

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>November 6, 2023</u>
<input type="checkbox"/> Other:	Date: _____

*[Signature]*  
 Dept.  
 Manager

*[Signature]*  
 GM/  
 Director

*[Signature]*  
 CAO

**The District of North Vancouver  
 REPORT TO COUNCIL**

October 20, 2023  
 Case: PLN2022-00049  
 File: 08.3060.20/049.22

**AUTHOR:** Taylor Jenks, Development Planner

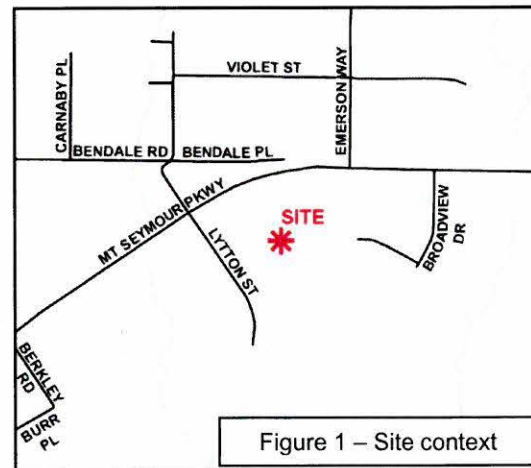
**SUBJECT:** Development Permit 49.22 – 900 Block Lytton Street (Site 3 of Baden Park Project)

**RECOMMENDATION:**

THAT Development Permit 49.22 (Attachment 1) to allow for the construction of a 31-unit townhouse development at 930-940 Lytton Street is ISSUED.

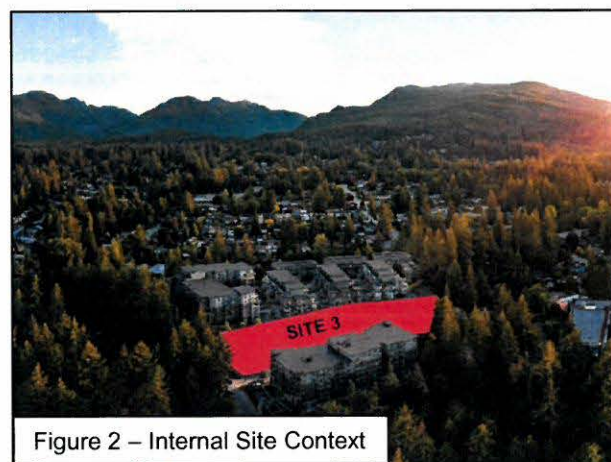
**REASON FOR REPORT:**

The subject site is in Development Permit Areas for Form and Character of Ground-Oriented Housing, Energy and Water Conservation and GHG Emission Reduction, and Wildfire Hazard. The proposed construction requires issuance of a Development Permit by Council.



**SITE AND CONTEXT:**

The subject site (Site 3) is approximately 6,444 m<sup>2</sup> (69,358 sq. ft.) and is located internal to the larger Baden Park development property at the corner of Lytton Street and Mount Seymour Parkway. Surrounding properties include single-family zoned lots to the east and north, Windsor Secondary School to the south, Ron Andrews Recreation Centre to the west, and a gas station and multi-family development to the northwest.



Maplewood Village Centre is approximately 1.5 kms to the west.

## BACKGROUND

On June 21, 2021, [Bylaw 8423 was adopted](#) which rezoned the property to a new Comprehensive Development Zone (CD 118). Following the rezoning, the property was subdivided into four lots to reflect project phasing shown on Figure 3. Phase 1 was approved on October 18, 2021 under [Development Permit 25.17](#). Phase 2 was earmarked for 31 townhouse units, and was anticipated to proceed as a separate development permit application at a later date. The applicant, Anthem Properties, has now applied to develop Phase 2.

### Phase 1

- Site 1 – One six-storey apartment building with 119 strata units (excavation under way).
- Site 2 – Six 4-storey stacked townhouse buildings and one 3-storey townhouse buildings (excavation under way).
- Site 4 – One 6-storey apartment building with 56 market rental and 33 non-market rental units and a small 88 m<sup>2</sup> (947 sq. ft.) commercial space (foundations being constructed)

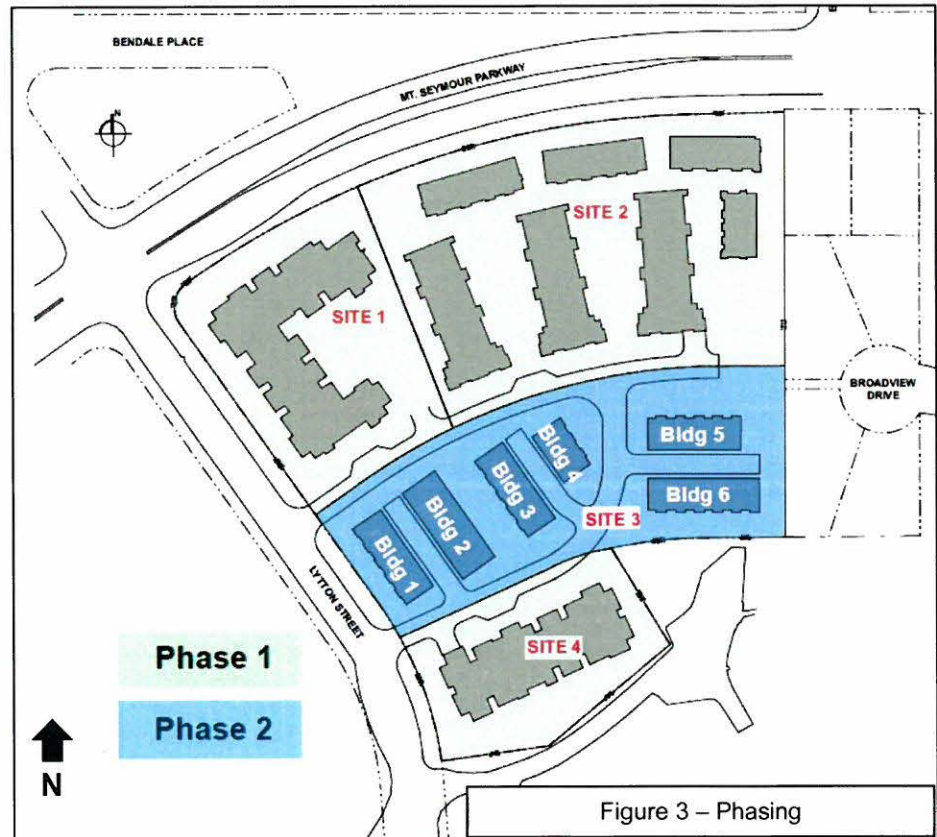


Figure 3 – Phasing

### Phase 2

- Site 3 – 31 strata townhouse units (subject site of this DP).

## POLICY ALIGNMENT

### Official Community Plan

The site is designated in the OCP as “Residential Level 5: Low Density Apartment” which provides for low rise apartments and some townhouses at a density of up to approximately 1.75 FSR.

The density across the entire Baden Park development site, including Phase 1 and Phase 2, is 1.37 FSR and is consistent with the OCP land use designation.

Zoning

CD118 provides for the construction of up to 341 residential units across the entirety of the Baden Park project, and a maximum floor area of 34,733 m<sup>2</sup> (373,862 sq. ft.). For Phase 2, the CD zone permits 31 ground-oriented townhouse units for the site and the Development Covenant establishes a maximum floor area of 5,800 m<sup>2</sup> (62,426 sq. ft.). The application complies with OCP, the requirements of CD118 and the Development Covenant No variances are proposed.

**PROPOSAL**

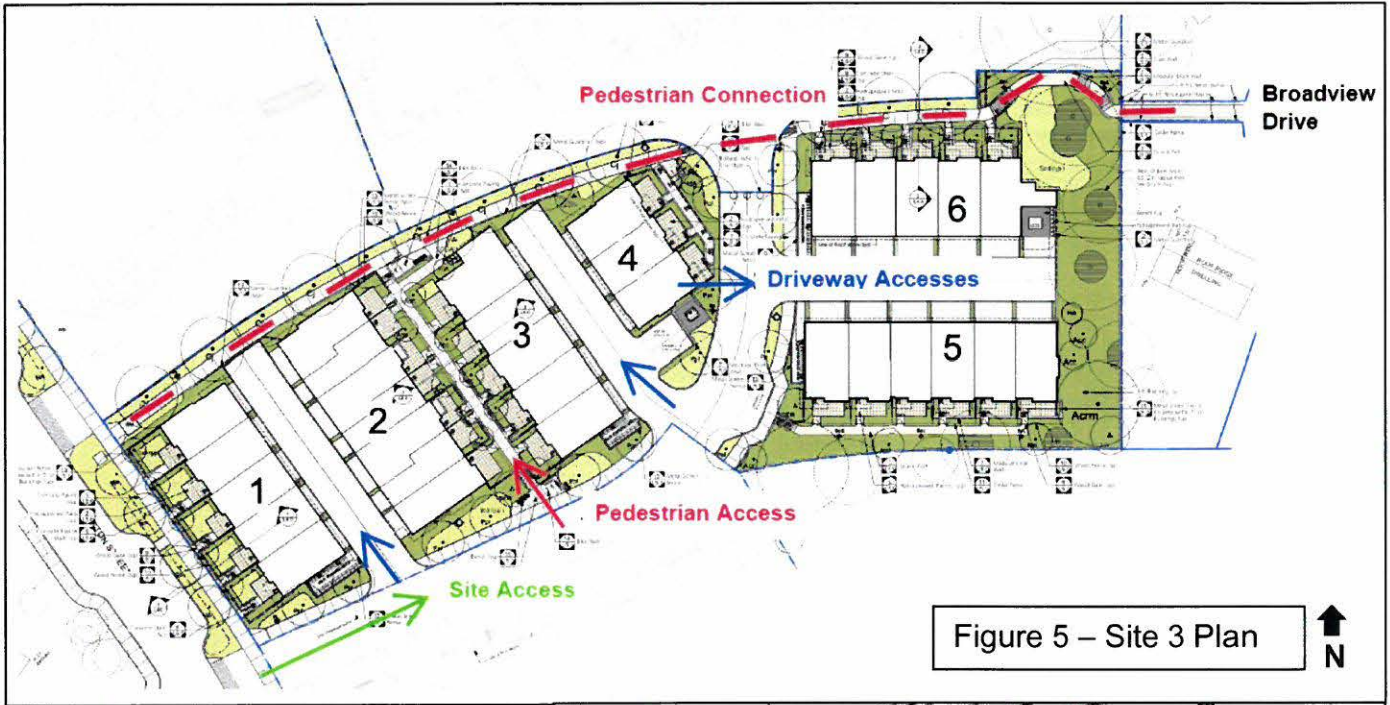
The application proposes six, three-storey townhouse buildings with a total of 31 units. The units include a mix of three and four bedrooms ranging in size from 164 m<sup>2</sup> (1,769 sq. ft.) to 205 m<sup>2</sup> (2,205.32 sq. ft.). The buildings range in height from 9.3 m (30.4 ft) to 11.3 m (37.1 ft). The unit mix varies slightly from the mix that was proposed during the rezoning process. The applicant has removed the two-bedroom unit, reduced the number of three-bedroom units and is now providing more four bedrooms units. A summary is below:

	<b>Two-bedroom units</b>	<b>Three-bedroom units</b>	<b>Four-bedroom units</b>	<b>Total units</b>
Rezoning Application	1	6	24	31
Development Permit Application	0	4	27	31



Figure 4 – Rendering of Building 2 from Drive

Access to the site is provided from Lytton Street to an internal road. The road provides circulation through the site and access to three shared driveways which serve each of the individual units and their surface-level garages.



The proposal includes a pedestrian connection through the site from Lytton Street to the neighbouring Broadview Drive, as well as a treed buffer area and 1.8 m (6 ft.) fence between the development site and single-family properties to the east. This connection can be seen on Figure 5 below. Pedestrian access is also provided to each unit from the fronting streets, or in the case of buildings 2 and 3, by a shared pedestrian entrance.

Additional amenities are shared throughout the remainder of the larger development site and will include the children’s play area on Site 1 and a series of three outdoor open spaces on Site 2, all connected by a walkway.



**ANALYSIS:**

Parking

CD118 zone requires two spaces per unit plus three visitor surface stalls for Site 3. The proposal provides the required parking in individual garages, located at grade with three additional surface visitor stalls at the end of buildings four and five. Four of the parking spaces in Building 2 are provided in a tandem arrangement as permitted in the CD zone.

The Development Covenant outlines the requirement for Site 3 to include energized outlets for Level 1 Electric Vehicle charging in 100% of the parking stalls. The applicant has proposed energized outlets for Level 2 charging in each of the units, which exceeds the requirement.

Bicycle Parking

The proposal also includes 62 Class 1 (long-term) bicycle parking spaces, and 16 Class 2 (short-term) bicycle parking spaces as well as electric bicycle charging for each of the class 1 spaces. This proposal meets the requirements of the District’s Bicycle Parking and End of Trip Facilities policy.

Type of Bike Parking	Number of Bike Parking Spaces Provided	Required in CD118	Recommended in Bicycle Parking Policy
Class 1 (Long-Term)	62	62	62
Class 2 (Short-Term)	16	16	4
<b>TOTAL</b>	<b>78</b>	<b>78</b>	<b>66</b>

Acoustic Performance

Development Permit 49.22 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 Development Covenant, the ground floor of Unit 3 will provide enhanced accessibility features as outlined on page 5 of the Architectural drawings (Attachment1). The nature of the multi-storey townhouse form located on a sloped site limits the ability to include further accessible design features in the units.

### Development Permit Areas

The property is designated in the OCP as Development Permit Areas (DPAs) for the following purposes:

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

All new development within these DPAs is required to obtain a development permit, and development proposals are measured against the OCP's Schedule B Development Permit Area Guidelines. The project has also been reviewed against the Maplewood Local Plan Reference Policy Document. The project meets the various guideline objectives as outlined in this report and attachments.

### **Development Permit for the Form and Character of Multi-family Development (Ground-Oriented Housing)**

The project has been reviewed against Guidelines for Ground-Oriented Housing. Notable highlights from the guidelines include:

C1.1 and 3.1: Height and Massing: The proposed building heights are all below 12 metres (39.4 ft.) as recommended by the form and character guidelines, and the buildings include varying depths in the façade to reduce massing and bulk.

C3.4: Varied Rooflines:

The project includes secondary roof elements as well as stepped building heights to maintain the pedestrian scale along the building frontages and provide distinction between units.

C1.6: Setbacks: The setback on Lytton Street is designed in coordination with the development of Sites 1 and 4 to the north and south, all of which provide a 6.1 metre setback.



Figure 7 – Rendering of Building 1 from the Northwest

Site Planning and Landscaping: Landscaping design on Site 3 is defined largely by the stand of trees being retained at the east end of the site, which will act as a buffer to the neighbouring single-family zoned properties and has informed the orientation of buildings on site. Additional landscaping is provided around the perimeter of the internal road, as well as along pedestrian mews between the townhouse buildings.

A prominent feature of the site is the pedestrian connection from Lytton Street, through the site, to a new pathway which connects to Broadview Drive. This pathway is lined with pedestrian lighting and additional planting such as small trees and shrubs. A statutory right of way secures the public use of the path.

C2.1: Tree Retention: The proposal to retain a stand of trees including seven large diameter Douglas fir trees on the eastern end of the site, maintaining the natural environment and providing privacy to existing homes to the east.

C2.5: Shared Outdoor Space: A small outdoor space has been provided at the end of buildings 2 and which serves as an informal gathering space and entrance to the courtyards for each unit. A common forested and grass area is located on the east end of the site which provides access to the outdoors, and additional outdoor amenity spaces are provided on Site 1 such as a children's play area.

C2.6: Private Outdoor Space: Each unit has been provided with a ground floor patio of between 8 m<sup>2</sup> and 13m<sup>2</sup> (90 and 140 sq. ft.) as well as additional second and third-storey deck space.

C2.11: Parking: Parking has been provided in private at-grade garages accessed off of internal driveways, mitigating visual impact from Lytton Street and the internal road.



Figure 8 – Rendering of courtyard entrance from the south

C2.12 and C2.13: Parking Access and Shared Driveways: The number of entrances has been consolidated by providing shared driveways. This reduces the safety concerns for vehicles and pedestrians and allows the space fronting the buildings to be used for landscaping, sidewalks, and seating.

### **Development Permit for Energy and Water Conservation and Greenhouse Gas Emission Reductions**

In accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future owners. All space heating and domestic hot water systems will use energy sourced from BC Hydro without the use of fossil fuels.

Other notable highlights include:

*Energy Conservation: An integrated design process should be utilized to identify opportunities to reduce a building's energy consumption, and overall building energy performance and interior thermal comfort should be maximized through a combination of passive design strategies.*

The application proposes:

- installation of high efficiency heating systems in each unit including heat recover ventilators and electric baseboards as well as individual electric hot water tanks;
- low energy lighting and Energy Star® appliances;
- installation of in-unit window coverings for passive temperature control; and
- on-site tree planting to provide solar shading.

*Water Conservation: An integrated design process should be utilized to identify opportunities to reduce a building's water consumption.*

The application proposes:

- water saving faucets, toilets, and washers to reduce daily water consumption;
- storm water detention tanks to accommodate fluctuation in rain and water supply; and
- automated and low-demand irrigation such as moisture sensors, timers, and drip heads.

*Greenhouse Gas Emission Reduction: A construction waste management plan should be developed and areas for the collection of recyclable materials during construction should be provided on-site, and the use of regionally sourced building materials is encouraged.*

The application proposes:

- durable materials such as decking, flooring, and cementitious siding; and
- a waste management company to haul, sort and recycle materials from construction of all phases of the development.

