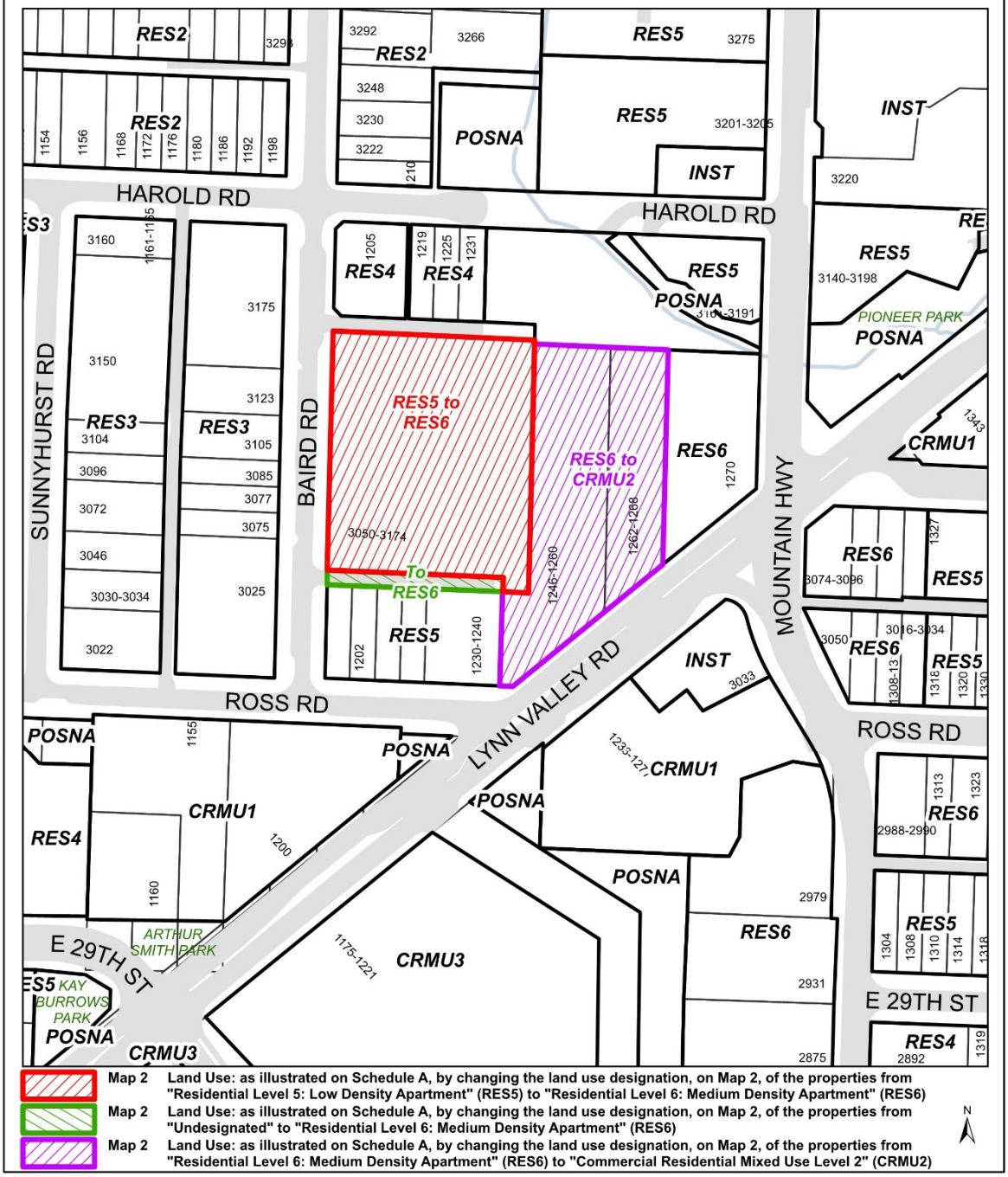
ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

Schedule A to Bylaw 8779

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)



Schedule B to Bylaw 8779

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)



Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, 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 8780

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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 Rezoning Bylaw 1463 (Bylaw 8780)”.

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

    a) Part 2A, Definitions is amended by adding CD162 to the list of zones that Part 2A applies to.

    b) Part 2A, Definitions is amended by adding the following definition:

    “Instructional services” means a commercial establishment providing specialized instruction, training, or certification in specific skills, trades, or subjects. This includes, but is not limited to, professional development, language schools, driver training, and supplemental tutoring or examination preparation. These services are typically provided on a per-course or hourly basis and are distinct from a general curriculum school. This use does not include Fitness Centre, Child Care Facility, School or University.

    c) Section 301 (2) by inserting the following zoning designation:

    “Comprehensive Development Zone 162 CD162”

    d) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule A:

    “4B 162 Comprehensive Development Zone 162 CD162

    The CD162 Zone is applied to:

I. Lot 3 Block 3 District Lot 2023 Plan 14333 (007-865-473);
II. Lot 2 Block 3 District Lot 2023 Plan 13905 (007-993-994);
III. Lot B Block 3 District Lot 2023 Plan 14474 (007-800-614); and
IV. The parcel south of Lot B

all as indicated in Schedule A of this bylaw.

4B 162 - 1 Intent:

The intent of the CD162 Zone is to permit a mixed-use development including residential and commercial uses.

4B 162 - 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD162 Zone:

a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 162-3 Conditions of use, are met:

Animal care services, including *pet care establishments* and *veterinarian*
Business/office support services
Child care facility
Fitness centre (indoor fitness and sport)
Health service purposes (health care services)
Instructional services
Office use
Personal service
Professional office use
Residential
Restaurant use, including *neighbourhood public house with on-site brewing, retail food services,* and *take-out restaurant*
Retail use, including *liquor store*
Service use

4B 162 - 3 Conditions of Use:

a) **All conditional uses**: All uses of land, buildings and structures are only permitted when the following conditions of use are met:

i.) All aspects of the use are completely contained within an enclosed building except for:

1. Parking and loading areas;
2. Outdoor customer service areas;
3. The display of goods, limited to 5 m^2 per commercial unit;
4. Outdoor amenity areas (plazas, roof decks, play areas, and private or semi-private outdoor space); and
5. Plazas and park areas.

b) **Animal care services**: Animal care services are only permitted when the following conditions are met:

i.) Any animal care service must have an outside public entrance, and all noise associated with the keeping of and caring for animals must be contained within the premises.

c) **Restaurant**: Restaurant use is only permitted when the following conditions are met:

i.) Any Outdoor Customer Service Area must be operationally and physically tied to the principal use premises which it serves; and
ii.) The size of an Outdoor Customer Service Area shall not exceed 50% of the total gross floor area of the principal use to which the Outdoor Customer Service Area is accessory, or 50% of the number of seats permitted for the principal use to which the Outdoor Customer Service Area is accessory, whichever is the lesser.

d) **Residential**: Residential uses are only permitted when the following conditions are met:

i.) Each *residential* dwelling unit has access to private or semi-private outdoor space;
ii.) Each *residential* dwelling unit has access to a designated storage or bicycle storage space; and
iii.) Balcony, patio and deck enclosures are not permitted.

4B 162 - 4 Accessory Uses:

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

b) *Home occupations* in *residential* units are permitted.

c) *Outdoor customer service areas* are permitted.

4B 162 - 5 Density:

a) The maximum permitted density is 36,083 m^2 (388,391 sq. ft.).

b) For the purpose of calculating *gross floor area* the following are exempted:

i.) Indoor common amenity areas accessory to a residential use, up to a maximum of 557.4 m^2 (6,000 sq. ft.), as identified in Figure 1;
ii.) Parking, storage, mechanical, 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;
iii.) Rooftop mechanical and electrical areas to a maximum of 100 m^2 (1,076 sq. ft.) per Building, as identified in Figure 1;
iv.) Underground parking access ramps and covered trellis areas, if applicable; and
v.) The floor area of unenclosed balconies, roof overhangs and private rooftop terraces.

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 162 - 6 Setbacks:

a) Buildings shall be set back from the property lines to the closest building face as established by development permit and in accordance with Figure 1 and Table 1:

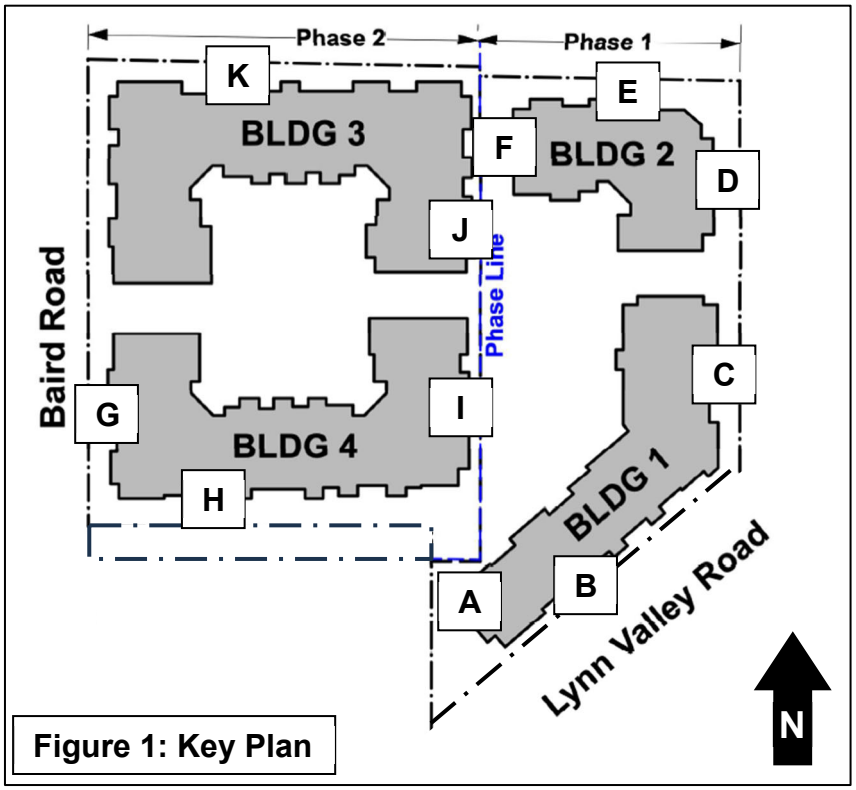


Figure 1: Key Plan

Table 1. Setbacks			
Phase	**Identifier (Figure 1)**	**Building # – Building side**	**Minimum Required Setback**
1	A	Building 1 – west	7.5 m (24.6 feet)
	B	Building 1 – south	1.5 m (5.0 feet)
	C	Building 1 – east	4.5 m (14.8 feet)
	D	Building 2 – east	4.5 m (14.8 feet)
	E	Building 2 – north	4.0 m (13.1 feet)
	F	Building 2 – west	4.5 m (14.8 feet)
2	G	Building 3 and 4 – west	4.5 m (14.8 feet)
	H	Building 4 – south	4.5 m (14.8 feet)
	I	Building 4 – east	1.8 m (6.0 feet)
	J	Building 3 – east	4.0 m (13.1 feet)
	K	Building 3 – north	4.5 m (14.8 feet)

a) Underground parking structures are excluded from the setback requirement.

b) Decks, patios, balconies, 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 162 - 7 Height

a) The maximum permitted height for any building in the CD162 Zone is as follows:

Table 2. Building Height		
Building # (see Figure 1)	**Maximum Height** Measured from Level 1	**Maximum Storeys** (above parkade)
Building 1	24.0 m	6 storeys
Building 2	21.0 m	6 storeys
Building 3	21.0 m	6 storeys
Building 4	21.0 m	6 storeys

b) The following height exemptions shall apply to the CD162 Zone;

i.) Rooftop stair enclosures, elevator penthouses, 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 162 - 8 Building Coverage:

a) Building Coverage: The maximum building coverage is 40%.

4B 162 - 9 Building Regulations – Location of Uses:

a) Within Buildings 1, 2, 3 and 4 (as labelled in Figure 1), uses are permitted in the following locations, as per Tables 3 and 4:

Table 3: Location of land uses permitted in Building 1			
Permitted land uses	**Permitted locations**		
	Ground floor	**Second floor**	**Third floor and above**
Animal care services	Yes	Yes	No
Business / office support services	No	Yes	No
Child care facility	No	Yes	No
Fitness centre	No	Yes	No
Health service purposes	No	Yes	No
Instructional services	No	Yes	No
Office use *Professional office use*	No	Yes	No
Personal service	Yes	Yes	No
Residential dwelling units	No	No	Yes
Restaurant use	Yes	Yes	No
Retail use	Yes	Yes	No
Service use	No	Yes	No

Table 4: Location of land uses permitted in Buildings 2, 3, 4		
Permitted land uses	**Permitted locations**	
	Ground floor	**Second floor and above**
Child care facility	Yes	No
Residential dwelling units	Yes	Yes

4B 162 – 10 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 162 - 11 Parking, Loading and Servicing Regulations

a) Vehicle parking is required as per Table 5:

Table 5. Vehicle Parking Requirements	
Land Use and Type of Parking	**Minimum Parking Requirements**
Vehicle Parking	
Residential Vehicle Parking Strata dwelling units Rental dwelling units	*(Rates do not include visitor parking)* 1 space / strata dwelling unit 0.89 spaces / rental dwelling unit
Residential Visitor Vehicle Parking Per dwelling unit	 0.10 spaces / dwelling unit
Commercial Parking	1 / 45 m^2 gross floor area
Accessible Parking	4.5% of all required parking spaces

b) Commercial parking is based on a blended rate for all commercial uses.

c) Commercial parking and residential visitor parking shall be shared.

d) Bicycle parking is required as per Table 6:

Table 6. Bicycle Parking Requirements	
Class 1 – Long Term	732 spaces, of which 9 must be for commercial purposes
Class 2 – Short Term	51 spaces

iii.) Except as specifically provided in this Section 4B 162-11, Parking shall be provided in accordance with Part 10 of this Bylaw."

(End of CD162 Zone)

e) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the lots from Multi-Family Residential Zone 3 (RM3) and General Commercial (C2) to Natural Parkland (NPL) and Comprehensive Development Zone CD162.

f) The Siting Area Map section of the Zoning Bylaw is amended by deleting Plan Section Page R/11 and Plan Section Page C/18.

Severability

3. 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

READ a second time

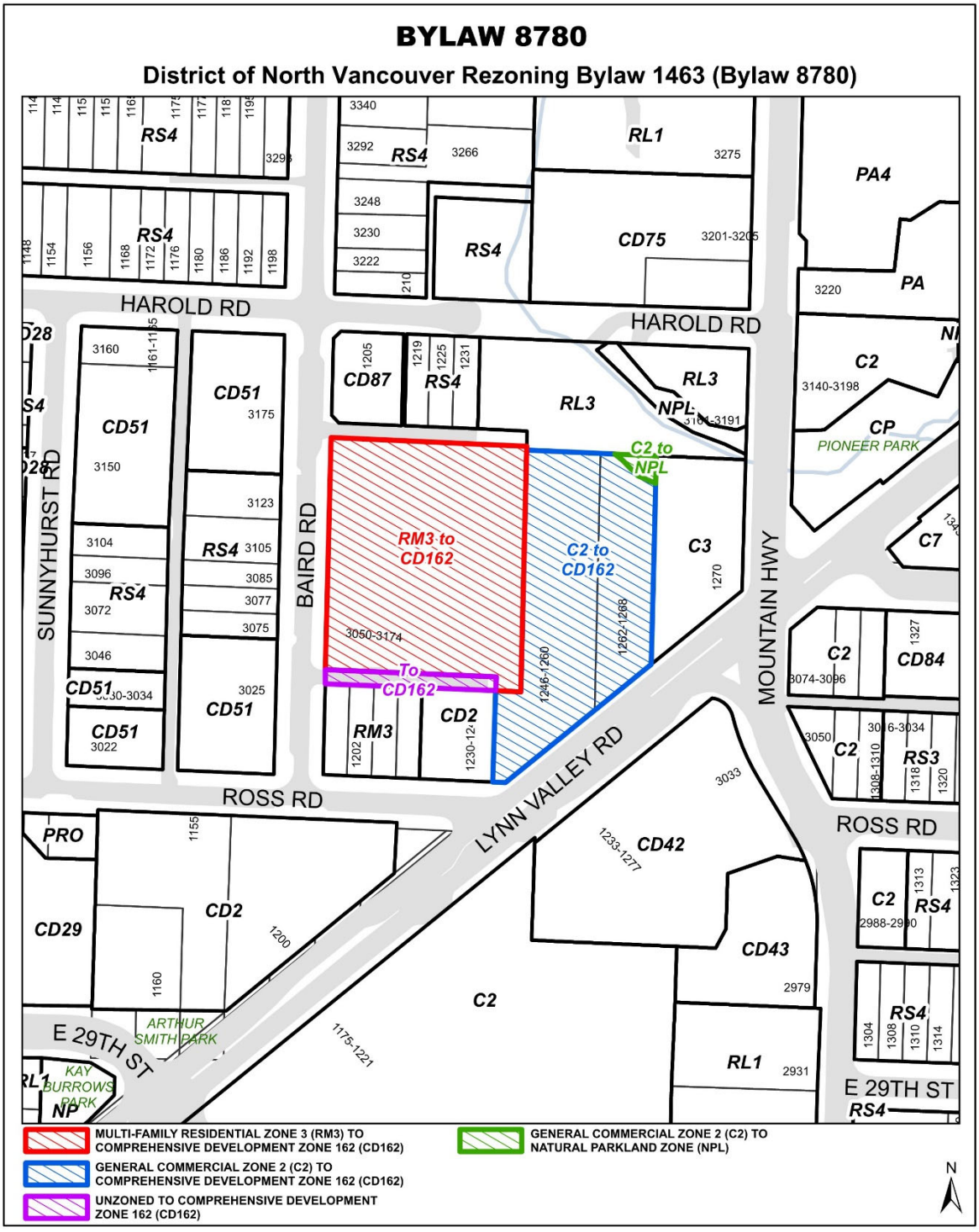
READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8780



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Building 3 Entry from northwest along Baird Road

Lynn Valley Mall - Multi-Residential Development

POLYGON

NSDA ARCHITECTS

connect LANDSCAPE ARCHITECTURE

3050-3174 Baird Road,1246-1268 Lynn Valley Road
District of North Vancouver BC
Rezoning Application
March 2, 2026

PROJECT OVERVIEW

The Lynn Valley Mall Multi-Residential Development provides 397 homes across four six-storey buildings of diverse types including 333 strata condominiums and 64 rental residences including 32 dedicated three-bedroom rental replacement units to maintain the existing Draycott Gardens stock. Homes range from studio to three bedrooms, addressing a wide spectrum of housing needs including renters, first-time buyers, and growing families. At-grade commercial space is integrated within the program providing an active Lynn Vally Road streetscape and supporting an economically thriving community.

01 Project Phasing

A two-phase strategy ensures efficient delivery and tenant stability. Phase 1 provides 63 residential strata units while prioritizing rental opportunities, tenant relocation and commercial development, emphasizing inclusive multi-use community-building. Phase 2 focuses on providing 270 additional strata residential homes, amenities and semi-public green space to the Town Center.

02 Commercial Space

The project provides 2,331 m^2 of commercial floor area, including 1,071 m^2 of active, street-frontage and 1,260 m^2 of upper-storey commercial space. These components support job creation, reinforce the Town Centre commercial node, and contribute to the economic health of the District through trade and sustained local employment opportunities.

03 Public Realm and Open Space

The proposal enhances the public experience with an ample public realm interface, layered landscaping, and a generously sized semi-public courtyard at the site's core. These improvements transform underused surface parking space into active, green amenities, and accessible semi-public spaces that promote outdoor living and community interaction.

04 Site Access

Vehicle access is efficiently handled through the existing laneway off Baird Road, reducing pressure on arterial routes. A Town Centre Pedestrian Path running N-S through the sites significantly improves site permeability, offering convenient connections to surrounding streets and adjacent amenities.

05 Architectural Character

Inspired by contemporary interpretations of a mountain village, the design balances a modern aesthetic with West Coast materials. Articulated, rhythmic massing, generous balconies, and a mix of wood-textured finishes, durable metal accents, and stone detailing promote visual variety and contribute to a distinct and welcoming streetscape.

06 Policy Alignment

The application directly supports the District's evolving Official Community Plan by focusing new density within the Lynn Valley Town Centre. The 2.5 FSR aligns with t OCP targets and supports climate-forward objectives through proximity to transit, bicycle lanes, and mixed-use functionality.

07 Zoning Compatibility

The rezoning to CD reflects the intent of existing zoning designations (C2 and RM3) and emerging OCP land use categories (RES5, RES6, CRMU2). The proposal fits harmoniously within the built form and intended land use patterns of the Lynn Valley Town Centre.

08 Built Form, Setbacks, and Neighbourhood Integration

Each building is six storeys—consistent with adjacent Town Centre developments—and oriented to maintain a high-quality public interface. A 4.5 m typical building setback at the property line and 7.0 m road dedication on Lynn Valley Road create a broad, planted edge that integrates active frontages and improves walkability, mitigated by landscaping and buffers.

3D RENDERING



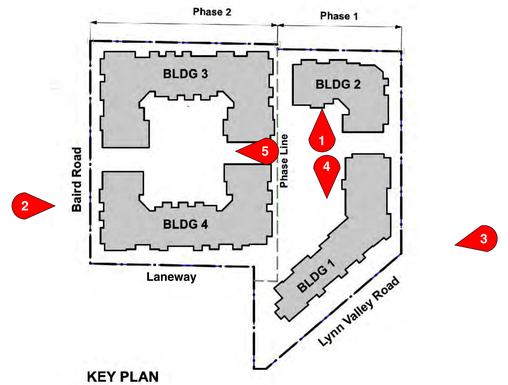
Building 4 Entry on Baird Road



1. Building 2 Entry from south



2. Building 4 Entry from west





3. Building 1 frontage along Lynn Valley Rd.



4. Building 1 from north along vehicular accessway



5. Buildings 3 & 4 from east across courtyard

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

NSDA
ARCHITECTS

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www.nsda.bc.ca

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Rendered Views

Project Number
23018

Scale

Sheet Number
A-008



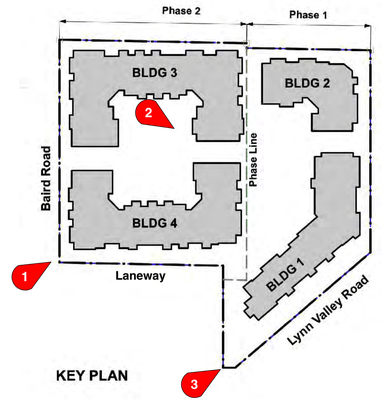
1. **Building 4 from southwest at Laneway**



2. **Building 4 from northwest across courtyard**



3. **Building 1 looking southeast along Lynn Valley Road**



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

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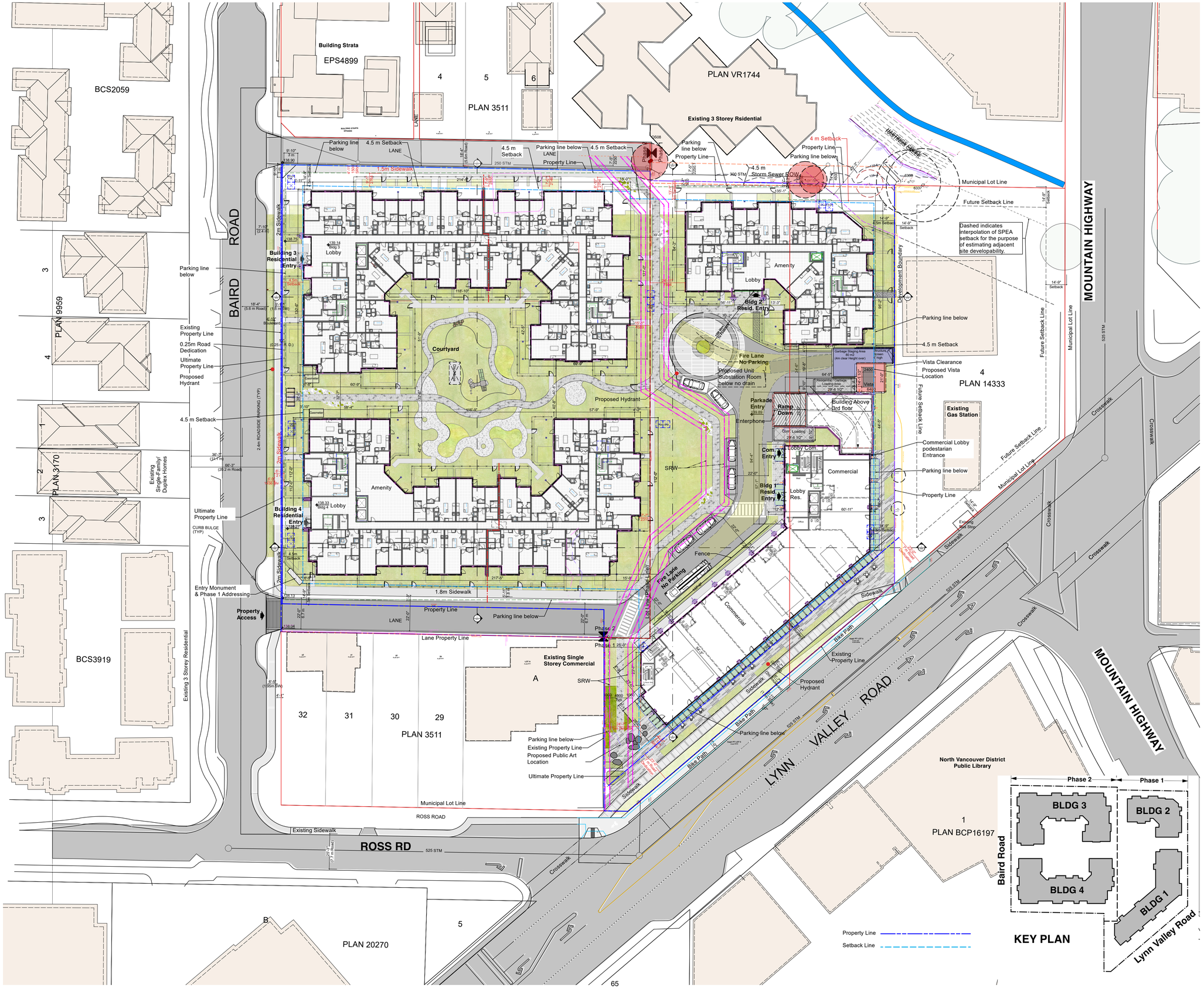
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Rendered Views

Project Number
23018

Scale

Sheet Number
A-009



POLYGON

Date	Issue / Revisions
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NSDA ARCHITECTS

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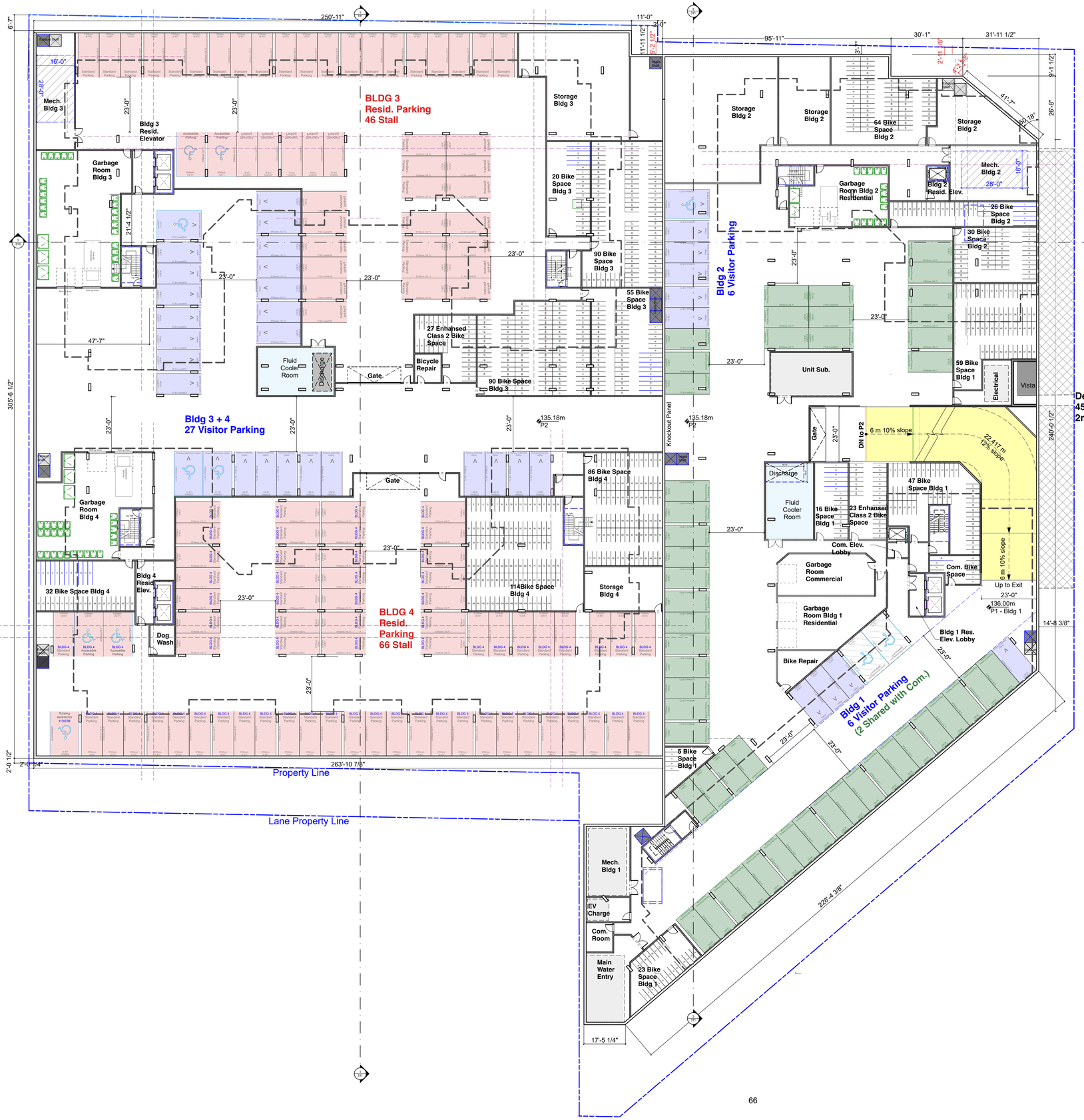
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Site Plan

Project Number
23018

Scale
1"=30'

Sheet Number
A-100



P1 Phase 1:
74 parking stalls total provided

including 12 visitor parking stalls (2 shared)

BLDG 1 :
52 Commercial Parking stalls

118 Bike Spaces (5%=6 longer spaces)
9 Commercial Bike Spaces (1 longer spaces)

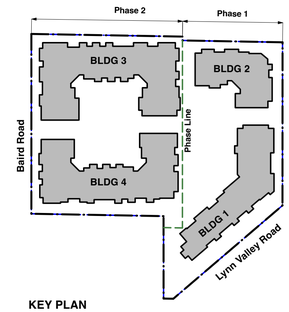
BLDG 2 :
120 Market Residential Bike Spaces
(5%=6 longer spaces)

P1 Phase 2:
139 Parking stalls total provided

including 27 visitor parking stalls

BLDG 3 :
46 Residential parking stalls
255 Bike Spaces (5%=13 longer spaces)

BLDG 4 :
66 Residential parking stalls
232 Bike Spaces (5%=12 longer spaces)



KEY PLAN

N

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

NSDA ARCHITECTS
201-134 Abbott St
Vancouver BC
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www.nsda.bc.ca

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
P1 Parking

Project Number
23018

Scale
1"=20'

Sheet Number
A-101



P2 Phase 1:
113 parking stalls total provided

BLDG 1 :
57 Residential Replacement Rental stalls

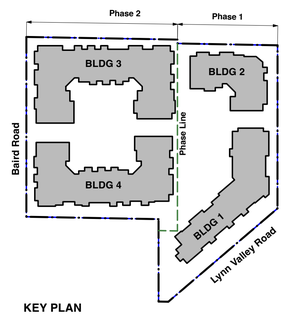
BLDG 2 :

63 Residential Rental stalls

P2 Phase 2:
158 Parking stalls total provided

BLDG 3 :
96 Residential parking stalls

BLDG 4 :
62 Residential parking stalls



KEY PLAN

N

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title

P2 Parking

Project Number
23018

Scale
1"=20'

Sheet Number
A-102

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

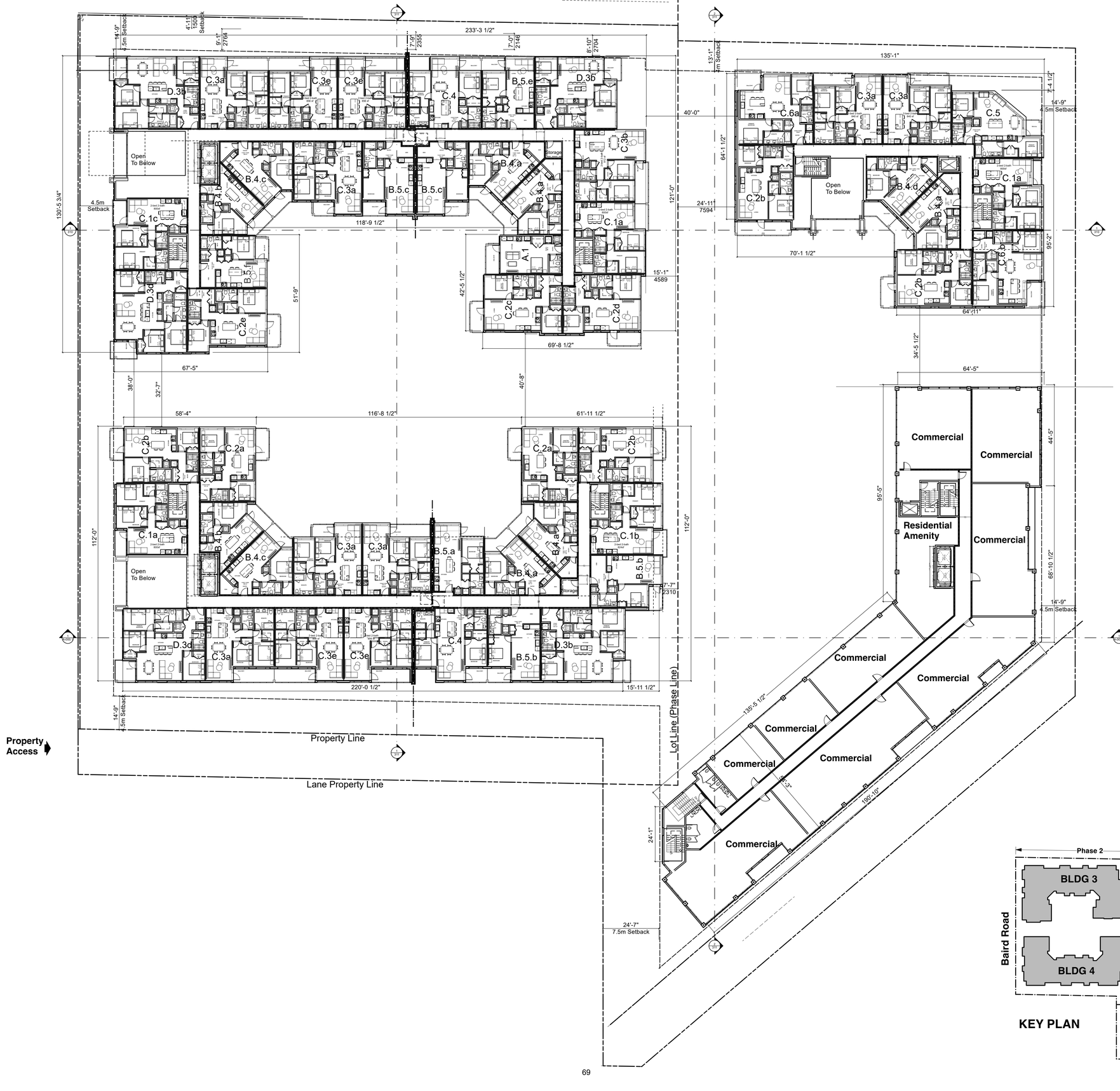
Sheet Title
01 Level

Project Number
23018

Scale
1"=20'

Sheet Number
A-103

KEY PLAN



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning

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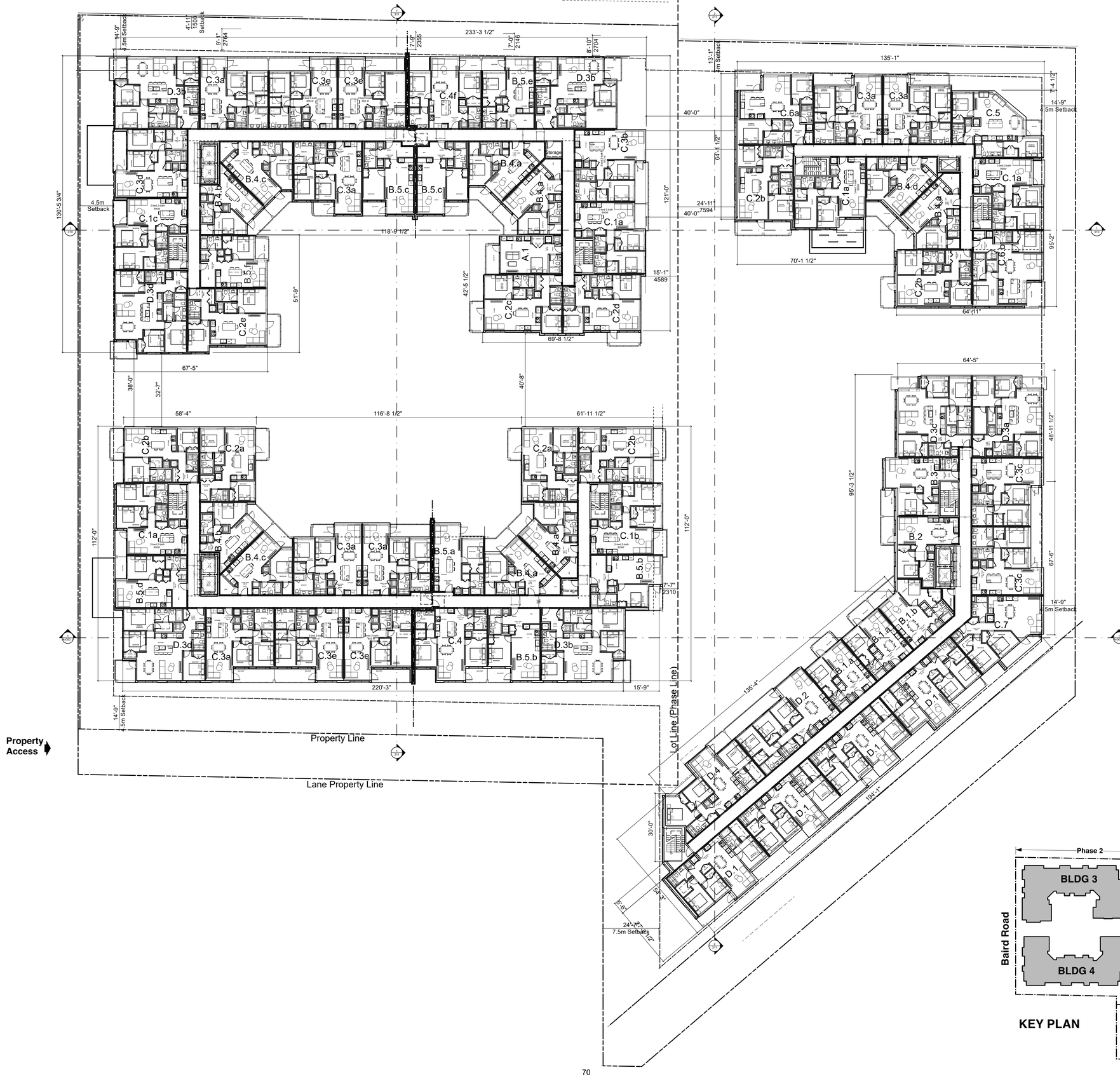
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
02 Level

Project Number
23018

Scale
1"=20'

Sheet Number
A-104



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning

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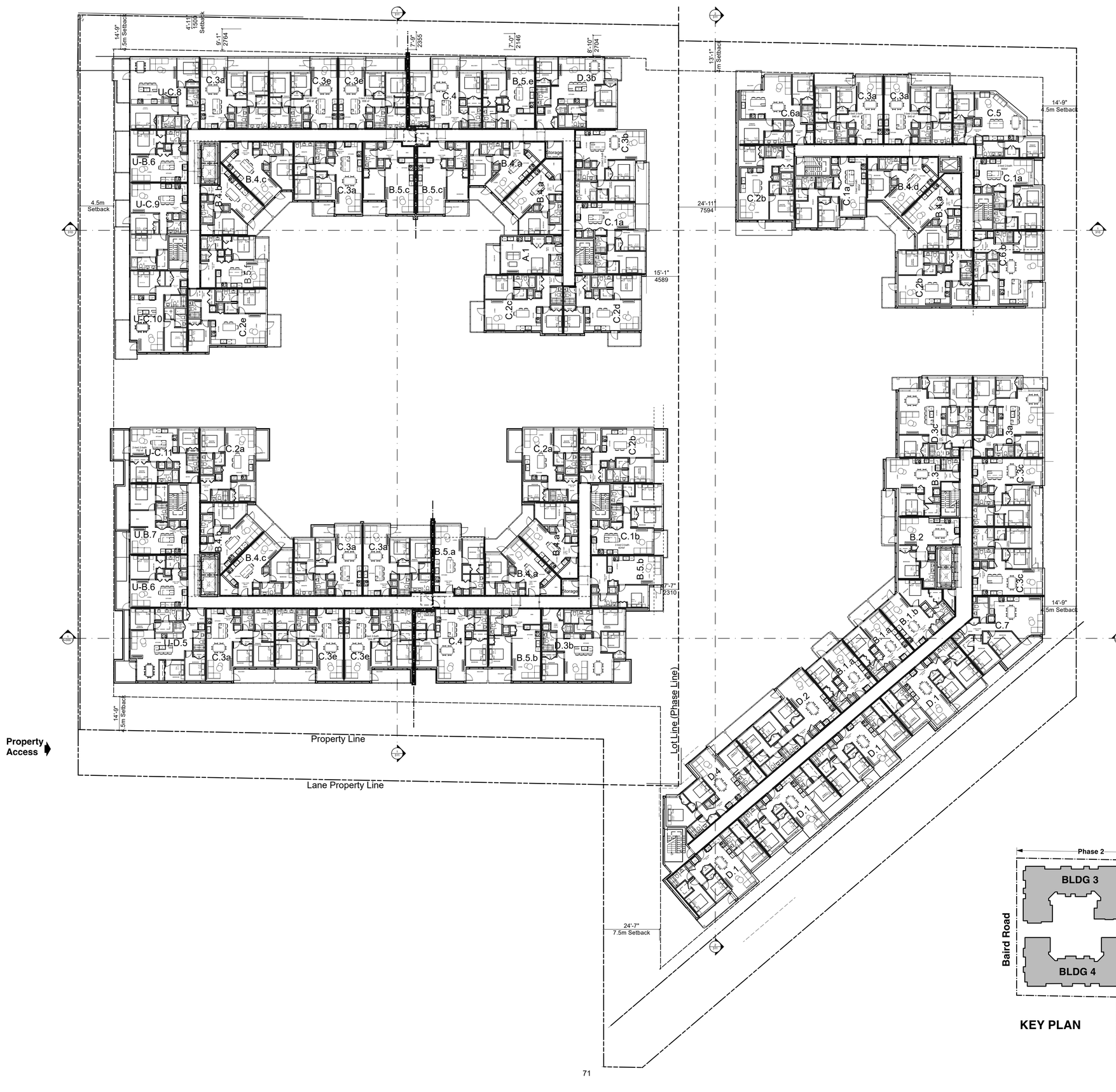
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
03-04 Level

Project Number
23018

Scale
1"=20'

Sheet Number
A-105



Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
05-06 Level

Project Number
23018

Scale
1"=20'

Sheet Number
A-106

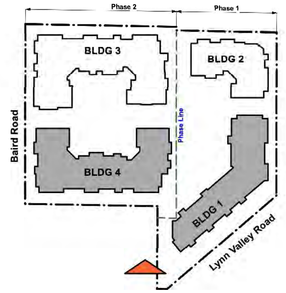
POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning.
2026-03-02	Re-issued for Rezoning
2026-03-02	Re-issued for Rezoning



1 South Elevation - Bldg 4 and 1
Scale: 1:250

KEY PLAN



Exterior Finish Material:

Cladding

1- Fiber Cement Lap Siding
Colour: CC-30 Oxford White

2- Fiber Cement Horizontal Lap Siding
Colour: CC-548 Asphalt

3- Fiber Cement Vertical Siding
Board & Batten (Fiber Cement)
Colour: CC-542 Willow

4- Fiber Cement Lap Siding (Wood)
Colour: CC-542 Willow

5- Fiber Cement Cladded Column

6- Fiber Cement Soffit Board (soffit)

7- Stone Veneer
Ledgestone Cladding Grey

Door and Window

10- Vinyl Window Frame - Clear Low-e Glazing

11- Storefront System in Aluminum Frame

12- Glass Door in Vinyl Frame

13- Metal Door

Misc. Metal

15- Railing - Aluminum Picket

16- Railing - Safety Glass in Aluminum Frame

17- Divider - Obscure Glass in Aluminum Frame

18- Mechanical Enclosure - Aluminum

19- Aluminum Fence/ Gate

20- Aluminum Clad Fascia

21- Aluminum Flashing

Misc.

25- Architectural Concrete

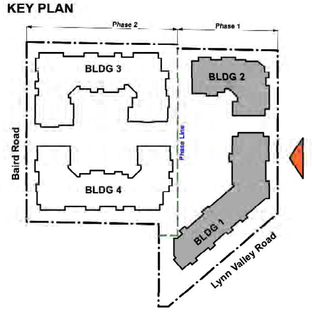
26- Glass Canopy in Aluminum Frame

27- Signage Retail



2 East Elevation - Bldg 1 and 2
Scale: 1:250

KEY PLAN



NSDA
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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
South and East Elevations

Project Number
23018

Scale
1:250

Sheet Number
A-301

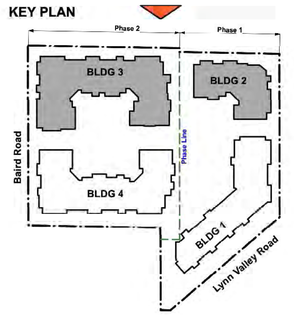


1 North Elevation - Bldg 2 and 3
Scale: 1:250

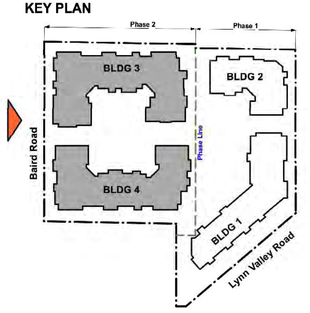


2 West Elevation - Bldg 3 and 4
Scale: 1:250

KEY PLAN



KEY PLAN



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Re-issued for Rezoning
2026-03-02	Re-issued for Rezoning

Exterior Finish Material:

Cladding

1- Fiber Cement Lap Siding
Colour: CC-30 Oxford White

2- Fiber Cement Horizontal Lap Siding
Colour: CC-548 Asphalt

3- Fiber Cement Vertical Siding
Board & Batten (Fiber Cement)
Colour: CC-542 Willow

4- Fiber Cement Lap Siding (Wood)
Colour: CC-542 Willow

5- Fiber Cement Cladded Column

6- Fiber Cement Soffit Board (soffit)

7- Stone Veneer
Ledgestone Cladding Grey

Door and Window

10- Vinyl Window Frame - Clear Low-e Glazing

11- Storefront System in Aluminum Frame

12- Glass Door in Vinyl Frame

13- Metal Door

Misc. Metal

15- Railing - Aluminum Picket

16- Railing - Safety Glass in Aluminum Frame

17- Divider - Obscure Glass in Aluminum Frame

18- Mechanical Enclosure - Aluminum

19- Aluminum Fence/ Gate

20- Aluminum Clad Fascia

21- Aluminum Flashing

Misc.

