

AGENDA

REGULAR MEETING OF COUNCIL

Monday, September 21, 2026

7:00 p.m.

Council Chambers, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/64484156494>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



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AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8650 – OCP Amendment 1900-1950 Sandown Place
- Bylaw 8651 – Rezoning 1900-1950 Sandown Place
- Bylaw 8806 – OCP Amendment 22 Unaddressed Properties Adjacent to Roche Point Park
- Bylaw 8810 – Rezoning 22 Unaddressed Properties Adjacent to Roche Point Park

1. ADOPTION OF THE AGENDA

1.1. September 21, 2026 Regular Meeting Agenda

Recommendation:

THAT the agenda for the September 21, 2026 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. July 20, 2026 Regular Council Meeting

p.13-23

Recommendation:

THAT the minutes of the July 20, 2026 Regular Council Meeting are adopted.

2.2. September 8, 2026 Public Hearing

p. 25-29

Recommendation:

THAT the minutes of the September 8, 2026 Public Hearing are received.

3. PUBLIC INPUT

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

4. RECOGNITIONS

5. DELEGATIONS

5.1. Capilano Community Services Society

p.33-41

Re: CCSS Community Impact and Service Update

Application Form

PowerPoint Presentation

6. RELEASE OF CLOSED MEETING DECISIONS

7. COMMITTEE OF THE WHOLE REPORT

8. REPORTS FROM COUNCIL OR STAFF

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

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

Recommendation:

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

8.1. North Vancouver RCMP Update

p.45

File No.

Verbal Presentation: Superintendent Mainwaring, North Vancouver RCMP Officer in Charge

8.2. Bylaw 8770 – Rezoning for a 36-unit Townhouse Development at 526-550 Riverside Drive & 2194 Windridge Drive

p.47-56

File No. 08.3060.20/030.19

Report: Development Planner, September 1, 2026

Attachment 1: Bylaw 8770

Recommendation:

THAT “District of North Vancouver Rezoning Bylaw 1460 (Bylaw 8770)” is ADOPTED.

8.3. Development Permit 30.19 - 526-550 Riverside Drive & 2194 Windridge Drive

p.57-117

File No. 08.3060.20/030.19

Report: Development Planner, September 1, 2026

Attachment 1: Development Permit 30.19 and attachments

Recommendation:

THAT Development Permit 30.19 to allow for a 36-unit townhouse development at 526-550 Riverside Drive & 2194 Windridge Drive is ISSUED.

8.4. Bylaws 8650 & 8651 – OCP Amendment and Rezoning for a 23-Unit Townhouse Project at 1900-1950 Sandown Place

p.119-123

File No. 08.3060.20/062.21

Report: Development Planner, September 1, 2026

Attachment 1: Applicant’s Letter

Recommendation:

THAT Bylaws 8650, 8651 and the associated OCP amendment and rezoning application be referred to staff to work with the applicant to address the outstanding conditions of final reading, and report back to Council.

- 8.5. Bylaw 8807: Revised Zoning Text Amendment for 2131-2171 Old Dollarton Road, p.125-130
229-291 Riverside Drive & 2102-2128 Front Street (“Maplewood Gardens”)**
File No.

Report: Deputy Corporate Officer, Legislative Services, September 9, 2026
Attachment 1: Bylaw 8807

Recommendation:

THAT “District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8807)” is ADOPTED.

- 8.6. Bylaw 8731 – Text Amendment to CD 67 (Unit 150 – 680 Seylynn Crescent) p.131-136**
File No. 08.3060.20/069.23

Report: Manager, Development Planning, September 1, 2026
Attachment 1: Applicant’s Letter

Recommendation:

Bylaw 8731 and the associated rezoning text amendment application be referred to staff to work with the applicant to address the outstanding conditions of final reading, and report back to Council.

- 8.7. Bylaw 8806 and 8810: Roche Point Park Dedication Update p.137-147**
File No.

Report: Deputy Corporate Officer, Legislative Services, September 9, 2026
Attachment 1: Bylaw 8806
Attachment 2: Bylaw 8810
Attachment 3: Public Hearing Minutes

Recommendation:

THAT District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)” is given SECOND and THIRD Readings.

8.8. Proposed Partial Highway Closure and Dedication Removal **p.149-159**
“Roche Point Drive Highway Closure Bylaw 8814, 2026”
File No.

Report: Property Services Agent, September 9, 2026

Attachment 1: Bylaw 8814

Attachment 2: Road Allowance Map

Attachment 3: North Shore News Publication

Recommendation:

THAT “Roche Point Drive Highway Closure Bylaw 8814, 2026” is given FIRST, SECOND and THIRD READINGS.

8.9. Roche Point Park Dedication Bylaw **p.161-167**
File No.

Report: Parks Planning Project Manager, September 4, 2026

Attachment 1: Bylaw 8805

Recommendation:

THAT “Roche Point Park Dedication Bylaw 8805, 2026” is given FIRST, SECOND and THIRD Readings.

8.10. 2026-2030 Fall Financial Plan Amendment **p.169-188**
File No.

Report: Section Manager, Financial Planning, September 9, 2026

Attachment 1: Bylaw 8819

Recommendation:

THAT “2026-2030 Financial Plan Bylaw 8790, 2026 Amendment 8819, 2026 (Amendment 2)” is given FIRST, SECOND, and THIRD Readings.

8.11. 2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023 **p.189-193**
Amendment Bylaw 8818, 2026 (Amendment 2)
File No.

Report: Section Manager, Revenue and Taxation, September 3, 2026

Attachment 1: Bylaw 8818

Recommendation:

THAT “2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023 Amendment Bylaw 8818, 2026 (Amendment 2)” be given FIRST, SECOND, and THIRD Readings.

**8.12. 2027-2030 Royal Canadian Legion Branch 114 Lynn Valley,
Permissive Tax Exemption Bylaw 8820, 2026**
File No. 05.1930

p.195-200

Report: Section Manager, Revenue and Taxation, September 3, 2026
Attachment 1: Bylaw 8820

Recommendation:

THAT “2027-2030 Royal Canadian Legion Branch 114 Lynn Valley, Permissive Taxation Exemption Bylaw 8820, 2026” be given FIRST, SECOND, and THIRD readings;

AND THAT the Clerk is directed to provide notice in accordance with s.227 of the Community Charter prior to adoption.

8.13. Amendments to Bylaw 8808 and Bylaw 8809
File No.

p.201-208

Report: Assistant Fire Chief, September 3, 2026
Attachment 1: Bylaw 8808
Attachment 2: Bylaw 8809

Recommendation:

THAT “Fire and Rescue Services Bylaw 8762, 2026 Amendment Bylaw 8808, 2026 (Amendment 1)” is given FIRST, SECOND, and THIRD Readings;

AND THAT “Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8809, 2026 (Amendment 99)” is given FIRST, SECOND, and THIRD Readings.

8.14. Appointment of External Auditor
File No.

p.209-213

Report: Manager, Financial Planning and Reporting, September 9, 2026

Recommendation:

THAT Council appoint BDO Canada LLP as the external auditor for The Corporation of the District of North Vancouver, including the North Vancouver Recreation & Culture Commission, North Vancouver District Public Library and North Shore Emergency Management, pursuant to Section 169 of the Community Charter.

AND THAT this appointment be for an initial five-year term, subject to an annual review and re-appointment by Council.

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

9.4. Metro Vancouver Committee Appointees

10. ADJOURNMENT

Recommendation:

THAT the September 21, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

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MINUTES

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

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:01 p.m. on Monday, July 20, 2026 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Mike Fox, Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Peter Cohen, General Manager – Engineering Infrastructure Services
Caroline Jackson, General Manager – Climate Action and Parks
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Ehab Taha, Section Manager – Transportation
Nicole Foth, Community Planner
Jessica Lee, Community Planner
Kaitlin Hebron, Confidential Council Clerk
Mina Sami, Planning Assistant – Development Planning
Rebecca Docu, Administrative Assistant
Natalie Priestley, Administration Clerk
Tracy McAuley, Executive Assistant to Mayor Little

1. ADOPTION OF THE AGENDA

1.1. July 20, 2026 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the agenda for the July 20, 2026 Regular Meeting of Council for the District of North Vancouver is;

- a) amended to consider item 4.1 before 3.1; and,
- b) adopted as amended, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

2.1. June 1, 2026 Regular Meeting of Council

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the minutes of the June 1, 2026 Regular Meeting of Council are adopted.

CARRIED

With the consent of Council, Mayor Little varied the agenda to consider Item 4.1 at this point in the proceedings.

4. RECOGNITIONS

4.1. Centennial Bursary Awards

- Baran Ehteramian
- Behailu Neufeld
- Chloe Robb
- Daniel Ansari
- Gwenna Cooper
- Isabella Castillo
- Janray Gammond
- Jenna Harder
- Leia Burch
- Lexy Tedder-Suberlak
- Madeleine Scott
- Olivia Rodig
- Olivia Scott
- Teagan Savage

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

3. PUBLIC INPUT

3.1. Eric Godot Andersen:

- Spoke regarding item 8.12;
- Noted he is not speaking on behalf of any associations he belongs to;
- Expressed disappointment with the motion;
- Opined traffic problems are not solved by building new roads through the forest;
- Commented on a previous proposal for a connector route through the Hyannis trail;
- Noted there was no map or suggested route attached to the motion;

- Commented on the high use of trails;
- Expressed concerns regarding projected costs;
- Opined the topography of the site would cause the project to be expensive;
- Opined the timing of the motion is due to the 2026 election; and,
- Emphasized the need to find solutions that move more people around and try to improve the current transportation options.

3.2. Katherine Fagerlund:

- Spoke regarding item 8.12;
- Noted she is not speaking on behalf of any associations she belongs to;
- Expressed disappointment with the motion;
- Expressed concerns regarding costs and other unintentional impacts;
- Queried if there are other potential solutions;
- Noted the proposal only focuses on one design solution;
- Suggested the recommendation be adjusted to achieve a better outcome; and,
- Suggested staff undergo a full analysis of demand from East Seymour and develop options based on those findings.

3.3. Olivia Hundescondenberg:

- Spoke regarding item 8.12;
- Expressed concerns regarding building more roads, losing the park, and bringing more cars to the North Shore;
- Commented on the amount of people coming to the North Shore for hiking and biking;
- Noted drivers often use shortcuts through Lynn Valley to avoid traffic;
- Suggested rapid transit as the answer; and,
- Suggested removing one of the two Northbound lanes on Mountain Highway and creating two Southbound lanes.

3.4. Corrie Kost:

- Commented on the advancement of quality of life for the District; and,
- Spoke in opposition regarding item 8.12.

5. DELEGATIONS

5.1. CIVIX

Re: Student Vote North Vancouver 2026

Kelsey Davis, CIVIX, provided information about the upcoming British Columbia student vote program. Ms. Davis discussed factors relating to voter turnout and emphasized the importance of engaging youth early to electoral procedures.

MOVED by Councillor BACK

SECONDED by Councillor MURI

THAT the delegation of CIVIX is received for information.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

8.1. Bylaws 8779, 8780, 8781 and 8782 – OCP Amendment, Rezoning, Road Closure and Housing Agreement for a Mixed-Use Development at 1246-1268 Lynn Valley Road & 3050-3174 Baird Road (“Lynn Valley Mall” and “Draycott Gardens”)

File No. 08.3060.20/020.25

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)” is ADOPTED;

AND THAT “District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)” is ADOPTED;

AND THAT “1246-1268 Lynn Valley Road and 3050-3174 Baird Road Highway Closure Bylaw 8781, 2026” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8782, 2026 (1246-1268 Lynn Valley Road)” is ADOPTED.

CARRIED

Opposed: Councillors FORBES, HANSON and MURI

8.2. Bylaw 8778 – Text Amendment Rezoning – 100 Amherst (Chemtrade)

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” is ADOPTED.

CARRIED

Opposed: Councillors FORBES, MURI and POPE

8.3. Rezoning Bylaw 8770 – 526-550 Riverside Drive & 2194 Windridge Drive

File No. 08.3060.20/030.19

Public Input:

Joe Geluch:

- Noted he is the applicant for the proposal;
- Noted catchment-wide stormwater requirements are being applied to the project;
- Stated the project requires an oversized stormwater detention tank;
- Requested time for staff and the applicant to develop a solution;
- Supported referring the application to allow further work at no cost to the District; and,
- Stated a referral would not affect existing Council or community support.

MOVED by Councillor MAH

SECONDED by Councillor BACK

THAT Bylaw 8770 and associated rezoning application be referred to staff to assess the financial, servicing and policy implications of further apportionment of the Mount Seymour Parkway storm main upgrade requirement and report back to Council.

CARRIED

8.4. Bylaw 8771 – Rezoning for a Six-Unit Townhouse Development at

873 Premier Street

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT “District of North Vancouver Rezoning Bylaw 1461 (Bylaw 8771)” is ADOPTED.

CARRIED

8.5. Bylaws 8802 and 8803: Heritage Revitalization Agreement and Heritage Designation – 3526 Everglade Place

File No. 09.3900.20/000.000

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT “Heritage Designation Bylaw 8802, 2026 (3526 Everglade Place – Perry Residence)” is ADOPTED;

AND THAT “Heritage Revitalization Agreement Authorization Bylaw 8803, 2026 (3526 Everglade Place – Perry Residence)” is ADOPTED.

CARRIED

8.6. Bylaws 8787 and 8799 – New Detached Residential Zones (R1 and R2)

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT “District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)” is ADOPTED;

AND THAT “District of North Vancouver Rezoning Bylaw (Bylaw 8799)” is ADOPTED.

CARRIED

8.7. Bylaw 8800: 2026-2030 Financial Plan Amendment

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor FORBES

THAT “2026-2030 Financial Plan Bylaw 8790, 2026, Amendment Bylaw 8800, 2026 (Amendment 1)” is ADOPTED.

CARRIED

8.8. Roche Point Park Dedication Update

File No.

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)” is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, and upon consideration, additional consultation is not required with respect to Bylaw 8806;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8806 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT “District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)” is given First Reading;

AND THAT Bylaw 8806 and Bylaw 8810 are referred to a Public Hearing;

AND THAT Council directs staff to proceed with the proposed workplan for the preparation of a park dedication bylaw as outlined in the report entitled Roche Point Park Dedication Update, dated July 9, 2026, from the Parks Planning Project Manager and Community Planner.

CARRIED

Councillor BACK declared a conflict of interest related to item 8.9 due to his employment and left at 8:10 p.m.

8.9. Digital Advertising Opportunity at Bus Stops

File No. ENGIPG-910695465-885

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT Council direct the Municipal Engineer to negotiate and execute an amendment to the existing agreement with Pattison Outdoor Advertising to permit digital advertising at bus stops.

AND THAT Council support the installation of digital advertising at the bus stop locations identified in the report titled “Digital Advertising Opportunity at Bus Stops” dated June 23, 2026, and authorize the Municipal Engineer to approve additional locations in the future where mutually agreed upon with Pattison Outdoor Advertising.

CARRIED

Absent for vote: Councillor BACK

Councillor BACK returned at 8:32 p.m.

Councillor POPE left the meeting at 8:53 p.m. and returned at 8:55 p.m.

Councillor MURI left the meeting at 8:56 p.m. and returned at 8:59 p.m.

8.10. Climate Action Update

File No. 13.6770/Climate Change/File

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT the July 8, 2026 report of the Sustainability Projects Manager entitled 2026 Climate Action Update, is received for information;

AND THAT the Mayor send a letter to the Province outlining the need for continued Local Government Climate Action Program and FireSmart wildfire fuel reduction funding.

CARRIED

8.11. Engagement with Young People

File No.

MOVED by Councillor MAH

SECONDED by Councillor BACK

THAT the July 8, 2026 report of Councillor Herman Mah entitled Engagement with Young People is received for information.

CARRIED

8.12. Community Opinion on a Rice Lake Connector Project

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT, pursuant to section 83 of the Community Charter, Council seek community opinion on whether or not to pursue a Rice Lake Connector Project;

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

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

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

AND THAT Council affirm that advancing consideration of a new connection between Upper Lynn Valley and Inter River, informed by the results of this community opinion process, be identified as a priority for the incoming Council to advance during the 2027-2031 Council term through the Community Transportation Plan.

DEFEATED

Opposed: Councillors BACK, FORBES, HANSON, MAH, MURI and POPE

8.13. Amendment to Councillor Mah’s Resolution regarding Request for Public Inquiry Regarding the NSWWTP by the Inspector of Municipalities
File No.

July 6, 2026 regular meeting resolution:

WHEREAS the District recognizes the need for accountability and transparency of Metro Vancouver’s management of the North Shore Wastewater Treatment Plant (NSWWTP) project;

WHEREAS North Shore residents have been burdened with a disproportion share of the cost overruns and have faced project delays and ongoing uncertainty associated with the NSWWTP project;

THEREFORE BE IT RESOLVED THAT the District of North Vancouver Council submit a complaint to the Inspector of Municipalities of British Columbia regarding Metro Vancouver’s management of the NSWWTP, pursuant to section 765 of the Local Government Act (“the Act”);

AND THAT the complaint specifically requests:

- 1. A public inquiry into the NSWWTP cost overruns, to restore public confidence and establish an independent record of what occurred;*
- 2. A provincial review of Metro Vancouver’s governance framework, particularly the mechanisms by which it can borrow billions on behalf of member municipalities without their meaningful consent; and*
- 3. A fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight.*

Council proposed to amend the resolution from the July 6, 2026 regular meeting to replace the phrase “section 765 of the Local Government Act (“the Act”)” with the phrase “relevant legislation, including section 59 of An Act to Incorporate the Greater Vancouver Sewerage and Drainage District and section 765 of the Local Government Act”:

MOVED by Councillor MAH

SECONDED by Councillor MURI

WHEREAS the District recognizes the need for accountability and transparency of Metro Vancouver’s management of the North Shore Wastewater Treatment Plant (NSWWTP) project;

WHEREAS North Shore residents have been burdened with a disproportion share of the cost overruns and have faced project delays and ongoing uncertainty associated with the NSWWTP project;

THEREFORE BE IT RESOLVED THAT the District of North Vancouver Council submit a complaint to the Inspector of Municipalities of British Columbia regarding Metro Vancouver's management of the NSWWTP, pursuant to relevant legislation, including section 59 of An Act to Incorporate the Greater Vancouver Sewerage and Drainage District and section 765 of the Local Government Act;

AND THAT the complaint specifically requests:

1. A public inquiry into the NSWWTP cost overruns, to restore public confidence and establish an independent record of what occurred;
2. A provincial review of Metro Vancouver's governance framework, particularly the mechanisms by which it can borrow billions on behalf of member municipalities without their meaningful consent; and
3. A fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little reported on the Council meeting break, noting the next regular meeting is scheduled for September 21, 2026, and commented on the upcoming 2026 municipal election.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Muri reported her attendance at The Homestead Turns 100! event.

9.3.2. Councillor Mah praised the City of North Vancouver for their FIFA World Cup festivities.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the July 20, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(9:49 p.m.)

Mayor

Corporate Officer

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**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**22 Unaddressed Properties Adjacent to Roche Point Park
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, September 8, 2026 commencing at 7:02 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back (via Zoom)
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri (via Zoom)
Councillor Catherine Pope (7:03 p.m.)

Staff: Mike Fox, Chief Administrative Officer
Caroline Jackson, General Manager – Climate Action and Parks
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Nicole Foth, Parks Planning Project Manager
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk
Natalie Priestley, Administration Clerk

1. OPENING BY THE MAYOR

Councillor POPE arrived at this point in the proceedings. (7:03 p.m.)

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

Mayor Little noted that public participation in the Public Hearing was accommodated by speakers having signed up in advance, as stated in the Notice of Public Hearing, as well as observers being provided the Zoom meeting information on the DNV website and in the Notice of Public Hearing. Written submissions would be received by the Corporate Officer and shared with Council. In this manner, all persons would be afforded a reasonable opportunity to be heard and present written submissions.

Mayor Little stated that:

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

2. INTRODUCTION OF BYLAWS BY CORPORATE OFFICER

Genevieve Lanz, Corporate Officer, introduced the proposed bylaws, stating that Bylaw 8806 proposes to amend the Official Community Plan in general terms by changing the land use designation of four unaddressed parcels adjacent to Roche Point Park from Residential Level 2: Detached Residential (RES2) to Parks, Open Space and Natural Areas (POSNA). Bylaw 8810 proposes to amend the District's Zoning Bylaw in general terms by rezoning portions of two parcels adjacent to Roche Point Park from Single-Family Residential One Acre (RS1) Zone to Natural Parkland (NPL) Zone, and 20 parcels (portions of or the entire parcel) from Single-Family Residential 7200 (RS3) Zone to Natural Parkland (NPL) Zone.

3. PRESENTATION BY STAFF

Nicole Foth, Parks Planning Project Manager, provided an overview of the proposal elaborating on the introduction by the Corporate Officer. Ms. Foth advised that:

- The purpose of the bylaw amendments was to facilitate a future Park Dedication Bylaw;
- Council directed staff to proceed with a workplan for the preparation of a Park Dedication Bylaw at the July 20, 2026 Regular Council Meeting;
- Following the Public Hearing, additional readings of the bylaw would be brought forward for Council consideration as well as a Highway Closure Bylaw and Park Dedication Bylaw;
- Bylaw 8806 proposes to amend the Official Community Plan Bylaw to change the designation of four unaddressed, District-owned properties north of the end of Roche Point Drive from Residential Level 2: Detached Residential (RES2) to Parks, Open Space and Natural Areas (POSNA);
- Bylaw 8810 proposes to rezone 20 District-owned properties from Single-Family Residential One Acre (RS1) Zone and Single-Family Residential 7200 (RS3) Zone to Natural Parkland (NPL) Zone; and,
- A minor administrative correction was made to the legend in Bylaw 8810 after First Reading with the corrected version in the public hearing package.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. David Cook:

- Stated that he is in support of the proposal.

4.2. Tyrone Longstride:

- Spoke in support of the proposal;
- Described the personal importance of the park, including a deep love of nature and wildlife as well as life-changing and healing experiences; and,
- Noted that he picks up discarded dog waste bags and other items left behind to help keep the park clean.

4.3. Eli Mann:

- Spoke in support of the proposal;
- Noted he resides near the park;
- Commented on the importance of protecting the park; and,
- Noted that natural parkland provides opportunities for recreation and experiencing nature.

4.4. Corrie Kost:

- Commented on the public hearing process;
- Opined that the lack of dissenting opinions may indicate that the process was flawed and notification was inadequate;
- Commented on the implementation of the park dedication; and,
- Questioned if there are loopholes that would allow the dedication to be undone in the future.

4.5. Ben Baltson:

- Spoke in support of the proposal;
- Noted he resides near Roche Point Park;
- Stated that the park provides opportunities to experience nature as it was long ago and for activities such as meditation;
- Stated that the proposal benefits the community beyond the local neighbourhood;
- Commented on the importance of having nearby access to nature for young people and the next generations;
- Commented on the variety of lands and wildlife in the park; and,
- Stated that he enjoys Roche Point Park.

4.6. Tyrone Longstride SPEAKING FOR A SECOND TIME:

- Expressed agreement with the previous speaker;
- Noted that many parks include parking lots and many people and activities;
- Commented on the quiet nature of Roche Point Park and the opportunities this present to decompress and heal;
- Provided examples of the wide variety of wildlife that may be seen in the park, including banana slugs and barred owls; and,
- Stated that the park is a special place.

5. QUESTIONS FROM COUNCIL

Will the bulk of the park be natural parkland or will there be different designations?

In response to a question from Council, staff advised that area that is currently Roche Point Park to the east of the subject properties is zoned Community Park and includes a sports field and parking lot.

I realize that the workplan is still to be developed. At this point, is a parking area for visitors envisioned?

In response to a question from Council, staff advised that no further development of the parkland is currently envisioned and a future park planning process could include additional amenities.

Was Tsleil-Waututh Nation approached for their comments on this matter?

In response to a question from Council, staff advised that the Tsleil-Waututh Nation government was contacted regarding the process and was notified of the public hearing.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor HANSON

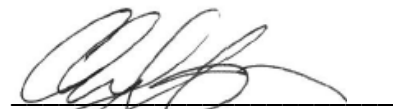
THAT the September 8, 2026 Public Hearing regarding Bylaws 8806 and 8810 is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)" is returned to Council for further consideration.

AND THAT "District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)" is returned to Council for further consideration.

CARRIED
(7:27 p.m.)

CERTIFIED CORRECT:


Confidential Council Clerk

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DELEGATIONS

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5.1 Delegation to Council Request Form

District of North Vancouver
Corporate Officer

355 West Queens Rd, North Vancouver, BC V7N 4N5

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

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

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

Name of group wishing to appear before Council: Capilano Community Services Society

Title of Presentation: CCSS Community Impact and Service Update

Name of person(s) to make presentation: Nick Avery

Purpose of Presentation:

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

Attach separate sheet if additional space is required

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

Contact person (if different than above): _____

Daytime telephone number: 604-988-7115 EXT 2001

Email address: nick@capservices.ca

Will you be providing supporting documentation? ☒ Yes ☐ No

If yes: ☐ Handout ☐ Digital Format ☒ PowerPoint Presentation

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

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

Please note:

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

Delegation to Council Request Form

Rules for Delegations:

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

Helpful Suggestions:

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

I understand and agree to these rules for delegations

Nick Avery

20/04/2026

Name of Delegate or Representative of Group

Date

Nick Avery

Digitally signed by Nick Avery
Date: 2026.04.20 09:07:58 -07'00'

Signature

For Office Use Only

Approved by:

Corporate Officer



Deputy Corporate Officer

Appearance date: _____

Receipt emailed on: _____

Rejected by:

Mayor

CAO

Applicant informed on: _____

Applicant informed by: _____

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



PRESENTED TO DISTRICT OF NORTH VANCOUVER COUNCIL

Capilano Community Services Society

Thriving People, Healthy Communities

Growth and community impact since the transition to Lions Gate Community Recreation Centre



What We Do

We build community on the North Shore by creating opportunities for people to connect, collaborate, and support one another.

6 Core Service Areas

1
Seniors Services

2
Youth Services

3
Family Services

4
Community Programs

5
Red Cross Health
Equipment Loan (HELP)

6
Volunteering

“Taking individuals and families from surviving to thriving.”



Growth Since the Move to LGCRC

Program participation has almost tripled since Cap Services relocated to Lions Gate Community Recreation Centre in 2022.



2021–22 Pre-move

6,919

program participations - pre-move to LGCRC



MOST RECENT YEAR

20,900+

program participations across 40+ program offerings



+67%

Participants live in DNV



5000 +

Unique service users
across all programs

Building a Stronger Community

Engagement

- Community Engagement
- Ensure programs and services are **shaped by the voices of community members**
- **Guide decision -making** and planning for future program development

Impact

- Staff diversity
- High-quality programming
- Focus on fostering **meaningful social connections**
- **Catering to growing demand** across diverse demographics.
- Welcoming **community hub**
- Created opportunities for the community

Growth

- Over 20,000 program participations
- **40 programs** per week
- Expansion of programs - languages, diversity, community



Impact

FY2025/26 program results - families, youth, seniors, and health equipment access.



Family & Children

4,342

Participations

210

Programs

New Department

Growth since move to LGCRC



Youth

4,186

Participations

2918

Programs

+127%

Growth since move to LGCRC



Seniors

11,104

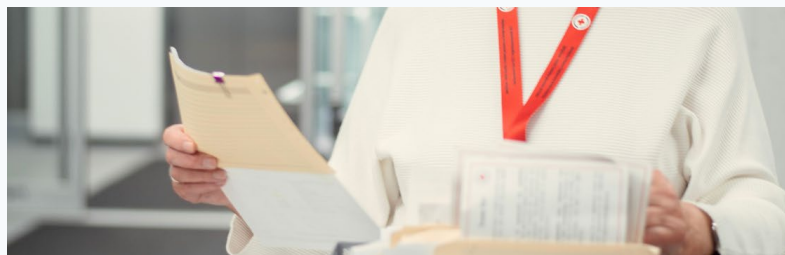
Participations

850

Programs

+325%

Growth since move to LGCRC



HELP (Red Cross)

7,973

Items Loaned

3,395

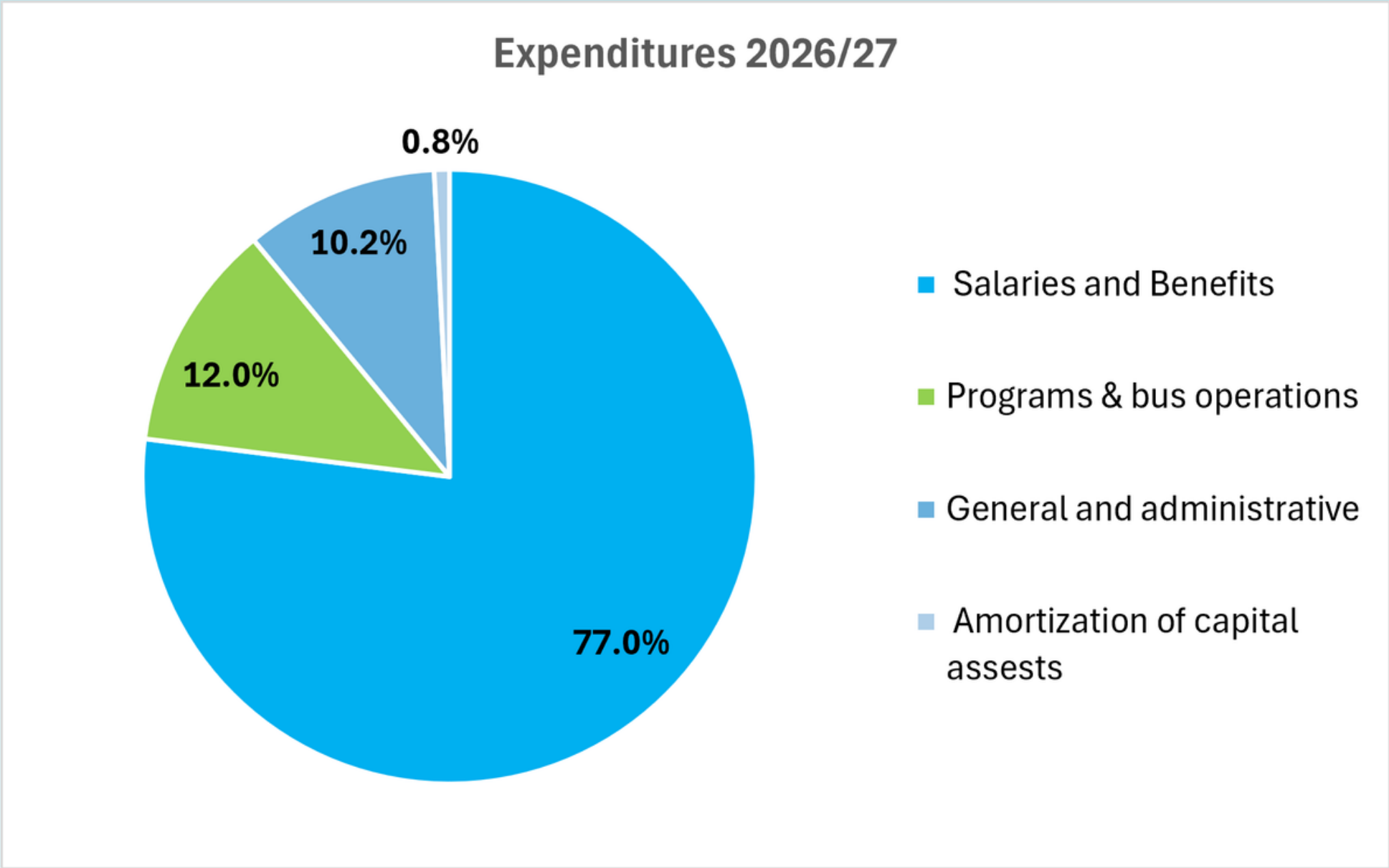
Clients Served

6,637

Volunteer Hours

Expenditures

FY2025/26 financials: \$1,186,925 in revenue delivered thousands of hours of direct community impact.

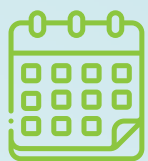


Looking forward



2027 -2030 Strategic Plan

New strategic plan ensuring sustainability, impact, and engagement



Alignment with community need

Transport and food security embedded in all programs



Culturally relevant programming

We will expand culturally relevant programming, services and newcomer supports, so all residents feel welcome and connected



Responsible growth

Cap Services is growing quickly, but growth must be sustainable



Increased Awareness

Creating informed residents and a vibrant community hub

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REPORTS

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North Vancouver RCMP Update

Verbal Presentation

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AGENDA INFORMATION				
☒ Regular Meeting	Date: September 21, 2026			
☐ Council Workshop	Date:			
☐ Information Report	Date:			
☐ Other	Date:			
		Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

September 1, 2026
Case: PLN2019-00030
File: 08.3060.20/030.19

AUTHOR: Mina Sami, Development Planner

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

RECOMMENDATION:

THAT “District of North Vancouver Rezoning Bylaw 1460 (Bylaw 8770)” is ADOPTED.

BACKGROUND:

Bylaw 8770 received first, second and third readings on March 16, 2026 ([Staff Report](#)).

Following consideration of the application on July 20, 2026, Council referred the application back to staff to resolve outstanding servicing requirements. All servicing issues have now been resolved to staff’s satisfaction, in a manner consistent with Council’s direction.

The key concern raised by the applicant at the July 20 meeting was project financial feasibility. With Metro Vancouver announcement that they would roll back DCC to the 2025 rates, the applicant is now able to proceed with the project while meeting DNV requirements for on-site and off-site infrastructure improvements.

These improvements have now been secured in the Development Covenant (under Engineering Servicing Agreement/ESA), which has been registered on title. This fulfills requirements for Bylaw 8770, and staff now recommend that the bylaw be adopted.

Bylaw 8770 – Rezoning for a 36-unit Townhouse Development at 526-550 Riverside Drive & 2194 Windridge Drive

September 1, 2026

Page 2

To provide further detail, the ESA requires the applicant to secure, at the applicant's sole cost and expense, all works and services required by the Municipal Engineer prior to building permit issuance or subdivision of the lands. The required works include off-site civil, drainage, sanitary, stormwater, road, sidewalk, cycling, street lighting, utility, landscaping, and intersection improvements along Riverside Drive, Windridge Drive, Mount Seymour Parkway, and the adjacent lane. The Agreement also includes improvements to the intersection of Riverside Drive and Mount Seymour Parkway, as well as an upgrade to approximately 75 metres of the existing storm main on Mount Seymour Parkway and Heritage Park Lane. The applicant is required to enter into the ESA in a form satisfactory to the Municipal Engineer and provide security for the required works and services.

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

Options:

- Adopt the bylaw;
- Give no further readings and abandon the bylaw at third reading; or
- Rescind third reading and debate possible amendments to the bylaw.

Respectfully submitted,



Mina Sami
Development Planner

Attachments:

1. Bylaw 8770

Bylaw 8770 – Rezoning for a 36-unit Townhouse Development at 526-550 Riverside Drive & 2194 Windridge Drive

September 1, 2026

Page 3

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

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The Corporation of the District of North Vancouver

Bylaw 8770

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1460 (Bylaw 8770)”.

2. Amendments

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

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

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

“Comprehensive Development Zone 161 CD161”

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

“4B 161 Comprehensive Development Zone 161 CD161

The CD161 Zone is applied to:

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

4B 161 – 1 Intent

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

4B 161 – 2 Permitted Uses

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

- a) Uses Permitted Without Conditions:

Not Applicable.

- b) Conditions Uses:

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

- i) *Residential Use.*

4B 161 – 3 Conditions of Use

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

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

4B 161 – 4 Accessory Uses

- a) *Accessory uses* customarily ancillary to the *principal uses* are permitted.
- b) *Home occupations* are permitted in *residential* units.

4B 161 – 5 Density

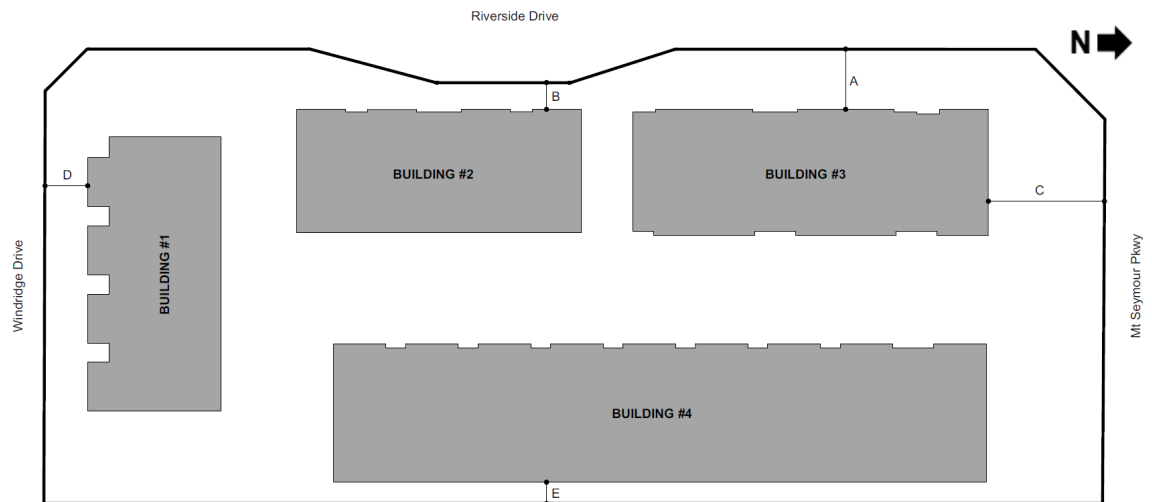
- a) The maximum permitted *gross floor area* is 3,283 m² (35,340 ft²) and a maximum of 36 *residential* units (for greater certainty, permitted lock-off units do not count towards maximum residential units).
- b) For the purpose of calculating *gross floor area*, the following are exempted:
 - i) Underground parking, storage, maintenance areas, and any other areas located below grade in a structure which has an exposed exterior wall less than 1.2 m (4 ft.) above finished grade.

4B 161 – 6 Setbacks

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

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

Figure 1



- b) The following projections within required setbacks are permitted:

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

4B 161 – 7 Height

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

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

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

4B 161 – 9 Coverage

- a) Building Coverage: The maximum building coverage is 50%.
- b) Site Coverage: The maximum site coverage is 100%.

4B 161 – 10 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) A 2m (6.6 ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
- i) any utility boxes, vents or pumps that are not located underground and/ or within a building; and
 - ii) any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

4B 161 – 11 Parking, Loading and Servicing Regulations

- a) Parking and bicycle storage are required as follows:

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

- b) Bicycle storage for residents shall be provided on the basis of two spaces per unit.
- c) Except as specifically provided in Section 4B 161-11 Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.

”

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

READ a first time March 16, 2026

READ a second time March 16, 2026

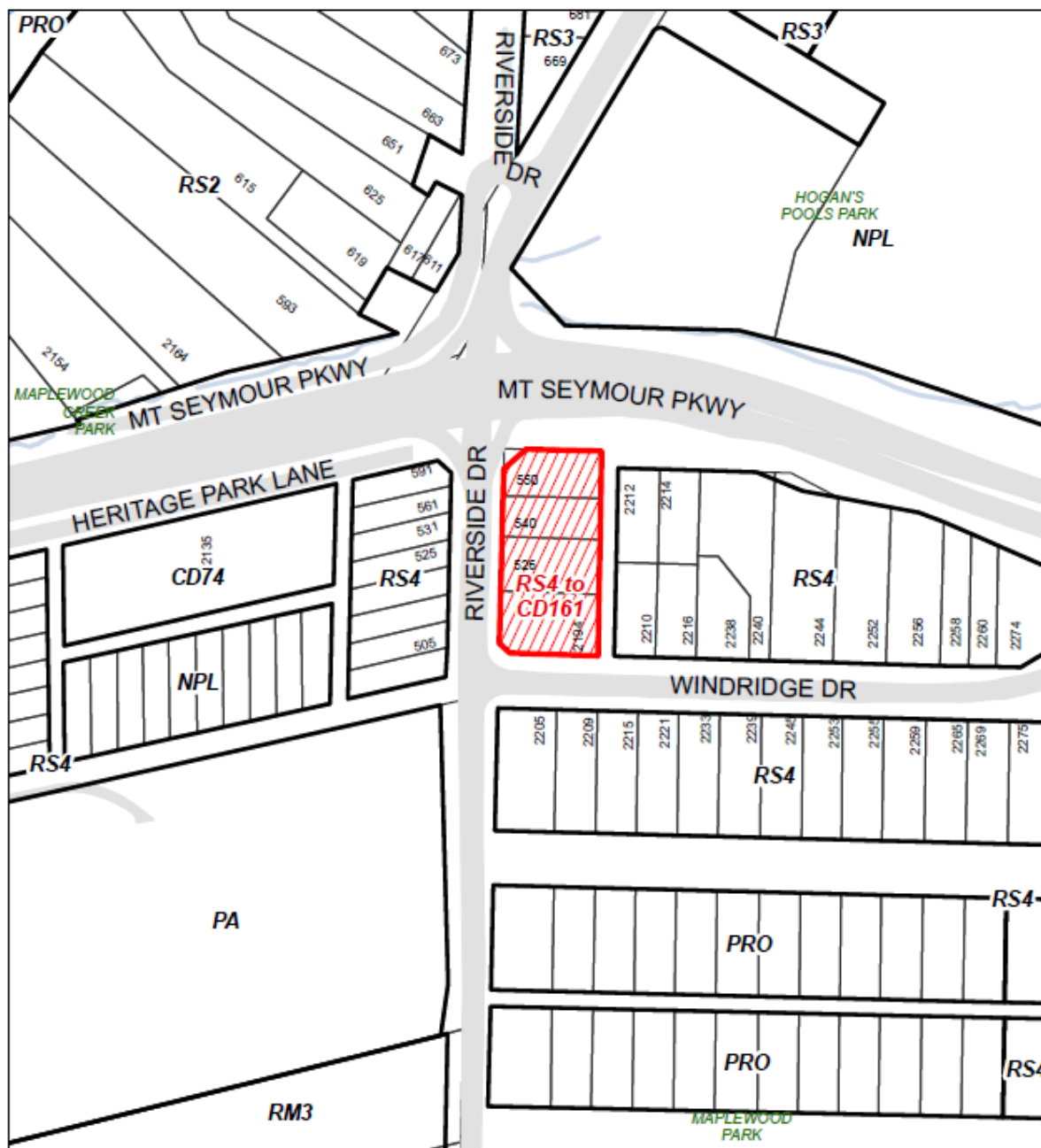
READ a third time March 16, 2026

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8770



 SINGLE FAMILY RESIDENTIAL ZONE 4 (RS4) TO COMPREHENSIVE DEVELOPMENT ZONE 161 (CD161)



AGENDA INFORMATION				
☒ Regular Meeting	Date: September 21, 2026			
☐ Council Workshop	Date:			
☐ Information Report	Date:			
☐ Other	Date:			
		Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

September 1, 2026

Case: PLN2019-00030

File: 08.3060.20/030.19

AUTHOR: Mina Sami, Development Planner

SUBJECT: DEVELOPMENT PERMIT 30.19 - 526-550 Riverside Drive & 2194 Windridge Drive

RECOMMENDATION:

THAT Development Permit 30.19 to allow for a 36-unit townhouse development at 526-550 Riverside Drive & 2194 Windridge Drive is ISSUED.

REASON FOR REPORT:

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

SUMMARY:

Montage Development has applied on behalf of Summit Wind Properties Ltd., to redevelop the site for 36-strata townhouse units in two 3-storey buildings and two 4-storey buildings over a shared underground parkade.

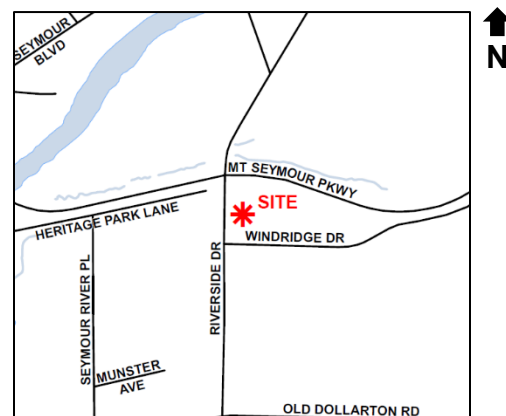


Figure 1: Site Location

Bylaw 8770, rezoning the site to the Comprehensive Development Zone 161 (CD161), received [First, Second and Third readings](#)¹ on March 16, 2026, and is scheduled for consideration of adoption on September 21, 2026. As stated in the adoption report, since Council referred this bylaw back to staff to work with the applicant on July 20, 2026 ([staff report to Council](#))

¹ First, Second and Third Reading Report [#6690359](#)

Minutes of the Council's meeting for First, Second and Third readings [#6729954](#)

[#6752048](#)), staff and the applicant have worked together to resolve the site servicing issues. All servicing issues have now been resolved to staff's satisfaction. In particular, the rollback on Metro Vancouver DCC has assisted with the applicant's finance and the project is now able to proceed.

If Bylaw 8770 is adopted at the September 21, 2026, Council meeting, then Development Permit 30.19 is ready to be considered for issuance. This report recommends issuance of a Development Permit as the proposal is compliant with the applicable Development Permit Guidelines.

DISCUSSION

The proposal

The site is approximately 2,735 m² (29,445 sq. ft.) in area and comprises four single-family residential lots located at the northeast corner of Riverside Drive and Windridge Drive within the Maplewood Village Centre.

In compliance with the CD161 zone, the proposal consists of 36 strata townhouse units with a density of 1.2 FSR. The development includes a mix of 14 one-bedroom, 6 two-bedroom, and 16 three-bedroom dwellings, of which 8 units include lock-off suites. The units range in size from approximately 49.2 m² (422 sq. ft.) to 146 m² (1,576 sq. ft.).

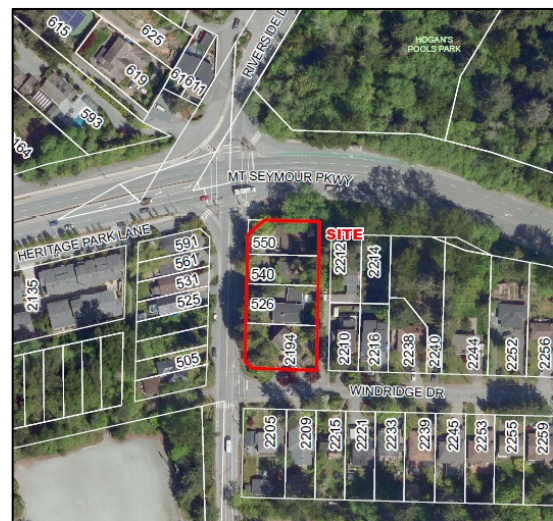


Figure 2: Aerial of Site

For details regarding land use and parking, please refer to the full Rezoning [staff report](#).

Evaluation of Form and Character for Ground Oriented Housing DPA

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

Public Realm, Streetscape Elements and Neighbourhood Fit

As shown on the site plan (Figure 3), the proposal consists of four buildings connected by an internal pedestrian walkway. Ground-oriented units are located along the street frontages to help animate the public realm and establish a strong and legible street presence consistent with the surrounding neighbourhood's building forms.

The internal walkway, along with private patios facing it, provides an extension of the interior living spaces, while an amenity outdoor space and children's playground at the north end of the site offer areas suitable for gathering and fostering a sense of community within the development.

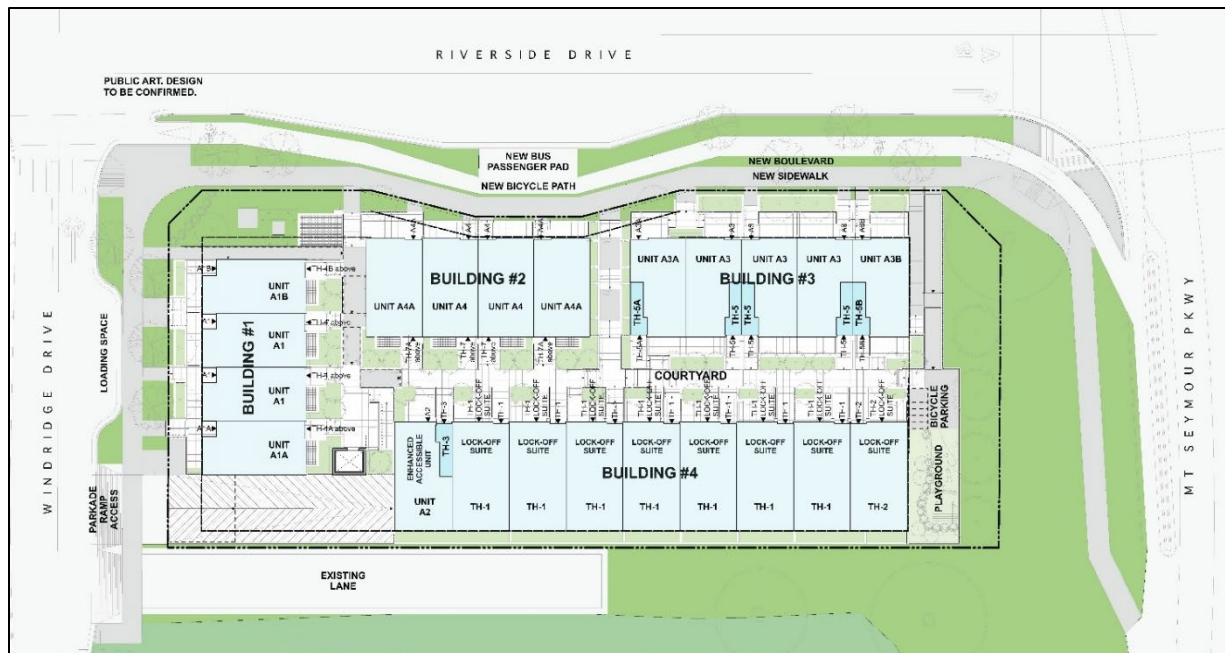


Figure 3: Proposed Site Plan



The height and massing of the development consist of two 3-storey buildings (Buildings 3 and 4) and two 4-storey buildings (Buildings 1 and 2). Upper levels are stepped back to minimize the perceived scale of the buildings from the pedestrian perspective and to reduce shadowing and contribute to a more articulated and varied street frontage.



Figure 4: North-west corner perspective at Riverside Drive and Mt Seymour Parkway



Figure 5: West elevation on Riverside Drive (building 2 and 3)



Figure 6: South elevation on Windridge Drive (building 1)

Trees Replacement and Landscaping

In accordance with the arborist's recommendations, all 31 on-site trees are proposed for removal to reduce wildfire risk and accommodate construction impacts. Of the 34 District trees located within approximately 4 metres of the property line or with a tree protection zone extending into the subject site, 31 are recommended for removal and 3 are recommended for retention.

Based on the arborist's assessment, 33 replacement trees are required to compensate for the removal of large-diameter trees. As shown on the landscape plan (Figure 7), both street trees and on-site trees are recommended for replanting. At the Building Permit stage, a tree permit will be required to confirm compensation requirements with Environment and Parks for the removal of protected trees and to address any shortfall in required replacement planting.



Figure 7: Proposed Landscape Plan



Furthermore, the site landscaping incorporates privacy screens and landscaping at unit entrances to define private areas and enhance resident privacy, while a landscaped central courtyard provides access to unit entries and private outdoor spaces and supports social interaction. A children's playground at the north end of the site provides an accessible shared amenity for play and informal gathering. Tree removal along the northern portion of the site is intended to improve visibility and passive surveillance of the play area, with a single row of trees retained for shade and buffering while maintaining clear sightlines.

Architectural Character

The rectilinear massing reflects the character of emerging adjacent developments and incorporates recessed forms with contrasting materials to create a varied and articulated street frontage. Subtle design variations are incorporated across the four buildings in the proposed development. While a consistent material palette is used, variations in building height and material articulation create visual interest and contribute to a varied street frontage.

Accessible Units

The development includes one dwelling unit designed in accordance with the [Accessible Design Policy](#) for Multi-Family Housing. This unit incorporates Enhanced Accessible Design elements. Accessibility is provided to the entry and courtyard areas of this unit by an accessible ramp from Windridge Drive. The underground parkade includes six accessible parking spaces, with elevator access provided to the courtyard and street level.

Acoustic Performance

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.

Vehicle and Bicycle Parking

Parking is provided in a single-level of underground parking accessed via Windridge Drive. The parking provided complies with the CD161 zone, including a total of 39 parking spaces, 35 unbundled residential parking spaces and 4 visitors parking spaces, whereby 6 are accessible. "Level 2" Electric Vehicle charging will be provided in 100% of the residential parking spaces in accordance with the Section 10 of the Zoning Bylaw.

The proposal also includes space for 74 "Class 1" (Long-term) bicycle storage spaces and storage lockers within the underground parking area and six "Class 2" (Short Term) bicycle storage spaces, which is in accordance with the District's Bicycle Parking and end-of-trip Facilities policy and CD161 zone. A bicycle maintenance room is also proposed in the underground parking garage.

Evaluation of Energy and Water Conservation and Greenhouse Gas Emission Reductions DPA

The project is designed in accordance with this DPA, targeting a Step Code Level 4 and Emissions Level 3 for Part 9 buildings (buildings 3 and 4) and Step Code Level 3 and Emissions Level 3 for Part 3 buildings (buildings 1 and 2). The applicant has provided a commitment letter outlining how the project will address the applicable DPA requirements.

Energy Conservation

The project incorporates a comprehensive approach to energy conservation through both building design and transportation strategies. Its proximity to the Frequent Transit Network, bicycle lanes, and essential services encourages low-carbon mobility options, further supported by the provision of 100% EV-ready parking stalls, ample bicycle parking, and accessible transit-oriented amenities.

In terms of building performance, the project is designed to meet provincial energy requirements by targeting BC Energy Step Code and Zero Carbon Step Code standards (EL-3), achieved through high-performance building envelopes, improved airtightness, and high-efficiency systems such as electric heat pumps for space heating, electric domestic hot water systems, and heat recovery ventilators in each suite. Energy-efficient LED lighting, low-flow plumbing fixtures, and high-performance appliances further reduce overall consumption.

Water Conservation

The project incorporates water efficiency measures aimed at reducing potable water consumption and managing stormwater impacts. All plumbing fixtures are proposed as low-flow fixtures to minimize water use and reduce wastewater generation. In addition, rainwater from roofs and terraces is captured and retained on-site through a stormwater detention tank, where it is gradually released to the District storm sewer system. This approach helps moderate peak stormwater flows and reduces the overall demand on municipal infrastructure.

Greenhouse Gas Emission Reduction

The development supports greenhouse gas emission reductions through its alignment with solid waste management strategies outlined in the Emissions Plan. Dedicated waste and recycling areas are provided to facilitate efficient separation and diversion of materials, enabling participation in the District of North Vancouver's waste management system, including bi-weekly collection and other diversion initiatives.

Protection of Development from Hazardous Conditions - Wildfire Hazard DPA

The proposed design reflects the OCP Guidelines for Protection of Development from Hazardous Conditions (Wildfire Hazard). A Wildfire Hazard DP Area Assessment Report by Diamon Head Consulting, dated April 29, 2026, was submitted with the application. The proposal is designed to align with the recommendations of the consultant. The wildfire hazard assessment indicates a low overall risk for the proposed development, given the predominantly deciduous forest within 10–30 metres, which presents a low fuel hazard rating. Based on

FireSmart principles, the development is expected to maintain a low structural wildfire hazard provided recommended mitigation measures are implemented. The landscape design supports wildfire resilience by excluding high-risk vegetation and ensuring combustible materials are set back from structures. Use of ignition-resistant or non-combustible building materials in accordance with NFPA 1144 is recommended to further reduce risk.

FINANCIAL CONTRIBUTIONS & INFRASTRUCTURE IMPROVEMENTS

The development includes on-site and off-site infrastructure improvements, landscaping, and approximately 333.38 m² (3,588.47 sq. ft.) of land dedication. The required works include off-site civil, drainage, sanitary, stormwater, road, sidewalk, cycling, street lighting, utility, landscaping, and intersection improvements along Riverside Drive, Windridge Drive, Mount Seymour Parkway, and the adjacent lane. The works also include improvements to the intersection of Riverside Drive and Mount Seymour Parkway, as well as an upgrade to approximately 75 metres of the existing storm main along Mount Seymour Parkway and Heritage Park Lane.

The above civil works was the subject of a Council report on July 20, 2026, in particular upgrading of the 75 metres of the existing storm main along MSP. With the rolling back of Metro Vancouver DCCs (to the previous 2025 rates) as well as the arrangement of a latecomer agreement, the applicant has now agreed to upgrade all required off-site infrastructure, at no cost to the District. The commitment is secured in the Development Covenant, which is now registered on title.

