AGENDA

REGULAR MEETING OF COUNCIL

Monday, May 25, 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

www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

DISTRICT OF NORTH VANCOUVER

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

REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, May 25, 2026
Council Chambers, Municipal Hall,
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 8779 – OCP Amendment 1246-1268 Lynn Valley Road and 3050-3174 Baird Road
- Bylaw 8780 – Rezoning 1246-1268 Lynn Valley Road and 3050-3174 Baird Road

1. ADOPTION OF THE AGENDA

1.1. May 25, 2026 Regular Meeting Agenda

Recommendation:
THAT the agenda for the May 25, 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. March 16, 2026 Regular Council Meeting **p.11-20**

Recommendation:
THAT the minutes of the March 16, 2026 Regular Council Meeting are adopted.

2.2. April 14, 2026 Public Hearing **p.21-60**

Recommendation:
THAT the minutes of the April 14, 2026 Public Hearing are received.

2.3. April 27, 2026 Regular Council Meeting **p.61-67**

Recommendation:
THAT the minutes of the April 27, 2026 Regular Council Meeting are adopted.

3. PUBLIC INPUT

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

4. RECOGNITIONS

5. DELEGATIONS

5.1. North Shore Young Civic Forum **p.71-102**
Re: North Shore Young Civic Forum Cohort 5.0

Application Form
Attachment 1: Presentation
Attachment 2: Youth Engagement Summary
Attachment 3: Food Forest Infographic

6. RELEASE OF CLOSED MEETING DECISIONS

6.1 May 4, 2026 Closed Special Council Meeting

6.1.1 Advisory Oversight Committee Recommendations

Advisory Design Panel

THAT Nancy Paul is appointed to the Advisory Design Panel for a term ending December 31, 2026.

THAT Adam Gruchala is appointed to the Advisory Design Panel with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

North Shore Accessibility Advisory Committee

THAT Nashila Premji is appointed to the North Shore Accessibility Advisory Committee (NSAAC) for 2 years with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

North Vancouver Museum and Archives Commission

THAT the appointment of Daniel Schuss to the North Vancouver Museum and Archives Commission is rescinded;

AND THAT Charlene Grant is appointed to the North Vancouver Museum and Archives Commission for the remainder of a three-year term ending December 31, 2029;

AND THAT this resolution is released to the public.

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. Community Opinion on Consumer Fireworks Prohibition **p.105-107**
File No.

Report: Councillor Jim Hanson, April 21, 2026

Recommendation:
THAT, pursuant to section 83 of the *Community Charter*, Council seek community opinion regarding the prohibition of the retail sale, possession and use of consumer fireworks and smoke-generating pyrotechnic devices in the District of North Vancouver;

AND THAT such community opinion be obtained in conjunction with the October 17, 2026 general local election;

AND THAT the results of this process be non-binding on Council;

AND THAT staff be directed to report back to Council with proposed wording for a community opinion question to determine elector support for this prohibition.

8.2. Bylaw 8778 Reconsideration: 100 Amherst Avenue – ("Chemtrade") **p.109-121**
File No.

Report: Corporate Officer, May 7, 2026
Attachment 1: Letter from Chemtrade to Mayor Little, dated Apil 29, 2026
Attachment 2: Bylaw 8778

Recommendation:
THAT Council reconsider the following resolution from the April 13, 2026, Regular meeting:

THAT "District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)" is given no further Readings and is abandoned at First Reading.

8.3. Rezoning Bylaw 8732 for a 21-Unit Townhouse Development at 3712–3718 Edgemont Boulevard **p.123-132**
File No. 08.3060.20/020.24

Report: Deputy Corporate Officer, May 11, 2026
Attachment 1: Bylaw 8732

Recommendation:
THAT "District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8732)" is ADOPTED.

8.4. Development Permit 20.24 – 3712-3718 Edgemont Boulevard **p.133-193**
File No. 08.3060.20/020.24

Report: Development Planner, May 5, 2026
Attachment 1: Development Permit 20.24

Recommendation:
THAT Development Permit 20.24 to allow for a 21-unit townhouse development at 3712 - 3718 Edgemont Boulevard is ISSUED.

8.5. Development Permit 107.17 – 1135 to 1147 Ridgewood Drive and 3288 Brookridge Drive **p.195-242**
File No. 08.3060.20/107.17

Report: Development Planner, May 7, 2026
Attachment 1: Development Permit 107.17

Recommendation:
THAT Development Permit 107.17 to allow for the construction of a 12-unit townhouse development at 1135-1147 Ridgewood Drive and 3288 Brookridge Drive is ISSUED.

8.6. Bylaws 8779, 8780, and 8782 – OCP Amendment, Rezoning and Housing Agreement for a Mixed-Use Development at 1246-1268 Lynn Valley Road & 3050-3174 Baird Road ("Lynn Valley Mall" and "Draycott Gardens") **p.243-322**
File No. 08.3060.20/020.25

Report: Development Planner, May 5, 2026
Attachment 1: Bylaw 8779
Attachment 2: Bylaw 8780
Attachment 3: Bylaw 8782
Attachment 4: April 14, 2026 Public Hearing Minutes

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

AND THAT "District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Housing Agreement Bylaw 8782, 2026 (1246-1268 Lynn Valley Road)" is given FIRST, SECOND and THIRD Readings.

8.7. Amendments to the General Local Election Bylaw and Street and Traffic Bylaw regarding Election Campaign Signs **p.323-379**
File No.

Report: Director – Legislative Services, May 11, 2026
Attachment 1: Bylaw 8783
Attachment 2: Bylaw 6876
Attachment 3: Bylaw 7125

Recommendation:
THAT "Bylaw 8783 Amendments to General Local Election Related Sections in Bylaws 6876 and 7125, 2026" is given FIRST, SECOND and THIRD Readings.

8.8. Playground Funding Request: Sherwood Park Elementary School **p.381-396**
File No. CAPPARKS-313193949-35315

Report: Section Manager – Parks Planning, Design and Construction, May 11, 2026
Attachment 1: Playground Development on School Grounds Policy
Attachment 2: Sherwood Park Elementary School Playground Renewal Funding Request (Including Letter of support from School District, Quote and Plan View and Renderings)

Recommendation:
THAT Council approve a contribution in the amount of $15,000 towards the renewal of the playground at Sherwood Park Elementary School, to be funded from Council's Operating Contingency.

AND THAT staff bring forward a report for Council's consideration with a review and options for updating the Playground Development on School Grounds Policy.

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

9.4. Metro Vancouver Committee Appointees

10. ADJOURNMENT

Recommendation:
THAT the May 25, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

MINUTES

THIS PAGE LEFT BLANK INTENTIONALLY

DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:07 p.m. on Monday, March 16, 2026 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Absent: Councillor Lisa Muri

Staff: Mike Fox, Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Peter Cohen, General Manager – Engineering Infrastructure Services
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Janine Ryder, Manager – Real Estate and Properties
Zeralynne Te, Manager – Community Planning
Yan Zeng, Manager – Development Planning
Bill Duval, Municipal Solicitor
Jason Smith, Senior Community Planner
Mackenzie Stonehocker, Development Planner
Kevin Zhang, Senior Development Planner
Kaitlin Hebron, Confidential Council Clerk
Mina Sami, Planning Assistant – Development Planning
Jillian Holden, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. March 16, 2026 Regular Meeting Agenda

MOVED by Councillor FORBES
SECONDED by Councillor MAH
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.

CARRIED

2. ADOPTION OF MINUTES

2.1. February 17, 2026 Public Hearing

MOVED by Councillor BACK
SECONDED by Councillor FORBES
THAT the minutes of the February 17, 2026 Public Hearing are received.

CARRIED

3. PUBLIC INPUT

3.1. Nadine Frankowski:

- Spoke regarding item 8.2;
- Expressed concerns about increasing density to over 397 apartment units;
- Questioned whether existing infrastructure can support this level of growth;
- Highlighted concerns regarding traffic congestion and access to healthcare and other core services;
- Noted the impact on current residents;
- Stated family friendly housing is becoming increasingly rare and difficult to replace;
- Expressed concern about the loss of townhomes in Lynn Valley;
- Referenced trends such as declining birth rates and the need to retain young families;
- Expressed concerns around social equity and avoiding segregation;
- Expressed concerns regarding the displacement of tenants, including potential relocation near busy roads; and,
- Suggested a more balanced approach to growth.

3.2. Joanna Lasoka:

- Spoke regarding item 8.2;
- Questioned the appropriate level of density for a 3.5-acre site;
- Queried whether a 6-storey building is excessive given current zoning permits 4-storeys;
- Noted the site currently contains 32 units;
- Opined the proposal goes far beyond reasonable growth for the area;
- Raised issues related to parking, greenspace, and overall neighbourhood livability;
- Expressed concerns with how the staff report presents the proposal;
- Acknowledged positive planning concepts but cautioned against language that may obscure key concerns about scale and fit;
- Opined that growth should be balanced and thoughtful in relation to the land;
- Stated that planning decisions have lasting, generational impacts; and,
- Requested reconsideration of the proposed height and density.

3.3. Hazen Colbert

In response to a Point of Order, the Mayor ruled that Mr. Colbert's conduct was in breach of the Improper Conduct at a Council Meeting Policy, and ruled that Mr. Colbert was not permitted to address Council during Public Input.

3.4. Joe Warawa:

- Spoke regarding item 8.2;
- Commented on the new proposal submitted by Polygon;
- Expressed concerns regarding walkway access in the latest design;
- Noted previous understanding that there would be no walkway connecting to the residential lane;
- Expressed concerns regarding fairway and private access connections;
- Requested clarification on these changes;
- Highlighted concerns regarding congestion, particularly around Ross Road and Baird Road;
- Expressed concerns regarding the interpretation and presentation of supporting information;
- Questioned how traffic volumes were measured within specific time periods; and,
- Opined that data collection did not occur during peak hours.

3.5. Ursula Warawa:

- Spoke regarding item 8.2;
- Noted she lives in close proximity to the proposal;
- Expressed concerns about increased parking demand being absorbed on their street;
- Opined communication has been insufficient given the scale of the proposed development; and,
- Highlighted potential impacts on local businesses, rental housing, and the broader community.

3.6. Joanne Angus:

- Spoke regarding item 8.2;
- Noted she lives in close proximity to the proposal;
- Raised concerns about families being asked to downsize;
- Referenced redevelopment of apartments purchased by Polygon;
- Acknowledged broader goals of increasing housing supply and supporting future growth;
- Highlighted impacts on current tenants;
- Noted tenants are being asked to pay similar rent for significantly reduced living space;
- Expressed concern about relocation along Lynn Valley Road as it is a busy corridor;
- Emphasized traffic congestion as a significant ongoing concern; and,

- Stated that redevelopment projects should reflect the true intent of housing policy and community well being.

3.7. John Lesow:

- Stated he is a board member of the Edgemont Community Association;
- Noted he is reviewing the files related to the association; and,
- Expressed the need for a new community association representing Edgemont and the Upper Capilano area.

3.8. Barbara Marshall:

- Spoke regarding item 8.2;
- Noted she lives in close proximity to the proposal;
- Expressed concern that Buildings 2 and 3 in the proposal could potentially cast a shadow over Harold Road;
- Raised safety concerns about residents accessing Lynn Valley Road via Ross Road; and,
- Noted that the crossing at Ross Road is not safe for pedestrians.

4. RECOGNITIONS

Nil

5. DELEGATIONS

Nil

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

File No.

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

6.1.2. North Vancouver Museum and Archives

File No.

At the January 27, 2014, special closed meeting, Council provided direction to staff to commit to the current level of funding for the Museum and Archives, adjusted for inflation.

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

Councillor MAH left the meeting at 7:34 p.m. and returned at 7:36 p.m.

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

File No. 08.3060.00/006.000

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON
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.

CARRIED
Absent for Vote: Councillor MAH

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")

File No. 08.3060.20/020.25

MOVED by Councillor BACK
SECONDED by Councillor POPE
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.

CARRIED
Opposed: Councillor HANSON

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

MOVED by Mayor LITTLE
SECONDED by Councillor BACK
THAT "1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 2026" is given FIRST, SECOND and THIRD Readings.

CARRIED
Opposed: Councillor HANSON

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

Public Input

Joe Geluch:
- Noted he is the president of Naikoon Contracting;
- Stated they have over 60 full time employees;
- Spoke from a community impact perspective, noting familiarly with the neighbourhood;
- Commented on the evolution of the Maplewood Town Centre;
- Highlighted the lack of townhomes in the housing market;
- Emphasized the importance of family oriented homes that can accommodate long-term living;
- Noted a more holistic approach compared to typical development models;
- Acknowledged current economic challenges in the construction sector;
- Noted a focus on local investment, including use of local contractors and businesses;
- Stated that existing homes on the site have reached end of life;
- Referenced planned infrastructure improvements, including a bus pull-out and safer roads;
- Highlighted proposed bike lane improvements along Mount Seymour Parkway;

- Stated the site's central location with strong walkability and bike access;
- Expressed hope that the project will be approved.

MOVED by Councillor HANSON
SECONDED by Councillor MAH
THAT the "District of North Vancouver Rezoning Bylaw 1460 (Bylaw 8770)" is given FIRST, SECOND, and THIRD Readings.

CARRIED

8.5. 2026-2030 Financial Plan Approval Bylaw 8790
File No.

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON
THAT "2026-2030 Financial Plan Approval Bylaw 8790" is given FIRST, SECOND, and THIRD Readings.

A member of Council proposed an amendment to the Main Motion.

MOVED by Councillor POPE
SECONDED by Mayor LITTLE
THAT the Main Motion is amended to include:

THAT Council authorizes up to $50,000 for capital requirements to create a Temporary Youth Centre at Karen Magnussen Community Centre, funded from the Lynn Valley Youth Centre Reserve; and,

THAT this change be reflected in the first Financial Plan Bylaw amendment this spring.

CARRIED

The question was then called on the Main Motion as amended.

At the request of Council, the motion was bifurcated to consider the clauses as separate propositions.

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON
THAT "2026-2030 Financial Plan Approval Bylaw 8790" is given FIRST, SECOND, and THIRD Readings.

CARRIED

MOVED by Councillor POPE
SECONDED by Mayor LITTLE
THAT Council authorizes up to $50,000 for capital requirements to create a Temporary Youth Centre at Karen Magnussen Community Centre, funded from the Lynn Valley Youth Centre Reserve; and,

THAT this change be reflected in the first Financial Plan Bylaw amendment this spring.

CARRIED

8.6. 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
File No.

MOVED by Mayor LITTLE
SECONDED by Councillor POPE
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.

CARRIED

8.7. Community Heritage Advisory Committee
File No.

James Paul and James Mitchell, members of the Community Heritage Advisory Committee, reported on the committees' activities for 2025. It was noted that as of 2026, the committee consists of nine members and has implemented the 2019 Heritage Strategic Plan. In 2025, the committee administered the first annual youth art contest, and it was noted that having a full-time planner as part of its membership would be beneficial.

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON
THAT the verbal update from the Community Heritage Advisory Committee is received for information.

CARRIED

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

MOVED by Mayor LITTLE
SECONDED by Councillor FORBES
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.

CARRIED

MOVED by Mayor LITTLE
SECONDED by Councillor MAH
THAT the Regular Council meeting held on March 16, 2026 is authorized to carry on beyond 10:30 p.m.

CARRIED

8.9. BC Rent Bank – Letter of Support
File No.

MOVED by Councillor MAH
SECONDED by Councillor FORBES
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.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little wished everyone a Happy St. Patrick's Day.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Mah reported on his attendance at the North Vancouver School District trustees reception.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor FORBES
SECONDED by Mayor LITTLE
THAT the March 16, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(10:38 p.m.)

Mayor

Corporate Officer

DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING

1246-1268 Lynn Valley Road and 3050-3174 Baird Road
Official Community Plan and Zoning Bylaw Amendments

REPORT of the Public Hearing held on Tuesday, April 14, 2026 commencing at 7:00 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Mike Fox, Chief Administrative Officer
Dan Milburn, General Manager – Planning, Properties and Permits
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Mackenzie Stonehocker, Development Planner
Kaitlin Hebron, Confidential Council Clerk
Jillian Holden, Administration Clerk

Also in Attendance: Rene Rose, Senior Vice President of Development, Polygon
Devon Smart, Project Development Manager, Polygon
Peter Fodor, Architect, NSDA Architects
Daniel Fung, Regional Manager, BC, Bunt & Associates
Joseph Chow, Senior Engineer, Bunt & Associates

---

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:

- Following the staff and applicant presentations, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;
- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional 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(s) 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(S) BY CORPORATE OFFICER

Genevieve Lanz, Corporate Officer, introduced the proposed bylaws, stating that Bylaw 8779 proposes to amend the Official Community Plan (OCP) in general terms, by changing the land use designation of the subject sire 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 (RFES6) to Commercial Residential Mixed Use Level 2 (CRMU2), and to designate the subject site as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction. Bylaw 8780 proposes to amend the District's Zoning Bylaw, in general terms, by adding a definition for commercial establishments providing "instructional services" and rezoning the Lynn Valley portion of the site (General Commercial – C2 Zone) and the Draycott Gardens portion of the site (Multi-Family Residential Zone 3 – RM3 Zone) to Natural Parkland (NPL) and a new Proposed Comprehensive Development Zone 162 (CD132).

3. PRESENTATION BY STAFF

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

- The site is 3.5 acres in the heart of Lynn Valley Town Centre, near the intersection of Lynn Valley Road and Mountain Highway;
- Draycott Gardens is a 32-unit rental townhouse complex built in 1972;
- Lynn Valley Mall was built more than 50 years ago;
- The mall provides a range of services to the neighbourhood, including restaurants, retail, personal service, tutoring, veterinary office and laundromat;
- To the south is the core commercial centre, including the library, Village and main shopping centre;
- There are also commercial services on the north side of the road, including Ross Plaza and the medical building known as Valley Centre;
- Two gas stations are nearby, with Petro Canada adjacent to the site;
- To the north and west of the site are detached homes, townhouses, and multifamily residential;
- Noted that 3161 and 3191 Harold Road are accessed from Mountain Highway;
- Hastings Creek flows near the northeast corner of the site before flowing under Mountain Highway and then Lynn Valley Road;
- The proposal is nearly compliant with the OCP, except for a one-step increase in density on the west side of the site, from 1.75 Floor Space Ratio (FSR) to 2.5 FSR;
- The proposal is for 2.5 FSR across the entire site, which is four six-storey buildings, under the current proposal;
- The South Lane off Baird Road would become the driveway accessing a two-level parkade, while maintaining access to the properties on the south side, such as Ross Plaza;
- There are four buildings, constructed in two phases;
- Building One includes two levels of commercial at ground and second levels, along Lynn Valley Road, and four levels of rental, while the other buildings would be strata residential;
- In the northeast corner, there is a streamside protection area, which will be zoned Natural Parkland and replanted with native species;
- Along Lynn Valley Road, a significant road dedication and right of way of 8.5 metres (28 feet) is proposed for future transit infrastructure;
- The drawings in the report show a concept, but the combination of bus stop, trees, sidewalks, bike lane etc. is still under staff engineering review;
- As anticipated in the Lynn Valley design guidelines, a Town Centre pedestrian path is proposed to run north-south through the site;
- It starts, or ends, at the southern tip of the site, near the pedestrian-controlled crosswalk at mall access;
- Baird Road is a thoroughfare of Argyle Secondary School students, so beyond the usual sidewalk in front of the site, the proposal extends the sidewalk south to Ross Road;

- With these new north-south pedestrian routes, there are also east-west sidewalks along both lanes to provide pedestrian connections separate from vehicles;
- At such a visible location in the Town Centre, a significant public art installation is proposed;
- Further details will come through the public art process as part of the development permit;
- This proposal is specifically phased to avoid a temporary move for the current tenants of Draycott Gardens;
- Lynn Valley Mall would be demolished, and Phase One would be constructed;
- When the rental replacement units are ready, Draycott Gardens tenants can move straight from their existing homes into the new building, at their current rents, if they so choose;
- Then the west side will be demolished, and Phase Two would be constructed;
- Throughout the process, the lanes will remain open for adjacent properties;
- Overall, Building One matches the commercial space of the existing mall, about 25,000 square feet;
- The permitted uses are different on the first two floors to support vibrant street-level uses like restaurants and retail, as well as to leave options for the existing commercial tenants to return;
- Clarification from the staff report at first reading – the report says Building One will have a covenant to secure it as rental tenure, this only applies to residential units, if the applicant chooses to stratify the commercial space, that would be permitted;
- In total the proposal includes 64 rental homes;
- 32 are three-bedroom units, in case all 32 households from Draycott Gardens choose to move into this building;
- The project falls under the District's Residential Tenant Relocation Assistance Policy (RTRAP);
- There are two options proposed for the tenants which would be secured in the development covenant;
- Option one exceeds the requirements of the RTRAP policy;
- Once Building One is ready, tenants could move straight from their existing townhouse into a new three-bedroom, two-bathroom apartment at the same rate as their current rent;
- Half the households at Draycott Gardens are long-term tenants having lived there for 13 to 34 years; their rents are relatively low, below DNV median, and Lynn Valley is their home;
- The applicant has phased the project to prevent temporary relocation of tenants;
- Alternatively, tenants may also choose choose Option Two, which provides relocation assistance and financial compensation as per RTRAP policy;
- Households who choose Option Two, can move at their convenience, either sooner or later, depending on the school year or other household considerations;
- In both options the applicant will provide $1500 to cover moving expenses;

- The proposal provides Draycott Gardens tenants with flexibility and choice in this transition, providing secure rental housing to stay in the neighbourhood;
- The applicant's original submission was that these units would revert to market rental when Draycott Gardens tenants move out;
- Some members of Council and the public noted concern with this aspect, and at first reading expressed their desire for units to be secured at below-market rates;
- The District's OCP housing targets of 2500 units by the year 2030 in Lynn Valley is currently at approximately 46% achieved;
- This proposal would contribute significantly to these targets;
- The applicant has long-term experience providing strata housing in Lynn Valley;
- Community engagement followed the District's process, with an in-person public information meeting (PIM) and a two-week virtual PIM in October 2025;
- 87 pieces of input were received in 2025, which generally supported commercial revitalization, recognized the need for more housing, and the need to support Draycott tenants, but also raised concerns about impacts to the existing neighbourhood;
- Since first reading, public input has continued to come in;
- Letters of support have been received, acknowledging the effort to support Draycott Gardens tenants, revitalization of the mall, providing population density near transit, and more housing options for people to stay in the neighbourhood;
- Letters were also received outlining community concerns with increased traffic, parking impacts, or too much density or height;
- Vehicle and bicycle parking are in line with the District's policies, and are supported by a robust Transportation Demand Management plan;
- All 333 strata units and three-bedroom rental units have one parking space;
- If all 32 Draycott Gardens households move over, they all have one parking space available;
- The parking ratios are slightly lower for the one and two-bedroom rental units, but still in line with the District's policy;
- Overall, this is a project aimed at households with one car;
- Staff concur with the professional report supporting this parking rate in this location, because Lynn Valley Town Centre is well supplied with services, schools, employment space, and access to transit;
- Construction traffic management was raised at first reading as an item of interest;
- The applicant has provided a preliminary plan, which has been reviewed by staff, and a detailed plan must be provided and approved prior to any demolition or building permits being issued;
- Key features of the plan include:
    - Keeping Lynn Valley Road and Baird Road open, unless work is literally 'in' the street, e.g. Upgrading pipes;
    - Keeping the South Lane open for Draycott Gardens tenants and Ross Plaza;
    - Off-street parking for trades workers; and,
    - A safe route for students with barriers and flaggers.
- Traffic is of high interest to the local neighbourhood;

- The applicant has provided a Traffic Impact Assessment which has been reviewed in detail by District staff, with additional sensitivity analyses completed;
- The assessment notes that the two existing mall driveways off Lynn Valley Road will be closed to reduce vehicle conflicts on Lynn Valley Road, allowing traffic to flow more easily, create space for better transit infrastructure and improve the experience for pedestrians and businesses, with traffic being directed to Baird Road;
- In response to suggestions that the project should be accessed off Lynn Valley Road, staff noted that using an arterial road for access is not in line with current traffic or safety standards when a less busy road is available;
- Moving access away from the complex intersection of Lynn Valley Road and Mountain Highway will improve safety and reduce risk;
- The expected traffic increase to Baird Road is about three cars per minute in the afternoon during peak hours which is an increase from the current, low levels of vehicle traffic, but is well within the road capacity;
- Changes to the street network that will help mitigate traffic impacts while maintaining or improving safety; including:
    - The left turn from Lynn Valley Road onto Ross Road will be closed;
    - The existing four way stop at Fromme and 29th Street will be converted to a signal;
    - The light will be changed to add an advance left-turn for vehicles turning left from Lynn Valley Road to Fromme Road; and,
    - The left lane from Lynn Valley to 29th Street will be extended.
- Changes will be secured through a development covenant and an engineering servicing agreement;
- The proposal includes a 0.25 metre dedication to accommodate an extra-wide (two metre) new sidewalk on the east side of Baird Road, which will complete the route from Ross Road to Harold Road for pedestrians;
- The other sidewalks and paths will provide new options for pedestrians navigating this area, increasing safety and active transportation routes;
- To support TransLink's long-term plans, the District has negotiated a significant dedication along Lynn Valley Road as part of this project;
- The dedication has impacted the site design, but dedicating almost 28 feet creates space for future transit infrastructure, as well as the high-quality public realm we expect in a town centre such as canopies along the building front for customers of the businesses, sidewalks, and street trees;
- If the rezoning moves forward, the design will progress according to the District's Form and Character Guidelines, as well as engineering and transportation needs;
- In response to questions about the building heights, staff noted that the Lynn Valley Flexible Framework anticipates five-storeys, recent developments of four or five-storeys, and that six-storeys fronting Lynn Valley Road is an appropriate scale;
- The six foot (two metre) step-back along Baird Road was noted to reduce the visual impact of the upper floors;
- Shadow impacts will be comparable to neighbours to the north for four, five or six-storey buildings;

- Financial/offsite contributions, RTRAP, ACCs & Development Cost Charges (DCCs):
  - Road dedications on Lynn Valley Road and Baird Road;
  - Residential tenant relocation assistance;
  - Street network upgrades;
  - Purchase of South Land ($2 Million);
  - Off-site landscaping/infrastructure upgrades ($5 million);
  - ACCs ($10.4 million); and,
  - DCCs ($13.5 million).
- Staff recommend approval of this OCP amendment and rezoning; and,
- The proposal will bring significant public realm and infrastructure upgrades, commercial revitalization, and a range of housing.

4. PRESENTATION BY APPLICANT

4.1. Rene Rose, Senior Vice President of Development, Polygon, Devon Smart, Project Development Manager, Polygon, Peter Fodor, Architect, NSDA Architects, Daniel Fung, Regional Manager, BC, Bunt & Associates, and Joseph Chow, Senior Engineer, Bunt & Associates:

- Stated they have over 20 years of history and experience in Lynn Valley including 581 homes in six communities in the Lynn Valley Town Centre, including 107 rental homes;
- Past communities include Branches, Evergreen House, Canyon Springs, Juniper, Taluswood, and Hawthorne;
- Commented on the properties included in the proposal including Lynn Valley Mall and Draycott Gardens;
- Stated they took ownership of the above sites in 2021;
- The Lynn Valley Mall property presently has two vehicular access points from Lynn Valley Road, however, for safety reasons, they have been advised that in the future no vehicular access would be allowed from Lynn Valley Road, and all traffic from the redevelopment must be routed along the south lane to Baird;
- TransLink is requiring a 30-foot dedication along the Lynn Valley Road frontage for future rapid transit hub infrastructure;
- Commented on feedback from existing tenants of Draycott Gardens who wish to continue living in Lynn Valley;
- Noted a continued approach that would focus on continuity for those residents;
- Result is a phased plan that begins with development on the Lynn Valley Mall site, allowing Draycott tenants to remain in their homes and in their community throughout the process;
- Draycott tenants will have a choice, they may accept the District's tenant relocation package, and Polygon would support them finding a new home;
- Or they may choose to move into the new three-bedroom two-bathroom air-conditioned homes at their existing rents with the option to stay as long as they would like;

- Committed to securing these rental homes should the Draycott tenants not decide to move in, or when they choose to vacate in the future, as 20% below-market rental in perpetuity based on BC Housing's Middle Income Threshold;
- Commented on Phase One of the project (Lynn Valley Mall property) which includes:
  - 127 homes:
  - 32 replacement rental units;
  - 32 market rental units;
  - 63 strata condo units;
  - Bus Rapid Transit dedication;
  - All buildings kept to six storeys as permitted in the OCP;
  - One to one ratio commercial space replaced;
  - Service uses limited to second floor;
  - Parkade entry shifted;
  - More outdoor amenity;
  - Relocated public plaza for better visibility and pedestrian connection to the Lynn Valley Mall; and,
  - Town Centre pathway.
- Commented on Phase Two (Draycott property) of the project which includes:
  - 270 homes;
  - Widen entry lane;
  - New sidewalk Baird Road to Ross Road with streetlights;
  - New sidewalks north and south lanes with streetlights; and,
  - Fifth and sixth floor setback on Baird Road.
- Noted District staff and Bunt & Associates traffic engineers have worked in close consultation and have completed a thorough traffic impact assessment for the neighbourhood;
- Concluded that access to Baird Road could adequately and safely accommodate all traffic generated from this redevelopment;
- Commented on transportation updates, including:
  - Left hand turn lane closed from Lynn Valley Road to Ross Road;
  - Cross hatch for no stopping into McDonalds;
  - New traffic signal at Fromme & 29th Street;
  - Upgrade traffic signal into Lynn Valley Centre;
  - New crosswalk over Ross Road; and,
  - Finalizing a detailed Construction Management Plan.
- Noted $30,900,000 to community amenities and infrastructure, including:
  - $5 million in off-site infrastructure upgrades;
  - $10.4 million for ACCs;
  - $7.1 million for DCCs;
  - $2 million to purchase the District lane; and,
  - $6.4 million to Metro Vancouver & TransLink.

- Summarized the proposal and highlighted the below:
  - Diverse housing;
  - Maximum of six-storey buildings;
  - Tenants live in place in new three-bedroom homes at existing affordable rents
  - 32 20% below-market rental homes in perpetuity;
  - 32 market rental homes;
  - Two to one ratio for rental replacement;
  - One to one commercial space;
  - Funding for community infrastructures and amenities; and,
  - Land dedication for TransLink improvements.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Duncan Wilcock:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Expressed general support of the proposal;
- Stated the area is well served by transit;
- Stated increased housing options may help retain families on the North Shore;
- Opined new developments may contribute to rising nearby property values;
- Emphasized the need to plan for alternative transportation modes;
- Noted most daily services are available within the nearby mall;
- Commented on a strong sense of community in the area;
- Expressed concerns on potential increased traffic on Ross Road and Baird Road; and,
- Requested a 30 km/h speed limit on Ross Road and Baird Road.

5.2. Ann Sotres:

- Spoke in support of the proposal;
- Noted they are familiar with the area and its history;
- Noted they have witnessed decades of change in Lynn Valley;
- Commented on aging businesses and struggling businesses;
- Recalled the Black Bear Pub as a key community gathering place;
- Opined this proposal offers much needed revitalization of Lynn Valley;
- Opined the proposal is thoughtful and appropriately scaled;
- Expressed support for the mix of rental and strata housing;
- Expressed concerns about displacement of existing residents;
- Highlighted the needs of seniors wishing to remain in the neighbourhood;
- Noted local businesses rely on foot traffic;
- Opined the proposal will help restore balance in the area; and,
- Expressed support for the inclusion of pet-friendly housing.

5.3. Martin Skertchly:

- Spoke in opposition to the proposal;
- Raised concerns about the proposal overall;
- Questioned the scale and its impact on neighbourhood character and liveability;
- Identified Buildings Three and Four as primary concerns due to height;
- Noted the proposed height is approximately 79 feet;
- Opined the scale is out of proportion with the surrounding area;
- Stated Lynn Valley's character is low-rise and small-scale;
- Opined setbacks do not sufficiently mitigate the size;
- Commented on the lack of shadow studies for the proposal;
- Commented on potential impacts to quality of life, especially in darker months;
- Raised concerns about infrastructure and service capacity;
- Commented on existing pressure on healthcare and local services;
- Queried how increased density will be supported;
- Expressed concerns on potential increased traffic congestion;
- Stated that improved walkability must be supported by infrastructure upgrades;
- Opined the Lynn Valley Road and Mountain Highway intersection is already unsafe;
- Requested meaningful safety improvements;
- Emphasized the importance of incorporating community input;
- Recommended reconsidering the height of Buildings Three and Four;
- Expressed concern about setting a precedent for further development; and,
- Emphasized the need to meet the intent of existing guidelines.

5.4. Adam Yahav:

- Spoke in opposition to the proposal;
- Raised concerns about the proposal overall;
- Questioned the scale and its impact on neighbourhood character and liveability;
- Opined the tower heights are excessive for the site;
- Raised concerns about shadowing and sightlines;
- Opined the development would dominate the skyline; and,
- Opined the proposal would have negative impacts on neighbouring properties.

5.5. Jennifer Clay:

- Commented on the proposal;
- Noted they are the president of the North Shore Heritage Preservation Society;
- Commented on the Card House property at 1202 Ross Road, directly adjacent to the proposed development;
- Identified it as one of the oldest homes in the town centre;
- Noted the house was constructed in 1913;
- Opined the proposal is a missed opportunity to incorporate the home as a community asset;

- Opined the District could have offered incentives for its restoration and retention;
- Noted the property is listed on the District's Heritage Register;
- Referred to the Lynn Valley Locals Plan's direction to preserve heritage buildings in the town centre;
- Identified the site as a key example of early logging town settlement;
- Stated that since its purchase in 2020 the condition of the house has deteriorated;
- Highlighted the importance of retaining the building;
- Expressed concern that there is no clear plan for restoration or retention;
- Opined the property appears to be lacking adequate maintenance;
- Requested consideration of the home in the next iteration of the proposal; and,
- Requested the developer revisit and improve its maintenance plan.

5.6. Jim Paul:

- Commented on the proposal;
- Noted they are the Chair of the Community Heritage Advisory Committee;
- Raised concerns regarding the Card House at 1202 Ross Road;
- Opined the lack of a clear plan for the property is a key issue;
- Noted the applicant has not demonstrated how the house will be integrated with the proposal;
- Opined this is a missed opportunity to better incorporate the heritage asset;
- Expressed concern that the building may further deteriorate if the development proceeds;
- Requested Council consider preparing a Statement of Significance and registering a heritage covenant; and,
- Suggested funding could come from DCCs associated with the proposal.

5.7. Leah Arthur:

- Spoke in support of the proposal;
- Stated they have firsthand experience with the challenges of finding stable, suitable housing in Lynn Valley;
- Emphasized the inclusion of both rental and ownership housing options;
- Opined the site is an appropriate location for this type of development;
- Commented on its proximity to the town centre and walkability;
- Opined this level of growth can help support further transit improvements; and,
- Opined this proposal reflects consideration for existing residents and community.

5.8. Patrick Stafford-Smith:

- Spoke in support of the proposal;
- Noted they are speaking on behalf of the North Vancouver Chamber;
- Highlighted housing choice as a key community need, particularly diverse options;
- Emphasized the importance of housing to support local businesses;
- Opined the site's central location within the town centre as appropriate for development;
- Opined residents could live comfortably without relying on a vehicle; and,
- Expressed support for the inclusion of office and retail space.

5.9. Gordon Der:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Noted that the back lane would face the north side of Building Three at the corner of the north lane and Baird Road;
- Referenced an approximate eight-foot setback from the laneway;
- Stated the building height is approximately 40 feet in relation to the adjacent context;
- Expressed concern that a six-storey building would significantly overshadow a nearby three-storey building;
- Referred to the shadow study indicating impacts on neighbouring properties;
- Opined six-storeys is too high for the location;
- Commented on shared neighbour concerns about the height of Buildings Three and Four;
- Raised additional concerns regarding height, traffic, parking and safety;
- Suggested considering a 12+ storey building along Lynn Valley Road instead; and,
- Suggested reducing heights of buildings along Baird Road to approximately four-storeys.

5.10. Joe Genest:

- Spoke in support of the proposal;
- Stated it is "short-term pain for long-term gain";
- Noted the developer has a strong track record in Lynn Valley;
- Highlighted anticipated improvements to streetscapes and pedestrian connections;
- Referenced CACs as a benefit of the proposal;
- Expressed support for investment in the Hastings Creek Trail;
- Raised concerns about unsafe drop-off and pick-up conditions at Eastview Elementary;
- Noted congestion along Mountain Highway;
- Suggested using a portion of CACs to improve school area drop-off and pick-up safety;

- Suggested acquisition of nearby lots for this purpose;
- Suggested engaging McDonand's to reconfigure drive through circulation;
- Opined that well directed community benefit contributions could address long standing local infrastructure gaps.

5.11. Joanna Lasoka:

- Spoke in opposition to proposal;
- Stated they live in the current complex proposed for development;
- Stated current rent if someone wants to move in is close to $4,500;
- Commented on annual rent increases since Polygon acquired the property;
- Requested clarification from Polygon on current pricing for tenants;
- Challenged claims about pedestrian safety, noting existing sidewalks from Ross Road to Harold Road and nearby townhouse developments;
- Queried where proposed crosswalk connections would be located;
- Encouraged Council to visit Baird Road in person;
- Stated there is currently no sidewalk infrastructure on Baird Road;
- Noted the proposal includes 730 bicycle stalls;
- Requested data on how many people live and work in Lynn Valley;
- Raised concerns about shadow impacts; and,
- Opined the proposal may decrease surrounding property values.

5.12. Nadine Frankowski:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Expressed concern about the loss of housing diversity, particularly "missing middle" housing;
- Stated the proposal represents a significant shift in the types of housing provided;
- Emphasized the importance of townhomes and row homes for families;
- Highlighted suitability of these housing forms for multi-generational living;
- Raised concerns about maintaining socio-economic diversity in Lynn Valley;
- Emphasized the need to meet housing targets while ensuring a balanced and sustainable housing mix;
- Expressed support for the concept of gentle densification;
- Suggested that appropriate densification can help reduce strain on infrastructure; and,
- Opined a key opportunity is being lost to preserve existing housing forms at Draycott Gardens.

5.13. Pancho Fonseca:

- Spoke in support of the proposal;
- Stated that housing is increasingly difficult to find;
- Opined the addition of commercial and retail spaces will bring more people into the community; and,
- Highlighted the importance of walkability in Lynn Valley.

5.14. Griff Marshall:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on updated commercial offerings in the proposal;
- Expressed concerns about the overall footprint;
- Identified Buildings Three and Four as primary concerns due to height;
- Opined there is a lack of transition between the proposed buildings and existing homes on Harold Road;
- Suggested stepping or graduating building heights to reduce shadow and sun impacts;
- Raised concerns about traffic flow in the area; and,
- Stated that Baird Road currently operates as a single lane roadway.

5.15. David Lee:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Queried whether the proposal works for the neighbourhood context;
- Stated that residential, commercial, and service traffic is funneled onto a single access via Baird Road;
- Described Baird Road as a functioning as a low-volume, shared-use neighbourhood road;
- Stated the area experiences high pedestrian activity during school hours;
- Emphasized existing localized congestion issues;
- Opined the proposal may magnify current traffic conditions;
- Raised concerns about differences between traffic studies and real world conditions;
- Noted potential limitations in traffic assessments that may exclude key choke points;
- Opined the surrounding road network is already constrained and heavily relied upon;
- Raised concerns about overall scale, access, and safety risks;
- Suggested the need to reassess whether the proposal is appropriate as presented; and,
- Queried whether the proposal reflects the broader public interest.

5.16. Michael Oord:

- Spoke in support of the proposal;
- Opined the scale is appropriate for the town centre;
- Noted the area is highly pedestrian oriented;
- Opined developments like this will encourage walkability and pedestrian activity; and,
- Acknowledged that Lynn Valley will continue to grow and attract more residents.

5.17. Pinar Gheylan:

- Commented on the proposal;
- Noted they are representing the North Shore Disability Resource Centre;
- Stated they see meaningful value in the proposal;
- Commented on increased housing options for people at different ages and life stages;
- Highlighted enhanced accessibility features in multi-family housing;
- Emphasized the importance of building a more inclusive community;
- Commented on ongoing discussions with the developer regarding accessible local program space;
- Identified this proposal as an opportunity to add community serving spaces;
- Commented on the potential to expand program capacity; and,
- Opined the proposal could improve quality of life for community members.

5.18. Sandra Hancock:

- Spoke in support of the proposal;
- Stated they have seen many of her children's friends move away from the area;
- Emphasized the need for a wider range of housing types on the North Shore;
- Stated they regularly uses services at Lynn Valley Mall;
- Opined the area is in need of renewal and redevelopment;
- Opined the proposal is comprehensive, thoughtful and considerate; and,
- Expressed support for a welcoming space with diverse housing options.

5.19. Bertrand Lamaison:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on growth in the community;
- Opined the scale of the project does not fit with the neighbourhood context;
- Noted significant pedestrian activity along Baird Road, particularly students traveling to and from school;
- Raised concerns about additional traffic on Baird Road;
- Noted potential impacts from three to four years of construction;
- Highlighted concerns about increased movement from construction vehicles;
- Opined a traffic light would not adequately address traffic issues; and,

- Noted that current zoning already permits a mode modest low-rise development aligned with the neighbourhood character.

5.20. Dinah Fast:

- Spoke in support of the proposal;
- Noted they live in close proximity to the proposal;
- Stated that change is inevitable;
- Opined existing retail is underutilized;
- Expressed support for added infrastructure including sidewalks on Baird Road;
- Stated the developer's previous projects have been well received locally;
- Opined the design aligns with Lynn Valley's aesthetic;
- Expressed support for implementing a 30 km/h speed limit on Baird Road;
- Opined it is a missed opportunity that Ross Plaza is not included in the redevelopment; and,
- Requested adding a dedicated right turn signal from Mountain Highway to Lynn Valley Road to improve pedestrian safety.

5.21. Rebecca Towning:

- Spoke in support of the proposal;
- Highlighted the approach to tenant relocation and retention;
- Recognized efforts to minimize displacement and support existing tenants;
- Emphasized prioritization of the current community;
- Noted tenants can remain in their homes until new rental units are ready;
- Opined the relocation strategy is thoughtful and well structured; and,
- Opined this level of care should set a precedent for future developments.

5.22. Shane Lucy:

- Spoke in support of the proposal;
- Emphasized the importance of expanding housing opportunities;
- Noted the need for more housing options to allow people to remain in the community;
- Noted Lynn Valley is a designated town centre appropriate for growth;
- Queried where growth should occur if not in this location near shops and transit;
- Expressed support for the addition of more services, shops, and amenities;
- Opined limiting growth locally may push residents out of the community;
- Opined the proposal aligns with the Lynn Valley plan;
- Opined the development would strengthen the community and support local businesses;
- Expressed support for future generations having local housing options; and,
- Highlighted the importance of downsizing options within the community.

5.23. Patrick Kerr:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on walkability, quality of life, and connection to nature in the neighbourhood;
- Queried whether the proposal places additional strain on an already stressed area;
- Raised concerns about vehicle access to the site;
- Noted Baird Road is heavily used by pedestrians, children, and cyclists;
- Commented on existing traffic pressures;
- Commented on the absence of a continuous sidewalk on Baird Road;
- Referenced the area as a Category Two traffic management concern;
- Raised environmental concerns;
- Noted the arborist report indicates no on-street trees can be retained;
- Stated Hastings Creek is a nearby fish-bearing watercourse that requires protection;
- Requested information on traffic and parking mitigation during and after construction;
- Requested details on how to support the tree canopy;
- Suggested extending the sidewalk along Baird Road from Harold Road to the end; and,
- Queried about expanding Evo Car Share service to Lynn Valley.

5.24. Oleg Lights:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on traffic light options in the area;
- Raised concerns about the sequencing of traffic signals;
- Opined the existing lights are not well coordinated for smooth traffic flow; and,
- Opined the approval be contingent on a corridor level traffic operations review.

5.25. Amar Brar:

- Commented on the proposal;
- Noted they are currently renting in Lynn Valley and values the neighbourhood;
- Stated there are few new, attainable housing options available;
- Opined the proposal addresses a missing middle housing type in the community;
- Highlighted proximity to transit and services; and,
- Emphasized the need for housing for people who want to live and stay in the community.

5.26. Imroz Rupani:

- Spoke in support of the proposal;
- Noted they own and operate a business in Lynn Valley Mall;
- Noted they intend to return once construction is complete;
- Opined higher density is beneficial;
- Noted that more residents within walking distance would support local businesses;
- Emphasized the importance of including commercial retail space in the development;
- Stated there is limited commercial space currently available in Lynn Valley;
- Emphasized the need to maintain adequate parking levels for business viability; and,
- Expressed support for allowing short-term parking for customers.

5.27. Coady Delesalle:

- Spoke in support of the proposal;
- Highlighted a need for more housing in North Vancouver;
- Opined the current housing supply is not meeting demand;
- Opined stopping growth will not solve housing challenges;
- Opined this site as an ideal location for increased density; and,
- Highlighted proximity to nearby transit hubs.

5.28. Don Harder:

- Commented on the proposal;
- Raised concerns about parking on Baird Road and Harold Road;
- Suggested visually softening the edge along Baird Road through setbacks;
- Raised shadowing concerns related to Harold Road;
- Queried whether the design aligns with the existing OCP direction;
- Stated that the area is intended to function as a transition zone;
- Raised concerns about tree loss in Lynn Valley;
- Raised concerns about impacts on local wildlife; and,
- Opined change should be implemented more gradually rather than abruptly.

5.29. Lisa Bains:

- Commented on the proposal;
- Stated that housing options are very limited;
- Stated that rent consumes a large portion of income;
- Expressed support for the idea of purpose built rental housing;
- Highlighted proximity to transit and a pedestrian friendly design;
- Emphasized the importance of meaningful tenant relocation and protection measures; and,

- Opined Lynn Valley is desirable to live in and sees the development as helping make that more attainable.

The meeting recessed at 9:32 p.m. and reconvened at 9:45 p.m.

5.30. Tracy Hughes:

- Spoke in support of the proposal;
- Noted that the infrastructure commitments included are significant;
- Highlighted the proposed 30-foot road dedication from the property for a future rapid bus corridor in Lynn Valley;
- Emphasized the importance of improved transit in Lynn Valley;
- Emphasized the need for enhanced rapid transit infrastructure;
- Expressed support for the addition of a new sidewalk along Baird Road from Harold Road to Ross Road;
- Commented on the inclusion of a new north south pedestrian pathway;
- Opined the changes will make Lynn Valley more walkable and better connected;
- Opined the improvements will enhance safety for pedestrians and cyclists; and,
- Highlighted that substantial investment is being directed towards community serving infrastructure.

5.31. Laurie Townsend:

- Spoke in opposition to the proposal;
- Noted they live in close proximity to the proposal;
- Opined Lynn Valley deserves a better designed proposal;
- Opined it is a missed opportunity to achieve OCP goals without rezoning;
- Opined the proposal is too massive, dense, and tall;
- Opined it does not align with the neighbourhood character and natural beauty;
- Raised concerns about single vehicle access and potential choke points leading to congestion;
- Expressed concerns about pedestrian safety;
- Raised concerns about potential impacts to Hastings Creek;
- Raised concerns about potential loss of bird or pollinator habitats;
- Raised concerns about building height, scale, and transitional design;
- Emphasized the need for buildings to compliment neighbourhood character;
- Suggested stepped building forms as a design approach;
- Opined the proposed buildings would overwhelm adjacent homes;
- Queried why greater setbacks were not provided for homes on the north side; and,
- Raised concerns about loss of sunlight for extended periods during the year.

5.32. Marnie Rice:

- Spoke in opposition to the proposal;
- Noted they live in close proximity to the proposal;
- Opined six storeys is too high for the area;
- Opined the scale is not consistent with neighbourhood character;
- Queried whether infrastructure contributions to the District and TransLink could still be provided under a four or five storey form with setbacks, without rezoning;
- Raised questions related to the Housing Supply Act;
- Raised concerns about Buildings Three and Four;
- Emphasized the need for a design that is appropriate and respectful to neighbours; and,
- Raised concern about the lack of inclusion of the Card House and Ross Road Plaza in the proposal.

At 10:28 p.m. Council considered extending the meeting past 10:30 p.m.

MOVED by Councillor MURI
SECONDED by Mayor LITTLE
THAT the April 14, 2026 Public Hearing regarding Bylaws 8779 and 8780 is authorized to continue beyond 10:30 p.m.

CARRIED

5.33. David Wysota:

- Spoke in support of the proposal;
- Highlighted the value of diverse housing options for long term residents;
- Opined the location is ideal for this type of redevelopment;
- Opined the proposal is thoughtful, balanced, and responsive to key concerns;
- Noted it provides housing options for people wishing to remain on the North Shore;
- Highlighted the importance of downsizing options within the community;
- Opined the proposal will contribute to a stronger and healthier housing market;
- Emphasized the importance of maintaining relationships with developers delivering well-considered projects;
- Noted the redevelopment would replace an older, underutilized space; and,
- Expressed support for the addition of purpose-built rental housing.

5.34. Elaine McHarg:

- Commented on the proposal;
- Noted they are the CEO of the North Shore Community Foundation;
- Highlighted the social well-being benefits of purposeful town centre development;
- Emphasized the significant opportunity for Lynn Valley to provide a mix of housing options;
- Stated the inclusion of unit sizes that appeal to a range of ages and life stages;

- Commented on proposed upgrades to commercial spaces;
- Commented on neighbourhood-focused businesses;
- Commented on the approach taken towards existing residents during the development process;
- Expressed support for the creation of secure and stable long-term housing options; and,
- Suggested the proposal set a new standard of care in development planning.

5.35. Jeff Crowter:

- Spoke in support of the proposal;
- Commented on the current state and condition of Lynn Valley Mall;
- Opined the project provides significant rental and downsizing opportunities;
- Commented on the potential to improve or open access to Hastings Creek;
- Commented on the proposed removal of the left-turn lane from Northbound Lynn Valley Road to Westbound Ross Road; and,
- Opined the site could become the renewed hub of the community.

5.36. Julie Wytrwal

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Stated that Lynn Valley residents recognize and expect increased density in the area;
- Highlighted the need for missing middle housing such as townhomes and row homes;
- Identified Buildings Three and Four as primary concerns due to height;
- Raised concerns about shadow impacts on Baird Road; and,
- Referenced a newsletter from Jonathan Wilkinson.

5.37. Deepak Sharma:

- Spoke in support of the proposal;
- Highlighted the need for increased market rental opportunities;
- Expressed a desire to be able to own a home in the neighbourhood like Lynn Valley;
- Commented on walkability and access to nature in the area;
- Stated that purpose-built rentals are currently hard to find;
- Noted that working professionals often have to move away due to affordability challenges; and,
- Emphasized that infrastructure improvements are essential to support growth.

5.38. David Price:

- Commented on the proposal;
- Noted that Lynn Valley currently lacks sufficient rental housing stock for people at different life stages;
- Emphasized the need for housing individuals who want to be part of the community; and,
- Highlighted the importance of creating space for people trying to return to Lynn Valley.

6. QUESTIONS FROM COUNCIL

How much ground floor retail space will be lost?

Staff advised that the proposal includes approximately 11,500 square feet of ground floor commercial and 13,500 square feet of second floor commercial. The total 25,000 square feet proposed is an approximate one to one match of the existing Lynn Valley Mall, which is also configured over two levels.

Staff further advised that the ground floor of the current Lynn Valley Mall is larger than the proposed as the existing mall is approximately 20,000 square feet of ground floor commercial space.

Will all units convert to market rental once the Draycott Gardens residents move out?

Staff advised that the original proposal was for market rental for all 64 units in Building One. Based on input from the public and Council, the applicant is now proposing to secure the 32 rental replacement three-bedroom units at 20% below market in perpetuity.

Staff further noted Canada Mortgage and Housing Corporation (CMHC) stats for District of North Vancouver current market rent is approximately $4,327 for three-bedroom units in buildings constructed after 2000, therefore 20% below today's market rent would be approximately $3,461 per month.

Staff further noted these 32 three-bedroom units would be secured at 20% below market, aimed at BC Housing middle-income households. They would be secured in perpetuity with a development covenant and a housing agreement.

What is the total square footage of the property?

Staff advised that the site is 3.5 acres (14,408 square metres).

Why was 1202 Ross Road not included in the project, when it has direct access to the property?

Staff advised that the proposal has been designed to function independently, allowing the Ross Road parcels to be considered at a separate time.

Why would the District not secure the protection of 1202 Ross Road as part of this project?

Staff advised that the Card residence at 1202 Ross Road is not part of the subject site, if in the future that site is up for development, staff would work with the applicant to seek options to protect that residence.

Why was the parkade ramp moved to the east side of the site? Doesn't it make more sense to get cars underground as soon as possible to lower the risk of interaction with internal pedestrians?

Staff advised that several factors informed the new location of the parkade ramp. First, phasing to construct Building One first means the ramp must be accessible from the south lane as the north lane does not connect to phase one and the ramp must be located on the Lynn Valley Mall side of the project. With the angle of the driveway, it was not possible to safely place the ramp closer to Baird Road. By moving the ramp between Buildings One and Two, there is a better resolution of vehicle flow, loading, and garbage staging, as well as leaving a direct route for the town centre pedestrian path.

How will the house at 1202 Ross Road be impacted by the access to the property? Is the driveway being widened?

Staff advised that the house at 1202 Ross Road would not be impacted by this proposal. Widening the lane and adding the sidewalk would take place on the north side of the lane, not impacting this property. Extending the sidewalk to Ross Road would happen within the existing District road allowance, also not impacting this property.

Staff further noted in terms of heritage, the District has limited authority to enforce maintenance of community heritage registered properties such as 1202 Ross Road. As per the *Local Government Act*, the District can only establish minimum standard of maintenance for designated heritage buildings.

Has a shadow analysis been done?

Staff advised that the applicant provided a shadow analysis as part of the presentation to the Advisory Design Panel in September 2025.

What is the set back on Baird Road?

Staff advised that Buildings Three and Four are set back from the Baird property line by 4.5 metres (14.75 feet). The top two floors are set back along the west side of Baird Road frontage by an additional two metres (six feet).

What is the heritage protection on the Card House and what would the impact of Small-Scale Multi-Unit Housing (SSMUH) be on the property?

Staff advised that in terms of heritage, the Card residence is only identified on the register, not a permanently protected heritage resource.

Staff further noted if the heritage resource of Card residence is proposed to be protected as part of the redevelopment of 1202 Ross Road, the applicant can propose many types of in-fill development with additional density rights, commensurate it with effort to preserve the Card residence.

Staff advised in terms of SSMUH, on April 13, 2026, District Council voted not to implement SSMUH as implied by provincial Bill 25. At this time there is no implication of SSMUH on this site.

Staff further noted with SSMUH, the form of density, once applied, has an additional requirement that limits the ability of local governments to preserve and protect heritage properties that are developed in accordance with the densities permitted under the *Local Government Act.* That limitation is both a limitation for the heritage designation as well as the issuance of heritage alteration permits.

When did staff make the decision to no longer include the shadow reports in the public hearing package?

Staff advised that staff initially missed including the shadow study into the additional information binder, it has since been added.

What level of density does this development represent as identified in the Official Community Plan (OCP)?

Staff advised that this development matches with both or either, the Residential Level 6, and Commercial Residential Mixed-Use Level 2, both designations in the OCP. Both are 2.5 Floor Space Ratio (FSR). In terms of amending the OCP, the Draycott Gardens site would be increased from 1.75 FSR to 2.5 FSR, and on the Lynn Valley Mall site, it would be a lateral move from Residential Level 6 to Commercial Residential Mixed-Use Level 2, both permit 2.5 FSR.

Could staff confirm whether any of the contributions associated with this project could be allocated toward restoration of the Hastings Creek trail, should Council choose to direct them in that way?

Staff advised that in terms of the Amenity Cost Charges (ACC) funds collected from this development, Council has adopted the first ACC bylaw which lists six types of amenities that may be considered. These include Karen Magnussen Community Centre expansion, Seymour Maplewood Community Centre, sports fields, public art, arts, culture and library amenities, and childcare facilities. The ACC bylaw is at Council's discretion to amend.

Staff further noted in terms of Development Cost Charges (DCC) funds collected from this development, any spending has to be growth related so depending on the scope of the restoration, if it is driven by growth, Council may direct staff to consider funding the restoration of the Hastings Creek Trail as part of the upcoming DCC projects and budget discussion.

What are the current rents that represent 20% below market rents? How many units does this include? Please provide all current rents from Draycott Gardens residents.

Staff advised that the CMHC stats for District current market rent for three-bedroom units in buildings constructed after the year 2000 is $4,327. 20% below that current market rent would be $3,461 per month. Currently, 24 of the Draycott tenants have rents below $3,461. Overall, the Draycott tenants' rents range from $1,755 per month to $4,195 per month.

Are parking spots unbundled?

Staff advised that the project includes one parking space for each strata home. The applicant advised that although it is not yet decided, they believe the parking will likely be unbundled.

How many tenants have indicated interest in returning?

Staff advised that at this time, nine households have provided the Household Needs Assessment forms, with six indicating an early preference to move into Building One, though decisions are not final at this point.

Could staff speak to how we ensure the ground floor commercial spaces support vibrant pedestrian-oriented uses (like restaurants and small retail) rather than lower-activity uses?

Staff advised that permitted uses on the ground floor include animal care services, personal services, restaurant use and retail use. Restaurants and retail are typically expected to be vibrant street-front uses. Personal service and animal case services are also permitted on the

ground floor - these uses are existing tenants in the existing mall. Additional uses are permitted on the second floor but not the first floor.

Although it is not long term, can staff comment about the Construction Management Plan and what is intended for Baird Road where Argyle Secondary School students walk?

Staff advised that the preliminary construction management plan acknowledges large numbers of students using Baird Road. Because construction will be on the east side of Baird Road, and because there are partial sidewalks on the west side of Baird Road, the plan will be to create a safe route for pedestrians along the west side of Baird, separated from the construction activities. This will require signage, barriers, and flaggers due to the number of pedestrians.

Will the trees be planted within the new development become protected trees?

Staff advised that yes, as per the tree protection bylaw, any replacement tree is a protected tree. The District arborist has reviewed the applicants tree management plan and concurs with the consultant report.

Where will all the parking be for the commercial retail, etc.?

Staff advised that the proposal includes a small number of short-term parking spaces on the surface along the driveway. The final number may shift as design progresses but is currently about six parking spaces plus commercial loading. The majority of the parking is provided in the parkade with 52 commercial spaces on the first level of the parkade.

Will the parking lane on the East side of Baird Road include short term parking for delivery services?

Staff advised that the plan for on-street parking or loading along Baird Road has not been finalized yet.

Are all 32 replacement units three-bedrooms?

Staff advised that yes, all 32 units in Building One for Draycott Gardens residents are three-bedroom two-bathroom units.

Staff further noted that all existing Draycott Gardens townhouses are three-bedroom, one and a half bathroom units.

Are any of the existing commercial tenants being offered a first right of refusal for space in the new development?

Staff advised that conversation has been occurring between the applicant and existing commercial tenants and some will return to the new development.

The applicant advised that they have been in conversations with the commercial tenants and they are strongly encouraged to re-locate back. There is one tenant with the first right of refusal which is the liquor store.

What happens to the current businesses? Are they just displaced, Will there be assistance to locate space for them in the community?

Staff advised that the liquor store has first right of refusal and the applicant is happy to speak to the other businesses if they would like to return.

The applicant further noted that they have not offered any assistance to the commercial tenants, nor have they asked at this point.

Regarding the Card house at 1202 Ross Road, the provincial website the province has exempted certain lots including lands with certain heritage designation. Was this address included?

Staff advised that the province exempts certain heritage protected lands from SSMUH, however, that exemption applies only to the formally protected properties, or those secured through a heritage revitalization agreement or designation, as well as a restoration covenant. At the time of the legislation receiving royal ascent in November 2025, the Card house has been and is currently only listed on the heritage register, therefore it would not be exempt unless the additional protection is put in.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI
SECONDED by Councillor MAH
THAT the April 14, 2026 Public Hearing regarding Bylaws 8779 and 8780 is adjourned and will reconvene on Wednesday, April 15, 2026 at 7:00 pm. In Council Chambers of District Hall at 355 West Queens Road, North Vancouver, B.C.

CARRIED
(10:58 p.m.)

The Public Hearing reconvened in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Wednesday, April 15, 2026 at 7:02 p.m.

Present: Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes (via Zoom)
Councillor Jim Hanson
Councillor Herman Mah (7:08 p.m.)
Councillor Lisa Muri (via Zoom)
Councillor Catherine Pope

Staff: Dan Milburn, Acting Chief Administrative Officer
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Mackenzie Stonehocker, Development Planner
Kaitlin Hebron, Confidential Council Clerk
Jillian Holden, Administration Clerk

Also in Attendance: Rene Rosa, Senior Vice President of Development, Polygon
Devon Smart, Project Development Manager, Polygon
Peter Fodor, Architect, NSDA Architects
Daniel Fung, Regional Manager, BC, Bunt & Associates
Joseph Chow, Senior Engineer, Bunt & Associates

Mayor Little advised that the purpose of the reconvened Public Hearing was to receive further input from the community on Bylaws 8779 and 8780 and reviewed the established rules of the meeting.

Mayor Little restated that the Public Hearing was reconvened 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;
- Speakers would be called from the established speakers list, starting with the person who was speaking at the time the hearing was adjourned, followed by those who had signed up to speak since the hearing was adjourned. 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 third 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.

Councillor MAH arrived at this point in the proceedings (7:08 p.m.)

5. REPRESENTATIONS FROM THE PUBLIC (continued)

5.39. Nancy:

- Commented on the proposal;
- Noted they have lived in Lynn Valley for 30 years;
- Emphasized the need for smaller, well-built homes in Lynn Valley;
- Commented on the limited housing options on the North Shore;
- Highlighted the need for homes designed for downsizing;
- Opined the proposal provides options that help families remain in the community; and,
- Opined the development contributes to a more complete community.

5.40. Joanne Angus:

- Spoke in opposition to the proposal;
- Noted they are a tenant of Draycott Gardens;
- Stated their family has lived in the community for many years;
- Stated that some realtors are speaking in support of the proposal;
- Expressed concern that these individuals may directly benefit from the proposal;
- Opined such support is not neutral and does not reflet residents trying to remain in the community;
- Stated homes for sale are priced too high;
- Stated that affordability, rather than supply, is the core issue;
- Noted that rents continue to increase each year;
- Stated many residents are unable to keep up with increasing costs;
- Emphasized challenges faced by people who live and work locally;
- Stated the housing is not affordable for families;
- Raised concerns about vulnerable situations, including families living in trailers and seniors living in cars;
- Opined that transit investment does not resolve underlying traffic concerns;
- Suggested that some buses are currently underutilized;
- Opined the proposal prioritizes profit over people; and,
- Referenced a letter written by her daughter expressing sadness about moving from a townhome to an apartment.

5.41. Denis Agar:

- Spoke in support of the proposal;
- Noted they are the Executive Director at Movement: Metro Vancouver Transit Riders;
- Opined this is the type of development needed in the region;
- Opined the site is a suitable location for the proposal;
- Commented on proximity to nature and access to transit along Lynn Valley Road; and,
- Highlighted the importance of preventing renter displacement.

5.42. Michelle King:

- Spoke in opposition to the proposal;
- Noted they live in close proximity to the proposal;
- Expressed support for the need for more diverse housing and affordable housing options in Lynn Valley;
- Commented on potential benefits including improved accessibility features;
- Stated they do not support the proposal in its current form;
- Queried whether the proposal adequately responds to housing needs;
- Stated the decision will significantly shape the future of the neighbourhood;
- Opined Lynn Valley deserves a better approach to redevelopment;

- Requested an analysis of current and future housing needs in Lynn Valley;
- Raised concerns about whether units will actually be affordable;
- Emphasized the need for alignment with the OCP which was developed through community consultation;
- Suggested OCP changes should be community driven rather than developer driven;
- Opined that even with setbacks, the two six-storey buildings create an abrupt transition in scale;
- Opined the proposal does not reflect Lynn Valley's character or community context;
- Queried the need for a new transit hub existing so close to the existing one on 27th Street;
- Suggested integrating the proposed rapid bus with the existing hub;
- Opined the traffic study does not reflect real day to day conditions; and,
- Opined adding sidewalks will not address concerns.

5.43. Shannon Chang:

- Spoke in opposition to the proposal;
- Stated they do not support the proposal in its current form;
- Opined it is not the right fit for the area;
- Expressed support for increased density in walkable locations;
- Stated the proposal concentrates density directly within the town centre rather than around it;
- Raised concerns about impacts to existing residents;
- Commented on potential downsides such as smaller living spaces, loss of yard space, and construction disruption;
- Highlighted concerns about increased noise, reduced privacy, and loss of independence;
- Stated they would like to see more commercial space included;
- Emphasized the need to increase overall community value;
- Suggested the development should create a destination people will want to visit;
- Opined that parking fees could discourage regular visitation;
- Raised concerns about added pressure from commercial traffic; and,
- Opined stronger community benefits should be delivered as part of the project.

5.44. Stephanie Wilson:

- Spoke in support of the proposal;
- Noted a shortage of rental housing in Lynn Valley;
- Emphasized that eviction, particularly demolition related, can be life altering for tenants;
- Raised concerns about the negative impacts of demolition evictions;
- Opined that low density sprawl limits access to green space;

- Emphasized the need to be mindful of land use in a natural setting;
- Opined the proposal is modest in densification and uses land efficiently;
- Opined the scale is appropriate for a town centre;
- Opined that improved walkability can help reduce traffic;
- Opined that increasing housing supply may reduce commuting for local workers;
- Expressed support for increased availability of shops and services;
- Raised concerns about high rates of housing insecurity and homelessness; and,
- Emphasized the need for housing options for both aging residents and younger generations to remain in the community.

5.45. Fred Asari:

- Commented on the proposal;
- Noted they are the owner and operator of Lynn Valley Meats;
- Stated they are one of the longest standing tenants in the mall;
- Stated they are an active community member, supporting and participating in local events;
- Requested a formal written agreement from Polygon confirming right of return post construction;
- Stated they are seeking fair and equitable compensation consistent with other tenants;
- Requested coverage of relocation costs;
- Noted an anticipated construction period of 18-24 months;
- Raised concerns about insufficient parking allocation;
- Emphasized the need for adequate customer parking to sustain business operations; and,
- Requested clarity on the timeline for the start of Phase One.

5.46. Brian Higgins:

- Commented on the proposal;
- Stated that people want to remain in their community;
- Highlighted limited options beyond single family homes;
- Opined this proposal helps address missing middle housing needs;
- Expressed support for the opportunity for new residents to join the community;
- Opined the development will benefit the broader neighbourhood;
- Expressed support for continued growth and change in the area; and,
- Highlighted the importance of both market and non-market housing options.

5.47. Alan McCammon:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Raised concerns about the scale of the buildings;
- Raised concerns about potential impacts on traffic and pedestrian safety;
- Suggested revisiting zoning to better align with OCP principles, including more gradual and sensitive transitions;
- Raised concerns with the traffic study's baseline data, describing it as limited;
- Stated that accurate forecasting requires strong baseline data;
- Commented on Polygon's ownership of the 1202 Ross Road heritage property;
- Opined the District and developer missed an opportunity to approach the Ross/Baird area more holistically; and,
- Raised concerns about the consideration of impacts on Lynn Valley Centre tenants.

5.48. Julie Coles:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Expressed support for the preservation of trees at the front of the Draycott Gardens site;
- Emphasized the need for townhomes and condos to address missing middle housing;
- Opined large internal garden space may be less critical given surrounding natural areas;
- Opined the site design could better address shadowing and green space integration;
- Raised concerns about traffic and parking, noting Baird Road is too narrow near the Ross Road entrance for two-way flow;
- Raises concerns about increasing density without a clear plan to address traffic and congestion;
- Opined the proposed aesthetic does not align with the neighbourhood character; and,
- Suggested a more neutral design palette instead of stark black and white tones.

5.49. Marnie Rice SPEAKING FOR A SECOND TIME:

- Spoke in opposition to the proposal;
- Noted they remain opposed after hearing from staff and the applicant;
- Emphasized the need to prioritize feedback from Draycott Gardens residents;
- Commented on the affordability crisis on the North Shore;
- Stated densification is inevitable;
- Suggested OCP changes should be community driven rather than developer driven;
- Recommended reconsidering the height of Buildings Three and Four;
- Suggested exploring smaller scale development options;

- Requested extended sidewalks along Baird Road to the cul de sac;
- Expressed support for preserving and revitalizing the Card House at 1202 Ross Road;
- Emphasized the importance of maintaining the cedar tree canopy;
- Suggested optimizing traffic light coordination in the area; and,
- Suggested additional access points in and out of the site.

5.50. Joanna Lasoka SPEAKING FOR A SECOND TIME:

- Spoke in opposition to the proposal;
- Opined that several speakers in support appear to be professionals who may directly benefit from the development;
- Emphasized that residents bear the long-term impacts of development decisions;
- Suggested public input should be considered in context, including potential interests behind it;
- Raised concerns about the proposed removal of the left-turn from Lynn Valley Road onto Ross Road;
- Stated this is a key access route for local residents;
- Opined removing the turn will redirect traffic onto other residential streets, increasing congestion;
- Raised concerns about potential negative impacts on nearby businesses;
- Commented on possible economic consequences of traffic changes;
- Queried whether decision makers and developers rely on alternative transportation modes themselves; and,
- Expressed concern about perceived pressure on residents to shift to biking.

5.51. Julie Wytrwal SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Opined there is a bias toward prioritizing transit in planning decisions;
- Highlighted the need to consider broader and critical infrastructure;
- Raised concerns about school capacity, nothing local schools are already full;
- Highlighted existing congestion at the Ironworkers Memorial Second Narrows Crossing;
- Queried whether increased bus service will meaningfully reduce congestion;
- Commented on “circles of impact” from the proposal;
- Stated the first circle is immediate neighbouring residents;
- Stated the second circle is the broader Lynn Valley community; and,
- Emphasized the need to consider impacts across all affected groups.

5.52. Shannon Chang SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Raised concern that there is no guarantee units will be affordable after completion;
- Noted potential loss of service and customer parking;
- Stated these impacts are difficult to fix after the fact;
- Raised concerns about traffic being redirected onto other streets;
- Opined additional traffic signals alone will not resolve congestion issues;
- Opined proposed compensation does not adequately address anticipated impacts;
- Acknowledged that the current Lynn Valley Mall site is outdated and in need of renewal; and,
- Opined redevelopment can proceed without requiring an OCP amendment.

5.53. Michelle King SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Raised concerns regarding commercial tenants;
- Opined Council should provide stronger, meaningful support for existing businesses;
- Stated there is no clear certainty that current tenants will be able to return post development;
- Emphasized that new businesses should not come at the expense of existing local ones;
- Opined chain businesses do not contribute strongly to local identity;
- Opined it is a missed opportunity to achieve OCP goals without rezoning;
- Requested stronger protective measures for commercial tenants;
- Suggested future planning should consider inclusion of Ross Plaza if this proposal is not approved;
- Requested disclosure requirements for public speakers regarding any affiliation with the applicant; and,
- Emphasized the need to consider residents who are unable to walk or bike significant distances.

5.54. Julie Coles SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Raised concerns about the proposed removal of the left-turn from Lynn Valley Road onto Ross Road; and,
- Opined it will create confusion for drivers; and,
- Raised concern about increased congestion on surrounding streets.

5.55. Joanna Lasoka SPEAKING FOR A THIRD TIME:

- Commented on the proposal;
- Raised concerns about the proposed removal of the left-turn from Lynn Valley Road onto Ross Road; and,
- Stated this is a key access route for local residents.

5.56. Michelle King SPEAKING FOR A THIRD TIME:

- Commented on the proposal;
- Commented on current zoning regulations;
- Noted that existing zoning permits mid-rise buildings;
- Noted that mid-rise is typically defined as under five-storeys;
- Queried how RM3 or RM5 zoning would permit six-storey buildings;
- Noted that current commercial access to Lynn Valley Mall is from Lynn Valley Road;
- Stated that existing access does not create significant issues;
- Suggested maintaining commercial access from Lynn Valley Road; and,
- Suggested implementing split access to reduce pressure on residential streets.

5.57. Shannon Chang SPEAKING FOR A THIRD TIME:

- Commented on the proposal;
- Requested clarification on the number of existing service parking spaces on site;
- Queried the differences between first and second level commercial parking; and,
- Requested information on total parking supply and breakdown by level.

5.58. David Wysota SPEAKING FOR A SECOND TIME:

- Referenced their professional background as context for his earlier comments;
- Noted his interest is living in the community;
- Clarified they are not affiliated with the developer; and,
- Emphasized that perspectives from individuals in the industry can still reflect genuine community viewpoints.

6. QUESTIONS FROM COUNCIL

Is 1202 Ross Road three or four lots? What are the implications on that property if SSMUH is approved?

Staff advised that the Card house at 1202 Ross Road consists of four parcels, however, this property is not part of the current application.

Staff further noted, to clarify comments from last night, because 1202 Ross Road is currently zoned RM3 (Multi-Family Residential Zone 3), which is not a single-family zone, the provincial SSMUH framework does not apply to that property. Any redevelopment potential would be

determined through the existing multi-family RM3 zoning, or a rezoning process, or a heritage revitalization agreement.

Can you provide further clarification on the shadow studies?

Staff advised that the applicants have provided an updated shadow analysis which has been included in the public hearing materials. The updated document is based on the same 3D model as the previous document with an additional axonometric view, so it is easier to understand the shadow impacts on properties to the north.

From the feedback we have heard, there were suggestions for Polygon to reduce the heights of Buildings Three and Four from six-storeys to four-storeys. Can the applicant comment on the implications and trade offs of doing that?

The applicant advised that they have been working on the properties for five years and have been working with District staff to look at multiple different options for this development. The applicant further advised that within the OCP, six-storeys is permitted for the Draycott Gardens site and up to 12-storeys are permitted for the Lynn Valley Mall site.

Can staff confirm that the parcel on Lynn Valley Road and Baird Road is 3.5 acres? And that the FSR of 2.5 is for both parcels?

Staff advised that the total of the two parcels together is 3.5 acres and the proposed FSR for both parcels is 2.5.

People have brought up "rent increases". Are the existing tenants not subject to annual, allowable increases as set by the Residential Tenancy Branch?

Staff advised that yes, the existing Draycott Gardens tenants are subject to annual rent increases as per the Residential Tenancy Branch.

The ground floor commercial is planned for ten units, can this be increased?

Staff advised that the ground floor commercial space is tentatively divided into ten Commercial Retail Units (CRU). While each CRUs could be larger or smaller depending on the tenants space needs, the overall ground floor commercial footprint (of approximately 11,500 square feet) cannot be significantly increased due to the Lynn Valley Road dedication and driveway geometry. In terms of CRU size, the average proposed is approximately 1,150 square feet, which is typical for local businesses. If a larger tenant such as a restaurant is interested in opening in the development, realigning the demising walls between the CRUs or combining the CRUs can be easily done to accommodate this use.

Approximately when are we anticipating occupancy of Phase One? (if approved)

The applicant advised that anticipated occupancy of Phase One would take place approximately 24 months after construction begins.

Staff has reported that the commercial retail is one to one, but half of the space is on the second floor which removes 50 % the mix of main floor space, I understand that we need more retail space based on the zoning presentation, however how is that goal being reached when we are removing half?

Staff advised that the District's Economic Development Strategy calls for a range of commercial employment spaces including both retail and office spaces, which this proposal includes. While the proportions between first and second floors are different than the existing mall which is primarily one level, the proposal is a one-to-one replacement of the existing commercial spaces, allowing some tenants to return as well as a variety of new businesses to come into the development and serve the neighbourhood.

Within the lower mainland, is staff aware of any "relocation" package for commercial tenants?

Staff advised that they are only aware that the City of Vancouver has a Commercial Tenant Assistance Program which offers information for relocation planning and decision making for commercial tenants. The City of Vancouvers Commercial Tenant Assistance Program does not provide relocation packages or financial compensation, it reflects the broader framework in British Columbia where commercial tenancies are governed by private lease agreements and contracts law, meaning any compensation of relocation support must be negotiated directly between the tenant and landlord.

Staff further advised that the *Local Government Act* outlines a general prohibition of local governments providing assistance for businesses.

Approximately when are we anticipating occupancy of Phase One?

Staff advised that approximately 24 months after construction starts and the time of constructing starting will depend on the development permit and building permit process.

How does the project at Baden Park, MSP, on almost double the size of the lot, 6.5 acres, at 1.37 FSR, compare to this project at only 3.5 acres, with 2.5 FSR?

Staff advised that the total density for Baden Park on Mount Seymour Parkway is 1.37 FSR, a total gross floor area of 373,862 square feet, and a site size of 6.5 Acres. Staff further advised that the total density for 1246 Lynn Valley Road is 2.5 FSR, a total gross floor area of 388,391 square feet, and a site size of 3.5 acres.

Are staff recommending removal of the left turn from Northbound Lynn Valley Road to Westbound Ross Road?

Staff advised that removal of the left turn is only one of the mitigation measures currently contemplated to improve the existing traffic issues experienced by residents in the area. These measures are based on vigorous parking and traffic analysis, and they follow the Institute of Transportation Engineers best practices. The current road design only provides storage for a single vehicle turning left onto Ross Road, or into mall access, which results in vehicle rear-ends, sticking into through lanes in both directions on Lynn Valley Road. However, the recommended traffic mitigation measures are subject to further analysis by the District's transportation department and will be further reviewed as the project progresses.

The applicant advised that they have tested a number of scenarios and the assessment shows that the removal of the left turn on Ross Road to Lynn Valley Road positively responds to area and would improve traffic, efficiency and safety.

How many community meetings were there in regard to this application?

Staff advised that in October 2025 an in-person public information meeting was held at Ross Road elementary, and at the same time a two-week virtual public information meeting was held online. Prior to that public meeting, the applicant held two tenant information meetings with the Draycott Gardens tenants in September 2025, and in March 2026 the applicant held additional tenant information meetings for the Draycott Gardens tenants.

Can staff confirm that the OCP amendment is because the application is asking for the same density in a 12-storey building into a six-storey building?

Staff advised that the OCP amendment is because the application is asking for the same density in a 12-storey building into a six-storey building. The OCP designations outline density, but not height. In the OCP, the development permit guidelines do speak to height, and a low-rise building has a height of six-storeys or lower, which applies to the Draycott site. In addition, the OCP indicates that a mid-rise building is up to 12-storeys.

Staff further advised the Lynn Valley Town Centre Flexible Planning Framework anticipates five-storeys on the proposed sites.

How many surface parking spaces are there currently and what is the difference of the original ratio and the application?

Staff advised that they will bring back an answer at Second and Third Reading.

Is Council encouraging commercial on second floor of new developments to promote vibrant retail on the first floor?

Staff advised that yes, this is one of the reasons to provide additional commercial on the second floor, beyond the reason of just additional employment space.

7. COUNCIL RESOLUTION

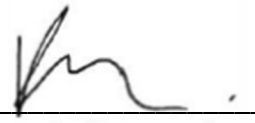
MOVED by Councillor HANSON
SECONDED by Councillor BACK
THAT the April 14, 2026 Public Hearing regarding Bylaws 8779 and 8780 is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)" is returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)" is returned to Council for further consideration.

CARRIED
(9:04 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:02 p.m. on Monday, April 27, 2026 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Mike Fox, Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Peter Cohen, General Manager – Engineering Infrastructure Services
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Caroline Jackson, General Manager – Climate Action and Parks
Dan Milburn, General Manager – Planning, Properties and Permits
Zeralynne Te, Acting Director, Community Planning and Housing
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Neonila Lilova, Manager – Business and Economic Development
Eirikka Brandson, Community Planner
Tanja Oswald, Community Planner
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. April 27, 2026 Regular Meeting Agenda

MOVED by Mayor LITTLE
SECONDED by Councillor MURI
THAT the agenda for the April 27, 2026 Regular Meeting of Council for the District of North Vancouver is:

a) amended to consider item 8.7 before item 8.1; and,
b) adopted as amended.

CARRIED

2. ADOPTION OF MINUTES

2.1. March 2, 2026 Regular Meeting of Council

MOVED by Councillor MURI
SECONDED by Councillor FORBES
THAT the minutes of the March 2, 2026 Regular Meeting of Council are adopted.

CARRIED

3. PUBLIC INPUT

3.1. David Cook:

- Spoke in support of item 8.7 Roche Point Park Dedication;
- Commented on the history, biodiversity, and configuration of the park;
- Noted that the park is an essential part of wildlife connections between the mountains and Burrard Inlet.

3.2. Robin Delaney:

- Advised that he lives and owns a business in Edgemont Village;
- Expressed opposition to allowing a vape shop to open in Edgemont Village;
- Noted that the store's original window wrap had images of candy and they were advised to take it down; and,
- Opined that the store targets children.

3.3. Emily Segal:

- Advised that she lives in Edgemont;
- Stated that her children expressed excitement regarding a snack shop opening in Edgemont Village and they are confused by the concept of a vape shop with snacks;
- Expressed concern regarding the bridge colours and images of snacks and energy drinks on the store's window wrap;
- Acknowledged that the business has a right to operate; and,
- Opined that the business is unhealthy and targets children.

3.4. Alice Hamilton:

- Spoke in support of item 8.7 Roche Point Park Dedication;
- Advised that she is a resident in the Seymour area;
- Commented on the forest and trails; and,
- Stated that dedicating Roche Point Park as parkland would protect old growth and heritage trees.

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Cairnstone Planning on Behalf of Northern Development Initiative Trust

Re: Prince George to North Vancouver Railway:
Transitioning from Class 1 Management

Peter Scholz, Planner, Cairnstone Planning, provided information on the discontinuation of CN Rail's service in the Sea to Sky Corridor and implications for freight and passenger transport. Mr. Scholz requested that the District oppose the shutdown of rail service in the corridor, noting that there is interest from possible partners to take up short lines and that there is sufficient anticipated latent demand for freight and passenger rail service for partners to operate.

MOVED by Councillor MURI
SECONDED by Councillor MAH
THAT the delegation of the Cairnstone Planning on Behalf of Northern Development Initiative Trust is received for information.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

8.7. Roche Point Park Dedication

File No.

MOVED by Councillor MURI
SECONDED by Councillor MAH
THAT Council direct staff to prepare bylaws for consideration and bring forward relevant information for consideration related to the Roche Point Parklands.

CARRIED

Mayor LITTLE left the meeting at 7:56 p.m.

Councillor MURI assumed the Chair.

8.1. Passenger Rail Services Within the Sea to Sky Corridor
File No.

MOVED by Councillor MURI
SECONDED by Councillor MAH
WHEREAS the District recognizes the importance of exploring a Sea to Sky Rail network capable of meeting the long-term mobility, environmental, and economic needs of regional communities and stakeholders;

THEREFORE BE IT RESOLVED THAT the District of North Vancouver Council send a letter to the Minister of Transportation and Transit expressing Council's support for the reestablishment of passenger and commuter rail services within the Sea to Sky corridor.

CARRIED
Absent for Vote: Mayor LITTLE

8.2. Business Licence Bylaw Housekeeping Amendment to Reflect Updated Non-medical Retail Cannabis Policy
File No.

MOVED by Councillor BACK
SECONDED by Councillor MAH
THAT "Business Licence Bylaw 4567, 1974 Amendment Bylaw 8788, 2026 (Amendment 56)" is given FIRST Reading;

AND THAT Bylaw 8788 is referred to a Public Input Opportunity.

CARRIED
Absent for Vote: Mayor LITTLE

8.3. Update: Lower Mackay Creek Area Parking Restrictions
File No.

MOVED by Councillor BACK
SECONDED by Councillor MAH
THAT the April 14, 2026 report of the Community Planner entitled Update: Lower Mackay Creek Area Parking Restrictions is received for information.

CARRIED
Absent for Vote: Mayor LITTLE

8.4. Residential Tenant Relocation Assistance Bylaw – Clarification on Eligible Tenants
File No.

MOVED by Councillor MAH
SECONDED by Councillor MURI
THAT the February 9, 2026 report of the Community Planner entitled Residential Tenant Relocation Assistance Bylaw – Clarification on Eligible Tenants is received for information.

CARRIED
Absent for Vote: Mayor LITTLE

Councillor POPE left the meeting at 8:43 p.m. and returned at 8:45 p.m.

Councillor MAH left the meeting at 9:15 p.m. and returned at 9:17 p.m.