25- Architectural Concrete

26- Glass Canopy in Aluminum Frame

27- Signage Retail

NSDA
ARCHITECTS

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
North and West Elevations

Project Number
23018

Scale
1:250

Sheet Number
A-302

CONCEPT PLAN



GENERAL LEGEND

KEY	DESCRIPTION
EX. PROP.	EXISTING PROPERTY LINE
P/L	PROPERTY LINE
S/L	SETBACK LINE
	ROW
	EXTENT OF STRUCTURE BELOW
	STORM SEWER ROW
PHASELINE	PHASE LINE

1 KIDS PLAY

2 COURTYARD & LOUNGE

3 TOWN CENTRE PEDESTRIAN PATHWAY

4 COMMERCIAL FRONTAGE

5 GREENWAY FRONTAGE

PUBLIC ART NODE

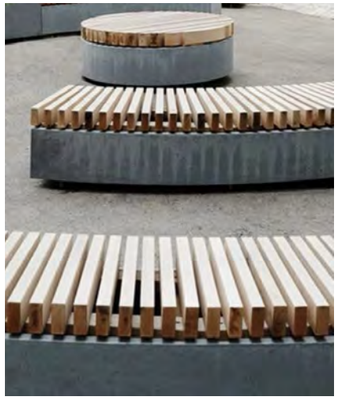
SIGNAGE

TOWN CENTRE PEDESTRIAN PATHWAY









MATERIALS LEGEND

KEY	DESCRIPTION
HARDSCAPE	
	CIP CONCRETE PAVING
	CONCRETE SLAB PAVER
	FLAGSTONE PAVING
	CONCRETE UNIT PAVER
	CONCRETE UNIT PAVER
	GRANULAR SURFACING
	SOFT SURFACING TBD
SOFTSCAPE	
	SOD LAWN
	PLANTING
	HEDGE
FURNISHING	
	BIKE RACK QTY: X (X SPACES)
	FEATURE WOOD SEATING
	FEATURE METAL SEATING
	TABLE AND CHAIRS
	PUBLIC ART
	FEATURE PEBBLE SEATING
	BOULDERS

COMMERCIAL FRONTAGE





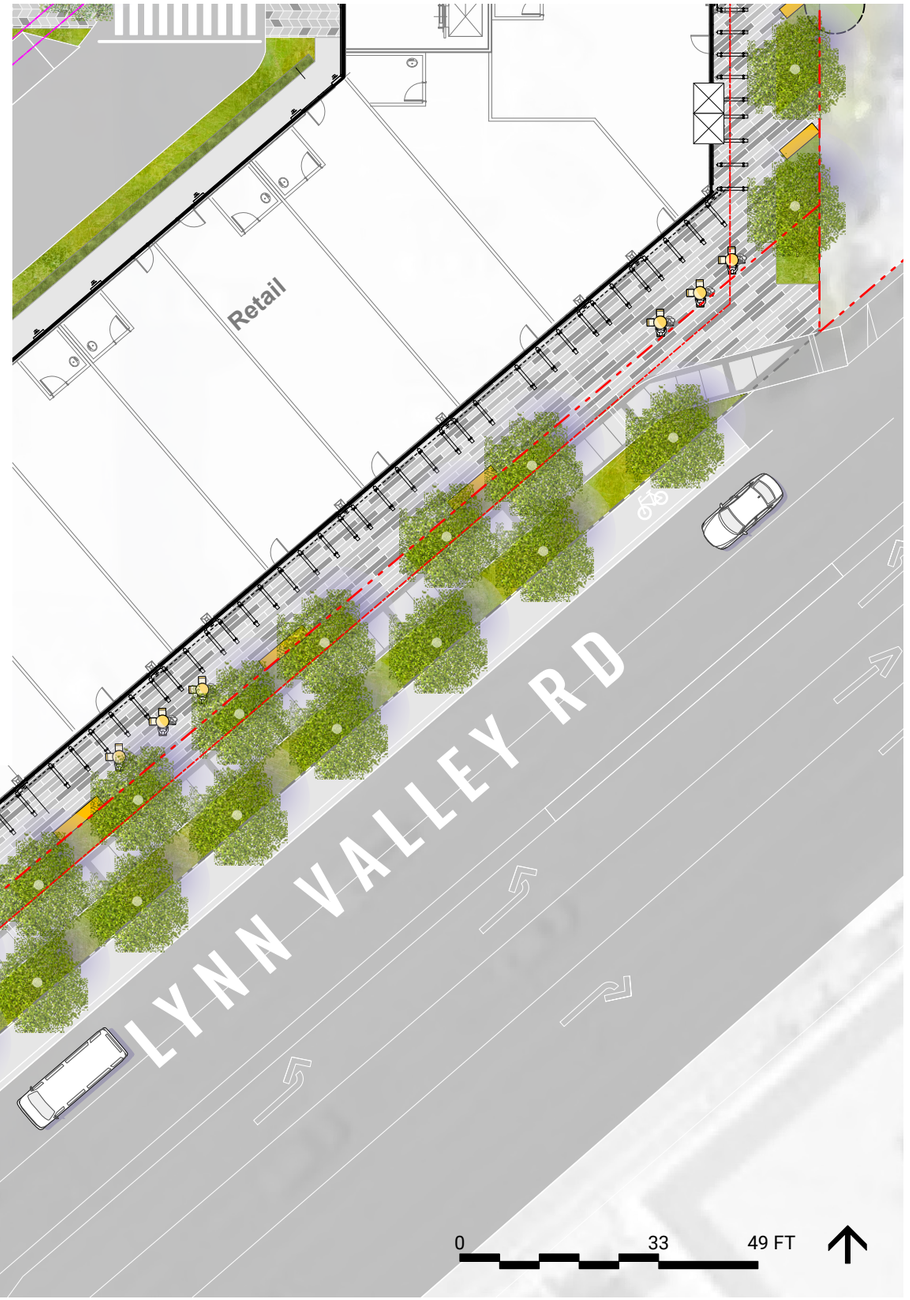












MATERIALS LEGEND

KEY	DESCRIPTION
HARDSCAPE	
	CIP CONCRETE PAVING
	CONCRETE SLAB PAVER
	FLAGSTONE PAVING
	CONCRETE UNIT PAVER
	CONCRETE UNIT PAVER
	GRANULAR SURFACING
	SOFT SURFACING TBD
SOFTSCAPE	
	SOD LAWN
	PLANTING
	HEDGE
FURNISHING	
	BIKE RACK QTY: X (X SPACES)
	FEATURE WOOD SEATING
	FEATURE METAL SEATING
	TABLE AND CHAIRS
	PUBLIC ART
	FEATURE PEBBLE SEATING
	BOULDERS

KIDS PLAY

















MATERIALS LEGEND

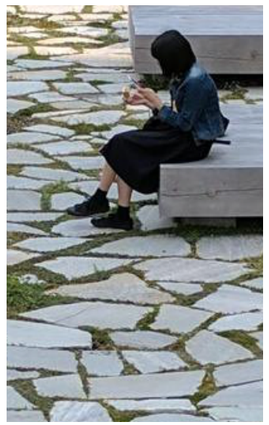
KEY	DESCRIPTION
HARDSCAPE	
	CIP CONCRETE PAVING
	CONCRETE SLAB PAVER
	FLAGSTONE PAVING
	CONCRETE UNIT PAVER
	CONCRETE UNIT PAVER
	GRANULAR SURFACING
	SOFT SURFACING TBD
SOFTSCAPE	
	SOD LAWN
	PLANTING
	HEDGE
FURNISHING	
	BIKE RACK QTY: X (X SPACES)
	FEATURE WOOD SEATING
	YARD FENCE
	CHESS TABLE
	CONCRETE SEATING
	HARVEST TABLE

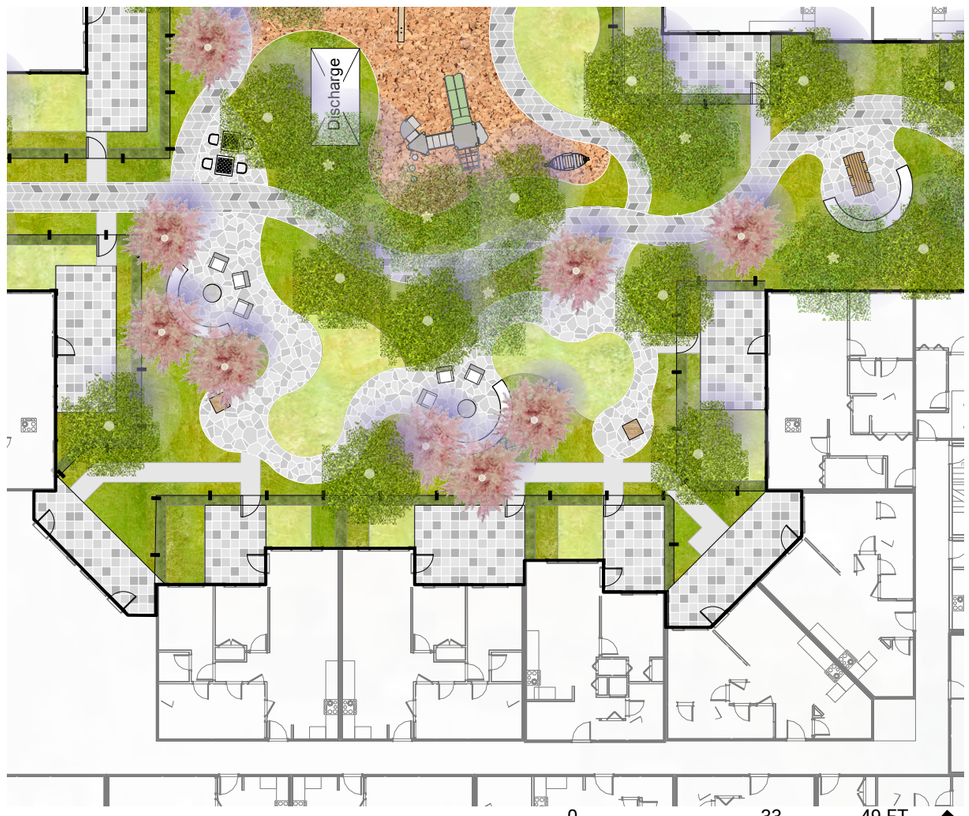
COURTYARD & LOUNGE









MATERIALS LEGEND

KEY	DESCRIPTION
HARDSCAPE	
	CIP CONCRETE PAVING
	CONCRETE SLAB PAVER
	FLAGSTONE PAVING
	CONCRETE UNIT PAVER
	CONCRETE UNIT PAVER
	GRANULAR SURFACING
	SOFT SURFACING TBD
SOFTSCAPE	
	SOD LAWN
	PLANTING
	HEDGE
FURNISHING	
	BIKE RACK QTY: X (X SPACES)
	FEATURE WOOD SEATING
	YARD FENCE
	CHESS TABLE
	CONCRETE SEATING
	HARVEST TABLE

GREENWAY FRONTAGE



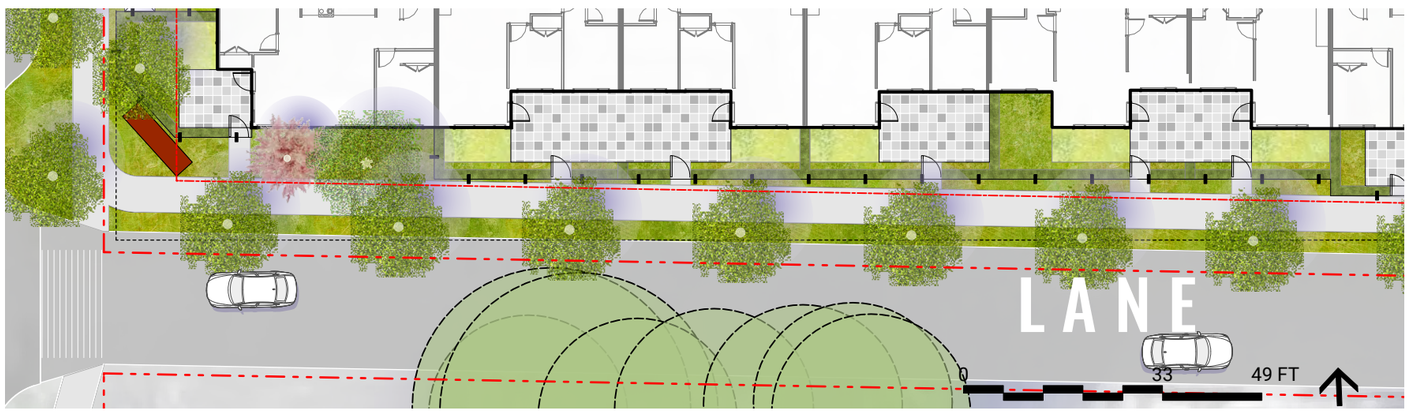












MATERIALS LEGEND

KEY	DESCRIPTION
HARDSCAPE	
	CIP CONCRETE PAVING
	CONCRETE SLAB PAVER
	FLAGSTONE PAVING
	CONCRETE UNIT PAVER
	CONCRETE UNIT PAVER
	GRANULAR SURFACING
	SOFT SURFACING TBD
SOFTSCAPE	
	SOD LAWN
	PLANTING
	HEDGE
FURNISHING	
	BIKE RACK QTY: X (X SPACES)
	FEATURE WOOD SEATING
	YARD FENCE

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1246-1268 Lynn Valley Road and 3050-3174 Baird Road

Public Information Meeting Summary Report

Overview

Both an in-person and virtual Public Information Meeting were held for this detailed planning application for an OCP amendment and rezoning. Members of the public could view a video presentation and browse display boards prepared by the project team on the virtual meeting web page, or they could view the information on boards during the in-person meeting.

Meeting Purpose: 1) To present the development proposal to neighbours
2) To provide an opportunity for the public to ask questions
3) To provide an opportunity for the public to comment on the proposal

Virtual Meeting

Event Date: October 6 to 20, 2025
Website: DNV.org/public-meeting

Attendance: 162 visitors to the Significant Apps project page, 280 total views
311 visitors to the virtual meeting landing page, 476 total views
87 visitors to the discussion thread, 220 total views
209 people viewed the applicant's video presentation

Comments: 36 comments or questions were received online (+ 35 responses by staff)

In-Person Meeting

Event Date: October 8, 2025 from 6-8 pm

Location: Ross Road Elementary – Gymnasium

Attendance: Approximately 60 members of the public came to the in-person meeting

District:	Mackenzie Stonehocker, Development Planner	
Applicant:	Devon Smart, Rene Ross, Samantha Harris, Jacqueline Baldwin	
	on behalf of	Polygon Development 395 Ltd.
Architect:	Peter Fodor	NSDA Architects
Landscape:	Ken Larsson	Connect Landscape Architecture
Civil:	Graham Wood	InterCAD
Traffic:	Daniel Fung	Bunt & Associates
Tenants:	Amanda Acheson	Westwood Ridge Development Corp.

Notification

In accordance with District of North Vancouver policies:

Invitation Brochures
Notification flyers were delivered to approximately 491 addresses within a 100m radius of the site. Appendix A includes a copy of the flyer and a map of the distribution area.

Newspaper Ad
Newspaper ads were placed in the North Shore News on three consecutive Wednesdays: September 24, October 1, and October 8 2025. Copies of the ads are included in Appendix A.

Signs

Two single-sided signs were installed on Baird Road, and one bidirectional sign was installed on Lynn Valley Road. Maps and photographs are included in Appendix A.

Comments received

Participants were provided the opportunity to submit questions and comments to the project team and Development Planner through the following means:

- In-person via PIM comment forms or discussions with staff and the applicant
- Through the virtual PIM website for a two-week period from October 6 to 20, 2025
- Via email or phone throughout the course of the application

The majority of public comments express qualified support for new housing and commercial revitalization but raise concerns about traffic / parking and building height (specifically the scale of the proposed development compared to adjacent townhomes and detached houses).

Key issues include vehicle congestion on Baird and Ross Roads, the feasibility of access via the existing lane, pedestrian safety (especially for Argyle Secondary students), school and childcare capacity, and environmental impacts on Hastings Creek and existing trees.

Supporters appreciate the potential for more housing variety, residential tenant relocation assistance and renewal of aging buildings, but they call for better traffic planning, more affordable / rental units, and improved public realm design.

Overall sentiment: broad recognition of housing need, tempered by local neighbourhood concerns about livability, the local street network, and neighbourhood fit.

Sentiment	Approx share of comments	Key characteristics
Supportive (with conditions)	35%	Want housing and revitalization but also want better design, access, and amenities
Concerned / Opposed	55%	Concerns primarily around traffic, parking, height, infrastructure, and environmental issues
Neutral / Questioning	10%	Seek clarification on process, details, and plans for existing tenants

Conclusion

The purpose of these public information meetings (in-person and virtual) was to present the detailed development application to the public, and to provide the public with an opportunity to ask clarifying questions and comment on the proposal. Approximately 491 invitations were distributed to neighbours, three newspaper ads notified the community of the meeting, and three signs were posted on Baird Road and Lynn Valley Road.

The public could participate in this process in several ways:

- Viewing the video presentation
- Browsing the display boards
- Attending the in-person meeting
- Submitting written comments and questions to the Development Planner

Approximately 60 people attended the in-person meeting, while 311 visitors accessed the virtual PIM. Approximately 87 written responses were received, via handwritten comment sheets from the in-person PIM, online comments from the virtual PIM, and emails sent directly to the District's Development Planner (see Appendix B).

The meeting length and format was sufficient to provide all participants an opportunity to learn more and submit questions and make the comments they wished to provide within a two-week period. The applicant successfully notified and presented their proposal to the community, and neighbours had ample opportunity to express their views of the proposal.

The feedback received from the public was provided to the applicant, as well as feedback from staff and other stakeholders, in order to address issues and improve the project design.

Attachments

Appendix A: Notification

Appendix B: Summary of Public Comments

Appendix A: Notification

Newspaper Advertisement: North Shore News – September 24, 2025

north shore news nsnews.com WEDNESDAY, SEPTEMBER 24, 2025 | A37

FLUID PLAN

Metro Vancouver's water future at risk as metering lags

STEFAN LABBÉ
slabbe@glaciermedia.ca

Metro Vancouver's progress on installing water meters is slipping in a trend, that left unchecked, could jeopardize its long-term ability to provide drinking water.

That's according to a staff report presented to the regional district's water committee Wednesday, Sept. 17. Linda Parkinson, the report's author and director of policy, planning and analysis at Metro's water services department, said that while the region has made strides in conservation, the rollout of water metering is falling behind expectations.

Metro Vancouver's forecast models project that by the mid- to late-2030s, the region's water demand will outstrip its supply. In response, the district is pursuing a two-pronged strategy: increasing supply by expanding the amount of water coming out of its Coquitlam reservoir and reducing demand.

The plan partly hinges on widespread water metering, as measuring consumption allows member jurisdictions to pinpoint leaks and roll out pay-for-use pricing to incentivize heavy users to conserve water.

But since 2018, installation of water meters has "flatlined." Only six of the region's 15 member jurisdictions are fully metered, according to Metro Vancouver's latest data. That represents only 35 per cent of total connections and 47 per cent of all water consumption.

If left to continue, the trend could reduce the amount of water currently available during the dry summer period.

In an interview, Parkinson said if the meters don't go in at the expected rate, "we won't get the same reductions in per capita use that we are expecting to get."

"If the metering numbers stay flatlined, that would be an area that we'd have concern with," she said. "We'd need to look at the numbers again."

Metro's progress at risk

Metro Vancouver's demand for water has remained relatively consistent over the past 20 years even though its population has grown by 27 per cent.

That's largely due to a combination of passive water conservation measures, such as improvements to the building code, and increased housing density, the staff report said.

Continued on A38



District of North Vancouver Coun. Jordan Back waters his garden. The district is considering adding home water meters to track water consumption. PAUL MCGRATH / NSN

RECENTLY DIAGNOSED?
YOU ARE NOT ALONE

Prostate Cancer Support North Shore offers practical, informative and emotional support for people diagnosed with prostate cancer.

Prostate Cancer Support North Shore
pcsnorthshore.ca

Join us every fourth Wednesday of the month at 113 East 3rd St. at 7pm
(Excluding July, August and December)

For more info, visit pcsnorthshore.ca

An Affiliate of:
Prostate Cancer Foundation Canada
prostatecanada.ca

Development Proposal

PUBLIC INFO MEETING
Wednesday, Oct. 8, 6:00–8:00pm
Ross Road Elementary School, Gymnasium, 2875 Bushnell Place
Participate virtually Oct. 6–Oct. 20 at DNV.org/public-meeting

PROPOSAL: 1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd



68 rental units
340 strata units
2525 m² commercial space

WE ARE HERE
PUBLIC INFO MEETING → PUBLIC HEARING

POLYGON

Contact:
Devon Smart, Polygon Development 395 Ltd
dsmart@polyhomes.com, 604-871-4473

Newspaper Advertisement: North Shore News – October 1, 2025

north shore news nsnews.com WEDNESDAY, OCTOBER 1, 2025 | A21

Committees serve 'a vital role'

Continued from A20

committee.

On top of committees specific to the three municipalities, there are two that are made up of residents from across the North Shore. The North Shore accessibility advisory committee – currently accepting applications – is made up of community members with a recognized disability and people from organizations who support people with disabilities.

The North Shore standing committee on substance abuse acts as a forum of community members working together to reduce the impacts of substance abuse. Half the members are from council and the remainder are citizens.

Committee sizes vary, ranging anywhere between three to 15 members.

How can I join? Are there any requirements?

Each municipality has their own application process and requirements.

People interested in volunteering for a West Vancouver committee can fill out a application form and send the completed application along with a brief, personal resume by email at committees@westvancouver.ca. Individuals can also mail or drop off at legislative services at West Vancouver municipal hall.

Dallas said applicants must have a connection to West Van to apply, which could mean residing, owning property or representing a business that is in the district. The deadline to apply is Oct. 31 at 4:30 p.m.

For District of North Vancouver committees, community members can apply online year-round. The application asks for basic details about the applicant, which committee they are applying for, whether they have previously served on a district committee, why they are interested in applying and a brief description on their relevant skills, experience or education.

If there's not a spot immediately available, the district keeps applications on file for a year in case something opens up. Applicants don't have to be a resident to be on a committee, but council does factor that into appointing members.

Residents in the City of North Vancouver can apply online through the city's application form, filling out basic details about the individual, what committee they are applying to serve on, and how they can contribute.

The application form will be available on the city's website beginning Oct. 8, when they start taking applications. A resume and cover letter can be included to add extra information, which can be emailed to committees@cnv.org. Applications will be accepted until Oct. 31 at 5 p.m.

The person applying must be a resident in the City of North Vancouver, and not be a current municipal employee. They must serve for the full term of the appointment, which is typically two years.

Committees serve a vital role in municipal governance, corporate officers say

Corporate officers across the North Shore say there are multiple benefits in getting involved in committees and playing an important role in local governance.

"It's important because council is making decisions for the community, and it's an opportunity for residents and volunteers to be engaged in our municipality," said Genevieve Lanz, director of legislative services in the District of North Vancouver.

> **"Being engaged with your municipality helps you understand how decision making happens. It helps inform the public, it's an opportunity to give back to the community.**
> GENEVIEVE LANZ

"Being engaged with your municipality helps you understand how decision making happens. It helps inform the public. It's an opportunity to give back to the community," she added.

Amelia Cifarelli, corporate officer and director of legislative services at the City of North Vancouver, said the CNV is hoping to see more young people apply to be on committees to bring a range of voices.

"That has been one of our focuses this year," she said. "We're trying to figure out how we can engage with all different aspects of our community, including youth, and highlighting the reasons why being involved is important."

Committee involvement can also help foster new skills like public speaking and problem solving in groups, Dallas said. But it can also create a sense of connection.

"It just fosters a sense of connected-ness and open dialog on these topics, because members of the public can come and there's an opportunity for them to speak and chime in," Dallas said. "It just seems like a welcoming, collaborative space, and we're all there for a common goal."

Abby Luciano is the Indigenous and civic affairs reporter for the North Shore News. This reporting beat is made possible by the Local Journalism Initiative.

Development Proposal

PUBLIC INFO MEETING
Wednesday, Oct. 8, 6:00–8:00pm
Ross Road Elementary School, Gymnasium, 2875 Bushnell Place
Participate virtually Oct. 6–Oct. 20 at **DNV.org/public-meeting**

PROPOSAL: 1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd



68 rental units
340 strata units
2525 m² commercial space

WE ARE HERE
PUBLIC INFO MEETING → PUBLIC HEARING

POLYGON

Contact:
Devon Smart, Polygon Development 395 Ltd
dsmart@polyhomes.com, 604-871-4473



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Newspaper Advertisement: North Shore News – October 8, 2025

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LEGACY LIVES ON

Squamish Nation carvers unveil welcome figure at Murdo Frazer

ABBY LUCIANO
aluciano@nsnews.com
Local Journalism Initiative Reporter

Visitors taking a stroll in North Vancouver's Murdo Frazer Park will now see a 15-foot Sḵwx̱wú7mesh (Squamish) pole welcoming them to the area.

Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) elders, artists, politicians and BC Hydro staff gathered at Murdo Frazer Park last month to unveil a welcome figure by carvers and siblings Delmar Joseph Jr. and Siobhan Joseph, both residents of Squamish.

"When I did carve this, I carved it for the past, present and the future," Delmar said, adding that the pole will show representation of Squamish people. "That was my duty as an artist, I wanted to make sure that's what it was meant for, representation of our heart in every way."

The new welcome figure at Murdo Frazer Park was funded through BC Hydro as part of the company's commitment to building relationships with the Squamish Nation and fostering cultural recognition.



Squamish Nation carvers Delmar Joseph Jr. and Siobhan Joseph created a 15-foot Sḵwx̱wú7mesh welcome figure that sits at Murdo Frazer Park in North Vancouver. PAUL MCGRATH / NSN

Delmar carved the welcome figure and Siobhan painted the finishing touches using colours that represent the nation, like black and red, and that incorporate environmental themes, like green and blue.

Delmar and Siobhan's latest work is covered with several meaningful symbols representing Squamish culture, stories and their ancestors.

Siobhan said the figure's front is a recreation of former Chief Joe Capilano's wool coat design. The wool coat design aims to represent past chiefs wearing the clothing, as it was something she noticed after looking at archives through the City of Vancouver. On each side of the wool coat are water waves, representing streams and rivers near the park, but also the animals that roam there like bears and deer.

"[It] also kind of represents our hunting grounds," she said. "Squamish Nation used to go up there and hunt, and they also gathered berries and other stuff."

The red circles on the cedar hat represent berries but also salmon. The figure's back shows a glimpse of Capilano mountain, starting with the trees at the top with a water stream flowing down to the bottom, surrounded with crabs, clams, clam shells and salmon along the border.

While the figure captures many elements of Squamish culture and history, it also holds a personal story for the artists. When Delmar and Siobhan were crafting the figure, their father passed away.

The siblings put the project on hold for a year to grieve. After taking time to mourn, they went back to work and noticed something different about the wood grain that reminded them of their father. The original plan was to paint the figure's coat white, but they decided to leave the cedar wood to shine through to show the natural designs in the wood.

Now, their father's legacy lives on in the pole as the face resembles the work he would do with his own carvings.

"We really wanted to represent our late father, his legacy," Siobhan said. "We are his legacy, we're continuing his work."

Both Delmar and Siobhan take huge inspiration from their late father, who taught them carving.

"Our dad would be in his

Continued on A26

Development Proposal

PUBLIC INFO MEETING
Wednesday, Oct. 8, 6:00–8:00pm
Ross Road Elementary School, Gymnasium, 2875 Bushnell Place
Participate virtually Oct. 6–Oct. 20 at **DNV.org/public-meeting**

PROPOSAL: 1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd



68 rental units
340 strata units
2525 m² commercial space

WE ARE HERE
PUBLIC INFO MEETING → PUBLIC HEARING

POLYGON

Contact:
Devon Smart, Polygon Development 395 Ltd
dsmart@polyhomes.com, 604-871-4473

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Notification signs



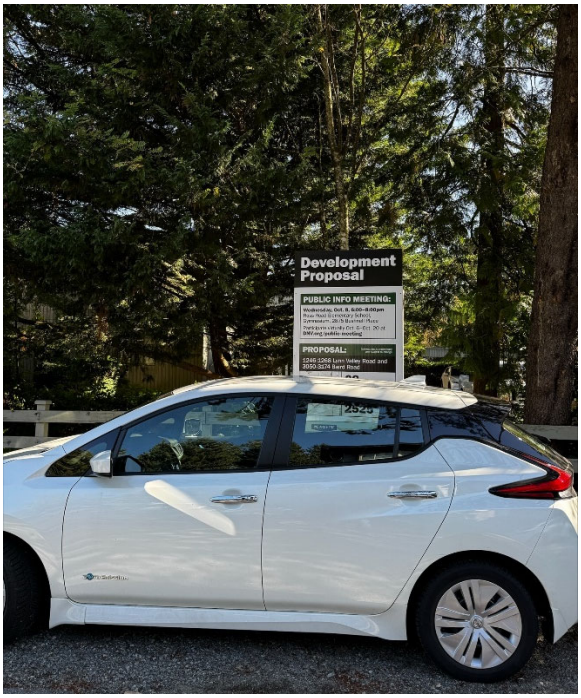
Location of signs



Bi-directional sign on Lynn Valley Road



Sign on Baird Road (north end)



Sign on Baird Road (south end)

Notification Flyer – Page 1

Notice of Public Information Meeting

Polygon Development 395 Ltd is hosting a Public Information Meeting to present the development proposal for a multi-family residential and commercial development located at 1246-1268 Lynn Valley Road and 3050-3174 Baird Road.

In addition to an in-person meeting, a two-week virtual public input opportunity will be held through the District of North Vancouver's platform. This is an opportunity for neighbours to share their feedback and ask questions to staff and Polygon Development 395 Ltd regarding the development proposal.

For further information, please contact:

Development Manager: Devon Smart | Polygon Development 395 Ltd
Email: dsmart@polyhomes.com
Phone Number: 604 871 4473

Planner: Mackenzie Stonehocker | District of North Vancouver
Email: stonehockerm@dnv.org
Phone Number: 604 990 2411 ext. 7124



POLYGON



In-Person Public Information Meeting

Wednesday, October 8, 2025, 6 – 8 pm

Ross Road Elementary School, Gymnasium

2875 Bushnell Place, North Vancouver

Virtual Public Information Meeting

Monday, October 6 to Monday, October 20, 2025

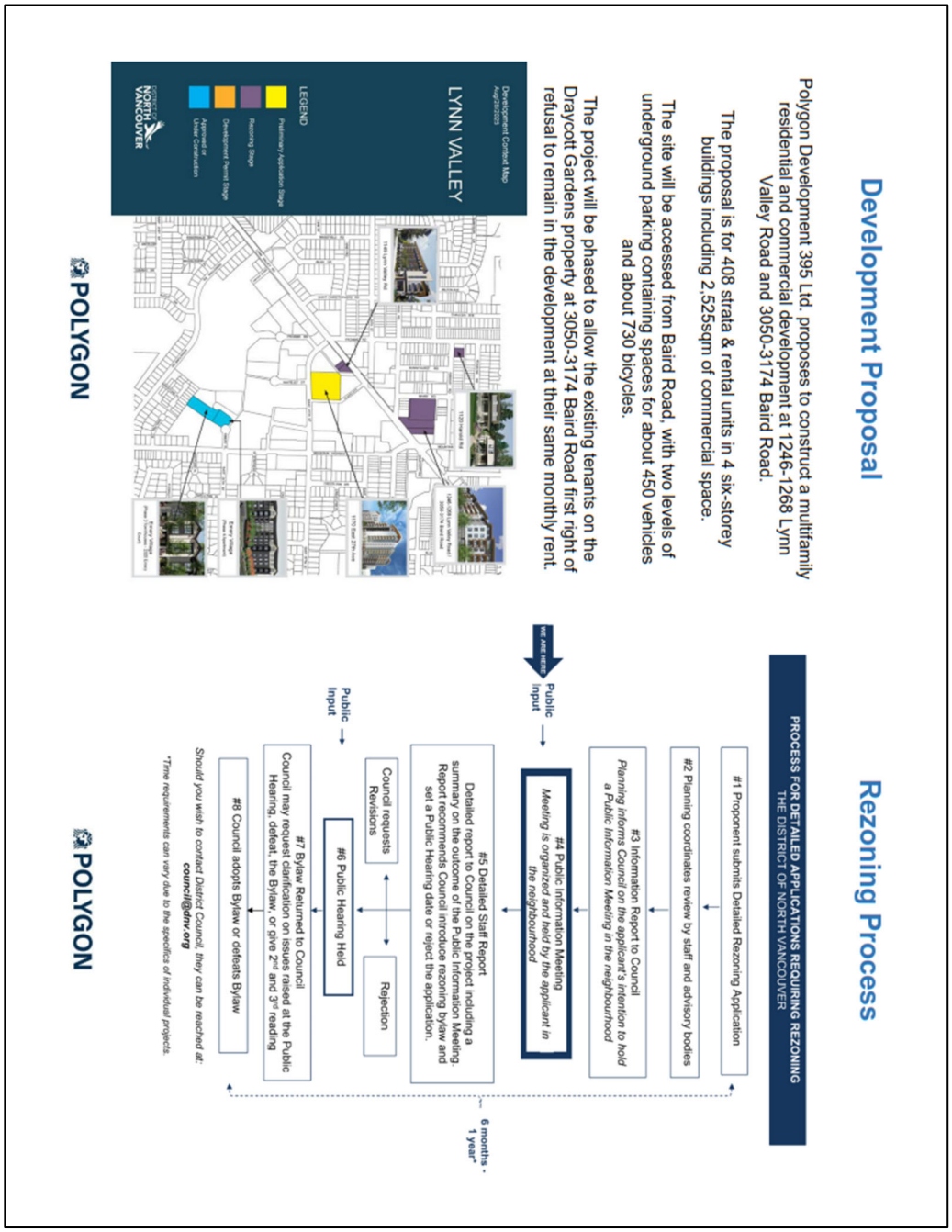
Please visit the following link:

URL www.DNV.org/public-meeting

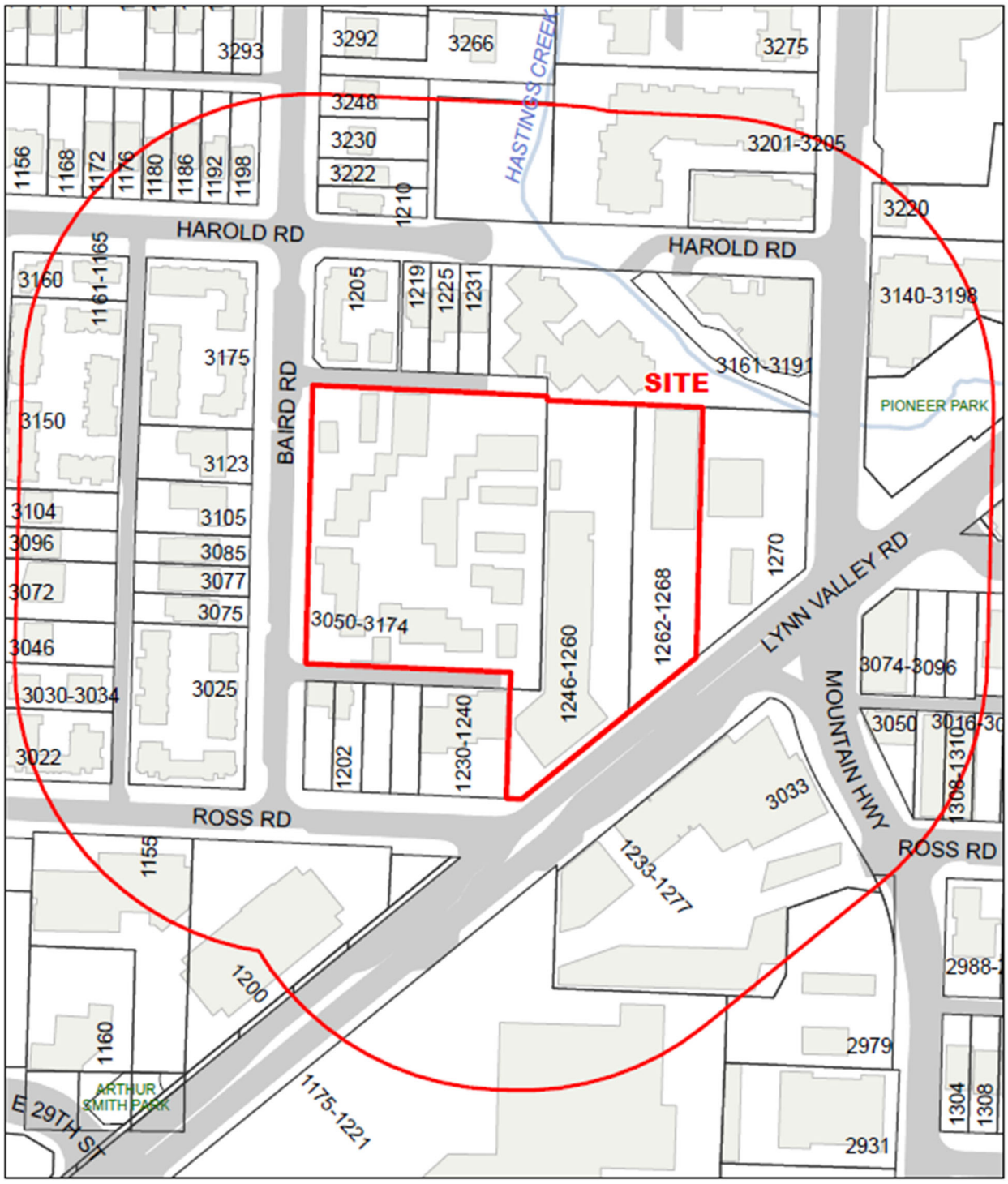
This information is being distributed to owners and occupants situated within 100 meters of the proposed development site in accordance with District of North Vancouver policy.

POLYGON

Notification Flyer – Page 2



Notification area map (100m radius)



Appendix B: Summary of Public Comments

Total – 87 pieces of public input from 3 sources:

1) **Emails** – 29 comments were received via emails to the DNV Development Planner
2) **Handwritten comment sheets** – 22 comments were received via handwritten comment sheets from the in-person PIM
3) **Virtual PIM comments** – 36 comments were received via the virtual PIM

Thematic Summary of Public Comments

1) **Traffic, Access, and Parking (most frequent theme)**
    a. Nearly all commenters raised traffic and parking concerns.
    b. Recurrent issues: congestion at Baird Rd, Ross Rd, and McDonald's drive-through; existing lanes are narrow; long queues; and lack of pedestrian safety measures.
    c. Many mention Argyle Secondary students using Baird, creating conflicts between vehicles and pedestrians.
    d. Several suggest access should be off Lynn Valley Road, not solely Baird.
    e. Concerns regarding effective emergency access after build-out.
    f. Parking concerns: insufficient spaces for residents, visitors, and commercial users; fear of spillover onto nearby streets; need for truck and trades vehicle spaces; calls for more EV charging and car-share options.
2) **Building Height, Massing, and Neighbourhood Fit**
    a. Many object to the six-storey height along Baird, citing loss of sunlight, privacy, and mountain views.
    b. Calls for step-backs, sloped roofs, or reduction to four storeys at edges adjacent to homes.
    c. Some note the proposal appears inconsistent with the five-storey flexible planning framework.
    d. A few supportive comments praise the architectural quality, material variety, and colour design.

3) Infrastructure and Public Services

a. Strong sentiment that schools and childcare are already at capacity.
b. Concerns that added residents will strain roads, transit, medical services, and recreation facilities.
c. Requests for clear phasing and coordination with infrastructure upgrades (e.g., traffic lights, sidewalks, active transportation, bus service).

4) Environment and Hastings Creek

a. Multiple comments note proximity to Hastings Creek and potential streamside impacts from excavation and run-off.
b. Requests for rain gardens, rehabilitation of salmon habitat, retention of mature trees, and permeable surfaces.
c. Some compare to past developments that caused creek damage.

5) Housing Mix and Affordability

a. General support for more housing options, but concern that the proposal offers too few rentals and lacks true affordability.
b. Requests for mid- to low-income units, and assurances for existing tenants (e.g. rent matching, pet-friendly leases).
c. Some commend the developer's plan to assist existing residential tenants.

6) Commercial Space and Community Character

a. Mixed feedback: some want more local-serving shops and services (e.g. restaurants, gyms, childcare), others worry about commercial viability.
b. Support for revitalizing the area and creating walkable connections similar to the library.
c. Requests for public plazas, green space, and community gathering areas.

7) Construction Impacts

a. Concerns about noise, dust, debris, rodents, and traffic during construction.

8) Positive Themes and Supportive Views

a. Support for more housing and density in town centres to reduce sprawl.
b. Recognition that new housing will help young families stay on the North Shore.
c. Appreciation for tenant relocation commitments, pedestrian design, and architectural improvements.
d. A few urge the District to accelerate sustainable transport investments (e.g. cycling, transit).

AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
√ Regular Meeting	Date: March 16, 2026			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

February 26, 2026
File: 02.0930.20/506.001

AUTHOR: Vito Caffo, Property Services Agent

SUBJECT: Proposed Partial Highway Closure and Dedication Removal
1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway
Closure Bylaw 8781, 2026

RECOMMENDATION:
THAT: "1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 2026" is given FIRST, SECOND and THIRD Readings.

REASON FOR REPORT:
The "1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 2026" (**see Attachment 1**) will authorise the closure and raising legal title to 4,619 sq. ft. (429.1m^2) of municipal road allowance (the "Road Allowance") (**see Attachment 3**) adjacent to 1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd.

The District then intends to enter into an agreement granting to Polygon Development 389 Ltd. and Polygon Development 390 Ltd. ("Polygon") a licence to occupy (the "Licence to Occupy") the Road Allowance in perpetuity and a second agreement to ultimately sell the fee simple title to the Road Allowance to Polygon in the future.

SUMMARY:
In accordance with Section 40 and Section 94 of the *Community Charter* Council must provide notice of its intention to close a portion of road allowance which will be published in the North Shore News on March 4, 2026, and March 11, 2026 (**see Attachment 2**).

Third party utility companies, which included Telus, BC Hydro, Rogers/Shaw and Fortis, were given notice of the proposed road closure on January 26, 2026 and the opportunity to provide submissions.

BACKGROUND:
Subject to Council's approval of the related zoning bylaw amendment application, District staff will grant a Licence to Occupy the Road Allowance and ultimately to transfer the fee simple legal title of the Road Allowance.

The ultimate transfer of the Road Allowance would only take place when the Owner of the adjacent parcel applies for rezoning of the adjacent parcel for the purpose of redevelopment and Council of the District has adopted, in its sole discretion a zoning amendment bylaw for such rezoning.

The Licence to Occupy will stipulate the terms of use of the Road Allowance, including requirements for insurance and indemnity clauses. The Licence to Occupy will also remain subject at all times to the common law rights of access over the Road Allowance of the registered owners and occupiers of immediately adjacent properties.

The adoption of the road closure bylaw is subject to the adoption of rezoning bylaws for the adjacent Polygon properties to a mixed-use development. Also appearing on the March 16, 2026 agenda is the report recommending first reading of the associated rezoning bylaw

EXISTING POLICY:
Sections 26 and 40 of the *Community Charter*, governs road closures and dispositions of municipal land.

ANALYSIS

Financial Impacts:
The District will receive from Polygon the value for the Licence to Occupy and ultimate disposition in the amount of $2,024,100.00, subject to upward adjustments if a density over 2.5 FSR is approved by Council upon closure and subsequent transfer of title. The proceeds of this transaction will be placed in the Land Income Fund.

Concurrence:
The proposed road closure has been reviewed and approved by the Planning, Transportation, Engineering and Finance departments.

Public Input:
As per the provisions of the *Community Charter*, members of the public who consider they are affected by the road closure will have an opportunity to make representations to Council at the March 16, 2026 Council meeting.

Options:

1. THAT "1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 2026" is given FIRST, SECOND and THIRD Readings. (Staff Recommendation);

OR

2. No further action is required.

Respectfully submitted,



Vito Caffo
Property Services Agent

Attachment 1 – The Corporation of the District of North Vancouver Bylaw 8781

Attachment 2 – North Shore News Publication

Attachment 3 – Road Allowance

REVIEWED WITH:

❑ Business and Economic		❑ Finance	EI	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			

The Corporation of the District of North Vancouver

Bylaw 8781

A bylaw to close and remove highway dedication.

WHEREAS under the *Community Charter* the Council may close to traffic and remove the dedication of a highway; and,

WHEREAS the Council has posted and published notices of its intention to close the highway referred to in this Bylaw and remove its dedication, and has provided an opportunity for persons who consider they are affected to make representations to the Council; and,

WHEREAS the Council does not consider that the closure will affect the transmission or distribution facilities or works of utility operators;

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "1246-1268 Lynn Valley Road and 3050-3174 Baird Road Highway Closure Bylaw 8781, 2026"

2. Bylaw to close and remove highway dedication

2.1 The portion of highway dedicated by Plan 3511 shown as Parcel A on Plan EPP151173 attached hereto as Schedule "A" is closed to all types of traffic and the dedication as highway is removed.

2.2 The Mayor and Clerk are authorized to execute and deliver such plans and other documents as are required to effect the aforesaid closure and removal of highway dedication.

Severability

3. 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

NOTICE given under Section 94 of the *Community Charter* on

OPPORTUNITY for representations to Council provided in accordance with Section 40 of the *Community Charter* on

READ a second time

READ a third time

Certified a true copy of “Bylaw 8781” as at Third Reading

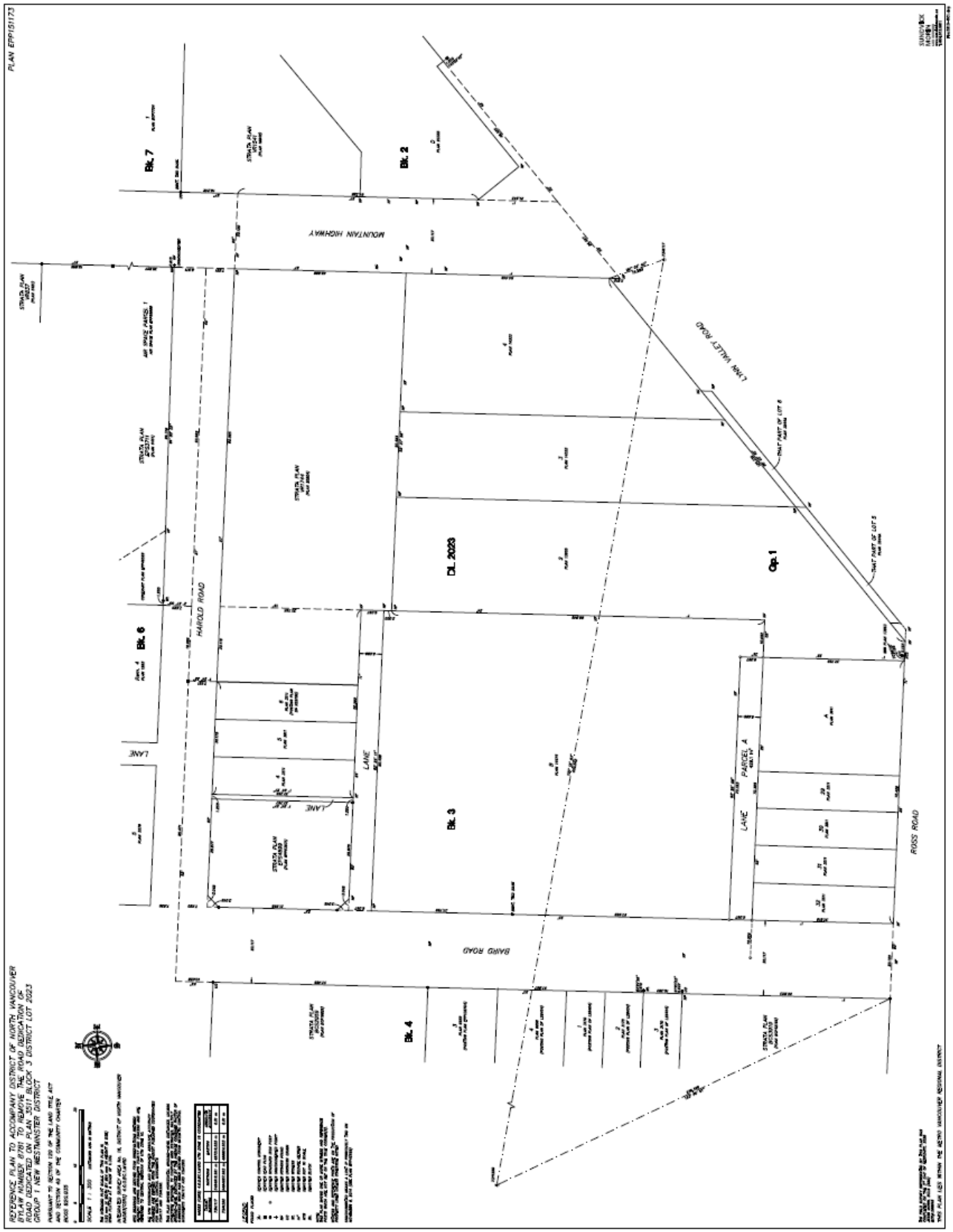
ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8781

Road Closure Plan



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North Shore News Publication

NOTICE
Proposed Road Closure and Property Disposition

1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 2026



The District of North Vancouver gives notice of its intention to close to traffic, and remove the highway dedication of, the portion of road allowance shown outlined in bold and labelled "Closed Road" on the sketch above. This portion of road allowance is 429.1 square metres.

The District of North Vancouver then intends to enter into an agreement granting to Polygon Development 389 Ltd. and Polygon Development 390 Ltd. ("Polygon") a licence to occupy the Closed Road in perpetuity and an agreement to ultimately sell the fee simple title to the Closed Road to Polygon in the future. The licence will stipulate that it is subject at all times to the common law rights of access over the Closed Road of the registered owners and occupiers of immediately adjacent properties. The purchase price for the above licence and disposition is equal to the market value of the Closed Road in the amount of $2,024,100.00. This licence and disposition are subject to the adoption of a bylaw to rezone the Adjacent Lands.

The bylaw to remove the highway dedication of the Closed Road will be considered by Council at its regular meeting on Monday, March 16, 2026 at 7:00pm.

Public input on this item will be facilitated by registering in advance with the Corporate Officer at signup@dnv.org prior to 3:00pm, Monday, March 16, 2026. You will then be contacted by the Corporate Officer with instructions on how to participate in the meeting in person or virtually via Zoom. Written submissions may also be made at input@dnv.org.

DISTRICT OF NORTH VANCOUVER

Questions?
Vito Caffo
Property Services Agent
604-990-2277
caffov@dnv.org

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Road Allowance



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AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
☑ Regular Meeting	Date: March 16, 2026			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

February 24, 2026
Case: PLN2019-00030
File: 08.3060.20/030.19

AUTHOR: Mina Sami, Development Planner

SUBJECT: Rezoning Bylaw 8770 for a 36-unit Townhouse development at 526-550 Riverside Drive & 2194 Windridge Drive

---

RECOMMENDATION

THAT the "District of North Vancouver Rezoning Bylaw 1460 (Bylaw 8770)" is given FIRST, SECOND, and THIRD readings.

REASON FOR REPORT

Montage Development has applied to rezone the subject site to allow a 36-unit townhouse development. Implementation of the proposal requires Council's consideration of:

- Bylaw 8770 to rezone the subject properties **(Attachment 1)**

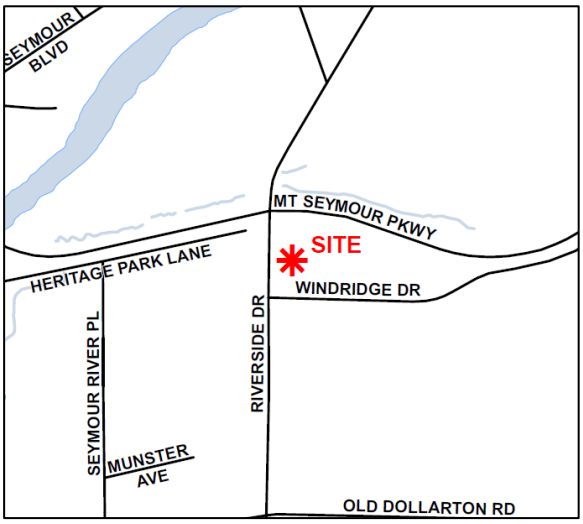


Figure 1: Site Location

Bylaw 8770 is recommended for first, second, and third readings. In accordance with the provisions of the *Local Government Act*, as the zoning bylaw is consistent with the Official Community Plan, a public hearing must not be held.

A Development Permit would be forwarded to Council for consideration if the rezoning proceeds.

SUMMARY

Montage Development has applied to redevelop the subject site into a 36-unit (8 units which contain lock-off units), stratified, stacked townhouse development, comprising a mix of one-, two-, three- and four-bedroom units with underground parking.

Site and Surrounding Area

The site is approximately 2,735 m^2 (29,445 sq. ft.) in size and is comprised of four (4) single family residential lots.

The site is located at the north-east corner of Riverside Drive and Windridge Drive within the Maplewood Village Centre. It is surrounded by single-family lots to the north, east, west, and south, with Hogan's Pools Park to the northeast and Kenneth Gordon Maplewood School to the southwest. An unopened District lane is to the east of the site.



Figure 2: Aerial of Site

POLICY ALIGNMENT

Official Community Plan

The Official Community Plan (OCP) designates the site as RES Level 4: Transition Multifamily, which envisions townhouse or apartment developments at a density of up to approximately 1.2 FSR. The proposed development is consistent with this designation, with a proposed density of 1.2 FSR.

The units are a mix of one-, two-, three- and four-bedroom floor plans, which are suited for residents at all stages of life. The proposal is consistent with the following policies of the District's OCP:

- Policy 2.2.5 - "Concentrate development in the Village core and transition sensitively outwards with appropriate ground-oriented housing forms (such as duplex and townhouse) to adjacent residential neighbourhoods."
- Policy 5.2.2 - "Improve District-wide pedestrian connectivity through sidewalk network improvements."
- Policy 7.1.4 - "Encourage and facilitate a wide range of multi-family housing sizes, including units

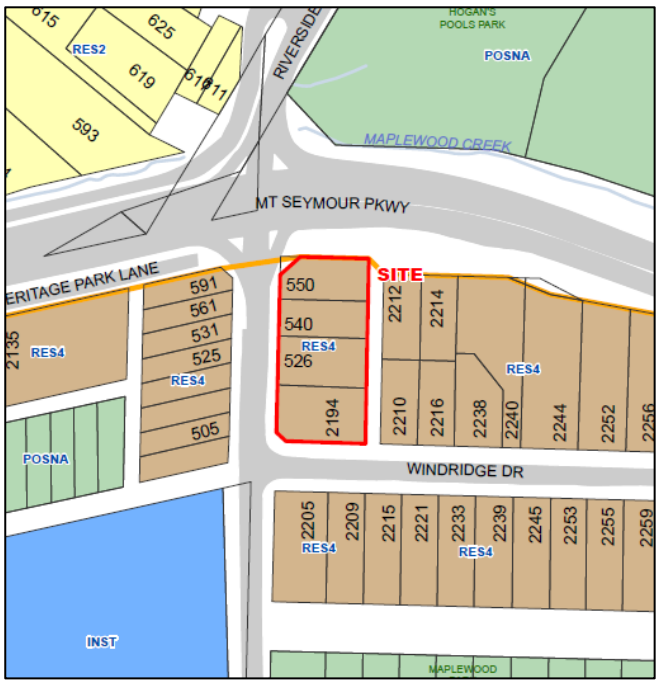


Figure 3: OCP Designation

appropriate for families with an appropriate number of bedrooms and smaller apartment units."

- Policy 7.2.2 - "Consider permitting secondary suites or lock-off units within townhouses, row houses and apartments."

Targeted Official Community Plan Review Action Plan 2021-2030

The project has been reviewed against the Targeted Official Community Plan Review Action Plan (Action Plan) and addresses the following "Priority Actions":

Priority Action #1: Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space.

The project provides a range of housing options within Maplewood Village Centre. It also delivers key public amenities such as a road extension, a new bicycle pathway, a new bus passenger pas, and new pedestrian connections.

Priority Action #5: Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres.

The project includes a range of one-, two-, -three and four-bedroom units and eight (8) lock-off suites. A total of two of these units (5.5%) would meet "Enhanced" levels of accessibility and two units (5.5%) would meet the "adaptable" level of accessibility.

Priority Action #6: Create a continuous and connected network of walking and cycling routes to encourage more people of all ages and abilities to walk and cycle.

The project proposes sidewalk upgrades along Riverside Drive, Windridge Drive and Mt. Seymour Parkway. It also includes a new bicycle path along Riverside Drive and Mt. Seymour Parkway.

Priority Action #8: Reduce greenhouse gas emissions from buildings, transportation, and waste to address the climate emergency.

The residential buildings 3 and 4 (Part 9 buildings) will be built to Step Code Level 4 and Emissions Level 3 and Buildings 1 and 2 (Part 3 buildings) will meet Step Code Level 3 and Emissions Level 3.

Implementation Plan (Maplewood Village Centre)

The project has been reviewed against the Maplewood Village Centre And Innovation District Implementation Plan & Design Guidelines. The proposal addresses the following Maplewood Plan policies:

- Land Use
  - The proposal is consistent with the Land Use Plan, at densities that support local commercial and transit services.
- Housing Mix
  - The proposed development includes a diversity of housing types including townhouses and lock-off suites.
- Village Centre
  - The proposed development delivers the Riverside Drive street connection between Old Dollarton Road and Mt. Seymour Parkway, to be shared between pedestrians and slow-moving cyclists and vehicles.

Zoning

The proposed rezoning to a new Comprehensive Development Zone 161 (CD161) (Bylaw 8770) **(Attachment 1)** will accommodate the proposed uses, density, height, setbacks, and parking requirements.

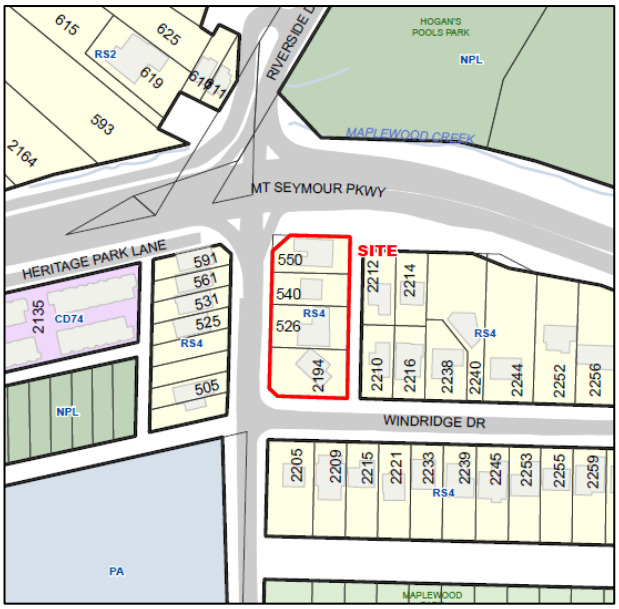


Figure 4: Zoning Map

ANALYSIS

Site Plan and Project Description

The application proposes 36 strata townhouse units in two 3-storey buildings and two 4-storey building over a shared underground parkade. The units are a mix of 14 one-bedroom, 10 two-bedroom, 8 three-bedroom and 4 four-bedroom layouts, with four of the three-bedroom and four of the four-bedroom units containing lock-off suites, as shown on the site plan. The layouts range in size from 40 m² (436 sq. ft.) to 159 m² (1,708 sq. ft.). The proposed site plan is shown in Figure 5.