The cash contributions associated with the project include:

- CAC contribution of \$638,242, including an on-site public art contribution;
- DCC's estimated at \$821,052 subject to rates in effect at Building Permit issuance; and
- Greater Vancouver Sewerage & Drainage District (GVS&DD), Greater Vancouver Waste District (GVWD), and TransLink DCCs estimated at a total of \$697,628, subject to rates in effect at Building Permit issuance.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The site is shown in relation to other residential construction projects and potential development projects in the image below (Figure 8). In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). Staff are continuing to work with the applicant on the CTMP and a final accepted version will be required prior to issuance of any building permits.

The CTMP must outline how the applicant will coordinate with other projects in the Maplewood area to minimize construction impacts on pedestrian and vehicle movement along Riverside Drive and Mt Seymour Parkway. As Riverside Drive heading northbound on to Mount Seymour Parkway is currently utilized as an essential oversized truck alternate route for vehicles too tall to access the Main Street Flyover of Highway 1, the District requires that on Riverside Drive a minimum 5m wide dedicated northbound travel lane for oversized vehicles is maintained throughout construction.

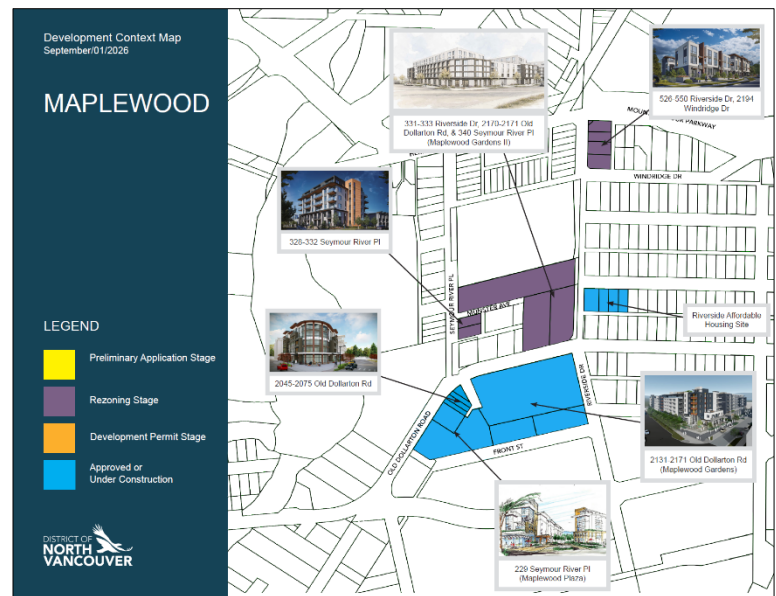


Figure 8: Development Context Map

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.

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

CONCURRENCE

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

CONCLUSION

The project has been designed in accordance with the CD161 Zone regulations and the DPA Guidelines for Ground-Oriented Multifamily Housing, Greenhouse Gas Emission Reduction, and

Wildfire Hazard in the OCP. It also addresses the policy directions in the OCP and OCP Action Plan by providing low-carbon, ground-oriented units for families and seniors in close proximity to a village centre.

Development Permit 30.19 is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

- Issue Development Permit 30.19 (Attachment 1) (staff recommendation); or
- Deny Development Permit 30.19 and provide direction to staff.

Respectfully submitted,



Mina Sami
Development Planner

Attachments:

1. Development Permit 30.19 and attachments

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 30.19

This Development Permit 30.19 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of a 36-unit townhouse development on the properties located at 526 Riverside Dr, 540 Riverside Dr, 550 Riverside Dr, 2194 Windridge Dr, legally described as

- Lot F Blocks 44, 45 And 49 District Lot 611 Plan 3903, (PID: 002-468-271);
- Lot B Block 50 District Lot 611 Plan 15472, (PID: 007-659-784);
- Lot A Block 50 District Lot 611 Plan 15472, (PID: 006-317-022); and
- Lot 1 Block 44 District Lot 611 Plan 11853, (PID: 007-905-815).

subject to the following terms and conditions:

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

1. The minimum permitted height of building 3 under *Section 4B 161 – 7 Height; Subsection (a); Table 2. Building Height* is varied to 11.9m (39 ft)

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

1. Substantial construction as determined by the General Manager of Planning Properties and Permits or his/her designate shall commence within two years of the date of this permit or the permit shall lapse.
2. Prior to expiry under B (1) above, the applicant may request an extension to the permit for a period no longer than 1 year and if granted by the District, may be subject to new conditions. The granting of an extension will be at the sole discretion of the General Manager of Planning Properties and Permits or his/her designate.
3. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.

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

1. No work shall take place except to the limited extent shown on the attached plans (DP 30.19 1 through 47) and in accordance with the following specifications:

-
- i. Measures to mitigate wildfire hazard as described in the Wildfire Assessment Report prepared by Diamond Head Consulting dated April 29, 2026, will be carried out as prescribed in the report.
 - ii. Ongoing building envelope and landscape maintenance shall occur in accordance with the requirements set out within the Wildfire Hazard Assessment Report by Diamond Head Consulting dated April 29, 2026.
 - iii. The requirements of the Wildfire Hazard Development Permit do not imply that consent would be forthcoming from the owner(s) or shared owner(s) of any tree(s) slated to be pruned or removed, or from any other person from whom consent would be required prior to undertaking the works.
 - iv. The applicant is advised that a detailed arborist report based on a topographical survey of the trees within and within influencing distance of the subject site is required at the demolition and building permit stage. The arborist report must schedule all bylaw trees to be removed or pruned and detail any protection requirements for those being retained.
 - v. A post construction report by the Registered Professional(s) shall be submitted prior to finalization of the Building Permit and release of security deposit monies held by the District, stating that the development has been carried out in accordance with the above mentioned Wildfire Hazard Assessment report, including, but not limited to:
 - a) Building construction has occurred using the building materials as cited in the Wildfire Hazard Assessment Report by Diamond Head Consulting dated April 29, 2026 or their fire resistant equivalents have been implemented to meet the requirements for development within the Wildfire Hazard Development Permit Area.
 - b) Landscaping is to be in accordance with the recommendations of the Wildfire Hazard Assessment Report by Diamond Head Consulting dated April 29, 2026.
 - c) Mitigation measures have been carried out in accordance with the recommendations of the Wildfire Hazard Assessment Report by Diamond Head Consulting dated April 29, 2026.
- D. 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 30.19 1 through 47).

-
2. All signage proposed must comply with the District of North Vancouver Sign Bylaw.
 3. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - i. Planning Department:
 - a) Confirmation of registration of a Section 219 Restrictive Covenant for:
 - Stormwater management covenant.
 - Public art covenant.
 - Sidewalk Statutory Right of Way.
 - b) Confirmation that the accessible designs measures included in the project are as outlined on the attached plans (DP 30.19 - 8), whereby one unit (3% of total) are in compliance with 'basic' and 'enhanced' accessible design criteria per the *District's Accessible Design Policy for Multi-Family Housing Policy*.
 - ii. Parks Department:
 - a) A final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;
 - b) A written landscape estimate in accordance with District format, submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and,
 - c) A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.
 - iii. Engineering Department:
 - a) Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and
 - b) An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Riverside Drive, Windridge Drive and Mount Seymour Parkway. Upgrades will include, but are not limited to: street lighting, sidewalk, curb gutter, new service connections, street trees, storm sewer upgrades, and street improvements.

-
- E. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:
1. The site shall be developed in accordance with the recommendations of the Energy Water and GHG Conservation Report prepared by Integra Architecture Inc. dated April 28, 2026, and Embodied Carbon Analysis Memo prepared by Montage Development Consultant dated June 1, 2026.
 2. Prior to issuance of the Building Permit the following is required:
 - i. Confirmation of the green building features included in the project to fulfil the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit area guidelines and meet Step Code Level 4 and Emissions Level 3 for Part 9 buildings (buildings 3 and 4) and Step Code Level 3 and Emissions Level 3 for Part 3 buildings (buildings 1 and 2), as outlined in the reports noted above.
- F. The following requirements are imposed under Subsection 502 of the Local Government Act:
1. Prior to issuance of the Building Permit the following deposits are required:
 - i. A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or \$100,000. The deposit must be provided prior to issuance of a Building Permit for the development on the Land and will be held as security for landscaping, building and environmental works.
 - ii. Engineering security deposit(s), in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.
- G. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a Building Permit as set out in section 219 Covenants, if any, registered against the Land in favour of the District.

Mayor

Corporate Officer

PROPOSED MULTI-FAMILY DEVELOPMENT

ISSUE 9 - RZ / DP Resubmission

May 7, 2026



Integra
ARCHITECTURE INC.

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

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CONTACT LIST

Client	Montage Development	Michael King	604.551.0912	michaelk@montagedevelopment.ca
Architectural	Integra Architecture Inc. 2330-200 Granville Street Vancouver BC, V6C 1S4	Colin Truong	604.688.4220	colin@integra-arch.com
Project Manager				
Site				
Structural	W&B Consulting 3805 Hastings Dr #118, Burnaby, BC V5C 6N3	Darryl Bowers	604.294.3783	bowers@w&b-eng.com
Mechanical	Smith and Anderson 6400 Roberts St #500, Burnaby, BC V5G 4C9	Ian Grannary	250.801.8127	ian.grannary@smithandanderson.com
Electrical	Smith and Anderson 6400 Roberts St #500, Burnaby, BC V5G 4C9	Ian Grannary	250.801.8127	ian.grannary@smithandanderson.com
Geotechnical				
Envelope	Stellaris 111 Dunsmuir St #1100	Loreleen Alwal	604.454.0402	loreeleen.alwal@stellaris.com
Civil	Creus Engineering suite 610 - East Tower, 221 Esplanade West, North Vancouver, BC V7M 3J3	Fred Ciambrell Andrew Gondosi	604.987.9070	fciambrelli@creus.ca agondosi@creus.ca
Landscape	Durante Kreuk 1637 W 5th Ave #102, Vancouver, BC V6J 1N5	Dylan Chernoff Kelly Reyhaneh Sohrabi	604.880.1721	dylan@dkl.bc.ca kelly@dkl.bc.ca reyhaneh@dkl.bc.ca
Code	Senez 1777 56 St #202, Delta, BC V4L 6A6	Richard Yang	604.613.1904	ryan@senesoo.com
Traffic	Burt Engineering 1000 W Pender St #1500, Vancouver, BC V6E 3S7	Tyler Thomson Yulia Lem Caitlyn Quach	250.920.6504	tthomson@burleng.com yoliam@burleng.com cquach@burleng.com
Interior Designer				
Arboret	Diamond Head 3650 Commercial St, Vancouver, BC V5N 4E8	Max Rathbun	604.363.2053	max@diamontheadconsulting.ca
Sustainability	E3 ECO Group 8400 - 8085 North Fraser Way Burnaby BC, V5J 3M8	Emma Conway Diane Tran	604.874.3715 604.874.3715	emma@e3ecogroup.com diane@e3ecogroup.com

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

Development Permit Number: N/A

Building Permit Number: N/A

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

DRAWING INDEX

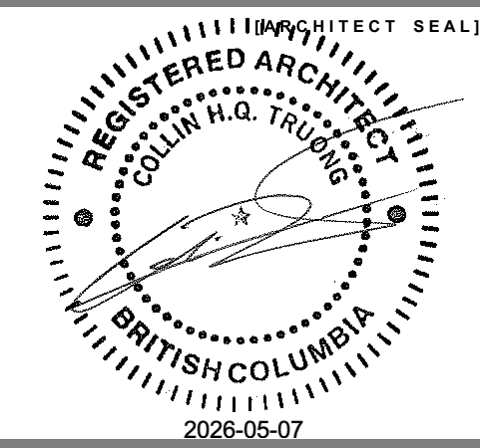
Cover			
A-0.000	COVER PAGE		
A-0.001	DATA SHEET		
A-0.010	SITE CONTEXT		
A-0.011	SITE CONTEXT		
A-0.012	SITE CONTEXT AND PHOTOS		
A-0.020	DESIGN RATIONALE		
A-0.021	DESIGN CONSTRAINTS AND PLANNING ISSUES	1/32" =	1'-0"
A-0.030	ACCESSIBLE DESIGN POLICY (DNV)		
A-0.040	PERSPECTIVES		
A-0.070	TOPOGRAPHICAL SURVEY		
A-0.071	TOPOGRAPHICAL SURVEY		
Site			
A-1.000	SITE PLAN	3/32" =	1'-0"
A-1.100	FIRE TRUCK ACCESS PLAN	1:250	
A-1.200	SITE PLAN - SOLID WASTE AND RECYCLING PLAN		
A-1.200	SITE SECTIONS	3/32" =	1'-0"
A-1.210	SITE SECTIONS	3/32" =	1'-0"
A-1.220	SITE SECTIONS	3/32" =	1'-0"
Plans			
A-2.000	P1 PARKING PLAN	1/8" =	1'-0"
A-2.100	LEVEL 1	1/8" =	1'-0"
A-2.200	LEVEL 2	1/8" =	1'-0"
A-2.300	LEVEL 3	1/8" =	1'-0"
A-2.400	LEVEL 4	1/8" =	1'-0"
A-2.500	ROOF PLAN	1/8" =	1'-0"
Enlarged Plans			
A-3.000	UNIT A1, A1A, A1B, TH-1		
A-3.100	UNIT TH-2		
A-3.200	UNIT A2 Adaptable / TH-3		
A-3.300	UNIT TH-4		
A-3.310	UNIT TH-4A		
A-3.320	UNIT TH-4B		
A-3.400	UNIT A3 / TH-5		
A-3.410	UNIT A3A / TH-5A		
A-3.500	UNIT A3B / TH-5B		
A-3.600	UNIT A4 / TH-7		
A-3.610	UNIT A4A / TH-7A		
Elevations			
A-4.000	ELEVATIONS	1/8" =	1'-0"
A-4.100	ELEVATIONS	1/8" =	1'-0"
A-4.200	COURTYARD ELEVATIONS	1/8" =	1'-0"
A-4.300	COURTYARD ELEVATIONS	1/8" =	1'-0"
Sections			
A-5.000	xxxx		
Supplemental			
A-8.000	SHADOW STUDY		
A-8.100	FLOOR AREA REFERENCE MODEL	1' =	1'-0"
A-8.200	MATERIAL AND SAMPLE BOARD		
A-8.201	MATERIAL AND SAMPLE BOARD		

Architectural Drawing Issues

2019-05-24	Issue 1 - Detailed Application
2024-12-16	Issue 2 - RZ / DP Application
2025-08-05	Issue 3 - RZ / DP Resubmission
2025-09-25	Issue 4 - RZ / DP Resubmission
2025-11-20	Issue 5 - RZ / DP Resubmission
2026-01-22	Issue 6 - RZ / DP Resubmission
2026-02-03	Issue 7 - RZ / DP Resubmission
2026-02-23	Issue 8 - RZ / DP Resubmission
2026-05-07	Issue 9 - RZ / DP Resubmission



DP30.19 - 1



SUMMIT WIND REAL
ESTATE LP

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

COVER PAGE

24668 [PROJECT]

[SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.000

Statistics

Riverside & Windridge Drive			
Project Owner	Summit Wind Real Estate LP		
Project Contact	Matt Hardwick - Montage Development - matt@montagedevelopment.ca		
Project Architect	Collin Truong - Integra Architecture Inc - T.604.688.4220 2330-200 Granville Street, BC V6C 1S4		
Project Number	24668		
Civic Address	2194 Windridge Drive, 526, 540 and 550 Riverside Drive		
Legal Description	LOT 1 BLOCK 44 DISTRICT LOT 611 PLAN 11853 (007-905-815) LOT F BLOCKS 44, 45 AND 49 DISTRICT LOT 611 PLAN 3903 (002-468-271) LOT B BLOCK 50 DISTRICT LOT 611 PLAN 15472 (007-659-784) LOT A BLOCK 50 DISTRICT LOT 611 PLAN 15472 (006-317-022)		
Project Description	Multi-family development		
Total Gross Site Area	0.676 Acres	29450 SF	2736 m2
Land Dedication (TBC by survey)	0.083 Acres	3615 SF	335.81 m2
Net Site Area (TBC by survey)	0.59 Acres	25835 SF	2400 m2
Maximum Building Coverage	TBC		
Proposed Building Coverage	45.5%	11,754.54 SF	1092.03 m2
Current Zoning:	RS4		
Proposed Zoning:	CD		
OCP Designation	Maplewood OCP		
Development Permit Area			

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

	FSR			
Permitted Density:	1.20	35,340.1 SF	3,283 m2	
Proposed Density (Based on Gross Site Area)	1.20	35,337.0 SF	3,283 m2	
Proposed Density (Based on Net Site Area)	1.37			

Building Heights			
<i>*Note: Height refers to the vertical distance from the average, at the base of the building or structure, of the lesser of the natural grade and the finished grade to the highest point of the roof surface.</i>			
Allowed Height	4 Storey	39.4 ft	12.01 m
Proposed Height			
	Building 1	4 Storey	40.0 ft
	Building 2	4 Storey	38.7 ft
	Building 3	3 Storey	38.5 ft
	Building 4	3 Storey	44.2 ft

Unit Mix	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
TH-1 (Lock-off Suite)				7		7
TH-2 (Lock-off Suite)				1		1
TH-3			1			1
TH-4				2		2
TH-4A				1		1
TH-4B				1		1
TH-5			3			3
TH-5A			1			1
TH-5B			1			1
TH-7				2		2
TH-7A				2		2
Unit A1		2				2
Unit A1A		1				1
Unit A1B		1				1
Unit A2 (Enhanced Accessible)		1				1
Unit A3		3				3
Unit A3A		1				1
Unit A3B			1			1
Unit A4		2				2
Unit A4A		2				2
Total	0	14	6	16	0	36
Mix	0%	39%	17%	44%	0%	100%
Family Unit %			61%			
Accessible Design		No Requirement	Provided	1	3%	

Unit Summary	Saleable /			
	# Units	Leasable Unit Area	Balcony	Deck / Patio
TH-1 (Lock-off Suite)	7	10,934	192	
TH-2 (Lock-off Suite)	1	1,576	25	
TH-3	1	1,087	28	
TH-4	2	2,550	49	144
TH-4A	1	1,287	24	72
TH-4B	1	1,287	31	72
TH-5	3	3,004	59	
TH-5A	1	1,012	32	
TH-5B	1	1,011	20	
TH-7	2	2,541	49	122
TH-7A	2	2,563	55	122
Unit A1	2	960	0	
Unit A1A	1	484	0	
Unit A1B	1	484	0	
Unit A2 (Enhanced Accessible)	1	490	0	
Unit A3	3	1,259	0	
Unit A3A	1	422	0	
Unit A3B	1	425	0	
Unit A4	2	976	0	
Unit A4A	2	985	0	
Unit Total	36	35,337	565	534

Building Summary		Gross Floor Area (SF)				Deductions			Excluded			FSR	
	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)	
	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR	
Building 1		7,052			7,052	0		0	104	289	393	7,052	
Building 2		7,090			7,090	24		24	349	245	594	7,066	
Building 3		7,167			7,167	34		34	112	0	112	7,132	
Building 4		14,087			14,087	0		0	245	0	245	14,087	
Total		35,396			35,396	59	0	59	565	534	1,099	35,337	

Building 1	Gross Floor Area (SF)				Deductions			Excluded		FSR		
	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x1 A1A, x2 A1, x1 A1B	1,929			1,929	0		0	0	0	0	1,929
L2	x1 TH-4A, x2 TH-4, x1 TH-4B	1,908			1,908	0		0	104	0	104	1,908
L3	x1 TH-4A, x2 TH-4, x1 TH-4B	1,876			1,876	0		0	0	0	0	1,876
L4	x1 TH-4A, x2 TH-4, x1 TH-4B	1,340			1,340	0		0	0	289	289	1,340
Total		7,052			7,052	0	0	0	104	289	393	7,052

Building 2	Gross Floor Area (SF)				Deductions			Excluded			FSR	
	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x2 A4A, x2 A4	1,985			1,985	24		24	0	0	0	1,961
L2	x2 TH-7A, x2 TH-7	1,874			1,874	0		0	104	0	104	1,874
L3	x2 TH-7A, x2 TH-7	1,843			1,843	0		0	0	0	0	1,843
L4	x2 TH-7A, x2 TH-7	1387			1,387	0		0	0	245	245	1,387
Total		7,090			7,090	24	0	24	104	245	349	7,066

Building 3	Gross Floor Area (SF)					Deductions			Excluded			FSR
	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x1 A3A, x3 A3, x1 A3B, x1 TH-5A, x3 TH-5, x1 TH-5B		2,471		2,471	34		34	0	0	0	2,437
L2	x1 TH-5A, x3 TH-5, x1 TH-5B		2,348		2,348	0		0	112	0	112	2,348
L3	x1 TH-5A, x3 TH-5, x1 TH-5B		2,348		2,348	0		0	0	0	0	2,348
											0	0
Total			7,167		7,167	34	0	34	112	0	112	7,132

Building 4	Gross Floor Area (SF)				Deductions				Excluded			FSR
	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x1 A2, x1 TH-3, x7 TH-1, x1 TH-2	4,962			4,962	0		0	0	0	0	4,962
L2	x1 TH-3, x7 TH-1, x1 TH-2	4,810			4,810	0		0	245	0	245	4,810
L3	x1 TH-3, x7 TH-1, x1 TH-2	4,315			4,315	0		0	0	0	0	4,315
											0	0
Total		14,087			14,087	0	0	0	245	0	245	14,087

Off-Street Parking					
* See TDM Report					
AVPR Rates & Reductions					
Land Use	QTY	Breakdown	Base AVPR Rate (Spaces / Unit)	Base AVPR Requirement (Spaces)	Unbundled Parking Reduction Requirement After
Townhome (Strata Residential)	14	1 bedroom	1.05	15	-5% (-2 spaces) 43
	6	2 bedrooms	1.25	8	
	16	3+ bedrooms	1.4	22	
Visitor	36	Dwelling units	0.1	4	- 4
TOTAL				48	-2 SPACES 47
Vehicle Parking Minimums					
Land Use	QTY	Breakdown	Minimum AVPR Rate (Spaces/Unit)	Minimum AVPR Requirement (Spaces)	Proposed (Spaces) Variance (Spaces)
Townhome (Strata Residential)	14	1 bedroom	0.9	32	35 +3
	6	2 bedrooms			
	16	3+ bedrooms			
Visitor	36	Dwelling units	0.05	2	4 +2
TOTAL				34	39 +5
Accessible Spaces	6	Spaces for 52-100 Req. Spaces		6	Spaces Required 6 Spaces Provided
Max. Small Cars	35%	of Provided spaces		15%	Spaces Provided
Car Wash Stall	N/A	Spaces per 100 units		0	Spaces Required 1 Space Provided
Loading Class A no requirement, Class B no requirement for less than 100 dwelling units					
Residential Loading	0	Spaces per 100 units		0	Spaces Required 1 Space Provided
Parking Space Dimensions Required (Width x Length x Height)					
Standard Space	2.7m (8.83 FT) x 5.7m (18.7 FT) x 2.1m (6.9 FT)				
Small Cars Space	2.6m (8.5 FT) x 4.9m (16.1 FT) x 2.1m (6.9 FT)				
Disable Space	3.7m (12.1 FT) x 5.7m (18.7 FT) x 2.1m (6.9 FT)				
Loading	3.0m (9.8 FT) x 9.0m (29.5 FT) x 4m (13 FT)				
Min. Distance to Continuous Wall	0.2m (0.67 FT) (0'-8")				
Min. Drive Aisle Width	6m (19.7 FT)(19'-8 1/2")				
Min. Maneuvering Aisle Width	7m (23 FT)				

Bicycle Space Calculation	Required	Provided
Residential Class 1		
1.5 spaces per studio or 1 bed	21	
2 spaces per 2 bed or more	44	
Vertical (max 25%)		12%
Horizontal (min.75%)		88%
Visitor (Residential Class 2)		
6 spaces for 20 - 59 units	6	6
Total Residential	65	74
Total Visitor	6	6
Total		80

Solid Waste & Recycling			
Residential Garbage			
Total Waste & Recycling Area Required	3x360L totes @ 1.39m2 per tote 2x242L totes @0.99m2 per tote 2x4yd bins @5.38m2 per bin	4.17 m2 1.98 m2 10.76 m2	44.89 SF 21.31 SF 115.82 SF
	Total Required Provided	16.91 m2 26.55 m2	182.02 SF 285.77 SF
Temporary Storage Area (50% of Storage Area)	Required Provided	8.46 m2 4.95 m2	91.01 SF 53.3 SF
Mixed containers	36 Units @ 2 totes/ 31 - 40 unit:	2 totes (360 litres)	(36"x30"x43")
Mixed paper (no cardboard)	36 Units @ 1 tote/ 31 - 40 units	1 totes (360 litres)	(36"x30"x43")
Glass	36 Units @ 1 tote/ 31 - 40 units	1 totes (242 litres)	(32"x24"x42")
Food scraps / yard trimmings	36 Units @ 1 totes/ 31 - 40 unit:	1 totes (242 litres)	(32"x24"x42")
Total Recycling Containers Required		3 totes (360 litres) 2 totes (242 litres)	(36"x30"x43") (32"x24"x42")
Garbage	36 Units @ 1 bin/ 31 - 40 units	1 bin (3058 litres)	(72"x58"x54")
Cardboard	36 Units @ 1 bin/ 31 - 40 units	1 bin (3058 litres)	(72"x58"x54")



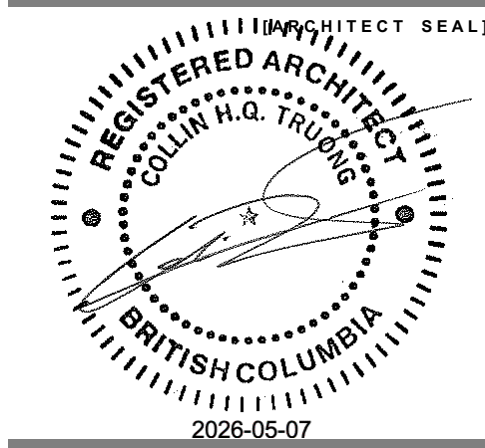
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DP30.19 - 2



SUMMIT WIND REAL ESTATE LP

[PROJECT]

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

[TITLE]

DATA SHEET

24668 [PROJECT]

[SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.001

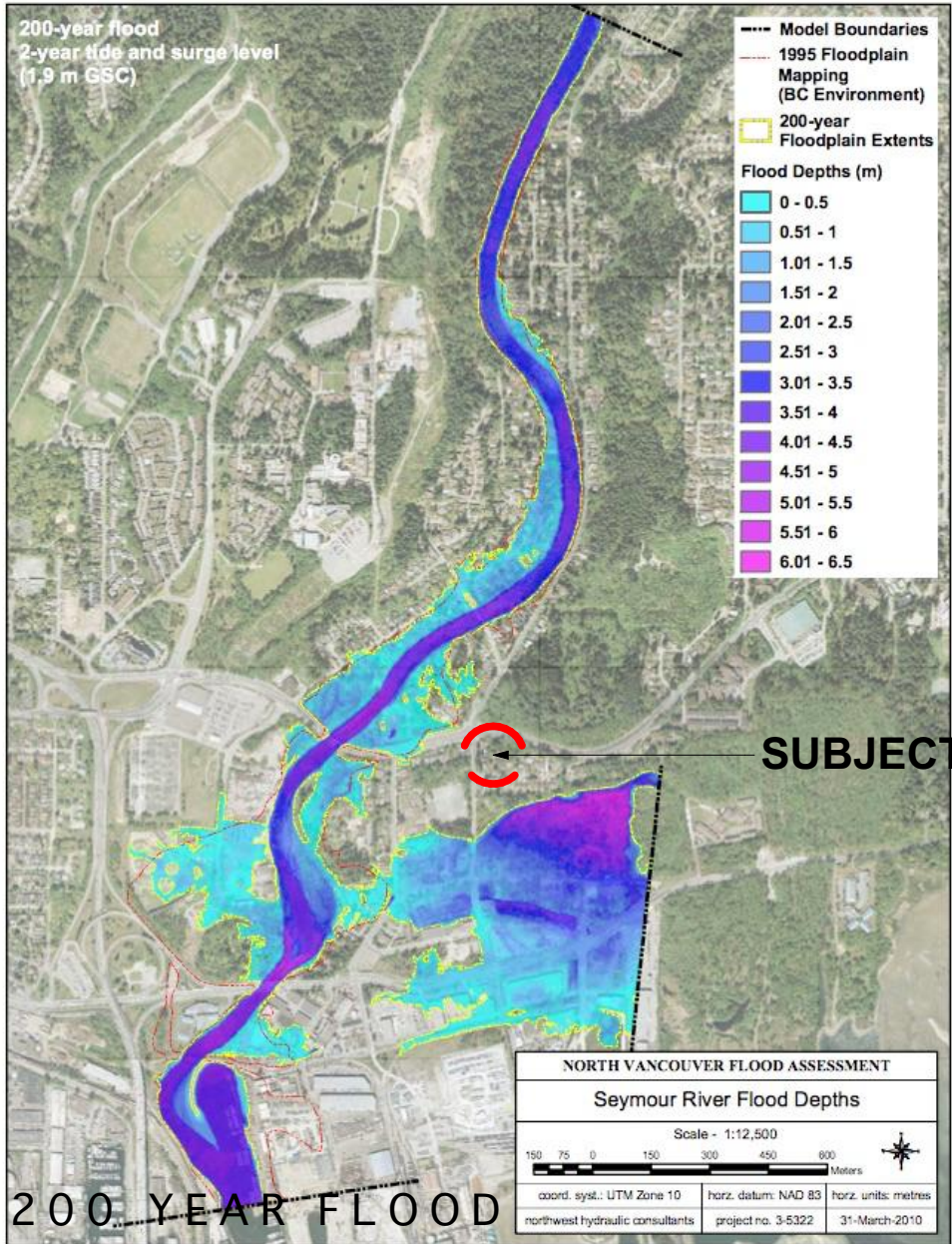
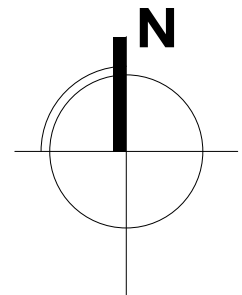


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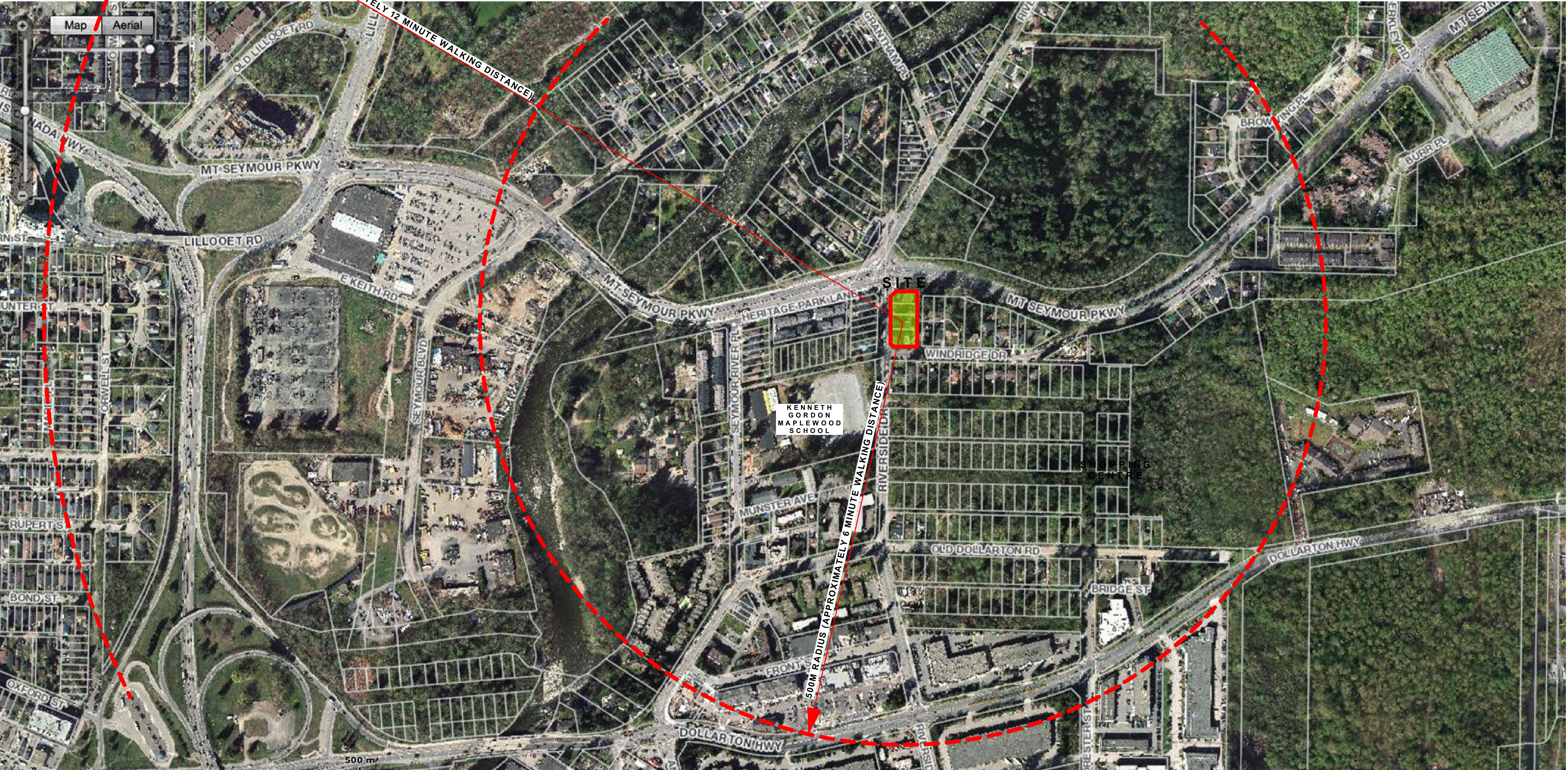
[PROJECT TEAM]



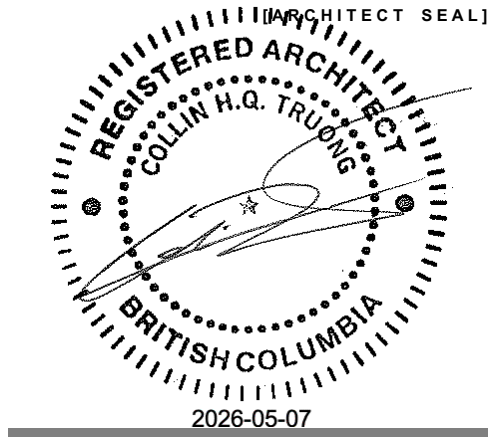
SUBJECT SITE



MAPLEWOOD LAND USE PLAN



DP30.19 - 3



SUMMIT WIND REAL
ESTATE LP

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

SITE CONTEXT

24668 [PROJECT]

[SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

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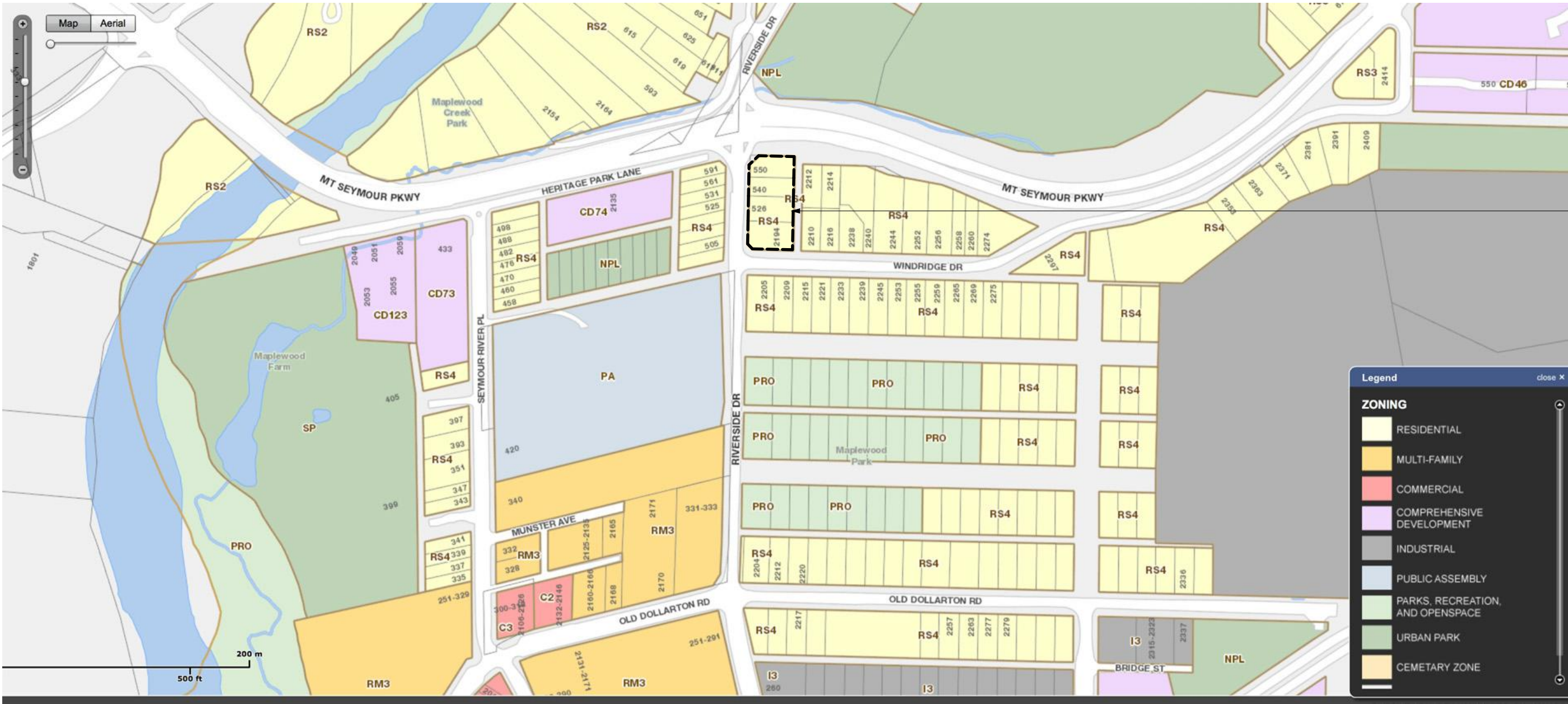
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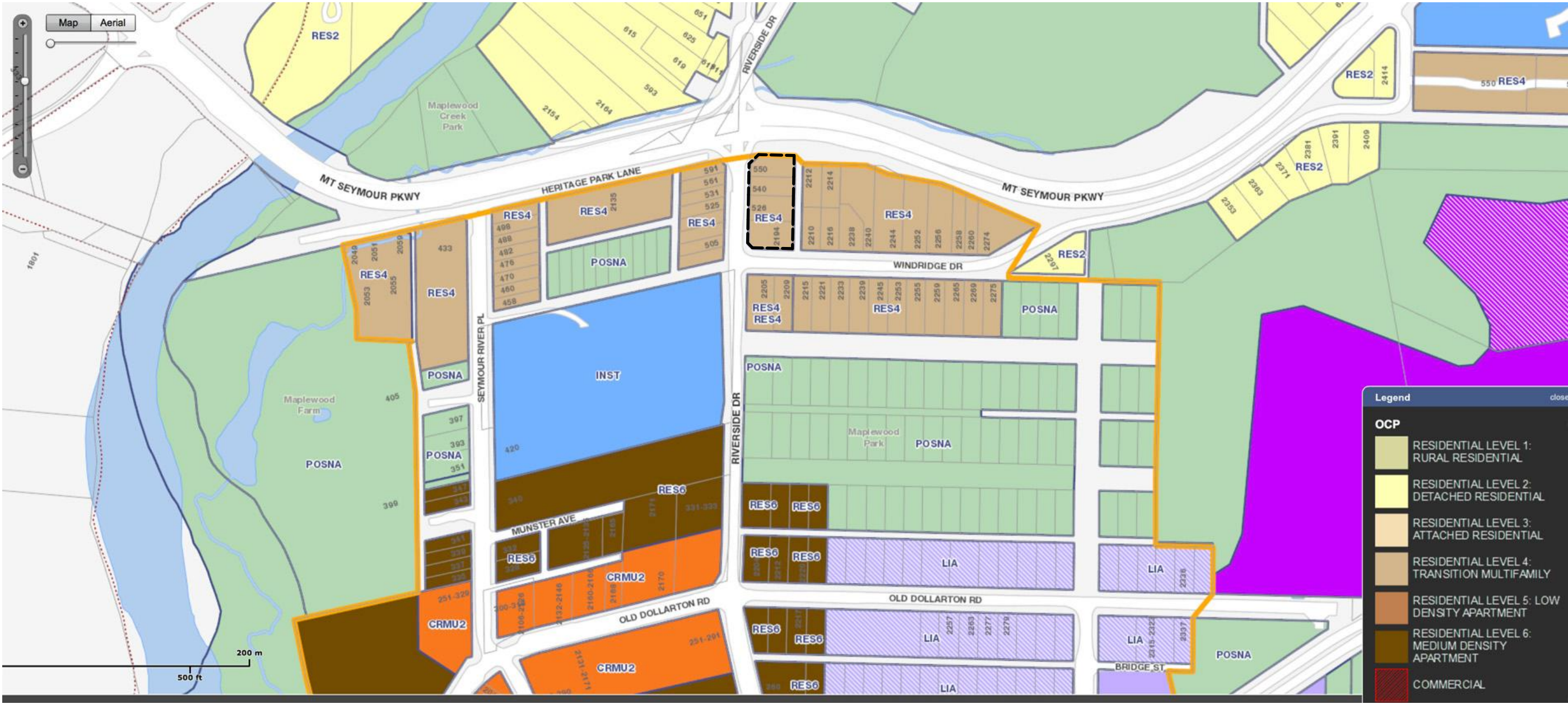
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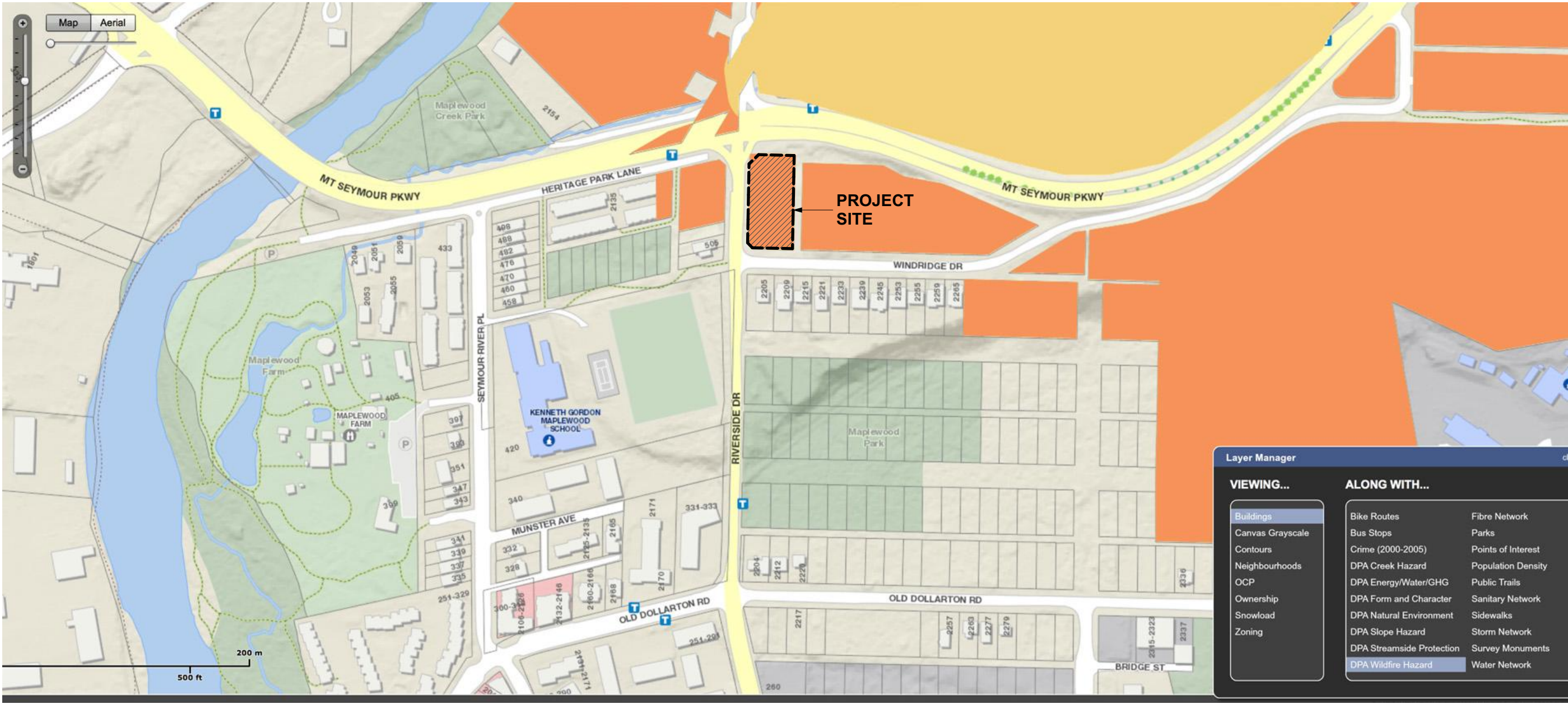
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EXISTING ZONING - RS4



OCP DESIGNATION - RES4



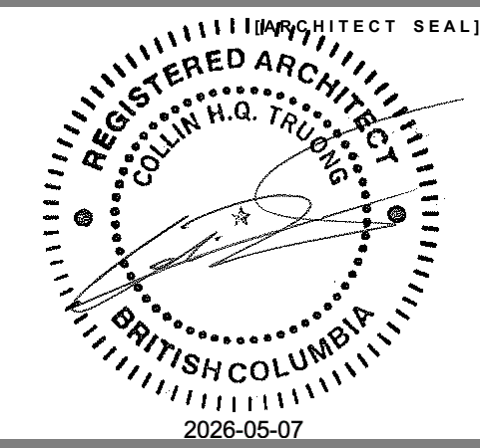
DPA WILDLIFE HAZARD

SUBJECT SITE

**RESIDENTIAL LEVEL 4:
TRANSITION MULTIFAMILY**

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

DP30.19 - 4



SUMMIT WIND REAL
ESTATE LP

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

SITE CONTEXT

24668 [PROJECT]

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May 7 2026 [DATE]

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[PROJECT TEAM]



1
NW CORNER - MT SEYMOUR PKWY



2
MT SEYMOUR PKWY - STREETSCAPE



3
VIEW NORTH - ALONG RIVERSIDE DR



4
SE CORNER - WINDRIDGE DRIVE



5
SW CORNER - RIVERSIDE DRIVE



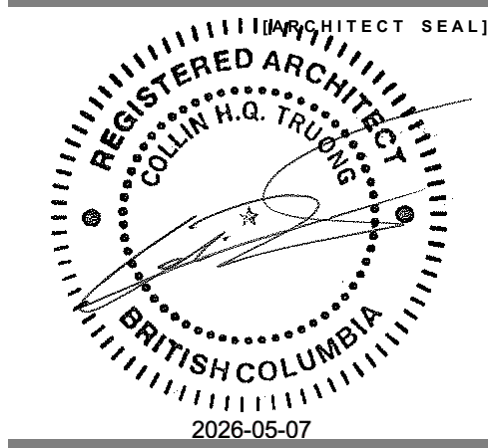
6
LANE - ADJACENT SINGLE FAMILY



SITE CONTEXT



DP30.19 - 5



SUMMIT WIND REAL ESTATE LP

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

SITE CONTEXT AND PHOTOS

24668 [PROJECT]

[SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.012

DESIGN RATIONALE

526 – 550 Riverside Drive & 2194 Windridge Drive

INTENT

This rezoning submission proposes to change the zoning of the north-east corner block of Riverside and Windridge Drive between Mt. Seymour Parkway and Windridge Drive (collectively the "Site") from RES-4 to Comprehensive Development CD District. Four legal properties currently comprise the site area and are proposed to be consolidated to create a development site of approximately. 249' x 120' (75.90 x 36.58m) with a total consolidated area of 29,450.06 ft² (2,736 m²). The four properties are currently occupied by single family houses with the following civic addresses, 526, 540, 550 Riverside Drive and 2194 Windridge.

The intent of the development is to provide 36 units of market housing, with a mix of stacked townhomes ranging from 1-bedroom to 3-bedroom units. The proposed residential area is 35,337 ft² (3,283 m²) achieving an FSR of 1.2.

NEIGHBOURHOOD CONTEXT

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

SITE PLAN CONCEPT

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

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

FORM OF DEVELOPMENT

The proposed development has a gross floor area of 35,337 ft² (3,283 m²) at 1.2 FSR. An outdoor amenity space is provided as well as 39 underground vehicle parking spaces, 74 Class 1 bicycle spaces within the single-level underground parkade, and 6 Class 2 bicycle spaces at grade.

The 36 Residential Units are accessed from a common outdoor open space courtyard located central of the development or along the fronting streets. On the Riverside Drive elevation, a 4 storey stacked townhouse contains one-storey lower units with three-bedroom upper townhome units, and a 3 storey stacked townhouse with one-storey lower units with two-bedroom upper townhome units. On the Windridge elevation, a 4 storey stacked townhouse contains one-bedroom lower units with three-bedroom upper townhome units. Facing the courtyard are 3-bedroom units complete with lock-off suites, and a one-bedroom lower unit with a two-bedroom upper townhome. 3% of the units are designed to meet the District of North Vancouver Accessible Design Policy for Multi-Family Housing, with direct street and elevator access. The townhome Units range in size from 422 ft² to 1,576 ft² (49.2 m² – 146 m²).

The unit breakdown includes:

- 14 x 1 Bedroom Units – 39% of Total Number of Units
- 6 x 2 Bedroom Units – 17% of Total Number of Units
- 16 x 3 Bedroom Units – 44% of Total Number of Units

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

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

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

ARCHITECTURAL CHARACTER

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

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

SUSTAINABILITY

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

ACCESSIBILITY

The development includes one dwelling unit designed in accordance with the District of North Vancouver's Accessible Design Policy for Multi-Family Housing. This unit incorporates Enhanced Accessible Design elements. Accessibility is provided to the entry and courtyard areas of this unit by an accessible ramp from Windridge Drive. The underground parkade includes six accessible parking spaces, with elevator access provided to the courtyard and street level.