8.5. Building Safer Communities Fund – Youth Friendly North Shore Final Report
File No.

MOVED by Councillor MURI
SECONDED by Councillor POPE
THAT staff are directed to work with the City of North Vancouver and the District of West Vancouver to review and update the municipal youth services policy framework to reflect current evidence-based practices and emerging youth needs, and report back to Council with proposed updates;

AND THAT staff are directed to engage community service providers and partners in the municipal youth services policy review process to ensure alignment with current service delivery models;

AND THAT DNV and North Vancouver Recreation and Culture Commission (NVRC) staff collaborate to support coordinated youth service delivery across service areas (Capilano, Lynn Valley, Seymour);

AND THAT staff and NVRC work with community partners to explore opportunities to sustain and coordinate late-night recreation programming under a shared Youth Friendly North Shore banner;

AND THAT staff continue to explore opportunities to sustain the Youth Services Community of Practice in partnership with community organizations;

AND THAT staff review and bring back to Council for approval District grant program criteria to identify opportunities to better support youth-led initiatives.

CARRIED
Absent for Vote: Mayor LITTLE

8.6. Advocacy to the Province on the 2027 B.C. Budget

File No.

MOVED by Councillor POPE
SECONDED by Councillor HANSON

THAT Council confirm interest in presenting to the Select Standing Committee on Finance and Government Services as part of the Legislative Assembly of British Columbia's Budget 2027 Consultation process;

AND THAT Council define the scope of the presentation to include:

- Funding for a new crossing to the North Shore and immediate funding for Bus Rapid Transit;
- Improving funding for affordable housing;
- Allow North Shore residents to defer their utility bills;
- Fair distribution of North Shore Wastewater Treatment Plant (NSWWTP) costs;
- Changes to the *Ports Property Tax Act* to ensure fairness and equity in tax distribution.

CARRIED
Absent for Vote: Mayor LITTLE

9. REPORTS

9.1. Mayor

Nil

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Mah reported on his attendance at the following:

- A tour with District senior staff of a home operated by the Intellectual Disabilities Society on April 8, 2026;
- The Seniors Voice Forum on April 8, 2026;
- The North Vancouver Chamber of Commerce event on April 9, 2026 on the future of transportation on the North Shore;
- The North Shore Disability Resource Centre 50th Anniversary gala on April 9, 2026; and,
- Blueridge Community Association's Cozy Night on April 21, 2026.

9.3.2. Councillor Muri reported on the following:

- Her attendance at the North Shore Disability Resource Centre 50th Anniversary gala on April 9, 2026;
- Her attendance at the Metro Vancouver Council of Council meeting on April 25, 2026;
- The upcoming Lower Mainland Local Government Association conference LMLGA conference April 29 to May 1, 2026; and,
- Opening day will be held at local marinas in the near future.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor BACK
SECONDED by Councillor FORBES
THAT the April 27, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(10:08 p.m.)
Absent for Vote: Mayor LITTLE

Mayor

Corporate Officer

THIS PAGE LEFT BLANK INTENTIONALLY

DELEGATIONS

THIS PAGE LEFT BLANK INTENTIONALLY

Delegation to Council Request Form

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

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

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

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

Name of group wishing to appear before Council: North Shore Young Civic Forum (North Shore

Title of Presentation: North Shore Young Civic Forum Cohort 5.0 Presentation to Council

Name of person(s) to make presentation: TBD (will be confirmed and submitted no later than

Purpose of Presentation:

- ☐ Information only
- ☐ Requesting a letter of support
- ☑ Other – please describe below:

Attach separate sheet if additional space is required

To showcase the work completed by the 5th cohort of the Forum, including the community-driven projects that the municipality's groups have developed in preparation for the session.

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

Contact person (if different than above): Divija Madhani

Daytime telephone number: -

Email address: divija.madhani@nscr.ca

Will you be providing supporting documentation? ☑ Yes ☐ No

If yes: ☐ Handout ☐ Digital Format ☑ PowerPoint Presentation

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

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

Please note:

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

Delegation to Council Request Form

Rules for Delegations:

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

Helpful Suggestions:

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

I understand and agree to these rules for delegations

Divija Madhani	January 22, 2026
Name of Delegate or Representative of Group	Date

Signature

For Office Use Only

Approved by:			
Corporate Officer	_____	Appearance date:	_____
Deputy Corporate Officer	_____	Receipt emailed on:	_____
Rejected by:			
Mayor	_____	Applicant informed on:	_____
CAO	_____	Applicant informed by:	_____

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

North Shore Community Resources | CELEBRATING 50 YEARS

North Shore Young Civic Forum 5.0

Integrated Mental Health in Housing

PREPRARED FOR
District of North Vancouver

DATE
May 25, 2026

PREPARED BY
Atena Abbaspourbenis, Mark Stevens, Cass Buckley

AT A GLANCE

Problem Statement

There is a disconnect between supportive housing and mental health service delivery, making resident well-being challenging.

Solution

On-Site Mental Health Access Model

Embed low-barrier, drop-in mental health services within supportive housing, (e.g., regular on-site clinician, no referral, relational support) for early intervention and prevent crisis escalation

Impact

1. Increased access to mental health support within housing
2. Reducing reliance on emergency and crisis-based systems
3. Increasing housing stability and reducing displacement

Our Ask

Support the implementation of a pilot on-site mental health access model within one supportive housing site, such as the East Keith Road development, by using its role as a planner, facilitator, and partner.

PROBLEM STATEMENT

Issue Identification

- Lack of mental health support in community housing
- Disconnected care systems
- Supportive housing residents

Relevance

- Housing demand is urgent
- Builds on DNV partnerships



PROPOSED SOLUTION



- **PROPOSAL**: On-site mental health access
- **PROCESS**: Research, engage, design model
- **FINDINGS**: Housing alone is insufficient
- **POTENTIAL**: Builds on existing partnerships

IMPACT

1. Increased access to mental health support within housing
2. Reduced reliance on emergency and crisis-based systems
3. Increased housing stability and reduced displacement



OUR ASK

Recommendation #1

This model would operate directly inside an existing supportive building. It would use a space that is already available such as an office, a common room or a service room

Recommendation #2

On a day to day level, a clinician would be present on site on a regular schedule which would allow for residents to drop in and speak and access support that is needed without needing a referral.



North Shore Youth Civic Forum

DNV Youth Engagment

Bryan Gallagher, Hana Watanabe,
Jazz Emma Day, Jasper Chio

Problem

- We strongly feel that traditional engagement methods are not accessible to youth as they tend to favour older voices, emphasize positional power and non-reciprocal relations
- This has been identified throughout the Forum across all three North Shore municipalities

Opportunity

- **Addressing these gaps are essential to support inclusive, well -rounded decision -making and align with DNV's goals of equity and community engagement.**



Youth Influencer

The youth influencer in residence is a part -time paid position intended to create accessible and engaging online civic content for youth.



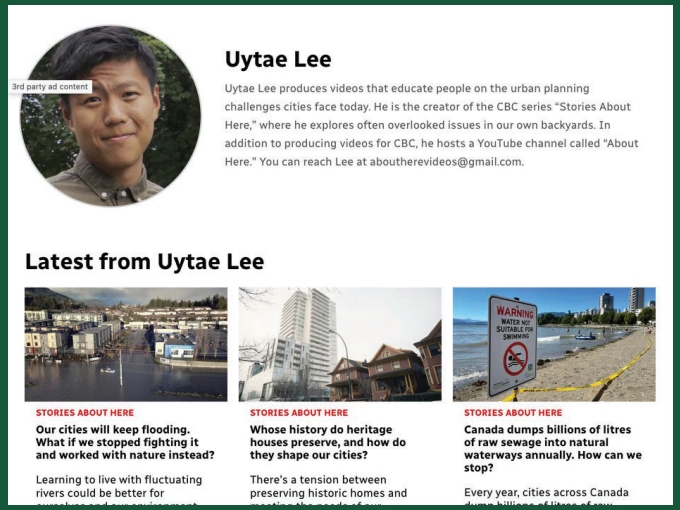
- Clear interest in urbanism and municipal content in current Vancouver digital spheres.

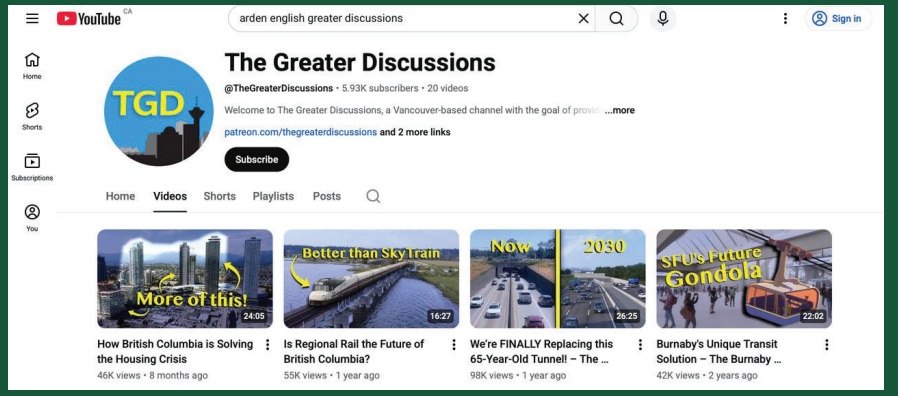
- Using youth-friendly platforms such as Discord that allow for two way engagement.

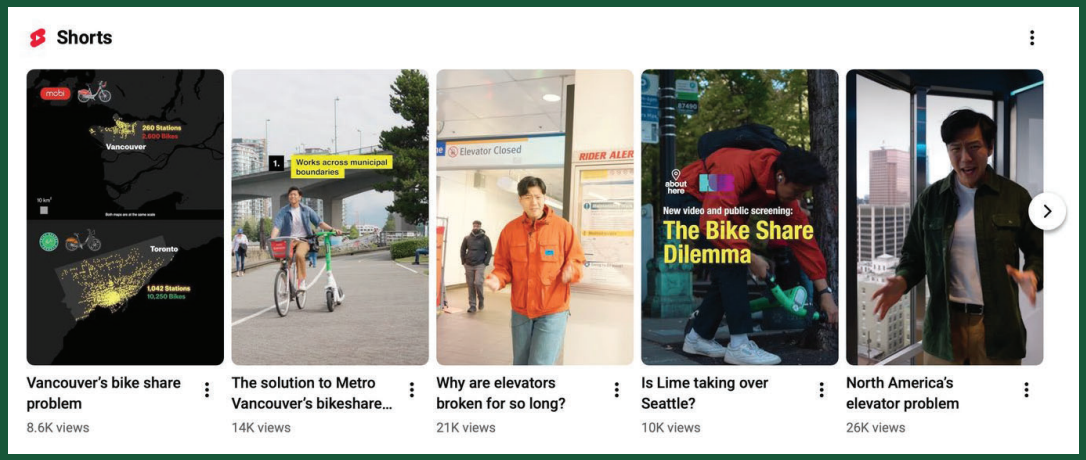
Canada

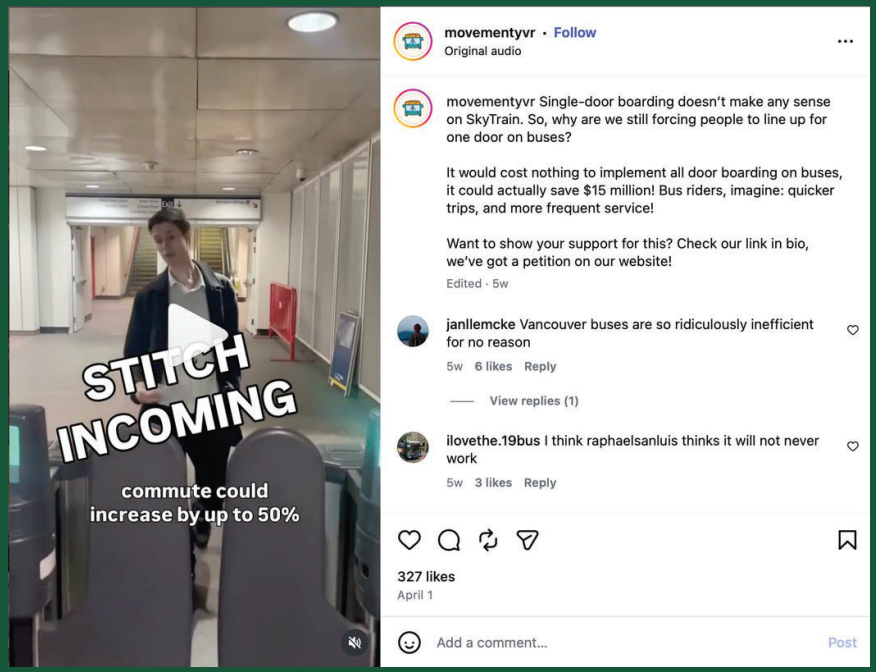
- Funded by Canada Summer Jobs. Another option could be an unpaid partnership.

Case Studies









Youth Drop-ins

Drop -ins in -person informal and incentivized sessions for youth aged 15 –25. For youth to learn about DNV issues and provide input directly to staff or members of Council.



- Using existing youth-friendly spaces (e.g. rec centres, libraries, parks)
- Incentivized with food and drinks, volunteer hours



- Flexible topics and formats based on youth interests and feedback
- DNV 101, Planning 101, parks planning
- Synergies with digital content created by the youth influencer



- Low-cost and easy to organize
- Similar to the Meet your Mayor events
- Highly effective model as shown by CityHive

Mentorship

- A voluntary program that pairs one or more youth with members of Council and key staff members.
- Youth would join already existing meetings and events.
- Relational way to build youth civic literacy, skills and confidence and for DNV Council members and staff to connect and learn from a select group of youth on an ongoing basis.
- Synergistic with Youth Influencer and Drop -Ins.

Impact

1. Improve accessibility of DNV information.

1. Build youth civic literacy.

1. Ensure additional youth voices in DNV decision -making.

1. Strengthen youth -DNV relationships through increasing familiarity and trust.

1. Support continuous learning about youth engagement through iteration and experimentation.

Final Thoughts

Key Insights

- Youth engagement improves when activities are targeted, relevant, accessible and have varying options of formality.

Challenges

- Sustaining participation for youth and Council members for in person activities.
- Ensuring diverse and inclusive representation.

Call to Action

- Is one or more of our ideas possible for staff to explore further?

DNV DIVAS'

North Shore Community Resources

CELEBRATING 50 YEARS

We greatly thank you for your time and support!




FOOD FOREST
PROJECT
BY HEERA, JUSTIN, NOR & LAYNE
FOR DNV COUNCIL & THE NSYCF 5.0

MEET OUR TEAM



Heera Subbiah



Justin Noble



Layne North



Nor Estoye

OUR VISION

We envision a North Shore where fresh, publicly available fruit being grown in the community is a regular, exciting, and supported event. A food forest, or at the very least some fruit-bearing trees, planted by the DNV Parks department would foster a healthier, happier, and more connected place to live.



Food forests and fruit-bearing trees installed in publicly accessible areas provide low-cost fresh produce to the community, especially those struggling with food insecurity. Residents will have better access to healthy food, and the dignity of providing for their own.

IMPROVE FOOD SECURITY



Placing a food forest in grassy spaces with walking trails and seating arrangements is not only accessible, it provides a space for residents and visitors to eat, play, and exist; which in turn promotes outdoor recreation, social cohesion, and improved quality of life.

FOSTER NEW RELATIONSHIPS



Our project takes a “yes, and” approach to the District’s Urban Tree Canopy Festival and existing community gardens. No option is a perfect alternative to any of the others, but rather just another way to feed and rejuvenate the community.

INCREASE TREE CANOPY

#1: FOOD FOREST

DESCRIPTION	REQUIREMENTS	BENEFITS
• A food production system modelled on woodland forest ecosystems and companion planting. • A form of ancestral food growing and land stewardship used by Indigenous and Coast Salish Nations since time immemorial.	• 10 Honeycrisp, Spartan, Ambrosia, Gala, or other scab-resistant apple trees. • 10 Italian plum trees. • 10 Desert King or Lattarula fig trees. • 20 saskatoon berry bushes. • 20 salal plants. • ~7,000 sq. feet of park space. • Installation equipment and resources. • ~$3000 in establishment costs. • Soil preparation. • Lime, biochar, and sheet mulch. • Phased planting • Stewardship and maintenance work. • 2-3 years of establishment, 7 years for maturity.	• Lower fruit yield per species, higher total. • Species diversity provides a range of flavour pallets. • Minimal irrigation post - establishment. • Low stewardship and maintenance requirements post - establishment. • Species diversity and habitat for predators fosters natural pest management. • 50 - 100+ year lifespan.

#2: FOOD TREES

DESCRIPTION	REQUIREMENTS	BENEFITS
• A mono-culture, urban orchard.	• 10 Honeycrisp, Spartan, Ambrosia, Gala, or other scab - resistant apple trees. • Up to ~7,000 sq. feet of park space. • Installation equipment and resources. • ~$1000 in establishment costs. • Soil preparation. • Lime, biochar, and sheet mulch. • Stewardship and maintenance work, including irrigation. • Chemical or organic pest management.	• High apple yield. • Low establishment cost. • 20 - 40 year lifespan.

TIMELINE



Example of a successful food forest project, Burrard View Park
Vancouver Urban Food Forest Foundation

A Mature Food Forest requires ~7 years to fully achieve, but will be producing harvest from the start (within the first or second season).

Different layers of the forest will have different timelines:

1. **Ground-Cover Layer: *0-3 years***
2. **Mushroom Layer: *2 months - 7 years***
3. **Root Layer: *2 years***
4. **Mature Herbaceous Layer: *1-3 years***
5. **Fruiting Shrub Layer: *2-5 years***
6. **Fruiting Understory Layer: *2-7 years***
7. **Climbing Vine Layer: *3-9 years***
8. **Canopy Layer: *6-20 years***

These numbers reflect the time required in order for each layer to be harvestable and will vary based on the types of greenery planted. Therefore, all timeline estimates are approximate.

FUNDING

Tree Canada's Edible Tree Grant provides:

1. up to $10,000 in funding;
2. free webinars that help with the details and construction of the project; and
3. a Forestry Specialist to ensure the success of the project.

- Municipalities among other institutions may apply
- Required that all proposals are for publicly accessible projects





We discourage the selling of the harvest as a funding mechanism and would encourage other methods such as paid tours, programs, and/or cooking classes in connection with the food forest.

Since Option #2 is an incorporation into a pre-existing District project, the timeline and funding would mimic what the District has already laid out. The District is still eligible to seek out Tree Canada's Edible Tree Grant for the incorporation of the fruited trees.

COMMON CONCERNS

LOCATION

The locations our food forest could inhabit vary depending on the scale of the project and how they align with the city's other plans. We have several outlined in our report in line with different options.

The trees can be spread out to reduce the use of space and need only about 6 feet of space on either side for root expansion to grow to maturity

BEAR ATTRACTANCE

Bears that venture into the inhabited parts of the DNV currently search through garbage around residences to feed themselves. Our fruit trees would reduce this behaviour by offering an alternative, more nutritious and more easily accessed food source for them, and by planting our trees within the greenbelts in the DNV, we can reduce the desire for bears to venture out into more inhabited neighbourhoods.

VANDALISM & CARETAKING

The spectre of misfortune is always present, but we don't believe the mischief of a few is a reason to forego or reconsider initiatives that improve our community and enhance the wellbeing of its residents. In any case, trees are fortuitously difficult and time consuming to vandalize.

Fruit trees also lend themselves easily to school activities and caretaking, from elementary schools that teach kids how to use the fruit (apple sauce) and appreciate them to a source of high school volunteer hours for those interested in ecosystems.



ASK OF COUNCIL

We kindly ask:

- That our proposal is looked over by staff, and to reach out to our group again for further deliberation
- That a study is conducted based on our proposal to see how the options can apply to the DNV
- That an application for the District's inclusion in the Tree Canada Edible Tree Grant is prepared




MAY 2026
THANK YOU
DISTRICT OF NORTH VANCOUVER
NORTH SHORE YOUNG CIVIC FORUM
Heera Subbiah
Justin Noble
Layne North
Nor Estoye

North Shore Community Resources

CELEBRATING 50 YEARS

Thank you for your time.

Questions?

THIS PAGE LEFT BLANK INTENTIONALLY

Project Title	**NSYC Forum 5.0: Expanding DNV Youth Engagement**
Team Members	Jazz Emma Day, Hana Watanabe, Bryan Gallagher and Jasper Chio
Contact Info	bryan.m.gallagher@gmail.com
Municipality	District of North Vancouver
Date	May 25, 2026

What We Did

We researched the current state of youth engagement at DNV as well as potential opportunities for additional youth involvement. Next, we developed three ideas that will increase youth engagement, ranging from broad district-wide awareness in existing DNV activities to intensive youth development and relationship-building. We honed these ideas through four expert interviews (DNV Council member, DNV staff, CNV staff and youth influencer).

Ideas

1. Youth Influencer in Residence
2. Youth Drop-ins
3. Mentorship with members of Council and Key Staff

Impact

1. Improve accessibility of DNV information
2. Build youth civic literacy
3. Ensure additional youth voices in DNV decision-making
4. Strengthen youth-DNV relationships through increasing familiarity and trust
5. Support continuous learning about youth engagement through iteration/experimentation

Ask from Council

Is there one or more of our three ideas that seems viable and could be explored further by staff?

THIS PAGE LEFT BLANK INTENTIONALLY

#1: FOOD FOREST

DESCRIPTION	REQUIREMENTS	BENEFITS
• A food production system modelled on woodland forest ecosystems and companion planting. • A form of ancestral food growing and land stewardship used by Indigenous and Coast Salish Nations since time immemorial.	• 10 Honeycrisp, Spartan, Ambrosia, Gala, or other scab-resistant apple trees. • 10 Italian plum trees. • 10 Desert King or Lattarula fig trees. • 20 saskatoon berry bushes. • 20 salal plants. • ~7,000 sq. feet of park space. • Installation equipment and resources. • ~$3000 in establishment costs. • Soil preparation. • Lime, biochar, and sheet mulch. • Phased planting • Stewardship and maintenance work. • 2-3 years of establishment, 7 years for maturity.	• Lower fruit yield per species, higher total. • Species diversity provides a range of flavour pallets. • Minimal irrigation post-establishment. • Low stewardship and maintenance requirements post-establishment. • Species diversity and habitat for predators fosters natural pest management. • 50-100+ year lifespan.

#2: FOOD TREES

DESCRIPTION	REQUIREMENTS	BENEFITS
• A mono-culture, urban orchard.	• 10 Honeycrisp, Spartan, Ambrosia, Gala, or other scab-resistant apple trees. • Up to ~7,000 sq. feet of park space. • Installation equipment and resources. • ~$1000 in establishment costs. • Soil preparation. • Lime, biochar, and sheet mulch. • Stewardship and maintenance work, including irrigation. • Chemical or organic pest management.	• High apple yield. • Low establishment cost. • 20-40 year lifespan.

Food Forest PROJECT

Heera Subbiah | Justin Noble | Layne North | Nor Estoye

heera.subbiah@gmail.com | jgeorgenoble@gmail.com | laynenorth@my.capilanou.ca | caisseusfino@yahoo.com

Project Description

Our goal is to urge the DNV Council to expand tree canopy and fresh fruit availability within the district through the installment of a food forest. We want the district to plant new flora aimed at cultivating ecological diversity, nutritional utility, and cultural values for the residents of North Vancouver, using plants that provide food, shade, clean air, and support to wildlife. We aim to present two options for how the DNV can modify existing park renewal/upgrade plans: 1) build and maintain a fully functional urban food forest ("UFF"), or 2) plant an urban orchard. We will also encourage the DNV to expand their Urban Tree Canopy Festival to include the same fruit-bearing trees in their program, so as to increase these species on both private and public land. Our team has spent the month of April aligning our project with the District's environmental goals, researching funding opportunities, inspecting locations within the DNV where our ideas can apply, learning from field experts, studying previous successful food forests around Metro Vancouver, and formulating our two options, which are available in detail on our team's written report.

Key Outcomes

STRENGTHEN FOOD SECURITY—The goal of our project is aligned with the North Shore Community Food Charter through government collaboration, health and equity, and education, and provides a substantial way for the DNV to continue building sustainable food systems on the North Shore.

BOOST COMMUNITY ENGAGEMENT & SOCIAL COHESION—Learning how to grow, maintain, and pick from food trees, as well as learning how to coexist with wildlife, is pursuing the goal of collective care for an environment that provides for us. The resources to educate and empower citizens are pre-existing; we hope our project highlights avenues wherein the DNV can connect with these resources.

MITIGATE CLIMATE CHANGE & INCREASE BIODIVERSITY—Spaces with increased tree canopy are also key players in harm reduction, such as being at less risk of wildfire damage at a higher severity. Additionally, increased tree canopy contributes to the area's fresh air supply, shade cover, and are known to mitigate the greenhouse gas problem by absorbing carbon dioxide.

Prepared for DNV Council and the North Shore Young Civic Forum Cohort 5.0

Forum Facilitators

Divija Madhani
Lead Facilitator
divija.madhani@nscr.ca



Ask of Council

We kindly ask:

- That our proposal is looked over by staff, and to reach out to our group again for further deliberation
- That a study is conducted based on our proposal to see how the options can apply to the DNV
- That an application for the District's inclusion in the Tree Canada Edible Tree Grant is prepared

REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY

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

The District of North Vancouver
REPORT TO COUNCIL

April 21, 2026
File:

AUTHOR: Jim Hanson, Councillor

SUBJECT: **Community Opinion on Consumer Fireworks Prohibition**

RECOMMENDATION:
THAT, pursuant to section 83 of the *Community Charter*, Council seek community opinion regarding the prohibition of the retail sale, possession and use of consumer fireworks and smoke-generating pyrotechnic devices in the District of North Vancouver;

AND THAT such community opinion be obtained in conjunction with the October 17, 2026 general local election;

AND THAT the results of this process be non-binding on Council;

AND THAT staff be directed to report back to Council with proposed wording for a community opinion question to determine elector support for this prohibition.

REASON FOR REPORT:
To seek Council direction to obtain community opinion on a potential prohibition of consumer fireworks and smoke-generating pyrotechnic devices, and to direct staff to prepare wording for a non-binding public opinion question for the October 17, 2026 general local election.

SUMMARY:
This report seeks Council's direction to obtain community opinion, pursuant to section 83 of the *Community Charter*, on a potential prohibition of the retail sale, possession and use of consumer fireworks and smoke-generating pyrotechnic devices in the District of North Vancouver. The report also recommends that staff be directed to prepare proposed wording for a community opinion question to be included in the 2026 general local election.

BACKGROUND:
The District of North Vancouver regulates the sale and discharge of fireworks through its *Fireworks Regulation Bylaw 7456, 2004*. Fireworks are currently permitted subject to conditions, including allowable dates, safety requirements, and permitting provisions.

Council has previously considered bylaw amendments to prohibit the retail sale, possession, and use of consumer fireworks and smoke-generating pyrotechnic devices.

The District operates under the authority of the *Community Charter*, which permits Council to regulate, prohibit and impose requirements in relation to public safety matters, including fireworks, and to seek community opinion under section 83.

ANALYSIS:
Previous Council deliberations have demonstrated that this is a matter of differing community views. Seeking community opinion through a formal process aligned with the general local election provides an opportunity to better understand current public sentiment.

A non-binding public opinion question would provide Council with additional information to inform any future consideration of regulatory changes, including a potential prohibition.

Conclusion:
Fireworks regulation has been considered by Council on multiple occasions and remains a matter of community interest with varying perspectives. Seeking community opinion through a non-binding question at the time of the 2026 general local election would provide valuable input to inform any future Council decision regarding a potential prohibition.

Options:
1. That the motion, as presented, be supported; or,
2. That the motion, as presented, be amended; or,
3. That the motion, as presented, is not supported.

Respectfully submitted,



Jim Hanson
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	___		

THIS PAGE LEFT BLANK INTENTIONALLY

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

The District of North Vancouver
REPORT TO COUNCIL

May 7, 2026

AUTHOR: Genevieve Lanz, Corporate Officer

SUBJECT: Bylaw 8778 Reconsideration: 100 Amherst Avenue – ("Chemtrade")

RECOMMENDATION:
THAT Council reconsider the following resolution from the April 13, 2026, Regular meeting:

THAT "District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)" is given no further Readings and is abandoned at First Reading.

REASON FOR REPORT:
Pursuant to s. 131 of the *Community Charter*, on May 5, 2026, the Mayor initiated Council reconsideration of the April 13, 2026, Regular council meeting resolution below:

> *THAT "District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)" is given no further Readings and is abandoned at First Reading.*

Per the *Community Charter,* the May 25, 2026, Regular meeting is the soonest convenient date for Council to reconsider the April 13, 2026, resolution.

Should Council subsequently defeat the aforementioned resolution at reconsideration, the following motion would be in order:

> *THAT Council give "District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778) Second Reading and refer Bylaw 8778 back to a public hearing;*
>
> *AND THAT Council direct staff to prepare a Section 219 covenant to be registered on LOT 5 EXCEPT: PART SUBDIVIDED BY PLAN LMP40923; DISTRICT LOTS 193 AND 611 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17801 as a condition of final reading of Bylaw 8778, that includes a time limit on the proposed Chlorine Operations, Quantitative Risk Assessment and Best Available Technology requirements as described in the document titled APPENDIX A Indicative Conditional Approval Framework and Timeline attached to the report titled Bylaw 8778 Reconsideration 100 Amherst Avenue – (Chemtrade) dated May 7, 2026.*

CONCLUSION:
This report is in response to the Mayor's initiation of reconsideration pursuant to s. 131 of the *Community Charter* and provides Council with the opportunity to reconsider the resolution to abandon Bylaw 8778 at First Reading.

OPTIONS:
1.) THAT Council reconsider the following resolution from the April 13, 2026, Regular meeting:

THAT "District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)" is given no further Readings and is abandoned at First Reading.

2.) THAT Council defeat the reconsideration of the April 13, 2026, resolution to abandon Bylaw 8778 at First Reading.

Respectfully submitted,

Genevieve Lanz
Corporate Officer

ATTACHMENTS:
1) Letter from Chemtrade to Mayor Little, dated April 29. 2026
2) Bylaw 8778

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	___		

155 Gordon Baker Road, Suite 300
Toronto, Ontario, Canada M2H 3N5
Telephone: 416.496.5856
Toll free: 1.866.887.8805

April 29, 2026

Mayor Mike Little
Mayor of the District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Dear Mayor Little:

RE: Request for Reconsideration under s. 131 of the Community Charter – Rezoning Bylaw Application (Chemtrade North Vancouver Facility)

We write on behalf of Chemtrade Electrochem Inc. ("**Chemtrade**") to respectfully request that the Mayor or Council initiate a reconsideration, pursuant to section 131 of the *Community Charter* or section 26 of the District of North Vancouver's *Council Procedure Bylaw*, of Council's decision of April 13, 2026 to abandon at first reading the proposed site-specific zoning bylaw amendment application (the "**Application**"), relating to Chemtrade's North Vancouver chlor-alkali facility (the "**Facility**"). Chemtrade acknowledges and appreciates the time, care, and consideration Council devoted to our application. At the April 13, 2026 meeting, members of Council identified specific concerns regarding the perpetual nature of the proposed approval and the importance of ensuring that safety performance at the Facility continues to advance in-step with evolving best practices and technology.

In direct response to those concerns, Chemtrade has developed a framework (the "**Framework**"), attached as *Appendix A*. The Framework replaces the prior approach with a conditional, time-limited, and legally enforceable structure designed to give the District comfort that the Facility's Chlorine Operations (as defined herein) are designed and constructed in compliance with applicable safety standards and, once operational, are operated in a manner consistent with such standards. The Framework is intended to ensure any approval granted is time-limited, subject to enforceable conditions, and expressly contingent on continued compliance and enforcement over time.

Chemtrade respectfully submits that the Framework constitutes both new information and a substantively amended approach, introducing material features that were not before Council on April 13, 2026. In particular, the Framework replaces the prior open-ended proposal with a time-limited, conditional structure that includes scheduled review milestones, enforceable obligations, and a defined expiry date. In our opinion, these features go directly to the issues that informed Council's earlier decision and are therefore of a nature Council is entitled to consider on

a reconsideration initiated under section 131 of the *Community Charter* or section 26 of the *Council Procedure Bylaw*.

Summary of Proposed Revised Conditions

Chemtrade's proposed Framework includes the following core elements:

- Registration of a restrictive covenant, under section 219 of the *Land Title Act* (the "**Section 219 Covenant**"), stipulating, among other things, a time-limit on the proposed permitted industrial use for Chlorine Operations that is coterminous with the end of the term of Chemtrade's lease with the Vancouver Fraser Port Authority (the "**Port Lease**"), such that permission to receive, manufacture, store, and distribute liquid chlorine ("**Chlorine Operations**") would expire no later than the end of the term of the Port Lease, unless Council determines to extend the approval following a future review.

- The Section 219 Covenant will also contain enforceable conditions governing continued operations, reporting, and compliance of Chlorine Operations at the Facility.

- Establishment of a post-upgrade baseline Quantitative Risk Assessment (QRA), with a mandatory QRA update, with review by the District.

- A scheduled independent Best Achievable Technology (BAT) review at a defined mid-term milestone, carried out by a qualified third-party engineering firm selected by Chemtrade.

Taken together, this revised, evidence-based framework is intended to ensure that any approval granted is neither perpetual nor unconditional, that it provides Council and future Councils with meaningful visibility, and that requires that the Chlorine Operations be reassessed at specified milestone intervals.

Chemtrade is committed to working collaboratively with District staff and Council to refine covenant language, reporting protocols, and implementation mechanics to ensure that the Framework is clear, robust, and practically enforceable. An indicative timeline setting out the proposed conditional Framework is included in *Appendix A* for Council's convenience.

For these reasons, Chemtrade respectfully requests that Council exercise its authority to initiate the reconsideration of the Application within the required 30 day timeframe (before May 12, 2026) or take such other procedural steps as Council considers appropriate, so that the revised proposal

may be considered on its merits in accordance with the statutory framework governing Council decision-making.

We would welcome the opportunity to appear before Mayor or Council or otherwise respond to any questions that may assist in that process.

Respectfully submitted,

Chemtrade Electrochem Inc.

Per:

alan robinson

Alan Robinson

Group Vice President, Commercial

cc: Mike Fox, Chief Administrative Officer – District of North Vancouver

APPENDIX A

Indicative Conditional Approval Framework and Timeline

This Appendix is provided for information purposes to assist Council in understanding the structure, sequencing, and oversight mechanisms contemplated by Chemtrade's revised, conditional, and time-limited approval framework for the Facility. The timelines below are indicative and are subject to refinement by way of a section 219 covenant in form and substance acceptable to the District (the "**Section 219 Covenant**").

1. Initial Approval and Covenant Registration

- Council approval of the site-specific zoning bylaw amendment, together with authorization to enter into the Section 219 Covenant setting out conditions governing continued Chlorine Operations at the Facility, generally as set out in this Appendix A.

- Registration of the restrictive covenant on title, including: (i) an express end date for Chlorine Operations at the Facility that is coterminous with the end of the term of the Port Lease, expected to be the earlier of December 31st, 2046, or termination of the Port Lease (the "**Chlorine Operations End Date**"); and (ii) review and oversight opportunities for the District at meaningful milestones throughout the term of the Port Lease.

Indicative timing: 2026

2. Completion of Committed Safety Upgrades

- As a precondition to adoption of the zoning amendment bylaw, Chemtrade will enter into the Section 219 Covenant to, among other things, secure performance of and compliance with all conditions, limitations, and requirements set out in the BakerRisk facility siting study/quantitative risk assessment ("**QRA**") and Risktec peer review relating to construction of the proposed project and to Chlorine Operations, including all safety upgrades.

- As a precondition to issuance of any building permit for Chemtrade's proposed project, Chemtrade will obtain and provide to the District a detailed validation quantitative risk assessment prepared by BakerRisk based on the detailed project plans and specifications, confirming that the Facility (including Chlorine Operations) as designed meets current standards in accordance with the Process Safety Management Division ("**MIACC**") or then-comparable and recognized industry land use planning guidelines (the "**MIACC Standards**").

- Chemtrade will provide to the District, on a confidential basis, a security vulnerability assessment prepared by an independent qualified professional in relation to the project. The assessment shall be clearly marked as confidential and shall be used by the District solely for the purpose of evaluating the building permit application. The District shall not disclose the assessment and shall treat it as confidential information, including as information the disclosure of which could reasonably be expected to compromise public safety or security.

Indicative timing: Estimated 2027

3. Establishment of Baseline Quantitative Risk Assessment (QRA)

- Following completion of the safety upgrades, and prior to issuance of any occupancy permit or final inspection in relation to the Facility, Chemtrade will provide a further QRA from BakerRisk (the "**Baseline QRA**") confirming that the Facility (including Chlorine Operations) as constructed meets the MIACC Standards.

- The risk contours in the Baseline QRA will establish the approved baseline for ongoing Chlorine Operations under the covenant.

- The Baseline QRA will form a reference point for future compliance assessments.

Indicative timing: Concurrent with completion of safety upgrade project (est. end of 2030)

4. Periodic QRA

- Chemtrade will engage BakerRisk or another qualified independent professional engineering firm (the "**Independent Risk Manager**") to undertake an updated QRA 8 years after the establishment of the Baseline QRA.

- The 8-year QRA must recommend measures to address Baseline QRA compliance issues, if any, with the Facility and its operation, including Chlorine Operations.

- Chemtrade will then again engage the Independent Risk Manager to undertake a further updated QRA which must be provided to Chemtrade on the date that is 10 years after the establishment of the Baseline QRA. The 10-year QRA must establish that the Facility and its operation, including Chlorine Operations, continue to meet or exceed the Baseline QRA. The 10-year QRA must be provided to the District as soon as it is provided by the Independent Risk Manager to Chemtrade.

- If the 10-year QRA meeting the above requirements is not provided to the District within the time stipulated then Chlorine Operations at the Facility must cease until such time as it is provided.
- In preparing each of the QRA's required under this framework, the Independent Risk Manager must employ applicable then-current industry standard methodologies and must ensure that each of the QRA's satisfies reasonable criteria and requirements as will be set out in the Section 219 Covenant.

Indicative timing: Approximately 8 and 10 years after the Baseline QRA established, respectively (est. end of 2038 and 42040)

5. Best Achievable Technology (BAT) Review

- At a defined mid-term milestone following bylaw approval, Chemtrade engages an independent engineering firm to assess whether the Facility continues to reflect Best Achievable Technology for risk mitigation and operational safety.

- The independent reviewer is selected by Chemtrade, subject to the District's approval not to be unreasonably withheld.

- The resulting BAT report is provided to the District and serves as a resource to assist in Council's consideration, in its discretion, of whether or not to extend the Chlorine Operations End Date.

Indicative timing: Approximately 15 years after bylaw approval

6. End-of-Term Review and Expiry

The Section 219 Covenant will stipulate that the Chlorine Operations must terminate on the Chlorine Operations End Date, unless Council in its sole discretion after receipt of the BAT report and on or before the Chlorine Operations End Date agrees, in accordance with all applicable statutory processes, to an extension of the Chlorine Operations End Date.

Indicative timing: The earlier of 2046 or expiry of the Port Lease, depending on the final term of the Port Lease

7. Summary Timeline (Indicative)

2026	Bylaw consideration and registration of restrictive covenant, subject to Council approval
Est. end of 2030	Completion of safety upgrades and establishment of Baseline QRA
~2038 & 2040	8 and 10-year QRA reviews
~2041	Independent BAT review
2044–2046	End date expected the earlier of December 31st, 2046 or termination of the Port Lease.

THIS PAGE LEFT BLANK INTENTIONALLY

Bylaw 8778

Abandoned

The Corporation of the District of North Vancouver

Bylaw 8778

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 1462 (Bylaw 8778)".

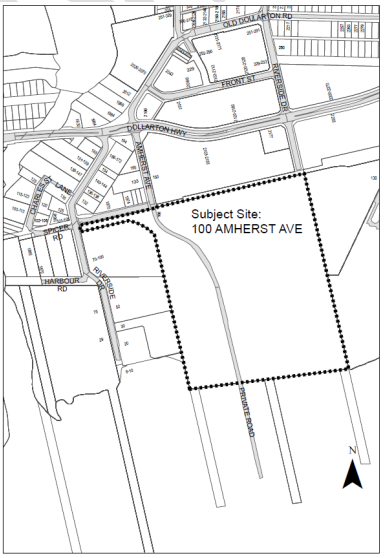
2. Amendments

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

a) Section 403A Uses Prohibited in All Zones, (1) (f) "the manufacture of hazardous substances except:" is amended as follows:

After (i), add the following:

(ii) for the manufacturing, processing, liquefaction, handling, storage, loading and shipping of chlorine, on the lands located at 100 Amherst Avenue identified on the plan attached hereto.



ABANDONED

READ a first time January 12, 2026

PUBLIC HEARING held February 24, 2026 and February 25, 2026

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

ABANDONED

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
❒ Regular Meeting	Date:
❒ Other:	Date:

Dept. Manager | GM/ Director | CAO

The District of North Vancouver
REPORT TO COUNCIL

May 11, 2026
File: 08.3060.20/020.24

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Rezoning Bylaw 8732 for a 21-Unit Townhouse Development at 3712–3718 Edgemont Boulevard**

RECOMMENDATION:
THAT "District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8732)" is ADOPTED.

BACKGROUND:
Bylaw 8732 received first, second and third readings on March 17, 2025 (Staff Report dated March 4, 2025).

The bylaw is now ready to be considered for adoption by Council.

Options:
1. Adopt the bylaw;
2. Give no further readings and abandon the bylaw at third reading; or,
3. Rescind third reading and debate possible amendments to the bylaw.

Respectfully submitted,

Rhonda Schell
Deputy Corporate Officer, Legislative Services

Attachment:
1. Bylaw 8732

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 8732

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 1450 (Bylaw 8732)".

2. Amendments

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

a) Part 2A, Definitions is amended by adding CD 155 to the list of zones that Part2A applies to.

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

"Comprehensive Development Zone 155 CD 155"

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

"4B155 Comprehensive Development Zone 155 CD155"

The CD155 zone is applied to:

I. Lot 13 Block B District Lot 601 Plan 10816 (009-360-506)

4B 155 – 1 Intent

The purpose of the CD155 Zone is to permit a ground-oriented multi-family residential development.

4B 155 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 155 zone:

a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 155-3 Conditions of Use, are met:

Residential use.

4B 155 – 3 Conditions of Use

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

   i) Each dwelling unit has access to private or semi-private outdoor space; and

   ii) Each dwelling unit has exclusive access to a private vehicle parking.

4B 155 – 4 Accessory Use

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

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

4B 155 – 5 Density

a) The maximum permitted density in the CD155 Zone is limited to a floor space ratio (FSR) of 0.45 and 4 *residential* units.

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

   i) Communal amenity space (Building X) detailed in Schedule C.
   ii) 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 155 – 6 Amenities

a) Despite Subsection 4B155 - 5, permitted density in the CD 155 Zone is increased to a maximum of 2,210 m^2 (23,790 sq ft) *gross floor area* and 21 residential units, if the owner:

   i) Contributes $135,824.40 (2024 rate) to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):

      a) The Affordable Housing Fund;

b) Park, trail, environmental, plaza, or other public realm improvements;
c) Municipal or recreational service facility, or facility improvements; and/or
d) Public art and other beautification projects.

4B 155 – 7 Height

a) The maximum permitted heights for each building are as follows:

Building Location	**Maximum Permitted Height**
Building A	10m
Building B	10.1m
Building C	9.3m
Building D	9.1m
Building E	10.2m

b) For the purpose of measuring building *height,* the provisions set out in the definition of *height* in Part 2 of this Bylaw apply, except that *height* will be measured to from the *average finished grade*. For the purposes of calculating number of storeys, underground parking is excluded.

c) Elevator penthouses, heating, cooling, ventilation and other mechanical equipment required for building operations are permitted above the maximum height limit, provided they are completely 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 155 – 8 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 the following regulations:

Setback	**Minimum Required Setback**
North (rear)	3.5 m (11.48 ft)
East	3.5 m (11.48 ft)
South (Edgemont Boulevard)	3.5 m (11.48 ft)
West	3.5 m (11.48 ft)

b) Underground parking structures, decks, patios, balcony columns, unit entry stairs, window wells and roof overhangs and vertical projections and unit entrance canopies all to a maximum depth of 1.3m (4.2 ft) are excluded from the setback requirement.

4B 155 – 9 Coverage

a) Building Coverage: The maximum building coverage is 45%.

b) Site Coverage: The maximum site coverage is 70%.

4B 155 – 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) All utility boxes, vents or pumps, or any solid waste facility (with the exception of temporary at-grade staging areas) or loading areas that are not located underground and / or within a building, shall be screened with landscaping or fencing, or a combination thereof, in accordance with a landscape plan approved by the District of North Vancouver.

4B 155 - 11 Parking, Loading and Servicing Regulations

a) Parking and bicycle storage are required as follows:

Use	**Parking Requirement**
Residential Parking	Minimum of 2 spaces / residential unit
Residential Visitor Parking	Minimum of 0.25 spaces / residential unit
Accessible Parking	Minimum of 4 spaces
Residential Bicycle storage spaces	Minimum of 2 spaces per / residential unit
Visitor Bicycle storage spaces	Minimum of 3 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 155-11 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 land from the Multifamily Residential Zone 1 (RM1) to Comprehensive Development Zone CD155.

2.3 The Siting Area Map section is amended by deleting Plan Section R/7 and replacing it with the revised Plan Section R/7 attached in Schedule B.

READ a first time March 17, 2025

READ a second time March 17, 2025

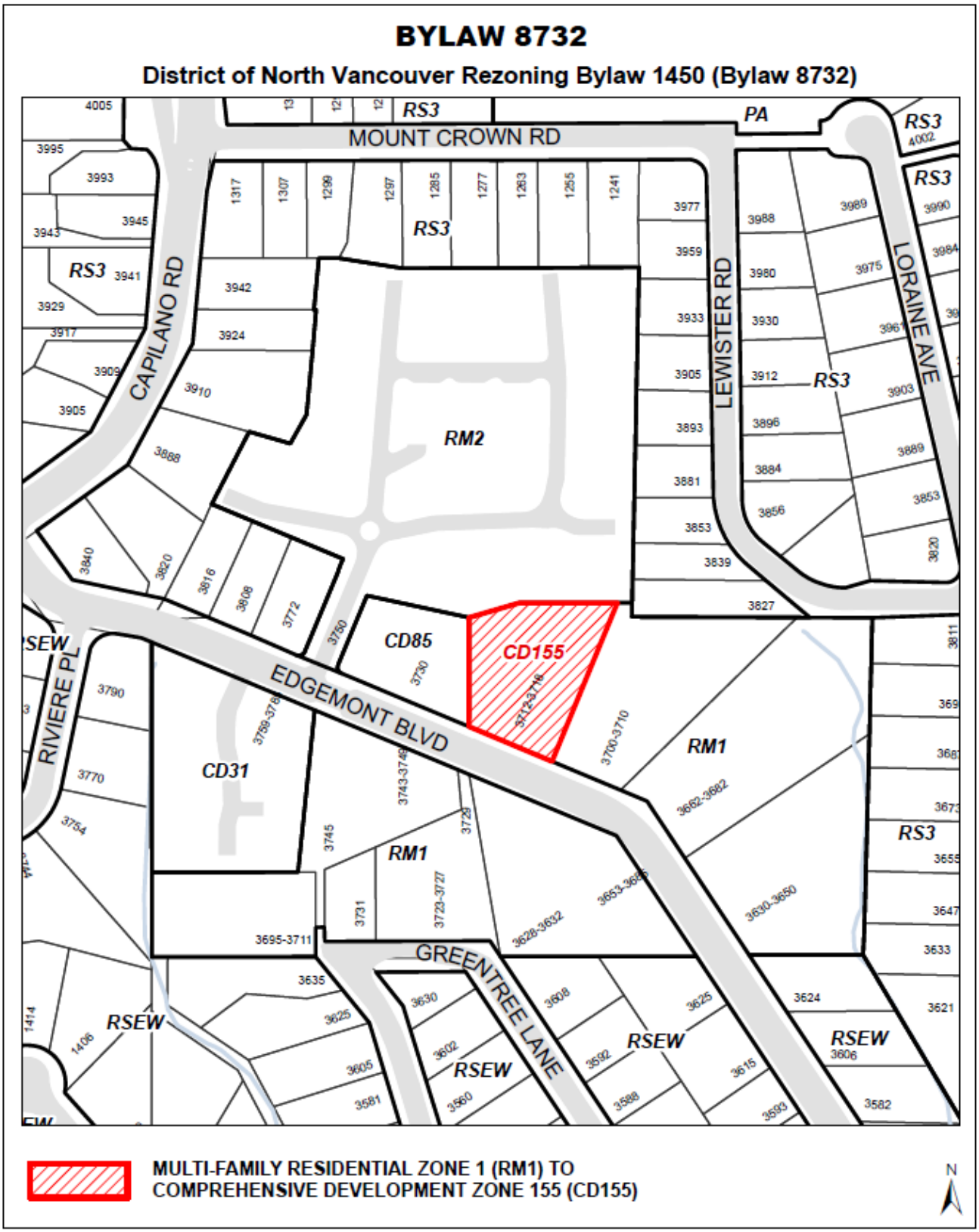
READ a third time March 17, 2025

ADOPTED

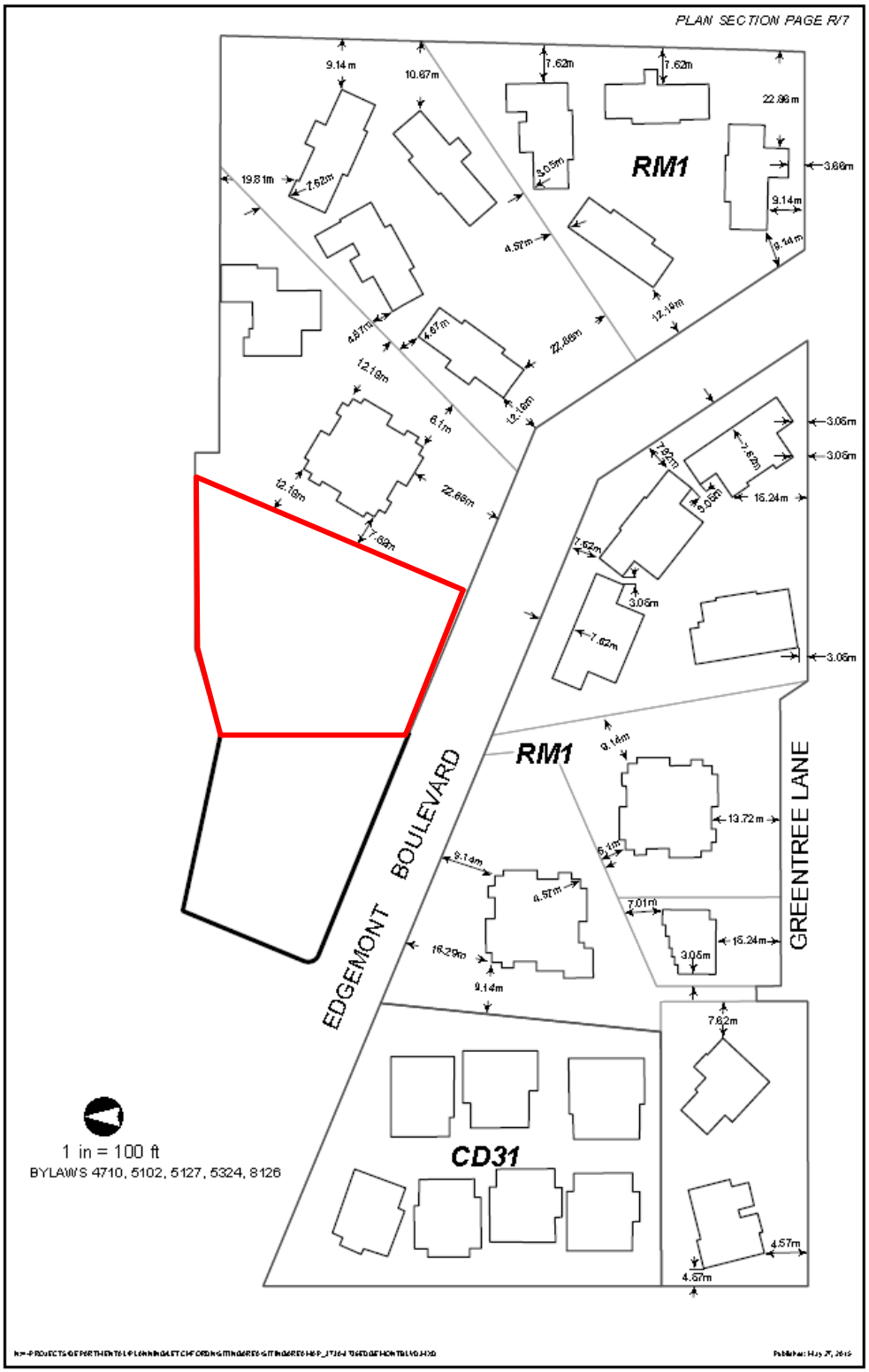
Mayor

Corporate Officer

Schedule A to Bylaw 8732



Schedule B to Bylaw 8732



Site detailed in **red** above.

Schedule C to Bylaw 8732



AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
☑ Regular Meeting	Date: May 25, 2026			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

May 05, 2026
Case: PLN2024-00020
File: 08.3060.20/020.24

AUTHOR: **Mina Sami, Development Planner**

SUBJECT: **DEVELOPMENT PERMIT 20.24 – 3712-3718 Edgemont Boulevard**

RECOMMENDATION:

THAT Development Permit 20.24 to allow for a 21-unit townhouse development at 3712 - 3718 Edgemont Boulevard is ISSUED.

REASON FOR REPORT:

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

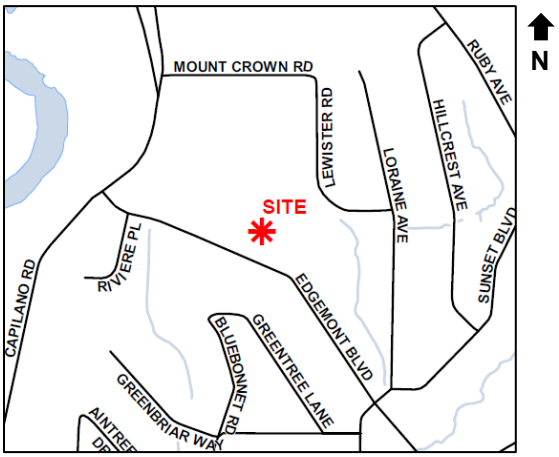


Figure 1: Site Location

SUMMARY:

Robert Blaney Design has applied on behalf of BCG Edgemont GP Inc., to redevelop the site for 21-strata townhouse units in five two-storey buildings, one common amenity building and one level of underground parking.

Bylaw 8732, rezoning the site to the Comprehensive Development Zone 155 (CD155), received First, Second and Third readings[1] on March 17, 2025 and is scheduled for consideration of adoption on May 25, 2026. If Bylaw 8732 is adopted, the project is ready to be considered for issuance of Development Permit 20.24. This report recommends issuance of a Development Permit as the proposal is compliant with the applicable Development Permit Guidelines.

[1] First, Second and Third Reading Report #6486236
Minutes of the Council's meeting for First, Second and Third readings #6504496

Changes since Consideration of Third Reading

The building and landscape design was fairly advanced at the time of the Third reading and has not changed significantly.

Staff have identified minor errors in Bylaw 8732 (CD155 Zone), as outlined below, which is varied through this Development Permit, in order to match with the design presented throughout the rezoning process.

Section 4B 155 – 8 Setbacks:

- The minimum required setback on all frontage is varied from 3.5m (11.48 ft) to 3.05m (10 ft);
- The grade-level patios, unit entry stairs, exit stairs from underground parking, outdoor amenity's pergola and mechanical equipment are excluded from the minimum setback calculation.

Section 4B 155 - 11 Parking, Loading and Servicing Regulations:

- The minimum requirement of 2 parking spaces per residential unit rate is varied to be inclusive of residential, visitor and accessible Parking stalls. The total number of parking spaces remains the same as presented throughout the rezoning process.



Figure 2: Aerial of Site

DISCUSSION

Site and Surrounding Area

This site is approximately 2,765 m² (29,770 sq. ft.) in area and is located in the Edgemont Village area, approximately 500 metres from the Edgemont Village Centre and 200 metres northwest of the Capilano Road intersection. It is surrounded by ground oriented, attached housing, on both sides of Edgemont Boulevard.

The site consists of a single lot previously occupied by four self-contained dwelling units (known as Sala Gardens). On September 11, 2023, Council directed staff to process the demolition permit, noting that heritage conservation was not viable. The building was demolished in March 2026.

The proposal

In compliance with the CD155 zone, the proposal consists of 21 two-level strata townhouse units in five buildings, plus one common amenity building, all above one-level of underground parking for 42 vehicles. The gross floor area is approximately 2,209.8m² (23,786 sq. ft.) with a

density of 0.8 FSR. The proposed maximum building height is 10.2m (33.4 ft) and minimum set back is 3.05m (10 ft). The units consist of a mix of 6 one-bedroom, 10 two-bedroom, and 5 three-bedroom dwellings, ranging in size from approximately 67.8 m² (729.8 sq. ft.) to 188.2 m² (2,025.8 sq. ft.).

As shown on the site plan (Figure 3), direct pedestrian access to Buildings C and D is provided from Edgemont Boulevard. The remaining three residential buildings (A, B and E) and common amenity building (Building X) are set behind and accessed via a private path from Edgemont Boulevard connecting to an internal landscaped courtyard. Several private patios face the courtyard providing casual surveillance.

Vehicle access is provided via the proposed underground parking ramp located on the southwest side of the site. Units with basements also have separate direct access from the underground parking level. In addition, three common staircases and an elevator (located on the north side of the site plan) provide connection between the underground parking and the ground level, with the elevator providing enhanced accessibility for the development.

A common amenity building (building X in Figure 3) of approximately 50m² (538 sq. ft.) is proposed, which would include a gym and a bathhouse for use by the residents. An outdoor barbeque and seating area is located along the western property line adjacent to Building E and another common patio in front of Building X.



Figure 3: Proposed Site Plan

Vehicle and Bicycle Parking

Parking is provided in a single-level of underground parking accessed via Edgemont Boulevard. The application proposes a parking rate of 2 parking spaces per unit, inclusive of four accessible stalls and five visitor stalls, for a total of 42 parking spaces. “Level 2” Electric Vehicle charging will be provided in 100% of the residential parking spaces in accordance with the District’s Electric Vehicle Charging Infrastructure Policy.

The proposal also includes space for 43 “Class 1” (Long-term) bicycle storage spaces and storage lockers within the underground parking area and six “Class 2” Short Term) bicycle storage spaces, which is in accordance with the District’s Bicycle Parking and end-of-trip Facilities policy and CD155.

Evaluation of Form and Character for Ground Oriented Housing Development Permit Area Compliance

The proposal has been reviewed against the District's form and character guidelines for ground-oriented multifamily housing, as outlined in Schedule B of the OCP. Notable highlights from the guidelines include:

Public Realm, Streetscape Elements and Neighbourhood Fit:

C1.1: Height and Massing: The proposed development is consistent with the height and massing of surrounding single-family and townhouse forms along Edgemont Boulevard, with building heights ranging from 9.1m to 10.2m and complying with the guideline. The two-storey form, combined with recessed balconies and black-and-white colour accents, reduces perceived massing and reinforces a low-density residential streetscape.

C1.3: Street Orientation: Units are encouraged to be oriented towards, and have a visual connection to, the street. The four units fronting Edgemont Boulevard are oriented towards the street to provide a visual connection (refer Figure 5 below). The remaining units set behind are oriented towards the internal private pathway and landscaped courtyard,



Figure 4: Aerial rendering looking toward the site from Edgemont Blvd.

providing passive surveillance.

C1.6: Setbacks: The buildings themselves are set back to compliment the newer neighbouring development to the West and is well appointed with layered and lush planting between the building faces and the public walkways/sidewalk.



Figure 5: Street view of Edgemont Blvd.



Figure 6: Central Courtyard

Site Planning and Landscaping:

C2.1 and C2.2 Replacement Trees and Landscaping: Most existing trees on-site, along with one proposed off-site tree, are to be removed as part of the development. In accordance with the Tree Protection Bylaw, the removal of two permit-sized trees will require six replacement trees across the site. These replacement trees are of native species and are proposed to be planted in appropriate locations on-site and/or along the Edgemont Boulevard frontage.



Figure 7: Proposed Landscape Plan

The conceptual landscape plan (Figure 7) includes extensive on-site and off-site tree planting, as well as hedges and shrubs surrounding private patios. Additional features include two

common outdoor amenity areas (located in the western and central portions of the site) with seating and barbeque facilities, along with landscape lighting and site furnishings.

C2.4: Privacy: Mature and larger plantings are incorporated to enhance visual interest throughout the development and to provide a buffer between the public realm and the units fronting Edgemont. Tree and shrub planting is proposed between units and along the site periphery to minimize privacy impacts. Fencing is also proposed along the northern and eastern property lines to soften the interface with adjacent developments and to enhance privacy between units and neighbouring properties.

C2.5: Shared Outdoor Space: In addition to the private outdoor spaces for all units, the proposal will also include a centrally located community amenity building and two shared outdoor spaces. An outdoor barbeque and seating area is located along the western property line adjacent to Building E and another common patio sits in front of Building X.

Architectural Character:

C3.1: Massing: The proposed massing is designed to reflect the form and character of single-family residences. The six buildings are each articulated with slight variations to create visual interest, while maintaining an overall cohesive composition. Individual townhome units are designed to be complementary yet distinct, contributing to the perception of smaller components within a larger, unified building form.

Advisory Design Panel

The application was considered by the Advisory Design Panel on July 11, 2024, and the Panel supported the proposal and made comments regarding improvement related to the communal outdoor space, landscape screening to neighbouring properties and accessible design features. These comments have been addressed in the resubmission materials to staff's satisfaction.

Accessible Units

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, four of the proposed units (19%) will have either basic or enhanced accessibility features, with several units capable of retrofitting an elevator to encourage ageing in place. Four accessible parking spaces are also provided to complement the other accessible design features. The accessible design features will be secured within the Development Covenant.

Acoustic Performance

Development Permit 20.24 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Prior to issuance of a

Building Permit, the applicant will be required to submit a report from a qualified noise consultant demonstrating that the building will enable these standards to be met.

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

The project is designed in accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines, complying with Step 4 of the BC Energy Step Code. The applicant has provided a commitment letter outlining how the project will address the applicable DPA requirements.

Energy Conservation

The proposal includes exterior insulation, triple-glazed windows, improved airtightness, and a high-efficiency HRV system to enhance energy performance and indoor air quality. The building is solar-ready and incorporates tree planting for shading. Design features such as large operable windows support daylight access and natural ventilation, while motion- and daylight-responsive lighting controls improve efficiency in parking and amenity areas.

Water Conservation

The design includes an on-site stormwater detention tank and a rainwater harvesting system for irrigation, in compliance with DNV bylaws. Drought-tolerant planting and landscaped areas over the parkade increase permeability, while water-efficient fixtures and high-efficiency hot water systems are provided throughout the units.

Greenhouse Gas Emission Reduction

The proposal prioritizes durable, locally and regionally sourced materials where feasible and includes a construction waste management plan. Low-VOC materials will be used throughout the building. Extensive landscaping, including garden areas over the parkade, contributes to carbon sequestration through tree and vegetation planting.

FINANCIAL CONTRIBUTIONS & INFRASTRUCTURE IMPROVEMENTS

The project will contribute the following estimated amounts:

- Off-site works estimated (Civil and Landscape) at $1,514,750.
- CAC contribution of $135,824.
- DCC’s estimated at $406,392, subject to rates in effect at Building Permit issuance.
- Greater Vancouver Sewerage & Drainage District (GVS&DD), Greater Vancouver Waste District (GVWD), and Translink DCCs estimated at a total of $475,397, subject to rates in effect at Building Permit issuance.

Off-site works include several frontage improvements along Edgemont Boulevard:

- Street tree plantings;
- Sidewalk upgrades along the Edgemont Boulevard including pedestrian lighting, curb, gutter, and paving improvements;
- Sanitary, storm sewer and water main extension and upgrades along the Edgemont Boulevard frontage; and,
- Hydro, telecommunication, natural gas and phone service upgrades.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). The CTMP must be approved by the District prior to the issuance of a Building Permit.

The CTMP must outline how the applicant will coordinate with other projects in the Edgemont area to minimize construction impacts on pedestrian and vehicle movement along Edgemont Boulevard and Capilano Road.

The preliminary CTMP outlines mitigation measures to reduce potential neighbourhood impacts, including but not limited to the following:

- The general public is to be protected from construction activities at all times by appropriate fencing, hoarding, communication and flaggers.
- Existing pedestrian routes (sidewalks, trails) and bikes routes are to remain clear and open at all times, unless specifically noted in the TMP.
- There are to be no restrictions to emergency vehicles at any time. Emergency vehicles to be given priority access at all times.
- Truck marshaling will occur on-site only, with a TMP provided to all contractors, and all drivers required to follow designated routes, communication protocols, and strict dust, mud, and debris control measures including covered loads and site maintenance.
- Four on-site parking spaces will be provided at the front of the lot, and south-side public parking on Edgemont Boulevard will be retained unless a specific HUP is approved to allow temporary closure.
- Traffic conditions and noise levels will be monitored by the project traffic consultant to confirm satisfactory performance and what modifications may be required.
- For neighbors with the potential to be directly affected by the proposed construction, written notifications are to be delivered prior to the commencement of general construction and before certain specific works.

The requirement for an accepted construction traffic management plan is secured within the Development Covenant.

CONCURRENCE

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

CONCLUSION

The project has been designed in accordance with the CD155 Zone regulations and the Development Permit Area Guidelines for Ground-Oriented Multifamily Housing and Greenhouse Gas Emission Reduction in the OCP. It also addresses the policy directions in the OCP and OCP Action Plan by providing low-carbon, ground-oriented units for families and seniors in close proximity to a village centre.

Development Permit 20.24 is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

- Issue Development Permit 20.24 (Attachment 1) (staff recommendation); or
- Deny Development Permit 20.24 and provide direction to staff.

Respectfully submitted,

Mina Sami
Development Planner

Attachments:

- Development Permit 20.24 and attachments

REVIEWED WITH:

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

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 20.24

This Development Permit 20.24 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of a 21 unit townhouse development on the properties located at 3712 Edgemont Blvd, 3714 Edgemont Blvd, 3716 Edgemont Blvd, 3718 Edgemont Blvd, legally described as Lot 13 Block B District Lot 601 Plan 10816, (PID: 009-360-506) subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:

1. The minimum required site setback on all frontages under *Section 4B 155 – 8 Setbacks*; *Subsection (a)* are varied from "3.5 m (11.48 ft)" to "3.05 m (10 ft)";

2. The grade-level patios, unit entry stairs, exit stairs from underground parking, outdoor amenity's pergola and mechanical equipment are excluded from the minimum setback calculation under *Section 4B 155 – 8 Setbacks; Subsection (a) and (b)*; and

3. The minimum parking spaces per residential unit under *Section 4B 155 - 11 Parking, Loading and Servicing Regulations* is varied from "2 spaces / residential unit, 0.25 spaces / residential unit, and of 4 accessible spaces" to "2 spaces / residential unit, inclusive of 0.25 spaces / residential unit and of 4 accessible spaces".

B. The following requirement is imposed under Subsection 490 (1) (c) and section 504 of the Local Government Act*:*

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

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

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

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

1. The site shall be developed in accordance with the attached plans (DP 20.24 1 through 47).

2. All signage proposed must comply with the District of North Vancouver Sign Bylaw.

3. Prior to the issuance of a Building Permit, the following shall be submitted to:

   i. Planning Department:

      a. Confirmation of registration of:

         - Stormwater management covenant.

      b. Confirmation that the accessible designs measures included in the project are as outlined on the attached plans (DP 20.24 - 5), whereby four units (19% of total) are in compliance with 'basic' and 'enhanced' accessible design criteria.

   ii. Parks Department:

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

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

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

   iii. Engineering Department:

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

b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Edgemont Boulevard. Upgrades will include, but are not limited to: street lighting, sidewalk, curb gutter, new service connections, street trees, and street improvements.

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

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

i. Confirmation of the green building features included in the project to fulfil the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit area guidelines and meet Step 4 of the BC Energy Step Code with a Low Carbon Energy system, as outlined in the Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA Letter prepared by ATA Architectural Design Ltd dated February 14, 2025.

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

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

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

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

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

Mayor

_____

Corporate Officer



MAGNOLIA DEVELOPMENT

3712 EDGEMONT BLVD. NORTH VANCOUVER

A000 COVER PAGE
A001 ZONING ANALYSIS
A002 AREA CALCULATIONS
A003 WASTE MANAGEMENT OVERLAY PLAN
A101 SITE PLAN
A102 UNDERGROUND PARKING PLAN
A103 SITE SECTIONS

A-A201 BLDG A BASEMENT PLAN
A-A202 BLDG A MAIN FLOOR PLAN
A-A203 BLDG A SECOND FLOOR PLAN
A-A204 BLDG A ROOF PLAN
A-A300 BLDG A ELEVATIONS
A-A301 BLDG A ELEVATIONS
A-A400 BLDG A SECTION
B-A201 BLDG B BASEMENT PLAN
B-A202 BLDG B MAIN + SECOND FLOOR PLAN
B-A203 BLDG B ROOF PLAN
B-A300 BLDG B ELEVATIONS
B-A301 BLDG B ELEVATIONS
B-A400 BLDG B SECTION

CD-A201 BLDGS C+D BASEMENT PLAN
CD-A202 BLDGS C+D MAIN FLOOR PLAN
CD-A203 BLDGS C+D SECOND FLOOR PLAN
CD-A204 BLDGS C+D ROOF PLAN
CD-A300 BLDGS C+D ELEVATIONS
CD-A301 BLDGS C+D ELEVATIONS
CD-A400 BLDGS C+D SECTION
E-A201 BLDG E MAIN FLOOR PLAN
E-A202 BLDG E SECOND FLOOR PLAN
E-A203 BLDG E ROOF PLAN
E-A300 BLDG E ELEVATIONS
E-A301 BLDG E ELEVATIONS
E-A400 BLDG E SECTION
X-A201 ACCESSORY BLDG FLOOR/ROOF PLAN
X-A300 ACCESSORY BLDG ELEVATIONS
X-A400 AERIAL VIEW
X-A500 MATERIAL BOARD
X-A600 SHADOW ANALYSIS - MARCH 21ST
X-A601 SHADOW ANALYSIS - JUNE 21ST
X-A602 SHADOW ANALYSIS - SEPT 21ST

WWW.ROBERTBLANEYDESIGN.COM
604-626-6020

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION
1	APR 10/26	4TH READING RESUBMISSION

SEAL:

REGISTERED ARCHITECT ANNI TERRECCA BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 Edgemont BLVD.

SHEET TITLE:

COVER PAGE

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	

PROJECT NO.	DRAWING NO.
038862	**A000**

DP 20.24 - 1

ZONING INFORMATION

SITE STATISTICS

CIVIC ADDRESS	3712 EDGEMONT BLVD, NORTH VANCOUVER
LEGAL DESCRIPTION	LOT 13 BLOCK B DISTRCIT LOT 601 GROUP ONE NEW WESTMINSTER DISTRICT
P.I.D.	009-360-506
ZONE	CD 155
LOT AREA (SQ.FT.)	29,770 sq.ft. (2,765.7 sq.m.)

PROJECT STATISTICS

	PERMITTED/REQUIRED		PROPOSED	
BUILDING HEIGHT	FT	M	FT	M
BLDG A	32.8	10	32.1	9.79
BLDG B	33.14	10.1	32.16	10.09
BLDG C	30.5	9.3	30.37	9.26
BLDG D	29.9	9.1	29.73	9.06
BLDG E	33.5	10.2	31.28	9.53
FRONT YARD SETBACK		3.5 m	12.6 ft	3.84 m
EAST SIDE YARD SETBACK		3.5 m	10 ft	3.05 m
WEST SIDE YARD SETBACK		3.5 m	10.62 ft	3.24 m
REAR YARD SETBACK		3.5 m	10 ft	3.05 m
REQUIRED COMMUNITY BUILDING	400 sq.ft.	121.92 sq.m.	540 sq.ft.	164.59 sq.m.
TYPE OF UNITS	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
NUMBER OF UNITS	6	10	5	21
TYPE OF PARKING	RESIDENT	VISITOR	ACCESSIBLE	
NUMBER OF PARKING	37	5	(4)	42
BICYCLE PARKING CLASS 1				43
BICYCLE PARKING CLASS 2				6

FLOOR AREAS

	FLOOR AREA (SQ.M)	EXCLUSIONS (SQ.M.)	TOTAL FLOOR AREA (SQ.M.)	FSR
BUILDING A				
BASEMENT	89.18	89.18	0	
MAIN FLOOR	328.89	1.13	327.76	
SECOND FLOOR	287.27		287.27	
			615.03	**0.22**
BUILDING B				
BASEMENT	211.24	211.24	0	
MAIN FLOOR	437.81	3.40	434.41	
SECOND FLOOR	397.67		397.67	
			832.08	**0.30**
BUILDING C				
BASEMENT	65.44	65.44	0	
MAIN FLOOR	126.02		126.02	
SECOND FLOOR	119.62		119.62	
			245.64	**0.09**
BUILDING D				
BASEMENT	64.57	64.57	0	
MAIN FLOOR	126.02		126.02	
SECOND FLOOR	119.62		119.62	
			245.64	**0.09**
BUILDING E				
MAIN FLOOR	156.82		156.82	
SECOND FLOOR	114.59		114.59	
			271.41	**0.10**
AMMENITY BUILDING	50.17	50.17	**0**	**0**
TOTAL FLOOR AREA BEFORE EXCLUSIONS			**2,694.92**	
TOTAL FLOOR AREA AFTER EXCLUSIONS			**2,209.72**	
TOTAL FSR				**0.80**

UNIT SIZE RANGES

	SMALLEST	LARGEST
1-BEDROOM	67.8 SM	67.8 SM
2-BEDROOM	110.9 SM	155.36 SM
3-BEDROOM	154.5 SM	188.2 SM

LOT COVERAGE

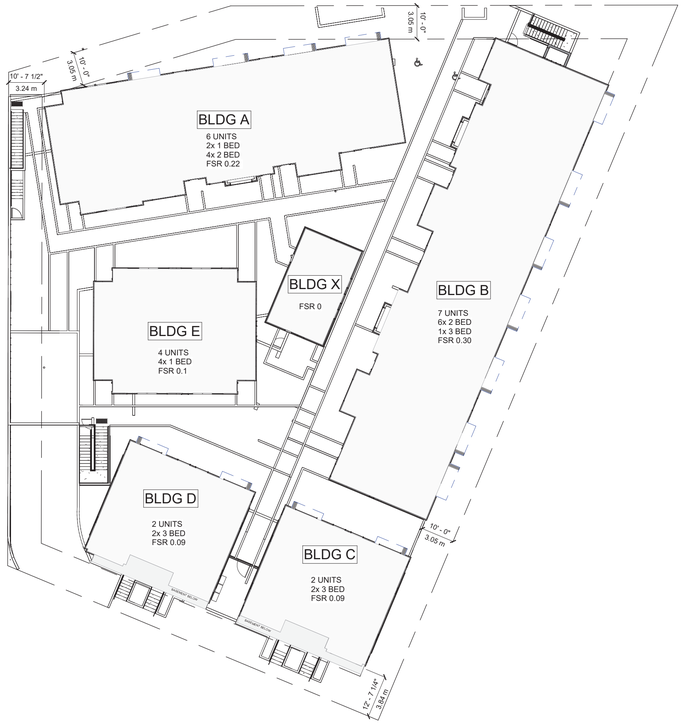
	PERMITTED		PROPOSED BLDG COVERAGE	
	BLDG COVERAGE	SITE COVERAGE	AREA (SF)	AREA (SM)
MAIN FLOOR AREA OF PRINCIPLE BUILDINGS			12,653.62	1,175.56
AREA OF ACCESSORY BUILDING			540	50.17
TOTAL BLDG COVERAGE	1,244.6 SM	1,936 SM	13,193.65	1,225.73
	45%	70%		**44.3%**



3 U/G PARKING
3/64" = 1'-0"



2 MAIN FLOOR
3/64" = 1'-0"



4 KEY PLAN
3/64" = 1'-0"



1 SECOND FLOOR
3/64" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION
1	FEB 13/25	Revision 6 PMT SIZE AND LOCATION
2	APR 10/26	4TH READING RESUBMISSION

SEAL:

REGISTERED ARCHITECT ANNI TERRECTI BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 Edgemont BLVD.