As the entire Baden Park site was rezoned prior to the implementation of the Climate Ready Rezoning Policy, the application is not subject to the requirement for carbon reporting.

### **Development Permit for the Protection of Development from Hazardous Conditions – Wildfire**

The intent of the wildfire hazard development permit area is to reduce risk to properties and people by encouraging the use of fire-resistant building materials, and managing and maintaining the fuel sources in close proximity to buildings. The applicant has provided a wildfire hazard report which suggests that there is low-to-moderate risk to the site.



The existing risk is largely due to the forested area located southwest and west of the site which is comprised of mixed conifer and deciduous stands. The following is a summary of fire prevention measures of this application:

- ignition-resistant siding and roofing;
- non-combustible soffits, vents, gates and decks;
- construction waste materials removal on a regular basis;
- removal of all flammable vegetation and no new conifer trees within 10m of a building; and
- irrigation sprinklers.

With the implementation of the report's recommendations, the application will achieve a FireSmart hazard score of "Low". These measures are acceptable to staff and will be confirmed with building permit application.

#### **OFF-SITE IMPROVEMENTS:**

As part of the larger Baden Park project, the applicant is responsible for off-site improvements such as the following:

- improved street frontages on Lytton Street and Mount Seymour Parkway including pedestrian lighting, curb, gutter, sidewalks, streetlights, and paving;
- widened bike lane, bus pull-out and new bus shelter on Mount Seymour Parkway;
- extended southbound left turn lane; and
- pedestrian connection eastbound from the site to Broadview Drive.

The estimated total value of off-site works (engineering and landscaping) for the entire Baden Park project is approximately \$5,766,600. The estimated value of on-site works associated with this application is \$522,780. These estimates have been provided by the applicant and will be reviewed through the detailed design work of the Building Permit.

District of North Vancouver DCC's and Regional Transportation DCCs will be payable for this phase, at the applicable rate at time of Building Permit application. Partial credit is applied from the overall site for pre-existing units.

#### **COMMUNITY AMENITY CONTRIBUTION:**

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. A CAC of \$3,386,385 was secured as part of the rezoning of the entire project and was already paid prior to issuance of the building permit for the rental building on Site 4. The CACs from this site may be used towards affordable housing, public art, or improvements to public parks, plazas, facilities, trails and greenways.

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) prior to approval of a building permit application.

In particular, the Construction Traffic Management Plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Identify methods of communication with other developments in the area;
7. Address silt/dust control and cleaning up from adjacent streets;
8. Provide a plan for litter clean-up and street sweeping adjacent to site;
9. Include a communication plan to notify surrounding businesses and residents; and,
10. Commit to install cameras where necessary to assist staff in monitoring construction activities.

A CTMP was submitted with phase one of the project, which was accepted by staff, and will be updated to reflect construction timelines for this application as secured in the Development Permit.

The CTMP includes the following measures:

- Trades parking will be accommodated on-site, in the parkades of Sites 2 and 4 as they will be constructed prior to Site 3;
- Significant off-site works on Lytton Street in particular will be coordinated with the summer closures of Windsor Secondary School wherever possible to avoid disruptions; and
- Pedestrian improvements will be provided on the west side of Lytton Street to accommodate the sidewalk closure on the east side.

The nearest construction activity is the Maplewood Fire and Rescue Centre, located on Dollarton Highway, approximately 2.5 kilometres travel distance from the subject site.

**CONCURRENCE:**

Staff

The project has been reviewed by staff from Building, Parks, Development Engineering, Urban Design, Transportation, Fire, Traffic Management, and Environment.

Advisory Design Panel

The application was considered by the Advisory Design Panel on March 9, 2023, and the Panel recommended approval of the project subject to addressing the remaining

comments to the satisfaction of staff. The applicant has addressed the panels comments by:

- continuing the balcony around the ends of buildings 1, 2 and 5, and adding glazing on the north facades of buildings 3 and 4 to enhance the connection to the streets and the surrounding residential context;
- increasing the proportion of wood material to break up the grey façade and help in enhancing unit identity; and
- adding articulation and wood material to break up the verticality of the end units and enhancing the pedestrian scale of the buildings.

Staff are satisfied with the resolution of these items.

**PUBLIC INPUT:**

The applicant held a virtual Public Information Meeting from February 22 to March 8, 2023. In accordance with the District's policy on Non-Statutory Public Consultation for Development Applications, notices were distributed to owners and occupants of approximately 825 addresses within 100m of the site.

Three signs were placed on the property to notify passersby of the meeting, with one double-sided sign located on Mount Seymour Parkway, one single-sided sign on Lytton Street, and one double-sided sign on the corner of the two streets. Advertisements were also placed in two editions of the North Shore News, and a webpage was established for the project on the District's website.

139 visitors accessed the virtual PIM webpage, and eight responses were received online or via email. Key topics included a desire for additional parking and market rental town homes, as well as concerns regarding tree removal, traffic, parking and visitor parking. Questions were raised regarding the project's source of energy, wildfire protection measures and the pedestrian connection through the site to Broadview Drive.

Additional emails were sent to staff and council generally in support of the proposal, with questions regarding the pedestrian connection, fencing, and impacts to wildlife. A summary of the virtual meeting is included as Attachment 2 and includes comments both from the website, and those emailed to staff during the PIM.

Staff Response:

The application meets the requirements set out for the entire Baden Park project at rezoning as well as specific requirements related to Site 3.

Staff note that the proposal meets the requirements for residential and visitor parking as outlined in the CD 118 zone. Parking for the overall project was based on a Transportation Impact Assessment provided by Bunt, and with the implementation of

**SUBJECT: DEVELOPMENT PERMIT 49.22 – 900 Block Lytton Street (Site 3 of Baden Park Project)**

October 20, 2023

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Traffic Demand Management measures as supported by council. The proposal provides adequate parking and is supported by staff.

Phase 1 (Site 4) of the project includes market rental and below-market rental units including 35 rent-to-own units, and Site 2 includes a partnership with Habitat for humanity. While this application on Site 3 is of an ownership housing tenure, alternative housing tenures have been offered throughout the project, and this site it is serving the need for an expanded supply and diversity of housing options.

Staff followed up with the remaining members of the public to clarify the wildfire protection measures, and the details of the pedestrian pathway, as well as the rental and affordable options that are being provided in Phase 1 of the project.

**CONCLUSION:**

The project has been developed in accordance with the CD118 zone regulations, and the Development Permit Area Guidelines for Form and Character of Ground-Oriented Housing; Energy and Water Conservation and Greenhouse Gas Emission Reduction; and Wildfire Hazard. Development Permit 49.22 is now ready for Council's consideration.

**OPTIONS:**

The following options are available for Council's consideration:

1. Issue Development Permit 49.22 (Attachment 1) to allow for the construction of a 31-unit townhouse development (staff recommendation); or
2. Deny Development Permit 49.22 and provide direction to staff.

Respectfully submitted,



Taylor Jenks  
Development Planner

**ATTACHMENTS:**

1. Development Permit 49.22 and attachments
2. Summary of Virtual Public Information Meeting and Redacted Input

**SUBJECT: DEVELOPMENT PERMIT 49.22 – 900 Block Lytton Street (Site 3 of Baden Park Project)**

October 20, 2023

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<b>REVIEWED WITH:</b>		
<input type="checkbox"/> Community Planning _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Planning _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Development Engineering _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
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**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**

**DEVELOPMENT PERMIT 49.22**

This Development Permit 49.22 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of 31 townhouse units in six buildings on the property located at 930-940 Lytton Street, legally described as Lot 3 Block X District Lot 580 Group 1 New Westminster District Plan EPP109314 (PID: 031-952-551) subject to the following terms and conditions:

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

1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
2. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit and should reflect the plan submitted by Anthem on December 5, 2022. This plan will require amendments to reflect timing of Phase Two and may require amendments during the course of construction to ensure that construction impacts are minimized.

B. The following requirements are imposed under Subsections 491 (2) of the Local Government Act:

1. No work shall take place except to the limited extent shown on the attached plans (DP 49.22 1 through 23) and in accordance with the following specifications:
  - i. The site shall be developed in accordance with the recommendations of the Wildfire Report prepared by Diamond Head Consulting dated June 25, 2021 and updated July 11, 2023.
  - ii. A qualified professional shall confirm that the building permit drawings meet the recommendations of the Wildfire Report referenced above or meets and equivalent or higher degree of protection.

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 49.22 1 through 23).

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

i. Building Department:

- a. A complete report prepared by a qualified acoustic professional outlining the measures to be incorporated in the building(s) to ensure:
- compliance with District of North Vancouver Noise Regulation Bylaw for any rooftop mechanical equipment.
  - that noise levels for dwelling unit occupants will not exceed those listed below:

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

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

- b. Confirmation that the accessible design measures as outlined in attachment DP49.22 - 5 are included in the building permit drawings.

ii. Parks Department:

- a. A permit to remove the three beech trees slated for removal in the Mount Seymour Parkway median.
- b. Three copies of a final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate
- c. A written landscape estimate in accordance with District format, submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and
- d. A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

iii. Engineering Department:



- a. Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department.
- 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 outlined in the report provided by E3 Eco Group, dated September 21, 2023.
- 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 (hazard mitigation) and environmental works.
    - ii. Engineering security deposit(s), in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.
- 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.

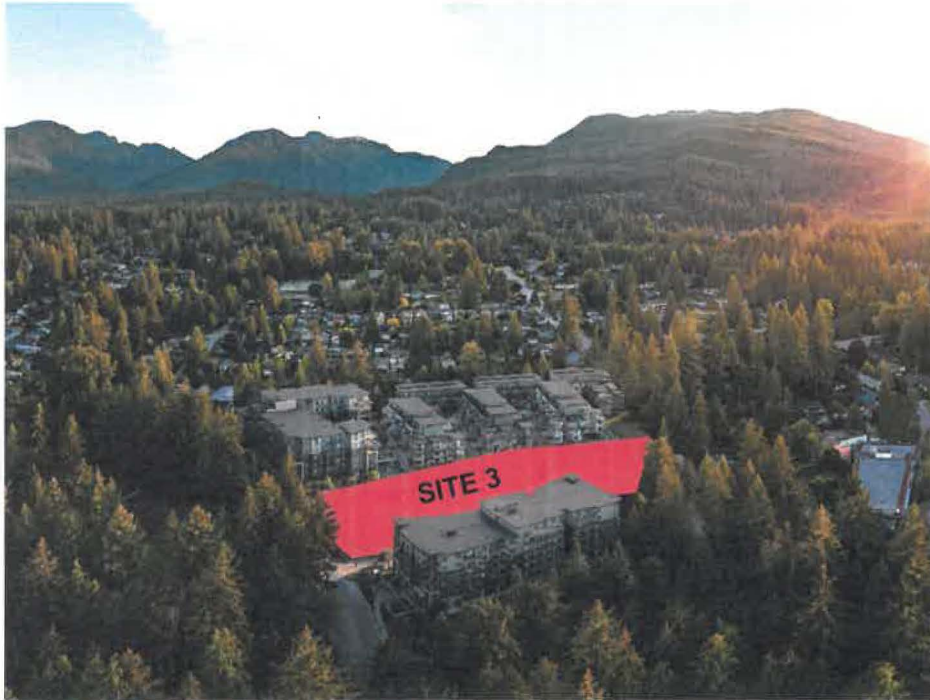
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**Mayor**

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**Municipal Clerk**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_



SITE 2: VIEW ALONG MT. SEYMOUR PARKWAY



SITE 4: VIEW FROM LYTTON STREET



SITE 1: VIEW ALONG MT. SEYMOUR PARKWAY



SITE 2: COURTYARD VIEW



**Integra**  
ARCHITECTURE INC.

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Vancouver, BC V6P 1S4  
www.integra-arch.com  
Telephone: 604 688 4270



**Anthem**

RYMOUR ESTATES - B17  
(BLOCS 1 TO 4)  
505 600 LYTTON STREET  
DISTRICT OF HOVRVAMCOUVER  
BRITISH COLUMBIA

**PROPOSED  
BUILDINGS ON  
ADJACENT SITES**

16386-3  
Not To Scale  
2023-09-12  
B - DP RESUBMISSION

**A-0.120**



BUILDING 1 - VIEW FROM LYTTON STREET & LOWER RING ROAD



BUILDING 1 - VIEW FROM LYTTON STREET & UPPER RING ROAD



BUILDING 1 - VIEW FROM THE DRIVEWAY



BUILDING 2 - VIEW FROM THE DRIVEWAY



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Tel: 604.389.4224



**Anthem**

BEYBOLR ESTATES - SITE  
(BLDGS 1 TO 6)  
502 600 LYTTON STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