CPTED (Crime Prevention Through Environmental Design)

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

Natural Surveillance

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

Natural Access Control

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

Natural Territorial Reinforcement

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



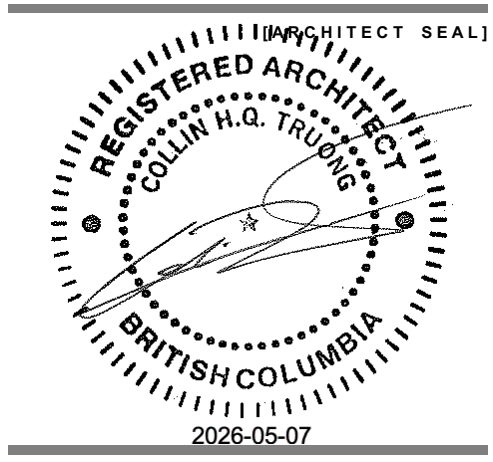
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DP30.19 - 6



SUMMIT WIND REAL
ESTATE LP

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

**DESIGN
RATIONALE**

24668 [PROJECT]

[SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

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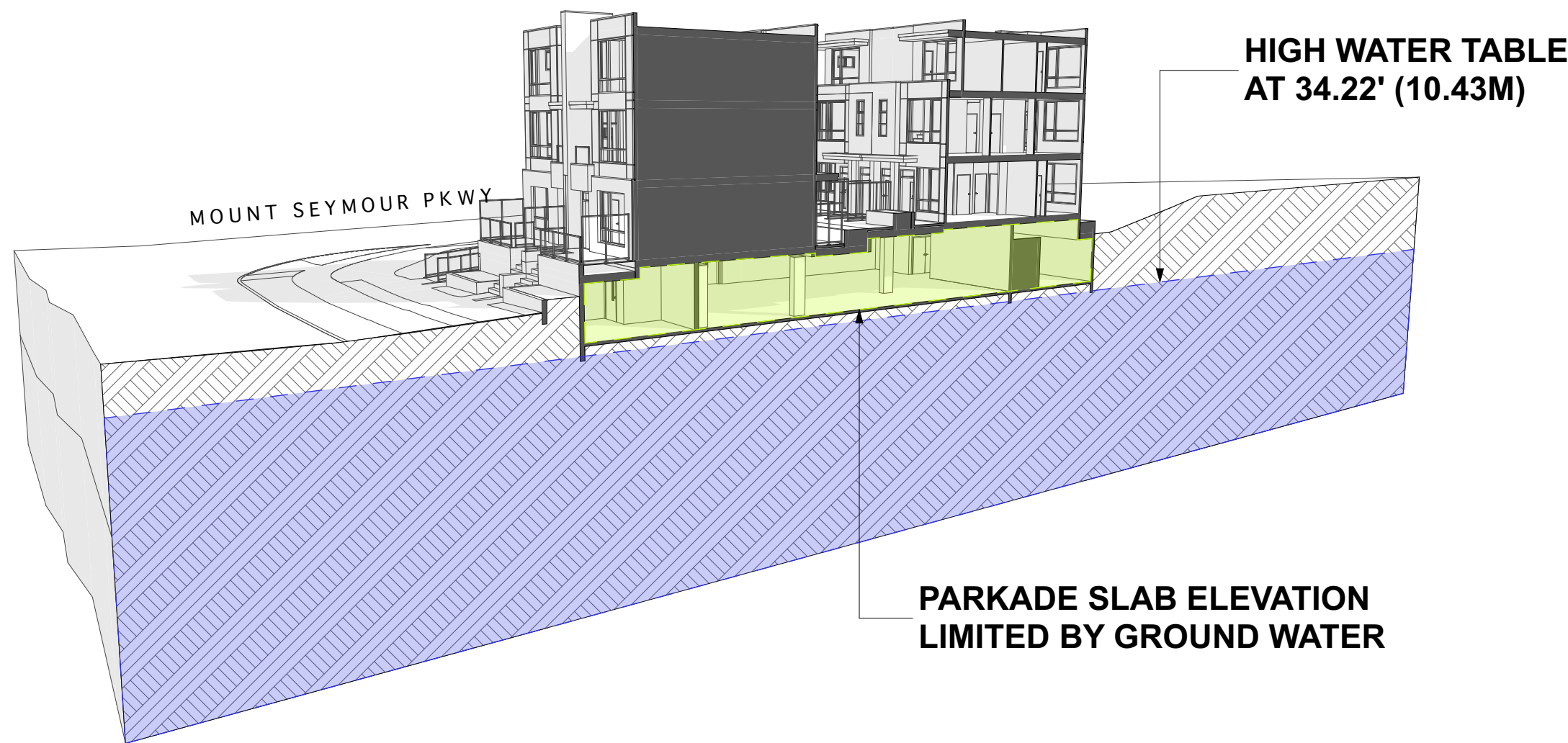
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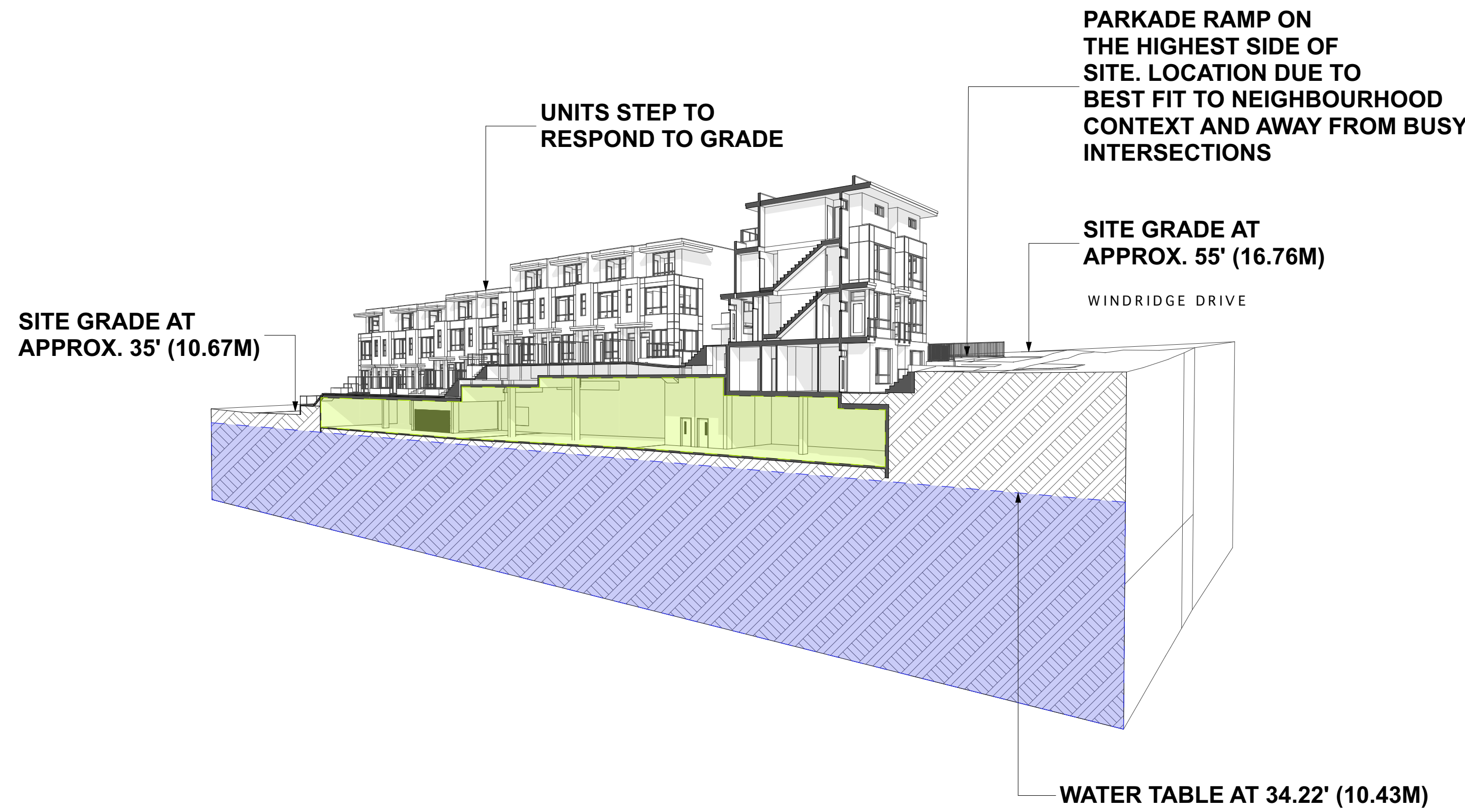
HIGH GROUND WATER SITE

DEPTH OF PARKING LIMITED BY GROUND WATER



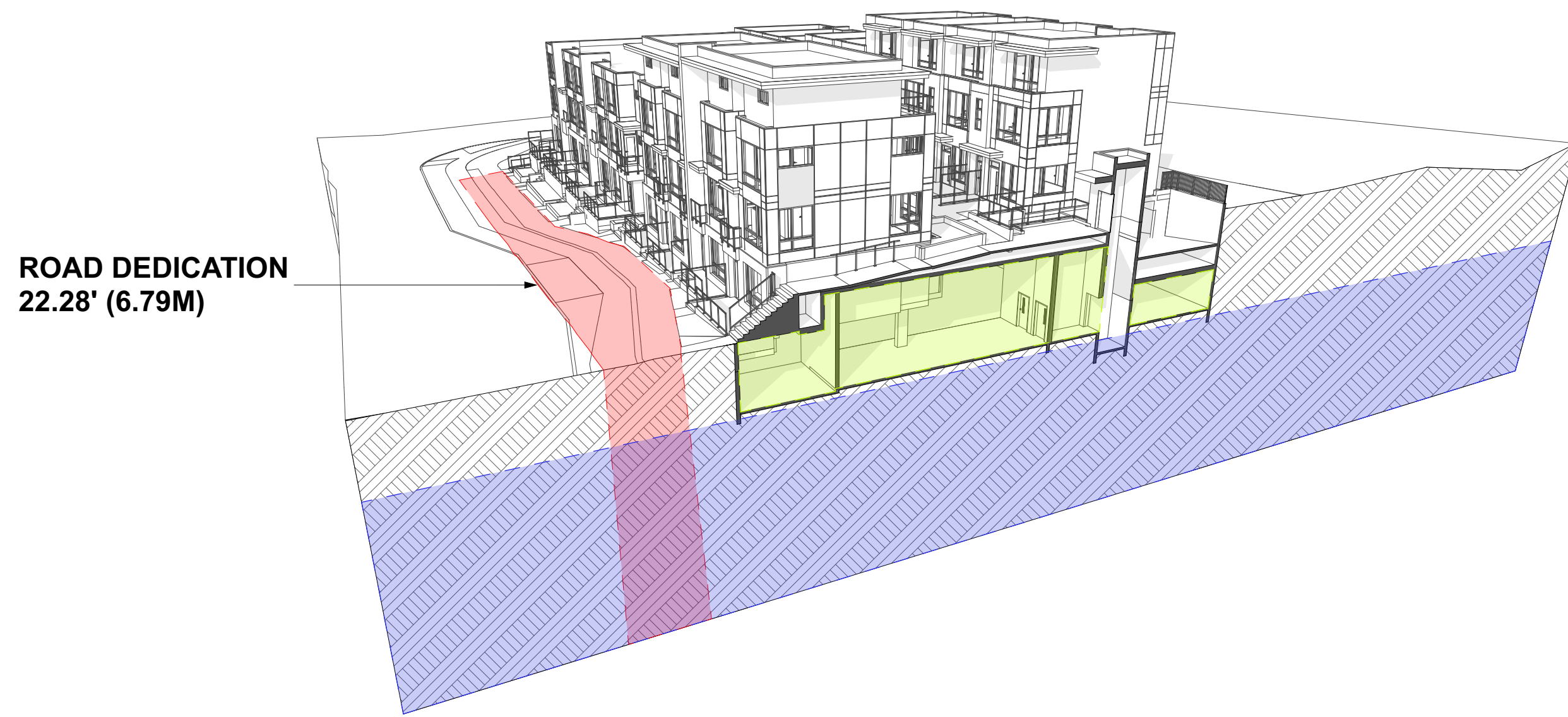
SIGNIFICANT SLOPING SITE TOPOGRAPHY

SITE SLOPES APPROXIMATELY 20' NORTH TO SOUTH

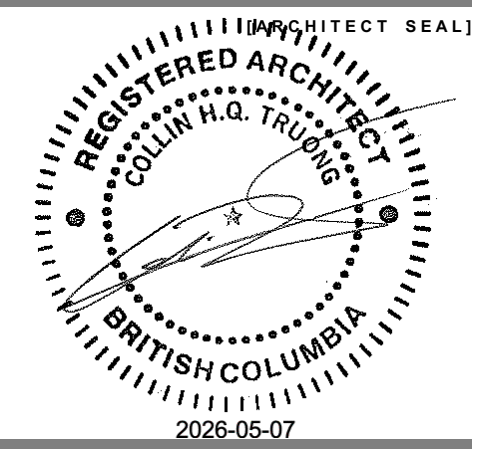


REQUIRED ROAD DEDICATION

LOT DEPTH IMPACTED BY ROAD DEDICATION



DP30.19 - 7



[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]

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

DESIGN CONSTRAINTS AND PLANNING ISSUES

24668 [PROJECT]

1/32" = 1'-0" [SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.021



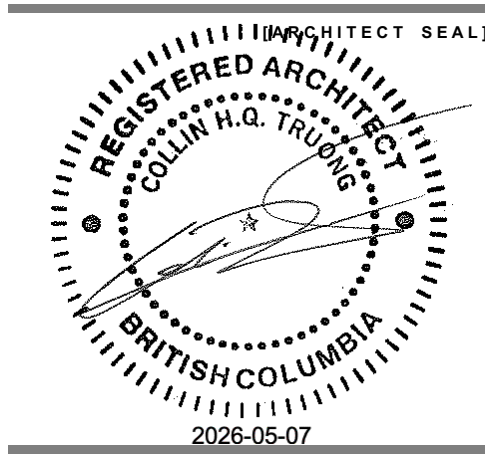
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(PROJECT TEAM)

DP30.19 - 8



(CLIENT)

SUMMIT WIND REAL ESTATE LP

(PROJECT)

PROPOSED MULTI-FAMILY DEVELOPMENT
226 - 1530 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

(TITLE)

ACCESSIBLE
DESIGN POLICY
(DNV)

24668 (PROJECT)

(SCALE)

May 7 2026 (DATE)

RZ / DP RESUBMISSION (ISSUE)

(DRAWING)

A-0.030

Page 4

BASIC AND ENHANCED ACCESSIBLE DESIGN ELEMENTS

Building Access and Main Entrances

Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability of Accessible Design to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw
1-B	Unobstructed access to main building entrances - An accessible path of travel is to be provided: - from the street and private parking area to at least one main entrance - from the main entrance to all suite entry doors (unless prohibited by the terrain or unusual site conditions) - from the main entrance to the elevator - from the main entrance to each common amenity area (e.g. recreational storage and laundry facilities, mailbox areas, garbage/recycling areas)		Yes – The accessible path applies to the building main entrance. If units are accessed via a corridor or passageway, and/or to a unit entrance of those identified around floor level entrance ground-oriented units that can be easily accessed without the use of stairs.	To enable a person using a stroller, cane, walker, wheelchair, or trolley to readily access a building	3.8.5.2 Construction Requirements 3.8.5.3 Building Access 3.8.2.27 Apartment and Condo Buildings 3.8.3.2 Paths of Travel
2-B	Accessible path of travel - The accessible path of travel is to be: - continuous with no steps - have a permanent, firm, non-slip finish - an uninterrupted clear width of 152cm (58") - a gradient not more than 1:20 - a different/distinctive texture to adjacent paved surfaces - be free of obstructions lower than 196cm (77") - be designed as a ramp where gradient exceeds 1:20 (5%) (excludes vehicular underground parking ramps) - have no grating openings that will allow the passage of a sphere more than 13mm (0.5in) in diameter		Yes – The accessible path to unit entrance applies to those identified around floor level entrance ground-oriented units that can be easily accessed without the use of stairs.	To enable a person using a stroller, cane, walker, wheelchair, or trolley to readily access a building	3.8.3.2 Paths of Travel 3.8.3.3 Ramps 3.4.6.1 Slip Resistance of Ramps and Stairs
3-B/E	Lighting, weather protection, intercom, address numbering and mailbox - Building entrances in accessible paths of travel are to: - provide weather protection with a min. 152cm x152cm (60in x 60in) canopy over the main entrance and door phone - have an intercom system installed with user functions located no more than 1375mm (54in) above paved area - have good lighting outside & inside building entrance - 100 lux - have mailbox units installed no more than 1375 mm (54 in) above the finished paved area - have address numbering that is glare free, approx. 60 in above finished floor, highly contrasting (color) and sized as follows depending on distance from the street: A) 0-15 m from road, numbering are to be 15cm (6 in), A) 15-20 m numbering are to be 15cm (6 in) and at >20m from road, numbering are to be 20cm (8 in)		Yes – Basic accessible design applies to identified ground-oriented unit entrances and main building entrance if included in the project design. May have door bell isolated of intercom system.	Provide shelter to any person while unlocking the front door, and easy entry to assist the frail, or persons with stroller, stroller, wheelchair, and visually impaired	3.8.2.27 Apartment and Condo Buildings DNV Building Bylaw Part 9
4-B	Entrance door assembly and operation - Door assemblies in the accessible path of travel are to: - provide a clear opening width of no less than 850mm (34in) if there is only 1 door leaf - have the active leaf providing a clear opening of no less than 850 mm (34in) (in a doorway with multiple leaves) - have power-operated doors, functioning for passage in both directions - be operable by devices that do not require light grasping or twisting - have a push plate or latch releasing device		Yes – Applies to identified ground-oriented unit entrances and main building entrance if included in the project design.	To permit easier entry by a person in wheelchair, stroller, trolley (for moving furniture in/out of building)	3.8.5.3 Building Access Requirements 3.3.1.13 Doors

Document: 2541241

Page 5

Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw
Building Access and Main Entrances – Continued					
5-B	Entry door clearance - Doorways in accessible paths of travel are to have a clear and level area on either side of the door - Doorway thresholds in accessible paths of travel are to be no more than 13 mm (0.5in) above the floor and beveled - The entry foyer shall have a non-slip surface		Yes – Applies to identified ground-oriented unit entrances and main building entrance if included in the project design.	To permit easier entry by person in wheelchair, stroller, trolley (for moving furniture etc)	3.8.5.3 Building Access Requirements 3.3.1.13 Doors
6-B	Tactile warning strip on stairs Provide tactile warning strips at the top of stairways, on all emergency stairs, and at landings intercepted by other paths of travel		Yes	To assist visually impaired with way-finding	3.8.3.11 Tactile Warning Systems
7-B	Colour contrast Provide contrasting colours on signs, address numbers, corridor walls and unit entries		Yes	To assist visually impaired with way-finding	3.8.3.12 Directional Signs

Corridors and Circulation

8-B	Corridor and passageway width - Corridors and passageways providing access to unit entrances and common facilities should: - be no less than 1220mm (48in) in width and - provide a clear area no less than 1520mm x 1520mm (60 in) adjacent to the elevator entrance at intervals no more than 10m (34ft). - Corridor doors installed in series are to be separated by a space no less than 1220mm (48 in) plus the width of any door swinging into the separating space - See also 4-B and 5-B above for door assembly and clearance in accessible paths of travel		Yes – Applies to identified ground-oriented unit entrances and passageways, if included in the project design.	Permit mobility of those with walkers and wheelchairs, strollers, trolleys for moving furniture etc.	3.8.5.3 Building Access Requirements 3.8.2.27 Apartment and Condo Buildings
9-E	Access to upper levels – Applies to identified ground-oriented unit units only	Explore opportunities to facilitate future adaptation for a personal elevator or stair lift.	Yes – Applies to identified ground-oriented unit units only	To facilitate access by a person in a wheelchair to ground floors in a town house unit	

Document: 2541241

Page 6

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

Residential Unit – Bathroom

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

Document: 2541241

Page 7

Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw
Residential Unit – Bathroom Continued					
15-B	Bathroom space - At least one bathroom is to have enough floor space to be minimally accessible per the following: - A clear dimension from the front edge of the toilet to the facing wall is to be a min. of 800mm (32in). - Space from the front edge of the bathtub to the centre of the toilet is to be a min. 508mm (20in). - Clear floor area in front of the sink/wall is to be a minimum of 760mm (30in) wide by 1220mm (48in) deep centred on the sink/wall. - Slip resistant flooring – material as recommended by the applicant's architect.		Yes – Applies to at least one bathroom on the ground floor level of the identified ground-oriented unit units	To enable a person in a wheelchair to use the toilet	3.8.5.6 Adaptable Dwelling Unit Bathrooms
16-B	Bathroom flooring Slip resistant flooring – material as recommended by the applicant's architect.		Yes – Applies to at least one ground floor level bathroom of the identified ground-oriented unit units	To reduce risk of slipping	
17-B	Bathroom wall reinforcement - Reinforcement provided in wall assemblies adjacent to a toilet and bathtub or shower are to accommodate the future installation of vertical, horizontal or diagonal grab bars or towel bars and such reinforcement should provide sufficient support to the bars so they can resist a vertical or horizontal load of not less than 1.3 kN/Newton (kN). - In at least one bathroom, the toilet is to be located next to a reinforced wall for future grab bar installation.		Yes – Applies to at least one bathroom on the ground floor level of the identified ground-oriented unit units	To permit installation of grab bars	3.8.5.5 Adaptable Dwelling Unit Bathrooms 3.7.2.10 Accessible Bathrooms
18-B	Adjustable height shower At least one bathroom can accommodate an adjustable height shower head or hand held shower head on adjustable bracket.		Yes – Applies to at least one ground floor level bathroom of the identified ground-oriented unit units	To enable sit down bathing	
19-E	Pressure and temperature control valves Pressure balanced tub and shower valves should minimize risk of scalding (maximum water temperature of approximately 49° C is suggested).		Yes – Applies to at least one bathroom on the ground floor level of the identified ground-oriented unit units	To prevent scalding	7.2.10.7 Baths
20-E (S)	Tub control valve position Tub control valve is to be provided at the outer edge of tub with spout in middle.		N/A	To permit filling tub without bending or reaching	
21-B	Bathroom Faucet levers At least one bathroom is to have lever faucet handles that do not require light grasping or twisting.		N/A	To enable installation of a future wheel-in shower	
22-E	Accessible shower A min. of one bathroom is to be adaptable to facilitate future installation of a wheelchair accessible shower.		N/A	To enable installation of a future wheel-in shower	
23-E	Space under sink A min. of one bathroom is to provide space under sink no less than 81 cm (32 in) wide. This space can also be achieved by providing a removable vanity cabinet.		N/A	To allow a wheelchair to slide under the sink	

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

Document: 2541241

Page 8

Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw
Residential Unit – Bedroom					
24-E	Space next to bed Space next to bed	A min. of one bedroom to provide no less than 152cm (60 in) of manoeuvring space between closet & double bed.	Yes – Applies to at least 1 bedroom on the ground floor level of identified ground-oriented unit units	To enable a person in a wheelchair to access the bed	
Residential Unit – Kitchen					
25-E	Turning radius Provide 152cm (60 in) turning radius in the kitchen (centre islands may not work).		Yes – Applies to the kitchen of identified ground-oriented unit units	To enable sufficient space for wheelchair movements	
26-B	Kitchen flooring Slip resistant flooring – material as recommended by the applicant's architect		Yes – Applies to the kitchen of identified ground-oriented unit units	To reduce risk of slipping	
27-B	Adjustable shelves Kitchen cabinets are to include adjustable shelves		Yes – Applies to the kitchen of identified ground-oriented unit units	Ergonomic, easier to reach shelves	
28-E	Cupboards – Lowest Shelf Design cupboards above countertops so that the lowest shelf is no more than 137cm (54 in) above the finished floor.		Yes – Applies to the kitchen of identified ground-oriented unit units	To enable easy reach by a person with frailties and/or in a wheelchair	
29-E	Cabinet Handles Provide D-shaped cabinet handles for all kitchen cupboards that are intended to be accessible.		Yes – Applies to the kitchen of identified ground-oriented unit units	Permit use by persons with disabilities and/or frailties	
30-B	Faucet handles All kitchen faucets within units and common amenity areas are to be operable by devices (e.g. lever/ handle) that do not require light grasping or twisting.		Yes – Applies to the kitchen of identified ground-oriented unit units	Ergonomic and easier to use by a person with mobility impairments or frailties	
31-E	Future modification (appliances) Provide sufficient space for future installation of cook top, wall oven and side-by-side refrigerator or bottom mounted freezer.		Yes – Applies to the kitchen of identified ground-oriented unit units	To facilitate future use of appliances by a person in a wheelchair	
32-E	Sink adjacent to stove Kitchen to be designed so that the range and sink are adjacent or can have a continuous counter space between them.		Yes – Applies to the kitchen of identified ground-oriented unit units	To enable a person in a wheelchair to move heavy pots between sink & stove	3.8.5.6 Adaptable Dwelling Unit Kitchens
33-E (S)	Countertop & sink height - Facilitate future ability to remove the sink cabinet and lower the countertop height. - Ensure that the kitchen tops are reachable by a person in a wheelchair.		Yes – Applies to the kitchen of identified ground-oriented unit units	To enable full use of the sink by a person in a wheelchair	
34-E (S)	Workspace area Provide an adjustable height workspace min. 81cm (32 in) between sink and stove.		Yes – Applies to the kitchen of identified ground-oriented unit units	To enable a person in a wheelchair to prepare meals	

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Page 9

Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw
Residential Unit – Electrical					
35-E	Kitchen – electrical outlet Ensure ready and safe access to at least one electrical outlet units.		Yes – Applies to the kitchen of identified ground-oriented unit units	To enable a person in a wheelchair to reach plugs for kettles, toaster etc.	
36-B	Rocker switches All switch types shall be operable with a closed fist (such as rocker switches).		Yes – Applies to identified ground-oriented unit units	Ergonomic design	
37-B	Telephone jacks - Include a telephone jack in at least one bedroom - Telephone jacks are to be approx. 200 mm or less from an electrical outlet.		Yes – Applies to identified ground-oriented unit units	To enable telephone use from bed	
38-B	Bedroom – 3-way switch Three way switched outlet near bed and doorway		Yes – Applies to identified ground-oriented unit units	Allows a person in bed to control lights and/or fan	
39-E	Electrical switches and outlets - Controls for the operation of building services or safety devices, including electrical switches, thermostats and intercom switches are to be accessible to a person in a wheelchair, operable with one hand, and be located between 900 mm (36 in) and 1200 mm (47 in) above the floor. - Electrical, telephone, cable and data outlets for occupant use are to be located between 455 mm (18 in) and 1200 mm (47 in) above the floor.		Yes – Applies to identified ground-oriented unit units	To allow wheelchair users to easily reach	3.8.5.7 Outlets, Switches and Controls
40-B	Visual alarm installation Install visual alarm system in all common areas of the building. Wiring for a visual alarm is to be tied into the fire alarm system.		Yes	To alert a person with hearing disabilities of an emergency	3.2.4.19 and 20 Visual Signals
41-E	Visual alarm – wiring Install wiring for visual alarm system in living room and at least one bedroom. Wiring to be connected to the building's fire alarm system.		Yes – Applies to identified ground-oriented unit units	To enable future installation of a warning alarm for hearing impaired	3.2.4.19 and 20 Visual Signals
42-E (S)	Visual alarm installation - Connection for visual alarm signals to be installed in each suite of a building intended for seniors and be appropriately labelled. - Visual alarm signals are required for suites intended for use by people with a hearing impairment. - A visual alarm system is to be installed in the living room and the accessible bedroom. Wiring for a visual alarm is to be tied into the fire alarm system. When visual signals are required a Strobe light must be installed beside every smoke Alarm. Strobe must have the word "stroke" visible on the lens.		Yes – Applies to identified ground-oriented unit units	Strobe or other device for the hearing impaired	3.2.4.19 and 20 Visual Signals

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

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



WEST ELEVATION (RIVERSIDE DRIVE)

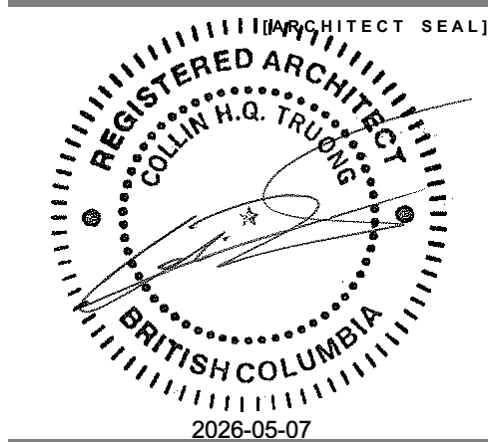


NORTH-WEST CORNER PERSPECTIVE (RIVERSIDE DRIVE + MT. SEYMOUR PKWY)



SOUTH ELEVATION (WINDRIDGE DRIVE)

DP30.19 - 9



[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]

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

[TITLE]

PERSPECTIVES

24668 [PROJECT]

[SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

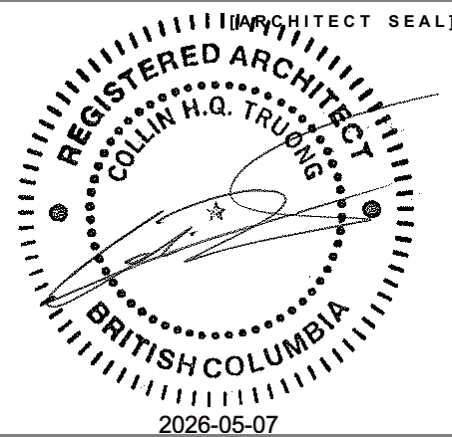
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PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

TOPOGRAPHICAL SURVEY

24668 [PROJECT]

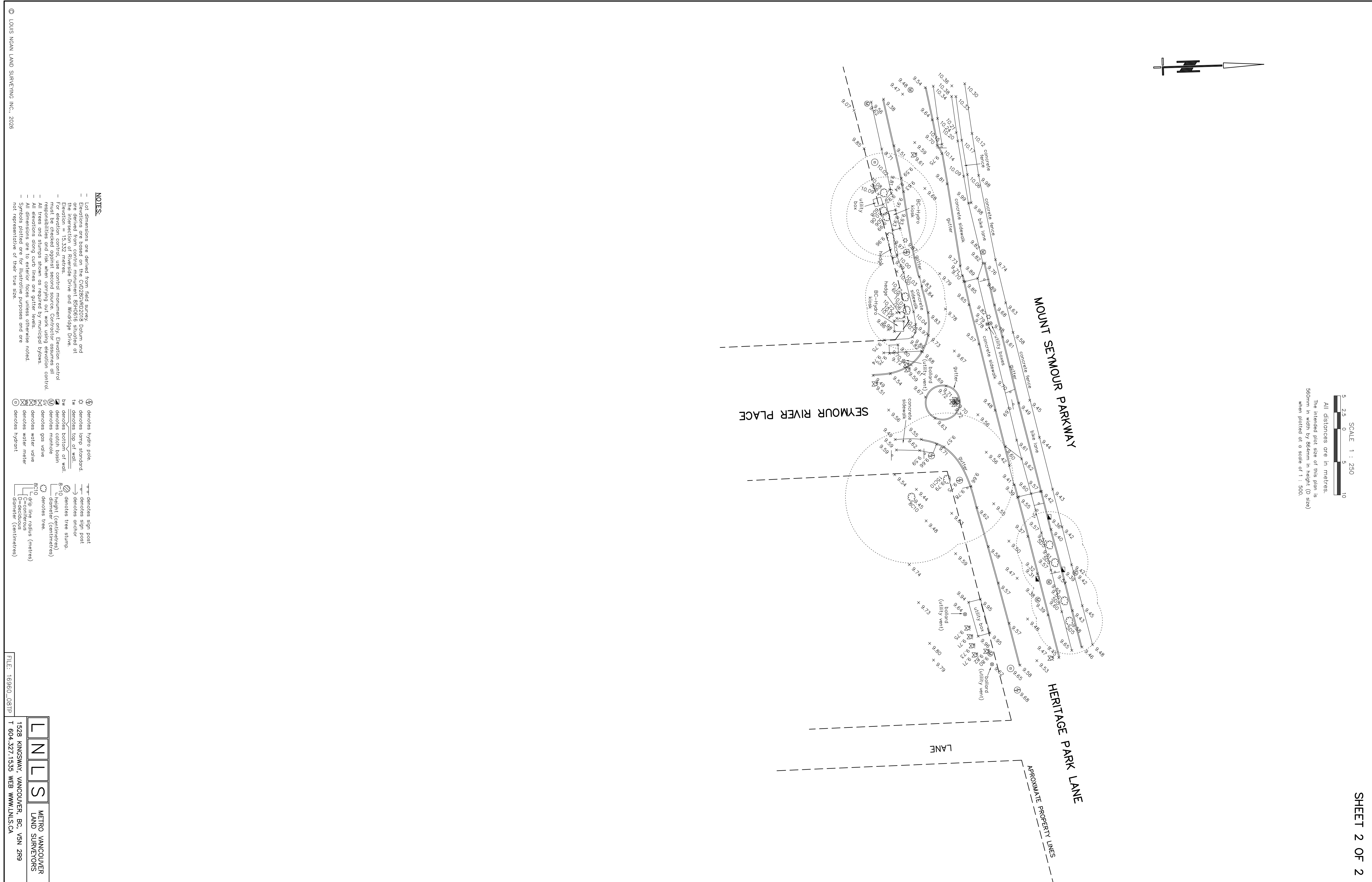
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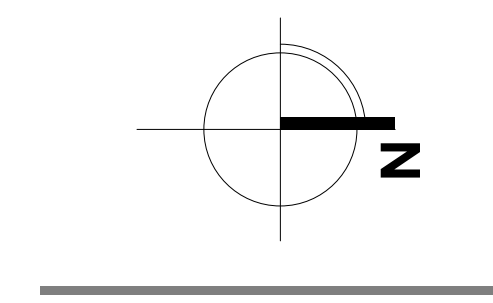
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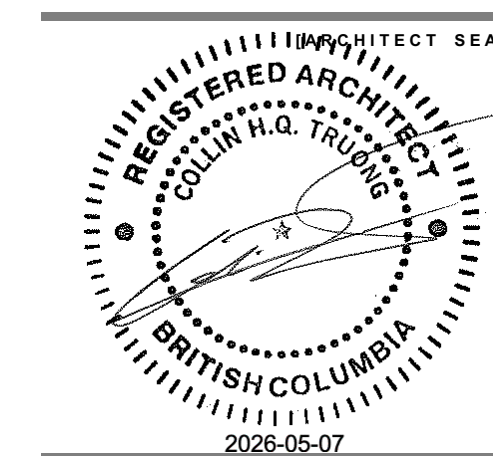


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PROJECT

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

[TITL

SITE PLAN

01000 [PROJECT

3/32" = 1'-0" [SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION ISSU

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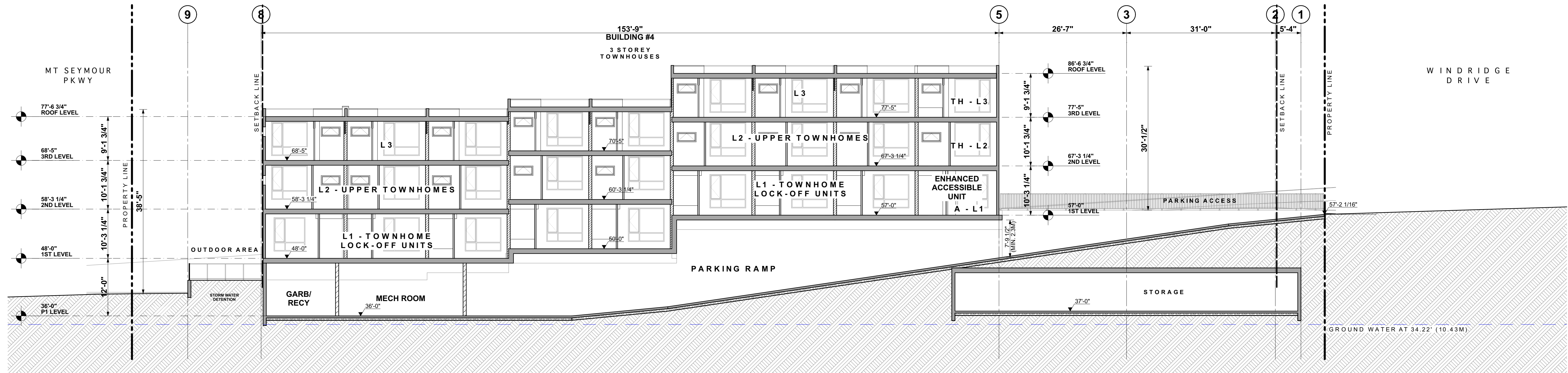


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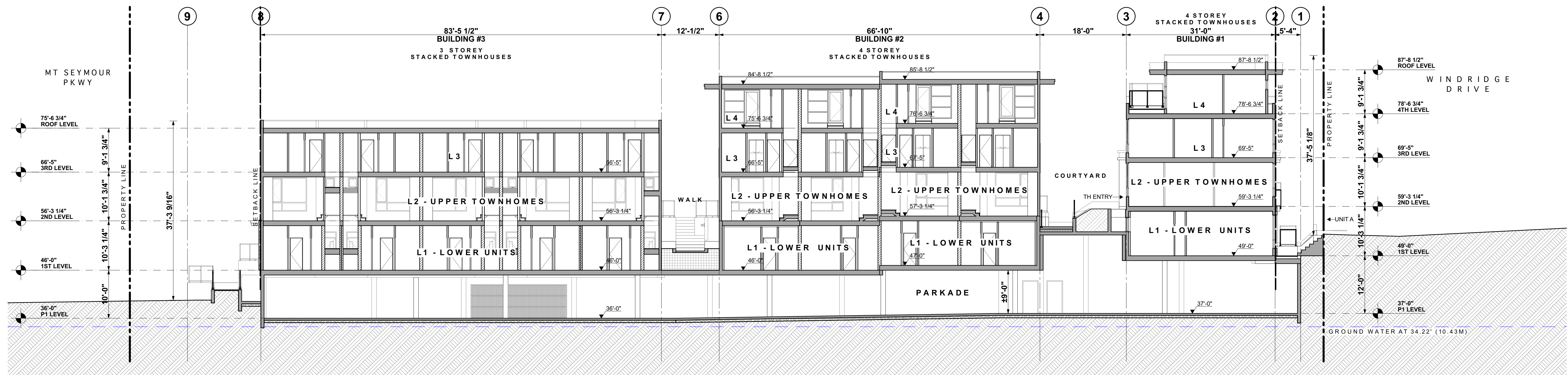
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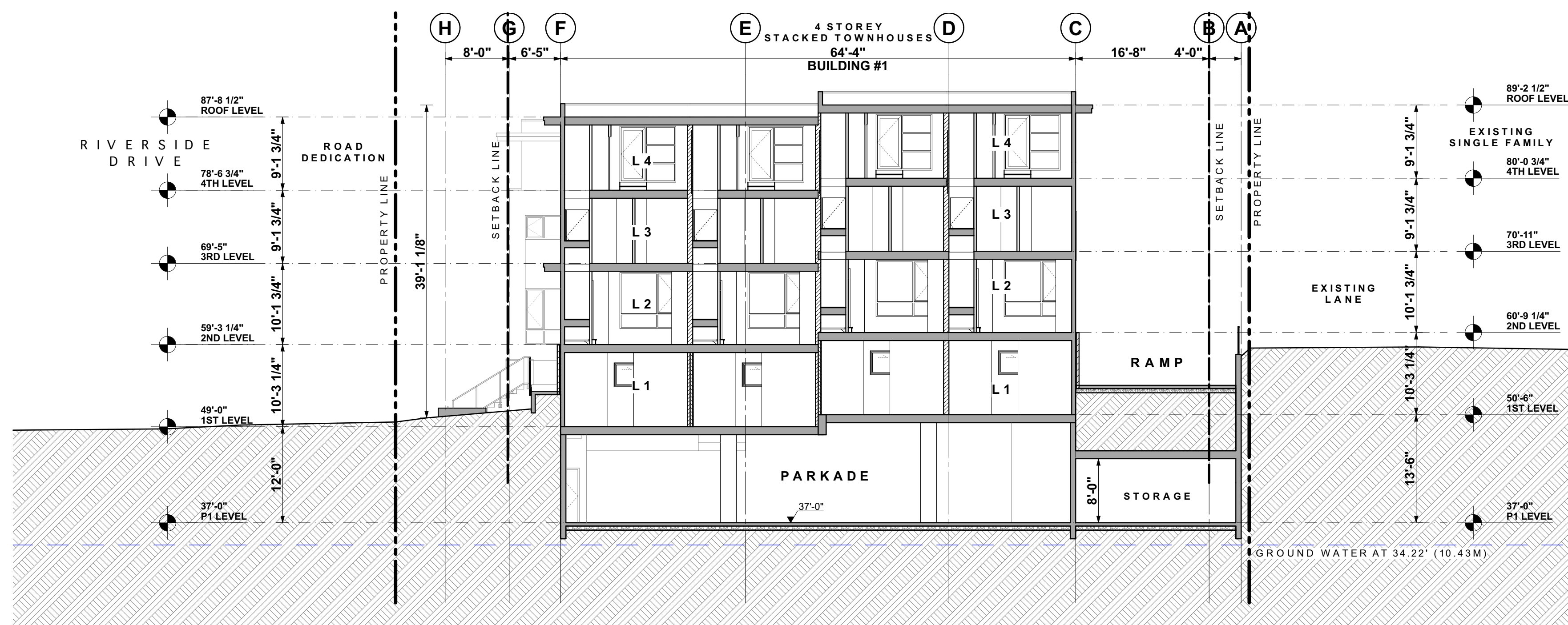
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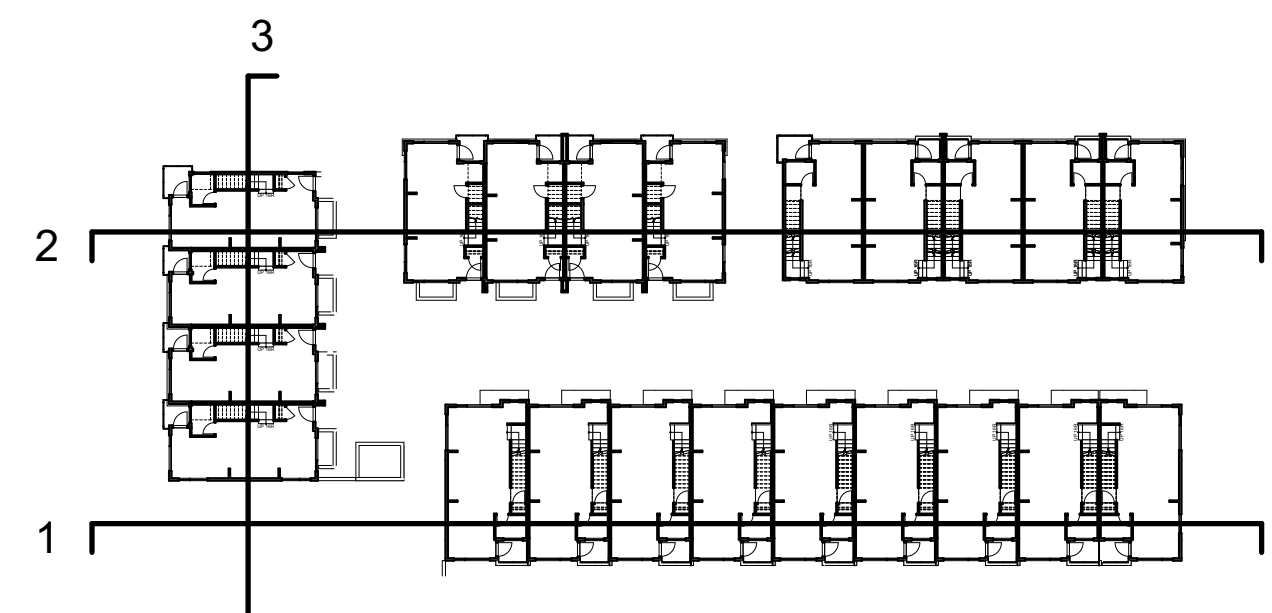
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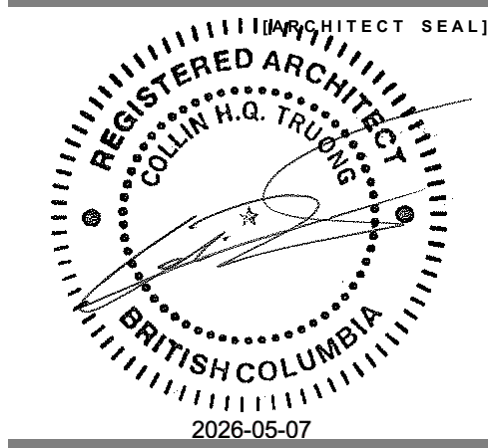
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SUMMIT WIND REAL ESTATE LP

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

SITE SECTIONS

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May 7 2026 (DATE)
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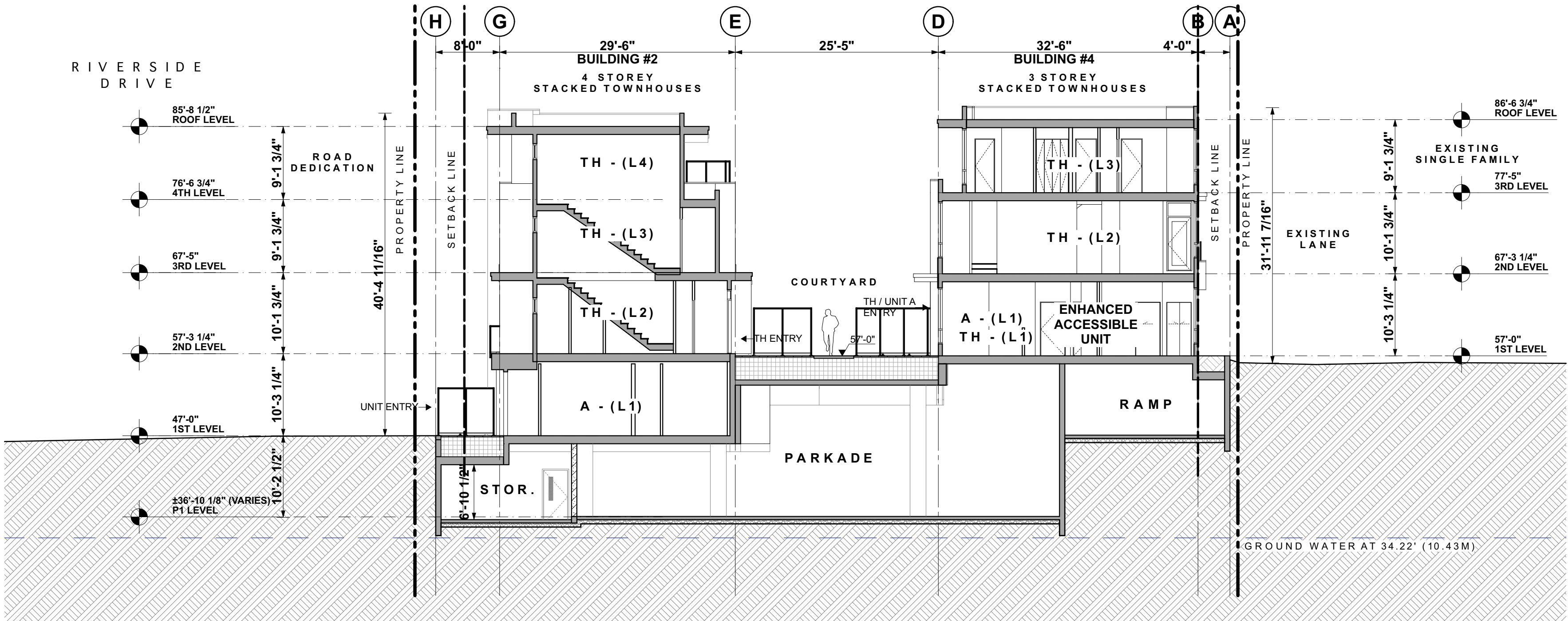
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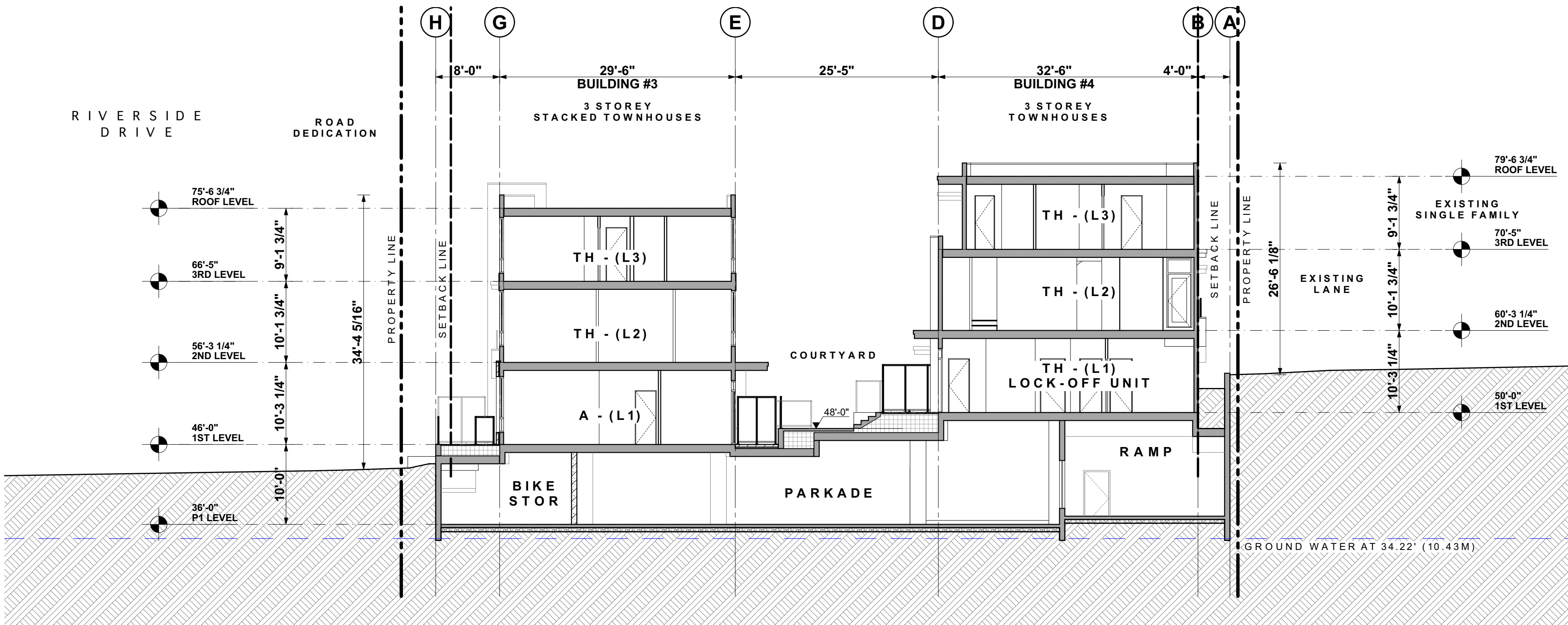
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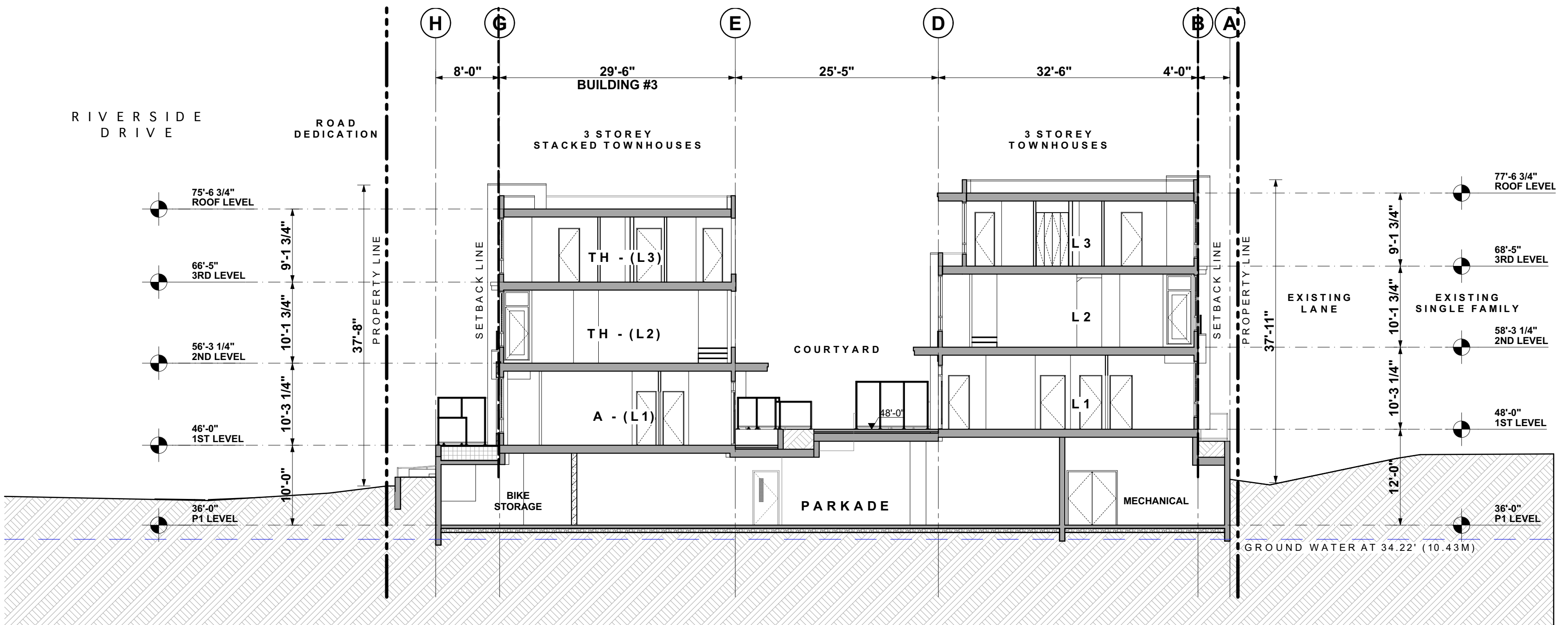
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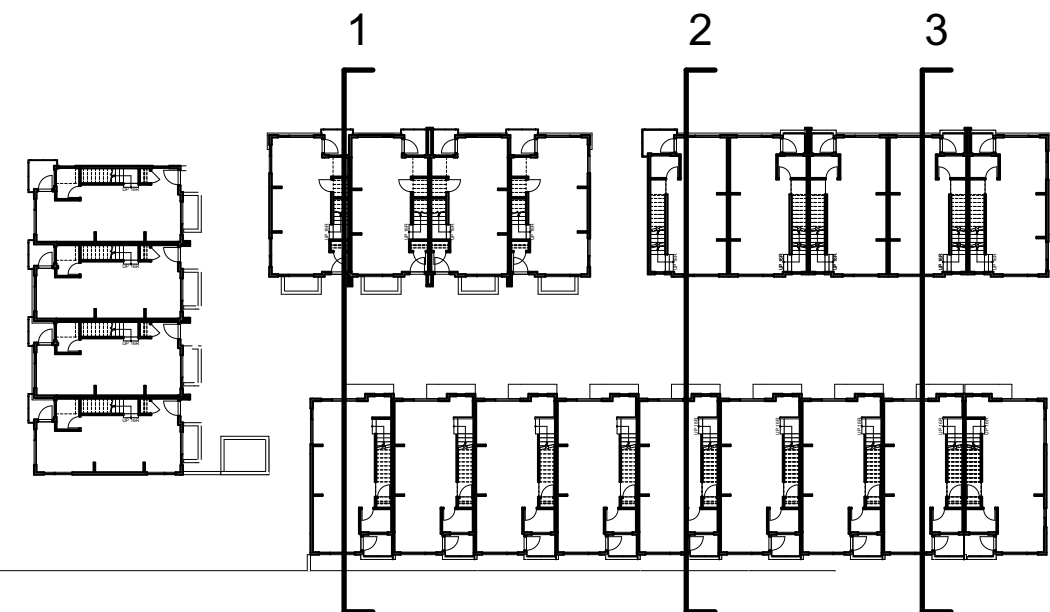
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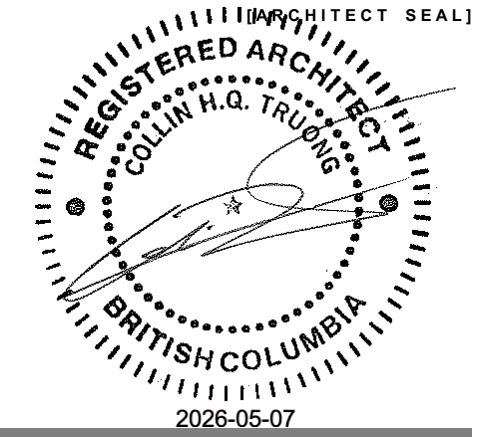
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DP30.19 - 16



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

SITE SECTIONS

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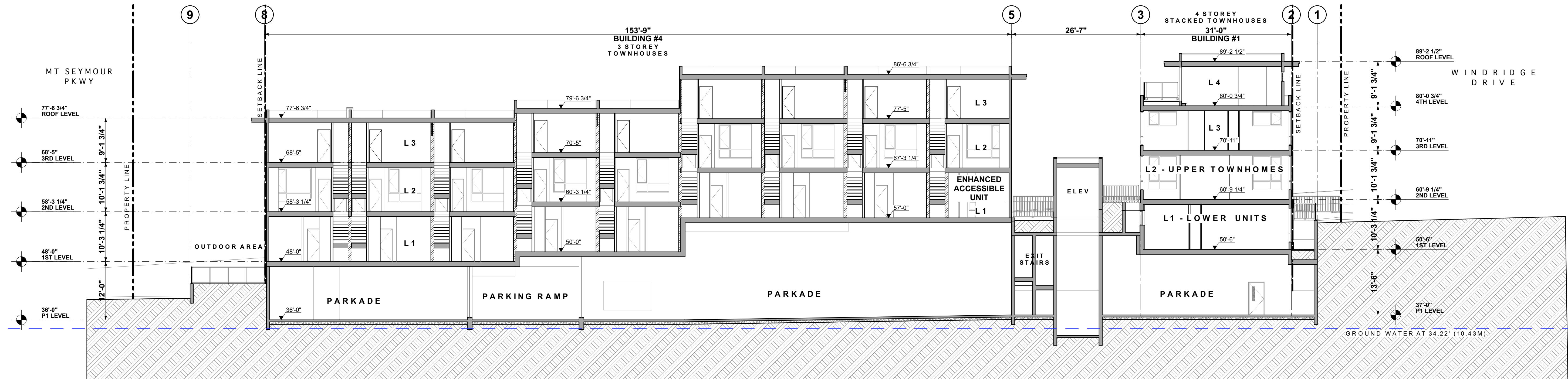


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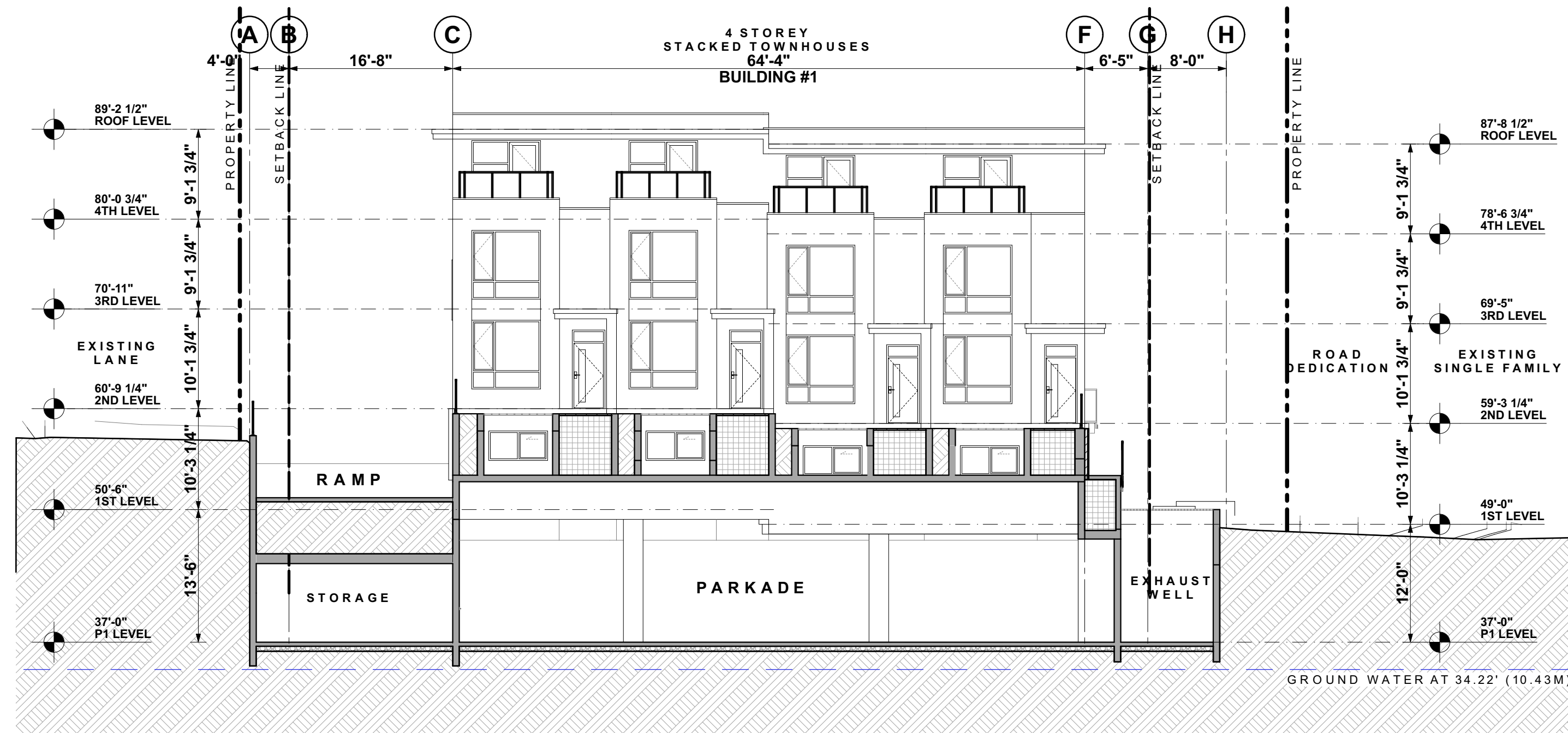
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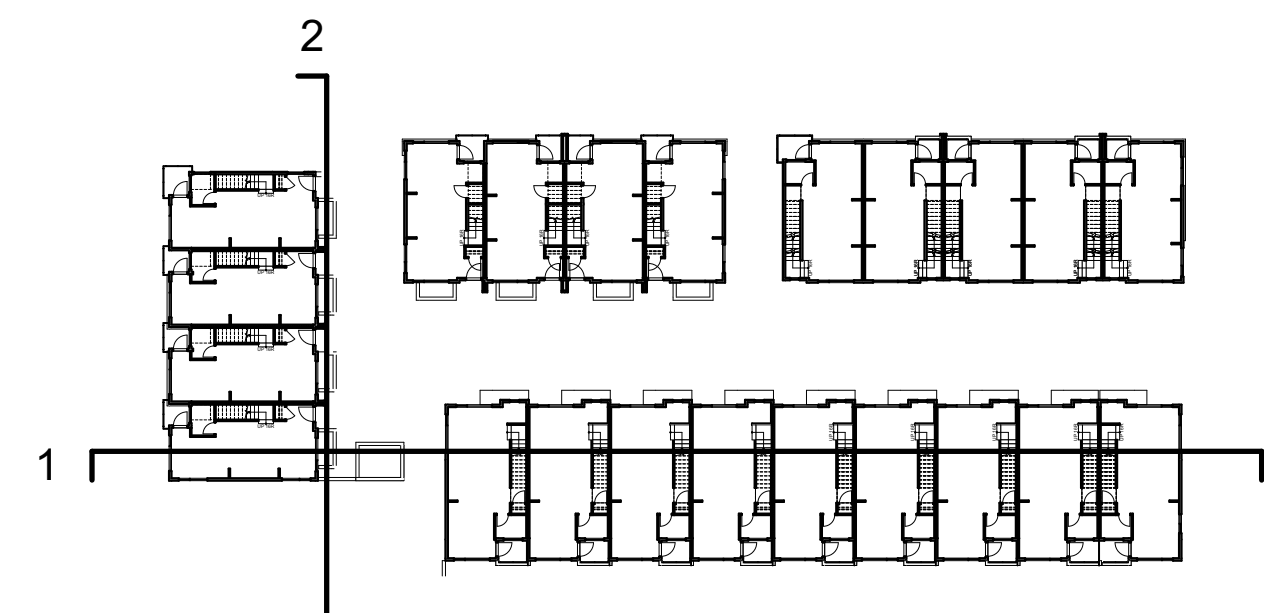
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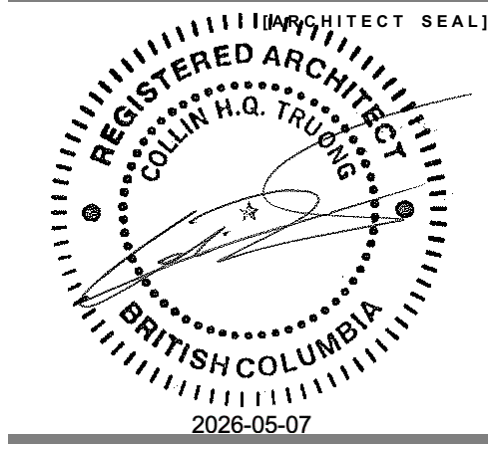
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DP30.19 - 17