SHEET TITLE:

ZONING ANALYSIS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/64" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	**A001**

DP 20.24 - 2

Area Schedule BASEMENTS

Name	Area	Area (Metric)	Perimeter
UNIT 3 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 4 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 5 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 7 - BASEMENT	673.79 ft²	62.6 m²	107' - 6 3/4"
UNIT 8 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 9 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 10 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 11 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 12 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 14 - BASEMENT	329.23 ft²	30.6 m²	72' - 11"
UNIT 15 - BASEMENT	352.20 ft²	32.7 m²	75' - 2 3/4"
UNIT 16 - BASEMENT	352.20 ft²	32.7 m²	75' - 2 3/4"
UNIT 17 - BASEMENT	342.85 ft²	31.9 m²	75' - 2 3/4"
	4610.27 ft²	428.3 m²	

Area Schedule MAIN

Name	Area	Area (Metric)	Perimeter
UNIT 1 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"
UNIT 2 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"
UNIT 3 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"
UNIT 4 - BAY WINDOW	12.78 ft²	1.2 m²	21' - 10"
UNIT 4 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"
UNIT 5 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"
UNIT 6 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"
UNIT 7 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"
UNIT 8 - BAY WINDOW	18.41 ft²	1.7 m²	23' - 0"
UNIT 8 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"
UNIT 9 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"
UNIT 10 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"
UNIT 11 - BAY WINDOW	18.42 ft²	1.7 m²	22' - 8 3/4"
UNIT 11 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"
UNIT 12 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"
UNIT 13 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"
UNIT 14 - MAIN FLOOR	677.68 ft²	63.0 m²	110' - 8 1/4"
UNIT 15 - MAIN FLOOR	678.80 ft²	63.1 m²	110' - 8 1/4"
UNIT 16 - MAIN FLOOR	678.80 ft²	63.1 m²	110' - 8 1/4"
UNIT 17 - MAIN FLOOR	677.68 ft²	63.0 m²	110' - 8 1/4"
UNIT 18 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"
UNIT 19 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"
UNIT 20 - MAIN FLOOR	422.01 ft²	39.2 m²	85' - 0"
UNIT 21 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"
	12654.57 ft²	1175.6 m²	

Area Schedule 2ND FLOOR

Name	Area	Area (metric)	Perimeter
UNIT 1 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
UNIT 2 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
UNIT 3 - SECOND FLOOR	660.46 ft²	61.4 m²	112' - 0"
UNIT 4 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"
UNIT 5 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"
UNIT 6 - SECOND FLOOR	574.59 ft²	53.4 m²	99' - 0 1/4"
UNIT 7 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"
UNIT 8 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"
UNIT 9 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"
UNIT 10 - SECOND FLOOR	564.59 ft²	52.5 m²	98' - 0 1/4"
UNIT 11 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"
UNIT 12 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"
UNIT 13 - SECOND FLOOR	574.59 ft²	53.4 m²	99' - 0 1/4"
UNIT 14 - SECOND FLOOR	643.26 ft²	59.8 m²	110' - 8 1/4"
UNIT 15 - SECOND FLOOR	644.39 ft²	59.9 m²	110' - 8 1/4"
UNIT 16 - SECOND FLOOR	644.39 ft²	59.9 m²	110' - 8 1/2"
UNIT 17 - SECOND FLOOR	643.26 ft²	59.8 m²	110' - 8 1/4"
UNIT 18 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
UNIT 19 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
UNIT 20 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
UNIT 21 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
	11181.73 ft²	1038.8 m²	

Area Schedule BLDG E - MAIN FLOOR

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 18 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"	BLDG E
UNIT 19 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"	BLDG E
UNIT 20 - MAIN FLOOR	422.01 ft²	39.2 m²	85' - 0"	BLDG E
UNIT 21 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"	BLDG E
	1688.01 ft²	156.8 m²		

Area Schedule BLDG E - 2ND FLOOR

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 18 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG E
UNIT 19 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG E
UNIT 20 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG E
UNIT 21 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG E
	1233.48 ft²	114.6 m²		

Area Schedule MAIN OUTDOOR

Name	Area	Area (metric)	Perimeter
ACCESSORY - PATIO	148.55 ft²	13.8 m²	48' - 10"
COMMUNITY - PATIO	601.40 ft²	55.9 m²	99' - 1"
UNIT 1 - PATIO	319.18 ft²	29.7 m²	85' - 9 3/4"
UNIT 3 - PATIO	258.06 ft²	24.0 m²	65' - 10 1/4"
UNIT 4 - PATIO	307.59 ft²	28.6 m²	69' - 9 3/4"
UNIT 5 - PATIO	275.51 ft²	25.6 m²	67' - 7 1/4"
UNIT 6 - PATIO	213.57 ft²	19.8 m²	61' - 4"
UNIT 7 - PATIO	830.11 ft²	77.1 m²	170' - 3"
UNIT 8 - PATIO	179.78 ft²	16.7 m²	57' - 7"
UNIT 9 - PATIO	180.47 ft²	16.8 m²	57' - 8 3/4"
UNIT 10 - PATIO	180.12 ft²	16.7 m²	57' - 7 3/4"
UNIT 11 - PATIO	180.43 ft²	16.8 m²	57' - 8 1/2"
UNIT 12 - PATIO	179.76 ft²	16.7 m²	57' - 7"
UNIT 13 - PATIO	181.47 ft²	16.9 m²	57' - 11 1/4"
UNIT 14 - PATIO	582.09 ft²	54.1 m²	150' - 9 1/4"
UNIT 15 - PATIO	156.45 ft²	14.5 m²	55' - 3"
UNIT 16 - PATIO	157.76 ft²	14.7 m²	55' - 7 1/4"
UNIT 17 - PATIO	137.30 ft²	12.8 m²	51' - 11 3/4"
UNIT 20 - PATIO	212.60 ft²	19.8 m²	60' - 4 1/2"
UNIT 21 - PATIO	154.71 ft²	14.4 m²	54' - 1 1/2"
	5436.91 ft²	505.1 m²	

Area Schedule 2ND FLOOR DECK

Name	Area	Area (metric)	Perimeter
UNIT 1 - DECK	112.95 ft²	10.5 m²	51' - 2"
UNIT 2 - DECK	112.95 ft²	10.5 m²	51' - 2"
UNIT 3 - DECK	30.00 ft²	2.8 m²	22' - 4"
UNIT 4 - DECK	90.00 ft²	8.4 m²	49' - 0"
UNIT 5 - DECK	30.00 ft²	2.8 m²	22' - 4"
UNIT 6 - DECK	80.00 ft²	7.4 m²	48' - 0"
UNIT 7 - DECK	30.00 ft²	2.8 m²	22' - 4"
UNIT 8 - DECK	90.00 ft²	8.4 m²	49' - 0"
UNIT 9 - DECK	30.00 ft²	2.8 m²	22' - 4"
UNIT 10 - DECK	88.50 ft²	8.2 m²	48' - 4"
UNIT 11 - DECK	90.00 ft²	8.4 m²	49' - 0"
UNIT 12 - DECK	30.00 ft²	2.8 m²	22' - 4"
UNIT 13 - DECK	80.00 ft²	7.4 m²	48' - 0"
UNIT 14 - DECK 1	30.00 ft²	2.8 m²	22' - 4"
UNIT 14 - DECK 2	29.97 ft²	2.8 m²	23' - 8"
UNIT 15 - DECK 1	30.00 ft²	2.8 m²	22' - 4"
UNIT 15 - DECK 2	29.44 ft²	2.7 m²	22' - 2"
UNIT 16 - DECK 2	29.42 ft²	2.7 m²	22' - 2"
UNIT 16 - DECK 2	30.17 ft²	2.8 m²	22' - 4"
UNIT 17 - DECK 2	30.01 ft²	2.8 m²	23' - 8"
UNIT 17 - DECK 2	30.00 ft²	2.8 m²	22' - 4"
UNIT 18 - DECK	112.95 ft²	10.5 m²	51' - 2"
UNIT 19 - DECK	112.95 ft²	10.5 m²	51' - 2"
UNIT 20 - DECK	112.95 ft²	10.5 m²	51' - 2"
UNIT 21 - DECK	112.95 ft²	10.5 m²	51' - 2"
	1585.22 ft²	147.3 m²	

Area Schedule BLDG A - BASEMENT

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 3 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG A
UNIT 4 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG A
UNIT 5 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG A
	960.00 ft²	89.2 m²		

Area Schedule BLDG A - MAIN FLOOR

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 1 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"	BLDG A
UNIT 2 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"	BLDG A
UNIT 3 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"	BLDG A
UNIT 4 - BAY WINDOW	12.78 ft²	1.2 m²	21' - 10"	BLDG A BAY
UNIT 4 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"	BLDG A
UNIT 5 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"	BLDG A
UNIT 6 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"	BLDG A
	3540.78 ft²	328.9 m²		

Area Schedule BLDG A - 2ND FLOOR

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 1 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG A
UNIT 2 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG A
UNIT 3 - SECOND FLOOR	660.46 ft²	61.4 m²	112' - 0"	BLDG A
UNIT 4 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"	BLDG A
UNIT 5 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"	BLDG A
UNIT 6 - SECOND FLOOR	574.59 ft²	53.4 m²	99' - 0 1/4"	BLDG A
	3092.29 ft²	287.3 m²		

Area Schedule BLDG B - BASEMENT

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 7 - BASEMENT	673.79 ft²	62.6 m²	107' - 6 3/4"	BLDG B
UNIT 8 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG B
UNIT 9 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG B
UNIT 10 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG B
UNIT 11 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG B
UNIT 12 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG B
	2273.79 ft²	211.2 m²		

Area Schedule BLDG B - MAIN FLOOR

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 7 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"	BLDG B
UNIT 8 - BAY WINDOW	18.41 ft²	1.7 m²	23' - 0"	BLDG B BAY
UNIT 8 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"	BLDG B
UNIT 9 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"	BLDG B
UNIT 10 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"	BLDG B
UNIT 11 - BAY WINDOW	18.42 ft²	1.7 m²	22' - 8 3/4"	BLDG B BAY
UNIT 11 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"	BLDG B
UNIT 12 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"	BLDG B
UNIT 13 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"	BLDG B
	4712.83 ft²	437.8 m²		

Area Schedule BLDG B - 2ND FLOOR

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 7 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"	BLDG B
UNIT 8 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"	BLDG B
UNIT 9 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"	BLDG B
UNIT 10 - SECOND FLOOR	564.59 ft²	52.5 m²	98' - 0 1/4"	BLDG B
UNIT 11 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"	BLDG B
UNIT 12 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"	BLDG B
UNIT 13 - SECOND FLOOR	574.59 ft²	53.4 m²	99' - 0 1/4"	BLDG B
	4280.67 ft²	397.7 m²		

Area Schedule BLDG C - BASEMENT

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 14 - BASEMENT	329.23 ft²	30.6 m²	72' - 11"	BLDG C
UNIT 15 - BASEMENT	352.20 ft²	32.7 m²	75' - 2 3/4"	BLDG C
	681.43 ft²	63.3 m²		

Area Schedule BLDG C - MAIN FLOOR

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 14 - MAIN FLOOR	677.68 ft²	63.0 m²	110' - 8 1/4"	BLDG C
UNIT 15 - MAIN FLOOR	678.80 ft²	63.1 m²	110' - 8 1/4"	BLDG C
	1356.47 ft²	126.0 m²		

Area Schedule BLDG C - 2ND FLOOR

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 14 - SECOND FLOOR	643.26 ft²	59.8 m²	110' - 8 1/4"	BLDG C
UNIT 15 - SECOND FLOOR	644.39 ft²	59.9 m²	110' - 8 1/4"	BLDG C
	1287.64 ft²	119.6 m²		

Area Schedule BLDG D - BASEMENT

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 16 - BASEMENT	352.20 ft²	32.7 m²	75' - 2 3/4"	BLDG D
UNIT 17 - BASEMENT	342.85 ft²	31.9 m²	75' - 2 3/4"	BLDG D
	695.05 ft²	64.6 m²		

Area Schedule BLDG D - MAIN FLOOR

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 16 - MAIN FLOOR	678.80 ft²	63.1 m²	110' - 8 1/4"	BLDG D
UNIT 17 - MAIN FLOOR	677.68 ft²	63.0 m²	110' - 8 1/4"	BLDG D
	1356.48 ft²	126.0 m²		

Area Schedule BLDG D - 2ND FLOOR

Name	Area	Area (Metric)	Perimeter	BUILDING
UNIT 16 - SECOND FLOOR	644.39 ft²	59.9 m²	110' - 8 1/2"	BLDG D
UNIT 17 - SECOND FLOOR	643.26 ft²	59.8 m²	110' - 8 1/4"	BLDG D
	1287.64 ft²	119.6 m²		

Area Schedule (Gross Building)

Name	Area	Area (Metric)	Level	Perimeter	Building Classification
ACCESSORY	540.00 ft²	50.17 m²	SITE	96' - 0"	
UNIT 1 - MAIN FLOOR	422.00 ft²	39.21 m²	SITE	85' - 0"	BLDG A
UNIT 1 - SECOND FLOOR	308.37 ft²	28.65 m²	2ND FLOOR	85' - 0"	BLDG A
UNIT 2 - MAIN FLOOR	422.00 ft²	39.21 m²	SITE	85' - 0"	BLDG A
UNIT 2 - SECOND FLOOR	308.37 ft²	28.65 m²	2ND FLOOR	85' - 0"	BLDG A
UNIT 3 - BASEMENT	320.00 ft²	29.73 m²	U/G PARKING	72' - 0"	BLDG A
UNIT 3 - MAIN FLOOR	692.00 ft²	64.29 m²	SITE	112' - 0"	BLDG A
UNIT 3 - SECOND FLOOR	660.46 ft²	61.36 m²	2ND FLOOR	112' - 0"	BLDG A
UNIT 4 - BASEMENT	320.00 ft²	29.73 m²	U/G PARKING	72' - 0"	BLDG A
UNIT 4 - BAY WINDOW	12.78 ft²	1.19 m²	SITE	21' - 10"	BLDG A BAY
UNIT 4 - MAIN FLOOR	680.00 ft²	63.17 m²	SITE	108' - 0"	BLDG A
UNIT 4 - SECOND FLOOR	580.00 ft²	53.88 m²	2ND FLOOR	98' - 0"	BLDG A
UNIT 5 - BASEMENT	320.00 ft²	29.73 m²	U/G PARKING	72' - 0"	BLDG A
UNIT 5 - MAIN FLOOR	692.00 ft²	64.29 m²	SITE	112' - 0"	BLDG A
UNIT 5 - SECOND FLOOR	660.50 ft²	61.36 m²	2ND FLOOR	112' - 0"	BLDG A
UNIT 6 - MAIN FLOOR	620.00 ft²	57.60 m²	SITE	102' - 0"	BLDG A
UNIT 6 - SECOND FLOOR	574.59 ft²	53.38 m²	2ND FLOOR	99' - 0 1/4"	BLDG A
UNIT 7 - BASEMENT	673.79 ft²	62.60 m²	U/G PARKING	107' - 6 3/4"	BLDG B
UNIT 7 - MAIN FLOOR	692.00 ft²	64.29 m²	SITE	112' - 0"	BLDG B
UNIT 7 - SECOND FLOOR	660.50 ft²	61.36 m²	2ND FLOOR	112' - 0"	BLDG B
UNIT 8 - BASEMENT	320.00 ft²	29.73 m²	U/G PARKING	72' - 0"	BLDG B
UNIT 8 - BAY WINDOW	18.41 ft²	1.71 m²	SITE	23' - 0"	BLDG B BAY
UNIT 8 - MAIN FLOOR	680.00 ft²	63.17 m²	SITE	108' - 0"	BLDG B
UNIT 8 - SECOND FLOOR	580.00 ft²	53.88 m²	2ND FLOOR	98' - 0"	BLDG B
UNIT 9 - BASEMENT	320.00 ft²	29.73 m²	U/G PARKING	72' - 0"	BLDG B
UNIT 9 - MAIN FLOOR	692.00 ft²	64.29 m²	SITE	112' - 0"	BLDG B
UNIT 9 - SECOND FLOOR	660.50 ft²	61.36 m²	2ND FLOOR	112' - 0"	BLDG B
UNIT 10 - BASEMENT	320.00 ft²	29.73 m²	U/G PARKING	72' - 0"	BLDG B
UNIT 10 - MAIN FLOOR	620.00 ft²	57.60 m²	SITE	102' - 0"	BLDG B
UNIT 10 - SECOND FLOOR	564.59 ft²	52.45 m²	2ND FLOOR	98' - 0 1/4"	BLDG B
UNIT 11 - BASEMENT	320.00 ft²	29.73 m²	U/G PARKING	72' - 0"	BLDG B
UNIT 11 - BAY WINDOW	18.42 ft²	1.71 m²	SITE	22' - 8 3/4"	BLDG B BAY
UNIT 11 - MAIN FLOOR	680.00 ft²	63.17 m²	SITE	108' - 0"	BLDG B
UNIT 11 - SECOND FLOOR	580.00 ft²	53.88 m²	2ND FLOOR	98' - 0"	BLDG B
UNIT 12 - BASEMENT	320.00 ft²	29.73 m²	U/G PARKING	72' - 0"	BLDG B
UNIT 12 - MAIN FLOOR	692.00 ft²	64.29 m²	SITE	112' - 0"	BLDG B
UNIT 12 - SECOND FLOOR	660.50 ft²	61.36 m²	2ND FLOOR	112' - 0"	BLDG B
UNIT 13 - MAIN FLOOR	620.00 ft²	57.60 m²	SITE	102' - 0"	BLDG B
UNIT 13 - SECOND FLOOR	574.59 ft²	53.38 m²	2ND FLOOR	99' - 0 1/4"	BLDG B
UNIT 14 - BASEMENT	329.23 ft²	30.59 m²	U/G PARKING	72' - 11"	BLDG C
UNIT 14 - MAIN FLOOR	677.68 ft²	62.96 m²	SITE	110' - 8 1/4"	BLDG C
UNIT 14 - SECOND FLOOR	643.26 ft²	59.76 m²	2ND FLOOR	110' - 8 1/4"	BLDG C
UNIT 15 - BASEMENT	352.20 ft²	32.72 m²	U/G PARKING	75' - 2 3/4"	BLDG C
UNIT 15 - MAIN FLOOR	678.80 ft²	63.06 m²	SITE	110' - 8 1/4"	BLDG C
UNIT 15 - SECOND FLOOR	644.39 ft²	59.87 m²	2ND FLOOR	110' - 8 1/4"	BLDG C
UNIT 16 - BASEMENT	352.20 ft²	32.72 m²	U/G PARKING	75' - 2 3/4"	BLDG D
UNIT 16 - MAIN FLOOR	678.80 ft²	63.06 m²	SITE	110' - 8 1/4"	BLDG D
UNIT 16 - SECOND FLOOR	644.39 ft²	59.87 m²	2ND FLOOR	110' - 8 1/2"	BLDG D
UNIT 17 - BASEMENT	342.85 ft²	31.85 m²	U/G PARKING	75' - 2 3/4"	BLDG D
UNIT 17 - MAIN FLOOR	677.68 ft²	62.96 m²	SITE	110' - 8 1/4"	BLDG D
UNIT 17 - SECOND FLOOR	643.26 ft²	59.76 m²	2ND FLOOR	110' - 8 1/4"	BLDG D
UNIT 18 - MAIN FLOOR	422.00 ft²	39.21 m²	SITE	85' - 0"	BLDG E
UNIT 18 - SECOND FLOOR	308.37 ft²	28.65 m²	2ND FLOOR	85' - 0"	BLDG E
UNIT 19 - MAIN FLOOR	422.00 ft²	39.21 m²	SITE	85' - 0"	BLDG E
UNIT 19 - SECOND FLOOR	308.37 ft²	28.65 m²	2ND FLOOR	85' - 0"	BLDG E
UNIT 20 - MAIN FLOOR	422.01 ft²	39.21 m²	SITE	85' - 0"	BLDG E
UNIT 20 - SECOND FLOOR	308.37 ft²	28.65 m²	2ND FLOOR	85' - 0"	BLDG E
UNIT 21 - MAIN FLOOR	422.00 ft²	39.21 m²	SITE	85' - 0"	BLDG E
UNIT 21 - SECOND FLOOR	308.37 ft²	28.65 m²	2ND FLOOR	85' - 0"	BLDG E
	28986.58 ft²	2692.94 m²			

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 Edgemont BLVD.

SHEET TITLE:

AREA CALCULATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	
PROJECT NO.	DRAWING NO.
038862	A002

DP 20.24 - 3

WASTE CATEGORIES	ESTIMATED VOLUME GENERATED (LITRES/UNIT/WEEK)			
MULTI-FAMILY RESIDENTIAL BUILDING				
Garbage	53.00	x 21 units	=1113	1x 2 yard bin required
Glass Jars & Bottles	2.10	x 21 units	=44.1	1x 240L bin required
Mixed Containers	18.50	x 21 units	=388.5	1x 360L bin required
	*pick up 2 times a week			
Mixed Papers (including cardboard)	42.90	x 21 units	=900.9	1x 2 yard bin required
Mixed Papers (excluding cardboard)	15.00	x 21 units	=315	1x 360L bin required
Cardboard	27.50	x 21 units	=577.5	*see above 2 yard bin
Food Scraps & Yard Trimmings	14.00	x 21 units	=294	1x 240L bin required
	*pick up 2 times a week			

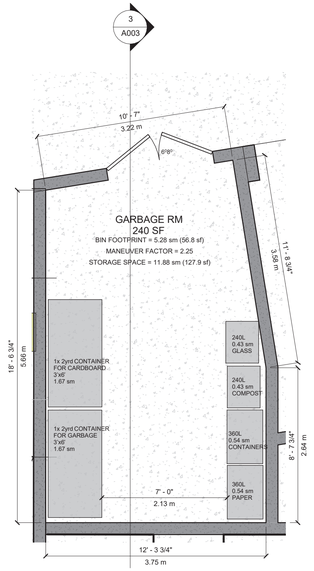
RECYCLING CARTS

TYPE	IDEAL USER	STANDARD SIZE	COLLECTION FREQUENCY
Containers Cart	Multi-family and small commercial/institutional buildings	360 litres	Weekly
Mixed Paper Cart	Multi-family and small commercial/institutional buildings	360 litres	Weekly
Glass Cart	Multi-family and commercial/institutional buildings	240 litres	Weekly
Organics Cart	Multi-family and small commercial/institutional buildings	240 litres	Weekly or Twice Weekly

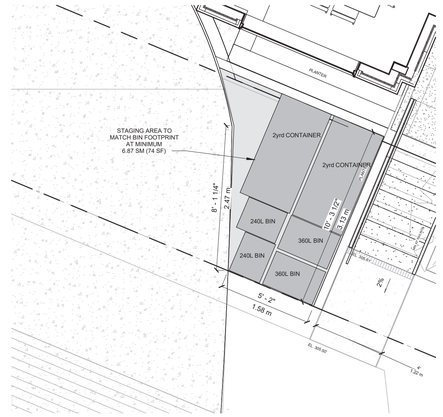
RECYCLING & GARBAGE CONTAINERS

TYPE	IDEAL USER	STANDARD SIZE	COLLECTION FREQUENCY
Cardboard Container	Multi-family (under 100 units) and commercial/institutional buildings	2, 3, 4 and 6 yard containers	Weekly or Twice Weekly
Organics Container	Commercial and institutional buildings	2, 3 and 4 yard containers	Weekly or Twice Weekly
Garbage Container	Multi-family (under 240 units) and commercial/institutional buildings	2, 3, 4 and 6 yard containers	Weekly or Twice Weekly

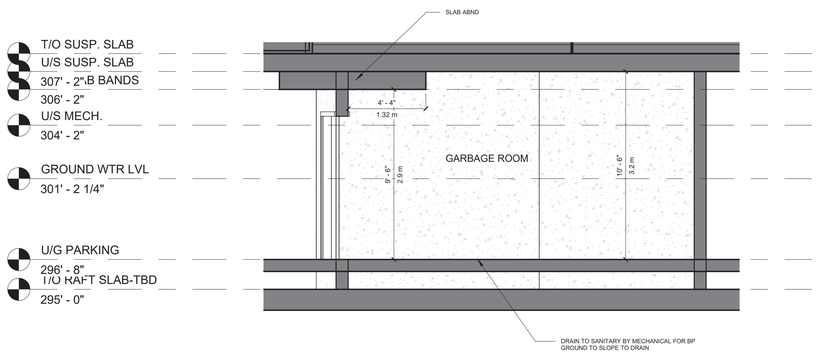
*NOTE FOR PAPER AND CARDBOARD COLLECTION:
-WE HAVE PROVIDED ONE 2-YARD BIN FOR CARDBOARD AND MIXED PAPER (INCLUDING CARDBOARD) COMBINED
-WE HAVE PROVIDED 1 360L BIN FOR PAPER (EXCLUDING CARDBOARD)



1 WASTE COLLECTION GARBAGE ROOM
1/4" = 1'-0"



2 WASTE COLLECTION STAGING AREA
1/4" = 1'-0"



3 GARBAGE ROOM SECTION
1/4" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT ANNI TERRECTA BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 Edgemont BLVD.

SHEET TITLE:

WASTE MANAGEMENT OVERLAY PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	**A003**

DP 20.24 - 4



ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE

NO	DATE	DESCRIPTION
1	MAR 09/26	hydro coordination-move hydrant and hydro pole
2	APR 10/26	4TH READING RESUBMISSION

SEAL:

REGISTERED ARCHITECT ANNI TERRETT BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

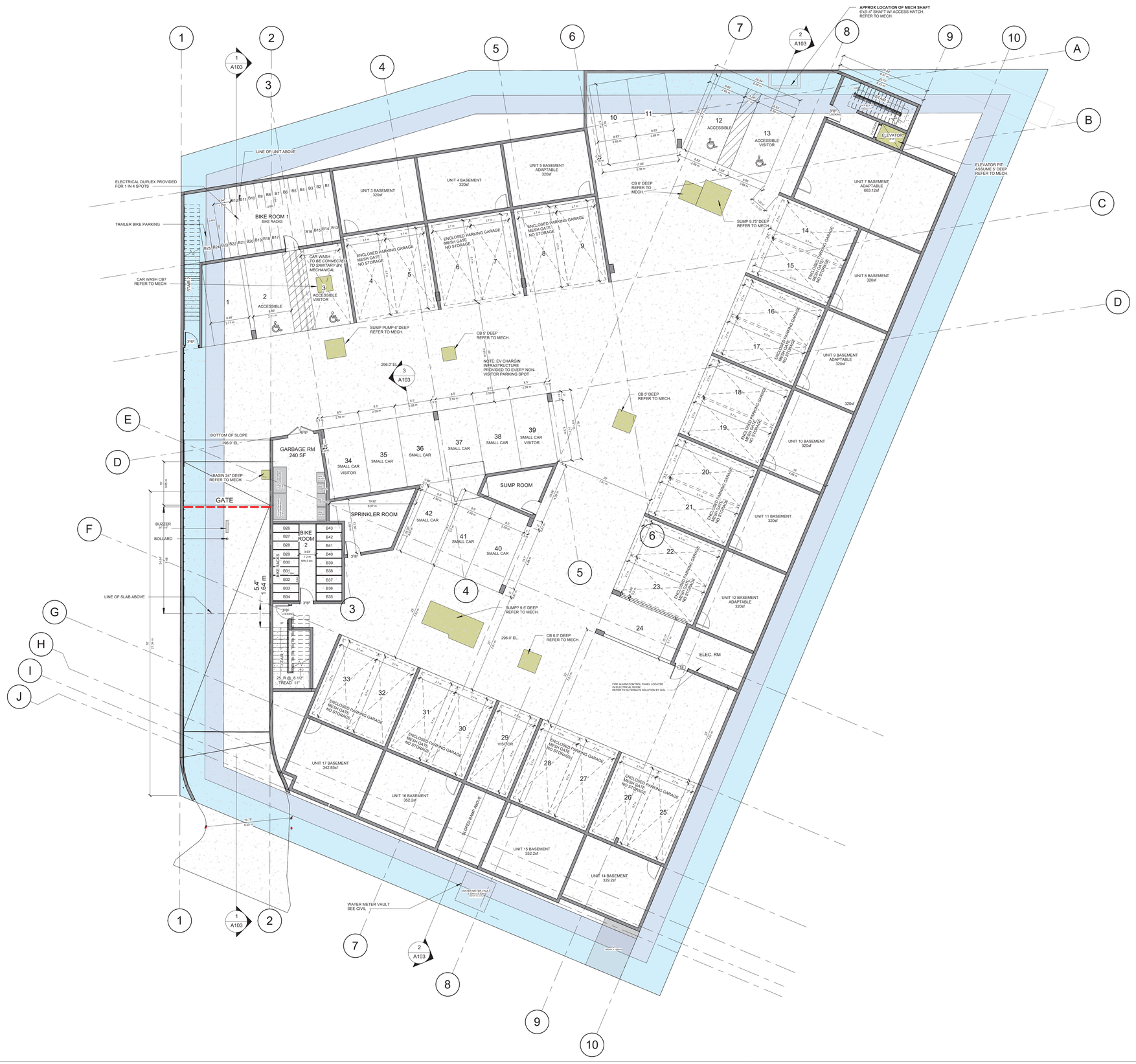
3712 Edgemont BLVD.

SHEET TITLE:

SITE PLAN

CHECKED BY:	ATA
DRAWN BY:	JP
START DATE:	09.18.23
SCALE:	3/32" = 1'-0"
PROJECT NO. **038862**	DRAWING NO. **A101**

DP 20.24 - 5



North

ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION
1	APR 10/26	4TH READING RESUBMISSION

SEAL:

REGISTERED ARCHITECT
ANN TERRETT
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

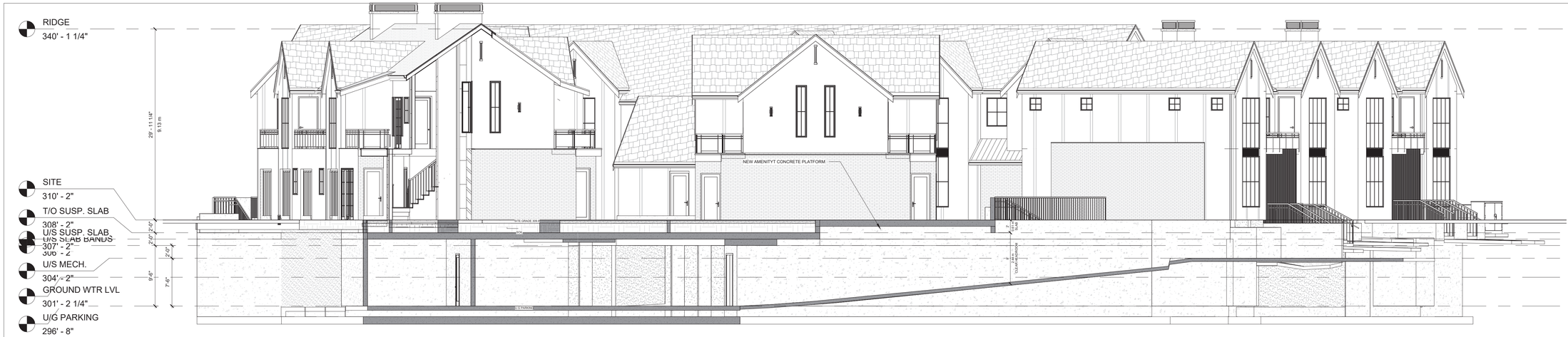
3712 Edgemont BLVD.

SHEET TITLE:

UNDERGROUND PARKING PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/32" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A102

DP 20.24 - 6



1 BP SECTION PARKING ENTRY RAMP

1/8" = 1'-0"



2 BP SITE SECTION WALKWAY RAMP

1/8" = 1'-0"



3 Section 3

1/8" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT ANNI TERRETTA BRITISH COLUMBIA

2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

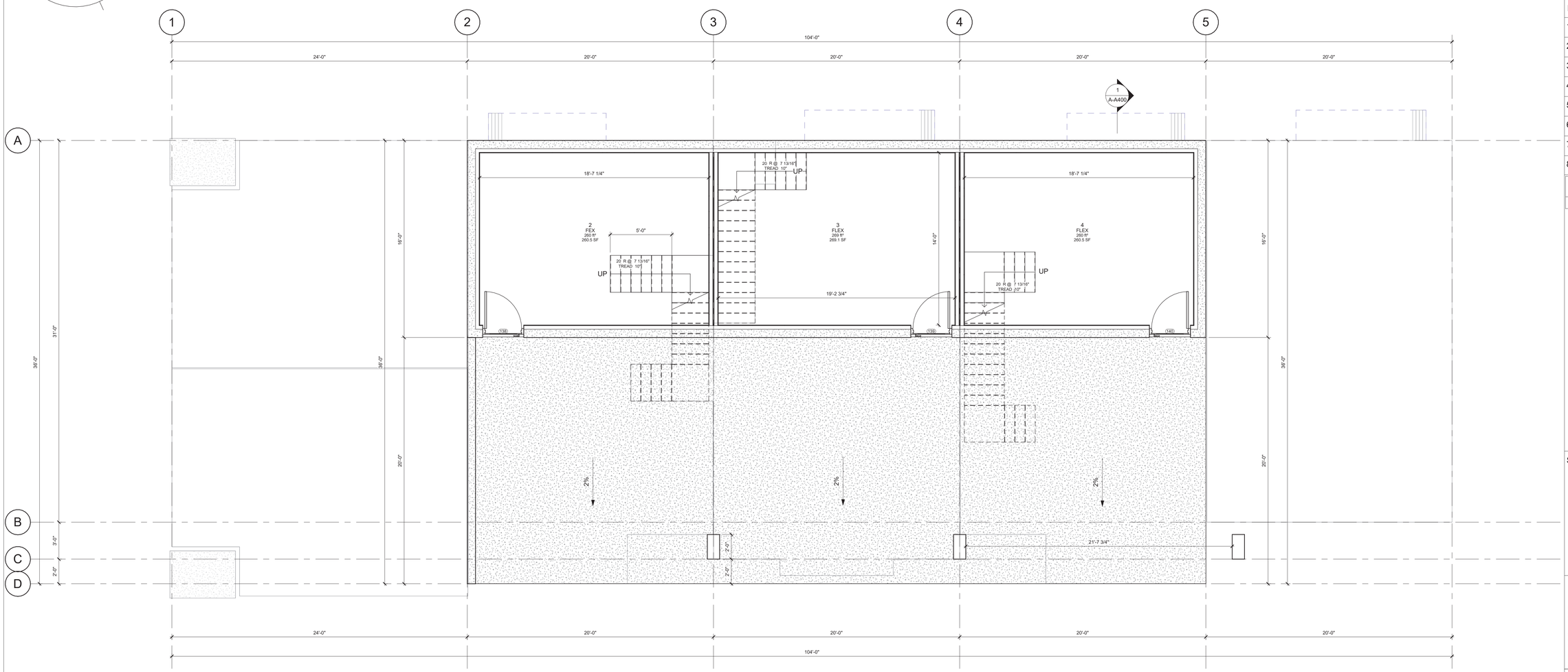
3712 Edgemont BLVD.

SHEET TITLE:

SITE SECTIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/8" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A103

DP 20.24 - 7



ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERMEER
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

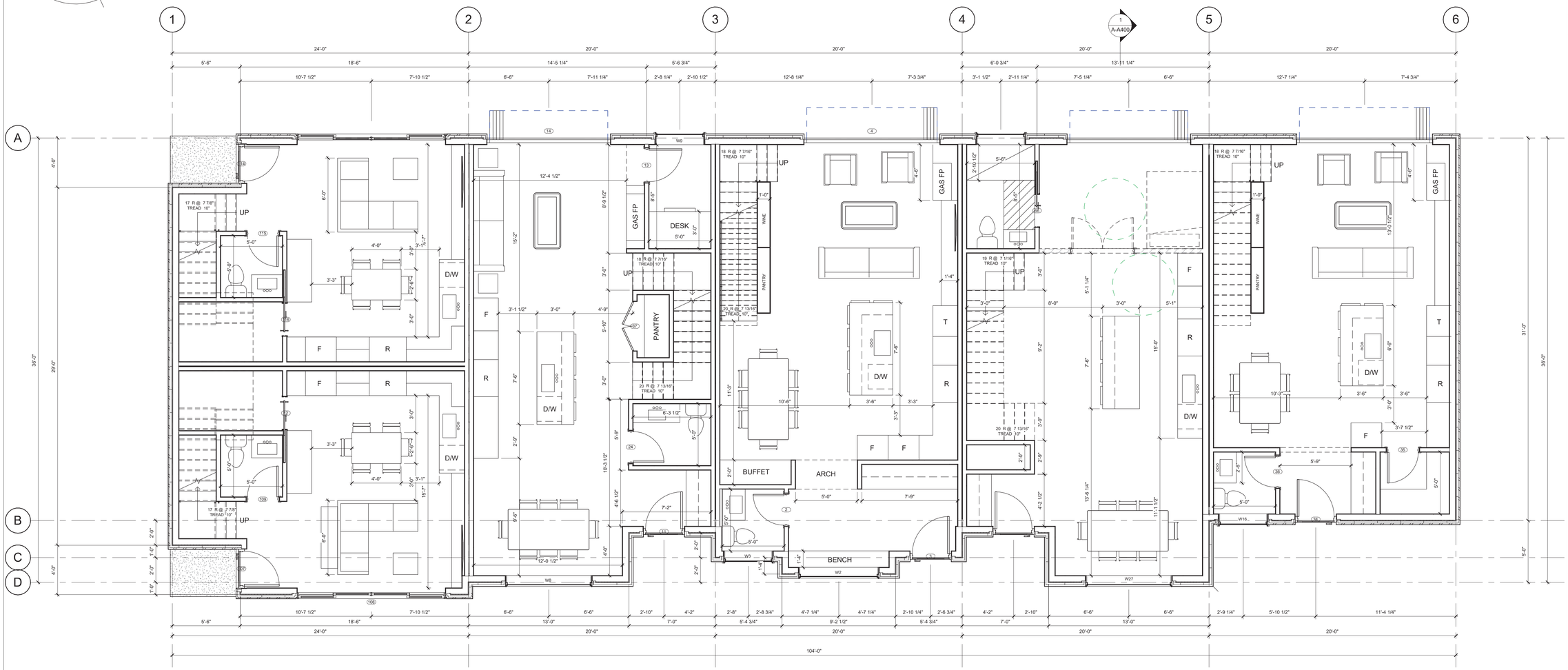
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG A BASEMENT PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A-A201

DP 20.24 - 8



ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANN TERESETTI
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

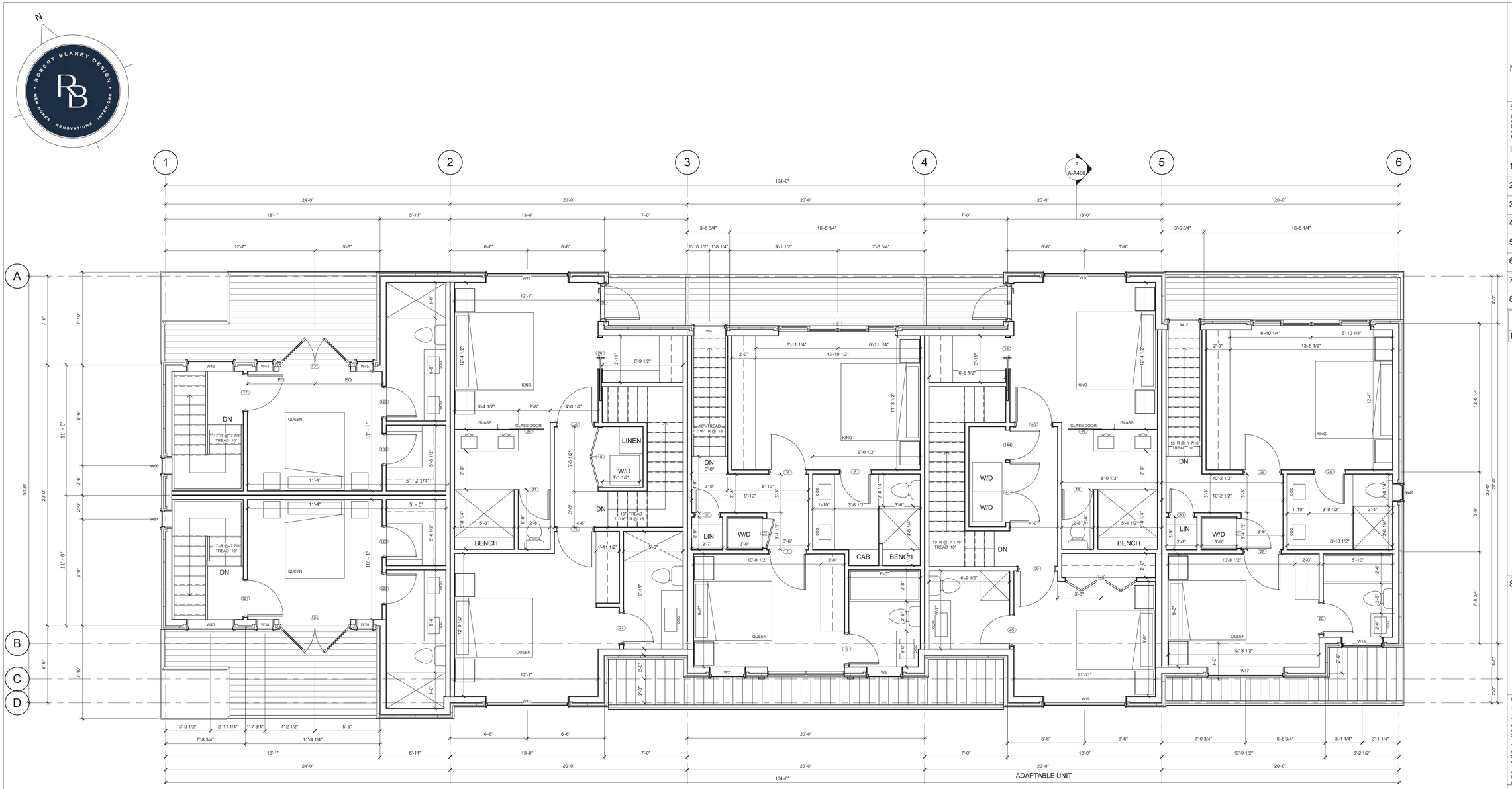
SHEET TITLE:

BLDG A MAIN FLOOR PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"

PROJECT NO.	DRAWING NO.
038862	A-A202

DP 20.24 - 9



ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRETTAZ
BRITISH COLUMBIA

2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

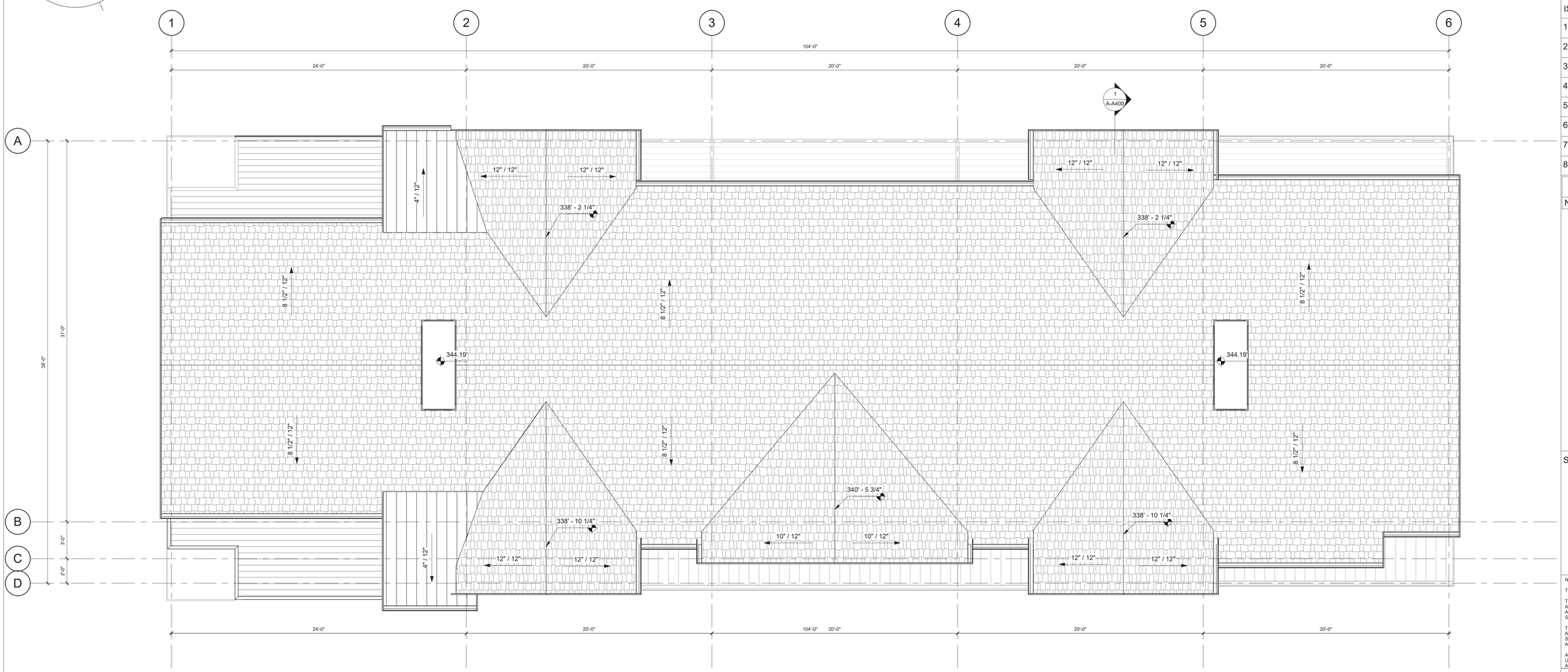
SHEET TITLE:

BLDG A SECOND FLOOR PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	**A-A203**

DP 20.24 - 10

NOTE: ALL O.H 6" FROM CLADDING



ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANJU TERRECCA
BRITISH COLUMBIA

2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

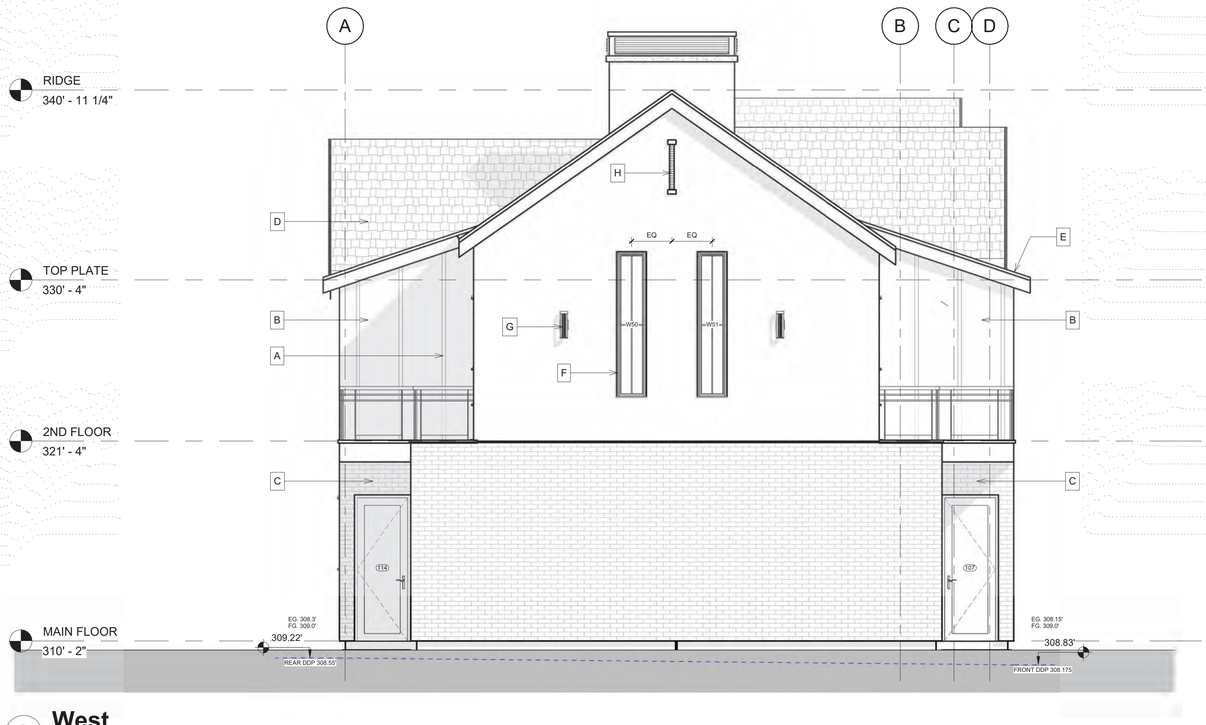
3712 EDGEMONT BLVD.

SHEET TITLE:

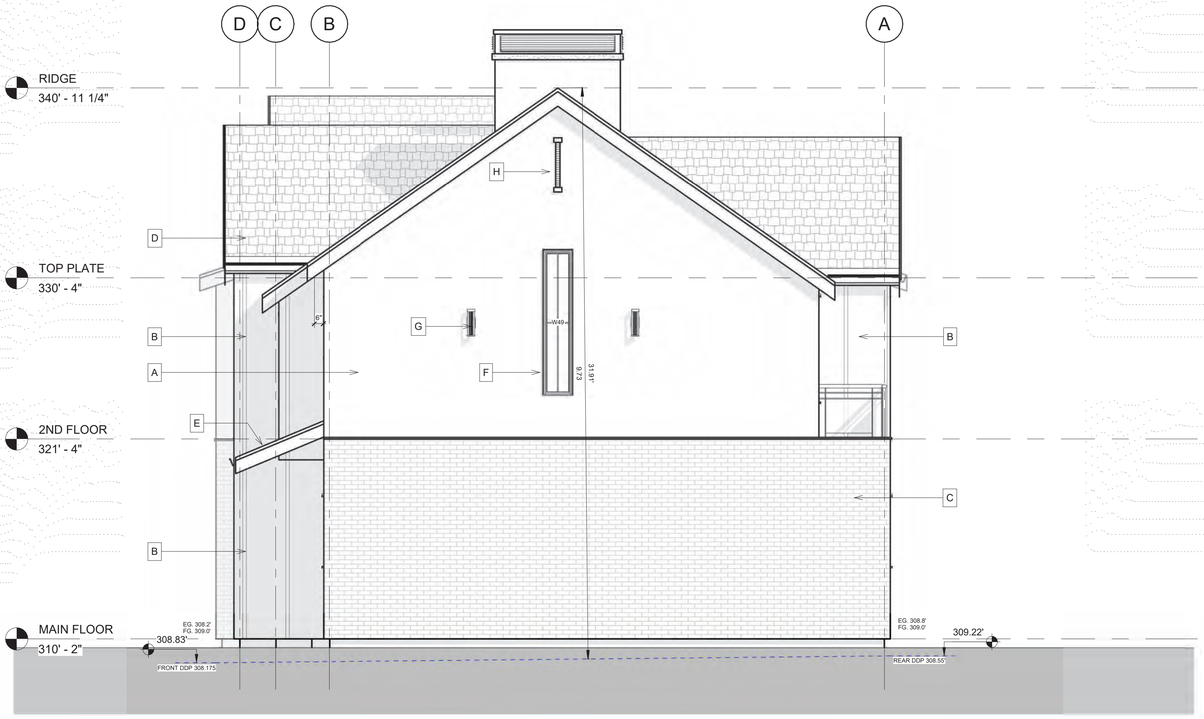
BLDG A ROOF PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A-A204

DP 20.24 - 11



2 West
1/4" = 1'-0"



1 East
1/4" = 1'-0"

MATERIAL LEGEND

STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE

NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT ANNI TERRECCA BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG A ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A-A300

DP 20.24 - 12



1 North
3/16" = 1'-0"

MATERIAL LEGEND	
STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I



2 South
3/16" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:	ISSUED FOR:
1 04/30/24	ISSUED FOR DP
2 12/11/24	ISSUED FOR DP
3 FEB 21/25	RE-ISSUED FOR DP/REZONING
4 JAN 23/26	ISSUED FOR DP/REZONING
5 /23	
6 /23	
7 /23	
8 /23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT ANNI TERRETTA BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

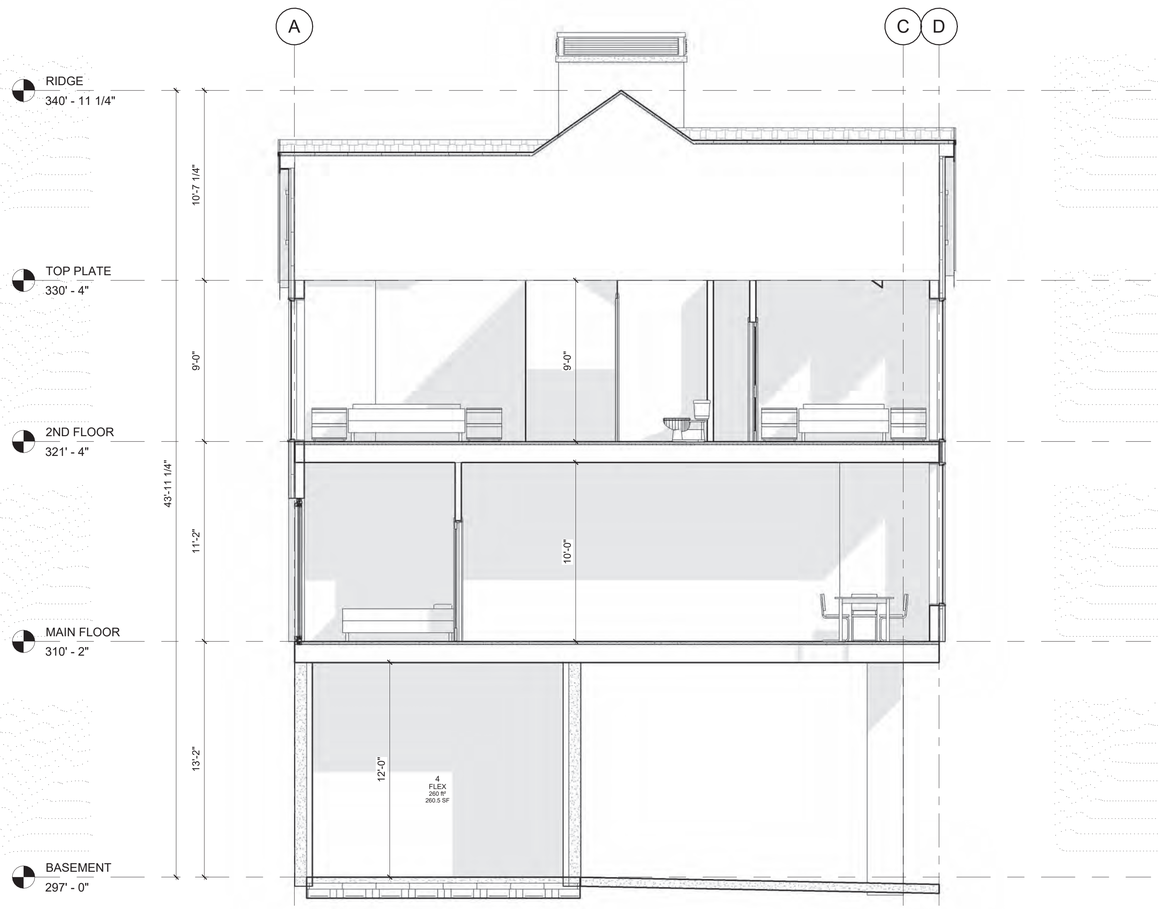
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG A ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/16" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A-A301

DP 20.24 - 13



1 **Section 1**
1/4" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRESTRI
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

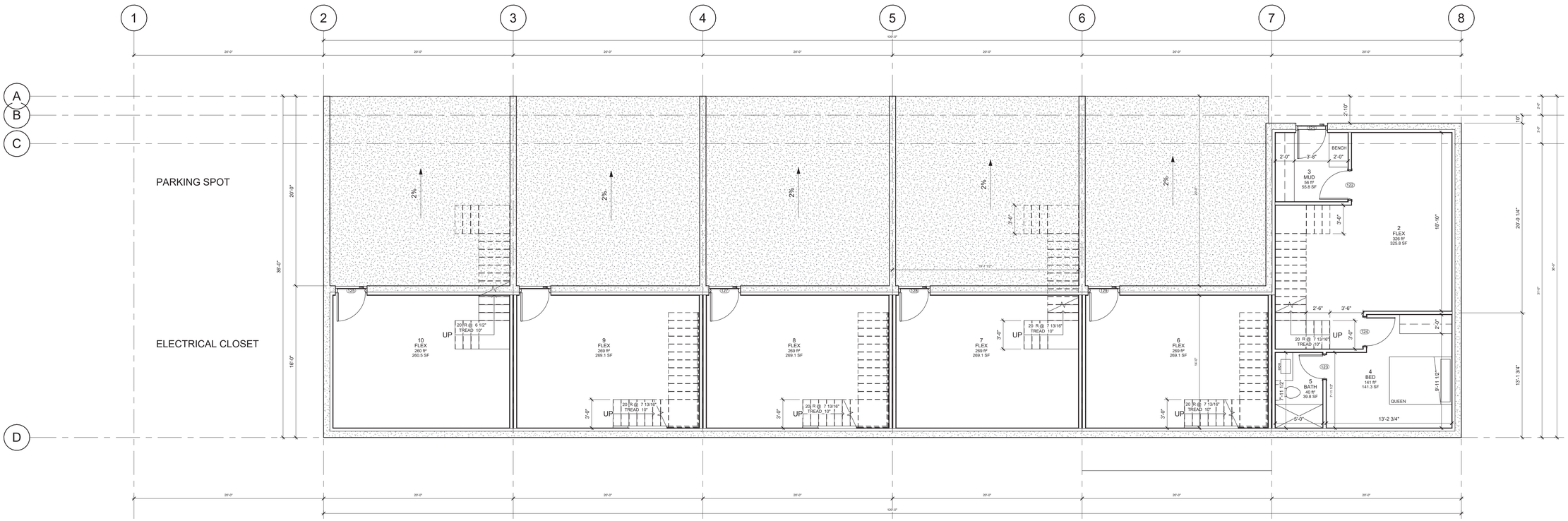
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG A SECTION

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A-A400

DP 20.24 - 14



1 BASEMENT
3/16" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRETT
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

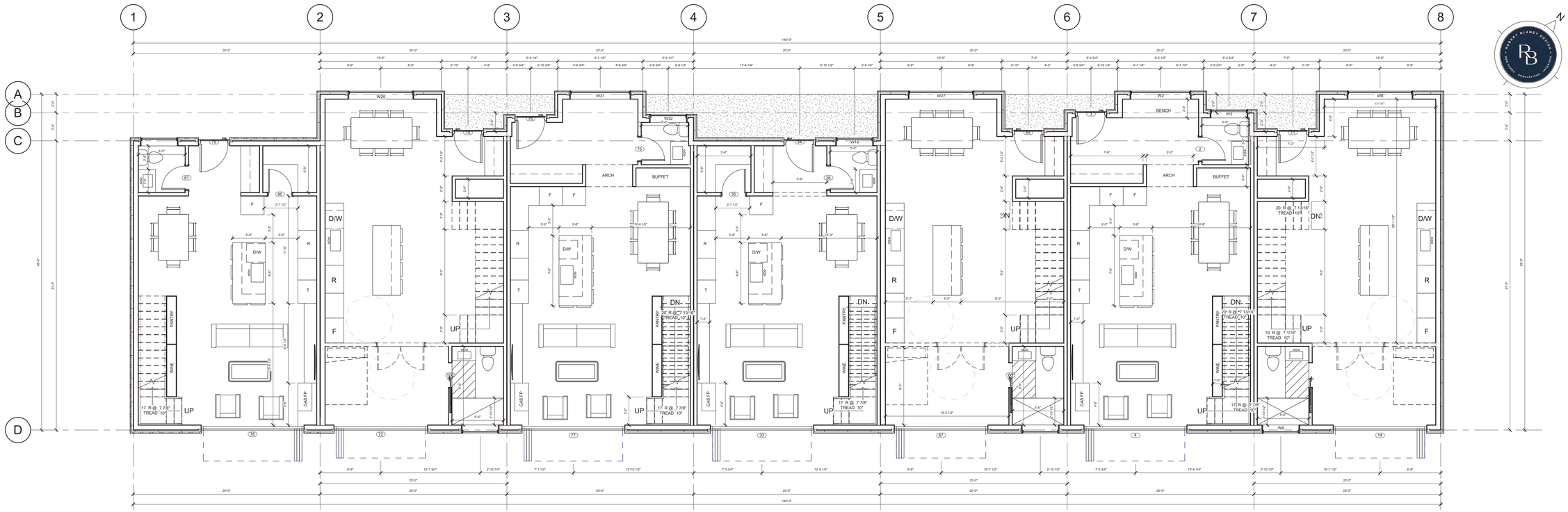
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG B BASEMENT PLAN

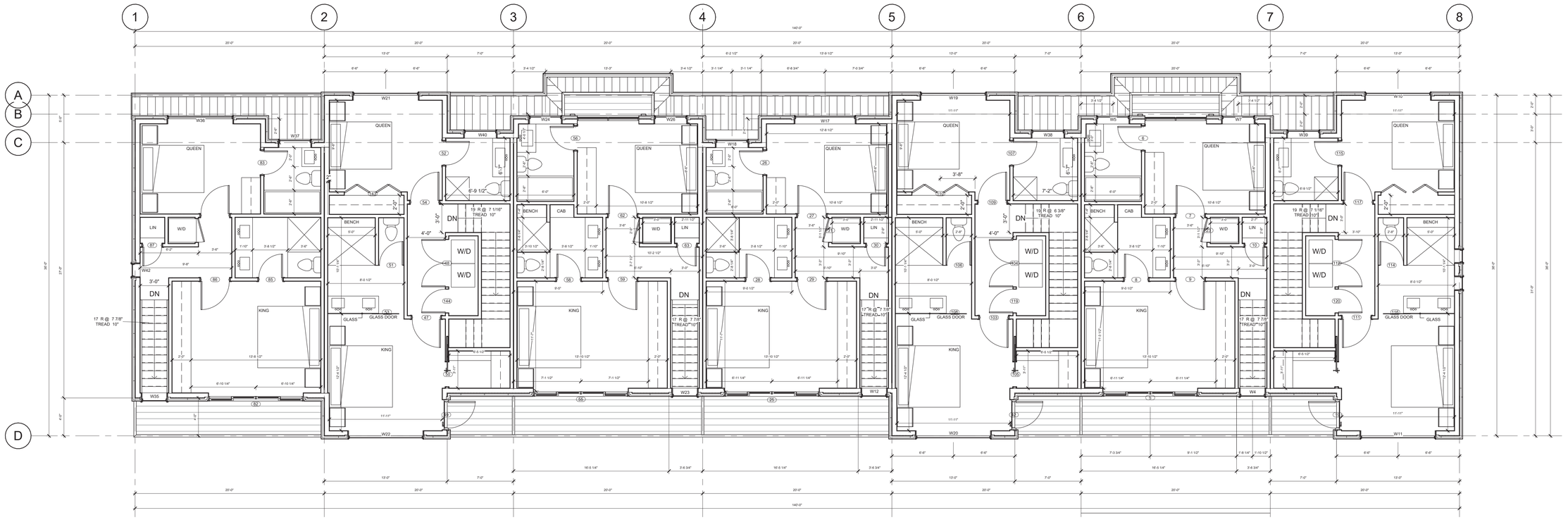
CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/16" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A201

DP 20.24 - 15



1 MAIN FLOOR

3/16" = 1'-0"



2 2ND FLOOR

3/16" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT ANNI TERRECCA BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

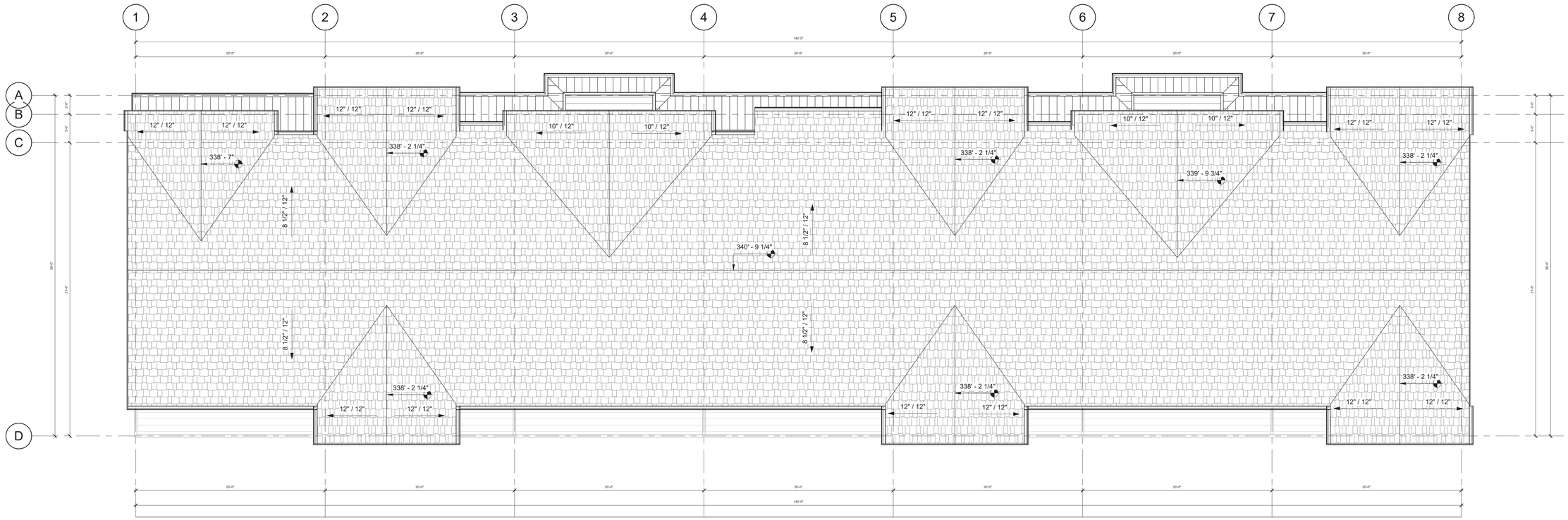
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG B MAIN + SECOND FLOOR PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/16" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A202

DP 20.24 - 16



1 ROOF
3/16" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRETT
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

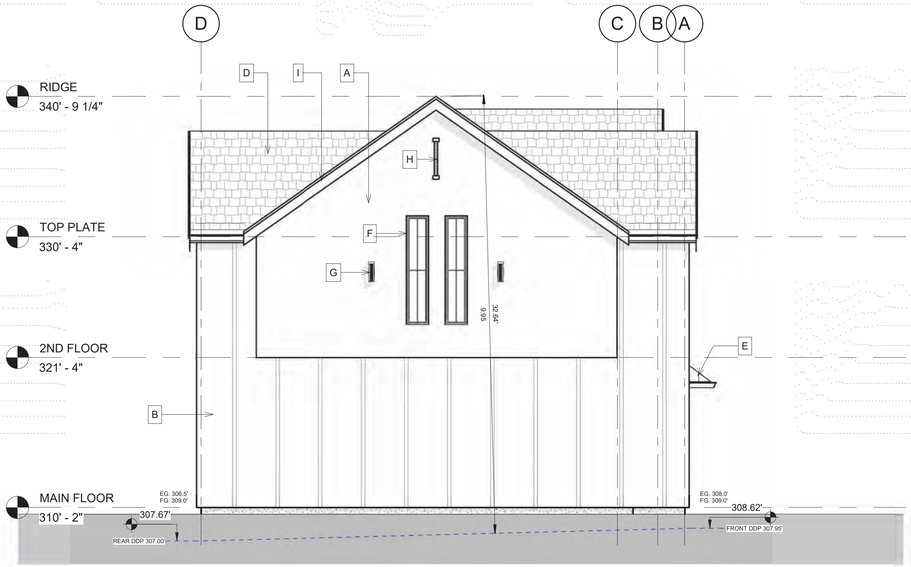
SHEET TITLE:

BLDG B ROOF PLAN

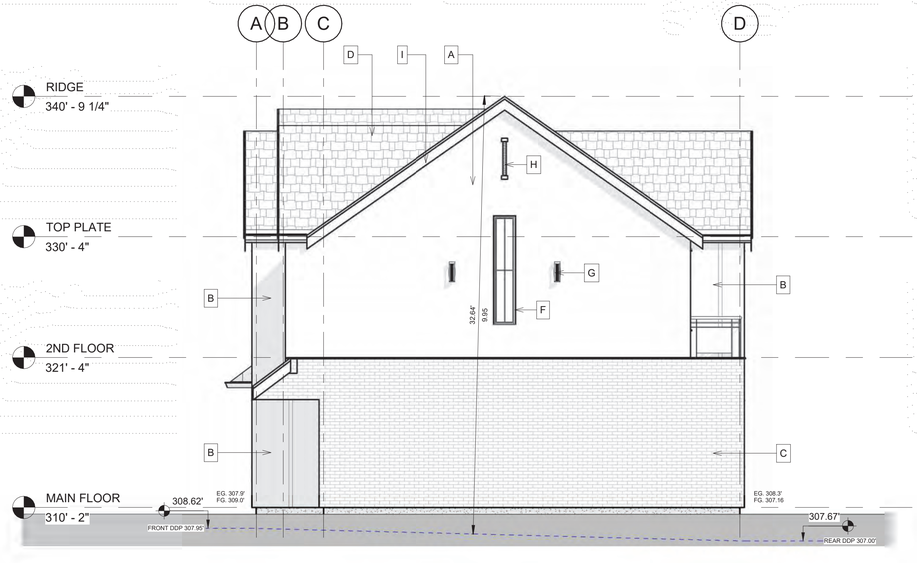
CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/16" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A203

DP 20.24 - 17

MATERIAL LEGEND	
STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I



2 East
3/16" = 1'-0"



3 West
3/16" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNE TENNESSY
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG B ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/16" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A300

DP 20.24 - 18



1 North
3/16" = 1'-0"



2 South
3/16" = 1'-0"

MATERIAL LEGEND

STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT ANN TERRETT BRITISH COLUMBIA
2025-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

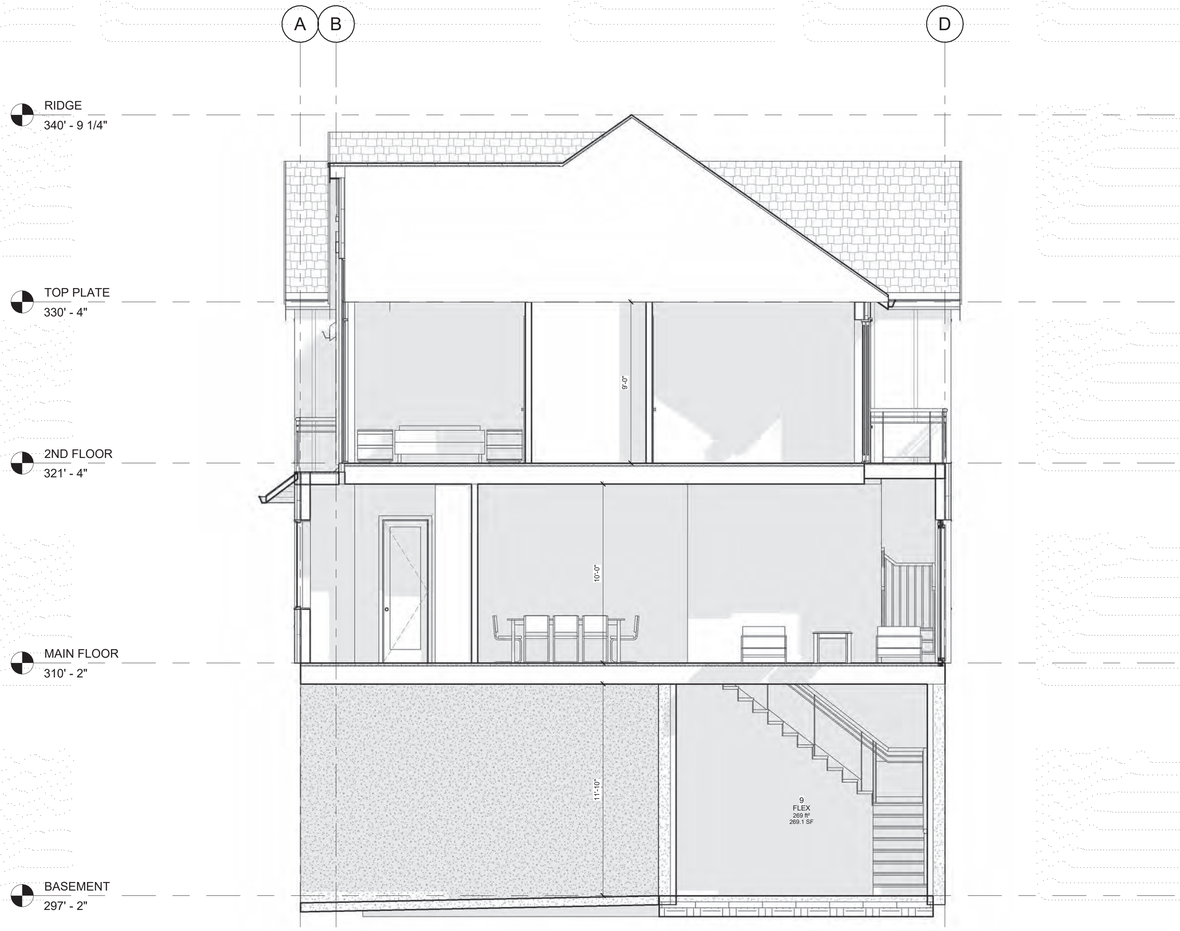
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG B ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/16" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A301

DP 20.24 - 19



11 Section 1
1/4" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANN TENNESSEN
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

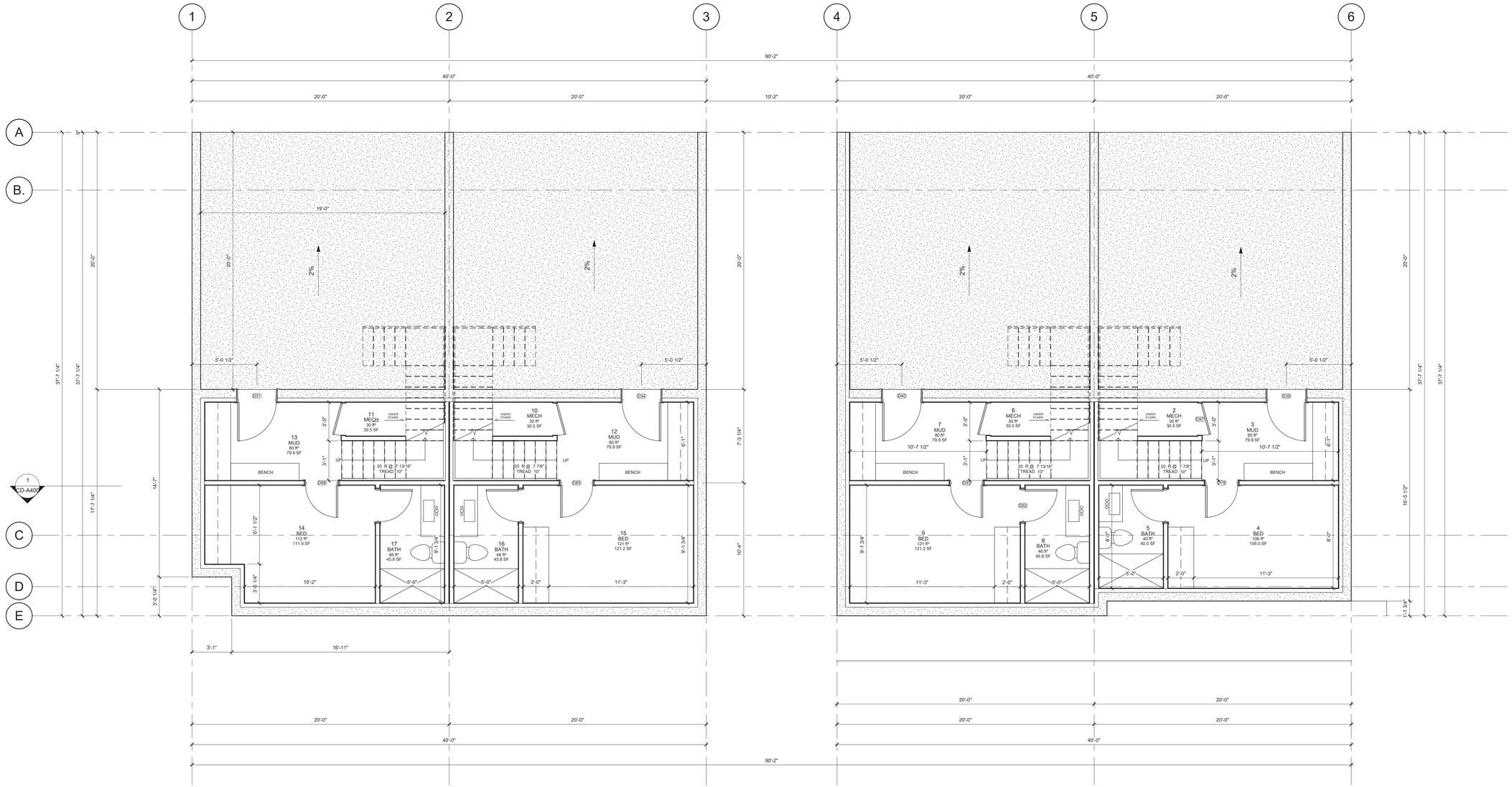
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG B SECTION

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A400

DP 20.24 - 20



ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT ANNI TERRETTA BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

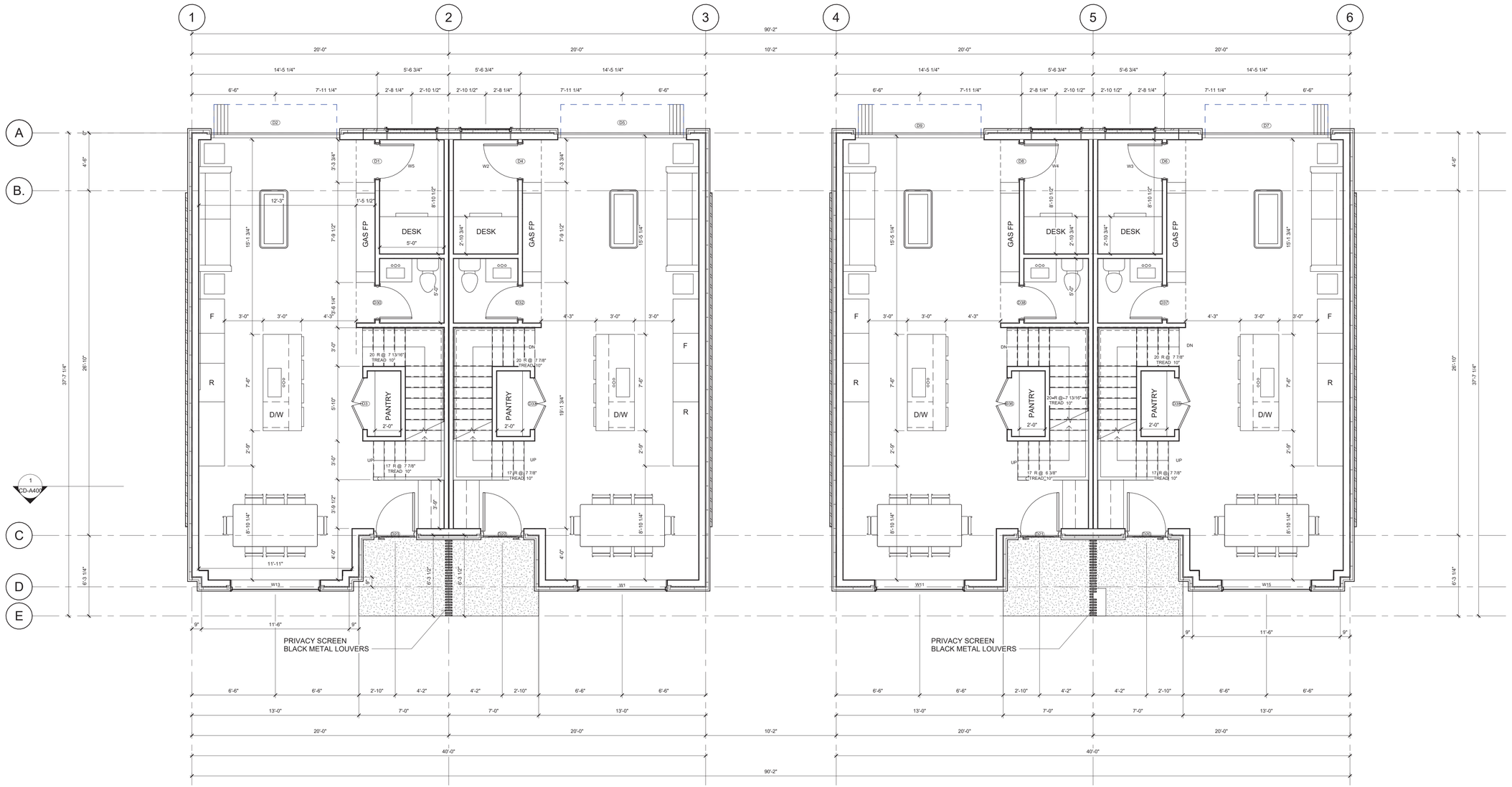
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDGS C+D BASEMENT FLOOR PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	CD-A201

DP 20.24 - 21



ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT ANNI TERRETT BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

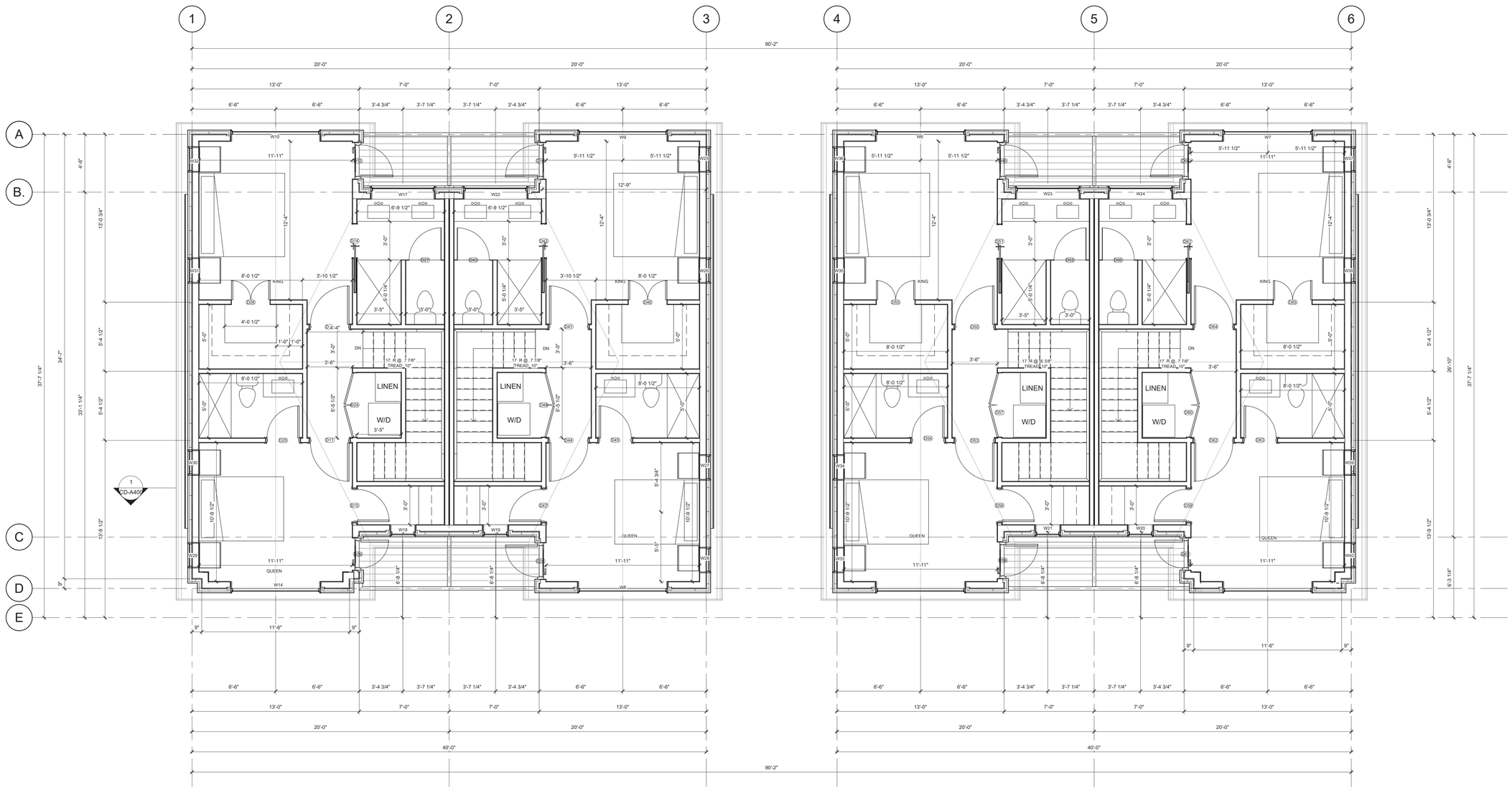
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDGS C+D MAIN FLOOR PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	CD-A202

DP 20.24 - 22



ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRELL
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

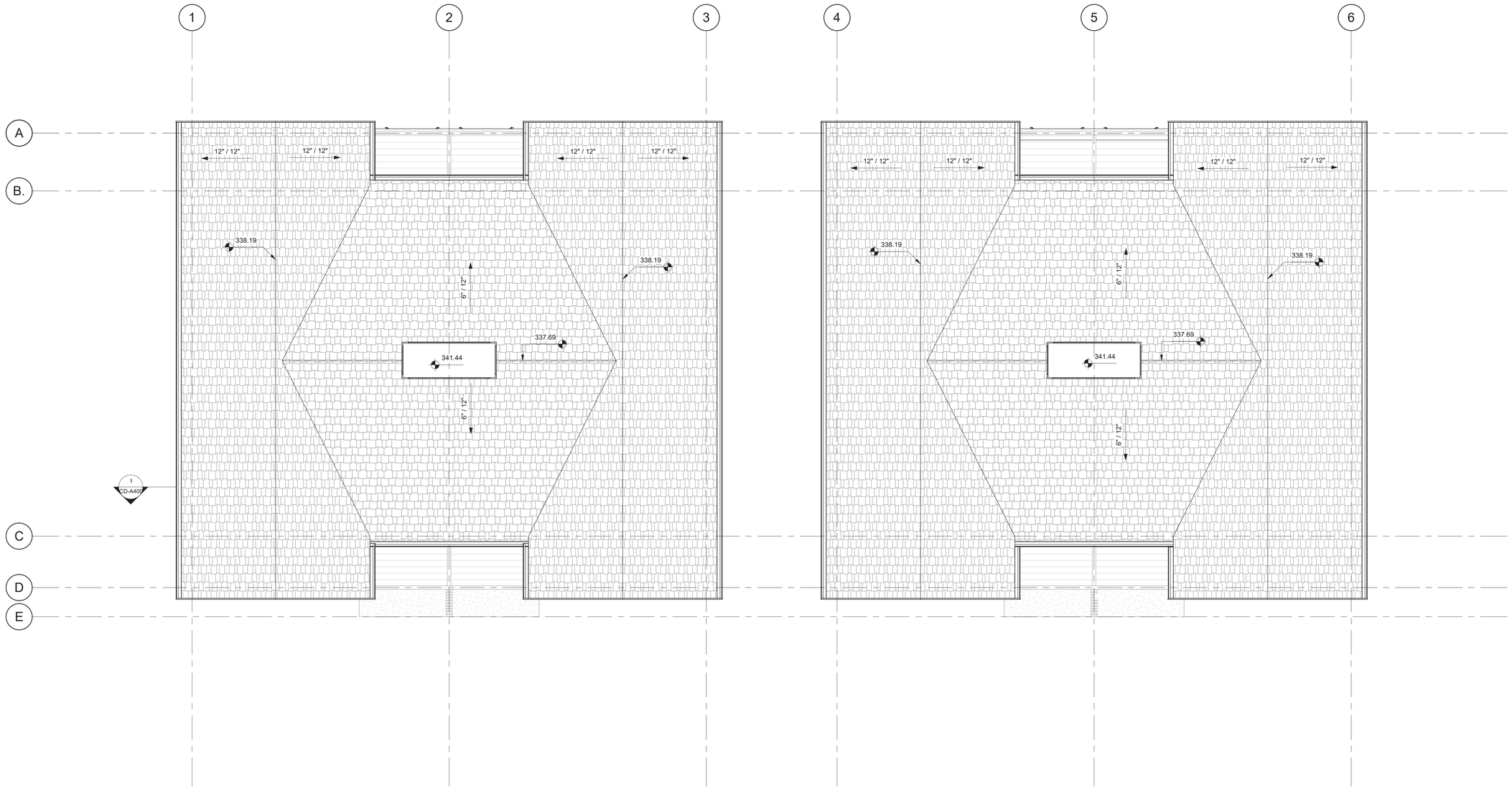
SHEET TITLE:

BLDGS C+D SECOND FLOOR PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	CD-A203

DP 20.24 - 23

NOTE: ALL O.H 6" FROM CLADDING



ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ARCHITECT
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

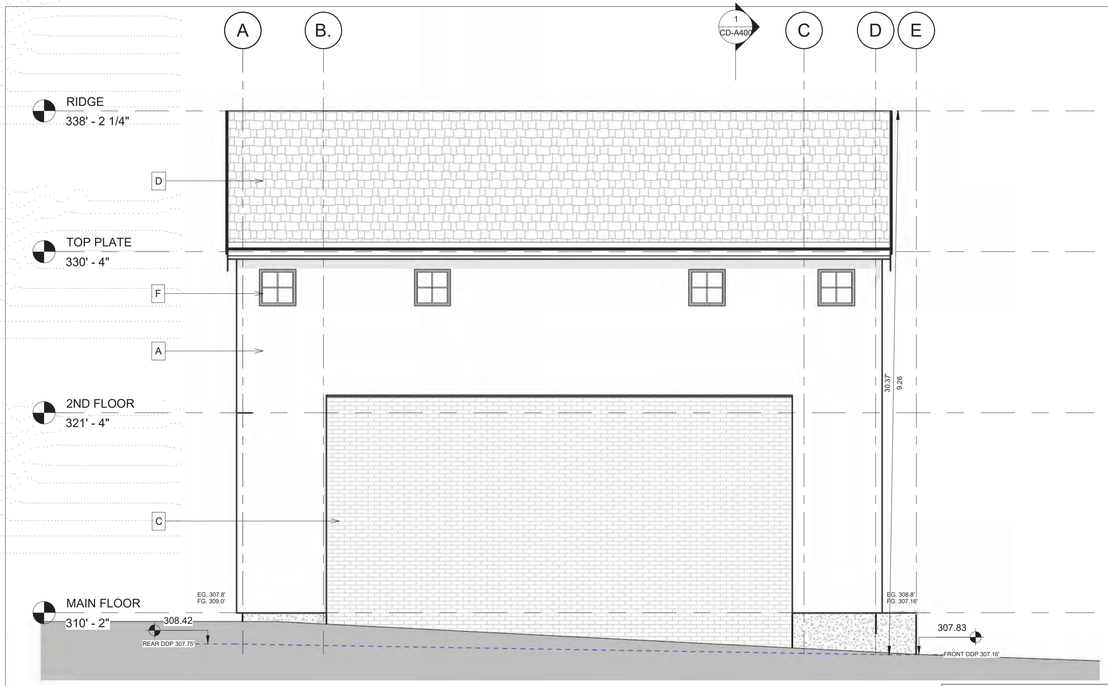
SHEET TITLE:

BLDGS C+D ROOF PLAN

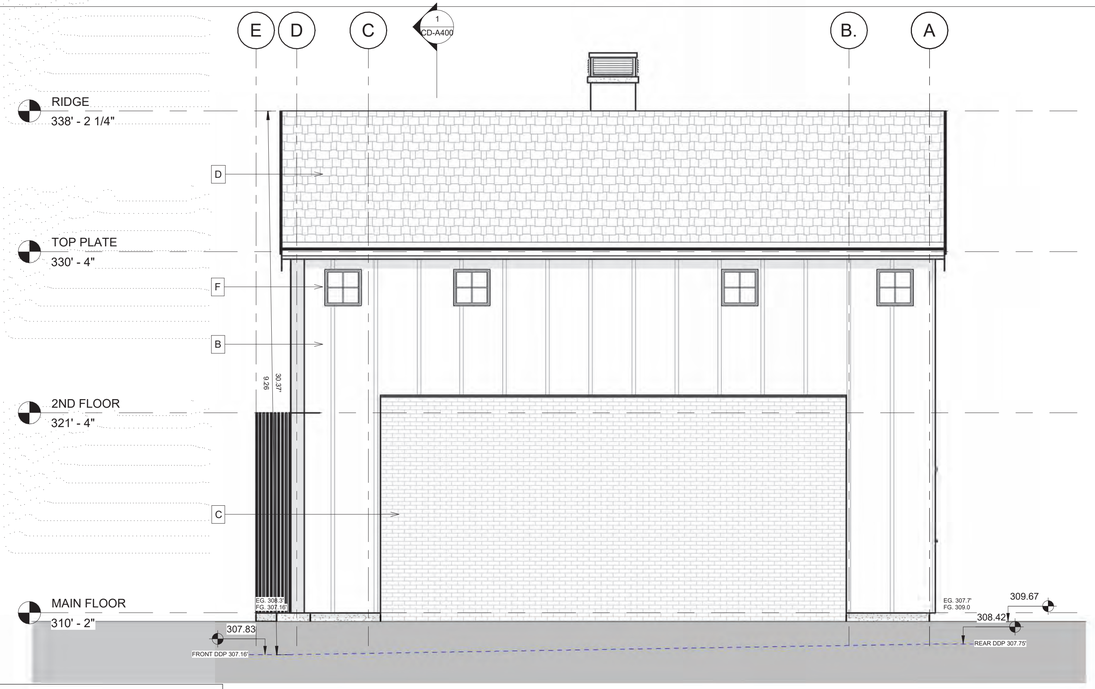
CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"