PERSPECTIVES

10386-3  
Not To Scale  
2023-08-12  
I - DP PRELIMINARY

**A-0.221**

PREPARED BY: ANTHEM ARCHITECTURE INC. FOR THE DEVELOPER



BUILDINGS 1, 2 - VIEW OF THE SHARED DRIVEWAY



BUILDING 2 - VIEW FROM THE MEWS



BUILDINGS 1, 2, 3 - VIEW FROM LOWER RING ROAD



BUILDING 2, 1 - VIEW OF THE MEWS FROM THE INTERNAL ROAD



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**Anthem**

REYNOLDS ESTATES - SITE  
(BLDG# 1 TO 6)  
500 WEST LYTON STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

PERSPPECTIVES

12388-2  
After The Scale  
2023-08-23  
6 - DP RESUBMISSION

A-0.233

Preparation: November, October 2023; Revision: 01/2024

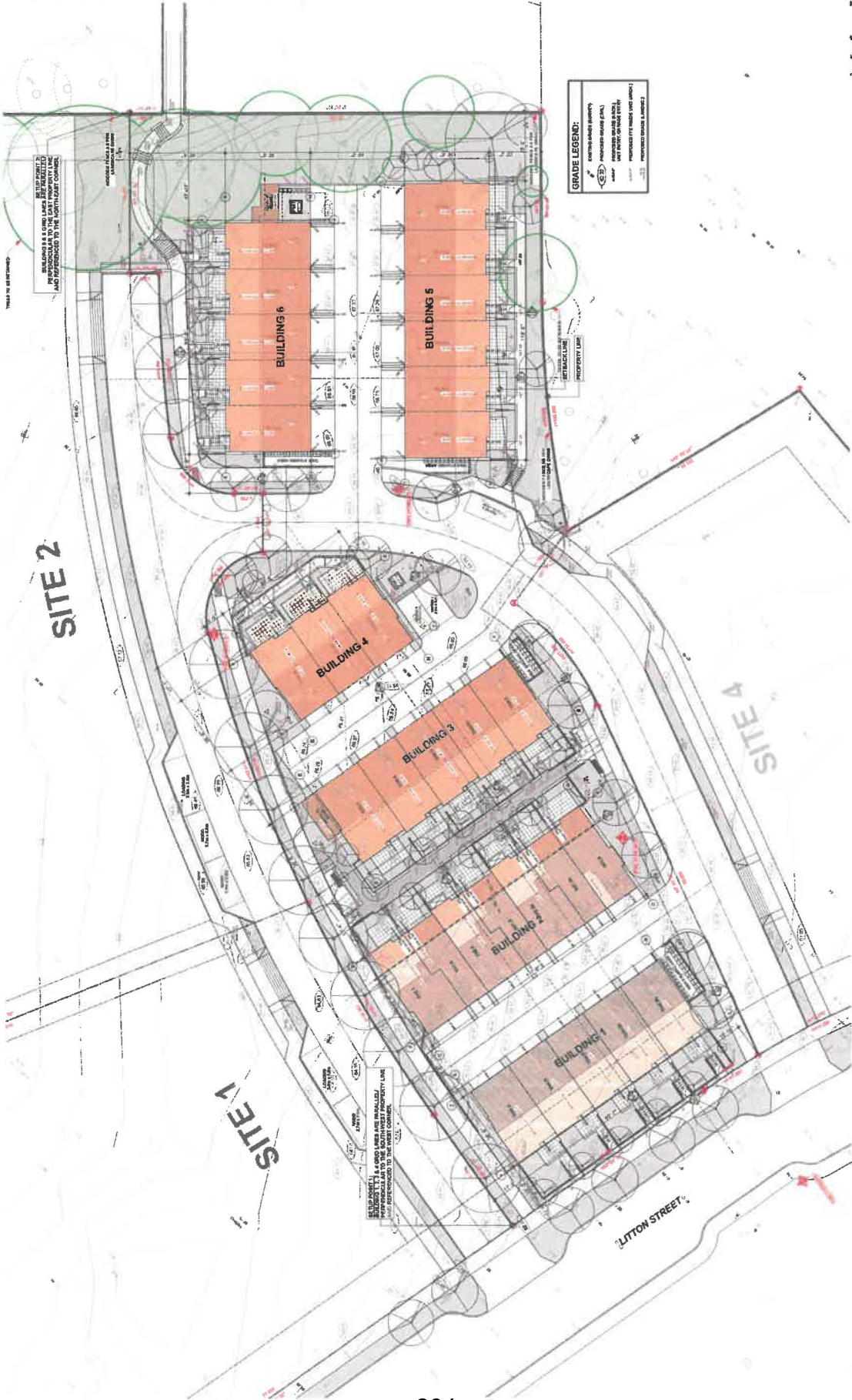


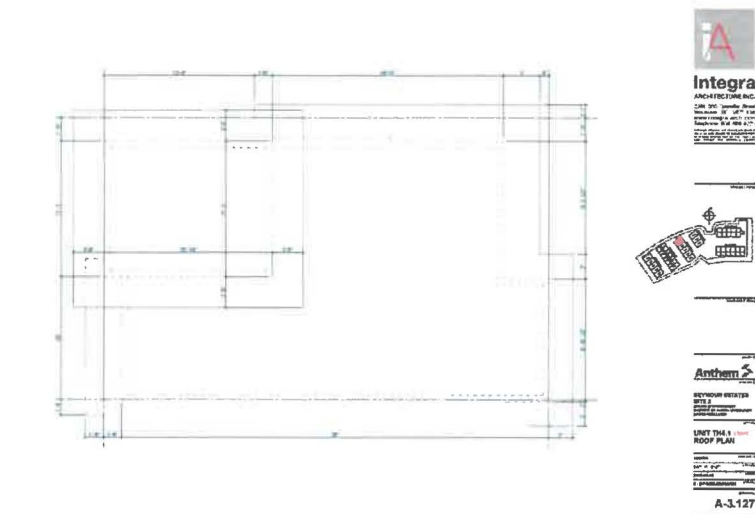
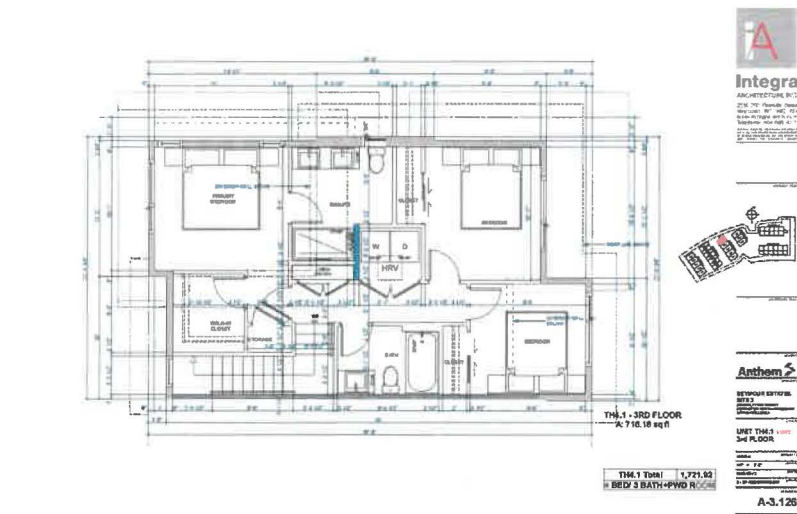
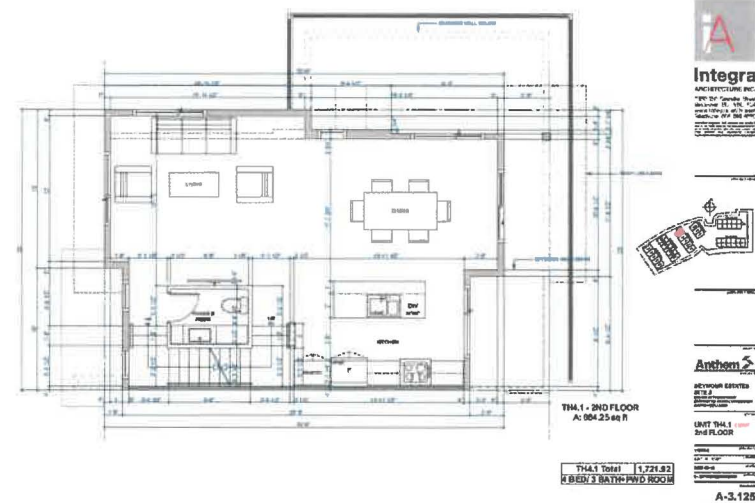
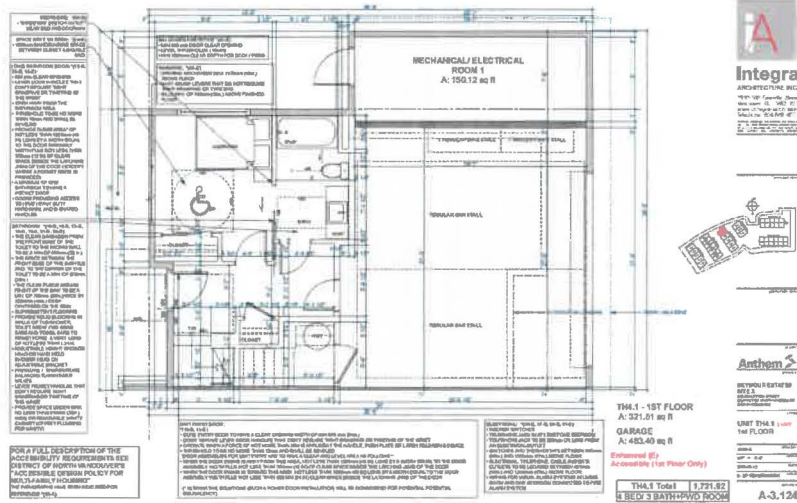
**Integra**  
ARCHITECTURE INC.  
5550 N. CENTRAL EXPRESSWAY  
SUITE 200  
MESA, AZ 85205  
TEL: 480.948.8800  
WWW.INTEGRAAZ.COM



**Anthem**

**DP 49.224**  
SITE PLAN  
DATE: 11/11/14  
SCALE: 1/8" = 1'-0"  
PROJECT: ANTHEM  
SHEET: A-1.0004





**Integra**  
ARCHITECTURE INC.  
216-777-7777  
www.integra-arch.com  
101A-588-4370

**PROJECT TEAM**

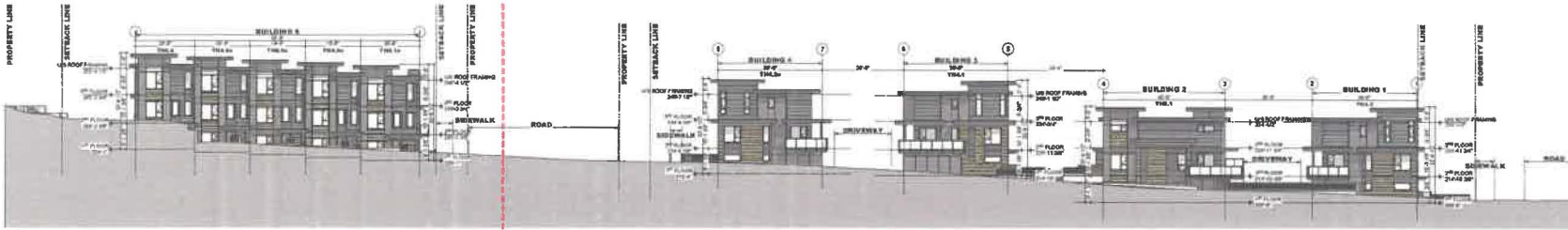
**Anthem**  
SEYMOUR ESTATES  
18289-3  
As Noted  
2023-08-13  
A - DP RESUBMISSION

**SEYMOUR ESTATES**  
SITE 3  
502 1/2 LYTON STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

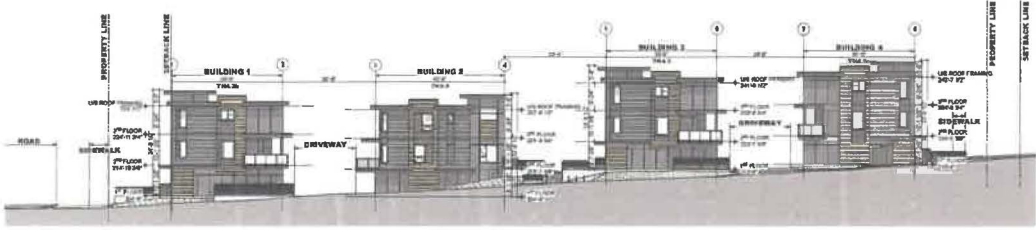
**UNIT PLANS**

18289-3	P 18289-3
As Noted	18289-3
2023-08-13	P 18289-3
A - DP RESUBMISSION	P 18289-3

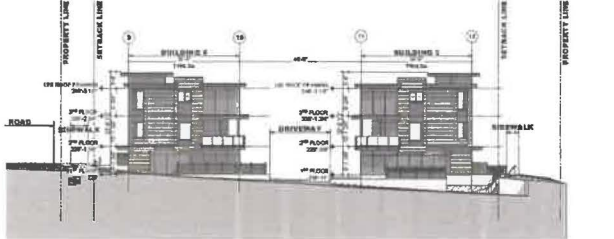
**A-3.00**



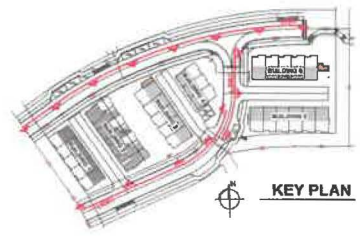
1 STREETScape ELEVATION - UPPER RING ROAD (URR)  
SCALE: 1/16" = 1'-0"



2 STREETScape ELEVATION - LOWER RING ROAD (LRR1)  
SCALE: 1/16" = 1'-0"



3 STREETScape ELEVATION - LOWER RING ROAD (LRR2)  
SCALE: 1/16" = 1'-0"



**Integra**  
ARCHITECTURE INC.  
7330 21st Avenue South  
Westwood, BC V8L 1L6  
www.integra-arch.com  
Tel: 604.273.4400  
Fax: 604.273.4401



**Anthem**

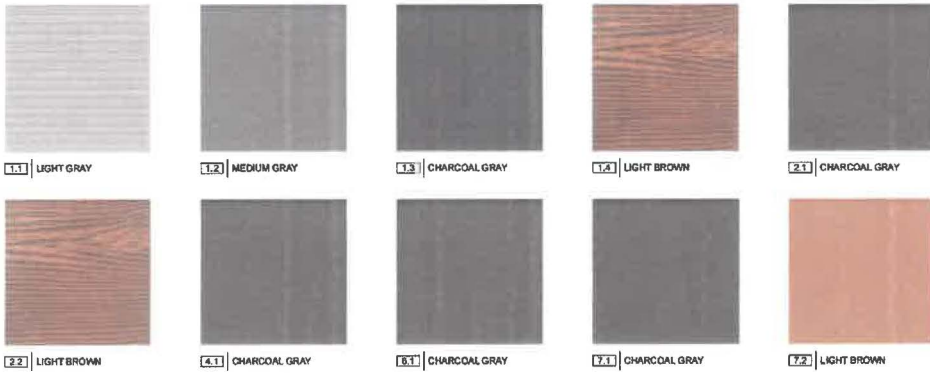
SEYMOUR ESTATES - STR  
(BLDG 1 TO 6)  
802 480 LYTON STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

STREETScape ELEVATIONS

15338-3  
1/16" = 1'-0"  
2023-08-12  
5 - DP RESUBMISSION

A-4.00-6





Material Name	Material (Manufacturer)	Finish (Manufacturer)	Location
<b>CLADDING</b>			
1.1	Light Gray Cemantic Lap Siding Smooth Texture, 4" Exposure	Light Gray	Exterior Walls
1.2	Medium Gray Cemantic Panel Siding Smooth Texture	Medium Gray	Exterior Walls
1.3	Charcoal Gray Cemantic Panel Siding Smooth Texture	Charcoal Gray	Exterior Walls Patio Wall Panel
1.4	Light Brown Cemantic Lap Siding Smooth Texture, 4" Exposure	Light Brown, Wood Grain Texture	Exterior Walls Solid Landings
<b>ROOFING/FASCIA</b>			
2.1	Charcoal Gray Cemantic 1/2" Board	Charcoal Gray	Roof Siding/Fascia
2.2	Light Brown Cemantic Panel	Light Brown, Wood Grain Texture	Roof Gable / Balcony Balbs
<b>FLASHING</b>			
3.1	Charcoal Gray Pre-Applied Metal Flashing	Charcoal Gray	Roof Overhang, Entryway Edge, Wall Cap Flashing
<b>GUARDRAILINGS/PRIVACY SCREENS</b>			
4.1	Charcoal Gray Aluminum Railings 4x4 Clear Safety Glass	To match 1.6.1.1	Entrances / Patios (Landscape Walls + Walls)
<b>ROOF/DECK</b>			
5.1	Gray Waterproof Deck Membrane	Gray	Decks
<b>WINDOWS</b>			
6.1	Charcoal Gray Vinyl Windows (Double Glazed)	Charcoal Gray	Windows
<b>DOORS</b>			
7.1	Charcoal Gray Vinyl Doors (w/ Tempered Glass)	Charcoal Gray	Rear Entry Doors
7.2	Light Brown Metal Door (w/ Tempered Glass)	Light Brown	Unit Entry Doors



**Anthem**  
SEYMOUR ESTATES - BITE (BLOCKS 1 TO 6)  
602 484 VICTORIA STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

**COLOURS & MATERIALS**  
1:2399-3  
Not To Scale  
2023-08-12  
S - DP RESUBMISSION  
**A-4.010**

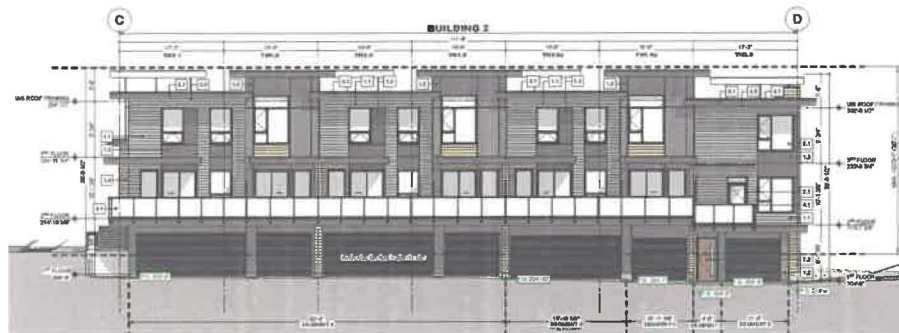




1 NORTH-EAST ELEVATION (NE)  
SCALE: 1/8" = 1'-0"



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

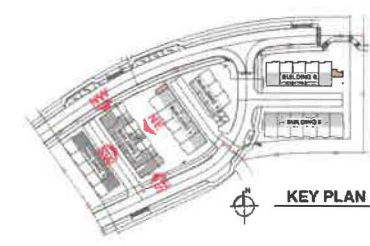


3 SOUTH-WEST ELEVATION (SW)  
SCALE: 1/8" = 1'-0"



4 SOUTH-EAST ELEVATION (SE)  
SCALE: 1/8" = 1'-0"

Material	Architectural Symbol	Material	Architectural Symbol
1 Light Gray	Horizontal Line Brick	Light Gray	Smooth Wall
2 Red Brick	Horizontal Brick	Red Brick	Smooth Wall
3 Charcoal Gray	Horizontal Brick	Charcoal Gray	Smooth Wall
4 Light Gray	Horizontal Brick	Light Gray, Wood Grain Texture	Smooth Wall
5 Charcoal Gray	Horizontal Brick	Charcoal Gray	Smooth Wall
6 Light Gray	Horizontal Brick	Light Gray, Wood Grain Texture	Smooth Wall
7 Charcoal Gray	Horizontal Brick	Charcoal Gray	Smooth Wall
8 Light Gray	Horizontal Brick	Light Gray, Wood Grain Texture	Smooth Wall
9 Charcoal Gray	Horizontal Brick	Charcoal Gray	Smooth Wall
10 Light Gray	Horizontal Brick	Light Gray, Wood Grain Texture	Smooth Wall
11 Charcoal Gray	Horizontal Brick	Charcoal Gray	Smooth Wall
12 Light Gray	Horizontal Brick	Light Gray, Wood Grain Texture	Smooth Wall
13 Charcoal Gray	Horizontal Brick	Charcoal Gray	Smooth Wall
14 Light Gray	Horizontal Brick	Light Gray, Wood Grain Texture	Smooth Wall
15 Charcoal Gray	Horizontal Brick	Charcoal Gray	Smooth Wall
16 Light Gray	Horizontal Brick	Light Gray, Wood Grain Texture	Smooth Wall
17 Charcoal Gray	Horizontal Brick	Charcoal Gray	Smooth Wall
18 Light Gray	Horizontal Brick	Light Gray, Wood Grain Texture	Smooth Wall
19 Charcoal Gray	Horizontal Brick	Charcoal Gray	Smooth Wall
20 Light Gray	Horizontal Brick	Light Gray, Wood Grain Texture	Smooth Wall
21 Charcoal Gray	Horizontal Brick	Charcoal Gray	Smooth Wall
22 Light Gray	Horizontal Brick	Light Gray, Wood Grain Texture	Smooth Wall



**Anthem**

SEYMOUR ESTATES - DISTRICT OF NORTH VANCOUVER (BLDGS 1 TO 6)  
602 6th STREET DISTRICT OF NORTH VANCOUVER DISTRICT OF NORTH VANCOUVER