SUMMIT WIND REAL ESTATE LP

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

SITE SECTIONS

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3/32" = 1'-0" [SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

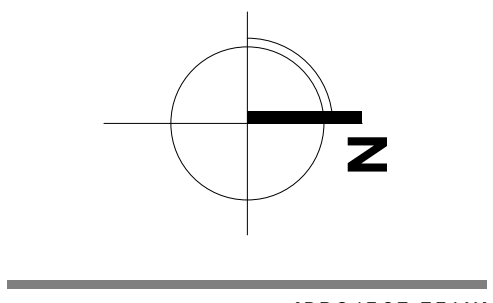
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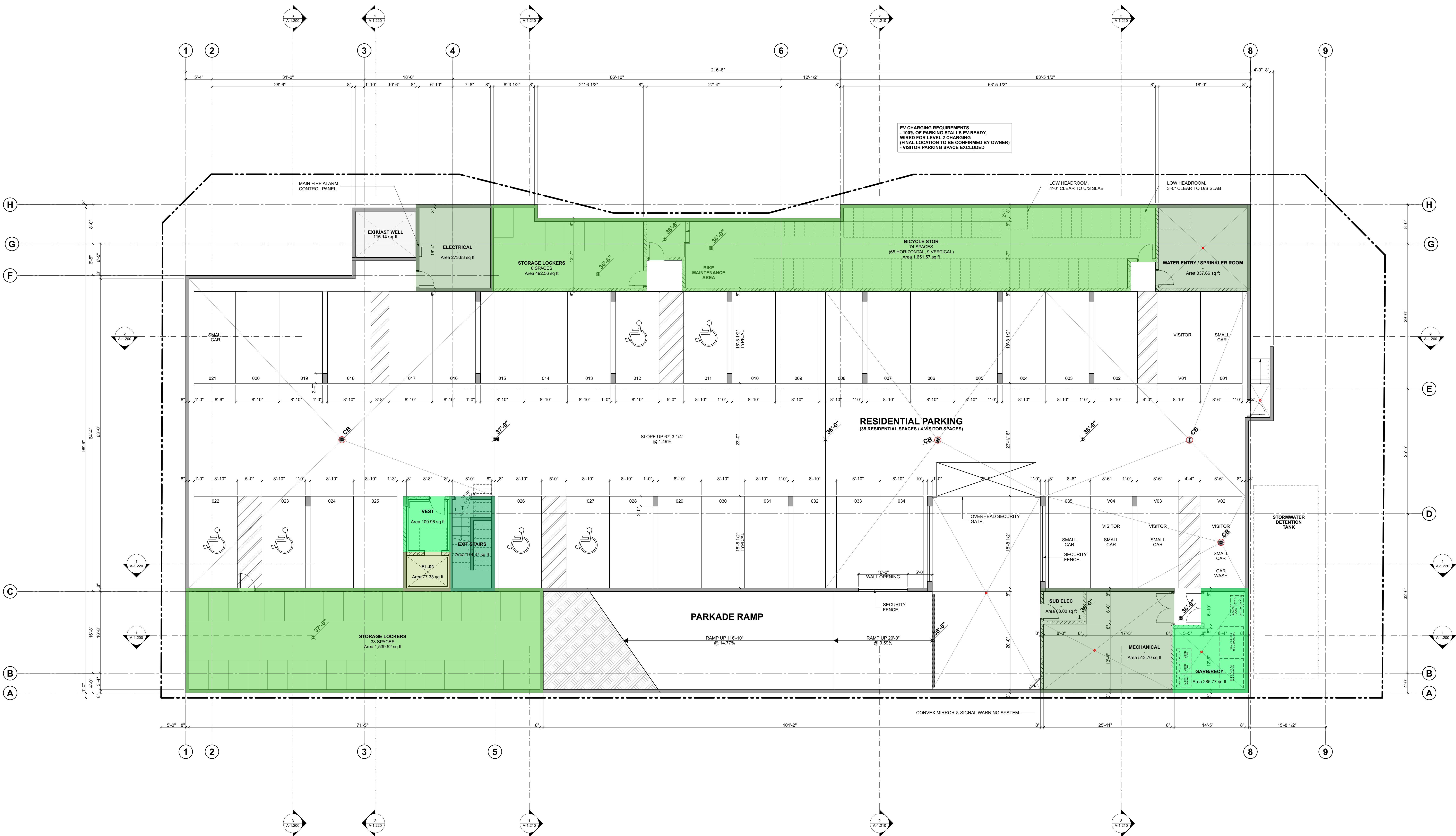
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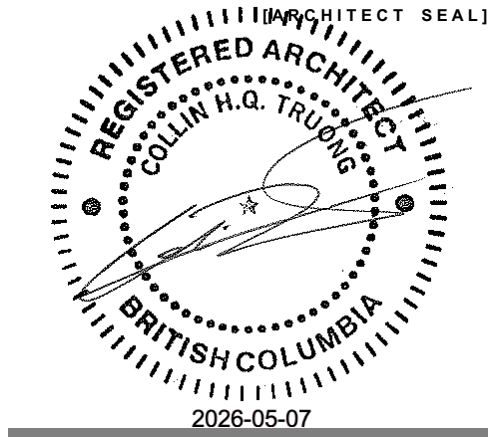
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PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

P1 PARKING PLAN

24668 [PROJECT]

1/8" = 1'-0" [SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-2.000

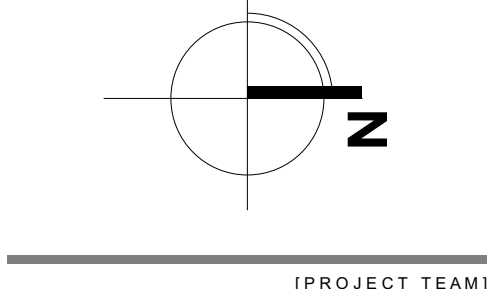


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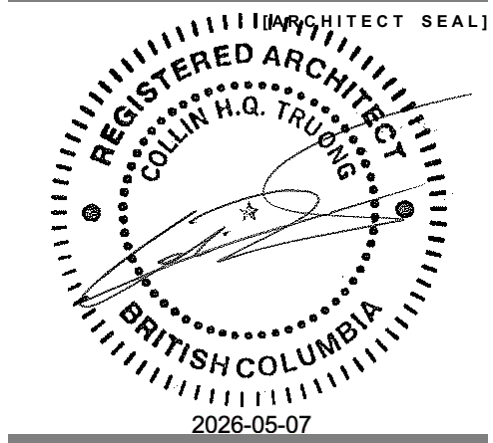
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(PROJECT TEAM)

DP30.19 - 19



(CLIENT)

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ESTATE LP

(PROJECT)

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

(TITLE)

LEVEL 1

24668 (PROJECT)

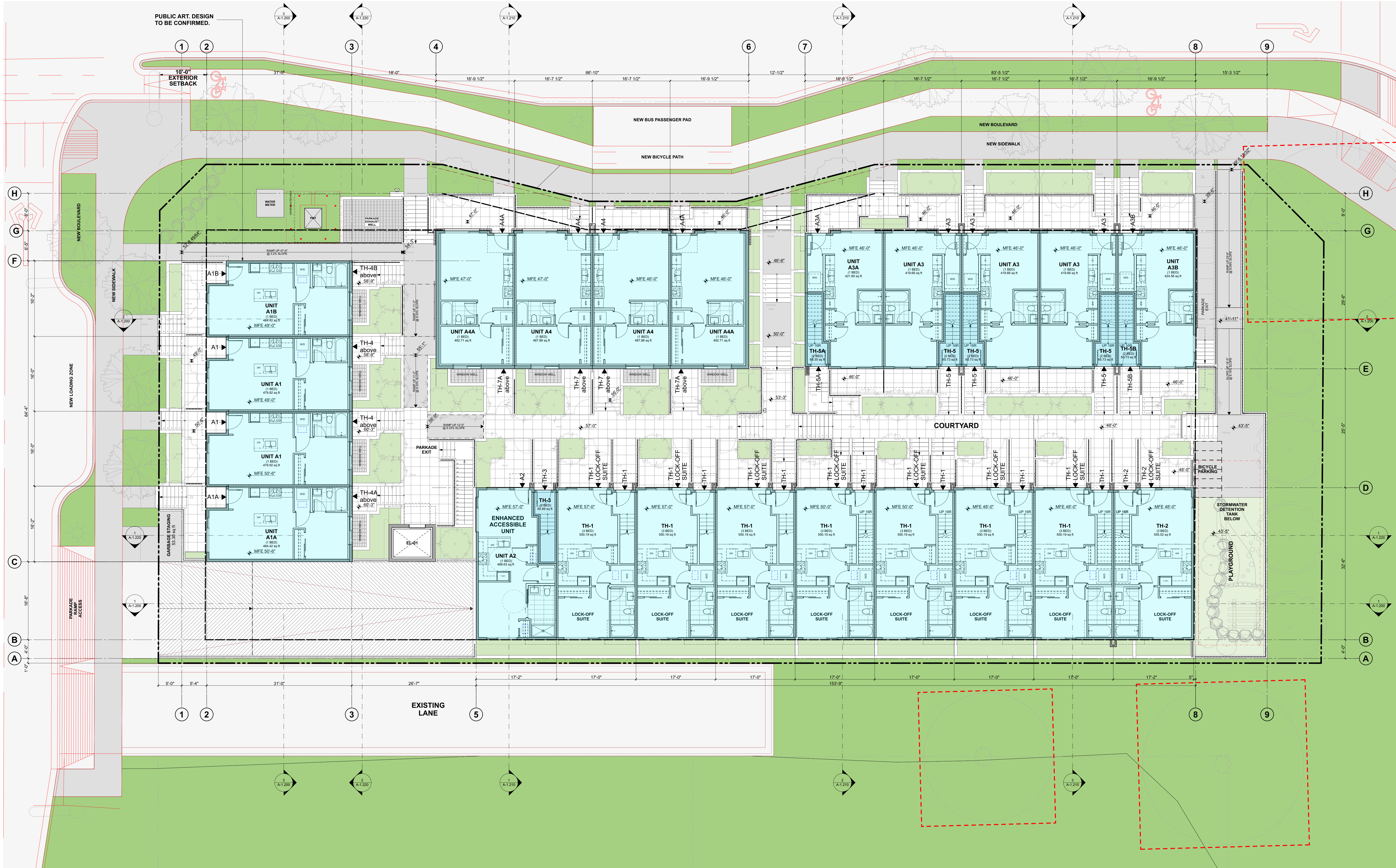
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May 7 2026 (DATE)

RZ / DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.100

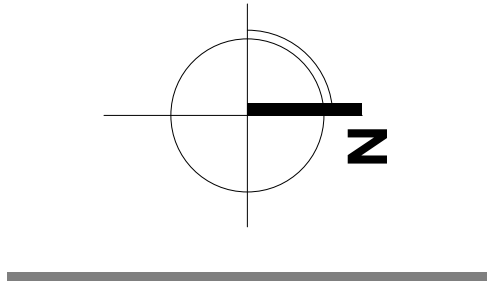




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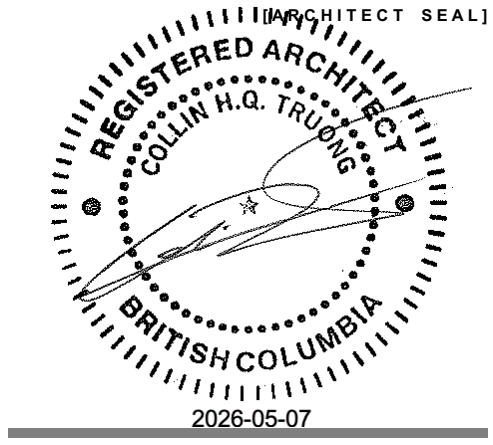
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[PROJECT]

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

[TITLE]

LEVEL 2

24668 [PROJECT]

1/8" = 1'-0" [SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

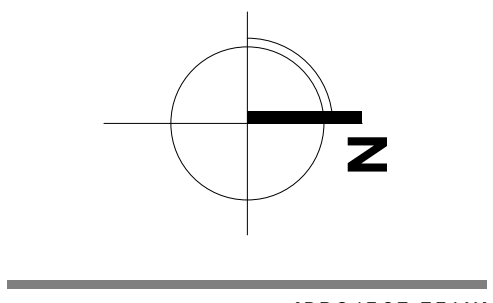
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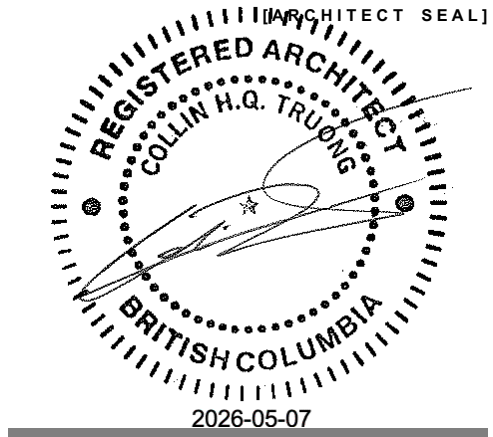
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PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

LEVEL 3

24668 [PROJECT]
1/8" = 1'-0" [SCALE]
May 7 2026 [DATE]
RZ / DP RESUBMISSION [ISSUE]

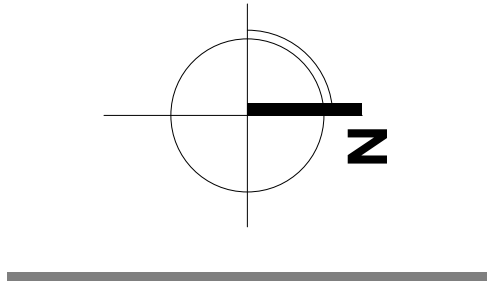
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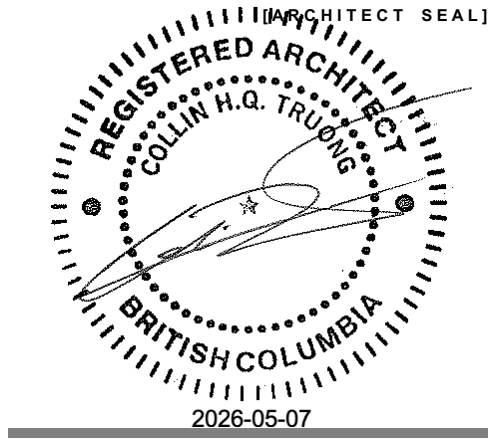
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PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

LEVEL 4

24668 [PROJECT]

1/8" = 1'-0" [SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-2.400

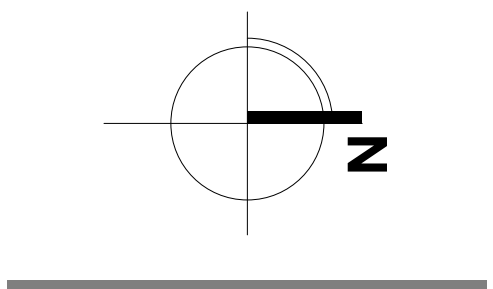


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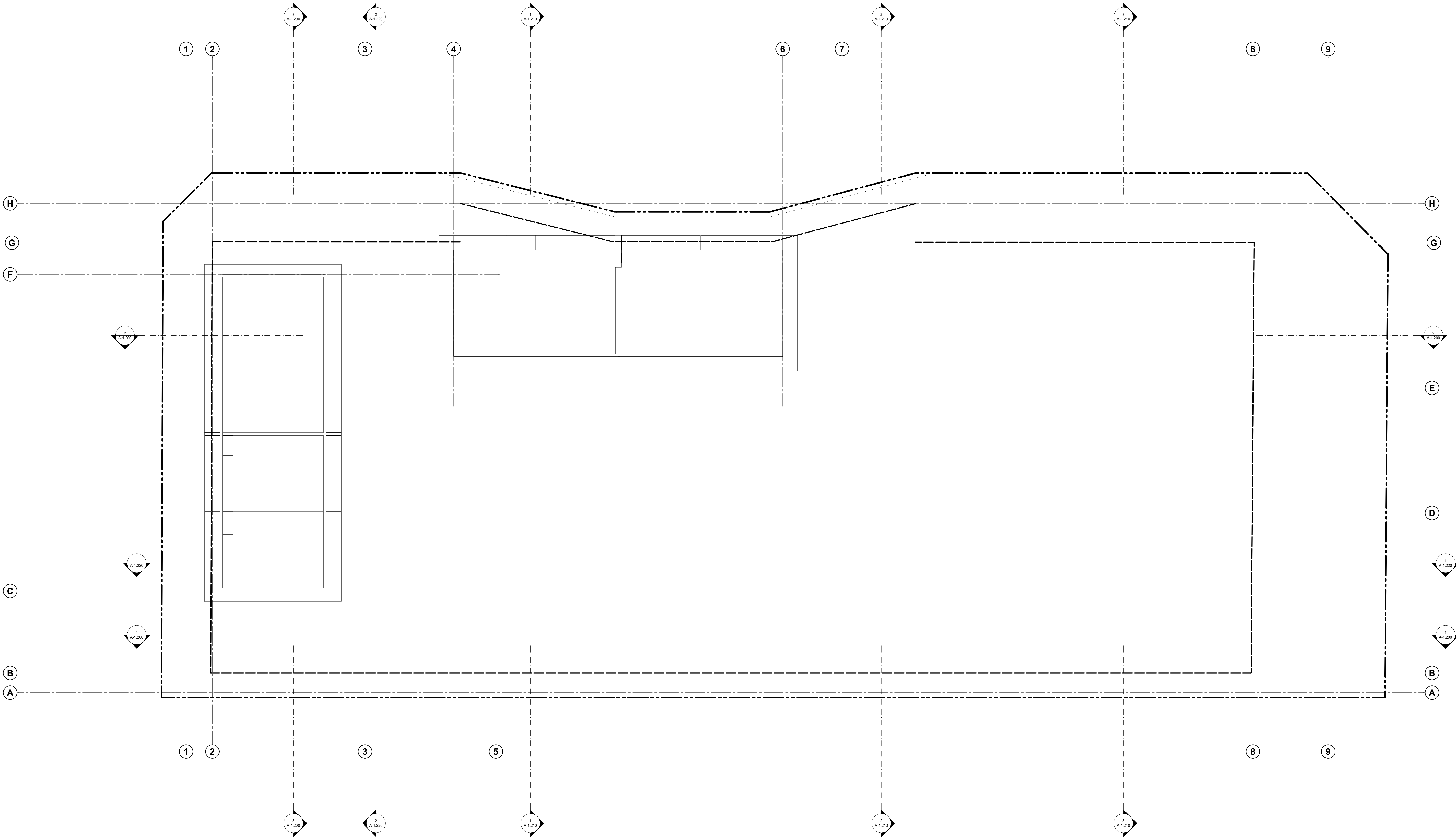
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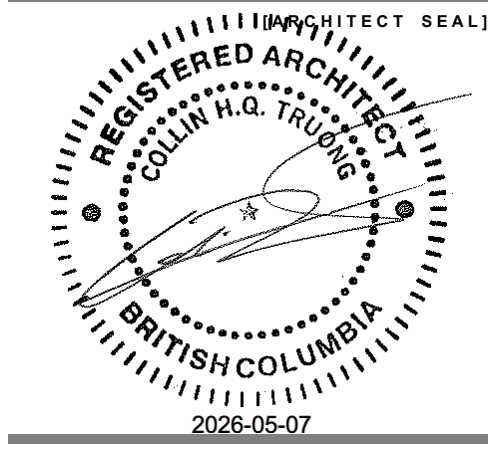
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[PROJECT]

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

[TITLE]

ROOF PLAN

24668 [PROJECT]

1/8" = 1'-0" [SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-2.500

MATERIAL AND COLOUR LEGEND											
	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location		Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1		Cementitious Reveal Panel	Cementitious Siding - Cobble Stone	-	Exterior Walls	3		Brick Masonry	Colour - Traditional Iron Wash , Coal Creek	-	Brick Masonry Exterior Cladding where noted
2		Woodlook	Cementitious Siding - Rich Espresso	-	Exterior Walls - Horizontal Siding 6" exposure	4		Cementitious Reveal Panel	Paint - Benjamin Moore GRAPHITE 1603	-	Siding and flashing applications @ window infill panels corner windows
2A		Woodlook	Cementitious Siding - Warm Espresso	-	Exterior Walls - Horizontal Siding 6" exposure	5		Vinyl Windows and Doors c/w matching Flashing and Trim	Black Colour	-	Residential Windows and Doors
2B		Woodlook	Cementitious Siding - Mountain Cedar	-	Entry Area / Roof & Balcony Soffits	6		Entry Door	Wood - Oak	-	Main Building Entrance door
											</



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



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

MATERIAL AND COLOUR LEGEND																	
	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location		Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location		Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1		Cementitious Reveal Panel	Cementitious Siding - Cobble Stone	-	Exterior Walls	3		Brick Masonry	Colour - Traditional Iron Wash , Coal Creek	-	Brick Masonry Exterior Cladding where noted	7		Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels	Black Colour (Satin Finish)	Lindahl	Balconies, Patios & Exterior Stairs
2		Woodlook	Cementitious Siding - Rich Espresso	-	Exterior Walls - Horizontal Siding 6" exposure	4		Cementitious Reveal Panel	Paint - Benjamin Moore GRAPHITE 1603	-	Siding and flashing applications @ window infill panels corner windows	8		Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels	Black Colour (Satin Finish)	Lindahl	Patios & Balconies
2A		Woodlook	Cementitious Siding - Warm Espresso	-	Exterior Walls - Horizontal Siding 6" exposure	5		Vinyl Windows and Doors c/w matching Flashing and Trim	Black Colour	-	Residential Windows and Doors	9		Wood Boards c/w Pre-finished steel flashings (Makin Metals Ltd. - PVDF)	Benjamin Moore GRAPHITE 1603	-	Balcony & Roof Fascias
2B		Woodlook	Cementitious Siding - Mountain Cedar	-	Entry Area / Roof & Balcony Soffits	6		Entry Door	Wood - Oak	-	Main Building Entrance door	10		Exposed Architectural Concrete			Exposed Concrete Walls c/w Elastomeric Paint



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



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



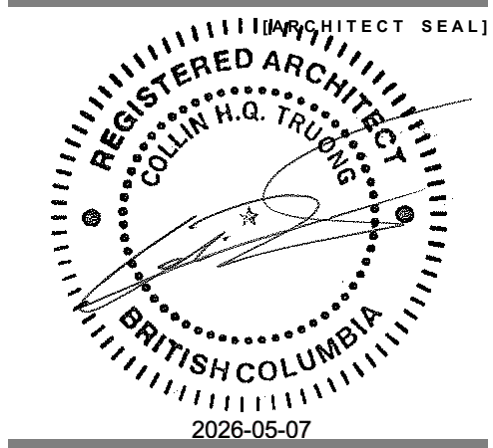
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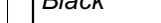
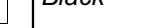
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

ELEVATIONS

24668 [PROJECT]
1/8" = 1'-0" [SCALE]
May 7 2026 [DATE]
RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-4.100

MATERIAL AND COLOUR LEGEND																	
	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location		Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location		Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
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2		Woodlook	Cementitious Siding - Rich Espresso	-	Exterior Walls - Horizontal Siding 6" exposure	4		Cementitious Reveal Panel	Paint - Benjamin Moore GRAPHITE 1603	-	Siding and flashing applications @ window infill panels corner windows	8		Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels	Black Colour (Satin Finish)	Lindahl	Patios & Balconies
2A		Woodlook	Cementitious Siding - Warm Espresso	-	Exterior Walls - Horizontal Siding 6" exposure	5		Vinyl Windows and Doors c/w matching Flashing and Trim	Black Colour	-	Residential Windows and Doors	9		Wood Boards c/w Pre-finished steel flashings (Makin Metals Ltd. - PVDF)	Benjamin Moore GRAPHITE 1603	-	Balcony & Roof Fascias
2B		Woodlook	Cementitious Siding - Mountain Cedar	-	Entry Area / Roof & Balcony Soffits	6		Entry Door	Wood - Oak	-	Main Building Entrance door	10		Exposed Architectural Concrete			Exposed Concrete Walls c/w Elastomeric Paint



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



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



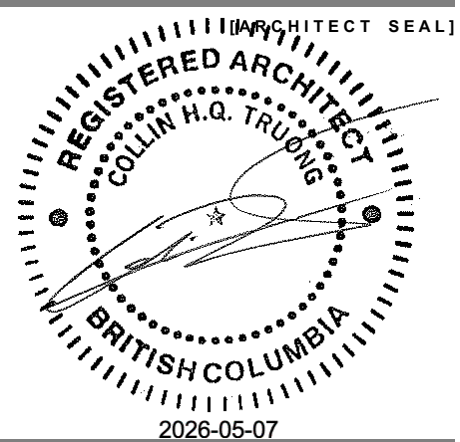
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SUMMIT WIND REAL ESTATE LP

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

COURTYARD ELEVATIONS

24668 [PROJECT]

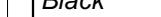
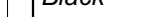
1/8" = 1'-0" [SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-4.200

MATERIAL AND COLOUR LEGEND																	
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2		Woodlook	Cementitious Siding - Rich Espresso	-	Exterior Walls - Horizontal Siding 6" exposure	4		Cementitious Reveal Panel	Paint - Benjamin Moore GRAPHITE 1603	-	Siding and flashing applications @ window infill panels corner windows	8		Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels	Black Colour (Satin Finish)	Lindahl	Patios & Balconies
2A		Woodlook	Cementitious Siding - Warm Espresso	-	Exterior Walls - Horizontal Siding 6" exposure	5		Vinyl Windows and Doors c/w matching Flashing and Trim	Black Colour	-	Residential Windows and Doors	9		Wood Boards c/w Pre-finished steel flashings (Makin Metals Ltd. - PVDF)	Benjamin Moore GRAPHITE 1603	-	Balcony & Roof Fascias
2B		Woodlook	Cementitious Siding - Mountain Cedar	-	Entry Area / Roof & Balcony Soffits	6		Entry Door	Wood - Oak	-	Main Building Entrance door	10		Exposed Architectural Concrete			Exposed Concrete Walls c/w Elastomeric Paint



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



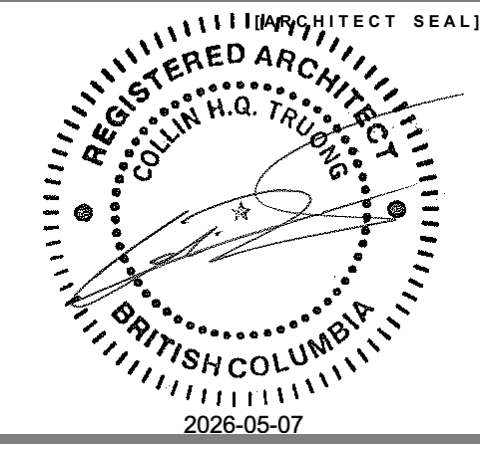
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PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

COURTYARD ELEVATIONS

24668
1/8" = 1'-0"
May 7 2026
RZ / DP RESUBMISSION

A-4.300

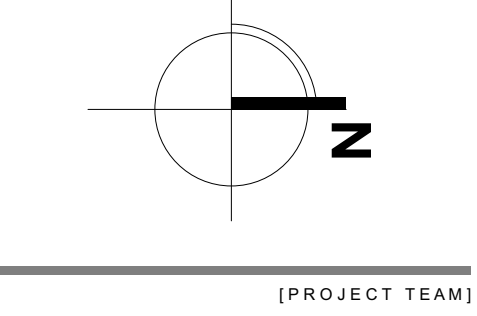


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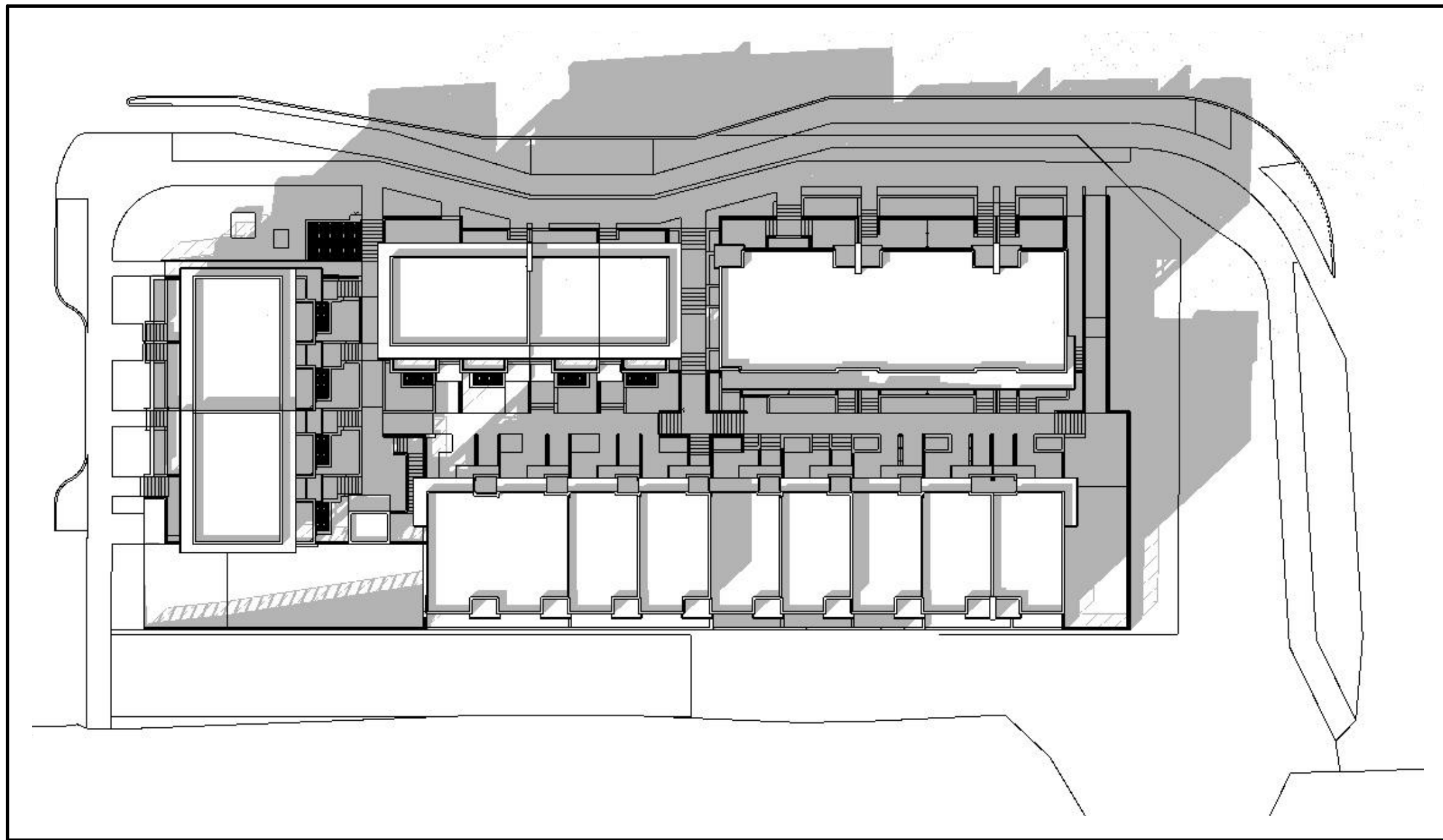
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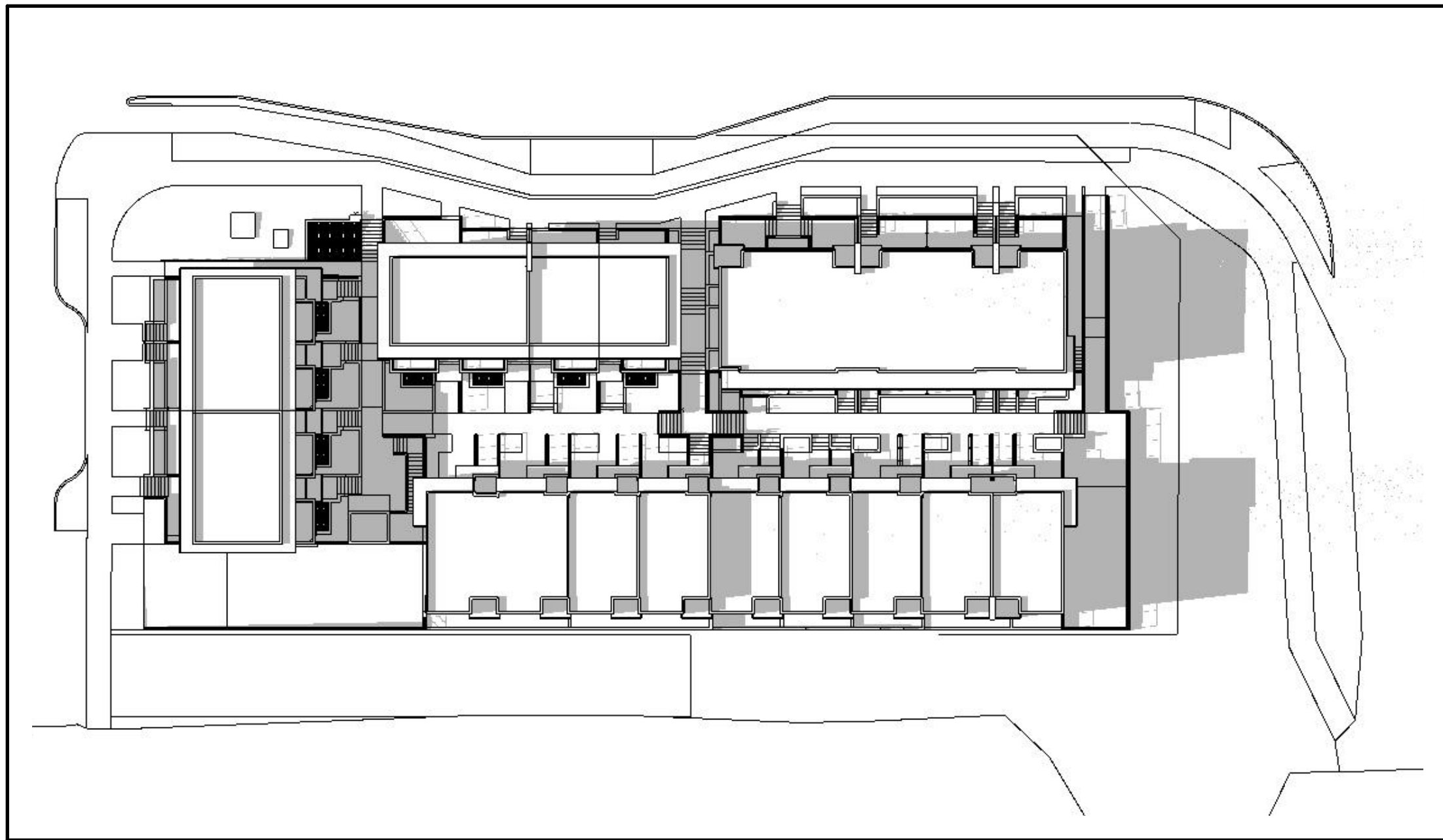
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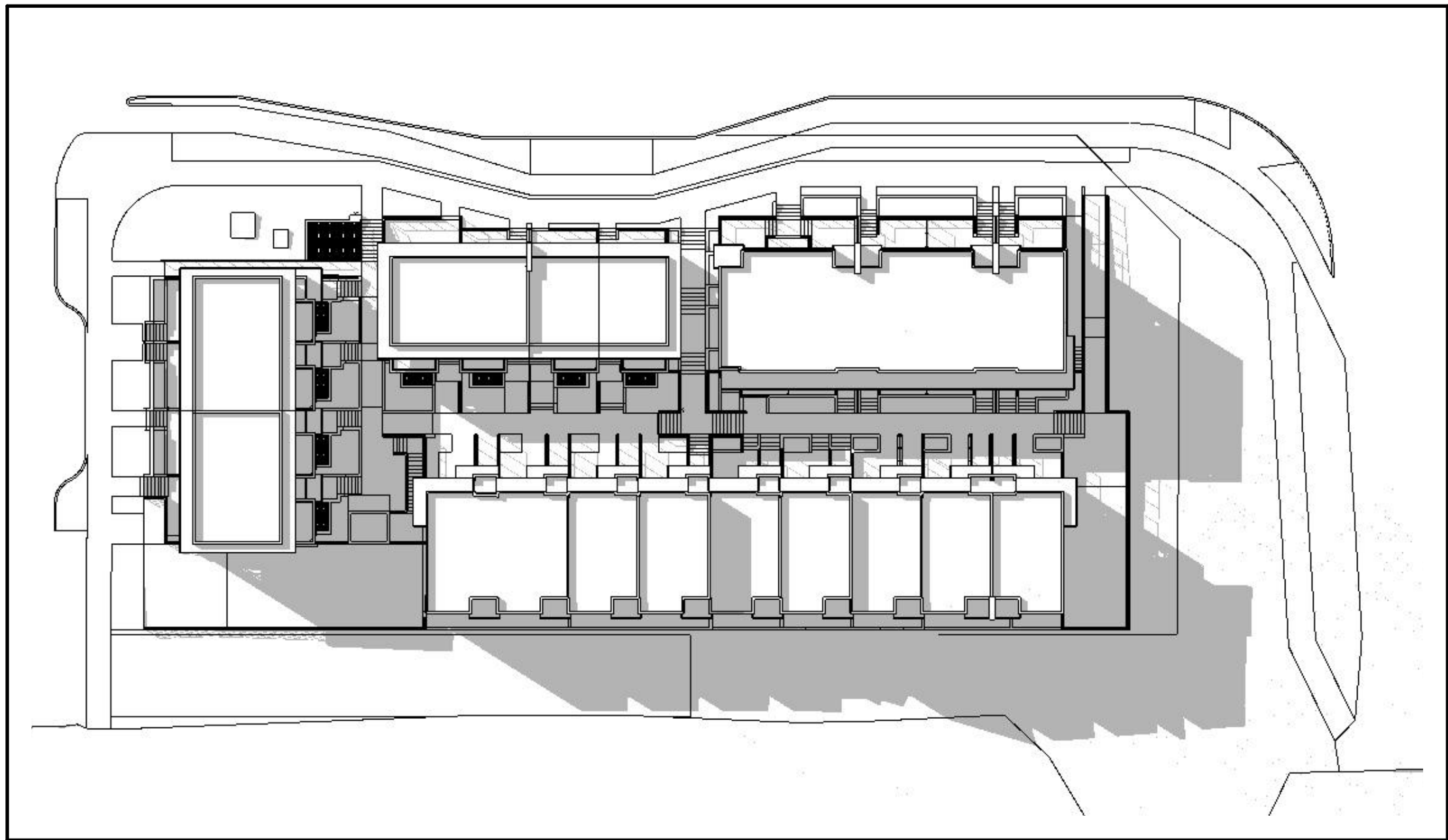
[PROJECT TEAM]



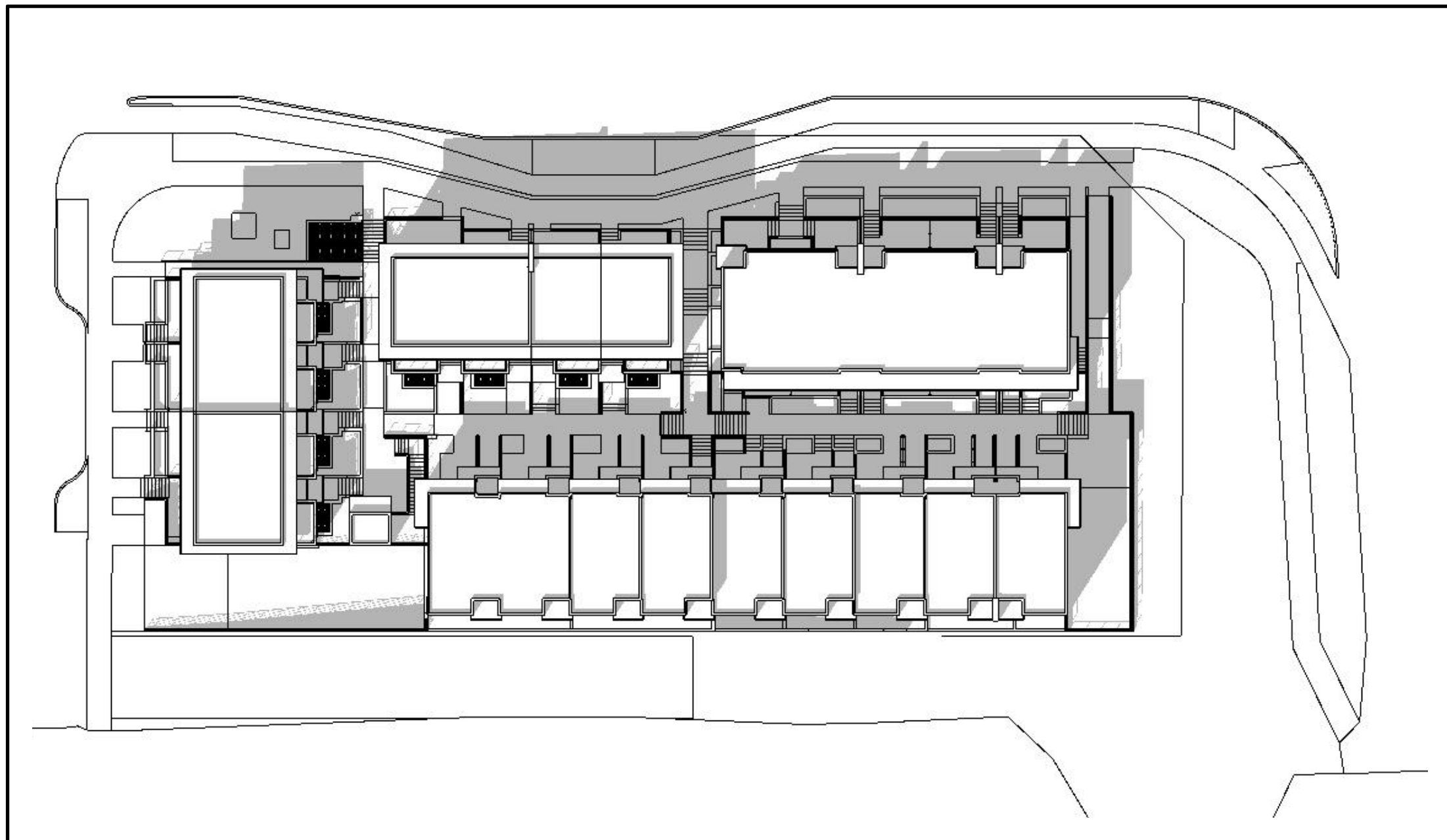
SHADOW STUDY - MARCH 21ST @ 10AM



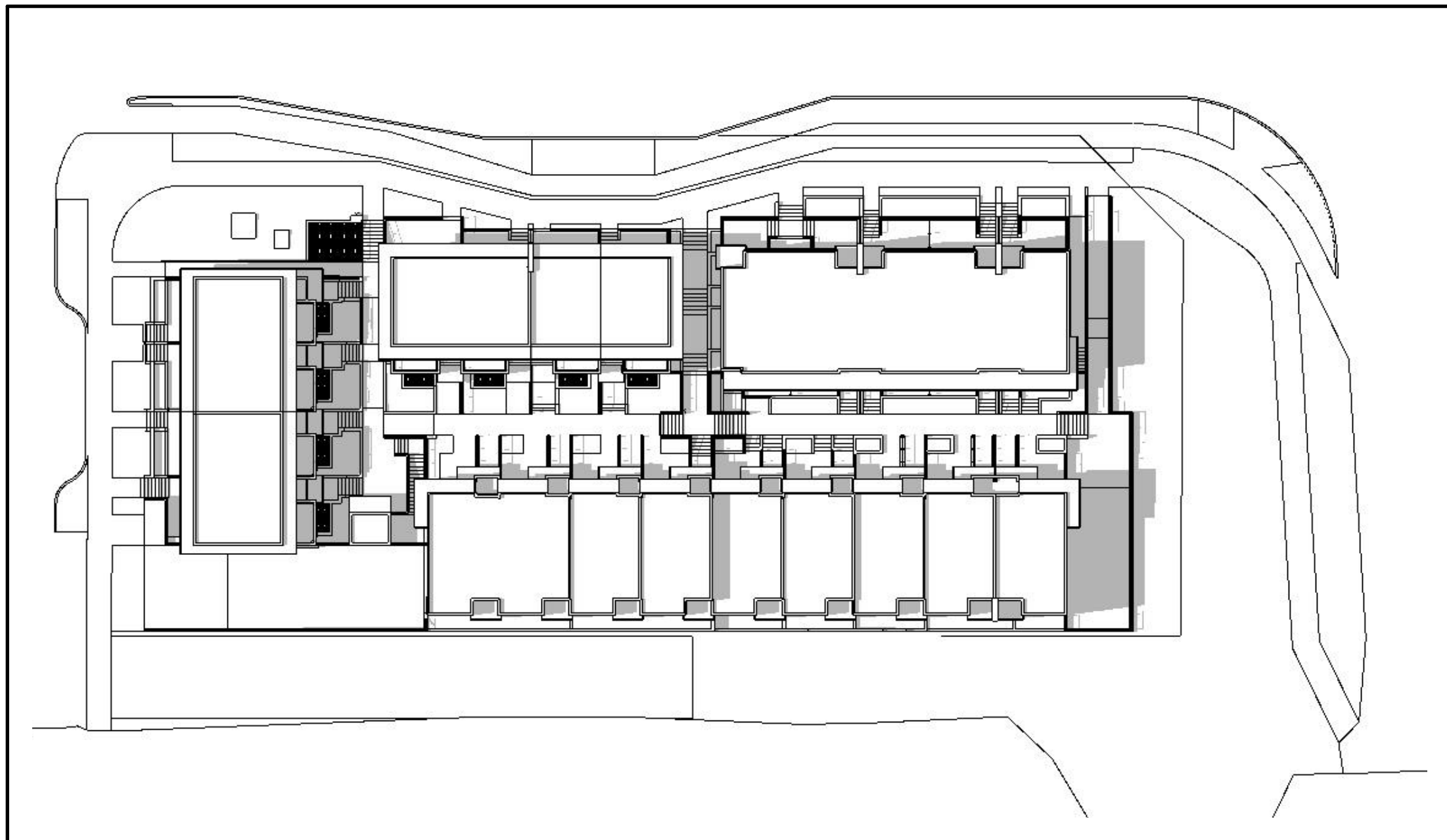
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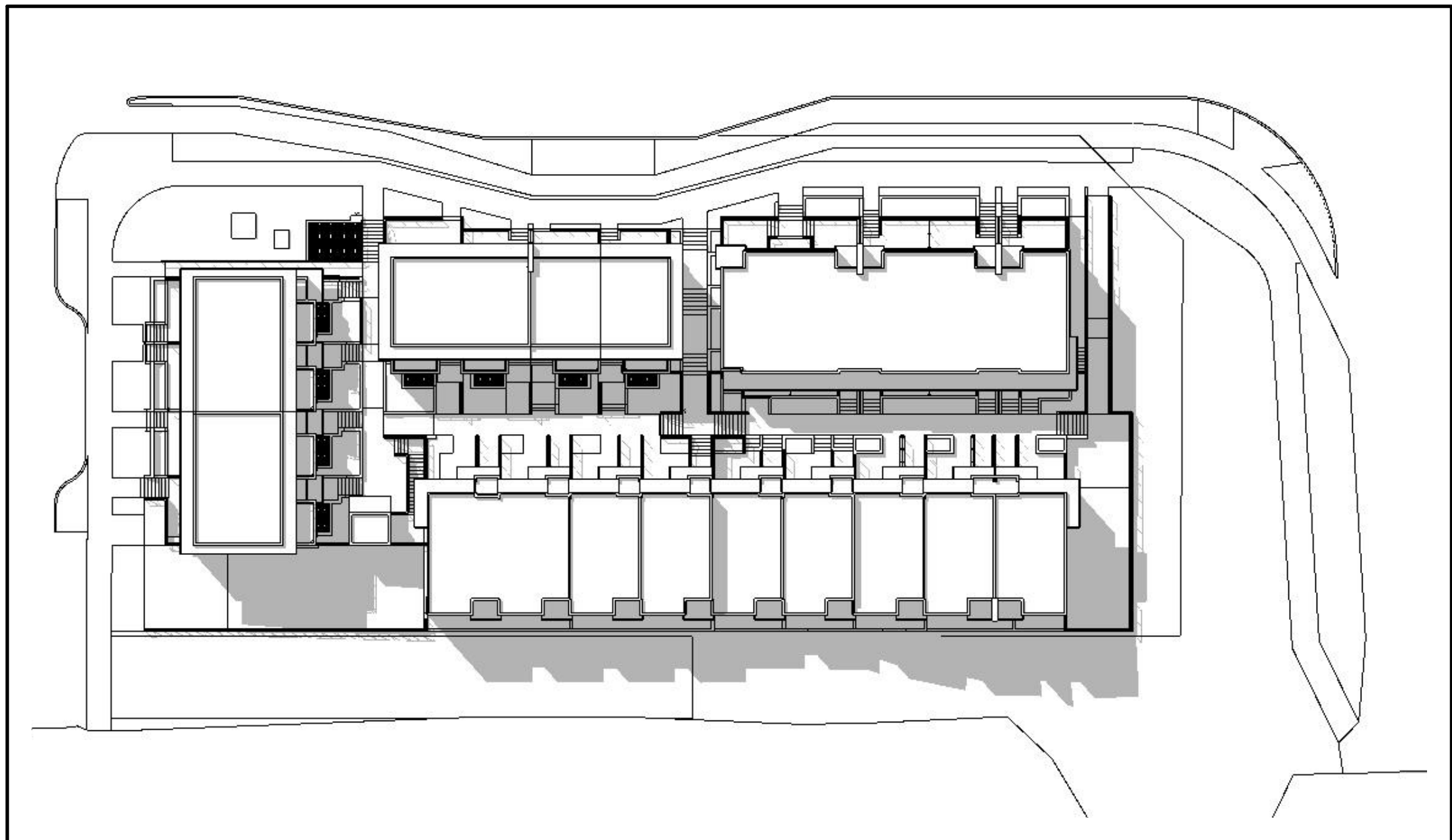
SHADOW STUDY - MARCH 21ST @ 2PM