PROJECT NO.	DRAWING NO.
038862	CD-A204

DP 20.24 - 24



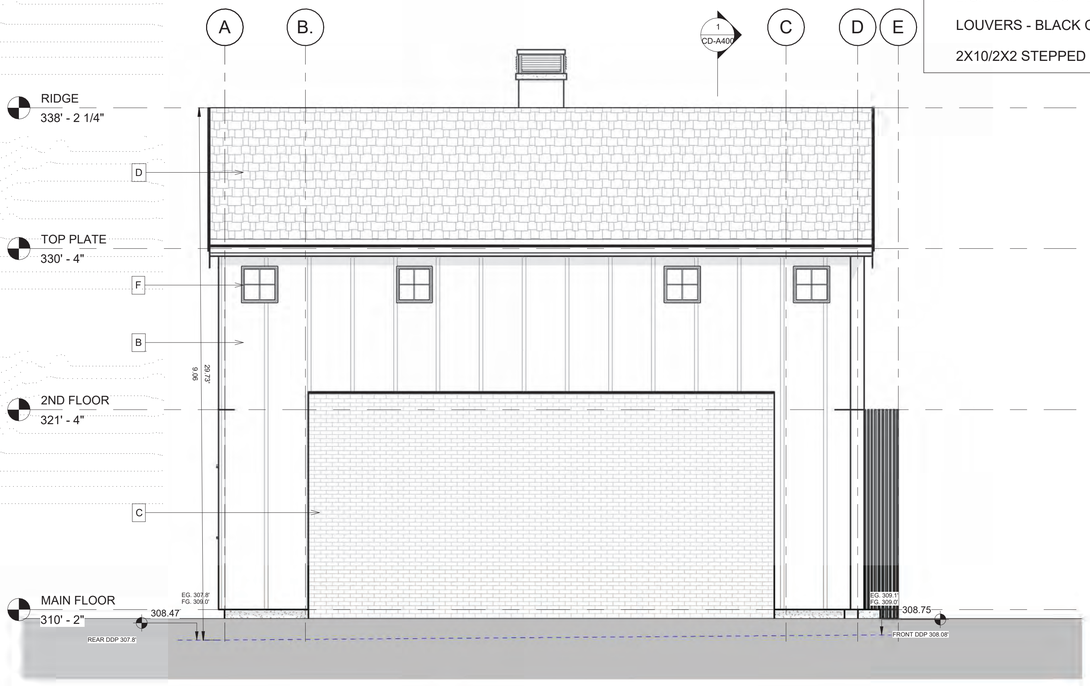
3 BLDG C West
1/4" = 1'-0"



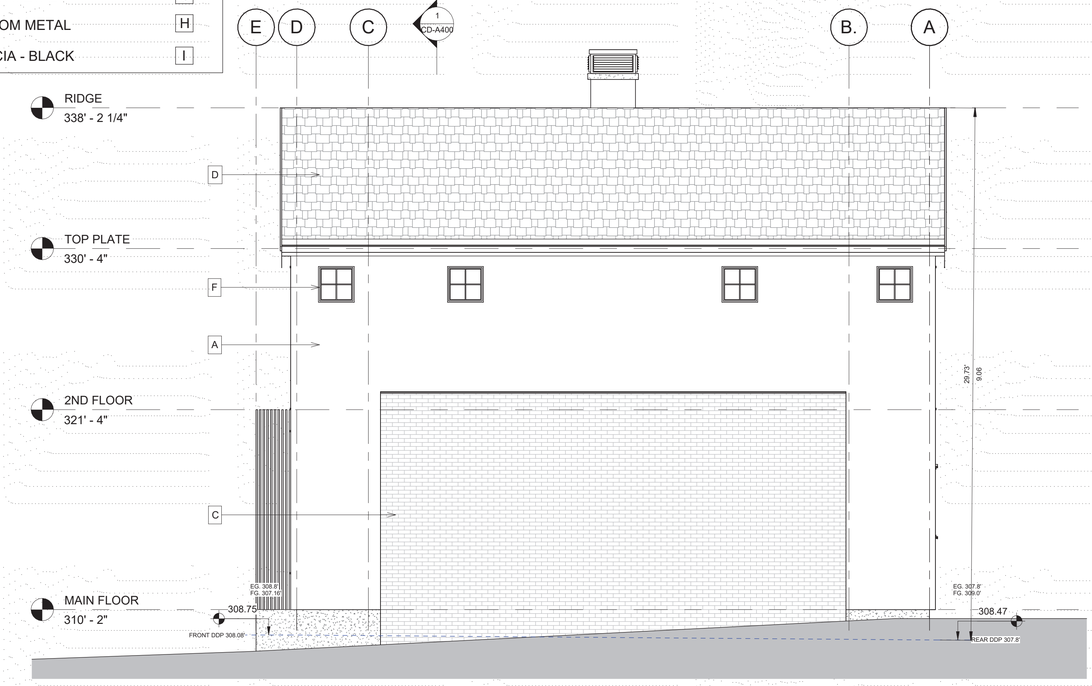
1 BLDG C East
1/4" = 1'-0"

MATERIAL LEGEND

STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I



2 BLDG D West
1/4" = 1'-0"



4 BLDG D East
1/4" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT ANNI TERRETT BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

SHEET TITLE:

BLDGS C+D ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	CD-A300

DP 20.24 - 25



2 South
1/4" = 1'-0"



1 North
1/4" = 1'-0"

MATERIAL LEGEND	
STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRELL
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

SHEET TITLE:

BLDGS C+D ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	CD-A301

DP 20.24 - 26



1 **Section 1**
1/4" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRECCA
BRITISH COLUMBIA

2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

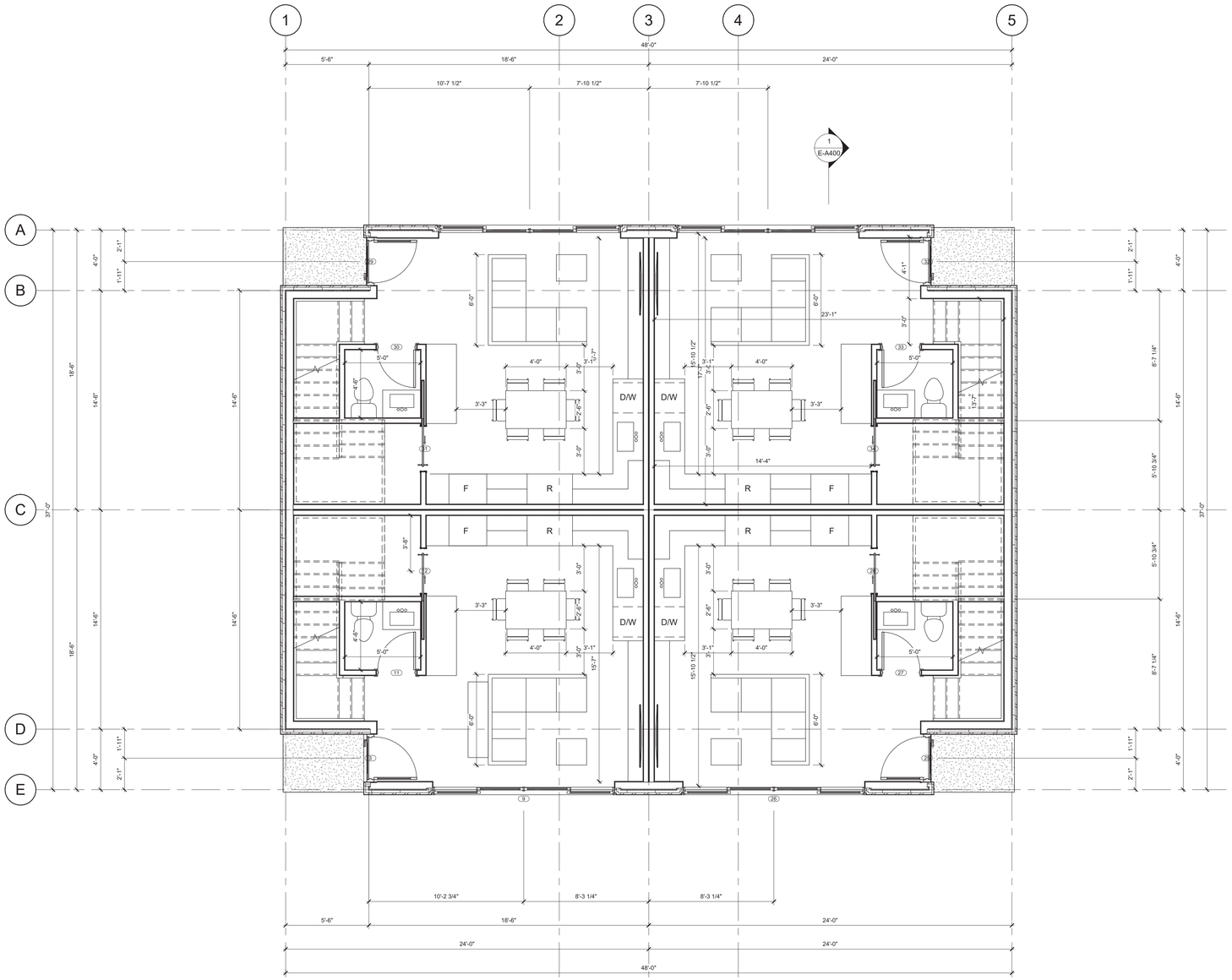
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDGS C+D SECTION

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	CD-A400

DP 20.24 - 27



ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/23	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21 /25	RE-ISSUED FOR DP/REZONING
4	JAN 23 /26	RE-ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANN TERRETT
BRITISH COLUMBIA

2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

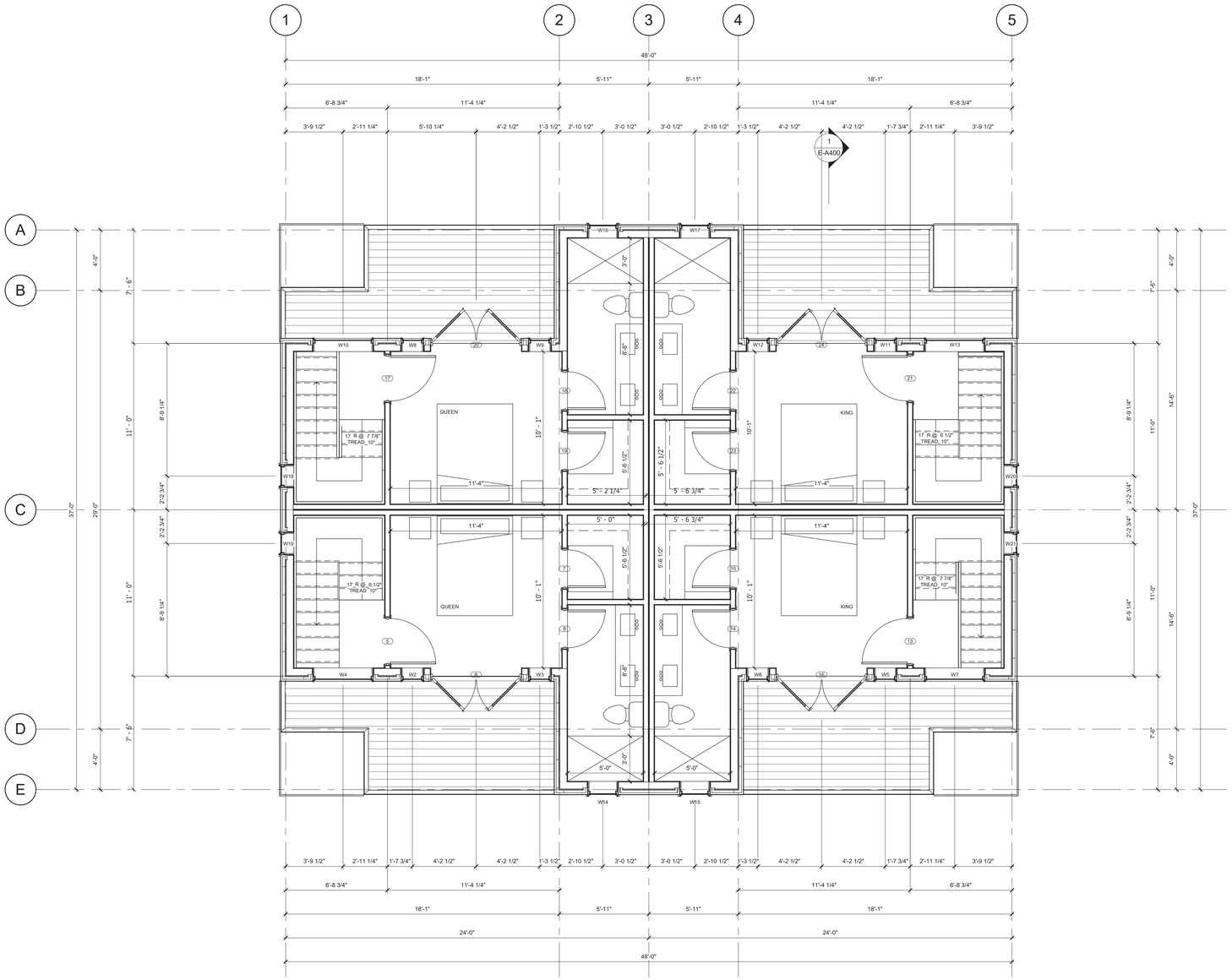
SHEET TITLE:

BLDG E MAIN FLOOR PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"

PROJECT NO.	DRAWING NO.
038862	E-A201

DP 20.24 - 28



ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/23	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21 /25	RE-ISSUED FOR DP/REZONING
4	JAN 23 /26	RE-ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNA TEMERTZIDIS
BRITISH COLUMBIA

2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

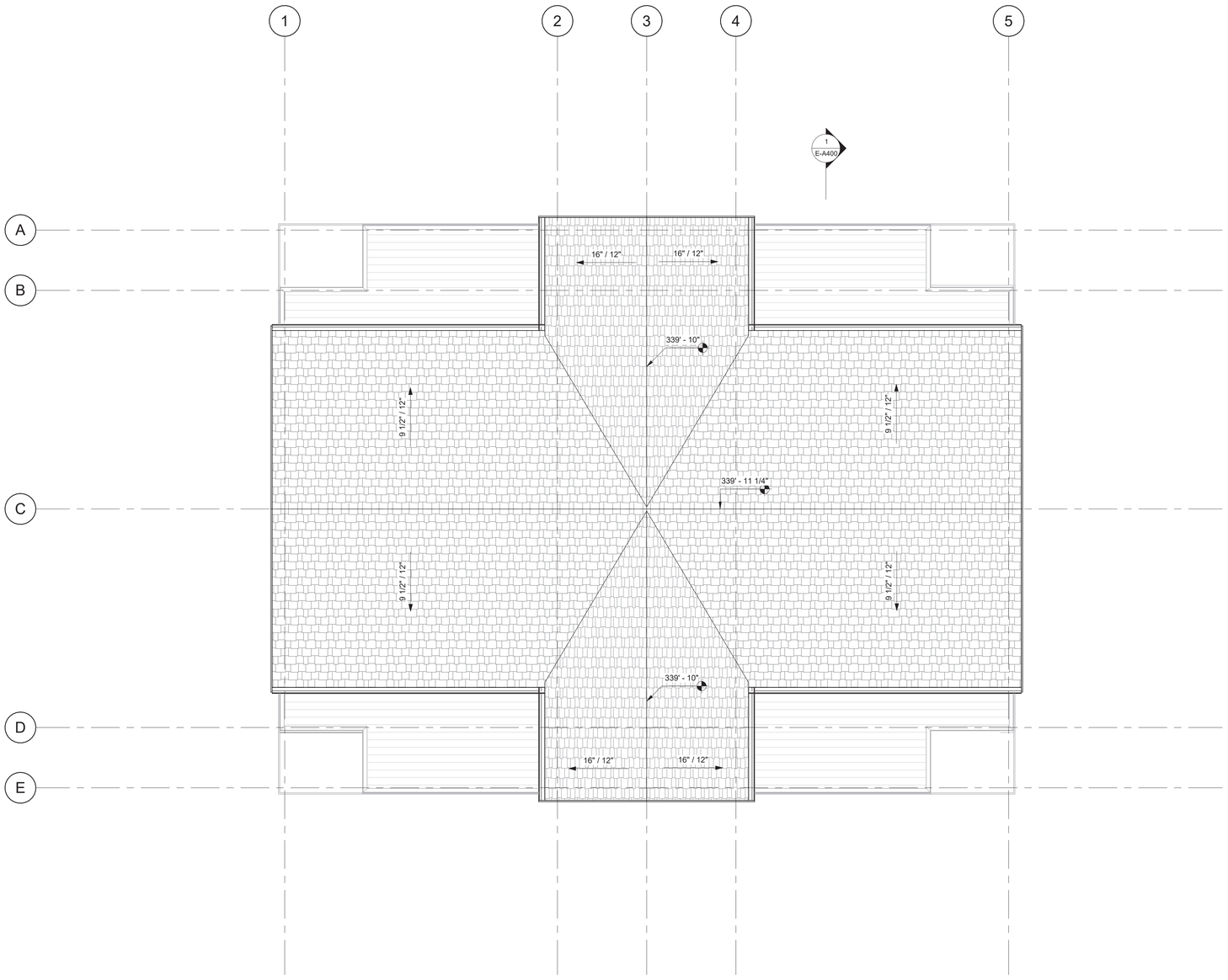
SHEET TITLE:

BLDG E SECOND FLOOR PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"

PROJECT NO.	DRAWING NO.
038862	**E-A202**

DP 20.24 - 29



ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/23	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21 /25	RE-ISSUED FOR DP/REZONING
4	JAN 23 /26	RE-ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRETT
BRITISH COLUMBIA

2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG E ROOF PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"

PROJECT NO.	DRAWING NO.
038862	**E-A203**

DP 20.24 - 30



1 **North**
1/4" = 1'-0"



2 **South**
1/4" = 1'-0"

MATERIAL LEGEND	
STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/23	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21 /25	RE-ISSUED FOR DP/REZONING
4	JAN 23 /26	RE-ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRECCA
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

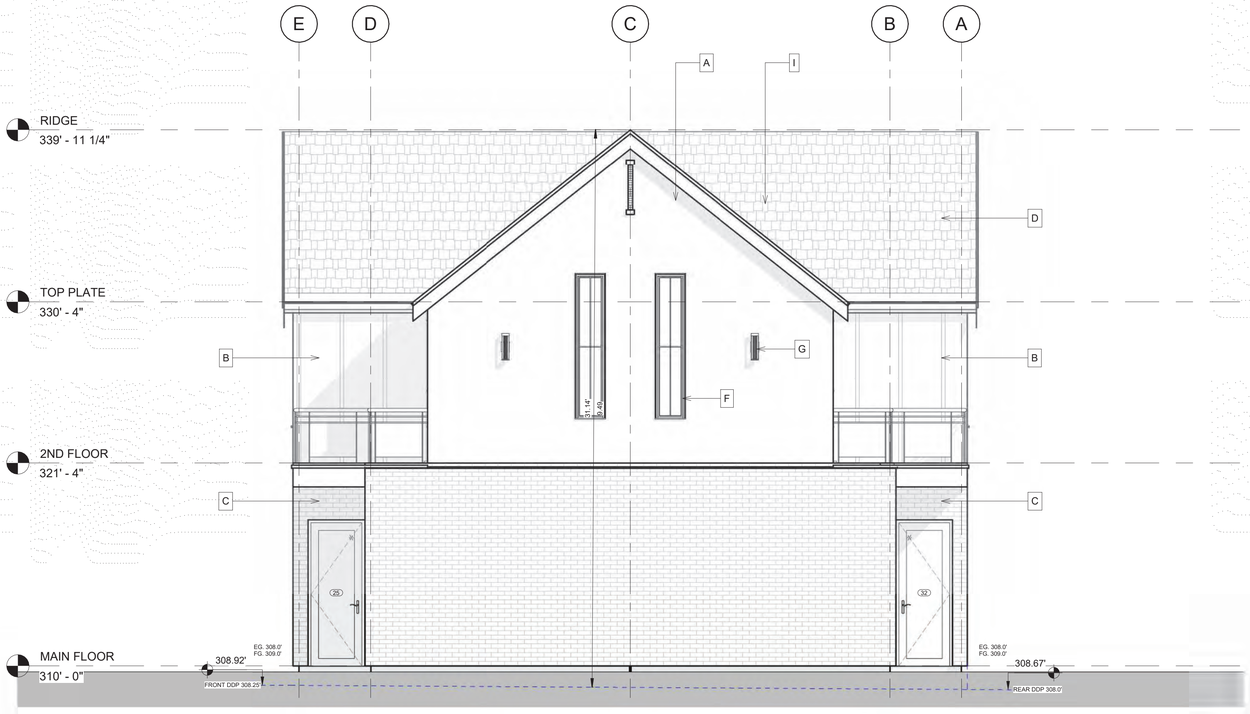
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG E ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	E-A300

DP 20.24 - 31



1 East
1/4" = 1'-0"



2 West
1/4" = 1'-0"

MATERIAL LEGEND	
STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/23	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21 /25	RE-ISSUED FOR DP/REZONING
4	JAN 23 /26	RE-ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRECTA
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

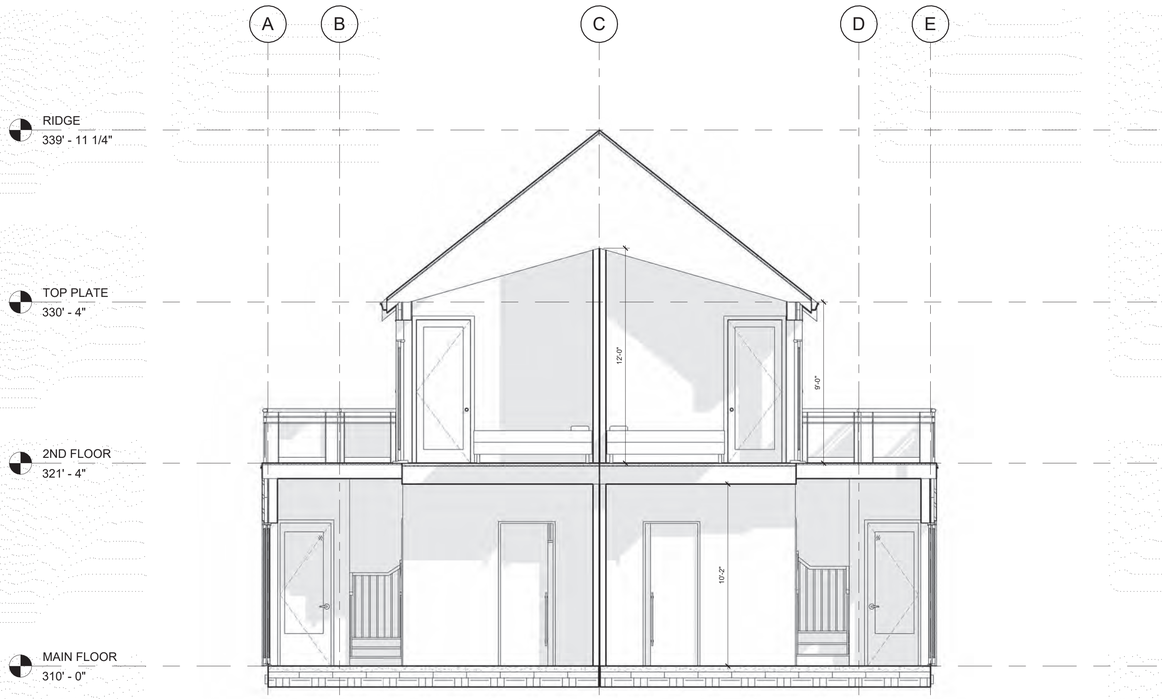
3712 EDGEMONT BLVD.

SHEET TITLE:

BLDG E ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	E-A301

DP 20.24 - 32



1 **Section 1**
1/4" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/23	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21 /25	RE-ISSUED FOR DP/REZONING
4	JAN 23 /26	RE-ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
MARK TERRETT
BRITISH COLUMBIA

2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

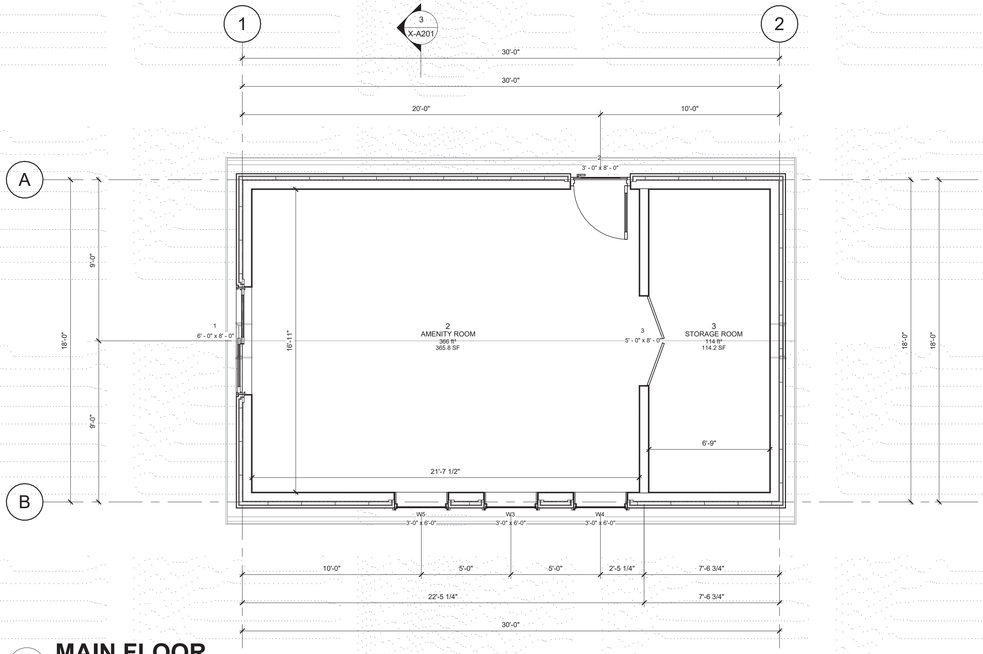
3712 EDGEMONT BLVD.

SHEET TITLE:

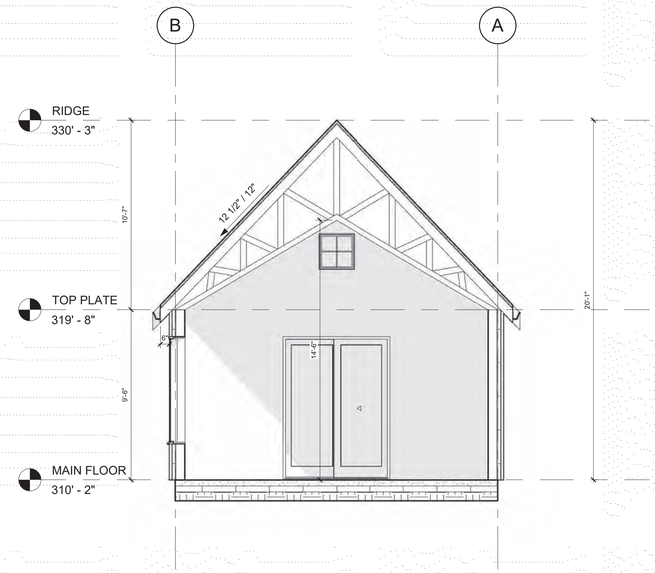
BLDG E SECTION

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	E-A400

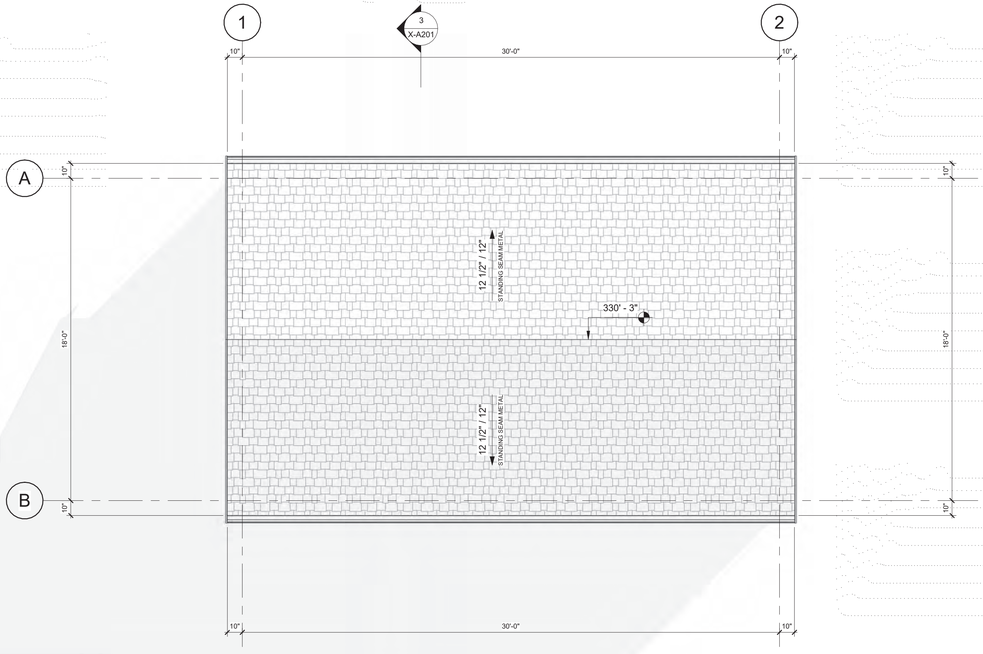
DP 20.24 - 33



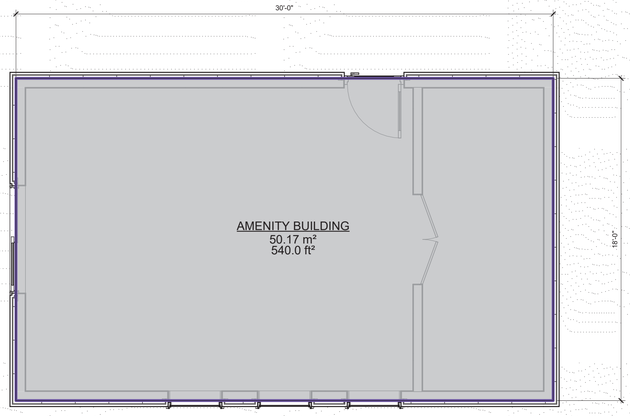
1 MAIN FLOOR
1/4" = 1'-0"



3 Section 1
1/4" = 1'-0"



2 ROOF
1/4" = 1'-0"



4 MAIN FLOOR F.A.R
1/4" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT ANNI TERRELL BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

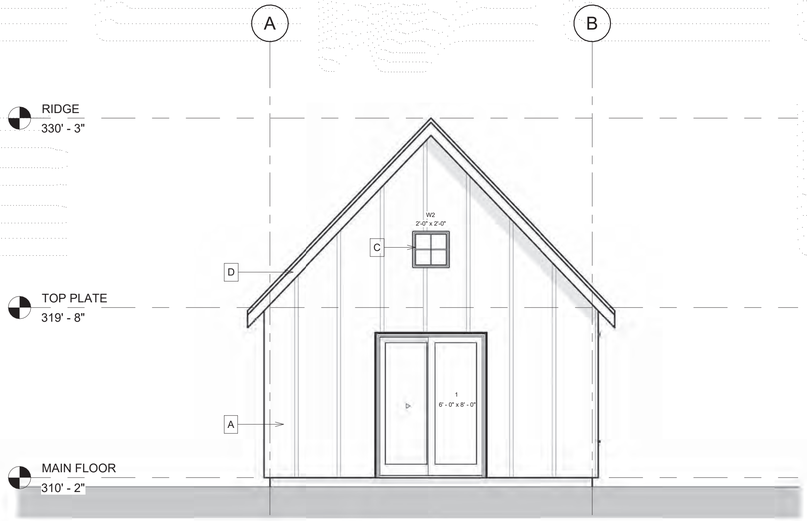
3712 EDGEMONT BLVD.

SHEET TITLE:

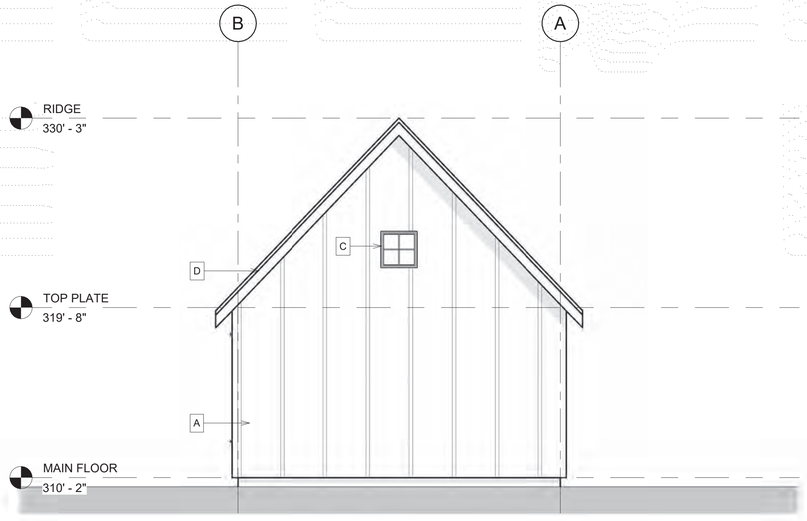
ACCESSORY BLDG FLOOR/ROOF PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	01.17.24
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	X-A201

DP 20.24 -34



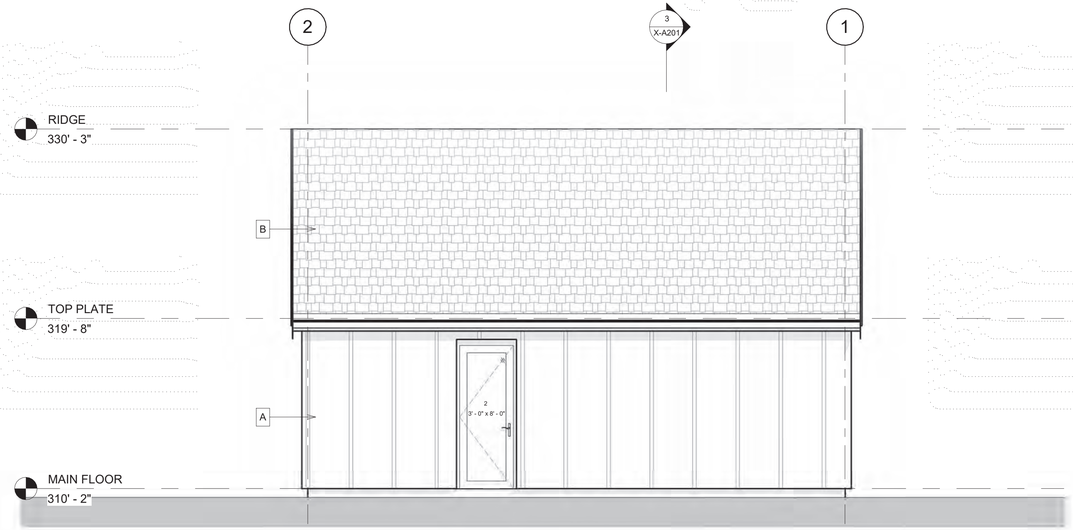
3 SOUTH
1/4" = 1'-0"



4 NORTH
1/4" = 1'-0"



2 EAST
1/4" = 1'-0"



1 WEST
1/4" = 1'-0"

Window Schedule ALL FLOORS					
Level	Mark	Sill Height	Width	Height	Area
MAIN FLOOR	W2	11' - 9"	2' - 0"	2' - 0"	4 ft²
MAIN FLOOR	W3	2' - 0"	3' - 0"	6' - 0"	18 ft²
MAIN FLOOR	W4	2' - 0"	3' - 0"	6' - 0"	18 ft²
MAIN FLOOR	W5	2' - 0"	3' - 0"	6' - 0"	18 ft²
TOP PLATE	W6	2' - 3"	2' - 0"	2' - 0"	4 ft²

Door Schedule EXTERIOR				
Level	Mark	Width	Height	Function
MAIN FLOOR	1	6' - 0"	8' - 0"	Exterior
MAIN FLOOR	2	3' - 0"	8' - 0"	Exterior

MATERIAL LEGEND	
BOARD & BATTEN - WROUGHT IRON	A
ASPHALT SHINGLES (30 YR) - BLACK	B
WINDOWS - BLACK ALUMINUM	C
2X10/2X2 STEPPED FASCIA - BLACK	D

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANN TERRETT
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 EDGEMONT BLVD.

SHEET TITLE:

ACCESSORY BLDG ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	01.17.24
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	X-A300

DP 20.24 - 35



1 CONTEXTUAL - SITE
1" = 30'-0"

ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 Edgemont BLVD.

SHEET TITLE:

AERIAL VIEW

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1" = 30'-0"
PROJECT NO.	DRAWING NO.
038862	X-A400

DP 20.24 - 36







PAINTED STUCCO

TEXTURE: **SAND**
COLOUR: **WHITE DOVE (BM OC-17)**
(PAINTED TO MATCH)



BOARD & BATTEN PANEL

MANUFACTURER: **HARDIE PANEL VERTICAL SIDING**
CHARACTER: **SMOOTH**
COLOUR: **WROUGHT IRON (BM 2124-10)**



BRICK VENEER

MANUFACTURER: **ROCKY MOUNTAIN STONEWORKS**
SUPPLIER: **IXL**
TYPE: **WHITE OPAL WIRECUT THIN BRICK**
COLOUR : **WHITE DOVE (BM OC-17)**
(PAINTED TO MATCH)



PAINTED STANDING SEAM METAL ROOF

MATERIAL: **STANDING SEAM METAL ROOF**
COLOUR: **BLACK - MATTE (BM 2132-10)**
(PAINTED TO MATCH)



ROOF DECK (PAVERS)

MANUFACTURER: **TILETECH**
COLOUR: **DESSERT**
SYSTEM: **DECK PEDESTALS**



ASPHALT SHINGLE ROOF

MANUFACTURER: **IKO**
COLOUR: **DUALBLACK**



WINDOWS, DOORS, TRIMS

COLOUR : **BLACK - MATTE (BM 2132-10)**
(PAINTED TO MATCH)

ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANDY TERRETT
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 Edgemont BLVD.

SHEET TITLE:

MATERIAL BOARD

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	

PROJECT NO.	DRAWING NO.
038862	X-A500

DP 20.24 - 37



3 SS - MARCH 21 - 10AM
1" = 30'-0"



4 SS - MARCH 21 - 12PM
1" = 30'-0"



1 SS - MARCH 21 - 2PM
1" = 30'-0"



2 SS - MARCH 21 - 6PM
1" = 30'-0"

ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRECCA
BRITISH COLUMBIA

2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 Edgemont BLVD.

SHEET TITLE:

SHADOW ANALYSIS - MARCH 21ST

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1" = 30'-0"

PROJECT NO.	DRAWING NO.
038862	X-A600

DP 20.24 - 38



3 **SS - JUNE 21 - 10AM**
1" = 30'-0"



4 **SS - JUNE 21 - 12PM**
1" = 30'-0"



1 **SS - JUNE 21 - 2PM**
1" = 30'-0"



2 **SS - JUNE 21 - 6PM**
1" = 30'-0"

ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRELL
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 Edgemont BLVD.

SHEET TITLE:

SHADOW ANALYSIS -JUNE 21ST

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1" = 30'-0"
PROJECT NO.	DRAWING NO.
038862	X-A601

DP 20.24 -39



2 SS - SEPT 21 - 10AM
1" = 30'-0"



3 SS - SEPT 21 - 12PM
1" = 30'-0"



1 SS - SEPT 21 - 2PM
1" = 30'-0"



4 SS -SEPT 21 - 6PM
1" = 30'-0"

ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
ANNI TERRELL
BRITISH COLUMBIA
2026-04-24

NOTES:

THE DRAWINGS ARE NOT TO BE SCALED

THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUES, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 Edgemont BLVD.

SHEET TITLE:

SHADOW ANALYSIS - SEPT 21ST

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1" = 30'-0"
PROJECT NO.	DRAWING NO.
038862	X-A602

DP 20.24 -40

Underground parking below unit 6, raised planter to accommodate trees

maintenance access path

Mech. shaft location

location of rain water retention tank

neighboring tree to be retained; arborist to supervise work within tree protection zone.

cedar #9467

extent of underground retention tanks; refer to civil

6' tall fencing on retaining wall.

3' tall address plinth

tall plants in planters to provide privacy

fire access path to unit 2 & 3

feature tree in raised planter with seating; see sections for profile

neighbor approved tree removal

Hydrovac roots of retained trees with arborist to identify where point source excavation can occur for fence posts. No linear excavation, fence to run over roots.

neighboring tree to be retained; arborist to supervise work within tree protection zone.

manhole per civil

Stepped planters along entry path

in fill with river rocks

neighboring tree to be retained; arborist to supervise work within tree protection zone

proposed relocation of power pole

exising power pole to be relocated

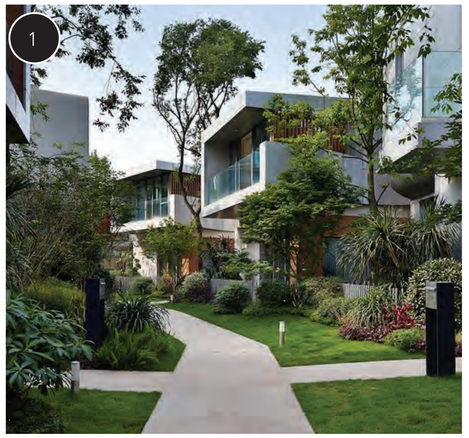
Final placement of all boulevard trees is at the discretion of the DNV. Final tree locations will conform with DNV clearances around site services.

3' deep structural soil trench below sidewalk per DNV's Development Servicing Bylaw 8145., SSD- L.3 TYP.

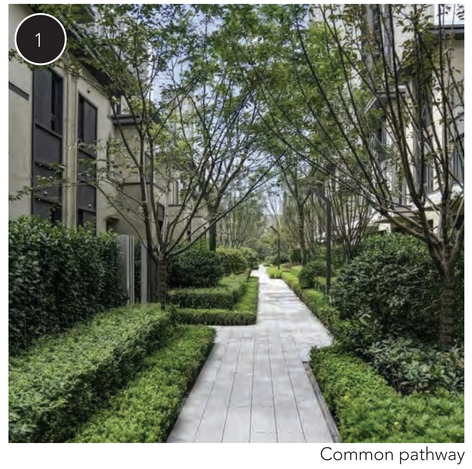
3' deep growing medium trench within boulevard per DNV's Development Servicing Bylaw 8145. TYP.

Root barrier to be min. 450mm from rootball, 600mm deep per DNV's Development Servicing Bylaw 8145. TYP.

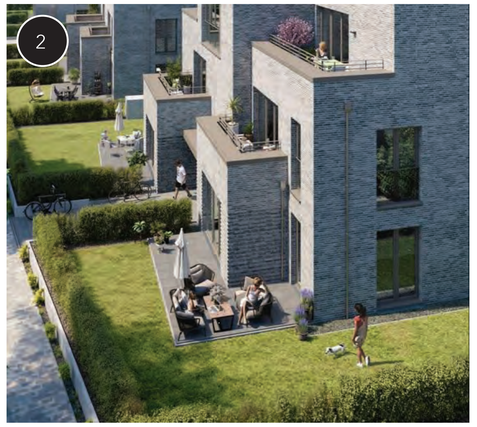
Landscape Character Images



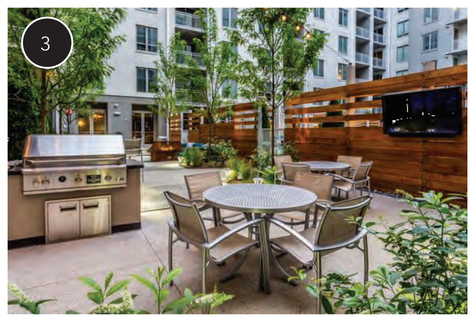
Common entry and private entries



Common pathway



Private yards



Shared outdoor amenity space

Issue:

01	Dec 08, 2023	Review
02	April 15, 2024	Review
03	April 23, 2024	Review
04	April 24, 2024	Review
05	May 08, 2024	DP submission
06	June 24, 2024	ADP submission
07	Aug 14, 2024	PIM submission
08	Dec. 10, 2024	Rezoning
09	Dec. 18, 2024	Rezoning
10	Feb. 13, 2025	Coordination
11	Feb. 14, 2025	DP Rezoning Submission
12	Feb. 25, 2025	DP Rezoning Submission
13	Jan. 22, 2026	DP Rezoning Submission
14	Mar. 30, 2026	Coordination
15	Apr. 09, 2026	DP Rezoning Submission
16	Apr. 16, 2026	DP Rezoning Submission
17	Apr. 24, 2026	DP Rezoning Submission

By:
bearmark
design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:

Magnolia - Site

3712 Edgemont Boulevard
North Vancouver, B.C.

Scale: 1/8" = 1" Date: April, 2026

Drawn By: BB/ AP

Project No.: 23052

Drawing Title:

Landscape Plan

Drawing No.: L1.01

Drawing Size: Arch E

DP 20.24 - 41



Material - Paving



Boulevard Driveway

Product: Cast in Place Concrete

District of North Vancouver - standard reference:
C7R - Driveway Crossing
C19S - Standard Sidewalk Residential Trowel Finish
C20S - Standard Sidewalk Residential Saw Cut



Entry Path Paver

Product: Belgard, Metropolitan - VS5
Size: 6" x 12" x 4.3"
Colour: Grey

Full spec:
https://www.belgard.com/products/pavers/vs5/



Patio Paver

Product: Manhattan Slabs by Newstone Group
Size: 24" x 24" x 2"
Colour: Natural - Block D & C entry
Charcoal - backyard patio

Full spec:
https://newstonegroup.ca/slabs/manhattan-slabs/



Main Path Paver

Product: Manhattan Slabs by Newstone Group
Size: 24" x 36" x 2"
Colour: Natural

Full spec:
https://newstonegroup.ca/manhattan-slabs/



River Rocks

Product: Mexican Black Pebbles
Size: 2-3"

Full spec:
https://www.landscapesupply.com/catalog/product.php?cat_id=56&pid=1916

Material - Lighting



Backlit Address light

Product: Luxello
Modern LED House Numbers
Model: LUX-NR-A
Size: Height: 5", Depth: 0.55"
Finish: Brushed aluminium housing with acrylic back-lit screw down casing
LED colour: Amber, 6 CREE LED, 10-16 Volt AC/ DC

Full spec:
https://www.luxello.com/product/modern-5-inch-amber-house-numbers/#slide1



Uplight/ flood light

Product: BK-lighting, ArtiStar remote
Finish: Aluminum or brass
LED colours: • 2700K

Full spec:
https://bklighting.com/index.php/products/1015-artistar-remote.html



In-ground path light

Product: Kichler: 12V Tubing Path Light with LED Lamp
Model: 15845BKT
Size: 7" L x 23" H x 2.25"Dia
Wire Length: 36"

Watt: 11.6 Watts
Bulb: Incandescent
Finish: Textured Black

Full spec:
https://www.kichlerlightingcanada.com/lighting/13-317-10069-0-1254223/Kichler-Lighting-Canada_1-Light-Tubing-Path-Light---With-Contemporary-Inspirations---23-Inches-Tall-By-2.25-Inches-Wide-15845BKT.htm

Issue:

01	Dec 08, 2023	Review
02	April 15, 2024	Review
03	April 23, 2024	Review
04	April 24, 2024	Review
05	May 08, 2024	DP submission
06	June 24, 2024	ADP submission
07	Aug 14, 2024	PIM submission
08	Dec. 10, 2024	Rezoning
09	Dec. 18, 2024	Rezoning
10	Feb. 13, 2025	Coordination
11	Feb. 14, 2025	DP Rezoning Submission
12	Feb. 25, 2025	DP Rezoning Submission
13	Jan. 22, 2026	DP Rezoning Submission
14	Mar. 30, 2026	Coordination
15	Apr. 09, 2026	DP Rezoning Submission
16	Apr. 16, 2026	DP Rezoning Submission
17	Apr. 24, 2026	DP Rezoning Submission

By:
bearmark
design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:

Magnolia - Site

3712 Edgemont Boulevard
North Vancouver, B.C.

Scale: 1/8" = 1" Date: April, 2026

Drawn By: BB/ AP

Project No.: 23052

Drawing Title:

Material & Lighting Plan

Drawing No.: L1.02

Drawing Size: Arch E

DP 20.24 - 42

Change in wall grade to accommodate tree planter depth

BCS1296

VAS147

5
PLAN 8716

5
PLAN 8716

GRADING NOTES:

All hardscape sloped to drain
Pathways have 0.5-1.01% cross-slope into softscape area as shown
Patios to slope to trench drains & area drains as shown
Main Floor Finished Grade: 309.5'
Landscape finished grade 309' with isolated slopes to drain

DRAINS:

- LS — Landscape Sump Drain
- LD — Landscape Drain
- Trench Drain
- Brick Slot Drain

GRADING LEGEND:

BW 1.00'	Bottom of wall
BW 1.00'	Top of Wall
BW 1.00'	Finished Grade

end of timber retaining wall, concrete retaining wall begins

start of timber retaining wall; no excavation in root zone

Issue:

01	Dec 08, 2023	Review
02	April 15, 2024	Review
03	April 23, 2024	Review
04	April 24, 2024	Review
05	May 08, 2024	DP submission
06	June 24, 2024	ADP submission
07	Aug 14, 2024	PIM submission
08	Dec. 10, 2024	Rezoning
09	Dec. 18, 2024	Rezoning
10	Feb. 13, 2025	Coordination
11	Feb. 14, 2025	DP Rezoning Submission
12	Feb. 25, 2025	DP Rezoning Submission
13	Jan. 22, 2026	DP Rezoning Submission
14	Mar. 30, 2026	Coordination
15	Apr. 09, 2026	DP Rezoning Submission
16	Apr. 16, 2026	DP Rezoning Submission
17	Apr. 24, 2026	DP Rezoning Submission

By:
bearmark
design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:

Magnolia - Site
3712 Edgemont Boulevard
North Vancouver, B.C.

Scale: 1/8" = 1" Date: April, 2026

Drawn By: BB/ AP

Project No.: 23052

Drawing Title:

Landscape Drainage Plan

Drawing No.: L1.03

Drawing Size: Arch E

DP 20.24 - 43



PLANTING LIST

Trees

Qty.	Sym.	Botanical Name	Common Name	Size	Spacing/ Comment
1		Acer japonicum 'Aconitifolium'	Full Moon Maple	5cm cal.	b&b, even on all sides
1		Cryptomeria japonica 'Yoshino'	Japanese Cedar	16.4' tall	96" O.C, basket, symmetrical
1		Chamaecyparis obtusa	Hinoki Cypress	15' ht, B&B	good branching; symmetrical
2		Cornus kousa x nuttallii 'Venus'	Venus Dogwood	5cm cal.	b&b, symmetrical
4		Hamamelis x intermedia 'Arnold Promise'	Witch Hazel (yellow)	1.75m tall	good branching; symmetrical
2		Magnolia stellata	Star Magnolia	3m tall	good branching; symmetrical
8		Picea omorika	Serbian Spruce	12' ht	72" O.C, b&b, symmetrical
7		Populus tremuiloides 'Mountain Sentinel'	Aspen	30' range	60" O.C, b&b, symmetrical
2		Stewartia pseudocamellia	Japanese Stewartia	5-6cm cal.	b&b, even on all sides

Hedge

15	Buxus	Buxus sempervirens 'Green Mountain'	Boxwood	#3 pot	21" O.C
43	Taxus	Taxus x media 'H.M. Eddie'	H.M. Eddie Yew	1.5m tall	21" O.C , B&B
43	Prunus	Prunus lusitanica	Portugese Laurel	1.8m tall	30" O.C

Groundcover

588		Oxalis oregana	Redwood Sorrel	10cm pot	8" O.C

Grasses

276		Carex oshimensis 'Evergold'	Japanese Sedge	#1 pot	18" O.C
218	h	Hakonachloa macra 'Aurea'	Hakone grass	#1 pot	12" O.C

Shrubs

20	a	asarum europaeum	European Ginger	#1 pot	
71	bm	brunnera m. jack frost			
43	ct	Choisya ternata	Mock Orange	#3 pot	36" O.C
9		Fothergilla 'Mount Airy'	Mount Airy Fothergilla	#5 pot	as shown
47	ho	Hosta halycon	Plantain Lily	#1 pot	18" O.C
61	hy	Hydrangea quercifolia 'Snowcicle'	Oakleaf Hydrangea	#3 pot	42" O.C
28	p	Prunus laurocerasus 'Otto Luyken'	Cherry Laurel	#2 pot	24" O.C
93	p	Prunus laurocerasus 'Otto Luyken'	Cherry Laurel	#1 pot	24" O.C
7	Ph	Physocarpus opulifolius 'Diabol'	Ninebark	#3 pot	36" O.C
326	pm	Polystichum munitum	Western Sword Fern	#1 pot	24" O.C
11	R	Rosa rugosa 'Purple Pavement'	Rugosa Rose	#2 pot	36" O.C
31	Rr	Rhododendron 'Ramapo' (Purple)	Ramapo Rhododendron	#3 pot	30" O.C
5	RU	Rhododendron 'Unique'	Unique Rhododendron	#5 pot	48" O.C
170	sh	Sarcococca humilis	Dwarf Sweetbox	#2 pot	21" O.C
128	Sj	Skimmia japonica 'Rubella'	Skimmia	#3 pot	24" O.C
26	Sp	Spiraea bumalda 'Goldflame'	Goldflame Spirea	#2 pot	24" O.C
115	v	Lonicera pileata	Boxleaf honeysuckle	#2 pot	36" O.C

Issue:

01	Dec 08, 2023	Review
02	April 15, 2024	Review
03	April 23, 2024	Review
04	April 24, 2024	Review
05	May 08, 2024	DP submission
06	June 24, 2024	ADP submission
07	Aug 14, 2024	PIM submission
08	Dec. 10, 2024	Rezoning
09	Dec. 18, 2024	Rezoning
10	Feb. 13, 2025	Coordination
11	Feb. 14, 2025	DP Rezoning Submission
12	Feb. 25, 2025	DP Rezoning Submission
13	Jan. 22, 2026	DP Rezoning Submission
14	Mar. 30, 2026	Coordination
15	Apr. 09, 2026	DP Rezoning Submission
16	Apr. 16, 2026	DP Rezoning Submission
17	Apr. 24, 2026	DP Rezoning Submission

By:
bearmark
design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:

Magnolia - Site

3712 Edgemont Boulevard
North Vancouver, B.C.

Scale: 1/8" = 1' Date: April, 2026

Drawn By: BB/ AP

Project No.: 23052

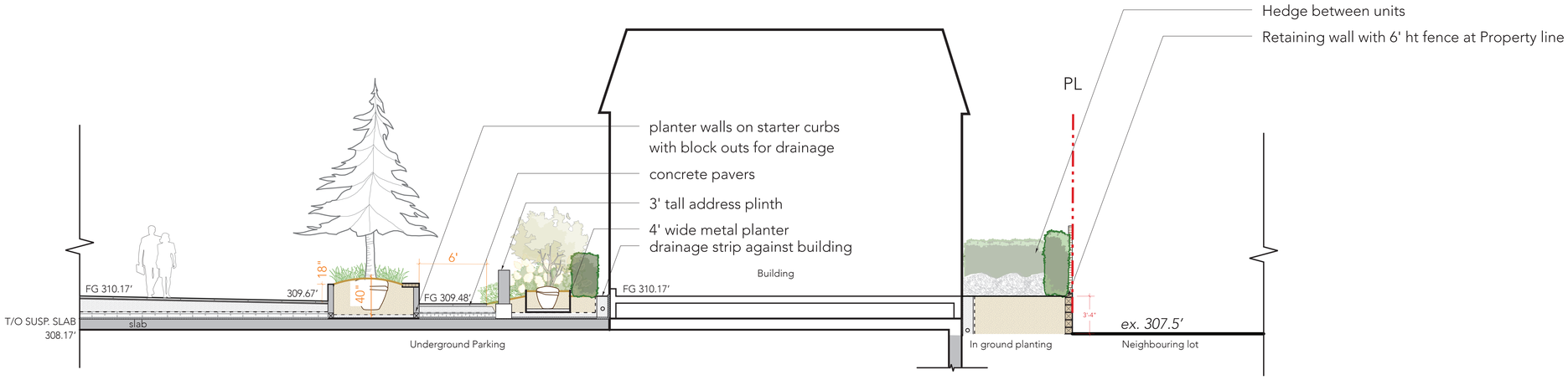
Drawing Title:

Planting Plan

Drawing No.: L2.01

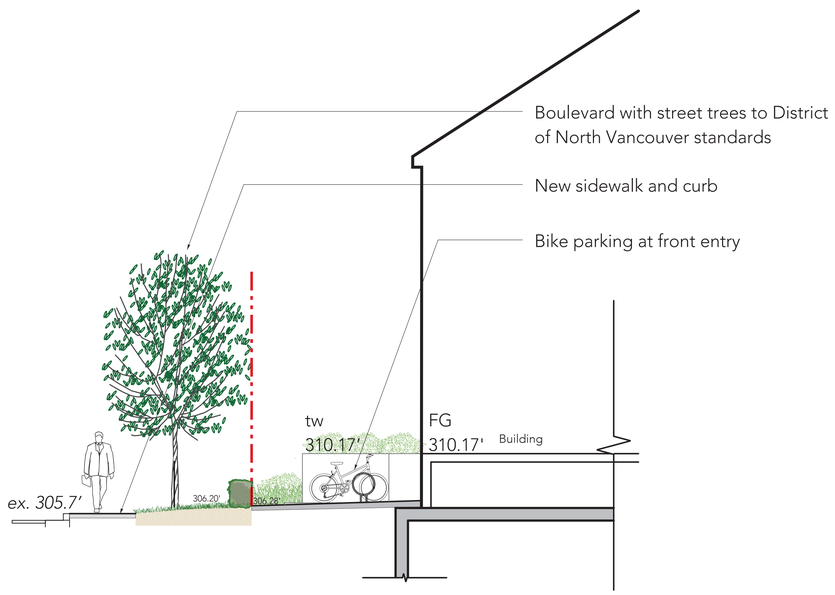
Drawing Size: Arch E

DP 20.24 - 44



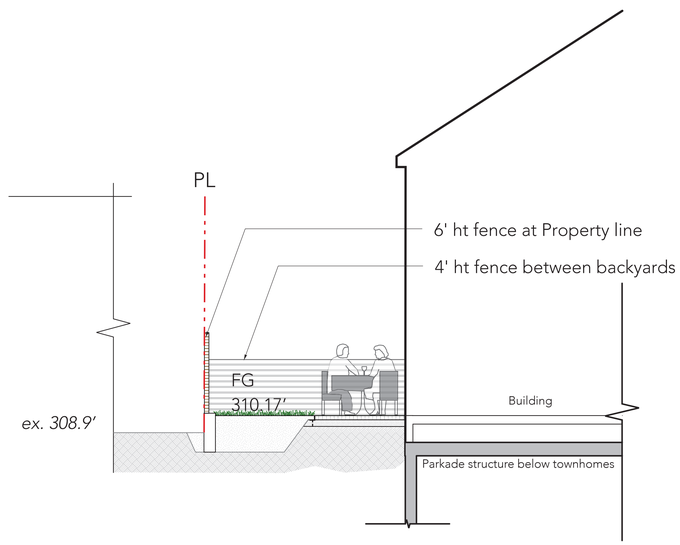
Section One

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



Section Two

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



Section Three

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

Issue:

01	Dec 08, 2023	Review
02	April 15, 2024	Review
03	April 23, 2024	Review
04	April 24, 2024	Review
05	May 08, 2024	DP submission
06	June 24, 2024	ADP submission
07	Aug 14, 2024	PIM submission
08	Dec. 10, 2024	Rezoning
09	Dec. 18, 2024	Rezoning
10	Feb 14, 2025	Rezoning
11	Feb 25, 2025	DP Rezoning Submission
12	Jan 22, 2026	DP Rezoning Submission
13	Mar. 30, 2026	DP Rezoning Submission
14	Apr. 09, 2026	DP Rezoning Submission
15	Apr. 16, 2026	DP Rezoning Submission

By:

bearmark
design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:

Magnolia - Site

3712 Edgemont Boulevard
North Vancouver, B.C.

Scale: 1/8" = 1' Date: April, 2026

Drawn By: JW/ AP

Project No.: 23052

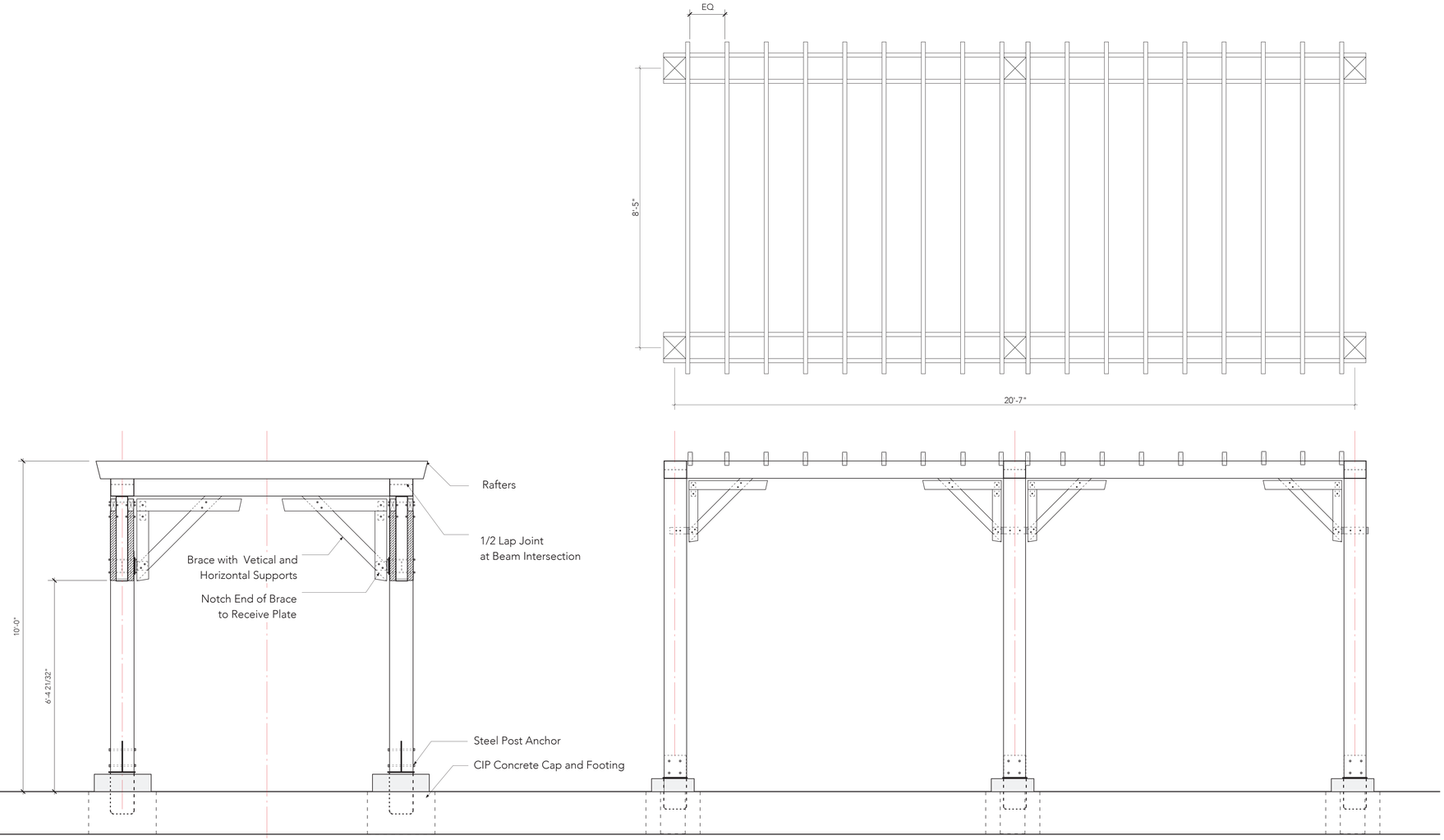
Drawing Title:

Landscape Sections

Drawing No.: L3.01

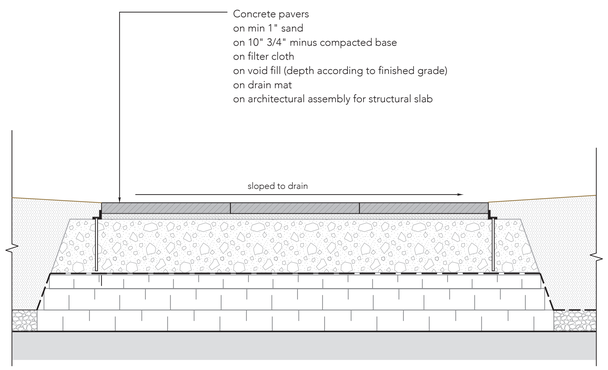
Drawing Size: Arch E

DP 20.24 - 45



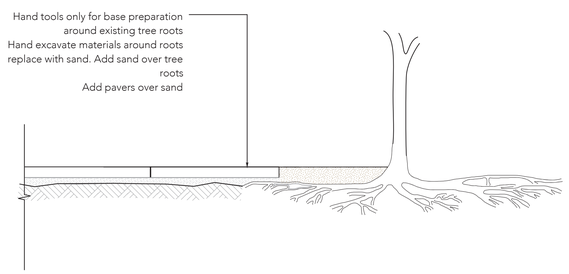
1 LSK 01 **Trellis Concept**
Scale: 1:16

Notes:
1. All pathways and patios to be edged with aluminum edge restraint.
2. All pathways and patios to be sloped to drain



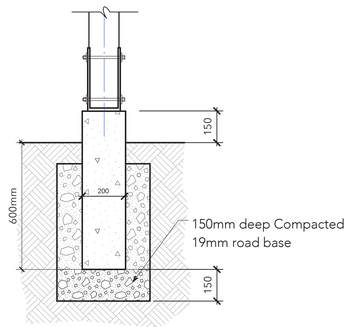
2 LD-01 **Concrete pavers**
Scale: 1:10

Notes:
1. All work within critical root zone (Unit 1, tree #9467) to be supervised by arborist
2. Hydrovacing around roots to identify primary roots. No excavation is allowed within root zone
3. Hand tools for base prep and installation. No compaction within rootzone



3 LD-01 **Paver installation for patio around existing trees**
Scale: 1:10

Notes:
1. All work within critical root zone to be supervised by arborist
2. Arborist to review and advise for all construction methods.
3. For fence installation, hydrovac to determine location of roots and arborist to identify where point source excavation for fence footings can occur for fence posts. No linear excavation. Fence panels will span above tree roots to point source post



4 LD-01 **Typical Fence Footing**
Scale: 1:10

Issue:

01	Dec 08, 2023	Review
02	April 15, 2024	Review
03	April 23, 2024	Review
04	April 24, 2024	Review
05	May 08, 2024	DP submission
06	June 24, 2024	ADP submission
07	Aug 14, 2024	PIM submission
08	Dec. 10, 2024	Rezoning
09	Dec. 18, 2024	Rezoning
10	Feb. 14, 2025	Rezoning
11	Feb. 25, 2025	DP Rezoning Submission
12	Jan. 22, 2026	DP Rezoning Submission
13	Mar. 30, 2026	DP Rezoning Submission

By:

bearmark
design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:

Magnolia - Site
3712 Edgemont Boulevard
North Vancouver, B.C.

Scale: 1/8" = 1' Date: April, 2026

Drawn By: JW/ AP

Project No.: 23052

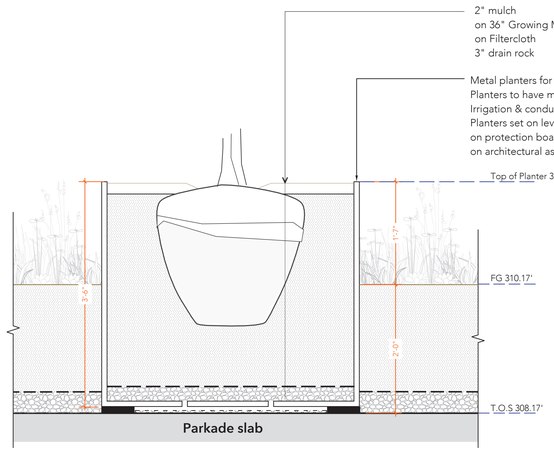
Drawing Title:

Landscape Details

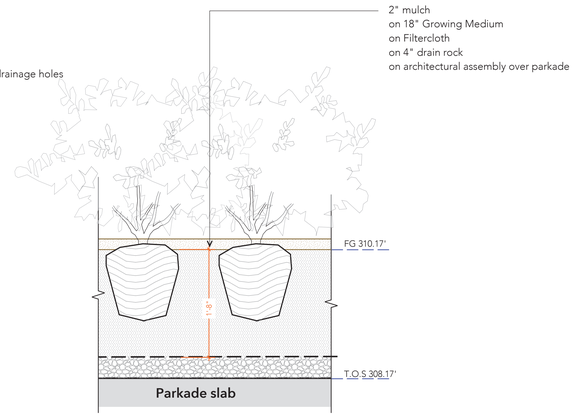
Drawing No.: LD-4.01

Drawing Size: Arch E

DP 20.24 - 46

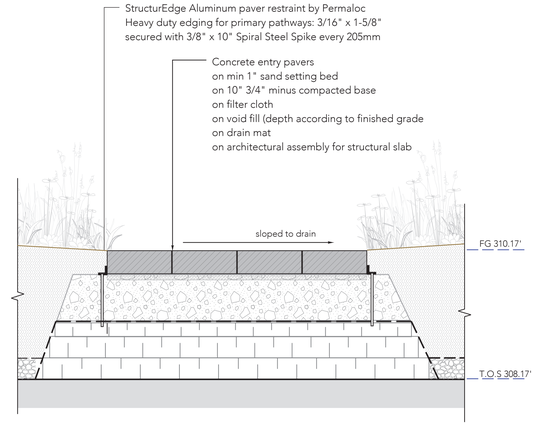


5 LD-02 **Tree Planting over parkade**
Scale: 1:10

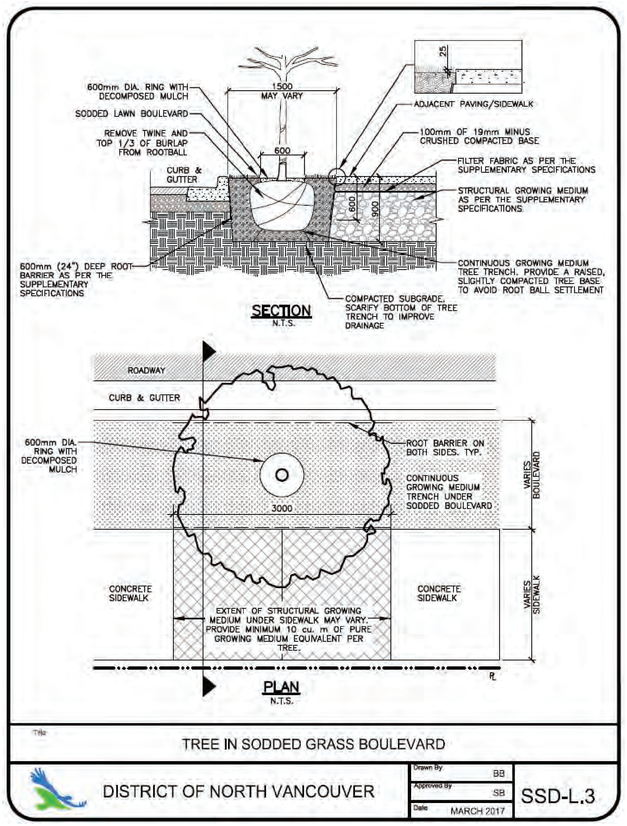


6 LD-02 **Shurb planting over parkade**
Scale: 1:10

Notes:
1. All pathways and patios to be edged with aluminum edge restraint.
2. All pathways and patios to be sloped to drain

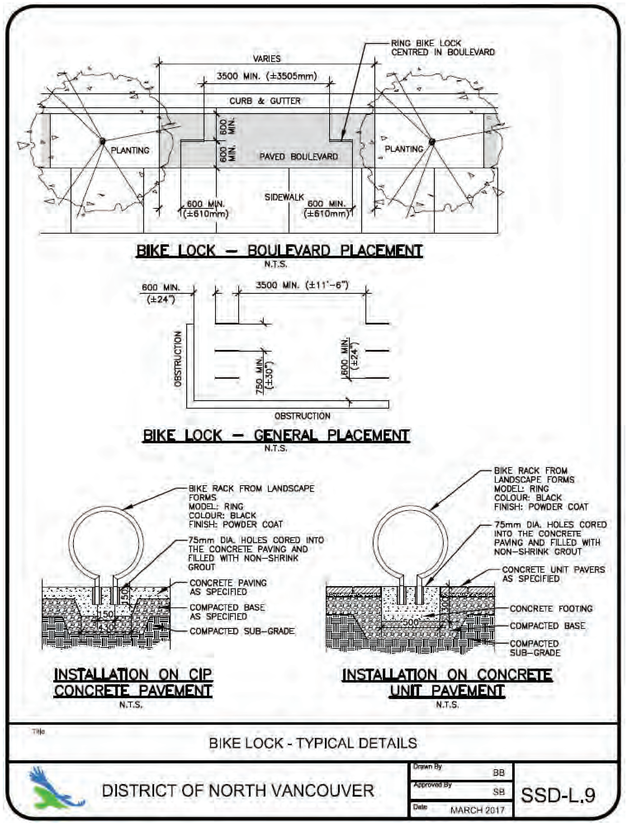


7 LD-02 **Concrete pavers**
Scale: 1:10



Title: TREE IN SODDED GRASS BOULEVARD

DISTRICT OF NORTH VANCOUVER | Drawn By: BB | Approved By: SB | Date: MARCH 2017 | SSD-L.3



Title: BIKE LOCK - TYPICAL DETAILS

DISTRICT OF NORTH VANCOUVER | Drawn By: BB | Approved By: SB | Date: MARCH 2017 | SSD-L.9

Issue:

01	Dec 08, 2023	Review
02	April 15, 2024	Review
03	April 23, 2024	Review
04	April 24, 2024	Review
05	May 08, 2024	DP submission
06	June 24, 2024	ADP submission
07	Aug 14, 2024	PIM submission
08	Dec. 10, 2024	Rezoning
09	Dec. 18, 2024	Rezoning
10	Feb. 14, 2025	Rezoning
11	Feb. 25, 2025	DP Rezoning Submission
12	Jan. 22, 2026	DP Rezoning Submission
13	Mar. 30, 2026	Coordination

By:

bearmark design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:

Magnolia - Site

3712 Edgemont Boulevard
North Vancouver, B.C.

Scale: 1/8" = 1' Date: April, 2026

Drawn By: JW/ AP

Project No.: 23052

Drawing Title:

Landscape Details

Drawing No.: LD-4.02

Drawing Size: Arch E

DP 20.24 - 47

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
☑ Regular Meeting	Date: May 25, 2026			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

May 7, 2026
Case: PLN2017-00107
File: 08.3060.20/107.17

AUTHOR: **Taylor Jenks, Development Planner**

SUBJECT: **DEVELOPMENT PERMIT 107.17 - 1135 to 1147 Ridgewood Drive and 3288 Brookridge Drive**

RECOMMENDATION:

THAT Development Permit 107.17 to allow for the construction of a 12-unit townhouse development at 1135-1147 Ridgewood Drive and 3288 Brookridge Drive is ISSUED.

REASON FOR REPORT

The site is in the Development Permit Areas for Form and Character, and Energy and Water Conservation and GHG Emission Reduction. The proposed construction requires issuance of a Development Permit by Council.

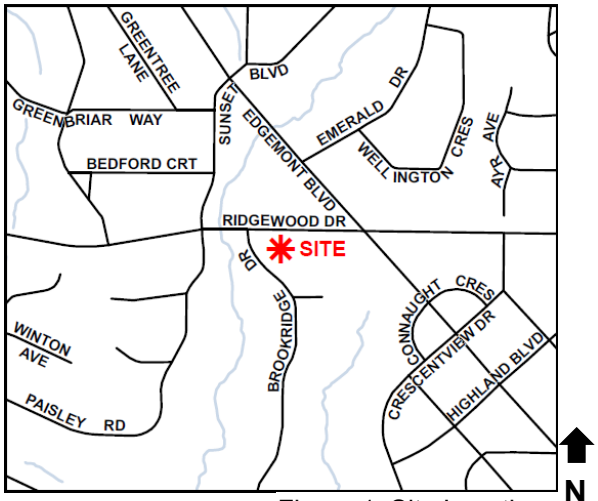


Figure 1. Site Location

SUMMARY

In compliance with the Comprehensive Development Zone 140 (CD 140), Domus Homes has applied to redevelop the site with a 12-unit townhouse development. The proposal includes a single level of underground parking with 24 residential and three visitor stalls, as well as significant off-site improvements.

On May 5, 2025 the following bylaws were adopted to enable the development:

- Bylaw 8554 amending the Official Community Plan (OCP) to “Residential Level 3”; and
- Bylaw 8555 rezoning the site from Residential Single-Family Edgemont (RSE) to the CD 140 Zone.

Links to the reports, and meeting minutes for each reading can be found on the District's website here:

- Introduction Report and Meeting Minutes;
- 2nd/3rd Reading Report and Meeting Minutes;
- Adoption Report and Meeting Minutes

This report recommends issuance of Development Permit 107.17 as the proposal is compliant with CD140 and applicable Development Permit Guidelines.

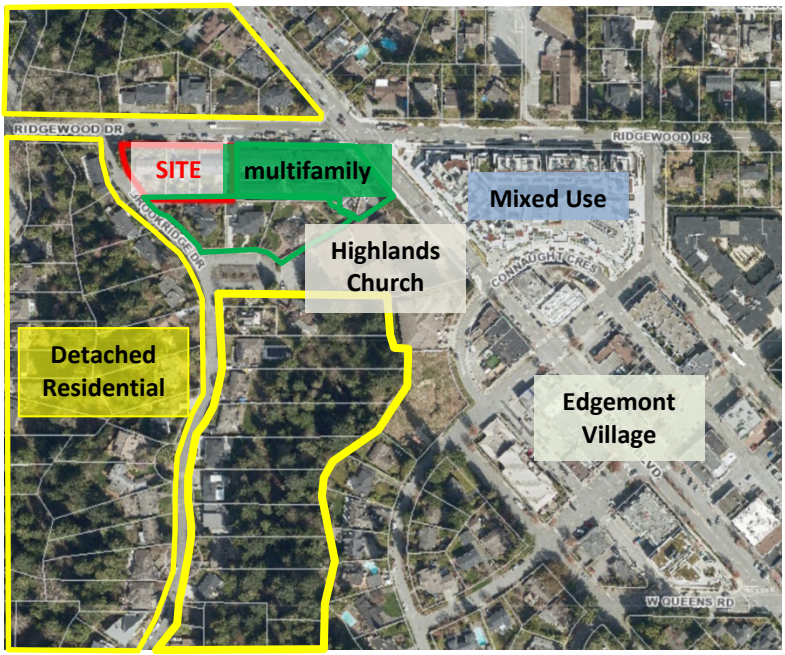


Figure 2. Aerial context image

DISCUSSION

Site and Surrounding Area

The site is approximately 25,000 sq. ft. in size and is located at the corner of Ridgewood Drive and Brookridge Drive in the Edgemont Village Periphery Area under the *Edgemont Village Centre: Plan and Design Guidelines*, approximately one block from the commercial corridor of Edgemont Boulevard. The site consists of three single-family zoned lots, which are currently occupied by three homes.

To the immediate west and north of the site, are detached residential properties; to the east is a 24-unit townhouse development; and to the south is a single-family property which is identified for future multifamily development in the Edgemont Village Plan. To the southeast is Highlands Church which also serves as a daycare, school and community gathering space amongst other purposes.

Proposal

The project includes 12 townhouse units in five buildings and a total floor area of approximately 1,799 m² (19,364 sq. ft.) with exemptions applied.



Figure 3 - Rendering of North Elevation from Ridgewood Drive



Figure 4 - Aerial image of South Elevation

The five buildings frame an internal courtyard, with three 3-storey buildings fronting Ridgewood Drive, and two 2-storey buildings on the south side of the site, transitioning to the adjacent single-family home to the south. The courtyard is accessed from both Ridgewood Drive and Brookridge Drive, contains an outdoor amenity area and bicycle storage, as well as entrances to each unit.

Vehicle access is provided from Brookridge Drive to a single level of underground parking, which includes individual residential parking garages as well as common visitor parking and a car wash station.

Direct access to each of the units is also provided from the parking garages in the underground where each unit has a flex space. In addition, pedestrian access is designed to buildings 1, 2 and 4 directly from Ridgewood Drive

All units are three-bedrooms and range in size from 149 to 171 m^2 (1,600 – 1,840 sq. ft.). Two of the units are designed with basic accessible features and provide opportunity for future adaptability.

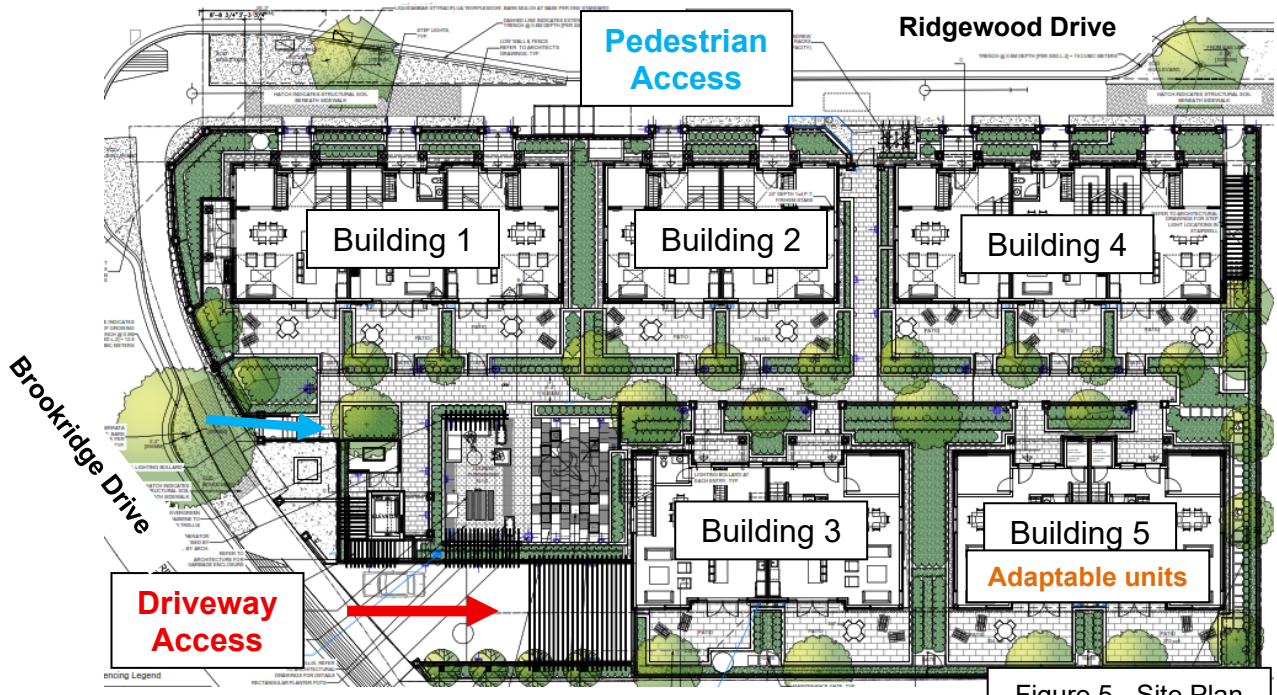


Figure 5 - Site Plan

Revisions to the Proposal Since Rezoning

The building and landscape design was well-developed at the time of rezoning. At this DP stage, the applicant made a few design changes, including:

- addition of dormers on the upper storey of each unit;
- small additions on the top level of Buildings 1, 3, and 5;
- additional patio space on the ground floor of Building 1;
- new architectural features/materials such as a chimney on the west end of Building 1, and brick cladding on the north side of Building 5; and
- refined treatment of the parkade stairwell and elevator building.