The building is composed of four buildings connected by an internal walkway, with ground-oriented units facing the streets to animate the public realm and provide 'eyes on the street.' The 36 residential units are accessed either from the internal walkway or directly from the streets. Parking access is provided at the southeast corner of the site from Windridge Drive, adjacent to the lane.

The internal walkway, along with private patios facing it, provides an extension of the interior living spaces, while an amenity outdoor space and children's playground at the north end of the

site offer areas suitable for gathering and fostering a sense of community within the development.

Along Riverside Drive, a new bicycle path, boulevard, and sidewalk will create a pedestrian-friendly streetscape. The building is oriented parallel to the street, establishing a strong street presence consistent with existing forms along Riverside and Windridge drives.

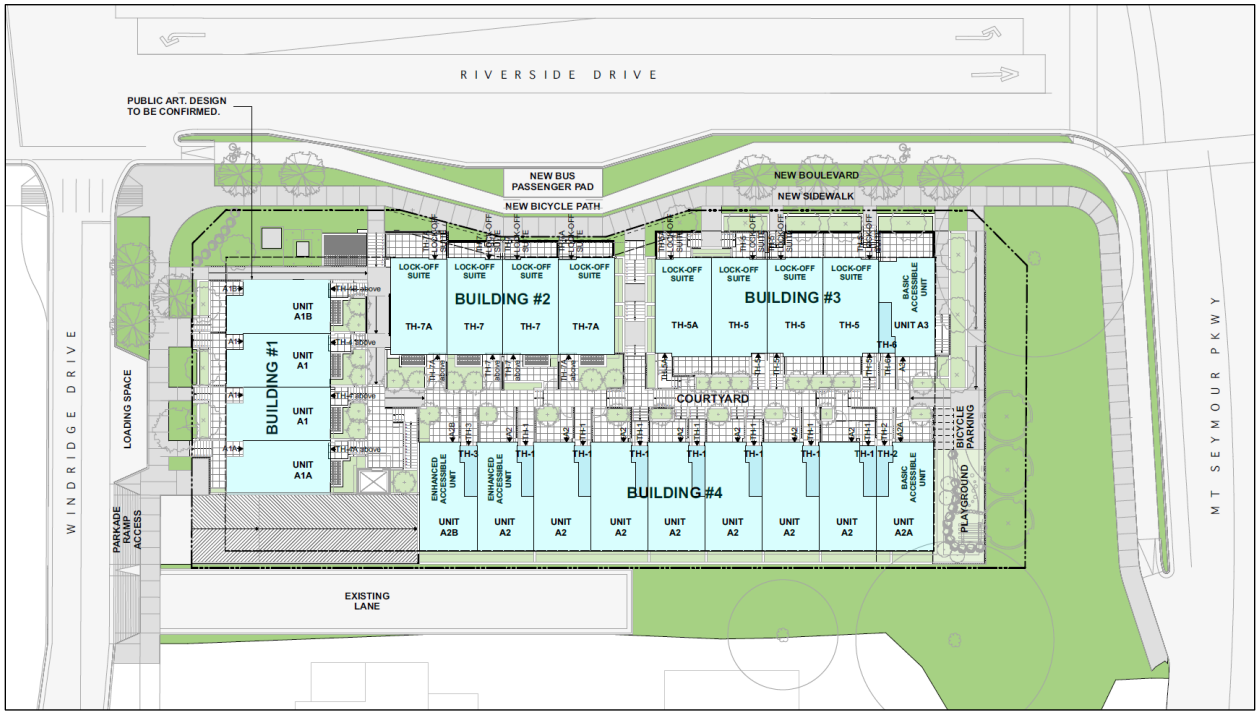


Figure 5: Proposed Site Plan

Development Permit Areas

A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed through the rezoning process.

The site is currently in the following Development Permit Areas(s):

- Form and Character of Ground-Oriented Housing;
- Energy and Water Conservation and Green House Gas Emission Reduction; and
- Protection of Development from Hazardous Conditions - Wildfire Hazard.

<u>Form and Character of Ground-Oriented Housing</u>

The proposal is in keeping with the OCP Design Guidelines for Ground-Oriented Housing and the Maplewood Village Centre Implementation Plan & Design Guidelines.

The project provides a transition between existing single-family residences to the north, south, east, west, and a multifamily development to the west along Mt. Seymour Parkway. Orientation of the proposed building is parallel to the street providing a strong street presence consistent with existing Riverside & Windridge Drive building forms.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on July 11, 2019, when an earlier iteration of the project was under review.

The Panel recommended approval of the townhouse design subject to the satisfaction of District staff. The applicant has addressed staff comments by redesigning the ground-floor one-bedroom units to introduce more natural light into the units, increasing the separation between buildings by setting back the upper floors; providing landscape treatment to frame utilities along Riverside Drive, incorporating a more balanced materiality and character on the west façade, and improving the playground area by adding windows to the west façade.

Energy and Water Conservation and Green House Gas Emission Reduction

The proposal as designed is consistent with the OCP Guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reduction. In addition, the applicant has considered the District's Community Energy and Emissions Plan (CEEP) and Council's declaration of a Climate Emergency. The following is a highlight of the proposed components which will be secured in the DP if the project proceeds:

- Designed to meet at a minimum Step Code Level 4 and Emissions Level 3 for Part 9 buildings (buildings 3 and 4) and Step Code Level 3 and Emissions Level 3 for Part 3 buildings (buildings 1 and 2).
- Low flow plumbing fixtures for potable water and wastewater reduction. Rainwater from roofs and terraces is retained on-site (stormwater detention tank) and slowly released to the District storm sewer, which reduces the impact on the District infrastructure.
- All appliances throughout the building are proposed to be energy efficient models, to reduce energy consumption.
- High-efficiency heat recovery ventilator (HRV) units are proposed for each dwelling unit.
- Selection of an appropriate glazing system, with performance criteria related to thermal and visible light transmittance as well as solar heat-gain, positioning of balconies to provide shading during summer months and providing building openings that allow maximum flexibility to users to promote improved indoor air quality are considered.
- 100% of the residential parking spaces will be provided with electric vehicle ready Level 2 charging capabilities.
- Replanting new trees throughout the development to provide shade for the open spaces and buildings as well as help sequester carbon dioxide.

Protection of Development from Hazardous Conditions - Wildfire Hazard

The proposed design reflects the OCP Guidelines for Protection of Development from Hazardous Conditions (Wildfire Hazard). A Wildfire Hazard DP Area Assessment Report by Diamon Head Consulting, dated July 15, 2025, was submitted with the application. The proposal is designed to align with the recommendations of the consultant. Wildfire hazard protection requirements will be secured by covenant.

Landscaping and Tree Replacement Strategy

The conceptual landscape plan (Figure 6) illustrates the proposed public realm improvements, including areas along adjacent streets, tree and shrub replacement planting, a children's play area, an outdoor amenity space, and private unit outdoor patios. There is also shrub planting throughout the site interior used to delineate and provide privacy between the private outdoor spaces and common areas.

The proposal would require the removal of a significant number of trees both on- and off-site. The applicant has submitted an arborist report as part of the application. Due to the scale of the proposed development and to mitigate the Wildfire threat to the development, many of the trees are recommended for removal. Several of the trees are in poor to moderate condition. With the proposed removal of the large-diameter trees, 33 replacement trees are proposed to be located at appropriate locations on site or along the Riverside and Windridge Drive frontage.

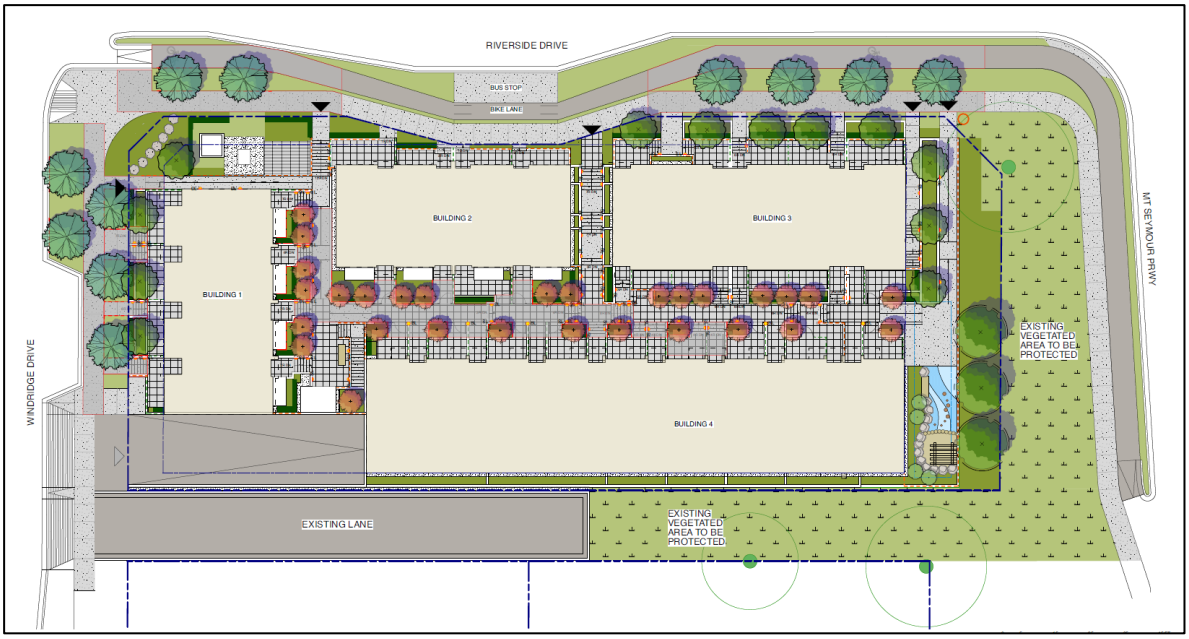


Figure 6: Proposed Landscape Plan

Climate Ready Rezoning Policy

The proposal is a rezoning and classified as a Part 3 building (buildings 1 and 2), therefore the Climate Ready Rezoning Policy applies. The applicant submitted a Climate Ready Design Strategy as part of their detailed application. This strategy will, through the BP process, explore use of sustainable insulation, low-carbon finishes and efficient envelope design.

Accessibility Design Strategy

The proposal fulfils the requirements of the Accessible Design Policy for Multifamily Housing through ground floor access for all the units and an elevator from the underground to main floor access. Additionally, two of the proposed units (5.5%) will include enhanced accessibility features, while two other units will be designed to accommodate adaptable accessibility features. Six accessible parking spaces are also provided to complement the other accessible design features.

Vehicle Parking

All vehicle parking is proposed in a single-level underground parkade accessed via Windridge Drive. The applicant is seeking parking rates in line with the *Alternative Vehicle Parking Rates Policy*, which includes a total of 38 parking spaces, 34 unbundled residential parking spaces and 4 visitors parking spaces , whereby 6 are accessible.

	Resident Parking	Visitor Parking	Total
Residential	34	4	38

The applicant has submitted a Transportation Impact Assessment prepared by Bunt & Associates dated September 24, 2025, that supports the proposed parking rate. The following Transportation Demand Management (TDM) measures are proposed that will be secured by way of Development Covenant:

- A shared bicycle fleet of 4 bicycles for use by the residents, consisting of EV bikes;
- A bicycle maintenance facility at the parkade;
- Transit stop improvements, including installation of a concrete bus pad for wheelchair accessibility and bus benches;
- Transportation marketing services for residents, including targeted messaging and communications campaigns, incentives, and contests (e.g., offering gift cards or prize draws for participating in local cycling events such as Go By Bike Week);
- A multi-modal wayfinding information system providing durable, multimodal wayfinding signage outside the main building entrance to direct residents and visitors to the nearby transportation network and amenities;
- Public bike maintenance stand; and

- Transit passes, including a 100% subsidy for a four-month, two-zone transit pass per unit, upon request by the resident.

Staff consider the proposed parking rate acceptable, given that the site is served by transit, includes features that improve conditions for pedestrians and cyclists, and is proximate to the Maplewood Village Centre.

The proposal also complies with the *Electric Vehicle Charging Policy*, with all vehicle parking stalls being provided with energised outlets capable of Level 2 charging or higher. This requirement will be secured in the Development Covenant.

In addition, the project includes a waste room and designated car wash space in the underground parkade and a small garbage staging area at-grade along Windridge Drive.

Bicycle Parking

The application includes 74 Class 1 "long-term" bicycle parking spaces in the parkade within one common bike room. There are also 6 Class 2 "short-term" bicycle parking spaces proposed at-grade along the north edge of the site. This meets the Bicycle Parking and End-of-Trip Facilities Policy. The requirements for the bicycle spaces are secured in the proposed CD161 zone.

	Class 1 (Long Term) – Secure Bicycle Storage	**Class 2 (Short Term) – Bicycle Storage**	**Total**
Residential	74	6	80

A bicycle maintenance room is proposed in the underground parking garage. Bicycle maintenance rooms typically include a work bench, repair tools, and tire pumps to allow residents to maintain their bicycle and help encourage continued bicycle use.

In conjunction with the pedestrian and cycling infrastructure improvements proposed, the bicycle parking and bike maintenance room proposed, along with the proximity to transit service should help to reduce reliance on private vehicle use for residents and visitors to the project.

Land Dedication and Frontage and Off-Site Improvements

The application includes significant dedication (approximately 333.38 m^2) and improvements along Riverside Drive, as well as improvements along the site frontages on Windridge Drive and Mt Seymour Parkway.

Improved street frontages include street tree plantings and streetlight upgrades (including pedestrian lighting), curb, gutter, and paving improvements, along the existing and proposed roadways adjacent to or within the development.

The application is also required to upgrade 75 m of stormwater main along Mt Seymour Parkway, further contributing to the build-out of the community infrastructure.

The estimated value of site improvement works (engineering and landscaping) is $1,670,000. 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.

Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for contribution for projects which result in an increase in density. Given the time of the application submission date, this site is subject to the CAC policy and in particular, the target rate CAC, which is calculated at $622,858.

The collection of the CAC will be at BP stage, and the allocation of the funds towards community amenities are entirely at Council direction. Generally, the funds can be directed towards affordable housing, parks and trail improvements, public art, and other public realm improvements.

Financial Implications

The application includes the following financial benefits to the community:

- Frontage works (off-site improvements and landscaping) currently estimated at approximately $1,670,000;
- Land dedications totalling approximately 333.38 m² (3,588.47 sq. ft.);
- Upgrade of existing storm main along the Mt. Seymour Parkway to approximately 75 m westward;
- DCC's on 36 strata townhouse units (estimated at $821,052 based on 2026 rate, provided for information only, actual figure subject to the rate at BP stage);
- Greater Vancouver Sewerage & Drainage District (GVS&DD), Greater Vancouver Waste District (GVWD), and TransLink DCCs (estimated at a total of $901,856 based on 2026 rates, provided for information only, actual figure subject to the rates at BP stage); and
- CAC of $622,858.

Concurrence

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

The District of North Vancouver Rezoning Bylaw 1460 (Bylaw 8770) affects land lying within 800m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Transit will be required after third reading of the bylaw and prior to bylaw adoption.

Construction Traffic Management Plan

The applicant will be required to provide a Construction Traffic Management Plan (CTMP) for review by District Staff at BP stage. The Plan must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement along Riverside Drive and Mt. Seymour Parkway.

Should the project proceed, staff will report back on detailed CTMP measures in the DP report.

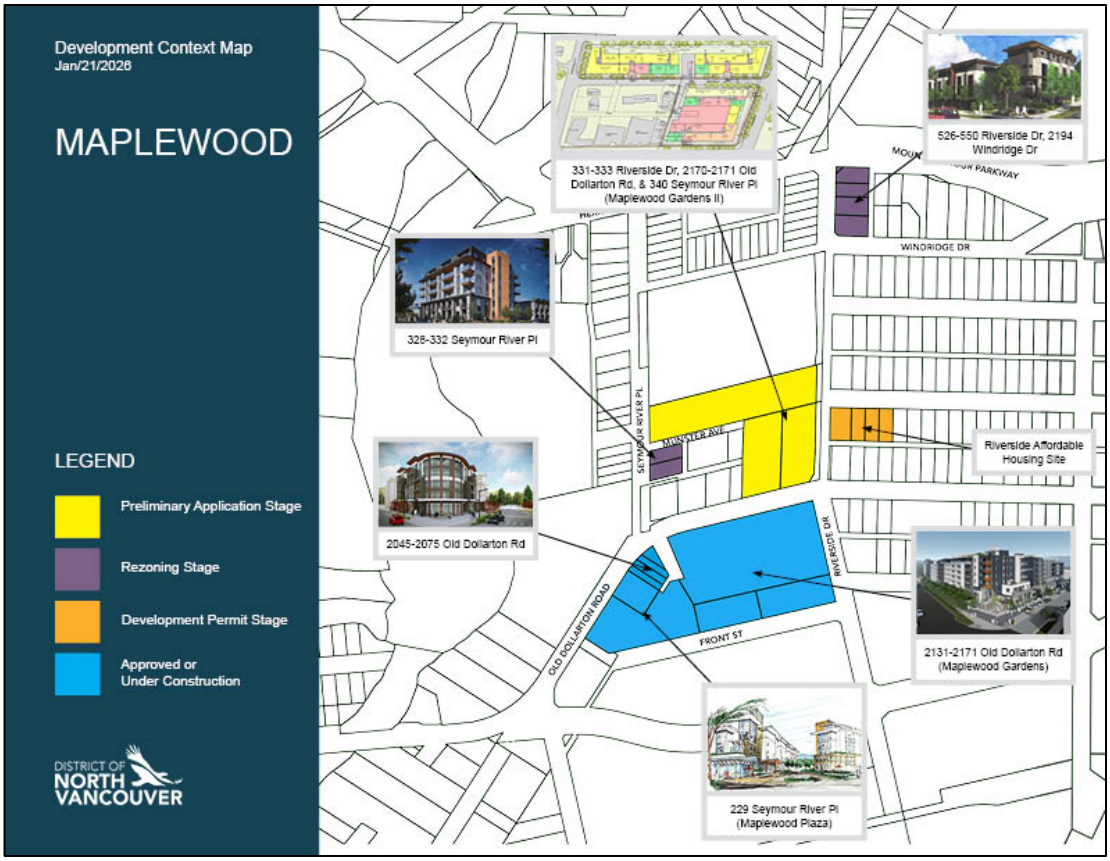


Figure 7: Development context Map

Public Input

The applicant held a virtual Public Information Meeting between November 24th – December 5th, 2025. In accordance with the District's Non-Statutory Public Consultation for Development Applications Policy notices were distributed to neighbours within a 100-metre (330-ft.) radius of the site. Two signs were placed on the property to notify passersby of the meeting, and advertisements were placed in two consecutive issues of the North Shore News.

A webpage was established for this project on the District's website for the virtual PIM. A total of approximately 49 individuals posted on the virtual PIM webpage. The copy of the virtual PIM Summary Report is attached as **Attachment 3**.

Key comments of support include:

- Emphasis on the need for additional housing in the Maplewood area, including family-oriented units and diverse housing types.
- Recognition of the project's alignment with the Official Community Plan and long-term growth objectives.
- Support for proposed public realm and active transportation improvements, including Spirit Trail upgrades, sidewalks, landscaping, bike infrastructure, and transit access. Acknowledgment that these improvements contribute to neighbourhood safety, connectivity, and revitalization.

Noted below are the key concerns and questions raised, along with the applicant and staff's response:

Desire for more parking: The proposed 38 parking spaces, including 4 visitor spaces, meet the AVPR requirements. Given the site constraints, the development's location within Maplewood Village, and the inclusion of TDM measures with convenient access to transit, the proposed parking rate is considered acceptable by staff.

Traffic congestion, safety, and road/intersection design: The project includes significant improvement to works and services along all street frontages, including the southwest corner of the Riverside Drive and Mt Seymour Parkway intersection. Both interim and ultimate roadworks will be designed and implemented in accordance with District best practices and guidelines to ensure the safety of drivers, cyclists, and pedestrians. Road dedication along Riverside Drive is proposed to accommodate the planned cross-section, which includes a sidewalk, bike lane, sodded and treed boulevard, bus pull-in, passenger pad, and an interim vehicle traffic configuration.

Additional concerns included construction impacts, environmental considerations, and affordability. Several comments requested further clarification on these matters, indicating

general support for housing in principle but a desire for greater certainty that infrastructure and safety issues will be adequately addressed.

IMPLEMENTATION

Implementation of this project will require a rezoning, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8770 (**Attachment 1**) rezones the subject site from RS4 to a new Comprehensive Development Zone 161 (CD161) which:

- establishes the permitted residential uses;
- allows home occupations as an accessory use;
- establishes the maximum permitted floor area on the site;
- establishes setback and building height regulations; and
- establishes parking and other regulations specific to this project.

A legal framework will be required to support the project, and it is anticipated that a development covenant will be used to secure items such as the details of off-site servicing and, accessibility and other requirements.

Additional legal documents required for the project will include:

- subdivision plan showing road dedications;
- statutory right of way to secure public access to on-site relevant areas;
- development covenant to reference the general form and layout of project as well as requirements for off-site servicing and on-site public features, adaptable design features, unit mix, construction traffic management plan, transportation demand management measures, electric vehicle charging infrastructure, bike facility requirements, storage facilities requirements, universal (handicap) parking requirements, and recycling and waste management facilities;
- stormwater management covenant; and
- Covenant to specify that any “unsold” parking spaces be transferred to strata corporation.

CONCLUSION

This project assists in the implementation of OCP by providing ground-oriented units for families and seniors in an amenity-rich village centre. It is along a transit corridor and will directly contribute to the network of walking and cycling routes used by residents with a range of abilities. Staff support this application and recommend the rezoning bylaw receives first, second, and third readings.

OPTIONS

The following options are available for Council's consideration:

1. Give Bylaws 8770 First, Second, and Third readings (staff recommendation);
2. Refer the project back to staff for further consideration; or
3. Abandon the bylaws at First Reading.

Respectfully submitted,



Mina Sami
Development Planner

ATTACHMENTS

1. BYLAW 8770 – District of North Vancouver Rezoning Bylaw 1460 (Bylaw 8770)
2. Architectural Drawings
3. Virtual Public Information Meeting Summary Report

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	_____	❑ Development Services	_____		

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The Corporation of the District of North Vancouver

Bylaw 8770

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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 1460 (Bylaw 8770)".

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

a) Part 2A Definitions is amended by adding CD161 to the list of Zones that Part 2A applies to.

b) Section 301(2) by inserting the following zoning designation:

"Comprehensive Development Zone 161 CD161"

c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive to Schedule B:

"**4B 161 Comprehensive Development Zone 161 CD161**

The CD161 Zone is applied to:

i.) LOT 1 BLOCK 44 DISTRICT LOT 611 PLAN 11853 (007-905-815)
ii.) LOT F BLOCKS 44, 45 AND 49 DISTRICT LOT 611 PLAN 3903 (002-468-271)
iii.) LOT B BLOCK 50 DISTRICT LOT 611 PLAN 15472 (007-659-784)
iv.) LOT A BLOCK 50 DISTRICT LOT 611 PLAN 15472 (006-317-022)

4B 161 – 1 Intent

The purpose of the CD161 Zone is to permit a ground-oriented, multi-family residential development.

4B 161 – 2 Permitted Uses

The following *principal uses* shall be permitted in the CD161 Zone:

a) Uses Permitted Without Conditions:

Not Applicable.

b) Conditions Uses:

The following *principal uses* are permitted when the conditions outlined in Section 4B 161 – 3 Conditions of Use are met:

i) *Residential Use.*

4B 161 – 3 Conditions of Use

a) *Residential:* Residential uses are only permitted when the following conditions are met:

i) Each dwelling unit has access to a private or semi-private outdoor space; and
ii) Each dwelling unit has exclusive access to a shared parkade and storage space.

4B 161 – 4 Accessory Uses

a) *Accessory uses* customarily ancillary to the *principal uses* are permitted.

b) *Home occupations* are permitted in *residential* units.

4B 161 – 5 Density

a) The maximum permitted *gross floor area* is 3,283 m^2 (35,340 ft^2) and a maximum of 36 *residential* units (for greater certainty, permitted lock-off units do not count towards maximum residential units).

b) For the purpose of calculating *gross floor area*, the following are exempted:

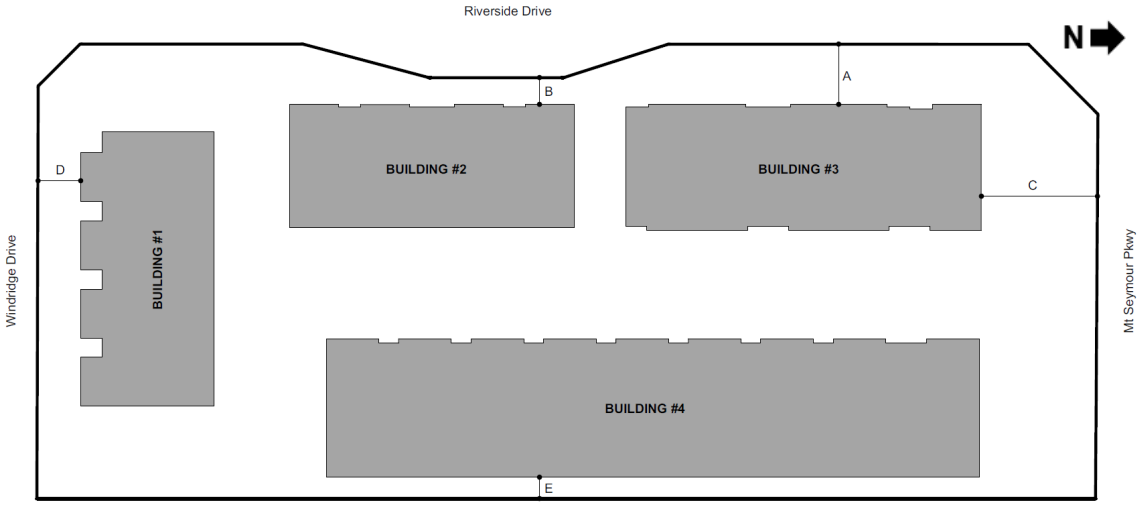
i) Underground parking, storage, maintenance areas, and any other areas located below grade in a structure which has an exposed exterior wall less than 1.2 m (4 ft.) above finished grade.

4B 161 – 6 Setbacks

a) Buildings must be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with “Table 1” and “Figure 1”.

Table 1. Setbacks	
Setback Identifier	**Minimum Required Setback**
A	4.2 m (14 ft)
B	1.8 m (6 ft)
C	8.3 m (27.3 ft)
D	3.0 m (10 ft)
E	1.5 m (5 ft)

Figure 1



b) The following projections within required setbacks are permitted:

Element	Maximum projection into setback permitted
Underground parking structures, grade level decks, grade level patios	2.6 m (8.5 ft)
Balconies, window wells, roof overhangs, vertical projections, unit entrance canopies	1.3 m (4.2 ft)
Unit entry stairs	No maximum

4B 161 – 7 Height

a) The maximum permitted heights for any building in the CD161 zone are as follow:

Table 2. Building Height		
Building	**Maximum Permitted Height**	**Maximum Storeys**
Building 1	12.2 m (40.0 ft)	4 storeys above parkade
Building 2	11.8 m (38.7 ft)	4 storeys above parkade
Building 3	11.3 m (37.0 ft)	3 storeys above parkade
Building 4	13.5 m (44.2 ft)	3 storeys above parkade

b) Elevator penthouses, heating, cooling, ventilation and other mechanical equipment required for building operations are permitted above the maximum height limit, provided they are screened and integrated into the building's design and do not extend more than 1.2 metres (4 feet) above the highest point of any roof surface.

4B 161 – 9 Coverage

a) Building Coverage: The maximum building coverage is 50**%.**

b) Site Coverage: The maximum site coverage is 100%.

4B 161 – 10 Landscaping and Storm Water Management

a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) A 2m (6.6 ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 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 (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

4B 161 – 11 Parking, Loading and Servicing Regulations

a) Parking and bicycle storage are required as follows:

Table 3. Parking Requirements	
Use	**Parking Requirement**
Residential Parking	Minimum of 0.9 spaces / residential unit
Residential Visitor Parking	Minimum of 4 spaces
Accessible Parking	Minimum of 6 spaces
Residential Bicycle storage spaces	Minimum of 74 spaces (2.05 spaces / residential unit)
Visitor Bicycle storage spaces	Minimum of 6 spaces

b) Bicycle storage for residents shall be provided on the basis of two spaces per unit.

c) Except as specifically provided in Section 4B 161-11 Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.

”

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the lands from Single Family Residential 6000 Zone (RS4) to Comprehensive Development Zone 161 (CD161).

READ a first time

READ a second time

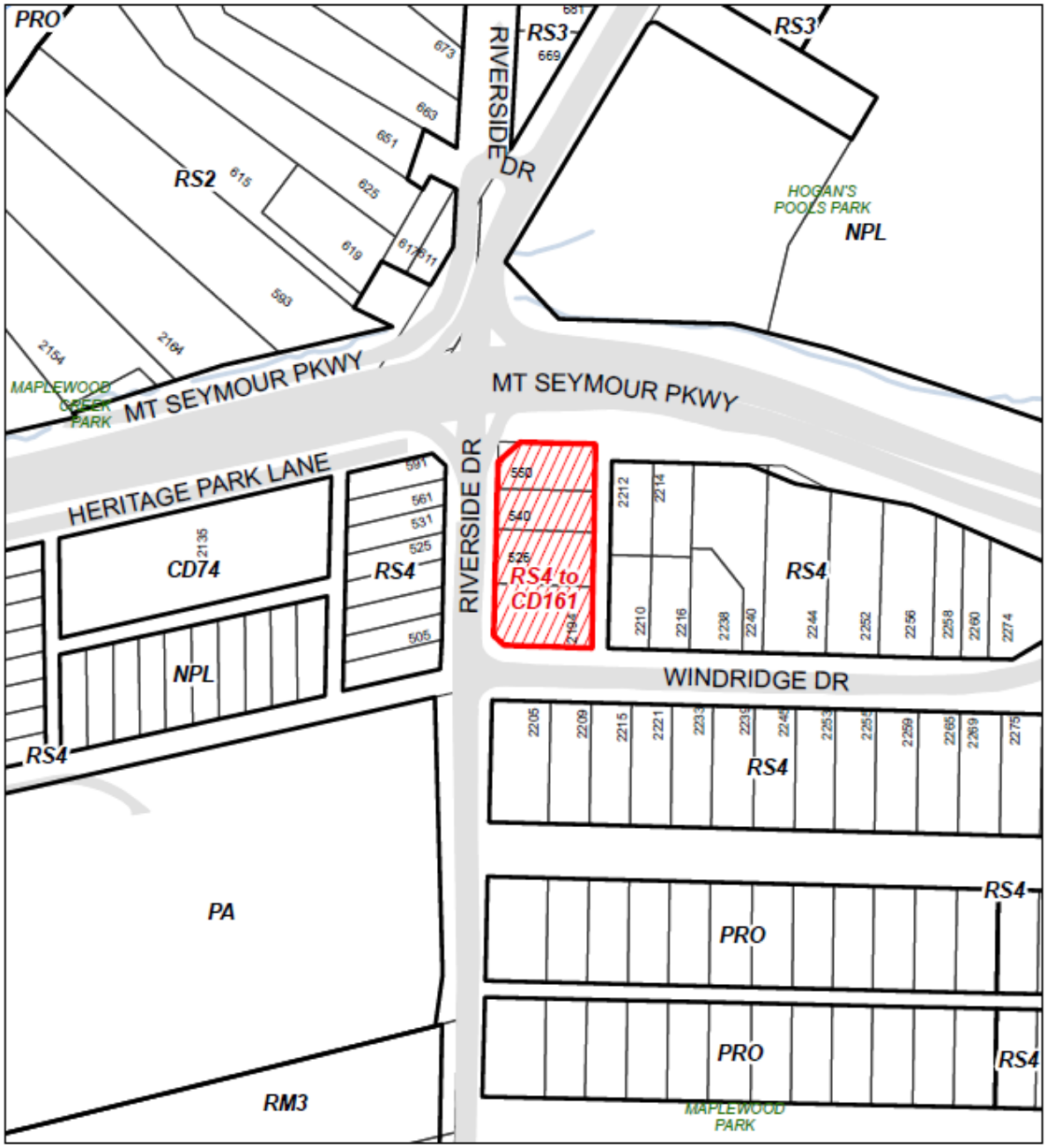
READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8770



PROPOSED MULTI-FAMILY DEVELOPMENT

Issue 8 - RZ / DP Resubmission

February 23, 2026

CONTACT LIST

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Project Manager				
Site				
Structural	WSB Consulting 3855 Henning Dr #118, Burnaby, BC V5C 6N3	*Darryl Bowers*	604.294.3783	bowers@wsb-eng.com
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Electrical	Smith and Anderson 6400 Roberts St #300, Burnaby, BC V5G 4C9	*Ian Grannary*	250.801.8127	ian.grannary@smithandanderson.com
Geotechnical				
Envelope	Stantec 111 Dunsmuir St #1100	*Loveleen Atwal*	604.454.0402	loveleen.atwal@stantec.com
Civil	Creus Engineering suite 610 - East Tower, 221 Esplanade West, North Vancouver, BC V7M 3J3	*Fred Ciambrell* *Andrew Gondosi*	604.987.9070	fciambrell@creus.ca agondos@creus.ca
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Code	Senez 1777 56 St #202, Delta, BC V4L 0A6	*Richard Yang*	604.613.1904	ryang@senezco.com
Traffic	Bunt Engineering 1050 W Pender St #1550, Vancouver, BC V6E 3S7	*Tyler Thomson* *Yulia Liem* *Caitlyn Quach*	250.920.6504	tthomson@bunteng.com tpliem@bunteng.com cquach@bunteng.com
Interior Designer				
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Sustainability	E3 ECO Group #400 – 8085 North Fraser Way Burnaby BC, V5J 5M8	*Emma Conway* *Diane Tran*	604.874.3715 604.874.3715	emma@e3ecogroup.com diane@e3ecogroup.com

Civic Address:
526 - 550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE, NORTH VANCOUVER, BC

Development Permit Number: **N/A**

Building Permit Number: **N/A**

Note: Drawings only to scale when printed on 42x30 sheets

DRAWING INDEX

Cover

A-0.000	COVER PAGE	
A-0.001	DATA SHEET	
A-0.010	SITE CONTEXT	
A-0.011	SITE CONTEXT	
A-0.012	SITE CONTEXT AND PHOTOS	
A-0.020	DESIGN RATIONALE	
A-0.021	DESIGN CONSTRAINTS AND PLANNING ISSUES	1/32" = 1'-0"
A-0.030	ACCESSIBLE DESIGN POLICY (DNV)	
A-0.040	PERSPECTIVES	
A-0.070	TOPOGRAPHICAL SURVEY	

Site

A-1.000	SITE PLAN	3/32" = 1'-0"
A-1.100	SITE PLAN - FIRE TRUCK ACCESS PLAN	1:250
A-1.200	SITE PLAN - SOLID WASTE AND RECYCLING PLAN	
A-1.200	SITE SECTIONS	3/32" = 1'-0"
A-1.210	SITE SECTIONS	3/32" = 1'-0"

Plans

A-2.000	P1 PARKING PLAN	1/8" = 1'-0"
A-2.100	LEVEL 1	1/8" = 1'-0"
A-2.200	LEVEL 2	1/8" = 1'-0"
A-2.300	LEVEL 3	1/8" = 1'-0"
A-2.400	LEVEL 4	1/8" = 1'-0"
A-2.500	ROOF PLAN	1/8" = 1'-0"

Enlarged Plans

A-3.000	UNIT A1, A1A, A1B, A2 Adaptable and A2/TH-1
A-3.100	UNIT A2A Adaptable / TH-2
A-3.200	UNIT A2B Adaptable / TH-3
A-3.300	UNIT TH-4
A-3.310	UNIT TH-4A
A-3.320	UNIT TH-4B
A-3.400	UNIT TH-5
A-3.410	UNIT TH-5A
A-3.500	UNIT A3 Adaptable / TH-6
A-3.600	UNIT TH-7
A-3.610	UNIT TH-7A

Elevations

A-4.000	ELEVATIONS	1/8" = 1'-0"
A-4.100	ELEVATIONS	1/8" = 1'-0"
A-4.200	COURTYARD ELEVATIONS	1/8" = 1'-0"
A-4.300	COURTYARD ELEVATIONS	1/8" = 1'-0"

Sections

A-5.000	xxxx

Supplemental

A-8.000	SHADOW STUDY	
A-8.100	FLOOR AREA REFERENCE MODEL	1' = 1'-0"
A-8.200	MATERIAL AND SAMPLE BOARD	
A-8.201	MATERIAL AND SAMPLE BOARD	

Architectural Drawing Issues

2019-05-24	Issue 1 - Detailed Application
2024-12-16	Issue 2 - RZ / DP Application
2025-08-05	Issue 3 - RZ / DP Resubmission
2025-09-25	Issue 4 - RZ / DP Resubmission
2025-11-20	Issue 5 - RZ / DP Resubmission
2026-01-22	Issue 6 - RZ / DP Resubmission
2026-02-03	Issue 7 - RZ / DP Resubmission
2026-02-23	Issue 8 - RZ / DP Resubmission





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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
COLLIN H.Q. TRUONG
BRITISH COLUMBIA
2026-02-24

[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
COVER PAGE

24668 [PROJECT]

[SCALE]

Feb. 23, 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]
A-0.000

Statistics

Riverside & Windridge Drive

Project Owner	Summit Wind Real Estate LP
Project Contact	Matt Hardwick - Montage Development - matt@montagedevelopment.ca
Project Architect	Collin Truong - Integra Architecture Inc - T.604.688.4220 2330-200 Granville Street, BC V6C 1S4
Project Number	24668
Civic Address	2194 Windridge Drive, 526, 540 and 550 Riverside Drive
Legal Description	LOT 1 BLOCK 44 DISTRICT LOT 611 PLAN 11853 (007-905-815). LOT F BLOCKS 44, 45 AND 49 DISTRICT LOT 611 PLAN 3903 (002-468-271) LOT B BLOCK 50 DISTRICT LOT 611 PLAN 15472 (007-659-784) LOT A BLOCK 50 DISTRICT LOT 611 PLAN 15472 (006-317-022)
Project Description	Multi-family development

Total Gross Site Area	0.676 Acres	29,450.06 SF	2736.00 m2	
Land Dedication (TBC by survey)	0.082 Acres	3,588.47 SF	333.38 m2	
Net Site Area (TBC by survey)	0.59 Acres	25,861.59 SF	2402.62 m2	
Maximum Building Site Coverage	TBC			
Proposed Building Site Coverage	50%	13042.94 SF	1211.73 m2	

Current Zoning:	RS4
Proposed Zoning:	CD
OCP Designation	Maplewood OCP
Development Permit Area	

		Required		Proposed	
Min. Set Backs	Front Yard - Riverside Drive	8 ft	2.43 m	14 ft	4.2 m
	Front Yard - Riverside Drive (Adjacent to Bus Stop)	8 ft	2.43 m	6 ft	1.8 m
	Side Yard - Windridge	10 ft	3.0 m	10 ft	3.0 m
	Side Yard - Mt. Seymour	27.3 ft	8.3 m	27.3 ft	8.3 m
	Rear Lane	5 ft	1.5 m	5 ft	1.5 m

	FSR		
Permitted Density:	1.20	35,340.1 SF	3,283 m2
Proposed Density (Based on Gross Site Area)	1.18	34,804.7 SF	3,233 m2

Building Heights

**Note: Height refers to the vertical distance from the average, at the base of the building or structure, of the lesser of the natural grade and the finished grade to the highest point of the roof surface.*

Allowed Height	4 Storey	39.4 ft	12.01 m
Proposed Height			
Building 1	4 Storey	40.0 ft	12.2 m
Building 2	4 Storey	38.7 ft	11.80 m
Building 3	3 Storey	37.0 ft	11.30 m
Building 4	3 Storey	44.2 ft	13.50 m

Unit Mix	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
TH-1			7			7
TH-2			1			1
TH-3			1			1
TH-4				2		2
TH-4A				1		1
TH-4B				1		1
TH-5 (Lock-Off Suite)				3		3
TH-5A (Lock-Off Suite)				1		1
TH-6			1			1
TH-7 (Lock-Off Suite)					2	2
TH-7A (Lock-Off Suite)					2	2
Unit A1		2				2
Unit A1A		1				1
Unit A1B		1				1
Unit A2		6				6
Unit A2 (Enhanced Accessible)		1				1
Unit A2A (Basic Accessible)		1				1
Unit A2B (Enhanced Accessible)		1				1
Unit A3 (Basic Accessible)		1				1
Total	**0**	**14**	**10**	**8**	**4**	**36**
Mix	0%	39%	28%	22%	11%	100%
Family Unit %			61%			
Accessible Design		No Requirement	Provided	4	11%	

Unit Summary	# Units	Saleable / Leasable Unit Area	Balcony	Deck / Patio
TH-1	7	7,510	203	
TH-2	1	1,082	27	
TH-3	1	1,082	29	
TH-4	2	2,478	56	175
TH-4A	1	1,250	28	87
TH-4B	1	1,250	36	87
TH-5 (Lock-Off Suite)	3	4,256	59	
TH-5A (Lock-Off Suite)	1	1,432	32	
TH-6	1	1,004	20	
TH-7 (Lock-Off Suite)	2	3,384	57	141
TH-7A (Lock-Off Suite)	2	3,417	64	141
Unit A1	2	952	0	
Unit A1A	1	481	0	
Unit A1B	1	481	0	
Unit A2	6	2,906	0	
Unit A2 (Enhanced Accessible)	1	484	0	
Unit A2A (Basic Accessible)	1	490	0	
Unit A2B (Enhanced Accessible)	1	490	0	
Unit A3 (Basic Accessible)	1	436	0	
Unit Total	**36**	**34,864**	**611**	**630**

Building Summary — Gross Floor Area (SF)

	A	B	C	D	E (B+C+D)	Deductions F	G	H (F+G)	Excluded I	J	K (I+J)	FSR L (E-H)
	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
Building 1		6,892			6,892	0		0	121	349	470	6,892
Building 2		6,801			6,801	24		24	120	281	402	6,777
Building 3		7,128			7,128	35		35	112	0	112	7,094
Building 4		14,043			14,043	0		0	259	0	259	14,043
Total		**34,864**			**34,864**	**59**	**0**	**59**	**611**	**630**	**1,241**	**34,805**

Building 1 — Gross Floor Area (SF)

	A	B	C	D	E (B+C+D)	Deductions F	G	H (F+G)	Excluded I	J	K (I+J)	FSR L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x1 A1A, x2 A1, x1 A1B	1,913			1,913	0		0	0	0	0	1,913
L2	x1 TH-4A, x2 TH-4, x1 TH-4B	1,892			1,892	0		0	121	0	121	1,892
L3	x1 TH-4A, x2 TH-4, x1 TH-4B	1,861			1,861	0		0	0	0	0	1,861
L4	x1 TH-4A, x2 TH-4, x1 TH-4B	1,225			1,225	0		0	0	349	349	1,225
Total		**6,892**			**6,892**	**0**	**0**	**0**	**121**	**349**	**470**	**6,892**

Building 2 — Gross Floor Area (SF)

	A	B	C	D	E (B+C+D)	Deductions F	G	H (F+G)	Excluded I	J	K (I+J)	FSR L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x2 TH-7A, x2 TH-7	1,941			1,941	24		24	0	0	0	1,917
L2	x2 TH-7A, x2 TH-7	1,812			1,812	0		0	120	0	120	1,812
L3	x2 TH-7A, x2 TH-7	1,781			1,781	0		0	0	0	0	1,781
L4	x2 TH-7A, x2 TH-7	1267			1,267	0		0	0	281	281	1,267
Total		**6,801**			**6,801**	**24**	**0**	**24**	**120**	**281**	**402**	**6,777**

Building 3 — Gross Floor Area (SF)

	A	B	C	D	E (B+C+D)	Deductions F	G	H (F+G)	Excluded I	J	K (I+J)	FSR L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x1 TH-5A, x3 TH-5, x1 A3, x1 TH-6	2,457			2,457	35		35	0	0	0	2,422
L2	x1 TH-5A, x3 TH-5, x1 TH-6	2,336			2,336	0		0	112	0	112	2,336
L3	x1 TH-5A, x3 TH-5, x1 TH-6	2,336			2,336	0		0	0	0	0	2,336
											0	0
Total		**7,128**			**7,128**	**35**	**0**	**35**	**112**	**0**	**112**	**7,094**

Building 4 — Gross Floor Area (SF)

	A	B	C	D	E (B+C+D)	Deductions F	G	H (F+G)	Excluded I	J	K (I+J)	FSR L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x7 A2, x1 A2A, x1 A2B, x7 TH-1, x1 TH-2, x1 TH-3	4,941			4,941	0		0	0	0	0	4,941
L2	x7 TH-1, x1 TH-2, x1 TH-3	4,796			4,796	0		0	259	0	259	4,796
L3	x7 TH-1, x1 TH-2, x1 TH-3	4,305			4,305	0		0	0	0	0	4,305
											0	0
Total		**14,043**			**14,043**	**0**	**0**	**0**	**259**	**0**	**259**	**14,043**

Off-Street Parking

*** See TDM Report**

AVPR Rates & Reductions

Land Use	QTY	Breakdown	Base AVPR Rate (Spaces / Unit)	Base AVPR Requirement (Spaces)	Unbundled Parking Reduction	Requirement after
Townhome (Strata Residential)	14	1 bedroom	1.05	15	-5% (-2 spaces)	43
	10	2 bedrooms	1.25	13		
	12	3+ bedrooms	1.4	17		
Visitor	36	Dwelling units	0.1	4	-	4
		TOTAL		**48**	**-2 SPACES**	**47**

Vehicle Parking Minimums

Land Use	QTY	Breakdown	Minimum AVPR Rate (Spaces/Unit)	Minimum AVPR Requirement (Spaces)	Proposed (Spaces)	Variance (Spaces)
Townhome (Strata Residential)	14	1 bedroom	0.9	32	34	+2
	10	2 bedrooms				
	12	3+ bedrooms				
Visitor	36	Dwelling units	0.05	2	4	+2
		TOTAL		**34**	**38**	**+4**

Accessible Spaces	6 Spaces for 52-100 Req. Spaces	6 Spaces Required	**6**	Spaces Provided
Max. Small Cars	35% of Provided spaces		**13%**	Spaces Provided
Car Wash Stall	N/A Spaces per 100 units	0 Spaces Required	**1**	Space Provided
Loading	*Class A no requirement, Class B no requirement for less than 100 dwelling units*			
Residential Loading	0 Spaces per 100 units	0 Spaces Required	**1**	Space Provided

Parking Space Dimensions	Required (Width x Length x Height)
Standard Space	2.7m (8.83 FT) x 5.7m (18.7 FT) x 2.1m (6.9 FT)
Small Cars Space	2.6m (8.5 FT) x 4.9m (16.1 FT) x 2.1m (6.9 FT)
Disable Space	3.7m (12.1 FT) x 5.7m (18.7 FT) x 2.1m (6.9 FT)
Loading	3.0m (9.8 FT) x 9.0m (29.5 FT) x 4m (13 FT)
Min. Distance to Continuous Wall	0.2m (0.67 FT) (0'-8")
Min. Drive Aisle Width	6m (19.7 FT)(19'-8 1/2")
Min. Maneuvering Aisle Width	7m (23 FT)

Bicycle Space Calculation

	Required	Provided
Residential Class 1		
1.5 spaces per studio or 1 bed	21	
2 spaces per 2 bed or more	44	
Vertical (max 25%)		8%
Horizontal (min.75%)		92%
Visitor (Residential Class 2)		
6 spaces for 20 - 59 units	6	6
Total Residential	**65**	**74**
Total Visitor	**6**	**6**
Total		**80**

Solid Waste & Recycling

Residential Garbage

Total Waste & Recycling Area				
Required	3x360L totes @ 1.39m2 per tote	4.17 m2	44.89 SF	
	2x242L totes @0.99m2 per tote	1.98 m2	21.31 SF	
	2x4yd bins @5.38m2 per bin	10.76 m2	115.82 SF	
	Total Required	**16.91** m2	**182.02** SF	
	Provided	**26.32** m2	**283.27** SF	
Temporary Storage Area	Required	**8.46** m2	**91.01** SF	
(50% of Storage Area)	Provided	**4.95** m2	**53.3** SF	

Mixed containers	36 Units @ 2 totes/ 31 - 40 units	2 totes (360 litres)	(36"X30"X43")
Mixed paper (no cardboard)	36 Units @ 1 tote/ 31 - 40 units	1 totes (360 litres)	(36"X30"X43")
Glass	36 Units @ 1 tote/ 31 - 40 units	1 totes (242 litres)	(32"X24"X42")
Food scraps / yard trimmings	36 Units @ 1 totes/ 31 - 40 units	1 totes (242 litres)	(32"X24"X42")
Total Recycling Containers Required		**3** totes (360 litres)	(36"X30"X43")
		2 totes (242 litres)	(32"X24"X42")
Garbage	36 Units @ 1 bin/ 31 - 40 units	**1** bin (3058 litres)	(72"X58"X54")
Cardboard	36 Units @ 1 bin/ 31 - 40 units	**1** bin (3058 litres)	(72"X58"X54")

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[TITLE]
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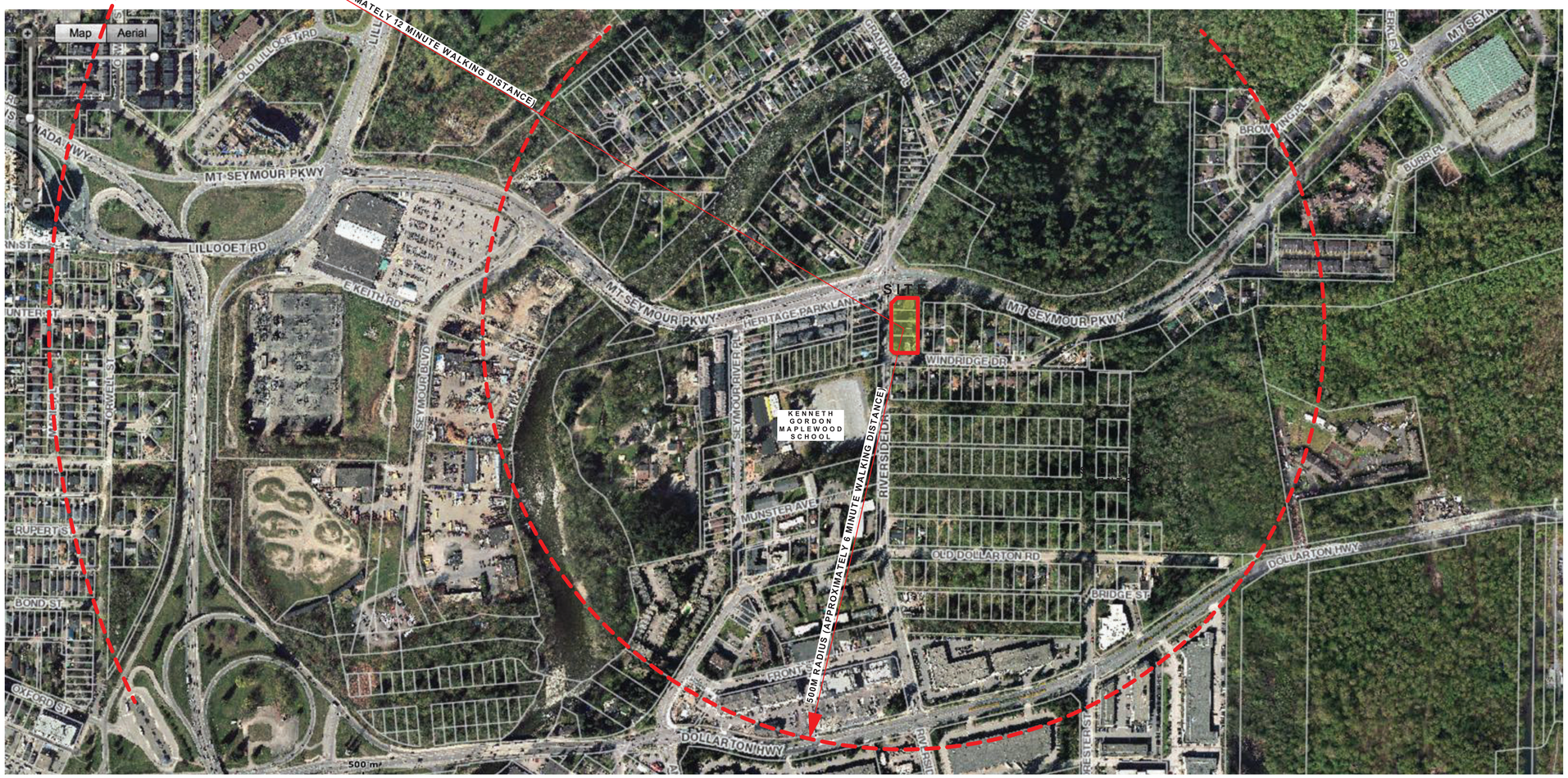
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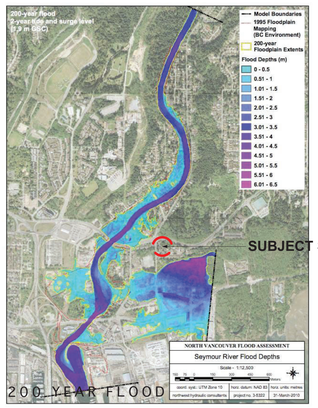
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SUBJECT SITE

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MAPLEWOOD LAND USE PLAN

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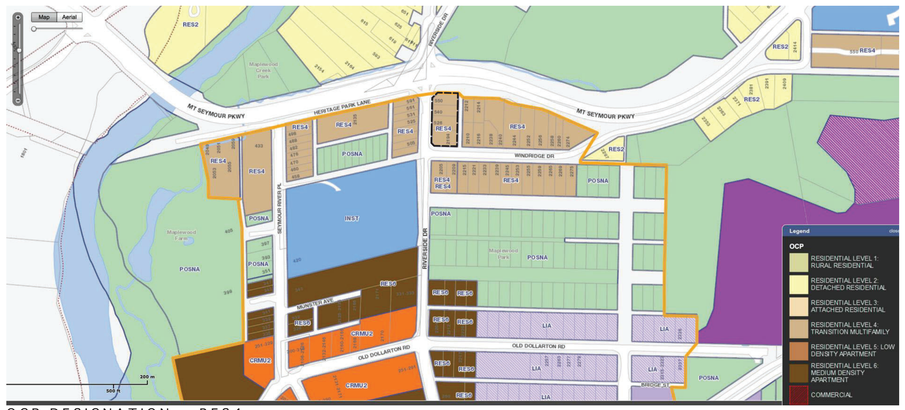
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EXISTING ZONING - RS4

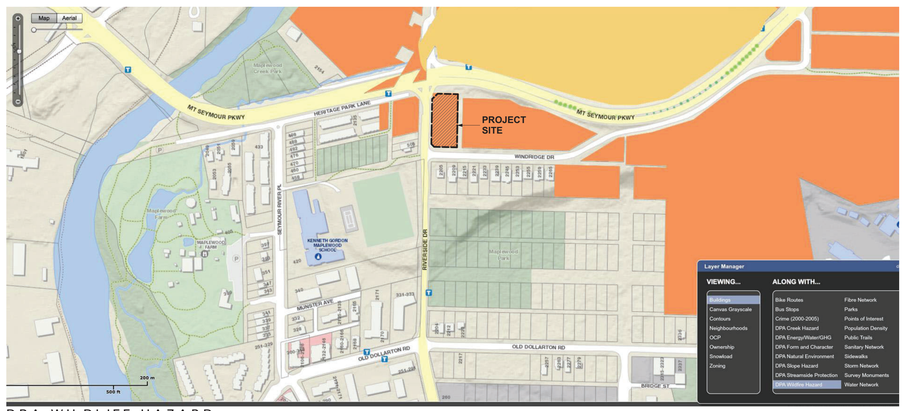
SUBJECT SITE



OCP DESIGNATION - RES4

RESIDENTIAL LEVEL 4: TRANSITION MULTIFAMILY

AREAS DESIGNATED FOR TRANSITIONAL MULTIFAMILY ARE INTENDED PREDOMINANTLY FOR MULTIFAMILY USES WITHIN OR IN CLOSE PROXIMITY TO CENTRES AND CORRIDORS, OR AS A TRANSITION BETWEEN HIGHER DENSITY SITES AND ADJACENT DETACHED AND ATTACHED RESIDENTIAL AREAS. THIS DESIGNATION TYPICALLY ALLOWS FOR A MIX OF TOWNHOUSE AND APARTMENT DEVELOPMENTS UP TO APPROXIMATELY 1.20 FSR



DPA WILDLIFE HAZARD

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NW CORNER - MT SEYMOUR PKWY



MT SEYMOUR PKWY - STREETSCAPE



VIEW NORTH - ALONG RIVERSIDE DR



SE CORNER - WINDRIDGE DRIVE



SW CORNER - RIVERSIDE DRIVE



LANE - ADJACENT SINGLE FAMILY



SITE CONTEXT



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SITE CONTEXT AND PHOTOS

24668 [PROJECT]

[SCALE]

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DESIGN RATIONALE

526 – 550 Riverside Drive & 2194 Windridge Drive

INTENT

This rezoning submission proposes to change the zoning of the north-east corner block of Riverside and Windridge Drive between Mt. Seymour Parkway and Windridge Drive (collectively the "Site") from RES-4 to Comprehensive Development CD District. Four legal properties currently comprise the site area and are proposed to be consolidated to create a development site of approximately. 249' x 120' (75.90 x 36.58m) with a total consolidated area of 29,450.06 ft^2 (2,736 m^2). The four properties are currently occupied by single family houses with the following civic addresses, 526, 540, 550 Riverside Drive and 2194 Windridge.