**DP 49.22.9**

BUILDING 2 ELEVATIONS

16388-3 1/8" x 11" 1/4"  
1/8" = 1'-0" 1/4"  
2023-08-12  
S - DP RESUBMISSION

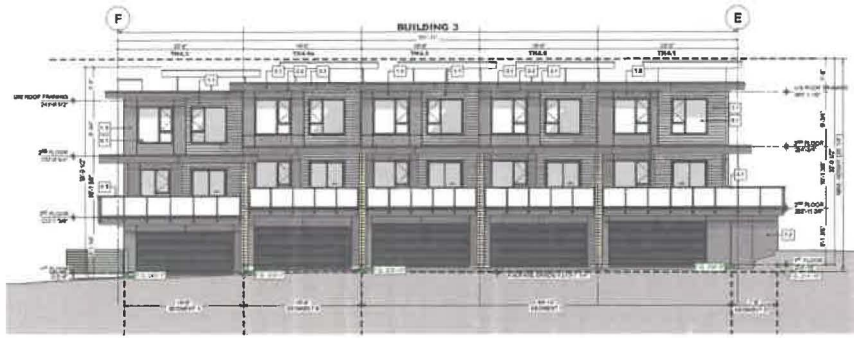
A-4.2023



1 SOUTH-WEST ELEVATION (SW)  
SCALE: 1/8" = 1'-0"



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

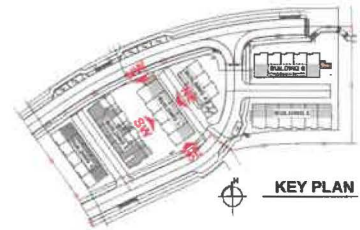


3 NORTH-EAST ELEVATION (NE)  
SCALE: 1/8" = 1'-0"



4 NORTH-WEST ELEVATION (NW)  
SCALE: 1/8" = 1'-0"

Material	Color	Finish	Notes
11	Light Gray	Quartzite Look Tile	Exterior Walls
12	Medium Gray	Quartzite Look Tile	Exterior Walls
13	Dark Gray	Quartzite Look Tile	Exterior Walls
14	Light Gray	Quartzite Look Tile	Exterior Walls
15	Light Gray	Quartzite Look Tile	Exterior Walls
16	Light Gray	Quartzite Look Tile	Exterior Walls
17	Light Gray	Quartzite Look Tile	Exterior Walls
18	Light Gray	Quartzite Look Tile	Exterior Walls
19	Light Gray	Quartzite Look Tile	Exterior Walls
20	Light Gray	Quartzite Look Tile	Exterior Walls
21	Light Gray	Quartzite Look Tile	Exterior Walls
22	Light Gray	Quartzite Look Tile	Exterior Walls



**Integra**  
ARCHITECTURE INC.  
1200 5th Avenue, Suite  
1000, Seattle, WA 98101  
www.integra-arch.com  
Tel: 206.461.4100



**Anthem**  
SEYMOUR ESTATES - SITE 3  
(BLDGS 1 TO 5)  
502 5th Avenue Street  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

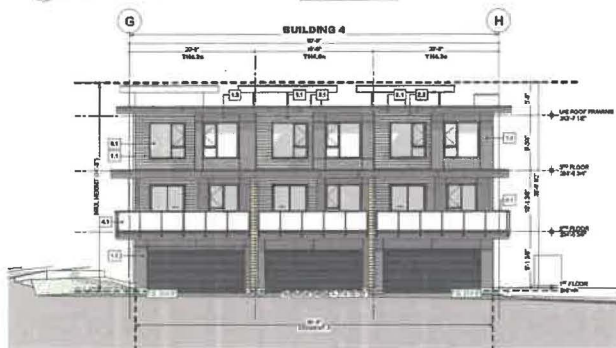
**BUILDING 3 ELEVATIONS**  
16280-3  
1/8" = 1'-0"  
2023-08-12  
S. DP RESUBMISSION  
A-4.300



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



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

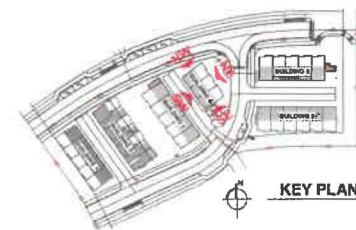


3 SOUTH-WEST ELEVATION (SW)  
SCALE: 1/8" = 1'-0"



4 SOUTH-EAST ELEVATION (SE)  
SCALE: 1/8" = 1'-0"

Material and Color Legend			
CLADDING			
11	Light Gray	Charcoal/Black Siding	Light Gray
12	Subsiding	Charcoal/Black Siding	Black Siding
13	Charcoal Gray	Charcoal/Black Siding	Charcoal Gray
14	Light Gray	Charcoal/Black Siding	Light Gray, Wood Grain Siding
21	Charcoal Gray	Charcoal/Black Siding	Charcoal Gray
22	Light Gray	Charcoal/Black Siding	Light Gray, Wood Grain Siding
31	Charcoal Gray	Charcoal/Black Siding	Charcoal Gray
41	Charcoal Gray	Charcoal/Black Siding	Charcoal Gray
42	Light Gray	Charcoal/Black Siding	Light Gray
51	Charcoal Gray	Charcoal/Black Siding	Charcoal Gray
71	Charcoal Gray	Charcoal/Black Siding	Charcoal Gray
72	Light Gray	Charcoal/Black Siding	Light Gray



**Integra**  
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2201-150 Lyndale Street  
Vancouver, BC, V6C 2A4  
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SEYMOUR ESTATES - SITE 3  
(BLDGS 1 TO 6)

802 484 LYTTON STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

**DP 49.22-11**

BUILDING 4 ELEVATIONS

1:8" = 1'-0"

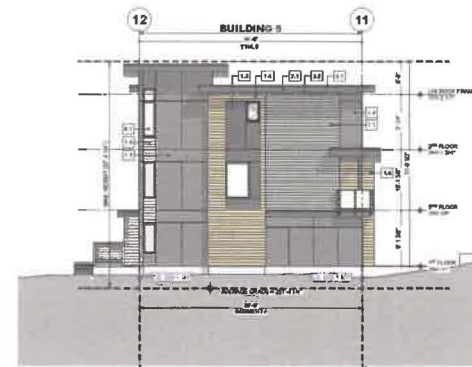
2023-08-12

S - DP RESUBMISSION

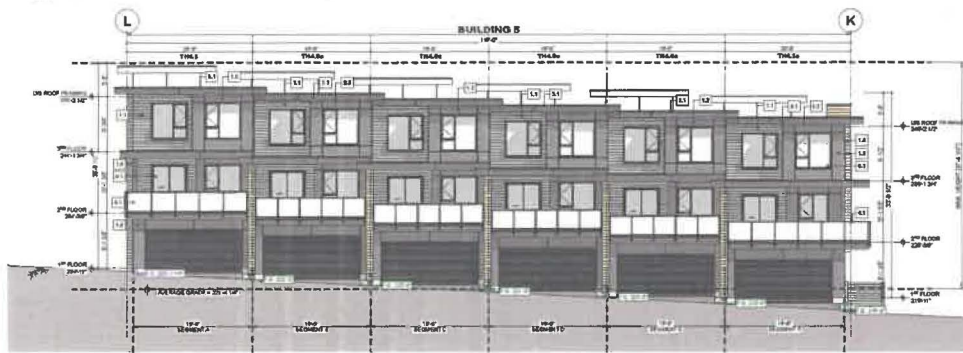
A-4.406



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



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



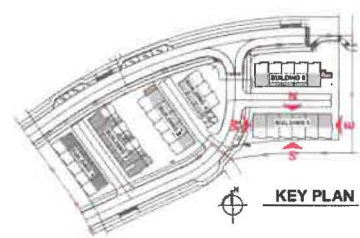
3 NORTH ELEVATION (N)  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (W)  
SCALE: 1/8" = 1'-0"

**Material and Color Legend**

Code	Material/Color	Code	Material/Color
11	Light Gray	12	Dark Gray
12	Medium Gray	13	Dark Gray
13	Dark Gray	14	Light Gray
14	Light Gray	15	Dark Gray
15	Dark Gray	16	Light Gray
16	Light Gray	17	Dark Gray
17	Dark Gray	18	Light Gray
18	Light Gray	19	Dark Gray
19	Dark Gray	20	Light Gray
20	Light Gray	21	Dark Gray
21	Dark Gray	22	Light Gray
22	Light Gray	23	Dark Gray
23	Dark Gray	24	Light Gray
24	Light Gray	25	Dark Gray
25	Dark Gray	26	Light Gray
26	Light Gray	27	Dark Gray
27	Dark Gray	28	Light Gray
28	Light Gray	29	Dark Gray
29	Dark Gray	30	Light Gray
30	Light Gray	31	Dark Gray
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37	Dark Gray	38	Light Gray
38	Light Gray	39	Dark Gray
39	Dark Gray	40	Light Gray
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41	Dark Gray	42	Light Gray
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44	Light Gray	45	Dark Gray
45	Dark Gray	46	Light Gray
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47	Dark Gray	48	Light Gray
48	Light Gray	49	Dark Gray
49	Dark Gray	50	Light Gray
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67	Dark Gray	68	Light Gray
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94	Light Gray	95	Dark Gray
95	Dark Gray	96	Light Gray
96	Light Gray	97	Dark Gray
97	Dark Gray	98	Light Gray
98	Light Gray	99	Dark Gray
99	Dark Gray	100	Light Gray



**Anthem**

SEYMOUR ESTATES - SITE 3  
(BLDGS 1 TO 6)  
602-604 LYTON STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

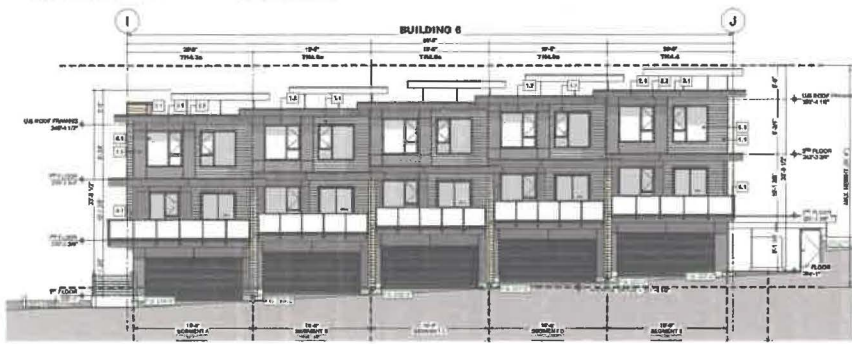
**BUILDING 5  
ELEVATIONS**

16388-3  
1/8" = 1'-0"  
2023-08-12  
S. DP REVISIONS

**A-4.50**



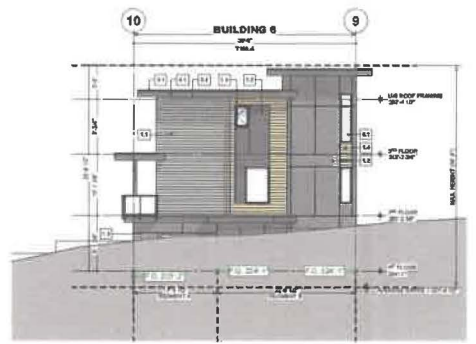
1 NORTH ELEVATION (N)  
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION (S)  
SCALE: 1/8" = 1'-0"

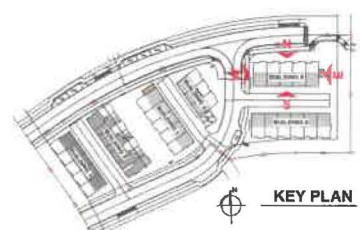


2 WEST ELEVATION (W)  
SCALE: 1/8" = 1'-0"



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

MATERIAL SCHEDULE - EXTERIOR FINISHES			
ITEM	DESCRIPTION	FINISH	NOTES
11	Exterior Wall	Clay Tiles	Refer to 101
12	Exterior Wall	Clay Tiles	Refer to 101
13	Exterior Wall	Clay Tiles	Refer to 101
14	Exterior Wall	Clay Tiles	Refer to 101
15	Exterior Wall	Clay Tiles	Refer to 101
16	Exterior Wall	Clay Tiles	Refer to 101
17	Exterior Wall	Clay Tiles	Refer to 101
18	Exterior Wall	Clay Tiles	Refer to 101
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21	Exterior Wall	Clay Tiles	Refer to 101
22	Exterior Wall	Clay Tiles	Refer to 101
23	Exterior Wall	Clay Tiles	Refer to 101
24	Exterior Wall	Clay Tiles	Refer to 101
25	Exterior Wall	Clay Tiles	Refer to 101
26	Exterior Wall	Clay Tiles	Refer to 101
27	Exterior Wall	Clay Tiles	Refer to 101
28	Exterior Wall	Clay Tiles	Refer to 101
29	Exterior Wall	Clay Tiles	Refer to 101
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31	Exterior Wall	Clay Tiles	Refer to 101
32	Exterior Wall	Clay Tiles	Refer to 101
33	Exterior Wall	Clay Tiles	Refer to 101
34	Exterior Wall	Clay Tiles	Refer to 101
35	Exterior Wall	Clay Tiles	Refer to 101
36	Exterior Wall	Clay Tiles	Refer to 101
37	Exterior Wall	Clay Tiles	Refer to 101
38	Exterior Wall	Clay Tiles	Refer to 101
39	Exterior Wall	Clay Tiles	Refer to 101
40	Exterior Wall	Clay Tiles	Refer to 101
41	Exterior Wall	Clay Tiles	Refer to 101
42	Exterior Wall	Clay Tiles	Refer to 101
43	Exterior Wall	Clay Tiles	Refer to 101
44	Exterior Wall	Clay Tiles	Refer to 101
45	Exterior Wall	Clay Tiles	Refer to 101
46	Exterior Wall	Clay Tiles	Refer to 101
47	Exterior Wall	Clay Tiles	Refer to 101
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49	Exterior Wall	Clay Tiles	Refer to 101
50	Exterior Wall	Clay Tiles	Refer to 101

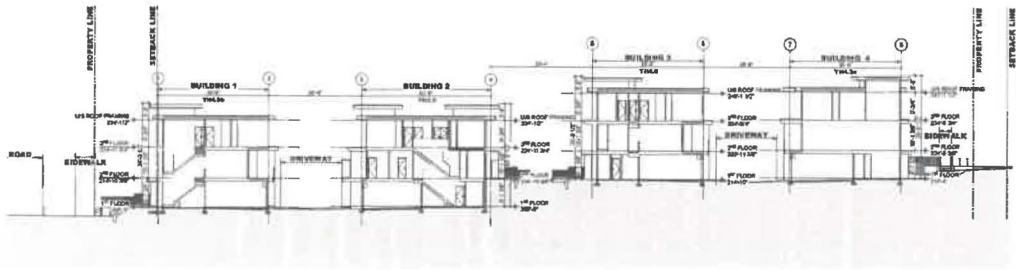


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2331 2121  
Vancouver, BC V6C 1S4  
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Telephone: 604 681 4222

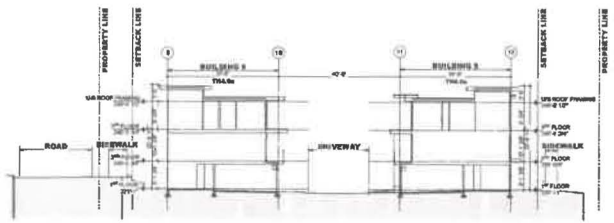


**Anthem**  
SEYMOUR ESTATES - SITE 3  
(BLDGS 1 TO 6)  
602 464 LYTON STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

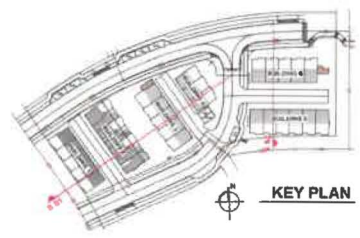
**BUILDING 6 ELEVATIONS**  
15280-3  
1/8" = 1'-0"  
2023-08-12  
S - DP RESUBMISSION  
A-4.60



1 SITE SECTION 1 (S S1)  
SCALE: 1/16" = 1'-0"



2 SITE SECTION 2 (S S2)  
SCALE: 1/16" = 1'-0"



**Integra**  
ARCHITECTURE INC.

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**Anthem**

SEYMOUR ESTATES - SITE 3  
(BLDG 1 TO 6)  
802 4th LYTTON STREET  
DISTRICT OF SOUTH VANCOUVER  
BRITISH COLUMBIA

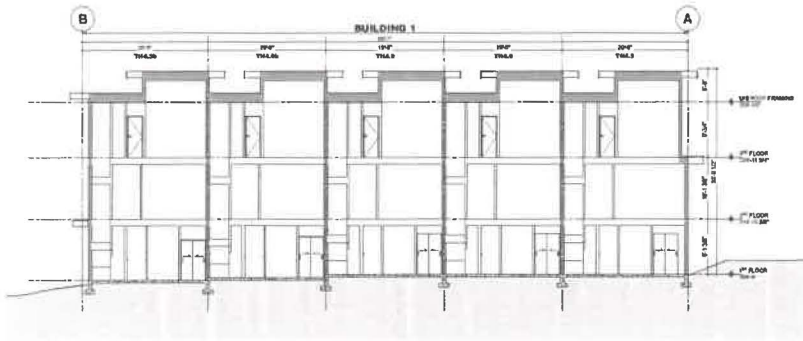
SITE SECTIONS

16306-3  
1/16" = 1'-0"  
2025-08-12  
S - DP RESUBMISSION

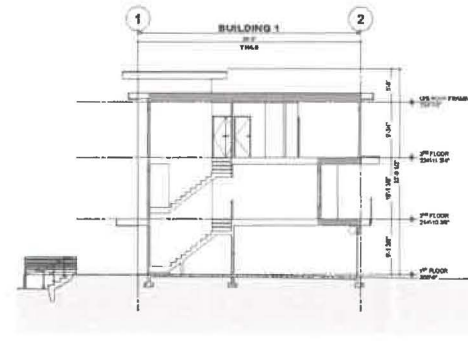
A-5.006

Model 001 - 08/20/24 08/20/24 North-South 1 of 1

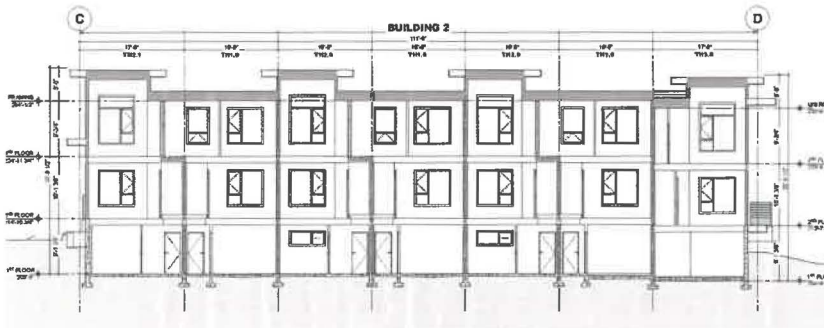




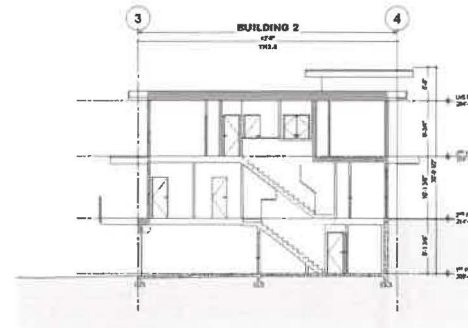
1 BUILDING 1 SECTION 1 (B1 S1)  
SCALE: 1/8" = 1'-0"