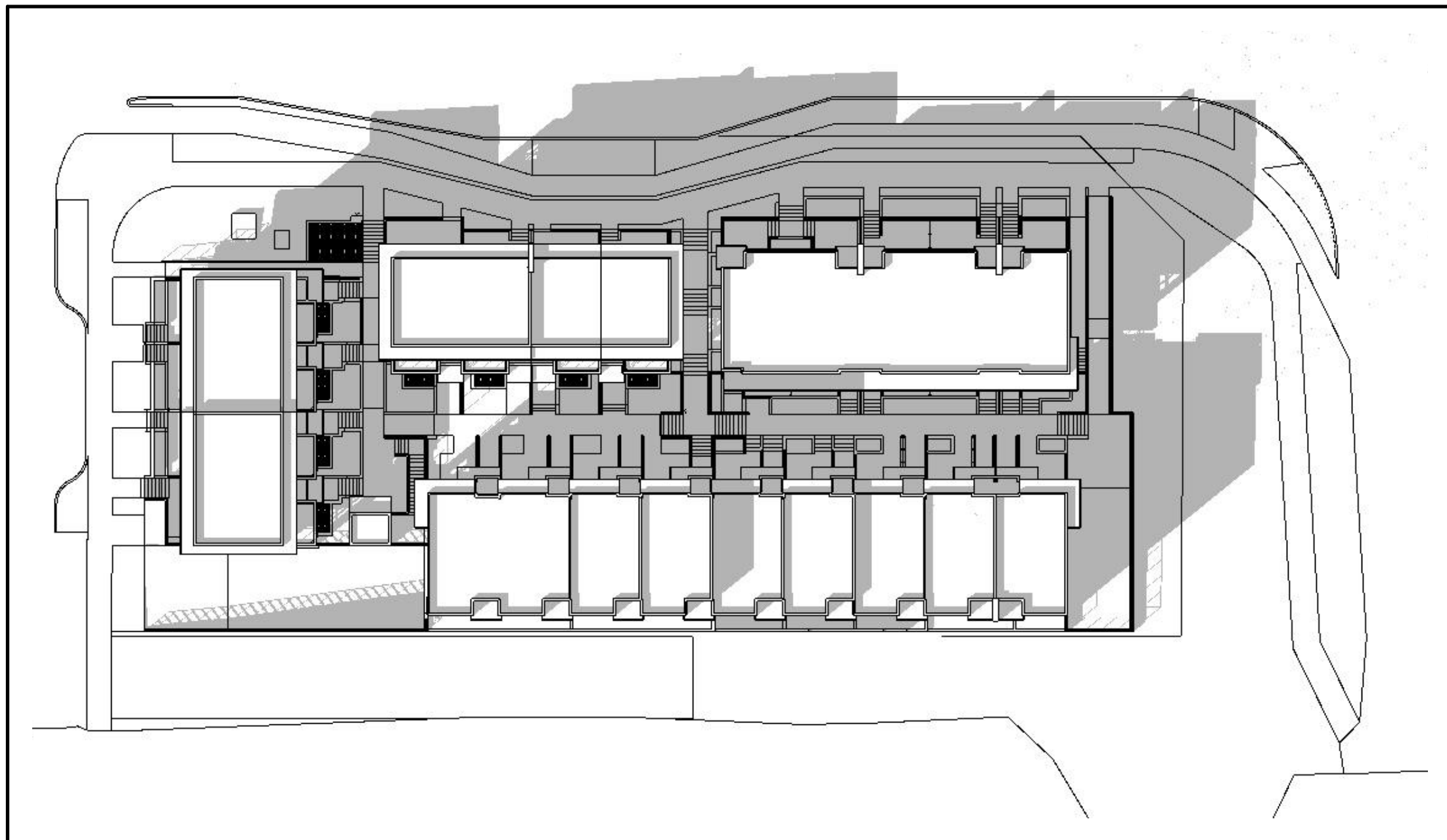
SHADOW STUDY - JUNE 21ST @ 10AM



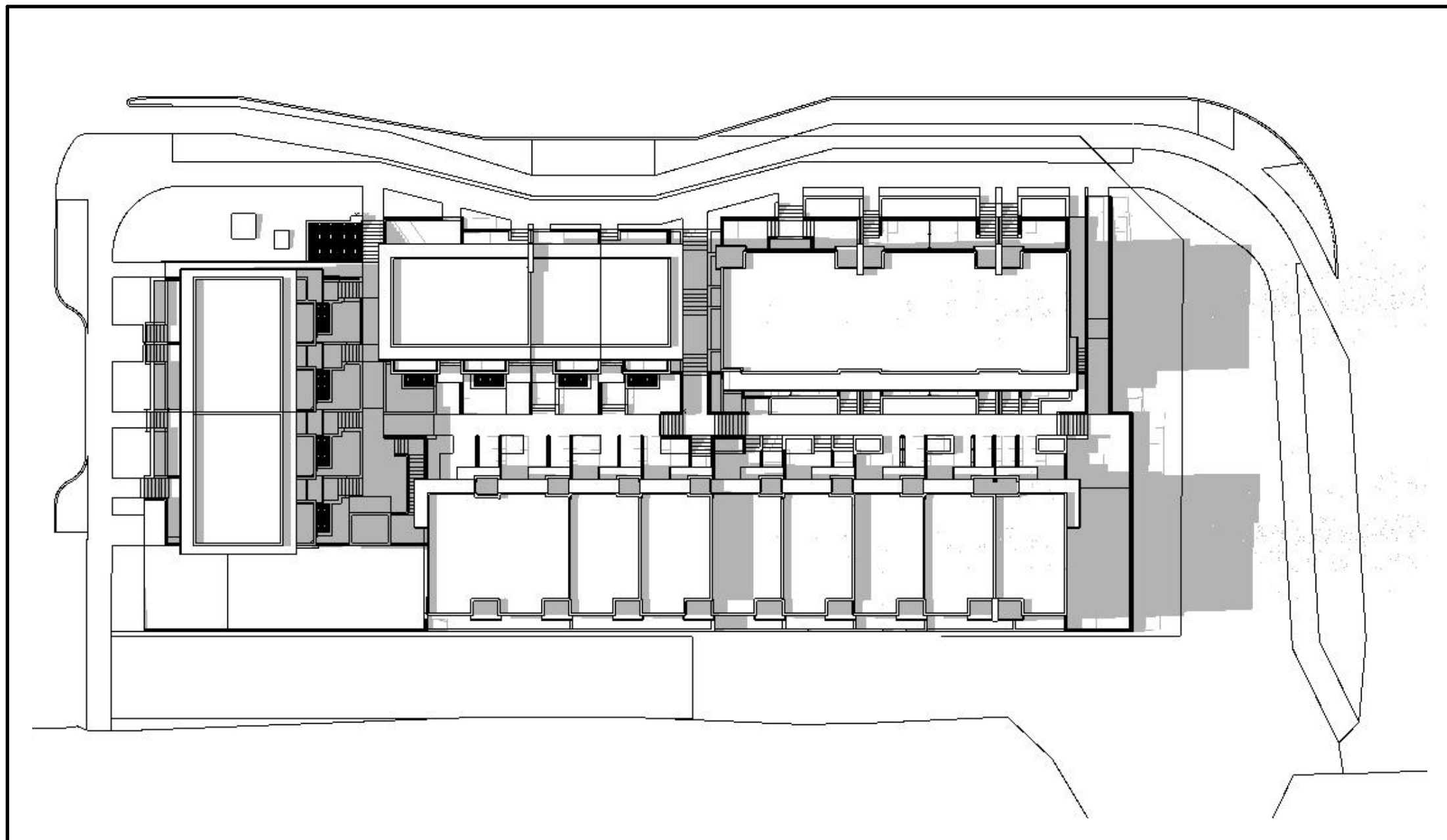
SHADOW STUDY - JUNE 21ST @ 12PM



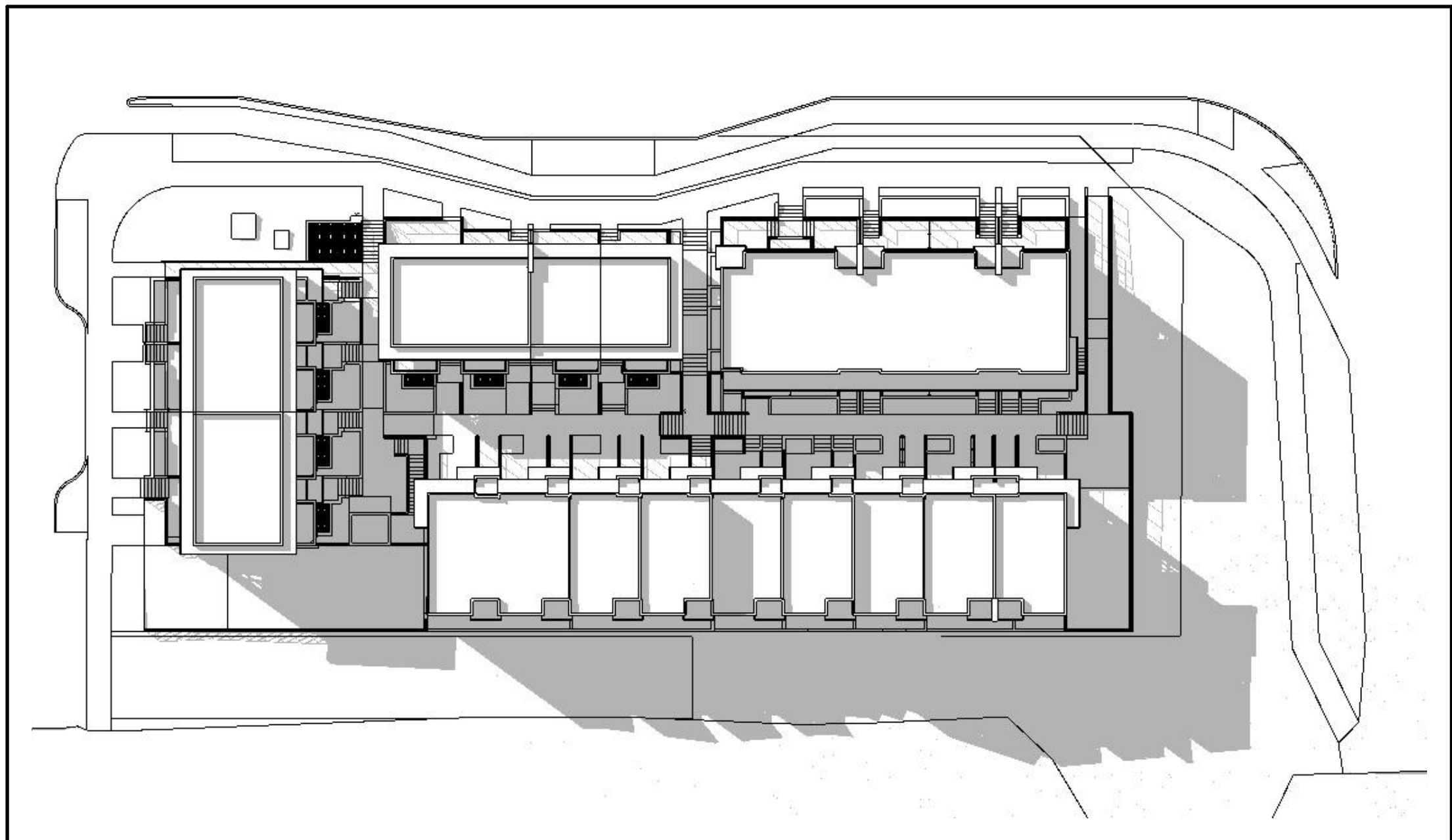
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SHADOW STUDY - SEPTEMBER 21ST @ 10AM

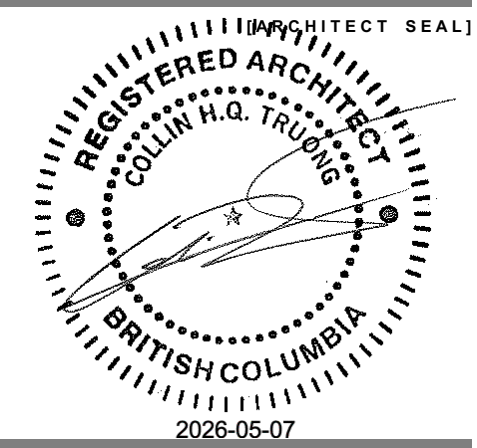


SHADOW STUDY - SEPTEMBER 21ST @ 12PM



SHADOW STUDY - SEPTEMBER 21ST @ 2PM

DP30.19 - 28



SUMMIT WIND REAL ESTATE LP

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

SHADOW STUDY

24668 [PROJECT]

[SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-8.000

REQUIRED PROJECT VISUAL

REQUIRED DATA

CLARIFICATION NOTES

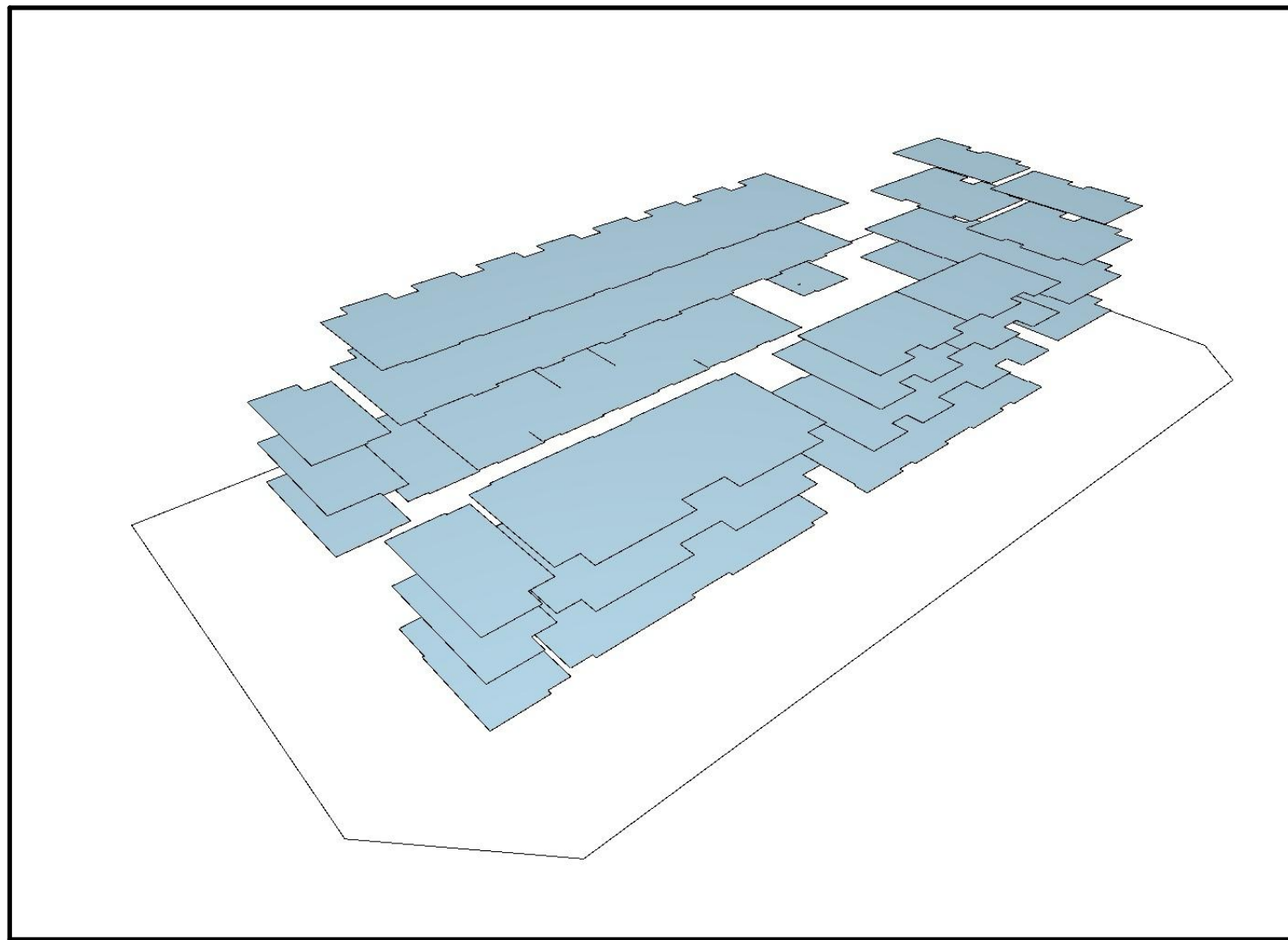


Figure 1: The aggregate floor area of Townhouses units

1. Object Name:

townhouses

2. Data:

• Aggregate number of Townhouses in the development: 36

• Aggregate floor area of Townhouses in the development: 3,288.37 m²

1. Floor area is aggregate for the entire project.

2. The measurement does not include below grade basements belonging to the townhouse.

3. Measurements are to sheathing of exterior walls and the center-line of interior walls.

DNV FARM - TOWNHOUSES

Home Storey	Object Name	Zone Name	Quantity	Measured Area
-------------	-------------	-----------	----------	---------------

1ST LEVEL

townhouses	TH-1	7	3,851.33
townhouses	TH-2	1	555.52
townhouses	TH-3	1	65.89
townhouses	TH-5	3	197.19
townhouses	TH-5A	1	68.35
townhouses	TH-5B	1	65.73
townhouses	UNIT A1	2	959.84
townhouses	UNIT A1A	1	484.42
townhouses	UNIT A1B	1	484.42
townhouses	UNIT A2	1	489.63
townhouses	UNIT A3	3	1,274.28
townhouses	UNIT A3A	1	426.90
townhouses	UNIT A3B	1	438.58
townhouses	UNIT A4	2	986.86
townhouses	UNIT A4A	2	998.62

2ND LEVEL

townhouses	TH-1	7	3,733.71
townhouses	TH-2	1	537.97
townhouses	TH-3	1	538.14
townhouses	TH-4	2	949.38
townhouses	TH-4A	1	479.08
townhouses	TH-4B	1	479.08
townhouses	TH-5	3	1,403.28
townhouses	TH-5A	1	471.95
townhouses	TH-5B	1	472.67
townhouses	TH-7	2	933.04
townhouses	TH-7A	2	941.32

3RD LEVEL

townhouses	TH-1	7	3,349.22
townhouses	TH-2	1	482.72
townhouses	TH-3	1	482.72
townhouses	TH-4	2	934.00
townhouses	TH-4A	1	471.14
townhouses	TH-4B	1	471.14
townhouses	TH-5	3	1,403.28
townhouses	TH-5A	1	471.95
townhouses	TH-5B	1	472.67
townhouses	TH-7	2	917.66
townhouses	TH-7A	2	925.44

4TH LEVEL

townhouses	TH-4	2	666.68
townhouses	TH-4A	1	336.49
townhouses	TH-4B	1	336.49
townhouses	TH-7	2	690.30
townhouses	TH-7A	2	696.62

35,395.70 ft²

1. Object Name:

deck.private

2. Data:

• Aggregate floor area of private decks and balconies: 102.11 m²

1. Floor area is the aggregate for the entire project.

2. Measurements are from sheathing of exterior walls to the edge of balconies or interior face of stud in parapet wall.

DNV FARM - PRIVATE BALCONY

Home Storey	Object Name	Zone Name	Quantity	Measured Area
-------------	-------------	-----------	----------	---------------

2ND LEVEL

deck.private	balcony	22	565.41
--------------	---------	----	--------

4TH LEVEL

deck.private	rooftop patio	8	533.64
--------------	---------------	---	--------

1,099.05 ft²

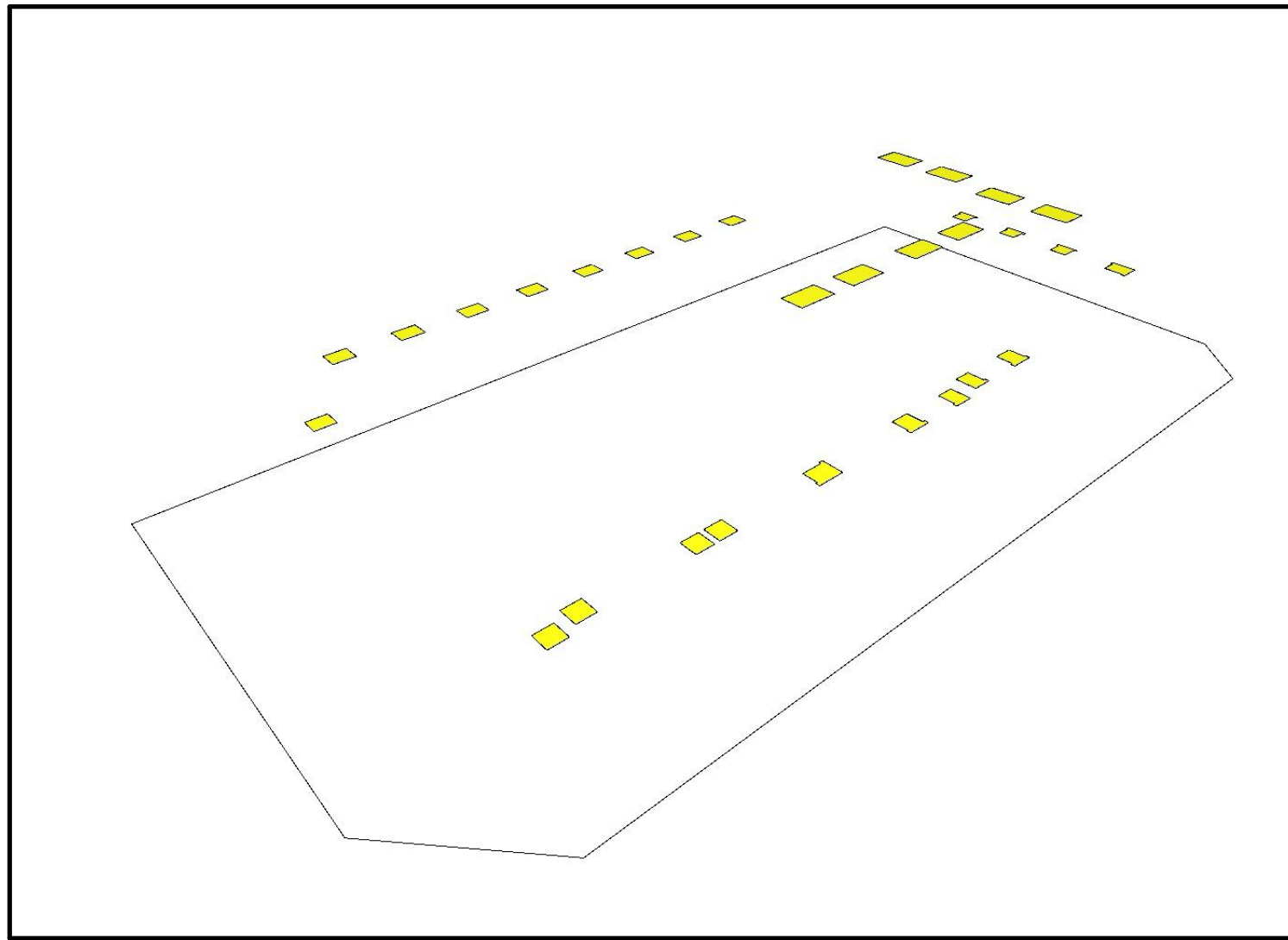


Figure 2: The aggregate floor area of above grade Private Balconies.

REQUIRED PROJECT VISUAL

REQUIRED DATA

CLARIFICATION NOTES

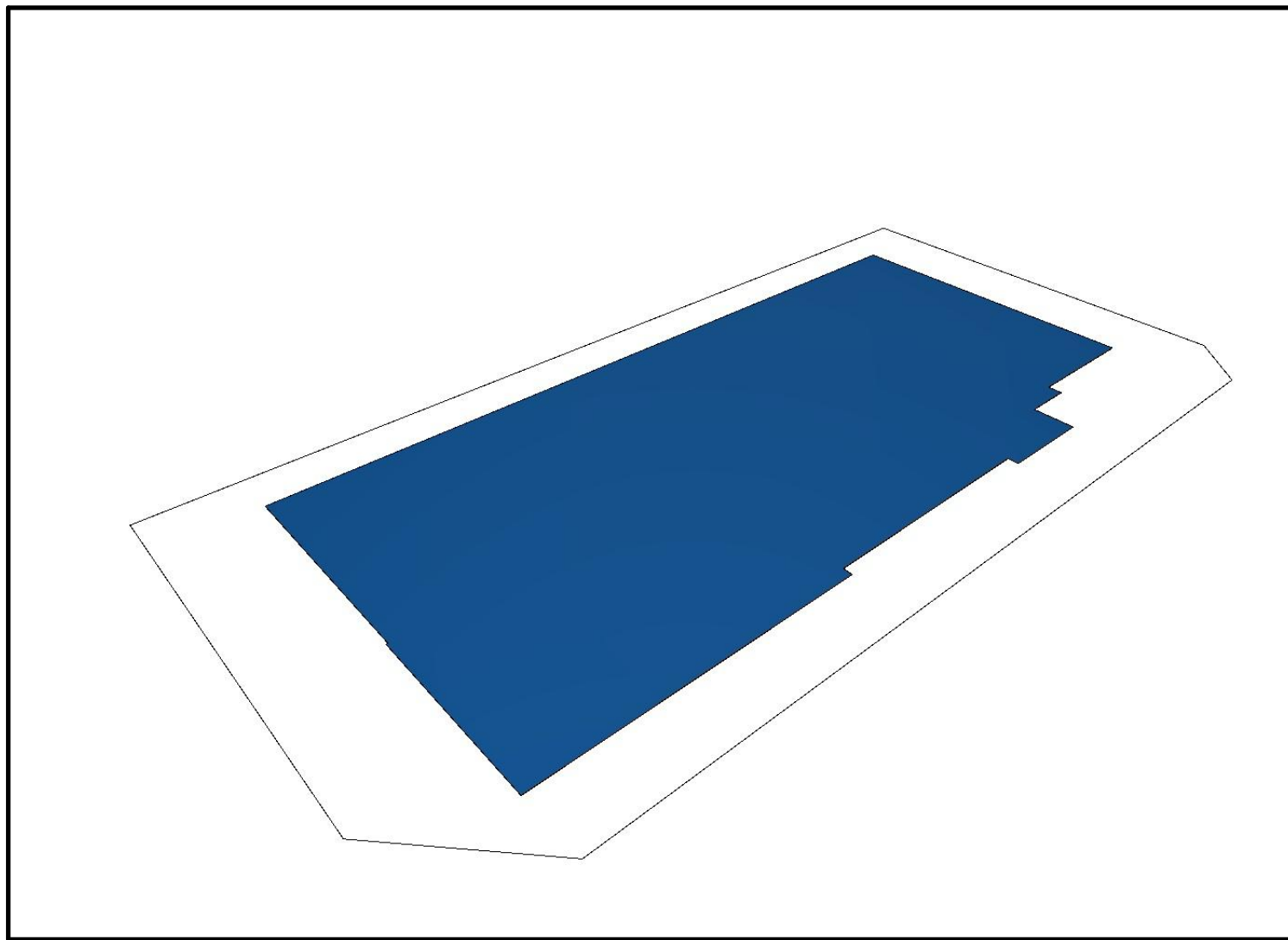


Figure 3: The aggregate floor area of Parkades.

1. Object Name:

parkade

2. Data:

• Aggregate floor area of Parkade: 1,926.17 m²

1. Floor area is the aggregate for the entire project.

2. The measurement is for all Parkades.

3. Below grade parkades will not contribute to GFA.

DNV FARM - PARKING

Home Storey	Object Name	Zone Name	Quantity	Measured Area
-------------	-------------	-----------	----------	---------------

PARKING P1

parkade	Parkade	1	20,733.17
---------	---------	---	-----------

20,733.17 ft²

1. Object Name:

coverage

2. Data:

• Building coverage area: 1,092.03 m²

• The area of driveways, manoeuvring aisles and exterior parking aprons outside of the Building coverage: 124.80 m²

1. Building coverage includes the footprint area of buildings and structures more than 0.6M above adjacent grade.

2. The area of cantilevered decks and similar structures is included in Building coverage.

3. The area of driveways, manoeuvring aisles and exterior parking aprons outside of the Building coverage.

FARM - Areas - Site Coverage

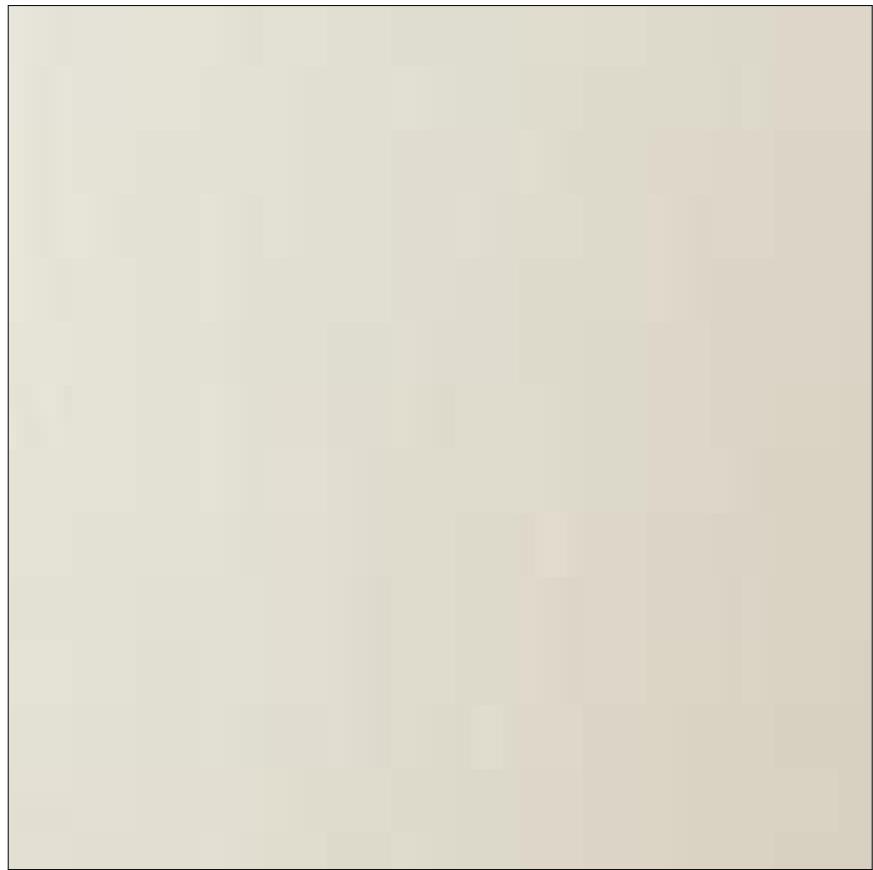
Home Storey	Object Name	Zone Name	Quantity	Measured Area
-------------	-------------	-----------	----------	---------------

1ST LEVEL

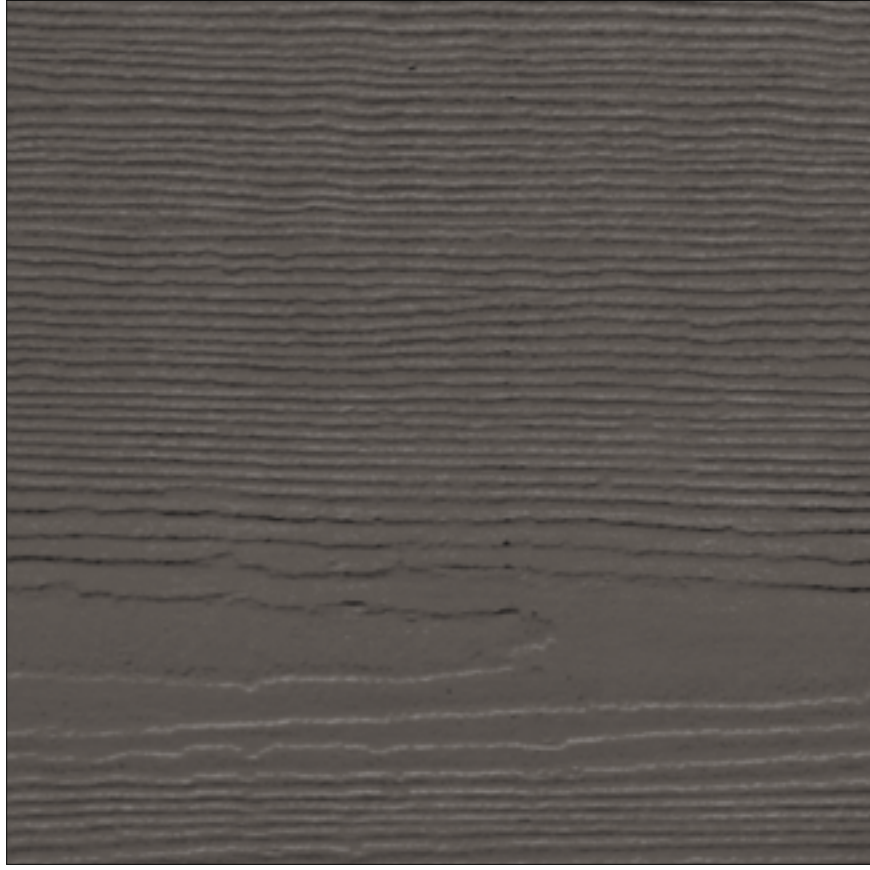
coverage	Building #1	1	2,033.89
coverage	Building #2	1	2,016.99
coverage	Building #3	1	2,523.59
coverage	Building #4	1	5,100.07
coverage	Driveway	1	1,343.30
coverage	Elevator	1	80.00

13,097.84 ft²

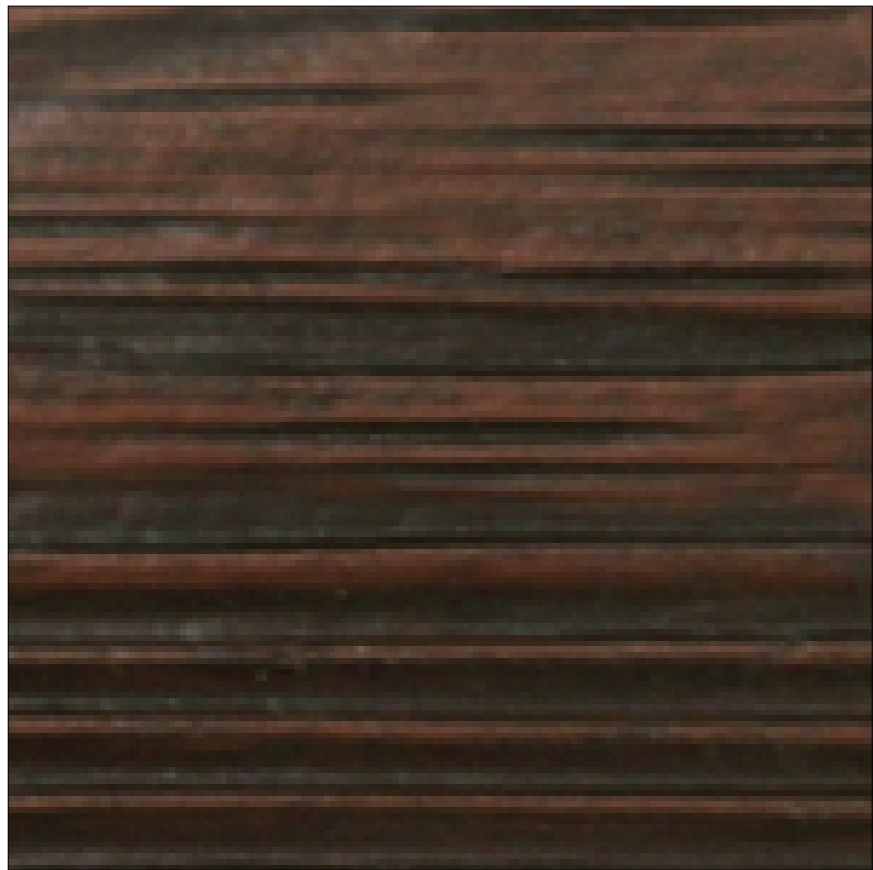
Figure 4: The Building coverage area and area of driveways.



1 Cementitious Panel Reveal
- smooth texture
colour: COBBLESTONE



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



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



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

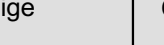
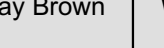
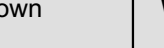
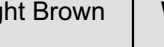
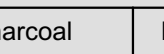
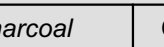


3 BRICK MASONRY:
colour: TRADITIONAL IRON WASH,
COAL CREEK



4 TO MATCH:
Benjamin Moore
colour: GRAPHITE 1603



MATERIAL AND COLOUR LEGEND													
Colour		Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location			Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location	
1		Cementitious Reveal Panel	Cementitious Siding - Cobble Stone	-	Exterior Walls			5	Black	Vinyl Windows and Doors c/w matching Flashing and Trim	Black Colour	-	Residential Windows and Doors
2		Woodlook	Cementitious Siding - Rich Espresso	-	Exterior Walls - Horizontal Siding 6" exposure			6	Brown	Entry Door	Wood - Oak	-	Main Building Entrance door
2A		Woodlook	Cementitious Siding - Warm Espresso	-	Exterior Walls - Horizontal Siding 6" exposure			7	Black	Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels	Black Colour (Satin Finish)	Lindahl	Balconies, Patios & Exterior Stairs
2B		Woodlook	Cementitious Siding - Mountain Cedar	-	Entry Area / Roof & Balcony Soffits			8	Black	Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels	Black Colour (Satin Finish)	-	Patios & Balconies
3		Brick Masonry	Colour - Traditional Iron Wash , Coal Creek	-	Brick Masonry Exterior Cladding where noted			9	Charcoal	Wood Boards c/w Pre-finished steel flashings (Makin Metals Ltd. - PVDF)	Benjamin Moore GRAPHITE 1603	-	Balcony & Roof Fascias
4		Cementitious Reveal Panel	Paint - Benjamin Moore GRAPHITE 1603	-	Siding and flashing applications @ window infill panels corner windows			10	Grey	Exposed Architectural Concrete			Exposed Concrete Walls c/w Elastomeric Paint



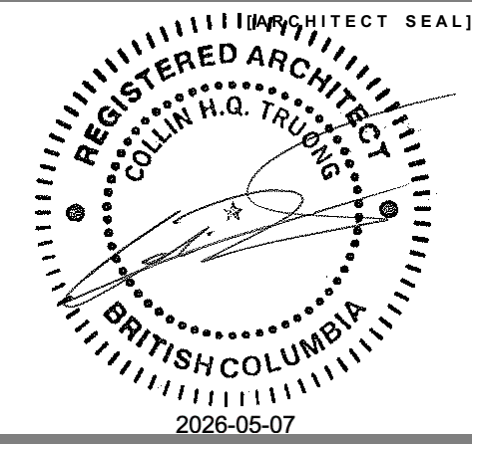
Integra
ARCHITECTURE INC.

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

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[PROJECT TEAM]

DP30.19 - 30



SUMMIT WIND REAL ESTATE LP

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

MATERIAL AND SAMPLE BOARD

24668 [PROJECT]

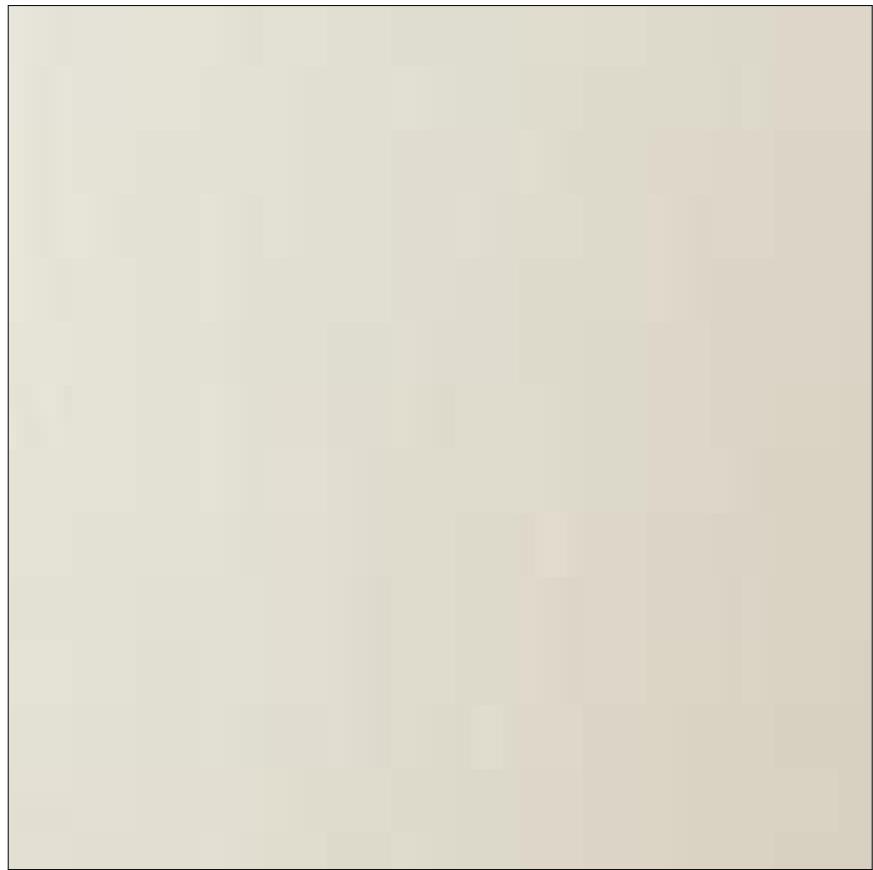
[SCALE]

May 7 2026 [DATE]

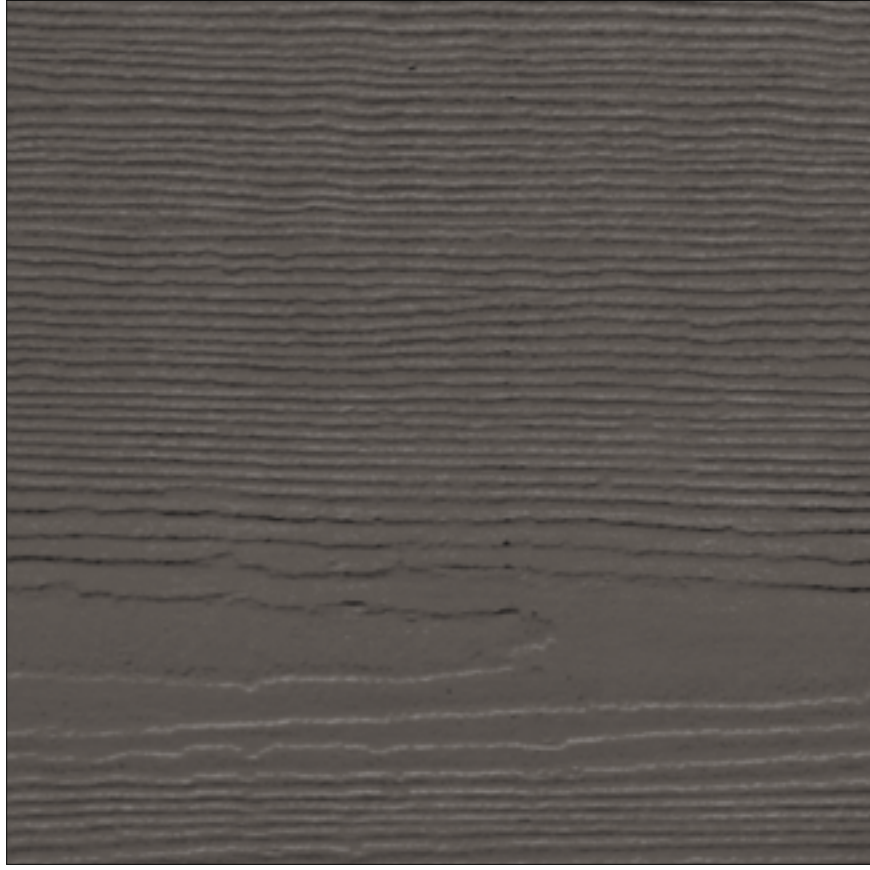
RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

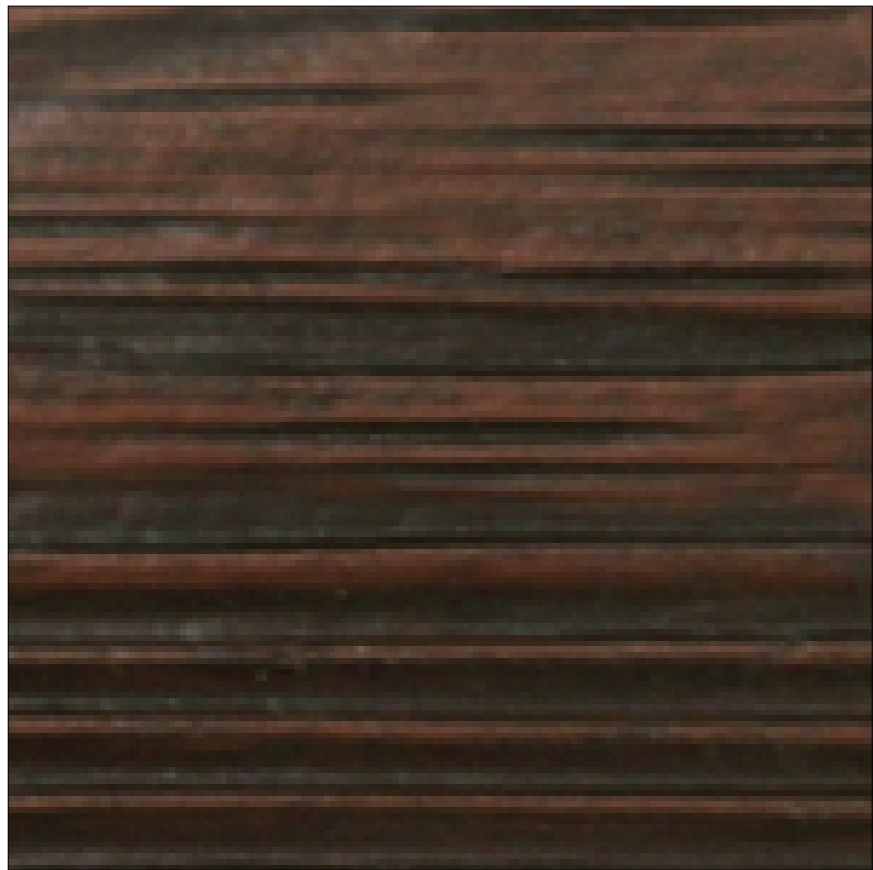
A-8.200



1 Cementitious Panel Reveal
- smooth texture
colour: COBBLESTONE



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



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



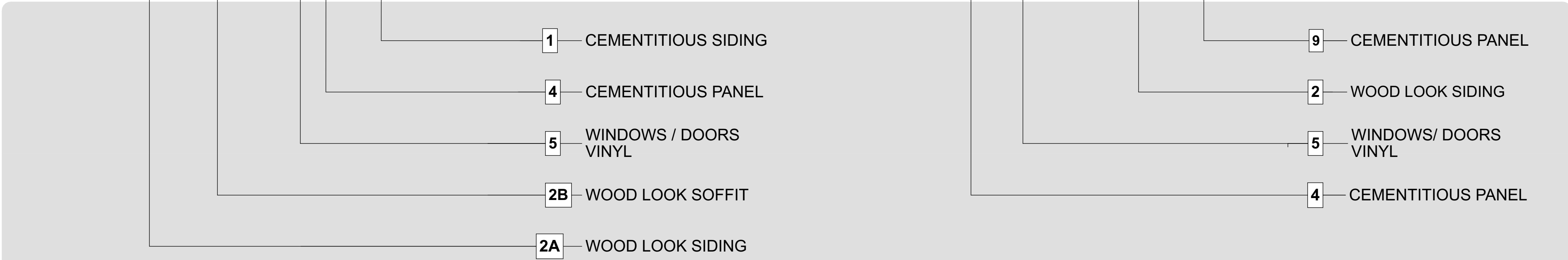
2B WOODLOOK
Horizontal 6" Fibre Cement Siding
colour: MOUNTAIN CEDAR

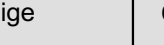
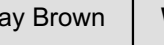
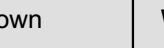
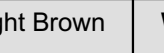
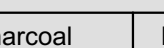
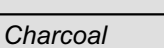
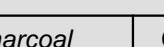
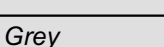


3 BRICK MASONRY:
colour: TRADITIONAL IRON WASH,
COAL CREEK



4 TO MATCH:
Benjamin Moore
colour: GRAPHITE 1603



MATERIAL AND COLOUR LEGEND													
Colour		Product (to match)		Product Finish (to match)		Manufacturer		Element/ Location					
1		Cementitious Reveal Panel		Cementitious Siding - Cobble Stone	-	Exterior Walls		5	 Black	Vinyl Windows and Doors c/w matching Flashing and Trim	Black Colour	-	Residential Windows and Doors
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2A		Woodlook		Cementitious Siding - Warm Espresso	-	Exterior Walls - Horizontal Siding 6" exposure		7	 Black	Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels	Black Colour (Satin Finish)	Lindahl	Balconies, Patios & Exterior Stairs
2B		Woodlook		Cementitious Siding - Mountain Cedar	-	Entry Area / Roof & Balcony Soffits		8	 Black	Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels	Black Colour (Satin Finish)	-	Patios & Balconies
3		Brick Masonry		Colour - Traditional Iron Wash , Coal Creek	-	Brick Masonry Exterior Cladding where noted		9	 Charcoal	Wood Boards c/w Pre-finished steel flashings (Makin Metals Ltd. - PVDF)	Benjamin Moore GRAPHITE 1603	-	Balcony & Roof Fascias
4		Cementitious Reveal Panel		Paint - Benjamin Moore GRAPHITE 1603	-	Siding and flashing applications @ window infill panels corner windows		10	 Grey	Exposed Architectural Concrete			Exposed Concrete Walls c/w Elastomeric Paint



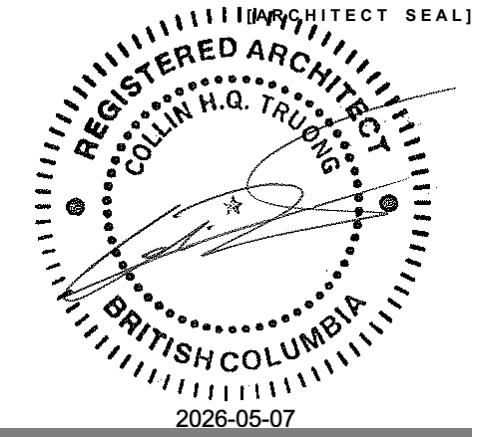
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[PROJECT TEAM]

DP30.19 - 31



SUMMIT WIND REAL ESTATE LP

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

MATERIAL AND SAMPLE BOARD

24668 [PROJECT]

[SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-8.201

DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L-0.00	NOTE	1/16" = 1'-0"
L-1.01	OVERALL SITE PLAN	3/32" = 1'-0"
L-1.02	MATERIAL AND GRADING PLAN- SOUTH	1/8" = 1'-0"
L-1.03	PLANTING PLAN - SOUTH	1/8" = 1'-0"
L-1.04	MATERIAL AND GRADING PLAN - NORTH	1/8" = 1'-0"
L-1.05	PLANTING PLAN - NORTH	1/8" = 1'-0"
L-2.01	SECTIONS 1	1/4"-1'0"
L-2.02	SECTIONS 2	1/4"-1'0"
L-2.03	SECTIONS 3	1/4"-1'0"
L-3.01	DETAILS	AS NOTED
L-3.02	DETAILS	NTS

GENERAL NOTES

1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.
2. Refer to electrical drawings for all final landscape lighting layout and specifications.
3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.
4. Refer to arborist drawings for all tree retention / removal information.
5. Refer to civil drawings for all grading and utility information.
6. Refer to survey drawings for all existing on site services and survey symbols.
7. City trees - exact number and locations, species and size to be determined by District of North Vancouver.

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes arespecified according to the B.C. Landscape Standard Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.
3. Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
4. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
5. All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
6. Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
7. All plants to be sourced from nurseries certified free of P. ramorum.
8. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
9. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
10. All growing medium placed on project to meet or exceed BCNTA and Canadian Landscape Standards latest edition.
11. All trees to be staked in accordance with CNLA Standards.
12. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved.
13. Submittals shall be made at least seven (7) days before
14. All plants with an asterisk are bird friendly species.
15. Sod is to be sand based turf and mesh free. No substitutes.
16. Root barrier is required along all paved surfaces adjacent to proposed trees.
17. New street trees must be of good standard, minimum 6 cm caliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 10 feet long and 24 inches deep. Planting depth of root ball must be below sidewalk grade.

PRODUCT + MATERIAL NOTES

1. All materials to be as specified or pre-approved equivalent.
2. All material and products to be installed per manufacturer's specifications.

IRRIGATION & HOSE BIB NOTES

1. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/build irrigation system, complete with Rain and Wind Sensor.
2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
3. System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimized evapotranspiration and wind lost.
4. System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas.
5. Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval.
6. Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at at contractors cost.
7. Lawns shall be irrigated on separate zones from planted areas.
8. Controller shall be located in mechanical room.
9. PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleancing and lubrication schedules, overhaul/adjustment schedule.
10. Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system.
11. Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the fist time with the designated representative observing.
12. Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints.
13. Provide sleeves under all hard surfaces and as required through walls.
14. Solenoid valves shall be first quality, compatible with the controller selected.
15. Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance.
16. Individuals hose bibs for all private patios of 100sq ft and greater.

OFF-SITE REPLACEMENT TREES NOTES

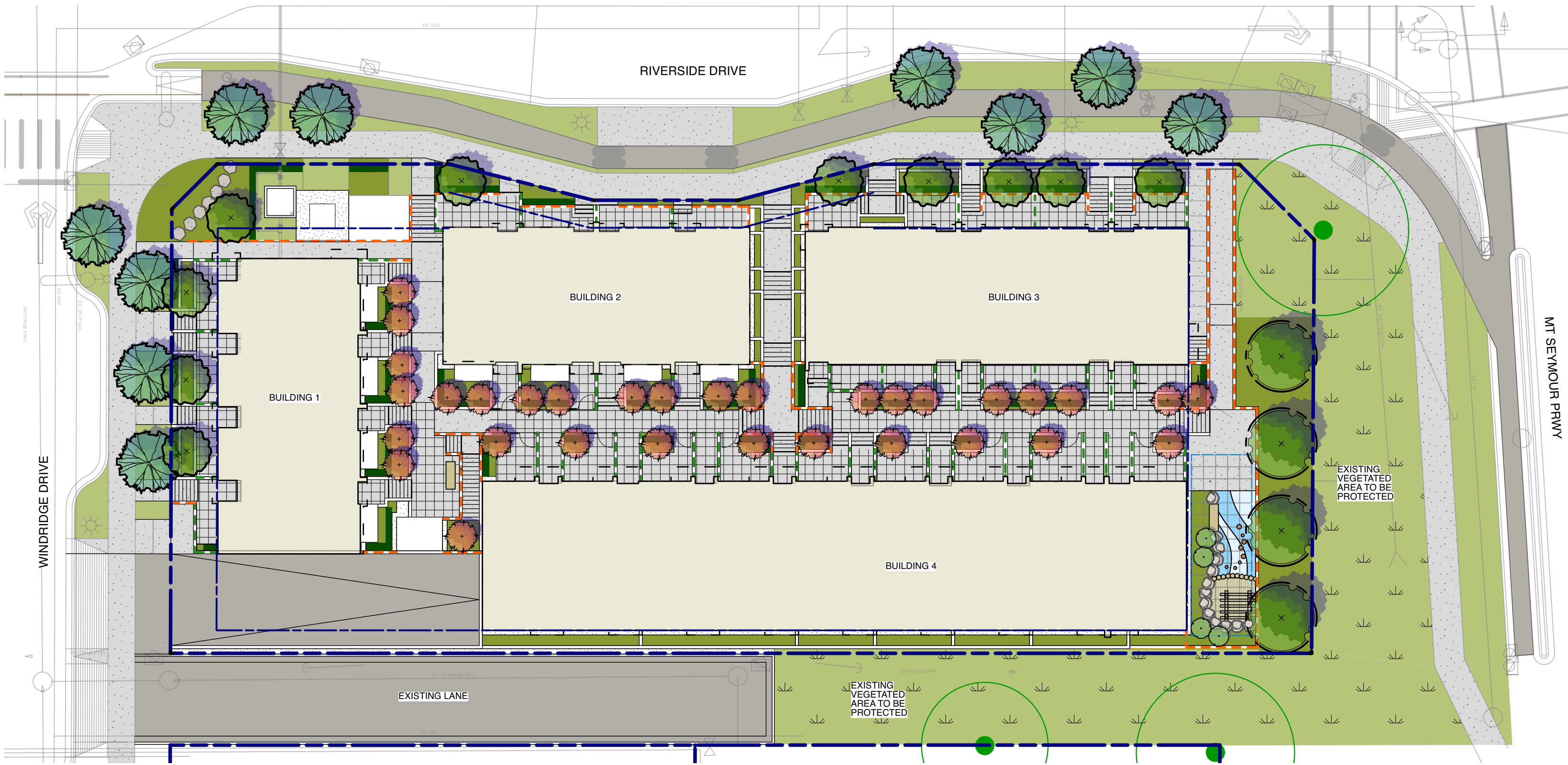
1. Removed trees of any size: 31
2. Number of trees proposed: 10

ON-SITE REPLACEMENT TREES NOTES

1. Removed trees with larger than 75cm diameter class: 31
2. Required number of trees to be replaced with: 33
3. Number of trees proposed: 50

DNV MISCELLANEOUS NOTES

1. The district of North Vancouver is responsible for the on-going maintenance of street trees on off-site areas. On going maintenance of shrubs/groundcovers on off-site areas (i.e., boulevards is the responsibility of the future property owner).
2. The landscape contractor, the project landscape architect and a DNV Parks representative must be present at the project preconstruction meeting. If this is not possible the developer must make sure all three groups meet before any landscape construction works take place onsite.
3. All plant material used in this project must first be inspected by a representative of the District of North Vancouver parks department (DNV Parks) before installation. The District of North Vancouver has the right to refuse any or all of the selected plant material if it does not meet the current BCLNA standards.
4. Final approval of any offsite trees/ site furniture will be made by BNV staff. The tree species/ furniture types specified on this plan could be subject to change. Please contact DNV park and urban designer Dimitri Samaridis (samaridisd@dnv.org or 604-990-2495) to confirm tree and site furniture types prior to purchase.



ON-SITE PLANT LIST

TREES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	4	Amelanchier alnifolia*	serviceberry	#10 pot, B&B, Edible Fruits
	10	Cornus x "Starlight"	starlight dogwood*	6cm caliper, B&B
	4	Fraxinus Pennsylvanica	American green ash	5cm caliper, B&B
	32	Ginkgo biloba 'Beijing Gold'	Beijing gold ginkgo	5cm caliper, B&B

SHRUBS, GROUNDCOVERS, GRASSES, FERNS & VINES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
A	9	Azalea 'Gumpo White'	white azalea	#3 pot, 24" o.c.
Ct	6	Choisya ternata	Mexican orange blossom	#5 pot , 36" o.c.
☆	2	Clematis armandii	evergreen clematis	#3 pot, stalked
Cd	82	Cotoneaster dammeri 'Coral Beauty'	Bearberry cotoneaster	#2 pot, 24" o.c.
d	303	Dicentra formosa 'Aurora'	aurora bleeding heart	#1 pot, 12" o.c.
e	102	Echinacea purpurea 'White Swan'	coneflower	#1 pot, 18" o.c.
G	273	Gaultheria shallon	salal	#3 pot, 12" o.c.
I	274	Ilex crenata	Japanese Holly	4' ht
Ma	4	Mahonia aquifolium	holly-leaved barberry	#3 pot. 36" o.c.
m	63	Mahonia nervosa	cascade Oregon grape	#2 pot, 24" o.c.
OC	6	Oemleria cerasiformis	osoberry or Indian plum	#3 pot. 48" o.c.
⬡	91	Pachysandra terminlis	Japanese spurge	#3 pot, 12" o.c.
z	2	Parthenocissus tricuspidata	Boston ivy	#3 pot, 12" o.c.
Pm	138	Polystichum munium	sword fern	#3 pot. 18" o.c.
Ru	17	Rubus idaeus	raspberry	#3 pot. 24" o.c.
r	43	Rudbeckia hirta	black-eyed susans	#1 pot, 12" o.c.
Sp	68	Salix purpures 'hana'	dwarf Arctic willow	#2 pot, 30" o.c.
Vo	21	Vaccinium ovatum	evergreen huckleberry	#5 pot, 18" o.c.