The intent of the development is to provide 36 units of market housing, with a mix of stacked townhomes ranging from 1-bedroom to 4-bedroom units. The proposed residential area is 34,804.7 ft^2 (3,233 m^2) achieving an FSR of 1.18.

NEIGHBOURHOOD CONTEXT

The subject site is located in the Maplewood Neighborhood. It is a rectangular shape, sloped site consisting of 4 single family residential lots. The site is adjacent to single family residences to the north, east, west and south. A treed park is located to the north and Kenneth Gordon Maplewood School is to the east. The site is within the Maplewood OCP designed for transitional multi-family uses for townhouses and apartment developments up to 1.2 FSR.

SITE PLAN CONCEPT

Orientation of the proposed building is parallel to the street providing a strong street presence consistent with existing Riverside & Windridge Drive building forms. The project provides a transition between existing single-family residences to the north, south, east, west, and a multi-family development to the west along Mt. Seymour Parkway. The building is divided into four primary massing's connected by a central entrance element and ground oriented units facing the streets. Along Riverside Drive a future lane dedication has been provided and a new bicycle pathway, boulevard and sidewalk will provide a pedestrian friendly realm.

All residential units at grade are proposed to have ground-oriented entrances to promote pedestrian activity, animate the pedestrian realm, and to provide 'eyes on the street'. Parking access is provided at the south-east corner of the site, adjacent to the lane, to minimize the impact to adjacent homes. A children's playground at the north end of the site and internal courtyard spaces provide an intimate place for social interaction, gathering and encourages community within the development.

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FORM OF DEVELOPMENT

The proposed development has a gross floor area of 34,804.7 ft^2 (3,233 m^2) at 1.18 FSR. An outdoor amenity space is provided as well as 38 underground vehicle parking spaces, 74 Class 1 bicycle spaces within the single-level underground parkade, and 6 Class 2 bicycle spaces at grade.

The 36 Residential Units are accessed from a common outdoor open space courtyard located central of the development or along the fronting streets. On the Riverside Drive elevation, a 4 storey stacked townhouse contains four-bedroom units complete with lock-off suites, and a 3 storey stacked townhouse contains three-bedroom units complete with lock-off suites on the ground floor, as well as a one-bedroom lower unit with a two-bedroom upper townhome. On the Windridge elevation, a 4 storey stacked townhouse contains, one-bedroom lower units with a three-bedroom upper townhome unit. Facing the courtyard are 3 storey stacked townhomes with one-bedroom lower units and two-bedroom upper townhome units. 11% of the units are designed to meet the District of North Vancouver Accessible Design Policy for Multi-Family Housing, with direct street and elevator access. The townhome Units range in size from 436 ft^2 to 1,708 ft^2 (40 m^2 – 159 m^2).

The unit breakdown includes:

- 14 x 1 Bedroom Units – 39% of Total Number of Units
- 10 x 2 Bedroom Units – 28% of Total Number of Units
- 8 x 3 Bedroom Units – 22% of Total Number of Units
- 4 x 4 Bedroom Units – 11% of Total Number of Units

Architecturally, the 4-storey massing of the development reflects the transitional multifamily neighborhood.

The central courtyard connects the south, east and west portions of the development that marks the main residential entrance. The outdoor patio spaces provide an extension of the interior spaces and an amenity outdoor space is located at the north portion of the site. The south, east and west exposure of the outdoor space will encourage use during afternoon hours.

The rectilinear massing reflects the character of emerging adjacent developments. The upper levels are stepped back from the lower levels to reduce height differentiation within the existing neighbourhood. This stepping back helps to reduce the apparent massing from the pedestrian perspective from the surrounding streets and lane. The recessed upper floors also help to reduce shadowing and to provide a varied street frontage expression.

ARCHITECTURAL CHARACTER

The Architectural Character is Contemporary with Westcoast inspired features that fit comfortably within the Maplewood neighborhood. The use of durable, non-combustible materials such as brick masonry, wood-look cementitious siding, and fibre-cement panels, will enhance fire protection of the development, which is located within a wildfire hazard zone.

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Large roof overhangs with strong roof lines provide weather protection and solar shading, while bays and vertical features provide an undulating building form with privacy between adjacencies. Cedar wood-look soffits and elements add warmth to the design character. Fibre-cement panels are proposed to highlight the subtle building form and oversized glazing allows an abundance of natural light.

SUSTAINABILITY

The development will be designed to ensure that all Part 9 buildings will meet BCBC 9.36.6 Step Code Level 4 and Emissions Level 3 (Buildings 3 & 4) and that all Part 3 Buildings will meet BCBC 10.2.3 Step Code Level 3 and Emissions Level 3 (Buildings 1 & 2). Measurable environmentally responsible and sustainability targets will be developed and assessed for the project. Sustainability strategies such as high-performance envelope systems, recycled content of building materials, low VOC interior finishes, waste diversion, parking spaces pre-wired for electric vehicle charging as well as high energy efficient appliances & fixtures will be considered. This development is intended to contribute to the Maplewood neighbourhood by creating a more sustainable and livable community.

ACCESSIBLITY

The development includes four dwelling units designed in accordance with the District of North Vancouver's Accessible Design Policy for Multi-Family Housing. Two units incorporate Basic Accessible Design elements, and the other two include Enhanced Accessible Design elements. Accessibility is provided to the entry and courtyard areas of these units by accessible ramps from Windridge Drive and Riverside Drive. The underground parkade includes six accessible parking spaces, with elevator access provided to the courtyard and street level.

CPTED (Crime Prevention Through Environmental Design)

The project has taken CPTED into consideration by ensuring the following, but not limited to:

<u>Natural Surveillance</u>

- Windows overlooking public and private areas.
- Transparency at building entrances and exits.
- Landscape design that provides surveillance and visibility
- Ensuring problem areas are well lit (eg. pathways, stairs, entries/exits, parking areas)
- Provide visibility though screens/fences

<u>Natural Access Control</u>

- Clearly identifiable point of entries
- Eliminate design features that provide access to roofs and upper levels

<u>Natural Territorial Reinforcement</u>

- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space.
- Restricted private activities to defined private areas.
- Display security system signage at access points.
- Scheduling activities in common areas to increase proper use, attracts more people and increases the perception that these areas are controlled.

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
COLLIN H.Q. TSUNG
BRITISH COLUMBIA
2026-02-24

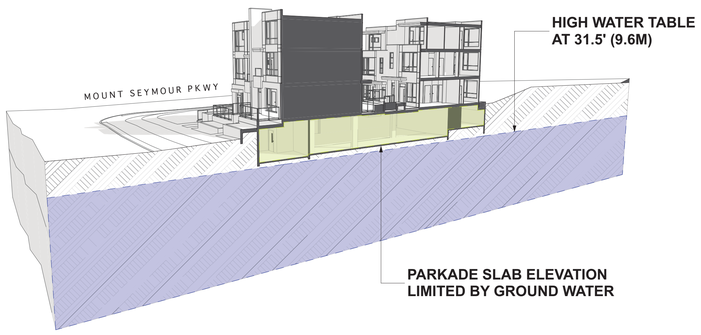
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SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

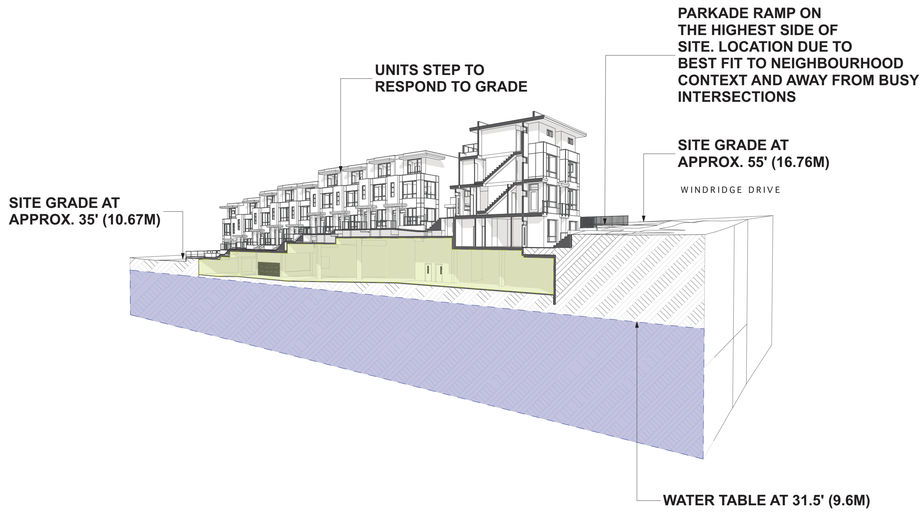
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DESIGN RATIONALE

24668 [PROJECT]
[SCALE]
Feb. 23, 2026 [DATE]
RZ / DP RESUBMISSION [ISSUE]
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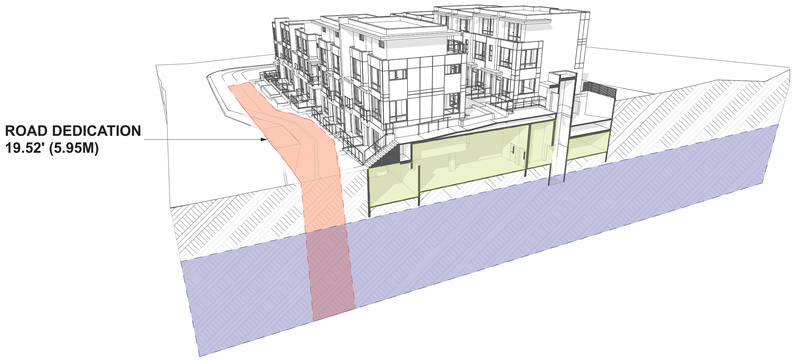
HIGH GROUND WATER SITE
DEPTH OF PARKING LIMITED BY GROUND WATER



SIGNIFICANT SLOPING SITE TOPOGRAPHY
SITE SLOPES APPROXIMATELY 20' NORTH TO SOUTH



REQUIRED ROAD DEDICATION
LOT DEPTH IMPACTED BY ROAD DEDICATION



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526 - 550 RIVERSIDE DRIVE &
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NORTH VANCOUVER, BC

[TITLE]
DESIGN CONSTRAINTS AND PLANNING ISSUES

[PROJECT] 24668
[SCALE] 1/32" = 1'-0"
[DATE] Feb. 23, 2026
[ISSUE] RZ / DP RESUBMISSION

[DRAWING]
A-0.021

BASIC AND ENHANCED ACCESSIBLE DESIGN ELEMENTS

Attachment 1

Building Access and Main Entrances

	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability of Accessible Design to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw
1-B	Unobstructed access to main building entrances	An accessible path of travel is to be provided: • from the street and private parking area to at least one main entrance • from the main entrance to all suite entry doors (unless prohibited by the terrain or unusual site conditions) • from the main entrance to the elevator • from the main entrance to each common amenity area (e.g. recreational, storage and laundry facilities, mailbox areas, garbage/ recycling areas)		**Yes** – The accessible path applies to the building main entrance, if units are accessed via a corridor or passageway, and/or to a unit entrance of those identified ground floor level entrance ground-oriented m/fs that can be easily accessed without the use of stairs.	To enable a person using a stroller, cane, walker, wheelchair, or trolley to readily access a building	3.8.5.2 Construction Requirements 3.8.5.3 Building Access 3.8.2.27 Apartment and Condo Buildings 3.8.3.2 Paths of Travel
2-B	Accessible path of travel	The accessible path of travel is to be: • continuous with no steps • have a permanent, firm, non-slip finish • an uninterrupted clear width of 152cm (5ft) • a gradient not more than 1:20 • a different/distinctive texture to adjacent paved surfaces • be free of obstructions lower than 196cm (77in) • be designed as a ramp where gradient exceeds 1:20 (5%) (excludes vehicular underground parking ramp) • have no grating openings that will allow the passage of a sphere more than 13mm (0.5in) in diameter.		**Yes** – The accessible path to unit entrance applies to those identified ground floor level entrance ground-oriented m/fs that can be easily accessed without the use of stairs.	To enable a person using a stroller, cane, walker, wheelchair, or trolley to readily access a building	3.8.3.2 Paths of Travel 3.8.3.3. Ramps 3.4.6.1 Slip Resistance of Ramps and Stairs
3-B/E	Lighting, weather protection, intercom, address numbering and mailbox	Building entrances in accessible paths of travel are to: • provide weather protection with a min. 152cm x152cm (60in x 60in) canopy over the main entrance and door-phone. • have an intercom system installed with user functions located no more than 1375mm (54in) above paved area. • have good lighting outside & inside building entrance - 100 lux • have mailbox units installed no more than 1375 mm (54 in) above the finished paved area. • have address numbering that is glare free, approx. 60 in above finished floor, highly contrasting (color) and sized as follows depending on distance from the street: At 0-15 m from road, numbering are to be 10cm (4 in). At 15-20 m numbering are to be 15cm (6 in) and at >20m from road, numbering are to be 20cm (8 in).		**Yes** – Basic accessible design applies to identified ground-oriented m/f unit entrances and main building entrance if included in the project design. May have door- bell instead of intercom system.	Provide shelter to any person while unlocking the front door, and easy entry to assist the frail, or persons with stroller, trolley, wheelchair, and visually impaired	3.8.2.27 Apartment and Condo Buildings DNV Building Bylaw Part 9
4-B	Entrance door assembly and operation	Door assemblies in the accessible path of travel are to: • provide a clear opening width of no less than 850mm (34in) if there is only 1 door leaf • have the active leaf providing a clear opening of no less than 850 mm (34in) (in a doorway with multiple leaves) • have power-operated doors, functioning for passage in both directions • be operable by devices that do not require tight grasping or twisting • have a push plate or latch releasing device.		**Yes** – Applies to identified ground-oriented m/f unit entrances and main building entrance if included in the project design.	To permit easier entry by a person in wheelchair, stroller, trolley (for moving furniture into/out of building).	3.8.5.3 Building Access Requirements 3.3.1.13 Doors

	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw

Building Access and Main Entrances – Continued

5-B	Entry door clearance	• Doorways in accessible paths of travel are to have a clear and level area on either side of the door. • Doorway thresholds in accessible paths of travel are to be no more than 13 mm (0.5in) above the floor and bevelled. • The entry foyer shall have a non-slip surface.		**Yes** – Applies to identified ground-oriented m/f unit entrances and main building entrance if included in the project design.	To permit easier entry by person in wheelchair, stroller, trolley (for moving furniture etc).	3.8.5.3 Building Access Requirements 3.3.1.13 Doors
6-B	Tactile warning strip on stairs	• Provide tactile warning strips at the top of stairways, on all emergency stairs, and at landings intercepted by other paths of travel.		**Yes**	To assist visually impaired with way-finding	3.8.3.11 Tactile Warning Systems
7-B	Colour contrast	• Provide contrasting colours on signs, address numbers, corridor walls and unit entries.		**Yes**	To assist visually impaired with way-finding	3.8.3.12. Directional Signs 3.4.6.18

Corridors and Circulation

8-B	Corridor and passageway width	Corridors and passageways providing access to unit entrances and common facilities should: • be no less than 1220mm (48in) in width and • provide a clear area no less than 1500mm x 1500mm (60 in) adjacent to the elevator entrance at intervals no more than 10m (394in). 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. See also 4-B and 5-B above for door assembly and clearance in accessible paths of travel.		**Yes** – Applies to identified ground-oriented m/f unit corridors and passageways, if included in the project design.	Permit mobility of those with walkers and wheelchairs, strollers, trolleys for moving furniture etc.	3.8.5.3 Building Access Requirements 3.8.2.27 Apartment and Condo Buildings
9-E	Access to upper levels **– Applies to identified ground-oriented m/f units only**		Explore opportunities to facilitate future adaptation for a personal elevator or stair lift.	**Yes** – Applies to identified ground-oriented m/f units only.	To facilitate access by a person in a wheelchair to upper floors in a town house unit	

	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw

Residential Unit – Entry Door

10-B	Unit entry door assembly	Unit entry doors should: • have a clear opening width of no less than 850mm (34in) • be operable by devices, such as lever door handles, that do not require tight grasping or twisting of the wrist • operate when a force of not more than 22 N is applied at the handle, push plate or latch releasing device • Where the threshold is not flush with the floor, the difference in level is to be not more than 13 mm and shall be bevelled.		**Yes** – Also refer to item 4 and 5 above.	To permit easier entry by a person in wheelchair, walker or with a stroller or trolley into the unit.	3.8.5.3 Building Access Requirements 3.3.1.13 Doors
11-B	Unit entry door clearance	Door assemblies for unit entry are to have a clear and level area*: • when the door swing is away from this area, not less than 1220 mm (48 in) long by a width equal to the door assembly width plus not less than 300 mm (12 in) of clear space beside the latching jamb of the door • when the door swing is toward this area, not less than 1500 mm (60 in) long by a width equal to the door assembly width plus not less than 600 mm (24 in) clear space beside the latching jamb of the door * Alternative solutions (such as power door installation) will be considered for potential equivalency.		**Yes** – Also refer to item 4 and 5 above.	To permit easier entry by a person in wheelchair, walker or with a stroller or trolley into the unit.	3.8.5.3 Building Access Requirements 3.3.1.13 Doors

Residential Unit – Bathroom

12-B	Bathroom entry door assembly	At least one bathroom is to: • provide a clear opening width of no less than 800mm (32in) • be operable by devices, such as lever door handles, that do not require tight grasping or twisting of the wrist Where the threshold is not flush with the floor, the difference in level is to be 13mm (0.5in) in height or less and bevelled.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To enable a person in a wheelchair to gain access to and from the bathroom	3.8.5.4 Adaptable Dwelling Unit Doorways 3.3.1.13 Doors
13-B	Bathroom door clearance	Door assemblies for the above bathroom shall: • open away from (or outside) the bathroom area • have a clear and level area of*: not less than 1220 mm (48 in) long by a width equal to the door assembly width plus not less than 300 mm (12 in) clear space beside the latching jamb of the door. *Except where a pocket door is provided as an alternative to a swing door. The space under the sink (see 24-E) may be used towards meeting clearance requirements.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To enable a person in a wheelchair to gain access to and from the bathroom	3.8.5.4 Adaptable Dwelling Unit Doorways 3.3.1.13 Doors
14-E	Pocket doors		• A minimum of one bathroom is to provide a pocket door. • Doors providing access are to have heavy duty hardware and D-shaped handles.	**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To facilitate wheelchair access to small bathroom spaces	

	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw

Residential Unit – Bathroom Continued

15-B	Bathroom space	At least one bathroom is to have enough floor space to be 'minimally accessible' per the following: • A clear dimension from the front edge of the toilet to the facing wall is to be a min. of 800mm (32in). • Space from the front edge of the bathtub to the centre of the toilet is to be a min. 508mm (20in). Clear floor area in front of the sink/lavatory is to be a minimum of 760mm (30in) wide by 1220mm (48in) deep centred on the sink/lavatory.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To enable a person in a wheelchair to use the toilet	3.8.5.5 Adaptable Dwelling Unit Bathrooms
16-B	Bathroom flooring	• Slip resistant flooring – material as recommended by the applicant's architect.		**Yes** – Applies to at least one bathroom of the identified ground-oriented m/f units.	To reduce risk of slipping	
17-B	Bathroom wall reinforcement	Reinforcement provided in wall assemblies adjacent to a toilet* and bathtub or shower are to accommodate the future installation of vertical, horizontal or diagonal grab bars or towel bars and such reinforcement should provide sufficient support to the bars so they can resist a vertical or horizontal load of not less than 1.3 kiloNewtons (kN). *In at least one bathroom, the toilet is to be located next to a reinforced wall for future grab bar installation.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To permit installation of grab bars	3.8.5.5 Adaptable Dwelling Unit Bathrooms 3.7.2.10 Accessible Bathrooms
18-B	Adjustable height shower	At least one bathroom can accommodate an adjustable height shower head or hand held shower head on adjustable bracket.		**Yes** – Applies to at least one ground floor level bathroom of the identified ground-oriented m/f units.	To enable sit down bathing	
19-E	Pressure and temperature control valves		• Pressure balanced tub and shower valves should minimize risk of scalding (maximum water temperature of approximately 49° C is suggested).	**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To prevent scalding	7.2.10.7 Baths
20-E (S)	Tub control valve position		• Tub control valve is to be provided at the outer edge of tub with spout in middle.	**N/A**	To permit filling tub without bending or reaching	
21-B	Bathroom Faucet levers	At least one bathroom is to have lever faucet handles that that do not require tight grasping or twisting.				
22-E (S)	Accessible shower		• A min. of one bathroom is to be adaptable to facilitate future installation of a wheelchair accessible shower.	**N/A**	To enable installation of a future wheel-in shower	
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.	**N/A**	To allow a wheelchair to slide under the sink	

(S) = Applies only enhanced accessible design units in senior's buildings and units in other buildings that are intended specifically for people with disabilities.

	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw

Residential Unit – Bedroom

24-E	Space next to bed		• A min. of one bedroom to provide no less than 152cm (60 in) of manoeuvring space between closet & double bed.	**Yes** – Applies to at least 1 bed-room on the ground floor level of identified ground-oriented m/f units	To enable a person in a wheelchair to access the bed	

Residential Unit – Kitchen

25-E	Turning radius		Provide 152cm (60 in) turning radius in the kitchen (centre islands may not work).	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable sufficient space for wheelchair movements	
26-B	Kitchen flooring	• Slip resistant flooring – material as recommended by the applicant's architect.		**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To reduce risk of slipping	
27-B	Adjustable shelves	• Kitchen cabinets are to include adjustable shelves		**Yes** – Applies to the kitchen of identified ground-oriented m/f units	Ergonomic, easier to reach shelves	
28-E (S)	Cupboards – Lowest Shelf		• Design cupboards above countertops so that the lowest shelf is no more than 137cm (54 in) above the finished floor.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable easy reach by a person with frailties and/or in a wheelchair	
29-E	Cabinet Handles		• Provide D-shaped cabinet handles for all kitchen cupboards that are intended to be accessible.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	Permit use by persons with disabilities and/ or frailties	
30-B	Faucet handles	• All kitchen faucets within units and common amenity areas are to be operable by devices (e.g. "lever" handles) that do not require tight grasping or twisting.		**Yes** – Applies to the kitchen of identified ground-oriented m/f units	Ergonomic and easier to use by a person with mobility impairments or frailties	
31-E	Future modification (appliances)		• Provide sufficient space for future installation of cook top, wall oven and side-by-side fridge/freezer or bottom mounted freezer.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To facilitate future use of appliances by a person in a wheelchair	
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.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable a person in a wheelchair to move heavy pots between sink & stove	3.8.5.6 Adaptable Dwelling Unit Kitchens
33-E (S)	Countertop & sink height		• Facilitate future ability to remove the sink cabinet and lower the countertop height. • Ensure that the kitchen taps are reachable by a person in a wheelchair.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable full use of the sink by a person in a wheelchair	
34-E (S)	Workspace area		• Provide an adjustable height workspace min. 81cm (32 in) between sink and stove.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable a person in a wheelchair to prepare meals	

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	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw

Residential Unit – Electrical

35-E	Kitchen - electrical outlet		• Ensure ready and safe access to at least one electrical outlet units.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable a person in a wheelchair to reach plugs for kettle, toaster etc.	
36-B	Rocker switches	• All switch types shall be operable with a closed fist (such as rocker switches)		**Yes** – Applies to identified ground-oriented m/f units	Ergonomic design	
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.		**Yes** – Applies to identified ground-oriented m/f units	To enable telephone use from bed	
38-B	Bedroom – 3-way switch	• Three way switched outlet near bed and doorway		**Yes** – Applies to identified ground-oriented m/f units	Allows a person in bed to control lights and/or fan.	
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 1200 mm (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.	**Yes** – Applies to identified ground-oriented m/f units	To allow wheelchair users to easily reach	3.8.5.7 Outlets, Switches and Controls
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.		**Yes**	To alert a person with hearing disabilities of an emergency	3.2.4.19 and 20 Visual Signals
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.	**Yes** – Applies to identified ground-oriented m/f units	To enable future installation of a warning alarm for hearing impaired	3.2.4.19 and 20 Visual Signals
42-E (S)	Visual alarm-installation		• Connection for visual alarm signals to be installed in each suite of a building intended for seniors and be appropriately labelled. • Visual alarm signals are required for suites intended for use by people with a hearing impairment. • A visual alarm system is to be installed in the living room and the accessible bedroom. Wiring for a visual alarm is to be tied into the fire alarm system. When visual signals are required a Strobe light must be installed beside every smoke Alarm. Strobe must have the word "smoke" visible on the lens.		Strobe or other device for the hearing impaired	3.2.4.19 and 20 Visual Signals

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Residential Unit – Laundry

43-E (S)	Laundry facilities		Provide front loading side-by-side washer/dryer in the unit or in the accessible common area with 122 cm (48 in) for manoeuvring space in front of washer/dryer.	**Yes –** If laundry facilities are located on the accessible ground floor	To facilitate use by a person in a wheelchair	

Residential Unit – Windows, Patios and Balconies

44-E	Balconies and patios – threshold		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.	**Yes –** Applies to ground floor patio	To enable balcony use by a person in a wheelchair, and also to provide temporary refuge in case of building fire	3.8.3.14 Sleeping Units 3.8.3.19 Egress from Floor Areas
45-E	Window openings and window sill height		• 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.	**Yes –** Applies to ground floor level of identified ground-oriented m/f units	To enable operation and use by a person in a wheelchair	

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[PROJECT TEAM]

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REGISTERED ARCHITECT
COLIN H.G. TROUNG
BRITISH COLUMBIA
2026-02-24

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

ACCESSIBLE DESIGN POLICY (DNV)

24668 [PROJECT]

[SCALE]

Feb. 23, 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

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SOUTH-WEST CORNER PERSPECTIVE (WINDRIDGE DRIVE + RIVERSIDE DRIVE)



WEST ELEVATION (RIVERSIDE DRIVE)



NORTH-WEST CORNER PERSPECTIVE (RIVERSIDE DRIVE + MT. SEYMOUR PKWY)



SOUTH ELEVATION (WINDRIDGE DRIVE)

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PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
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NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVES

24668 [PROJECT]

[SCALE]

Feb. 23, 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.040

SURVEY PLAN OF LOTS A AND B, BOTH OF BLOCK 50, PLAN 15472; LOT F, BLOCK 44, 45 AND 49, PLAN 3903; AND LOT 1, BLOCK 44, PLAN 11853 ALL OF DISTRICT LOT 611 NEW WESTMINSTER DISTRICT

MOUNT SEYMOUR PARKWAY

SCALE: 1:250

All distances are in metres.

RIVERSIDE DRIVE

WINDRIDGE DRIVE

20' LANE

PLAN 11853

PLAN 15472

PLAN 3903

PLAN 17739

PLAN 16283

Total Site Area 2,796 sq. m.

NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on the CVD2013/HT2013 Datum and are referred to Geodetic Control Monument 76H3001 at the intersection of Riverside Drive and Windridge Drive. Elevation = 13.332 metres.
- Prior to construction, all utility locations must be checked against record drawings. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
- All dimensions are in metric and are shown on plans.
- All dimensions along curb lines are curbface.
- All dimensions are to exterior faces unless otherwise noted.
- Do not scale drawing. Refer to dimensions and ask for interpretation if and where any.

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(Lot A)PID:006-317-022
(Lot B)PID:007-459-784
(Lot F)PID:002-468-271
(Lot 1)PID:007-462-815

FILE: 16660_04TP

IVAN NGAN B.C.L.S.

L N L S METRO VANCOUVER LAND SURVEYORS

1528 KINGSWAY, VANCOUVER, BC. V5N 2R9
T 604-327-1555 WEB WWW.LNLS.CA

PORTION OF WINDRIDGE DR RE-SURVEYED.
DATED THIS 16TH DAY OF JULY, 2025

CERTIFIED CORRECT.
DATED THIS 4TH DAY OF APRIL, 2019

CIVIC ADDRESS
550/540/526 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, B.C.

ZONING: RS4

"DRAWING SHOWN FOR REFERENCE ONLY - NTS"

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[ARCHITECT SEAL]

REGISTERED ARCHITECT COLIN H.Q. TSUANG BRITISH COLUMBIA 2026.02.24

[CLIENT]

SUMMIT WIND REAL ESTATE LP

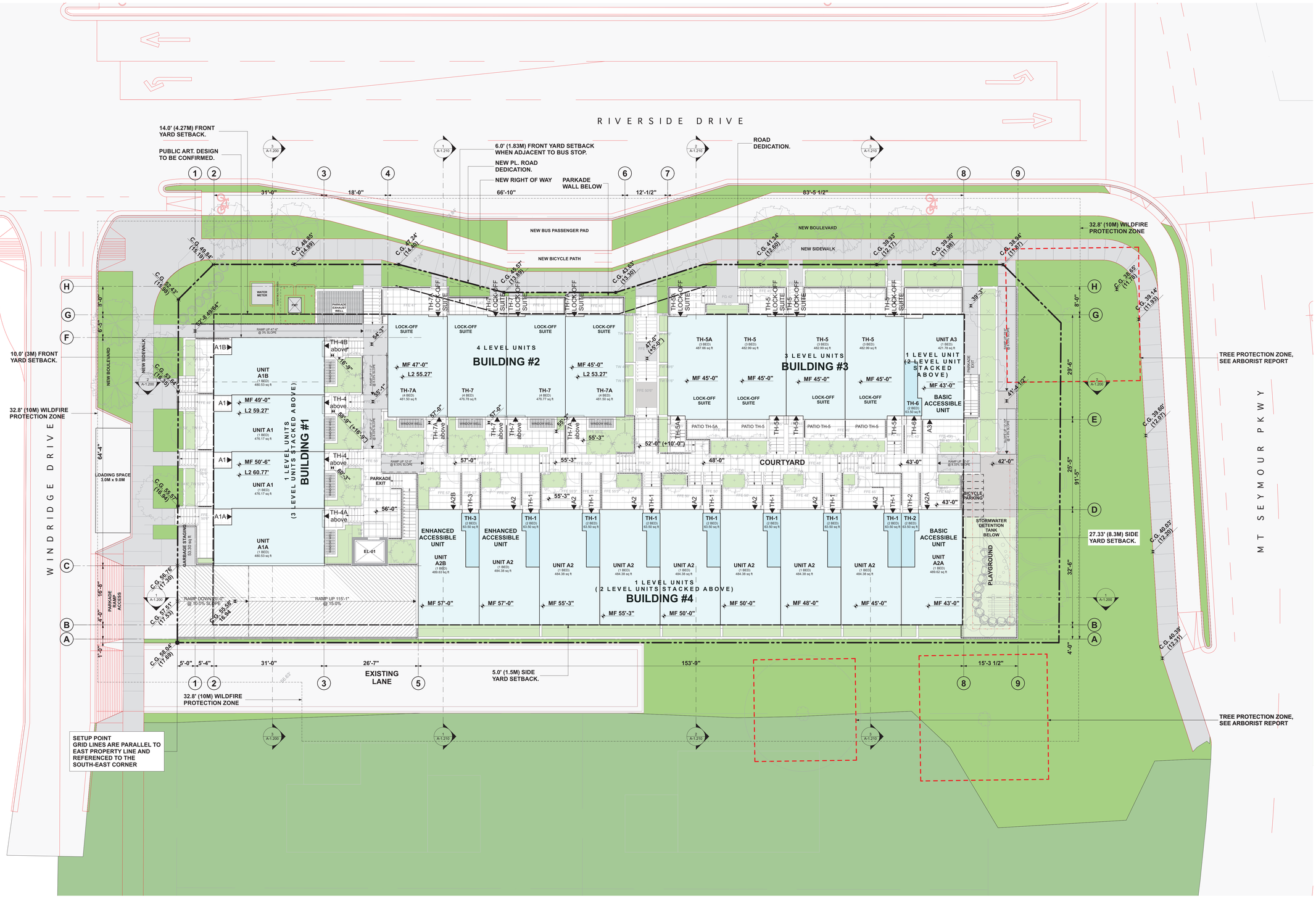
[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

TOPOGRAPHICAL SURVEY

24668	[PROJECT]
	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]
A-0.070	[DRAWING]



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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN N.Q. YOUNG
PROVINCE OF BRITISH COLUMBIA
2026-02-24

[CLIENT]

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[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

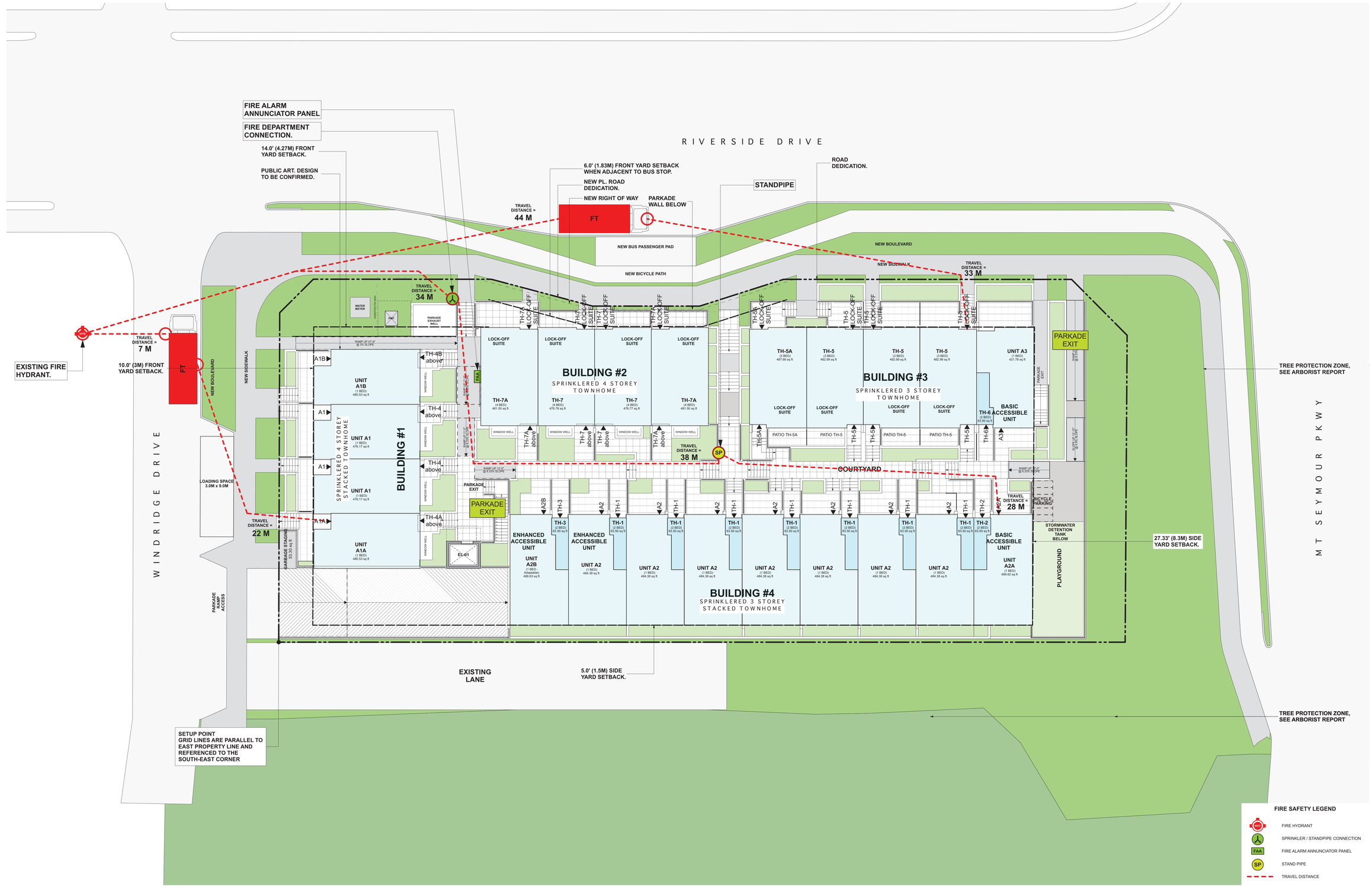
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SITE PLAN

24668	[PROJECT]
3/32" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.000



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REGISTERED ARCHITECT COLLIN H.Q. TSUANG BRITISH COLUMBIA
2026-02-24

[CLIENT]

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[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

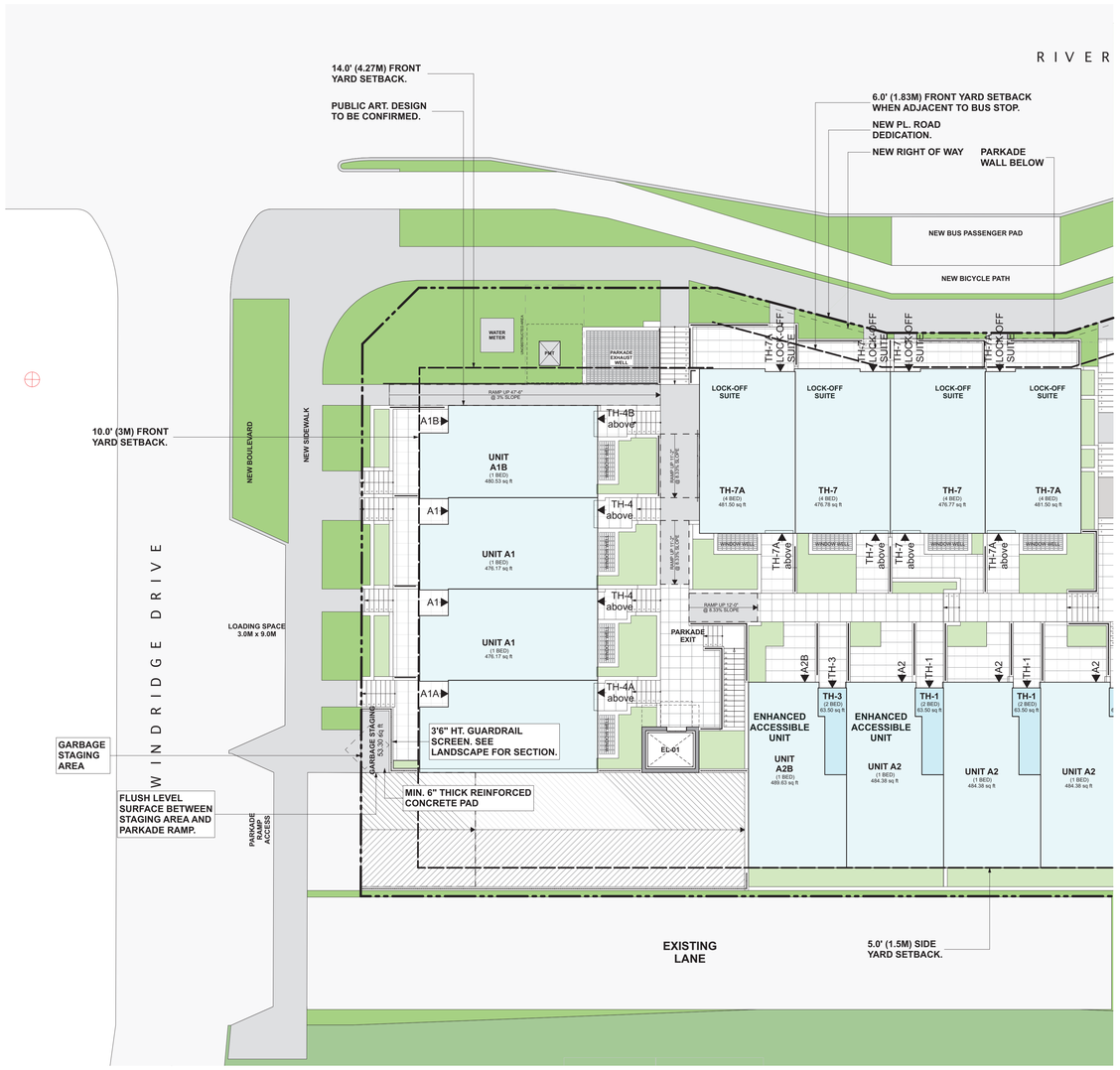
SITE PLAN - FIRE TRUCK ACCESS PLAN

24668	[PROJECT]
3/32" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

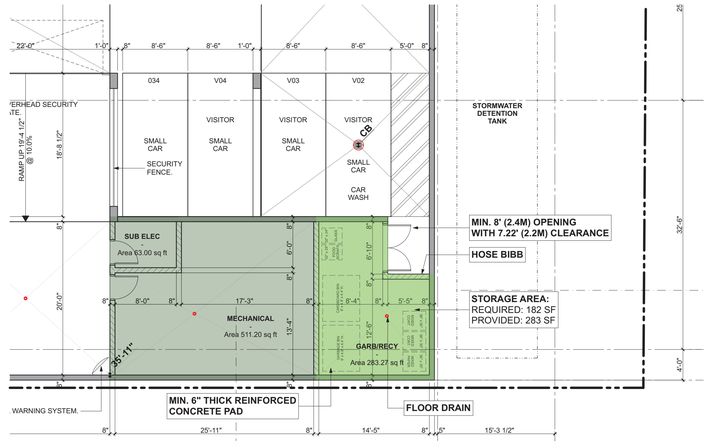
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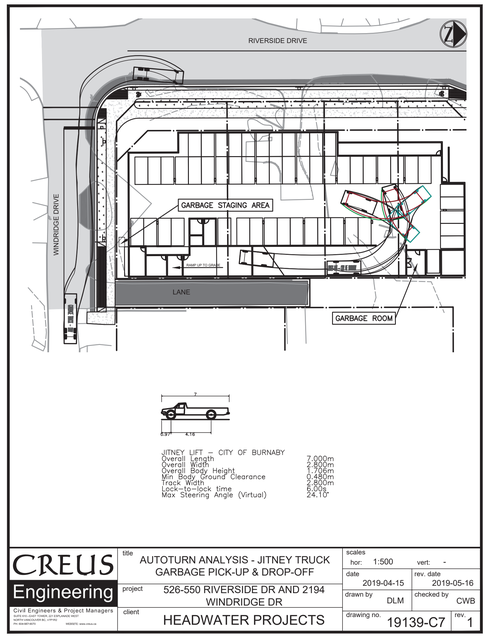
Solid Waste & Recycling				
Residential Garbage				
Total Waste & Recycling Area				
Required	3x360L totes @ 1.39m2 per tote	4.17	m2	44.89 SF
	2x242L totes @0.99m2 per tote	1.98	m2	21.31 SF
	2x4yd bins @5.38m2 per bin	10.76	m2	115.82 SF
	Total Required	**16.91**	m2	**182.02** SF
	Provided	**26.32**	m2	**283.27** SF
Temporary Storage Area	Required	**8.46**	m2	**91.01** SF
(50% of Storage Area)	Provided	**4.95**	m2	**53.3** SF
Mixed containers	36 Units @ 2 totes/ 31 - 40 units	2	totes (360 litres)	(36"X30"X43")
Mixed paper (no cardboard)	36 Units @ 1 tote/ 31 - 40 units	1	totes (360 litres)	(36"X30"X43")
Glass	36 Units @ 1 tote/ 31 - 40 units	1	totes (242 litres)	(32"X24"X42")
Food scraps / yard trimmings	36 Units @ 1 totes/ 31 - 40 units	1	totes (242 litres)	(32"X24"X42")
Total Recycling Containers Required		**3**	totes (360 litres)	(36"X30"X43")
		2	totes (242 litres)	(32"X24"X42")
Garbage	36 Units @ 1 bin/ 31 - 40 units	**1**	bin (3058 litres)	(72"X58"X54")
Cardboard	36 Units @ 1 bin/ 31 - 40 units	**1**	bin (3058 litres)	(72"X58"X54")



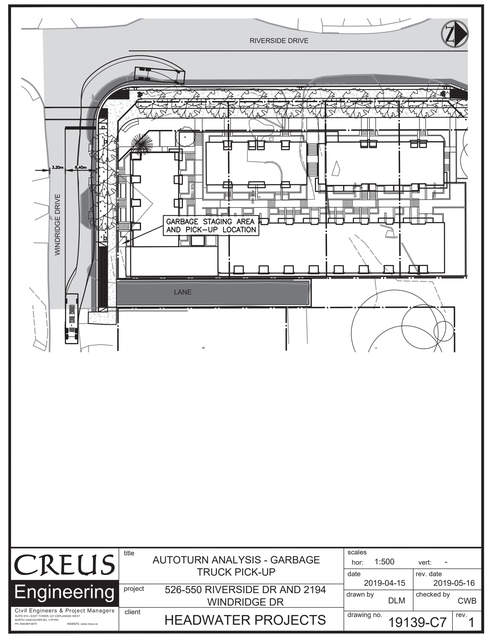
1 PARTAIL SITE PLAN
SCALE: 3/32" = 1'-0"



2 PARTAIL P1 PARKING PLAN
SCALE: 1/8" = 1'-0"



CREUS Engineering					
Civil Engineers & Project Managers	title	AUTOTURN ANALYSIS - JITNEY TRUCK GARBAGE PICK-UP & DROP-OFF	scales	hor: 1:500	vert: -
	project	526-550 RIVERSIDE DR AND 2194 WINDRIDGE DR	date	2019-04-15	rev. date 2019-05-16
	client	HEADWATER PROJECTS	drawn by	DLM	checked by CWB
			drawing no.	19139-C7	rev. 1



CREUS Engineering					
Civil Engineers & Project Managers	title	AUTOTURN ANALYSIS - GARBAGE TRUCK PICK-UP	scales	hor: 1:500	vert: -
	project	526-550 RIVERSIDE DR AND 2194 WINDRIDGE DR	date	2019-04-15	rev. date 2019-05-16
	client	HEADWATER PROJECTS	drawn by	DLM	checked by CWB
			drawing no.	19139-C7	rev. 1

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[ARCHITECT SEAL]
REGISTERED ARCHITECT COLLIN N.G. YOUNG BRITISH COLUMBIA
2026-02-24

[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
SITE PLAN - SOLID WASTE AND RECYCLING PLAN

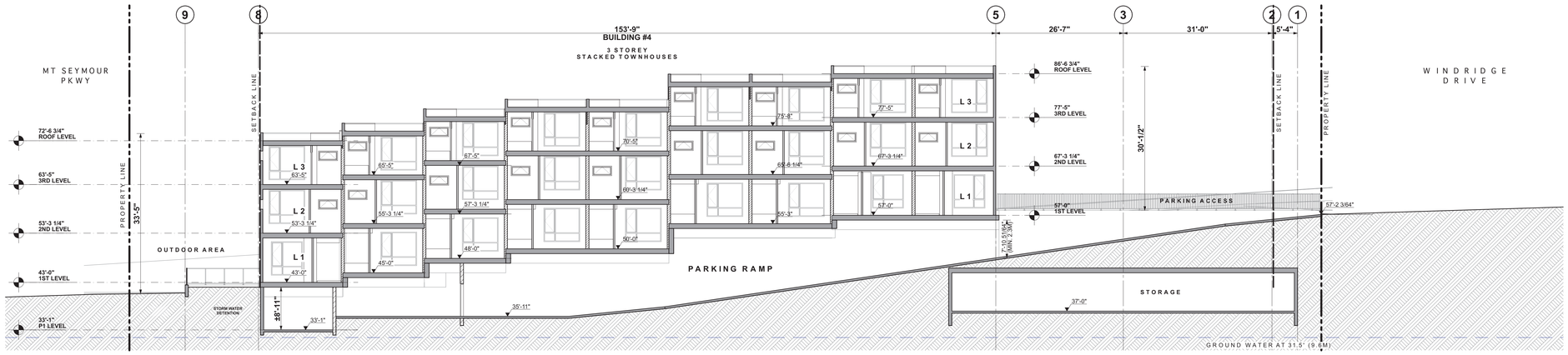
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[SCALE]

[DATE] **Feb. 23, 2026**

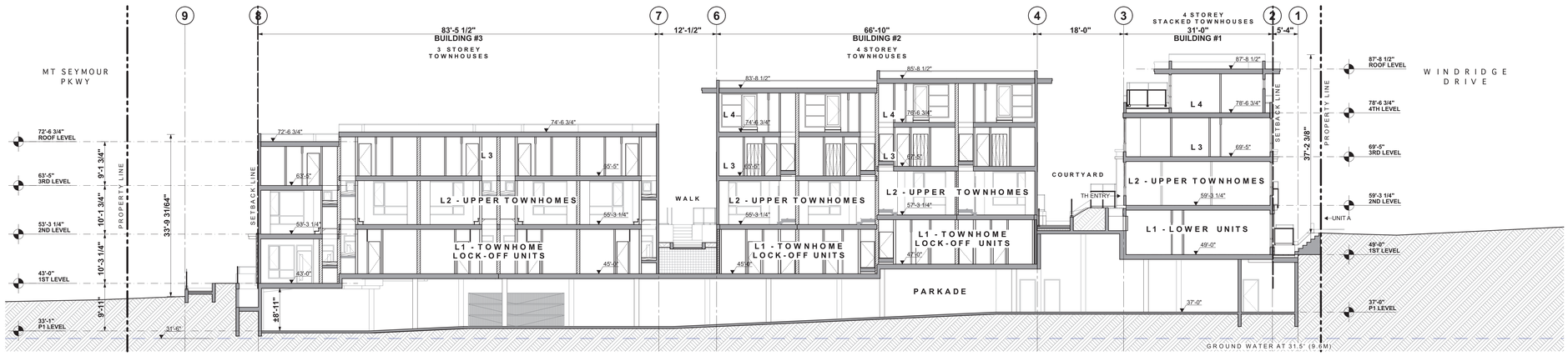
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[DRAWING] **A-1.200**