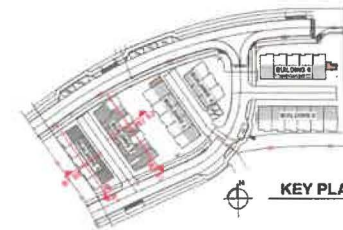
2 BUILDING 1 SECTION 2 (B1 S2)  
SCALE: 1/8" = 1'-0"



3 BUILDING 2 SECTION 1 (B2 S1)  
SCALE: 1/8" = 1'-0"



4 BUILDING 2 SECTION 2 (B2 S2)  
SCALE: 1/8" = 1'-0"



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Anthem

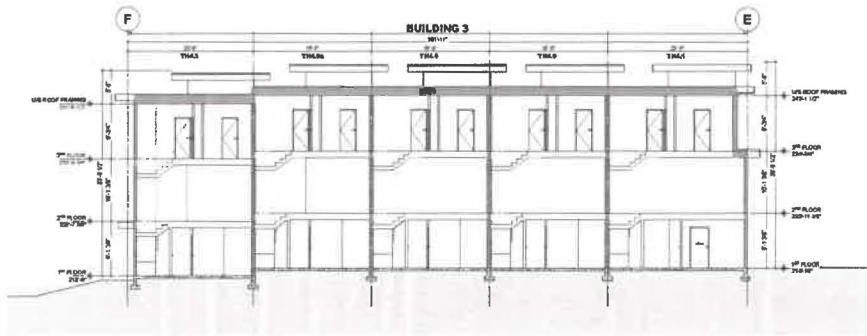
SEYMOUR ESTATES - SITE 3  
(BLDGS 1 TO 8)  
8242 LYTON STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

BUILDING 1  
BUILDING 2  
SECTIONS

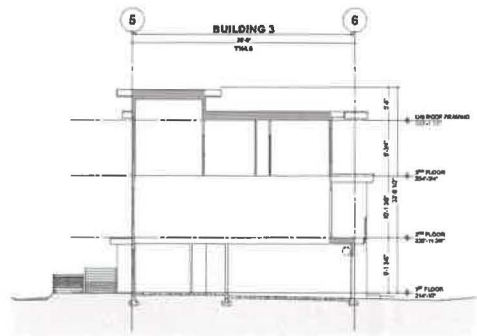
18330-3  
1/8" = 1'-0"  
2023-08-12  
S - DP RESUBMISSION

A-5.10

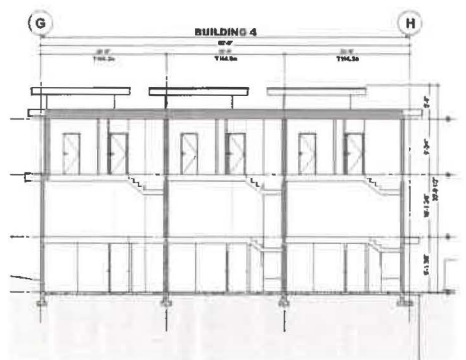
Prepared by: [Name], under the supervision of: [Name]



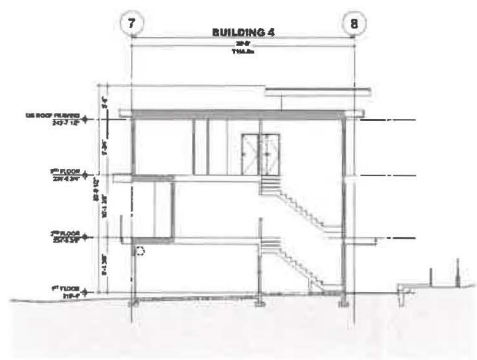
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SCALE: 1/8" = 1'-0"



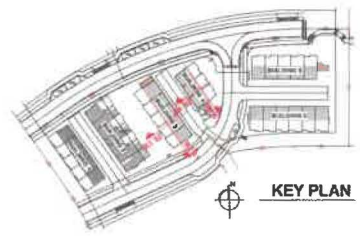
2 BUILDING 3 SECTION 2 (B3 S2)  
SCALE: 1/8" = 1'-0"



3 BUILDING 4 SECTION 1 (B4 S1)  
SCALE: 1/8" = 1'-0"



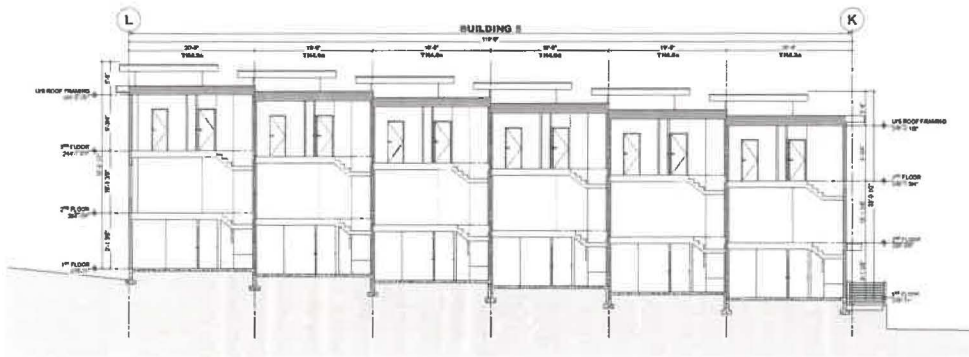
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SCALE: 1/8" = 1'-0"



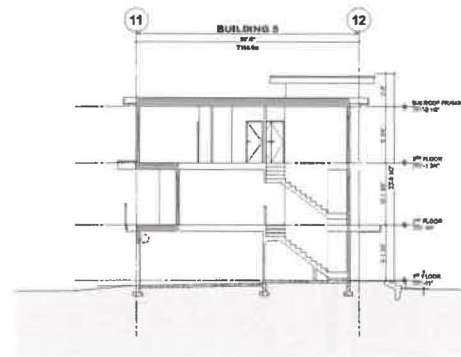
KEY PLAN



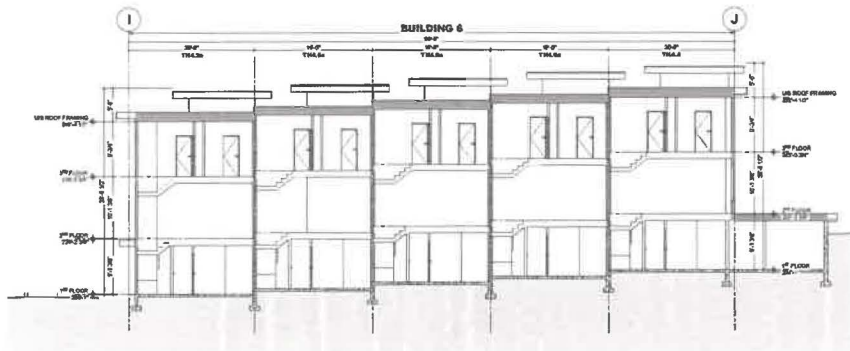
**Anthem**  
SEYMOUR ESTATES - SITE 3  
(BLDGS 1 TO 6)  
502 488 LYTON STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA  
**BUILDING 3  
BUILDING 4  
SECTIONS**  
15308-3  
1/8" = 1'-0"  
2025-08-12  
5 - DP RESUBMISSION  
**A-5.20**



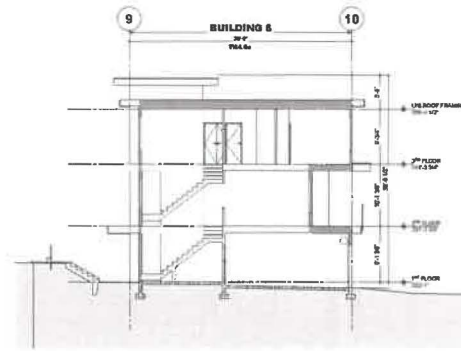
1 BUILDING 5 SECTION 1 (B5 S1)  
SCALE: 1/8" = 1'-0"



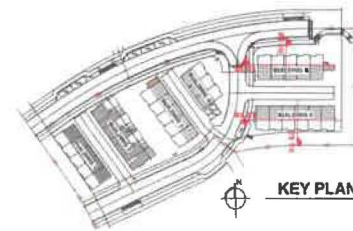
2 BUILDING 5 SECTION 2 (B5 S2)  
SCALE: 1/8" = 1'-0"



3 BUILDING 6 SECTION 1 (B6 S1)  
SCALE: 1/8" = 1'-0"



4 BUILDING 6 SECTION 2 (B6 S2)  
SCALE: 1/8" = 1'-0"



**Integra**  
ARCHITECTURE INC.

2200, 2100, 1900, 1800  
Westminster, BC, V6C 1G6  
www.integra-arch.com  
Tel: 604.273.4171  
Fax: 604.273.4172

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**Anthem**  
ARCHITECTS

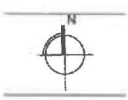
SEYMOUR ESTATES - SITE 2  
(BLDG 5 TO 6)  
5048 LYTON STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

**BUILDING 5  
BUILDING 6  
SECTIONS**

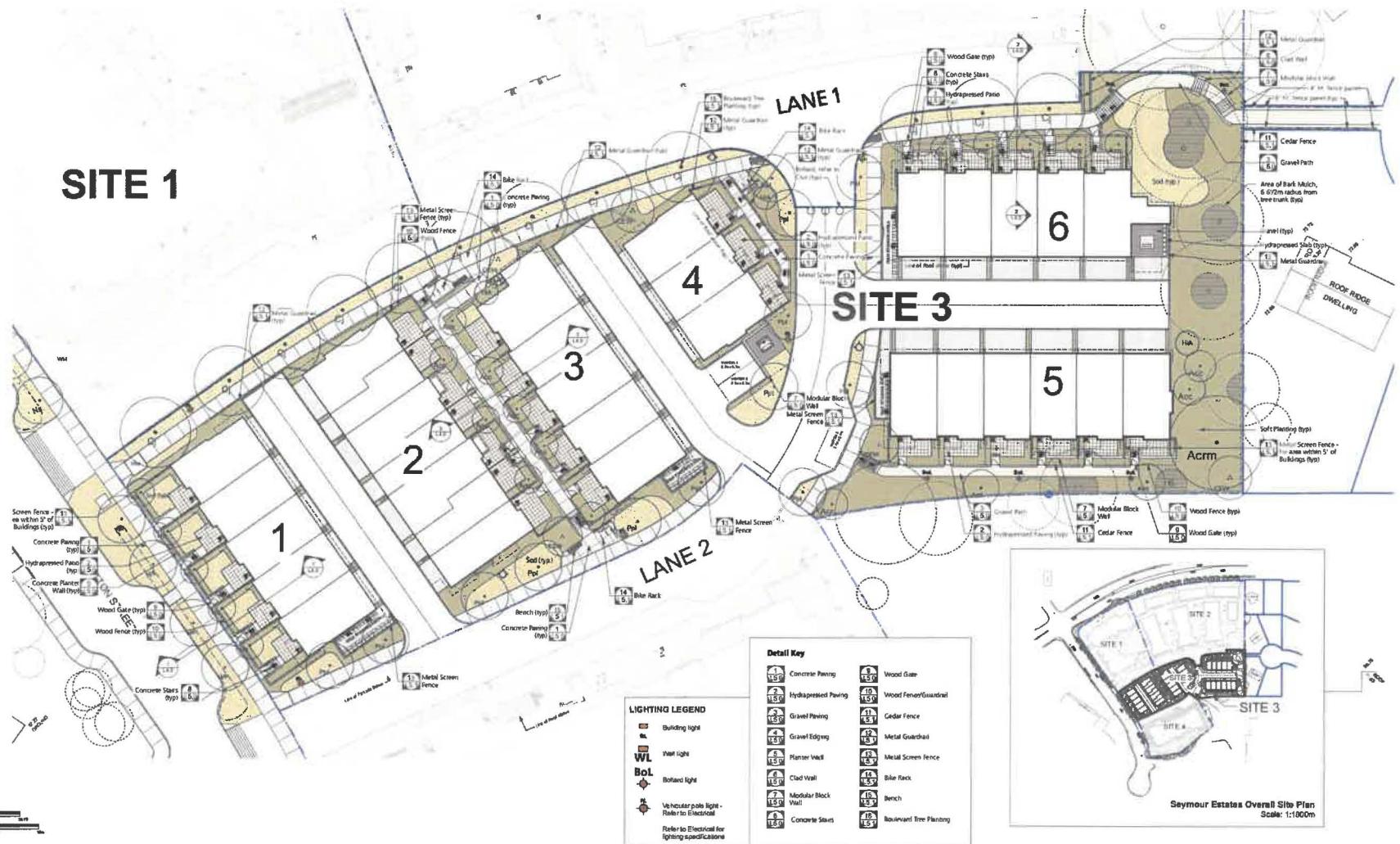
15278-2  
1/8" = 1'-0"  
2023-08-12  
S - DP RESUBMISSION

**A-5.300**

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**SITE 1**



**SITE 3**



**LIGHTING LEGEND**

	Building light
	Wall light
	Botanical light
	Vehicular pole light - Refer to Electrical for lighting specifications

**Detail Key**

	Concrete Paving		Wood Gate
	Hydropressed Paving		Wood Fencing/Guardrail
	Gravel Paving		Cedar Fence
	Gravel Edging		Metal Guardrail
	Planter Vault		Metal Screen Fence
	Clad Wall		Bike Rack
	Modular Block Wall		Bench
	Concrete Stairs		Noninvasive Tree Planting



**Anthem** PROJECT

**DP 49.22-18**

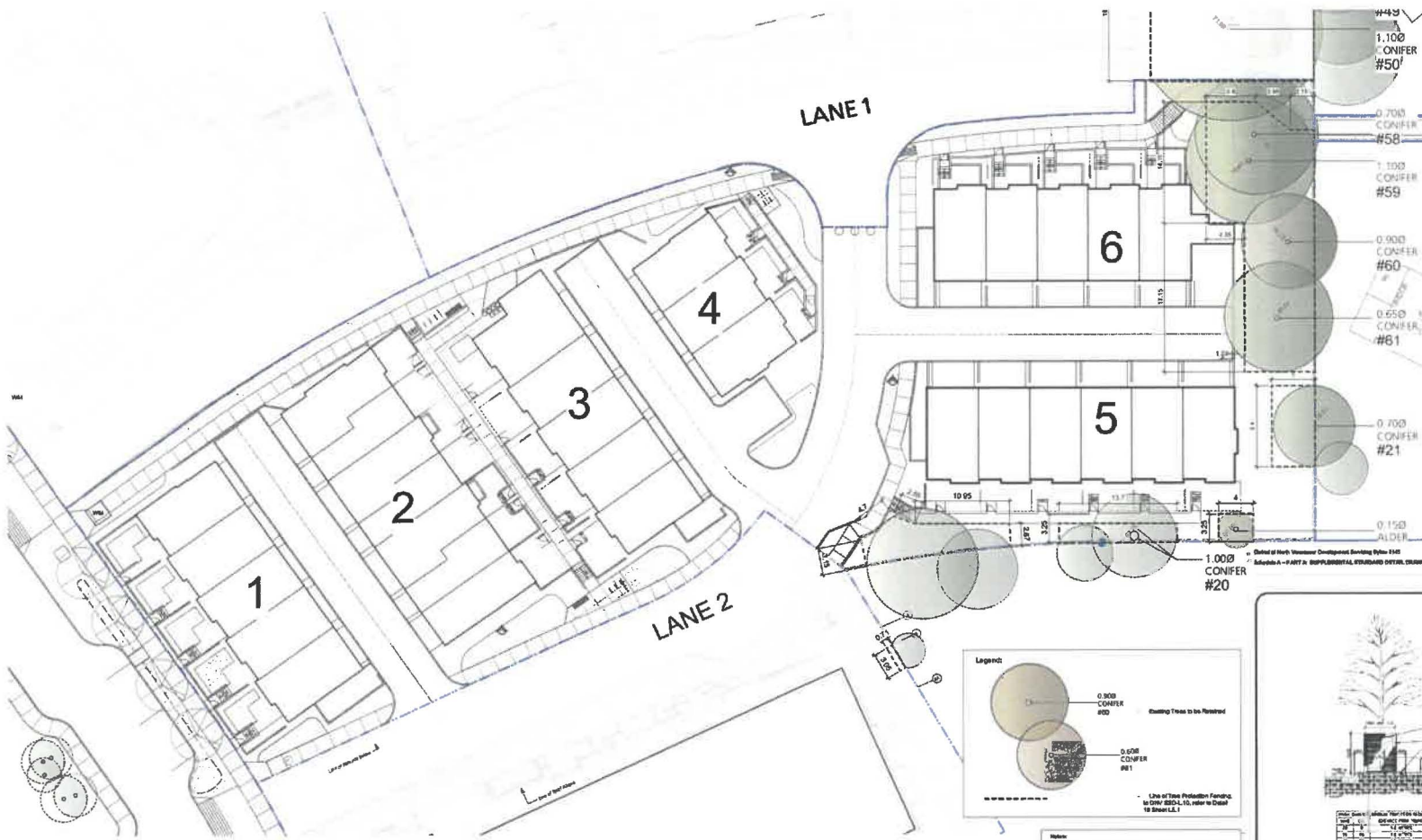
SEYMOUR ESTATES - SITES 1 TO 4  
 302 HULLYTON STREET  
 DISTRICT OF NORTH VANCOUVER  
 BRITISH COLUMBIA

**KEY PLAN**

1828-3 DWS/SL  
 1/200m SCALE  
 2023.08-11 DATE  
 REBBUE FOR DP PREPARED BY

**L-1.18**





**Legend**

- 0.500 CONIFER #52 - Existing Trees to be Retained
- 0.500 CONIFER #61 - Existing Trees to be Retained
- Line of Tree Protection Fencing (0.000 #20, refer to Detail 10 Sheet L.L.1)

**Notes**

- Tree Protection Fencing to be provided as per the District's Development Screening System (2000-2015)
- Refer to Attached Resolutions and Revised Plans and Report for more information.
- Any substitutions needed or to be made, within the tree protection fence must be approved by the District or the Project Director.
- Minimum Minimum Minimum (MIM) of 2" in tree protection fence near existing grade.
- All landscape improvements (planting) in the tree protection fence to be within boundaries of permit conditions.
- Line of tree protection fencing to be installed prior to construction? (consultation advised).