OFF-SITE PLANT LIST

TREES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	10	**Medium Size Street Tree to the Standards of City of North Vancouver**		

SHRUBS, GROUNDCOVERS, GRASSES, FERNS & VINES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
e	41	Echinacea purpurea 'White Swan'	coneflower	#1 pot, 18" o.c.
m	14	Mahonia nervosa	cascade Oregon grape	#2 pot, 24" o.c.
OC	2	Oemleria cerasiformis	osoberry or Indian plum	#3 pot. 48" o.c.
Ru	6	Rubus idaeus	raspberry	#3 pot. 24" o.c.

4	2026-04-30	DP Resubmission No.2
3	2025-11-06	Reissued for DP Resubmission
2	2025-09-26	Issued for DP Resubmission

no.:	date:	item:
Revisions:		
Stamp:		

DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 | F 604.684.0577 | www.dkl.bc.ca

Client:

NAIKOON CONTRACTING LTD.

Project:

PROPOSED MULTI-FAMILY DEVELOPMENT

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

Drawn by:	KY
Checked by:	DC
Date:	25 SEP 2025
Scale:	1/16" = 1'-0"

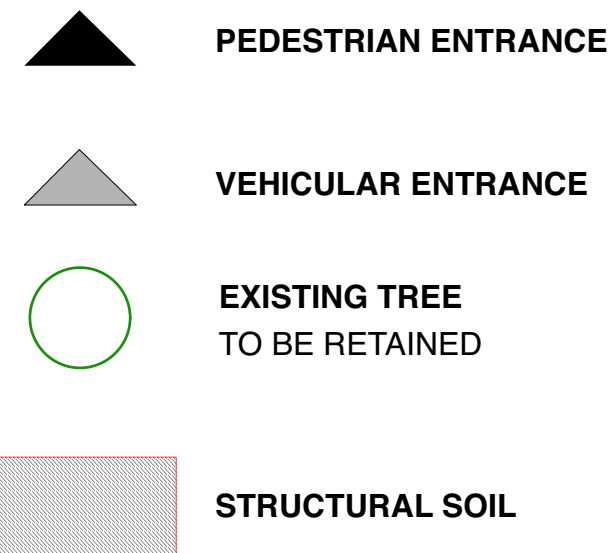
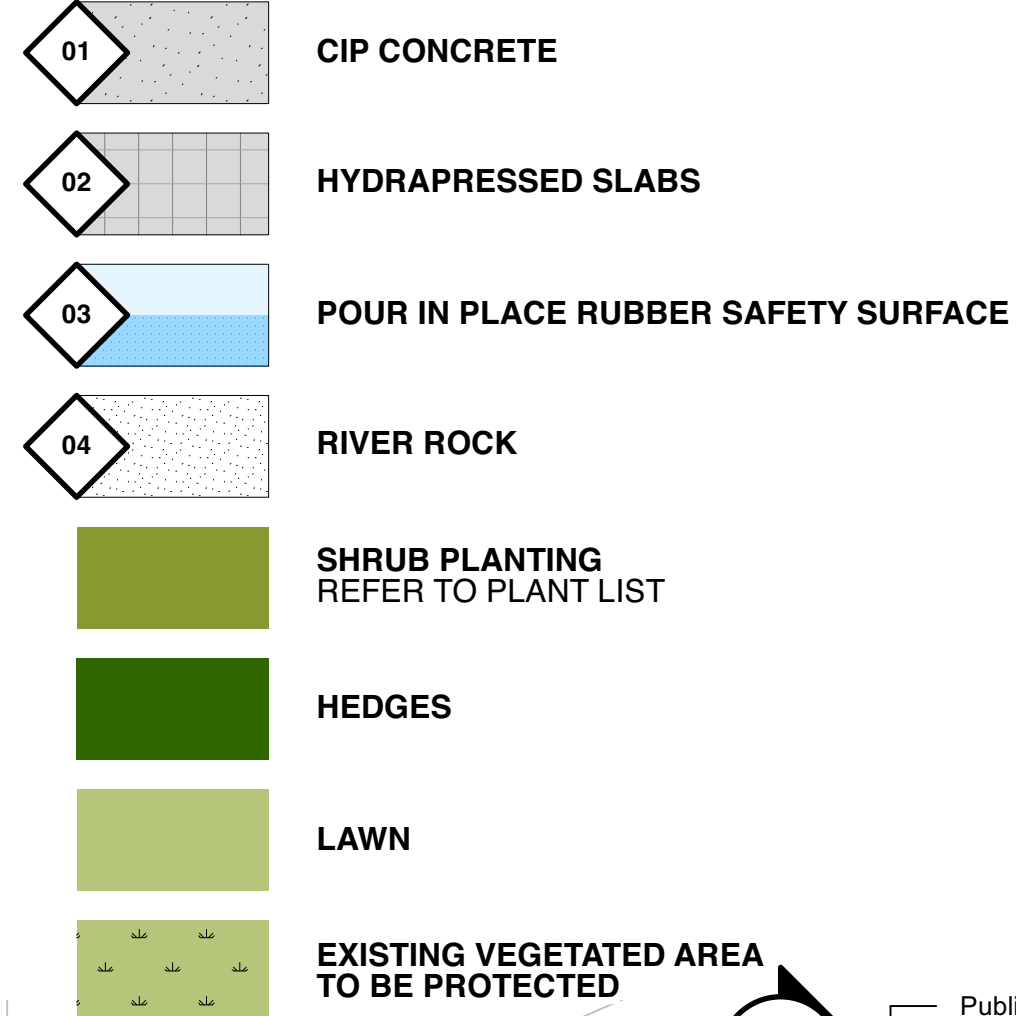
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NOTE

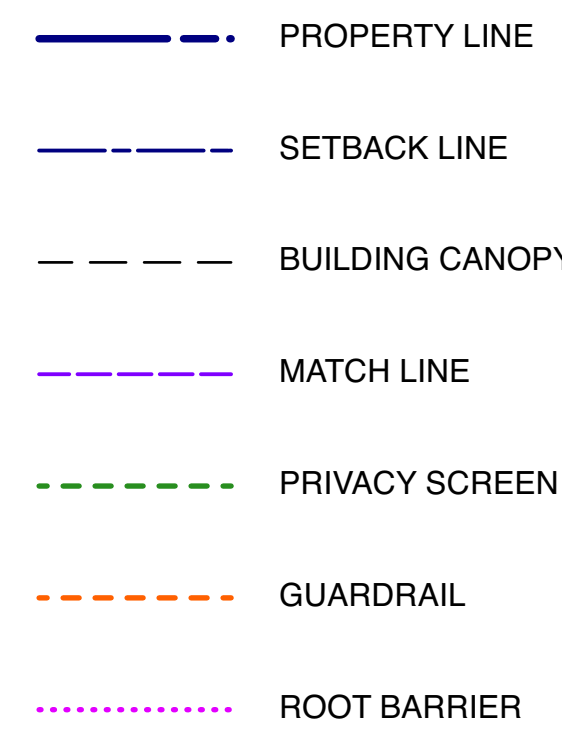
Project No.:	240665
Sheet No.:	

L-0.00

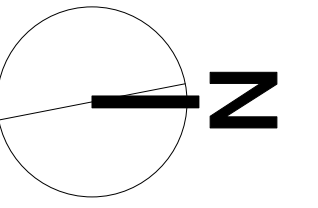
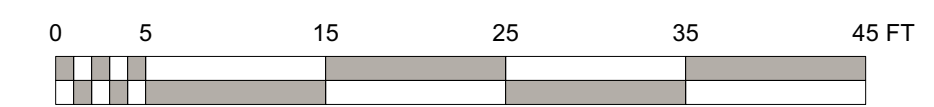
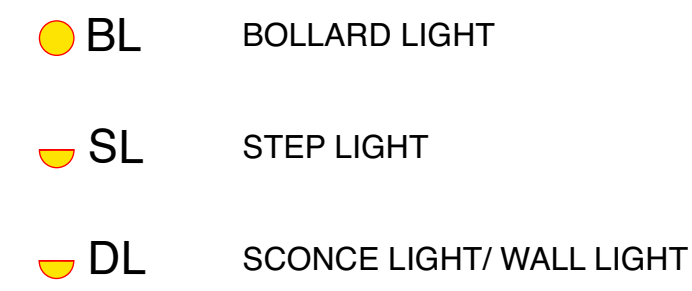
LEGEND



DRAWING KEY



LIGHTING LEGEND



4	2026-04-30	DP Resubmission No.2
3	2025-11-06	Reissued for DP Resubmission
2	2025-09-26	Issued for DP Resubmission

no.: | date: | item:

Revisions:

Stamp:



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P 604.684.4611 | F 604.684.0577 | www.dkl.bc.ca

Client:

**NAIKOON
CONTRACTING LTD.**

Project:

PROPOSED MULTI-FAMILY DEVELOPMENT

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

Drawn by: KY

Checked by: DC

Date: 25 SEP 2025

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

Drawing Title:

OVERALL SITE PLAN

Project No.:
24065

Sheet No.:

L-1.01

DP30.19 - 33



4	2026-04-30	DP Resubmission No.2
3	2025-11-06	Reissued for DP Resubmission
2	2025-09-26	Issued for DP Resubmission

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Client:

**NAIKOON
CONTRACTING LTD.**

Project:

**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

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

Drawn by: KY

Checked by: DC

Date: 25 SEP 2025

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

Drawing Title:

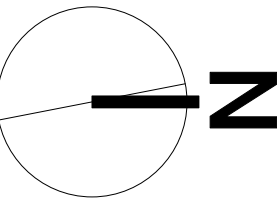
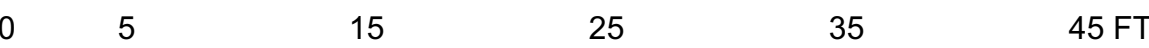
**MATERIAL AND
GRADING PLAN-
SOUTH**

Project No.:
24065

Sheet No.:

L-1.02

DP30.19 - 34



4	2026-04-30	DP Resubmission No.2
3	2025-11-06	Reissued for DP Resubmission
2	2025-09-26	Issued for DP Resubmission

no.: | date: | item:

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Client:

**NAIKOON
CONTRACTING LTD.**

Project

PROPOSED MULTI-FAMILY DEVELOPMENT

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

Drawn by: KY

Checked by: DC

Date: 25 SEP 2025

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

Drawing Title:

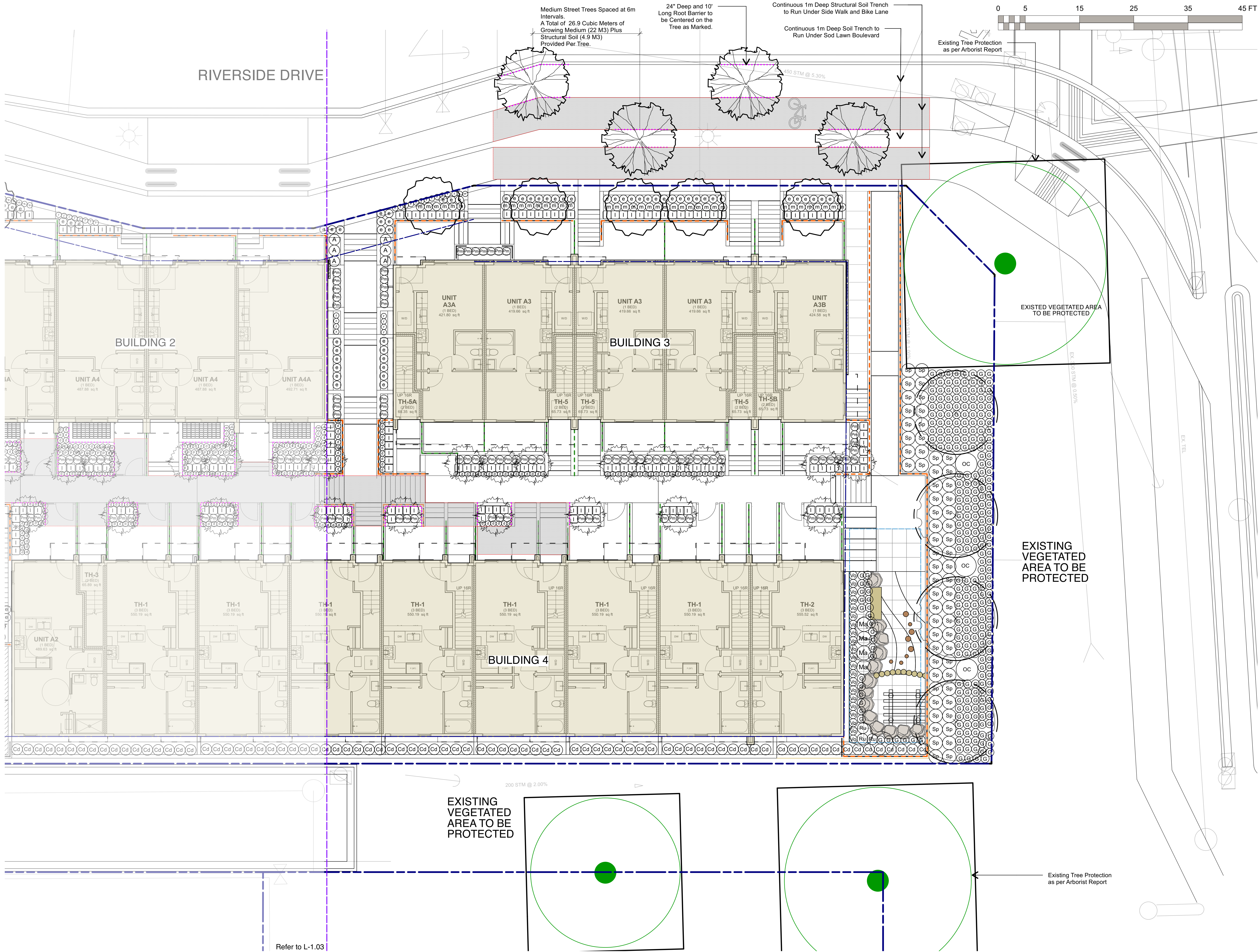
MATERIAL AND GRADING PLAN - NORTH

Project No.:

24065

Sheet No.:

L-1.04



4	2026-04-30	DP Resubmission No.2
3	2025-11-06	Reissued for DP Resubmission
2	2025-09-26	Issued for DP Resubmission

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Client:

**NAIKOON
CONTRACTING LTD.**

Project:

**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

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

Drawn by: KY

Checked by: DC

Date: 25 SEP 2025

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

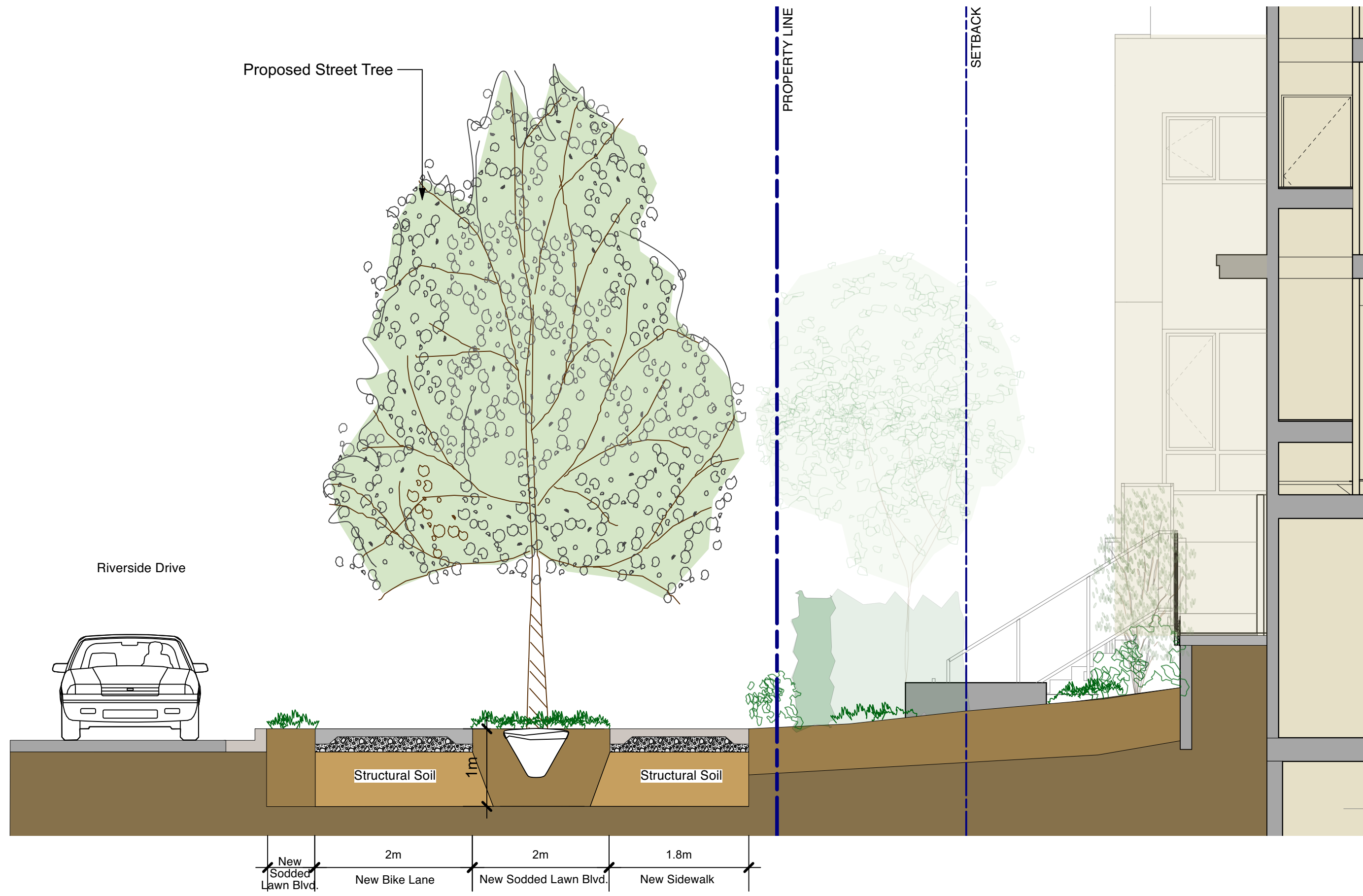
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**PLANTING PLAN -
NORTH**

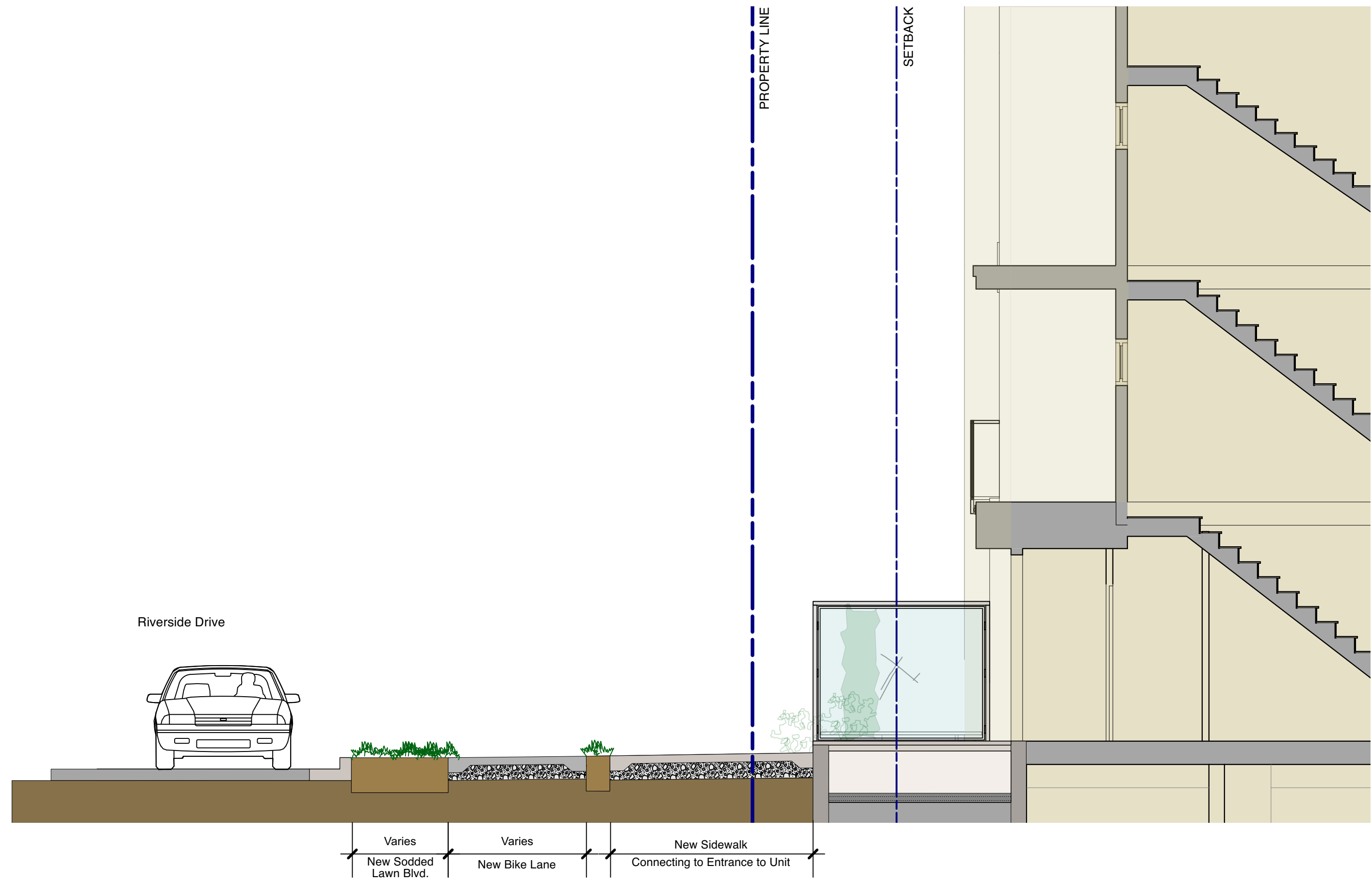
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24065

Sheet No.:

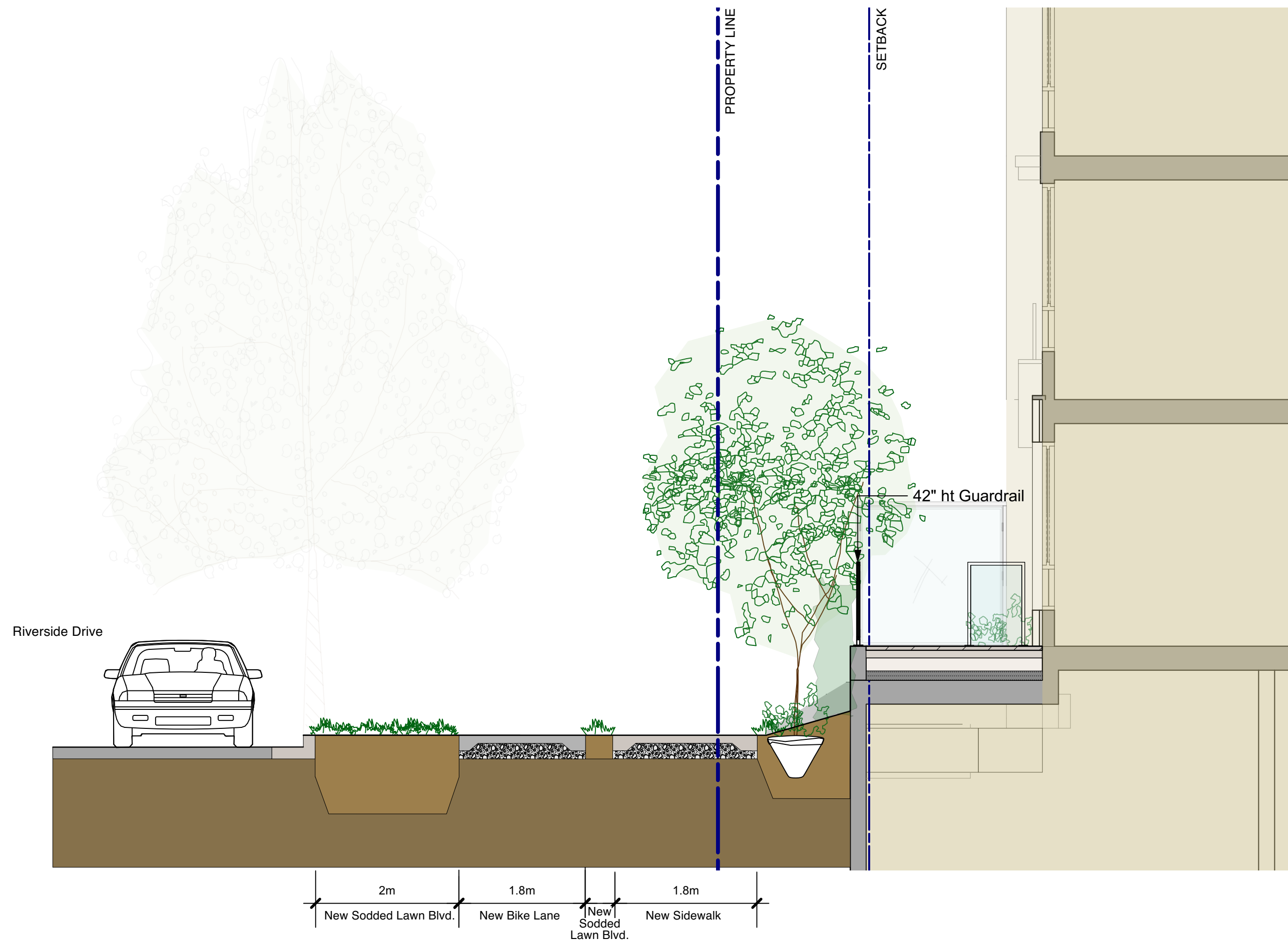
L-1.05



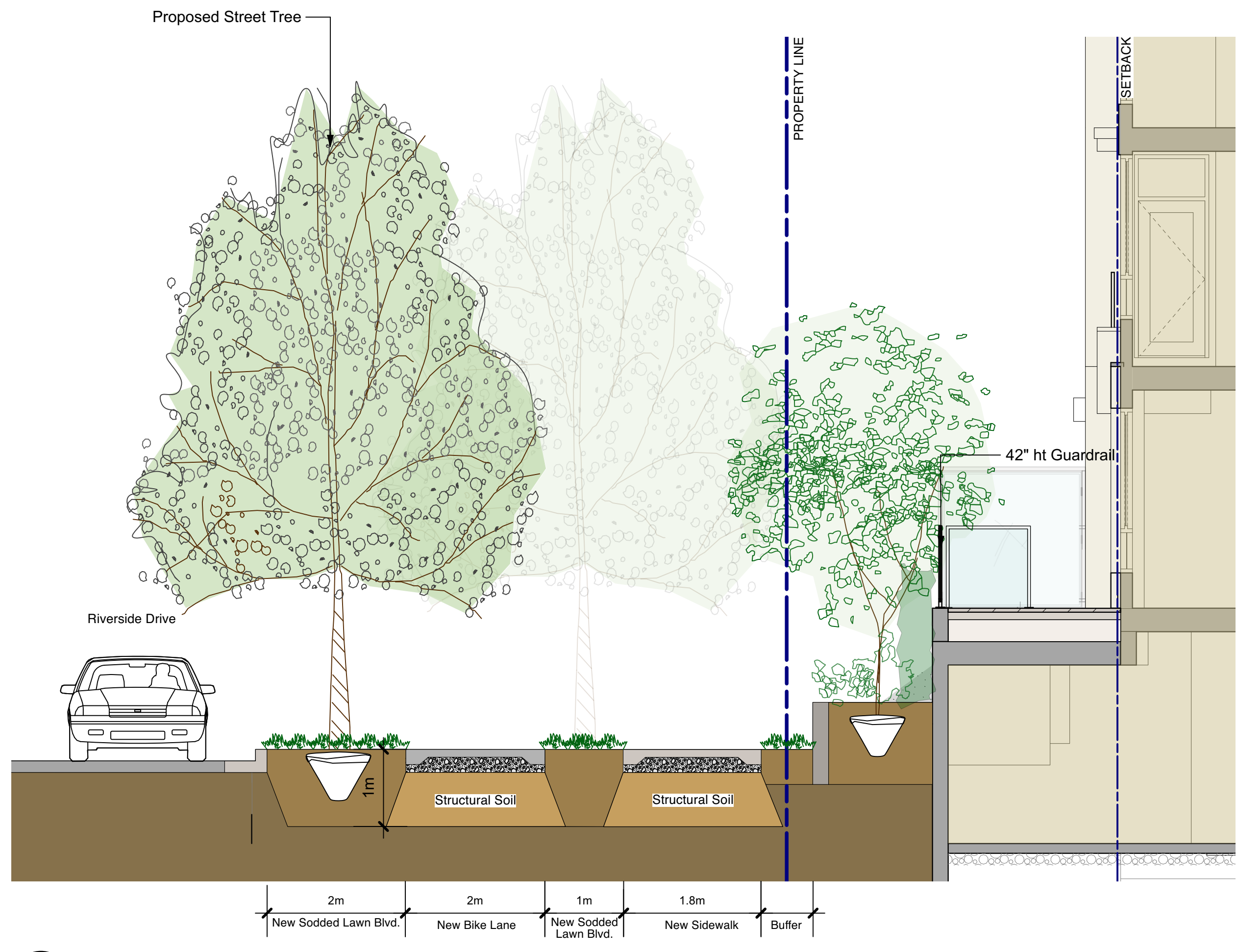
1 RIVERSIDE DRIVE - 1
L-2.01 Scale = 1/4"=1'0"



2 RIVERSIDE DRIVE - 2
L-2.01 Scale = 1/4"=1'0"



3 RIVERSIDE DRIVE - 3
L-2.01 Scale = 1/4"=1'0"



4 RIVERSIDE DRIVE - 4
L-2.01 Scale = 1/4"=1'0"

4	2026-04-30	DP Resubmission No.2
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Client:

NAIKOON CONTRACTING LTD.

Project:

PROPOSED MULTI-FAMILY DEVELOPMENT

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

Drawn by: KY

Checked by: DC

Date: 25 SEP 2025

Scale: 1/4"=1'0"

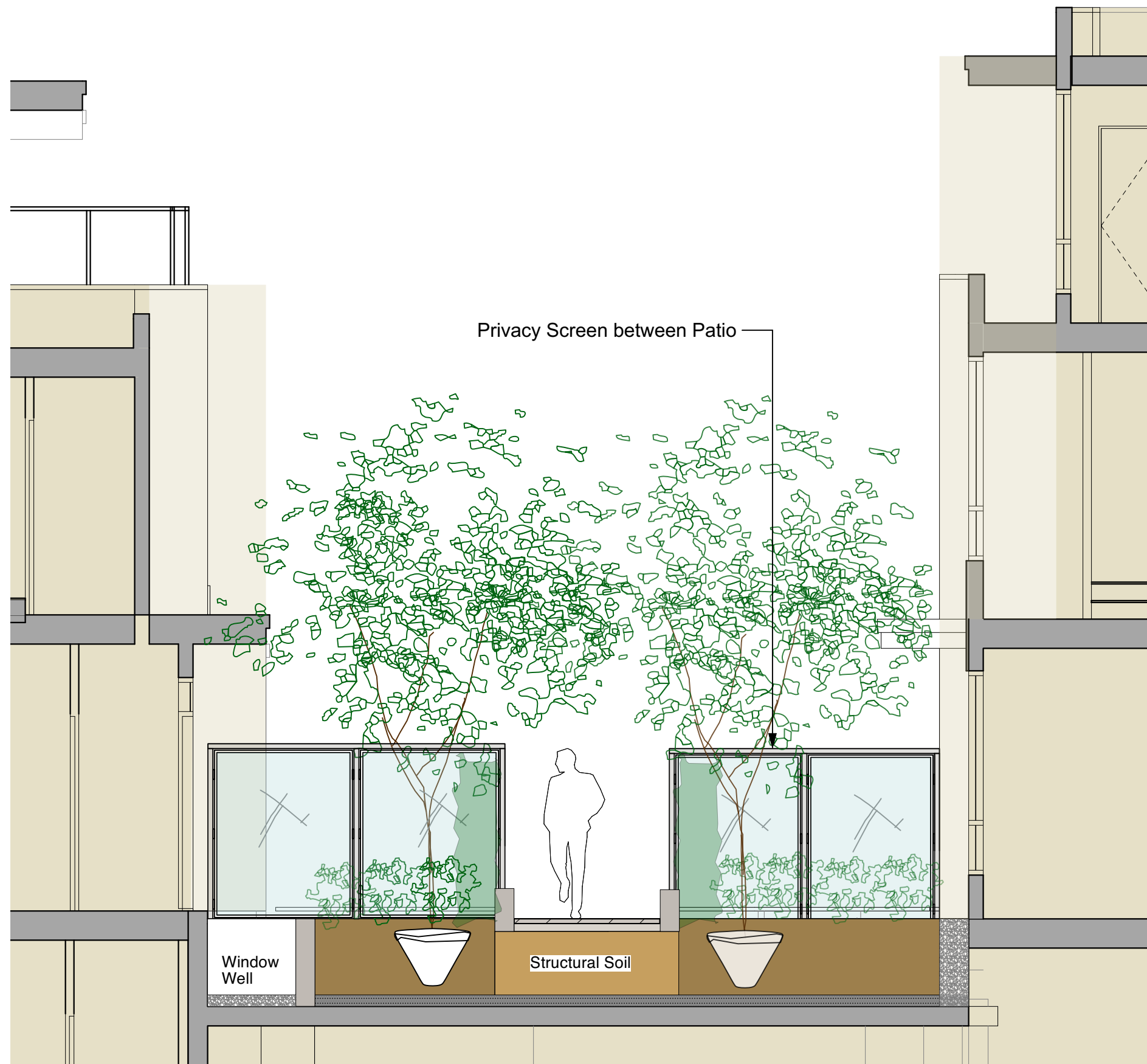
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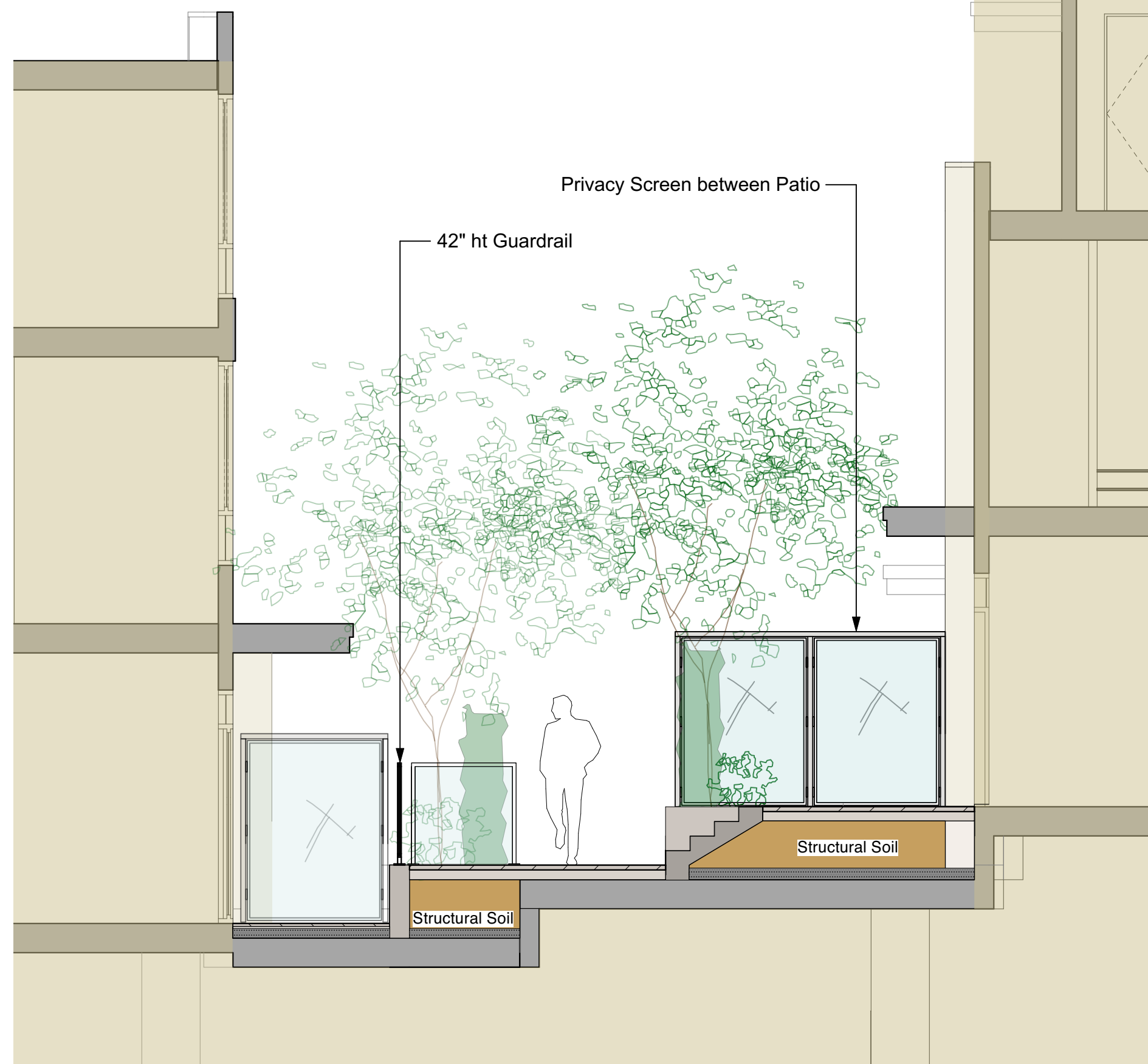
Project No.:
24065

Sheet No.:

L-2.01



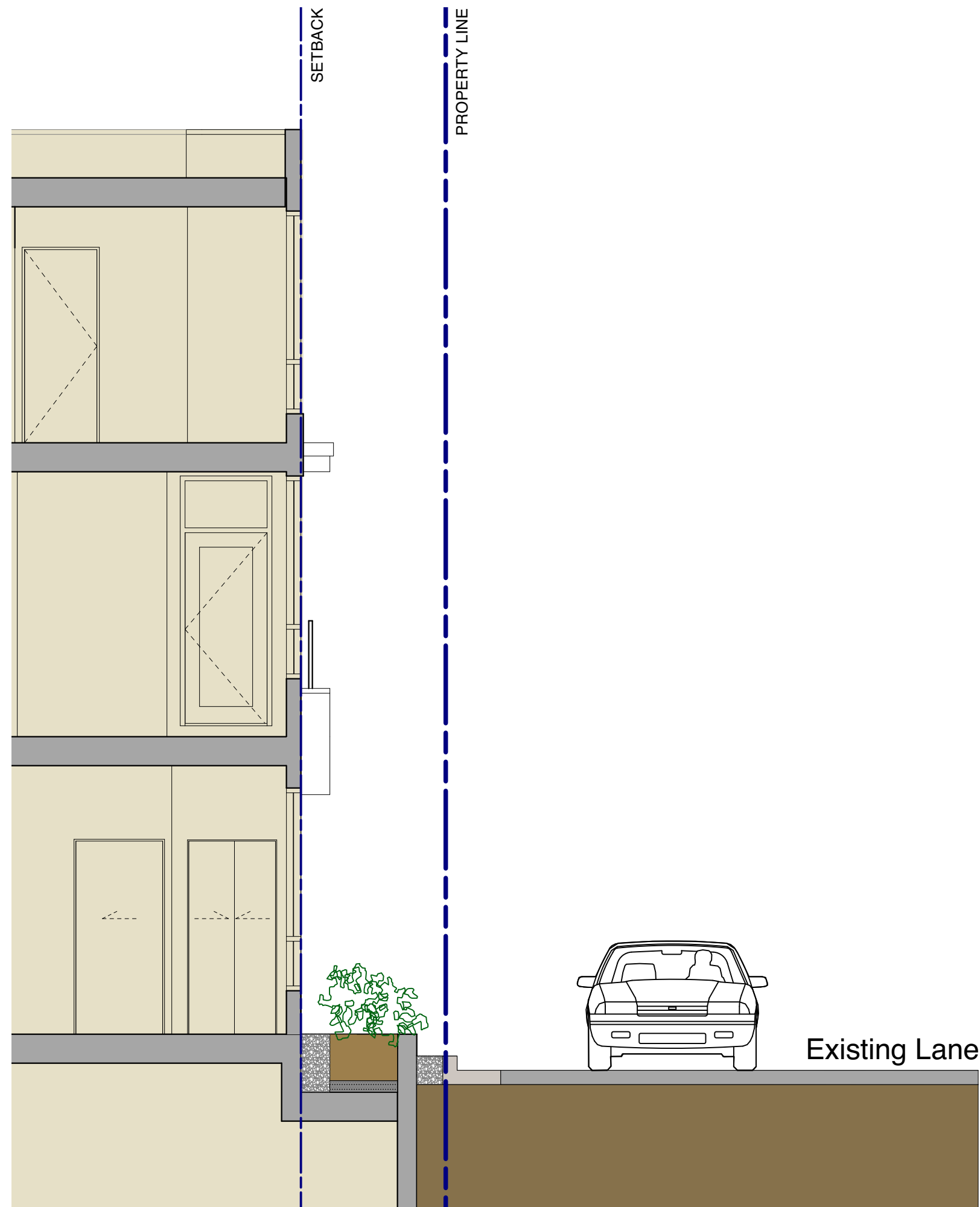
1 COURTYARD - 1
L-2.02 Scale = 1/4"-1'0"



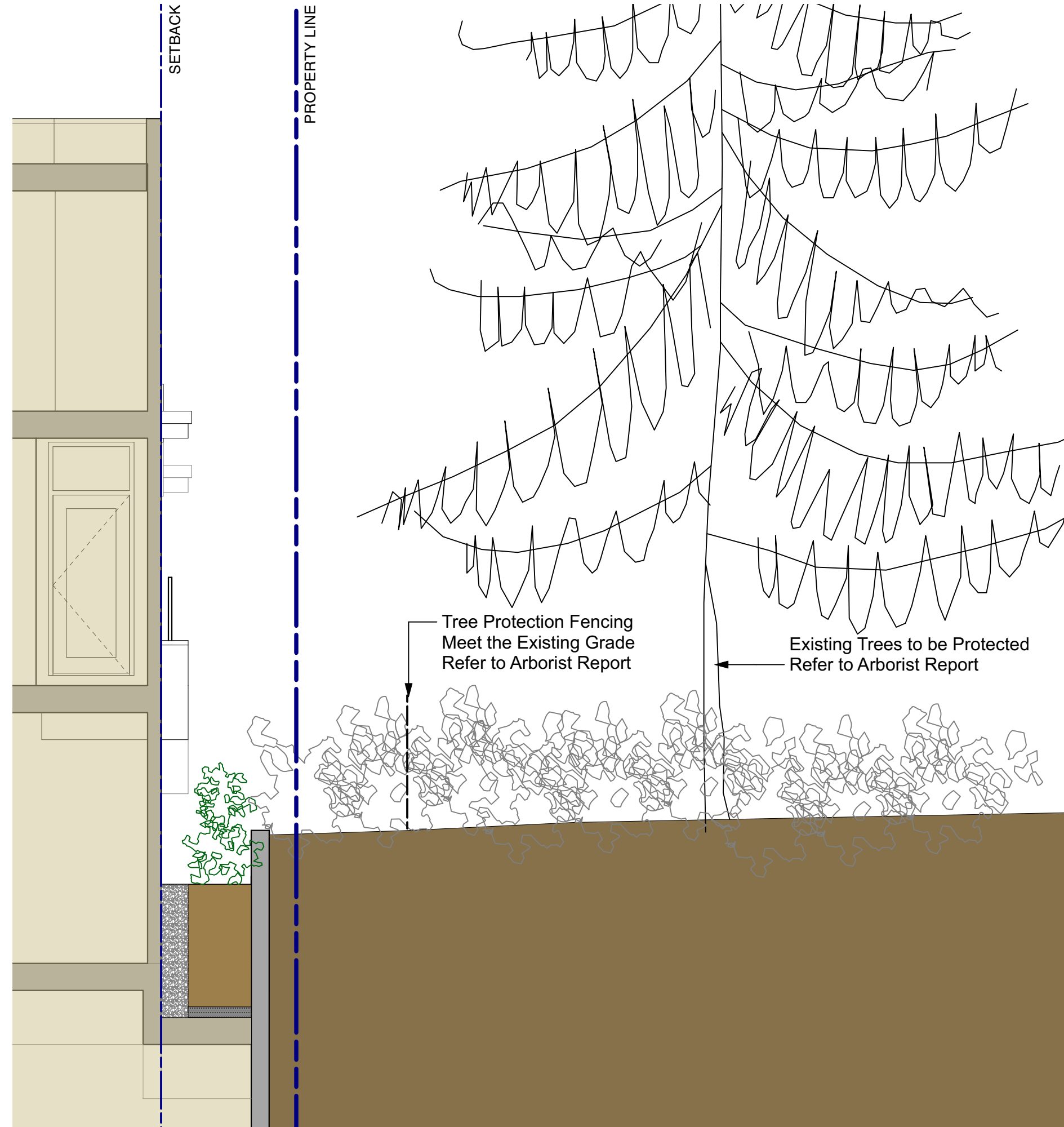
2 COURTYARD - 2
L-2.02 Scale = 1/4"-1'0"



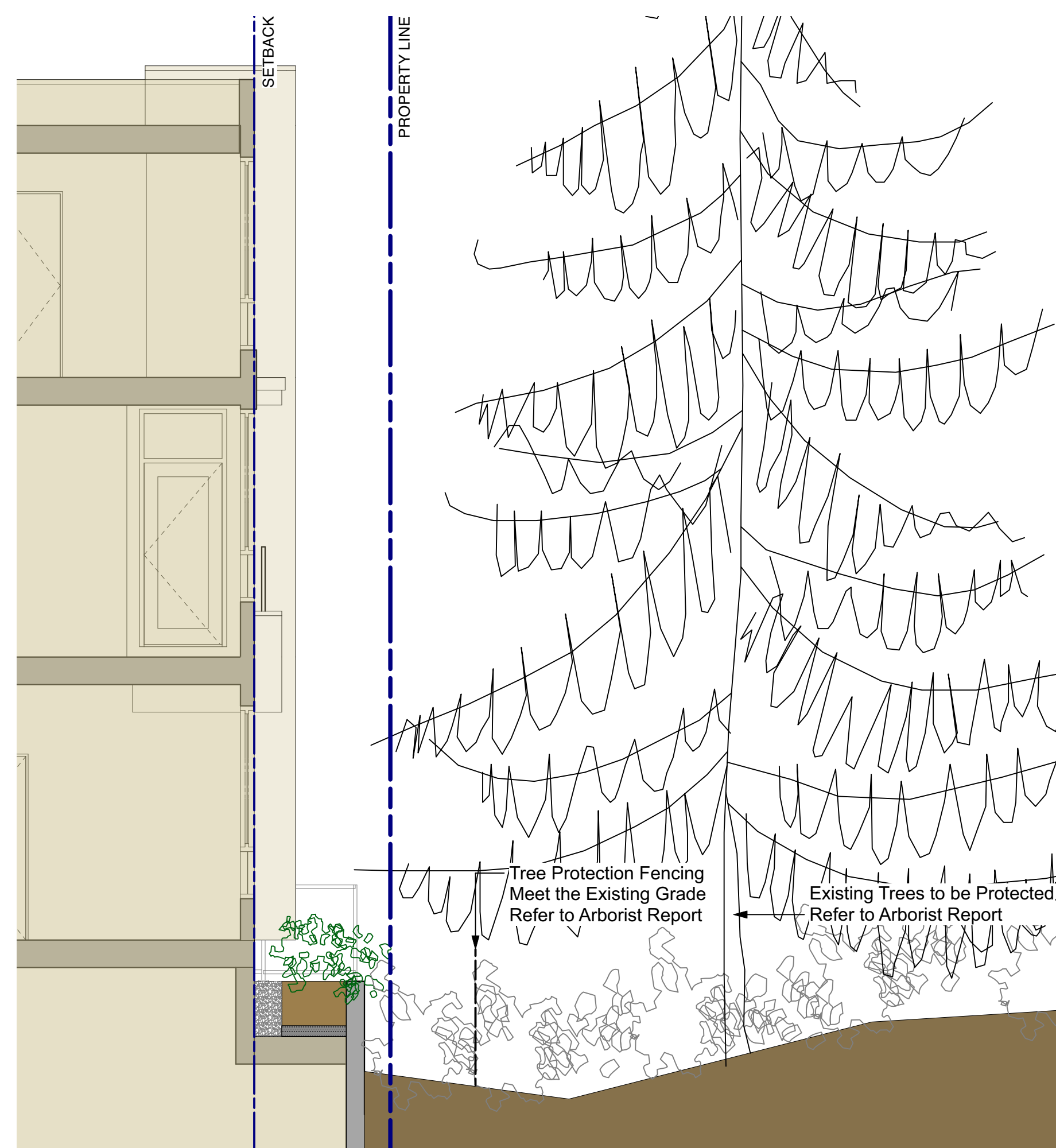
3 COURTYARD - 3
L-2.02 Scale = 1/4"-1'0"



4 EASTERN PROPERTY LINE - 1
L-2.02 Scale = 1/4"-1'0"



5 EASTERN PROPERTY LINE - 2
L-2.02 Scale = 1/4"-1'0"



6 EASTERN PROPERTY LINE - 3
L-2.02 Scale = 1/4"-1'0"

4	2026-04-30	DP Resubmission No.2
3	2025-11-06	Reissued for DP Resubmission
2	2025-09-26	Issued for DP Resubmission

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Client:

**NAIKOON
CONTRACTING LTD.**

Project:

**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

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

Drawn by: KY

Checked by: DC

Date: 26 SEP 2025

Scale: 1/4"-1'0"

Drawing Title:

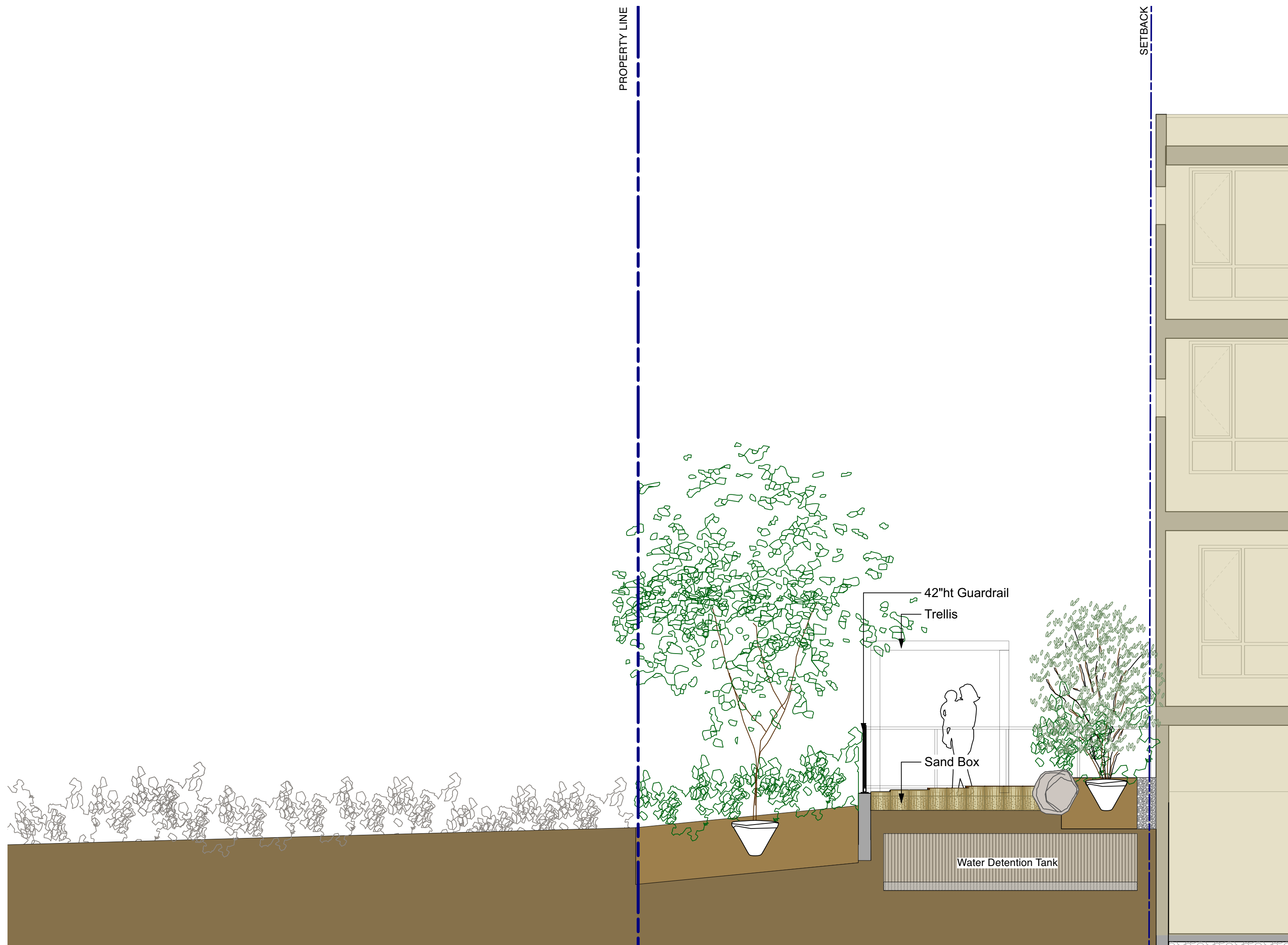
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Project No.:

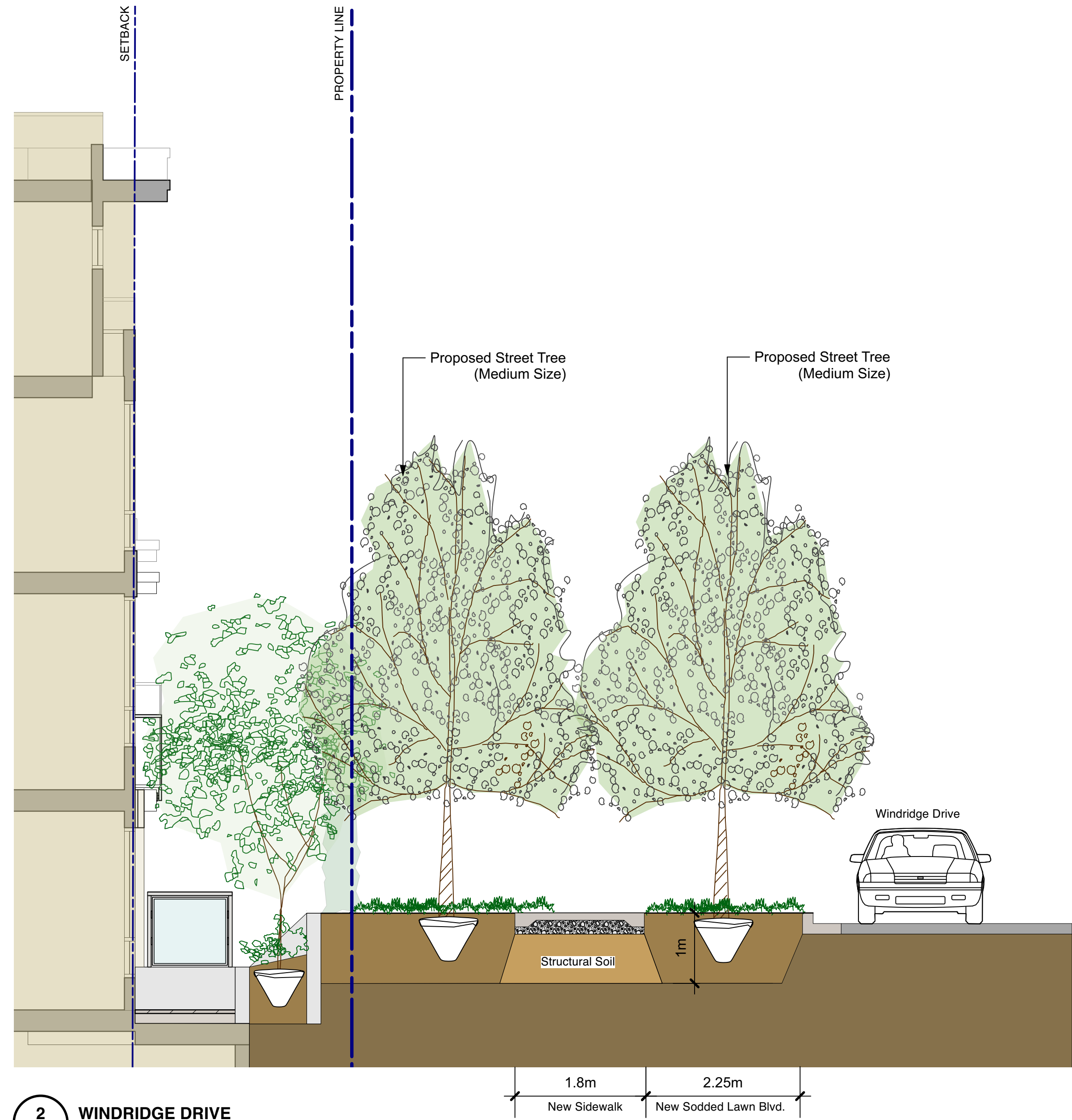
24065

Sheet No.:

L-2.02



1 KIDS PLAY AND NORTHERN PROPERTY LINE
L-2.03 Scale = 1/4"=1'0"



2 WINDRIDGE DRIVE
L-2.03 Scale = 1/4"=1'0"

4	2026-04-30	DP Resubmission No.2
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2	2025-09-26	Issued for DP Resubmission

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Client:

**NAIKOON
CONTRACTING LTD.**

Project:

**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

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

Drawn by: KY

Checked by: DC

Date: 25 SEP 2025

Scale: 1/4"=1'0"

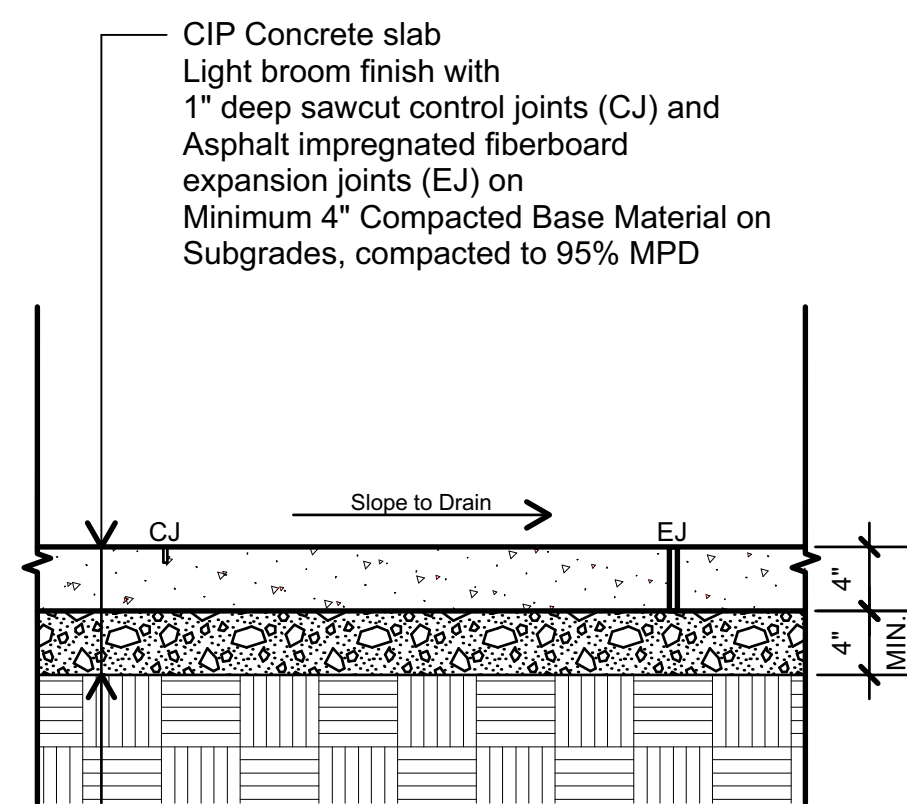
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SECTIONS 3

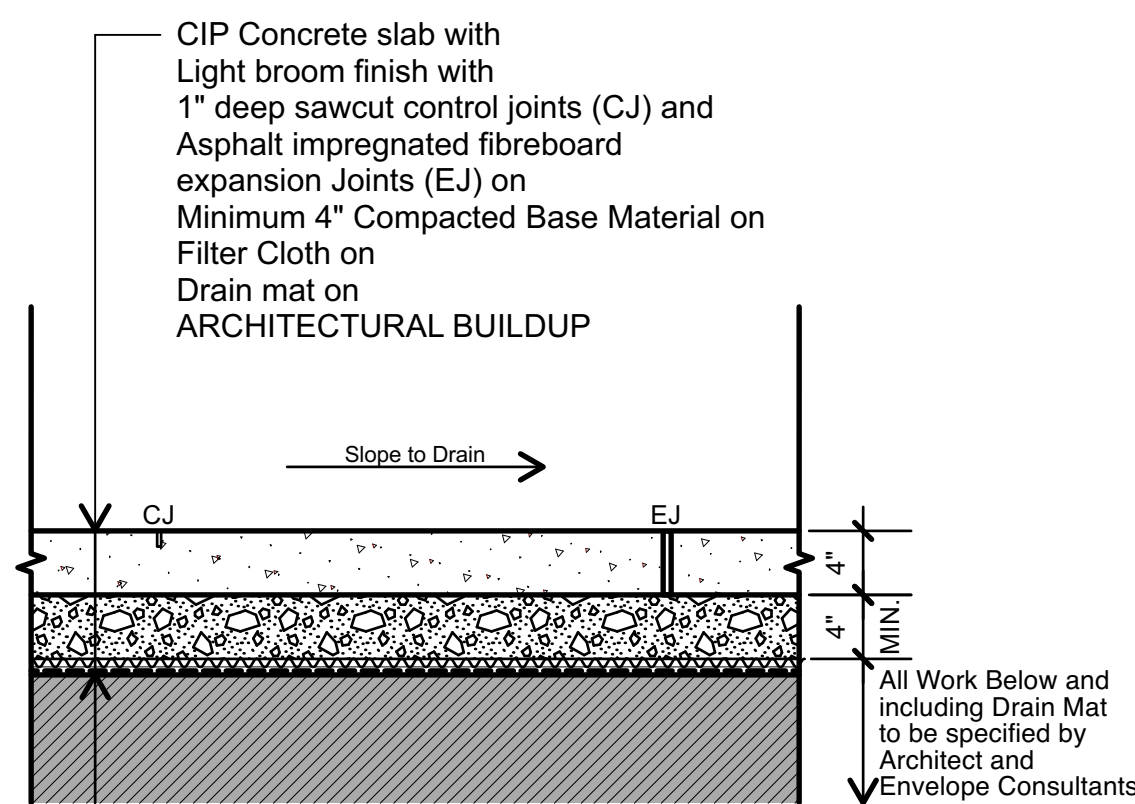
Project No.:
24065

Sheet No.:

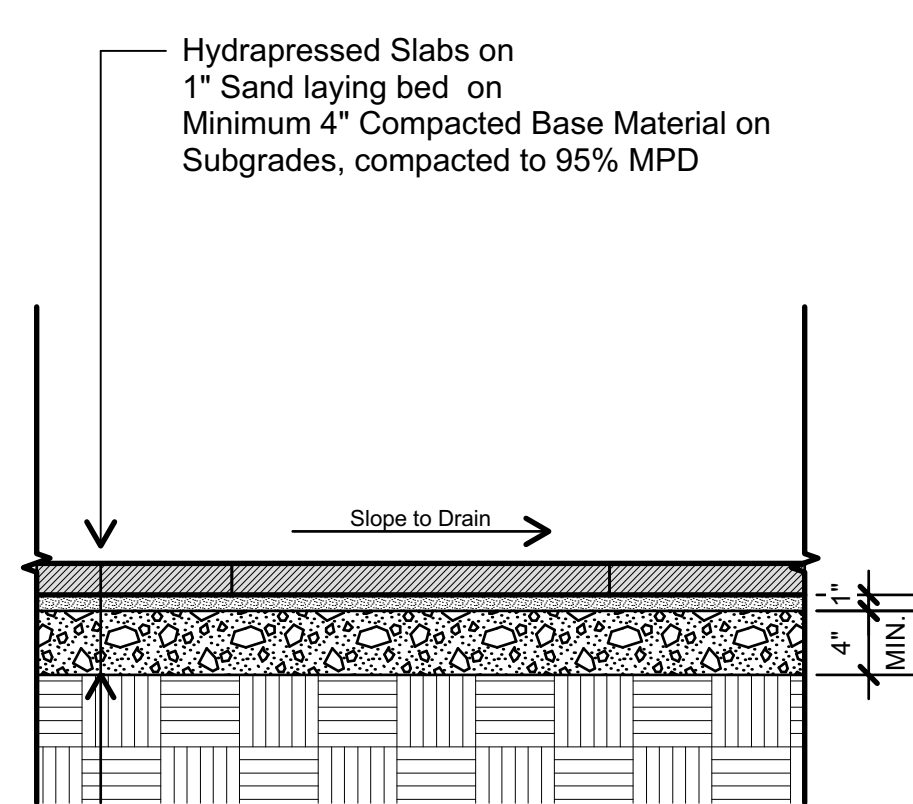
L-2.03



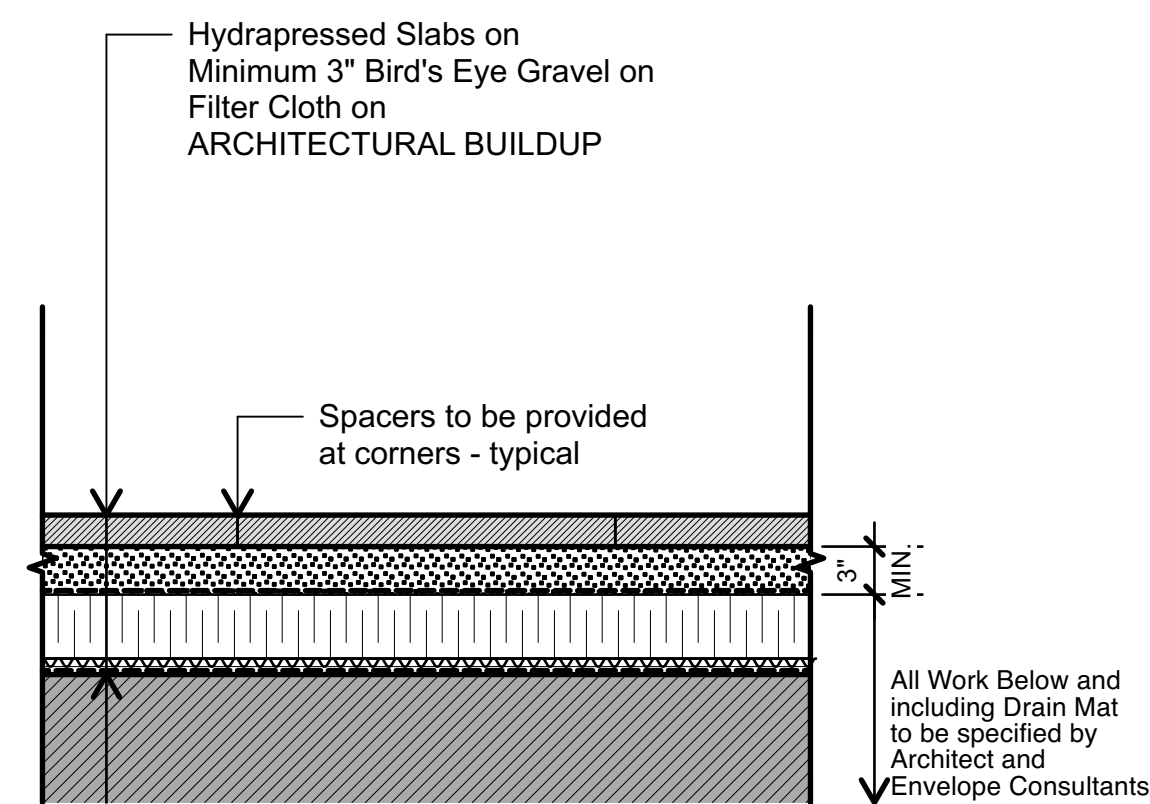
1 CIP CONCRETE - ON GRADE
L-3.01 Scale = 1"=1'0"



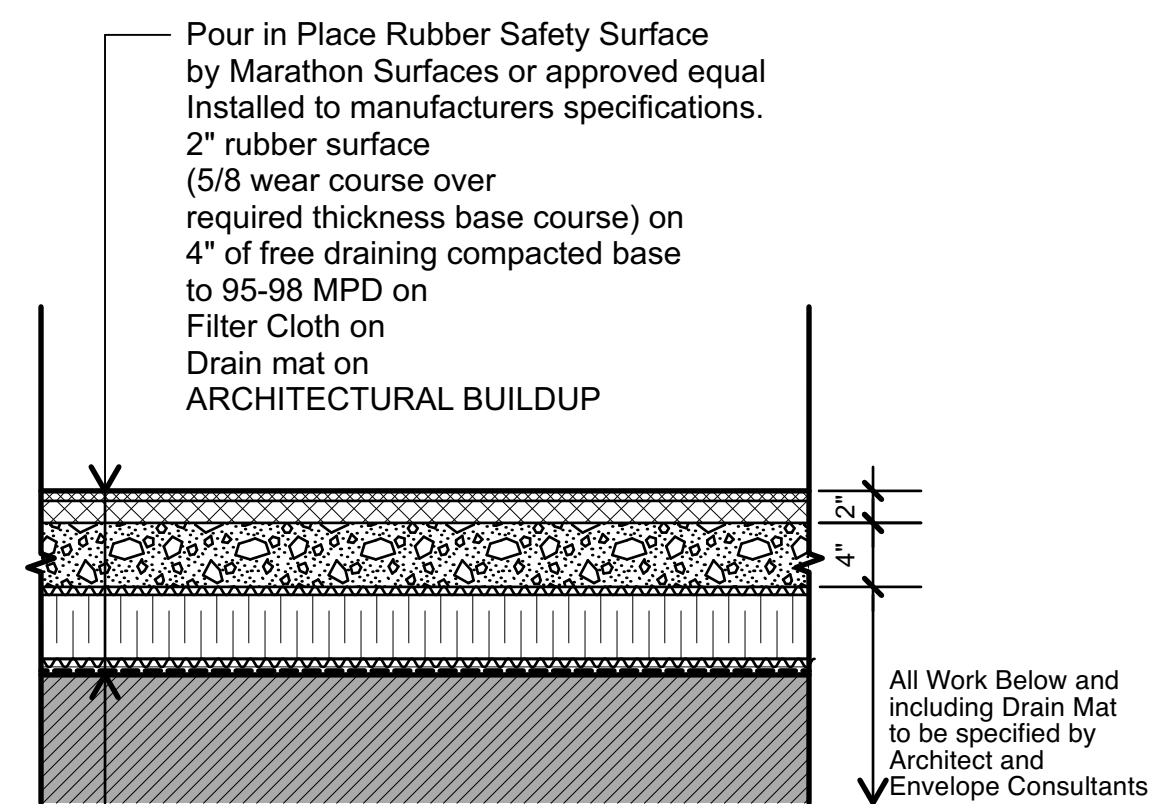
2 CIP CONCRETE - ON SLAB
L-3.01 Scale = 1"=1'0"



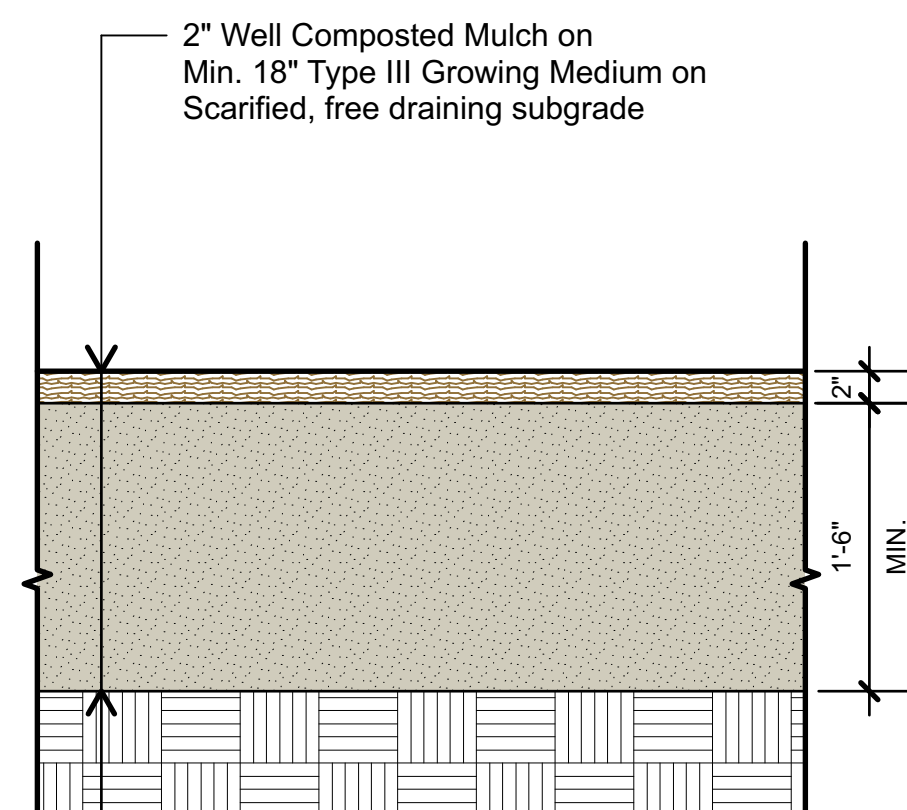
3 HYDRORESS SLABS - ON GRADE
L-3.01 Scale = 1"=1'0"



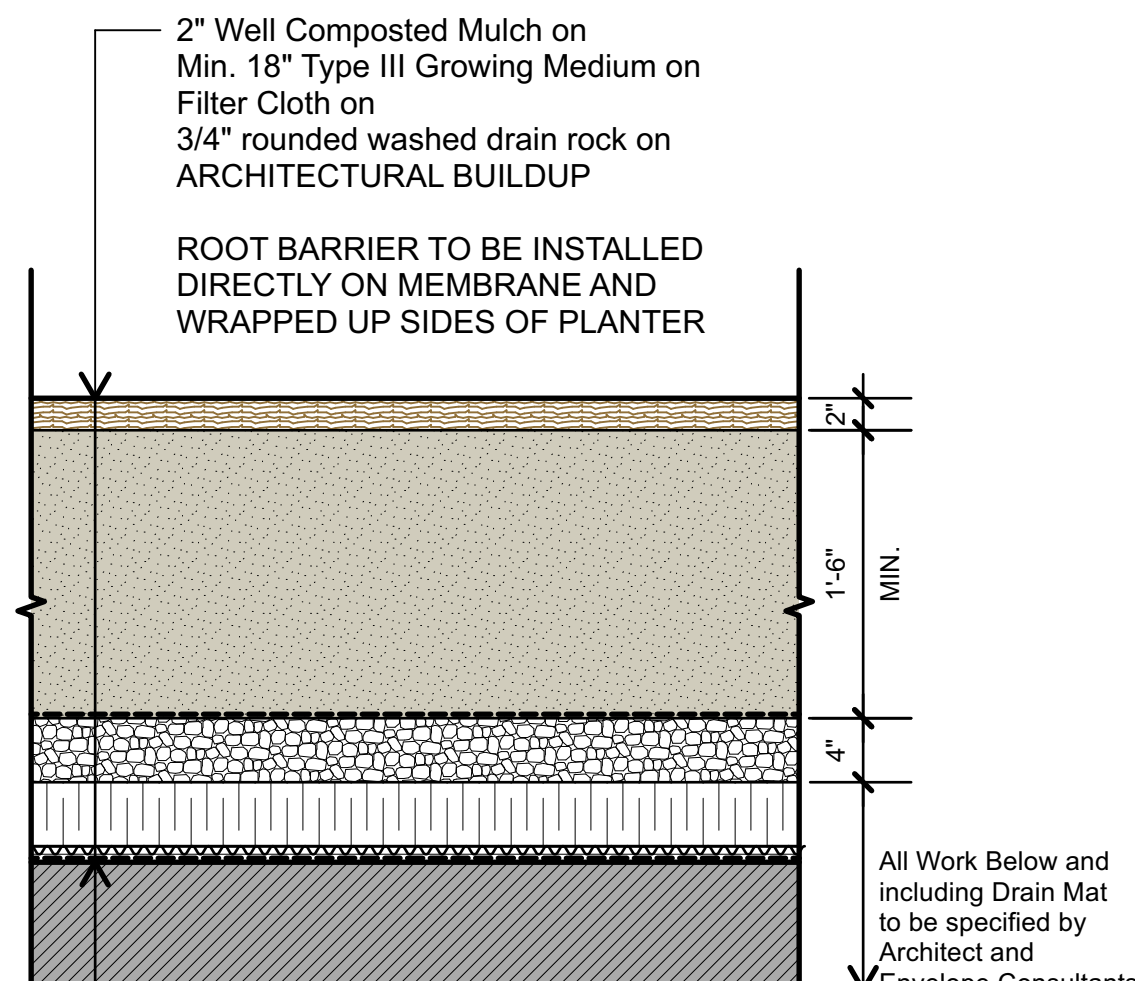
4 HYDROPRESS SLABS - ON SLABS
L-3.01 Scale = 1"=1'0"



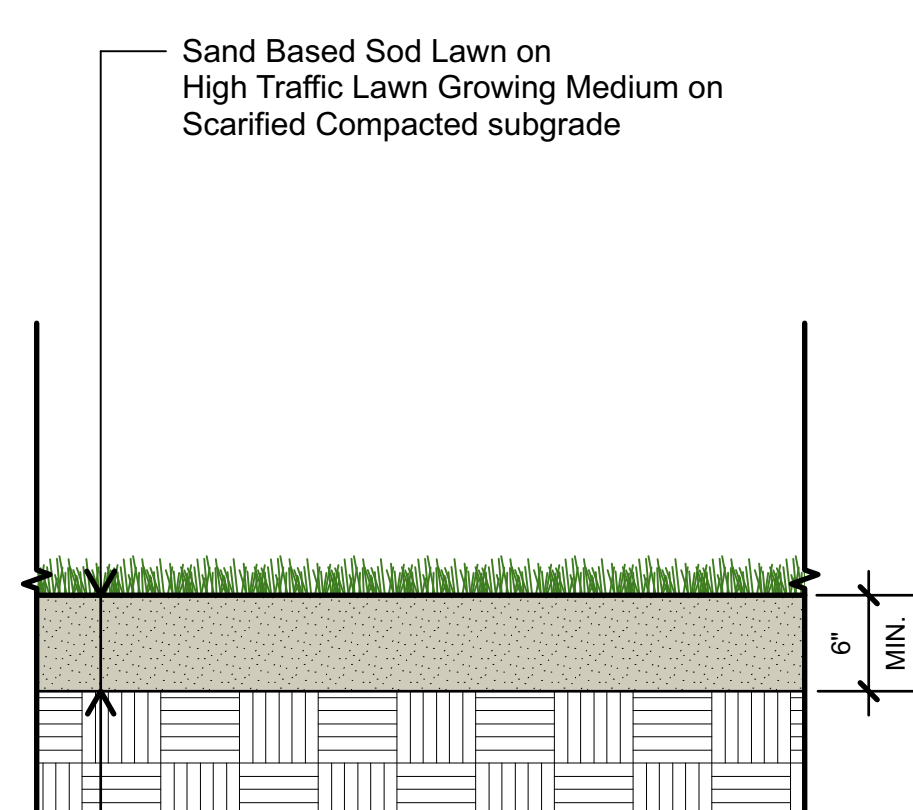
5 RUBBER SAFETY SURFACE - ON SLABS
L-3.01 Scale = 1"=1'0"



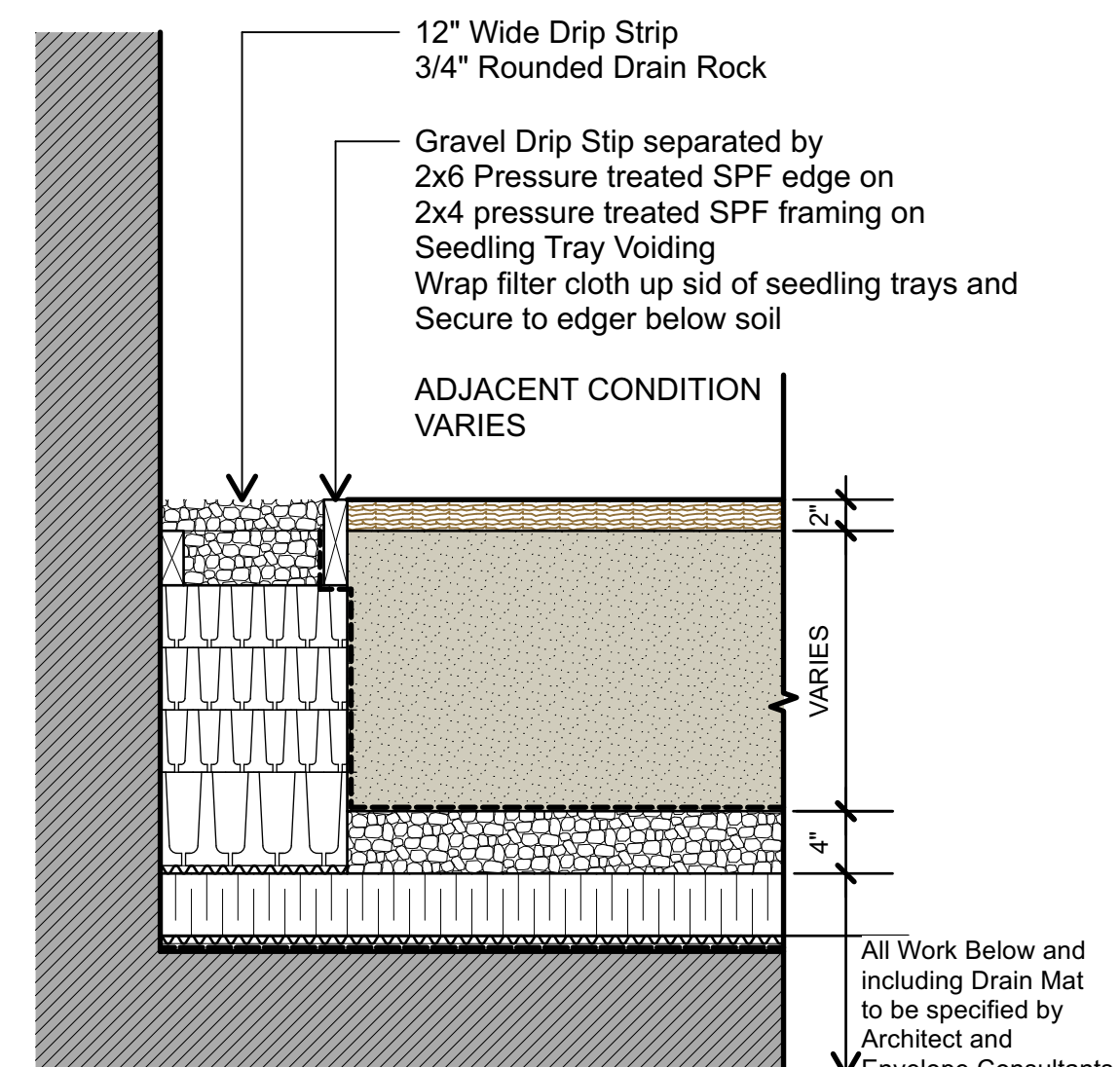
6 PLANTING - ON GRADE



7 PLANTING - ON SLABS
L-3.01 Scale = 1"=1'0"

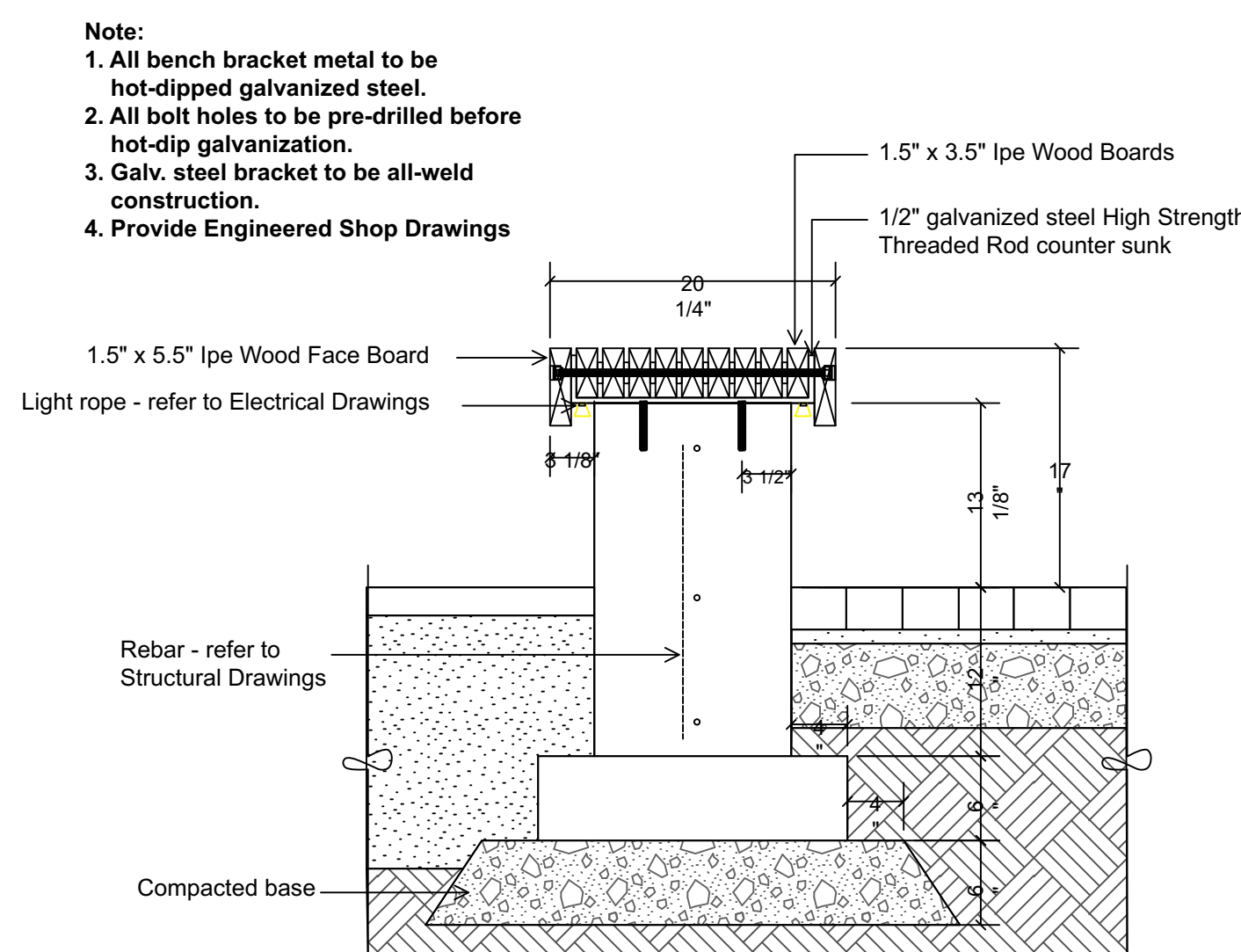


8 SOD LAWN - ON GRADE
L-3.01 Scale = 1"=1'0"

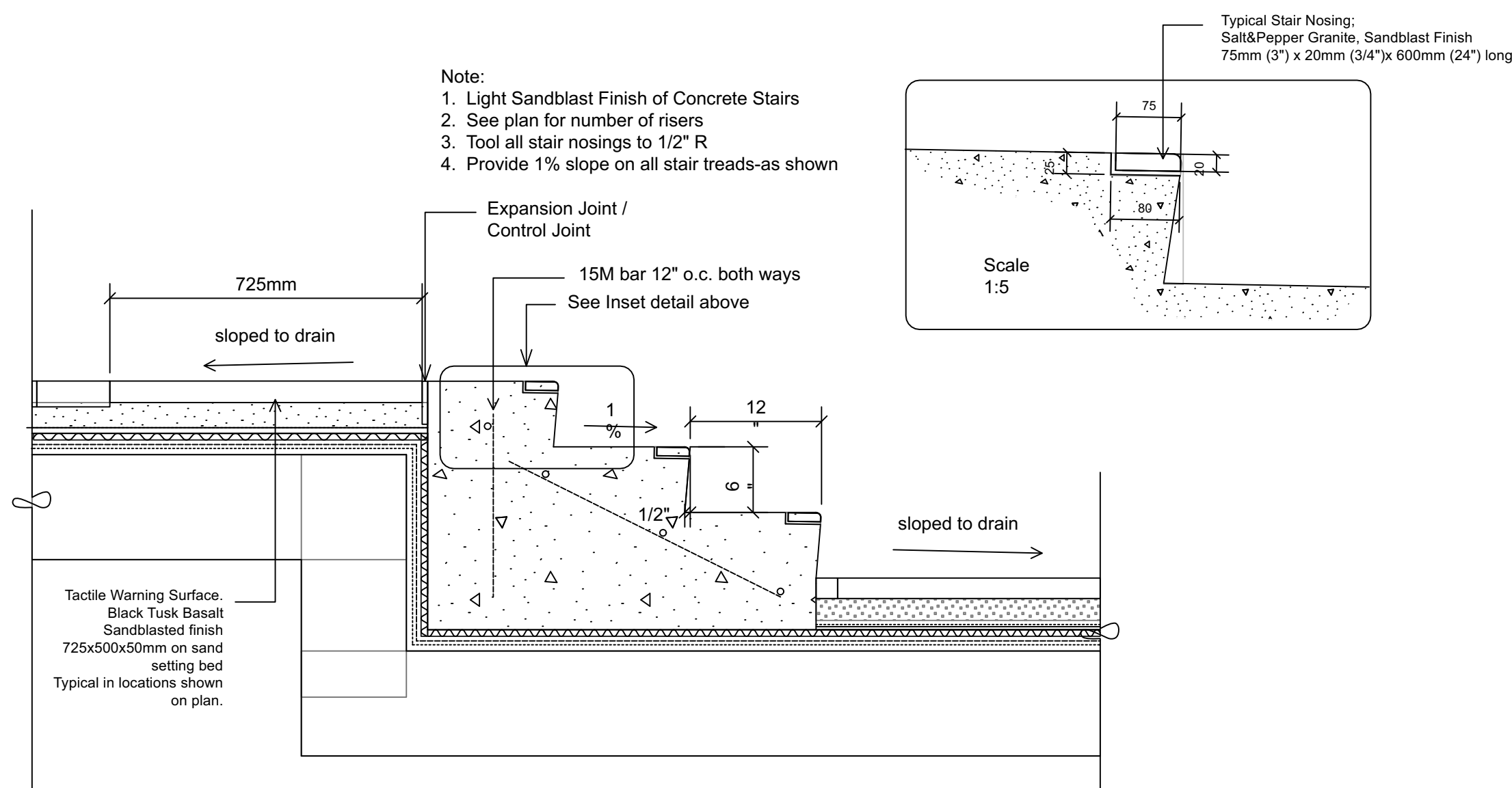


9 DRAIN STRIP AT BUILDING FACE - ON SLABS
L-3.01 Scale = 1"=1'0"

DRIP STRIP AT ALL SOFT LANDSCAPE AREAS BUTTING UP TO BUILDING FACE



10 CUSTOM IPE BENCH ON GRADE
L-3.01 Scale = 1"=1'0"



11 TYPICAL CIP CONCRETE STAIRS ON SLAB WITH TACTILE WARNING

4	2026-04-30	DP Resubmission No.2
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2	2025-09-26	Issued for DP Resubmission

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Client:

**NAIKOON
CONTRACTING LTD.**

Project:

PROPOSED MULTI-FAMILY DEVELOPMENT

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

Drawn by: KY

Checked by: DC

Date: 25 SEP 2025

Scale: AS NOTED

Drawing Title:

DETAILS

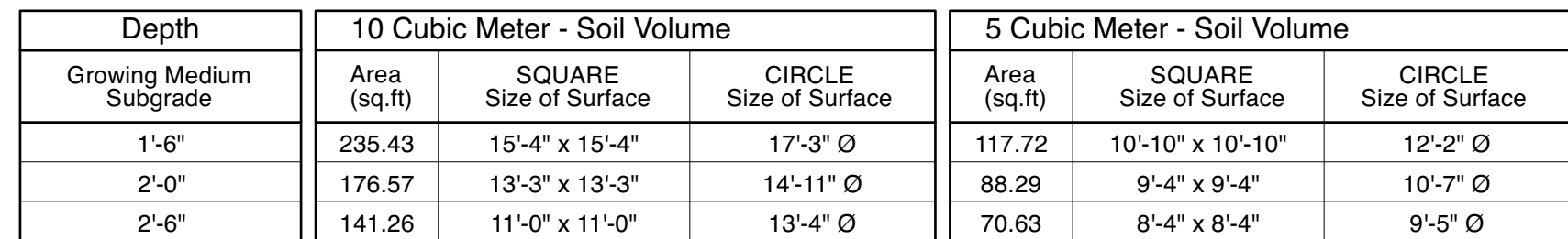
Project No.:

24065

Sheet No.:

L-3.01

1. All street trees to be staked with 2 - 4" Ø x 5' long. Minimum depth of stake embedment is 3'-6". Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
2. Do not cut Tree Leader.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".
4. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
5. Provide min. 5 cubic meters of growing medium per tree, unless otherwise stated.
6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



SECTION
N.T.S.

600mm DIA. RING WITH DECOMPOSED MULCH
SODDED LAWN BOULEVARD
REMOVE TWINE AND TOP 1/3 OF BURLAP FROM ROOTBALL
CURB & GUTTER
1500
MAY VARY
600
600
100mm OF 19mm MINUS CRUSHED COMPACT BASE
FILTER FABRIC AS PER THE SUPPLEMENTARY SPECIFICATIONS
STRUCTURAL GROWING MEDIUM AS PER THE SUPPLEMENTARY SPECIFICATIONS
CONTIGUOUS GROWING MEDIUM TREE TRENCH. PROVIDE A PAUSE, SLIGHTLY COMPACTED TREE BASE TO AVOID ROOT BALL SETTLEMENT
COMPACTED SUBGRADE
SCAPEY BOTTOM OF TREE TRENCH TO IMPROVE DRAINAGE

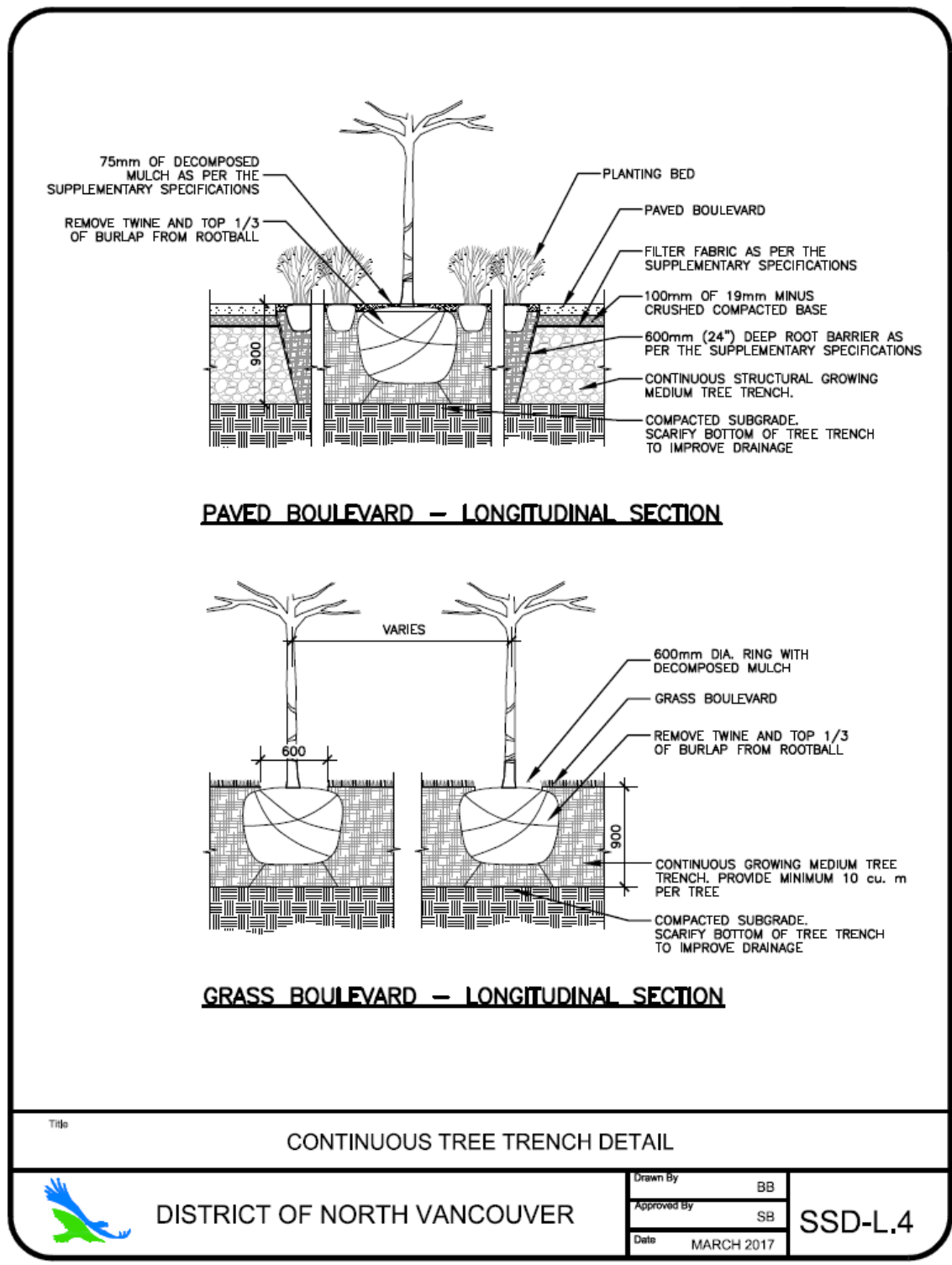
PLAN
N.T.S.

ROADWAY
CURB & GUTTER
600mm DIA. RING WITH DECOMPOSED MULCH
3000
CONCRETE SIDEWALK
EXTENT OF STRUCTURAL GROWING MEDIUM UNDER SIDEWALK MAY VARY. PROVIDE MINIMUM 10 cu. m. of PURE GROWING MEDIUM EQUIVALENT PER TREE.
CONCRETE SIDEWALK
MIN. 100mm
MIN. 100mm

TREE IN SODDED GRASS BOULEVARD

DISTRICT OF NORTH VANCOUVER

SSD-L.3

Stamp: _____

Project:

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

Drawing Title:

DETAILS

Sheet No.:

L-3.02

Two modern, minimalist floor lamps are shown against a light gray background. The lamp on the left is taller and has a dark gray, rectangular base. The lamp on the right is shorter and has a lighter gray, rectangular base. Both lamps have a square light fixture at the top, which is illuminated with a warm white light. The light fixtures have a dark gray frame and a white, square light source. The bases of the lamps are simple, rectangular blocks. The overall design is clean and contemporary.

L-3.02



L-3.02



L-3.02



Integra ARCHITECTURE INC.

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

Project: **Riverside**
Address: 526-550 Riverside Drive & 22194 Windridge Drive, North Vancouver, BC
Project number: 24668
Date: April 28, 2026

LETTER – CEEP MEMO

RE: 526-550 RIVERSIDE DRIVE

Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area

Dear Mina,

Below please find the following descriptions of the proposed measures to ensure the compliance of our project with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area guidelines. Our project team is committed to delivering a project which ensures efficient use of materials, systems, resources, and addresses occupant comfort, health and well-being.

Impact 2050: Community Energy and Efficiency Plan

The proposed Multi-family project addresses the goals of the District, to reduce Carbon Emissions and Energy Consumption. This affordable project contributes to the diverse housing mix, decreasing traffic within the neighbourhood, and by promoting the density and walkable targets of the Implementation Plan. In our opinion, the project meets the intent of the Emissions Plan for energy reduction, a low impact for greenhouse gas emissions and is focussed on the mobility and health and well-being of the residents.

Transportation

The project benefits from the proximity to the Frequent Transit Network and bicycle lanes, providing residents with alternative modes of transportation with connections to local services, amenities and a range of bus routes. Schools, community centres and shopping plazas are all within a short distance.

The building includes 38 parking spaces, which includes 6 accessible spaces. 100% of the parking spaces are designed with electric vehicle level 2 ready charging. 74 bicycle stalls and 6 visitor bicycle rack spaces are provided within the project.

Building and Energy Conservation

The lighting and mechanical systems for the project have been conceived to follow sustainability principles while delivering an affordable project for the community.

These systems will likely use electric heat pump technology for space heating and electricity for domestic hot water generation. Energy modeling in the design phase will determine if any provision for natural gas is possible within the allowable GHGI limits.

Each of the suites in this complex will be provided with a high efficiency heat recovery ventilator that provides continuous ventilation to all the rooms within the suite.

The building envelope will adhere to strict guidelines for air tightness and to minimize air leakage.

The combination of these features, plus a robust building envelope design, will ensure the project meets both the BC Energy Step Code and the Zero Carbon Step Code.

Part 3 Buildings: Step Code 3 and Emissions Level 3 (EL-3)

- TEDI to be 120kWhr/sqm/yr
- TEUI to be 30kWhr/sqm/yr
- GHGI 3.0kgCO₂e/sqm/yr

Part 9 Buildings: Step Code 4 and Emissions Level 3 (EL-3)

- MEUI to be 45kWhr/sqm/yr
- TEDI to be 28kWhr/sqm/yr
- GHGI 2.5kgCO₂e/sqm/yr

The following outline the approach in order to comply with BC Energy Step Code and Zero Carbon Step Code (EL-3)

- High window thermal performance.
- Improved envelope thermal performance and airtightness.
- Reduced lighting power density (LED)
- High efficiency heat recovery ventilator unit (HRV) per residential suite.
- Low flow plumbing fixtures
- All electric heating within residential suites.

Energy Efficiency

- All appliances throughout the buildings are proposed to be energy efficient models, to reduce energy consumption.
- All lighting throughout the buildings are proposed to be energy efficient LED, to reduce energy consumption.

Water Efficiency

- All plumbing fixtures are proposed as low flow for potable water and waste water reduction.
- Rainwater from roofs and terraces is retained on-site (stormwater detention tank) and slowly released to the District storm sewer, which reduces the impact on the District infrastructure.

Solid Waste

The development is supportive of the solid waste strategies outlined in the Emissions Plan. The waste and recycling accommodation allows the development to be part of the District of North Vancouver's network to support waste diversion through bi-weekly collection and other initiatives.

Urban Forestry

The landscape design integrates into the Implementation Plan and contributes to the community wide urban tree canopy. Through maximising the green space on site and providing exterior amenities and outdoor landscaped spaces as part of the development. New street trees will be planted to the upgraded sidewalk and bike lane interface, including new trees planted within the development to enhance the pedestrian realm providing a greener streetscape and outdoor spaces.

We trust that this provides sufficient response to how our project addresses the energy, water and greenhouse gas reduction aspects of the project.

Sincerely,

Collin Truong Architect AIBC AANB MRAIC LEED GA Principal

TECHNICAL MEMORANDUM

Embodied Carbon Analysis — Riverside

Screening assessment and reduction strategy under the District of North Vancouver Climate Ready rezoning policy

To: District of North Vancouver — Development Planning (Rezoning Submission)

From: Montage Development Consultants

Re: Embodied Carbon — Riverside (526–550 Riverside Dr & 2194 Windridge Dr)

Date: June 1, 2026

Project No.: 24668

Purpose

The District of North Vancouver's Climate Ready rezoning policy requires applicants to account for the embodied carbon of a proposed development and to describe the measures taken to reduce it over the project's life cycle. This memorandum provides that accounting for the Riverside development and sets out the three highest-impact measures to reduce its embodied carbon. The District's policy is a reporting-and-reduction requirement; it does not impose a numeric carbon cap.

Scope: This memorandum addresses the policy's embodied-carbon requirements (Section 3.a.i–ii). The refrigerant-emissions, MERV 13 ventilation, and cooling requirements are provided separately by the project's mechanical and energy consultants as part of the overall Climate Ready Design Strategy.

Project Description

Riverside is a 36-unit stacked townhouse development comprising four buildings of three to four storeys, of wood-frame construction over a single level of concrete underground parkade. The residential gross floor area is approximately 3,283 m² (35,337 ft²) at an FSR of 1.2. The site is in the Maplewood neighbourhood of the District of North Vancouver.

Methodology

A screening-grade whole-building life-cycle assessment was prepared from the project's material area takeoffs (measured from the architectural drawings) and product-stage (A1–A3) carbon intensities drawn from the EC3 Environmental Product Declaration database. Reinforcing steel was accounted separately from concrete, consistent with standard whole-building LCA practice, as concrete EPDs report the concrete only. The approach follows the methodology of the National Whole-Building Life Cycle Assessment Practitioner's Guide¹. Results are screening-grade (approximately ±25–35%), suitable for understanding the project's standing and informing reduction measures.

¹National Research Council of Canada (2024). National Whole-Building Life Cycle Assessment Practitioner's Guide: Guidance for Compliance Reporting of Embodied Carbon in Canadian Building Construction. NRC Publications Archive: <https://nrc-publications.canada.ca/eng/view/object/?id=533906ca-65eb-4118-865d-855030d91ef2>

Results

The development's embodied carbon (product stage, A1–A3) is summarized below. Concrete — principally the parkade slab-on-grade, the suspended podium slab, and the parkade walls — together with its reinforcing steel is the dominant source; the wood-frame superstructure contributes comparatively little.

Metric	Value	Unit
Embodied carbon — product stage (A1–A3)	580.4	t CO ₂ e
Reinforcing steel (accounted separately)	133.0	t CO ₂ e
Total embodied carbon (A1–A3, incl. reinforcement)	713.4	t CO₂e
Carbon intensity — over building floor area	220	kg CO ₂ e/m ²
Carbon intensity — over building + parkade area	133	kg CO ₂ e/m ²
Full life-cycle estimate (A–C)	~294	kg CO ₂ e/m ²

Result in context

As a wood-frame building over a single parkade level, Riverside is an inherently low-carbon form. For reference only, the City of Vancouver framework (which does not apply in the District) treats roughly 400 kg CO₂e/m² as typical and 800 kg CO₂e/m² as an absolute cap — the project sits well below both on every basis. Concrete and its reinforcement account for roughly 60% of the total and are therefore the focus of the reduction measures below.

Recommendations to Reduce Embodied Carbon

The measures below target the project's largest carbon sources, in order of impact.

Specify low-carbon concrete for the parkade and podium

Concrete is the single largest contributor. Replacing a portion of the cement with supplementary cementitious materials (fly ash or slag) can move the parkade and podium mixes from a typical ~300 kg CO₂e/m³ toward 150–250 kg CO₂e/m³, with potential to roughly halve the concrete contribution. This is the highest-impact, lowest-cost lever and should be carried into the structural and specification stages with mix-design carbon limits.

Specify high-recycled-content reinforcing steel

Reinforcement is the largest single line item once accounted (~133 t CO₂e). Specifying rebar produced from electric-arc-furnace mills with high recycled content, rather than blast-furnace steel, materially lowers its carbon with no change to structural performance and is straightforward to require in the specification.

Pursue structural efficiency and retain the wood-frame form

Reducing concrete volume at source — right-sizing slab thicknesses, the parkade footprint, and the column grid — cuts carbon before any material substitution. The wood-frame superstructure is already a low-carbon choice and should be retained and maximized, with the biogenic carbon stored in the timber documented in the final assessment.

Limitations & Next Steps

This is a screening assessment based on high-level area takeoffs and generic regional carbon factors, not project-specific Environmental Product Declarations. It is appropriate for the District's rezoning accounting and reduction narrative. Should a formal life-cycle assessment be required at a later stage, it would be carried out in recognized software (Athena Impact Estimator or One Click LCA) using EPD-backed factors and structural-engineer quantities.

We trust this memorandum satisfies the embodied carbon accounting and reduction-measure requirements of the District's Climate Ready rezoning policy. We would be pleased to provide further detail or discuss the recommendations at your convenience.

Sincerely,



Rupert Campbell, MCRP

Principal

Montage Development Consultants

Suite 300 – 225 West 8th Avenue, Vancouver, BC V5Y 1N3

M: 778-863-0524 | E: rupert@montagedevelopment.ca

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AGENDA INFORMATION				
☒ Regular Meeting	Date: September 21, 2026			
☐ Council Workshop	Date:			
☐ Information Report	Date:			
☐ Other	Date:			
		Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

September 1, 2026

Case: PLN2021-00062

File: 08.3060.20/062.21

AUTHOR: Mina Sami, Development Planner

SUBJECT: Bylaws 8650 & 8651 - OCP Amendment and Rezoning for 23-Unit Townhouse Project at 1900-1950 Sandown Place

RECOMMENDATION:

THAT Bylaws 8650, 8651 and the associated OCP amendment and rezoning application be referred to staff to work with the applicant to address the outstanding conditions of final reading, and report back to Council.

REASON FOR REPORT:

This report seeks Council's direction on how to proceed with "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8650, 2023" and "District of North Vancouver Rezoning Bylaw 1432 (Bylaw 8651)".

DISCUSSION:

In October 2021, Matthew Cheng Architect Inc. submitted a OCP amendment and rezoning application on behalf of seven individual owners across three separate parcels, to redevelop the assembled subject site for 23-starta townhouse units in two 3-storey buildings over a shared underground parkade.

The project timeline is outlined below:

- *June 17, 2024* – Bylaws 8650 and 8651 received first reading (link to the report to council [#6312156](#)).

Bylaws 8650 & 8651 - OCP Amendment and Rezoning for 23-Unit Townhouse Project at 1900-1950 Sandown Place

September 1, 2026

Page 2

- *September 23, 2024* – Amended rezoning bylaw 8651 received second reading (link to the report to council [#6376671](#)).
- *October 01, 2024* – Public Hearing was held and closed (minutes of the PH can be found [here](#)).
- *November 18, 2024* – OCP amendment bylaw 8650 received Second and Third readings and Rezoning bylaw 8651 received third reading (link to the report to council [#6411592](#), linked to the minutes [#6500222](#)).

The bylaws are not yet ready for Council's consideration because the necessary development covenant has not yet been finalized and executed by the landowners. Outstanding issues include lot consolidation and execution of covenant by all of the landowners. As a result, the bylaws are not yet ready for Council's consideration of final reading, and the applicant is seeking additional time to complete their conditions.

CONCLUSION

Staff recommend that the bylaws be referred to staff, which will enable the applicant more time to complete their conditions of final reading.

Options:

The following options are available for Council's consideration:

- Refer bylaws 8650, 8651 and the associated OCP amendment and rezoning application to staff (Staff Recommendation); or
- Give the bylaws no further readings and abandon the bylaws at Third Reading; or
- Provide alternative direction to staff.

Respectfully submitted,



Mina Sami
Development Planner

Attachment:

1. Applicant's Letter

**Bylaws 8650 & 8651 - OCP Amendment and Rezoning for 23-Unit Townhouse Project at
1900-1950 Sandown Place**

September 1, 2026

Page 3

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

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RE: continuing the application process

Date: Aug. 24th, 2026

Project Address: 1900-1950 Sandown Place

Att: District of North Vancouver

Attention: Development Planning Department and Mayor and Council

We are writing to respectfully request an extension to allow us to continue working on our application.

Our project began in 2020, and both the owners and the District of North Vancouver (DNV) have invested a significant amount of time and effort in this project. There have been numerous rounds of review, revisions, and changes to the drawings. With each round of comments, all consultants have been required to revise their respective drawings and respond to the comments, making each review cycle a lengthy process.

Throughout this process, we have worked diligently to make this project a successful example of neighbouring property owners coming together to create a multi-family development on their properties.

Currently, the owners have several mortgages registered against their properties and require additional time to consolidate the properties under one entity. Due to the number of mortgages registered against the properties, we anticipate completing this process by the end of May 2027.

Considering the upcoming Christmas holiday period and the fact that one of the owners will be away for a period of time, we believe this additional time is necessary to complete the consolidation of the lots and move the application forward.

We sincerely appreciate your time and consideration and respectfully ask that you grant us an extension to the end of May 2027 so that we may continue working toward the completion of this application.

Thank you for your consideration.