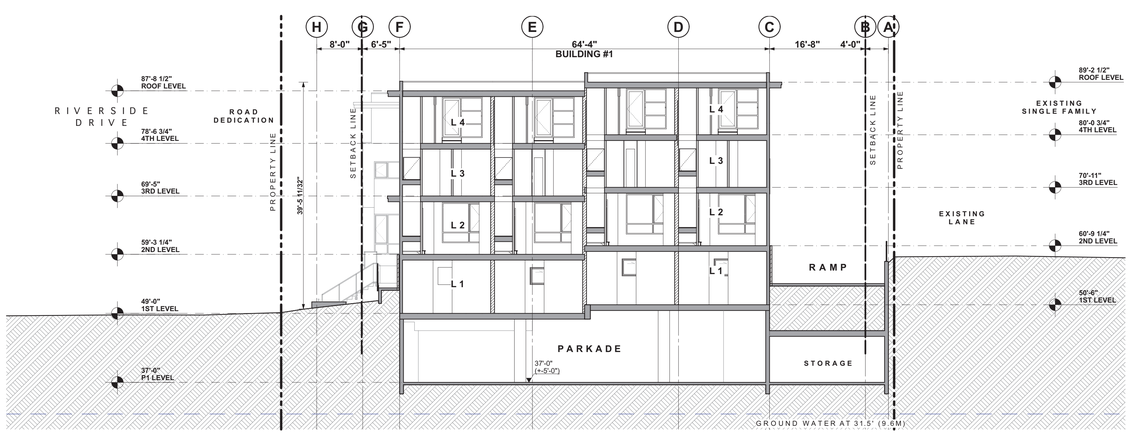
1 SITE SECTION 1 - NORTH-SOUTH

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



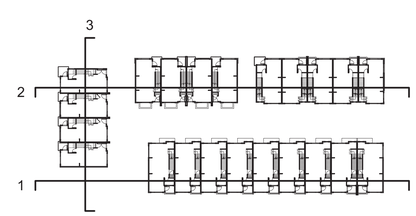
2 SITE SECTION 2 - NORTH-SOUTH

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



3 SITE SECTION 3 - EAST-WEST

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



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[PROJECT TEAM]

[ARCHITECT SEAL]
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BRITISH COLUMBIA
2026-02-24

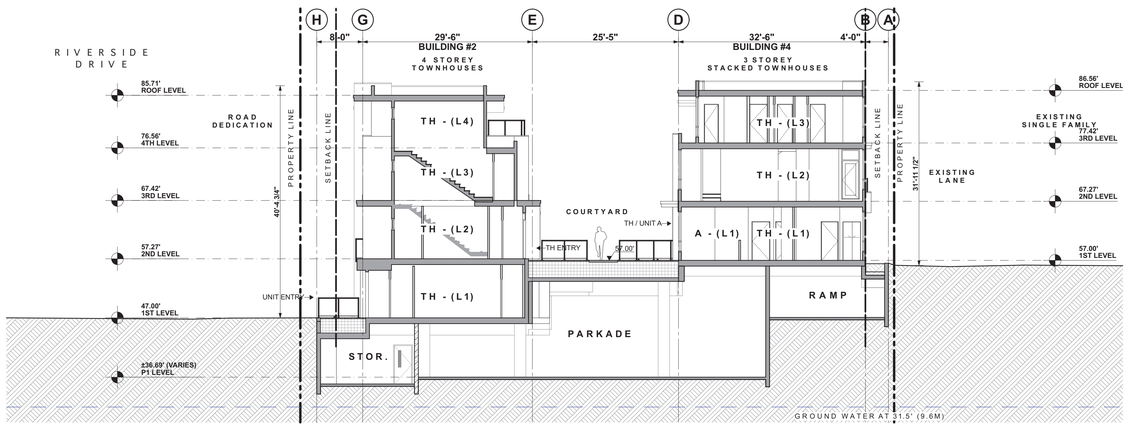
[CLIENT]
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[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
SITE SECTIONS

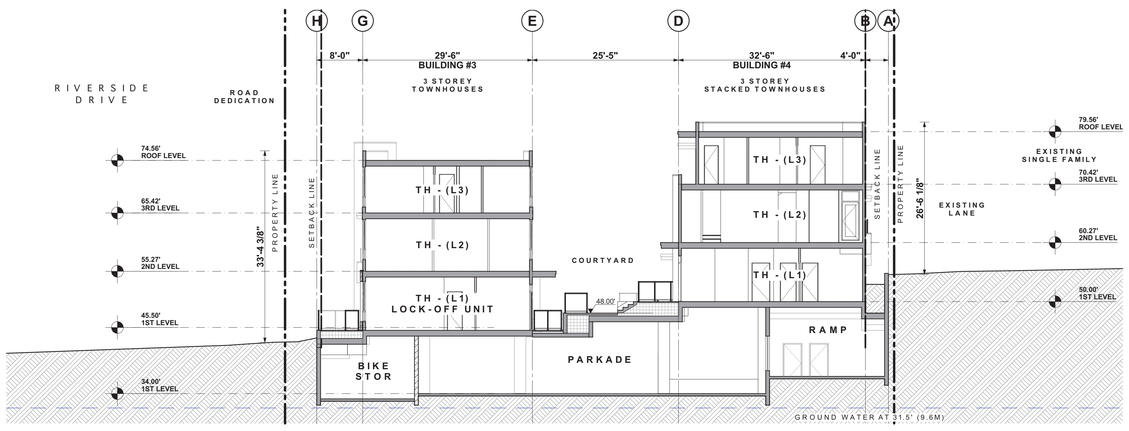
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3/32" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

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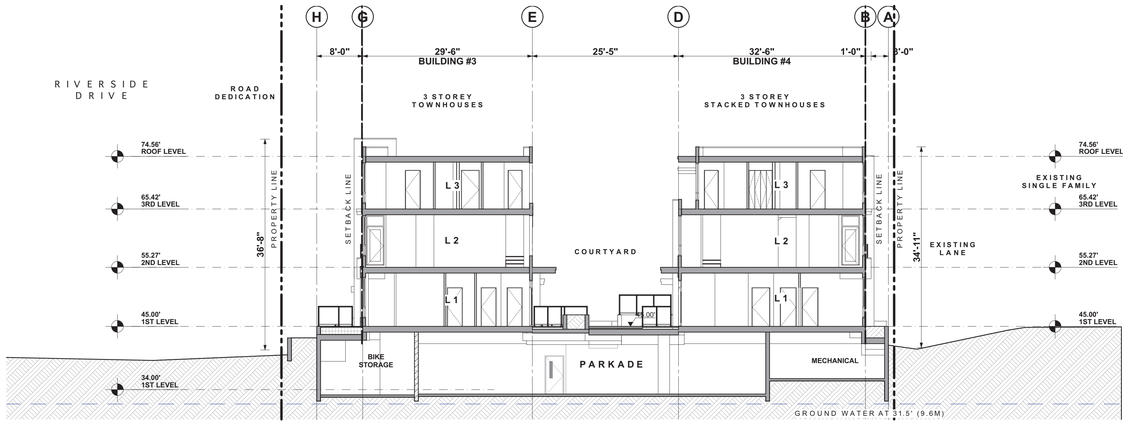
1 SITE SECTION 4 - EAST-WEST

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



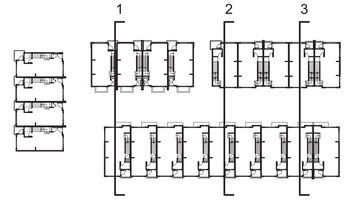
2 SITE SECTION 5 - EAST-WEST

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



3 SITE SECTION 6 - EAST-WEST

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



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[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLIN H.Q. TSUNG
BRITISH COLUMBIA
2026-02-24

[CLIENT]

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[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT

526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

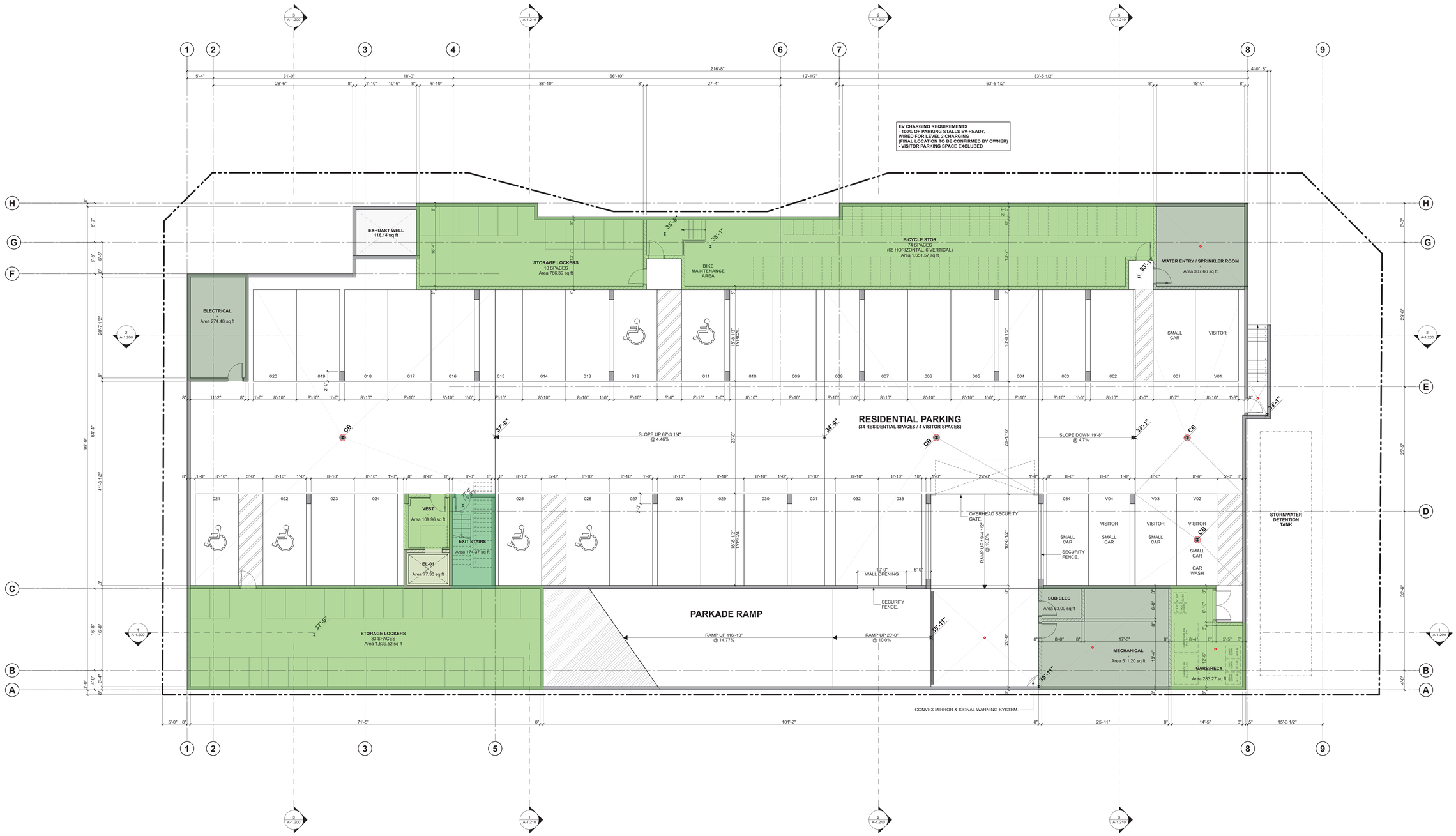
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SITE SECTIONS

24668	[PROJECT]
3/32" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.210



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BRITISH COLUMBIA
2026.02.24

[CLIENT]

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[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT

526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

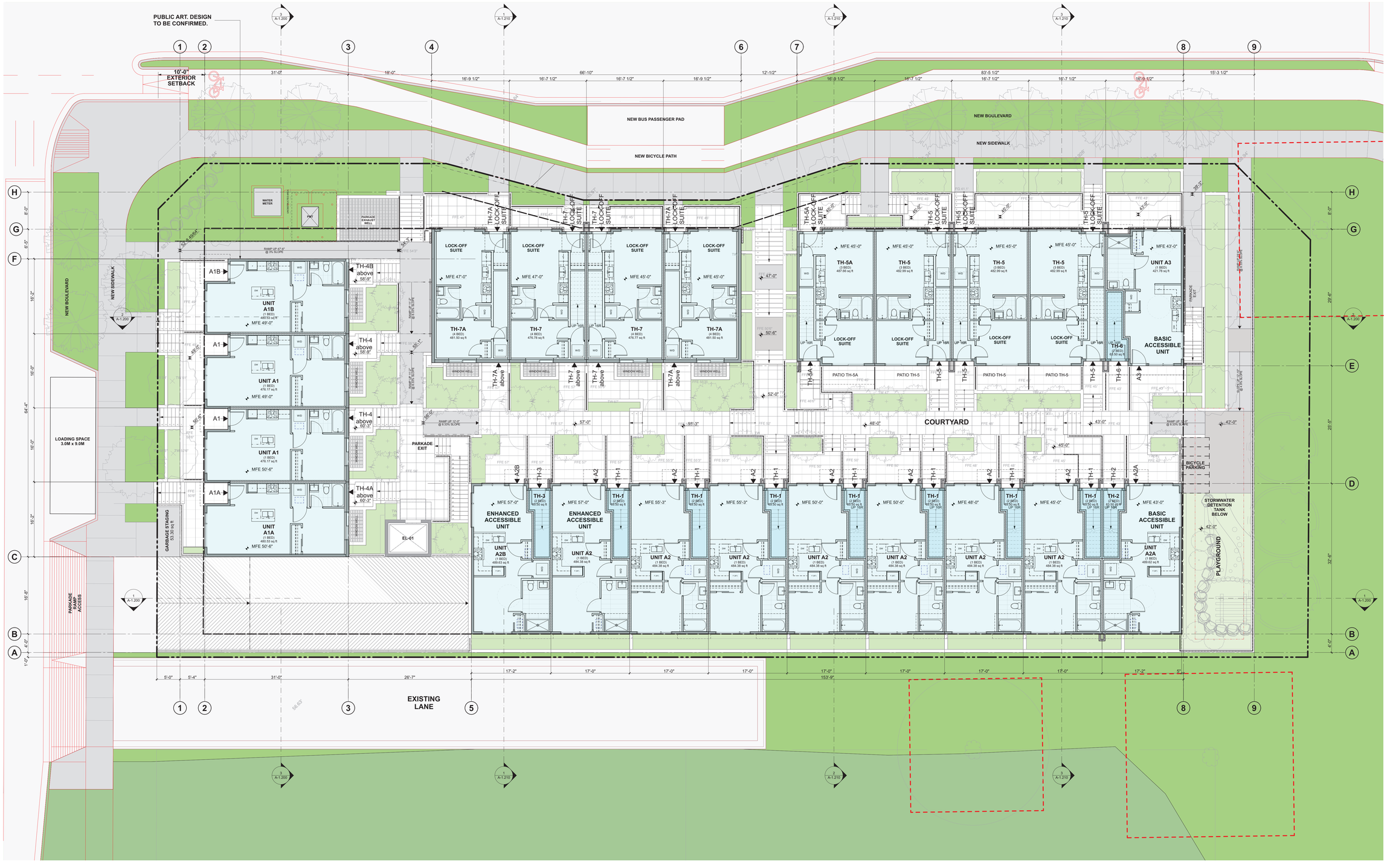
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P1 PARKING PLAN

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.000



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2026-02-24

[CLIENT]

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[PROJECT]

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526 - 550 RIVERSIDE DRIVE &
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NORTH VANCOUVER, BC

[TITLE]

LEVEL 1

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

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[ARCHITECT SEAL]

REGISTERED ARCHITECT COLLIN N.Q. YOUNG BRITISH COLUMBIA

2026-02-24

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT

526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

LEVEL 2

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.200



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[CLIENT]

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[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT

526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

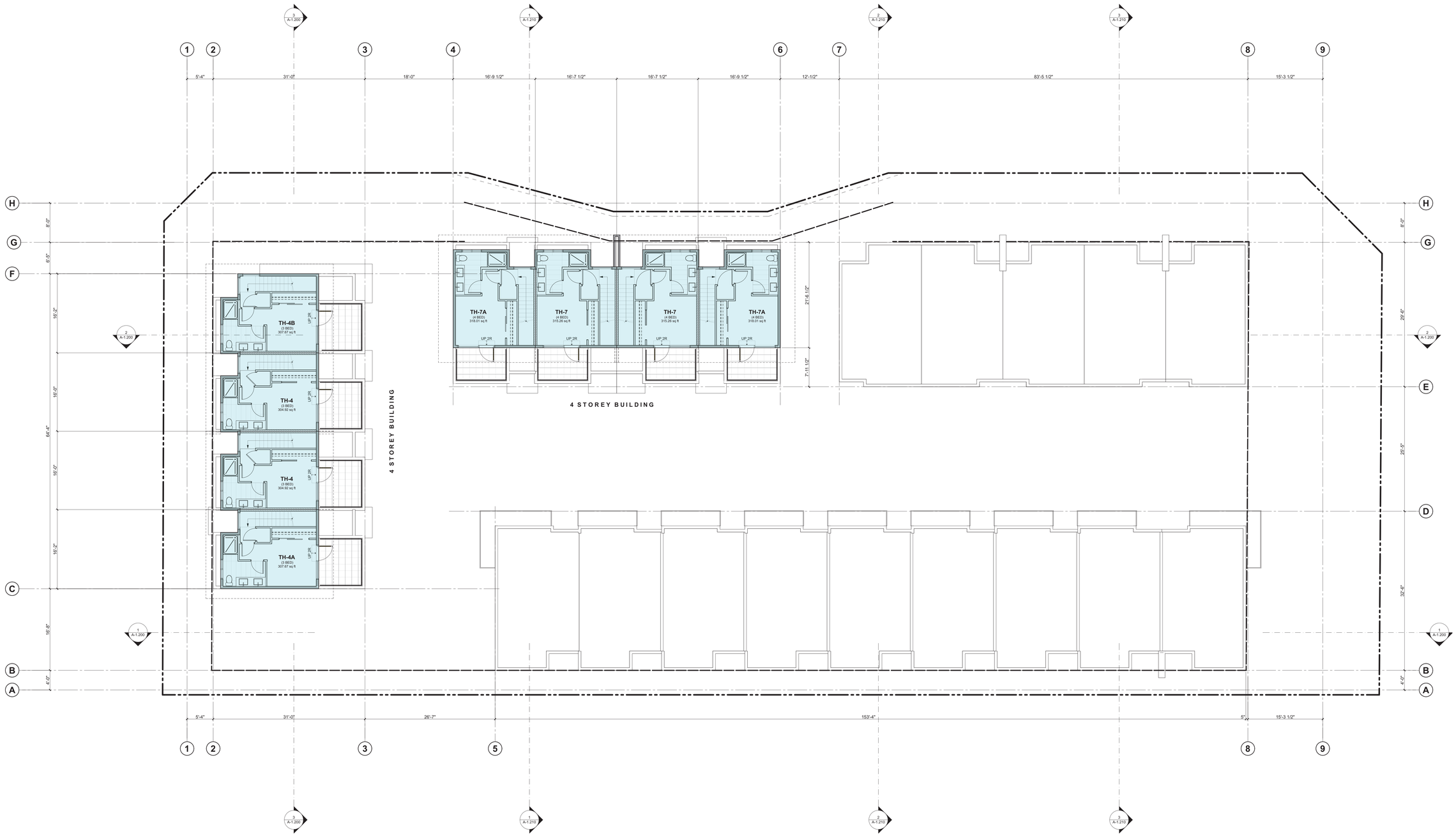
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LEVEL 3

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.300



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REGISTERED ARCHITECT
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BRITISH COLUMBIA
2026-02-24

[CLIENT]

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[PROJECT]

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NORTH VANCOUVER, BC

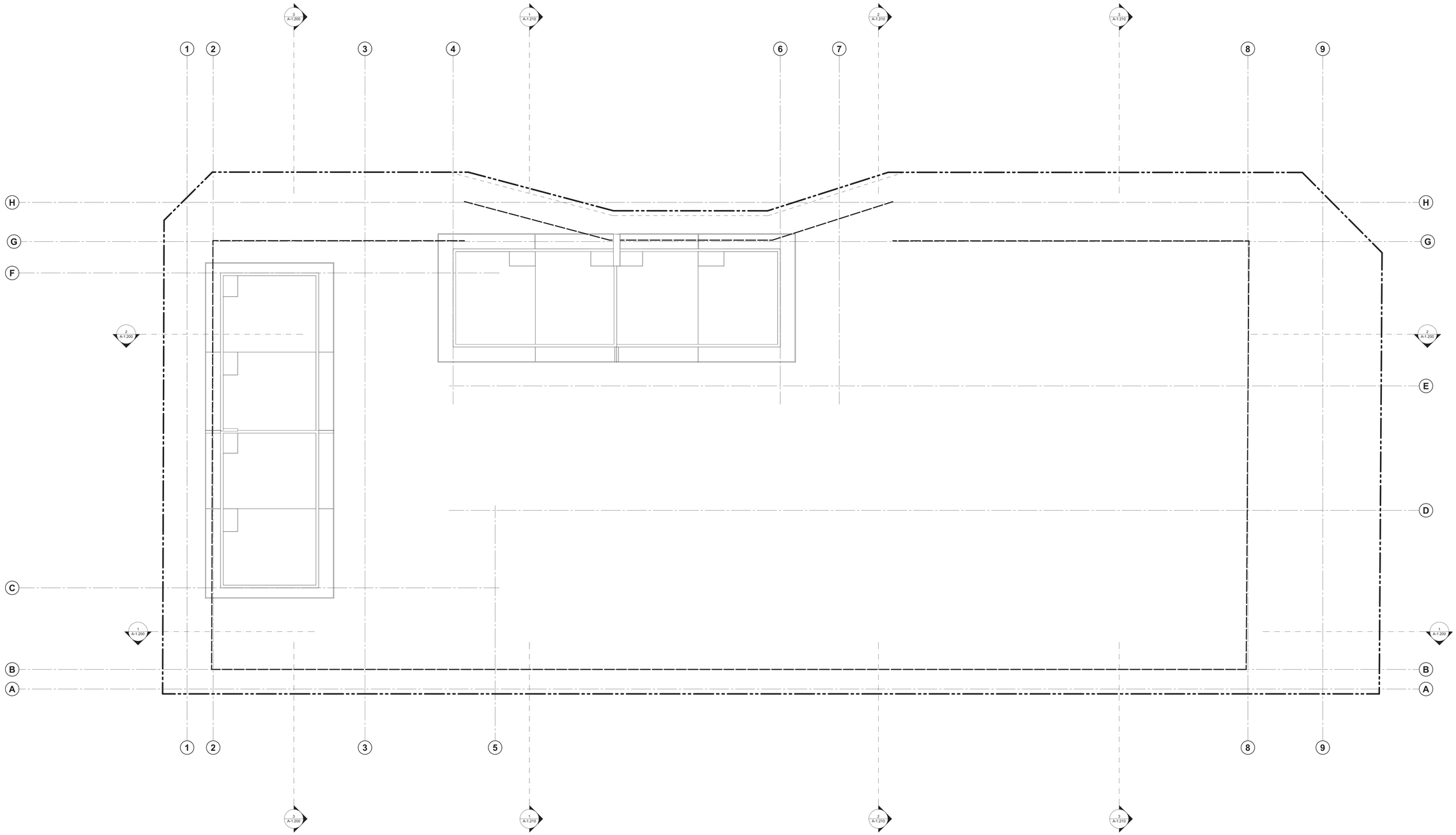
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LEVEL 4

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.400



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[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLIN N.Q. TSUANG
PROVINCE OF BRITISH COLUMBIA

2026-02-24

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

ROOF PLAN

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.500

MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1	Beige	**Cementitious Reveal Panel**	Cementitious Siding - **Cobble Stone**	-	**Exterior Walls**
2	Gray Brown	**Woodlook**	Cementitious Siding - **Rich Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2A	Brown	**Woodlook**	Cementitious Siding - **Warm Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2B	Light Brown	**Woodlook**	Cementitious Siding - **Mountain Cedar**	-	**Entry Area / Roof & Balcony Soffits**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
3	Charcoal	**Brick Masonry**	**Colour - Traditional Iron Wash , Coal Creek**	-	**Brick Masonry Exterior Cladding where noted**
4	*Charcoal*	**Cementitious Reveal Panel**	**Paint - Benjamin Moore GRAPHITE 1603**	-	**Siding and flashing applications @ window infill panels corner windows**
5	*Black*	**Vinyl Windows and Doors c/w matching Flashing and Trim**	**Black Colour**	-	**Residential Windows and Doors**
6	*Brown*	**Entry Door**	**Wood - Oak**	-	**Main Building Entrance door**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
7	*Black*	**Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Balconies, Patios & Exterior Stairs**
8	*Black*	**Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Patios & Balconies**
9	*Charcoal*	**Wood Boards c/w Pre-finished steel flashings (Mak'in Metals Ltd. - PVDF)**	**Benjamin Moore GRAPHITE 1603**	-	**Balcony & Roof Fascias**
10	*Grey*	**Exposed Architectural Concrete**			Exposed Concrete Walls c/w Elastomeric Paint



1 NORTH ELEVATION (MT. SEYMOUR PKWY)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (WINDRIDGE)
SCALE: 1/8" = 1'-0"

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BRITISH COLUMBIA
2026-02-24

[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
ELEVATIONS

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]
A-4.000

MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1	Beige	**Cementitious Reveal Panel**	Cementitious Siding - **Cobble Stone**	-	**Exterior Walls**
2	Gray Brown	**Woodlook**	Cementitious Siding - **Rich Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2A	Brown	**Woodlook**	Cementitious Siding - **Warm Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2B	Light Brown	**Woodlook**	Cementitious Siding - **Mountain Cedar**	-	**Entry Area / Roof & Balcony Soffits**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
3	Charcoal	**Brick Masonry**	**Colour - Traditional Iron Wash , Coal Creek**	-	**Brick Masonry Exterior Cladding where noted**
4	*Charcoal*	**Cementitious Reveal Panel**	**Paint - Benjamin Moore GRAPHITE 1603**	-	**Siding and flashing applications @ window infill panels corner windows**
5	*Black*	**Vinyl Windows and Doors c/w matching Flashing and Trim**	**Black Colour**	-	**Residential Windows and Doors**
6	*Brown*	**Entry Door**	**Wood - Oak**	-	**Main Building Entrance door**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
7	*Black*	**Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Balconies, Patios & Exterior Stairs**
8	*Black*	**Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Patios & Balconies**
9	*Charcoal*	**Wood Boards c/w Pre-finished steel flashings (Mak!n Metals Ltd. - PVDF)**	**Benjamin Moore GRAPHITE 1603**	-	**Balcony & Roof Fascias**
10	*Grey*	**Exposed Architectural Concrete**			Exposed Concrete Walls c/w Elastomeric Paint



1 EAST ELEVATION (LANE)
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (RIVERSIDE)
SCALE: 1/8" = 1'-0"

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SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
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NORTH VANCOUVER, BC

[TITLE]
ELEVATIONS

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]
A-4.100

MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1	Beige	**Cementitious Reveal Panel**	Cementitious Siding - **Cobble Stone**	-	**Exterior Walls**
2	Gray Brown	**Woodlook**	Cementitious Siding - **Rich Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2A	Brown	**Woodlook**	Cementitious Siding - **Warm Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2B	Light Brown	**Woodlook**	Cementitious Siding - **Mountain Cedar**	-	**Entry Area / Roof & Balcony Soffits**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
3	Charcoal	**Brick Masonry**	**Colour - Traditional Iron Wash , Coal Creek**	-	**Brick Masonry Exterior Cladding where noted**
4	*Charcoal*	**Cementitious Reveal Panel**	**Paint - Benjamin Moore GRAPHITE 1603**	-	**Siding and flashing applications @ window infill panels corner windows**
5	*Black*	**Vinyl Windows and Doors c/w matching Flashing and Trim**	**Black Colour**	-	**Residential Windows and Doors**
6	*Brown*	**Entry Door**	**Wood - Oak**	-	**Main Building Entrance door**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
7	*Black*	**Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Balconies, Patios & Exterior Stairs**
8	*Black*	**Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Patios & Balconies**
9	*Charcoal*	**Wood Boards c/w Pre-finished steel flashings (Mak!n Metals Ltd. - PVDF)**	**Benjamin Moore GRAPHITE 1603**	-	**Balcony & Roof Fascias**
10	*Grey*	**Exposed Architectural Concrete**			Exposed Concrete Walls c/w Elastomeric Paint



1 WEST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

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2026-02-24

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SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
COURTYARD ELEVATIONS

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]
A-4.200

MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1	Beige	**Cementitious Reveal Panel**	Cementitious Siding - **Cobble Stone**	-	**Exterior Walls**
2	Gray Brown	**Woodlook**	Cementitious Siding - **Rich Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2A	Brown	**Woodlook**	Cementitious Siding - **Warm Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2B	Light Brown	**Woodlook**	Cementitious Siding - **Mountain Cedar**	-	**Entry Area / Roof & Balcony Soffits**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
3	Charcoal	**Brick Masonry**	**Colour - Traditional Iron Wash , Coal Creek**	-	**Brick Masonry Exterior Cladding where noted**
4	*Charcoal*	**Cementitious Reveal Panel**	**Paint - Benjamin Moore GRAPHITE 1603**	-	**Siding and flashing applications @ window infill panels corner windows**
5	*Black*	**Vinyl Windows and Doors c/w matching Flashing and Trim**	**Black Colour**	-	**Residential Windows and Doors**
6	*Brown*	**Entry Door**	**Wood - Oak**	-	**Main Building Entrance door**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
7	*Black*	**Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Balconies, Patios & Exterior Stairs**
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9	*Charcoal*	**Wood Boards c/w Pre-finished steel flashings (Mak'in Metals Ltd. - PVDF)**	**Benjamin Moore GRAPHITE 1603**	-	**Balcony & Roof Fascias**
10	*Grey*	**Exposed Architectural Concrete**			Exposed Concrete Walls c/w Elastomeric Paint



1 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

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2026-02-24

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SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

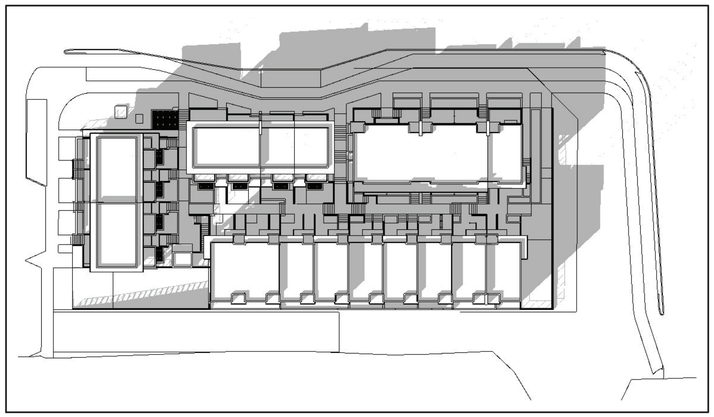
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COURTYARD ELEVATIONS

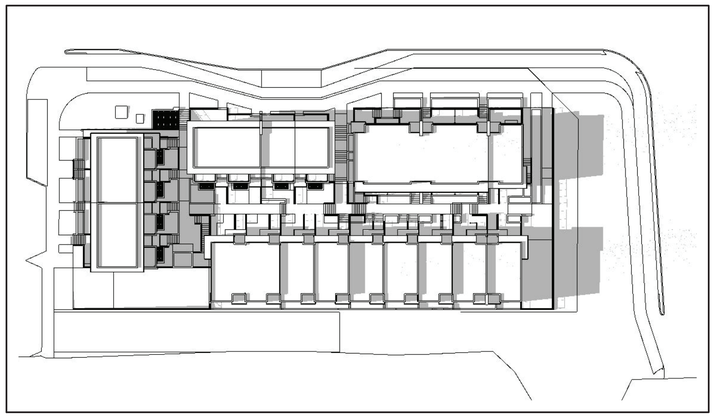
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1/8" = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

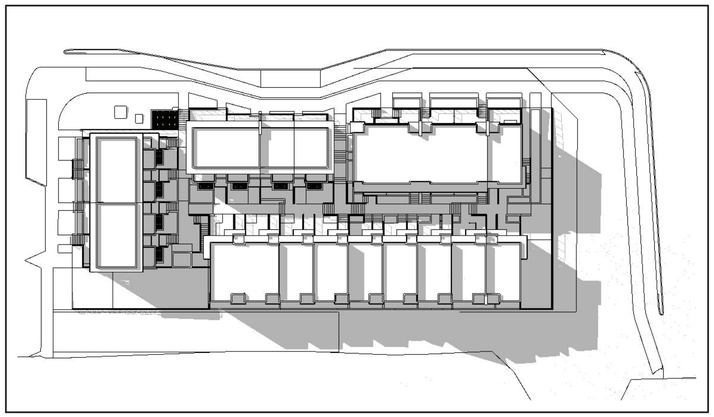
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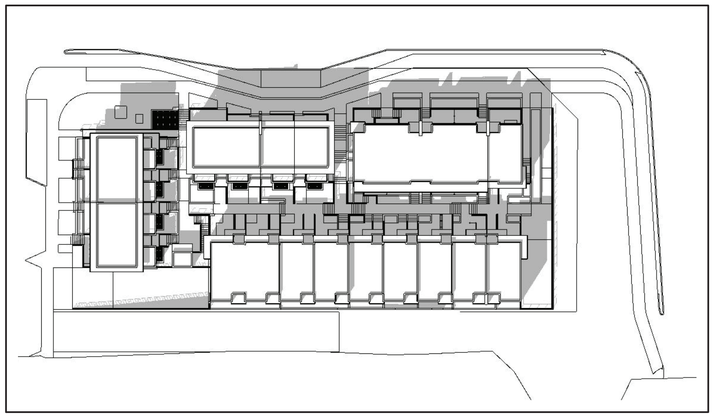
SHADOW STUDY - MARCH 21ST @ 10AM



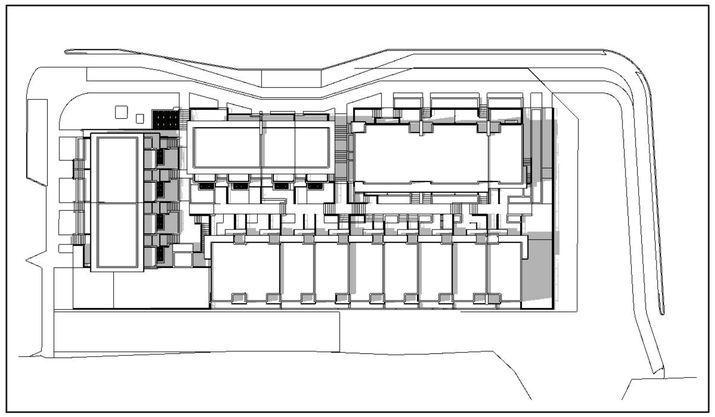
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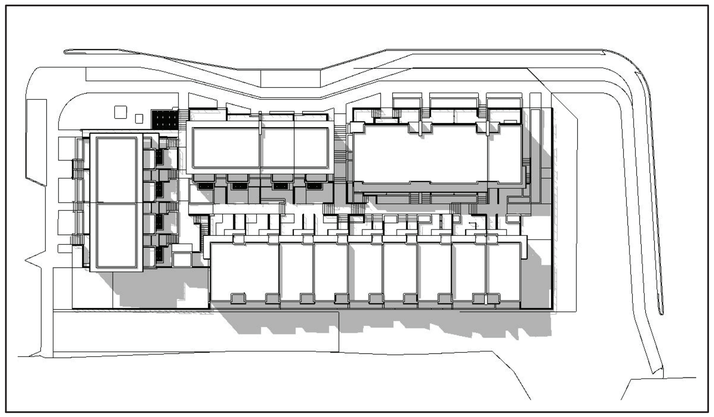
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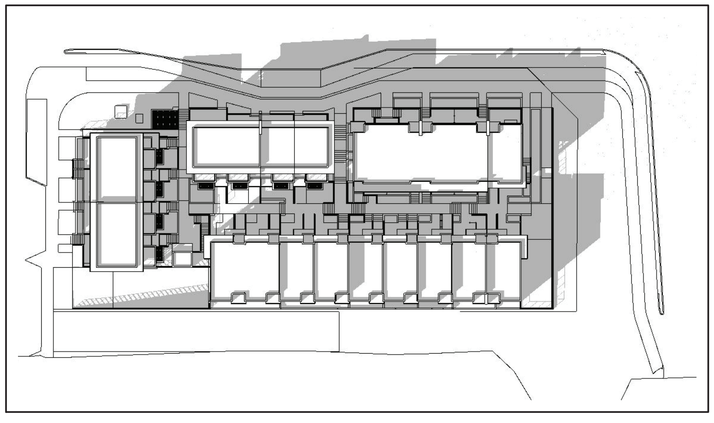
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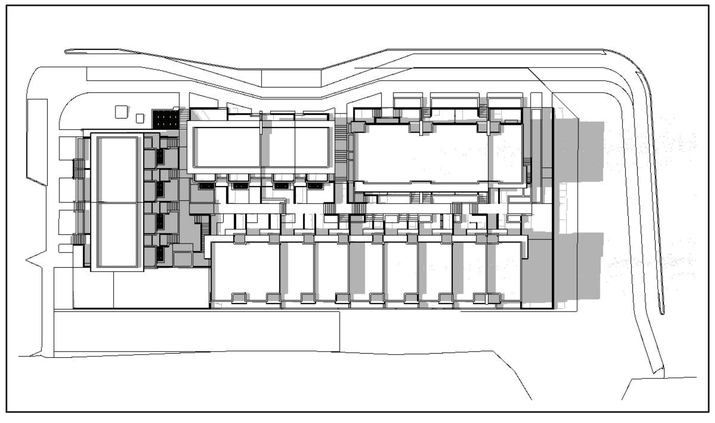
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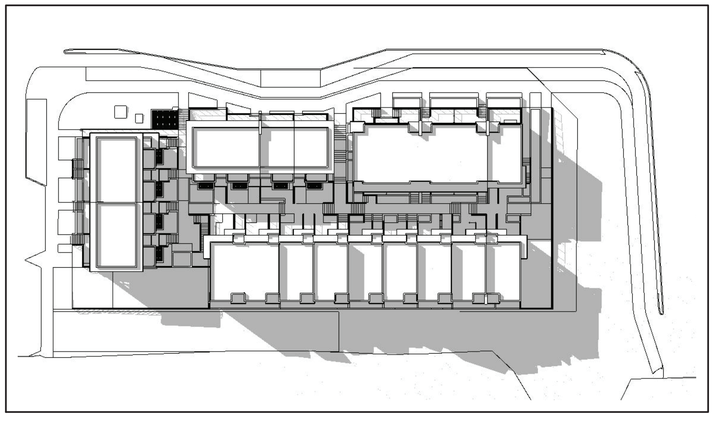
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SHADOW STUDY - SEPTEMBER 21ST @ 10AM



SHADOW STUDY - SEPTEMBER 21ST @ 12PM



SHADOW STUDY - SEPTEMBER 21ST @ 2PM

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N

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BRITISH COLUMBIA

2026-02-24

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT

526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

SHADOW STUDY

24668	[PROJECT]
	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-8.000

REQUIRED PROJECT VISUAL	REQUIRED DATA	CLARIFICATION NOTES

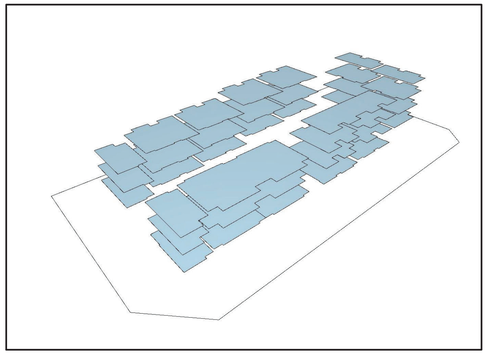


Figure 1: The aggregate floor area of Townhouses units

1. Object Name:

   townhouses

2. Data:

   - Aggregate number of Townhouses in the development: 36
   - Aggregate floor area of Townhouses in the development: 3,238.94 m^2

1. Floor area is aggregate for the entire project.
2. The measurement does not include below grade basements belonging to the townhouse.
3. Measurements are to sheathing of exterior walls and the center-line of interior walls.

DNV FARM - TOWNHOUSES

Home Storey	Object Name	Zone Name	Quantity	Measured Area
1ST LEVEL				
	townhouses	TH-1	7	444.50
	townhouses	TH-2	1	63.50
	townhouses	TH-3	1	63.50
	townhouses	TH-5	3	1,464.27
	townhouses	TH-5A	1	492.76
	townhouses	TH-6	1	63.50
	townhouses	TH-7	2	964.68
	townhouses	TH-7A	2	976.20
	townhouses	UNIT A1	2	952.34
	townhouses	UNIT A1A	1	480.53
	townhouses	UNIT A1B	1	480.53
	townhouses	UNIT A2	7	3,390.66
	townhouses	UNIT A2A	1	489.62
	townhouses	UNIT A2B	1	489.63
	townhouses	UNIT A3	1	435.98
2ND LEVEL				
	townhouses	TH-1	7	3,723.21
	townhouses	TH-2	1	536.43
	townhouses	TH-3	1	536.59
	townhouses	TH-4	2	941.86
	townhouses	TH-4A	1	475.18
	townhouses	TH-4B	1	475.18
	townhouses	TH-5	3	1,396.08
	townhouses	TH-5A	1	469.47
	townhouses	TH-6	1	470.28
	townhouses	TH-7	2	902.32
	townhouses	TH-7A	2	910.09
3RD LEVEL				
	townhouses	TH-1	7	3,341.80
	townhouses	TH-2	1	481.63
	townhouses	TH-3	1	481.63
	townhouses	TH-4	2	926.50
	townhouses	TH-4A	1	467.25
	townhouses	TH-4B	1	467.25
	townhouses	TH-5	3	1,396.08
	townhouses	TH-5A	1	469.47
	townhouses	TH-6	1	470.28
	townhouses	TH-7	2	886.94
	townhouses	TH-7A	2	894.22
4TH LEVEL				
	townhouses	TH-4	2	609.84
	townhouses	TH-4A	1	307.67
	townhouses	TH-4B	1	307.67
	townhouses	TH-7	2	630.52
	townhouses	TH-7A	2	636.02
				34,863.66 ft²

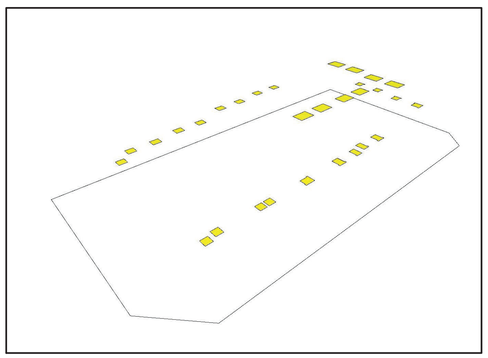


Figure 2: The aggregate floor area of above grade Private Balconies.

1. Object Name:

   deck.private

2. Data:

   - Aggregate floor area of private decks and balconies: 115.33 m^2

1. Floor area is the aggregate for the entire project.
2. Measurements are from sheathing of exterior walls to the edge of balconies or interior face of stud in parapet wall.

DNV FARM - PRIVATE BALCONY

Home Story	Object Name	Zone Name	Quantity	Measured Area
2ND LEVEL				
	deck.private	balcony	22	611.00
4TH LEVEL				
	deck.private	rooftop patio	8	630.44
				1,241.44 ft²

REQUIRED PROJECT VISUAL	REQUIRED DATA	CLARIFICATION NOTES

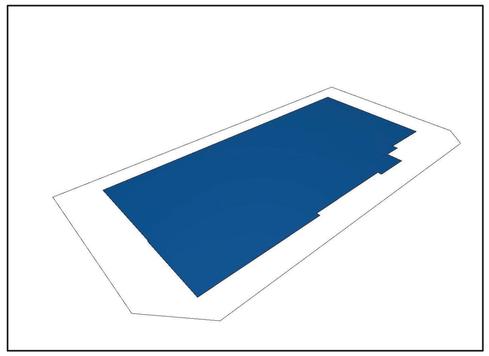


Figure 3: The aggregate floor area of Parkades.

1. Object Name:

   parkade

2. Data:

   - Aggregate floor area of Parkade: 1,926.17 m^2

1. Floor area is the aggregate for the entire project.
2. The measurement is for all Parkades.
3. Below grade parkades will not contribute to GFA.

DNV FARM - PARKING

Home Story	Object Name	Zone Name	Quantity	Measured Area
PARKING P1				
	parkade	Parkade	1	20,733.17
				20,733.17 ft²

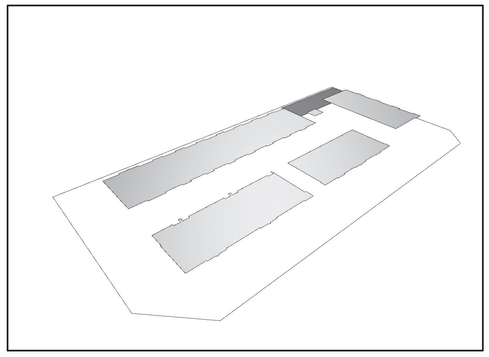


Figure 4: The Building coverage area and area of driveways.

1. Object Name:
   coverage
2. Data:

   - Building coverage area: 1,086.93 m^2
   - The area of driveways, manoeuvring aisles and exterior parking aprons outside of the Building coverage: 124.80 m^2

1. Building coverage includes the footprint area of buildings and structures more than 0.6M above adjacent grade.
2. The area of cantilevered decks and similar structures is included in Building coverage.
3. The area of driveways, manoeuvring aisles and exterior parking aprons outside of the Building coverage.

FARM - Areas - Site Coverage

Home Story	Object Name	Zone Name	Quantity	Measured Area
1ST LEVEL				
	coverage	Building #1	1	2,033.89
	coverage	Building #2	1	1,972.39
	coverage	Building #3	1	2,513.29
	coverage	Building #4	1	5,100.07
	coverage	Driveway	1	1,343.30
	coverage	Elevator	1	80.00
				13,042.94 ft²

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2026-02-24

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

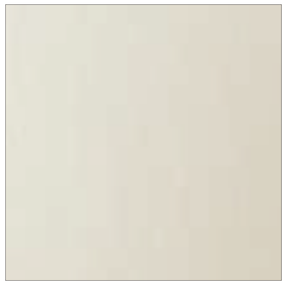
[TITLE]

FLOOR AREA REFERENCE MODEL

24668	[PROJECT]
1' = 1'-0"	[SCALE]
Feb. 23, 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-8.100



1 **Cementitious Panel Reveal**
- smooth texture
colour: COBBLESTONE



2 **Cementitious Lap Siding**
Horizontal 6" Fibre Cement Siding
colour: RICH ESPRESSO



2A **WOODLOOK**
Horizontal 6" Fibre Cement Siding
colour: WARM ESPRESSO



2B **WOODLOOK**
Horizontal 6" Fibre Cement Siding
colour: MOUNTAIN CEDAR



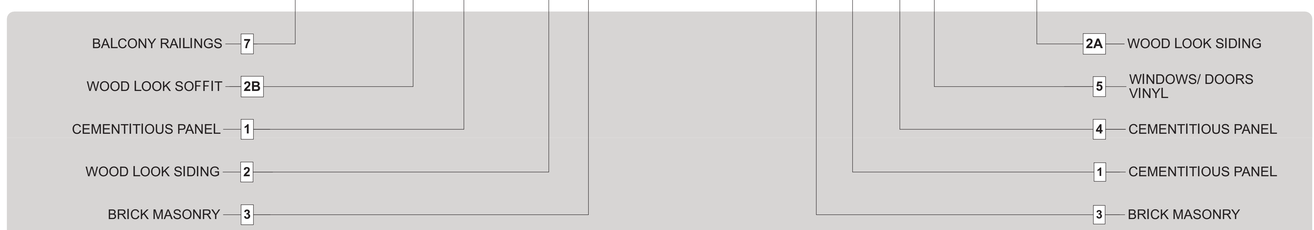
3 **BRICK MASONRY:**
colour: TRADITIONAL IRON WASH, COAL CREEK



4 **TO MATCH:**
Benjamin Moore
colour: GRAPHITE 1603







MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1	Beige	**Cementitious Reveal Panel**	Cementitious Siding - **Cobble Stone**	-	**Exterior Walls**
2	Gray Brown	**Woodlook**	Cementitious Siding - **Rich Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2A	Brown	**Woodlook**	Cementitious Siding - **Warm Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2B	Light Brown	**Woodlook**	Cementitious Siding - **Mountain Cedar**	-	**Entry Area / Roof & Balcony Soffits**
3	Charcoal	**Brick Masonry**	**Colour - Traditional Iron Wash , Coal Creek**	-	**Brick Masonry Exterior Cladding where noted**
4	*Charcoal*	**Cementitious Reveal Panel**	**Paint - Benjamin Moore GRAPHITE 1603**	-	**Siding and flashing applications @ window infill panels corner windows**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
5	*Black*	**Vinyl Windows and Doors c/w matching Flashing and Trim**	**Black Colour**	-	**Residential Windows and Doors**
6	*Brown*	**Entry Door**	**Wood - Oak**	-	**Main Building Entrance door**
7	*Black*	**Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Balconies, Patios & Exterior Stairs**
8	*Black*	**Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	-	**Patios & Balconies**
9	*Charcoal*	**Wood Boards c/w Pre-finished steel flashings (Makin Metals Ltd. - PVDF)**	**Benjamin Moore GRAPHITE 1603**	-	**Balcony & Roof Fascias**
10	*Grey*	**Exposed Architectural Concrete**			**Exposed Concrete Walls c/w Elastomeric Paint**

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT COLLIN H.Q. TSUANG BRITISH COLUMBIA
2026-02-24

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

MATERIAL AND SAMPLE BOARD

24668 [PROJECT]

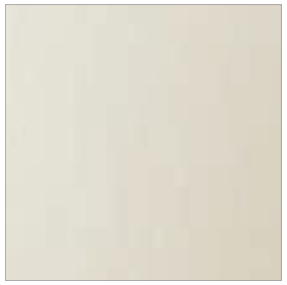
[SCALE]

Feb. 23, 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-8.200



1 **Cementitious Panel Reveal**
- smooth texture
colour: COBBLESTONE



2 **Cementitious Lap Siding**
Horizontal 6" Fibre Cement Siding
colour: RICH ESPRESSO



2A **WOODLOOK**
Horizontal 6" Fibre Cement Siding
colour: WARM ESPRESSO



2B **WOODLOOK**
Horizontal 6" Fibre Cement Siding
colour: MOUNTAIN CEDAR

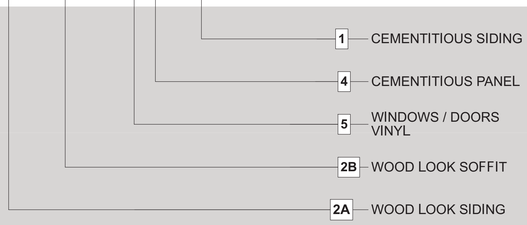


3 **BRICK MASONRY:**
colour: TRADITIONAL IRON WASH, COAL CREEK



4 **TO MATCH:**
Benjamin Moore
colour: GRAPHITE 1603





MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1	Beige	**Cementitious Reveal Panel**	Cementitious Siding - **Cobble Stone**	-	**Exterior Walls**
2	Gray Brown	**Woodlook**	Cementitious Siding - **Rich Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2A	Brown	**Woodlook**	Cementitious Siding - **Warm Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
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5	*Black*	**Vinyl Windows and Doors c/w matching Flashing and Trim**	**Black Colour**	-	**Residential Windows and Doors**
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[TITLE]

MATERIAL AND SAMPLE BOARD

24668 [PROJECT]

[SCALE]

Feb. 23, 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-8.201

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526-550 Riverside Drive & 2194 Windridge Drive

Public Information Meeting Summary Report

Overview

A virtual Public Information Meeting was held for this detailed planning application, including a rezoning and development permit. Members of the public could view a video presentation and browse display boards prepared by the project team on the virtual meeting web page.

Meeting Purpose	1) To present the development proposal to neighbours 2) To provide an opportunity for the public to ask questions 3) To provide an opportunity for the public to comment on the proposal	
Virtual Meeting	**Event Date**	November 24 to December 5, 2025
	Website	DNV.org/public-meeting
	District of North Vancouver: 526-550 Riverside Drive & 2194 Windridge Drive	
Attendance	43 visitors to the Significant Apps project page, 76 total views 120 visitors to the virtual meeting landing page, 318 total views 85 visitors to the discussion thread, 562 total views 57 people viewed the applicant's video presentation	
Comments	49 comments/questions received online (44 responses by staff/applicant)	

Notification In accordance with District of North Vancouver policies (see Appendix A):

Notification Flyers were sent to approximately 50 addresses within a 100m radius of the site as well as the Maplewood Community Association.

Newspaper Ads were placed in the North Shore News on two consecutive Wednesdays: November 12 and November 19, 2025.

Signs – Two (2) bi-directional notification signs were installed at the intersections of Riverside Drive and Windridge Drive, and Riverside Drive and Mt. Seymour Parkway.

Comments received

Participants were provided the opportunity to submit questions and comments to the project team and Development Planner through the following means:

- Through the virtual PIM website for two weeks from November 24 to December 5, 2025

- Via email or phone throughout the course of the application

A total of 49 written comments were received through the virtual PIM website. Overall, feedback demonstrated strong community support for the proposed development.

- Supportive: 31 comments
- Opposed: 4 comments
- Neutral / Mixed (including requests for clarification): 14 comments

Supportive comments emphasized the need for additional housing in the Maplewood area, the provision of family-oriented units and diverse housing types, and the project's alignment with the Official Community Plan and long-term growth objectives. Support was also expressed for the proposed public realm and active transportation improvements, including Spirit Trail upgrades, sidewalks, landscaping, bike infrastructure, and transit access, which were viewed as contributing to neighbourhood safety, connectivity, and revitalization.

Opposition and mixed comments focused primarily on concerns related to parking supply, traffic congestion, and road and intersection design. Respondents expressed apprehension that the proposed parking provision may be insufficient and could result in spillover parking on nearby streets, potentially impacting pedestrian and cyclist safety. Additional concerns included increased traffic at the Riverside Drive and Mt. Seymour Parkway intersection, turning movement challenges, construction impacts, environmental considerations, and affordability. Several comments requested further clarification on these matters, indicating general support for housing in principle but a desire for greater certainty that infrastructure and safety issues will be adequately addressed.