**TREE PROTECTION FENCE - TYPICAL SECTIONS**

Tree Size	Fence Height	Fence Material	Notes
1.000	1.200m	1.200m	1.200m
0.700	1.000m	1.000m	1.000m
0.500	0.800m	0.800m	0.800m
0.300	0.600m	0.600m	0.600m
0.150	0.400m	0.400m	0.400m

DISTRICT OF NORTH VANCOUVER  
SSD-L-10



**Anthem**

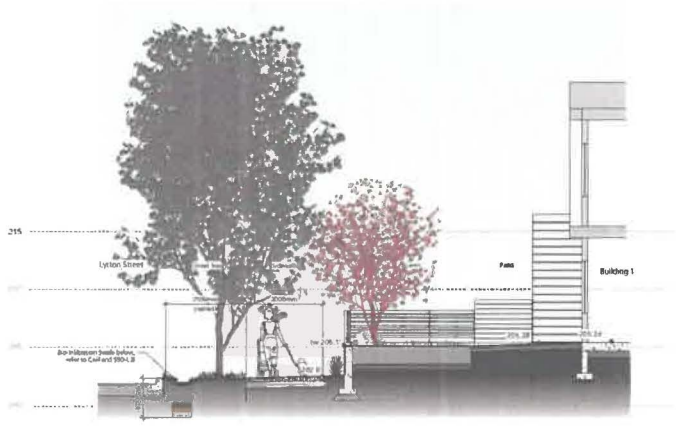
**SEYMOUR ESTATES - SITE (BLDGs 1 TO 6)**

808 808 LYTON STREET  
DISTRICT OF NORTH VANCOUVER  
BRITISH COLUMBIA

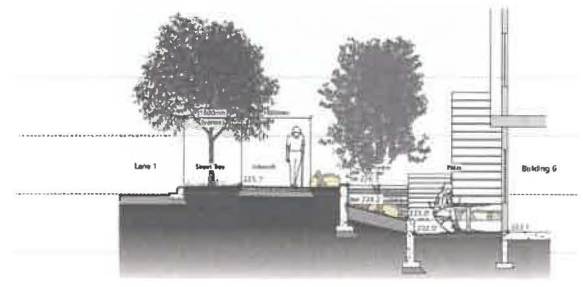
**TREE RETENTION PLAN**

18388-3  
 1:200m  
 2023-09-11  
 REVISION FOR DP  
 L-3.20

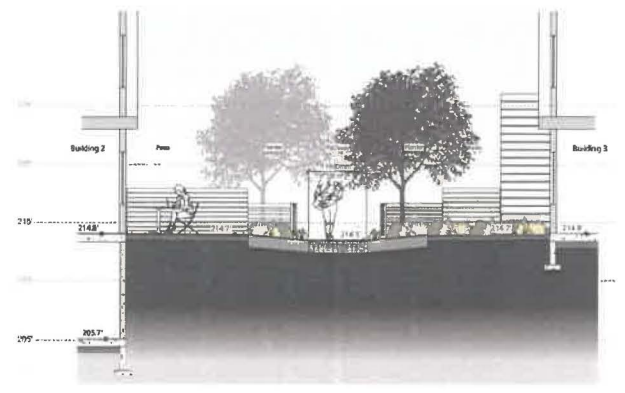




1 Lytton Street to Building 1  
 L4.0 Scale = 1:50m



2 Lane 1 in Building 6  
 L4.0 Scale = 1:50m



3 Building 2 to Building 3 Through Lane  
 L4.0 Scale = 1:50m

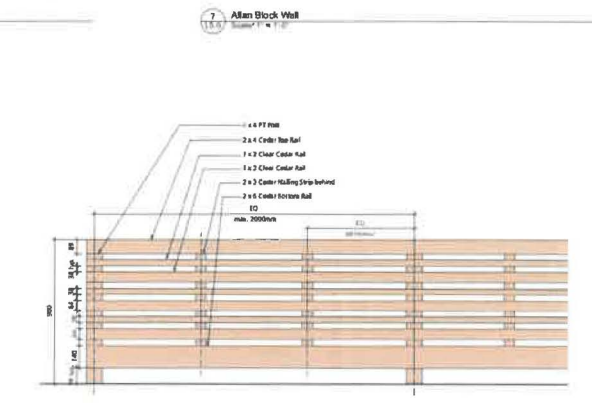
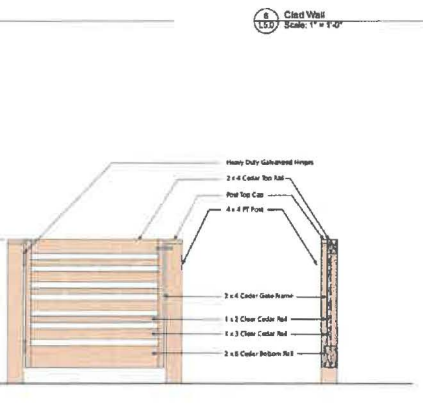
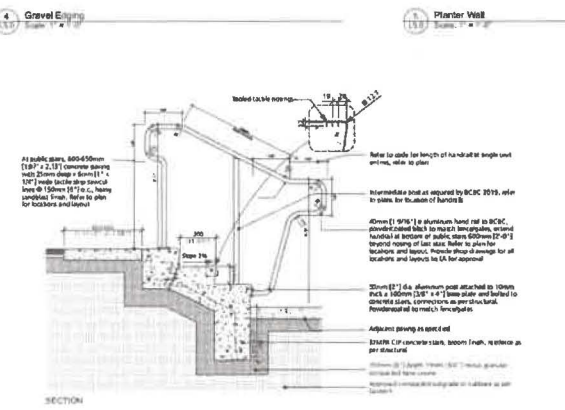
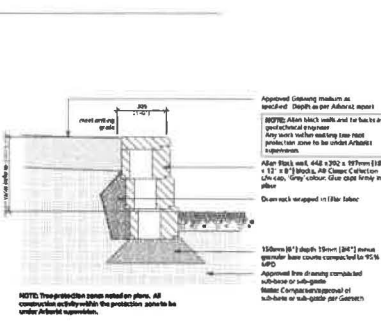
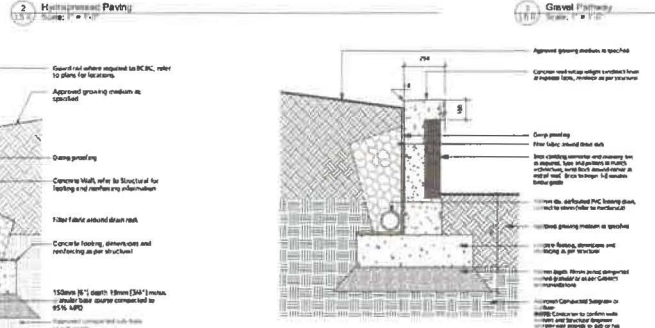
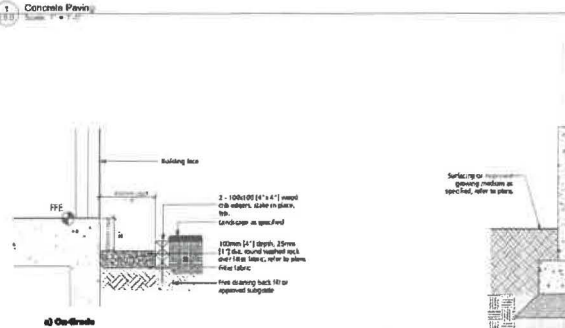
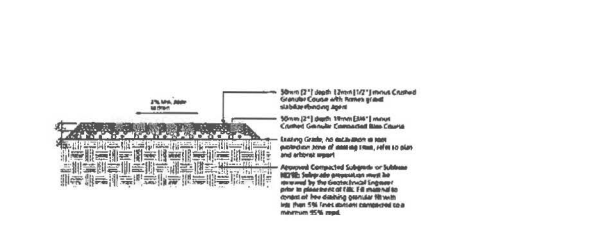
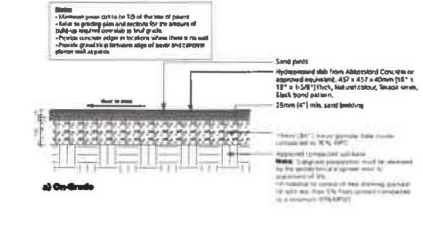
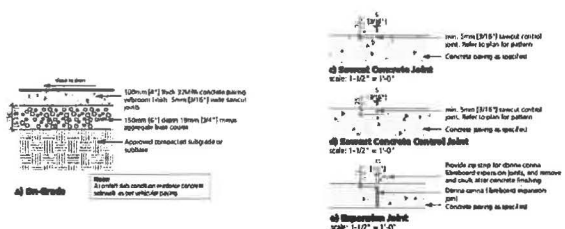


**Anthem** PRELIMINARY  
**DP 49.22-21**  
 SEYMOUR ESTATES - SITE  
 (BLDGs 1 TO 6)  
 823-841 LYTON STREET  
 DISTRICT OF NORTH VANCOUVER  
 BRITISH COLUMBIA

**SECTIONS**

16328-3	ISSUED
NO PARTIAL	14 CAL
2023-09-11	DATE
ISSUE FOR OP	COMMENT
L4.0	SCALE

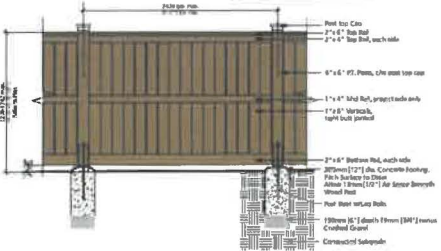
**L-4.0**





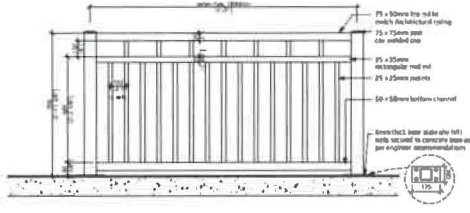
**NOTE:**  
 Composite material may require special attention to ensure proper installation.  
 All Wood to be Stress Treated Red Cedar. S4S.  
 All Splices are to be hidden or minimized, as per wood product literature.

All Wood to be painted, min. 2 coats, in the approved for landscape area that prior to installation.  
 Fence to be installed following the site plan. Adjust post spacing as required to ensure max 4" gap between individual fence panels.  
 3" x 6" Post, min. 2' x 2' x 8' Post, each side  
 8' x 6" P2 Panel, One side top row  
 1' x 4" x 1/2" x 1/2" Post, project side only  
 1' x 4" x 1/2" x 1/2" Post, right back panel  
 2" x 4" Section Pile, each side  
 20' x 20" (2") dia. Concrete footing.  
 Finish Surface to Drive Allowed 1.5" from (1") dia. Section Beyond Wood Post  
 Post Base not on hole  
 20' x 20" (2") dia. x 18" from (3/4") dia. Crushed Gravel

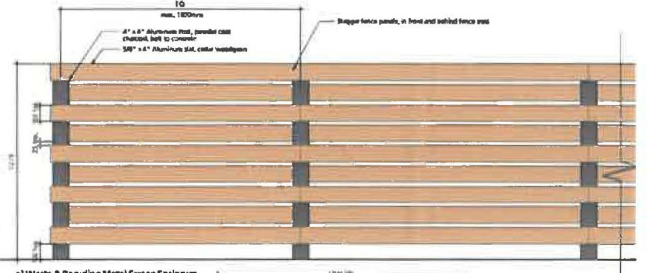


11 Cedar Fence  
 Scale: 1/8" = 1'-0"

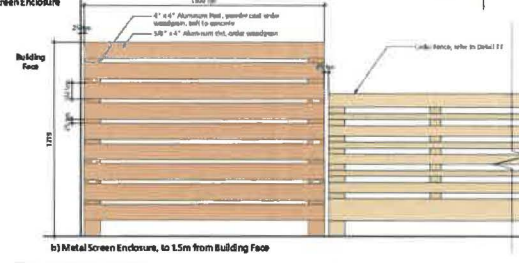
**Note:**  
 - All sections to be constructed aluminum. Color to match site material.  
 - All sections to be ground smooth after painting.  
 - All fasteners to be verified as 316 Stainless Steel per manufacturer.  
 - All connections to be made per manufacturer's instructions.  
 - Connections to ground approved fasteners to all metal components with stainless steel bolts, nuts, and washers for all connections.  
 - Connections to ground approved fasteners to all metal components with stainless steel bolts, nuts, and washers for all connections.



12 Metal Guardrail  
 Scale: 1/8" = 1'-0"



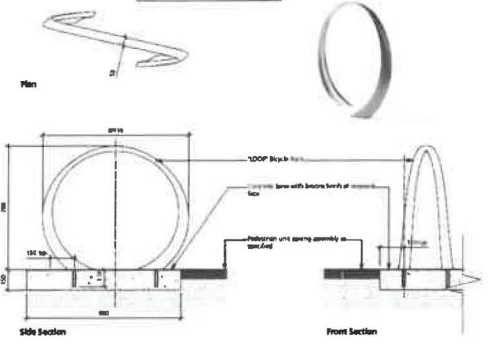
a) Waste & Recycling Metal Screen Enclosure



b) Metal Screen Enclosure, to 1.5m from Building Face

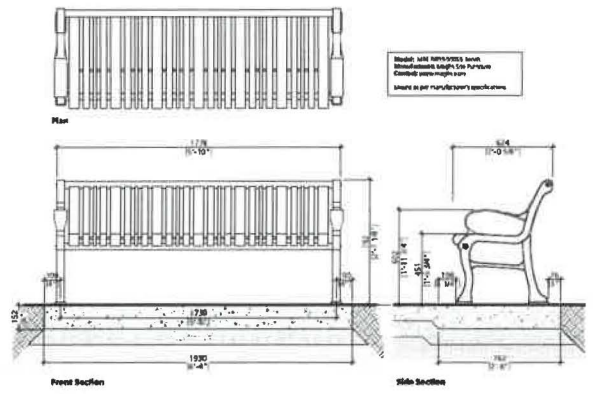
13 Aluminum Screen Fence  
 Scale: 1/8" = 1'-0"

**Model: "Laser, 31" height, full Green Blending, "Sunset" and "Midnight" Colors. Color: "Laser" and "Midnight" Colors. Contact: 1-800-255-3333**



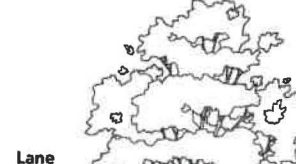
14 Bike Rack  
 Scale: 1/8" = 1'-0"

**Model: 1000 Series, 31" height, full Green Blending, "Sunset" and "Midnight" Colors. Color: "Laser" and "Midnight" Colors. Contact: 1-800-255-3333**

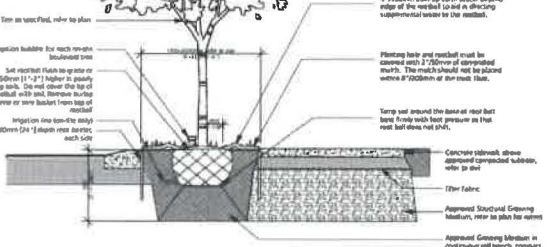


15 Bench  
 Scale: 1/8" = 1'-0"

- NOTE:**
1. Do not cut holes.
  2. Felled trees from danger during abatement. Ensure removal is protected from run, fall or displacement.
  3. Tree removal, handling, storage and maintenance must meet OSHA/BCA Standards, to be done health and safety and other relevant, local, provincial, and federal laws and codes.
  4. 5.44 protection must include provisions for soil abatement, stabilization or containment to meet project requirements.
  5. Planning holes must be best showing at the extent that diameter and/or depth of water does not interfere with drainage and/or water flow. If necessary, the hole must be sealed with concrete after the hole is removed to prevent erosion.
  6. Watering of the root ball must be undertaken immediately after planting and then for the growing season to help the root ball to thoroughly settle into the ground.
  7. The mulched root area should be checked annually to ensure the health. This area must be checked to be kept to 10 cm and root de-sage have being removed to remove.