The project remains compliant with the CD 140 zone and the Development Covenant.

Development Permit for Form and Character of Ground Oriented Housing

The project has been reviewed against the form and character guidelines for Ground-Oriented Housing. Notable highlights from the guidelines include:

Height and massing

The proposed building heights are below 12 metres (39.4 ft.) as recommended by the Form and Character Guidelines. The heights of buildings on the south side of the property are limited to two storeys to respect the privacy of single-family residences to the south.

Street orientation and setbacks

The units are oriented towards Ridgewood Drive to have a visual connection to the street. The setbacks are consistent with those of the townhouse development to the east and accommodate boulevard upgrades and an enhanced pedestrian connection.

Massing and varied roofline

The development is broken up into multiple buildings to reduce the massing and to maintain light in the courtyard and view corridors to the north. The buildings have a varied roofline to reduce the appearance of bulk and height. The height of dormers on the east end of the building has been reduced to limit overlook to the adjacent site.

Privacy and street interface

Evergreen hedges and solid wood fence are proposed on southern property line to create separation and privacy with neighbours to the south, while magnolia trees are proposed to screen any overlook from the second story of the buildings. Yew trees will line the walkways between the buildings to increase privacy between living spaces, and low-lying retaining structure and planting on the Ridgewood frontage will maintain visibility to the front of the buildings.

Shared outdoor space

A shared outdoor space is provided at the west end of the courtyard which offers an informal gathering space as well as a play area.

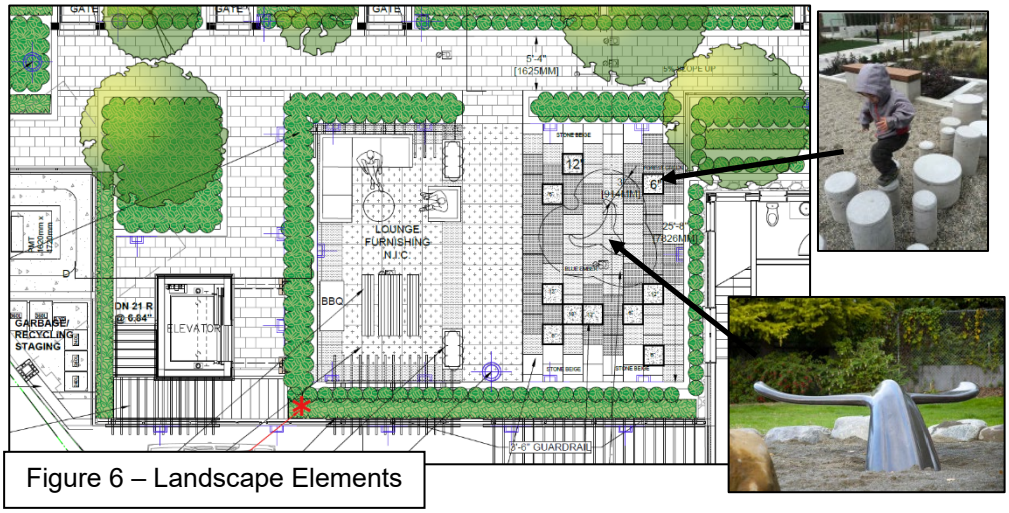


Figure 6 – Landscape Elements

Advisory Design Panel

The application was considered by the Advisory Design Panel on February 8, 2018 and at the panel's recommendation, was reconsidered on April 12, 2018 at which time the panel recommended approval of the project subject to review of items to satisfaction of staff. The applicant has addressed the panel and staff's comments.

Vehicle and Bicycle Parking

As required in the CD 140 zone, the proposal includes two vehicle parking spaces per unit which are located within private garages in the parkade. Two of these stalls are accessible stalls and are reserved for occupants of the accessible units. Three additional visitor stalls are located in the parkade for a total of 27 parking stalls. The Development Covenant includes the requirement for all residential stalls to provide energized outlets capable of level 2 charging or higher which are provided.

In addition, one parking pocket on Brookridge Drive and another one on Ridgewood Drive will be provided and can be used for deliveries, passenger drop-offs, loading, or time-limited parking.

The development proposes 24 “Class 1” (long term) bicycle parking spaces as well as four “Class 2” (“short-term”) spaces which complies with the CD 140 zone as well as the District’s Bicycle Parking Policy.

The proposal also includes space for a dog washing station within the underground parking area.

Acoustic Performance

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

Accessible Units

In accordance with the District’s Accessible Design Policy, two units in Building 5 include basic accessible features, as well as a general site plan that has been designed to meet the intent of the policy. The multi-story nature of the townhouse development limits opportunities for accessibility measures, however “Enhanced Accessible” features have been included where feasible in Building 5, to allow for future adaptability. These include stacked closets to accommodate potential elevator installation, as well as space for future installation of alternative cooktops, wall ovens, and fridge/freezers. A summary of the features is included as Attachment DP 107.17 – 23 through 32 in the Development Permit.

Development Permit for Energy and Water Conservation and Greenhouse Gas Emission Reduction

In accordance with this DPA, the project has been designed to reduce energy consumption and incorporate building performance measures that will result in reduced operating costs for future owners. It is designed to be fossil fuel free with electric heat pump technology for space heating and supplementary heat recovery ventilators.

Other notable highlights include:

Water conservation - High-efficiency toilets, faucets, appliances, high efficiency irrigation systems including moisture sensors and rain delays reduce water use within the development.

Energy Conservation - Electric heat pumps, low energy appliances, interior window coverings and window selection reduce energy use and potential solar heat gain within the development.

Greenhouse Gas (GHG) Emission Reduction - With the intention of reduction GHG emissions the project proposes measures such as the use of durable building materials with long warranty periods; a selection of products sourced from within 800 km; and products with-low Volatile Organic Compounds and formaldehyde-bases - such as flooring, cabinets, or interior paints.

INFRASTRUCTURE IMPROVEMENTS AND FINANCIAL CONTRIBUTIONS

The small project will contribute a suite of significant off-site works & frontage work, land dedication, as well as financial contributions, as follows:

Off-site & frontage works - to improve the servicing capacity and the overall condition of the pedestrian network on Brookridge and Ridgewood, with an estimated cost of over $1.4 million and will include:

- storm and sanitary main upgrades on Ridgewood and Brookridge Drive;
- bike lane extension along Ridgewood Drive;
- bus pullout and stop on Ridgewood Drive;
- new bus shelter on Ridgewood Drive;
- new sidewalk along Brookridge and Ridgewood Drive;
- improved sightlines and new crosswalk markings and letdown at the intersection of Brookridge and Ridgewood to ensure safe pedestrian crossing to Edgemont Village; and
- dedicated parking pockets on both streets, which also ensures the feasibility of two-way vehicle movement on Brookridge.

The full scope and value of required off-site construction will be determined through the detailed design work at the Building Permit stage.

Land dedications – total of approximately 55.02 m² (592.2 sq. ft.) of land to facilitate development of infrastructure and active transportation improvements.

Additional active transportation contribution - An additional $200,000 contribution is offered by the applicant and secured through rezoning for pedestrian and active transportation improvements in the area. The use of these funds will be considered as part of future discussions with Council regarding Edgemont/Highland improvements and

it is anticipated that they will be combined with other funds to contribute to the delivery of larger scale projects in the area.

Development Cost Charges - District of North Vancouver DCC's, Metro Vancouver DCCs and Regional Transportation DCCs will be payable at the applicable rate at time of Building Permit. DCC's for this project are estimated to be $201,000; $224,000; and $24,000 respectively.

Community Amenity Contribution – A CAC of $335,947 was also secured through rezoning and will be payable at BP issuance. The allocation of the fund is subject to Council direction and can be used towards affordable housing; park and trail improvements; public art; or other public realm infrastructure improvements in and around this area.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The site is shown in relation to other residential construction projects and potential development projects within the Edgemont Town Centre in the image below:

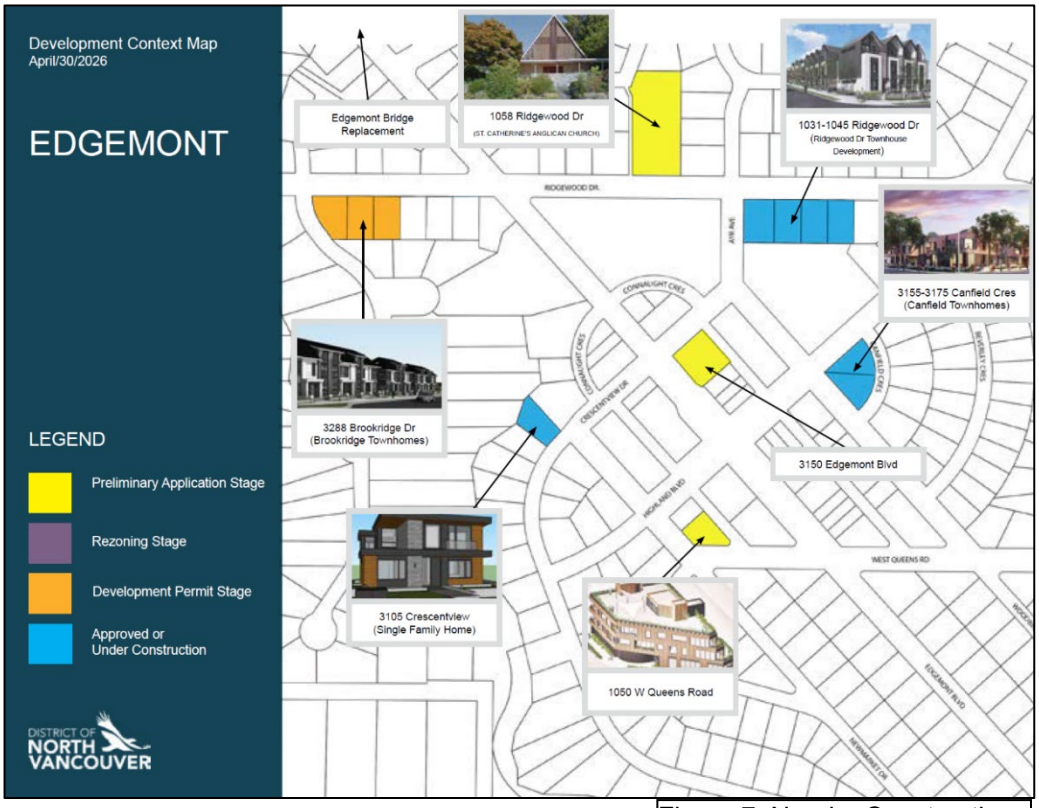


Figure 7. Nearby Construction

In order to reduce the impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). The CTMP must be approved by the District prior to issuance of a building permit and generally provide the following measures:

1. minimize impacts on pedestrian, bicycle and vehicle movement along Brookridge Drive and Ridgewood Drive;
2. include details on ensuring safe use of the street for visitors to the school and church;
3. coordinate with District of North Vancouver infrastructure projects such as the Edgemont Bridge and Montroyal Bridge replacements to ensure impacts to Ridgewood Drive are effectively mitigated.
    - This includes maintaining operation of both east and west lanes to vehicle traffic wherever possible, with single lane alternating being required for a portion of off-site works;
4. make provisions for off-site trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
5. identify methods of communication with other developments in the area;
6. address silt/dust control and cleaning up from adjacent streets; and
7. commit to install cameras where necessary to assist staff in monitoring construction activities.

Staff are continuing to work with the applicant and an acceptable CTMP is required prior to issuance of a Building Permit.

CONCURRENCE:

The project has been reviewed by staff from Environment, Building, Legal, Parks, Development Engineering, Construction Traffic, Engineering and Design, Project Delivery, Community Planning, Urban Design, Transportation, Fire Services, and Public Art.

CONCLUSION:

The project has been developed in accordance with the CD 140 Zone and the Development Permit Area Guidelines for Ground-Oriented Housing as well as Energy and Water Conservation and Greenhouse Gas Emission Reduction and the Edgemont Plan. It includes townhouse units suitable for families and seniors close to a high-amenity village centre. Further, if approved, it will contribute to improve the local street infrastructure for pedestrians, cyclists, bus users as well as drivers.

Development Permit 107.17 is now ready for Council's consideration.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Permit 107.17 (Attachment 1) to allow for the proposed construction (staff recommendation); or

2. Deny Development Permit 107.17 and provide direction to staff.

Respectfully submitted,



Taylor Jenks
Development Planner

ATTACHMENTS:

1. Development Permit 107.17 and attachments

REVIEWED WITH:

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

THIS PAGE LEFT BLANK INTENTIONALLY

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 107.17

This Development Permit 107.17 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of twelve townhouses on the properties located at 3288 Brookridge Drive, and 1135 to 1147 Ridgewood Drive, legally described as Lot 1 through 3, Block 69, District Lots 598 To 601, Plan 6659, (PID: 010-823-506, 010-823-514, and 003-799-794) subject to the following terms and conditions:

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

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

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

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

B. The following requirement is imposed under Subsection 491 (1)(3)(iii) of the Local Government Act:

1. Remediation works are to be carried out during demolition process, in compliance with the report submitted by Ambleside Environmental report, dated April 25, 2016.

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

1. The site shall be developed in accordance with the attached plans (DP 107.17 - 1 through 32).

2. All signage including construction hoarding and real estate signage must comply with the District of North Vancouver Sign Bylaw.

3. Prior to the issuance of a Building Permit, the following shall be submitted to:

    i. Planning Department:

        a. Confirmation that the accessible designs measures are included in the project as outlined on the attached plans (DP 107.17 - 23 through 32);

        b. Confirmation of registration of the Consolidation and dedication plan (subdivision application); and

        c. Statutory Right of Way for the Bus Stop on Ridgewood Drive.

    ii. Environment Department:

        d. An application for a Soil Permit

        e. A report is required confirming remediation has been carried out, including removal of all contaminated soils from the site, and soil sample results to demonstrate such.

    iii. Parks Department:

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

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

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

    iv. Engineering Department:

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

b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Ridgewood Drive and Brookridge Drive. Upgrades will include, but are not limited to: Storm Main upgrade, bus stop, and a bike lane on Ridgewood Drive, and sidewalk and pedestrian improvements, curb and gutter, and street trees on both frontages, as well as service connections to the development.

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

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

i. Confirmation of the green building features included in the project to fulfil the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit area guidelines as shown on DP 107.17 - 22.

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

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

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

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

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

_____

Mayor

_____

Municipal Clerk

Dated this _____ day of _____, _____



1 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING SE
Scale: NTS



2 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING SW
Scale: Actual Size



3 PERSPECTIVE - BROOKRIDGE DRIVE LOOKING NE INTO COURTYARD
Scale: Actual Size



4 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING S @ SITE ENTRY
Scale: Actual Size

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Perspectives

Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No.
A10.01

Issue/Revision
DP 107.17.1

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwww



1 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING S
Scale: NTS



2 PERSPECTIVE - BROOKRIDGE DRIVE LOOKING NE
Scale: NTS



3 PERSPECTIVE - REARYARD LOOKING NW
Scale: NTS



4 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING SE
Scale: NTS

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	March 1, 2025	A10.02
Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

DP 107.17.2

File name: 2026 0420_Brookridge_Domus TH_VW2025_-_sarahbrar.vwx



1 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING SE
Scale: NTS



2 PERSPECTIVE - COURTYARD LOOKING SW
Scale: NTS



3 PERSPECTIVE - BROOKRIDGE DRIVE LOOKING E
Scale: NTS



4 PERSPECTIVE - INTO COURTYARD LOOKING NW
Scale: NTS

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

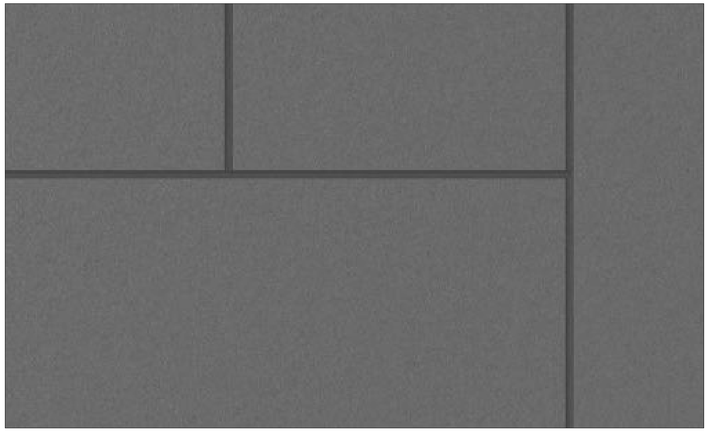
Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	March 1, 2025	A10.03
Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

DP 107.17 - 3

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx



OPEN JOINT/ LARGE FORMAT PANEL/ HIGH DENSITY CEMENTITIOUS PANELS - EQUITONE/ NATURA/ NU074



DOORS AND WINDOWS - BLACK FRAMES W/ LARGE SCALE MUNTINS



CONCRETE WHALE TAIL BENCH



PAVERS



EVERGOLD JAPANESE SEDGE



BOX LEAF HONEYSUCKLE



PAPERBARK MAPLE



MAGNOLIA



STUCCO - SLOPE-DASH TEXTURE - BM MOUNTAIN PEAK WHITE 2148-70



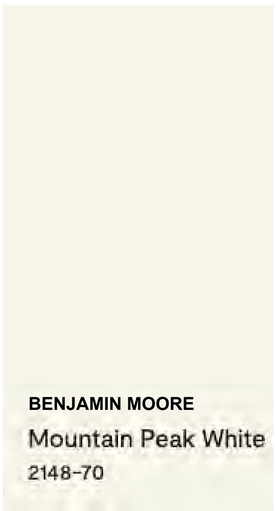
ASHPHALT SHINGLES - CERTAINTEED/ LANDMARK/ GEORGETOWN GRAY



BRICK - MUTUAL MATERIALS - IMPERIAL GRAY/ MISSION



TRIMS/ BAND BOARDS/ FASCIAS



SLOP-DASH STUCCO



ACCENT FRONT DOOR/ HIGH GLOSS

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT
NEIL ROSEN
BRITISH COLUMBIA
2026-04-24

Seal

Project Title
Brookridge Townhouses
3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title
Colours + Materials

Issue Date	Plot Date	Sheet No.
	March 1, 2025	A0.03
Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

DP 107.17 -4

File name: 2026.0420_Brookridge_Domus TH_VW2025_...sarahbrar.vwx



NOTES

1. STREETSIDE PERIMETER FENCE: 2'-0" HIGH POWDER COATED ALUMINUM PICKETS, OVER CONCRETE WALL. BRICK VENEER ON WALLS OVER 1FT HIGH, 18" SQUARE BRICK VENEER POSTS, COMPLETE WITH PRECAST SLOPED ARCHITECTURAL CONCRETE CAPS.
2. METAL BIKE STAND. REFER TO LANDSCAPE
3. PREFINISHED METAL BUS SHELTER COMPLETE WITH 2 SEAT PEDESTAL BENCH, ROOF PANELS CURVED 6mm GREY TINT CLEAR SOLID POLYCARBONATE, WITH REAR WALL PANEL 10mm CLEAR TEMPERED GLASS, AND SIDE WALL PANELS LED ILLUMINATED SIGNBOXES. MANUFACTURER: DAYTECH, MODEL #CBC06X13D2
4. PARKING GARAGE ENTRANCE TRELLIS: PREFINIHSED POWDER COATED ALUMINUM TO MATCH BENJAMIN MOOR 2120-30 'WITCHING HOUR'
5. HIDDEN LINE INDICATES OUTLINE OF DETENTION TANK BELOW GRADE - REFER TO CIVIL
6. FIRE HYDRANT - REFER TO CIVIL DRAWINGS FOR LOCATION, GRADES & SPECIFICATIONS
7. PAD MOUNTED TRANSFORMER. INSTALLED PER BC HYDRO STANDARDS + SPECIFICATIONS
8. RECESSED STEP LIGHT IN CONCRETE WALL. REFER TO ELECTRICAL SPECIFICATIONS, COORDINATE LOCATION WITH LANDSCAPE
9. LOW HEIGHT LIGHT BOLLARD IN LANDSCAPE. REFER TO ELECTRICAL SPECIFICATIONS, COORDINATE LOCATION WITH LANDSCAPE
10. SITE LIGHTING IN LANDSCAPE. REFER TO ELECTRICAL SPECIFICATIONS, COORDINATE LOCATION WITH LANDSCAPE
11. TRANSFER PAD FOR GARBAGE AND RECYCLING. 2 SEPARATE PICKUP DAYS. MUST ACCOMMODATE (2) 360L TOTES + (3) 240L TOTES AND THEN (1) 3 YARD GARBAGE BIN ON SECOND PICK UP. NO GATE REQUIRED
12. BACK UP GENERATOR FOR STORM PUMPS. INSTALLED PER MANUFACTURER SPECS AND ENCLOSED WITH SOLID FENCE
13. WHALE TAIL BENCH PER LANDSCAPE. REQUIRES CONCRETE HOUSEKEEPING PAD ADDITIONAL COORD REQUIRED

1 **Site Plan**
Scale: 1/8" = 1'-0"

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

Seal

2026-04-24

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

DP - Site Plan

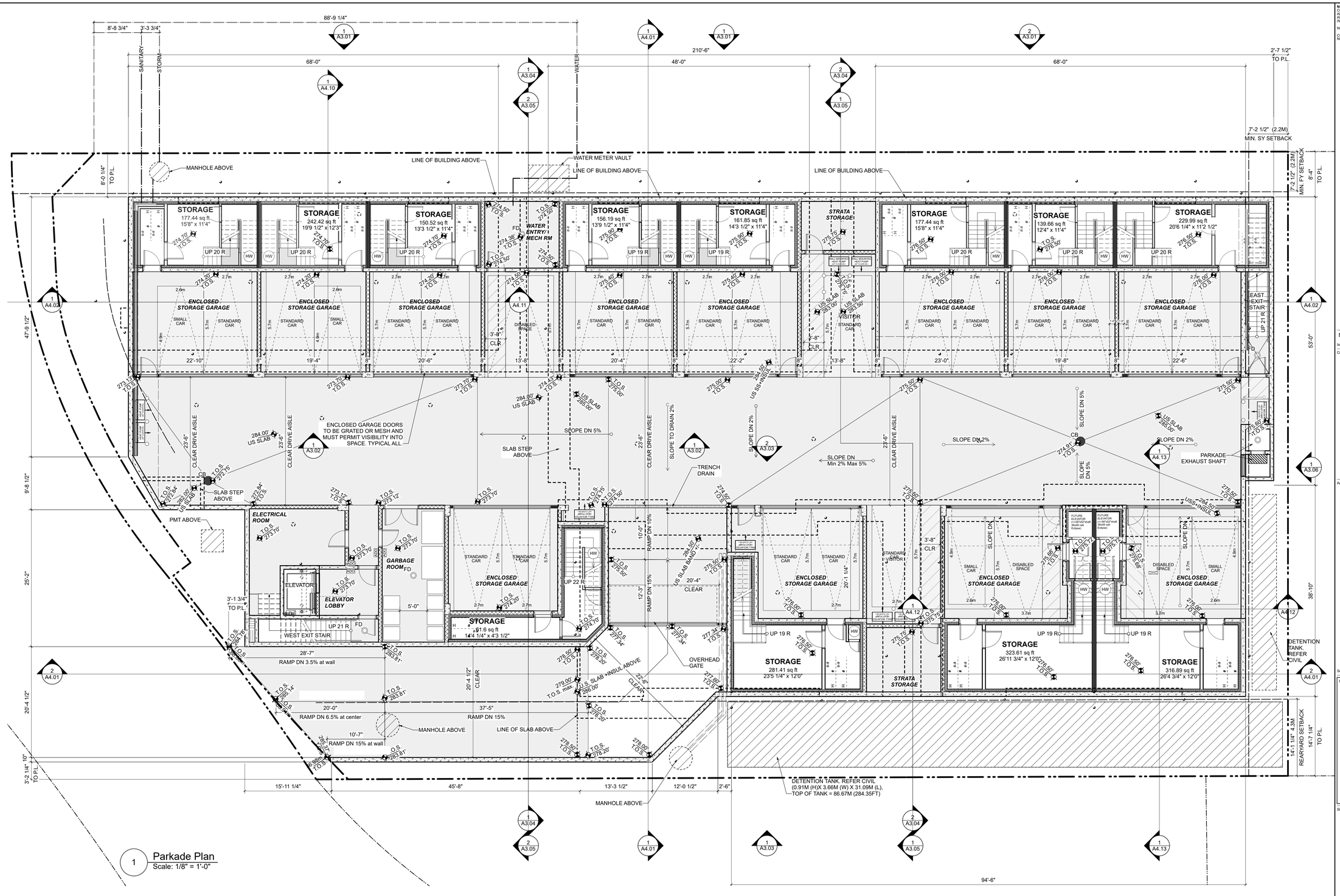
Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No.
A1.01
DP

Issue/Revison

DP 107.17.5

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx



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

PARKADE NOTES:
1. HEADROOM/CLEARANCE THROUGHOUT THE PARKADE:
   EXIT AND EXIT PATHS - BCBC 2024 / 3.4.3.4. 1) - HEIGHT OF EXITS AND EXIT PATHS NOT LESS THAN 2050MM (6'-9")
   PARKING SPACES AND DRIVE AISLES - DISTRICT OF NORTH VAN ZOING BYLAW / 1005.1 - MIN. CLEAR HEIGHT TO AND OVER STANDARD, SMALL AND DISABLED SPACES IS 2.1M (6'-11") (CLEARANCE REQUIRED OVER ENTIRE SPACE)
2. **ENCLOSED STORAGE GARAGE** - PER *DNV FIRE RESCUE AND SERVICE BY-LAW (8762)*, ENCLOSED STORAGE GARAGES (FOR EACH UNIT) ARE DESIGNED TO BE USED FOR PARKING OF VEHICLES AND BIKES ONLY AND CANNOT BE USED FOR STORAGE. THE FOLLOWINGPARAMETERS MUST BE MET:
   (6.59) ENCLOSED STORAGE GARAGES MUST HAVE THE INTERIOR SPACE FULLY VISABLE FROM THE EXTERIOR ADJACNET DRIVE AISLE THROUGH A GATED OR MESH OVERHEAD DOOR.
   (6.61) *"NO STORAGE PERMITTED"* SIGNAGE MUST BE INSTALLED IN ALL ENCLOSED STORAGE GARAGES.
   (6.62) PRIVATE PARKING STALLS, BIKE STORAGE ROOMS AND/OR BIKE STORAGE LOCKERS MUST NOT BE USED TO STORE COMBUSTIBLE MATERIALS.
   (6.63) THE FIRE SAFETY PLAN FOR AN ENCLOSED STORAGE GARAGE MUST REQUIRE THE OWNER OR STRATA CORPORATION TO INSPECT THE ENCLOSED STORAGE GARAGES MONTHLY AND ENFORCE FOR COMPLIANCE.
   (6.64) ENCLOSED STORAGE GARAGES MUST BE AVAILABLE FOR INSPECTION BY THE FIRE DEPARTMENT AT ANY TIME WITHOUT NOTICE AND MUST NOT HAVE THE ACCESS OR VISIBILITY OF THE GARAGE BLOCKED AT ANY TIME.
   (6.65) REPLACEMENT OF THE OVERHEAD DOOR AT THE ENTRANCE OF THE SPACE WITH A SOLID DOOR IS NOT PERMITTED.

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Parkade Plan

Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No. A2.01 DP

Issue/Revision

DP 107.17.9

N

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA

405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT
PAUL ROSKELLEY
BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Main Floor Plan

Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No.
A2.03
DP

Issue/Revision

DP 107.17.7

NOTES

1. STREETSIDE PERIMETER FENCE- 2'-0" HIGH POWDER COATED ALUMINUM PICKETS, OVER CONCRETE WALL. BRICK VENEER ON WALLS OVER 1FT HIGH, 18" SQUARE BRICK VENEER POSTS, COMPLETE WITH PRECAST SLOPED ARCHITECTURAL CONCRETE CAPS.
2. METAL BIKE STAND. REFER TO LANDSCAPE
3. PREFINISHED METAL BUS SHELTER COMPLETE WITH 2 SEAT PEDESTAL BENCH. ROOF PANELS CURVED 6mm GREY TINT CLEAR SOLID POLYCARBONATE. WITH REAR WALL PANEL 10mm CLEAR TEMPERED GLASS, AND SIDE WALL PANELS LED ILLUMINATED SIGNBOXES. MANUFACTURER: DAYTECH, MODEL #CBC06X13D2
4. PARKING GARAGE ENTRANCE TRELLIS: PREFINIHSED POWDER COATED ALUMINUM TO MATCH BENJAMIN MOOR 2120-30 'WITCHING HOUR'
5. HIDDEN LINE INDICATES OUTLINE OF DETENTION TANK BELOW GRADE - REFER TO CIVIL
6. FIRE HYDRANT - REFER TO CIVIL DRAWINGS FOR LOCATION, GRADES & SPECIFICATIONS
7. PAD MOUNTED TRANSFORMER. INSTALLED PER BC HYDRO STANDARDS + SPECIFICATIONS
8. RECESSED STEP LIGHT IN CONCRETE WALL. REFER TO ELECTRICAL SPECIFICATIONS, COORDINATE LOCATION WITH LANDSCAPE
9. LOW HEIGHT LIGHT BOLLARD IN LANDSCAPE. REFER TO ELECTRICAL SPECIFICATIONS, COORDINATE LOCATION WITH LANDSCAPE
10. SITE LIGHTING IN LANDSCAPE. REFER TO ELECTRICAL SPECIFICATIONS, COORDINATE LOCATION WITH LANDSCAPE
11. TRANSFER PAD FOR GARBAGE AND RECYCLING. 2 SEPARATE PICKUP DAYS. MUST ACCOMMODATE (2) 360L TOTES + (3) 240L TOTES AND THEN (1) 3 YARD GARBAGE BIN ON SECOND PICK UP. NO GATE REQUIRED
12. BACK UP GENERATOR FOR STORM PUMPS. INSTALLED PER MANUFACTURER SPECS AND ENCLOSED WITH SOLID FENCE
13. WHALE TAIL BENCH PER LANDSCAPE. REQUIRES CONCRETE HOUSEKEEPING PAD ADDITIONAL COORD REQUIRED

1 Main Floor Plan
Scale: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

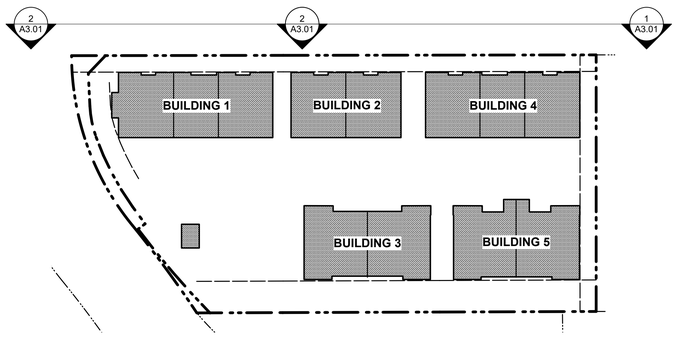
A	BRICK - MUTUAL MATERIALS - IMPERIAL GRAY/MISSION
B	PAINTED STUCCO - SLOPE-DASH TEXTURE - BM MOUNTAIN PEAK WHITE 2122-70
C	HIGH DENSITY CEMENTITIOUS PANELS - EQUITONE - NATURA N074
D	ARCHITECTURAL ASPHALT SHINGLES - GEORGETOWN GRAY
E	PAINTED WOOD TRIM - BM NIGHT HORIZON 2134-10
F	METAL FRAMED WINDOWS - BLACK FRAMES
G	ACCENT FRONT DOOR - BM SEA STAR 2130-30
H	METAL RAILINGS - COLOUR MATCH TO WINDOW FRAMES
I	RAINWATER LEADER - COLOUR MATCH TO TRIM



1 North Elevation - Buildings 4 & 2
Scale: 1/8" = 1'-0"



2 North Elevation - Building 1
Scale: 1/8" = 1'-0"



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

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT NEIL ROSEN-JONES BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Building Elevations

Issue Date	Plot Date
	March 1, 2025
Designed By: SB	Reviewed By: SB
Drawn By: CD	Checked By: SB
Project ID: 225.01	Scale: As Noted

Sheet No. A3.01

Issue/Revision

DP 107.17.8

File name: 2026 0429_Brookridge_Domus TH_VW2025_...sarahbnar.www

EXTERIOR FINISH SCHEDULE

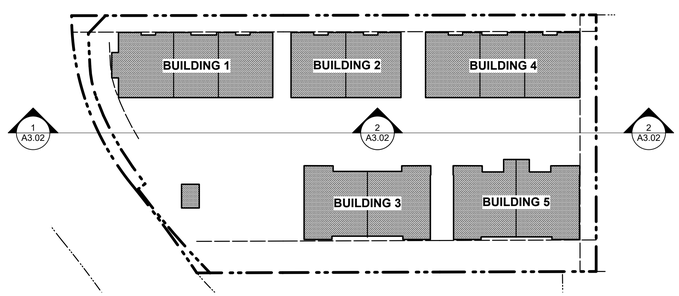
A	BRICK - MUTUAL MATERIALS - IMPERIAL GRAY/MISSION
B	PAINTED STUCCO - SLOPE-DASH TEXTURE - BM MOUNTAIN PEAK WHITE 2122-70
C	HIGH DENSITY CEMENTITIOUS PANELS - EQUITONE - NATURA N074
D	ARCHITECTURAL ASPHALT SHINGLES - GEORGETOWN GRAY
E	PAINTED WOOD TRIM - BM NIGHT HORIZON 2134-10
F	METAL FRAMED WINDOWS - BLACK FRAMES
G	ACCENT FRONT DOOR - BM SEA STAR 2130-30
H	METAL RAILINGS - COLOUR MATCH TO WINDOW FRAMES
I	RAINWATER LEADER - COLOUR MATCH TO TRIM



1 South Elevation - Buildings 1 & 2
Scale: 1/8" = 1'-0"



2 South Elevation - Building 4
Scale: 1/8" = 1'-0"



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

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT NEIL ROBERT LOW BRITISH COLUMBIA
2026-04-24

Seal

Project Title
Brookridge Townhouses
3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title
Building Elevations

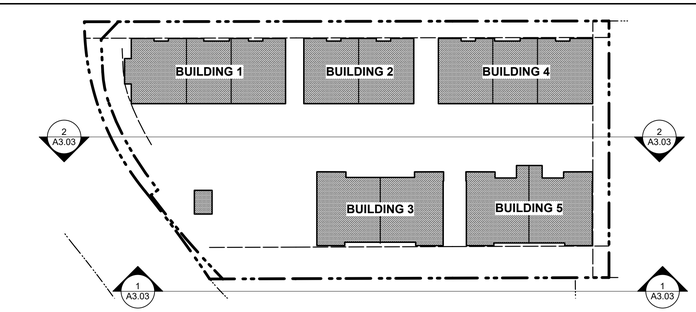
Issue Date	Plot Date	Sheet No.
	March 1, 2025	A3.02
Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

DP 107.17 - 9

File name: 2026.0420_Brookridge_Domus TH_VW2025_...sarahbrar.vwxw

EXTERIOR FINISH SCHEDULE

A	BRICK - MUTUAL MATERIALS - IMPERIAL GRAY/MISSION
B	PAINTED STUCCO - SLOPE-DASH TEXTURE - BM MOUNTAIN PEAK WHITE 2122-70
C	HIGH DENSITY CEMENTITIOUS PANELS - EQUITONE - NATURA N074
D	ARCHITECTURAL ASPHALT SHINGLES - GEORGETOWN GRAY
E	PAINTED WOOD TRIM - BM NIGHT HORIZON 2134-10
F	METAL FRAMED WINDOWS - BLACK FRAMES
G	ACCENT FRONT DOOR - BM SEA STAR 2130-30
H	METAL RAILINGS - COLOUR MATCH TO WINDOW FRAMES
I	RAINWATER LEADER - COLOUR MATCH TO TRIM



4 Key Plan
Scale: 1/32" = 1'-0"



1 South Elevation - Buildings 3 & 5
Scale: 1/8" = 1'-0"



2 North Elevation - Buildings 3 & 5
Scale: 1/8" = 1'-0"

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Building Elevations

Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No. A3.03

Issue/Revision

DP 107.17.10

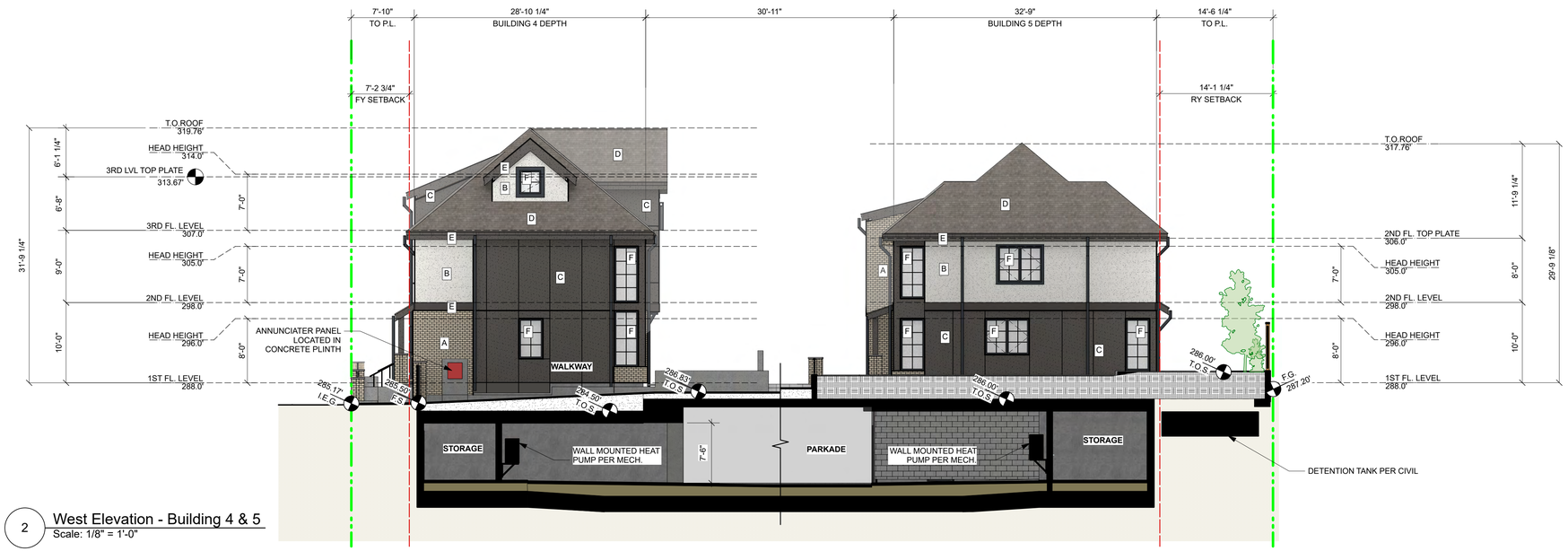
File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx

EXTERIOR FINISH SCHEDULE

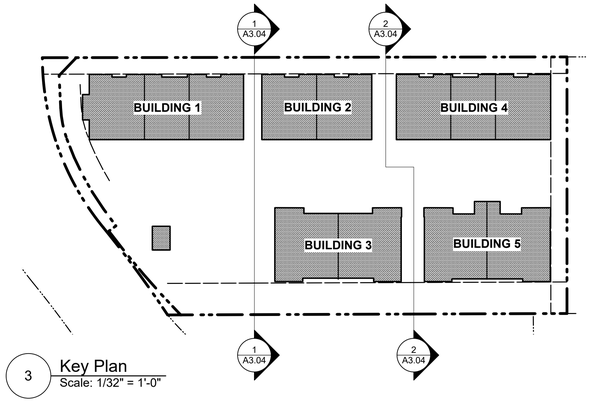
A	BRICK - MUTUAL MATERIALS - IMPERIAL GRAY/MISSION
B	PAINTED STUCCO - SLOPE-DASH TEXTURE - BM MOUNTAIN PEAK WHITE 2122-70
C	HIGH DENSITY CEMENTITIOUS PANELS - EQUITONE - NATURA N074
D	ARCHITECTURAL ASPHALT SHINGLES - GEORGETOWN GRAY
E	PAINTED WOOD TRIM - BM NIGHT HORIZON 2134-10
F	METAL FRAMED WINDOWS - BLACK FRAMES
G	ACCENT FRONT DOOR - BM SEA STAR 2130-30
H	METAL RAILINGS - COLOUR MATCH TO WINDOW FRAMES
I	RAINWATER LEADER - COLOUR MATCH TO TRIM



1 West Elevation - Building 2 & 3
Scale: 1/8" = 1'-0"



2 West Elevation - Building 4 & 5
Scale: 1/8" = 1'-0"



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

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

Seal

REGISTERED ARCHITECT PAUL ROSE-PALCOX BRITISH COLUMBIA
2026-04-24

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Building Elevations

Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No. A3.04

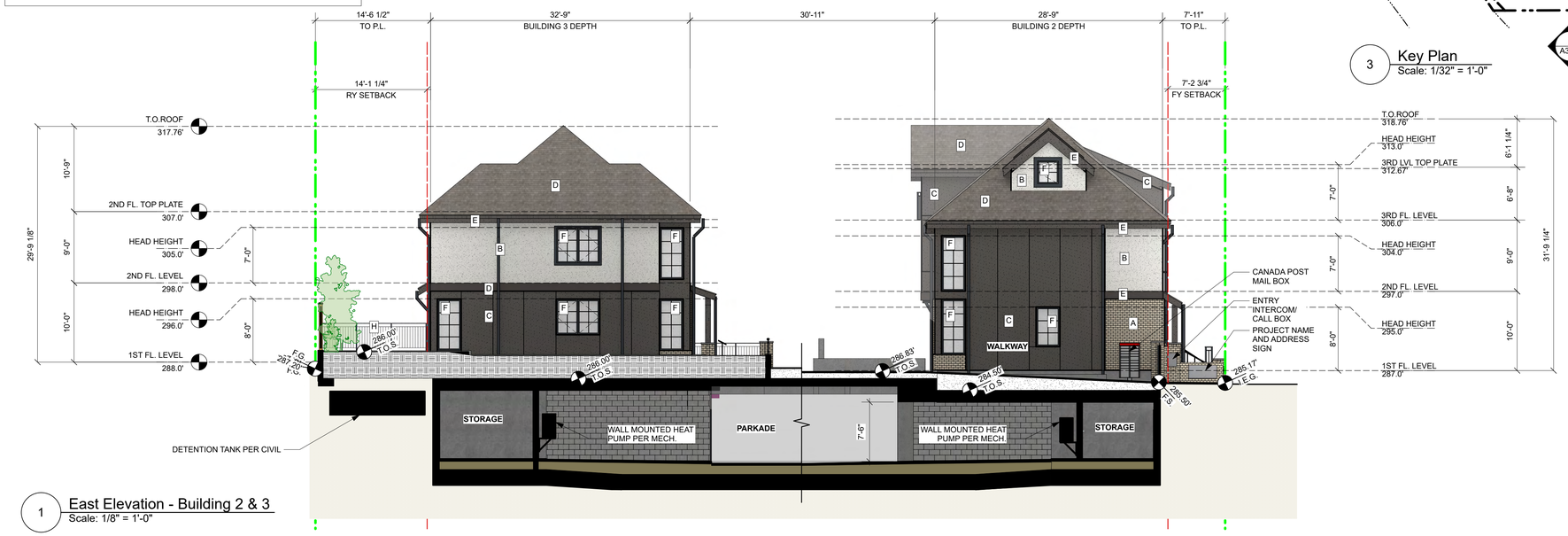
Issue/Revision

DP 107.17.11

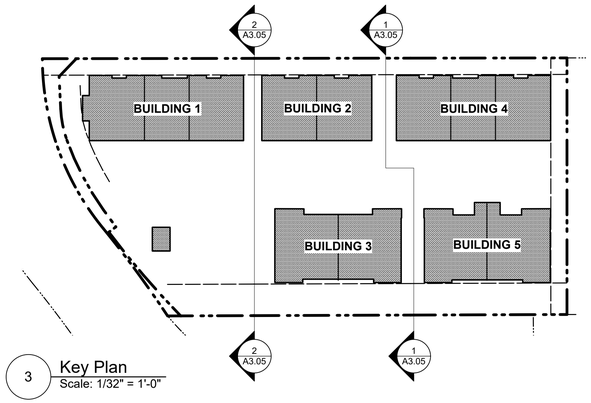
File name: 2026.0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx

EXTERIOR FINISH SCHEDULE

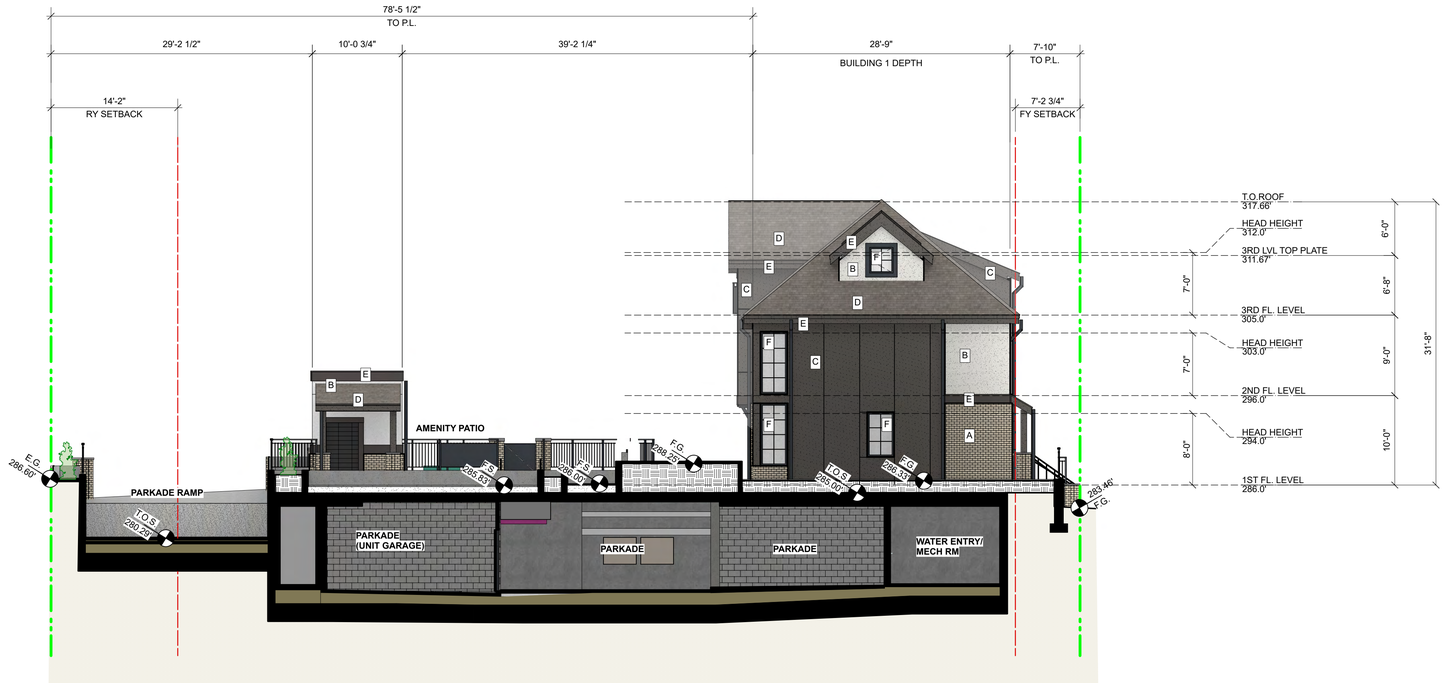
A	BRICK - MUTUAL MATERIALS - IMPERIAL GRAY/MISSION
B	PAINTED STUCCO - SLOPE-DASH TEXTURE - BM MOUNTAIN PEAK WHITE 2122-70
C	HIGH DENSITY CEMENTITIOUS PANELS - EQUITONE - NATURA N074
D	ARCHITECTURAL ASPHALT SHINGLES - GEORGETOWN GRAY
E	PAINTED WOOD TRIM - BM NIGHT HORIZON 2134-10
F	METAL FRAMED WINDOWS - BLACK FRAMES
G	ACCENT FRONT DOOR - BM SEA STAR 2130-30
H	METAL RAILINGS - COLOUR MATCH TO WINDOW FRAMES
I	RAINWATER LEADER - COLOUR MATCH TO TRIM



1 East Elevation - Building 2 & 3
Scale: 1/8" = 1'-0"



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



2 East Elevation - Building 1
Scale: 1/8" = 1'-0"

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Building Elevations

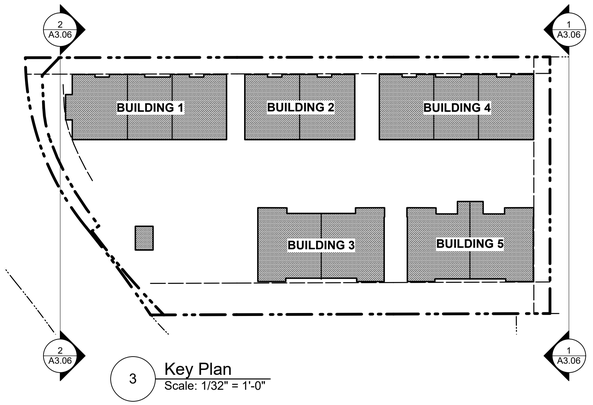
Issue Date	Plot Date	Sheet No.
	March 1, 2025	A3.05
Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

DP 107.17 - 12

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx

EXTERIOR FINISH SCHEDULE

A	BRICK - MUTUAL MATERIALS - IMPERIAL GRAY/MISSION
B	PAINTED STUCCO - SLOPE-DASH TEXTURE - BM MOUNTAIN PEAK WHITE 2122-70
C	HIGH DENSITY CEMENTITIOUS PANELS - EQUITONE - NATURA N074
D	ARCHITECTURAL ASPHALT SHINGLES - GEORGETOWN GRAY
E	PAINTED WOOD TRIM - BM NIGHT HORIZON 2134-10
F	METAL FRAMED WINDOWS - BLACK FRAMES
G	ACCENT FRONT DOOR - BM SEA STAR 2130-30
H	METAL RAILINGS - COLOUR MATCH TO WINDOW FRAMES
I	RAINWATER LEADER - COLOUR MATCH TO TRIM



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



1 East Elevation - Buildings 4 & 5
Scale: 1/8" = 1'-0"



2 West Elevation - Building 1
Scale: 1/8" = 1'-0"

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT NEIL ROSENTHAL BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Building Elevations

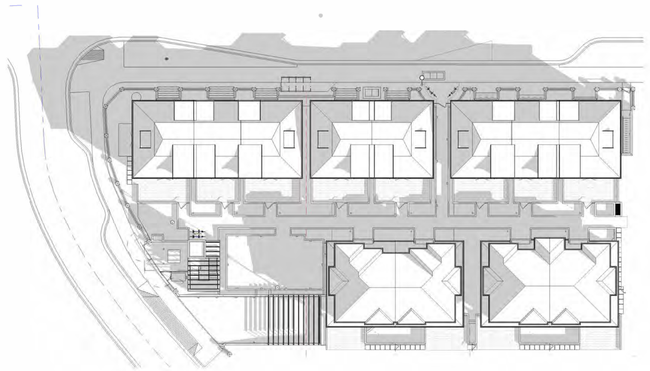
Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No. A3.06

Issue/Revision

DP 107.17 - 13

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahkrar.vwx



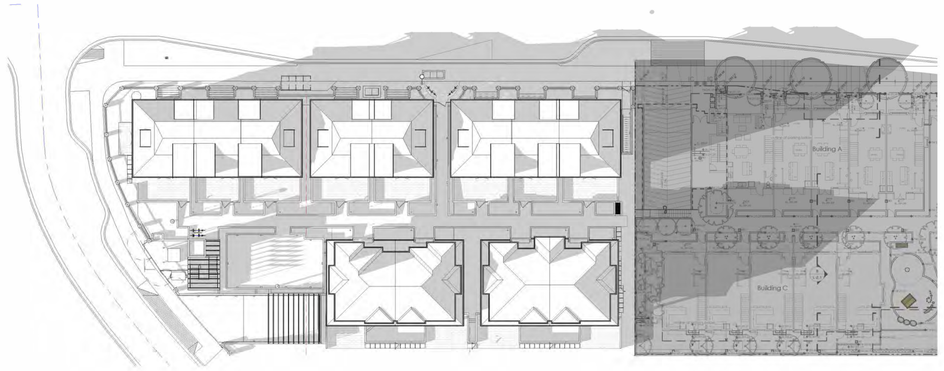
SHADOW STUDY - MARCH 21, 10AM



SHADOW STUDY - MARCH 21, 12 NOON



SHADOW STUDY - MARCH 21, 2 PM



SHADOW STUDY - MARCH 21, 6 PM

1 Shadow Studies
Scale: N.T.S.

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

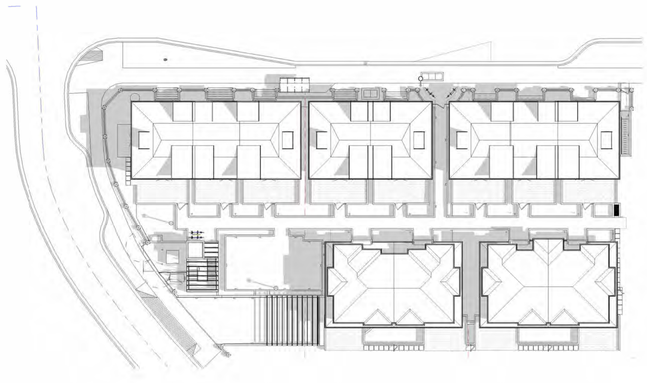
DP - Shadow Studies

Issue Date	Plot Date	Sheet No.
	March 1, 2025	A0.06
Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

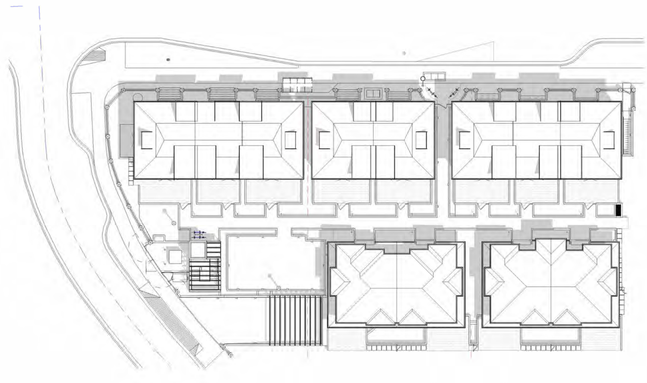
N

DP 107.17.14

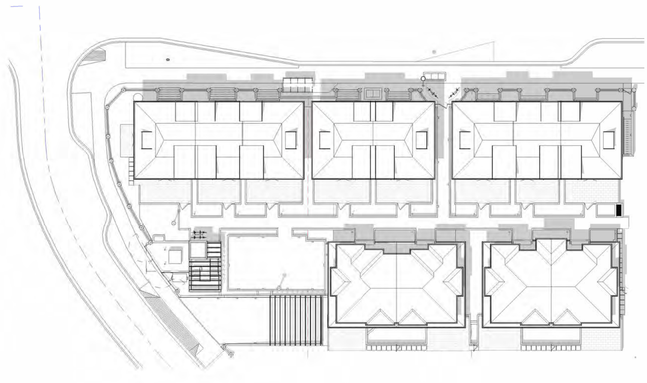
File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx



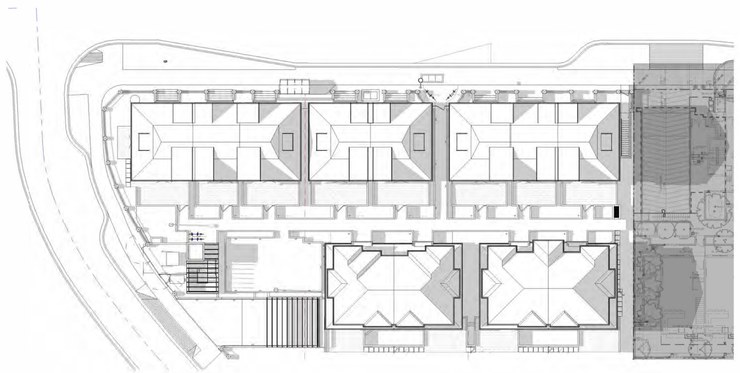
SHADOW STUDY - JUNE 21, 10AM



SHADOW STUDY - JUNE 21, 12 NOON



SHADOW STUDY - JUNE 21, 2 PM



SHADOW STUDY - JUNE 21, 6 PM

1 Shadow Studies
Scale: N.T.S.

NOTES:
COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF STUART HOWARD ARCHITECTS AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

DP - Shadow Studies

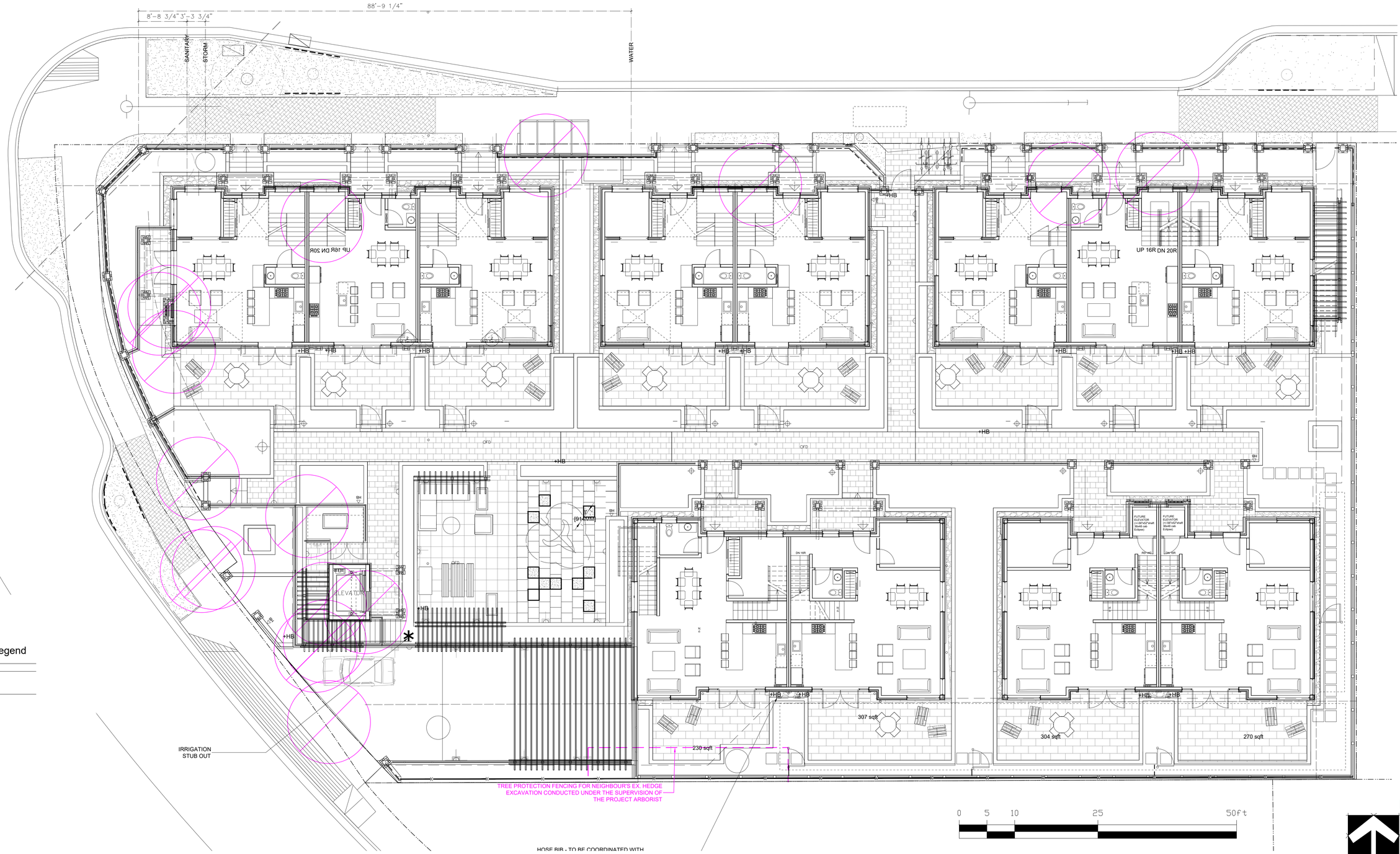
Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No.
A0.07

Issue/Revision
DP 107.17.15

N

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx



Tree Management Legend

Symbol	Model
⊘	TREE TO REMOVE

DP 107 . 17 - 16

25203-4.zip

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
19	26.APR.17	UPDATE PER NEW ARCH PLAN	AO
18	26.MAR.06	HOSEBIB LOCATIONS REV	BJ
17	26.JAN.28	UPDATE PLANTER	CLG
16	26.JAN.08	UPDATE PER NEW SITE PLAN	MC

PROJECT:

TOWNHOUSE DEVELOPMENT

1135, 1147 RIDGEWOOD DR, 3288 BROOKRIDGE DR.
DISTRICT OF NORTH VANCOUVER, BC

SEAL:

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE:	17.AUG.14
SCALE:	1/8" = 1'-0"
DRAWN:	CLG
DESIGN:	PCM
CHK'D:	PCM

DRAWING NUMBER: **L1** OF 7

PMG PROJECT NUMBER: **25-203**

RIDGEWOOD DRIVE

BROOKRIDGE DRIVE

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

26'-3" [7998MM]

8'-8 3/4" 3'-3"

SANITARY

STORM

SOD BOULEVARD

HYRDANT OFFSET R6'-6½" [R1999MM]

FROM GAS LINE 3'-3¾" [1000MM]

STEP LIGHTS, TYP.

LIQUIDAMBAR STYRACIFLUA 'WORPLESDON', BARK MULCH AT BASE PER DNV STANDARD

DASHED LINE INDICATES EXTENT OF GROWING MEDIUM TRENCH @ 0.8M DEPTH [PER SSD.L.2] = 37 CUBIC METERS

LOW WALL & FENCE REFER TO ARCHITECT'S DRAWINGS, TYP.

BUS SHELTER

ER

CONCRETE STRIP AT BUS STOP, BETWEEN SIDEWALK AND CURB, REFER TO CIVIL

FRANCES ANDREW VICTORIAN BIKE RACKS (4 BIKE CAPACITY)

LIQUIDAMBAR STYRACIFLUA 'WORPLESDON', BARK MULCH AT BASE PER DNV STANDARD

DASHED LINE INDICATES EXTENT OF GROWING MEDIUM TRENCH @ 0.8M DEPTH [PER SSD.L.2] = 19 CUBIC METERS

FROM GAS LINE 3'-3¾" [1000MM]

SOD BOULEVARD

HATCH INDICATES STRUCTURAL SOIL BENEATH SIDEWALK

CONCRETE SIDEWALK

HATCH INDICATES STRUCTURAL SOIL BENEATH SIDEWALK

SOD BOULEVARD

26'-2¾" [7996MM]

NO STREET TREE POSSIBLE DUE TO 8.0M SIGHT LINE

DASHED LINE INDICATES EXTENT OF GROWING MEDIUM TRENCH @ 0.9M DEPTH [PER SSD.L.2] = 12.8 CUBIC METERS

ZELKOVA SERRATA 'GREEN VASE'. BARK MULCH AT BASE PER DNV STANDARD, TYP.

3'-2" [955MM]

3'-2" [955MM]

TALL LIGHTING BOLLARD

SOD BOULEVARD

HATCH INDICATES STRUCTURAL SOIL BENEATH SIDEWALK

EVERGREEN JASMINE TO GROW ON TRELLIS

GENERATOR ENCLOSED BY FENCE. BY ARCH.

REFER TO ARCHITECTURE FOR GARBAGE ENCLOSURE

METAL TRELLIS, REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS

PICNIC TABLE

24" SQ. CONCRETE HYDRAPRESSED SLABS, DARK GREY BORDER, LIGHT GREY FIELD

IRRIGATION STUB OUT

METAL TRELLIS, REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS

RECTANGULAR PLANTER POTS

PEDESTRIAN LIGHT STANDARD

LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' TREES TO PROVIDE ADDITIONAL SCREENING

RUBBER PLAY SURFACE TILES

CONCRETE SEATING BLOCKS

WISHBONE INDUSTRIES WHALETAIL BENCH

TREE PROTECTION FENCING FOR NEIGHBOUR'S EX. HEDGE EXCAVATION CONDUCTED UNDER THE SUPERVISION OF THE PROJECT ARBORIST

HOSE BIB - TO BE COORDINATED WITH MECHANICAL/ARCHITECTURAL CONSULTANTS

PROPOSED 1.8M HT. EVERGREEN HEDGE

MAINTENANCE GATE, TYP.

EDGE OF SLAB BELOW

MAGNOLIA GRANDIFLORA 'D.D.BLANCHARD' TO SCREEN OVERLOOK

1.8M HT. SOLID FENCE

MAINTENANCE PATH

PARROTIA PERSICA 'RUBY VASE'

24" DEPTH 1x4 P.T. FIR/HEM STAKE

UP 16R DN 20R

REFER TO ARCHITECTURAL DRAWINGS FOR STEP LIGHT LOCATIONS IN STAIRWELL

LIGHTING BOLLARD AT EACH ENTRY, TYP.

LOUNGE FURNISHING N.I.C.

BBQ

ELEVATOR

PATIO

GATE

5'-4" [1625MM]

4' [1218MM]

5'-4½" [1640MM]

3'-0" [914MM]

230 sqft

307 sqft

304 sqft

270 sqft

0 5 10 25 50ft

Site Furnishing Legend

Symbol	Model
	WISHBONE INDUSTRIES LARSON PICNIC TABLE IN BLACK POWDERCOAT WITH CEDAR COLOURED SLATS
	C3 METAL PLANTERS - 'TROUGH' 46X20X24" SLATE COLOUR.
	FRANCES ANDREW VICTORIAN BIKE RACK, BLACK POWDERCOAT
	WISHBONE INDUSTRIES WHALETAIL BENCH

*USE TAMPER-RESISTANT HARDWARE TO FASTEN ALL SITE FURNISHINGS

Lighting Legend

Symbol	Model
	CSCLED LIGHTING, 'BL01' BOLLARD, 35" HEIGHT BASE POLE, BLACK POWDERCOAT.
	CSCLED LIGHTING, 'BL01' BOLLARD, 19" HEIGHT BASE POLE, BLACK POWDERCOAT.
	GALAXY LIGHTING, 'L225560BK' STEP LIGHT, BLACK POWDERCOAT.

Fencing Legend

Symbol	Model
	6' HT. SOLID WOOD PERIMETER FENCE
	3' HT. METAL PICKET FENCE ON LOW WALL

DP 107.17 -17

25203-4.2

pmg LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
19	26.APR.17	UPDATE PER NEW ARCH PLAN	AO
18	26.MAR.06	HOSEBIB LOCATIONS REV	BJ
17	26.JAN.28	UPDATE PLANTER	CLG
16	26.JAN.08	UPDATE PER NEW SITE PLAN	MC

PROJECT:

TOWNHOUSE DEVELOPMENT

1135, 1147 RIDGEWOOD DR, 3288 BROOKRIDGE DR.
DISTRICT OF NORTH VANCOUVER, BC

SEAL:

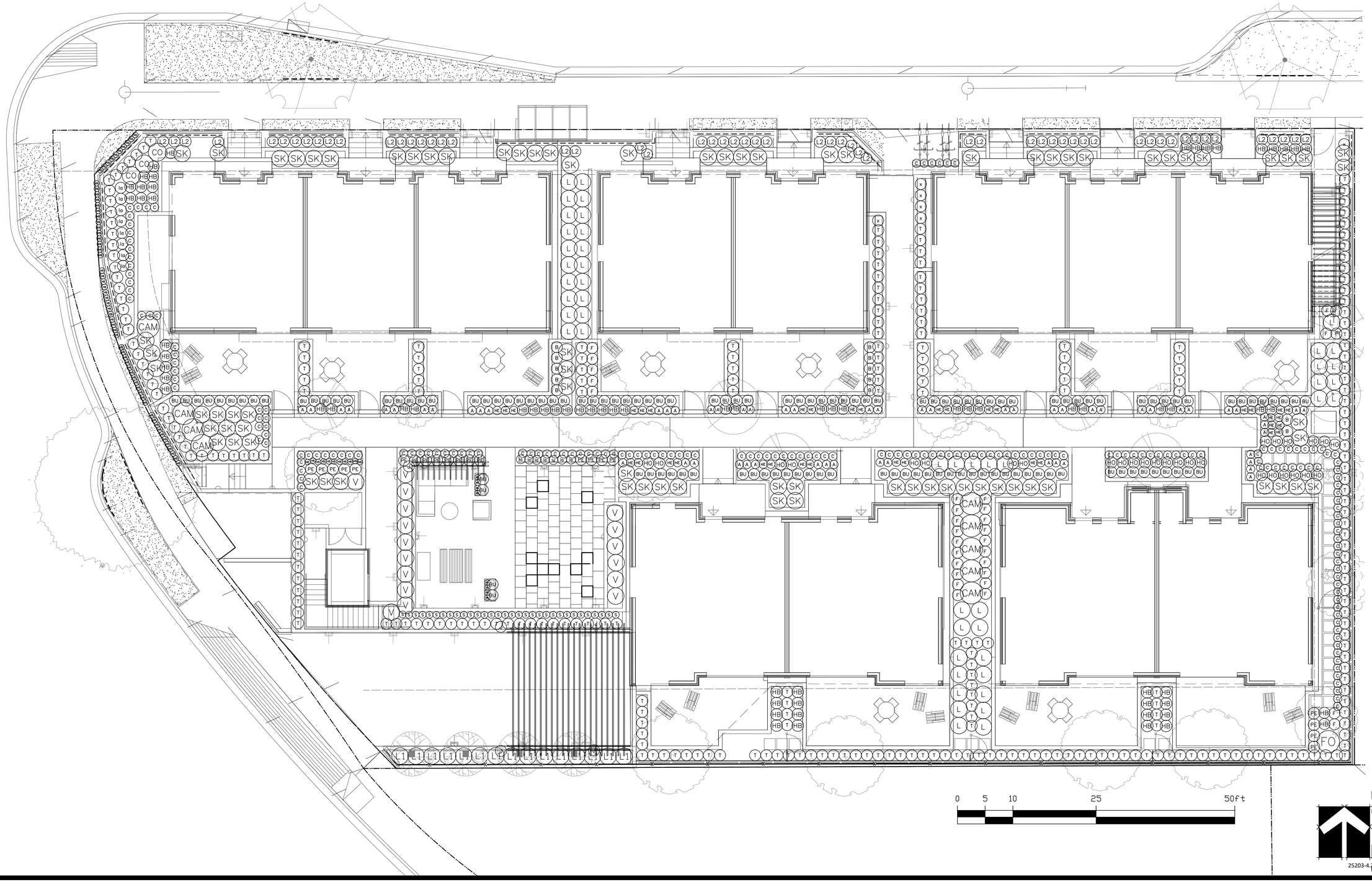
DRAWING TITLE:

LANDSCAPE PLAN

DATE:	17.AUG.14
SCALE:	1/8" = 1'-0"
DRAWN:	CLG
DESIGN:	PCM
CHK'D:	PCM

DRAWING NUMBER: **L2** OF 7

PMG PROJECT NUMBER: **25-203**



DP 107.17 -18

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
19	26.APR.17	UPDATE PER NEW ARCH PLAN	AO
18	26.MAR.06	HOSEBIB LOCATIONS REV	BJ
17	26.JAN.28	UPDATE PLANTER	CLG
16	26.JAN.08	UPDATE PER NEW SITE PLAN	MC

PROJECT:

TOWNHOUSE DEVELOPMENT

1135, 1147 RIDGEWOOD DR, 3288 BROOKRIDGE DR.
DISTRICT OF NORTH VANCOUVER, BC

SEAL:

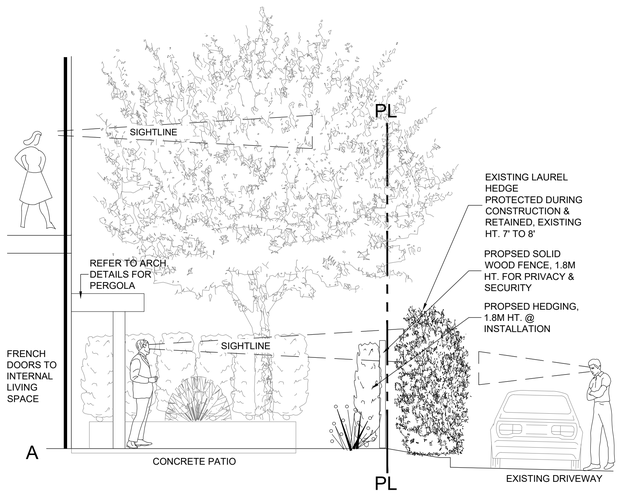
DRAWING TITLE:

SHRUB PLAN

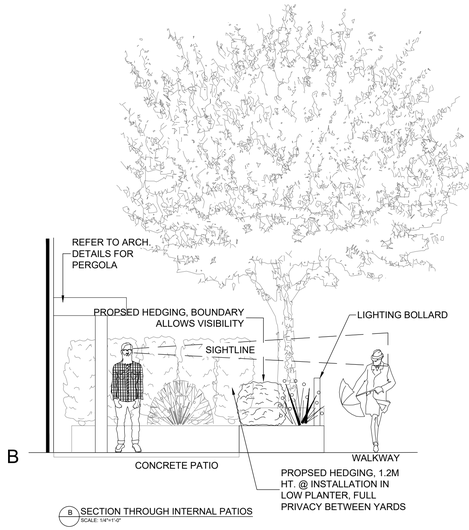
DATE:	17.AUG.14
SCALE:	1/8" = 1'-0"
DRAWN:	CLG
DESIGN:	PCM
CHK'D:	PCM

DRAWING NUMBER: **L4** OF 7

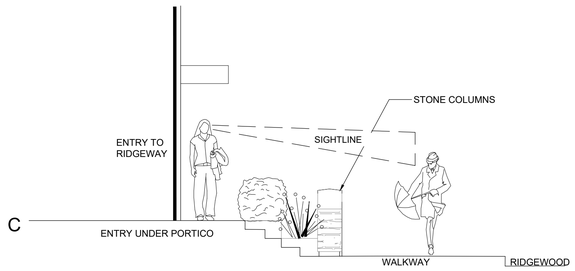
PMG PROJECT NUMBER: **25-203**



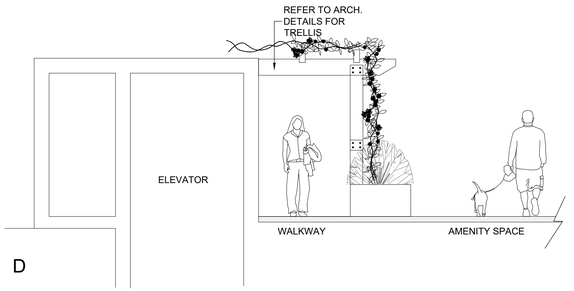
A SECTION THROUGH SOUTH PL
SCALE: 1/4"=1'-0"



B SECTION THROUGH INTERNAL PATIOS
SCALE: 1/4"=1'-0"



C SECTION THROUGH RIDGEWOOD ENTRIES
SCALE: 1/4"=1'-0"



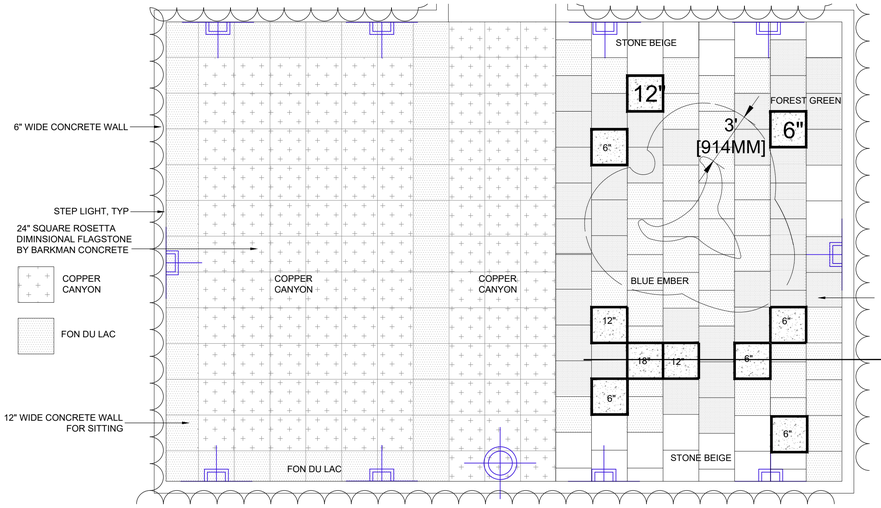
D SECTION THROUGH ELEVATOR
SCALE: 1/4"=1'-0"

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-180

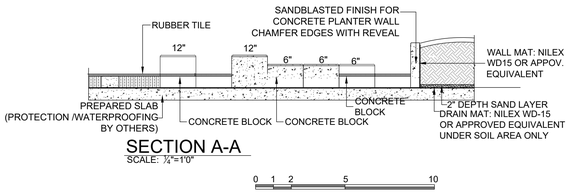
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	2	ACER PALMATUM DISSECTUM 'SEIRYU'	GREEN CUTLEAF JAPANESE MAPLE	6CM CAL; 3-STEM CLUMP; B&B
	2	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B
	4	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	8	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D. BLANCHARD SOUTHERN MAGNOLIA	6.0CM CAL; 1.8M STD; B&B
	5	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5CM CAL; 1.5M STD;B&B
	3	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL 1.5M STD;B&B
	6	STYRAX JAPONICUS 'SNOWBELL'	JAPANESE SNOWBELL	5CM CAL. 1.5M STD; B&B
	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL; 2.0M STD; B&B
SHRUB				
BU	127	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
CM	9	CAMELLIA SASANQUA 'YULETIDE'	EVERGREEN CAMELIA; ROSE RED	#3 POT; 60CM
CO	13	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#2 POT; 50CM
FO	1	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
HB	71	HEBE 'SUTHERLAND'	SUTHERLAND HEBE	#1 POT; 30CM #2 POT; 40CM
L	48	LEUCOTHOE FONTANESIANA 'RAINBOW'	VARIEGATED LEUCOTHOE	#3 POT; 50CM
LI	15	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#2 POT; 30CM
SK	87	SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	#3 POT; 50CM
T	277	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.8M B&B
V	12	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
C	123	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
X	10	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
HS	68	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
LJ	69	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	#2 POT
MI	17	MISCANTHUS SINENSIS `MORNING LIGHT'	MORNING LIGHT GRASS	#2 POT
PE	33	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
VINE				
J	6	JASMINUM POLYANTHUM	PINK JASMINE	#3 POT; 60CM; STAKED
PERENNIAL				
B	12	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	15CM POT
HE	30	HELLEBORUS x HYBRIDUS	LENTEN ROSE, PINK	15CM POT
HO	20	HOSTA 'HALCYON'	HOSTA; LARGE; BLUE	#2 POT; 1-2 EYE
la	28	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
GC				
A	51	ASARUM SPLENDENS 'QUICKSILVER'	CARPET BUGLE	#1 POT; 20CM
S	30	FRAGARIA x ANANASSA	GARDEN STRAWBERRY	9CM POT
F	52	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.





24" SQUARE ROSETTA DIM, FLAGSTONE BY BARKMAN CONCRETE
COPPER CANYON, PACIFIC GREY & FON DU LAC





CONCRETE STEPPER CONCEPT - SCULPTURAL AND PLAYFUL.
NOTE: PROPOSED ARE SQUARE AND ON PLAY SURFACING TILES.



WHALE TAIL BENCH BY WISHBONE INDUSTRIES - REPRESENTS THE NEARBY SEA

NOTE:
1. THE DISTRICT OF NORTH VANCOUVER IS RESPONSIBLE FOR THE ON-GOING MAINTENANCE OF STREET TREES ON OFF-SITE AREAS. PLEASE ENSURE THAT THE DEVELOPER IS AWARE THAT ON-GOING MAINTENANCE OF SHRUBS/GROUNDCOVER ON OFF-SITE AREAS (IE. BOULEVARDS) IS THE RESPONSIBILITY OF THE FUTURE PROPERTY OWNER.
2. THE PROJECT LANDSCAPE CONTRACTOR, THE PROJECT LANDSCAPE ARCHITECT AND A DISTRICT OF NORTH VANCOUVER PARKS (DNV PARKS) REPRESENTATIVE MUST BE PRESENT AT THE PROJECT PRE-CONSTRUCTION MEETING.
3. ALL PLANT MATERIAL USED IN THIS PROJECT MUST FIRST BE INSPECTED BY A REPRESENTATIVE OF THE DISTRICT OF NORTH VANCOUVER PARKS (DNV PARKS) BEFORE INSTALLATION.
4. FINAL APPROVAL / SELECTION OF ANY OFF-SITE STREET TREES/SITE FURNITURE WILL BE MADE BY DNV STAFF. THE TREE SPECIES/FURNITURE TYPE SPECIFIED ON THIS PLAN COULD BE SUBJECT TO CHANGE. PLEASE CONTACT DNV PARK & URBAN DESIGNER DIMITRI SAMARIDIS (SAMARIDISD@DNV.ORG OR 604 990-2495) TO CONFIRM TREE AND SITE FURNITURE TYPES PRIOR TO PURCHASE.

DP 107.17 -19

25203-4.2

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
19	26.APR.17	UPDATE PER NEW ARCH PLAN	AO
18	26.MAR.06	HOSEBIB LOCATIONS REV	BJ
17	26.JAN.28	UPDATE PLANTER	CLG
16	26.JAN.08	UPDATE PER NEW SITE PLAN	MC

PROJECT:

TOWNHOUSE DEVELOPMENT

1135, 1147 RIDGEWOOD DR, 3288 BROOKRIDGE DR.
DISTRICT OF NORTH VANCOUVER, BC

SEAL:

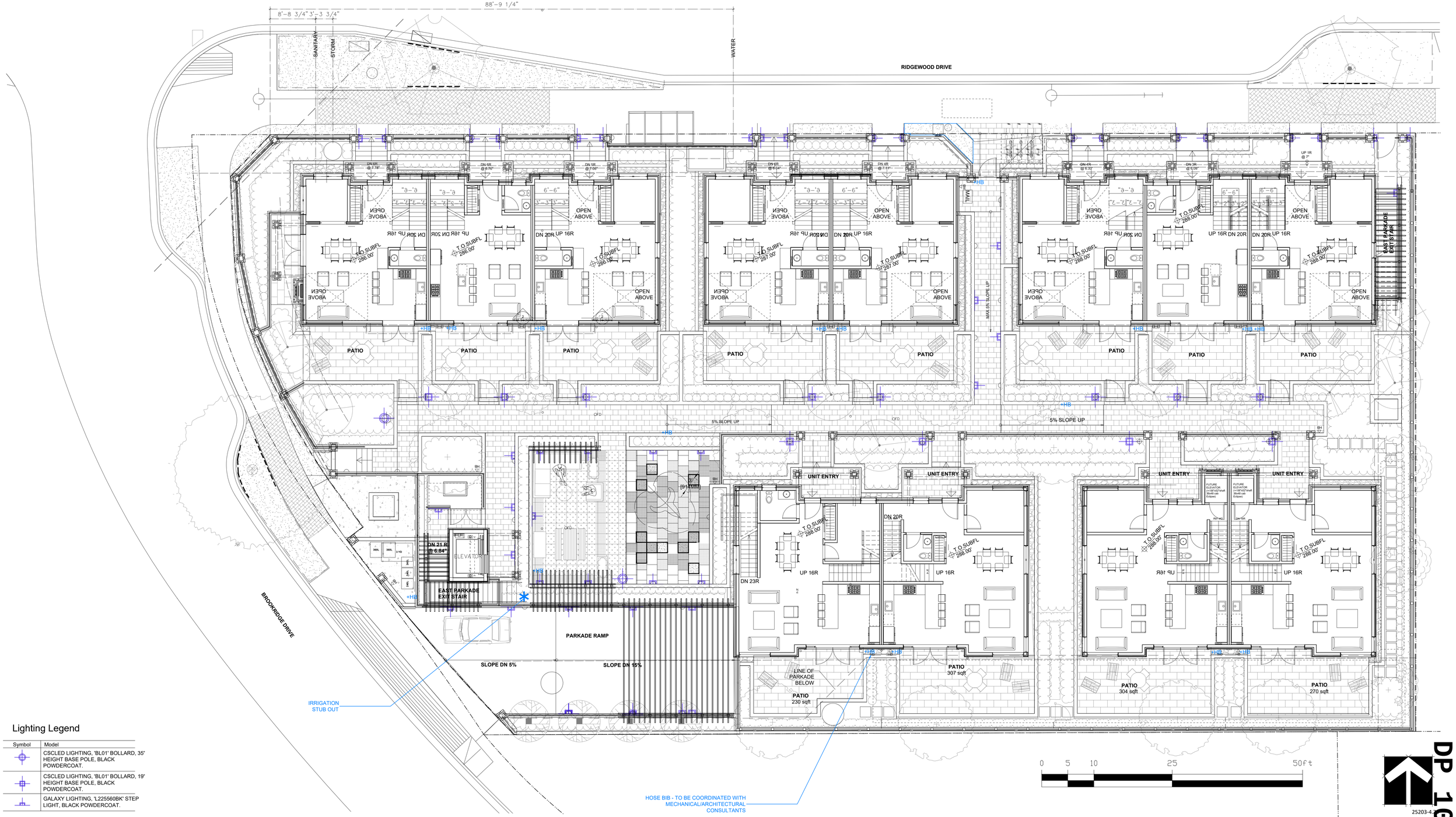
DRAWING TITLE:

PLANT LIST & AMENITY ENLARGEMENT

DATE:	17.AUG.14
SCALE:	
DRAWN:	CLG
DESIGN:	PCM
CHK'D:	PCM

DRAWING NUMBER: **L5** OF 7

PMG PROJECT NUMBER: **25-203**



Lighting Legend

Symbol	Model
	CSCLED LIGHTING, 'BL01' BOLLARD, 35" HEIGHT BASE POLE, BLACK POWDERCOAT.
	CSCLED LIGHTING, 'BL01' BOLLARD, 19" HEIGHT BASE POLE, BLACK POWDERCOAT.
	GALAXY LIGHTING, 'L225560BK' STEP LIGHT, BLACK POWDERCOAT.