In addition, a total of one written comment was received via email, along with two phone calls providing feedback and questions regarding site access, landscaping, and the CTMP. Nine support letters were also submitted, indicating that the project contributes to responsible growth in the Maplewood Village Centre, commits to infrastructure improvements, and addresses diverse housing needs.

Conclusion

The purpose of the virtual public information meeting was to present the detailed development application to the public, and to provide the public with an opportunity to ask clarifying questions and comment on the proposal.

Approximately 50 invitations were distributed to neighbours, two newspaper ads notified the community of the meeting, and two signs were installed in the neighbourhood. 120 visitors accessed the virtual PIM.

The public could participate in this process in several ways:

- Viewing the video presentation

- Submitting written comments and questions to the Development Planner

A total of 52 responses were received, including 49 online comments submitted through the virtual PIM, one email, and two phone calls sent directly to the District's Development Planner. In addition, nine support letters were provided to the applicant and submitted to the District.

The meeting length and format was sufficient to provide all participants an opportunity to learn more and submit questions and make the comments they wished to provide within a two-week period. The applicant successfully notified and presented their proposal to the community, and neighbours had ample opportunity to express their views of the proposal.

The feedback received from the public was provided to the applicant, as well as feedback from staff and other stakeholders, in order to address issues and better resolve the project design.

Attachments

Appendix A: Notification

Appendix B: Virtual PIM Comments

Appendix A: Notification

Newspaper Advertisement: North Shore News – November 12, 2025

North Shore Community Resources

Connect Empower Participate

The North Shore's Bridge to Individual and Community Wellbeing

Our Seniors One Stop (SOS) program provides information and referral to access:

- Health services
- Transportation options
- Subsidized housing & financial benefits
- Meal & shopping programs
- Social, recreational, & volunteer activities

How can we help?



Connect with us!

604-985-7138 www.nscr.ca 201-935 Marine Dr,
nscr@nscr.ca @nscrconnect North Vancouver

GOLDIE'S OPPORTUNITY

Doughnut shop taking over former Andrew's on Eighth space

HILARY ANGUS
Contributing writer

North Vancouver sweet treat enthusiasts will have reason to celebrate soon, as the popular Goldie's Donuts gets set to move into the neighbourhood.

The bakery, which specializes in 24-hour fermented, cream-filled brioche doughnuts, has confirmed with the North Shore News that they will be moving into the former café space of the much loved Andrew's on Eighth, which announced its closure in February of this year.

Goldie's, inspired by founder Young Jun (Jack) Jeon's golden retriever, aims to embody the "simple joy and warmth" offered by time spent with the notably friendly dogs, according to Goldie's website.

"Our cozy interior and carefully crafted menu reflect this philosophy, creating a space where warmth and happiness are at the heart of everything we do," the site reads.

Jeon, who grew up in West Vancouver, opened Goldie's first Metro Vancouver location in Horseshoe Bay in 2024, following the success of his family's companion store in Suwon, South Korea.



This doughnut order from Goldie's includes Oreo cream, strawberry milkshake and peanut butter glaze, among other sweet treats. NICK LABA / NSN

In the year and a half since, another Goldie's location has opened in Langley, and a Vancouver location is slated to open soon on Fraser Street.

While Goldie's is yet to set an official opening date for the new North Vancouver location, they said it would be "very soon," and they're excited to serve the community.

Hilary Angus is a Vancouver-based journalist writing for the North Shore News. She can be reached at info@hilaryangus.com.

Public Information Meeting for
6408, 6412, & 6418 BAY STREET



EVENT DETAILS:
Date: Thurs, Nov 20, 2025
Location: Gleneagles Clubhouse - Great Hall (6190 Marine Drive, West Vancouver)
Time: Drop-in format between 6pm- 8pm, no formal presentation

Note: This meeting is applicant-led and is not a District of West Vancouver event.

Northwest Realty Inc. doing business as Northwest Properties has submitted a development application to the District of West Vancouver to permit the development of a four- storey, mixed-use building with ground-floor retail, three storeys of hotel use with rooftop amenity area. The proposal is intended to activate the village year-round and will provide much-needed visitor accommodations to Horseshoe Bay, helping to support local businesses and enhance vibrancy.
The overall nature of the proposal is consistent with the materials presented at the previous meeting, though minor enhancements and additional details will be shared.
Join us on November 20, 2025 where we will introduce the project team, share our vision for the site, answer questions, and gather your feedback.

PROJECT WEBSITE:
www.TidesatHorseshoeBay.ca

NORTHWEST PROPERTIES

Development Proposal

PUBLIC INFO MEETING
Participate virtually Nov 24–Dec 5 at DNV.org/public-meeting

PROPOSAL: 526/540/550 Riverside Dr and 2194 Windridge Dr



36 townhouse units (strata-owned)
38 parking spaces
3-4 storeys

WE ARE HERE
EARLY INPUT MEETING → PUBLIC INFO MEETING → COUNCIL DECISION

MONTAGE

Contact:
Michael Kong, Montage Development
michaelk@montagedevelopment.ca, 604-551-0912

Newspaper Advertisement: North Shore News – November 19, 2025

north shore news nsnews.com WEDNESDAY, NOVEMBER 19, 2025 | A23

Dog's owner 'repeatedly warned'

Continued from A22

minimum of $1 million in liability insurance. The officer also issued two bylaw infraction tickets stemming from the incident.

The Madis objected via email and asked for reconsideration by another bylaw officer, saying the entire process was unfair and skewed against them, the ruling continues. The Madis argued it was never explained to them what their statement should include or how it would be used. The officer only considered one side of the story without giving them an actual opportunity to defend Solo's actions, they alleged.

Although bylaw doesn't have a mechanism for reconsideration, district's chief bylaw officer agreed to give the matter a second look. Ultimately, she upheld the original officer's decision and also cited "prior and subsequent incidents or complaints about Solo."

The Madis took the matter to B.C. Supreme Court for judicial review, which a chambers judge rejected.

Madi then took the matter to the B.C. Court of Appeal, arguing the lower court judge had erred in finding the previous decisions were reasonable and fair.

The three judges on the B.C. Court of Appeal hearing the matter disagreed with Madi. The district's initial reasoning was "transparent and intelligible, and the outcome is justifiable," Justice Paul Riley found, as the bylaw officer had two versions of events to consider before deciding whether Solo's actions were "without provocation."

"The complainant said it was an unprovoked attack, and offered details by asserting that the two dogs were ten feet apart when Solo lunged, broke free of Mrs. Madi's control, and bit the complainant's dog," Riley wrote. "Mr. Madi's assertion that the attack was not unprovoked is unsupported by detail, and his statement includes comments that could reasonably be construed as tacit acknowledgments of responsibility."

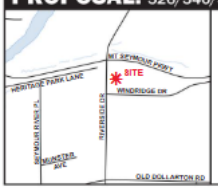
Because of the other complaints about Solo, Madi had already been "repeatedly warned" about the "requirements and consequences of the bylaw" and so he could not claim the process was never explained to him, Riley added.

The appeals court also rejected Madi's complaint they were denied a chance to make new submissions to the district when the chief bylaw officer agreed to review the initial decision "out of a good-faith desire to address concerns about procedural fairness."

Development Proposal

PUBLIC INFO MEETING
Participate virtually Nov 24–Dec 5 at **DNV.org/public-meeting**

PROPOSAL: 526/540/550 Riverside Dr and 2194 Windridge Dr



36 townhouse units (strata-owned)
38 parking spaces
3-4 storeys

WE ARE HERE
EARLY INPUT MEETING → PUBLIC INFO MEETING → COUNCIL DECISION

MONTAGE

Contact:
Michael Kong, Montage Development
michaelk@montagedevelopment.ca, 604-551-0912

KAY MEEK ARTS CENTRE

EXPERIENCE THE NORTH SHORE'S ONLY CABARET BAR

TICKETS ON SALE NOW $29–$50 KAYMEEK.COM

Scan me to browse the Cabaret Series!

"A top-notch, comfortable, and intimate venue" – Audience Member



MARY ANCHETA QUARTET
Nov 20 – 22



THE ARAB BLUES
Dec 11 – 13



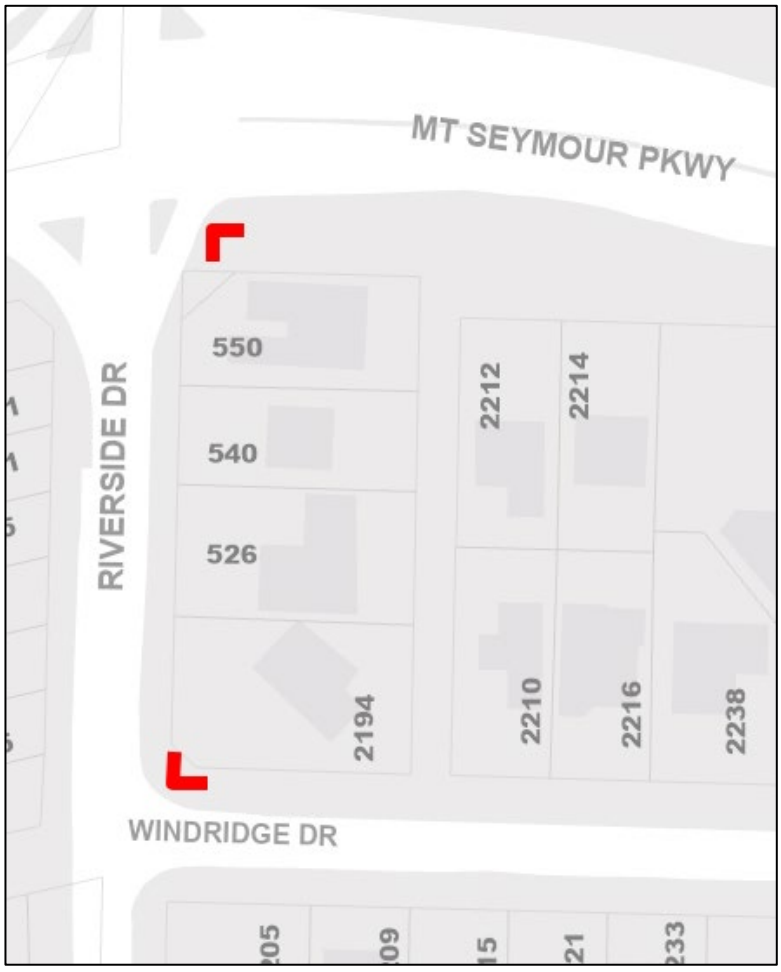
CASSIE AND MAGGIE
Jan 15 – 17, 2026



JOE GRASS TRIO
Feb 19 – 20, 2026

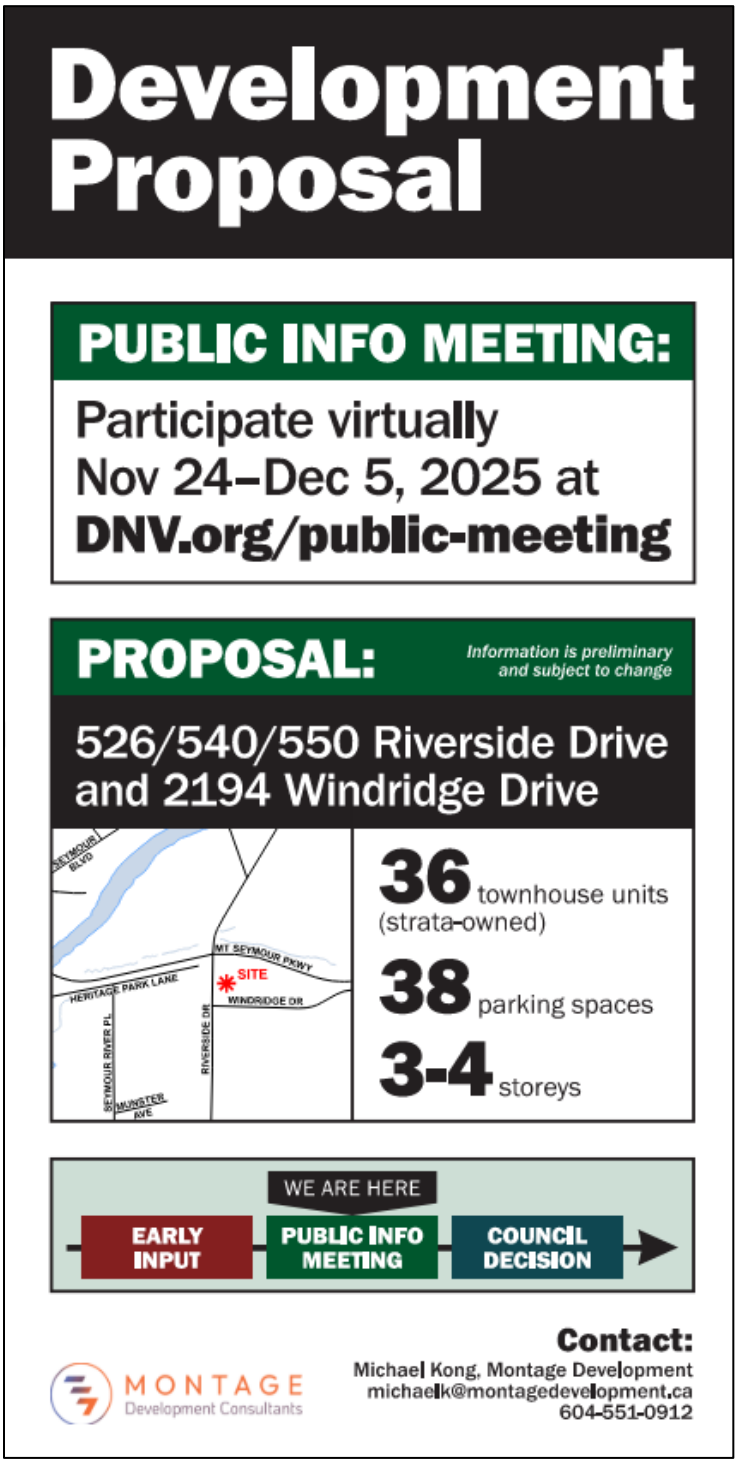
BOOK TICKETS AT KAYMEEK.COM | 604.981.6335 | 1700 MATHERS AVE, WEST VAN

Location of notification signs



Two (2) bi-directional notification signs were installed at the intersections of Riverside Drive and Windridge Drive, and Riverside Drive and Mt. Seymour Parkway

Image of notification signs



Notification flyer

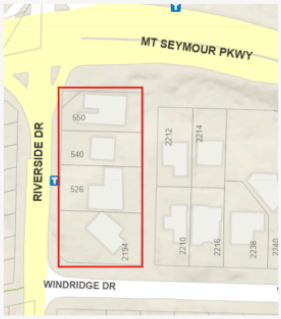
Vitural Public Information Meeting

A two-week public input opportunity will be held through the District of North Vancouver's platform. This is an opportunity for neighbours to share their feedback and ask questions to Montage Development Consultants regarding the development proposal.

For Further Information Please contract:

Montage Development Consultants
michaelk@montagedevelopment.ca
604-551-0912

Christopher Lumsden, Development Planner
District of North Vancouver
604-990-2411 ext. 7204



Notice of Virtual Public Information Meeting in Your Neighbourhood

Montage Development Consultants is hosting a Public Information Meeting to present the development proposal for townhouse development at 550/540/526 Riverside Drive and 2194 Woodridge Drive, North Vancouver.

This information is being distributed to the owners and occupants within 100 metres of the proposed development site in accordance with District of North Vancouver policy.

MEETING TIME

November 24th, 2025 — December 5th, 2025

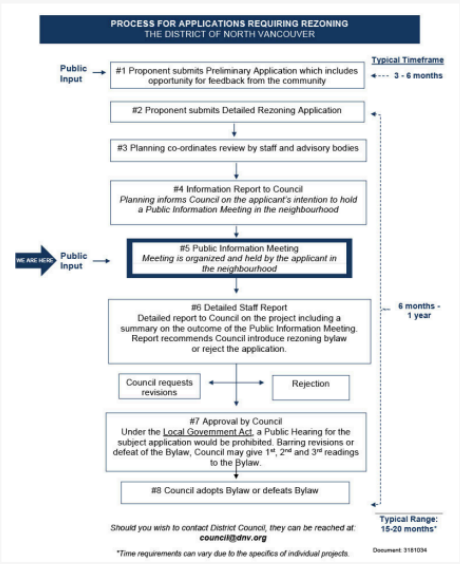
Please visit DNV.org/public-meeting to access the virtual two-week meeting.

The Proposal:

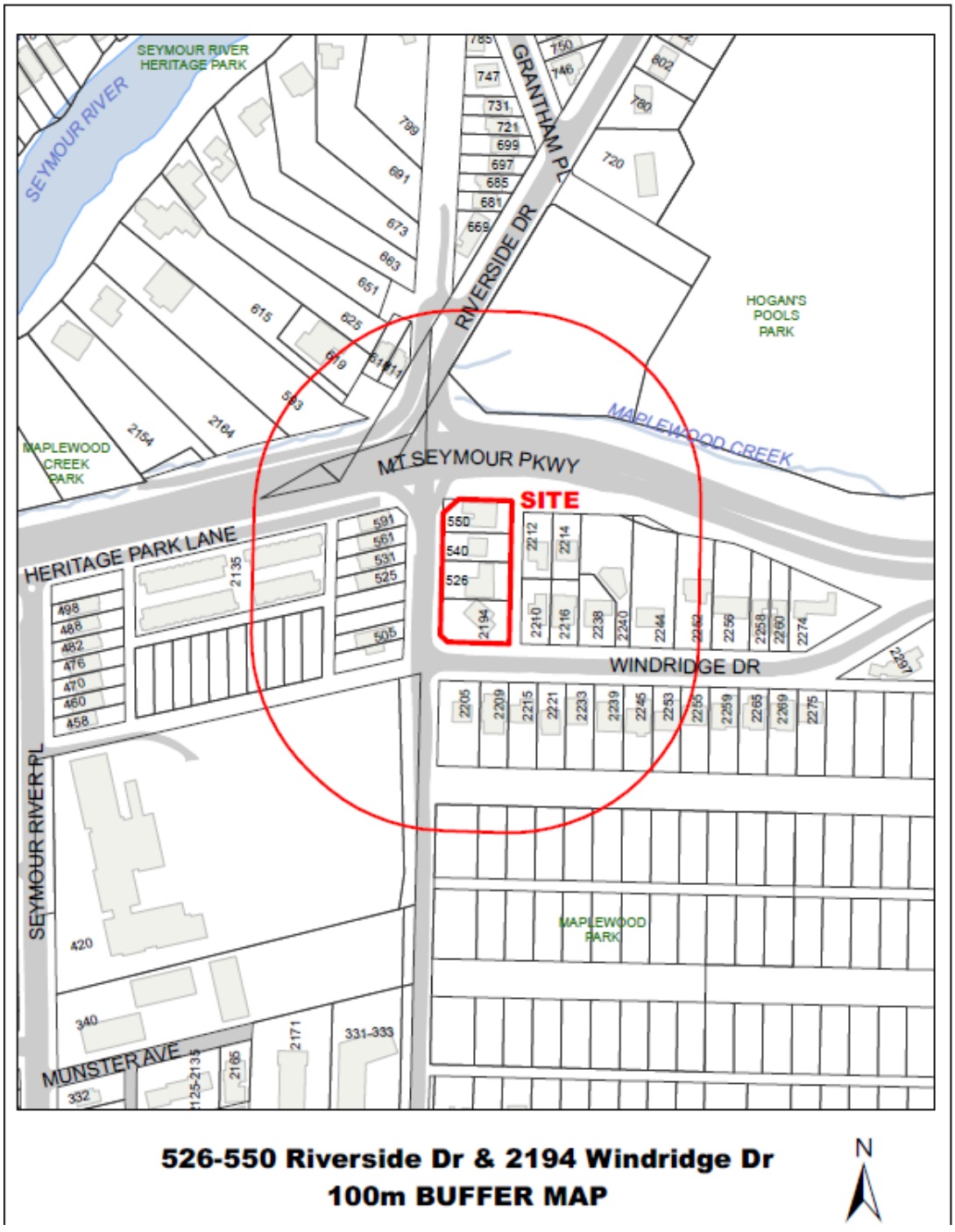
Montage Development proposes to develop 36 stacked townhouses, containing 14 x 1-bedroom, 14 x 2-bedroom and 8 x 3-bedroom units (66 total bedrooms), on a consolidated site at 526/540/550 Riverside Drive and 2194 Windridge Drive in Maplewood.

Parking will consist of 38 residential parking spaces, including two (2) visitor parking spaces, as well as 74 residential bicycle parking spaces all contained in one (1) level of underground parking accessed from Windridge Drive.





Map of notification area (100m radius)



Appendix B: Virtual PIM Comments

Virtual PIM comments – 49 comments were received via the virtual PIM

1. From a resident's perspective, this project thoughtfully adds new housing to address the demand. I appreciate that the design improves the streetscape, replaces aging and poorly maintained structures with safer and more efficient buildings, and contributes positively to the overall neighborhood. I am certainly in favor of increasing density in town centers where infrastructures will be available and not random sporadic developments here and there destroying architecture of our beautiful city.
2. As a resident of windridge drive, I think the proposal of so much development on one of the busiest intersections on mount Seymour parkway is ridiculous. With limited parking for the residents, the residents will be parking all up Windridge Drive which has just been made the Spirit Trail, safer for bikers. The district has spent a lot of money making it safer for bikers and walkers, and now it's going to be compromised by parked cars all up the road. I do not agree with this development.
3. Im writing to express my support for the proposed Riverside Drive Townhomes. As a North Vancouver resident, I believe this project would be a strong and positive addition. The intersection at Riverside and Mt Seymour Parkway is in need of improvement, and thoughtful development like this can help address that. Our community is also facing a significant shortage of housing, and I appreciate that this proposal includes a variety of home types, including family-oriented units with lock off suites
4. I support the townhouse project at 526-550 Riverside & 2194 Windridge. My family, with a small child, hopes to move here. The project is family-friendly, with potential playgrounds and green space. I love that bike storage makes cycling easy. The location in Maplewood is great, close to parks, farm, and amenities. It feels like a safe, connected, and welcoming community — exactly what we are looking for.
5. As a North Vancouver resident, I see a lot of value in providing density (particularly w/ parking and a bus stop) via townhouses, as this city is in desperate need of more housing options. I appreciate that this particular development is situated near a park and the Spirit Trail as green space is really important to my family, and that it's designed with accessibility in mind. This looks like a beautifully-designed project that I'd look be excited to live in myself.
6. This project is a positive addition to Riverside and Mt. Seymour Pkwy. It brings much-needed housing options, including family units and lock-off suites, and improves accessibility with better sidewalks, bike lanes, and lighting. The new bus stop, landscaping, play area, and Spirit Trail upgrades will make the area safer and more welcoming. I believe this is responsible growth and encourage Council to support it.
7. I live on the North Shore, and this proposed development feels really promising. The upgrades to the Spirit Trail, new play area, and landscaping would give our area some much needed revitalization! Plus, new housing for families and seniors is something our community really needs. Better sidewalks, bike lanes, and lighting would make getting around safer and easier. It

just feels like thoughtful growth that actually benefits people. I really hope our Council supports it...

8. As a DNV resident, I am very much in support of this development. The addition of these housing units to the Maplewood area is much needed. This project compliments the community that has grown around the maplewood area and further strengthens our municipality as a whole.
9. As a resident close by I am very concerned about the low number of parking spots provided for the number of units in the new development. There is practically no spare street parking as it is right now on Windridge Drive or any other surrounding streets. Windridge Drive was chosen to be a "quieter" and slower street as part of the spirit trail and not being congested by even more parked cars on the street. Full lane access to parking for 2210, 2212 and 2214 during construction must be provided.
10. It's unfortunate to see six responses in the first few hours of this proposal being open for comment using scripted language about how thoughtful and responsible the project is. Comments that describe the spirit trail as 'green space' and this project making the area 'safer' are not realistic and are not representative of what the end product will result in. The District has already improved the spirit trail which resulted in a reduction of parking on Windridge - this project will compound this
11. The design drawings are not representative of the public realm. what improvements are being offered on Riverside Dr? the drawings show turn lanes on Riverside and the removal of the EB slip lane to MSP. how is a playground adjacent to a busy intersection fostering a safe and activated area? what improvements are proposed for the intersection at Windridge that is almost impossible to make a left onto riverside with vehicles blocking the intersection and poor sight lines from cars coming from MSP
12. does the application meet the minimum requirement for accessible dwelling units based on BCBC? please describe the stormwater management plan and how the development will address climate change adaptation while reducing impact on Hogans Pools. what reduction in permeable area is being proposed?
13. The offering of 38 parking stalls for 36 units is unreasonable and will spill over to the already crowded and narrow road, with no way to regulate. it is irresponsible to think that most townhouse owners will only have one vehicle. the development at the east end of Windridge has 57 townhouse units with 114 stalls and there are 20-25 additional vehicles parked on Browning, Windridge and Burr related to that site.
14. While i am supportive of a variety of housing types, having 40% of units under 484 sqft does not necessarily support inclusive living. It is realistic to densify the area and to have the people to support a Maplewood town centre, there just needs to be consideration of the existing neighbourhood and the incremental impacts this density brings.
15. The B.C. province is passing bill 25 through which any single family across B.C. can turn into 8 townhomes/rowhomes without meeting municipality mandates, infrastructure or even parking limits. It will go into public hearing soon and it will be horrible if passed. Bill 25 is what we have to stand up against not OCP. This proposed development has been way overdue and it’s only a

start for a well needed housing option and improvement in maplewood. Let's trust and support OCP and stop Bill 25.

16. My main concern is parking. Especially with 8 lock off suites. If overflow parking spills onto heritage park lane and wind ridge it poses safety concerns for cyclists using the spirit trail.
17. I live on Windridge and I fully support this project. The only thing I do not understand is why such big chunk of a narrow street like Riverside is assigned to bicycle line given all the upcoming projects and traffic. I really do not understand. This is not downtown where people commute to work using bikes; people use bicycle for leisure and people who want to commute use cars/bus. I just do not understand the logic behind planning this in the first place. a bit of common sense is good thing.
18. I believe this new development will be an excellent addition to Riverside and Mt. Seymour Pkwy. I believe this is well needed for the area and encourage Council to support it. As a North Vancouver resident I know we need more housing options, including one bedrooms and family units with lock-off suites. The addition of new bus stop, landscaping, play area, and Spirit Trail upgrades will make the area safer and more welcoming.
19. 1. I live at 525 Riverside Dr. " our side". 2. How many months do you think a project like this will take from start to end? 3. How do individuals who live on our side of the street get into our parking lots without encountering unbelievable amounts of traffic stops? Anything that is being put in place to help us homeowners to get in and out of our driveways? 4. Plse explain the entrance and exit more-plan blurry. 5. Any discussion as to development our side?
20. This location is in need of a vibrant change, and I believe this project is that. The design works for the area, and the civil contributions (protected bike lane, proper sidewalk, and a bus stop) are definitely an added value for biking and foot travellers. The project offers a sizeable amount of housing on those 4 lots; without overdoing it.
21. Can you provide additional road access to the new development from Mount Seymour side? That will help with traffic on Riverside and Windridge as also needed anyways for future development of Windridge based on OCP. It will also help the residents of 2210, 2212 and 2214 better access as they expressed their concerns here.
22. I think that the development addresses needed housing in the area with a well thought out design and accommodation for interactive needs of the community. It has been thoughtfully designed to give the neighborhood a needed upgrade. Green space, trees add value to the project as well. It adds density to the neighborhood. The fact that the project is built on the parking structure adds a great deal of value to the project as it keeps cars from parking on the street-this is a very valuable.
23. Ernst 2025-11-26 I'm concerned with the low number of Car parking spaces in the new development. Families with kids need 2 cars. Since Windridge is Part of the Spirit Trail, street parking has been taken away and lots of bikers have been added. To turn left from Riverside onto Windridge or left from Windridge onto Riverside is now on heavy traffic days very difficult. More resident cars would make it more dangerous and almost impossible.
24. I think spirit trail route needs to be revisited. Widening Rriverside should be prioritized.

25. Our Family has lived at 625 Riverside Drive just corner across from the proposed site, for 11+ years. We fully support this proposal. It is in line with the OCP and fits the context of the changing neighbourhood. We've watched similar projects get completed all around this one.Nice to see Maplewood Village plan develop into what was once just a concept. Needed housing and needed improvements to the public realm. Traffic should improve on Riverside with removal of 4 driveways and bus blockage.
26. Seems like a thoughtfully planned project that fits squarely within the DNVs long term plan for Maplewood. Bike lane, playground, parking, and accessible units, it ticks all the boxes. I've driven by this location for 40 years and it needs this facelift! When does presale start??
27. As a young family wanting to have a place of our own, this townhouse project would be a blessing! It addresses the challenges young families face who want to live in the neighbourhood but can't afford a detached home. I'm fully in support of it.
28. As a life long resident of North Vancouver I'm fully aware of the need for densification in neighborhoods. The revitalization of the Maplewood village area is becoming a great example of that. The DNV should pre prioritizing projects just like this. The development looks well thought out and would be a great addition to a growing community.
29. As a neighbor in the area, I think we need more housing options. A project like this allows families to stay in the neighborhood that they love. I hope Council can get behind this application.
30. It's pretty clear the North Shore needs more housing, and this project actually looks promising. I like that it offers different types of homes for different kinds of people, and the upgrades to the Spirit Trail and street lighting are a nice bonus. Overall, it seems really well designed and like something that would be great for the North Van community.
31. I strongly support this development. Our community needs new homes, and the proposed mix of units offers great options for many households. This project is a major improvement compared to the old, run-down homes currently on site. Its proximity to transit makes it a smart, sustainable addition that will positively impact the neighborhood.
32. I love seeing more and more housing like this coming to this neighborhood of North Van. Having grew up in the area and attending Windsor up the road, I would have loved having more options like this available when I started my family. Hopefully with more supply/availability families like mine can return home!
33. This is a no brainer. We need densification for young families who contribute to the community. Fully support this initiative. Should be fast tracked!
34. I fully support this development. As someone who currently lives in the neighbourhood, with my young family, I see the need to continue revitalizing the area. Having the spirit trail upgraded is an added bonus. I hope the DNV can expedite the process.
35. The intersection of Riverside Dr and Mt Seymour Park is very dangerous for pedestrians due to the right turn lanes. If vehicles were to turn right from a red light instead of having the lane, it would be much safer as vehicles would be forced to stop. There will be a lot more people walking and biking with this development, and the intersection should be upgraded

36. Some drivers and specially motorcyclists do speeding on mount Seymour from River side intersection to the east. This is very dangerous and creates a lot of noise specially late evening disturbing people on windridge drive. I understand this concern is not related to the proposed development, but I wonder if there is a way to avoid speeding on that stretch of the road, perhaps by creating another intersection? This would control speeding and can help future windridge development access. Thanks
37. This development would be welcomed, if it was affordable. What's the plan to improve traffic problems on this corner? Commonly gridlocked.Many already have mentioned parking issues and how dangerous this road is due to people driving highway speed on Mt Seymour Pkway and Riverside. Also the noise from the traffic is disturbing - but that's the reality living here on this street. I challenge anyone who is for the project to set up a lawn chair on the corner- sit for an hour -see/hear for yourself
38. This development or future ones will not affect mount Seymour east side as that’s dead end and for local residents only. The noise is from speeding and lack of traffic on that stretch of the road. Adding a stop or intersection on mount Seymour should slow them down.
39. Thank you.
40. Excited to see this part of North Vancouver be revitalized and properly utilized. It’s currently an eye sore
41. Couples notes - Parking spaces seem limited for the number of units. The current plan spits parkade traffic directly into the spirit trail. Biggest concern is improving the Parkway/Riverside intersection. Two full lanes NB on Riverside + a dedicated left turn lane seems pretty tight. (you would need to move the utility pole on the east side of Riverside). Are the diagrams accurate for setback from the road? - seems tight. NB on Riverside will need an advanced green to flush traffic better.
42. This project adds much-needed housing in a growing neighbourhood, supports the Maplewood community plan, and makes good use of a well-located site close to transit, amenities, and outdoor spaces. It’s a thoughtful, community-minded project that will bring new homes and positive energy to the area, and I’m pleased to see it moving forward.
43. I'm in support of this development. It would be a positive addition to the community, bringing much-needed housing and helping revitalize the area. It would be a benefit to both current and future residents. I hope to see it move forward.
44. I live in front of the project and I am in favour of this development. I was expecting a higher density to allow more housing for people. Because of the sloping nature of the area, the buildings could be higher than 3 or 4 floors. Let Maplewood sparkle- its a wonderful area and a great neighbourhood to live in.
45. I'd like to share my support for the development. It feels like a good fit for the neighbourhood and a step toward adding the housing we really need. Overall, it would be a positive for the community.
46. I am concerned about how much traffic this will add to an already very busy area. I also wish there was a way to keep more of the trees, and I am concerned about affordability. How many of these units are going to have rent caps to facilitate low income earners?

47. Very impressive development providing much needed housing in a central location with easy simple access to shopping amenities , parks and trails and Highway One I strongly support the development ! Alfonso
48. We strongly support this townhome development. As a family actively searching for housing on the North Shore, we're finding limited affordable, family-friendly options. This project offers exactly what's needed: attainable family-sized townhomes, accessibility features, improved walkability, and play areas. Approving developments like this helps support housing needs & ensures working families can stay in this exceptional community. Thank you for addressing our housing needs. J&N
49. I don't think anyone has an issue with the housing itself. Everyone's concern is with the road infastructure around it. Please make this a focus of your dicussions and plan for upgrades - be proactive please.

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Bylaw 8790: 2026-2030 Financial Plan Approval Bylaw

Materials to be circulated via agenda addendum.

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AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
❒ Regular Meeting	Date:			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

March 9, 2026
File: 2440.00001/525

AUTHOR: Mike Fox, Chief Administrative Officer

SUBJECT: **Repeal and replace the North Shore Disaster Bylaw 7619, 2006, North Shore Emergency Management Office Agreement Bylaw 7303, 2002, and the Emergency Plan Bylaw 7304, 2002 with North Shore Emergency Management Establishing Bylaw 8791, 2026 and the North Shore Emergency Management Delegation Bylaw 8792, 2026**

RECOMMENDATION:
THAT "North Shore Emergency Management Establishing Bylaw 8791, 2026" is given FIRST, SECOND, and THIRD readings;

AND THAT "North Shore Emergency Management Delegation Bylaw 8792, 2026" is given FIRST, SECOND, and THIRD readings.

REASON FOR REPORT:
This report seeks Council approval of the replacement of three bylaws with a new North Shore Emergency Management ("NSEM") establishing bylaw and its corresponding delegation bylaw related to incorporating *Emergency and Disaster Management Act*, SBC 2023, c.37 ("*EDMA*") provisions along with amendments to governance structure.

BACKGROUND:
The District of North Vancouver, the City of North Vancouver, and the District of West Vancouver have a long-standing partnership for the planning and delivery of emergency management services for residents of all three municipalities going back to 1978. The most recent reviews and updates to NSEM was performed in 2002 (dealing with North Shore Emergency Management Office Agreement Bylaw and the Emergency Plan Bylaw) and 2006 (the North Shore Disaster Bylaw).

The recommended two proposed bylaws (attachments 1 and 2) incorporate *EDMA* provisions and include changes to the governance structure of NSEM.

EXISTING POLICY:
The existing bylaws are attachments 3, 4, and 5.

ANALYSIS:
Consensus has been reached by staff of the three municipalities on the text of the two new bylaws. The recommended new provisions found within the two new bylaws include:

- A Steering Committee of six members (two staff members from each municipality) to provide general oversight of NSEM;
- Rules of Procedure for the Steering Committee;
- An Oversight Committee consisting of the District of West Vancouver municipal manager, the District of North Vancouver chief administrative officer, and the City of North Vancouver chief administrative officer that will meet at least twice per year with the Director of NSEM and the Steering Committee to allow the NSEM Director to provide updates on important NSEM matters and allow the Oversight Committee to provide feedback on those matters as well as to raise matters relating to NSEM services; and
- Other housekeeping amendments as required related to the change in governance structure and the introduction of *EDMA*.

Timing/Approval Process:
The repeal of the three existing bylaws and the implementation of the two new bylaws need to occur effective the last date that the District of West Vancouver and the City of North Vancouver repeal their equivalent bylaws.

Concurrence:
The new bylaws have been prepared by Legal staff of the District, the City of North Vancouver, and the District of West Vancouver.

Financial Impacts:
There are no financial implications arising from this report.

Conclusion:
The new bylaws incorporate *EDMA* provisions and include changes to the governance structure of NSEM which support the goals of all three municipalities.

Options:
1. Bylaws 8791 and 8792 are given First, Second, and Third readings; or
2. Provide staff with alternative direction.

Respectfully submitted,



Mike Fox
Chief Administrative Officer

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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The Corporation of the District of North Vancouver

Bylaw 8791

A bylaw to repeal and replace North Shore Emergency Management Office Agreement Bylaw 7303, 2002, Emergency Office Agreement Bylaw 7304, 2002 and North Shore Disaster Bylaw 7619, 2006

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "North Shore Emergency Management Establishing Bylaw 8791, 2026".

Multijurisdictional Emergency Management Organization

2. The powers conferred on the District of North Vancouver by the *Emergency and Disaster Management Act,* SBC 2023, c.37 ("*EDMA*") in respect of participating in a multijurisdictional emergency management organization with the City of North Vancouver and the District of West Vancouver are authorized to be in accordance with the provisions of the agreement between the District of North Vancouver, the City of North Vancouver, and the District of West Vancouver in substantially the form of the Agreement attached to this bylaw as Schedule "A".

Execution of Documents

3. The Mayor and Corporate Officer are authorized to execute the agreement entitled North Shore Emergency Management Agreement which is attached to this bylaw as Schedule "A" and forms part of this Bylaw.

North Shore Emergency Management

4. Upon execution and delivery of the amended North Shore Emergency Management Agreement the North Shore Emergency Management Office is continued as the North Shore Emergency Management.

Repeal

5. North Shore Emergency Management Office Agreement Bylaw 7303, 2002, Emergency Plan Bylaw 7304, 2002, and North Shore Disaster Bylaw 7619, 2006, and any amendments thereto, are hereby repealed.

Severability

6. If any section or portion of this Bylaw is held to be invalid by a decision of a court of competent jurisdiction, such invalid section or portion shall be severed from the remainder of the Bylaw and shall not affect the validity of the remaining portions of the Bylaw.

Effective Date

7. The effective date of this bylaw is subject to execution of Schedule A by all parties.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor	Corporate Officer

Schedule A to Bylaw 8791

NORTH SHORE EMERGENCY MANAGEMENT AGREEMENT

This Agreement, dated for reference the ___ day of ____, 2026.

BETWEEN:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, 355 West Queens Road, North Vancouver, British Columbia, V7N 4N5

(the "District")

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER, 141 West 14th Street, North Vancouver, British Columbia, V7M 1H9

(the "City")

AND:

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER, 750 - 27th Street West Vancouver, British Columbia, V7V 3T3

("West Vancouver")

(the above parties hereinafter collectively called the "Municipalities")

Witnesses that Whereas:

A. The Municipalities wish to establish North Shore Emergency Management ("NSEM") for the purpose of providing a multijurisdictional emergency management organization pursuant to section 19 of the the *Emergency and Disaster Management Act*, SBC 2023, c.37 (the "*EDMA*");

B. The Municipalities wish to delegate to North Shore Emergency Management the authority, on behalf of the District, the City, and West Vancouver to plan, develop and conduct, within the approved funding of any budget year, multijurisdictional Emergency Management Services in the District, City, and West Vancouver; and

C. The Municipalities are committed to the cooperative delivery of North Shore Emergency Management Services to the Municipalities and to the residents of the District, the City, and West Vancouver, and to the equitable sharing of the costs of delivery of those services as set out in this Agreement;

NOW THEREFORE the District, the City, and West Vancouver agree as follows:

PART 1

Definitions

1. In this Agreement, the following definitions apply:

   (a) "Agreement" means this Agreement and all Attachments, which are deemed to be included as part of this Agreement;

   (b) "Appointed Financial Officer" means the Financial Officer for the District;

   (c) "City" means the City of North Vancouver;

   (d) "City CAO" means the City's chief administrative officer;

   (e) "Member" means a person duly appointed to the NSEM Steering Committee pursuant to the terms hereof;

   (f) "Director of NSEM" means the person hired by NSEM through the Steering Committee as the director of NSEM under this Bylaw;

   (g) "District" means the District of North Vancouver;

   (h) "District CAO" means the District's chief administrative officer;

   (i) "Emergency Management Services" means those municipal and multijurisdictional emergency management activities, programs, and services, as allowed for in *EDMA* and provided in the approved NSEM budget from time to time, relating to the four phases of emergency management: the mitigation phase, the response phase (excluding response borrowing), the preparation phase, and the recovery phase (excluding recovery powers and recovery borrowing as set out in sections 118 and 119 of *EDMA*);

   (j) "Oversight Committee" means the persons duly appointed to the Oversight Committee pursuant to the terms hereof;

   (k) "NSEM" means North Shore Emergency Management;

   (l) "Steering Committee" means the persons duly appointed to the Steering Committee pursuant to the terms hereof;

   (m) "West Vancouver" means the District of West Vancouver;

   (n) "West Vancouver CAO" means West Vancouver's municipal manager.

PART 2
NSEM

Mandate

2. The Municipalities are committed to the tri-partite delivery of quality Emergency Management Services to residents of all three (3) municipalities, and mandate NSEM, on behalf of the Municipalities, to plan, develop, evaluate, and jointly and seamlessly deliver,

within the approved funding of any budget year, an appropriate array of quality Emergency Management Services to serve and support the District, City, and West Vancouver and residents in preparing for, responding to, and recovering from emergencies and disasters. In carrying out this mandate, NSEM will act in the best interest of the residents of the District, the City and West Vancouver and in the best interests of the Municipalities.

Powers, Duties and Functions of NSEM

3. The Municipalities agree that the powers, duties and functions of the NSEM are as set out in the District's, the City's, and West Vancouver's companion North Shore Emergency Management Delegation Bylaws respectively, as amended from time to time.

4. NSEM shall consist of the following:

   (a) Oversight Committee;

   (b) Steering Committee;

   (c) Director of NSEM;

   (d) NSEM staff; and

   (e) NSEM volunteers as selected by the Director of NSEM and NSEM staff. Volunteers include but not limited to the Emergency Support Services Team, the Emergency Communications Team, Emergency Education Team and the Emergency Management Team, which may be required to assist the NSEM Director and NSEM staff.

NSEM Delegation Bylaws

5. The City agrees that it will not adopt any bylaws to amend its North Shore Emergency Management Delegation Bylaw without first consulting with the District and West Vancouver. The District agrees that it will not adopt any bylaws to amend its North Shore Emergency Management Delegation Bylaw 8791, without first consulting with the City and West Vancouver. West Vancouver agrees that it will not adopt any bylaws to amend its North Shore Emergency Management Delegation Bylaw, without first consulting with the City and the District.

Director of NSEM

6. The Municipalities agree that:

   (a) the Steering Committee is responsible for employing a person in the capacity of Director of NSEM in accordance with the Municipalities' companion North Shore Emergency Management Delegation bylaws respectively; and

   (b) the powers, duties and functions of the Director of NSEM are as set out in the said Delegation Bylaws.

Composition of Steering Committee

7. The Steering Committee will consist of six (6) Committee members. Attached as Schedule A to this Agreement and forming part of this Agreement are the Steering Committee Rules of Procedures which shall apply to the Steering Committee. The Rules of Procedure may be amended from time to time by the Parties providing their unanimous agreement in writing to amended Rules of Procedure.

Appointment of Steering Committee members

8. The District will appoint two (2) senior staff members to the Steering Committee to serve a two-year term. The District may appoint two (2) alternate senior staff members who may, on behalf of an absent Steering Committee member take the place of, vote and generally act in all matters for the absent Steering Committee member.

9. The City will appoint two (2) senior staff member to the Steering Committee to serve a two-year term. The City may appoint two (2) alternate senior staff members who may, on behalf of an absent Steering Committee member take the place of, vote and generally act in all matters for the absent Steering Committee member.

10. West Vancouver will appoint two (2) senior staff members to the Steering Committee to serve a two-year term. West Vancouver may appoint two (2) alternate senior staff members who may, on behalf of an absent Steering Committee member take the place of, vote and generally act in all matters for the absent Steering Committee member.

11. The three (3) Municipalities will endeavour to appoint some senior staff members to the Steering Committee that have expertise in Finance, Fire Services, Engineering, Climate Action and Corporate Services.

12. For certainty, the term of any senior staff member to the Steering Committee, whether as a Steering Committee member or as an alternate pursuant to Sections 8 through 11 above continues and will be deemed to be extended until the District, the City, or West Vancouver make new appointments pursuant to those sections.

Qualifications

13. A senior staff member appointed pursuant to sections 8 through 11 may only be appointed and hold office at the Steering Committee for such time as they are employed by either the City, the District, or West Vancouver.

Vacancy

14. In the event of a vacancy on the Steering Committee due to death, resignation, or any other reason, the District, the City, or West Vancouver will, as soon as reasonably possible, make a replacement appointment pursuant to sections 8 through 11 as applicable.

Composition of Oversight Committee

15. The Oversight Committee will consist of the three (3) CAOs of the Municipalities.

PART 3
NSEM FINANCES

Operating Financial Plan

16. The Municipalities agree that the operating financial plan for NSEM must include the estimated operational expenditures for NSEM along with anticipated revenues from NSEM through grants and other sources.

Capital Plan

17. The Municipalities agree that the capital financial plan for NSEM must include the estimated capital expenditures for NSEM which would include fittings, furnishings and equipment and any future capital asset acquisitions.

Operating Plan Approval

18. The District, the City, and West Vancouver will each consider for approval (or for amendment and then approval) the operating financial plan provided by the Director of NSEM by October 31 each year for the provision of Emergency Management Services.

Capital Plan Approval

19. The District, the City, and West Vancouver will each consider for approval (or for amendment and then approval) the capital plan provided by the Director of NSEM by October 31 each year in relation to the provision of Emergency Management Services.

Grants

20. NSEM may apply for grants from external entities to provide funding for projects and capacity subject to Steering Committee approval. Grant applications will be considered subject to NSEM internal capacity to fulfill the grant requirements.

Operating and Capital Plan Amendments

21. The Municipalities agree that in considering, amending and approving the operating financial plan and the capital plan the District Council, the City Council, and the West Vancouver Council will be governed by the following principles:

    (a) the operating financial plan and the capital plan will be reasonable and made in good faith;

    (b) the operating financial plan and the capital plan will endeavour to achieve an equitable allocation of operating and capital funds to programs and services in all three Municipalities;

    (c) the operating financial plan and the capital plan will achieve a reasonable level of program and service quality; and

    (d) if the Municipalities cannot come to a consensus on the operating financial plan

and the capital plan for the coming year, the Agreement will be terminated.

Share Determination

22. Subject to section 28 below, NSEM's operating and capital costs shall be apportioned to the Municipalities in proportion to their respective populations as determined by the latest published census, and amendments thereto.

23. The City will provide to NSEM occupancy of a portion of the Gerry Brewer Building, vehicle usage, fuel transactions, and insurance. The District will provide to NSEM human resource services, financial services, and IT services customarily provided to District employees. West Vancouver will provide to NSEM a minute taker for the Steering Committee and Oversight Committee.

Funding Contributions

24. The District will, upon approval by District Council, City Council, and West Vancouver Council of NSEM's operating financial plan and capital plan, pay the District share for NSEM's operating and capital costs.

25. The City will, upon approval by City Council, District Council, and West Vancouver Council of NSEM's operating financial plan and capital plan, pay the City share for NSEM's operating and capital costs.

26. West Vancouver will, upon approval by West Vancouver Council, District Council, and City Council of NSEM's operating financial plan and capital plan, pay the West Vancouver share for NSEM's operating and capital costs.

Financial Over-Sight and Annual Audit

27. The Appointed Financial Officer will be responsible for oversight of the Director of NSEM with respect to all matters relating to financial administration, including responsibility for ensuring compliance with all statutory financial requirements. The Appointed Financial Officer will also ensure that an independent external auditor is appointed to conduct an annual financial audit of NSEM which will be shared with the Municipalities. The Director of NSEM will be responsible for following the budget and financial management policies of the Appointed Financial Officer.

Reimbursement of Costs

28. The anticipated costs of providing to NSEM:

    (a) financial, human resource, and IT services;

    (b) office space and related services (Gerry Brewer Building costs);

    (c) transportation services including vehicle usage, fuel transactions, and insurance; and

    (d) minute taker services for the Steering Committee and Oversight Committee

meetings.

shall be included in NSEM's annual operating financial plan based on a detailed estimate from the District, the City, or West Vancouver, as the case may be. The resulting actual costs of providing these services will be reimbursed by NSEM, with said reimbursement funded by the Municipalities in accordance with the funding formula herein.

Examination of Records

29. Any of the Municipalities may conduct audits or examinations to obtain information or determine that adequate financial controls are being maintained by NSEM. The Municipalities will cooperate with each other in the conduct of any such audits particularly in respect to access to financial records and other information of the NSEM.

Budget Year

30. The budget year of NSEM is that of the Municipalities.

Ownership of Capital Assets

31. Every capital asset that has been jointly funded under this Agreement, including without limitation any real or personal property, fixtures, chattels, vehicles, equipment, computer system software and proprietary will be, at the termination of the Agreement, distributed to the Municipalities in proportion to their respective populations as determined by the latest published census, and amendments thereto.

32. Notwithstanding section 31 above, at the termination of the Agreement, a capital asset may be acquired by agreement by any one of the Municipalities for exclusive use, on payment to the other two Municipalities of the applicable proportion of their contribution to the asset at its then depreciated value in accordance with public sector accounting standards.

PART 4

MISCELLANEOUS

Amendments

33. The Municipalities will, in good faith, negotiate any proposed amendment to this Agreement upon request of either party, all amendments to be in writing and executed by the Municipalities. Without limiting the generality of the foregoing, the funding arrangements provided for in Part 4 herein may be amended by agreement of the Municipalities in writing.

Dispute Resolution

34. The Municipalities will submit any dispute arising out of the interpretation or application of this Agreement:

    (a) first, to the District CAO, the City CAO, and the West Vancouver CAO to resolve the dispute, such resolution will be final and binding upon the parties; and

(b) if the CAOs are unable to reach a resolution to resolve the dispute, to the Inspector of Municipalities, or at the election of the parties, a commercial arbitrator appointed by agreement or, failing agreement, appointed pursuant to the *Commercial Arbitration Act*, for final determination, and the determination of the Inspector or arbitrator as applicable will be final and binding upon the Municipalities.

Term

35. This Agreement continues in effect until:

(a) January 1 of the year two years or more after written notice of termination is delivered on the other Municipalities by either the District, the City, or West Vancouver ;

(b) on January 1 of the year for which the Municipalities were unable to come to an agreement upon and adopt an agreed upon operational financial plan and/or capital plan; or,

(c) by agreement of all three Municipalities.

North Shore Emergency Management Office Agreement

36. Upon execution and delivery of this Agreement, the North Shore Emergency Management Office Agreement entered into between the District, the City and West Vancouver and dated for reference October 8, 2002, and all amendments thereto, shall terminate and be of no further force or effect.

IN WITNESS WHEREOF the District, the City, and West Vancouver have executed this Agreement on the date first above written.

THE CORPORATE SEAL of **THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER** was hereunto affixed in the presence of:

_____
Mayor

_____
Corporate Officer

THE CORPORATE SEAL of **THE CORPORATION OF THE CITY OF NORTH VANCOUVER** was hereunto affixed in the presence of:

_____
Mayor

_____
City Clerk

THE CORPORATE SEAL of **THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER** was hereunto affixed in the presence of:

_____
Mayor

_____
City Clerk

Schedule A to North Shore Emergency Management Agreement
Rules of Procedure

Election of Steering Committee Chair and Vice-Chair

1. The Director of NSEM will preside at the first meeting following the appointments of Steering Committee members, and the first order of business will be the election by the Steering Committee of a Chair and Vice-Chair.

Vice-Chair

2. In the absence or incapacity of the Chair, the Vice-Chair has all the powers and is subject to the same rules as the Chair.

Regular Meetings

3. The Steering Committee will, by resolution, set a schedule of regular meetings, and NSEM will hold meetings in accordance with the approved schedule, with a requirement of at least six (6) meetings per calendar year, unless another date for a meeting is fixed by the Chair at the previous meeting or with 24 hours notice to the Steering Committee.

Quorum

4. A quorum of NSEM is three (3) Steering Committee members and there is a minimum of one (1) Steering Committee member from each of the three Municipalities

Electronic Meetings

5. A Steering Committee member who is unable to attend any meeting in person, may attend and participate by telephone conference, video conference, or similar means, if the Steering Committee members have been provided with notice, an agenda and background material for the meeting and the electronic or other communication facilities must enable the meeting's participants to hear, or watch and hear, each other.

6. The following rules apply to a meeting referred to in section 5:

    (a) the electronic or other communication facilities must enable the meeting's participants to hear, or watch and hear, each other; and

    (b) Except for any part of the meeting that is closed to the public, the facilities must enable the public to hear, or watch and hear, the participation of the member.

Notice

7. Notice of each regular meeting, together with an agenda for the meeting, will be delivered to each Steering Committee member at least five (5) business days prior to each regular meeting. Notice of each special meeting, together with an agenda for the meeting, will be delivered to each Steering Committee Director at the earliest reasonable opportunity prior to the meeting.