Lane



16 Internal Boulevard Tree Planting  
 Scale: 1/8" = 1'-0"

**P+A**  
 Landscape Architecture  
 2150  
 5, 7th Floor B Building Inc.,  
 715 East Broadway  
 Vancouver, BC V5Y 0R6  
 T: 604.278.8712  
 F: 604.278.8713  
 www.pandaplus.com



**Anthem**  
 SEYMOUR ESTATES - SITE 3  
 (SUDS 1 TO 4)  
 688-488 LYTON STREET  
 DISTRICT OF NORTH VANCOUVER  
 BRITISH COLUMBIA

**DETAILS**

16380-3 (SUDS 1 TO 4)  
 as noted (SUDS 1 TO 4)  
 2023-09-01 (SUDS 1 TO 4)  
 1029808 FOR DP (SUDS 1 TO 4)

**L-5.1**

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## 902-968 Lytton Street Development Permit Application

### Virtual Public Information Meeting Summary Report

**Event Date:** February 22 – March 8, 2023  
**Website:** DNV.org/public-meeting  
**Attendance:** 139 visitors to the virtual meeting landing page  
**Video View:** 44 people viewed the applicant's video presentation  
**Comments:** 8 responses with comments and questions were received online and via email.  
**Meeting Purpose:** 1) To present development proposal materials to neighbours  
2) To provide an opportunity for the public to ask questions about the proposal  
3) To provide an opportunity for neighbours to comment on the proposal

**Notification:**

In accordance with District of North Vancouver policies:

Invitation Brochures

notification flyers were delivered to approximately 825 addresses within a 100m radius of the site. Appendix A includes a copy of this package and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, February 22, 2021 and Wednesday, March 8, 2021. A copy of the ads are included in Appendix A: Notification.

Signs

One single-sided sign was installed on Lytton Street and two bidirectional signs were installed adjacent to the site – one at the corner of Mount Seymour Parkway and Lytton and the other further east on Mount Seymour Parkway.

**Attendance:**

139 visitors accessed the virtual PIM web page. The video presentation was viewed 44 times.

The following District staff and project team members supported the virtual public information meeting:

District of North Vancouver:

- Taylor Jenks, Development Planner

Applicant:

- Brent Carlson, Anthem Properties

**Overview:**

The meeting was held in a virtual Public Information Meeting format. Meeting participants could view a video presentation and browse display boards prepared by the project team on the virtual meeting web page. Participants were also provided the opportunity to submit questions and comments to the project team and Development Planner through the virtual meeting web page for a two-week period from February 22<sup>nd</sup> to March 8<sup>th</sup>, 2023.

**Comment Summary:**

Participants were invited to submit comments until March 8<sup>th</sup>, 2023. Eight responses were received which included a variety of comments and questions on the application.

Summary of comments and questions with responses from the applicant:

**Response 1:**

**Question:** U need to make more parkin... average person has 2 cars and u will have rich people living there. U rent will be out of range for the average person.

**Applicant response:** The subject of this public information meeting is Phase 2, which includes 31 stratified for-sale, or owned, townhomes. Each home will have two resident parking spaces in an attached garage. In addition, the site plan includes three spaces designated for surface visitor parking. The parking provided is in compliance with the rezoning bylaw adopted for this project on June 21, 2021...

**Response 2:**

**Question:** Is there an actual virtual public meeting or just a box where you can enter your comments and someone will get back to you in a few days?

**Staff response:** Thank you for your question. Public Information Meetings are currently being held in this online format with a video presentation from the applicant, and an opportunity to provide and receive written comments over the course of two weeks. The applicant and I are available if you would like to schedule a discussion in-person or over the phone, and contact information is available at the following link:  
<https://www.dnv.org/building-development/902-968-lytton-street-seymour-estates-phase-2>

There is an additional opportunity for public input during the Council meeting at which this Development Permit application will be considered. The date for such will be updated at the link above as well.

**Response 3:**

**Comment/Question:** I share my appreciation for Habitat for Humanity consideration, and for 100% electrical energy. Can you confirm, for clarity-will there be NO gas line to this development? ie. no gas stove - info on unhealthy aspects at this link,

[https://carbonswitch.com/how-bad-is-my-gas-stove-part-two/?mkt\\_tok=Nzc0LVNlTy0yMjgAAAGB\\_QR4BPqYC2TBdNA1n\\_SyXZISAMbRXH0ZB6P9OtaVvUxtj0bEWL9atNhnZpuYTVk8aPB1AR98EORW-36o5Yd-B\\_8i9YwAWtYXZgRNH3Z73s](https://carbonswitch.com/how-bad-is-my-gas-stove-part-two/?mkt_tok=Nzc0LVNlTy0yMjgAAAGB_QR4BPqYC2TBdNA1n_SyXZISAMbRXH0ZB6P9OtaVvUxtj0bEWL9atNhnZpuYTVk8aPB1AR98EORW-36o5Yd-B_8i9YwAWtYXZgRNH3Z73s)

**Applicant response:** Thank you for your comment and question. There will be no gas line to this development – to address the specific example provided, stoves/cooktops will be electric.

**Response 4:**

**Comment/Question:** Ground oriented affordable family-sized housing units are an important part of the housing continuum. While I thank the applicant for including them in the overall project, the affordability level will be out of reach for many. A key missing piece in our continuum are purpose built RENTAL townhome communities that would replace those torn down on similarly sized properties such as Emery Place. DNV please consider replacing pbr ground oriented family housing on District owned lands.

**Staff Response:** Thank you for your comments regarding purpose-built rentals. The District continues to explore opportunities where feasible, to provide housing options that align with the needs identified in our Rental and Affordable Housing Strategy. Phase 1 of this project secured 89 purpose-built rental units and while phase 2 secured an ownership model, it aligns with the above-noted strategy by expanding the supply and diversity of housing by providing ground-oriented multifamily units in townhouse form.

**Comment/Question:** The HFH partnership is well-appreciated. I do like the classic look and proposed materials for the homes. The access roads to the garages look pretty tight. What are the road measurements? What is the proposed lighting for the internal access roads? Requirements for accessible units in townhouse developments should be greater; DNV please revisit this requirement moving forward. What are the homes estimated to sell at? DP for wildfire protection also required. Has this been fully met?

**Applicant Response:** The access roads are approx. 6 metres wide. It is anticipated that street lighting poles will be provided beside the main ring road that loops around on both Phase 1 and 2 of this development; access roads to the garages, which branch off the ring road, will have a light provided above each garage door. The homes are estimated to be completed in 2025 and will be sold at prevailing market prices.

**Response 5:**

**Question:** How many of the trees are going to be cut down to support this project? We are in an environmental crisis, and we need to be preserving every green space. I do not see how this is affordable. This looks like it will be targeting the wealthy who can afford to purchase housing. More focus should be put on rental units for the low income. How will this impact traffic? During rush hour, cars are already sitting at a standstill along Mt Seymour Parkway, and it will get worse with this many units.

**Applicant Response:** The tree retention numbers for Phase 2 are anticipated to be as follows: six trees will be retained, five trees will be removed, and 58 new trees will be planted. A condition of the rezoning of this site was that a tree preservation covenant be signed prior to any construction beginning on site, requiring that certain trees be

retained and protected; any trees being removed have an accepted tree replacement plan in place with the District. Phase 2, which is the subject of this public information meeting, includes 31 owned townhomes; Phase 1 of the development was approved by the District in 2021 and includes 89 rental homes, 33 of which will be rented at below-market rates. When taking both phases of the project into account, over 25% of the homes being offered will be purpose-built, secure rental homes, and approximately 10% of the total homes will be below market (affordable) rental

**Response 6:**

**Comment:** Three visitor spots for 31 townhouses is far too few. There is no street parking on Lytton or Mt. Seymour and there will be no parking on site except for the owners. Everyone will have guests: friends, family, tradesmen, delivery people and they will not be taking public transit to get there ! The result will be everyone using the parking lot at Ron Andrews which is already overcrowded from actual rec facility users. This project has too much density and not enough parking.

**Applicant response:** Thank you for your comment. Phase 2 meets the District’s parking requirements as determined at the rezoning stage in 2021. These requirements were based in part on the results of a transportation impact assessment that was vetted by the District. In addition to the three visitor parking stalls for Phase 2, there are also 65 visitor parking stalls in Phase 1 of the development, for a total of 68 visitor parking stalls across the project.

**Response 7: (Received via email).**

**Comment/Question 1:** “...I noticed that the phase 2 application for this site has been submitted. I am hoping to get further details on the pedestrian connection that is shown between this development site and the end of Broadview Drive on the DNV land. I looked online but there is no landscape drawings for this connection (or any drawings). I am happy to see a connection being made through here but curious as to the details - especially any plans for fencing along this connection. Thanks for your time.

**Staff Response:** Thank you for your questions regarding the Development Permit at 902 Lytton. The Pedestrian connection is shown below on a clip from the proposed landscape drawings. The connection includes a sidewalk along the frontage of building 5, which turns to a gravel path as it enters the trees, and connects to the cul-de-sac on Broadview. The property is delineated from neighbouring sites by a proposed 4’ tall Cedar fence and gate, shown in image 2. Please note that the specifics of design are subject to change during review, however the concept remains the same, and the path itself is secured under covenant.

**Comment/Question 2:** Thank you for the response (and late on a Friday night too!). The area I am most interested in is actually the area I have clouded below - the connection from the development to Broadview - as no details have been shown for this area. It is currently not a pathway so I am hoping that the developer would be required to provided fencing along the

property lines of 915 Broadview and 911 Broadview to maintain privacy. I am also hoping the developer could provide 6' fence panels instead of 4' along these properties as well - this is the height of the existing panels and while 4' is nice at the gate for visibility, it is too low to provide privacy for the yards of 915 and 911 Broadview Drive. I am also curious about the gate at the path as I would have assumed that this pathway could be used as a public access through the development lands to walk to Ron Andrews and the commercial unit being provided by the development but the gate with a latch will not allow passage from east to west.

**Staff Response:** I wanted to make sure I didn't end the week without getting you a response! Thank you for the follow-up questions; please allow me some time to confirm details of the connection east of the property line, as this was largely secured through the rezoning process, and I will get back to you as soon as I can to discuss further.

**Response 8: (Received via Email)**

**Comment/Question 3:** "...We are happy to see the development progressing and hopeful to see it filled with new families. When looking at the website however, there were no plans shared for this phase so I contacted the planner who sent me the below drawings (which I have attached and commented on in red). The area I am most interested in is the DNV owned parcel to the south of our property that I have clouded below. I am happy to see it being turned into a pathway but I am hoping that the developer would be required to provide fencing along the property lines of 915 Broadview and 911 Broadview to maintain privacy. I am also hoping the developer could provide 6' fence panels instead of 4' along these properties - this is the height of the existing panels and while 4' is nice at the gate for visibility, it is too low to provide privacy for the yards of 915 and 911 Broadview Drive. I am also curious about the gate at the path as I would have assumed that this pathway could be used as a public access through the development lands so residents could walk to Ron Andrews and the commercial unit being provided by the development but the gate with a latch will not allow passage from east to west. I am wondering if there is a need for a gate at all? An added benefit of this is that we have had a bear back and forth through this area, who has been passing through by repeatedly knocking down fence panels. We assume he will continue thusly with any new fence/gate, hence no gate will allow passage without him knocking fence panels down.

**Staff Response:** Thank you for your comments regarding the proposed Development Permit at 902 Lytton Street. Following my discussion with your husband last week, and your email to Mayor and Council regarding the pedestrian connection to Broadview Drive, I will provide the following:

The pedestrian connection referenced below, was secured during the rezoning phase of the Seymour Estates project in 2021 as a Statutory Right of Way. This is to be used for public passage as you mention, in either direction. While a gate is permitted, impeding the use of the two-way pedestrian connection with a lock or the like would not be permitted and your noting concern for such is appreciated. The comments regarding the removal of the gate for reasons such as wildlife and pedestrian movement will be explored with our environment department and the applicant. The comments regarding

fence height along the property line, and additional fencing along the side yards of 915 and 911 Broadview will also be explored with both our internal departments, and with the applicant and if appropriate, changes will be amended in the design prior to council consideration. I would be happy to provide you an update once these discussions conclude. If you have additional comments or concerns in the meantime please feel welcome to reach out

**Conclusion:**

The purpose of this virtual public information meeting was to present to neighbours the details of the development permit application and multi-family residential development concept, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. Approximately 295 invitations were distributed to the surrounding community, and 139 visitors accessed the virtual meeting web page. Two newspaper ads notified the community of the meeting, and three signs were posted on or near the property. Eight responses were submitted.

The public could participate in this process in several ways:

- Viewing the video presentation
- Browsing the display boards
- Submitting written comments and questions to the project team and Development Planner

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



Appendix A: Notification

Newspaper Advertisement: North Shore News February 22<sup>nd</sup>, 2023

A28 | WEDNESDAY, FEBRUARY 22, 2023

north shore news | 15¢ (P. 15¢ (S. 10¢)

## Development Proposal

**PUBLIC INFO MEETING:**  
**VIRTUAL Open House**  
**February 22 to March 8, 2023**  
**Visit [DNV.org/public-meeting](https://dnv.org/public-meeting)**

**PROPOSAL:** Information is preliminary and subject to change  
**902 – 968 Lytton Street**



**31** Units in 6 buildings

**3** Storeys

**65** Parking Spaces

WE ARE HERE

PUBLIC INFO MEETING

COUNCIL MEETING

**Anthem** Emily Howard, Anthem Properties  
 ehoward@AnthemProperties.com  
 604-689-3040

## SPOTLIGHT ON EVENTS

Call 604-990-3520 to find out how to advertise your digital event in this space at no cost.

**MUSEUMFLIX: NORTH SHORE CINEMA SERIES**  
 THURSDAY, FEB. 23, 5:30 P.M. - 9 P.M.  
**MONOVA: MUSEUM OF NORTH VANCOUVER**  
 MuseumFix is a FREE monthly movie night highlighting local films and local work, filmed after sunset in North Vancouver. FREE admission, comfy beanbag chairs, popcorn by donation, and a cash bar. 19+ and two pieces of ID required for cash bar.  
 For more info: [monova.ca](https://monova.ca)

**WEST AFRICAN MUSIC CELEBRATION WITH KOFI GBOLONYO**  
 FRIDAY, MAR. 3, 8 P.M. - 10 P.M.  
**BLUE SHORE FINANCIAL THEATRE OF PERFORMING ARTS**  
 This celebration of the music of Africa will feature works created by our faculty in collaboration with Dr. Kofi Gbolonyo, as well as traditional music from Ghana, West Africa. Absorb all it has to offer in a concert fueled by a passion for sharing Africa's musical heritage with the larger community. And, yes, by all means, feel free to dance!  
 For more info: [blueshore.ca](https://blueshore.ca)

**THE SHEPHERD ON THE ROCK & OTHER ART SONGS**  
 TUESDAY, MAR. 7, 10:30 A.M. & 1:30 P.M.  
**SILK PURSE ARTS CENTRE**  
 Romantic & epic art songs, including Schubert's Shepherd on the Rock, performed by soprano Robert Dudgeon-Klassen, pianist Julie Begg & pianist Karen Lee-Morling, in the intimate Silk Purse.  
 For more info: [wartyartsincouncil.ca](https://wartyartsincouncil.ca)

Events listed here are supported by the North Shore News.  
 Check out more listings on North Shore's online event calendar: [www.nsn.com/local-events](https://www.nsn.com/local-events)

### 'Golden Girls' living makes financial sense

*Continued from page 12*

Police Department's victims services unit, where Brown was the co-ordinator and Baxter was a volunteer. Brown had leased the upper two floors of a single-family home and was only just turning her mind to finding a roommate when Baxter suggested herself for the role, even though her kids weren't so sure about the plan.

"You take a chance. Like I said to my kids, the worst thing is I just find another apartment. Let's give it a shot," Baxter said.

The two got along (and so did their dogs). They respected each other's values and had complementary skill sets. Baxter didn't mind leading the garden or showing the walk (Brown hired a cleaner to come in from time to time).

"I think it's an excellent idea for someone who wants to age in place but might need assistance with some things," Brown said. "There should be some agreement ahead of time as to who's responsible for what and what each of you is willing to give to the situation."

Financially, it made a lot of sense for both. They were able to live in a much nicer space than they would have otherwise, at a fraction of the cost.

They also had wild dinner parties, dog-sat for one another, and welcomed each other's families visiting from out of province. Brown said she felt a sense of comfort knowing there was someone else present.

It's not for everyone, both Brown and Baxter concede, especially if you aren't willing to be flexible in your habits. But there are ways to make it work. They kept their own spaces clean and did their own cooking. They maintained their separate social lives and "weren't in each other's ltp pockets," Brown said.

Much like the Golden Girls of the 1980s and '90s, a sense of humour is probably a must, Baxter advises.

Brown and Baxter lived as roommates for 10 more years before the house they were renting sold and they sought out other arrangements. (Baxter still lives with roommates who happen to be old family friends).

"They were good years and it worked out really well for us," Brown said.


"That lasted longer than most of your marriages," Baxter quipped in response.

Cue the laugh track.