DP 107.17 -20

25203-4.2

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
19	26.APR.17	UPDATE PER NEW ARCH PLAN	AO
18	26.MAR.06	HOSEBIB LOCATIONS REV	BJ
17	26.JAN.28	UPDATE PLANTER	CLG
16	26.JAN.08	UPDATE PER NEW SITE PLAN	MC

PROJECT:

TOWNHOUSE DEVELOPMENT

1135, 1147 RIDGEWOOD DR, 3288 BROOKRIDGE DR.
DISTRICT OF NORTH VANCOUVER, BC

SEAL:

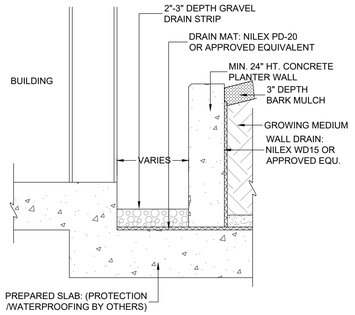
DRAWING TITLE:

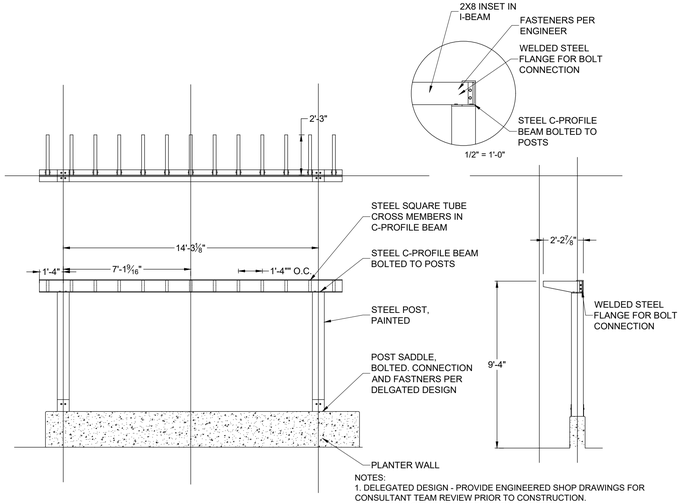
ELECTRICAL AND MECHANICAL PLAN

DATE:	17.AUG.14
SCALE:	1/8" = 1'-0"
DRAWN:	CLG
DESIGN:	PCM
CHK'D:	PCM

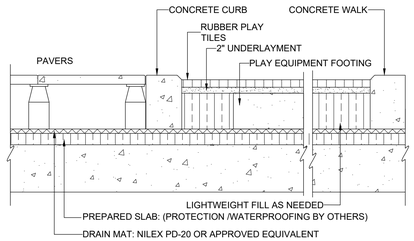
DRAWING NUMBER: **L6** OF 7

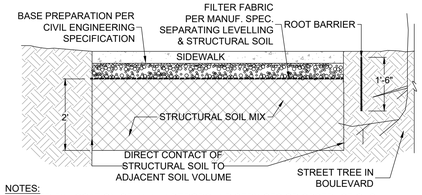
PMG PROJECT NUMBER: **25-203**



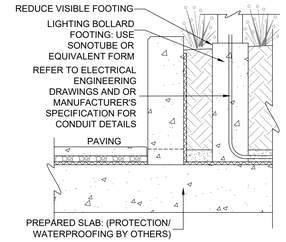


NOTES:
1. DELEGATED DESIGN - PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT TEAM REVIEW PRIOR TO CONSTRUCTION.
2. ALL WOOD CEDAR, D CLEAR GRADE OR BETTER.
3 ALL FASTENERS HOT DIPPED GALVANIZED.
4.HARDWARE AND FASTENERS AS SPECIFIED BY DELEGATED ENGINEER.





NOTES:
1. VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.
2. DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN

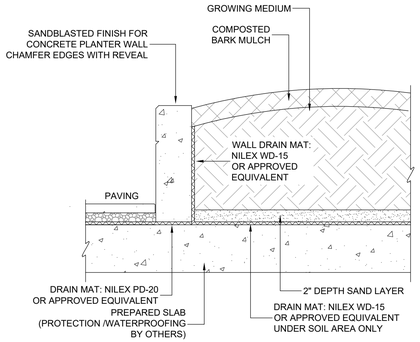


6 - DRAIN ROCK STRIP AT BUILDING ON SLAB
1"=1'-0"

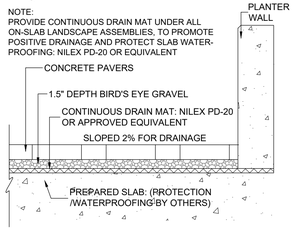
7 - METAL TRELLIS
1/4" = 1' - 0"

8 - SECTION THROUGH STRUCTURAL SOIL
1/2" = 1' - 0"

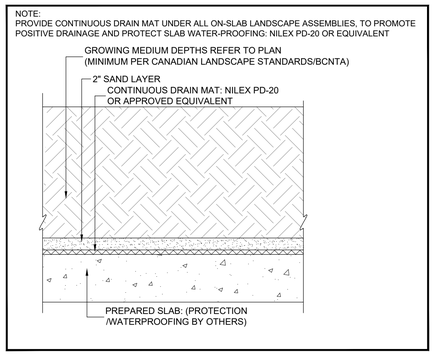
9 - LIGHTING BOLLARD FOOTING
1"=1'-0"



5 - PLANTER WALL ON SLAB
1"=1'-0"

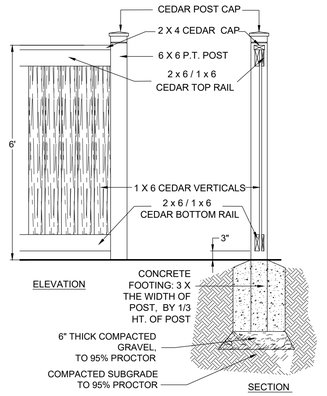


4 - PAVERS ON SLAB
1"=1'-0"

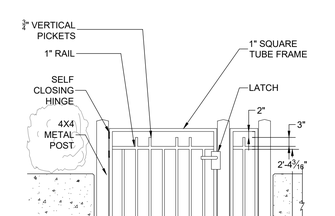


3 - PLANTING ON SLAB
1"=1'-0"

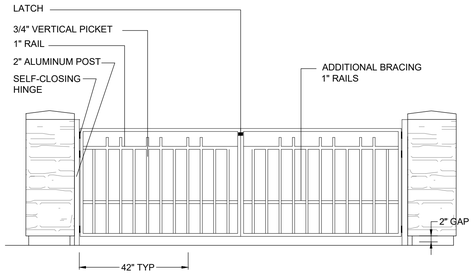
10 - PLAY SURFACE ON SLAB
1"=1'-0"



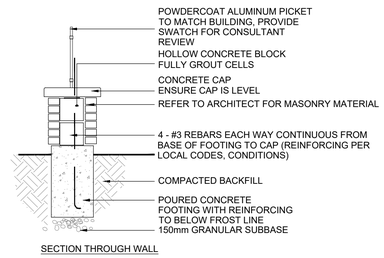
2 - 6' HT. WOOD PRIVACY FENCE
1/2" = 1' - 0"



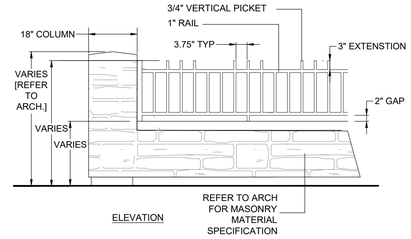
INTERNAL WALKWAY GATE DETAIL



GARBAGE ENCLOSURE GATE DETAIL



SECTION THROUGH WALL



ELEVATION

1 - 42" HT. LOW WALL WITH METAL FENCE & GATE
1/2" = 1' - 0"



PEDESTRIAN LIGHTING POLE -DECORATIVE



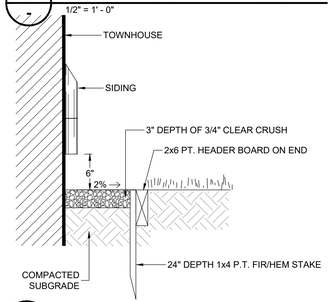
LIGHTING BOLLARD: KUZCO COMO 'EB48314' BLACK 18" HT.



FRANCES ANDREW VICTORIAN BIKE RACK, BLACK POWDERCOAT



BARKMAN HARVEST GROVE BBQ KIT



11 - GRAVEL DRAIN STRIP
1"=1'-0"

DP 107.17-21

25203-4.2

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
19	26.APR.17	UPDATE PER NEW ARCH PLAN	AO
18	26.MAR.06	HOSEBIB LOCATIONS REV	BJ
17	26.JAN.28	UPDATE PLANTER	CLG
16	26.JAN.08	UPDATE PER NEW SITE PLAN	MC

PROJECT:

TOWNHOUSE DEVELOPMENT

1135, 1147 RIDGEWOOD DR, 3288 BROOKRIDGE DR.
DISTRICT OF NORTH VANCOUVER, BC

SEAL:

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	17.AUG.14
SCALE:	AS NOTED
DRAWN:	CLG
DESIGN:	PCM
CHK'D:	PCM

DRAWING NUMBER: L7 OF 7

PMG PROJECT NUMBER: 25-206

Clean Energy Commitment

In addition to meeting the current STEP code requirements for STEP code level 3 with low carbon energy systems, the applicant proposes the following:

- Fossil fuel free development *(Except for the fuel powered back-up generator which will support the required pumping of the storm water retention tanks in case of a power outage.)*

Energy Conservation

- Space and domestic hot water heating equipment with "best in class" efficiency ratings
- Brookridge will use electric heat pump technology for the space heating system.
- Domestic Hot Water will be by way of high-efficiency electric hot water tanks.
- 75-100% low energy lighting and EnergyStar Certified appliances (fridge, dishwasher, clothes washer, clothes dryer) in all units.
- Programmable thermostats will be utilized when possible.
- Air tightness will meet STEP 3 criteria.
- E3 will recommend windows with minimal solar heat gain to help combat the risk of overheating and occupant discomfort.
- Project will be designed solar ready. There is a significant amount of well sloped, south facing roof that could be utilized by occupants in future for PV. This potential paired with a well performing envelope will make the development a good candidate for solar panels in future.
- In all habitable rooms, Brookridge LP will be providing interior window coverings (shades) which occupants will use to decrease solar heat gain when undesirable.

Water Conservation

- Low flow toilets and faucets
- Water saving dishwasher and clothes washer
- Stormwater management includes two modular infiltration/ detention tanks at the *southeast corner* of the project. Together they can store up to *88.7m3* of water. This infiltration tank capture volume coupled with the landscape capture volume calculates to 0.0m3 of excess water runoff for this project. Outside of the storm water management plan, hydrapressed pavers have been specified for the patios which are considered to be semi-permeable paving. There is also a continuous drain mat under all on-slab landscape assemblies to promote positive drainage.
- Irrigation technologies include moisture sensors/rain delay control, drip heads, timer controls, high efficiency nozzles, customized water spray patterns. The Project will utilize high efficiency irrigation technologies as designed by the landscape consultant to increase outdoor water conservation.

Greenhouse Gas Emission Reduction

- Durable Building Materials such as:
  a) Deck ing materials that will not req uire any maintenance for at least 5 y ears
  b) 2 0 to 3y0ear roof manufacturer warranty
  c) F iber cement, brick or metal siding p roducts
  d) E x terior nishes made from alternativ es to wood
  d) Durable hard surface flooring in high traffic areas
  f) Lifetime finishes on all faucets and door hardware

- Brookridge LP will commit to selecting at least 5 products manufactured within 800km.
- When possible, will utilize low VOC or low formaldehyde insulation, sub floor sheathing, particleboard/MDF for cabinets or shelving, and interior paints.

BASIC AND ENHANCED ACCESSIBLE DESIGN FEATURES

Attachment 1

Building Access and Main Entrances

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability of Accessible Design to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
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	YES - TO ACCESSIBLE UNITS IN BLDG 5 AND AMENITY AREA
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	YES - TO ACCESSIBLE UNITS IN BLDG 5
3-B/E	Lighting, weather protection, intercom, address numbering	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	YES - WEATHER PROTECTION PROVIDED AT BUILDING 5 ACCESSIBLE UNITS ENTRIES. PROJECT MAIN ENTRY GATE TO HAVE INTERCOM AND MAILBOXES AT NOTED HEIGHTS. LIGHTING AND ADDRESSING TO COMPLY AS NOTED.

DP 107.17 -23

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
	and mailbox					
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).	YES - PROJECT MAIN ENTRY GATE WILL COMPLY WITH ALL FEATURES. ACCESSIBLE UNITS IN BUILDING 5 WILL MEET CLEAR WIDTHS ONLY.

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).	YES - ALL APPLIES TO PROJECT MAIN ENTRY GATE. ACCESSIBLE UNITS IN BLDG 5 TO HAVE CLEAR AREAS AT ENTRY DOORS AND NON-SLIP SURFACE.
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	YES
7-B	Colour contrast	• Provide contrasting colours on signs, address numbers, corridor walls and unit entries.		**Yes**	To assist visually impaired with way-finding	YES

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			Permit mobility of those with walkers and wheelchairs,	**N/A**

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
		• 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.	strollers, trolleys for moving furniture etc.	YES - CEAR SPACE ADJACNET TO COMMON ELEVATOR PROVIDED
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	YES - SPACE IN THE ACCESSIBLE UNITS IN BLDG 5 IS PROVIDED THAT MAY BE CONVERTED TO AN ELEVATOR

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
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.	YES - TO ACCESSIBLE UNITS IN BLDG 5. EXCEPT DUE TO POTENTIAL WATER INGRESS THE DOOR THRESHOLD MAY BE GREATER THAN 13MM
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		**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.	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY

DP 107.17 - 25

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
		* Alternative solutions (such as power door installation) will be considered for potential equivalency.				

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	YES - ACCESSIBLE UNITS IN BLDG 5. MAIN LVL WC DOOR TO COMPLY
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	YES - ACCESSIBLE UNITS IN BLDG 5. MAIN LVL WC DOOR TO SWING OUT.
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	**N**

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	YES - ACCESSIBLE UNITS IN BLDG 5. MAIN LVL WC TO COMPLY
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	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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			To permit installation of grab bars	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY

DP 107.17 - 26

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
		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.		YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	YES - ACCESSIBLE UNITS IN BLDG 5 - 2ND LEVEL BATHROOM TO INCLUDE ADJ. HT SHOWER. FUTURE ELEVATOR TO PROVIDE ACCESS
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	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	**N/A**
21-B	Bathroom Faucet levers	At least one bathroom is to have lever faucet handles that that do not require tight grasping or twisting.				YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	**N/A**
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	**N/A**

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

Document: 3375230

DP 107.17 - 27

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
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	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	N
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	N
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	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY

DP 107.17 - 28

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
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	N
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	N

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

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.	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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.	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
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	N
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	Y

DP 107.17 - 29

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
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	N
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	N

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

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	N

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	N

DP 107.17 - 30

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
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	N

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

DP 107.17 - 31

Attachment 2

ACCESSIBLE DESIGN CHECKLIST – TO BE SUBMITTED AT THE DETAILED PLANNING APPLICATION STAGE

Proposed Development BROOKRIDGE TOWNHOUSES
Address 3288 BROOKRIDGE DRIVE, DNV
Date 2026-05-01

Type of Residential: multi-family apartment [ ] mixed use building [ ] ground-oriented multi-family
Total number of residential units 12

Parking
Total number of parking stalls 27 (residential component only)
Total number of accessible parking stalls 3 (residential component only)

A. Basic Accessible Design

Total **apartment** units designed as **basic accessible** units NA
Building number/address (if applicable)_____
Unit numbers (if applicable)_____
Unit sizes_____

B. Enhanced Accessible Design

Total **apartment** units designed as **enhanced accessible** units NA
Building number/address (if applicable)_____
Unit numbers (if applicable)_____
Unit sizes_____

C. Ground-oriented Multi-Family Units

Total **ground-oriented m/f** units designed as **basic accessible** units 2
Building number/address (if applicable)_____
Unit numbers (if applicable) BLDG 5
Unit sizes +/-149m2

Total **ground-oriented m/f** units designed as **enhanced accessible** units 0
Building number/address (if applicable)_____
Unit numbers (if applicable)_____
Unit sizes_____

I, the Registered Professional of Record for the project confirm that the above development will comply with the standards outlined in this policy.

_____ (signature)

2026-05-01 (date)

_____(stamp)

REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA

2026-05-01

AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
☑ Regular Meeting	Date: May 25, 2026			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

May 5, 2026
Case: PLN2025-00020
File: 08.3060.20/020.25

AUTHOR: Mackenzie Stonehocker, Development Planner

SUBJECT: **Bylaws 8779, 8780, and 8782 – OCP Amendment, Rezoning and Housing Agreement 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 SECOND and THIRD readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)" is given SECOND and THIRD readings;

AND THAT "District of North Vancouver Housing Agreement Bylaw 8782, 2026 (1246-1268 Lynn Valley Road)" is given FIRST, SECOND and THIRD readings.

BACKGROUND

Bylaws 8779 and 8780 received first reading on March 16, 2026 (see report dated February 18, 2026[1]). Notice was given for Bylaws 8779 and 8780 in accordance with Section 466 of the *Local Government Act* on April 1 and 8, 2026. A Public Hearing opened on April 14, 2026 and closed on April 15, 2026.

This report, 1) provides additional context (without introducing any new information) to a question raised at the Public Hearing; and 2) presents a Housing Agreement Bylaw to secure the proposed below-market housing, a component to the application introduced by the applicant and discussed at the Public Hearing.

[1] http://app.dnv.org/OpenDocument/Default.aspx?docNum=6690348

1) Question: Commercial parking

At the Public Hearing, the number of existing and proposed commercial parking spaces was requested. There are 101 spaces in the existing parking lot at 1246-1268 Lynn Valley Road (Lynn Valley Mall). The proposal includes 52 commercial parking spaces.

2) Proposed below-market housing

At the Public Hearing, in response to Council commentary at the bylaw introduction for this application, the applicant informed Council that the 32 three-bedroom rental replacement units in Building 1 would be secured as below-market housing in perpetuity.

Specifically, if the existing Draycott Gardens tenants choose not to move in, or when the Draycott Gardens tenants choose to vacate in the future, these 32 three-bedroom units would be secured in perpetuity at 20% below market rental rates (as determined by CMHC benchmarks), eligible for households earning up to BC Housing's Middle Income Limits. The remaining 32 rental units in Building 1 (one- and two-bedroom units) would be rented at market rates. Buildings 2, 3 and 4 would be strata residential.

Total Residential Units	100%	397 units
Below-Market Rental	8%	32 three-bedroom units
Market Rental	8%	32 one- and two-bedroom units
Strata	84%	333 studio to three-bedroom units

As clarified by staff at the Public Hearing:

- The original proposal was for market rental for all 64 units in Building 1; however, based on input from the public and from Council, the applicant is now proposing to secure the 32 rental replacement three-bedroom units at 20% below market in perpetuity.
- As of October 2025 (the most recent statistics from CMHC), current market rent in the District is about $4,327 for 3-bedroom units constructed after year 2000, so 20% below would be approximately $3,462 rent per month.
- As stated by the applicant at the Public Hearing, these 32 three-bedroom units would be secured at 20% below market, aimed at Middle Income households, as defined by BC Housing. The below-market rental units would be secured with the development covenant and a Housing Agreement.

Below-Market Units	Number of Units	Market rent (2025)[1]	20% below-market	Starting rent (2026)
3-bedroom	32	$4,327	-$865 -20%	$3,462
Note: 1. From CMHC, this is the average market rental rate for three-bedroom units constructed in year 2000 or later in the District of North Vancouver, as of October 2025.				

Staff have drafted a Housing Agreement Bylaw (Attachment 3) which would regulate the 32 below-market units as per the discussion at the Public Hearing:

- Below-market rent would be calculated from the starting rent (based on 2025 statistics) based on the percent change in DNV median rent for three-bedroom apartments since 2025. For example, when a new eligible tenant is moving in, if DNV median rent has increased by 5% since 2025 statistics, then $3,462 can also increase by 5%.
- After each eligible tenant's initial lease, any annual rent increase is limited to the percent set by the Residential Tenancy Branch.
- Eligible households for these three-bedroom units would be those with gross household income not exceeding the 75th income percentile for families with children, i.e. BC Housing Middle Income Limits (for 2026, this figure is $212,240)[2].

The rental tenure for all residential units in Building 1, as well as the rents for the non-market units, will be secured through Housing Agreement Bylaw 8782 (Attachment 3) should the project advance. The Housing Agreement also secures that amounts charged for utilities, vehicle parking and bike storage for the non-market rental units cannot exceed the amount charged for the market rental units.

To clarify, the proposed Housing Agreement does not reduce any RTRAP benefits proposed to be provided to the existing tenants of Draycott Gardens and secured in the development covenant (see previous report to Council). For example, if an existing tenant has parking included in their current rent, that benefit would continue with their new lease in the new building.

However, the proposed Housing Agreement may provide additional benefits to some existing tenants, if those tenants currently pay rent above $3462 per month and if they meet the eligibility criteria for the below-market units.

OPTIONS

These bylaws are now ready to be considered by Council.

The following options are available for Council's consideration:

1. Give Second and Third readings to Bylaws 8779 and 8780, and give First, Second and Third readings to Bylaw 8782 (staff recommendation);

2. Give no further readings and abandon Bylaws 8779 and 8780; or

[2] https://www.bchousing.org/glossary

3. Debate possible amendments to the bylaws and return bylaws to a new Public Hearing if required.

Respectfully submitted,



Mackenzie Stonehocker
Development Planner

ATTACHMENTS

1. Bylaw 8779 – OCP Amendment
2. Bylaw 8780 – Rezoning
3. Bylaw 8782 – Housing Agreement
4. Public Hearing 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		❑ Planning			

THIS PAGE LEFT BLANK INTENTIONALLY

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 March 16, 2026 by a majority of all Council members.

PUBLIC HEARING held April 14, 2026

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

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

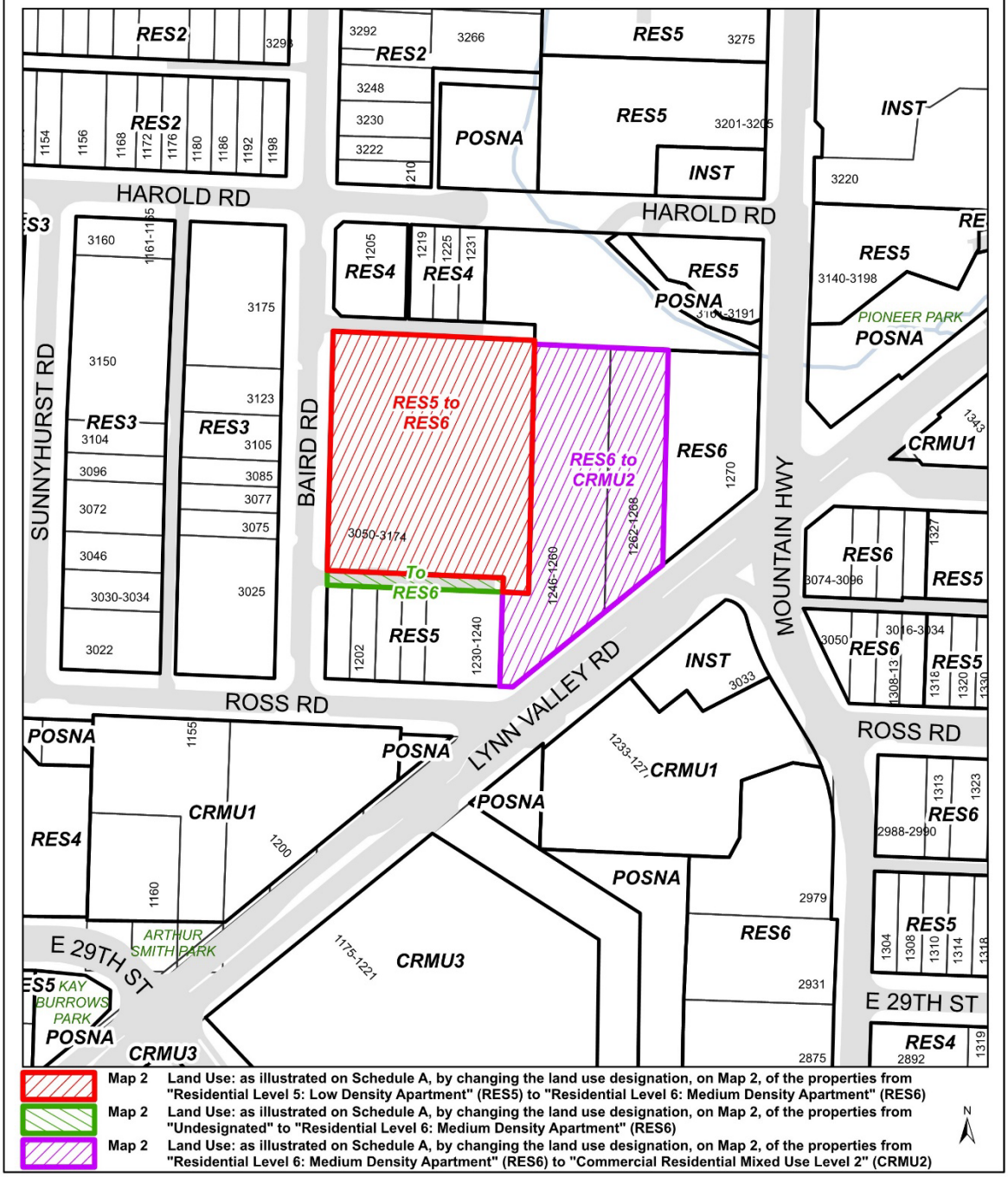
ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

Schedule A to Bylaw 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

THIS PAGE LEFT BLANK INTENTIONALLY

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:

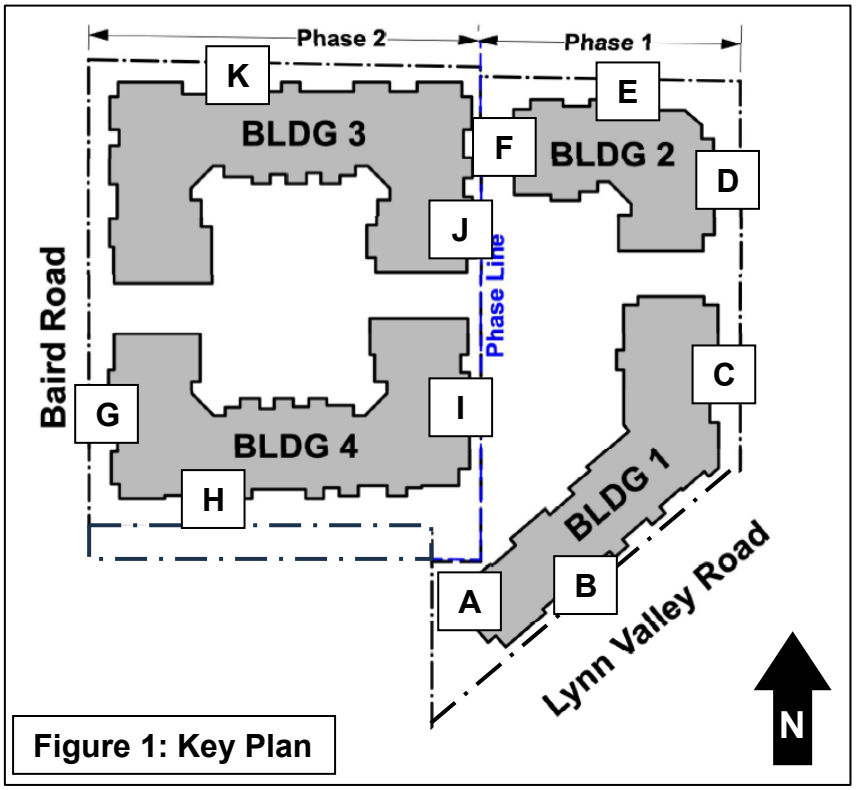


Figure 1: Key Plan

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 March 16, 2026

PUBLIC HEARING held April 14, 2026

READ a second time

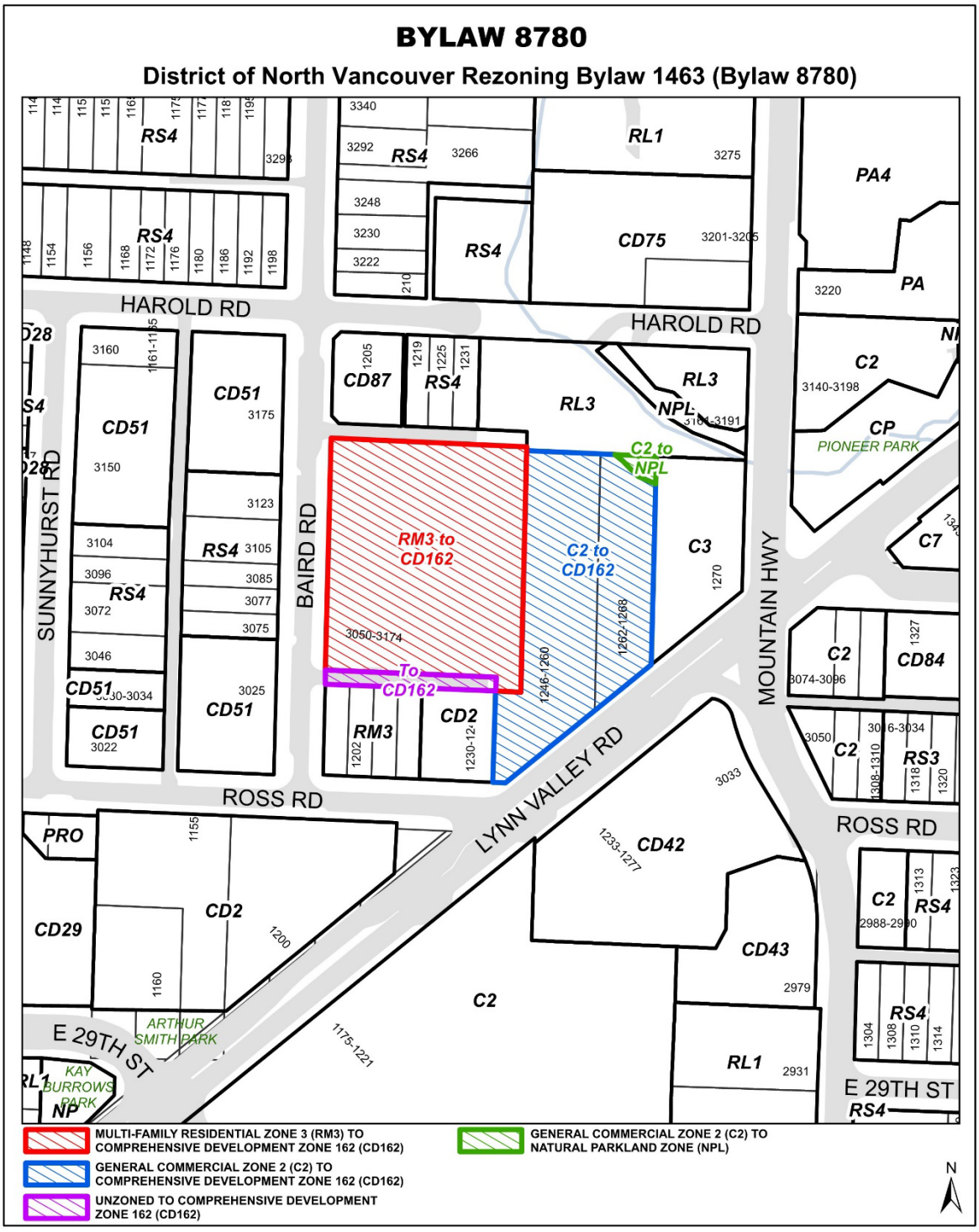
READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8780



THIS PAGE LEFT BLANK INTENTIONALLY

The Corporation of the District of North Vancouver

Bylaw 8782

A bylaw to enter into a Housing Agreement
(1246-1268 Lynn Valley Road)

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

Citation

1. This bylaw may be cited as “Housing Agreement Bylaw 8782, 2026 (1246-1268 Lynn Valley Road)”.

Authorization to Enter into Agreement

2. The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Polygon Development 396 Ltd., substantially in the form attached to this Bylaw as Schedule A with respect to:

    a. PID:007-993-994 Lot 2 Block 3 District Lot 2023 Plan 13905; and

    b. PID:007-865-473 Lot 3 Block 3 District Lot 2023 Plan 14333.

Execution of Documents

3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

Severability

4. 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 8782

SECTION 219 COVENANT and RENT CHARGE
HOUSING AGREEMENT (RENTAL HOUSING)

THIS AGREEMENT dated for reference _____, 20__

BETWEEN:

POLYGON DEVELOPMENT 396 LTD., 900 – 1333 West Broadway, Vancouver, BC V6H 4C2

(the "Developer")

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, 355 West Queens Road, North Vancouver, BC V7N 4N5

(the "District")

WHEREAS:

A. The Developer is the registered owner in fee simple of lands in the District of North Vancouver, British Columbia legally described in Item 2 of the Form C General Instrument Part 1 to which this Agreement is attached and which forms part of this Agreement (the "Land");

B. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the District in respect of the use of land, construction on land or the subdivision of land;

C. Section 483 of the *Local Government Act* permits the District to enter into a housing agreement with an owner of land, which agreement may include terms and conditions regarding the occupancy, tenure and availability of dwelling units located on the Land;

D. The elected council of the District has adopted Housing Agreement Bylaw 8782, 2026 authorizing the District to enter into this Agreement; and

E. The Developer and the District wish to enter into this Agreement to restrict the subdivision and use of, and construction on, the Land on the terms and conditions of this agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.

NOW THEREFORE in consideration of the sum of $10.00 now paid by the District to the Developer and other good and valuable consideration, the receipt and sufficiency of which the Developer hereby acknowledges, the parties covenant and agree pursuant to Section 219 of the *Land Title Act* (British Columbia) as follows:

1. **Definitions** – In this Agreement and the recitals hereto:

   (a) "*Air Space Subdivision*" means the proposed air space subdivision of the Land as contemplated by the Air Subdivision Plan which said air space subdivision will create the CRU Air Space Parcel, the Residential Strata Remainder Parcel, and either:

      (i) the Market and Below Market Rental Airspace Parcel; or

      (ii) the Market Rental Airspace Parcel and the Below Market Rental Airspace Parcel,

   (b) "*Air Space Subdivision Plan*" has the meaning given to it in the Development Covenant;

   (c) *"At Arm's Length"* means:

      (i) not in any other contractual relationship with the Owner or any director, officer or other senior employee of the Owner;

      (ii) unrelated by blood, marriage or personal relationship to any director, officer or other senior employee of the Owner; and

      (iii) not employed by any corporate entity that is an affiliate of the Owner, as that term is defined in the *British Columbia Business Corporations Act* as of the date of this Agreement;

   (d) "*Below Market Adjustment*" means an increase or decrease (as applicable) on an annual basis in the Below Market Rental Rate at the commencement of a Subsequent Occupancy of each Below Market Rental Unit, equal to the percent change in the then most current available median rent published by the Canadian Mortgage and Housing Corporation (or by a successor or replacement organization or a similarly reputable source approved by the District acting reasonably, if such data is no longer available) in the District of North Vancouver primary rental market for 3-bedroom apartments from the commencement date of the First Occupancy of the first Below Market Rental Unit to the commencement of said Subsequent Occupancy;

   (e) "*Below Market Rental Air Space Parcel*" means the residential rental airspace parcel which may be created by the Air Space Subdivision, and

which contains or will contain the Below Market Rental Units, all located in Building 1;

(f) "*Below Market Rental Rate*" means:

(i) on the commencement date of the First Occupancy for any Below Market Rental Unit a monthly rental rate that is equal to the rental rate set out in Schedule "A" increased or decreased (as applicable) on an annual basis by the percent change in the then most current available median rent published by the Canadian Mortgage and Housing Corporation (or by a successor or replacement organization or a similarly reputable source approved by the District, acting reasonably, if such data is no longer available) in the District of North Vancouver primary rental market for 3-bedroom apartments from the referenced date of this Agreement to the commencement date of the First Occupancy of the first Below Market Rental Unit; and

(ii) updated again on the commencement date of each Subsequent Occupancy for said Below Market Rental Unit by the Below Market Adjustment; and

(iii) increased for each year of a specific tenancy by not more than the annual rent increase amount provided for in the *Residential Tenancy Act* and regulations made thereunder,

(g) "*Below Market Rental Units*" means 32 3-bedroom Dwelling Units in Building 1 as contemplated in section 9 each in the location and satisfying the criteria and requirements set out in the Development Covenant;

(h) "*Building 1*" and "*Building 2*" have the meanings given to them in the Development Covenant;

(i) "*Consumer Price Index*" means the all-items consumer price index published by Statistics Canada, or its successor in function, for Vancouver all items consumer price index;

(j) "*CRU*" has the meaning given to it in the Development Covenant;

(k) "*CRU Air Space Parcel*" means the air space parcel which will be created by the Air Space Subdivision, which said air space parcel would contain all of the commercial retail units located on the Land;

(l) "*Development Covenant*" means the covenant under section 219 of the *Land Title Act* dated for reference _____, 20__ granted by the Owner to the District and registered at the LTO against the Land under number CB_____;

(m) "*Director*" means the District's General Manager of Planning, Properties and Permits and his or her designate;

(n) *"Dwelling Unit"* means a room or set of rooms containing cooking and sanitary facilities and designed to be used for residential occupancy by one or more persons;

(o) "*Eligibility Requirements*" means:

(i) aggregate annual household gross income that is within the Middle Income range published from time to time by British Columbia Housing Management Commission (BC Housing) or a successor or replacement entity (but if BC Housing or a successor or replacement entity ceases to exist then such eligibility requirement means aggregate annual household gross income that does not exceed the 75th income percentile for families with children in BC, as determined by BC Housing (or by a successor or replacement entity) from time to time (for 2026, this figure is $212,240.00), where said aggregate income is established by way of true copies of the previous year's income tax returns for each household member or individual over the age of 17 who will reside in the Below Market Rental Unit; and

(ii) a household size and composition that is commensurate with and justifies the size of the subject Below Market Rental Unit;

(p) *"Eligible Person"* means a person meeting the Eligibility Requirements or who is a Returning Tenant;

(q) *"First Occupancy"* means the first occupancy of each Below Market Rental Unit pursuant to residential tenancy agreements in accordance with section 10, which said First Occupancy continues until the tenant vacates the Below Market Rental Unit whether or not the tenant has entered into a new or revised residential tenancy agreement with the Owner and whether or not the term of the residential tenancy agreement is otherwise extended or renewed;

(r) *"LTO"* means the Vancouver Land Title Office and any successor of that office;

(s) *"Land"* has the meaning given to it in Recital A hereto until the date upon which the Air Space Subdivision is deposited and fully registered at the LTO and after such date Land means either (i) the Market and Below Market Rental Airspace Parcel, or (ii) the Market Rental Airspace Parcel and the Below Market Rental Airspace Parcel;

(t) *"Market and Below Market Rental Air Space Parcel"* means the residential rental airspace parcel which will be created by the Air Space Subdivision

and which contains or will contain the Market Rental Units and the Below Market Rental Units, all located in Building 1;

(u) *"Market Rental Air Space Parcel"* means the residential rental airspace parcel which may be created by the Air Space Subdivision, and which contains or will contain the Market Rental Units, all located in Building 1;

(v) *"Market Rental Units"* means all of the Dwelling Units located in Building 1 which are not Below Market Rental Units, each in the location and satisfying the criteria and requirements set out in the Development Covenant;

(w) *"Master Development Plan"* has the meaning given to it in the Development Covenant;

(x) "*Owner*" means the Developer or a successor in title to the Developer, and any other person or persons registered in the LTO as owner of the Land from time to time thereafter, whether in that person's own right or in a representative capacity or otherwise;

(y) *"Proposed Development"* means the proposed development of the Land as contemplated by Development Permit No. _____ and by the Development Covenant;

(z) *"Rental Units"* means the 64 Dwelling Units which together comprise the Market Rental Units and the Below Market Rental Units;

(aa) *"Residential Strata Remainder Parcel"* means the residential strata remainder parcel which will be created by the Air Space Subdivision, and which contains or will contain strata titled dwelling units all located on Building 2;

(bb) "*Residential Tenancy Act*" means the *Residential Tenancy Act* S.B.C. 2002, c. 78 and all amendments thereto and re-enactments thereof, and includes all regulations made thereunder;

(cc) *"Residential Tenant Relocation Assistance Commitments"* has the meaning given to it in the Development Covenant;

(dd) *"Returning Tenant"* means a former tenant of a Prior Unit who is eligible for a right of first refusal for a Replacement Rental Unit under the Residential Tenant Relocation Assistance Commitments;

(ee) *"Subdivided"* means the division of land into two or more parcels by any means, including by deposit of a subdivision, reference or other plan under the *Land Title Act*, lease, or deposit of a strata plan or bare land strata plan under the *Strata Property Act* (including deposit of any phase

of a phased bare land strata plan) or by way of fractional interests, leases or otherwise;

(ff) *"Subsequent Occupancy"* means any occupancy of a Below Market Rental Unit after the First Occupancy pursuant to residential tenancy agreements in accordance with section 10, which said Subsequent Occupancy continues until the tenant vacates the Below Market Rental Unit whether or not the tenant has entered into a new or revised residential tenancy agreement with the Owner and whether or not the term of the residential tenancy agreement is otherwise extended or renewed;

(gg) *"Zoning Amendment Bylaw"* means District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780); and

(hh) *"Zoning Bylaw"* means the District of North Vancouver Zoning Bylaw No. 3210, 1965 as modified by the Zoning Amendment Bylaw and as further amended, consolidated, re-enacted or replaced from time to time.

2. **Rental Units** – The Owner covenants and agrees with the District that:

(a) Building 1 will contain the Rental Units;

(b) the Below Market Rental Units must be designed and constructed to the same standard, in terms of workmanship and materials, as all of the other Rental Units in Building 1; and

(c) the Owner shall, at the Owner's expense, apply for Approving Officer approval of the Air Space Subdivision and, upon obtaining said Approving Officer approval, the Owner will do everything necessary, at the Owner's expense, to fully register the approved air space plan at the LTO.

3. **Partial Discharge** – At the request of the Developer and at the Developer's sole expense, the District will deliver to the Developer discharge(s) in registrable form discharging this Agreement (including a discharge of the section 219 covenant and notice of housing agreement referred to in section 18) from all of the Land other than the Market and Below Market Rental Air Space Parcel, the Market Rental Air Space Parcel or the Below Market Rental Air Space Parcel, as applicable, provided that:

(a) the Air Space Subdivision Plan is deposited and fully registered at the LTO;

(b) the Director is satisfied that the Developer has met all of its obligations under all provisions of the Development Covenant that relate to the Rental Units, Building 1, the Market and Below Market Rental Air Space Parcel (or the Market Rental Air Space Parcel and the Below Market rental Air Parcel, if applicable);

(c) this Section 219 Covenant – Housing Agreement remains registered at the LTO against title to the Market and Below Market Rental Airspace Parcel, the Market Rental Air Space Parcel or the Below Market Rental Air Space Parcel, as applicable, in favour of the District in priority to all financial charges; and

(d) after said partial discharge has been registered at the LTO every reference herein to the Land shall be deemed to be a reference to the Market and Below Market Rental Air Space Parcel, the Market Rental Airspace Parcel or the Below Market Rental Air Space Parcel, as applicable.

4. **No Subdivision** – The Market and Below Market Rental Air Space Parcel, once created, and any improvements from time to time therein or thereon may not be subdivided by any means whatsoever, including, without limitation, by subdivision plan, strata plan, fractional interest, lease or otherwise. For the avoidance of any doubt, nothing contained in this Section will prevent the Owner from subdividing the Land by the Air Space Subdivision to create the Market and Below Market Rental Airspace Parcel, Market Rental Air Space Parcel or the Below Market Rental Air Space Parcel.

5. **General Restrictions on Use and Occupation**

(a) No part of the Land may be used or built upon and no buildings or structures on or to be built upon the Land shall be used or occupied unless the Owner is in full compliance with its obligations hereunder.

(b) Building 1 must contain only the Rental Units and the CRUs.

6. **Use of Market Rental Units** – The Market Rental Units may not be used for any purpose whatsoever save and except for the purpose of providing rental housing to persons pursuant to month-to-month residential tenancy agreements or residential tenancy agreements with terms not exceeding three years in duration (including all periods in respect of which any rights or renewal, contingent or otherwise have been granted, other than a right to continue in possession on a month-to-month basis after expiry of the initial term).

7. **Use of Below Market Rental Units** – The Below Market Rental Units must not be used for any purpose whatsoever save and except for the purpose of providing below market rental housing in accordance with this Agreement and all applicable laws, including, without limitation, residential tenancy laws in British Columbia. The Owner must make commercially reasonable efforts to keep the vacancy rate in relation to the Below Market Rental Units equal to or less than the vacancy rate in relation to the Market Rental Units.

8. **Location of Below Market Rental Units** – On the date that an occupancy permit is issued for Building 1 each of the Below Market Rental Units must be located as set out in the Development Covenant.

9. **Occupancy Restriction** – No Below Market Rental Unit may be occupied except by:

   (a) a person meeting the Eligibility Requirements pursuant to month-to-month residential tenancy agreements or residential tenancy agreements with terms not exceeding three years in duration (including all periods in respect of which any rights or renewal, contingent or otherwise have been granted, other than a right to continue in possession on a month-to-month basis after expiry of the initial term) between, as landlord, the Owner and, as tenant, a person who meets the Eligibility Requirements and who is At Arm's Length from the Owner, where said tenancy agreements comply with all of the requirements of section 10; and

   (b) the other members of the person's household, provided that the income of all members (other than income of legal dependents up to a maximum of $10,000 per year per dependent) is included in the determination of eligibility under the Eligibility Requirements.

   Notwithstanding the foregoing, in the event that an existing tenant who initially met the Eligibility Requirements ceases to meet those requirements (the "Occupancy Non-Compliance"), the Owner may request in writing that the Director postpone for a period of time requested by the Owner all enforcement of this Agreement in relation to the said Occupancy Non-Compliance, including without limitation postponement of the exercise of the District's rights and remedies under section 16 herein. Such written request must be received by the Director not more than 30 days after the Owner becomes aware of the Occupancy Non-Compliance. The Director's acceptance must be in writing addressed to the Owner, and must set out the date upon which the accepted postponement will expire. If the Director accepts the Owner's request, as above, then the said Occupancy Non-Compliance will not be treated as a breach of this Agreement until the expiry of the postponement period. For greater certainty, the right to request postponement of enforcement in relation to an Occupancy Non-Compliance may be exercised only by the Owner, and does not grant any right whatsoever to any tenant(s) in any of the Rental Units.

10. **Tenancy Agreements** - The Owner shall not suffer, cause or permit occupancy of any Below Market Rental Unit except pursuant to a residential tenancy agreement that:

    (a) does not, in relation to any Below Market Rental Unit, require payment of rent or any other consideration for the Below Market Rental Unit directly or

indirectly that exceeds the Below Market Rental Rate for the unit, but the tenant may be required to pay:

(i) additional consideration for parking, storage and bicycle storage provided that the additional consideration does not exceed the following amounts:

(A) for a storage locker/bicycle storage locker: an amount not exceeding the amount charged from time to time for a storage locker to tenants in the Market Rental Units;

(B) for a parking stall/bicycle storage locker: an amount that does not exceed the amount charged from time to time for a parking stall to tenants in the Market Rental Units; and

(C) for submetered utilities consumed in the Below Market Rental Units, provided that the rate for submetered utilities does not exceed the rate charged from time to time for submetered utilities to tenants in the Market Rental Units and the same submetered utilities methodology is applied to the Below Market Rental Units and the Market Rental Units; and

(ii) third party providers directly for utilities, internet services and, if approved by the Director acting reasonably, other services not usually included in rent;

(b) does not require the rent to be prepaid at an interval greater than monthly;

(c) prohibits the tenant from subletting the unit, assigning the tenancy agreement, or operating the unit on a short-term rental basis (less than one month), except to the extent that the *Residential Tenancy Act* restricts or prohibits such prohibitions;

(d) requires the tenant to provide within 30 days of demand true copies of the most recent filed income tax returns or assessment notices from Canada Revenue Agency for each occupant of the unit; and

(e) contains a provision that, if the tenant ceases to qualify for the Below Market Rental Unit because he or she no longer meets the Eligibility Requirements, the Owner may end the tenancy agreement by giving the tenant a clear six months' notice to end the tenancy in accordance with section 49.1, or any renumbering thereof, of the *Residential Tenancy Act*.

11. **Rental Application Process** – The Owner must:

(a) accept applications for residential occupancy of the Below Market Rental Units from all applicants meeting the Eligibility Requirements;

(b) maintain a housing list of all eligible applicants from whom the Owner has accepted applications;

(c) where Below Market Rental Units become available for occupancy, offer the units to persons on the housing list in the order in which their applications were made, unless:

(i) the person no longer meets the Eligibility Requirements; or

(ii) the Owner does not consider the person to be an acceptable candidate for occupancy of that Below Market Rental Units because the person does not satisfy other reasonable and fair criteria established by the Owner from time to time; and

(d) make the housing list available to the District upon request.

12. **Relaxation of Arm's Length Requirement** – The provisions in this Agreement that require a tenant to be At Arm's Length may be relaxed by the Director, in his or her sole discretion, upon the written request of the Owner on a case-by-case basis. Any such relaxation in relation to any particular residential tenancy agreement is not to be construed as or constitute a waiver of the requirements in relation to any other residential tenancy agreement. No relaxation of the restrictions in this section 12 will be effective unless it is granted in writing by the Director prior to the execution and delivery of the residential tenancy agreement to which the relaxation relates.

General Provisions

13. **Duty to Account and Report** – In addition to the other covenants and obligations to be performed by the Owner hereunder, the Owner covenants and agrees that it will:

(a) keep or cause to be kept separate true and accurate records and accounts in accordance with generally accepted accounting principles regarding the rental income earned from the Below Market Rental Units; and

(b) deliver to the District, on request of the District, copies of all current tenancy agreements in respect of the Below Market Rental Units.

14. **Statutory Declaration** – Within thirty days after receiving notice from the District, the Owner must deliver to the District a statutory declaration, substantially in the form attached as Schedule "B", sworn by the Owner under oath before a commissioner for taking affidavits in British Columbia, containing all of the information required to complete the statutory declaration.

15. **Damages and Rent Charge**

(a) The Owner acknowledges that the District requires compliance with the provisions in this Agreement for the benefit of the community. The Owner therefore agrees that for each day the Land is occupied in breach of this Agreement, the Owner must pay the District $200.00 (the "Daily Amount"), as liquidated damages and not as a penalty, due and payable at the offices of the District on the last day of the calendar month in which the breach occurred. The Daily Amount is increased on January 1 each calendar year by the 12 month average percent increase in the Consumer Price Index for the previous calendar year. The Owner agrees that payment may be enforced by the District in a court of competent jurisdiction as a contract debt.

(b) By this section, the Owner grants to the District a rent charge under section 219 of the *Land Title Act*, and at common law, securing payment by the Owner to the District of the amounts described in subsection 15(a). The District agrees that enforcement of the rent charge granted by this section is suspended until the date that is 30 days after the date on which any amount due under subsection 15(a) is due and payable to the District in accordance with subsection 15(a). The District may enforce the rent charge granted by this section by an action for an order for sale or by proceedings for the appointment of a receiver.

(c) The Director may, in his or her sole discretion, grant to the Owner full or partial relief from the obligation to pay liquidated damages on a case-by-case basis if the Owner establishes to the satisfaction of the Director, in the Director's discretion, that the breach for which the Daily Amount is payable was inadvertent. No such relief in relation to any particular default is to be construed as or deemed to constitute relief in relation to any other default.

16. **Specific Performance** – The Owner agrees that, without affecting any other rights or remedies the District may have in respect of any breach of this Agreement, the District is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in restricting occupancy of the Land in accordance with this Agreement.

17. **Modification Procedure** – Minor modifications to this Agreement may be considered and approved by the Director in his or her discretion. The Director in his or her discretion shall determine whether or not a proposed modification is "minor". All approvals must be in writing.

18. **Notice of Housing Agreement** – For clarity, the Owner acknowledges and agrees that:

(a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 483 of the *Local Government Act*;

(b) the District is required to file a notice of housing agreement in the LTO against title to the Land; and

(c) once such a notice is filed, this Agreement, as a housing agreement under section 483 of the *Local Government Act*, binds all persons who acquire an interest in the Land in perpetuity.

19. **Cost** – The Owner shall comply with all requirements of this Agreement at its own cost and expense, and shall pay the reasonable costs and expenses incurred and payment and expenditures made by the District, including without limitation, all survey, advertising, legal fees and disbursements and the District's administration costs (as determined by the District's charge out rate for District staff time) in connection with any enforcement, modifications or discharges and partial discharges of this Agreement or any agreements contemplated in this Agreement from time to time.

20. **Interpretation** – In this Agreement:

(a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

(b) any reference to a statute or by-law includes and is a reference to such statute or by-law and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any statute, by-law and regulations that may be passed which have the effect of supplementing or superseding such statute, by-law and regulations;

(c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(d) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;

(e) reference to the "Land" or to any other parcel of land is a reference also to any parcel into which it is subdivided or consolidated by any means (including the removal of interior parcel boundaries) and to each parcel created by any such subdivision or consolidations;

(f) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(g) reference to any enactment includes any regulations, orders, permits or directives made or issued under the authority of that enactment;

(h) unless otherwise expressly provided, referenced to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced;

(i) time is of the essence;

(j) all provisions are to be interpreted as always speaking;

(k) reference to a "party" is a reference to a party to this Agreement and their respective heirs, executors, successors (including successors in title), trustees, administrators and receivers;

(l) reference to the District is a reference also to is elected and appointed official, officer, employees and agents;

(m) reference to a "day", "month", "quarter", or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;

(n) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and

(o) any act, decision, determination, consideration, opinion, consent or exercise of discretion by a party or person as provided in this Agreement must be performed, made, formed or exercised acting reasonably, except that any act, decision, determination, consideration, consent, opinion or exercise of discretion that is said to be within the "sole discretion" of a party or person may be performed, made, formed or exercised by that party or person in the sole, unfettered and absolute discretion of that party or person.

21. **Notice** – Any notice, request or demand required or permitted to be given hereunder will be sufficiently given only if personally delivered (including by nationally recognized courier, with signature obtained upon delivery) or mailed by prepaid registered post as follows:

(a) to the Owner at:

900 – 1333 West Broadway
Vancouver, BC V6H 4C2

Attention: •

(b) to the District at:

355 West Queens Road
North Vancouver, BC V7N 4N5

Attention: GM, Planning, Properties, and Permits

Any notice sent by registered mail will be deemed to have been received five business days after the date of mailing, and any notice delivered personally will be deemed to have been received on the date of actual delivery if delivered before 4:00 p.m. on a business day and otherwise on the next business day. Any party may change its address for notices hereunder by giving notice of the new address to the other party in accordance with this section. If the postal service is interrupted or is substantially delayed, any notice, demand, request or other instrument must be personally delivered.

22. **No Waiver** – No provision or breach of this Agreement, or any default, is to be considered to have been waived or acquiesced in by a party unless the waiver is express and is in writing by the party. The waiver by a party of any breach by the other party of any provision, or default, is not to be construed as or constituted a waiver of any further or other breach or the same or any other provision or default.

23. **Rights are Cumulative** – All rights and remedies of a party under or in respect of this Agreement (including its breach) are cumulative and are in addition to, and do not exclude or limit any other right or remedy. All rights and remedies may be exercised concurrently.

24. **Third Party Beneficiaries** – Except as may be expressly provided in this Agreement, this Agreement is not to be interpreted to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or of any duty or obligation created by this Agreement.

25. **No Effect on Laws or Powers** – This Agreement and the Owner's contributions, obligations and agreements set out in this Agreement do not:

    (a) affect or limit the discretion, rights, duties or powers of the District or the Approving Officer under any enactment or at common law, including in relation to the use, development, servicing or subdivision of the Land;

    (b) impose on the District or the Approving Officer any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

    (c) affect or limit any enactment relating to the use, development or subdivision of the Land; or

(d) relieve the Owner from complying with any enactment, including in relation to the use, development, servicing or subdivision of the Land.

26. **Binding Effect** – This Agreement enures to the benefit of and is binding upon the parties and their respective heirs, executors, administrators, trustees, receivers and successors (including successors in title).

27. **Covenant Runs With the Land** - Every provision of this Agreement and every obligation and covenant of the Owner in this Agreement, constitutes a deed and a contractual obligation, and also a covenant granted by the Owner to the District in accordance with Section 219 of the *Land Title Act*, and this Agreement burdens the Land to the extent provided in this Agreement, and runs with it and binds the Owner's successors in title. This Agreement also burdens and runs with every parcel into which the Land is consolidated (including by the removal of interior parcel boundaries) by any means.

28. **Voluntary Agreement** - The Owner acknowledges that the Owner has entered into this Agreement voluntarily and has taken legal advice with regard to the entry of this Agreement and the development of the Land.

29. **Agreement for Benefit of District Only** – The Owner and the District agree that:

(a) this Agreement is entered into only for the benefit of the District;

(b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the property, the Land or the building or any portion thereof, including any Dwelling Unit; and

(c) the District may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

30. **Limitation on the Owner's Obligations** - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.

31. **Further Acts** - the Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

32. **Joint Obligations of the Owner** - If two or more persons execute this Agreement as Owner, the liability of each such person to observe and perform all of the Owner's obligations pursuant to this Agreement will be deemed to be joint and several.

33. **Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of

this Agreement remains in force and unaffected by that holding or by the severance of that part.

34. **No Joint Ventureship** - Nothing in this Agreement shall constitute the Owner as the agent, joint venturer or partner of the District or give the Owner any authority or power to bind the District in any way.

35. **Amendment** - This Agreement may be amended from time to time by agreement between the Owner and the District. Except as otherwise expressly provided in this Agreement, the amendment agreement must be by an instrument in writing duly executed by the Owner and the District.

36. **Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a new contract and a deed of covenant executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

Schedule “A” to Section 219 Covenant

Below Market Rental Rate

Rental rate $3462.00

Schedule “B” to Section 219 Covenant

Statutory Declaration

CANADA	)	IN THE MATTER OF A HOUSING
	)	AGREEMENT with The Corporation of
PROVINCE OF BRITISH COLUMBIA	)	the District of North Vancouver (the
	)	"Housing Agreement")

I, _____, of _____, British Columbia, do solemnly declare:

1. That I am the Owner of the Land legally described as [insert legal] and make this declaration to the best of my personal knowledge.

[or]

That I am the _____ (director, officer, employee) of the Owner of the Land legally described as [insert legal] and [make this declaration to the best of my personal knowledge] [have been informed by _____ and believe the statement in this declaration to be true].

2. This declaration is made pursuant to the Housing Agreement in respect of the Land.

3. For the period from _____, _____ to _____, _____, all Below Market Rental Units on the Land were occupied by Eligible Persons, as that term is defined in the Housing Agreement, whose names and addresses appear below, pursuant to residential tenancy agreements complying with the Housing Agreement.

Name of Eligible Person	Age of Eligible Person	Other Resident(s) of Dwelling Unit	Apt. No.

4. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

SWORN BEFORE ME at the _____,	)	
in the Province of British Columbia, this _____day	)	
of _____, 20____.	)	
	)	
	)	_____
_____	)	Signature of person making declaration
A Commissioner for Taking Affidavits for British	)	
Columbia	)	

THIS PAGE LEFT BLANK INTENTIONALLY

DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING

1246-1268 Lynn Valley Road and 3050-3174 Baird Road
Official Community Plan and Zoning Bylaw Amendments

REPORT of the Public Hearing held on Tuesday, April 14, 2026 commencing at 7:00 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Mike Fox, Chief Administrative Officer
Dan Milburn, General Manager – Planning, Properties and Permits
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Mackenzie Stonehocker, Development Planner
Kaitlin Hebron, Confidential Council Clerk
Jillian Holden, Administration Clerk

Also in Attendance: Rene Rose, Senior Vice President of Development, Polygon
Devon Smart, Project Development Manager, Polygon
Peter Fodor, Architect, NSDA Architects
Daniel Fung, Regional Manager, BC, Bunt & Associates
Joseph Chow, Senior Engineer, Bunt & Associates

---

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:

- Following the staff and applicant presentations, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;
- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional 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(s) 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(S) BY CORPORATE OFFICER

Genevieve Lanz, Corporate Officer, introduced the proposed bylaws, stating that Bylaw 8779 proposes to amend the Official Community Plan (OCP) in general terms, by changing the land use designation of the subject sire 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 (RFES6) to Commercial Residential Mixed Use Level 2 (CRMU2), and to designate the subject site as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction. Bylaw 8780 proposes to amend the District's Zoning Bylaw, in general terms, by adding a definition for commercial establishments providing "instructional services" and rezoning the Lynn Valley portion of the site (General Commercial – C2 Zone) and the Draycott Gardens portion of the site (Multi-Family Residential Zone 3 – RM3 Zone) to Natural Parkland (NPL) and a new Proposed Comprehensive Development Zone 162 (CD132).

3. PRESENTATION BY STAFF

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

- The site is 3.5 acres in the heart of Lynn Valley Town Centre, near the intersection of Lynn Valley Road and Mountain Highway;
- Draycott Gardens is a 32-unit rental townhouse complex built in 1972;
- Lynn Valley Mall was built more than 50 years ago;
- The mall provides a range of services to the neighbourhood, including restaurants, retail, personal service, tutoring, veterinary office and laundromat;
- To the south is the core commercial centre, including the library, Village and main shopping centre;
- There are also commercial services on the north side of the road, including Ross Plaza and the medical building known as Valley Centre;
- Two gas stations are nearby, with Petro Canada adjacent to the site;
- To the north and west of the site are detached homes, townhouses, and multifamily residential;
- Noted that 3161 and 3191 Harold Road are accessed from Mountain Highway;
- Hastings Creek flows near the northeast corner of the site before flowing under Mountain Highway and then Lynn Valley Road;
- The proposal is nearly compliant with the OCP, except for a one-step increase in density on the west side of the site, from 1.75 Floor Space Ratio (FSR) to 2.5 FSR;
- The proposal is for 2.5 FSR across the entire site, which is four six-storey buildings, under the current proposal;
- The South Lane off Baird Road would become the driveway accessing a two-level parkade, while maintaining access to the properties on the south side, such as Ross Plaza;
- There are four buildings, constructed in two phases;
- Building One includes two levels of commercial at ground and second levels, along Lynn Valley Road, and four levels of rental, while the other buildings would be strata residential;
- In the northeast corner, there is a streamside protection area, which will be zoned Natural Parkland and replanted with native species;
- Along Lynn Valley Road, a significant road dedication and right of way of 8.5 metres (28 feet) is proposed for future transit infrastructure;
- The drawings in the report show a concept, but the combination of bus stop, trees, sidewalks, bike lane etc. is still under staff engineering review;
- As anticipated in the Lynn Valley design guidelines, a Town Centre pedestrian path is proposed to run north-south through the site;
- It starts, or ends, at the southern tip of the site, near the pedestrian-controlled crosswalk at mall access;
- Baird Road is a thoroughfare of Argyle Secondary School students, so beyond the usual sidewalk in front of the site, the proposal extends the sidewalk south to Ross Road;

- With these new north-south pedestrian routes, there are also east-west sidewalks along both lanes to provide pedestrian connections separate from vehicles;
- At such a visible location in the Town Centre, a significant public art installation is proposed;
- Further details will come through the public art process as part of the development permit;
- This proposal is specifically phased to avoid a temporary move for the current tenants of Draycott Gardens;
- Lynn Valley Mall would be demolished, and Phase One would be constructed;
- When the rental replacement units are ready, Draycott Gardens tenants can move straight from their existing homes into the new building, at their current rents, if they so choose;
- Then the west side will be demolished, and Phase Two would be constructed;
- Throughout the process, the lanes will remain open for adjacent properties;
- Overall, Building One matches the commercial space of the existing mall, about 25,000 square feet;
- The permitted uses are different on the first two floors to support vibrant street-level uses like restaurants and retail, as well as to leave options for the existing commercial tenants to return;
- Clarification from the staff report at first reading – the report says Building One will have a covenant to secure it as rental tenure, this only applies to residential units, if the applicant chooses to stratify the commercial space, that would be permitted;
- In total the proposal includes 64 rental homes;
- 32 are three-bedroom units, in case all 32 households from Draycott Gardens choose to move into this building;
- The project falls under the District's Residential Tenant Relocation Assistance Policy (RTRAP);
- There are two options proposed for the tenants which would be secured in the development covenant;
- Option one exceeds the requirements of the RTRAP policy;
- Once Building One is ready, tenants could move straight from their existing townhouse into a new three-bedroom, two-bathroom apartment at the same rate as their current rent;
- Half the households at Draycott Gardens are long-term tenants having lived there for 13 to 34 years; their rents are relatively low, below DNV median, and Lynn Valley is their home;
- The applicant has phased the project to prevent temporary relocation of tenants;
- Alternatively, tenants may also choose choose Option Two, which provides relocation assistance and financial compensation as per RTRAP policy;
- Households who choose Option Two, can move at their convenience, either sooner or later, depending on the school year or other household considerations;
- In both options the applicant will provide $1500 to cover moving expenses;

- The proposal provides Draycott Gardens tenants with flexibility and choice in this transition, providing secure rental housing to stay in the neighbourhood;
- The applicant's original submission was that these units would revert to market rental when Draycott Gardens tenants move out;
- Some members of Council and the public noted concern with this aspect, and at first reading expressed their desire for units to be secured at below-market rates;
- The District's OCP housing targets of 2500 units by the year 2030 in Lynn Valley is currently at approximately 46% achieved;
- This proposal would contribute significantly to these targets;
- The applicant has long-term experience providing strata housing in Lynn Valley;
- Community engagement followed the District's process, with an in-person public information meeting (PIM) and a two-week virtual PIM in October 2025;
- 87 pieces of input were received in 2025, which generally supported commercial revitalization, recognized the need for more housing, and the need to support Draycott tenants, but also raised concerns about impacts to the existing neighbourhood;
- Since first reading, public input has continued to come in;
- Letters of support have been received, acknowledging the effort to support Draycott Gardens tenants, revitalization of the mall, providing population density near transit, and more housing options for people to stay in the neighbourhood;
- Letters were also received outlining community concerns with increased traffic, parking impacts, or too much density or height;
- Vehicle and bicycle parking are in line with the District's policies, and are supported by a robust Transportation Demand Management plan;
- All 333 strata units and three-bedroom rental units have one parking space;
- If all 32 Draycott Gardens households move over, they all have one parking space available;
- The parking ratios are slightly lower for the one and two-bedroom rental units, but still in line with the District's policy;
- Overall, this is a project aimed at households with one car;
- Staff concur with the professional report supporting this parking rate in this location, because Lynn Valley Town Centre is well supplied with services, schools, employment space, and access to transit;
- Construction traffic management was raised at first reading as an item of interest;
- The applicant has provided a preliminary plan, which has been reviewed by staff, and a detailed plan must be provided and approved prior to any demolition or building permits being issued;
- Key features of the plan include:
    - Keeping Lynn Valley Road and Baird Road open, unless work is literally 'in' the street, e.g. Upgrading pipes;
    - Keeping the South Lane open for Draycott Gardens tenants and Ross Plaza;
    - Off-street parking for trades workers; and,
    - A safe route for students with barriers and flaggers.
- Traffic is of high interest to the local neighbourhood;

- The applicant has provided a Traffic Impact Assessment which has been reviewed in detail by District staff, with additional sensitivity analyses completed;
- The assessment notes that the two existing mall driveways off Lynn Valley Road will be closed to reduce vehicle conflicts on Lynn Valley Road, allowing traffic to flow more easily, create space for better transit infrastructure and improve the experience for pedestrians and businesses, with traffic being directed to Baird Road;
- In response to suggestions that the project should be accessed off Lynn Valley Road, staff noted that using an arterial road for access is not in line with current traffic or safety standards when a less busy road is available;
- Moving access away from the complex intersection of Lynn Valley Road and Mountain Highway will improve safety and reduce risk;
- The expected traffic increase to Baird Road is about three cars per minute in the afternoon during peak hours which is an increase from the current, low levels of vehicle traffic, but is well within the road capacity;
- Changes to the street network that will help mitigate traffic impacts while maintaining or improving safety; including:
    - The left turn from Lynn Valley Road onto Ross Road will be closed;
    - The existing four way stop at Fromme and 29th Street will be converted to a signal;
    - The light will be changed to add an advance left-turn for vehicles turning left from Lynn Valley Road to Fromme Road; and,
    - The left lane from Lynn Valley to 29th Street will be extended.
- Changes will be secured through a development covenant and an engineering servicing agreement;
- The proposal includes a 0.25 metre dedication to accommodate an extra-wide (two metre) new sidewalk on the east side of Baird Road, which will complete the route from Ross Road to Harold Road for pedestrians;
- The other sidewalks and paths will provide new options for pedestrians navigating this area, increasing safety and active transportation routes;
- To support TransLink's long-term plans, the District has negotiated a significant dedication along Lynn Valley Road as part of this project;
- The dedication has impacted the site design, but dedicating almost 28 feet creates space for future transit infrastructure, as well as the high-quality public realm we expect in a town centre such as canopies along the building front for customers of the businesses, sidewalks, and street trees;
- If the rezoning moves forward, the design will progress according to the District's Form and Character Guidelines, as well as engineering and transportation needs;
- In response to questions about the building heights, staff noted that the Lynn Valley Flexible Framework anticipates five-storeys, recent developments of four or five-storeys, and that six-storeys fronting Lynn Valley Road is an appropriate scale;
- The six foot (two metre) step-back along Baird Road was noted to reduce the visual impact of the upper floors;
- Shadow impacts will be comparable to neighbours to the north for four, five or six-storey buildings;

- Financial/offsite contributions, RTRAP, ACCs & Development Cost Charges (DCCs):
  - Road dedications on Lynn Valley Road and Baird Road;
  - Residential tenant relocation assistance;
  - Street network upgrades;
  - Purchase of South Land ($2 Million);
  - Off-site landscaping/infrastructure upgrades ($5 million);
  - ACCs ($10.4 million); and,
  - DCCs ($13.5 million).
- Staff recommend approval of this OCP amendment and rezoning; and,
- The proposal will bring significant public realm and infrastructure upgrades, commercial revitalization, and a range of housing.

4. PRESENTATION BY APPLICANT

4.1. Rene Rose, Senior Vice President of Development, Polygon, Devon Smart, Project Development Manager, Polygon, Peter Fodor, Architect, NSDA Architects, Daniel Fung, Regional Manager, BC, Bunt & Associates, and Joseph Chow, Senior Engineer, Bunt & Associates:

- Stated they have over 20 years of history and experience in Lynn Valley including 581 homes in six communities in the Lynn Valley Town Centre, including 107 rental homes;
- Past communities include Branches, Evergreen House, Canyon Springs, Juniper, Taluswood, and Hawthorne;
- Commented on the properties included in the proposal including Lynn Valley Mall and Draycott Gardens;
- Stated they took ownership of the above sites in 2021;
- The Lynn Valley Mall property presently has two vehicular access points from Lynn Valley Road, however, for safety reasons, they have been advised that in the future no vehicular access would be allowed from Lynn Valley Road, and all traffic from the redevelopment must be routed along the south lane to Baird;
- TransLink is requiring a 30-foot dedication along the Lynn Valley Road frontage for future rapid transit hub infrastructure;
- Commented on feedback from existing tenants of Draycott Gardens who wish to continue living in Lynn Valley;
- Noted a continued approach that would focus on continuity for those residents;
- Result is a phased plan that begins with development on the Lynn Valley Mall site, allowing Draycott tenants to remain in their homes and in their community throughout the process;
- Draycott tenants will have a choice, they may accept the District's tenant relocation package, and Polygon would support them finding a new home;
- Or they may choose to move into the new three-bedroom two-bathroom air-conditioned homes at their existing rents with the option to stay as long as they would like;

- Committed to securing these rental homes should the Draycott tenants not decide to move in, or when they choose to vacate in the future, as 20% below-market rental in perpetuity based on BC Housing's Middle Income Threshold;
- Commented on Phase One of the project (Lynn Valley Mall property) which includes:
  - 127 homes:
  - 32 replacement rental units;
  - 32 market rental units;
  - 63 strata condo units;
  - Bus Rapid Transit dedication;
  - All buildings kept to six storeys as permitted in the OCP;
  - One to one ratio commercial space replaced;
  - Service uses limited to second floor;
  - Parkade entry shifted;
  - More outdoor amenity;
  - Relocated public plaza for better visibility and pedestrian connection to the Lynn Valley Mall; and,
  - Town Centre pathway.
- Commented on Phase Two (Draycott property) of the project which includes:
  - 270 homes;
  - Widen entry lane;
  - New sidewalk Baird Road to Ross Road with streetlights;
  - New sidewalks north and south lanes with streetlights; and,
  - Fifth and sixth floor setback on Baird Road.
- Noted District staff and Bunt & Associates traffic engineers have worked in close consultation and have completed a thorough traffic impact assessment for the neighbourhood;
- Concluded that access to Baird Road could adequately and safely accommodate all traffic generated from this redevelopment;
- Commented on transportation updates, including:
  - Left hand turn lane closed from Lynn Valley Road to Ross Road;
  - Cross hatch for no stopping into McDonalds;
  - New traffic signal at Fromme & 29th Street;
  - Upgrade traffic signal into Lynn Valley Centre;
  - New crosswalk over Ross Road; and,
  - Finalizing a detailed Construction Management Plan.
- Noted $30,900,000 to community amenities and infrastructure, including:
  - $5 million in off-site infrastructure upgrades;
  - $10.4 million for ACCs;
  - $7.1 million for DCCs;
  - $2 million to purchase the District lane; and,
  - $6.4 million to Metro Vancouver & TransLink.

- Summarized the proposal and highlighted the below:
  - Diverse housing;
  - Maximum of six-storey buildings;
  - Tenants live in place in new three-bedroom homes at existing affordable rents
  - 32 20% below-market rental homes in perpetuity;
  - 32 market rental homes;
  - Two to one ratio for rental replacement;
  - One to one commercial space;
  - Funding for community infrastructures and amenities; and,
  - Land dedication for TransLink improvements.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Duncan Wilcock:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Expressed general support of the proposal;
- Stated the area is well served by transit;
- Stated increased housing options may help retain families on the North Shore;
- Opined new developments may contribute to rising nearby property values;
- Emphasized the need to plan for alternative transportation modes;
- Noted most daily services are available within the nearby mall;
- Commented on a strong sense of community in the area;
- Expressed concerns on potential increased traffic on Ross Road and Baird Road; and,
- Requested a 30 km/h speed limit on Ross Road and Baird Road.

5.2. Ann Sotres:

- Spoke in support of the proposal;
- Noted they are familiar with the area and its history;
- Noted they have witnessed decades of change in Lynn Valley;
- Commented on aging businesses and struggling businesses;
- Recalled the Black Bear Pub as a key community gathering place;
- Opined this proposal offers much needed revitalization of Lynn Valley;
- Opined the proposal is thoughtful and appropriately scaled;
- Expressed support for the mix of rental and strata housing;
- Expressed concerns about displacement of existing residents;
- Highlighted the needs of seniors wishing to remain in the neighbourhood;
- Noted local businesses rely on foot traffic;
- Opined the proposal will help restore balance in the area; and,
- Expressed support for the inclusion of pet-friendly housing.

5.3. Martin Skertchly:

- Spoke in opposition to the proposal;
- Raised concerns about the proposal overall;
- Questioned the scale and its impact on neighbourhood character and liveability;
- Identified Buildings Three and Four as primary concerns due to height;
- Noted the proposed height is approximately 79 feet;
- Opined the scale is out of proportion with the surrounding area;
- Stated Lynn Valley's character is low-rise and small-scale;
- Opined setbacks do not sufficiently mitigate the size;
- Commented on the lack of shadow studies for the proposal;
- Commented on potential impacts to quality of life, especially in darker months;
- Raised concerns about infrastructure and service capacity;
- Commented on existing pressure on healthcare and local services;
- Queried how increased density will be supported;
- Expressed concerns on potential increased traffic congestion;
- Stated that improved walkability must be supported by infrastructure upgrades;
- Opined the Lynn Valley Road and Mountain Highway intersection is already unsafe;
- Requested meaningful safety improvements;
- Emphasized the importance of incorporating community input;
- Recommended reconsidering the height of Buildings Three and Four;
- Expressed concern about setting a precedent for further development; and,
- Emphasized the need to meet the intent of existing guidelines.

5.4. Adam Yahav:

- Spoke in opposition to the proposal;
- Raised concerns about the proposal overall;
- Questioned the scale and its impact on neighbourhood character and liveability;
- Opined the tower heights are excessive for the site;
- Raised concerns about shadowing and sightlines;
- Opined the development would dominate the skyline; and,
- Opined the proposal would have negative impacts on neighbouring properties.

5.5. Jennifer Clay:

- Commented on the proposal;
- Noted they are the president of the North Shore Heritage Preservation Society;
- Commented on the Card House property at 1202 Ross Road, directly adjacent to the proposed development;
- Identified it as one of the oldest homes in the town centre;
- Noted the house was constructed in 1913;
- Opined the proposal is a missed opportunity to incorporate the home as a community asset;

- Opined the District could have offered incentives for its restoration and retention;
- Noted the property is listed on the District's Heritage Register;
- Referred to the Lynn Valley Locals Plan's direction to preserve heritage buildings in the town centre;
- Identified the site as a key example of early logging town settlement;
- Stated that since its purchase in 2020 the condition of the house has deteriorated;
- Highlighted the importance of retaining the building;
- Expressed concern that there is no clear plan for restoration or retention;
- Opined the property appears to be lacking adequate maintenance;
- Requested consideration of the home in the next iteration of the proposal; and,
- Requested the developer revisit and improve its maintenance plan.

5.6. Jim Paul:

- Commented on the proposal;
- Noted they are the Chair of the Community Heritage Advisory Committee;
- Raised concerns regarding the Card House at 1202 Ross Road;
- Opined the lack of a clear plan for the property is a key issue;
- Noted the applicant has not demonstrated how the house will be integrated with the proposal;
- Opined this is a missed opportunity to better incorporate the heritage asset;
- Expressed concern that the building may further deteriorate if the development proceeds;
- Requested Council consider preparing a Statement of Significance and registering a heritage covenant; and,
- Suggested funding could come from DCCs associated with the proposal.

5.7. Leah Arthur:

- Spoke in support of the proposal;
- Stated they have firsthand experience with the challenges of finding stable, suitable housing in Lynn Valley;
- Emphasized the inclusion of both rental and ownership housing options;
- Opined the site is an appropriate location for this type of development;
- Commented on its proximity to the town centre and walkability;
- Opined this level of growth can help support further transit improvements; and,
- Opined this proposal reflects consideration for existing residents and community.

5.8. Patrick Stafford-Smith:

- Spoke in support of the proposal;
- Noted they are speaking on behalf of the North Vancouver Chamber;
- Highlighted housing choice as a key community need, particularly diverse options;
- Emphasized the importance of housing to support local businesses;
- Opined the site's central location within the town centre as appropriate for development;
- Opined residents could live comfortably without relying on a vehicle; and,
- Expressed support for the inclusion of office and retail space.

5.9. Gordon Der:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Noted that the back lane would face the north side of Building Three at the corner of the north lane and Baird Road;
- Referenced an approximate eight-foot setback from the laneway;
- Stated the building height is approximately 40 feet in relation to the adjacent context;
- Expressed concern that a six-storey building would significantly overshadow a nearby three-storey building;
- Referred to the shadow study indicating impacts on neighbouring properties;
- Opined six-storeys is too high for the location;
- Commented on shared neighbour concerns about the height of Buildings Three and Four;
- Raised additional concerns regarding height, traffic, parking and safety;
- Suggested considering a 12+ storey building along Lynn Valley Road instead; and,
- Suggested reducing heights of buildings along Baird Road to approximately four-storeys.

5.10. Joe Genest:

- Spoke in support of the proposal;
- Stated it is "short-term pain for long-term gain";
- Noted the developer has a strong track record in Lynn Valley;
- Highlighted anticipated improvements to streetscapes and pedestrian connections;
- Referenced CACs as a benefit of the proposal;
- Expressed support for investment in the Hastings Creek Trail;
- Raised concerns about unsafe drop-off and pick-up conditions at Eastview Elementary;
- Noted congestion along Mountain Highway;
- Suggested using a portion of CACs to improve school area drop-off and pick-up safety;

- Suggested acquisition of nearby lots for this purpose;
- Suggested engaging McDonand's to reconfigure drive through circulation;
- Opined that well directed community benefit contributions could address long standing local infrastructure gaps.

5.11. Joanna Lasoka:

- Spoke in opposition to proposal;
- Stated they live in the current complex proposed for development;
- Stated current rent if someone wants to move in is close to $4,500;
- Commented on annual rent increases since Polygon acquired the property;
- Requested clarification from Polygon on current pricing for tenants;
- Challenged claims about pedestrian safety, noting existing sidewalks from Ross Road to Harold Road and nearby townhouse developments;
- Queried where proposed crosswalk connections would be located;
- Encouraged Council to visit Baird Road in person;
- Stated there is currently no sidewalk infrastructure on Baird Road;
- Noted the proposal includes 730 bicycle stalls;
- Requested data on how many people live and work in Lynn Valley;
- Raised concerns about shadow impacts; and,
- Opined the proposal may decrease surrounding property values.

5.12. Nadine Frankowski:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Expressed concern about the loss of housing diversity, particularly "missing middle" housing;
- Stated the proposal represents a significant shift in the types of housing provided;
- Emphasized the importance of townhomes and row homes for families;
- Highlighted suitability of these housing forms for multi-generational living;
- Raised concerns about maintaining socio-economic diversity in Lynn Valley;
- Emphasized the need to meet housing targets while ensuring a balanced and sustainable housing mix;
- Expressed support for the concept of gentle densification;
- Suggested that appropriate densification can help reduce strain on infrastructure; and,
- Opined a key opportunity is being lost to preserve existing housing forms at Draycott Gardens.

5.13. Pancho Fonseca:

- Spoke in support of the proposal;
- Stated that housing is increasingly difficult to find;
- Opined the addition of commercial and retail spaces will bring more people into the community; and,
- Highlighted the importance of walkability in Lynn Valley.

5.14. Griff Marshall:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on updated commercial offerings in the proposal;
- Expressed concerns about the overall footprint;
- Identified Buildings Three and Four as primary concerns due to height;
- Opined there is a lack of transition between the proposed buildings and existing homes on Harold Road;
- Suggested stepping or graduating building heights to reduce shadow and sun impacts;
- Raised concerns about traffic flow in the area; and,
- Stated that Baird Road currently operates as a single lane roadway.