Conduct of Steering Committee Meeting

8. The Chair will preside at all meetings of the Steering Committee and will be guided by the following rules:

    (a) The order of business will be as set out in the agenda, except that an item may be added or withdrawn from the agenda by the Chair, subject to majority support;

    (b) Majority vote of the Steering Committee being required if a Steering Committee member objects;

    (c) All decisions of the Steering Committee will be made by resolution and a resolution will be considered adopted by a majority vote of the Steering Committee members present. Each Steering Committee member, including the Chair, has one vote. If the votes of Steering Committee members present at the meeting at the time of the vote are equal for or against the motion, the motion is defeated;

    (d) All meetings of the Steering Committee will be open to the public, except for resolutions and matters that may be considered in a closed meeting in accordance with the requirements in Part 4, Division 3 the *Community Charter*;

    (e) When an item dealt with at a closed meeting is no longer confidential, as resolved by the Steering Committee, the minutes for that item shall be received without debate in a subsequent meeting; and

    (f) The Chair will maintain order by following these rules and any supplementary rules adopted by the Steering Committee. In the absence of any rule or supplementary rule, the Chair may determine every other matter reserved to the presiding officer in accordance with *Roberts' Rules of Order.*

Supplementary Rules

9. The Steering Committee may adopt any supplementary rules of order that do not conflict with those contained in this Agreement.

10. Any decisions related to the performance or termination of the Director of NSEM or appointment of a new Director of NSEM require a minimum of two of the three Municipalities to provide an affirmative vote where each Municipality has one vote (e.g. Steering Committee members for each Municipality have ½ vote and both Steering Committee members from a Municipality would need to vote affirmatively to garner the one vote).

Minutes

11. Minutes of the proceedings of the Steering Committee and any sub-committees must be

    (a) legibly recorded; and

    (b) signed by the Chair or other member presiding at the meeting or at the next meeting at which the minutes are adopted. Once adopted, the minutes will be sent to the three (3) corporate officers.

Standing Committees

12. The Chair may appoint standing committees of Steering Committee members to review and make recommendations to the Steering Committee on any matter. A standing committee will serve at the pleasure of the Steering Committee. Minutes of the meetings of a standing committee will be kept and copies sent to all Steering Committee members and to the three (3) corporate officers. Standing committees may meet by telephone conference, video conference, or e-mail if convenient.

Oversight Committee Meetings

13. The Oversight Committee will hold at least two (2) meetings per calendar year. The Oversight Committee meetings will comprise of the following attendees: The Oversight Committee plus the Steering Committee members as well as the Director of NSEM.

14. The Oversight Committee is an opportunity for the Director of NSEM and the Steering Committee to provide updates on important NSEM matters and allows the Oversight Committee to provide feedback on those matters as well as to raise matters relating to NSEM services.

The Corporation of the District of North Vancouver

Bylaw 8792

A bylaw to delegate certain powers duties and functions relating to the provision of multijurisdictional emergency management powers in the District of North Vancouver to North Shore Emergency Management.

WHEREAS pursuant to section 19 of the *Emergency and Disaster Management Act,* SBC 2023, c.37 (the *"EDMA*"), Council may, by bylaw, delegate its powers, duties and functions to a body established by Council;

AND WHEREAS Council, by Bylaw 8791 has established, jointly with the City of North Vancouver and the District of West Vancouver the North Shore Emergency Management ("NSEM") for the provision of multijurisdictional Emergency Management Services, and, for that purpose, has entered into the North Shore Emergency Management Agreement with the City of North Vancouver and the District of West Vancouver (collectively, the "Municipalities"),

NOW THEREFORE the Council for the Corporation of the District of North Vancouver enacts the following:

Citation

1. This bylaw may be cited as "North Shore Emergency Management Delegation Bylaw 8792, 2026"

Definitions

2. In this Bylaw, the following definitions apply:

   (a) "Annual Service Plan" means the service plan under section 4 herein;

   (b) "Appointed Financial Officer" means either the Financial Officer for the District, the City, or West Vancouver, whichever one has been appointed to act in this capacity by the District, the City, and West Vancouver, by mutual agreement in writing, and on the reference date of this Bylaw means the District's Financial Officer;

   (c) "Budget Submission" means the draft capital plan and draft operating financial plan prepared by the Director of NSEM based on the Annual Service Plan and approved by the NSEM Steering Committee in accordance with sub-section 5(f) and section 11;

   (d) "Capital Plan" means the five year capital plan updated annually approved by the Council's of the District, the City, and West Vancouver;

   (e) "City" means the City of North Vancouver;

   (f) "City CAO" means the City's chief administrative officer;

   (g) "Director of NSEM" means the person hired by NSEM as the director of NSEM;

(h) “District” means the District of North Vancouver;

(i) “District CAO” means the District’s chief administrative officer;

(j) “Emergency Management Services” means those municipal and multijurisdictional emergency management activities, programs, and services as allowed for in *EDMA*, which include a Multijurisdictional Emergency and/or a Single Municipal Emergency, as provided in the approved NSEM budget from time to time, relating to the four phases of emergency management: the mitigation phase, the response phase (excluding response borrowing), the preparation phase, and the recovery phase (excluding recovery powers and recovery borrowing as set out in sections 118 and 119 of *EDMA*);

(k) “NSEM Steering Committee” means persons duly appointed to the NSEM pursuant to the NSEM Establishing Bylaw 8791;

(l) “Multijurisdictional Emergency” means a state that
- (i) is the result of any of the following
  - (A) an event that:
    - (1) has occurred, is ongoing or appears imminent within at least two (2) of the three (3) Municipalities, and
    - (2) is caused by one (1) or more incidents, whether or not those incidents occur in the same location or at the same time, of accident, fire, explosion, technical failure, rioting, security threat, terrorist activity within the meaning of section 83.01 of the *Criminal Code*, force of nature or an incident prescribed under the *EDMA*;
  - (B) the presence, suspected presence, or imminent spread of a transmissible disease or an environmental toxin;
  - (C) an event prescribed by the *EDMA* or the suspected presence of prescribed circumstances; and
- (ii) requires the prompt coordination of action, or the special regulation of persons or property, to protect:
  - (A) the health, safety, or well-being of persons, or
  - (B) the safety of property or objects or sites of heritage value.

“Municipal Emergency Response Plan” means a plan formulated by the municipalities setting out response procedures to be followed in the case of an emergency;

(m) “North Shore Emergency Management Agreement” means the agreement between the District, the City, and West Vancouver as attached as Schedule A to Bylaw 8791;

(n) “North Shore Emergency Management Plan” means an emergency management plan prepared, developed and maintained by NSEM in accordance with the Emergency and Disaster Management Act;

(n) “NSEM” means North Shore Emergency Management;

(o) "North Shore Emergency Operations Centre" (NSEOC) means the centralized facility located at 2nd floor, 147 E.14th St. North Vancouver, V7L 2N4 where Emergency Management Services will be implemented for Multijurisdictional Emergencies and as required for Single Municipal Emergencies.

(p) "Operating Financial Plan" means the annual operating financial plan approved by the Council's of the District, the City, and West Vancouver;

(q) "Single Municipal Emergency" means a state that
  (i) is the result of any of the following
    (A) an event that:
      (1) has occurred, is ongoing or appears imminent within just one (1) of the three (3) Municipalities, and
      (2) is caused by one (1) or more incidents, whether or not those incidents occur in the same location or at the same time, of accident, fire, explosion, technical failure, rioting, security threat, terrorist activity within the meaning of section 83.01 of the *Criminal Code*, force of nature or an incident prescribed under the *EDMA*;
    (B) the presence, suspected presence, or imminent spread of a transmissible disease or an environmental toxin;
    (C) an event prescribed by *EDMA* or the suspected presence of prescribed circumstances; and
  (ii) requires the prompt coordination of action, or the special regulation of persons or property, to protect:
    (A) the health, safety, or well-being of persons, or
    (B) the safety of property or objects or sites of heritage value.

(r) "West Vancouver" means the District of West Vancouver; and

(s) "West Vancouver CAO" means West Vancouver's municipal manager.

General Mandate

3. Pursuant to the North Shore Emergency Management Agreement, Council delegates to the NSEM the authority, on behalf of the District to plan, develop, evaluate, and jointly and seamlessly deliver, within the approved funding of any budget year, and in accordance with the terms, limitations and conditions set out in this Bylaw, an appropriate array of quality Emergency Management Services in the District, the City, and West Vancouver to meet the needs of said residents "General Mandate". In carrying out this mandate, NSEM will act in the best interest of the District, the City, and West Vancouver along with the best interests of residents of the Municipalities.

Annual Service Plan

4. Subject to Steering Committee approval NSEM will on an annual basis formulate an Annual Service Plan for meeting its General Mandate, which plan will be used as the basis for the preparation of the draft Operating Financial Plan and the draft Capital Plan for the next budget year.

Specific Powers, Duties and Functions of NSEM

5. Council delegates to NSEM the following powers, duties and functions for the purpose of carrying out its General Mandate:

    (a) hiring, remuneration and termination of persons in the capacity of Director of NSEM and Acting Director of NSEM through the Steering Committee (during periods of extended absence by the Director of NSEM), provided that all decisions relating to hiring, remuneration and termination of the Director of NSEM and an acting director shall be made through a process, acceptable to the District, the City, and West Vancouver that involves the three (3) Municipalities' CAOs.

    (b) making decisions for delivery of Emergency Management Services in collaboration with the Municipalities;

    (c) setting policies under which NSEM Services will operate subject to NSEM Steering Committee input and approval along with Oversight Committee input;

    (d) developing and maintaining a North Shore Emergency Management Plan;

    (e) reporting to the Council of the District, the City, and West Vancouver two times annually on pertinent matters within the General Mandate or specific powers, duties and functions of NSEM; and

    (f) approve the Budget Submission as set out section 11.

Specific Powers, Duties and Functions of NSEM during a Single Municipal Emergency

6. Council delegates to NSEM the following powers, duties and functions for the purpose of carrying out its mandate during a Single Municipal Emergency:

    (a) In accordance with the impacted municipality's Municipal Emergency Response Plan:

        (i) the municipality may require activation of the NSEOC and may require the Director of NSEM to act as EOC Director, a NSEM staff member to act as Liaison and other municipal staff in the EOC as required;
        (ii) implementing all or part or all of the Municipal Emergency Response Plan and/or the North Shore Emergency Management Plan, and the Director of NSEM may exercise emergency instrument(s), extend them, and ultimately rescind such instruments; and
        (iii) following a State of Local Emergency wherein NSEM has provided Emergency Management Services pursuant to section 6, the Director of NSEM will provide to the provincial administrator a final report on the declaration, and, if applicable, the local recovery period within the prescribed period of time.

    (b) Following consultation with the Director of NSEM, if in the opinion of the Mayor (or Acting Mayor) that the Single Municipal Emergency appears to imminently become a Multijurisdictional Emergency, the Mayor (or Acting Mayor) will instruct NSEM to begin discussions with the relevant Municipalities to determine if NSEM is to exercise its

powers pursuant to section 7.

Specific Powers, Duties and Functions of NSEM during a Multijurisdictional Emergency

7. Council delegates to NSEM the following powers, duties and functions for the purpose of carrying out its mandate during a Multijurisdictional Emergency if it is an impacted municipality:

    (a) Delivering required Emergency Management Services in accordance with the impacted municipality's Municipal Emergency Response Plan, including but not limited to:
        (i) activation of the NSEOC and may require the Director of NSEM to act as EOC Director, a NSEM staff member to act as Liaison and other municipal staff in the EOC as required;
        (ii) implementing in part or all the North Shore Emergency Management Plan and any relevant Municipal Emergency Response Plan;
        (iii) following a State of Local Emergency, the Director of NSEM will provide to the provincial administrator a final report on the declaration, and, if applicable, the local recovery period within the prescribed period of time; and/or
        (iv) If there is a conflict between the North Shore Emergency Management Plan and any relevant Municipal Emergency Response Plan, the North Shore Emergency Management Plan shall be presumed to prevail subject to agreement between the Municipalities' that it shall not.

Reasonable Use of Funds

8. NSEM may not make any expenditure that is not included for that year in the then-current Operating Financial Plan or Capital Plan approved by the three Councils, except that:

    (a) NSEM may make a further expenditure so long as the expenditure is not expressly prohibited by or under the *Community Charter*, *EDMA,* or another Act and provided that the expenditure is approved in advance by the District Council, City Council, and West Vancouver Council, with an appropriate funding source identified;

    (b) where revenues through successful grant applications exceed the amount budgeted in respect of an item in the Operating Financial Plan or where expenditures are less than budgeted in respect of an item in the Operating Financial Plan NSEM may re-allocate the excess revenue or the savings, as the case may be, to another item in the Operating Financial Plan as reasonably required so long as the reallocated funds are used for an authorized expenditure under the then-current Operating Financial Plan and so long as the reallocation is not prohibited by or under the *Community Charter, EDMA,* or another Act and is for the purposes of carrying out the General Mandate; and

    (c) for the purposes of providing Emergency Management Services during a municipal or multijurisdictional emergency event, the Director of NSEM may make a related and reasonable emergency expenditure and upon conclusion of the emergency event will report such expenditure to the NSEM Steering Committee.

Liabilities

9. Except as set out in sub-section 12(j), NSEM will not incur or cause to be incurred liabilities or indebtedness without the prior written consent of the District, the City, and West Vancouver Financial Officers, which consent shall not be granted except as permitted by the provisions of the *Community Charter*. NSEM will not grant or cause to be granted any indemnities or releases without the prior written consent of the District, the City, and West Vancouver Financial Officers which consent shall not be granted except as permitted by the provisions of the *Community Charter.*

Budget Year

10. The budget year of NSEM is that of the District, the City, and West Vancouver.

Annual Budget

11. NSEM's annual budget for each calendar year shall be determined in accordance with the following procedure:

    (a) NSEM will formulate the Annual Service Plan as set out in section 4;

    (b) the Director of NSEM will prepare, in accordance with subsection 12(c), the Budget Submission based on the Annual Service Plan formulated by NSEM;

    (c) the NSEM Steering Committee will review the Budget Submission and will approve it if it is consistent with the Annual Service Plan and is otherwise acceptable;

    (d) the Budget Submission, once approved by the NSEM Steering Committee, will be submitted into the Municipalities' financial planning processes in accordance with subsections 12(c) and 12(d); and

    (e) the annual budget for each calendar year shall be the Budget Submission after it has been adjusted as required by the Municipalities in accordance with their financial planning processes and after it has been approved by the three municipal councils.

Other Powers, Duties and Functions of Director of NSEM

12. Subject always to the reporting requirements set out in section 14, the powers, duties and functions of the Director of NSEM are as follows:

    (a) supervise and manage the operation of NSEM within the general mandate given to NSEM and ensure that NSEM staff comply with the District's policies including but not limited to human resource policies;

    (b) implement, oversee, administer and manage NSEM's decisions under subsection 5(b) and its policies under subsection 5(c);

    (c) each year when required by the District, the City, and West Vancouver prepare and submit into the three (3) Municipalities' financial planning processes the Budget Submission consisting of:

(i) a draft Operating Financial Plan for the following budget year based on NSEM's Annual Service Plan in a form and in such detail as required and directed by the Appointed Financial Officer; and

(ii) a draft Capital Plan for the following five (5) budget years based on NSEM's Annual Service Plan and lifecycle replacement of assets in a form and in such detail as required and directed by the Appointed Financial Officer.

(d) make such adjustments to the Operating Financial Plan and Capital Plan as required by the three (3) Municipalities in accordance with their financial planning processes and in accordance with the North Shore Emergency Management Agreement;

(e) report quarterly to the Steering Committee on NSEM expenditures, revenues, capital, operating projects, grants funded projects and progress on annual workplan deliverables;

(f) As requested, preparing, reviewing and maintaining, in conjunction with the staff of the City, the District, and West Vancouver, their municipal-specific emergency response plans and the North Shore Emergency Management Plan;

(g) preparing, conducting and reporting to the Steering Committee on emergency management plan exercises including the North Shore Emergency Management Plan;

(h) assessing the general state of emergency preparedness within the City, the District, and West Vancouver and reporting thereon to the Steering Committee;

(i) prepare annually, a five (5) year operating financial model and a ten (10) year capital financial model;

(j) enter into agreements or contracts with third parties provided that:

(i) all expenditures associated with the agreement or contract are included in the approved budget;

(ii) the agreement complies with all requirements and limitations set out in the *Community Charter*, *Local Government Act, and EDMA*;

(iii) the prior approval of any expenditure in excess of $250,000 by the District's general manager as set out in the District's Levels for Purchasing Approval Authority Limit and as referred to in Section 14(a) below along with the Steering Committee;

(iv) the agreement is not for more than five (5) years or for a period that could exceed five (5) years by exercising rights of renewal or extension; subject to compliance with all requirements and limitations set out in the *Community Charter,* the *Local Government Act,* and *EDMA*;

(v) where applicable, the activity or program is supported by the Annual Service Plan; and

(vi) all required permits and insurance requirements are met.

(k) negotiate, supervise and manage the agreements and contracts set out in sub-section 12(j);

(l) In alignment with the District's human resource policies, hire, direct, determine compensation of, discipline and discharge such employees as are necessary for the administration, operation, maintenance and supervision of the Emergency Management Services delivered therein and for effectively carrying out the powers duties and functions of NSEM;

(m) comply with directions of the Appointed Financial Officer with respect to matters relating to financial administration and operate within the set Annual Budget and establish the following:

(i) internal controls for financial management including tracking funds and appropriately documenting records, receipts, and invoices for all expenses incurred during Single Municipal Emergencies and Multijurisdictional Emergencies; and

(ii) process to obtain prior approval from the designated District general manager for staff overtime and to track overtime changed to Emergency Management BC ("EMBC").

(n) ensure, in respect of the provision of the Emergency Management Services and the fulfillment of all powers, duties and functions set out in this Bylaw, that:

(i) proper policies and procedures are in place to safeguard assets;

(ii) all financial transactions comply with the requirements and conditions set out in this Bylaw;

(iii) complete and accurate records are kept and are available at all times for review by the three (3) municipal Financial Officers or by authorized third parties such as external auditors;

(iv) NSEM comply with all pertinent Emergency Management BC ("EMBC") policies for all EMBC authorized activities;

(v) endeavor to obtain EMBC pre-approval of continuing evacuee living assistance if an evacuation order extends beyond seventy-two hours

(o) act as a general professional resource for the Municipalities and as a director of EOC as needed;

(p) develop and maintain the North Shore Emergency Management Plan;

(q) work with the Municipalities to ensure that the North Shore Emergency Management Plan is compatible with the Municipal Emergency Response Plan(s); and

(r) communicate and consult with the Oversight Committee on all matters relating to the exercise of the powers, duties and functions of the Director of NSEM in accordance with procedures established by the Municipalities from time to time.

Insurance

13. The Director of NSEM working with the City will obtain and maintain satisfactory levels of insurance for all liability perils, including

    (a) at a level recommended by the three (3) municipal Financial Officers, but in any case not less than $10,000,000 per event of public liability in respect of programs operated or sponsored by NSEM; and

    (b) replacement cost and property damage insurance for the NSEM portion of the Garry Brewer Building depicted on the attached Plan which is attached as Schedule A to this Bylaw, and equipment, vehicles, goods, chattels, monies and securities in the care, custody and control of NSEM;

    and copies of all insurance policies and changes thereto will be provided to the three (3) municipal Financial Officers.

Reporting Requirements of the Director of NSEM

14. The Director of NSEM shall report to and take direction from:

    (a) the designated general manager from the District on day-to-day matters including those referred to in subsections 12(a), 12(c), and subsections 12(j) to (l), provided that such direction provided to the Director remains subject to the Steering Committee as set out in subsection 14(b) immediately below;

    (b) the NSEM Steering Committee on all matters referred to in section 5, section 7 and in subsections 12(a) to (c), subsections 12(e) to (l), and subsections (o) to (q);

    (c) the Appointed Financial Officer on all matters referred to in sub-section 12(d) and sub-sections 12(m) to (n) and section 13; and

    (d) the Oversight Committee on all matters referred to in subsection 12(r).

    These reporting requirements do not in any way diminish the duty of the Director of NSEM to advise and keep informed the NSEM Steering Committee of all appropriate matters regarding Emergency Management Services.

North Shore Emergency Management Agreement

15. NSEM is subject always to the rules relating to composition, member qualifications, conflicts, organization, procedure and financial oversight set out in the North Shore Emergency Management Agreement as may be amended from time to time by the Municipalities. The North Shore Emergency Management Agreement governs in the event of any inconsistency or perceived inconsistency between any provision in that Agreement and any provision in this Bylaw.

Audit

16. The three Municipalities will be responsible for any and all audits involving NSEM. The Steering Committee and the Director of NSEM will cooperate fully with any auditor appointed by the District, the City, or West Vancouver, or by two or all of them, or by the Appointed Financial Officer.

Severability

17. If any section or portion of this Bylaw is held to be invalid by a decision of a court of competent jurisdiction, such invalid section or portion shall be severed from the remainder of the Bylaw and shall not affect the validity of the remaining portions of the Bylaw.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 7619

A bylaw to establish and implement a North Shore Disaster plan and a North Shore Emergency Operations Centre in response to a multi-municipal, or regional disaster affecting two or more of the North Shore Municipalities

WHEREAS:

A. The *Emergency Program Act* provides for the Council of a municipality to authorize, establish and implement an Emergency Operations Centre (EOC) and any emergency measures to prepare for, respond to and recover from emergencies and disasters;

B. This Bylaw is intended to provide a framework by which the three North Shore Municipalities through an intermunicipal scheme can authorize, establish and implement any disaster response or recovery measures as deemed necessary based on joint assessment and priority needs of the three North Shore Municipalities, including:

(i) Establishment of a North Shore Emergency Operations Centre (NSEOC) to act on behalf the North Shore Municipalities as a central coordination and command structure, managed according to the principles of the BC Emergency Response Management System (BCERMS);

(ii) Priority staffing of the NSEOC to ensure and optimize coordination amongst the North Shore Municipalities;

(iii) Authorization of any North Shore Municipal employee, in the capacity of working in the NSEOC, to make decisions for all three North Shore municipalities as required by NSEOC priorities approved by the NSEOC Director;

(iv) Expend money for the purpose of emergency management either from general revenue or from any tax levy made under the provisions of the *Emergency Program Act*, *Community Charter*, *Local Government Act* or any other act or regulation pertaining to emergency or disaster situations.

C. The District of West Vancouver, the District of North Vancouver, and the City of North Vancouver have each formulated similar Municipal Emergency Plans and passed a similar "Emergency Plan Bylaw" respectively;

D. The District of West Vancouver, the District of North Vancouver, and the City of North Vancouver will participate in and support the operations of NSEOC.

NOW THEREFORE the Council of the District of North Vancouver, in open meeting assembled hereby enacts as follows:

1. Title

1.1 This bylaw may be cited for all purposes as **"NORTH SHORE DISASTER BYLAW, 2006, 7619"**

2. Definitions

2.1 In this bylaw:

(a) "Act" means the *Emergency Program Act* as amended from time to time, and any regulations made thereunder;

(b) "Administrator" means the Chief Administrative Officer or Municipal Manager of the Municipality, or his or her deputy or delegate;

(c) "British Columbia Emergency Response Management System (BCERMS)" means the comprehensive and standardized management scheme that ensures a coordinated and organized local and provincial response and recovery to any and all emergency incidents, including management, operations, planning, logistics, and finance/administration;

(d) "Declaration of a State of Local Emergency" means a bylaw or resolution of the Council or an order of the Municipality's Mayor that an emergency or a disaster exists or is imminent and made in accordance with Section 12 of the *Act*;

(e) "Disaster" means a calamity, occurrence, sudden or violent disturbance, or the imminent threat thereof, requiring prompt coordination of action or special regulation of persons or property to protect the health, safety or welfare of people, or to limit damage to property or the environment and that affects more than one North Shore Municipality;

(f) "Disaster Plan" refers to the North Shore Disaster Plan formulated by the North Shore Emergency Management Office (NSEMO), setting out procedures to follow in case of a disaster affecting the North Shore Municipalities;

(g) "Emergency" means a calamity, occurrence, sudden or violent disturbance, or the imminent threat thereof, requiring prompt coordination of action or special regulation of persons or property to protect the health, safety or welfare of people, or to limit damage to property or the environment, and that is confined within the boundaries of one North Shore Municipality;

(h) "Emergency Operations Centre" (EOC) means a centralized facility or location where municipal staff will gather to facilitate coordinated activities to respond to or recover from an emergency or a disaster;

(i) "Emergency Plan" means a Municipal Emergency Plan formulated by each individual North Shore Municipality, setting out procedures to be followed in case of an emergency affecting that municipality;

(j) "Mayor" means the Mayor or acting Mayor of a municipality or his or her deputy or delegate from the Council of that municipality;

(k) "Minister" means the provincial Minister of Public Safety and Solicitor General or such other Minister who has responsibility for the Provincial Emergency Program;

(l) "North Shore" means the area collectively containing the District of West Vancouver, the District of North Vancouver and the City of North Vancouver;

(m) "North Shore Emergency Management Office" (NSEMO) means the inter-municipal agency of the District of West Vancouver, the District of North Vancouver, and the City of North Vancouver as referenced in municipal emergency plans;

(n) "North Shore Emergency Operations Centre" (NSEOC) means the centralized facility where a joint NSEOC operational model (as referenced in this Disaster Bylaw and operationally explained in the North Shore Disaster Plan) will be implemented for disasters affecting the North Shore;

(o) "North Shore Emergency Planning and Operations Group" "NSEPOG" is comprised of the Emergency Operations Groups of the three North Shore Municipalities and those voluntary organizations within the North Shore who are prepared to provide assistance in an emergency or a disaster;

(p) "North Shore Municipality" refers to any of the three North Shore Municipalities, i.e., the District of West Vancouver, the District of North Vancouver or the City of North Vancouver; and

(q) "NSEOC Policy Group" means the section of the Emergency Operations Centre, as defined by BCERMS, with overall responsibility for the North Shore Municipalities' response to the emergency or disaster, primarily accomplished through establishing broad policies regarding priorities based on assessed information defining the disaster situation, which shall be known as the "NSEOC Policy Group," and shall consist of the Mayor of each of the three North Shore Municipalities.

3. Applicability and Intermunicipal Scheme

3.1 When two or more of the North Shore Municipalities are impacted or threatened by a disaster, the North Shore Disaster Bylaw, the North Shore Disaster Plan, and the NSEOC will apply.

3.2 If there is a conflict between this North Shore Disaster Bylaw and the Emergency Plan Bylaw of a single municipality, this North Shore Disaster Bylaw will prevail during the time that the situation and authorities provided for by this North Shore Disaster Bylaw are in effect.

3.3 The North Shore Municipalities hereby establish an intermunicipal scheme pursuant to section 14 of the *Community Charter* for the purpose of coordinating responses to any Disaster, and the scheme provides as follows:

3.4 No North Shore Municipality will amend its version of this Bylaw except in a joint and consistent manner with each other North Shore Municipality so long as the intermunicipal scheme applies;

3.5 Any North Shore Municipality may withdraw from participating in the intermunicipal scheme by providing no less than six (6) months' written notice to each other North Shore Municipality participant; and

3.6 Subsequent to any Disaster for which assistance is provided to any North Shore Municipality by one or more participants of the intermunicipal scheme, the Administrators will meet to negotiate any compensatory funding which may be appropriate given the resources utilized, and make recommendations on fair payment to their respective Councils.

4. Administration, Duties and Responsibilities

4.1 In times of non-emergency, the Director of NSEMO, in consultation with the NSEPOG, shall:

a) Facilitate and establish an effective operational model and guidelines for the NSEOC following the British Columbia Emergency Response Management System (BCERMS) principles;

b) Advise the NSEMO Executive Committee and/or respective North Shore Municipal Councils as needed;

c) Develop and maintain a North Shore Disaster Plan;

d) Provide advice, assistance or guidance to the North Shore Municipalities in ensuring their own Municipal Emergency Plan(s) are compatible with the North Shore Disaster Plan;

e) Review and revise, from time to time, any operational changes to the North Shore Disaster Plan to ensure effective North Shore coordination and implementation; and

f) Ensure appropriate staff designations, training and exercises for the North Shore Disaster Plan and the NSEOC.

4.2 In time of Disaster, response operations shall be as follows:

a) The NSEOC and the North Shore Disaster Plan shall be activated as soon as it is recognized by an Administrator, in consultation if possible with other Administrators, that a Disaster affecting two or more North Shore municipalities has occurred;

b) The first Administrator to arrive at the NSEOC from any of the North Shore Municipalities shall take on the role of the NSEOC Director and, as required by shift changes, the three North Shore Administrators shall then rotate, subject to availability, as the NSEOC Director;

c) Upon activation of the NSEOC, the NSEOC Policy Group shall be created, and shall consist of one Mayor from each of the North Shore municipalities involved in the Disaster; as required for shift changes, the Mayor from each North Shore Municipality may be represented by a delegate from the Council of his/her municipality. The three Mayors shall decide amongst themselves who will be the official spokesperson for the NSEOC for any given shift of the NSEOC, recognizing that each Mayor will also have a role in liaising with their respective Councils and residents;

d) In accordance with BCERMS principles - where in an Emergency each Administrator (EOC Director) is responsible for keeping Council (Policy Group) informed and advised - for the NSEOC during a Disaster, the NSEOC Director is responsible for keeping all three North Shore Councils advised through the NSEOC Policy Group; the Mayor from each municipality will then communicate with their respective Councils;

e) The NSEOC Director is responsible for ensuring that operational response priorities are established, and that planning and response activities are coordinated within the NSEOC, between the site(s) and the NSEOC, and between the NSEOC and other applicable agencies, organizations, or levels of government;

f) The Director of NSEMO, or delegate, shall take on the role of the Liaison Officer in the NSEOC, and/or such other duties as assigned by the NSEOC Director;

g) Staff members from the affected North Shore Municipalities will provide staffing to the NSEOC, in rotation for any positions as required;

h) Staff members from an unaffected North Shore Municipality, if any, may be requested to provide staffing support in or for the NSEOC;

i) Staff members from any North Shore Municipality working in and for the NSEOC shall be authorized to make decisions in the best interests of the North Shore (as a whole) based on joint assessment and coordination, and according to the priority needs as assessed in the NSEOC, without regard to the North Shore Municipal boundaries. This may include deploying resources from one North Shore Municipality to another, where the deployment of such resources may be best utilized to preserve life safety, prevent injuries, and protect public property and the environment;

j) The NSEOC facility and NSEMO office are currently located in the Gerry Brewer Building at 147 East 14th Street, North Vancouver. Should an alternate NSEOC location be required, it will be chosen by the NSEOC Director or, if he/she is unavailable, by NSEMO Director or delegate.

5. Declaration of a State of Local Emergency

5.1 In the event of an Emergency or Disaster, each North Shore Municipal Council may make a Declaration of a State of Local Emergency either by bylaw or resolution.

Notwithstanding that a Disaster situation exists, each Council or Mayor must make its own Declaration individually, ensuring that any necessary powers, delegated authorities, and/or geographic boundaries identified in the Declaration are as per requirements of the NSEOC.

5.2 As referenced in Section 12(1) of the *Act*, provided that the Mayor of each Municipality has used his or her best efforts to obtain the consent of all other members of their respective Councils to a Declaration of a State of Local Emergency, the Mayor of each respective Municipality may, by Order, make a Declaration of a State of Local Emergency.

5.3 A Declaration of a State of Local Emergency, whether made by the Council or by the Mayor of a Municipality must:

a) Identify the nature of the Disaster or Emergency;

b) Identify whether the Disaster or Emergency affects all of the municipality or only a portion thereof, and in the latter case, clearly identify the affected portion(s) of the municipality; and

c) Be made in writing, including the identification and delegation of which powers annexed in Schedule "A" to this Bylaw will be exercised pursuant to Sections 6(4) and 13(1) of the *Act*, subject only to an order from "the Minister" directing the municipality, and through it to its delegates, to refrain or desist from exercising any one or more of the powers, per, Section 13 (2-5) of the *Act*.

5.4 If a Declaration of a State of Local Emergency is made in accordance with this North Shore Disaster Bylaw or the Emergency Plan Bylaw, the Council or Mayor of each North Shore Municipality, as applicable, must immediately:

a) Forward a copy of the Declaration of a State of Local Emergency to the Minister;

b) Cause details of the Declaration of a State of Local Emergency to be published by a means of communications that the Council or Mayor of the North Shore Municipality, as the case may be, considers most likely to make the contents of the Declaration of a State of Local Emergency known to the population of the affected area(s) of the municipality; and

c) Notify the other North Shore Municipalities, if not already involved in the Disaster response, and as appropriate any other municipalities, of such Declaration of a State of Local Emergency.

6. Renewal or Cancellation of a Declared State of Local Emergency

6.1 Subject to the same process described in Sections 5.3 and 5.4, each North Shore Municipal Council or Mayor, as the case may be, must, when of the opinion that the Emergency or Disaster continues to exist or no longer exists in the Municipality or part thereof for which a Declaration of a State of Local Emergency was made, respectively renew the Declaration for a maximum of 7 days, or cancel the Declaration by means of a Bylaw, Resolution of the Council or by Order of the Mayor, as appropriate, and promptly notify the Minister of such Renewal or Cancellation.

7. Repeal

7.1 This Bylaw repeals and entirely replaces "The District of North Vancouver, Disaster Bylaw, 1989, No. 6119".

READ a FIRST TIME by the Council on the 28th, day of August, 2006.

READ a SECOND TIME by the Council on the 28th, day of August, 2006.

READ a THIRD TIME by the Council on the 28th, day of August, 2006.

ADOPTED by the Council on the 11th, day of September, 2006.

MAYOR

MUNICIPAL CLERK

Document: 725911

SCHEDULE A

DELEGATED POWERS IN A DECLARED STATE OF LOCAL EMERGENCY

Delegation of Powers under Sections 10 and 13 of the *Emergency Program Act* authorized to officials of the District of North Vancouver

Per Section 13(1) of the *Act*:

"After a declaration of a state of local emergency is made under Section 12(1) of the *Act* in respect of all or any part of the jurisdictional area for which a local authority has responsibility and for the duration of the state of local emergency, the local authority may do all acts and implement all procedures that it considers necessary to prevent, respond to or alleviate the effects of an emergency or a disaster, including any or all of the following:"

1. Implement its local emergency plan or any local emergency measures;

2. Subject to Section 13 of the *Act*, exercise, in relation to the part of the jurisdictional area affected by the declaration, any power available to the minister under Section 10(1)(d) to (l), which includes:

a) Acquire or use any land or personal property considered necessary to prevent, respond to or alleviate the effects of the emergency or disaster.

b) Authorize or require any person to render assistance of a type that the person is qualified to provide or that otherwise is or may be required to prevent, respond to or alleviate the effects of the emergency or disaster.

c) Control or prohibit travel to or from any area of the Municipality.

d) Provide for the restoration of essential facilities and the distribution of essential supplies and provide, maintain and coordinate emergency medical, welfare and other essential services in any part of the Municipality.

e) Cause the evacuation of persons and the removal of livestock, animals and personal property from any area of the Municipality that is or may be affected by the emergency or disaster and make arrangements for the adequate care and protection of those persons, livestock, animals and personal property.

f) Authorize the entry into any building or on any land, without warrant, by any person in the course of implementing an emergency plan or program or if otherwise considered necessary to prevent, respond to or alleviate the effects of the emergency or disaster.

g) Cause the demolition or removal of any trees, structures or crops if the demolition or removal is considered necessary or appropriate in order to prevent, respond to or alleviate the effects of the emergency or disaster.

h) Construct works considered necessary or appropriate to prevent, respond to or alleviate the effects of the emergency or disaster.

i) Procure, fix prices for or ration, food, clothing, fuel, equipment, medical supplies or other essential supplies and the use of any property, services, resources or equipment, within any part of the Municipality for the duration of the Declaration of a State of Local Emergency under this Bylaw.

3. Subject to Section 13 of the *Act*, authorize, in writing, any persons involved in the operation of a local emergency plan or program to exercise, in relation to any part of the jurisdictional area affected by a Declaration of a State of Local Emergency, any power available to "the Minister" under Section 10(1)(d) to (l) of the *Act*.

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THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 7303

A Bylaw to enter into an Agreement with The Corporation of the City of North Vancouver and The Corporation of the District of West Vancouver to establish the North Shore Emergency Management Office ("NSEMO") for the joint exercise of powers conferred on the municipalities pursuant to subsection 4.(1) of the *Emergency Program Act* R.S.B.C. 1996, c.111.

The Council for The Corporation of the District of North Vancouver enacts the following:

Title

1. This Bylaw may be cited as the **"NORTH SHORE EMERGENCY MANAGEMENT OFFICE AGREEMENT BYLAW".**

Joint Exercise of Powers

2. The powers conferred on the District of North Vancouver by the Emergency Program Act are authorized to be jointly exercised with the City of North Vancouver and the District of West Vancouver in accordance with the provisions of the agreement between the District of North Vancouver, City of North Vancouver, and the District of West Vancouver in substantially the form of the Agreement attached to the North Shore Emergency Management Office Agreement Bylaw 7303, as Schedule "A".

Creation of The North Shore Emergency Management Office

3. The NSEMO, North Shore Emergency Management Office ("NSEMO"), is hereby created.

Authorization to Enter into Agreement

4. The Council authorizes The Corporation of the District of North Vancouver to enter into an Agreement with The Corporation of the City of North Vancouver and The Corporation of the District of West Vancouver in order to establish the North Shore Emergency Management Office for the joint exercise of powers conferred on the municipalities by Section 176 of the Local Government Act, R.S.B.C. 1996, c.323, as set out in the Agreement entitled "North Shore Emergency Management Office Agreement", attached to and forming part of this bylaw.

Execution Of Documents

5. The Mayor and Municipal Clerk are authorized to execute any documents required to give effect to the intent of this bylaw.

6. **Repeal**

Bylaw 6093, the "North and West Vancouver Emergency Program Bylaw" and
Bylaw 6094, the "North and West Vancouver Emergency Program Agreement Bylaw" and any amendments thereto, are hereby repealed.

Document No: 244597

READ a FIRST TIME by the Council on the 23rd day of September, 2002.

READ a SECOND TIME by the Council on the 23rd day of September, 2002.

READ a THIRD TIME and PASSED by the Council on the 23rd day of September, 2002.

ADOPTED by the Council on the 7th day of October, 2002.

"DON H. BELL"

MAYOR

"AGNES S. HILSEN"

MUNICIPAL CLERK

Certified a
true copy

Agnes Hilsen

Document No: 244597

SCHEDULE "A" to Bylaw 7303

NORTH SHORE EMERGENCY MANAGEMENT OFFICE AGREEMENT

IN THIS AGREEMENT made the day of , 2002.

BETWEEN:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER, a Municipal Corporation under the Local Government Act, having its offices at 141 West 14th Street, North Vancouver, British Columbia, V7M IH9,

(hereinafter called the "City")

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER,
Municipal Corporation under the Local Government Act, having its offices
355 West Queens Road, North Vancouver, British Columbia, V7N 4N5,

(hereinafter called the "District")

AND:

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER,
a Municipal Corporation under the Local Government Act, having its offices at 750 - 17th Street, West Vancouver, British Columbia, V7V 1B5,

(hereinafter called "West Vancouver")

(the above parties hereinafter collectively called the "municipalities")

WHEREAS:

A. The City, the District and West Vancouver desire to create the North Shore Emergency Management Office ("NSEMO") to assist in the preparation, maintenance and implementation of the municipal Emergency and Disaster Plans;

B. The Parties have agreed to enter into this agreement to record the organizational structure, responsibilities and duties of the NSEMO.

NOW THEREFORE THIS AGREEMENT WITNESSES that the City, the District, and West Vancouver covenant and agree as follows:

1. DEFINITIONS

1.01 In this Agreement:

"Disaster" means any present calamity, occurrence, or sudden or violent disturbance or the imminent threat thereof, which extends beyond the boundaries of the municipality, requiring prompt coordination of action or special regulation of persons or property to protect the health, safety or welfare of people or to limit damage to property or the environment;

"Disaster Plan" means a plan formulated by the North Shore Municipalities setting out procedures to be followed in the case of a Disaster;

"Emergency" means any present calamity, occurrence, or a sudden or violent disturbance or the imminent threat thereof, and which; confined within the boundaries of one municipality, requires prompt coordination or special regulation of person or property to protect the health, safety or welfare of people or to limit damage to property or the environment;

"Emergency Plan" means a plan formulated by each of the North Shore Municipalities setting out procedures to be followed in the case of an Emergency;

2. NORTH SHORE EMERGENCY MANAGEMENT OFFICE (HEREINAFTER REFERRED TO AS NSEMO)

2.01 The NSEMO shall consist of the following:

(a) Executive Committee;

(b) NSEMO Director;

(c) NSEMO staff; and

(d) NSEMO volunteers.

2.02 The NSEMO shall be entitled to acquire, by purchase or otherwise, fire, demolition and other emergency operations equipment or materials necessary or useful for emergency response or civil defence.

3. EXECUTIVE COMMITTEE

3.01 The Executive Committee shall consist of the following:

3.011 Voting members of the NSEMO Executive Committee, being:

(a) one Councillor from the District;

(b) one Councillor from the City; and

(c) one Councillor from West Vancouver.

3.012 Ex-officio (non-voting) members of the NSEMO Executive Committee, being:

(a) the Municipal Managers of each of the District, the City and West Vancouver.

3.02 Each of the City, the District, and West Vancouver may appoint one alternate to each of the respective appointees described in 3.011 and 3.012. In the case of the regular voting members, these alternate appointees shall be non-voting members of the Executive Committee except when the member or members of the Executive Committee for whom they have been appointed as an alternate are absent in which case the alternate appointee shall become a voting member of the Executive Committee. In the case of the regular non-voting members, these alternate appointees shall remain non-voting members of the Executive Committee.

3.03 At the first meeting in each calendar year the Executive Committee shall elect a chairman.

3.04 A quorum of the Executive Committee is two voting members.

3.05 The Executive Committee shall meet at least four times a year.

3.06 The Executive Committee shall

(a) formulate the policies of the NSEMO;

(b) employ or contract for a Director and such other staff as are necessary to discharge the responsibility of the NSEMO;

(c) recommend to the Councils of the City, the District and West Vancouver

(i) an annual budgeting of funds

(a) to maintain and operate the NSEMO, and

(b) for the purchase of services and equipment, and the undertaking of operations in preparation for, in response to, or the recovery from an Emergency or Disaster;

(d) report to the Councils of the City, the District and West Vancouver on:

(i) the matters set out in (a), (b) and (c),

(ii) the adoption of an Emergency Plan and a Disaster Plan for the respective municipalities and any amendments thereto,

(iii) Provincial Emergency Program activities,

(iv) the formulation, maintenance and operation of the Emergency Plans and Disaster Plans of the respective municipalities.

4. PERSONNEL

4.01 The personnel of the NSEMO shall consist of

(a) a Director;

(b) such other staff as are required by the Executive Committee to carry out activities of the NSEMO; and

(c) any volunteers, including but not limited to the North Shore Rescue Team, the Emergency Social Services Team, the Communications Team and the Emergency Management Team, which may be required to assist the staff, the Director and the Executive Committee.

4.02 The duties of the Director shall include:

(a) preparing budgets and reporting regularly to the Executive Committee on expenditures made by the NSEMO;

(b) preparing, reviewing and maintaining, in conjunction with the staff of the City, the District, and West Vancouver, Emergency Plans and Disaster Plans for each municipality;

(c) preparing, conducting and reporting to the Executive Committee on Emergency Plan and Disaster Plan exercises;

(d) liaising with the Provincial Emergency Program and other associated agencies and reporting thereon to the Executive Committee;

(e) assessing the general state of emergency preparedness within the City, the District, and West Vancouver and reporting thereon to the Executive Committee;

(f) reporting as directed by the Executive Committee on administrative matters of the NSEMO;

(g) reporting to the Executive Committee on all emergency planning within the City, the District and West Vancouver and on all operational matters of the NSEMO; and

(h) chairing the North Shore Emergency Planning and Operations Group.

4.03 The Director will, under the direction of the Executive Committee and within the budgetary and policy guidelines of the NSEMO as set out by the Executive Committee, be authorized to:

(a) direct the activities of the staff and volunteers of the NSEMO;

(b) supervise the maintenance of the records and accounts of the NSEMO;

(c) oversee operational activities of the NSEMO, including search and rescue, emergency social services, and communications activities;

(d) evaluate and purchase equipment and supplies for the NSEMO;

(e) direct and evaluate training programs of the NSEMO for municipal staff, NSEMO staff and volunteers, and related community emergency programs;

(f) select candidates for federal and provincial emergency management courses;

(g) maintain a resource catalogue of material, equipment and personnel available to assist operations within the City, the District, and West Vancouver; and

(h) distribute information on safety, survival and emergency preparedness to the public.

5. FUNDING

5.01 The cost of maintaining and operating the NSEMO shall be apportioned as follows:

(a) from monies received from the Provincial Emergency Program; and

(b) the balance to be paid by the City, the District, and West Vancouver in proportion to the population of the City, the District, and West Vancouver as determined by the latest published census, and amendments thereto.

6. MISCELLANEOUS

6.01 Accounts of the NSEMO shall be administered by the Finance Department of the District or, by agreement of the Parties, by the Finance Department of the City or West Vancouver. The cost of providing this service shall be shared between the City, the District, and West Vancouver in the proportions set out in paragraph 5.01(b).

6.02 The supervision of the administration of the NSEMO shall be carried out by the Manager of the City who shall from time to time report thereon to the Managers of the District and West Vancouver and the Executive Committee.

6.03 The City shall provide liability, property and vehicle insurance coverage respecting the assets of the NSEMO and the premium costs resulting from said insurance shall be recoverable form the NSEMO by the City.

6.04 The Clerk and Manager of the City, District and West Vancouver shall each receive and maintain copies of the minutes of Executive Committee meetings.

6.05 Attached hereto as Appendix 1 to this Agreement are Operational Guidelines and Procedures for the NSEMO. These Guidelines and any amendments thereto are created and provided for the guidance of the Executive Committee and Director.

7. TERMINATION

7.01 Any party to this Agreement may withdraw from this Agreement providing that written notice of such intention is delivered to each of the remaining parties before July 1st of any given year indicating an intention to withdraw as of December 31st of that year. When intention to withdraw has been delivered in accordance with this section, all the rights and responsibilities of the party withdrawing shall be terminated and extinguished as of December 31st of that year.

7.02 At any time, those of the Parties which have not withdrawn from this Agreement may agree to terminate this Agreement in which case the assets of the NSEMO will be distributed as follows:

District 49%

West Vancouver	25%
City	26%

except in the event that one or more of the City, the District, or West Vancouver have withdrawn from this Agreement in which case their share of the assets will divided between the remaining parties, if more than one, as set out above.

IN WITNESS WHEREOF the parties hereto have executed this Agreement under seal as of the day and year first written above.

The Corporate Seal of THE)
CORPORATION OF THE CITY OF)
NORTH VANCOUVER was affixed)
hereto in the presence of:) c/s
)
_____)
Mayor)
)
_____)
Clerk)

The Corporate Seal of THE)
CORPORATION OF THE DISTRICT
OF NORTH VANCOUVER was affixed)
hereto in the presence of:) c/s
)
_____)
Mayor)

_____)
Clerk)

The Corporate Seal of THE)
CORPORATION OF THE DISTRICT)
OF WEST VANCOUVER was affixed)
hereto in the presence of:) c/s
)
_____)
Mayor)
)
_____)
Clerk)

APPENDIX "1" OF SCHEDULE "A" to Bylaw 7303

OPERATIONAL GUIDELINES AND PROCEDURES

OBJECTIVES

To more fully integrate the North Shore Emergency Management Office with the three funding agencies, the City and Districts of North and West Vancouver, there is a need to establish operating guidelines, policies and procedures to ensure a good working relationship between the municipalities, the Executive Committee of the North Shore Emergency Management Office and the staff of the NSEMO.

SPECIFIC POLICIES, PROCEDURES AND GUIDELINES

The Budget Process

This process outline is based on the premise that the funding provided under the Provincial Emergency Program is offsetting revenue for a portion of the cost of operating the North Shore Emergency Management Office.

	ACTIVITY	**MONTH**
	Provisional Budget	
1.	Budget request to be in an agreed upon format which would segregate operating from capital reserves for future expenditure. Said budget to be prepared by North Shore Emergency Management Office hereinafter referred to as NSEMO Staff for consideration to Executive Committee.	September
2.	NSEMO Staff file Provisional Budget information to the three Municipal Financial Officers.	October
3.	Executive Committee review Provisional Budget and forward approved budget to the three Municipal Financial Officers.	October
4.	Municipal and NSEMO staff review sub-mission and confirm final figure for cost sharing and incorporate same into municipal Provisional Budgets. Submitted to respective Councils for Inaugural meeting.	December
5.	Finance Committee review.	February/April
6.	Final report of Finance Committee concluding with recommendation to Council re Annual Budget.	Prior to April 15

Document No: 244597

Annual Budget

7.	Annual Budget Bylaw adopted by three Municipalities.	Prior to May 15

PROVINCIAL FUNDING

NSEMO staff confirm from Provincial Emergency Program staff the funding allocation for the calenda year April 1 to March 31. Changes in funding allocation for previous year are to be reported to Municipal Financial Officers on receipt of this information.

Revised Budget

NSEMO staff to review revenues, expenditures and Provincial Emergency Program contribution and report same to the three Municipal Financial Officers.

Municipal staff review all budget elements and report to Council on amendments, if necessary for revised budget.	Sept./Oct. October

This concludes the regular budget cycle.

Unforeseen Funding Requirements

Activities which are unforeseen requiring funding such as emergency replacement of major capital equipment or other emergency expenditures authorized by the Executive Committee are to be processed in the following manner:

1. Project or activity identified is to be outlined by NSEMO staff to verify the details and establish funding requirement.

2. Executive Committee to review project or activity and indicate approval (if any) with appropriately worded resolution recommending consideration by the three Municipal Councils.

3. Said resolution and all supporting data to be filed with the three Municipal Managers with copies forwarded to the respective Municipal Financial Officers. A copy of this report or at a minimum the cover sheet dealing with the overall project is to be circulated to all Executive Committee members to confirm action is taking place.

COMMUNICATIONS

To improve effective communications between the three North Shore municipalities and the North Shore Emergency Management Office, the following procedure will be followed unless otherwise specifically directed by the Executive Committee on a particular subject matter:

1. Copies of all minutes of the Executive Committee meetings will be forwarded to the Municipal Clerks for distribution in the "For Information" package to all Members of Council.

2. Any notices, media releases or other public information should be circulated to the three Municipal Clerks for distribution to Council and appropriate municipal staff.

3. Materials from the NSEMO staff specifically directed to the members of the Executive Committee may be distributed through the Municipal Clerks "Council Packages" when and if deemed appropriate. All such materials should be separately enclosed to distinguish itself from the regular Council package information.

RESOLUTIONS

To assist in processing agenda items from the Executive Committee, NSEMO staff will provide to Committee members, when preparing the agenda for Executive meetings, appropriately worded recommendations in the form of resolutions which if adopted can, if necessary, be readily forwarded to the Municipal Clerks for processing and advancement to Council. In the event assistance is required on preparing said resolutions the City Manager will provide assistance and liaise with the two Municipal Managers as and when necessary.

LIAISON WITH MUNICIPAL DEPARTMENTS

To establish and maintain a good free flow of information and understanding between the NSEMO office and the other municipal departments, it is required that periodic meetings take place between the three municipal staff groups and the NSEMO staff to update one another on activities, interests and objectives and concerns and to maintain individual familiarity with the various personnel. Participation of the NSEMO Director in Municipal Director's Team meetings is partial fulfilment of this requirement.

INSURANCE PROGRAMS

The City will continue to provide and maintain insurance programs for liability, property and vehicle coverage as required. NSEMO staff will maintain file records, update values and equipment inventories and advise of changes in areas of activity or positions to assist in economical utilization of insurance services.

COMMUNICATIONS (INTERNAL AND EXTERNAL)

See Communications and Resolutions Sections previously referred to in this document. Notwithstanding the foregoing, external communications with other agencies, groups or organizations and the media are to be reviewed by NSEMO staff to confirm if they should be communicated through the Municipal Clerks to the parent organizations. The objective being to keep everyone informed as to what is going on.

PURCHASING ACTIVITIES

NSEMO staff are to review the services that may be available through Municipal Purchasing staff to assist in tendering/sourcing/budgeting.

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 7304

A Bylaw to establish and operate a plan or scheme for preparedness, response and recovery in the case of emergencies pursuant to the provisions of the *Emergency Program Act* R.S.B.C. 1996, c.111.

The Council for The Corporation of the District of North Vancouver enacts the following:

Title

1. This Bylaw may be cited as **"EMERGENCY PLAN BYLAW".**

Definitions

2. In this Bylaw:

"Director of Emergency Operations" means the person appointed by the Council of the District of North Vancouver to co-ordinate municipal emergency operations within the municipality for an Emergency or Disaster, or acting as the Director of Emergency Operations for the Regional Emergency Operations Centre;

"Disaster" means any present calamity, occurrence, sudden or violent disturbance, or the *imminent* threat thereof, which extends beyond the boundaries of the municipality, requiring prompt coordination of action or special regulation of persons or property to protect the health, safety or welfare of people or to limit damage to property or the environment;

"Disaster Plan" means a plan formulated by the North Shore Municipalities, setting out procedures to be followed in the case of a disaster;

"Emergency" means any present calamity, occurrence, sudden or violent disturbance, or the imminent threat thereof, and which is confined within the boundaries of one municipality, and requiring prompt coordination of action or special regulation of persons or property to protect the health, safety or welfare of people, or to limit damage to property or the environment;

"Emergency Operations Centre (EOC)" means the centralized facility or location of the coordinated activities of the Municipal Emergency Operations Group and/or the North Shore Emergency Planning and Operations Group;

"Emergency Plan" means a plan formulated by a municipality, setting out procedures to be followed *in* the case of an emergency;

"Emergency Program Act" means the Emergency Program Act R.S.B.C. 1996, Chapter 111, and the Regulations thereunder;

"Minister" means the Minister responsible for the Provincial Emergency Program (PEP);

"Municipal Emergency Operations Group" *means* and is comprised of the Municipal Emergency Operations Group, all municipal departments, and those voluntary organizations within the District of North Vancouver which are prepared to provide assistance in an emergency or a disaster;

"North Shore" means the area collectively containing the District of North, the District of West Vancouver and the City of North Vancouver;

"North Shore Emergency Management Office" (NSEMO) is the intermunicipal agency of the District of North, and West Vancouver and the City of North Vancouver responsible for emergency planning and emergency management on the North Shore;

"North Shore Emergency Planning and Operations Group" (NSEPOG) means and is comprised of the Emergency Operations Groups of the three North Shore municipalities and those voluntary organizations within the North Shore which are prepared to provide assistance in an emergency or disaster;

"Primary Municipality" means the municipality most impacted by a Disaster impacting more than one municipal area on the North Shore;

"Provincial Emergency Program" (PEP) means the Provincial agency responsible for carrying out the powers and duties vested in it by the Emergency Program Act R.S.B.C. 1996, Chapter 111, the Regulations and the Minister responsible for the Provincial Emergency Program;

"Secondary Municipality" means the municipality(ies) less affected than the primary municipality by a Disaster impacting more than one municipal area on the North Shore; and

"State of Local Emergency" means an Emergency or Disaster situation where the need for response exceeds the capabilities of the local government and a Declaration of a State of Local Emergency is necessary to access specified extraordinary powers considered necessary to prevent, respond to or alleviate the effects of the Emergency or Disaster.