## Meet Me at The Gallery

THE  
POLY  
GON

Art Experiences for Adults and Seniors  
 Wednesday, March 1 at 10am



The Polygon Gallery  
 101 Carrie Cates Court  
 Territories of the Squamish, Isklay-Wautulh,  
 and Musqueam Nations

[polygon.gallery](https://polygon.gallery)  
[polygon.ca](https://polygon.ca)

Photo: Alison Butler

Newspaper Advertisement: North Shore News March 1, 2023

north shore news

WEDNESDAY, MARCH 1, 2023 | A25



West Vancouver: Police and RCMP ICARS investigators attend the scene of a fatal collision involving a flatbed truck driver and a senior in West Vancouver Tuesday. [CONTINUED](#)

## Police looking for witnesses

*Continued from page 1*  
 Shore was under heavy snowfall at the time, but Braithwaite said it was too early to say whether slick road conditions were a factor in the death.

It is a quiet street but Braithwaite said there may have been witnesses to the incident. Investigators will be looking to speak with them, or anyone who may have dashcam or home surveillance footage of

the incident.

It also would likely have been a traumatic scene for anyone who saw it. Braithwaite added, and these people should also get in touch with the department's Victims Services Unit, who can offer support.

Anyone who may have seen what happened is asked to call the department at 604-925-7391.

# Development Proposal

## PUBLIC INFO MEETING:

**VIRTUAL Open House**  
 February 22 to March 8, 2023  
 Visit [DNV.org/public-meeting](https://dnv.org/public-meeting)

## PROPOSAL:

*Information is preliminary and subject to change*

902 - 968 Lytton Street



- 31** Units in 6 buildings
- 3** Storeys
- 65** Parking Spaces



Emily Howard, Anthem Properties  
[ehoward@AnthemProperties.com](mailto:ehoward@AnthemProperties.com)  
 604-689-3040

## DEVELOPER INFORMATION SESSION

Mar. 15, 2023, 6:00 p.m. - 7:30 p.m. (Virtual)



Max Tayefi Architect Inc. is holding a virtual information session where interested members of the public are invited to learn about our application for a development variance permit for the expansion of the existing car dealership showrooms and a new 4-storey parking garage at 633 Automall Drive.

**MT-Arch**  
 Max Tayefi Architect Inc.



### How to Participate:

Here's the webinar registration link and the corresponding QR code:

<https://www.mta-arch.com/development>

**Applicant Contact:** Max Tayefi Architect Inc.

[info@mta-arch.com](mailto:info@mta-arch.com), 403-608-0646

**Planning Department Contact:** Linda Maulsain Blair

604-980-4217, [maulsaib@cityofns.ca](mailto:maulsaib@cityofns.ca)

*This meeting is required by the City of North Vancouver as part of the development process.*

## WATERMAIN MAINTENANCE

### Is your tap water cloudy?

Watermain maintenance from February to May 2023

District staff are conducting watermain maintenance to provide high-quality tap water in West Vancouver. Annual flushing of sediments in the water system may cause temporary cloudiness.

Your water is safe—sediments are not harmful.

What to expect:

- you might see periodic discoloration in your water
- you may wish to run the cold water tap until water is clear
- chlorination will be increased as necessary, and the water will be dechlorinated before it reaches the drainage system

For more information, contact:  
 Utilities Operations Dispatch  
 604-925-7100



Notification Signs



Double-sided sign on  
Mount Seymour Parkway



Single-sided sign on  
Lytton



Double-sided sign at corner of Lytton and  
Mount Seymour Parkway

### Notice of a Virtual Public Information Meeting

*\*This information package is being distributed to the owners and occupants within a minimum of 100 metres of the proposed development site in accordance with District of North Vancouver policy.*

Anthem Properties is holding a Virtual Public Information Meeting to present information regarding the development of 31 three-level townhomes located at 902-968 Lytton Street in North Vancouver. The meeting will include opportunities to ask questions and provide comments.

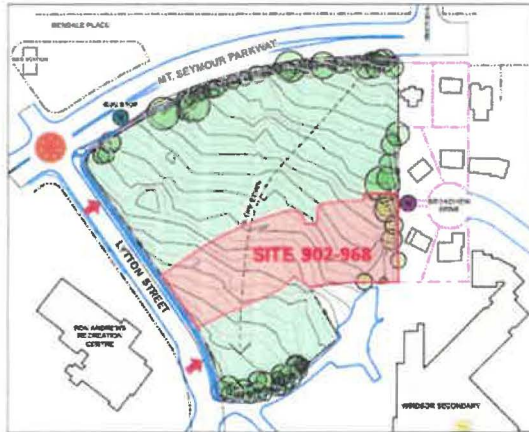
**Please visit the Virtual Public Information Meeting from February 22 to March 8, 2023 at: [www.dnv.org/public-meeting](http://www.dnv.org/public-meeting)**

#### **Development Details:**

This application is a Development Permit for Phase 2 of the two-phase Seymour Estates project, located at the corner of Mount Seymour Parkway and Lytton Street. Rezoning was approved for the two-phase project and a Development Permit was issued for Phase 1 in 2021.

In accordance with the approved CD 118 zone, this project intends to deliver: six 3-level townhome buildings (31 homes total, mix of 3-bedroom & 4-bedroom homes), and 65 total vehicle parking spaces (62 residential, 3 visitor) accessed by a new internal road off of Lytton Street. As part of the development, significant off-site improvements to the surrounding street frontage will be provided.

#### **Subject Property**



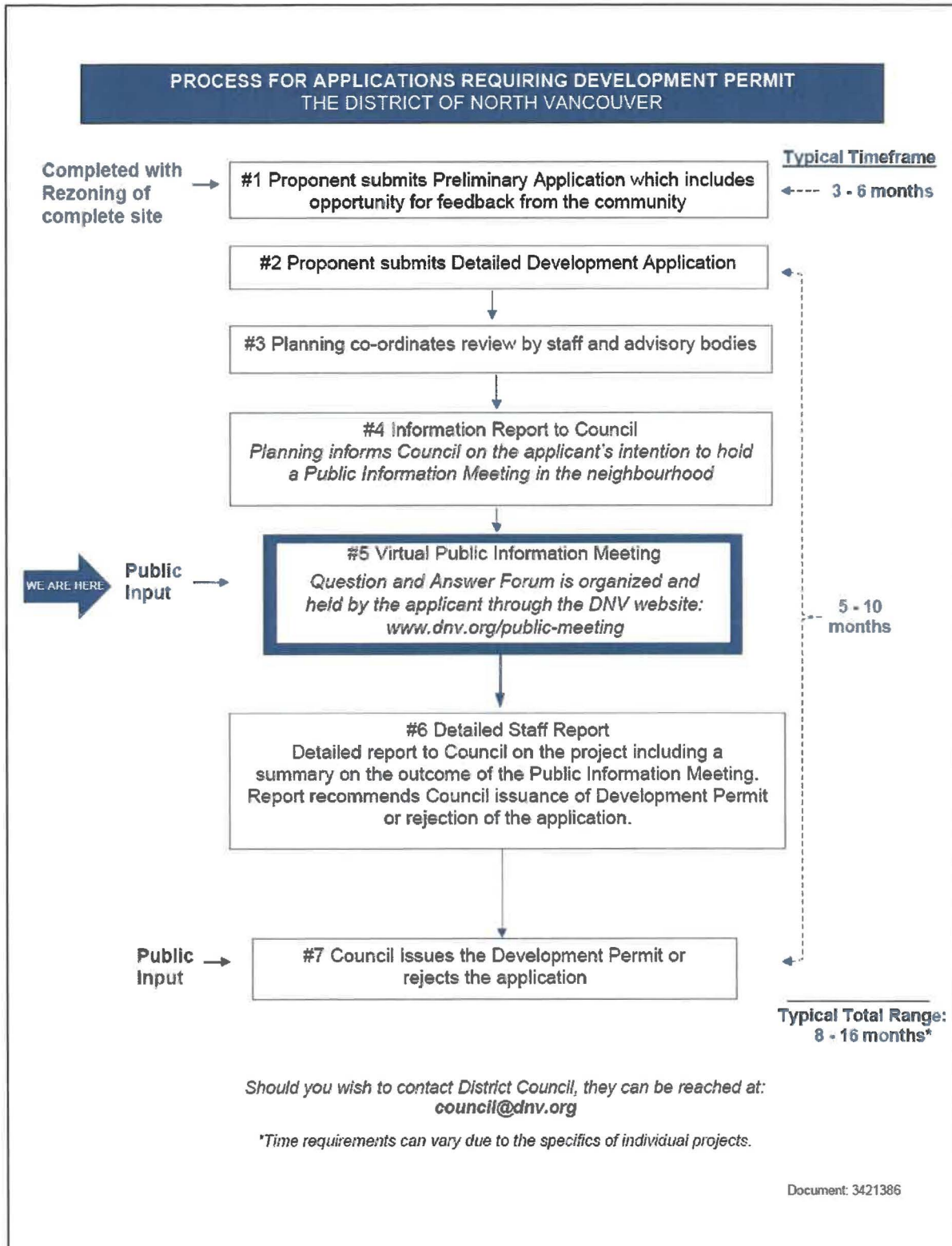
#### **Development Rendering**



#### **For further information please contact:**

Taylor Jenks  
District of North Vancouver Planning  
604-990-2428

Emily Howard  
Anthem Properties  
604-689-3040



Notification Area Map



100 m mailing radius

**From:** [Taylor Jenks](#)  
**To:** [REDACTED]  
**Bcc:** [Council Liaison](#)  
**Subject:** RE: Lytton Street Development (Seymour Estates)  
**Date:** February 28, 2023 10:00:00 AM  
**Attachments:** [image006.jpg](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

Good afternoon [REDACTED]  
Thank you for your comments regarding the proposed Development Permit at 902 Lytton Street. Following my discussion with [REDACTED] last week, and your email to Mayor and Council regarding the pedestrian connection to Broadview Drive, I will provide the following:  
The pedestrian connection referenced below, was secured during the rezoning phase of the Seymour Estates project in 2021 as a Statutory Right of Way. This is to be used for public passage as you mention, in either direction. While a gate is permitted, impeding the use of the two-way pedestrian connection with a lock or the like would not be permitted and your noting concern for such is appreciated. The comments regarding the removal of the gate for reasons such as wildlife and pedestrian movement will be explored with our environment department and the applicant. The comments regarding fence height along the property line, and additional fencing along the side yards of [REDACTED] will also be explored with both our internal departments, and with the applicant and if appropriate, changes will be amended in the design prior to council consideration. I would be happy to provide you an update once these discussions conclude. If you have additional comments or concerns in the meantime please feel welcome to reach out. Thank you again and all the best.

**Taylor Jenks**  
**Development Planner**



355 West Queens Road  
North Vancouver, BC V7N 4N5  
[jenkst@dnv.org](mailto:jenkst@dnv.org)  
Direct: 604-990-2428



**From:** [REDACTED]  
**Sent:** February 23, 2023 8:58 PM  
**To:** Mayor's Office DNV <[mayor@dnv.org](mailto:mayor@dnv.org)>; Jordan Back <[backj@dnv.org](mailto:backj@dnv.org)>; Betty Forbes <[forbesb@dnv.org](mailto:forbesb@dnv.org)>; James Hanson <[hansonj@dnv.org](mailto:hansonj@dnv.org)>; Herman Mah <[mahh@dnv.org](mailto:mahh@dnv.org)>; Lisa Muri <[muril@dnv.org](mailto:muril@dnv.org)>; Catherine Pope <[popec@dnv.org](mailto:popec@dnv.org)>  
**Subject:** Lytton Street Development (Seymour Estates)

**CAUTION:** This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,  
My name is [REDACTED] along with [REDACTED], and I am writing in response to the 902-968 Lytton Street (Seymour Estates, Phase 2) development permit currently being considered. We are happy to see the development

progressing and hopeful to see it filled with new families. When looking at the website however, there were no plans shared for this phase so I contacted the planner who sent me the below drawings (which I have attached and commented on in red). The area I am most interested in is the DNV owned parcel to the south of our property that I have clouded below. I am happy to see it being turned into a pathway but I am hoping that the developer would be required to provide fencing along the property lines of [REDACTED] to maintain privacy. I am also hoping the developer could provide 6' fence panels instead of 4' along these properties - this is the height of the existing panels and while 4' is nice at the gate for visibility, it is too low to provide privacy for the yards of [REDACTED]. I am also curious about the gate at the path as I would have assumed that this pathway could be used as a public access through the development lands so residents could walk to Ron Andrews and the commercial unit being provided by the development but the gate with a latch will not allow passage from east to west. I am wondering if there is a need for a gate at all? An added benefit of this is that we have had a bear back and forth through this area, who has been passing through by repeatedly knocking down fence panels. We assume he will continue thusly with any new fence/gate, hence no gate will allow passage without him knocking fence panels down.

Thank you for your time - it is very much appreciated.

Best regards,

[REDACTED]



**From:** [Taylor Jenks](#)  
**To:** [REDACTED]  
**Subject:** RE: 902-968 Lytton Street - Phase 2 DP  
**Date:** August 09, 2023 3:54:00 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Hi [REDACTED], sorry for the delay in getting back to you as I was out of the office.

With regard to the connection, the developer will be providing the following:

- Gravel pathway continuing from within the site to Broadview Drive
- Fencing being installed along the pedestrian connection in the District Right of Way – starting with a 4’ panel nearest the cul-de-sac and stepping up to 6’ near the property line;
- Cedar fence along the property line of the subject site; and
- Removal of the gate between the site and the pedestrian connection to allow for the movement of people and wildlife.

These have been secured in the Engineer Service Agreement and will be outlined in the Development Permit for Phase 2 as well. Please let me know if you have any additional questions.

**Taylor Jenks**  
**Development Planner**



355 West Queens Road  
North Vancouver, BC V7N 4N5

[jenkst@dnv.org](mailto:jenkst@dnv.org)

Direct: 604-990-2428



**From:** [REDACTED]  
**Sent:** Monday, July 24, 2023 4:55 PM  
**To:** Taylor Jenks <[jenkst@dnv.org](mailto:jenkst@dnv.org)>  
**Cc:** [REDACTED]  
**Subject:** Re: 902-968 Lytton Street - Phase 2 DP

Hi Taylor,

Hope you are having a great summer. Just following up to see what the final outcome for pedestrian connection to Broadview was?

Thanks,  
[REDACTED]

On Feb 23, 2023, at 2:08 PM, Taylor Jenks <[jenkst@dnv.org](mailto:jenkst@dnv.org)> wrote:

Hi [REDACTED],

I wanted to make sure I didn't end the week without getting you a response! Thank you for the follow-up questions; please allow me some time to confirm details of the connection east of the property line, as this was largely secured through the rezoning process, and I will get back to you as soon as I can to discuss further.

Thank you,

**Taylor Jenks**

**Development Planner6**

<image001.jpg>

355 West Queens Road

North Vancouver, BC V7N 4N5

[jenkst@dnv.org](mailto:jenkst@dnv.org)

Direct: 604-990-2428

<image002.png>

<image003.png>

<image004.png>

<image005.png>

**From:** [REDACTED]

**Sent:** Saturday, February 18, 2023 4:53 PM

**To:** Taylor Jenks <[jenkst@dnv.org](mailto:jenkst@dnv.org)>

**Subject:** Re: 902-968 Lytton Street - Phase 2 DP

Hi Taylor,

Thank you for the response (and late on a Friday night too!). The area I am most interested in is actually the area I have clouded below - the connection from the development to Broadview - as no details have been shown for this area. It is currently not a pathway so I am hoping that the developer would be required to provide fencing along the property lines of [REDACTED] to maintain privacy. I am also hoping the developer could provide 6' fence panels instead of 4' along these properties as well - this is the height of the existing panels and while 4' is nice at the gate for visibility, it is too low to provide privacy for the yards of [REDACTED]. I am also curious about the gate at the path as I would have assumed that this pathway could be used as a public access through the development lands to walk to Ron Andrews and the commercial unit being provided by the development but the gate with a latch will not allow passage from east to west.

Thanks again for all your time. It is very much appreciated.

[REDACTED]

---

**From:** Taylor Jenks <[jenkst@dnv.org](mailto:jenkst@dnv.org)>

**Sent:** February 17, 2023 10:59 PM

**To:** [REDACTED]

**Subject:** RE: 902-968 Lytton Street - Phase 2 DP

Hi [REDACTED],

Thank you for your questions regarding the Development Permit at 902 Lytton. The Pedestrian connection is shown below on a clip from the proposed landscape drawings. The connection includes a sidewalk along the frontage of building 5, which turns to a gravel path as it enters the trees, and connects to the cul-de-sac on Broadview. The

property is delineated from neighbouring sites by a proposed 4' tall Cedar fence and gate, shown in image 2. Please note that the specifics of design are subject to change during review, however the concept remains the same, and the path itself is secured under covenant.

<image009.png>

<image010.png>

If you have additional questions please let me know.

Thank you,

**Taylor Jenks**

***Development Planner***

<image001.jpg>

355 West Queens Road  
North Vancouver, BC V7N 4N5

[jenkst@dnv.org](mailto:jenkst@dnv.org)

Direct: 604-990-2428

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

[<image005.png>](#)

**From:** [REDACTED]

**Sent:** Monday, February 13, 2023 11:39 AM

**To:** Taylor Jenks <[jenkst@dnv.org](mailto:jenkst@dnv.org)>

**Subject:** 902-968 Lytton Street - Phase 2 DP

**CAUTION:** This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Taylor,

I am the property owner at [REDACTED] and I noticed that the phase 2 application for this site has been submitted. I am hoping to get further details on the pedestrian connection that is shown between this development site and the end of Broadview Drive on the DNV land. I looked online but there is no landscape drawings for this connection (or any drawings). I am happy to see a connection being made through here but curious as to the details - especially any plans for fencing along this connection.

Thanks for your time,

[REDACTED]

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