5.15. David Lee:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Queried whether the proposal works for the neighbourhood context;
- Stated that residential, commercial, and service traffic is funneled onto a single access via Baird Road;
- Described Baird Road as a functioning as a low-volume, shared-use neighbourhood road;
- Stated the area experiences high pedestrian activity during school hours;
- Emphasized existing localized congestion issues;
- Opined the proposal may magnify current traffic conditions;
- Raised concerns about differences between traffic studies and real world conditions;
- Noted potential limitations in traffic assessments that may exclude key choke points;
- Opined the surrounding road network is already constrained and heavily relied upon;
- Raised concerns about overall scale, access, and safety risks;
- Suggested the need to reassess whether the proposal is appropriate as presented; and,
- Queried whether the proposal reflects the broader public interest.

5.16. Michael Oord:

- Spoke in support of the proposal;
- Opined the scale is appropriate for the town centre;
- Noted the area is highly pedestrian oriented;
- Opined developments like this will encourage walkability and pedestrian activity; and,
- Acknowledged that Lynn Valley will continue to grow and attract more residents.

5.17. Pinar Gheylan:

- Commented on the proposal;
- Noted they are representing the North Shore Disability Resource Centre;
- Stated they see meaningful value in the proposal;
- Commented on increased housing options for people at different ages and life stages;
- Highlighted enhanced accessibility features in multi-family housing;
- Emphasized the importance of building a more inclusive community;
- Commented on ongoing discussions with the developer regarding accessible local program space;
- Identified this proposal as an opportunity to add community serving spaces;
- Commented on the potential to expand program capacity; and,
- Opined the proposal could improve quality of life for community members.

5.18. Sandra Hancock:

- Spoke in support of the proposal;
- Stated they have seen many of her children's friends move away from the area;
- Emphasized the need for a wider range of housing types on the North Shore;
- Stated they regularly uses services at Lynn Valley Mall;
- Opined the area is in need of renewal and redevelopment;
- Opined the proposal is comprehensive, thoughtful and considerate; and,
- Expressed support for a welcoming space with diverse housing options.

5.19. Bertrand Lamaison:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on growth in the community;
- Opined the scale of the project does not fit with the neighbourhood context;
- Noted significant pedestrian activity along Baird Road, particularly students traveling to and from school;
- Raised concerns about additional traffic on Baird Road;
- Noted potential impacts from three to four years of construction;
- Highlighted concerns about increased movement from construction vehicles;
- Opined a traffic light would not adequately address traffic issues; and,

- Noted that current zoning already permits a mode modest low-rise development aligned with the neighbourhood character.

5.20. Dinah Fast:

- Spoke in support of the proposal;
- Noted they live in close proximity to the proposal;
- Stated that change is inevitable;
- Opined existing retail is underutilized;
- Expressed support for added infrastructure including sidewalks on Baird Road;
- Stated the developer's previous projects have been well received locally;
- Opined the design aligns with Lynn Valley's aesthetic;
- Expressed support for implementing a 30 km/h speed limit on Baird Road;
- Opined it is a missed opportunity that Ross Plaza is not included in the redevelopment; and,
- Requested adding a dedicated right turn signal from Mountain Highway to Lynn Valley Road to improve pedestrian safety.

5.21. Rebecca Towning:

- Spoke in support of the proposal;
- Highlighted the approach to tenant relocation and retention;
- Recognized efforts to minimize displacement and support existing tenants;
- Emphasized prioritization of the current community;
- Noted tenants can remain in their homes until new rental units are ready;
- Opined the relocation strategy is thoughtful and well structured; and,
- Opined this level of care should set a precedent for future developments.

5.22. Shane Lucy:

- Spoke in support of the proposal;
- Emphasized the importance of expanding housing opportunities;
- Noted the need for more housing options to allow people to remain in the community;
- Noted Lynn Valley is a designated town centre appropriate for growth;
- Queried where growth should occur if not in this location near shops and transit;
- Expressed support for the addition of more services, shops, and amenities;
- Opined limiting growth locally may push residents out of the community;
- Opined the proposal aligns with the Lynn Valley plan;
- Opined the development would strengthen the community and support local businesses;
- Expressed support for future generations having local housing options; and,
- Highlighted the importance of downsizing options within the community.

5.23. Patrick Kerr:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on walkability, quality of life, and connection to nature in the neighbourhood;
- Queried whether the proposal places additional strain on an already stressed area;
- Raised concerns about vehicle access to the site;
- Noted Baird Road is heavily used by pedestrians, children, and cyclists;
- Commented on existing traffic pressures;
- Commented on the absence of a continuous sidewalk on Baird Road;
- Referenced the area as a Category Two traffic management concern;
- Raised environmental concerns;
- Noted the arborist report indicates no on-street trees can be retained;
- Stated Hastings Creek is a nearby fish-bearing watercourse that requires protection;
- Requested information on traffic and parking mitigation during and after construction;
- Requested details on how to support the tree canopy;
- Suggested extending the sidewalk along Baird Road from Harold Road to the end; and,
- Queried about expanding Evo Car Share service to Lynn Valley.

5.24. Oleg Lights:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on traffic light options in the area;
- Raised concerns about the sequencing of traffic signals;
- Opined the existing lights are not well coordinated for smooth traffic flow; and,
- Opined the approval be contingent on a corridor level traffic operations review.

5.25. Amar Brar:

- Commented on the proposal;
- Noted they are currently renting in Lynn Valley and values the neighbourhood;
- Stated there are few new, attainable housing options available;
- Opined the proposal addresses a missing middle housing type in the community;
- Highlighted proximity to transit and services; and,
- Emphasized the need for housing for people who want to live and stay in the community.

5.26. Imroz Rupani:

- Spoke in support of the proposal;
- Noted they own and operate a business in Lynn Valley Mall;
- Noted they intend to return once construction is complete;
- Opined higher density is beneficial;
- Noted that more residents within walking distance would support local businesses;
- Emphasized the importance of including commercial retail space in the development;
- Stated there is limited commercial space currently available in Lynn Valley;
- Emphasized the need to maintain adequate parking levels for business viability; and,
- Expressed support for allowing short-term parking for customers.

5.27. Coady Delesalle:

- Spoke in support of the proposal;
- Highlighted a need for more housing in North Vancouver;
- Opined the current housing supply is not meeting demand;
- Opined stopping growth will not solve housing challenges;
- Opined this site as an ideal location for increased density; and,
- Highlighted proximity to nearby transit hubs.

5.28. Don Harder:

- Commented on the proposal;
- Raised concerns about parking on Baird Road and Harold Road;
- Suggested visually softening the edge along Baird Road through setbacks;
- Raised shadowing concerns related to Harold Road;
- Queried whether the design aligns with the existing OCP direction;
- Stated that the area is intended to function as a transition zone;
- Raised concerns about tree loss in Lynn Valley;
- Raised concerns about impacts on local wildlife; and,
- Opined change should be implemented more gradually rather than abruptly.

5.29. Lisa Bains:

- Commented on the proposal;
- Stated that housing options are very limited;
- Stated that rent consumes a large portion of income;
- Expressed support for the idea of purpose built rental housing;
- Highlighted proximity to transit and a pedestrian friendly design;
- Emphasized the importance of meaningful tenant relocation and protection measures; and,

- Opined Lynn Valley is desirable to live in and sees the development as helping make that more attainable.

The meeting recessed at 9:32 p.m. and reconvened at 9:45 p.m.

5.30. Tracy Hughes:

- Spoke in support of the proposal;
- Noted that the infrastructure commitments included are significant;
- Highlighted the proposed 30-foot road dedication from the property for a future rapid bus corridor in Lynn Valley;
- Emphasized the importance of improved transit in Lynn Valley;
- Emphasized the need for enhanced rapid transit infrastructure;
- Expressed support for the addition of a new sidewalk along Baird Road from Harold Road to Ross Road;
- Commented on the inclusion of a new north south pedestrian pathway;
- Opined the changes will make Lynn Valley more walkable and better connected;
- Opined the improvements will enhance safety for pedestrians and cyclists; and,
- Highlighted that substantial investment is being directed towards community serving infrastructure.

5.31. Laurie Townsend:

- Spoke in opposition to the proposal;
- Noted they live in close proximity to the proposal;
- Opined Lynn Valley deserves a better designed proposal;
- Opined it is a missed opportunity to achieve OCP goals without rezoning;
- Opined the proposal is too massive, dense, and tall;
- Opined it does not align with the neighbourhood character and natural beauty;
- Raised concerns about single vehicle access and potential choke points leading to congestion;
- Expressed concerns about pedestrian safety;
- Raised concerns about potential impacts to Hastings Creek;
- Raised concerns about potential loss of bird or pollinator habitats;
- Raised concerns about building height, scale, and transitional design;
- Emphasized the need for buildings to compliment neighbourhood character;
- Suggested stepped building forms as a design approach;
- Opined the proposed buildings would overwhelm adjacent homes;
- Queried why greater setbacks were not provided for homes on the north side; and,
- Raised concerns about loss of sunlight for extended periods during the year.

5.32. Marnie Rice:

- Spoke in opposition to the proposal;
- Noted they live in close proximity to the proposal;
- Opined six storeys is too high for the area;
- Opined the scale is not consistent with neighbourhood character;
- Queried whether infrastructure contributions to the District and TransLink could still be provided under a four or five storey form with setbacks, without rezoning;
- Raised questions related to the Housing Supply Act;
- Raised concerns about Buildings Three and Four;
- Emphasized the need for a design that is appropriate and respectful to neighbours; and,
- Raised concern about the lack of inclusion of the Card House and Ross Road Plaza in the proposal.

At 10:28 p.m. Council considered extending the meeting past 10:30 p.m.

MOVED by Councillor MURI
SECONDED by Mayor LITTLE
THAT the April 14, 2026 Public Hearing regarding Bylaws 8779 and 8780 is authorized to continue beyond 10:30 p.m.

CARRIED

5.33. David Wysota:

- Spoke in support of the proposal;
- Highlighted the value of diverse housing options for long term residents;
- Opined the location is ideal for this type of redevelopment;
- Opined the proposal is thoughtful, balanced, and responsive to key concerns;
- Noted it provides housing options for people wishing to remain on the North Shore;
- Highlighted the importance of downsizing options within the community;
- Opined the proposal will contribute to a stronger and healthier housing market;
- Emphasized the importance of maintaining relationships with developers delivering well-considered projects;
- Noted the redevelopment would replace an older, underutilized space; and,
- Expressed support for the addition of purpose-built rental housing.

5.34. Elaine McHarg:

- Commented on the proposal;
- Noted they are the CEO of the North Shore Community Foundation;
- Highlighted the social well-being benefits of purposeful town centre development;
- Emphasized the significant opportunity for Lynn Valley to provide a mix of housing options;
- Stated the inclusion of unit sizes that appeal to a range of ages and life stages;

- Commented on proposed upgrades to commercial spaces;
- Commented on neighbourhood-focused businesses;
- Commented on the approach taken towards existing residents during the development process;
- Expressed support for the creation of secure and stable long-term housing options; and,
- Suggested the proposal set a new standard of care in development planning.

5.35. Jeff Crowter:

- Spoke in support of the proposal;
- Commented on the current state and condition of Lynn Valley Mall;
- Opined the project provides significant rental and downsizing opportunities;
- Commented on the potential to improve or open access to Hastings Creek;
- Commented on the proposed removal of the left-turn lane from Northbound Lynn Valley Road to Westbound Ross Road; and,
- Opined the site could become the renewed hub of the community.

5.36. Julie Wytrwal

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Stated that Lynn Valley residents recognize and expect increased density in the area;
- Highlighted the need for missing middle housing such as townhomes and row homes;
- Identified Buildings Three and Four as primary concerns due to height;
- Raised concerns about shadow impacts on Baird Road; and,
- Referenced a newsletter from Jonathan Wilkinson.

5.37. Deepak Sharma:

- Spoke in support of the proposal;
- Highlighted the need for increased market rental opportunities;
- Expressed a desire to be able to own a home in the neighbourhood like Lynn Valley;
- Commented on walkability and access to nature in the area;
- Stated that purpose-built rentals are currently hard to find;
- Noted that working professionals often have to move away due to affordability challenges; and,
- Emphasized that infrastructure improvements are essential to support growth.

5.38. David Price:

- Commented on the proposal;
- Noted that Lynn Valley currently lacks sufficient rental housing stock for people at different life stages;
- Emphasized the need for housing individuals who want to be part of the community; and,
- Highlighted the importance of creating space for people trying to return to Lynn Valley.

6. QUESTIONS FROM COUNCIL

How much ground floor retail space will be lost?

Staff advised that the proposal includes approximately 11,500 square feet of ground floor commercial and 13,500 square feet of second floor commercial. The total 25,000 square feet proposed is an approximate one to one match of the existing Lynn Valley Mall, which is also configured over two levels.

Staff further advised that the ground floor of the current Lynn Valley Mall is larger than the proposed as the existing mall is approximately 20,000 square feet of ground floor commercial space.

Will all units convert to market rental once the Draycott Gardens residents move out?

Staff advised that the original proposal was for market rental for all 64 units in Building One. Based on input from the public and Council, the applicant is now proposing to secure the 32 rental replacement three-bedroom units at 20% below market in perpetuity.

Staff further noted Canada Mortgage and Housing Corporation (CMHC) stats for District of North Vancouver current market rent is approximately $4,327 for three-bedroom units in buildings constructed after 2000, therefore 20% below today's market rent would be approximately $3,461 per month.

Staff further noted these 32 three-bedroom units would be secured at 20% below market, aimed at BC Housing middle-income households. They would be secured in perpetuity with a development covenant and a housing agreement.

What is the total square footage of the property?

Staff advised that the site is 3.5 acres (14,408 square metres).

Why was 1202 Ross Road not included in the project, when it has direct access to the property?

Staff advised that the proposal has been designed to function independently, allowing the Ross Road parcels to be considered at a separate time.

Why would the District not secure the protection of 1202 Ross Road as part of this project?

Staff advised that the Card residence at 1202 Ross Road is not part of the subject site, if in the future that site is up for development, staff would work with the applicant to seek options to protect that residence.

Why was the parkade ramp moved to the east side of the site? Doesn't it make more sense to get cars underground as soon as possible to lower the risk of interaction with internal pedestrians?

Staff advised that several factors informed the new location of the parkade ramp. First, phasing to construct Building One first means the ramp must be accessible from the south lane as the north lane does not connect to phase one and the ramp must be located on the Lynn Valley Mall side of the project. With the angle of the driveway, it was not possible to safely place the ramp closer to Baird Road. By moving the ramp between Buildings One and Two, there is a better resolution of vehicle flow, loading, and garbage staging, as well as leaving a direct route for the town centre pedestrian path.

How will the house at 1202 Ross Road be impacted by the access to the property? Is the driveway being widened?

Staff advised that the house at 1202 Ross Road would not be impacted by this proposal. Widening the lane and adding the sidewalk would take place on the north side of the lane, not impacting this property. Extending the sidewalk to Ross Road would happen within the existing District road allowance, also not impacting this property.

Staff further noted in terms of heritage, the District has limited authority to enforce maintenance of community heritage registered properties such as 1202 Ross Road. As per the *Local Government Act*, the District can only establish minimum standard of maintenance for designated heritage buildings.

Has a shadow analysis been done?

Staff advised that the applicant provided a shadow analysis as part of the presentation to the Advisory Design Panel in September 2025.

What is the set back on Baird Road?

Staff advised that Buildings Three and Four are set back from the Baird property line by 4.5 metres (14.75 feet). The top two floors are set back along the west side of Baird Road frontage by an additional two metres (six feet).

What is the heritage protection on the Card House and what would the impact of Small-Scale Multi-Unit Housing (SSMUH) be on the property?

Staff advised that in terms of heritage, the Card residence is only identified on the register, not a permanently protected heritage resource.

Staff further noted if the heritage resource of Card residence is proposed to be protected as part of the redevelopment of 1202 Ross Road, the applicant can propose many types of in-fill development with additional density rights, commensurate it with effort to preserve the Card residence.

Staff advised in terms of SSMUH, on April 13, 2026, District Council voted not to implement SSMUH as implied by provincial Bill 25. At this time there is no implication of SSMUH on this site.

Staff further noted with SSMUH, the form of density, once applied, has an additional requirement that limits the ability of local governments to preserve and protect heritage properties that are developed in accordance with the densities permitted under the *Local Government Act.* That limitation is both a limitation for the heritage designation as well as the issuance of heritage alteration permits.

When did staff make the decision to no longer include the shadow reports in the public hearing package?

Staff advised that staff initially missed including the shadow study into the additional information binder, it has since been added.

What level of density does this development represent as identified in the Official Community Plan (OCP)?

Staff advised that this development matches with both or either, the Residential Level 6, and Commercial Residential Mixed-Use Level 2, both designations in the OCP. Both are 2.5 Floor Space Ratio (FSR). In terms of amending the OCP, the Draycott Gardens site would be increased from 1.75 FSR to 2.5 FSR, and on the Lynn Valley Mall site, it would be a lateral move from Residential Level 6 to Commercial Residential Mixed-Use Level 2, both permit 2.5 FSR.

Could staff confirm whether any of the contributions associated with this project could be allocated toward restoration of the Hastings Creek trail, should Council choose to direct them in that way?

Staff advised that in terms of the Amenity Cost Charges (ACC) funds collected from this development, Council has adopted the first ACC bylaw which lists six types of amenities that may be considered. These include Karen Magnussen Community Centre expansion, Seymour Maplewood Community Centre, sports fields, public art, arts, culture and library amenities, and childcare facilities. The ACC bylaw is at Council's discretion to amend.

Staff further noted in terms of Development Cost Charges (DCC) funds collected from this development, any spending has to be growth related so depending on the scope of the restoration, if it is driven by growth, Council may direct staff to consider funding the restoration of the Hastings Creek Trail as part of the upcoming DCC projects and budget discussion.

What are the current rents that represent 20% below market rents? How many units does this include? Please provide all current rents from Draycott Gardens residents.

Staff advised that the CMHC stats for District current market rent for three-bedroom units in buildings constructed after the year 2000 is $4,327. 20% below that current market rent would be $3,461 per month. Currently, 24 of the Draycott tenants have rents below $3,461. Overall, the Draycott tenants' rents range from $1,755 per month to $4,195 per month.

Are parking spots unbundled?

Staff advised that the project includes one parking space for each strata home. The applicant advised that although it is not yet decided, they believe the parking will likely be unbundled.

How many tenants have indicated interest in returning?

Staff advised that at this time, nine households have provided the Household Needs Assessment forms, with six indicating an early preference to move into Building One, though decisions are not final at this point.

Could staff speak to how we ensure the ground floor commercial spaces support vibrant pedestrian-oriented uses (like restaurants and small retail) rather than lower-activity uses?

Staff advised that permitted uses on the ground floor include animal care services, personal services, restaurant use and retail use. Restaurants and retail are typically expected to be vibrant street-front uses. Personal service and animal case services are also permitted on the

ground floor - these uses are existing tenants in the existing mall. Additional uses are permitted on the second floor but not the first floor.

Although it is not long term, can staff comment about the Construction Management Plan and what is intended for Baird Road where Argyle Secondary School students walk?

Staff advised that the preliminary construction management plan acknowledges large numbers of students using Baird Road. Because construction will be on the east side of Baird Road, and because there are partial sidewalks on the west side of Baird Road, the plan will be to create a safe route for pedestrians along the west side of Baird, separated from the construction activities. This will require signage, barriers, and flaggers due to the number of pedestrians.

Will the trees be planted within the new development become protected trees?

Staff advised that yes, as per the tree protection bylaw, any replacement tree is a protected tree. The District arborist has reviewed the applicants tree management plan and concurs with the consultant report.

Where will all the parking be for the commercial retail, etc.?

Staff advised that the proposal includes a small number of short-term parking spaces on the surface along the driveway. The final number may shift as design progresses but is currently about six parking spaces plus commercial loading. The majority of the parking is provided in the parkade with 52 commercial spaces on the first level of the parkade.

Will the parking lane on the East side of Baird Road include short term parking for delivery services?

Staff advised that the plan for on-street parking or loading along Baird Road has not been finalized yet.

Are all 32 replacement units three-bedrooms?

Staff advised that yes, all 32 units in Building One for Draycott Gardens residents are three-bedroom two-bathroom units.

Staff further noted that all existing Draycott Gardens townhouses are three-bedroom, one and a half bathroom units.

Are any of the existing commercial tenants being offered a first right of refusal for space in the new development?

Staff advised that conversation has been occurring between the applicant and existing commercial tenants and some will return to the new development.

The applicant advised that they have been in conversations with the commercial tenants and they are strongly encouraged to re-locate back. There is one tenant with the first right of refusal which is the liquor store.

What happens to the current businesses? Are they just displaced, Will there be assistance to locate space for them in the community?

Staff advised that the liquor store has first right of refusal and the applicant is happy to speak to the other businesses if they would like to return.

The applicant further noted that they have not offered any assistance to the commercial tenants, nor have they asked at this point.

Regarding the Card house at 1202 Ross Road, the provincial website the province has exempted certain lots including lands with certain heritage designation. Was this address included?

Staff advised that the province exempts certain heritage protected lands from SSMUH, however, that exemption applies only to the formally protected properties, or those secured through a heritage revitalization agreement or designation, as well as a restoration covenant. At the time of the legislation receiving royal ascent in November 2025, the Card house has been and is currently only listed on the heritage register, therefore it would not be exempt unless the additional protection is put in.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI
SECONDED by Councillor MAH
THAT the April 14, 2026 Public Hearing regarding Bylaws 8779 and 8780 is adjourned and will reconvene on Wednesday, April 15, 2026 at 7:00 pm. In Council Chambers of District Hall at 355 West Queens Road, North Vancouver, B.C.

CARRIED
(10:58 p.m.)

The Public Hearing reconvened in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Wednesday, April 15, 2026 at 7:02 p.m.

Present: Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes (via Zoom)
Councillor Jim Hanson
Councillor Herman Mah (7:08 p.m.)
Councillor Lisa Muri (via Zoom)
Councillor Catherine Pope

Staff: Dan Milburn, Acting Chief Administrative Officer
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Mackenzie Stonehocker, Development Planner
Kaitlin Hebron, Confidential Council Clerk
Jillian Holden, Administration Clerk

Also in Attendance: Rene Rosa, Senior Vice President of Development, Polygon
Devon Smart, Project Development Manager, Polygon
Peter Fodor, Architect, NSDA Architects
Daniel Fung, Regional Manager, BC, Bunt & Associates
Joseph Chow, Senior Engineer, Bunt & Associates

Mayor Little advised that the purpose of the reconvened Public Hearing was to receive further input from the community on Bylaws 8779 and 8780 and reviewed the established rules of the meeting.

Mayor Little restated that the Public Hearing was reconvened 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;
- Speakers would be called from the established speakers list, starting with the person who was speaking at the time the hearing was adjourned, followed by those who had signed up to speak since the hearing was adjourned. 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 third 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.

Councillor MAH arrived at this point in the proceedings (7:08 p.m.)

5. REPRESENTATIONS FROM THE PUBLIC (continued)

5.39. Nancy:

- Commented on the proposal;
- Noted they have lived in Lynn Valley for 30 years;
- Emphasized the need for smaller, well-built homes in Lynn Valley;
- Commented on the limited housing options on the North Shore;
- Highlighted the need for homes designed for downsizing;
- Opined the proposal provides options that help families remain in the community; and,
- Opined the development contributes to a more complete community.

5.40. Joanne Angus:

- Spoke in opposition to the proposal;
- Noted they are a tenant of Draycott Gardens;
- Stated their family has lived in the community for many years;
- Stated that some realtors are speaking in support of the proposal;
- Expressed concern that these individuals may directly benefit from the proposal;
- Opined such support is not neutral and does not reflet residents trying to remain in the community;
- Stated homes for sale are priced too high;
- Stated that affordability, rather than supply, is the core issue;
- Noted that rents continue to increase each year;
- Stated many residents are unable to keep up with increasing costs;
- Emphasized challenges faced by people who live and work locally;
- Stated the housing is not affordable for families;
- Raised concerns about vulnerable situations, including families living in trailers and seniors living in cars;
- Opined that transit investment does not resolve underlying traffic concerns;
- Suggested that some buses are currently underutilized;
- Opined the proposal prioritizes profit over people; and,
- Referenced a letter written by her daughter expressing sadness about moving from a townhome to an apartment.

5.41. Denis Agar:

- Spoke in support of the proposal;
- Noted they are the Executive Director at Movement: Metro Vancouver Transit Riders;
- Opined this is the type of development needed in the region;
- Opined the site is a suitable location for the proposal;
- Commented on proximity to nature and access to transit along Lynn Valley Road; and,
- Highlighted the importance of preventing renter displacement.

5.42. Michelle King:

- Spoke in opposition to the proposal;
- Noted they live in close proximity to the proposal;
- Expressed support for the need for more diverse housing and affordable housing options in Lynn Valley;
- Commented on potential benefits including improved accessibility features;
- Stated they do not support the proposal in its current form;
- Queried whether the proposal adequately responds to housing needs;
- Stated the decision will significantly shape the future of the neighbourhood;
- Opined Lynn Valley deserves a better approach to redevelopment;

- Requested an analysis of current and future housing needs in Lynn Valley;
- Raised concerns about whether units will actually be affordable;
- Emphasized the need for alignment with the OCP which was developed through community consultation;
- Suggested OCP changes should be community driven rather than developer driven;
- Opined that even with setbacks, the two six-storey buildings create an abrupt transition in scale;
- Opined the proposal does not reflect Lynn Valley's character or community context;
- Queried the need for a new transit hub existing so close to the existing one on 27th Street;
- Suggested integrating the proposed rapid bus with the existing hub;
- Opined the traffic study does not reflect real day to day conditions; and,
- Opined adding sidewalks will not address concerns.

5.43. Shannon Chang:

- Spoke in opposition to the proposal;
- Stated they do not support the proposal in its current form;
- Opined it is not the right fit for the area;
- Expressed support for increased density in walkable locations;
- Stated the proposal concentrates density directly within the town centre rather than around it;
- Raised concerns about impacts to existing residents;
- Commented on potential downsides such as smaller living spaces, loss of yard space, and construction disruption;
- Highlighted concerns about increased noise, reduced privacy, and loss of independence;
- Stated they would like to see more commercial space included;
- Emphasized the need to increase overall community value;
- Suggested the development should create a destination people will want to visit;
- Opined that parking fees could discourage regular visitation;
- Raised concerns about added pressure from commercial traffic; and,
- Opined stronger community benefits should be delivered as part of the project.

5.44. Stephanie Wilson:

- Spoke in support of the proposal;
- Noted a shortage of rental housing in Lynn Valley;
- Emphasized that eviction, particularly demolition related, can be life altering for tenants;
- Raised concerns about the negative impacts of demolition evictions;
- Opined that low density sprawl limits access to green space;

- Emphasized the need to be mindful of land use in a natural setting;
- Opined the proposal is modest in densification and uses land efficiently;
- Opined the scale is appropriate for a town centre;
- Opined that improved walkability can help reduce traffic;
- Opined that increasing housing supply may reduce commuting for local workers;
- Expressed support for increased availability of shops and services;
- Raised concerns about high rates of housing insecurity and homelessness; and,
- Emphasized the need for housing options for both aging residents and younger generations to remain in the community.

5.45. Fred Asari:

- Commented on the proposal;
- Noted they are the owner and operator of Lynn Valley Meats;
- Stated they are one of the longest standing tenants in the mall;
- Stated they are an active community member, supporting and participating in local events;
- Requested a formal written agreement from Polygon confirming right of return post construction;
- Stated they are seeking fair and equitable compensation consistent with other tenants;
- Requested coverage of relocation costs;
- Noted an anticipated construction period of 18-24 months;
- Raised concerns about insufficient parking allocation;
- Emphasized the need for adequate customer parking to sustain business operations; and,
- Requested clarity on the timeline for the start of Phase One.

5.46. Brian Higgins:

- Commented on the proposal;
- Stated that people want to remain in their community;
- Highlighted limited options beyond single family homes;
- Opined this proposal helps address missing middle housing needs;
- Expressed support for the opportunity for new residents to join the community;
- Opined the development will benefit the broader neighbourhood;
- Expressed support for continued growth and change in the area; and,
- Highlighted the importance of both market and non-market housing options.

5.47. Alan McCammon:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Raised concerns about the scale of the buildings;
- Raised concerns about potential impacts on traffic and pedestrian safety;
- Suggested revisiting zoning to better align with OCP principles, including more gradual and sensitive transitions;
- Raised concerns with the traffic study's baseline data, describing it as limited;
- Stated that accurate forecasting requires strong baseline data;
- Commented on Polygon's ownership of the 1202 Ross Road heritage property;
- Opined the District and developer missed an opportunity to approach the Ross/Baird area more holistically; and,
- Raised concerns about the consideration of impacts on Lynn Valley Centre tenants.

5.48. Julie Coles:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Expressed support for the preservation of trees at the front of the Draycott Gardens site;
- Emphasized the need for townhomes and condos to address missing middle housing;
- Opined large internal garden space may be less critical given surrounding natural areas;
- Opined the site design could better address shadowing and green space integration;
- Raised concerns about traffic and parking, noting Baird Road is too narrow near the Ross Road entrance for two-way flow;
- Raises concerns about increasing density without a clear plan to address traffic and congestion;
- Opined the proposed aesthetic does not align with the neighbourhood character; and,
- Suggested a more neutral design palette instead of stark black and white tones.

5.49. Marnie Rice SPEAKING FOR A SECOND TIME:

- Spoke in opposition to the proposal;
- Noted they remain opposed after hearing from staff and the applicant;
- Emphasized the need to prioritize feedback from Draycott Gardens residents;
- Commented on the affordability crisis on the North Shore;
- Stated densification is inevitable;
- Suggested OCP changes should be community driven rather than developer driven;
- Recommended reconsidering the height of Buildings Three and Four;
- Suggested exploring smaller scale development options;

- Requested extended sidewalks along Baird Road to the cul de sac;
- Expressed support for preserving and revitalizing the Card House at 1202 Ross Road;
- Emphasized the importance of maintaining the cedar tree canopy;
- Suggested optimizing traffic light coordination in the area; and,
- Suggested additional access points in and out of the site.

5.50. Joanna Lasoka SPEAKING FOR A SECOND TIME:

- Spoke in opposition to the proposal;
- Opined that several speakers in support appear to be professionals who may directly benefit from the development;
- Emphasized that residents bear the long-term impacts of development decisions;
- Suggested public input should be considered in context, including potential interests behind it;
- Raised concerns about the proposed removal of the left-turn from Lynn Valley Road onto Ross Road;
- Stated this is a key access route for local residents;
- Opined removing the turn will redirect traffic onto other residential streets, increasing congestion;
- Raised concerns about potential negative impacts on nearby businesses;
- Commented on possible economic consequences of traffic changes;
- Queried whether decision makers and developers rely on alternative transportation modes themselves; and,
- Expressed concern about perceived pressure on residents to shift to biking.

5.51. Julie Wytrwal SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Opined there is a bias toward prioritizing transit in planning decisions;
- Highlighted the need to consider broader and critical infrastructure;
- Raised concerns about school capacity, nothing local schools are already full;
- Highlighted existing congestion at the Ironworkers Memorial Second Narrows Crossing;
- Queried whether increased bus service will meaningfully reduce congestion;
- Commented on “circles of impact” from the proposal;
- Stated the first circle is immediate neighbouring residents;
- Stated the second circle is the broader Lynn Valley community; and,
- Emphasized the need to consider impacts across all affected groups.

5.52. Shannon Chang SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Raised concern that there is no guarantee units will be affordable after completion;
- Noted potential loss of service and customer parking;
- Stated these impacts are difficult to fix after the fact;
- Raised concerns about traffic being redirected onto other streets;
- Opined additional traffic signals alone will not resolve congestion issues;
- Opined proposed compensation does not adequately address anticipated impacts;
- Acknowledged that the current Lynn Valley Mall site is outdated and in need of renewal; and,
- Opined redevelopment can proceed without requiring an OCP amendment.

5.53. Michelle King SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Raised concerns regarding commercial tenants;
- Opined Council should provide stronger, meaningful support for existing businesses;
- Stated there is no clear certainty that current tenants will be able to return post development;
- Emphasized that new businesses should not come at the expense of existing local ones;
- Opined chain businesses do not contribute strongly to local identity;
- Opined it is a missed opportunity to achieve OCP goals without rezoning;
- Requested stronger protective measures for commercial tenants;
- Suggested future planning should consider inclusion of Ross Plaza if this proposal is not approved;
- Requested disclosure requirements for public speakers regarding any affiliation with the applicant; and,
- Emphasized the need to consider residents who are unable to walk or bike significant distances.

5.54. Julie Coles SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Raised concerns about the proposed removal of the left-turn from Lynn Valley Road onto Ross Road; and,
- Opined it will create confusion for drivers; and,
- Raised concern about increased congestion on surrounding streets.

5.55. Joanna Lasoka SPEAKING FOR A THIRD TIME:

- Commented on the proposal;
- Raised concerns about the proposed removal of the left-turn from Lynn Valley Road onto Ross Road; and,
- Stated this is a key access route for local residents.

5.56. Michelle King SPEAKING FOR A THIRD TIME:

- Commented on the proposal;
- Commented on current zoning regulations;
- Noted that existing zoning permits mid-rise buildings;
- Noted that mid-rise is typically defined as under five-storeys;
- Queried how RM3 or RM5 zoning would permit six-storey buildings;
- Noted that current commercial access to Lynn Valley Mall is from Lynn Valley Road;
- Stated that existing access does not create significant issues;
- Suggested maintaining commercial access from Lynn Valley Road; and,
- Suggested implementing split access to reduce pressure on residential streets.

5.57. Shannon Chang SPEAKING FOR A THIRD TIME:

- Commented on the proposal;
- Requested clarification on the number of existing service parking spaces on site;
- Queried the differences between first and second level commercial parking; and,
- Requested information on total parking supply and breakdown by level.

5.58. David Wysota SPEAKING FOR A SECOND TIME:

- Referenced their professional background as context for his earlier comments;
- Noted his interest is living in the community;
- Clarified they are not affiliated with the developer; and,
- Emphasized that perspectives from individuals in the industry can still reflect genuine community viewpoints.

6. QUESTIONS FROM COUNCIL

Is 1202 Ross Road three or four lots? What are the implications on that property if SSMUH is approved?

Staff advised that the Card house at 1202 Ross Road consists of four parcels, however, this property is not part of the current application.

Staff further noted, to clarify comments from last night, because 1202 Ross Road is currently zoned RM3 (Multi-Family Residential Zone 3), which is not a single-family zone, the provincial SSMUH framework does not apply to that property. Any redevelopment potential would be

determined through the existing multi-family RM3 zoning, or a rezoning process, or a heritage revitalization agreement.

Can you provide further clarification on the shadow studies?

Staff advised that the applicants have provided an updated shadow analysis which has been included in the public hearing materials. The updated document is based on the same 3D model as the previous document with an additional axonometric view, so it is easier to understand the shadow impacts on properties to the north.

From the feedback we have heard, there were suggestions for Polygon to reduce the heights of Buildings Three and Four from six-storeys to four-storeys. Can the applicant comment on the implications and trade offs of doing that?

The applicant advised that they have been working on the properties for five years and have been working with District staff to look at multiple different options for this development. The applicant further advised that within the OCP, six-storeys is permitted for the Draycott Gardens site and up to 12-storeys are permitted for the Lynn Valley Mall site.

Can staff confirm that the parcel on Lynn Valley Road and Baird Road is 3.5 acres? And that the FSR of 2.5 is for both parcels?

Staff advised that the total of the two parcels together is 3.5 acres and the proposed FSR for both parcels is 2.5.

People have brought up "rent increases". Are the existing tenants not subject to annual, allowable increases as set by the Residential Tenancy Branch?

Staff advised that yes, the existing Draycott Gardens tenants are subject to annual rent increases as per the Residential Tenancy Branch.

The ground floor commercial is planned for ten units, can this be increased?

Staff advised that the ground floor commercial space is tentatively divided into ten Commercial Retail Units (CRU). While each CRUs could be larger or smaller depending on the tenants space needs, the overall ground floor commercial footprint (of approximately 11,500 square feet) cannot be significantly increased due to the Lynn Valley Road dedication and driveway geometry. In terms of CRU size, the average proposed is approximately 1,150 square feet, which is typical for local businesses. If a larger tenant such as a restaurant is interested in opening in the development, realigning the demising walls between the CRUs or combining the CRUs can be easily done to accommodate this use.

Approximately when are we anticipating occupancy of Phase One? (if approved)

The applicant advised that anticipated occupancy of Phase One would take place approximately 24 months after construction begins.

Staff has reported that the commercial retail is one to one, but half of the space is on the second floor which removes 50 % the mix of main floor space, I understand that we need more retail space based on the zoning presentation, however how is that goal being reached when we are removing half?

Staff advised that the District's Economic Development Strategy calls for a range of commercial employment spaces including both retail and office spaces, which this proposal includes. While the proportions between first and second floors are different than the existing mall which is primarily one level, the proposal is a one-to-one replacement of the existing commercial spaces, allowing some tenants to return as well as a variety of new businesses to come into the development and serve the neighbourhood.

Within the lower mainland, is staff aware of any "relocation" package for commercial tenants?

Staff advised that they are only aware that the City of Vancouver has a Commercial Tenant Assistance Program which offers information for relocation planning and decision making for commercial tenants. The City of Vancouvers Commercial Tenant Assistance Program does not provide relocation packages or financial compensation, it reflects the broader framework in British Columbia where commercial tenancies are governed by private lease agreements and contracts law, meaning any compensation of relocation support must be negotiated directly between the tenant and landlord.

Staff further advised that the *Local Government Act* outlines a general prohibition of local governments providing assistance for businesses.

Approximately when are we anticipating occupancy of Phase One?

Staff advised that approximately 24 months after construction starts and the time of constructing starting will depend on the development permit and building permit process.

How does the project at Baden Park, MSP, on almost double the size of the lot, 6.5 acres, at 1.37 FSR, compare to this project at only 3.5 acres, with 2.5 FSR?

Staff advised that the total density for Baden Park on Mount Seymour Parkway is 1.37 FSR, a total gross floor area of 373,862 square feet, and a site size of 6.5 Acres. Staff further advised that the total density for 1246 Lynn Valley Road is 2.5 FSR, a total gross floor area of 388,391 square feet, and a site size of 3.5 acres.

Are staff recommending removal of the left turn from Northbound Lynn Valley Road to Westbound Ross Road?

Staff advised that removal of the left turn is only one of the mitigation measures currently contemplated to improve the existing traffic issues experienced by residents in the area. These measures are based on vigorous parking and traffic analysis, and they follow the Institute of Transportation Engineers best practices. The current road design only provides storage for a single vehicle turning left onto Ross Road, or into mall access, which results in vehicle rear-ends, sticking into through lanes in both directions on Lynn Valley Road. However, the recommended traffic mitigation measures are subject to further analysis by the District's transportation department and will be further reviewed as the project progresses.

The applicant advised that they have tested a number of scenarios and the assessment shows that the removal of the left turn on Ross Road to Lynn Valley Road positively responds to area and would improve traffic, efficiency and safety.

How many community meetings were there in regard to this application?

Staff advised that in October 2025 an in-person public information meeting was held at Ross Road elementary, and at the same time a two-week virtual public information meeting was held online. Prior to that public meeting, the applicant held two tenant information meetings with the Draycott Gardens tenants in September 2025, and in March 2026 the applicant held additional tenant information meetings for the Draycott Gardens tenants.

Can staff confirm that the OCP amendment is because the application is asking for the same density in a 12-storey building into a six-storey building?

Staff advised that the OCP amendment is because the application is asking for the same density in a 12-storey building into a six-storey building. The OCP designations outline density, but not height. In the OCP, the development permit guidelines do speak to height, and a low-rise building has a height of six-storeys or lower, which applies to the Draycott site. In addition, the OCP indicates that a mid-rise building is up to 12-storeys.

Staff further advised the Lynn Valley Town Centre Flexible Planning Framework anticipates five-storeys on the proposed sites.

How many surface parking spaces are there currently and what is the difference of the original ratio and the application?

Staff advised that they will bring back an answer at Second and Third Reading.

Is Council encouraging commercial on second floor of new developments to promote vibrant retail on the first floor?

Staff advised that yes, this is one of the reasons to provide additional commercial on the second floor, beyond the reason of just additional employment space.

7. COUNCIL RESOLUTION

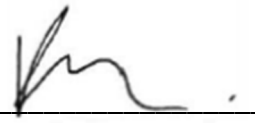
MOVED by Councillor HANSON
SECONDED by Councillor BACK
THAT the April 14, 2026 Public Hearing regarding Bylaws 8779 and 8780 is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)" is returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)" is returned to Council for further consideration.

CARRIED
(9:04 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

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

The District of North Vancouver
REPORT TO COUNCIL

May 11, 2026

AUTHOR: Genevieve Lanz, Director, Legislative Services

SUBJECT: **Amendments to the General Local Election Bylaw and Street and Traffic Bylaw regarding Election Campaign Signs**

RECOMMENDATION:
THAT "Bylaw 8783 Amendments to General Local Election Related Sections in Bylaws 6876 and 7125, 2026" is given FIRST, SECOND and THIRD Readings.

REASON FOR REPORT:
This report seeks Council consideration of housekeeping amendments to the General Local Elections Bylaw and the Street and Traffic Bylaw.

SUMMARY:
The below is a summary of changes proposed:

General Local Election Bylaw
Current

None.

Proposed

Add section titled Election Campaign Signs 11. (a) Election campaign signage must adhere to the regulations in the Street and Traffic Bylaw 7125, as amended from time to time.

This amendment adds reference to the Street and Traffic Bylaw within the General Local Election Bylaw.

Street and Traffic Bylaw
Current

Election campaign signs: 742.4 for Local Government and School District Elections must not be posted more than 21 days prior to Voting Day

Proposed

Election campaign signs: 742.4 Must not be posted or displayed prior to the end of the nomination period for a local election, school district election, or prior to a federal or provincial election being called.

This amendment clarifies that campaign signage must be posted or displayed before the end of the nomination period.

Current

Election campaign signs: 742.5 must be removed within 8 days following Voting Day.

Proposed

Election campaign signs: 742.5 must be removed within seven (7) days following the general voting day of the election to which they pertain.

This amendment reduces the number of days from eight days to seven days following general voting day that signage must be removed.

CONCLUSION:
This report provides Council with the opportunity to consider housekeeping amendments to the General Local Election Bylaw and the Street and Traffic Bylaw in relation to elections within the District of North Vancouver.

OPTIONS:
1.) THAT "Bylaw 8783 Amendments to General Local Election Related Sections in Bylaws 6876 and 7125, 2026" is given FIRST, SECOND and THIRD Readings.
2.) THAT Council give no readings to Bylaw 8783.
3.) THAT Council receive the report for information.

Respectfully submitted,

Genevieve Lanz
Director, Legislative Services

ATTACHMENTS:
1.) Bylaw 8783
2.) Bylaw 6876
3.) Bylaw 7125

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	___		

THIS PAGE LEFT BLANK INTENTIONALLY

The Corporation of the District of North Vancouver

Bylaw 8783

A bylaw to amend General Local Election Bylaw 6876, 1996, and District of North Vancouver Street and Traffic Bylaw 7125, 2004

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

Citation

1. This bylaw may be cited as "Bylaw 8783 Amendments to General Local Election Related Sections in Bylaws 6876 and 7125, 2026".

Amendments

2. General Local Election Bylaw 6876, 1996 is amended as follows:

    a) The following section is added immediately following section 10(b):

    Election Campaign Signs

    11. (a) Election campaign signage must adhere to the regulations in the Street and Traffic Bylaw 7125, as amended from time to time.

3. Street and Traffic Bylaw 7125, 2004 is amended as follows:

    a) Section 742.4 is deleted in its entirety and replaced with:

    Must not be posted or displayed prior to the end of the nomination period for a local election, school district election, or prior to a federal or provincial election being called.

    b) Section 742.5 is deleted in its entirety and replaced with:

    Must be removed within seven (7) days following general voting day of the election to which they pertain.

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 6876

A bylaw to provide for the determination of procedures for the conduct of local government elections and other voting pursuant to Sections 60(1), 97(2), 98, 99, 107 and 141 of the *Municipal Act*.

The Council for The Corporation of the District of North Vancouver enacts the following:

Title

1. This bylaw may be cited as "**GENERAL LOCAL ELECTION BYLAW**".

Use of Provincial list of voters as the register of resident electors

2. In order to provide automatic registration by inclusion on the Provincial list of voters:

   a) the most current available list of voters prepared under the *Election Act*, existing at the time an election or other voting is to be held is the register of resident electors;

   b) the Provincial list of voters becomes the register of resident electors 52 days before general voting day for each election or other voting.

Required advance voting opportunity

3. The additional required advance voting opportunity will be held on the 4th day before general voting day.

Additional advance voting opportunities

4. The chief election officer is authorized to establish dates for additional advance voting opportunities in advance of general voting day and to designate the voting places, and set the voting hours for such voting opportunities.

Special voting opportunities

5. The chief election officer is authorized

   a) to establish special voting opportunities for each election in any or all of the hospitals or long-term care facilities including a location outside the boundaries of the municipality,

   b) to designate the location, the date and the voting hours for the special voting opportunity, for any electors who, for the whole of the time the special voting opportunity is available, are patients of a hospital or are residents of a long-term care facility designated as a location for a special voting opportunity; and where a poll is established in a hospital or long-term care facility, and

   c) if a patient of the hospital or resident of the long-term care facility who is qualified to vote is bedridden or unable to walk, to designate election officials who may attend with the ballot box on the patient or resident, who shall mark the ballot as far as possible in accordance with this section in the privacy that can be reasonably arranged.

   d) to limit the number of candidate representatives who may be present at the special voting opportunity.

Order of names on ballot

6. The order of names of candidates on the ballot shall be determined by lot.

Breaking of tie vote

7. Pursuant to section 141 of the *Municipal Act,* if at the completion of a judicial recount the results of the election cannot be declared because there is an equality of valid votes for 2 or more candidates, the results shall be determined by lot.

Repeal

8. Bylaw 6548 being "Register of Resident Electors Bylaw" and Bylaw 6551 being "1993 General Local Election Bylaw" are hereby repealed.

PASSED by the Council on the 24th day of June, 1996.

ADOPTED by the Council on the 8th day of July, 1996.

"J. MURRAY DYKEMAN"

MAYOR

"A.S. HILSEN

ACTING MUNICIPAL CLERK

Certified a true copy

A. Hilsen

A/Municipal Clerk

THE DISTRICT OF NORTH VANCOUVER

STREET AND TRAFFIC BYLAW

BYLAW 7125

Effective Date – January 1, 2005

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

Original Bylaw	**Date of Adoption**
Bylaw 7125	November 15, 2004
Amending Bylaw	**Date of Adoption**
Bylaw 7643	February 19, 2007
Bylaw 7591	June 11, 2007
Bylaw 7687	November 5, 2007
Bylaw 7701	December 17, 2007
Bylaw 7756	December 15, 2008
Bylaw 7798	September 28, 2009
Bylaw 7915	March 26, 2012
Bylaw 7960	December 12, 2012
Bylaw 8060	June 9, 2014
Bylaw 8100	April 27, 2015
Bylaw 8133	July 6, 2015
Bylaw 8322	April 30, 2018
Bylaw 8382	May 13, 2019
Bylaw 8431	April 20, 2020
Bylaw 8489	February 22, 2021
Bylaw 8498	March 29, 2021
Bylaw 8466	March 21, 2022

Bylaw 8551	March 21, 2022
Bylaw 8559	May 30, 2022
Bylaw 8684	April 22, 2024

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw (Street and Traffic Bylaw – Bylaw 7125). The number of any amending bylaw that has been repealed is not referred to in this consolidation.

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 7125

A bylaw to regulate traffic and boulevards within the municipal boundaries of the District of North Vancouver

---

The Council of The Corporation of the District of North Vancouver enacts the following:

PART 1 – TABLE OF CONTENTS

101. This bylaw is divided into the following divisions:

Part	Title	Sections
1	Table of Contents	101
2	Title	201
3	Interpretation	301 – 304
4	Traffic Control	401 – 412
5	Standing, Stopping and Parking Vehicles	501 – 537
6	General Regulations	601 – 631
7	Highway Use Regulations	701 – 742
8	Vehicle Weight, Loads, Dimensions	801 – 830
9	Transportation of Dangerous Goods	901 – 904
10	Pedestrian Regulations	1001 – 1007
11	Cycle and Electric Kick Scooter Traffic	1101 – 1102
12	Impoundment	1201 – 1211
13	Stop Work Order	1301 – 1304
14	Offences, Penalties and Enforcement	1401 – 1404
15	General	1501 – 1503

Schedules:
A – Boulevard Parking Permits
B – Map of Dangerous Goods Routes

(7798, 7915, 8551)

Part 2 – Title

201. This bylaw may be cited as the **"STREET AND TRAFFIC BYLAW No. 7125, 2004"**.

Part 3 – Interpretation

301. Words or phrases defined in the Motor Vehicle Act, R.S.B.C. 1996, c. 318, Transport of Dangerous Goods Act, R.S.B.C. 1996, c. 458 and the Commercial Transport Act, R.S.B.C. 1996, c. 58 and the regulations thereto have the same meaning in this bylaw, unless otherwise defined in this bylaw or in the Local Government Act, R.S.B.C. 1996, c. 323.

302. In this bylaw:

Access Improvement means a Driveway, walkway, steps and other improvements necessary to give access to real property adjacent to a Highway, but not including carports or buildings;

Accessible Passenger Directed Vehicle has the meaning set out in the *Passenger Transportation Act*.

(8431)

Axle means a structure that is wholly in the same or approximately the same transverse plane and that is supported by wheels on which or with which it revolves, and any two axles of a vehicle, the centres of which are less than 110 centimetres apart, shall be considered to be one axle;

Block Face means a length of Roadway frontage delimited by intersecting streets;

(7591)

Boulevard Crossing means that portion of a Boulevard which is permanently improved or designed for the passage of vehicular traffic;

(7591)

Building Permit has the meaning prescribed in the *Building Regulation Bylaw, 2003 No. 7353*, as amended or replaced;

(8100)

Bus Stop or **Bus Zone** means a portion of a Roadway adjacent to the curb reserved for loading and unloading buses;

(7591)

Boulevard means that portion of the Highway between the curb lines, the lateral lines or the shoulder of a Roadway and the adjacent property line;

Caliper means the diameter of a tree measured 15 centimetres above ground level;

Commercial Loading Zone means an area or space on a Highway to be used exclusively by Commercial Vehicles.

(8431)

Commercial Vehicle means a vehicle defined as such in, and licensed under, the *Commercial Transport Act* (British Columbia), as amended from time to time, or a vehicle not so licensed but being used in the ordinary course of a business for the regular collection or delivery of materials or goods.

(8431)

Congestion and Curbside Management Permit means a permit issued by the Municipal Engineer under section 541 of this Bylaw.

(8431)

Corporate Officer means the person appointed to that position and includes his or her delegate;

Council means the municipal council of the District;

Cycle means a device having any number of wheels that is propelled by human power and on which a person may ride but does not include a play vehicle;

(8489)

Cycle Path means a path or way designated by the Municipal Engineer for use by Cycles or Electric Kick Scooters, other than a path or way on a Highway or located on private property;

(8551)

District means The Corporation of the District of North Vancouver;

Disability Parking Permit means a parking permit issued to a Person with a Disability pursuant to the Regulations;

Disabled Parking Zone means a part of a Highway or public place identified by a disabled parking sign as specified in the Regulations;

DNV Resident Pay Parking (DRP) Exemption Pass means an exemption pass issued in accordance with section 528 of this bylaw;

(8498)

DNV Resident Pay Parking (DRP) Exemption Zone means an area designated by the Municipal Engineer in accordance with this bylaw as being a resident exempt zone such that the holders of DRP Permits are exempted from paying to park a vehicle in such area for a specified period of time;

(8498)

Driveway means every driveway not owned or possessed by the Crown or the District;

E-Bike Share Permit means a permit issued by the Municipal Engineer under section 743 of this bylaw;

(8489)

E-Bike Share Service means a legal entity whose business is to provide access to a fleet of E-Bikes for a fee;

(8489)

E-Bike Share Zone means the area or space on a roadway designated by a Traffic Control Device and established for the exclusive use of a specified E-Bike Share Service;

(8489)

E-Bike or Motor Assisted Cycle means a type of cycle:

(a) with two or three wheels to which pedals or hand cranks are attached that allow for the cycle to be propelled by human power;
(b) on which a person may ride;
(c) to which is attached an electric motor that has an output not exceeding 500 W;
(d) that meets the other criteria prescribed under the *Motor Vehicle Act*, RSBC 1996, c. 318, the Motor Vehicle Act Regulations and the Motor Assisted Cycle Regulation, all as may be amended or replaced.

(8489)

Election campaign sign means a temporary sign promoting a candidate or political party for election to public office;

(7643)

Electric Kick Scooter means a motorized device as defined in the *Electric Kick Scooter Regulation,* effective April 5, 2024.

(8551, 8684)

Electric Kick Scooter Regulations means the *Electric Kick Scooter Regulation*, effective April 5, 2024.

(8551, 8684)

Enforcement Officer means an official or employee of the District whose designated duties include the control of traffic or parking within the District, and includes Royal Canadian Mounted Police officers and bylaw enforcement officers, and every officer and member of the Fire Department of the District while attending upon any fire or emergency in the course of their duty;

Geo-fence means a virtual boundary between two geographic areas or a virtual perimeter around a geographic area, the location and delineation of which shall be determined by the Municipal Engineer.

(8431)

Geo-fenced Area means the area within a Geo-fence, or on one side of a Geo-fence, as determined by the Municipal Engineer.

(8431)

Helmet means a protective device intended to be worn on the head that must:

- have a smooth, rigid and durable outer surface,
- be constructed so that the helmet is capable of absorbing energy on impact,
- be strongly attached to a strap designed to be fastened under the chin of the person wearing it, and
- be undamaged from use or misuse.

Highway means the area of every public right of way lying between two property lines title to which area is vested in the District and which is designated or intended for or used by the general public for the passage of vehicles or persons and means the area of every public right of way lying within any District Park title to which area is vested in the District and which is designated or intended for or used by the general public for the passage of vehicles;

Highway Construction and Planting Permit means a permit issued under Part 7 to allow for construction and planting in, on or under a Highway;

Highway Encroachment Agreement means an agreement entered into under Part 7 to allow certain Structures on a Highway;

Highway Use Permit means a permit issued under Part 7 to allow for the temporary use of the Highway;

Inter-Municipal Bike Share Program means an E-Bike share program to facilitate the operation of E-Bike Share Services in the District and other municipalities that is jointly operated by the District with other partnering municipalities;

(8489)

Lane means a Highway not more than 7 metres wide, which provides a secondary means of vehicle access to one or more parcels of land;

Loading Zone means the area or space on a Highway established for the exclusive use of vehicles during the loading or unloading of goods, materials or passengers.

(8431)

Manager of Purchasing means the person appointed to that position and includes his or her delegate;

Median means an area that is painted, curbed or raised and is located between traffic lanes to separate vehicles travelling in opposite directions;

(7643, 7591)

Motor Assisted Cycle Regulation means the *Motor Assisted Cycle Regulation*, BC Reg 151/2002;

(8489)

Motor Vehicle Act Regulations means the *Motor Vehicle Act Regulations*, BC Reg. 26/58;

(8489)

Municipal Engineer means the person appointed to that position and includes his or her delegate;

Newspaper Box means any box displaying, distributing or selling newspapers, newsletters, commercial or non-commercial publications, or any other reading material;

(7591)

Noxious Weed means any weed designated by a provincial legislation to be a noxious weed, and includes seeds of a noxious weed;

(8100)

Outdoor Customer Service Area means an area located on the Boulevard adjacent to a restaurant or retail food service premises or liquor license establishment for the placing of tables and chairs for use by customers of that business;

Outdoor Customer Service Area Permit means a permit issued under Part 7 to allow an Outdoor Customer Service Area;

Oversize/Overweight Permit means a permit under Part 8 of this bylaw;

Owner, with respect to a vehicle, has the meaning given to it in the Motor Vehicle Act and with respect to real property, has the meaning given to it in the Local Government Act;

Park, means public parks, playgrounds, beaches, swimming pools, and other public recreational areas under the care, custody and jurisdiction of the District;

(7591)

Parking, when prohibited, means the standing of a vehicle, whether occupied or not, other than up to 5 minutes while actively and visibly engaged in loading or unloading of property, merchandise, goods or the discharging or taking on of passengers;

Passenger Directed Vehicle has the meaning set out in the *Passenger Transportation Act*.

(8431)

Passenger Transportation Act means the *Passenger Transportation Act*, SBC 2004, c.39, as the same may be amended from time to time.

(8431)

Passenger Zone means the area or space on a Highway established for the exclusive use of vehicles during the loading or unloading of passengers.

(8431)

Person with a Disability means a person whose mobility is limited as a result of a permanent or temporary disability that makes it impossible or difficult to walk, or a person who is blind or has a visual impairment, or a person with hearing loss or impairment or a person with a cognitive or other impairment that could affect their ability to understand traffic control devices and signage;

Procession means any procession or group exceeding or expected to exceed 30 or more persons or 10 or more vehicles standing or moving together on any Highway, including special events such as parades, street festivals and movie filming, but excludes a funeral procession and a Canadian Armed Forces Parade;

Recreation Vehicle means a motor vehicle or a vehicle towed by a motor vehicle, that provides living accommodation, and includes a travel trailer, tent trailer, camper, camperized van, and motor home;

Regulations means the regulations to the Motor Vehicle Act;

Resident Exempt (RE) Permit means an exemption permit issued in accordance with section 528 of this bylaw;

(8498)

Resident Exempt (RE) Zone means an area designated by the Municipal Engineer in accordance with this bylaw as being a resident exempt zone such that the holders of RE Permits are exempted from the time limits for parking a vehicle in such area;

(8498)

Resident Guest Pass means a parking permit issued in conjunction with a Resident Parking Permit that allows a guest to park in a Resident Parking Zone;

Resident Parking Only (RPO) Permit means a parking permit issued in accordance with this bylaw which authorizes parking in a Resident Parking Only (RPO) Zone;

(8498)

Resident Parking Only (RPO) Zone means a part of a Highway set apart for the standing, stopping and parking of vehicles that display a Resident Parking Only (RPO) Permit;

(8498)

Roller Skates means any footwear or device which may be attached to the foot or footwear, to which wheels are attached and such wheels may be used by the wearer for moving or propulsion, including but not limited to in-line skates.

(7591)

Roadway means that portion of a Highway that is improved for passage of vehicular traffic;

Rubbish means accumulations of soil, leaves, grass clippings, branches, twigs and other vegetation or landscape materials; litter of any kind or discarded materials; liquid or solid waste or garbage, other than that which is properly placed on the sidewalk or Highway pursuant to the garbage collection requirements of the District; compost materials; and any other objects that would reasonably pose a hazard;

Sidewalk means that portion of the street other than a Roadway that is improved for the use of pedestrians;

(7591)

Skateboard means all wheeled objects, coasters, toys, conveyances, or similar devices used for transportation or sport which are propelled by human power, including longboards, but not including bicycles or roller skates;

(7915)

Special Highway Use Permit Fee is the fee payable pursuant to section 706A of this bylaw;
(8100)

Stacked Rock Wall means any wall consisting of rock or boulder units greater than 250mm in the least dimension or .027 m^3 in volume where each rock or boulder unit is not:

a) buried in native, solid bearing ground to a depth not less than one third its diameter and volume; or
b) located on land generally sloping less than 4 horizontal to 1 vertical;

Stop Work Order means a stop work order issued pursuant to section 1301 of this bylaw;
(7591)

Stopping, when prohibited, means the coming to rest or the state of being at rest of a vehicle;

Structure means buildings, decks, garages, carports, swimming pools and any other improvement affixed on or under a Highway, but does not include Driveways, steps, walks and other improvements that give access to real property adjacent to a Highway or to retaining walls having a height of less than 1.22 metres;

Traffic Control Device means a sign, signal, line, metre, marking, space, barrier or device, consistent with the Motor Vehicle Act, placed or erected by authority of the Minister of Transportation or the District or a person authorized by either of them to exercise that authority;
(7591)

Traffic Management Plan means a detailed plan acceptable to the Municipal Engineer addressing all activities, needs and impacts associated with work contemplated in a Highway Use Permit, including, but not limited to, scheduling, timing of truck traffic, fencing, barricading, signage and other devices, traffic control, loading, parking, material delivery and storage, dust and sediment control, and any other conditions and restrictions required by the Municipal Engineer;
(8100)

Trailer means a vehicle without motive power designed for carrying persons or property and for being drawn on a Highway by a motor vehicle, and includes a semi-trailer as defined in the Commercial Transport Act;

Transportation Network Services has the meaning set out in the *Passenger Transportation Act*.
(8431)

Unopened Road Allowance means any dedicated Highway that has not been opened and improved by the District or that has been closed by the District; and

Waste Disposal Bin means a large rectangular metal container, open at the top or with a lid, used for the temporary storage of Rubbish.

Weekdays means Monday through Friday.
(8431)

Zero-emission Vehicle means a motor vehicle that is exclusively propelled by electricity or hydrogen from an external source, or a motor vehicle that has been approved by the Municipal Engineer as a Zero-emission Vehicle.

Application

303. This bylaw does not apply to the regulation, control or prohibition of traffic on a Provincially-designated arterial Highway, as defined in the Highway Act.

304. This bylaw does not apply to members of the Royal Canadian Mounted Police or emergency services personnel or vehicles when performing official duties or acting in the interest of public safety.

(7591)

Part 4 – Traffic Control

Existing Traffic Control Devices

401. All Traffic Control Devices placed by the District prior to adoption of this bylaw are deemed to be authorized and placed in accordance with this bylaw.

Compliance With Traffic Control Devices

402. Every person shall comply with the directions of every Traffic Control Device, except as otherwise directed by an Enforcement Officer or as authorized or required pursuant to this bylaw.

Delegation to Municipal Engineer

403. The Municipal Engineer is authorized to order the placing of Traffic Control Devices as he or she deems appropriate for the regulation of the following traffic matters and by those orders to give effect to the provisions of this bylaw or the Motor Vehicle Act, or to exercise the following powers of the District under this bylaw, subject to the terms and conditions prescribed in this bylaw:

403.1 regulation, control or prohibition of pedestrian traffic, vehicle traffic and traffic by other conveyances on a Highway;

403.2 regulation, control or prohibition of the stopping, standing or parking of vehicles;

403.3 regulation or prohibition of pedestrian traffic on Highways other than at crosswalks;

403.4 removal, detention or impounding of vehicles unlawfully occupying a Highway or a public place and a scale of fees, costs and expenses for that purpose, and the recovery of such fees, costs and expenses from the Owner or by sale of the vehicle at public auction or by court action;

403.5 regulation, control or prohibition of persons using cycles, Roller Skates, sleighs, in-line skates, Skateboards, skis, scooters or other similar means of conveyance on a Highway;

403.6 establishment, designation and use of Loading Zones, Commercial Loading Zones, and Passenger Zones in the District;

(8431)

403.7 regulation of the width, length and height of vehicles and the width, length, height, fastenings and distribution of loads on vehicles driven or operated on a Highway;

403.8 on Highways where construction, reconstruction, widening, repair, marking or other work is being carried out, the erection or placement of Traffic Control Devices indicating that persons or equipment are working on the Highway;

403.9 establishment of school crossings in the District and the regulation and control of pedestrian and vehicular traffic with respect to them;

403.10 regulation of traffic passing by or in the vicinity of schools through the use of traffic patrols, and for that purpose vesting in school children or other persons employed in traffic patrol the power to require vehicles to stop at school crossings or other designated places on a Highway;

403.11 regulation and control of Processions on a Highway;

403.12 the places, conditions and circumstances for the use of sidewalks and crosswalks by persons riding cycles; and

403.13 designation of Cycle Paths; and

(8431)

403.14 establishment, designation and delineation of Geo-fenced Areas and the regulation, prohibition or control of traffic within such Geo-fenced Areas in accordance with sections 403.1 through 403.13.

(8431)

Variation of Orders

404. The Municipal Engineer may rescind, revoke, amend or vary an order made by the Municipal Engineer under this Part.

405. Orders made by the Municipal Engineer under this Part shall be in writing and a copy of each order shall be filed with the Municipal Clerk.

Temporary Traffic Control Devices

406. Temporary Traffic Control Devices may from time to time be placed, and traffic may be diverted or restricted, by an Enforcement Officer, or by another person under the authority of the Municipal Engineer:

406.1 in the interest of public safety;

406.2 to permit proper action in an emergency; or

406.3 to enable work to be done on a Highway,

but no temporary Traffic Control Devices shall be placed, nor any traffic diverted or restricted, for any period longer than reasonably necessary.

Permits

407. In all cases in this bylaw where the Municipal Engineer is given the power to make orders for the application for and issuance of permits, the Municipal Engineer may make orders respecting the circumstances under which permits will be issued, the form of application, the fees payable unless otherwise prescribed by Council, the form of permits, and the terms and conditions of permits. The Municipal Engineer may issue permits in accordance with this bylaw and may at any time revoke or amend a permit where considered necessary or desirable by the Municipal Engineer.

408. Persons who have been issued permits under this bylaw shall at all times comply with this bylaw, as well as all terms and conditions of the permit.

409. No person shall undertake any work or activity that requires a permit under this bylaw without first having obtained a valid and subsisting permit of the kind required by this bylaw.

Interference With Traffic

410. No person shall establish, place, maintain, or display upon or in view of any Highway, any Traffic Control Device or other device which purports to be or resembles any Traffic Control Device, or which attempts to direct the movement of traffic or the parking of vehicles, or which obstructs, hides from view, or interferes with the effectiveness of any Traffic Control Device or which interferes with traffic safety.

411. No person shall obliterate, deface, damage, injure, move, obstruct or otherwise interfere with any Traffic Control Device placed or maintained within the District pursuant to this bylaw, nor interfere with any newly painted line on any Highway.

412. The Owner or occupier of real property adjacent to a Highway must not allow any tree, shrub or other planting on the real property to grow over or under the Highway so as to obstruct, interfere with or hide from view any Traffic Control Device or interfere with traffic safety.

(7591)

Part 5 – Standing, Stopping and Parking Vehicles

Standing, Stopping and Parking Prohibitions

501. Except when necessary to comply with the law or the directions of an Enforcement Officer, or where permitted by this bylaw or a Traffic Control Device, no person shall stop, stand or park a vehicle or Trailer on a Highway:

501.1 so as to contravene the Motor Vehicle Act, a Traffic Control Device or this bylaw;

501.2 so as to obstruct or interfere with the free passage of traffic;

501.3 on a Sidewalk or Boulevard Crossing;

(7591)

501.4 on a Boulevard, except on those portions of those Highways set out in Schedule “A”;

501.5 on any Unopened Road Allowance;

501.6 in an intersection;

501.7 within 11 metres of the prolongation of the curb lines at an intersection or, if none, within 11 metres of the prolongation of the edges of pavement of the two Highways which join one another;

501.8 within 6 metres of a flashing beacon, stop sign, yield sign or traffic control signal;

501.9 on a Lane within 3 metres of any Roadway intersection;

501.10 on a Roadway within 3 metres of a Lane;

501.11 in a position that leaves less than 3.5 metres of the Roadway available for the flow of traffic;

501.12 in a position that causes it to interfere with fire fighting;

501.13 on a marked crosswalk;

501.14 within 6 metres of a marked crosswalk;

501.15 within 6 metres of an entrance to or exit from any school property on any day when school is in session;

501.16 within 6 metres of any entrance to or exit from any playground or Park;

501.17 within 6 metres of either side of the Highway from or on either side of the entrance to or exit from a fire hall;

501.18 in a position that impedes or restricts the passage of vehicles beyond a road end or through any gate or barrier erected at a road end or other location;

501.19 in a position that causes it to interfere with the construction, improvement, maintenance, snow removal, alteration, extension, widening, marking or repair of a Highway;

501.20 on a Cycle Path, or on a cycle lane on a Highway;

501.21 within 5 metres of any fire hydrant, measured from a point on the curb which is closest to the fire hydrant, and where there is no curb, measured from the edge of Roadway;

501.22 on or over any fire hose, traffic counting hose or other fire or public works equipment;

501.23 in front of or within 2 metres of a private road, driveway, sidewalk crossing or boulevard crossing;

(7591)

501.24 on a roadway except with the wheels parallel to the side of the Roadway and not further than 30 centimetres from the curb, if any, unless the Highway is designated for angle parking or the vehicle is less than 2.5 metres in length;

(7591)

501.25 alongside or opposite any Highway excavation or obstruction when stopping, standing or parking in that location obstructs traffic;

501.26 on the Roadway side of any vehicle stopped or parked at the curb;

501.27 for a period exceeding 72 hours;

501.28 on any bridge or other elevated Structure on a Highway;

501.29 on any portion of a Highway indicated by Traffic Control Device as reserved for any class of vehicle, other than a vehicle coming within such class;

501.30 within 15 metres of the nearest rail of a railroad crossing;

501.31 on any Highway for the purpose of storing, advertising, washing, maintaining, repairing or wrecking any vehicle, unless repairs are necessitated by an emergency;

501.32 for the principal purpose of displaying a vehicle or Trailer for sale;

501.33 for the purpose of selling any commodities or articles, except as authorized by permit under this bylaw;

501.34 on the paved portion of any Highway where the pavement is 6 metres or less in width;

501.35 on the side of a Roadway which abuts a Median;

(7591)

501.36 on any portion of a Highway for a longer period of time than that indicated on any Traffic Control Device applicable to that portion of the Highway where such vehicle is stopped or parked;

501.37 on any portion of a Highway at which there is an automatic or other mechanical meter for the purpose of allotting and controlling parking spaces for vehicles, except if that person has deposited in the appropriate meter the fee for parking in the manner and at the rate prescribed by that meter;

501.38 on any portion of a Highway where the curb or edge of the Roadway is painted yellow;

(8431)

501.39 that is unlicensed or uninsured or that does not display a valid license plate or valid license decal in the manner required by the Motor Vehicle Act;

501.40 where parking spaces for vehicles are designated by lines on a Highway, except wholly within the lines designating the parking space;

501.41 except as otherwise required by a Traffic Control Device, within 20 metres on the approach to and 7.5 metres beyond any bus stop sign pole, except when actively and visibly engaged in loading or unloading passengers, where such stopping does not interfere with any bus in, or about to enter, such bus stop;

(7591)

501.42 in a cul-de-sac other than parallel with the outside curb of the cul-de-sac;

501.43 at any place within a two-way Roadway other than directly adjacent to the right edge of the Roadway;

501.44 at any place within a one-way Roadway other than directly adjacent to either edge of the Roadway;

(7591)

501.45 to discharge or pick up passengers at any place within a two-way Roadway except where such vehicle is stopped directly adjacent to the right edge of the Roadway; or

501.46 to discharge or pick up passengers at any place within a one-way Roadway except where such vehicle is stopped directly adjacent to either edge of the Roadway.

(7591)

Parking Large Vehicles and Recreation Vehicles

502. Except as provided for in section 503, no person shall park any vehicle having a gross vehicle weight of 4,500 kilograms or more, or a vehicle having an overall length including any attached Trailer exceeding 6.4 metres, between 6:00 p.m. of any day and 6:00 a.m. of the next day on any Highway, except when actively and visibly engaged in loading or unloading the vehicle or Trailer.

503. A Recreation Vehicle may be parked on any Highway for a period not to exceed 24 hours.

504. No person shall use a vehicle for living accommodation while parked on a Highway.

(7591)

505. No person shall park a Trailer on a Highway without it being attached to a motor vehicle.

Commercial Vehicle License

506. No person shall operate a commercial vehicle in the District unless that vehicle is licensed under the District Commercial Vehicle Licensing Bylaw and a valid and subsisting license plate affixed with a decal is displayed on that vehicle in the manner required.

Idling Engines

507. No person shall permit a motor vehicle engine, other than the engine of an emergency vehicle, to be left in operation more than 3 minutes in a 60-minute period while the vehicle is stationary, except where the motor vehicle is in traffic, undergoing repairs at a motor vehicle service garage, undergoing emergency repairs along a roadside, is an armoured vehicle, is participating in a parade authorized by the District, or used to power equipment ancillary to the motor vehicle.

Time Limitations

508. When a Traffic Control Device is displayed on any Highway or District parking lot indicating that the length of time permitted for parking a vehicle thereon is limited, no person who has parked a vehicle

on such Highway or lot shall again park a vehicle on such Highway (unless there is a road intersection between the two parking spaces) or lot during the next 60 minutes following the expiry of such limited time.

Exemption to Persons with a Disability

509. The provisions of this bylaw regulating time restricted parking do not apply to a Person with a Disability whose vehicle, other than a recreational vehicle, prominently displays in a window a valid permit issued to the Person with a Disability by the Social Planning and Research Council of British Columbia.

(7591)

Angle Parking

510. Upon a Highway which has been marked or signed for angle parking, the driver of a vehicle must park such vehicle at the angle to the curb indicated by such marks or signs and parallel to and between such marks, with the front wheels not less than 30 centimetres from the curb, or any part of the vehicle at a greater distance than 5 metres from the curb.

(7591)

511. No person shall park a vehicle in a parking space marked for angle parking where the length of such vehicle and any Trailer attached thereto exceeds 5 metres.

512. No person shall back a vehicle into a parking space marked for angle parking.

Leaving Parked Vehicle

513. Every vehicle shall be equipped with a lock or other device to prevent unauthorized use of the vehicle.

514. No person having control or charge of a vehicle shall permit it to stand unattended without:

514.1 stopping the engine and locking the vehicle in a secure manner to prevent its unauthorized use; and

514.2 when standing upon any perceptible grade, without turning the front wheels to the curb or side of the Roadway.

Passenger Zones, Commercial Loading Zones and Loading Zones

(8431)

515. Every Passenger Zone, Commercial Loading Zone and Loading Zone authorized by a bylaw or an order under a bylaw and established for the purpose of loading and unloading persons, materials or goods, and existing prior to adoption of this Bylaw, is authorized.

(8431)

516. The Municipal Engineer may direct the placement of Traffic Control Devices to designate a portion of a Highway as a Loading Zone, Passenger Zone, Commercial Loading Zone or E-Bike Share Zone and to define the rights, duties and obligations of traffic with respect to that zone.

(8489)

517. No person may stop, stand or park a vehicle in a Passenger Zone, except for a passenger vehicle for a maximum of five minutes while loading or unloading persons.

(8431)

518. No person shall stop, stand or park a vehicle in a Loading Zone except for the purpose of loading

or unloading passengers, goods or materials, and no person shall stop, stand or park a vehicle in a Loading Zone for longer than the maximum period indicated on any Traffic Control Device, or in the absence of such posted time limit, for longer than five minutes for the loading or unloading of passengers or 30 minutes for the loading or unloading of goods or materials.

(8431)

519. No person shall stop, stand or park a vehicle other than a Commercial Vehicle in a Commercial Loading Zone.

(8431)

520. No person shall stop, stand or park a vehicle in a Commercial Loading Zone except for the purpose of loading or unloading goods or materials, and no person shall stop, stand or park a vehicle in a Loading Zone for longer than the maximum period indicated on any Traffic Control Device, or in the absence of such posted time limit, for longer than 30 minutes.

(8431)

520A. No person shall stop, stand or park a vehicle in an E-Bike Share Zone except for the purpose of loading or unloading persons or materials.

Person with a Disability Parking

521. The Municipal Engineer may make orders for the designation of Disabled Zones and may rescind, revoke, amend and vary such orders.

522. Council designates the Social Planning and Research Council of British Columbia as the organization responsible for issuing and cancelling Disability Parking Permits pursuant to the Regulations.

523. An application for a Disability Parking Permit may be made by or on behalf of a Person with a Disability to the Social Planning and Research Council of British Columbia.

(7591)

524. All Disabled Parking Zones existing on the date of adoption of this bylaw are deemed to be authorized Disabled Zones established under this bylaw.

525. No person shall stop, stand or park a vehicle in a Disabled Parking Zone that does not display a valid Disability Parking Permit or a permit of a similar nature issued by another jurisdiction.

526. No person shall stop, stand or park a vehicle in a Disabled Zone that displays a valid Disability Parking Permit unless the vehicle is stopped, left standing or parked for the purpose of transporting a Person with a Disability.

Resident Parking Permits

527. All Resident Parking Zones existing on the date of adoption of this bylaw are deemed to be authorized Resident Parking Zones established under this bylaw.

528. The Municipal Engineer may: a) make orders for the designation of Resident Parking Only (RPO) Zones, Resident Exempt (RE) Zones and DNV Resident Pay Parking (DRP) Exemption Zones; b) make orders for the form of applications for RPO Permits, RE Permits, DRP Passes and Resident Guest Passes, the form and terms and conditions of RPO Permits, RE Permits, DRP Passes and Resident Guest Passes and may rescind, revoke, amend and vary such orders.

(8498)

529A. RPO Permits will only be issued to and may only be used by individuals who permanently reside in the dwelling units immediately adjacent to the RPO Zone in which they reside.

(8498)

529B. DRP Passes will only be issued to and may only be used by individuals who permanently reside in the District.

(8498)

530. Upon receipt of a completed application form and payment of the applicable fees as prescribed in the Fees and Charges Bylaw 6481, the Municipal Engineer may issue an RPO Permit, RE Permit or DRP Pass, as applicable, to the applicant provided the applicant meets all of the requirements for such permit or pass.

(8498)

531. The holder of an RPO Permit, RE Permit, Re Permit or DRP Pass:

531.1 Shall affix such permit to the lower front driver's side windshield of that person's vehicle; and

531.2 must not use such permit or pass for parking in a zone other than the zone for which the permit or pass was issued.

(8498)

532. The holder of an RPO Permit, RE Permit or DRP Pass must not transfer or allow the use of that permit or pass by any other person.

(8498)

533. A person who resides in an RPO and RE Zone that allows for the issuance of a Resident Guest Pass may apply for a Resident Guest Pass for use by that person's guests.

(8498)

534. A person using a Resident Guest Pass shall display the Resident Guest Pass hanging from the rear view mirror of that person's vehicle at all times while parked in an RPO and RE Zone.

(8498)

535. A person must not park a vehicle in an RPO Zone:

535.1 that does not display, in the manner required, a valid RPO Permit or Resident Guest Pass for that RPO Zone; or

535.2 which displays a valid RPO Permit but is not a vehicle owned or possessed by the holder of that RPO Permit.

(8498)

535A. A person must not use an unauthorized, counterfeit, fabricated or imitation permit or pass purporting to be an RPO Permit, RE Permit or DRP Pass.

(8498)

535B. A person must not park a vehicle in a DRP Zone or longer than the time permitted in that zone.

(8498)

Exemptions

536. This Part shall not apply to any emergency vehicle while attending at an emergency call, but this exemption shall not excuse the driver of any such vehicle from exercising due and proper care for the safety of other traffic.

537. This Part shall not apply to:

537.1 vehicles of the Province or the District or their contractors;

537.2 vehicles of public transit supervisors, a public utility corporation or their contractors; and

537.3 tow trucks,

while the operators of such vehicles are actively and visibly engaged in work requiring the vehicles to be stopped or parked in contravention of any of such provisions, or are parked on a stand-by basis for the purpose of being available for emergency use; and

537.4 residential moving trucks or delivery vehicles actively and visibly engaged in loading or unloading.

Transportation Network Services

538. The Municipal Engineer may establish and designate Geo-fenced Areas and regulate and control the operation of Transportation Network Services within any Geo-fenced Area, including the regulation or prohibition of stopping and loading by any Transportation Network Services provider within a Geo-fenced Area.

(8431)

539. Except for Accessible Passenger Directed Vehicles, a Transportation Network Services provider must not cause, allow, or permit any Passenger Directed Vehicles being operated under the licence issued to them under the *Passenger Transportation Act* to stop to pick up or drop off any passengers on any Highway within the District of North Vancouver on Weekdays between the hours of 7:00 a.m. and 9:00 a.m. or the hours of 2:00 p.m. and 6:00 p.m. unless they hold a valid Congestion and Curbside Management Permit, in which case the Passenger Directed Vehicles may stop at any place where stopping is permitted at such times for the purposes of picking up or dropping off passengers.

(8431)

540. The Municipal Engineer may issue a Congestion and Curbside Management Permit to a Transportation Network Services provider for the fee set out in the Fees and Charges Bylaw 6481, 1992, as amended from time to time, which fee may vary among vehicle types, and which fee shall be payable monthly at the end of each month in a manner satisfactory to the Municipal Engineer. No permit shall be required for Accessible Passenger Directed Vehicles used by a Transportation Network Services provider.

(8431)

Part 6 – General Regulations

Enforcement Officers

601. All Enforcement Officers are authorized to do all things necessary to control traffic in pursuance of this bylaw at all times and to ensure that the requirements of this bylaw are being carried out.

602. All Enforcement Officers are authorized to direct traffic as the Enforcement Officer reasonably considers necessary:

602.1 to ensure the orderly movement of traffic;

602.2 prevent injury or damage to persons or property; and

602.3 permit proper action in any emergency.

Obstruction

603. A person must not interfere with, delay, obstruct or impede a Bylaw Enforcement Officer or designate or other person lawfully authorized to enforce this bylaw in the performance of duties under this bylaw.

(8559)

604. Deleted.

Emergency Vehicles and Fire Hoses

605. A driver, other than that of an emergency vehicle, must not follow fire apparatus closer than 150 metres or drive or park within 150 metres of the place on the same Highway on which fire apparatus has stopped in answer to a fire alarm, and, unless he or she has received consent of the fire department official in command or an Enforcement Officer, a person must not drive a vehicle over an unprotected hose of a fire department when laid down on a Highway Boulevard Crossing or Driveway at a fire or an alarm of fire.

(7591)

Speed Limits

606. No person shall operate a vehicle upon a Lane within the District at a greater rate of speed than 20 kilometres per hour.

607. No person shall operate a vehicle upon a Highway within the District at a greater rate of speed than 50 kilometres per hour, except where otherwise indicated by a Traffic Control Device.

608. The Municipal Engineer may by order establish school, playground and Park zones and order the placing of Traffic Control Devices to indicate such zones, and:

608.1 Every person driving between the hours of 8.00 a.m. and 5.00 p.m. on a day school is regularly held, a vehicle on a Highway where signs are displayed stating a speed limit of 30 kilometres per hour or on which the numerals “30” are prominently shown, must drive at a rate of speed not exceeding 30 kilometres per hour while approaching, passing or in the vicinity, as indicated by the signs, of the school to which the signs relate.

608.2 Every person driving a vehicle on a Highway must drive the vehicle at a rate of speed not exceeding 30 kilometres per hour when approaching or passing, between dawn and dusk, a public playground for children or a public Park where signs are displayed stating a speed limit of 30 kilometres per hour, or on which the numerals “30” are prominently shown.

609. Where a sign has been erected or placed on a Highway limiting the rate of speed of vehicles driven or operated on that Highway or portion of Highway, a person shall not drive or operate a vehicle on that portion of the Highway at a greater rate of speed than that indicated on the sign.

Animals

610. No person shall drive or herd any animal on any Highway in the District, unless such animal is at all times under the control of that person and does not interfere with vehicular traffic, except an Enforcement Officer in the discharge of their duty.

611. All persons with an animal in their care, custody or control on a Highway shall immediately pick-up and remove from the Highway all faeces of such animal deposited on a Highway.

612. No person shall ride, drive or lead a horse on any Highway between dusk and dawn.

Driving on Sidewalk

613. The driver of any vehicle shall not drive such vehicle upon any sidewalk or boulevard except on a boulevard crossing provided for such purposes.

(7591)

Stop When Traffic Obstructed

614. No driver of a vehicle shall enter an intersection or crosswalk unless there is sufficient space on the other side of the intersection or crosswalk to accommodate the vehicle without obstructing the passage of other vehicles or pedestrians, notwithstanding any traffic control signal indication to proceed.

Clinging to Moving Vehicle

615. No person riding any cycle, coaster, skis, roller skates, roller blades, in-line skates, skateboard, scooters, toy motor vehicle or sleigh, shall cling to any vehicle in motion.

Horn for Warning Only

616. No person shall sound the horn of a vehicle except when necessary to warn a person or animal of danger.

Roller Skating and Skateboarding

617. No person shall propel, coast, ride or in any other way use Roller Skates or a Skateboard:

617.1 on a sidewalk;

617.2 on any Roadway or Lane unless that person is properly wearing a helmet on his or her head, except if that person is a person for whom the wearing of a helmet would interfere with an essential religious practice;

617.3 on any Roadway or Lane except as near to the right side of the Roadway or Lane as is practicable;

617.4 on any Roadway or Lane that is posted with a speed limit exceeding 50 kilometres per hour;

617.5 on a Roadway or Lane between sunset and sunrise;

617.6 on any Roadway or Lane while being towed by a vehicle, bicycle or animal;

617.7 on any Roadway or Lane in such a manner as to pose a hazard to traffic;

(7915)

617.8 on any Roadway or Lane in any position other than standing or

(7915)

617.9 on any Roadway or Lane:

a) without due care and attention; or

b) without reasonable consideration for other persons or vehicles using the Roadway or Lane.