3. ADMINISTRATION, DUTIES AND RESPONSIBILITIES

3.1 NORTH SHORE EMERGENCY PLANNING AND OPERATIONS GROUP

(a) A North Shore Emergency Planning and Operations Group shall consist of the following or their lawful deputies or designates:

- Director, North Shore Emergency Management Office (NSEMO) (Chair)
- Municipal Manager, each of City of North Vancouver, District of North Vancouver and District of West Vancouver
- Fire Chief, each of City of North Vancouver, District of North Vancouver and District of West Vancouver
- Superintendent, RCMP, City of North Vancouver and District of North Vancouver
- Chief Constable, District of West Vancouver
- Engineer, each of City of North Vancouver, District of North Vancouver and District of West Vancouver
- Director, Emergency Social Services, one from each of City of North Vancouver, District of North Vancouver and District of West Vancouver
- Health Liaison Officer to NSEMO, Vancouver Coastal Health Authority
- Regional Superintendent and/or Unit Chief(s), B.C. Ambulance Service, North Shore
- Superintendent of Schools, each of School District #44 (North Vancouver) and School District #45 (West Vancouver)
- Liaison staff of the Ministry of Transportation and Highways (MOTH)
- Public Information Officer, each of City of North Vancouver, District of North Vancouver and District of West Vancouver.

(b) The North Shore Emergency Planning and Operations Group (NSEPOG) shall:

(i) oversee and participate in all ongoing programs of disaster training and exercises on a region-wide basis, and recommend that provisions are made in appropriate budgets;

(ii) oversee the periodic review and revision of the North Shore Disaster Plan as required;

(iii) act as an advisory group to the North Shore Emergency Management Office Executive Committee; and

(iv) participate in disaster response and recovery activities as per roles and responsibilities described in the North Shore Disaster Plan, and within the prescribed structure of the British Columbia Emergency Response Management System (BCERMS).

(v) direct and coordinate all related municipal departments and volunteer organizations in controlling an emergency or disaster, through the Municipal and/or North Shore Emergency Operations Centre;

(vi) provide administrative and/or logistic support to any volunteer organization involved;

(vii) take such action as is necessary to minimize the effect of an emergency or disaster on the impacted municipalities and their inhabitants or property.

(c) The following persons shall perform the functions of the Director of Emergency Operations for the North Shore Emergency Planning and Operations Group:

(i) the Municipal Manager of the primary municipality, or in his absence;
(ii) the Municipal Manager of the secondary municipality, or in his absence;
(iii) the Fire Chief of the primary municipality, or in his absence
(iv) the Fire Chief of the secondary municipality, or in his absence;
(v) the Superintendent, North Vancouver RCMP Detachment, or Chief Constable, West Vancouver Police, of the primary municipality, or in their absence; and
(v) the Engineer of the primary or secondary municipalities.

(d) Upon declaration that the Disaster Plan is in effect, the Director of Emergency Operations shall:
(i) appoint the Emergency Site Manager(s);
(ii) coordinate, in conjunction with the Municipal and/or North Shore Emergency Operations Groups, the response of the municipality/ies to the emergency;
(iii) activate the North Shore Emergency Operations Centre;
(iv) consult with the Mayor (s) during the emergency;
(v) determine if outside assistance is required and if so, requesting same pursuant to existing Mutual Aid Agreements;
(vi) advise the Mayor (s) if municipal resources and resources available under existing Mutual Aid Agreements are insufficient to deal with the Emergency;
(vii) liaise and co-operate with the Emergency Operations Organization of any neighboring municipalities sharing Mutual Aid Agreements on all matters pertaining to planning and operation.

3.2 MUNICIPAL EMERGENCY OPERATIONS GROUP

(a) A Municipal Emergency Operations Group is established and shall consist of the following or their lawful deputies or designates:

- Director of Emergency Operations (Municipal Manager or alternate, see 3.2c)
- Fire Chief
- Superintendent RCMP (or Chief Constable of Police)
- Director, North Shore Emergency Management Office
- Municipal Engineer
- Public Information Officer
- Communications Manager
- Regional Superintendent and/or Unit Chief(s), B.C. Ambulance Service, North Shore
- Medical Health Officer, Vancouver Coastal Health Authority (North Shore)
- Director, Emergency Social Services
- Superintendent, School District #44 (North Vancouver)

(b) The Municipal Emergency Operations Group shall:

(i) direct and coordinate all municipal departments and volunteer organizations in controlling an emergency or disaster;
(ii) provide administrative and/or logistic support to any volunteer organization involved; and
(iii) take such action as is necessary to minimize the effect of an emergency or disaster on the District of North Vancouver and its inhabitants and their property.

(c) The following persons shall perform the functions of the Director of Emergency Operations:

(i) the Municipal Manager of The Corporation of the District of North Vancouver or in his absence;
(ii) the Acting Municipal Manager, or in his absence;
(iii) the Director of Fire Services of The Corporation of the District of North Vancouver, or in his absence;
(iv) the Superintendent, North Vancouver RCMP Detachment, or in his absence; and
(v) the Director of Planning, Engineering, Parks & Regulatory Services of The Corporation of the District of North Vancouver.

(d) Upon declaration that the Emergency Plan is in effect, the Director of Emergency Operations shall:

(i) appoint the Emergency Site Manager(s);
(ii) coordinate, in conjunction with the Emergency Operations Group, the response of The Corporation of the District of North Vancouver to the emergency;
(iii) consult with the Mayor during the emergency;
(iv) determine if outside assistance is required and if so, requesting same pursuant to existing Mutual Aid Agreements;
(v) advise the Mayor if the resources of The Corporation of the District of North Vancouver and resources available under existing Mutual Aid Agreements are insufficient to deal with the Emergency; and
(vi) liaise and cooperate with the Emergency Operations Organization of any neighbouring municipalities sharing Mutual Aid Agreements with The Corporation of the District of North Vancouver on all matters pertaining to planning and operation.

4. **POWERS**

4.1 The Council or the Mayor or the Director of Emergency Operations [or lawful deputy or designate] may, whether or not a state of local emergency has been declared, cause the Emergency or Disaster Plan to be implemented.

4.2 The Council by bylaw or resolution, or the Mayor by order when time is of the essence, may declare a state of local emergency to effectively deal with an Emergency or Disaster in any part of the municipality.

4.3 Upon a "Declaration of a State of Local Emergency" being made, Council or the Mayor shall:

(a) forward a copy of the Declaration to the Minister, and

(b) cause the details of the Declaration to be published by a means of communication that the Mayor considers most likely to make the contents of the Declaration known to the majority of the population of the affected area.

4.4 After a Declaration of a State of Emergency is made under section 4.2 in respect of all or any part of the municipality, and for the duration of the State of Emergency, the Council or Mayor may do any or all of the following acts and procedures that the Council or Mayor considers necessary to prevent, respond to or alleviate the effects or an Emergency or a Disaster:

(a) acquire or use any real or personal property considered necessary to prevent, respond to or alleviate the effects of an emergency or disaster;

(b) authorize or require any person to render assistance of a type that the person is qualified to provide or that otherwise is or may be required to prevent, respond to or alleviate the effects of an emergency or disaster;

(c) control or prohibit travel to or from any part of the municipality;

(d) provide for the restoration of essential facilities and the distribution of essential supplies and provide, maintain and coordinate emergency medical, welfare and other essential services in the municipality;

(e) cause the evacuation of persons and the removal of livestock, animals and personal property from any part of the municipality that is or may be affected by an emergency or a disaster and make arrangements for the adequate care and protection of those persons, livestock, animals and personal property;

(f) authorize the entry into any building or on any land, without warrant, by any person in the course of implementing an Emergency Plan or program or if otherwise considered by the Council or Mayor to be necessary to prevent, respond to or alleviate the effects of an emergency or disaster;

(g) cause the demolition or removal of any trees, structures or crops if the demolition or removal is considered by the Director of Emergency Operations or Mayor to be necessary or appropriate in order to prevent, respond to or alleviate the effects of an Emergency or Disaster;

(h) construct works considered by the Council or Mayor to be necessary or appropriate to prevent, respond to or alleviate the effects of an Emergency or Disaster;

(i) procure, fix prices for or ration food, clothing, fuel, equipment, medical supplies or other essential supplies and the use of any property, services, resources or equipment within any part of the municipality for the duration of the Local State of Emergency; and

(j) authorize the Director of Emergency Operations [or lawful deputy or designate] to exercise, in any part of the municipality affected by a declaration of a Local State of Emergency, those specific powers assumed by the Council or Mayor.

4.5 The Council or Mayor must, when of the opinion that an emergency no longer exists in the municipality to which a declaration of local state of emergency was made:

(a) cancel the Declaration of a State Local of Emergency in relation to that part

(i) by bylaw or resolution, if cancellation is effected by the Council, or

(ii) by order, if the cancellation is effected by the Mayor, and

(b) promptly notify the Minister responsible for the Provincial Emergency Program of the cancellation of the Declaration of a State of Local Emergency.

5. LIABILITY

Section 5.1 below is derived from Section 18 of the *Emergency Program Act* and deemed to be amended with subsequent amendments of Section 18 of the *Emergency Program Act.*

5.1 As enabled by the Act, no person, including, without limitation, the Council, the Mayor, members of The Corporation of the District of North Vancouver Emergency Operations Group, employees of The Corporation of the District of North Vancouver, a volunteer and any other persons appointed, authorized or requested to carry out measures relating to emergencies or disasters, is liable for any loss, cost, expense, damages or injury to persons or property that result from:

(a) the person in good faith doing or omitting to do any act that the person is appointed, authorized or required to do under this bylaw, unless, in doing or omitting to do the act, the person was grossly negligent, or

(b) any acts done or omitted to be done by one or more of the persons who were, under this bylaw, appointed, authorized or required by the person to do the acts, unless in appointing, authorizing or requiring those persons to do the acts, the person was not acting in good faith.

6. COMPENSATION FOR LOSS

Sections 6.1, 6.2 & 6.3 below are derived from Section 19 of the *Emergency Program Act* and are deemed to be amended with subsequent amendments of the *Emergency Program Act.*

6.1 Notwithstanding Section 5, if, as a result of the acquisition or use of a person's real property by, or under the direction or authority of the Council or Mayor under Section 4.4 (a), the person suffers a loss of or to that property, the Council or Mayor shall compensate that person for such loss in accordance with the Regulations made under the *Emergency Program Act.*

6.2 Notwithstanding Section 5, if a person suffers a loss of or to any real or personal property as a result of the actions of the District of North Vancouver Emergency Management Organization or any other action taken by, or under the direction or authority of the Council or Mayor under Section 4.4, the Council or Mayor may compensate that person for such loss in accordance with the Regulations made under the *Emergency Program Act.*

6.3 If any dispute arises concerning the amount of compensation payable under sections 6.1 or 6.2, the matter shall be submitted for determination by one or three arbitrators appointed under the *Commercial Arbitration Act.* The person to be compensated shall deliver a notice setting out his or her choice as to whether there shall be one or three arbitrators to the Minister responsible for the *Emergency Program Act.* The *Commercial Arbitration Act* shall apply to such dispute.

7. AUTHORIZATION OF EXPENDITURES

The Director of Emergency Operations in consultation with the relevant Emergency Operations Group(s) is authorized to expend such municipal funds which are required for the preservation of life and health during an Emergency or Disaster.

8. EMERGENCY PLAN

In accordance with *Emergency Program Act,* R.S.B.C. 1996 Chap 111 Section 6(4) "Local Authority Emergency Organization" the Council of The Corporation of the District of North Vancouver authorizes the establishment of the Emergency Plan and may delegate, in writing, its powers and duties under the *Emergency Program Act* to the North Shore Emergency Measures Organization to amend the Emergency Plan from time to time.

9. REPEAL

Bylaw 7055, "Emergency Plan Bylaw", and any amendments thereto are hereby repealed.

READ a FIRST TIME by the Council on the 23rd day of September, 2002.

READ a SECOND TIME by the Council on the 23rd day of September, 2002.

READ a THIRD TIME and PASSED by the Council on the 23rd day of September, 2002.

ADOPTED by the Council on the 7th day of October, 2002.

"DON H. BELL"

MAYOR

Certified a
true copy

"AGNES S. HILSEN"

MUNICIPAL CLERK

Community Heritage Advisory Committee

Verbal update.

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AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
☑ Regular Meeting	Date: March 16, 2026			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

March 2, 2026

AUTHOR: Jason Smith, Senior Community Planner

SUBJECT: **Small Scale Multi-Unit Housing (SSMUH): Residential Rental Tenure Zoning and Affordable Unit Analysis**

RECOMMENDATIONS:
THAT Council receive the report titled ”Small Scale Multi-Unit Housing (SSMUH): Residential Rental Tenure Zoning and Affordable Unit Analysis” dated March 2, 2026.

REASON FOR REPORT:
At a Council Workshop on February 9, 2026, Council signalled an interest in further analysis on:

- The use of residential rental tenure zoning (RRTZ) in the context of small-scale multi-unit housing (SSMUH); and

- The economic feasibility of requiring an affordable unit in areas where up to six units of SSMUH would be permitted.

This report provides further analysis on those two topics.

BACKGROUND:
The province introduced small-scale multi-unit housing (SSMUH) through legislative changes in late 2023. In response, the District implemented changes to the Zoning Bylaw in June 2024, to permit a principal residence with a suite and coach house on most single-family lots within the District’s Urban Containment Boundary.

In November 2025, the province enacted Bill 25, amending the *Local Government Act* and requiring the implementation of SSMUH density (up to 3, 4 or 6 units) on most single-family lots, including those lots where a principal residence with a suite and coach house are currently permitted. Consequently, the province has indicated that impacted municipalities must update their Zoning Bylaws by June 30, 2026, to permit SSMUH within their Urban Containment Boundaries, subject to certain exemptions.

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 introduced the potential use of residential rental tenure zoning (RRTZ) in the context of SSMUH. Council expressed support for further analysis of RRTZ, including associated economic considerations.

Staff also presented information on the possibility of requiring one unit of affordable or special needs housing within a six-unit SSMUH development. Council expressed support for further economic analysis to assess the feasibility of this approach for the sixth unit.

Staff indicated they would report back on these analyses prior to the introduction of Zoning Bylaw amendments to implement SSMUH.

ANALYSIS:
The analysis below is organized in two sections:

1. The use of rental tenure zoning as part of the District's implementation of SSMUH.
2. The feasibility of requiring an affordable or special needs unit in six-unit SSMUH developments.

SSMUH and RRTZ

Provincial legislation does not prescribe tenure requirements for small-scale multi-unit housing (SSMUH) developments. However, provincial legislation enables local governments to apply residential rental tenure zoning (RRTZ) to SSMUH developments.

Under the *Strata Property Act*, newly constructed (i.e. previously unoccupied buildings) SSMUH developments may be stratified without approval from the Approving Officer or Council, provided they meet all applicable BC Building Code requirements for stratified units. These types of strata property are created through the deposit of a "strata plan" and creates strata lots that are individual buildings or parts of buildings. Stratification of secondary suites is however not permitted. Applications to stratify previously occupied buildings are considered by the "approval authority" (i.e. Council).

As noted above, RRTZ is a regulatory tool that may be used to establish rental tenure requirements within SSMUH developments. RRTZ could support the delivery of additional rental housing in the District, consistent with the Provincial Housing Target Order, and aligns with the District's Official Community Plan and Rental and Affordable Housing Strategy by:

- Expanding the overall supply and diversity of housing, and
- Supporting growth in the supply of new purpose-built rental housing.

RRTZ could also maintain the owner-occupancy principle that has characterized single family neighbourhoods.

Through Bill 25, the Province has signalled its intent for SSMUH to be implemented more consistently across municipalities. While the legislation does not favour ownership versus rental housing, the subsequent legislative changes in Bill 25 were designed to remove zoning

barriers and inconsistencies that may limit the viability and uptake of SSMUH. Provincial guidance notes that mandating tenure may diminish the viability of some SSMUH projects. It may also impact their ability to respond to changing community needs and market conditions. The provincial guidance further recommends that local governments monitor SSMUH zoning for a minimum of three years, assess market interest and development activity, and evaluate outcomes before considering the introduction of mandatory rental tenure requirements.

Economic Analysis

In response to Council direction, staff engaged a consultant team (Urban Systems and Waters Development Management) to assess the economic feasibility of applying rental tenure zoning in the SSMUH context. The consultant's memorandum, provided in **Attachment 1,** evaluates how different types of tenure may affect the viability of SSMUH development under current economic conditions.

The financial analysis tested five sites across the District, including:

- Three sites in areas where four-unit SSMUH would apply; and
- Two sites in areas where six-unit SSMUH would apply.

Each site was assessed to determine the financial feasibility of SSMUH development under both strata and rental tenure.

Strata Tenure: Under current market conditions (e.g. high land values, high construction costs and slowing real estate market), the analysis determined that none of the five sites could support SSMUH development as a strata development (Table 1).

Rental Tenure: Similarly, accounting for current rent levels in the District, none of the sites were financially viable for SSMUH development under rental tenure (Table 1).

The above findings were consistent across the District neighbourhoods tested and typical sizes of residential lots.

Table 1. Financial feasibility of SSMUH development under strata and rental tenure

Neighbourhood	Max. SSMUH Units	Financially viable under strata tenure?	Financially viable under rental tenure?
Boundary	6	No	No
Norgate	6	No	No
Cove Cliff	4	No	No
Carisbrooke	4	No	No
Canyon Heights	4	No	No

While the analysis indicates that SSMUH development is not currently viable for a typical developer, other circumstances may motivate property owners to pursue such projects. This may include existing owners who wish to support multi-generational housing or aging in place, or whose motivation is less focussed on economic gain. As well, it is acknowledged that market conditions will change and rental options may become more viable over time.

In summary, the financial analysis demonstrates that none of the case sites are viable for SSMUH development under either strata or rental tenure. The application of rental tenure zoning would add additional restrictions to SSMUH development. Accordingly, mandating rental tenure could further limit SSMUH uptake, although any development is expected to be very limited and incremental for either type of SSMUH tenure under current market conditions.

District Approach For RRTZ

Based on the economic analysis, staff have identified two potential approaches related to the application of rental tenure in small-scale multi-unit housing in the District:

Option 1 – No Rental Tenure Requirements

- Do not apply RRTZ requirements.
- Monitor SSMUH zoning, assessing market interest, development activity, and outcomes before considering RRTZ.

This approach provides maximum flexibility for property owners to develop SSMUH in a manner of their choosing and aligns with provincial guidance.

Option 2 – Broad Application of RRTZ

- Apply RRTZ requirements across SSMUH developments.
- This approach would support rental housing and uphold the owner-occupancy principle in single-family neighbourhoods.

This approach is likely to result in fewer SSMUH units being constructed under current market conditions.

Six-Unit SSMUH Areas and Affordable Housing Requirements

The Province has prescribed two locations within the District in which six-units SSMUH areas must be allowed: the areas are around Marine Drive and Lynn Valley Road. These areas have been identified as having sufficient transit service (frequent bus service) that could support six-unit SSMUH developments, provided that the residential lot is greater than 280 m^2(3014 sq. ft.) in area.

Through the legislation, the Province has also established provisions enabling municipalities to set conditions for one of the six units to be affordable or special needs housing. While the legislation allows for the possibility of requiring one such unit, it mandates that the level of affordability be clearly defined and that an economic analysis confirm that the requirement would not render the SSMUH development uneconomical.

Economic Analysis

In response to Council direction, staff commissioned the consultant team to evaluate the feasibility of requiring one affordable unit in six-unit SSMUH developments. The consultant's summary can be found in **Attachment 1.**

The financial analysis tested the same six-unit sites that were used for the rental tenure zoning analysis (located in the Boundary and Norgate neighbourhoods). For the analysis, an affordability target of 20% below District of North Vancouver median rents was applied. The analysis found that including one below-market unit in a six-unit SSMUH development (with rental tenure) had a significant impact on the pro forma. The six-unit SSMUH development was financially unfeasible under rental tenure conditions, and adding one below-market unit further impacted the project's lack of viability.

The analysis found that requiring the sixth unit to be affordable would render six-unit SSMUH projects financially unviable under current market conditions.

District Approach for Requiring an Affordable Unit

Market conditions make development of SSMUH challenging even at market rates, and requiring below-market rental units would further limit feasibility. The District can continue to incentivize the development of affordable and special needs housing in multifamily developments through rezoning negotiations. Rentals in the secondary market, including suites and coach houses, will also continue to be available to District residents.

The following options are available to the District with regards to requiring an affordable sixth unit in SSMUH developments.

Option 1 – No Affordable Unit Requirements in Six-Unit SSMUH Developments

- Do not require an affordable unit as part of six-unit SSMUH developments.
- Monitor SSMUH zoning, assessing market interest, development activity, and outcomes before considering requiring an affordable rental unit.

This approach provides maximum flexibility for property owners to develop SSMUH in a manner of their choosing and aligns with provincial guidance to avoid unnecessary restrictions that could limit uptake.

Option 2 – Require an Affordable Unit in six-unit SSMUH developments

- Require an affordable 6th unit in the zoning bylaw amendments necessary to implement SSMUH.
- This approach would support the provision of rental housing.

This approach is likely to result in very few SSMUH units being constructed under current market conditions.

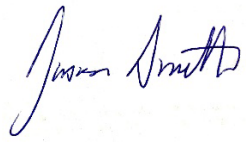
TIMING/APPROVAL PROCESS:
If Council chooses to proceed with pursuing the application of SSMUH staff will return these options to Council for further consideration.

PUBLIC INPUT:
Spring 2026 engagement specific to Bill 25 was described in the February 9, 2026, Council Workshop staff report. Engagement is proposed to be limited due to the time constraints imposed on the District by the Province.

CONCLUSION:
Based on the economic analysis undertaken, current market conditions render SSMUH development financially unviable under both strata and rental tenure models. The introduction of mandatory rental tenure zoning or a requirement for an affordable or special needs unit within six-unit SSMUH developments would further constrain feasibility.

If approved by Council, SSMUH projects might proceed under limited circumstances where property owners are motivated by other objectives such as facilitating multi-generational living or aging in place. The analysis indicates that additional regulatory requirements would present further barriers in an already challenging economic environment.

Respectfully submitted,



Jason Smith
Senior Community Planner

ATTACHMENTS:
Attachment 1: Memo - Small Scale Multi Unit Housing Rental Tenure Zoning Analysis
Attachment 2: 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 ___	❑ Real Estate ___	___
❑ Engineering Public Works ___	❑ Solicitor ___	
❑ Environment ___	❑ Transportation ___	
❑ Facilities ___	___	

MEMORANDUM

DATE: March 2, 2026

TO: Jason Smith, Senior Community Planner, District of North Vancouver

CC: Jayden Koop, Zeralynne Te (District of North Vancouver)

FROM: Jeff Waters, Jessica O'Sullivan (Waters Development Management) and Justin Barer (Urban Systems)

FILE: 1333.0079.01

SUBJECT: Small Scale Multi Unit Housing Rental Tenure Zoning Analysis

EXECUTIVE SUMMARY

- **Urban Systems and Waters Development Management completed 12 detailed case study pro forma analyses** across five representative sites in the District of North Vancouver, to assess the feasibility of small-scale multi-unit housing (SSMUH) under strata and rental tenures, including scenarios requiring a sixth below-market rental unit in 6-plex areas. The analysis applies tenure-appropriate viability metrics, including profit-on-cost and debt service coverage ratio (DSCR) for rental projects.
- **At currently achievable market pricing, neither strata nor rental SSMUH development is shown to be financially viable, based on average input costs, and accounting for current land costs.** Strata scenarios generate negative profit-on-cost outcomes, while rental scenarios fail to meet minimum lender DSCR thresholds and are therefore not financeable under conventional lending conditions. Occasional exceptions may be found in the marketplace where unique paths to viability are found.
- **Requiring one unit in a 6-plex rental project to be rented at 20% below District median rents materially worsens feasibility**, resulting in a ten to twelve percentage point reduction in profit-on-cost and further declines in DSCR. None of the below-market scenarios tested meet standard viability or financeability thresholds.
- **Land value is a critical determinant of feasibility at the SSMUH scale.** Even when land acquisition costs are excluded, to reflect a hypothetical homeowner-led redevelopment, 6-plex rental projects only approach viability and generate relatively modest net cash flow, raising fundamental questions about why an owner would pursue redevelopment rather than sell the property at its highest-and-best-use market value. There may be conditions under which this is an attractive avenue for some homeowners, but it is unlikely to be the norm.
- **Given the sensitivity of SSMUH economics, the constraints of current lending practices, and the risk that rental-only zoning would further reduce project uptake**, the analysis finds that blanket rental tenure zoning is likely to narrow the already limited set of feasible projects and reduce housing delivery. A tenure-neutral zoning framework, coupled with periodic reassessment of affordable housing contribution requirements, is recommended to support incremental housing supply.

1.0 INTRODUCTION

Urban Systems, in partnership with Waters Development Management, have prepared pro forma financial analyses for the District of North Vancouver to inform the District's exploration of small-scale multi-unit housing (SSMUH) policy directions. Specifically, the District requested the completion of financial feasibility analysis to explore the feasibility of rental tenure zoning (RTZ) for 4- and 6-plex development, and within the latter, the feasibility and impact of requiring a 6th unit at below-market rental rates.

2.0 APPROACH

2.1 CASE STUDY PRO FORMA ANALYSIS

A total of twelve (12) case study pro formas were completed, looking at SSMUH development on five case study sites across two tenure scenarios (rental vs. condo strata). For two rental pro formas prepared in areas that would be eligible for 6-plex construction, additional scenarios were prepared looking at a 6th unit built and valued at below-market rental rates. Each pro forma prepared under strata tenure solves for project profit-on-cost. Each pro forma prepared under rental tenure solves for both project profit-on-cost and ongoing debt-service-coverage ratio (DSCR).[1]

A pro forma is deemed 'viable' if it can meet the following criteria:

- For strata tenure: achieve a minimum 15% profit-on-cost
- For rental tenure: achieve a minimum 10% profit on cost, and a DSCR of 1.2

2.2 CASE STUDY SITE SELECTION

Five case study sites were selected for testing, with selection undertaken by District staff. The case study sites are representative of higher probability redevelopment parcels in different neighbourhoods, where existing structures on the parcels are fully depreciated. Each development pro forma assumes typical costs for demolition of these structures. The case study sites include 2 sites in 6-plex eligible areas located around Lynn Valley and Lionsgate/Marine Drive.

[1] Debt service coverage ratio (DSCR) measures a project's ability to service its debt from operating cash flow. In a rental multiplex pro forma, it is calculated as the net operating income (NOI) divided by the annual debt service and indicates how many times NOI covers required loan payments. A DSCR above 1.0 means the project generates sufficient cash flow to meet debt obligations, while lenders typically require a minimum DSCR of 1.2 to provide a buffer against income volatility and cost overruns.

Table 1: Case Study

Neighbourhood	Max. Units	Lot Size (sq m)
Lynn Valley (Boundary)	6	637 sq m
Norgate	6	599 sq m
Cove Cliff	4	666 sq m
Upper Lonsdale (Carisbrooke)	4	654 sq m
Canyon Heights	4	804 sq m

2.3 MARKET RESEARCH

Research on potential market-supportable revenues for 4- and 6-plex developments relied upon a variety of data sources, including data from Zonda (NHS Live), CMHC, and the Greater Vancouver Real Estate Board (as accessed through Zealty). As there is no available information for plex-style development in the District, achievable pricing information (for-sale and for-rent) was based on data for townhouses and a large apartment. Specifically, consideration was given to:

- Current asking rents for new multi-family (apartment and townhouse) developments in the District of North Vancouver (4 developments)
- Sale prices for recently sold townhouse units in District of North Vancouver (4 developments)
- Current asking prices for new townhouses in District of North Vancouver (4 developments)
- CMHC rental survey average rents for vacant 2 and 3+ bedroom units in District of North Vancouver.

Research on development costs draw upon Waters Development Management's ongoing active project work and industry expertise, plus published data from Altus.

2.3.1 Achievable Unit Pricing

Based on available market data and our understanding of market trends, the following unit size and pricing assumptions were made for pro forma scenarios testing strata and rental development (see Tables 2 and 3 below).

We assume pricing variability to be similar across different neighbourhoods in the District for this product type at the current pro forma level of granularity. As a new product type, the available comparable projects are extremely limited, and we do not believe there to be significant sub-area price sensitivity for this product type in the District.

Table 2: Strata Scenarios: Unit Size and Pricing Assumptions

Unit Type	Unit Size (sf)	Per-square foot (PSF) Sale Price	Unit Sale Price
Two-bedroom	850 sf	$1050	$892,500
Three-bedroom	1075 sf	$1000	$1,075,000

Table 3: Rental Scenarios: Unit Size and Pricing Assumptions

Unit Type	Unit Size (sf)	PSF Rental Rate	Unit Monthly Rent	Unit Values
Two-bedroom	850 sf	$4.50	$3,825.00	$ 1,062,257.14
Three-bedroom	1075 sf	$4.40	$4,730.00	$ 1,313,588.57

Rental units are valued based on their projected cash flow at completion and stabilized occupancy. This is done by calculating the net operating income (gross revenues, less operating costs and vacancy allowance) and dividing that value by a market capitalization (cap) rate. The market cap rate represents the return an investor would expect from a rental property based on its risk and market conditions and is used to convert a project's stabilized operating income into an estimate of value.

For this analysis, the following assumptions have been made to arrive at unit values:

- Operational costs: 20% of gross revenue
- Vacancy: 1% of gross revenue
- Debt Servicing: 5% interest with 25-year amortization
- Cap Rate: 3.5%

2.3.2 Cost Assumptions

Each pro forma evaluates project viability after accounting for a detailed line-by-line breakdown of typical development costs. A summary of these costs can be found below.

2.3.2.1 Hard Costs

- Rental – hard construction cost per square foot: $400
- Strata – hard construction cost per square foot: $425 (assume slightly higher spec of construction versus rental)
- Demolition (one existing building, minor remediation): $80,000
- PMT & Rainwater Tank: $50,000
- Offsite and Servicing Expenses (minor repair/refinishing): $100,000

- Landscaping: $20,000

2.3.2.2 Soft Costs + Municipal Fees + Financing

- Architect: 3% of Construction Cost (per AIBC recommended fee pricing)
- Other Consultants: approximately 3% of construction costs
- Municipal Permit Fees: set per DNV fees and charges bylaw (as of February 2026). Assumes no rezoning or OCP amendment, and includes fees for DP and BP.
- Municipal & Regional DCCs and ACC, current as of February 2026. This includes DNV DCC and ACC, Metro Vancouver DCC, Translink DCC, and School Site Acquisition Fee.
- Legal Fees, Property Tax, Insurance, Connection Fees all captured based on typical costs
- Management Fees: construction management at 10% of hard costs, and development management at 5% of total costs.
- Sales & Marketing Costs: Rental tenure has minimal marketing allowance. Strata tenure includes sales commission at 2.5% of total revenue, and Disclosure Statement costs.
- Financing Costs
  - Assumes current financing terms available through traditional lenders[2]
  - CMHC rental housing funding is not currently applicable at the SSMUH scale
  - Land financing at 5.5% interest rate, construction financing at 6.5%.

[2] Traditional lenders are banks and credit unions. Traditional financing relies on strong credit, developer liquidity, and past performance history. As such, this is often unavailable to smaller-scale or amateur "owner-developers". Alternative financing may be found via private lenders, which will typically come with higher interest rates (prime + 3% or greater).

3.0 FINDINGS

3.1 STRATA TENURE PRO FORMAS

A total of five (5) pro formas were prepared where each unit was valued based on likely maximum achievable market pricing (strata), less typical realtor commissions. Results are shown in Table 5. At current market pricing, strata SSMUH is not shown to be achievable for a typical developer.

Table 4:Strata Scenarios: Profit on Cost Results

No. Units	Saleable Floor Area (sq.ft.)	Floor Space Ratio (FSR)	Return on Cost (%)
6	5,771	0.84	-10%
6	5,546	0.86	-9%
4	5343	0.75	4%
4	5,372	0.76	-4%
4	6260	0.72	3%

3.2 RENTAL TENURE PRO FORMAS

A total of five (5) pro formas were prepared where each unit was valued based on its anticipated net operating income. Results are shown in Table 6. At currently achievable rents, valued at a supportable market cap rate (after accounting for operating costs and vacancy), rental tenure SSMUH is shown to be unviable. While profit-on-cost in 6-plex scenarios is positive (and potentially sufficient for some), neither of these scenarios yields a DSCR at or above 1.2 and would therefore not be financeable from any major lender.

Table 5: Rental Scenarios: Profit on Cost and DSCR Achieved

No. Units	Rentable Floor Area	FSR	Return on Cost (%)	DSCR*
6	5,771	0.84	10%	0.84
6	5,546	0.86	8%	0.82
4	5,343	0.75	1%	0.77
4	5,372	0.76	1%	0.77
4	6,260	0.72	9%	0.83

*DSCR calculated in the first stabilized year of operations

3.3 RENTAL TENURE WITH 6TH UNIT AFFORDABLE PRO FORMAS

Finally, two (2) pro formas were prepared looking at the 6-plex rental scenarios, in which one unit of formerly market housing is instead built (and valued) based on below-market rental rates (at rental rates identified by the District). This has a significant pro forma impact, resulting in a downward swing in profit-on-cost, and further downward movement in the DSCR.

The pro forma assumes that one 2-bedroom unit would be rented at 20% below the District median rents (per CMHC 2025 rental market data), resulting in rents of $2,204 per monthly, or approximately $2.60 per square foot per month.

Table 6: Rental Scenarios with 6th Unit at Below Market Rents: Profit on Cost and DSCR Achieved

No. Units	Rentable GFA	FSR	Return on Cost (%)	DSCR
6	5,771	0.84	-2%	0.75
6	5,546	0.86	0%	0.77

3.4 INTERPRETING CASE STUDY PRO FORMA RESULTS

The findings presented above, showing that case study pro formas do not meet standard viability or financeability thresholds, does not imply that SSMUH will never be delivered in the District. Case study pro forma analysis is intentionally designed to test *typical* or *average* conditions, using standardized assumptions for land values, construction costs, financing terms, and achievable revenues. Its purpose is to assess whether a policy framework is broadly supportive of development under prevailing market conditions, not to predict outcomes for every individual site or proponent.

In practice, some SSMUH projects may proceed despite average case study results showing non-viability. This can occur where site-specific conditions differ materially from the assumptions tested, such as lower-than-average land acquisition costs, more efficient construction approaches, access to lower-cost or patient capital, or above-average achievable rents or sales prices. Similarly, some projects may be undertaken by homeowners or small builders motivated by non-financial objectives (e.g., multi-generational housing, long-term asset holding, or neighbourhood attachment), who may accept lower returns than those assumed for a typical for-profit developer.

While excluding land acquisition costs may improve pro forma metrics in a hypothetical homeowner-led redevelopment scenario, land is not a zero-cost input; rather, it functions as the owner's equity contribution and is underwritten at its current market value. Even where a property was acquired decades ago, the owner is effectively deploying capital equal to the site's present market value, and must compare redevelopment returns to the alternative of selling at prevailing prices. For redevelopment to be economically rational, the risk-adjusted return must exceed that

resale opportunity, not merely produce positive cash flow when historic land basis is ignored. Attributing zero land cost therefore does not demonstrate broad market viability, but instead reflects a construction-only feasibility test that does not reflect the true economic decision facing a typical longstanding owner.

In sum, case study pro formas are used to understand whether a policy framework can reasonably be expected to support consistent and scalable housing delivery across the municipality, with typical input considerations. When results show that projects are generally not viable under average assumptions, it signals that development will likely be limited to atypical circumstances, niche proponents, or favourable sites, rather than occurring at a level sufficient to materially contribute to housing supply. As such, the analysis provides insight into the overall likelihood and pace of uptake, while acknowledging that individual projects may still proceed under the right conditions.

4.0 DISCUSSION AND RECOMMENDATIONS

The pro forma work presented above was designed to test whether SSMUH is deliverable under different tenure conditions, from the perspective of a typical for-profit developer. Using five representative sites, the analysis compares strata and rental scenarios, applying tenure-appropriate viability criteria (profit-on-cost for strata; profit-on-cost and DSCR for rental). This provides a basis to assess how rental tenure zoning (and a below-market sixth unit requirement in 6-plex areas) would affect the likelihood of projects proceeding. **None of the case studies were found to be viable.**

The six-unit rental scenario has a stronger profit on cost than the six-unit strata scenario which reflects the different valuation mechanisms. Rental buildings are valued based on their ongoing net income divided by a market cap rate, which effectively applies a long-term income multiple to the project and can produce a higher overall value. In contrast, strata developments are valued based on total unit sales minus all development costs at current rates. The rental valuation captures the long-term income stream in a single capitalized figure, while the strata model reflects a one-time sales outcome with explicit profit and risk allowances. As a result, rental projects can show stronger “profit on cost” on paper, even though the underlying economics and risk profiles differ. In any case, neither strata nor rental scenarios show a strong enough profit-on-cost to meet a minimum threshold for viability.

A rental project may show a positive profit when valued using stabilized income divided by a cap rate but still fail to meet lender debt service coverage requirements. This occurs because lenders underwrite based on actual cash flow available during the early years of operation, using stressed interest rates and minimum coverage ratios, whereas the valuation assumes long-term stabilized performance and does not reflect near-term financing constraints.

A key variable for these pro formas is the land cost, which is driven by the assessed value of the land with a single-detached home. If land acquisition costs are excluded (reflecting a homeowner

redeveloping their own property), a 6-plex rental pro forma approaches viability, achieving a year-one DSCR of 1.1.[3] However, with annual project net cash flow of $22,100 in the highest instance, assuming full occupancy of all six units, this outcome raises a fundamental economic question: which owner would pursue a rental strategy when the property could alternatively be sold for upwards of $1.6 million with no meaningful (or any) investment?

We see the economics of redevelopment, relative to the value of a single detached home, impacting the uptake of SSMUH across the province. Anecdotally, the primary motivation for homeowner-led redevelopment involves multi-generational living, aging in place, and a strong connection to the neighbourhood. Sophisticated private developers in some municipalities are leveraging construction technologies to reduce hard costs while identifying sites with relatively lower land values. Municipalities with strong policy levers designed to encourage SSMUH construction, such as straight-to-BP permitting and fee-waivers, also have a significant impact on the market uptake of redevelopment.

Generally, the economics at the SSMUH scale are sensitive to relatively minor changes in costs. This increases the risk from the lender side, which is impacting the ease in financiability of these sites. At the time when the Province published its SSMUH policy direction, it was anticipated that single family homeowners would be able to leverage the equity in their home to undertake development. However, as the market has evolved, both alternative and traditional lenders are requiring demonstration of significant liquidity (i.e., cash, or assets that can readily be made liquid) in addition to property equity, meaning that the potential developer typically needs to be able to show cash equal to the build-out value to receive financing. This places a significant barrier to homeowner-led redevelopment.

At a high-level, the blanket application of rental tenure zoning for the SSMUH zones in the DNV would further narrow the already-small set of feasible projects, which is likely to translate into fewer SSMUH projects delivered, in turn reducing the future capacity for housing supply within the District. The application of rental-tenure-only zoning could put a downward pressure on land values if the zoning policy made existing single-family homes non-compliant, thus reducing resale value by forcing the construction of 4+ units rather than the construction or major renovation of single-family homes.

Assuming that SSMUH rental tenure zoning does not render existing homes non-compliant and does not restrict the construction of a new single-detached dwelling, it is unlikely to materially

[3] Note that for a homeowner-led development, the DSCR is the metric of greatest importance as failure to achieve a sufficiently high DSCR would mean inability to secure construction financing.

reduce underlying property values. The continued as-of-right ability to develop a single-detached home effectively establishes a pricing “floor” for the land.

Under such a framework, the financial viability of SSMUH projects at scale would depend on sustained increases in regional rental rates, potentially reinforced by a reduction in redevelopment activity attributable to the rental tenure requirement. In this respect, rental tenure zoning operates as an implicit reliance on future rent growth: the feasibility gap is not absorbed through lower land values or reduced construction costs, but instead through **higher rents borne by renters in the broader market,** which ultimately enable the rental-only format to be financeable.

Given the broader economic and housing context, we strongly recommend tenure-neutral zoning for SSMUH zones with direction to revisit the affordable housing contribution viability on an annual basis.

Sincerely,

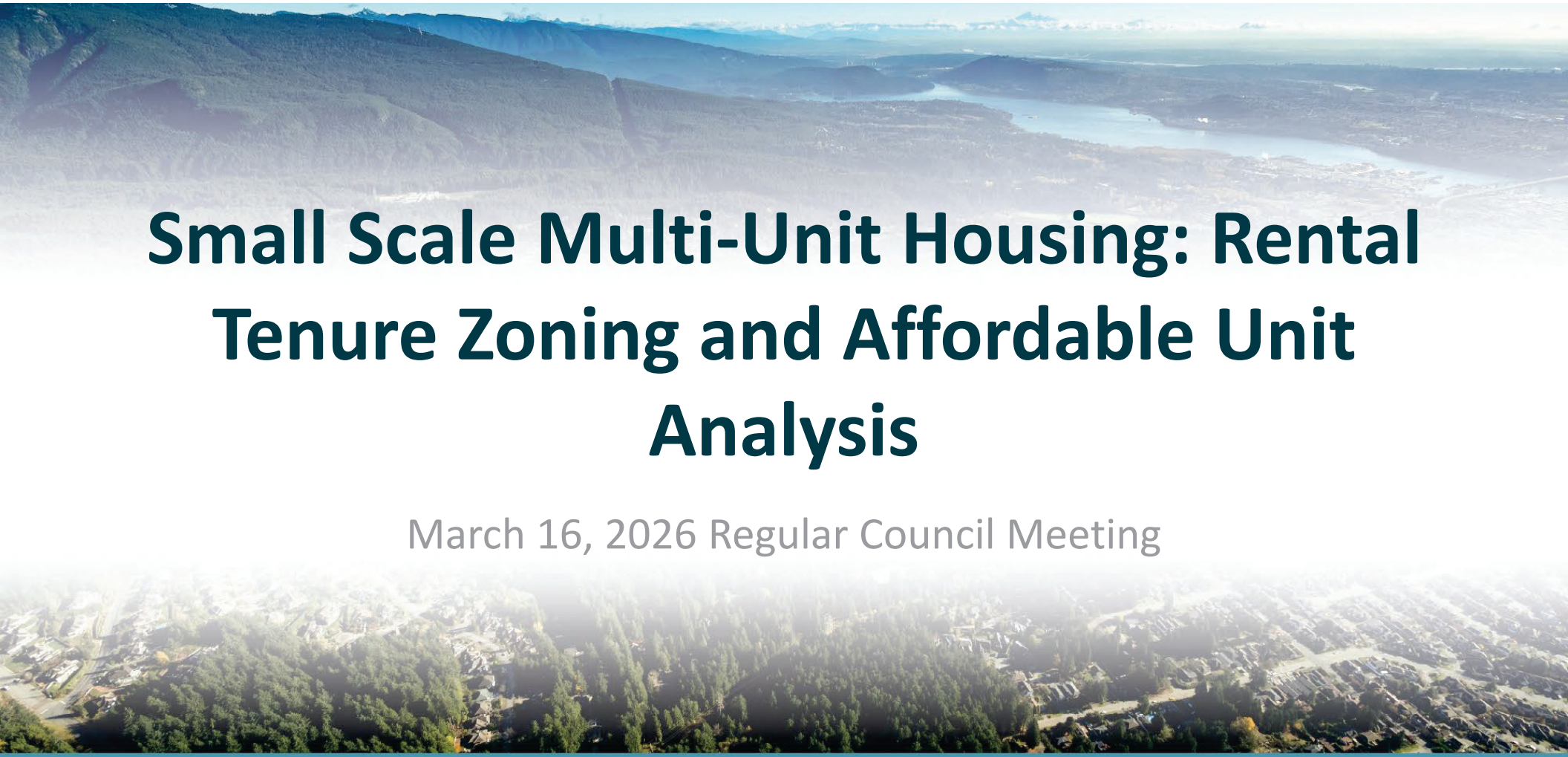
URBAN SYSTEMS LTD, and WATERS DEVELOPMENT MANAGEMENT



Justin Barer	Jeff Waters	Jessica O’Sullivan
Lead – Land Economics	Principal	Sr. Development Manager

/JB, JW, JO

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Small Scale Multi-Unit Housing: Rental Tenure Zoning and Affordable Unit Analysis

March 16, 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

DISTRICT OF NORTH VANCOUVER

February 9, 2026 Council Workshop

Council supported further analysis on:

- Using residential rental tenure zoning in the context of SSMUH
- Economic feasibility of requiring one affordable unit in 6-unit SSMUH areas

SSMUH & RRTZ Economic Analysis

Testing Conditions

- 5 sites across the District
- Financial feasibility of SSMUH development

Results

- SSMUH development not viable under strata **OR** rental tenure

6-unit SSMUH & Affordable Housing Economic Analysis

Testing Conditions

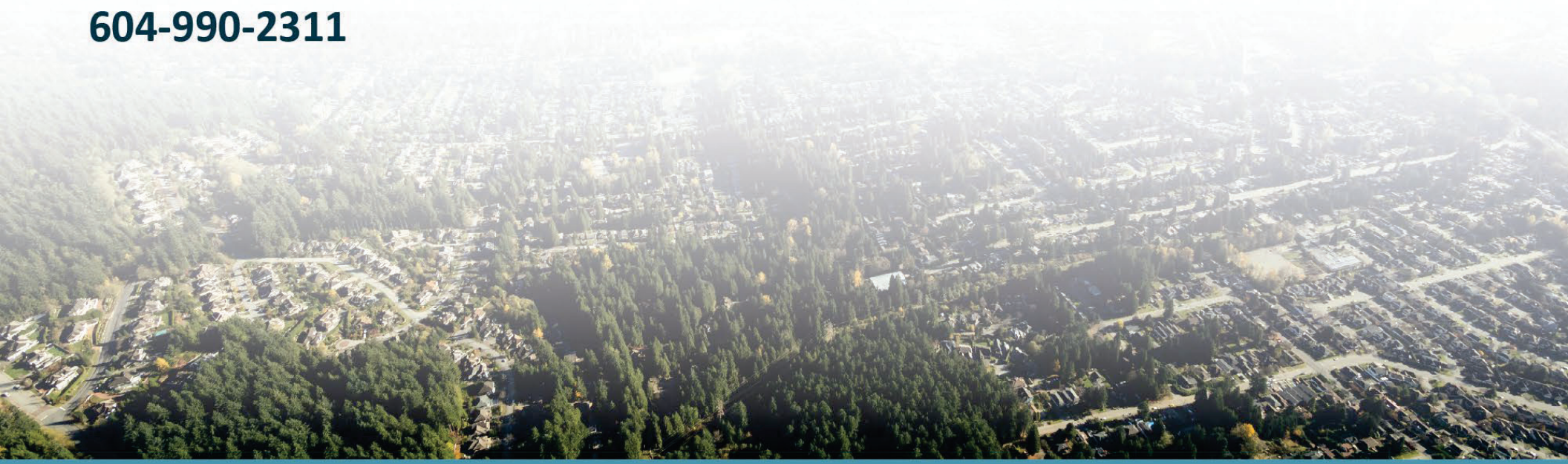
- Two 6-unit sites
- Financial feasibility of requiring one below-market

Results

- Requiring one below-market unit was not viable

355 West Queens Road
North Vancouver, BC
V7N 4N5

604-990-2311



DISTRICT OF NORTH VANCOUVER

AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
❒ Regular Meeting	Date:			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

March 3, 2026

AUTHOR: Councillor Herman Mah

SUBJECT: **BC Rent Bank – Letter of Support**

RECOMMENDATION:
THAT the Mayor, on behalf of Council, sends a letter to Premier Eby and Christine Boyle, Minister of Housing & Municipal Affairs, advocating for continued support of funding for BC Rent Bank.

REASON FOR REPORT:
This report provides an update to Council on the BC Rent Bank and seeks authorization to send the Premier and Housing Minister a letter advocating for continued funding.

SUMMARY:
The BC Rent Bank was established in 2019 to provide a range of services to support renters in British Columbia. The BC Rent Bank provides no-interest loans to low-to-moderate income renters who are at risk of eviction or utility disconnection due to temporary shortage of funds. People who borrow from the BC Rent Bank are expected to repay the loans. The BC Rent Bank can also provide first month's rent and security deposits if current housing is deemed unsafe or it if becomes necessary to move to different housing for other reasons. It is a program that has been generously funded for over six years by the Provincial Government, Vancity Community Foundation and private donors; however, an extension in funding was not directly mentioned in the recent provincial budget so, without a renewed commitment by the Province, current funding could expire at the end of March 2026[1]. The BC Rent Bank services are delivered on the North Shore by the Harvest Project, one of 19 community rent banks across the province.

BACKGROUND:

Since its inception in 2019[2], the BC Rent Bank provided a total of over $11 million in financial assistance directly to renters, including:

- 7,200 households supported to avoid eviction or essential utility disconnection;
- 15,345 people kept housed
- 23,800 additional supports offered to individuals

[1] Funding Update Following B.C. Budget 2026 - BC Rent Bank
[2] BC Rent Bank

Supports provided by the BC Rent Bank include the following:

- Financial assistance: no-interest loans (which are expected to be repaid) for rent arrears, move-in costs and essential utilities like gas and hydro;
- Eviction prevention: services to help renters maintain their housing when times get tough;
- Housing stability: support to help renters through unexpected challenges that put their housing at risk;
- Community support: Connections to other services such as financial literacy, debt relief, government benefits and housing supports; and
- Referrals: support for physical, mental and emotional well-being.

  These services provided by the BC Rent Bank aim to alleviate stress and ensure people have a plan to "*get back on their feet*" and maintain their housing.

DNV does not directly provide funding to the BC Rent Bank. DNV does provide funding to Harvest Project for its Client Care Program, which supports individuals facing challenging life circumstances. BC Rent Bank has been generously funded by the Provincial Government, Vancity Community Foundation and private donors. Approximately 50% of the BC Rent Bank's funding has historically been provided from the Province. The current funding is set to expire at the end of March 2026 and community groups have been advocating with the Provincial Government to continue funding this critical program that helps to keep people housed.

North Shore-specific information provided by Harvest Project[3]:

- 960 North Shore residents have been kept from homelessness since Harvest Project started the North Shore Rent Bank operations in 2019;
- Total of $737,797 has been issued in loans or grants since 2019;
- In year ending April 30, 2026, Harvest Project is on track to issue $107,000 in 58 loans, with an average of $1,845 for each loan;
- If funding from the Province, Vancity Community Foundation and private donors is available for the next fiscal year, Harvest Project is forecasting to issue $172,800 in 72 loans, with an average of $2,400 for each loan; and
- Harvest Project's loan pay-back ration is 85%, which is the highest among the 19 BC Rent Banks.

  North Shore Rent Bank clients live in houses, basement suites or apartments from Deep Cove to Horseshoe Bay. The largest client cohort consists of families with one or two parents and dependents (children and/or adult family members). They may be long-time residents or more recent arrivals on the North Shore who are now struggling to sustain a rental accommodation through financial strains, job-loses, illnesses and other family trauma, sometimes occurring concurrently. No-interest Rent Bank loans are a vital alternative to "payday loans" and other secondary-market, high interest loans, especially for people with limited financial resources or experience unexpected financial challenges.

[3] Rent Bank - Harvest Project

The maximum loan amount through the program is $2,500 for an individual and $3,500 for a family. Applicants must meet minimal loan-qualifications and repayment requirements. Eligibility criteria include:

- 19 years of age or older
- North Shore resident
- Canadian citizen, landed immigrant, permanent resident, refugee claimant or a temporary foreign worker
- Income level does not exceed BC Housing's housing affordability limits
- Must have income sufficient to pay back the loan as well cover other living expenses
- Does not have excessive outstanding debts or undischarged bankruptcies
- Demonstrate a *temporary* financial need or crisis.

Conclusion:
DNV has collaborated with the Provincial Government and non-profit housing societies to provide supportive and affordable housing in the District. The services offered by the BC Rent Bank, especially the one operated by Harvest Project, are very much consistent with District policies to provide housing and to keep individuals housed in our community. Ensuring that the BC Rent Bank continues, especially during the current challenging financial times, will assist those who are precariously housed from becoming homeless in the District.

Options:
1.) THAT the Mayor, on behalf of Council, sends a letter to Premier Eby and Christine Boyle, Minister of Housing & Municipal Affairs advocating for continued support of funding for BC Rent Bank.

2.) THAT no further action is taken.

Respectfully submitted,

Herman Mah
Councillor

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	___		