(7915)

Refuse on Highways

618. No person shall throw, drop, deposit, leave, or allow to fall from or out of any vehicle or conveyance, any bottle, glass, crockery, nails, wood, sawdust, cigarettes, or refuse, or any other object or material, on or upon any Highway, and any person who has thrown, dropped, deposited or left any such object or material shall forthwith remove the same from such Highway.

Chattels on Highway

619. No person shall place or store any material, object, container or Structure on any Highway, except as permitted by bylaw of the District.

Shopping Cart on Highway

620. No person shall allow a shopping cart owned by that person or provided for use by that person in the operation of a retail business to be or remain on a Highway or in a public place, other than within a parking lot used or designated for use by the retail business to which that shopping cart relates.

Accumulations on Highway

621. No person shall allow any earth, rock, stones, trees, logs, stumps or other substances or materials to cave, fall, crumble, slide, accumulate or to be otherwise deposited on any Highway, except as permitted by bylaw of the District.

Defacing Highway

622. No person shall mark, imprint or otherwise deface any Highway.

Selling on a Highway

623. No person shall use or occupy any Highway for the purpose of selling or displaying any goods or wares, including without limitation any flowers, fruit, vegetables, seafood, commodity, article or other thing.

Funeral or Authorized Procession

624. No driver of a vehicle shall drive between the vehicles comprising a funeral or authorized Procession while it is in motion, except at intersections where traffic is being controlled by an Enforcement Officer.

625. Funeral processions shall be identified as such by each vehicle therein having its headlights and rear lights illuminated or by the display of a pennant or other identifying insignia.

Action at Scene of Accident

626. Any person in charge of a vehicle involved in an accident on any Highway shall take immediate and reasonable precautions to safeguard traffic, which precautions shall include the removal of any damaged vehicles from the line of traffic.

Processions

627. No person shall take part in any Procession unless a Highway Use Permit for that Procession has been issued by the Municipal Engineer.

628. No pedestrians or driver of a vehicle shall interfere with a Procession lawfully in progress, except to comply with a Traffic Control Device or the directions of an Enforcement Officer.

Removal of Snow and Ice from Sidewalk

629. The Owner or occupier of real property zoned for industrial, commercial or multifamily uses in the Zoning Bylaw No. 3210 must remove any accumulation of snow or ice from the sidewalks and footpaths bordering such property.

(8466)

629A. The Owner or occupier of real property zoned for residential uses under the Zoning Bylaw No. 3210, other than multifamily, must remove any accumulation of snow or ice from the sidewalks and footpaths bordering such property by not later than 10:00 a.m. each day.

(8496, 8466)

Boulevard Maintenance

630. Every owner of property must keep the Boulevard adjacent to such property, including any Sidewalk, in a tidy condition, including by removing Rubbish, debris, materials, or Noxious Weeds, keeping grass or weeds on the Boulevard trimmed to a height of not more than 30cm, and keeping landscaping trimmed so that it does not interfere with pedestrian safety or District signage or encroach into or over Sidewalks, Cycle Paths, or Roadways;

(8100)

630A. A property Owner must remove or mitigate any landscaping or conditions on the Boulevard adjacent to such person's property which, in the opinion of the Municipal Engineer, pose a hazard to public safety or obstruct or interfere with public use of the Boulevard or which are a violation of this or any other District bylaw.

(8100)

630B. Whenever a person is in default of doing any matter or thing required to be done under this bylaw, the District, through its employees or agents, may do what is required to be done, at the expense of the person in default. The District may recover all costs of completing such work, with

interest at the rate applicable thereto, in the same manner as it may recover municipal taxes.

(8100)

Spills

631. No person shall cause or permit any substance or material to blow, drop, spill, fall, flow or drift from adjacent land, or from a vehicle, onto any Highway. In the event any substance or material is deposited onto a Highway contrary to this section, the Owner or occupier of the adjacent land or the vehicle, as the case may be, shall take such immediate steps as may be necessary to remove the material from the Highway, and to clean the Highway and repair any damage caused to the Highway, at that person's sole cost and expense.

Part 7 – Highway Use Regulations

701. Intentionally deleted.

(8100)

702. No person shall:

(a) undertake or permit to be undertaken any work in, on, over or under a Highway, or leave any obstruction or works in, on, over or under a Highway;

(b) use or permit to be used a Highway in a manner, or otherwise engage in any conduct which the Municipal Engineer in his or her discretion determines does or may impede or interfere with pedestrian, bicycle or vehicular traffic on a Highway or parking on Highway;

without a valid and subsisting Highway Use Permit or E-Bike Share Permit issued by the District pursuant to this Bylaw.

(8100)

703. The holder of a Highway Use Permit must comply with each and every term and condition contained therein and with the terms, conditions and restrictions in any Traffic Management Plan(s) attached thereto or incorporated therein.

(8060, 8100)

704. The Municipal Engineer is authorized to issue Highway Use Permits to permit temporary use and occupation of a Highway including:

(8100)

704.1 the placement and maintenance of fixtures and chattels on the Highway required in conjunction with works taking place on the Boulevard or property adjacent to the Boulevard;

(8100)

704.2 the closure or obstruction of all or a portion of a Highway, including but not limited to occupation of a portion of a Highway by vehicles, equipment, or other items, including Waste Disposal Bins, to facilitate works on property adjacent to the Highway;

(8100)

704.3 construction of works relating to public or private utilities; and

(8133)

704.4 special events, including block parties, parades, Processions, movie filming and related signage.

For greater certainty, this section 704 does not authorize the Municipal Engineer to issue a Highway Use Permit in relation to works described in section 725, unless the District has issued a Highway Encroachment Agreement for such works.

(8100)

Application for Highway Use Permit

705. The Municipal Engineer may make orders respecting the application for and issuance of Highway Use Permits, including the circumstances under which such permits will be issued, the form of application, the form of permits and the terms and conditions of such permits, all in accordance with this bylaw. Without limitation, the Municipal Engineer may require, as part of any application for a Highway Use Permit:

705.1 provision of satisfactory plans and specifications of any work to be undertaken on, over or under a Highway;

705.2 provision of a Traffic Management Plan satisfactory to the Municipal Engineer, including position and type of Traffic Control Devices;

(7591, 8100)

705.3 provision of a site safety plan satisfactory to the Municipal Engineer;

(8100)

705.4 a deposit with the District of a sum of money as security in an amount and in a form determined by the Municipal Engineer:

705.4.1 to ensure that any obligations imposed by a Highway Use Permit are fulfilled and completed within the time specified in the Highway Use Permit;

705.4.2 to cover the cost of repairing any potential damage to the Highway, or any installations therein or thereon, by reason of the things to be done pursuant to the Highway Use Permit;

705.4.3 to pay any fees payable under sections 706A and 706B of this bylaw.

(8100)

705.5 payment of an inspection fee, or the actual cost incurred by the District for administration and inspection in connection with the Highway Use Permit, whichever is greater.

(8100)

706. The Municipal Engineer is authorized to revoke or amend a Highway Use Permit at any time where considered necessary or desirable by the Municipal Engineer.

(7798, 7960, 8100)

706A. For use or occupation of a portion of a Highway which has been designated as a no stopping zone or which is, in the opinion of the Municipal Engineer, necessary for the movement of vehicle or pedestrian traffic, the applicant for a Highway Use Permit must pay the Special Highway Use Permit Fee for each 12 hours or part thereof of occupancy, except that where the Municipal Engineer is satisfied that a portion of such Highway has, for any 12-hour period, a sufficiently low volume of traffic to warrant relaxation of the stopping prohibition, the Municipal Engineer may permit temporary occupancy of a portion of such Highway during that 12-hour period and in accordance with the terms and conditions of a Highway Use Permit and the fee set out in this clause shall not apply.

(8100)

706B. The Highway Use Permit fee and Special Highway Use Permit fee are prescribed in Schedule “F” of the Fees and Charges Bylaw 6481. The Special Highway Use Permit fees are in addition to any fees payable for a Highway Use Permit pursuant to any other section of this bylaw.

(8100)

706C. Any fees payable in respect of a Highway Use Permit may be deducted from the security deposit collected pursuant to section 705.4 or from any other deposit that the holder of the Highway Use Permit may have provided to the District to secure payment of said fees.

(8100)

Mail and Newspaper Boxes

707. The Municipal Engineer may authorize by permit the placement of mail boxes and newspaper boxes, which may only be placed on a Highway with the approval of the Municipal Engineer and only as follows:

707.1 no less than 9 metres from the lateral lines of an intersecting Roadway;

707.2 at the back edge of a sidewalk leaving at least 1.5 metres of sidewalk clearance, or, where no sidewalk, at the back edge of the Boulevard;

707.3 no less than 1 metre from wheelchair access pads and bus stop pad areas;

707.4 not adjacent to Roadways designated as no stopping zones;

707.5 the Municipal Engineer may at any time require the relocation of a box for safety or highway use reasons; and

707.6 the Municipal Engineer may, after informing the owner, relocate a Newspaper Box to another location if the space is required for any other purpose.

(7591)

708. The placement of Newspaper Boxes on a Highway in accordance with section 707 is limited as follows:

708.1 Newspaper Boxes must not exceed the following dimensions:

(a) width: 610 mm

(b) depth: 280 mm

(c) height: 1088 mm

708.2 a maximum of two Newspaper Boxes per Block Face may be approved;

708.3 Newspaper Boxes must only be used for distribution of a publication and past editions must be removed from the box upon the release of each new edition;

708.4 a publication may not have more than one newspaper box per Block Face; and

708.5 Newspaper Boxes must not bear any third party advertising, except with the written consent of the Municipal Engineer.

(7591)

709. Where more than one applicant seeks approval to place a Newspaper Box at a particular location, preference will be given to the applicant that does not already have a box in that block and if none of the applicants has a box in that block, the matter will be determined by lottery.

(7591)

710. A permit authorizing the placement of a Newspaper Box on a Highway is valid for one year and may be renewed on or before January 1 each year.

(7591)

711. Upon applying for a Newspaper Box permit and or any renewal of such a permit, the owner must provide the District with an inventory of Newspaper Box locations and any boxes not reported on the inventory may be removed and a fine imposed in accordance with Part 12 of this bylaw and Schedule “F” of the District of North Vancouver Fees and Charges Bylaw 6481.

(7591, 7798, 7960)

712. Where a Newspaper Box has not had publications deposited or removed or is in a state of mechanical disrepair for more than 30 days, the District may revoke the permit and remove the box at the owner's expense in accordance with Part 12 of this bylaw and Schedule "F" of the District of North Vancouver Fees and Charges Bylaw 6481.

(7591, 7798, 7960)

713. If the holder of a permit is in breach of any provisions of sections 707 through 712 of this bylaw, the Municipal Engineer may suspend, revoke or refuse to renew the permit and remove the box at the owner's expense in accordance with Part 12 of this bylaw and Schedule "F" of the District of North Vancouver Fees and Charges Bylaw 6481.

(7591, 7798, 7960)

Permitted Installations

714. An Owner or occupier of real property may on the Boulevard immediately adjacent to that real property:

714.1.1 Repair and replace an existing Access Improvement, provided that:

714.1.2 the Access Improvement is the subject of a previous permit or other valid and subsisting approval issued by the District

714.1.3 the repair or replacement does not increase the width or height of the Access Improvement;

714.1.4 the proposed repair or replacement complies with all requirements for that Access Improvement set out in the Development Servicing Bylaw No. 7388; and

(7591)

714.1.5 the proposed repair or replacement meets all of the conditions in sections 718.1 and 718.4.

714.1.6 Repair and replace an existing retaining wall, provided that:

714.1.7 the retaining wall is the subject of a previous permit or other valid and subsisting approval issued by the District;

714.1.8 the proposed repair or replacement does not increase the width or height of the retaining wall;

714.1.9 the proposed repair or replacement is not constructed within 1.5 metres of an above ground or below ground utility or other Structure;

714.1.10 the proposed repair or replacement complies with all District requirements for that retaining wall as set out in the Development Servicing Bylaw No. 7388; and

(7591)

714.1.11 the proposed repair or replacement meets all of the conditions in sections 718.2 and 718.4.

714.2 Place bark mulch, gravel rock or similar natural and pervious material provided that the material is placed to a total thickness of no more than 10 centimetres, does not change the existing grade and the material must be placed in such a manner so as to prevent it from migrating to the Roadway.

(7591)

Permitted Planting

715. An Owner or occupier of real property may, on the Boulevard or on the Unopened Road Allowance immediately adjacent to that real property, plant a bush or shrub, ornamental planting or grass or groundcover or any combination thereof, that when fully grown in its natural state:

715.1 is not likely to have a height in excess of 0.9 metres;

715.2 will comply with all District bylaws;

715.3 except in the case of grass or groundcover, is located at least 1.5 metres from any edge of travel lane, curb face, or back of sidewalk; whichever is farthest away from the road travel lane edge;

715.4 is not likely to partially or wholly obstruct access to pedestrians;

715.5 will not prevent or inhibit the safe use of the Highway by vehicular or cycle traffic;

715.6 will not obstruct sightlines required for clear visibility of traffic approaching any intersection, Driveway or walkway, as determined by the Municipal Engineer, such that an eye 0.9 metres above the surface elevation of one Highway cannot see an object 0.9 metres above the surface elevation of the adjoining Highway;

715.7 will not bury, damage, obstruct access to, unduly expose, or interfere with any public utility or service in, on or over the Highway;

715.8 is a plant species indigenous to the BC Southern Coastal area where the proposed planting is on a slope greater than 3:1 or is within 30 metres of the high water mark of a creek or any other body of water; and

(7591)

715.9 will meet all of the conditions in sections 718.3 and 718.4.

Prohibitions

716. Except as set out in sections 406, 707 – 715, 742 and 744, a person must not undertake any construction or planting on a Highway except as specifically authorized by a Highway Use Permit, Highway Construction and Planting Permit, E-Bike Share Permit or other District approval and, without limiting the foregoing, a person must not do any of the following on a Highway:

(8489)

716.1 construct any Structure on a Highway, including without limitation, any fence, planter box or Stacked Rock Wall, or install any Highway furnishings including ornamental lighting and benches;

716.2 install any impervious hard surface on a Highway;

716.3 place a berm or fill on a Highway which alters natural grade;

716.4 erect any signage on a Highway;

716.5 plant a bush, shrub, ornamental planting or ground cover likely to have a height in excess of 0.9 metre in a Highway;

716.6 plant a tree or a hedge in a Highway; or

716.7 construct an Access Improvement on a Highway.

(7591)

Application for Highway Construction and Planting Permit

717. An Owner who wishes to obtain a Highway Construction and Planting Permit shall apply in writing to the Municipal Engineer. The application shall include:

717.1 a description of the nature, extent and purpose of the proposed construction or planting, as the case may be;

717.2 a plan satisfactory to the Municipal Engineer showing the details of the proposed construction or planting;

717.3 details respecting the manner in which the proposed construction or planting will be undertaken, including the details of construction and maintenance, as applicable, to ensure the preservation and continued safe use of the Highway for municipal purposes;

717.4 the application and applicable permit fee as prescribed in Schedule "F" of the District of North Vancouver Fees and Charges Bylaw 6481.

(7798, 7960)

717.5 such further information and material as may be required by the Municipal Engineer to ensure compliance with the terms and conditions of this bylaw.

718. The Municipal Engineer shall consider all applications for Highway Construction and Planting Permits and, subject to compliance with the terms and conditions of this Part, and subject to the conditions set out in this Section, may, in his or her discretion, issue a Highway Construction and Planting Permit, impose conditions and restrictions on the issuance of a Highway Construction and Planting Permit and make orders respecting the application for and issuance of Highway Construction and Planting Permits, including the circumstances under which such permits will be issued, the form of application, the form of permits and the terms and conditions of such permits, all in accordance with this bylaw. The issuance of a Highway Construction and Planting Permit, in addition to any terms and condition imposed by the Municipal Engineer, will be subject to the following:

718.1 in the case of proposed Access Improvements:

(7591)

718.1.1 the proposed Boulevard Crossing is not constructed within 1.5 metres of an above ground utility or other Structure;

718.1.2 the placement of the proposed Boulevard Crossing will not obstruct clear visibility, as determined by the Municipal Engineer, such that an eye 0.9 metres above the surface elevation of the Driveway can see an object 0.9 metres above the surface elevation of the adjoining Highway; and

718.1.3 the proposed Access Improvement complies with all requirements for that Access Improvement set out in the Development Servicing Bylaw No. 7388.

718.2 in the case of a proposed retaining wall:

718.2.1 the retaining wall is necessary to provide stability to existing or altered slopes, to control potential erosion, to protect works or services, to provide access to works or services, to retain other land or Structures or to control surface drainage;

718.2.2 the retaining wall cannot be placed on the adjacent real property due to topographical constraints;

718.2.3 the retaining wall complies with all applicable requirements set out in the Development Servicing Bylaw No. 7388; and

718.2.4 where the retaining wall extends into private property, the retaining wall complies with all requirements set out in the Zoning Bylaw No. 3210.

718.3 in the case of a proposed tree or planting likely to exceed 0.9 metre in height:

718.3.1 any tree or planting is located at least 1.5 metres from any edge of travel lane, curb face, or back of sidewalk, whichever is farthest away from the road travel lane edge;

718.3.2 the tree or planting is located at least 0.75 metre from all underground utilities;

718.3.3 a deciduous tree has a minimum Calliper of 5 centimetres and a coniferous tree has a minimum height of 1 metre at the time of planting;

718.3.4 the tree is of a species appropriate for a Highway as determined by the District;

718.3.5 the tree is planted in accordance with British Columbia Society of Landscape Architects and British Columbia Landscape and Nursery Association Standards; and

718.3.6 the tree is planted in accordance with the Development Servicing Bylaw No. 7388.

(7591)

718.4 in all cases the proposed construction or planting:

718.4.1 is not hazardous and does not impede pedestrian or vehicle traffic;

718.4.2 does not obstruct sight lines necessary for traffic safety;

718.4.3 does not bury, damage, obstruct access to or unduly expose any public utility or service in, over or under the Highway;

718.4.4 does not impair or divert drainage patterns; and

718.4.5 meets all other requirements as set out in this bylaw.

719. The Municipal Engineer may at any time revoke or amend a Highway Construction and Planting Permit where considered necessary or desirable by the Municipal Engineer.

720. A Highway Construction and Planting Permit will not be issued for any work that the Municipal Engineer considers would cause a nuisance on, obstruct, foul or damage any part of Highway.

721. A Highway Construction and Planting Permit will not be issued for any work resulting in or associated with a Structure on a Highway to which section 725 applies unless the applicant has a valid and subsisting Highway Encroachment Agreement for the Structure.

722. All Highway Construction and Planting Permits are subject to the conditions set out in this bylaw and all holders of Highway Construction and Planting Permits shall conform strictly to the conditions in this bylaw and to all conditions set out in the Highway Construction and Planting Permit. No Highway and

Construction Planting Permit shall be issued to a person other than the registered Owner of the real property adjacent to the Highway or the Owner's authorized agent.

723. An Owner shall, before undertaking any work pursuant to a Highway Construction and Planting Permit, obtain all required permits and approvals under this and all other applicable bylaws of the District.

724. An Owner shall keep all works undertaken pursuant to a Highway Construction and Planting Permit in good and sufficient repair to the satisfaction of the District. In the event that an Owner fails or neglects to keep such works in good and sufficient repair, the District may make such repairs or effect a removal of the works and restoration of the Highway and the Owner shall pay all costs incurred by the District in undertaking such work.

Highway Encroachment Agreements

725. A Highway Construction and Planting Permit shall not be issued for or in relation to a building, deck, garage, carport, swimming pool, awning, canopy or any other fixture on land unless the applicant has a valid Highway Encroachment Agreement issued by the District for it. Without limiting the generality of the foregoing, a Highway Encroachment Agreement is not required for a retaining wall that does not exceed 1.2 meters in height, an Access Improvement, a mail or newspaper box, a fence or a hedge provided that the fence or the hedge does not have the effect of substantially enclosing all or part of a Highway.

(7591)

726. The Municipal Engineer is authorized to make and execute Highway Encroachment Agreements on behalf of the District in the form approved by the Municipal Engineer.

727. Highway Encroachment Agreements will not be considered for any Structure that the Municipal Engineer considers would cause a nuisance on, obstruct, foul or damage any part of a Highway.

Injury to Boulevards and Unopened Road Allowances

728. No person shall willfully damage, harm or cause injury to any tree, shrub, plant, bush, hedge, ornamental planting, fence or Highway lighting in a Boulevard or an Unopened Road Allowance.

729. No person shall cut down or prune any tree on any Boulevard or Unopened Road Allowance, except as authorized by the District Environmental Protection and Preservation Bylaw and the Corporate Policy for Tree Work in the District.

730. Intentionally deleted.

(8100)

Removal of Private Works on a Highway

731. All plantings and improvements undertaken by a person in a Highway shall be undertaken at that person's sole risk and expense.

732. No person shall permit or undertake any planting or improvements in a Highway so as to interfere with any works of the District or third parties and all such works shall remain unaltered and accessible at all times.

733. A person undertaking plantings or improvements on a Highway is responsible for any damage done to municipal or other works on the Highway.

(7591)

734. Any planting or improvements made to a Highway by any person may be interfered with or removed by the District at any time, at the District's sole discretion, whether authorized by a Highway Construction and Planting Permit or otherwise.

735. The District is not liable to any person for any alteration, removal or restoration of the Highway to its condition prior to any interference or removal by the District.

736. The District may at any time:

736.1 require by notice in writing that the Owner of real property adjacent to a Highway remove all planting and improvements installed by that Owner within two weeks of such notice; and

736.2 remove any planting and improvements to the Highway undertaken by an Owner and restore the Highway as the District determines appropriate in the circumstances.

737. Upon completion of any work by the District in a Highway, an Owner may replace any removed plant and landscaping material in compliance with this bylaw.

738. No person shall interfere with, or attempt to interfere with, any action taken by the District under this Part.

Outdoor Customer Service Areas

739. An Owner or occupier of a restaurant or retail food service premises or liquor licensed establishment may apply in writing to the Municipal Engineer for an Outdoor Customer Service Area Permit to allow the use of a portion of the Boulevard adjacent to that premises as an Outdoor Customer Service Area. The application shall include:

739.1 a description of the nature, extent and purpose of the proposed Outdoor Customer Service Area;

739.2 plans respecting the proposed use and placement of tables and chairs on the Boulevard;

739.3 the application and applicable permit fee as prescribed in Schedule "F" of the District of North Vancouver Fees and Charges Bylaw 6481;

(7798, 7960)

739.4 proof satisfactory to the Municipal Engineer of insurance in respect of the Outdoor Customer Service Area on the following terms:

739.4.1 an all-risk comprehensive general liability policy in an amount stipulated by the Municipal Engineer, and in no event less than $2,000,000 per occurrence;

739.4.2 the policy shall name the District as an additional named insured; and

739.4.3 the policy shall provide for 30 days' notice to the District by the insurer in case of material change or termination; and

739.5 such further information and material as may be required by the Municipal Engineer to ensure compliance with the terms and conditions of this bylaw.

740. The Municipal Engineer shall consider all applications for Outdoor Customer Service Area Permits and, subject to compliance with the terms and conditions of this Part, may issue an Outdoor Customer Service Area Permit where:

740.1 the applicant meets all requirements for the Outdoor Customer Service Area as set out in the District Zoning Bylaw;

740.2 the proposed Outdoor Customer Service Area Permit does not interfere with vehicular traffic or access to and from any premises;

740.3 the proposed Outdoor Customer Service Area permits at least 2.0 metres of sidewalk for pedestrian traffic;

740.4 all furniture and other improvements used by the applicant in the Outdoor Customer Service Area is capable of being removed on 24 hours' notice; and

740.5 no improvements are being affixed to the Highway.

741. All Outdoor Customer Service Area Permits are subject to the conditions set out in this bylaw and all holders of an Outdoor Customer Service Area Permit shall conform strictly to the conditions in this bylaw and to all terms and conditions set out in the Outdoor Customer Service Area Permit.

Election campaign signs

742. Any person may place an election campaign sign on a Highway for the purpose of promoting a candidate or political party for election to public office.

Election campaign signs:

742.1 are prohibited on Highway Medians;

742.2 are prohibited on or in front of District flower or shrub beds;

742.3 are prohibited on a Highway within 100 metres of the District Municipal Hall;

742.4 for Local Government and School District Elections must not be posted more than 21 days prior to Voting Day;

742.5 must be removed within 8 days following Voting Day; and

742.6 that are placed in a prohibited area may be removed by an Enforcement Officer.

(7643)

E-Bike Share Services

743. The Municipal Engineer may issue an E-Bike Share Permit to an E-Bike Share Service where the Municipal Engineer is satisfied that the E-Bike Share Service has received approval through an Inter-Municipal Bike Share Program.

(8489)

744. The Municipal Engineer may establish and designate Geo-fenced Areas for use by the holder of an E-Bike Share Permit and the permit holder will, at its own expense, install such pavement markings and signage as approved by the Municipal Engineer to identify the Geo-fenced Area or, if installed by the District, will reimburse the District for such costs.

(8489)

745. The Municipal Engineer may, by directing the placement of Traffic Control Devices, regulate and control the operation of E-Bike Share Services within a Geo-fenced Area, including the speed of E-Bikes and the regulation or prohibition of parking of any E-Bikes within a Geo-fenced Area.

(8489)

746. A person or legal entity may only operate an E-Bike Share Service with a valid E-Bike Share Permit and in accordance with all of the conditions of such permit and the requirements of this bylaw.

(8489)

747. A person must not operate or park an E-Bike contrary to the regulations in any Traffic Control Device.

(8489)

748. The holder of an E-Bike Share Permit may deploy a fleet of E-Bikes in any location where parking is permitted and where authorized by the Municipal Engineer for the purpose of making E-Bikes available to reserve for use.

(8489)

749. Successful applicants for the E-Bike Share Permit must pay the E-Bike Share Permit fee and the security for performance fee set out in the Fees and Charges Bylaw 6481, as amended from time to time, prior to being issued a permit. The security for performance is refundable, less any deductions in accordance with section 750.

(8489)

750. The Municipal Engineer may deduct the following fees from the security for performance fee:

750.1 **E-Bike retrieval fee**: all costs incurred by the District (including staff time plus an administrative fee of 15%) related to the retrieval of any E-Bike owned or operated by an E-Bike Share Service; and

750.2 **E-Bike impoundment fee**: $50 per E-Bike plus $1 per day for storage. If the E-Bike Share Service fails to retrieve the E-Bike after 30 days, the District will recycle the E-Bike and charge any recycling costs incurred.

If the fees imposed under section 750 exceed the total of the security for performance, the District is authorized to charge fines and fees directly to the E-Bike Share Service, to require payment of an additional security for performance, or to cancel the Permit.

(8489)

Part 8 – Vehicle Weight, Loads, Dimensions

Tires and Types of Vehicles

801. No person shall operate any vehicle on any Highway in the District having solid rubber tires with a tire thickness of less than 3 centimetres between the rim of the wheel and the outer surface of the tire.

802. Except for commercial vehicles engaged in the construction of a Highway construction project, no person shall operate any vehicle upon any Highway in the District having wheels, tires, or tracks constructed or equipped with projecting spikes, cleats, ribs, clamps, flanges, lugs or other attachments or projections which extend beyond the tread or traction surface of the wheel, tire or track, except:

802.1 tire chains of reasonable proportions, where required for safety from October 1 through April 30; or

802.2 tire studs that do not protrude more than 3 mm from the tread or traction surface of a tire may be used between October 1 and April 30, provided:

(7591)

802.2.1 there are not more than a total of 130 studs where a vehicle has a gross weight of not more than 5 tonnes, or 175 studs where the vehicle has a gross weight of more than 5 tonnes; and

802.2.2 no studs may be used on the front tires of a vehicle unless each rear wheel has at least one studded tire.

(7591)

803. No person shall, except as authorized by an Oversize/Overweight Permit issued in accordance with this Part, drive or operate on any Highway:

803.1 a combination of vehicles consisting of more than two vehicles;

803.2 a vehicle or combination of vehicles loaded such that the load extends more than one metre beyond the front wheels of the vehicle, or, if equipped with a front bumper, more than one metre beyond the front bumper;

803.3 a vehicle or combination of vehicles the load of which extends more than 2 metres beyond the back of the vehicle or combination of vehicles; or

803.4 a vehicle loaded such that any part of the load extends beyond the sides of the vehicle.

804. The gross weight of any tandem Axles and the gross weight of any group of Axles shall be the sum of the gross Axle weights of all the Axles comprising the tandem Axles or the group of Axles, as the case may be.

805. The gross weight of any vehicle or combination of vehicles shall be the sum of the individual gross Axle weights of all Axles of the vehicle or combination of vehicles.

Weighing and Inspection of Vehicles

806. Any person driving or operating a vehicle on any Highway, when so directed by an Enforcement Officer, shall:

806.1 stop the vehicle at the time and place specified by such Enforcement Officer for the purpose of weighing the whole or part thereof by means of stationary or portable scales, measuring the dimensions of the vehicle and load, measuring and inspecting the tires thereon, inspecting the load carried, or for any purpose under this bylaw, the Regulations, or the Commercial Transport Act;

806.2 drive the vehicle to the nearest public scales for the purpose of weighing such vehicle; and

806.3 rearrange the load upon the vehicle or remove the whole or any part of the load from the vehicle as may be necessary to comply with the provisions of this bylaw before continuing to drive or operate such vehicle.

Securement of Vehicle Loads

807. Sections 808 to 818 of this bylaw shall:

807.1 apply to all commercial vehicles except a commercial vehicle engaged in Highway construction, other than a paving project, and operating within the limits of a Highway construction project as established by the Municipal Engineer;

807.2 not apply to an implement of husbandry as defined in the Motor Vehicle Act; and

807.3 not prohibit dropping sand from a vehicle to secure traction, or water or another substance to maintain or clean a Roadway.

Load Secured on Vehicles

808. No person shall operate a vehicle on a Highway while the vehicle is carrying a load unless the vehicle is constructed and loaded in a way that ensures that none of its load will:

808.1 escape from the vehicle; or

808.2 affect the operation of the vehicle by shifting or swaying.

Methods of Load Securement

809. Subject to section 808, no person shall drive or operate a commercial vehicle on a Highway while the vehicle is carrying a load unless the load is secured:

809.1 by sides, sideboards or side stakes and a rear end gate, end board or end stakes that:

809.1.1 are securely attached to the vehicle;

809.1.2 are sufficiently strong and high to ensure that the load will not shift upon or fall from the vehicle; and

809.1.3 have no aperture large enough to permit any load to pass through; or

809.2 where the load length falls within a load length category set out in Column 1 of the table as set out below, by the number of tie downs set opposite the category in Column 2, and as many additional tie downs as are necessary to secure the load by:

809.2.1 direct contact; or

809.2.2 dunnage that is secured by the tie downs and is in contact with the exterior including topmost load, in a manner that safely holds interior pieces of the load without causing exterior pieces to crush or break up.

Column 1	**Column 2**
Length of load along longitudinal vehicle	**Minimum number of tie downs required**
Not over 2.5m	2
Over 2.5m but not over 7.5m	3
Over 7.5m but not over 10m	4
Over 10m but not over 12.5m	5
Over 12.5m but not over 15m	6

810. An article in a load that is less than 2.5 metres long and less than 1.5 metres high may be secured by one tie down if it is butted against a substantial article or a bulkhead, but if it is not so butted, it must be secured by 2 tie downs and the second one shall be conclusively deemed to be a necessary additional tie down under the requirements of section 809.

Drums

811. No person shall operate a commercial vehicle on a Highway while the vehicle is carrying drums or barrels on end, unless:

811.1 where metal drums or barrels are stacked on end and on other metal drums or barrels, the stacks are separated by dunnage; and

811.2 the vehicle has sides, sideboards, or side stakes, and the drums or barrels are blocked or tied down with hardware adequate to prevent the load from shifting on the vehicle.

Coverage of All Types of Loads

812. No person shall operate a commercial vehicle on a Highway while the vehicle is carrying any type of material if any of the load is likely, if not covered, to bounce, blow or drop from the vehicle in transit, unless:

812.1 the load is covered in a way that prevents any of it from blowing, bouncing or dropping from the vehicle; and

812.2 the cover is securely and tightly fastened so that it is not, and cannot become a hazard.

Load Supported on Rollers

813. No person shall operate a commercial vehicle on a Highway when the load of the vehicle is supported on rollers unless at least one roller is equipped with locks that are fastened in a manner that prevents the load from shifting in transit.

Inter-modal Cargo Containers

814. No person shall operate a commercial vehicle transporting inter-modal cargo containers on a Highway unless the container is secured between the container securement holes and the load-bearing vehicle structure with securement devices fastened tightly and locked so that the container is prevented from moving relative to the vehicle more than 25 mm under an acceleration relative to vehicle of:

814.1 16.5 metre per second per second downward;

814.2 4.9 metre per second per second upward;

814.3 2.9 metre per second per second laterally; and

814.4 17.6 metre per second per second longitudinally.

Tie Downs

815. Tie downs must:

815.1 in the aggregate, have a safe working load of more than the weight of the load secured by the tie down;

815.2 be marked directly, or on a tag permanently attached, with the safe working load as warranted by the manufacturer or by a registered professional engineer;

815.3 not be used if worn beyond a wear limitation specified by the manufacturer, or to the extent that they have become unsafe;

815.4 when in use be protected as necessary against abrasion;

815.5 when in use have any load binder handle that forms part of the tie down assembly locked in place and secured by rope, wire or chain; and

815.6 be designed, constructed and maintained so that the driver of a vehicle can tighten them.

816. Where a tie down is not identified in the manner set out section 815, it shall be deemed to be of the lowest grade or classification for its type and size.

817. Section 815.6 does not apply in the case of a tie down that consists of steel, fibre or synthetic strapping, if the strapping is taut when in use.

818. For the purpose of this section, the safe working load of a tie down means the maximum load, repeatedly applied, that the tie down is capable of withstanding with complete safety throughout its normal service life.

Bulkheads and Cab Protectors

819. No person shall operate a commercial vehicle on a Highway while the vehicle is carrying a load unless the vehicle is equipped with a bulkhead or cab protector that each meet the requirements of this section, or both in combination, of sufficient strength to prevent penetration or crushing of the driver's compartment in the event of the load shifting.

820. A bulkhead or cab protector shall extend:

820.1 to 120 centimetres above the floor of the cab of the vehicle; or

820.2 to the height at which the bulkhead or cab protector, or both in combination, blocks forward movement of any part of the load the vehicle is carrying;

and shall be the width of the vehicle or vehicle cab.

821. Sections 819 and 820 do not apply where a person operates a commercial vehicle that is:

821.1 carrying a load in a container where the container is so constructed that it meets the requirements of a bulkhead;

821.2 designed and used exclusively to transport other vehicles, if each vehicle it transports is secured by tie down assemblies as required by section 808 or fastened by a method permitted by section 809; and

821.3 licensed for a gross vehicle weight of 5,500 kilograms or less.

Heavy Traffic

822. No person shall operate or allow the presence of a vehicle having a gross vehicle weight of more than 5,000 kilograms on Garden Avenue, West Keith Road and West 17th Street.

823. No person shall operate or allow the presence of a vehicle having a gross vehicle weight of more than 30,000 kilograms on Capilano Road, or on that portion of Lillooet Road north of Mount Seymour Parkway.

824. No person shall operate or allow the presence of a vehicle having a gross vehicle weight of more than 10,000 kilograms southbound on that portion of Mountain Highway from Kirkstone Road to Keith Road and eastbound on Mount Seymour Parkway from Mount Seymour Road to Deep Cove Road.

(7591)

824A No person shall operate or allow the presence of a passenger vehicle having a gross vehicle weight of more than 8,850 kilograms.

824A.1 on that portion of Deep Cove Road located north of Mount Seymour Parkway; or

824A.2 within the area outlined and cross-hatched in red on the map attached to this bylaw as Schedule D,

except with a permit issued by the Municipal Engineer or a duly authorized designate.

(8322, 8382)

825. Notwithstanding sections 822, 823, 824 and 824A, a vehicle with a gross vehicle weight greater than the gross vehicle weights proscribed in those sections:

(8322)

825.1 that is a public transit vehicle, an emergency vehicle, or is operated by a municipal, regional, provincial or federal government agency may be used or be present on any Highway in the District; and

825.2 may be present on a Highway listed in section 822 where necessary to access a:

825.2.1 loading or unloading destination on a Highway in the District for the purpose of delivering materials to premises and collecting materials from premises;

825.2.2 lawful overnight or longer term parking or vehicle storage space in the District;

825.2.3 repair or maintenance garage in the District; or

825.2.4 Highway construction or maintenance site in the District where that vehicle is engaged.

No Engine Brakes

826. Except where a person is unable to safely slow down or stop by other means, no person shall cause any noise or sound by using engine brakes while operating a commercial vehicle on any Highway.

Oversize/Overweight Vehicle Permit

827. The Municipal Engineer may make orders for the application for and issuance of Oversize/Overweight Permits, including the circumstances under which such permits will be issued, the form of application, the fees payable, the form of permit and the terms and conditions of the permits, to allow oversize vehicles or loads or overweight vehicles or loads otherwise prohibited by this Part.

828. Oversize/Overweight Permits shall be carried in the vehicle whenever it is being driven on a Highway and shall be produced to any Enforcement Officer for inspection upon request.

829. An Oversize/Overweight Permit may, in addition to any other limitations imposed by the Municipal Engineer as a condition of the Oversize/Overweight Permit:

829.1 prohibit the driving or operating of any commercial vehicle on any Highway during certain hours;

829.2 specify the maximum rate of speed at which any commercial vehicle may travel;

829.3 require that any commercial vehicle be preceded or followed, or both, by a pilot car in accordance with the regulations of the Commercial Transport Act; and

829.4 require that the commercial vehicle be driven or operated only on specified Highways.

830. No person may, without an Oversize/Overweight Permit, drive or operate on a Highway a vehicle or combination of vehicles exceeding the limits of the dimensions, weights and loads, drive axles, horsepower, or other limits prescribed in the Commercial Transport Act, and any regulations pursuant to the Act.

Part 9 – Transportation of Dangerous Goods

901. No dangerous goods shall be transported within the District except in accordance with this Part.

902. No carrier of dangerous goods shall enter, leave or travel within the District on any Highway within the District other than on those Highways designated as a dangerous goods route on the map attached to this bylaw as Schedule “B”, except that a carrier may for the purposes of obtaining dangerous goods from or delivering dangerous goods to a location off a dangerous goods route or going to or from a permitted vehicle storage location, drive a vehicle by the most direct route to or from the location.

903. No carrier of dangerous goods shall stop within the District except:

903.1 at a permitted vehicle storage location;

903.2 to load or unload dangerous goods;

903.3 in compliance with the directions of an Enforcement Officer;

903.4 due to mechanical failure of the carrier or a vehicle accident involving the carrier; or

903.5 to stop for meals or rest stops, of less than half an hour in duration.

904. This Part does not apply to the transportation of dangerous goods in individual containers of less than 250 kilograms or consumer packaged merchandise transported by a vehicle with a gross vehicle weight of up to 13,600 kilograms.

Part 10 – Pedestrian Regulations

1001. At any intersection where crosswalks are marked, pedestrians shall use such crosswalks in crossing a Highway.

1002. No person shall be on a Highway to solicit a ride, employment, or business from an occupant of a vehicle.

1003. On the approach of an emergency vehicle when a pedestrian is on a Roadway, the pedestrian shall immediately proceed or return to the nearest sidewalk or Boulevard and remain there until that vehicle has passed or stopped.

1004. No person shall form a part of a group of persons congregated on a Highway in such manner as to obstruct the free passage of pedestrians or vehicles, except as authorized by a Highway Use Permit for Processions.

1005. No person shall do anything which causes persons to congregate in a group upon any Highway in such a manner as to unreasonably obstruct the free passage of pedestrians or vehicles, or in such a manner that the persons so congregated might be in danger of injury from traffic.

1006. No person shall engage in any sport, amusement, exercise or occupation on any Highway in a manner that is likely to interfere with or obstruct traffic.

1007. No person shall stand or loiter on any Highway in such a manner as to obstruct or impede or interfere with pedestrian or vehicle traffic.

Part 11 – Cycle and Electric Kick Scooter Traffic

Operation of Electric Kick Scooter

1101. Pursuant to the Electric Kick Scooter Regulation, a person may operate an Electric Kick Scooter in the District, subject to compliance with this Part and all other applicable provisions of this Bylaw and the Electric Kick Scooter Project Regulation.

Duties of Operator of Cycle or Electric Kick Scooter

1102. A person operating a cycle or electric kick scooter:

1102.1 shall not ride upon the Sidewalk of any Highway or bridge or upon any pedestrian path in any public Park, unless otherwise directed by a Traffic Control Device;

1102.2 shall not, for the purpose of crossing a Highway, ride on a marked crosswalk unless otherwise directed by a Traffic Control Device;

1102.3 shall not leave a cycle or electric kick scooter on a sidewalk so as to interfere with or obstruct the flow of pedestrian traffic;

1102.4 shall park such cycles or electric kick scooters on racks or stands placed on the Highway for that purpose and shall not park a cycle other than on such rack or stand in areas where such rack or stand is located; and

1102.5 shall not ride a cycle or electric kick scooter on a Highway where a Traffic Control Device prohibits such use.

Duties of Operator of Electric Kick Scooter

1103. A person must not operate an Electric Kick Scooter on any of the prohibited Roadways or unpaved trails contained in Schedule E of this bylaw.

1104. A person must not operate an Electric Kick Scooter on a Highway unless it is operated:

1104.1 in a Cycle Path, if the Highway has a Cycle Path; or

1104.2 as near as practicable to the right side of the Highway if the Highway has a posted speed no greater than 50 km/h and does not have a Cycle Path.

1105. In addition to the duties imposed by this Part, a person operating a cycle on a Highway has the same rights and duties as the driver of a vehicle.

(8551)

Part 12 – Impoundment

Impoundment of Vehicles or Chattels

1201. Any chattel, obstruction or vehicle (including but not limited to an E-Bike) which is standing or parked contrary to any provision of this bylaw or which is otherwise unlawfully occupying a portion of a Highway or public place may be removed, detained and impounded by an Enforcement Officer or the Manager of Purchasing, or by a person acting in accordance with the directions of the District.

(8489)

1202. With the exception of skateboards which are specifically dealt with in section 1210, Any chattel, obstruction, or vehicle removed, detained or impounded under this bylaw may be recovered by the Owner between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, except holidays, by paying the fees, costs and expenses levied in accordance with this Part to the District's towing contractor or authorized agent at the time of impoundment at its place of business, or to the District, as the case may be.

(7915)

1203. If a motor vehicle is removed, detained or impounded and not claimed by its Owner within 48 hours, written notice shall be given by registered mail to the registered Owner at his or her address as shown on the records of the Registrar of Motor Vehicles, advising the Owner of the seizure and impoundment, the sum payable to release the motor vehicle and the date of advertising for sale by public auction if unclaimed.

1204. The Owner of a chattel or obstruction removed, detained or impounded pursuant to this Part shall pay those fees, costs and expenses set out in Schedule "F" of the District of North Vancouver Fees and Charges Bylaw 6481.

(7798, 7960)

1205. The Owner of a vehicle removed, detained or impounded pursuant to this Part shall pay those fees, costs and expenses set by the Municipal Engineer from time to time by order, pursuant to section 403.4.

1206. If a chattel, obstruction or vehicle is removed, detained or impounded, and not claimed by its Owner within 1 month from date of seizure, the chattel, obstruction or vehicle may be sold at public auction at the direction of the Manager of Purchasing.

1207. Notwithstanding any other provision of this bylaw, where in the opinion of the Manager of Purchasing a chattel, obstruction or vehicle removed, detained, or impounded is a perishable article, has an apparent market value of less than $2,000.00 or if its custody involves unreasonable expense or inconvenience, the Manager of Purchasing may decide not to proceed to public auction, and may dispose of the chattel, obstruction or vehicle in any manner in which he or she deems expedient.

1208. Before selling a chattel, obstruction or vehicle at public auction under this Part, the District shall advertise the time and place of the proposed public auction in a newspaper circulating in the District, giving at least 7 days' notice of such proposed sale, and shall, in cases where a vehicle is intended to be sold and such vehicle is registered with the Registrar of Motor Vehicles, send written notice to the

registered Owner of the vehicle at the address shown on the records of the Registrar of Motor Vehicles, advising of the seizure, the sum payable to release the vehicle, and the date of proposed sale by public auction, if unclaimed.

1209. The proceeds of sale by public auction shall be applied first to the cost of the sale, second to the fees, cost and expenses of the District or its towing contractor, and the balance shall be held for the Owner. If the balance remains unclaimed at the end of 1 year from the date of sale, such balance shall be paid into the general revenue of the District.

Impoundment of Skateboards

1210. In addition to any other penalty or method of enforcement prescribed by this bylaw, an Enforcement Officer may detain and impound any Skateboard being used by any person in contravention of this bylaw, for a period of 24 hours and such Skateboard may be recovered at the North Vancouver RCMP detachment office located at 147 East 14th Street, North Vancouver between the hours of 8:00 a.m. and 3:00 p.m. Where the owner of an impounded Skateboard is 16 years old or under, he or she must be accompanied by a parent or legal guardian at the time of collecting the Skateboard.

(7915)

1211. No person shall prevent or attempt to prevent or interfere with the removal, detaining or impounding of any chattel, obstruction or vehicle by the District under this Part.

Part 13 – Stop Work Order

Stop Work Order

1301. Where a person carries out work on or uses a Highway in a manner which fails to comply with the provisions of this bylaw or any permit issued pursuant to this bylaw, an Enforcement Officer may issue a Stop Work Order requiring the person cease the work or use and to remedy the violation within 7 days or such other time period the Enforcement Officer considers reasonable in the circumstances.

1302. Subject to section 1303, a person who has been issued a Stop Work Order pursuant to section 1301 must comply with all of the terms of such Order within the time period specified.

Appeal

1303. A person to whom a Stop Work Order has been issued may, by giving notice in writing to the District Clerk at least 72 hours prior to the expiry of the time given in the Stop Work Order to remedy the violation, appeal to the District Council who will hear and determine the appeal by confirming, amending or rescinding the Stop Work Order.

Default

1304. If the obligations stipulated in a Stop Work Order are not performed by the date specified therein, the District may carry out such remedial work as deemed necessary by the Municipal Engineer at the expense of the person defaulting and such costs will constitute a debt due and owing in accordance with section 17 of the *Community Charter*.

(8559)

Part 14 – Offences, Penalties and Enforcement

Offences and Penalties

1401. (a) A person who:

i. contravenes a provision of this bylaw;
ii. causes, consents to, allows or permits an act or thing to be done contrary to this bylaw;
iii. neglects or refrains from doing anything required by a provision of this bylaw; or
iv. fails to comply with any order, direction or notice given under this bylaw,

commits an offence and is subject to the penalties imposed by this bylaw and the *Offence Act*.

(b) Each instance that a contravention of a provision of this bylaw occurs and each day that a contravention occurs or continues shall constitute a separate offence.

(c) A person found guilty of an offence under this bylaw is subject to a fine of not less than $1,000.00 and not more than $50,000.00 for every instance that an offence occurs or each day that it occurs or continues, plus the costs of prosecution.

(8559)

1402. Deleted.

(8559)

1403. Every person who drives or operates an overloaded vehicle in violation of section 830 is liable to a fine of not less than $100.00 and, in addition, to a penalty of $15.00 per 100kg. or part thereof, of overload.

Multiple Ticketing for Overtime Parking

1404. Where a driver has parked a vehicle in a parking space in violation of the provisions of this bylaw, a separate offence shall be deemed to be committed upon the expiry of each period of time during which the vehicle could have been lawfully parked as indicated by a Traffic Control Device.

Part 15 – General

Severability

1501. 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 provision shall be severed from the remainder of the bylaw and shall not affect the validity of the remaining portions of this bylaw.

Repeal

1502. Street and Traffic Bylaw, No. 5707, and any amendments thereto, are hereby repealed.

Comes into Force

1503. This bylaw comes into force and effect on January 1, 2005 following adoption of this bylaw by the Council of the District.

SCHEDULE "A"

BOULEVARD PARKING PERMITS

Address	Reason
1226 Silverwood Crescent	DVP for parking approved by Council 2000 08 29

SCHEDULE “B”

MAP OF DANGEROUS GOODS ROUTES

(See next page)

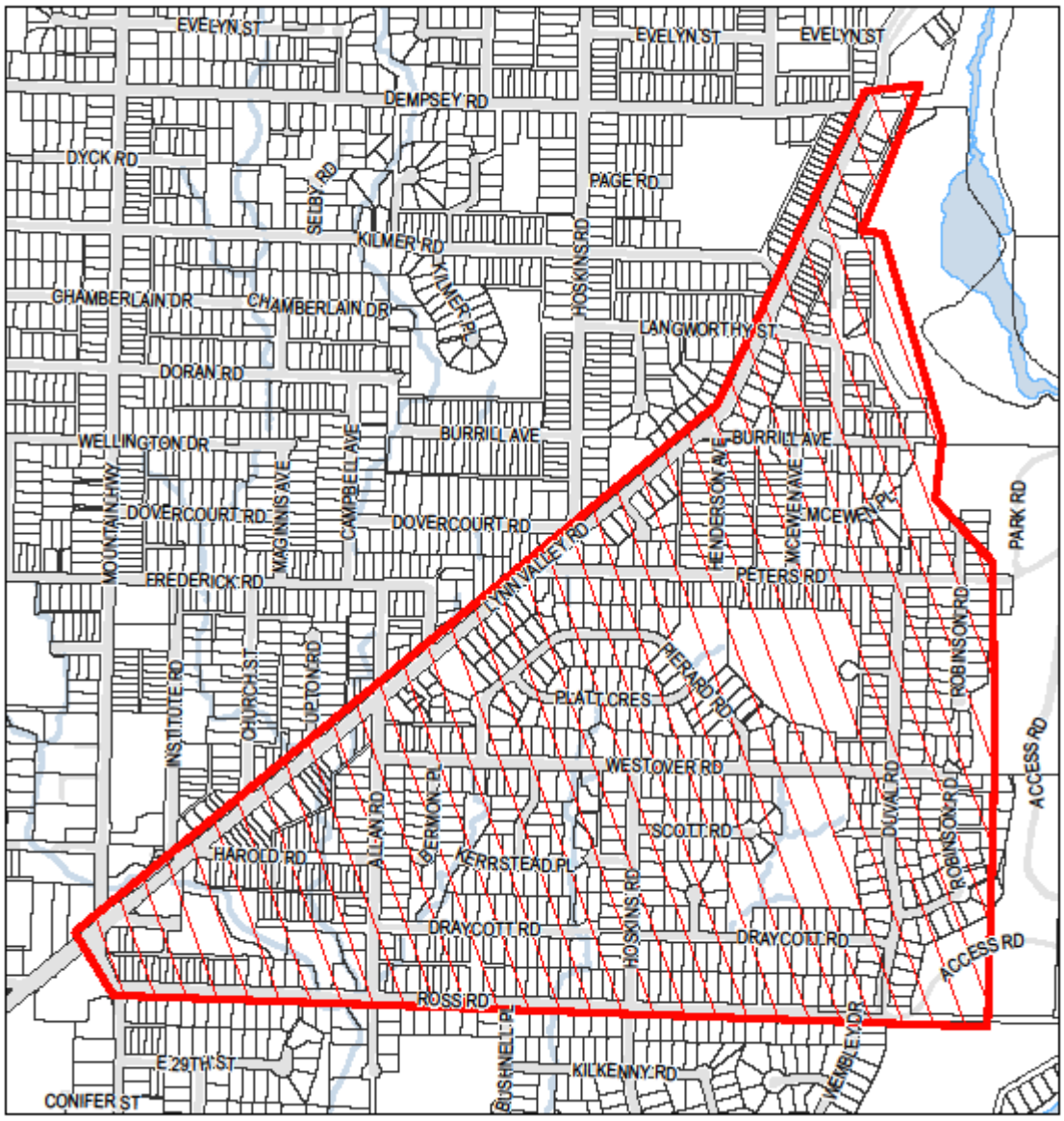
SCHEDULE B
MAIN ROUTE
ALTERNATE ROUTE
MUNICIPAL BOUNDARY
DEEP COVE RD
MT SEYMOUR PKWY
DOLLARTON HWY
RIVERSIDE DR
AMHERST AVE
LILLOOET RD
MOUNTAIN HWY
MAIN ST
KEITH RD
FERN ST
LYNN VALLEY RD
29TH ST
WILLIAM AVE
DISTRICT OF NORTH VANCOUVER
CITY OF NORTH VANCOUVER
TRANS CANADA HWY
QUEENS ROAD
EDGEMONT BLVD
RIDGEWOOD DR
CAPILANO RD
NANCY GREENE WAY
MARINE DR
DISTRICT OF WEST VANCOUVER
DANGEROUS GOODS ROUTES
PUBLISHED: MAY 25, 2004
District of NORTH VANCOUVER
GIS DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS
604-990-2450 www.gisweb.dnv.org gis@dnv.org
N:\PROJECTS\TRANSPORTATION\MOVED_8x11_DANGEROUTES.MXD
0 500 1,000 2,000 METRES

SCHEDULE "C" to Bylaw 7125 (as enacted by Bylaw 7756)

Please see Schedule "F" of the District of North Vancouver Fees and Charges Bylaw 6481

(7591, 7701, 7756, 7798, 7960)

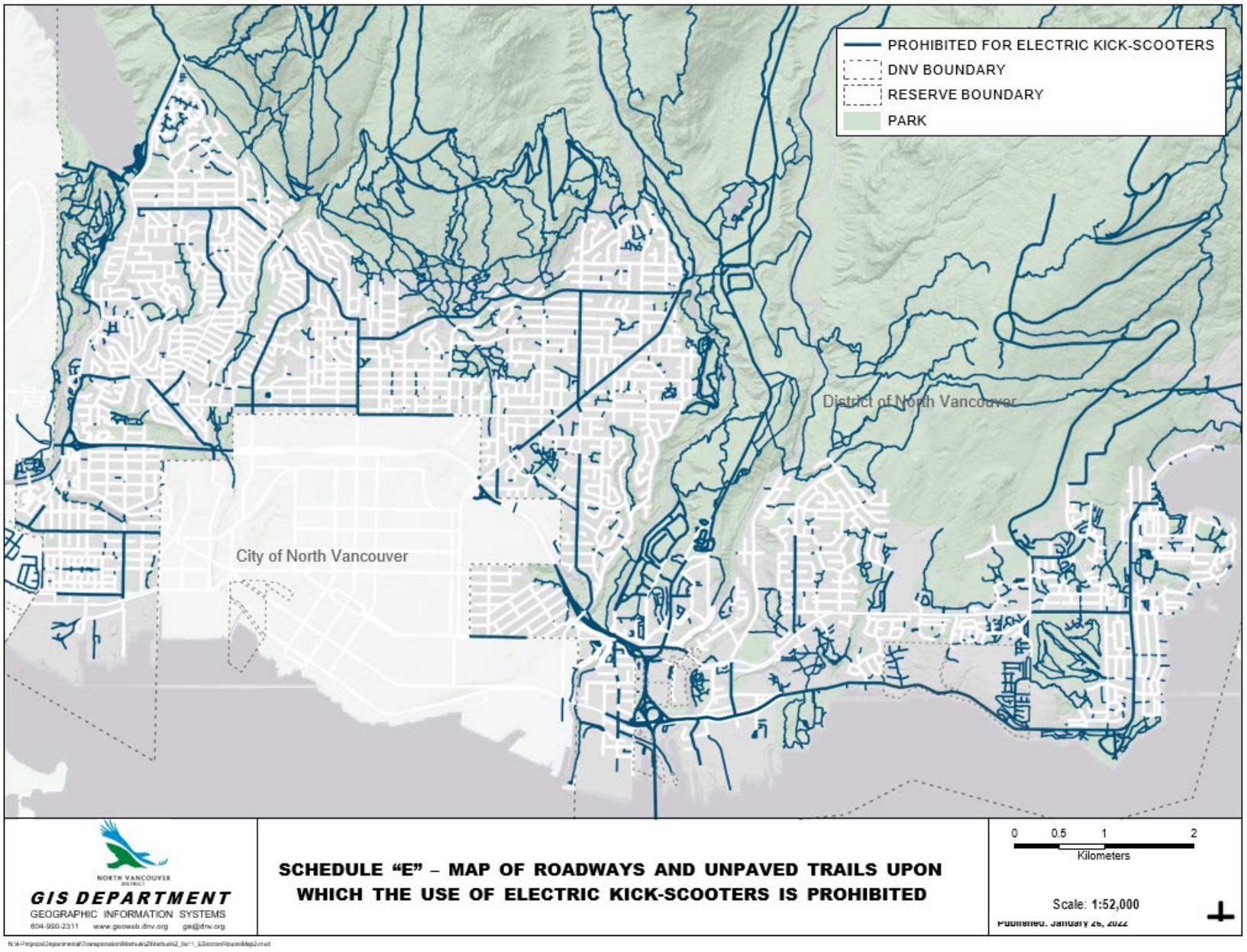
SCHEDULE D to DISTRICT OF NORTH VANCOUVER
STREET AND TRAFFIC BYLAW 7125, 2004



(8382)

SCHEDULE "E" –
Map of Roadways and Unpaved Trails Upon Which the Use of Electric Kick-Scooters Is Prohibited
(See next page)

(8551)


PROHIBITED FOR ELECTRIC KICK-SCOOTERS
DNV BOUNDARY
RESERVE BOUNDARY
PARK
District of North Vancouver
City of North Vancouver
NORTH VANCOUVER DISTRICT
GIS DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS
604-990-2311 www.geoweb.dnv.org gis@dnv.org
SCHEDULE "E" – MAP OF ROADWAYS AND UNPAVED TRAILS UPON WHICH THE USE OF ELECTRIC KICK-SCOOTERS IS PROHIBITED
0 0.5 1 2
Kilometers
Scale: 1:52,000

(8551)

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION		Dept. Manager	GM Director	CAO
☑ Regular Meeting	Date: May 25, 2026			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

May 11, 2026
File: CAPPARKS-313193949-35315

AUTHOR: Adam Vasilevich, Section Manager, Parks Planning, Design and Construction

SUBJECT: **Playground Funding Request: Sherwood Park Elementary School**

RECOMMENDATION:
THAT Council approve a contribution in the amount of $15,000 towards the renewal of the playground at Sherwood Park Elementary School, to be funded from Council's Operating Contingency.

AND THAT staff bring forward a report for Council's consideration with a review and options for updating the Playground Development on School Grounds Policy.

REASON FOR REPORT:
Sherwood Park Elementary School, via School District 44, has submitted a request for funding to the District. Funding requests of this nature are guided by the District's corporate policy Playground Development on School Grounds (2001, Attachment 1).

BACKGROUND:
The District's Playground Development on School Grounds Policy is not a formal grant program, and there is no budget associated with the Policy. In the past, the District has contributed funds to school playground projects from time to time with budget available from the Council Contingency.

The policy states that the District will provide grants to non-profit school organizations for playground equipment on School District #44 lands, deemed by Council to be contributing to the benefit of the community, and in accordance with the criteria established by the policy, including the number of students in the school, the scope of the project, condition of the existing equipment, and potential for community use of the playground.

The policy is intended to facilitate the construction of cost-shared playground equipment to enhance public school playgrounds, recognizing that they provide an amenity of general benefit to the community.

ANALYSIS:

Sherwood Park Elementary Funding Request

The District recently received an application for funding for a playground at Sherwood Park Elementary School (Attachment 2). The grant request meets the requirements stated in the Playground Development on School Grounds Policy. The Policy provides guidance regarding the provision of funds towards the cost of new playground equipment and support infrastructure to North Vancouver School District schools.

The Sherwood Park Elementary School is located at 4085 Dollar Road in Deep Cove. The school serves over 370 students, in addition to on-site childcare and afterschool programs. The school community is diverse, drawing students from the Tsleil-Waututh Nation, families in the growing Ravenwoods neighbourhood, and out-of-catchment students enrolled in the French Immersion program. The playground is at the end of life and School District facilities staff recognize the need for a full replacement.

The proposed renewal will be a fully accessible, inclusive, and developmentally appropriate play environment, replacing aging, inaccessible infrastructure with a modern, inclusive play environment designed to serve both the school and the broader community. Seating will also be incorporated, providing a benefit to the broader community, including caregivers, particularly during after-school hours.

Sherwood Park Elementary School's grant request submission is being submitted by School District 44 in partnership with the Sherwood Park Parent Advisory Council (PAC). The School District initially estimated the project cost at $363,000. However, the total cost will be higher, as the PAC has recently secured new grants for rubber surfacing, which when added will increase the scope and cost of the project. In addition, the cost of playground renewals continues to rise.

Funding sources secured to date are provided below (Table 1). The PAC has fundraised for a number of years and has secured $120,000 to date. In the absence of any external funding, the PAC would direct all available PAC funding available to the project. The PAC continues to fundraise and has secured additional grants and donations as detailed below, including the DNV Fire Fighters Charity ($25,000), in-kind donations ($19,300), corporate and community group donations ($12,500) and matching grants for rubber surfacing ($44,500). All funding contributions would be acknowledged once the playground is completed.

Table 1. Funding Sources

Funds Secured to Date		
PAC Fundraising	Sherwood Park Parent Advisory Committee	$120,000
Grants	DNV Firefighters Charity	$25,000
Matching grants for rubber surfacing	Tire Stewardship Council of B.C.	$30,000
	Kal Tire RePlay Fund	$14,500
In-kind donations	Heidelberg Materials	$11,800
	Houston Landscapes	$7,500
Donations	Mount Seymour Lions Club	$2,500
	Seymour Golf and Country Club	$2,500
	Chemtrade	$5,000
	Ethical Flooring	$2,500
School District 44		$205,000
Total Secured to Date		$428,500

Playground Development on School Grounds Policy
The current policy was approved by Council in 2001. While the policy provides overall guidance with respect to requests for funding, it is not a formal grant program, and there is no budget associated with the policy.

Staff recommend bringing forward a review of this dated policy, as it is now more than 25 years old, and is a policy rather than a formal funding program with an associated budget. In addition, playground capital costs have increased considerably. In some areas of the District, school grounds serve as key recreational facilities, particularly where access to nearby park space is limited.

Staff could bring forward a report outlining a number of options with respect to the policy for Council's consideration. Options brought forward could range from dedicating annual funding for the program and advertising the program more widely, maintaining or increasing the funding amount, or rescinding the policy.

FINANCIAL IMPACTS:
The District funding contribution of $15,000 would be funded from Council's Operating Contingency, which currently has an available balance of $80,494.

Respectfully submitted,



Adam Vasilevich
Section Manager – Parks Planning and Construction

ATTACHMENTS:

1. District Policy 5-1850-3 Playground Development on School Grounds
2. Sherwood Park Elementary School Playground Renewal Funding Request (Including Letter of support from School District, Quote and Plan View and Renderings)

REVIEWED WITH:

❑ Business and Economic		☒ Finance	RD	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				❑ RCMP	
❑ Development Planning		❑ Real Estate		❑ Other:	
❑ Engineering Operations		❑ Review and Compliance			
❑ Environment		❑ Solicitor			
❑ Facilities		❑ Utilities			

The Corporation of the District of North Vancouver

CORPORATE POLICY MANUAL

Section:	Finance	5
Sub-Section:	Grants	1850
Title:	**PLAYGROUND DEVELOPMENT ON SCHOOL GROUNDS**	3

POLICY

The District of North Vancouver will provide grants to non-profit school organizations for playground equipment on School District #44 lands, deemed by Council to be contributing to the benefit of the community, and in accordance with the criteria established.

Reason For Policy

To facilitate construction of cost-shared playground equipment to enhance public school playgrounds, recognizing that they provide an amenity of general benefit to the community.

PROCEDURE

Applicant will liaise with the Manager – Parks, or designate, who will review applications on an annual basis, and prepare a report for Council's consideration.

Applications Are To Include The Following Information:

- Letter describing playground proposal
- School population
- Age and condition of existing equipment to be replaced, or new equipment to be required
- Site plan
- Project costs (i.e. equipment, installation etc)
- Information on playground equipment (i.e. company name, picture of equipment, warranty, CSA safety information)
- Construction schedule, including anticipated date of project completion
- List of other funding sources (i.e. other grants, fund raising etc.)
- Letter of support from School District and School Principal

Deadline

The deadline for applications shall be January 31 for grants to be considered in that year.

Criteria

1) Playground improvements must be located on North Vancouver School District #44 lands, or other District lands adjacent to school site, with the consent of the owner.

2) Playground equipment must be subject to a Joint Use Agreement between DNV and North Vancouver School District #44. Under the agreement, the NVSD #44 will be responsible for the installation and maintenance of all playgrounds, provision of liability insurance, and the installation of permanent signage that recognizes the funding partners.

3) Playground projects and funding levels/contributions will be considered based on the following criteria:

- Number of students in school, and scope of project in relation to size of school
- Inventory, age, condition and safety of existing play equipment on school grounds
- Previous funding received from District for other school playground projects
- Potential for community use of playground, particularly in neighbourhood park deficient areas.

4) The District's maximum contribution to a playground in a given year, will be $15,000; except in extraordinary circumstances, the District may consider, subject to funding availability, increasing its contribution to the capital cost based upon local park deficiency, community need, and the school's ability to fund raise.

5) Groups must be actively seeking monies from other funding sources, fundraising or contributing their own funds to the project.

6) Projects should be completed within one year of funding approval.

7) No retroactive funding applications will be considered.

AUTHORITY TO ACT

Retained by Council

Approval Date:	March 1, 1982	Approved by:	Policy & Planning Committee
1. Amendment Date:	Dec 11,1995	Approved by:	Regular Council
2. Amendment Date:	November 5, 2001	Approved by:	Regular Council
3. Amendment Date:		Approved by:	
4. Amendment Date:		Approved by:	
5. Amendment Date:		Approved by:	
6. Amendment Date:		Approved by;	

Attachment 2

North Vancouver School District
the natural place to learn®

March 25, 2026

Adam Vasilevich
District of North Vancouver
355 West Queens Rd
North Vancouver, BC, V7N 4N5

Subject: DNV $15k Grant for Sherwood Park Elementary School Playground Renewal

Dear Adam,

The North Vancouver School District, in partnership with the Sherwood Park PAC, is advancing plans to renew the south playground at Sherwood Park Elementary. This project is being jointly funded by the School District and the PAC, and we are seeking a $15,000 grant from the District of North Vancouver to support the replacement of the existing end-of-life play structure.

The proposed renewal will transform the current space into a fully accessible, inclusive, and developmentally appropriate play environment. Key features of the project include:

- Approximately 3,000 square feet of accessible rubber surfacing to support mobility devices and reduce barriers to entry
- Two distinct play zones incorporating accessible and inclusive play elements
- Barrier-free site access, including gently sloped entry points to accommodate a wide range of mobility needs
- A diverse range of engaging and appropriately challenging play equipment for children up to age 12, ensuring meaningful opportunities for older students

The design places a strong emphasis on universal accessibility, safety, and inclusive play, ensuring that all children—regardless of ability—can participate fully and equitably.

This project represents a significant investment in accessibility, inclusion, and community well-being. A recent playground project at Boundary Elementary was supported with a $15,000 grant from the District of North Vancouver, demonstrating the meaningful impact of this funding. At Sherwood Park Elementary, the renewal will replace an outdated and inequitable play space with a vibrant, welcoming environment that serves all children and families in the community.

If approved, the requested funding will contribute to the total project budget of $358,774, which is already supported by commitments from the School District, the Sherwood Park PAC, District of North Vancouver Fire, and individual donors. Demolition of the existing playground is anticipated to begin in late June, with construction of the new playground expected to be completed by the end of July.

Thank you for your consideration and support of this important community project. Sincerely,

Mike Chapman, P. Eng

Director of Facilities and Planning

North Vancouver School District #44

CC: Jennifer Tieche, Sherwood Park Elementary Principal

Anna Morrison, Sherwood Park Elementary PAC Chair

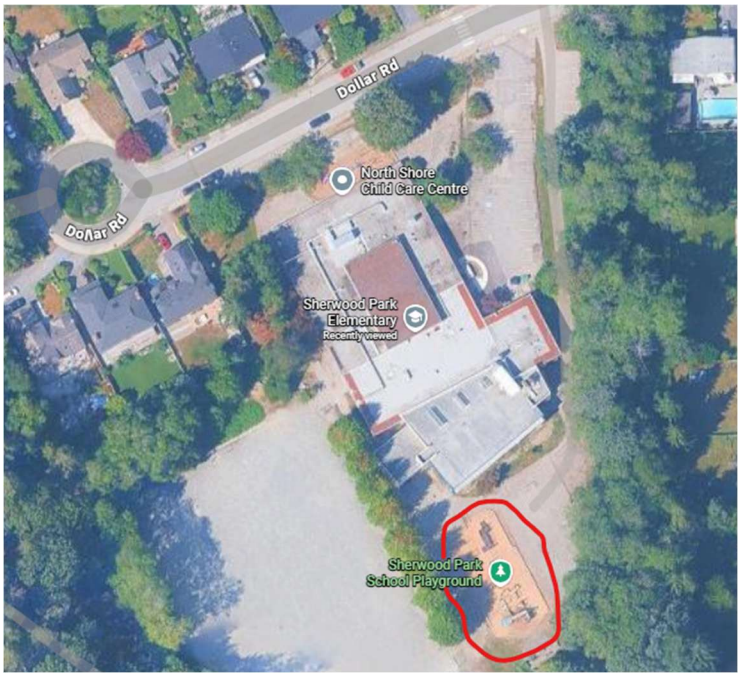
2121 Lonsdale Avenue, North Vancouver BC V7M 2K6 Canada Tel 604 903 3444 Fax 604 903 3445 Web www.sd44.ca

Sherwood Park Playground Renewal Project

Project Overview

The North Vancouver School District, in partnership with the Sherwood Park Parent Advisory Council (PAC), is seeking funding to support the renewal of the south playground at Sherwood Park Elementary School. This project will replace aging, inaccessible infrastructure with a modern, inclusive play environment designed to serve both the school and the broader community.

Location:



Statement of Need

The existing playground consists of two separate structures—one metal and one wood—installed approximately 20–30 years ago. Both systems have reached the end of their functional lifespan. Due to ongoing safety concerns and deterioration, many play components have already been removed, significantly limiting play opportunities for students.

Equally important, the current playground does not meet accessibility standards and does not provide equitable access for children of all abilities. Students and community members with mobility challenges are currently unable to fully participate in playground activities, creating a significant barrier to inclusion.

Sherwood Park Elementary serves over 370 students, in addition to on-site childcare and after-school programs. The school community is diverse, drawing students from the Tsleil-Waututh Nation, families in the growing Ravenwoods neighbourhood, and out-of-catchment students

enrolled in the French Immersion program. This diversity underscores the importance of creating a universally accessible and inclusive play space.

Community Impact

The Sherwood Park playground functions as a vital community asset. Due to limited play infrastructure in surrounding neighbourhoods—particularly in Ravenwoods—the site is heavily used outside of school hours, including evenings, weekends, and throughout the summer months.

However, there is a notable lack of accessible and inclusive playgrounds in the area. This project directly addresses that gap by creating a space where children of all abilities can play together. The renewed playground will support physical activity, social connection, and overall well-being for both Sherwood Park students' and the broader community.

Project Description

The proposed playground renewal will transform the existing space into a fully accessible, inclusive, and developmentally appropriate play environment. Key features will include:

- Approximately 3,000 square feet of accessible rubber surfacing to support mobility devices and reduce barriers to entry
- Two distinct play zones with accessible play elements designed for inclusive use
- Barrier-free site access, including gently sloped entry points to accommodate a wide range of mobility needs
- A variety of engaging and challenging play equipment suitable for children up to age 12, ensuring age-appropriate opportunities for older students

The design prioritizes universal accessibility, safety, and inclusive play, ensuring that all children—regardless of ability—can participate meaningfully.

Outcomes and Benefits

This project will deliver significant and lasting benefits, including:

- Equitable access to play for children with diverse physical and developmental abilities
- Increased physical activity and improved mental health outcomes for students and community members
- Enhanced social inclusion by creating shared play experiences for children of all abilities
- Strengthened community connections through a high-quality, year-round gathering space
- Extended usability for older children, reducing early disengagement from active play

Project Cost & Schedule

The vendor delivering the project is Swing Time Distributors who will supply and install various Blue Imp brand play pieces and the PIP rubber surfacing. The project cost is $358,774.75. An additional $4000 will fund a sponsor recognition program which includes signage and media recognition. The

demolition of the existing playground will be undertaken by SD44 staff. The tentative project schedule would have construction beginning July 6, 2026, completing July 24, 2026. Demolition of the existing playground would schedule to begin July 15, 2026, completing July 26, 2026.

Warranty & CSA Compliance

Blue Imp play equipment has a comprehensive industry leading warranty on their products. The rubber surface has a comprehensive 7yr warranty. The vendor will be required to provide a CSA compliance letter ensuring the playground and surfacing complies with CSA Z614.

Funding:

The Sherwood Park PAC is continuing to actively fundraise and has submitted various grant applications which may increase the PAC's contribution to the project. The project is currently fully funded as follows:

Playground Supply & Install	
Sub Total	$339,995.00
GST (1.6%)	$ 5,439.92
PST (7%)	$ 13,339.75
Total	$358,774.67

Donation Recognition (Signage & Media)	
Total	$ 4,000.00

PAC Funding & Secured Donations	
PAC Contribution	$120,000.00
DNV Fire	$ 25,000.00
Donations	$ 17,284.90
Total	$162,284.90

School District Funding	
Total	$200,489.77

Should additional funding be achieved, consideration will be given to increasing rubberized surface area and reducing the contribution levels of the PAC and the school district.

Conclusion

The renewal of the Sherwood Park Elementary playground represents a critical investment in accessibility, inclusion, and community well-being. Recent playground projects at Lynn Valley Elementary and Boundary Elementary have benefited from $15,000 DNV grants. This project will transform an outdated and inequitable space into a vibrant, welcoming environment that serves all children and families in the community.

Attachments:

- Letter of support from School District
- Quote
- Plan View and Renderings



Made in Canada

Paint Colours: Almond, Lime Green, Metro Brown, Spruce Green, Tangerine
Plastic Slide Colours: Gecko Green, Green

Colours shown may not accurately reflect actual colours.

Sherwood Park Elementary - Option 1

layout # A13300-2-C1 | J10345

BlueImp PLAY STRONG

NOTE: SITE FEATURES SHOWN (I.E. SURFACING, BORDER, LANDSCAPING, ETC.) MAY NOT REFLECT ACTUAL SCOPE OF WORK AND ARE PURELY CONCEPTUAL.

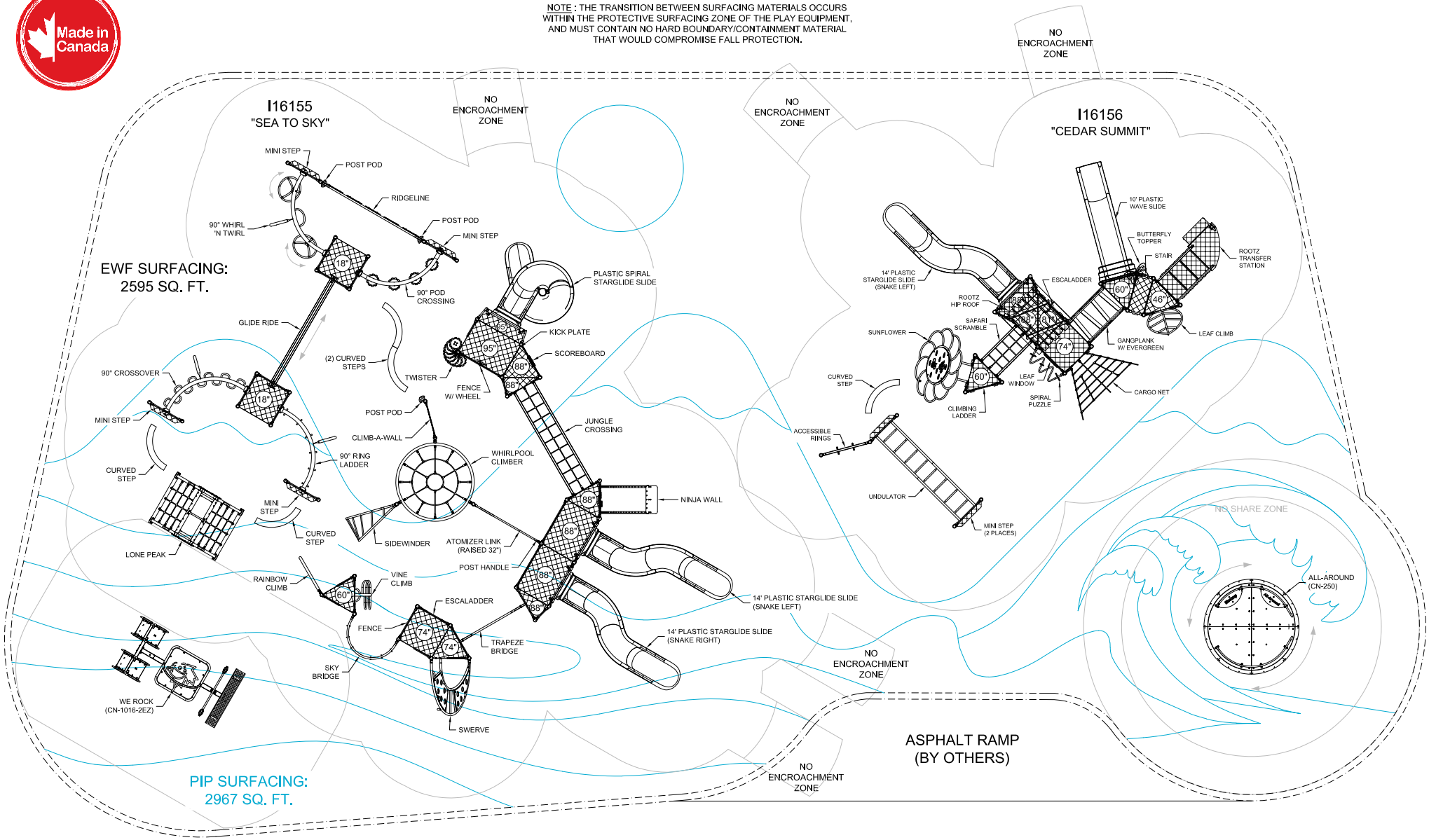
DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF S.F. SCOTT MANUFACTURING. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT.

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF S.F. SCOTT MANUFACTURING. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEERING DEPARTMENT

Made in Canada

FALL HEIGHT:	See CAN/CSA Z614-20 for Protective Surfaclng Requlrements and Recommendatlons.
133"	

NOTE : THE TRANSITION BETWEEN SURFACING MATERIALS OCCURS WITHIN THE PROTECTIVE SURFACING ZONE OF THE PLAY EQUIPMENT, AND MUST CONTAIN NO HARD BOUNDARY/CONTAINMENT MATERIAL THAT WOULD COMPROMISE FALL PROTECTION.



4 2 0 4 8 12 FEET

2	UPDATE SUPPLIED SITE INFORMATION, ADD I16156.	KH	23-FEB-26
1	ADJUST EQUIPMENT PLACEMENT & BORDER. ADD RELOCATED EQUIPMENT BY OTHERS.	KH	08-JAN-26

- CONFORMS TO THE CAN/CSA-Z614-20 STANDARD "CHILDREN'S PLAYGROUND EQUIPMENT AND SURFACING"
- AREA REQUIRED IS BASED UPON SUPPLIED SURVEY INFORMATION SHOWING LOCATION OF EXISTING EQUIPMENT AND BORDERS. EXACT LOCATION OF EXISTING EQUIPMENT AND BORDERS TO BE VERIFIED ON SITE TO ENSURE ADEQUATE SAFETY ZONES, AND TO VERIFY REQUIRED QUANTITY OF SURFACING MATERIAL.

SHERWOOD PARK ELEMENTARY
OPTION 1

NORTH VANCOUVER, BC
SWING TIME DISTRIBUTORS

LAYOUT #: A13300-2
JOB #: J10345

RECOMMENDED AGES: 5-12

PROTECTIVE SURFACING REQUIRED:
AREA: - (sq.ft) PERIMETER: 309 (ft)

DRAWN BY: AS DATE: 09-DEC-25

BlueImp PLAY STRONG
724 - 14TH STREET S.W., MEDICINE HAT, AB. T1A 4V7
TOLL FREE: 1-800-661-1462 FAX: (403) 529-0851
E-MAIL: sales@blueimp.com WEBSITE: www.blueimp.com

Swing Time Distributors

29334 Dewdney Trunk Road
Mission BC V4S 1B6
6049909187
accounting@swingtimebc.com
GST/HST Registration No.: 768968216 RT0001
PST BC Registration No.: PST-1474-5966
Business Number 768968216

Quotation

ADDRESS
Sherwood Park Elementary
4085 Dollar Road
North Vancouver, B.C.
V7G 1A5

SHIP TO
Sherwood Park Elementary
4085 Dollar Road
North Vancouver, B.C.
V7G
1A5

QUOTATION 26-0090
DATE 02/17/2026

SALES CONSULTANT
TP (ref: 12464)

ITEM	DESCRIPTION	QTY	PRICE	TOTAL
	Updated Option with Cedar Summit PIP Design			
Blue Imp Equipment	Blue Imp Play Structure I16155	1	99,971.00	99,971.00
Blue Imp Equipment	Blue Imp Play Structure I16156	1	49,954.00	49,954.00
CN-1016-2EZ	We Rock E-Z2, 2 seats, 1 bench seat	1	13,353.00	13,353.00
CN-250	All-Around Accessible Spinner	1	22,916.00	22,916.00
Shipping	Shipping	1	4,375.00	4,375.00
Installation	Installation of above Equipment	1	40,253.00	40,253.00
Temporary Fencing	Temporary Construction Fencing	1	1,416.00	1,416.00
Concrete Border	Supply and Install continuous Pour Concrete curb 6" x 8" approx. 325 lineal FT	1	8,482.00	8,482.00
Base Preparation	Approximately 2967 Sq ft Base Preparation for PIP Rubber includes supply, placement and compaction of up to 6" of granular base to 98% compaction water source for the base prep to be supplied by others.	1	14,389.00	14,389.00
Supply and Install 50% EPDM Rubber - 50% Black Rubber Surfacing	Approximately 2,967 Sq Ft PlayTurf to be a 50% EPDM Rubber and 50% Black Recycled Rubber mix for the top 3/8" Wear Layer and 100% BC Recycled Black Rubber for the bottom 1 5/8" Wear Layer poured in place at a 120” Certified Fall Height with a tolerance of 3/8” in any 10’ direction and 1/4” in any 3’ direction. Please note: The rubber may have waves, roller marks & or seams within the rubber surfacing due to various reasons. None of these possibilities are defects and do not require replacement or further attention. The appearance of same will wear down and become less prominent with	1	78,092.00	78,092.00

	use. Additionally, please expect rubber granules to rub off for the first few months of use as this is just loose crumbs that did not fully adhere with the polyurethane binder detaching from the surface. The tolerances noted above apply to both the base preparation and the top surfacing layers for Playturf, WaterTurf, & Eco-Tread. It is extremely important to maintain these tolerances. The colour wear layer utilizes an aliphatic polyurethane binder that is UV stable. Buffing material to be installed at a 2-inch to 4-inch thickness, depending on fall height requirements. Rubber to be installed at a total thickness of 4-inches to 6-inches depending on the fall height. GRANT BREAKDOWN • Labour & Installation: $42,950.29 • Qualified Recycled Rubber Materials $31,236.58 • Freight $3,904.57 • Total Weight of Recycled Rubber 72,240lbs • Total Tires Recycled (based on 20lb passenger tire) 3612			
Supply and Install Rolldown Edge	Approximately 179' Rolled Down Edge installed at a depth of 12" for the edge between the PlayTurf surfacing and into the surrounding loose fill area.	1	6,794.00	6,794.00
Disclaimer	All installation prices are quoted for normal ground conditions and a clear, clean and level site (0-1% slope) prepared to required dimensions, as well as clear access for vehicles and heavy equipment. SwingTime reserves the right to renegotiate contract pricing for any additional site preparation or related delays, or for any damage to the job site and surrounding area, unless otherwise agreed upon in the Quotation. Customer is responsible for any remediation, drainage, and landscaping unless otherwise agreed upon in the quotation. Customer is responsible for overnight security during installation. SwingTime is not responsible for any theft or vandalism due to lack of security. SwingTime will call BC One Call to locate and detail underground services. Customer will be responsible for the additional cost of an electromagnetic scan should it be required. SwingTime is not responsible for any damage to unidentified items. Removal of old borders, playground and surfacing by others.	1	0.00	0.00

Quote is valid for 30 Days

SUBTOTAL	339,995.00
GST @ 5%	16,999.75
PST (BC) @ 7%	13,339.83
GST @ 0%	0.00
TOTAL	**$370,334.58**

Accepted By

Accepted Date