Sanaz

Authorized Owner Representative

Signature: Sanaz Mani

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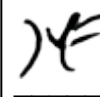
AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____



Dept.
Manager



GM/
Director



CAO

The District of North Vancouver REPORT TO COUNCIL

September 9, 2026

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: Bylaw 8807: Revised Zoning Text Amendment for 2131-2171 Old Dollarton Road, 229-291 Riverside Drive & 2102-2128 Front Street (“Maplewood Gardens”)

RECOMMENDATION:

THAT “District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8807)” is ADOPTED.

BACKGROUND:

Bylaw 8807 received first, second and third readings on July 13, 2026 ([Staff Report](#)). Bylaw 8807 received approval from the Ministry of Transportation and Transit on September 9, 2026.

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

Options:

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

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

Attachments:

1. Bylaw 8807

**SUBJECT: Bylaw 8807: Revised Zoning Text Amendment for 2131-2171 Old
Dollarton Road, 229-291 Riverside Drive & 2102-2128 Front Street
("Maplewood Gardens")**

September 9, 2026

Page 2

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies:
☐ Bylaw Services _____	☐ Fire Services _____	☐ Library Board _____
☐ Clerk's Office _____	☐ Golf _____	☐ Museum and Archives _____
☐ Climate and Biodiversity _____	☐ Housing _____	☐ NSEM _____
☐ Communications _____	☐ Human Resources _____	☐ NS Health _____
☐ Community Planning _____	☐ Integrated Planning _____	☐ NVRC _____
☐ Development _____		
Engineering _____	☐ ITS _____	☐ RCMP _____
☐ Development Services _____	☐ Parks _____	☐ Other: _____
☐ Engineering _____		
Infrastructure _____	☐ Real Estate _____	
☐ Engineering Public _____		
Works _____	☐ Solicitor _____	
☐ Environment _____	☐ Transportation _____	
☐ Facilities _____		

The Corporation of the District of North Vancouver

Bylaw 8807

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1466 (Bylaw 8807)”.

2. Amendments

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

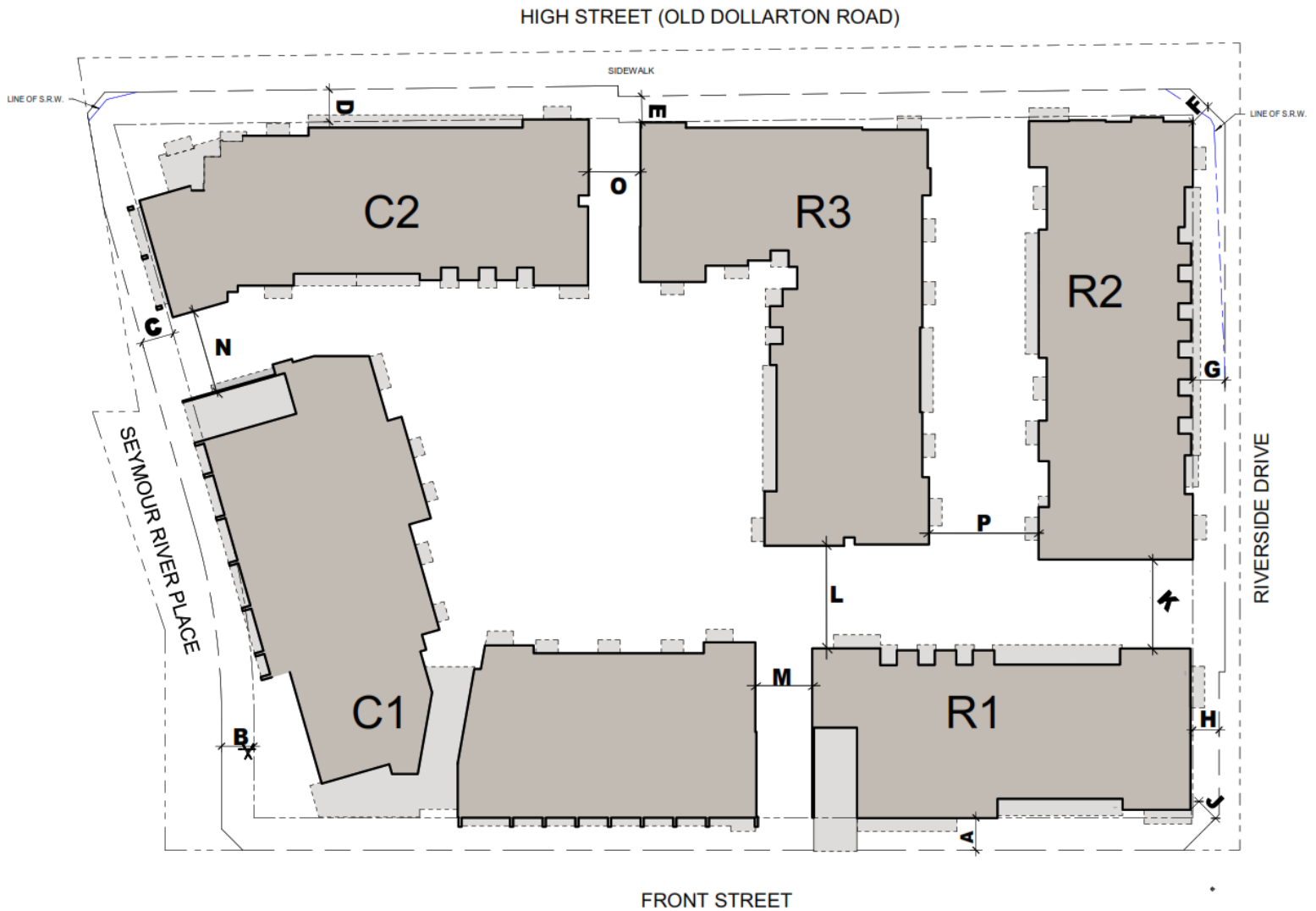
a) The following is added to Section 4B-152-3 “Conditions of Use”:

f) ***Personal Service Use:*** *Personal Service Use* is permitted in Live-work units and commercial units, except for commercial units located in the area identified in Figure 1.

b) Table 1- Maximum Exempted Floor Space in Section 4B-152 is deleted and replaced with the following:

Table 1 – Maximum Exempted Floor Space		
Area	Maximum exempted indoor amenity space/spaces in combination	Maximum exempted garbage, recycling, mechanical, and electrical rooms/enclosures in combination
C1	281.0 m ² (3,025 sq. ft.)	190.5 m ² (2,050sq. ft.)
C2	0	88.3 m ² (950sq. ft.)
R3	213.7 m ² (2,300 sq. ft.)	54.8 m ² (590 sq. ft.)
R2	0	113.3 m ² (1,220 sq. ft.)
R1	53.4 m ² (575 sq. ft.)	86.9 m ² (935 sq. ft.)
Total	548 m² (5,900 sq. ft.)	533.7 m² (5,745 sq. ft.)

c) Figure 2 in Section 4B-152 is deleted and replaced with the following:



- d) Table 3 – Building Height in Section 4B-152 is deleted and replaced with the following:

Table 3 – Building Height			
Building	Maximum Building Height	Maximum Height Exceptions	Maximum Storeys
Building C1	21m (68.75 ft.)	5 m (16.25 ft.)	6
Building C2	20.8m (68.2 ft.)	5 m (16.25 ft.)	6
Building R3	19.8m (65 ft.)	5 m (16.25 ft.)	6
Building R2	19.8m (65 ft.)	5 m (16.25 ft.)	6
Building R1	19.8m (65 ft.)	2.7 m (9 ft.)	6

- e) Section 4B152 – 10 “Parking, Loading and Servicing Regulations” is deleted in its entirety and replaced with the following:

- a. Parking and loading are to be provided in accordance with “Table 4” and “Figure 2”:

Table 4 – Parking Requirements		
Building	Use	Required Parking Rate
C1 and C2	Residential and Live-work	1.055 stall / unit
	Commercial	1 stall / 45 m ²
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in C1 and C2
R1	Residential and Live-work	0.75 stall / unit
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in R1
R2 and R3	Residential	0.75 stall / unit
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in R2 and R3

- b. Commercial parking is based on a blended rate for all uses excluding residential and live-work use and shall be shared with the required visitor parking in the C1 and C2 buildings.
- c. Except as specifically provided in this section 4B 152-10, Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.

READ a first time July 13, 2026

READ a second time July 13, 2026

READ a third time July 13, 2026

APPROVED by the Ministry of Transportation and Transit on September 9, 2026

ADOPTED

Mayor

Corporate Officer

AGENDA INFORMATION				
☒ Regular Meeting	Date: September 21, 2026			
☐ Council Workshop	Date:			
☐ Information Report	Date:			
☐ Other	Date:			
		Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

September 1, 2026

Case: PLN2023-00069

File: 08.3060.20/069.23

AUTHOR: Yan Zeng, Manager, Development Planning

SUBJECT: Bylaw 8731 - Text Amendment to CD 67 (Unit 150 - 680 Seylynn Crescent)

RECOMMENDATION:

THAT Bylaw 8731 and the associated rezoning text amendment application be referred to staff to work with the applicant to address the outstanding conditions of final reading, and report back to Council.

REASON FOR REPORT:

This report seeks Council's direction on how to proceed with "District of North Vancouver Rezoning Bylaw 1448 (Bylaw 8731)".

DISCUSSION:

RWPAS Ltd. has applied to amend the text of Comprehensive Development (CD) Zone 67 to permit a Restaurant Use in the existing vacant Commercial Retail Unit (CRU) in the "Compass" building (Unit 150-680 Seylynn Crescent). The proposal is for a full-service, sit-down dining establishment, which currently is not permitted under the zoning.

On July 21, 2025, Bylaws 8731 received First, Second and Third reading (link to the report to council [#6554986](#), link to the minutes [#6596963](#)).

A condition of the rezoning approval is that there would be an agreement between the Compass strata (where the subject CRU is located) and the Apex strata to allow the patrons of the proposed restaurant to use excess vehicle parking in the Apex building. This agreement had been previously agreed to 'in principle' between the two stratas. Subsequently, a covenant was

drafted to secure the shared parking arrangement between the two stratas, with the District being a party to the covenant.

Late August, staff were informed that the agreement would not move forward – there were stated safety concerns from the Apex strata.

Since the beginning of this text amendment application, staff and the applicant have focused on finding a solution to make up the shortage of vehicle parking stalls for the proposed restaurant. The car share with Apex has been identified as an ideal solution because of the daytime/nighttime use difference as well as the proximity factor.

With the agreement not moving forward, the proposed restaurant use is facing an 8-space vehicle parking shortage, in accordance with parking provisions under the Zoning Bylaw.

The applicant has provided a written letter requesting that Mayor and Council to consider supporting the application without additional parking (Attachment 1). They have outlined a few reasons that, in their view, should make a lower parking ratio work for this restaurant, and that they ask Council to approve the application with the available parking “as is”, i.e. three available parking stalls in the Compass building for this CRU.

Staff support the restaurant use at this location. We also recognize that the upcoming Zoning Bylaw Rewrite for commercial and mixed-use zones may recommend revised parking requirements for town and village centres, and potentially based on proximity to transit.

However, in staff’s view, this significant parking variance requires, at a minimum, a site-specific staff review as well as a neighbourhood notification. Staff recommend that the application be referred back to staff to work on a solution.

CONCLUSION

Staff are supportive of the application and would like to see bylaw proceeding to adoption in a timely manner. The parking shortage as a result of the parking agreement not proceeding however, requires additional time and process to resolve. Staff recommend refer the application back to staff.

Options:

The following options are available for Council’s consideration:

1. THAT Bylaw 8731 and the associated rezoning text amendment application be referred to staff to work with the applicant to address the outstanding conditions of final reading, and report back to Council (Staff Recommendation); or
2. Adopt the bylaw without the parking covenant, as requested by the applicant; or

3. Give the bylaw no further readings and abandon the bylaw at Third Reading; or
4. Provide alternative direction to staff.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Yan Zeng'.

Yan Zeng
Manager, Development Planning

Attachments:

1. Applicant's Letter

REVIEWED WITH:		
☐ Community Planning	_____	☐ Clerk's Office
☐ Development Planning	_____	☐ Communications
☐ Development Engineering	_____	☐ Finance
☐ Utilities	_____	☐ Fire Services
☐ Engineering Operations	_____	☐ ITS
☐ Parks	_____	☐ Solicitor
☐ Environment	_____	☐ GIS
☐ Facilities	_____	☐ Real Estate
☐ Human Resources	_____	☐ Bylaw Services
☐ Review and Compliance	_____	☐ Development Services
		BD

External Agencies:	
☐ Library Board	_____
☐ NS Health	_____
☐ RCMP	_____
☐ NVRC	_____
☐ Museum & Arch.	_____
☐ Other:	_____

RWPAS LTD.

August 31 2026

To: Yan Zeng Development Planning Department Manager

Bylaw 8731 – Text Amendment to CD 67 (Unit 150 - 680 Seylynn Crescent) Rationale

Since initially submitting our preliminary application in May 2022, we have worked closely with a number of DNV staff in multiple departments to try and achieve what we, the applicant team, believe is an unnecessary parking supply requirement for a new restaurant in Lynn Creek Town Centre.

Elsewhere in the District, restaurants have successfully operated with a Village Commercial Blended parking rate of 1 stall per 30 sqm of floor area – half of what is currently being requested of us. In Lower Lonsdale, where I have lived for about 7 years, many restaurants have successfully continued their operations with a much lower parking rate: 1 stall per 75 sqm. Several long-standing restaurants such as Jägerhof and Fishworks have operated for many decades with only limited off-street parking which is used only by staff if at all.

We believe that the longterm success of a restaurant, particularly one that is surrounded by residential use, relies on the quality of the food and service provided, not the number of parking stalls for customers. The residential strata in Compass agreed with this proposal and were excited to have a new restaurant opening in their building and in September 2024 voted in favour of the change of use.

We also believe and understand that a densely populated Town Centre, such as Lynn Creek, that is still growing, and that has been planned and built out in a way that encourages active transportation options, is an appropriate location for a restaurant with limited or even zero designated off-street parking. The understanding we have always had of a Town Centre was to create communities where people can live, work and play without relying on cars. And now that Lynn Creek is densifying, we feel a restaurant of the size we propose will serve its purpose and thrive.

In our preliminary application, we suggested that a valet service for patrons could be provided by the restaurant to supplement parking demand that may not be met with the 3 stalls already allocated to the CRU. As staff did not approve of this idea, we have spent many thousands of dollars on consultant fees, and taken up many hours of staff time over the past 4 years trying to prepare a solution that satisfies the DNV imposed parking rate of 1 stall per 15 sqm of floor area. What was eventually prepared by our team, and approved by DNV Council last summer, is a parking agreement that would utilize a portion of the commercial parking stalls in the underground parking area of 1500 Fern Street (Apex), immediately adjacent to the proposed restaurant located at 680 Seylynn Crescent (Compass).

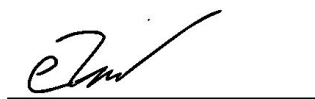
However, there have been several break ins and other safety concerns involving the gate which currently closes at 7pm and restricts access to the commercial and residential visitor parking area in the Apex building. The parking agreement in its current form would require this gate to stay open until 11pm, which we do not believe will be feasible. Strata approval of the proposed parking plan is required to receive final adoption of this bylaw text amendment, and, for a number of reasons, this is not something we wish to impose on the residents and commercial

tenants of Apex at this time. No deals have fallen apart. It has only been the parking rate imposed that has brought us to a stand still.

It is frustrating for us, and we are sure for DNV Staff and Council as well, that this process has been drawn out for so long, resulting only in the continued vacancy of an excellently built and located commercial unit in a growing town centre. We do not understand who is benefiting from the continued enforcement of an unachievable parking rate, one not that is not imposed elsewhere in the DNV, and one that is preventing a new restaurant from opening in an area that DNV council agrees is a perfect location for a restaurant of this kind.

We are asking staff to reconsider the 1 stall per 15 sqm parking rate as it is currently unachievable and, we believe, unnecessary and instead that staff recommend Council approve the proposed bylaw text amendment to allow a sit down restaurant as a permitted use in the CD-67 zone, in which 680 Seylynn Crescent is located, with no additional parking required above the 3 parking stalls already associated with the CRU.

If staff will not recommend support for this amendment, we would like to have DNV Council deliberate on whether a high parking rate, one that is not imposed on other restaurants in the DNV, should prevent a restaurant from opening in Lynn Creek Town Centre.

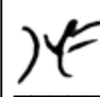
A handwritten signature in black ink, appearing to read 'Eric White', is written above a horizontal line.

Eric White
RWPAS Ltd.

AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

September 9, 2026

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: Bylaw 8806 and 8810: Roche Point Park Dedication Update

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaws 8806 and 8810 received first readings on July 20, 2026 ([Staff Report](#)). A public hearing was held and closed on September 8, 2026.

The bylaws are now ready to be considered for second and third readings by Council.

Options:

1. Give second and third readings to the bylaws;
2. Give no further readings and abandon the bylaws at first reading; or,
3. Debate possible amendments to the bylaws at second reading and return bylaws to a new public hearing if required.

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

SUBJECT: Bylaw 8806 and 8810: Roche Point Park Dedication Update

September 9, 2026

Page 2

Attachments:

1. Bylaw 8806
2. Bylaw 8810
3. Public Hearing Minutes

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies:
☐ Bylaw Services _____	☐ Fire Services _____	☐ Library Board _____
☐ Clerk's Office _____	☐ Golf _____	☐ Museum and Archives _____
☐ Climate and Biodiversity _____	☐ Housing _____	☐ NSEM _____
☐ Communications _____	☐ Human Resources _____	☐ NS Health _____
☐ Community Planning _____	☐ Integrated Planning _____	☐ NVRC _____
☐ Development _____	☐ ITS _____	☐ RCMP _____
Engineering _____	☐ Parks _____	☐ Other: _____
☐ Development Services _____	☐ Real Estate _____	
☐ Engineering _____	☐ Solicitor _____	
Infrastructure _____	☐ Transportation _____	
☐ Engineering Public _____		
Works _____		
☐ Environment _____		
☐ Facilities _____		

The Corporation of the District of North Vancouver

Bylaw 8806

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

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

Citation

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)”.

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Amend Part 1: Community Structure, Map 2: The District of North Vancouver Official Community Plan – Land Use Map by changing the land use designation from “Residential Level 2: Detached Residential” (RES2) to “Parks, Open Space, and Natural Areas” (POSNA) for the properties illustrated on Schedule A.

READ a first time July 20, 2026 by a majority of all Council members.

PUBLIC HEARING held September 8, 2026

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

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

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8806

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806 (Amendment 65)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from "Residential Level 2: Detached Residential" (RES2) to "Parks, Open Space, and Natural Areas" (POSNA)



The Corporation of the District of North Vancouver

Bylaw 8810

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)”.

2. Amendments

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

- a) The Zoning Map is amended in the case of the lands illustrated on Schedule A by rezoning the lands from Single-Family One Acre Zone (RS1) and Single-Family 7200 Zone (RS3) to Natural Parkland Zone (NPL).

READ a first time July 20, 2026

PUBLIC HEARING held September 8, 2026

READ a second time

READ a third time

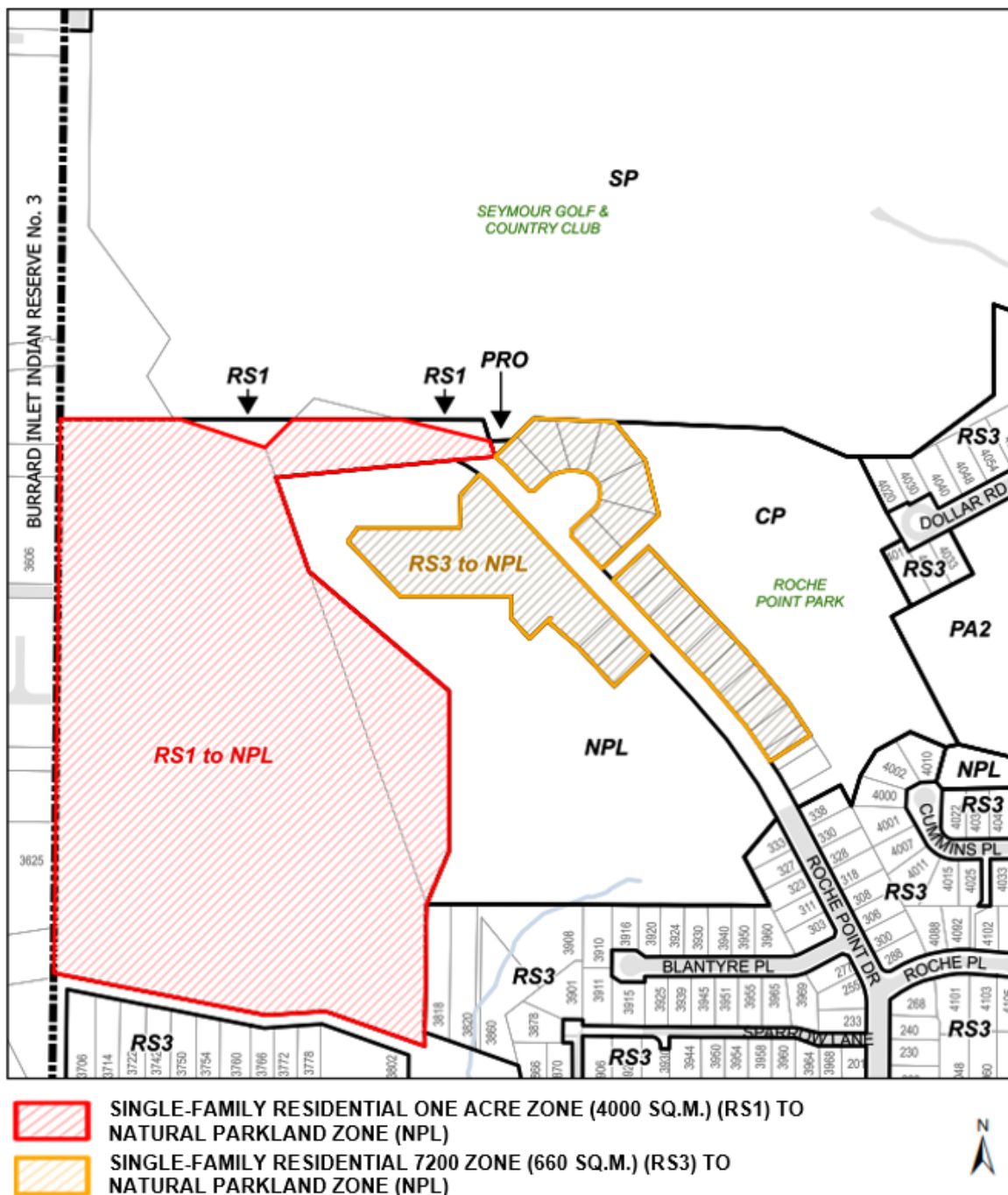
ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8810

District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)



**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**22 Unaddressed Properties Adjacent to Roche Point Park
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, September 8, 2026 commencing at 7:02 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back (via Zoom)
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri (via Zoom)
Councillor Catherine Pope (7:03 p.m.)

Staff: Mike Fox, Chief Administrative Officer
Caroline Jackson, General Manager – Climate Action and Parks
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Nicole Foth, Parks Planning Project Manager
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk
Natalie Priestley, Administration Clerk

1. OPENING BY THE MAYOR

Councillor POPE arrived at this point in the proceedings. (7:03 p.m.)

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

Mayor Little noted that public participation in the Public Hearing was accommodated by speakers having signed up in advance, as stated in the Notice of Public Hearing, as well as observers being provided the Zoom meeting information on the DNV website and in the Notice of Public Hearing. Written submissions would be received by the Corporate Officer and shared with Council. In this manner, all persons would be afforded a reasonable opportunity to be heard and present written submissions.

Mayor Little stated that:

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

2. INTRODUCTION OF BYLAWS BY CORPORATE OFFICER

Genevieve Lanz, Corporate Officer, introduced the proposed bylaws, stating that Bylaw 8806 proposes to amend the Official Community Plan in general terms by changing the land use designation of four unaddressed parcels adjacent to Roche Point Park from Residential Level 2: Detached Residential (RES2) to Parks, Open Space and Natural Areas (POSNA). Bylaw 8810 proposes to amend the District's Zoning Bylaw in general terms by rezoning portions of two parcels adjacent to Roche Point Park from Single-Family Residential One Acre (RS1) Zone to Natural Parkland (NPL) Zone, and 20 parcels (portions of or the entire parcel) from Single-Family Residential 7200 (RS3) Zone to Natural Parkland (NPL) Zone.

3. PRESENTATION BY STAFF

Nicole Foth, Parks Planning Project Manager, provided an overview of the proposal elaborating on the introduction by the Corporate Officer. Ms. Foth advised that:

- The purpose of the bylaw amendments was to facilitate a future Park Dedication Bylaw;
- Council directed staff to proceed with a workplan for the preparation of a Park Dedication Bylaw at the July 20, 2026 Regular Council Meeting;
- Following the Public Hearing, additional readings of the bylaw would be brought forward for Council consideration as well as a Highway Closure Bylaw and Park Dedication Bylaw;
- Bylaw 8806 proposes to amend the Official Community Plan Bylaw to change the designation of four unaddressed, District-owned properties north of the end of Roche Point Drive from Residential Level 2: Detached Residential (RES2) to Parks, Open Space and Natural Areas (POSNA);
- Bylaw 8810 proposes to rezone 20 District-owned properties from Single-Family Residential One Acre (RS1) Zone and Single-Family Residential 7200 (RS3) Zone to Natural Parkland (NPL) Zone; and,
- A minor administrative correction was made to the legend in Bylaw 8810 after First Reading with the corrected version in the public hearing package.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. David Cook:

- Stated that he is in support of the proposal.

4.2. Tyrone Longstride:

- Spoke in support of the proposal;
- Described the personal importance of the park, including a deep love of nature and wildlife as well as life-changing and healing experiences; and,
- Noted that he picks up discarded dog waste bags and other items left behind to help keep the park clean.

4.3. Eli Mann:

- Spoke in support of the proposal;
- Noted he resides near the park;
- Commented on the importance of protecting the park; and,
- Noted that natural parkland provides opportunities for recreation and experiencing nature.

4.4. Corrie Kost:

- Commented on the public hearing process;
- Opined that the lack of dissenting opinions may indicate that the process was flawed and notification was inadequate;
- Commented on the implementation of the park dedication; and,
- Questioned if there are loopholes that would allow the dedication to be undone in the future.

4.5. Ben Baltson:

- Spoke in support of the proposal;
- Noted he resides near Roche Point Park;
- Stated that the park provides opportunities to experience nature as it was long ago and for activities such as meditation;
- Stated that the proposal benefits the community beyond the local neighbourhood;
- Commented on the importance of having nearby access to nature for young people and the next generations;
- Commented on the variety of lands and wildlife in the park; and,
- Stated that he enjoys Roche Point Park.

4.6. Tyrone Longstride SPEAKING FOR A SECOND TIME:

- Expressed agreement with the previous speaker;
- Noted that many parks include parking lots and many people and activities;
- Commented on the quiet nature of Roche Point Park and the opportunities this present to decompress and heal;
- Provided examples of the wide variety of wildlife that may be seen in the park, including banana slugs and barred owls; and,
- Stated that the park is a special place.

5. QUESTIONS FROM COUNCIL

Will the bulk of the park be natural parkland or will there be different designations?

In response to a question from Council, staff advised that area that is currently Roche Point Park to the east of the subject properties is zoned Community Park and includes a sports field and parking lot.

I realize that the workplan is still to be developed. At this point, is a parking area for visitors envisioned?

In response to a question from Council, staff advised that no further development of the parkland is currently envisioned and a future park planning process could include additional amenities.

Was Tsleil-Waututh Nation approached for their comments on this matter?

In response to a question from Council, staff advised that the Tsleil-Waututh Nation government was contacted regarding the process and was notified of the public hearing.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor HANSON

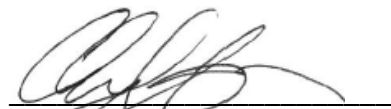
THAT the September 8, 2026 Public Hearing regarding Bylaws 8806 and 8810 is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)" is returned to Council for further consideration.

AND THAT "District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)" is returned to Council for further consideration.

CARRIED
(7:27 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

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AGENDA INFORMATION

✓ Regular Meeting

Date: September 21, 2026

☐ Other:

Date: _____

JR

Dept.
Manager

TA for

GM/
Director

CAO

The District of North Vancouver

REPORT TO COUNCIL

September 9, 2026

File:

AUTHOR: Lauren Bailey – Property Services Agent

SUBJECT: Proposed Partial Highway Closure and Dedication Removal
"Roche Point Drive Highway Closure Bylaw 8814, 2026"

RECOMMENDATION:

THAT "Roche Point Drive Highway Closure Bylaw 8814, 2026" is given FIRST, SECOND and THIRD READINGS.

REASON FOR REPORT:

The "Roche Point Drive Highway Closure Bylaw 8814, 2026" (**see Attachment 1**) will authorize the closure and raising legal title to 7,470 square meters (80,406 square feet) of municipal road allowance (the "Road Allowance") (**see Attachment 2**) within Roche Point Park.

The District then intends to consolidate the Road Allowance with adjacent District-owned lands as shown on **Attachment 2** for the future dedication of parkland.

SUMMARY:

In accordance with Section 40 and 94 of the *Community Charter* Council must provide notice of its intention to close a portion of road allowance which will be published in the North Shore News on September 9, 2026, and September 16, 2026 (**see Attachment 3**).

Third party utility companies (Telus, BC Hydro, Rogers/Shaw and Fortis) were given notice of the proposed road closure on August 19, 2026, and the opportunity to provide submissions.

BACKGROUND:

The District owns the adjacent legal lots, known as Roche Point Park. The Road Allowance was originally envisioned by the 1983 Seymour Development Program to extend Roche Point Drive and create a new low-density residential development. The program was not fully implemented due to environmentally sensitive habitat, technical issues, and significant community opposition. The District intends to consolidate the Road Allowance with Roche Point Park if the "Roche Point Park Dedication Bylaw 8805, 2026" is adopted. Both Bylaw 8814 and Bylaw 8805 are scheduled to be presented to Council on September 21, 2026. If approved, adoption of both bylaws would occur at a subsequent Regular Council meeting.

**SUBJECT: Proposed Partial Highway Closure and Dedication Removal
"Roche Point Drive Highway Closure Bylaw 8814, 2026"**

Page 2

EXISTING POLICY:

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

ANALYSIS:

Financial Impacts:

There are no financial impacts in raising a legal title to this road allowance as the District will be retaining ownership to the land.

Public Input:

As per the provisions of the *Community Charter*, members of the public who consider they are affected by the road closure bylaw will have an opportunity to make representations to Council.

Conclusion:

Staff recommends that Council give proposed "Roche Point Drive Highway Closure Bylaw 8814, 2026" FIRST, SECOND and THIRD READINGS.

Options:

1. THAT "Roche Point Drive Highway Closure Bylaw 8814, 2026" is given FIRST, SECOND and THIRD READINGS.

OR

2. No further action be taken at this time.

Respectfully submitted,



Lauren Bailey
Property Services Agent

**SUBJECT: Proposed Partial Highway Closure and Dedication Removal
"Roche Point Drive Highway Closure Bylaw 8814, 2026"**

Page 3

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	_____	☐ Integrated Planning	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ ITS	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	☐ Real Estate	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	☐ Solicitor	_____		
☐ Facilities	_____	☐ Utilities	_____		

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Attachment 1

The Corporation of the District of North Vancouver

Bylaw 8814

A bylaw to close and remove highway dedication.

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

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

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

Citation

1. This bylaw may be cited as “Roche Point Drive Highway Closure Bylaw 8814, 2026”.

Bylaw to close and remove highway dedication

2. The portions of highway dedicated by Plan 18605 and Plan 22958 shown delineated and labelled “Road to be Closed” on the attached plan hereto as Schedule “A” are closed to all types of traffic and the dedication as highway is removed.
3. The Mayor and Corporate Officer are authorized to execute and deliver such transfers, deeds of land, plans and other documents as are required to effect the aforesaid closure and removal of highway dedication.

Severability

4. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw

NOTICE given under Section 94 of the Community Charter on, September 9, 2026, and September 16, 2026.

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

READ a first time

READ a second time

READ a third time

Certified a true copy of "Bylaw 8814" as at Third Reading

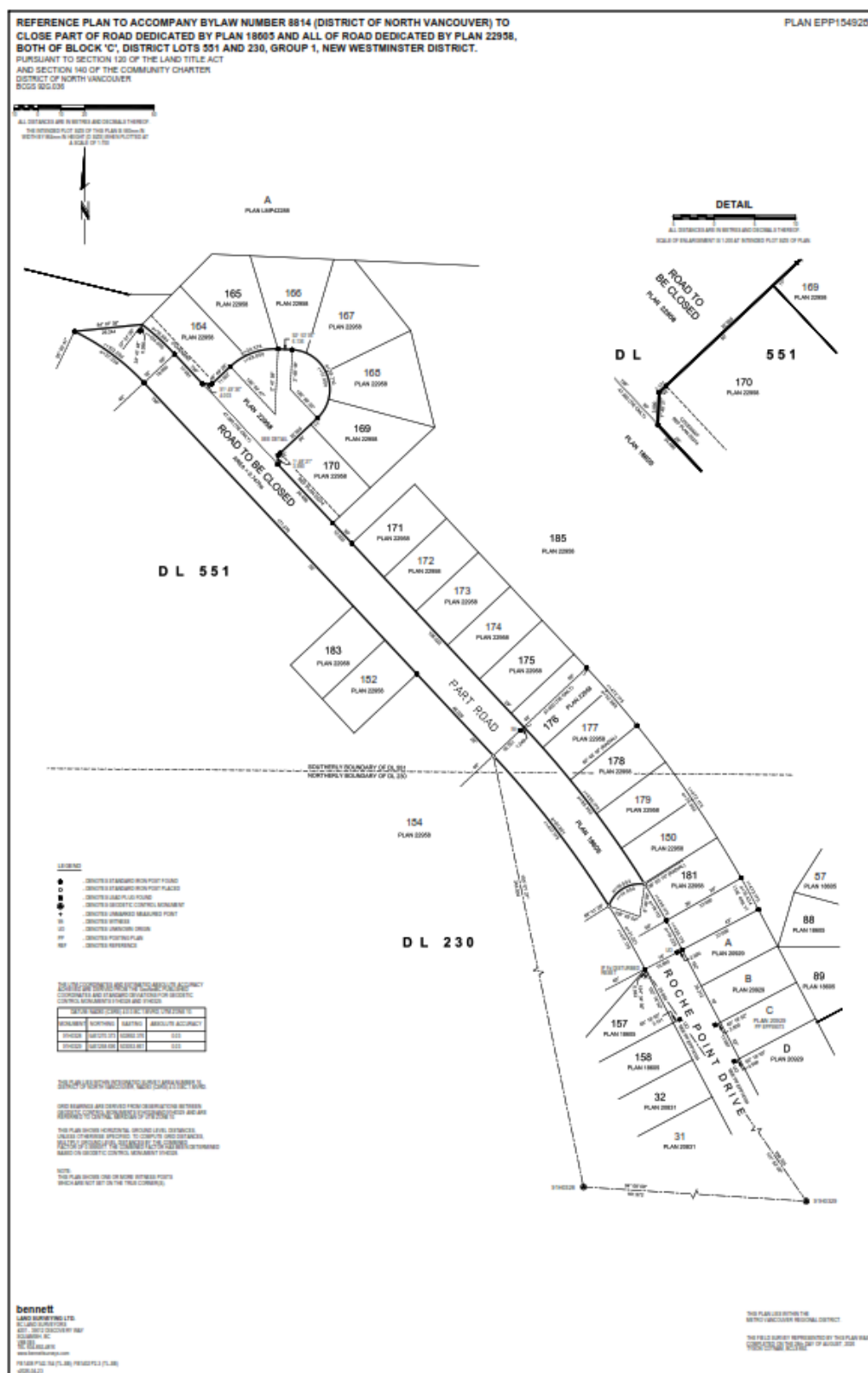
Deputy Corporate Officer

ADOPTED

Mayor

Corporate Officer

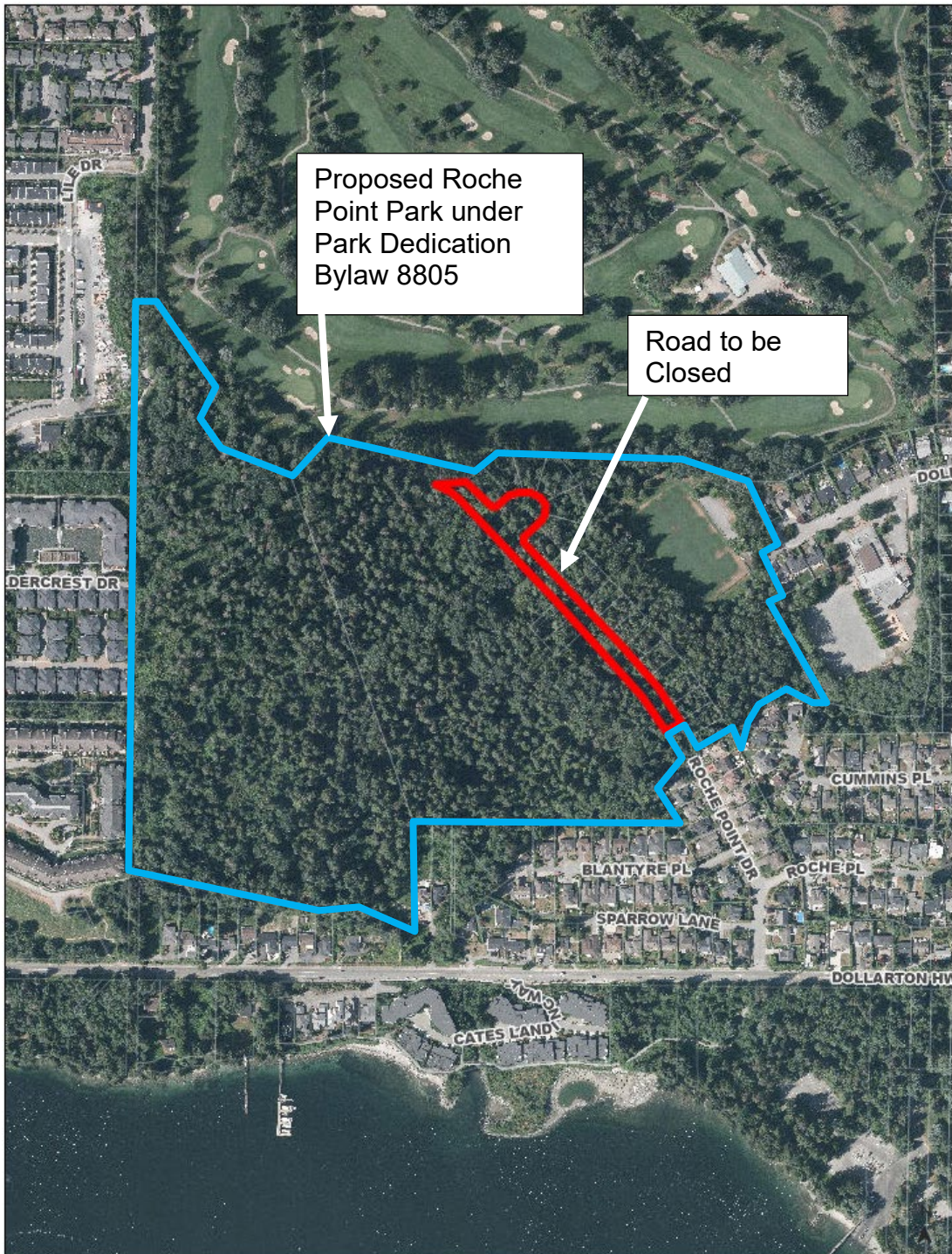
Schedule A to Bylaw 8814



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Attachment 2

Road Allowance



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Attachment 3

North Shore News Publication

Notice of Proposed Road Closure

Roche Point Drive Highway Closure Bylaw 8814, 2026

The District of North Vancouver gives notice of its intention to close to traffic to, and remove the highway dedication of, the portion of road allowance shown outlined and labelled as "Closed Road" on the map. This portion of road allowance totals 7,470 square metres.

The Bylaw to remove the highway dedication will be considered by Council at its regular meeting at the Council Chambers at District Hall, 355 West Queens Road, North Vancouver, on September 21, 2026 at 7:00 pm. The meeting will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, or by staff and the public. The public are invited to attend at the Council Chambers where they will be able to see and hear the entire proceedings. Those wishing to view or to participate in the meeting electronically may do so at <https://dnv.org.zoom.us/j/64484156494> or by phone by dialling 1-778-907-2071 and entering webinar ID 644 8415 6494. Persons who consider they are affected by the bylaw will be provided an opportunity to make representations to Council at the meeting by registering in advance with the Corporate Officer at signup@dnv.org prior to 3:00 p.m., Monday, September 21, 2026. Written submissions may also be made by email to input@dnv.org, or by mail or by hand to 355 West Queens Road, North Vancouver BC, V7N 4N5.



Questions?
Lauren Bailey, Property Services Agent
Real Estate and Properties
604-990-2451 or bailey@dnv.org

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AGENDA INFORMATION☒ Regular Meeting

Date: September 21, 2026

☐ Other:

Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver

REPORT TO COUNCIL

September 4, 2026

AUTHOR: Nicole Foth, Parks Planning Project Manager

SUBJECT: Roche Point Park Dedication Bylaw

RECOMMENDATION:

THAT “Roche Point Park Dedication Bylaw 8805, 2026” is given FIRST, SECOND and THIRD Readings.

REASON FOR REPORT:

This report responds to the following motion passed by Council at the July 20, 2026, Regular Meeting of Council:

AND THAT Council directs staff to proceed with the proposed workplan for preparation of a park dedication bylaw as outlined in the report entitled Roche Point Park Dedication Update, dated July 9, 2026, from the Parks Planning Project Manager and Community Planner.

Staff have undertaken the necessary workplan and the proposed Roche Point Park Dedication Bylaw 8805 (**Attachment 1**) is ready for Council's consideration.

SUMMARY:

This report presents Roche Point Park Dedication Bylaw 8805 for Council's consideration. The proposed bylaw would dedicate approximately 25.8 hectares (63.7 acres) of District-owned land, including Roche Point Park and the adjacent forest (the “Site”), for park and recreation purposes. The dedication would provide long-term legal protection of Roche Point Park and forest. Once dedicated, the lands may only be used for park and recreation purposes unless the dedication is removed by bylaw through the statutory process established under the *Community Charter*.

BACKGROUND:

At the April 27, 2026, Regular Meeting of Council, Council gave direction to advance work towards consideration of formal park dedication, by bylaw, of the Site. To facilitate and support Council's direction, staff presented information on the history of the Site, considerations, and a proposed workplan to Council at the July 20, 2026, Regular Meeting. At that meeting, Council passed the following motions:

- First reading to an Official Community Plan (OCP) amendment (Bylaw 8806) to redesignate four lots from Residential Level 2: Detached Residential (RES2) to Parks, Open Space and Natural Areas (POSNA);
- First reading to a Zoning Bylaw amendment (Bylaw 8810) to rezone areas within the Site from Single-Family Residential One Acre (RS1) Zone and Single-Family Residential 7200 (RS3) Zone to Natural Parkland (NPL) Zone; and
- Direction for staff to prepare a road closure bylaw for the undeveloped road to allow its inclusion within the proposed park dedication area.

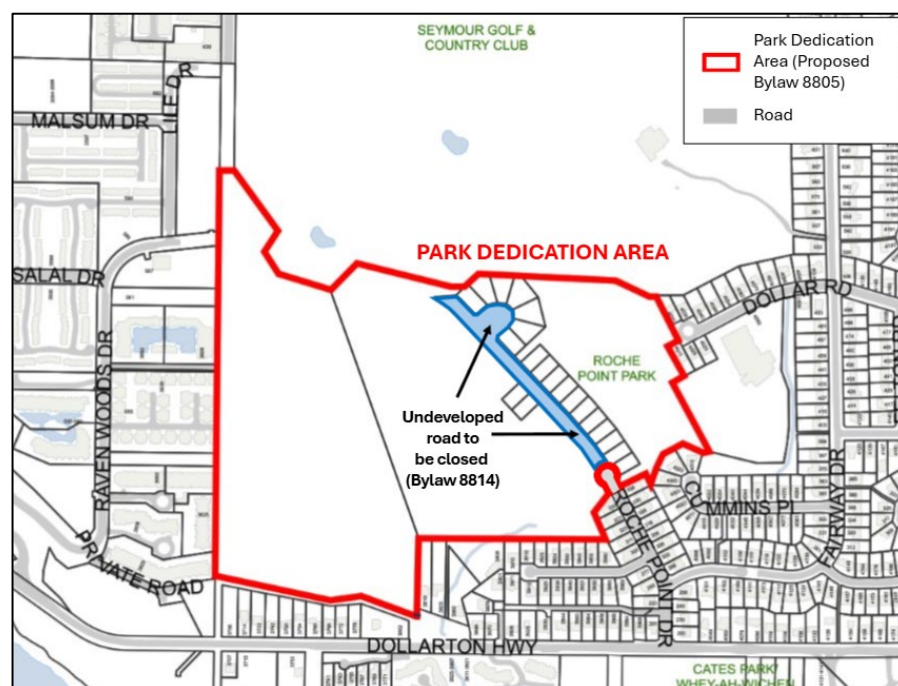
ANALYSIS:

The proposed park dedication bylaw would establish long-term legal protection for Roche Point Park and the adjacent forest for park and recreation purposes. Park dedication bylaws are in addition to park zoning and the parks and open space OCP land use designation; they are considered on a case-by-case basis. The [staff report for the July 20, 2026, Regular Meeting of Council](#) provides a detailed analysis of the Site and an overview of the statutory procedures for adopting and rescinding park dedication bylaws per Section 30 of the *Community Charter*.

Adjustments to Proposed Park Dedication Area

The proposed park dedication area map has been adjusted since the July 20, 2026, Council Meeting to accommodate potential future cul-de-sac improvements at the end of Roche Point Drive (**Figure 1**). Road Closure Bylaw 8814, which is to be considered in September 2026, formally closes the unopened road north of Roche Point Drive resulting in a dead end. It is typical to require a turnaround at a dead end. As such, the boundaries for the park dedication bylaw area have been adjusted to leave space for a cul-de-sac, should it be required in the future. At present, there are no plans to construct the cul-de-sac or remove trees in that area.

Figure 1: Adjusted Park Dedication Area



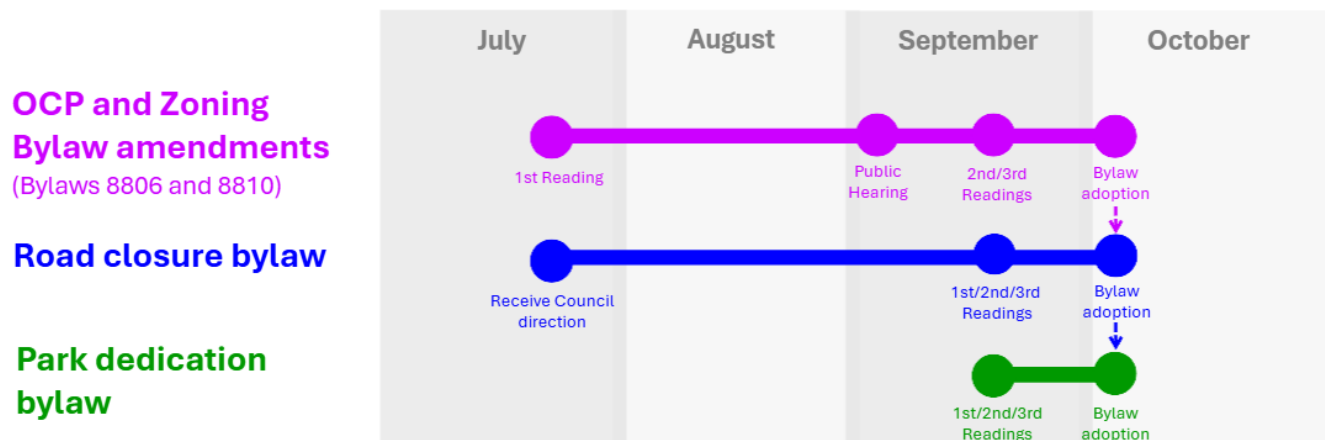
Timing/Approval Process:

Should Council give first, second, and third readings to Roche Point Park Dedication Bylaw 8805, the bylaw would return for Council's consideration of adoption at a subsequent meeting. Section 30 of the *Community Charter* details statutory procedures for adopting park dedication bylaws, including:

- Any bylaws adopted or works undertaken by Council that directly impact the dedicated parklands must be consistent with park purposes. This means that OCP amendment bylaw (Bylaw 8806) and the road closure bylaw for the unopened road must be adopted before consideration of adoption of the Roche Point Park Dedication Bylaw.
- A bylaw that dedicates municipal property as a park may only be adopted by an affirmative vote of at least two thirds (2/3) of all Council members.

At the same meeting, Council would consider adoption of OCP and Zoning Bylaw amendments (Bylaws 8806 and 8810) and Road Closure Bylaw 8814, as these bylaws facilitate the park dedication bylaw. The estimated timeline and approvals process is shown in **Figure 2**.

Figure 2: Timeline and approvals process for Roche Point Park Dedication Bylaw and associated bylaws (subject to Council decisions)



Concurrence:

This report has been reviewed by the Municipal Solicitor and Real Estate.

Financial Impacts:

No incremental capital or operating costs are anticipated as a direct result of the proposed dedication. The District currently owns, operates, and maintains the lands as park and natural area. Please refer to the [staff report for the July 20, 2026, Regular Meeting of Council](#) for discussion of land value of undeveloped lots and financial considerations.

Liability/Risk:

There is no anticipated legal risk associated with adoption of a park dedication bylaw for the Site provided that the processes set out in this report as required by the *Local Government Act* and *Community Charter* are followed.

Conclusion:

This report presents Roche Point Park Dedication Bylaw 8805 for Council's consideration of First, Second, and Third Readings. The proposed bylaw would formally dedicate 25.8 hectares (63.7 acres) of municipally owned land, including Roche Point Park and the adjacent forest for park and recreation purposes. Should Council give three readings to Bylaw 8805, the bylaw would return for Council's consideration for adoption.

Options:

1. THAT "Roche Point Park Dedication Bylaw 8805, 2026" is given FIRST, SECOND and THIRD Readings; **(staff recommendation)**

OR

2. THAT "Roche Point Park Dedication Bylaw 8805, 2026" is abandoned.

Respectfully submitted,

Nicole Foth

Nicole Foth
Parks Planning Project Manager

Attachment 1: Roche Point Park Dedication Bylaw (Bylaw 8805)

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	_____	☐ Integrated Planning	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ ITS	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	☒ Real Estate	<u>JR</u>	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	☒ Solicitor	<u>HG</u>		
☐ Facilities	_____	☐ Utilities	_____		

The Corporation of the District of North Vancouver

Bylaw 8805

A bylaw to dedicate municipal lands for park and recreation purposes

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

Citation

1. This bylaw may be cited as “Roche Point Park Dedication Bylaw 8805, 2026”.

Dedication

2. Pursuant to Section 30 of the *Community Charter*, the real property owned by The Corporation of the District of North Vancouver shown in heavy black outline on the sketch plan attached as Schedule A and described as follows, is dedicated for park and recreation purposes:
 - A. NO PID; LOT 2 DISTRICT LOTS 551 AND 230, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP155303 (shown as LOT 2 on Schedule A);
 - B. NO PID; LOT A, DISTRICT LOTS 551 AND 230, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP155302 (shown as LOT A on Schedule A); and
 - C. PID 016-388-909; LOT 185 BLOCK C DISTRICT LOTS 551 AND 230, PLAN 22958 (shown as LOT 185 on Schedule A).

Severability

3. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time by affirmative vote of at least 2/3 of all Council members.

READ a second time by affirmative vote of at least 2/3 of all Council members.

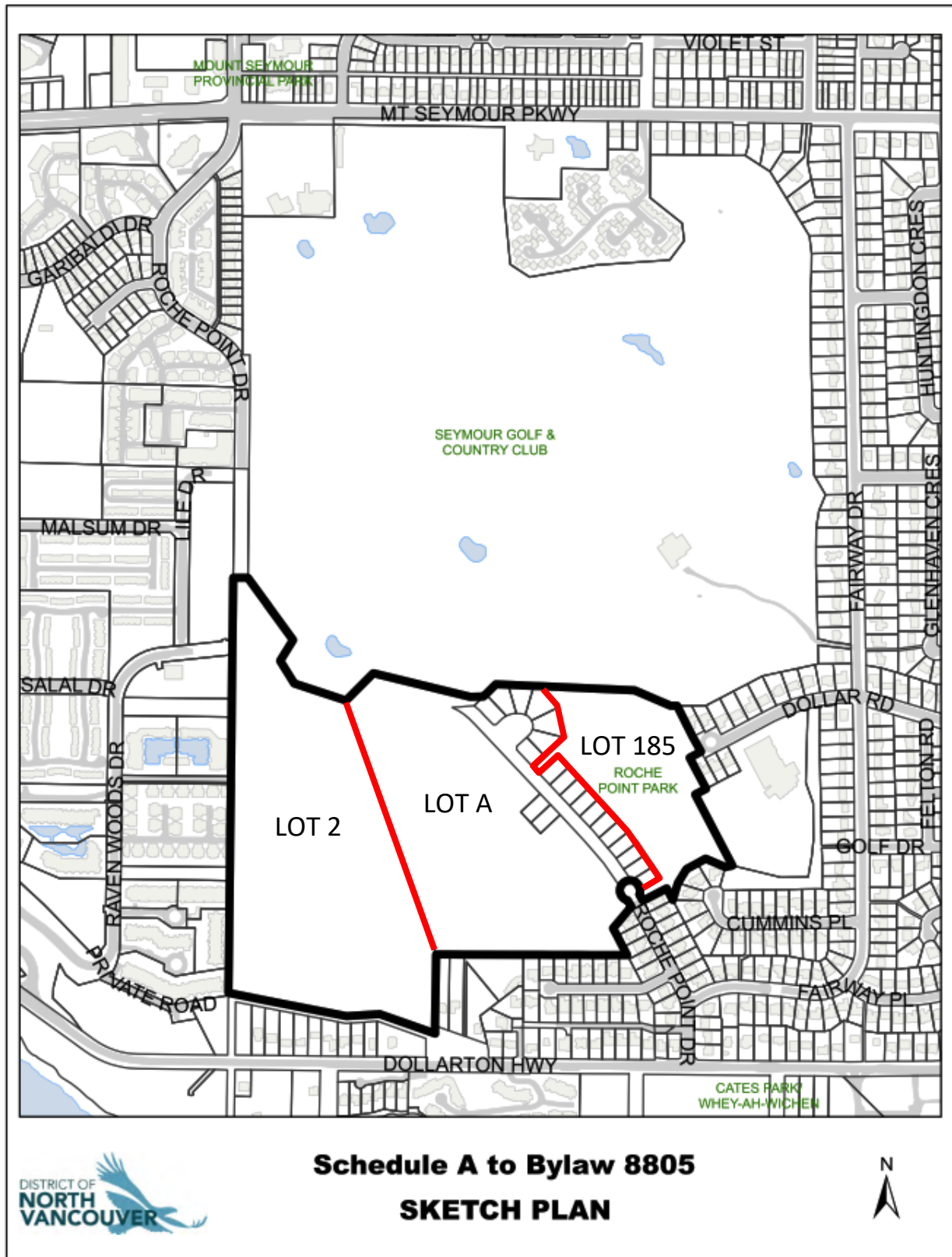
READ a third time by affirmative vote of at least 2/3 of all Council members.

ADOPTED by affirmative vote of at least 2/3 of all Council members.

Mayor

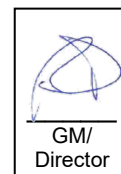
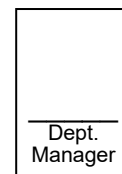
Corporate Officer

Schedule A to Bylaw 8805



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AGENDA INFORMATION	
☒ Regular Meeting	Date: September 21, 2026
☐ Other:	Date: _____



The District of North Vancouver

REPORT TO COUNCIL

September 9, 2026

AUTHOR: Sacha Jones, Section Manager – Financial Planning

SUBJECT: 2026-2030 Fall Financial Plan Amendment

RECOMMENDATION:

THAT “2026-2030 Financial Plan Bylaw 8790, 2026 Amendment 8819, 2026 (Amendment 2)” is given FIRST, SECOND, and THIRD Readings.

REASON FOR REPORT:

Since the adoption of the Financial Plan on April 13, 2026, and the Financial Plan Amendment on July 20, 2026, a number of changes have occurred that must be formally adopted through a Financial Plan amendment.

SUMMARY:

This amendment updates the Financial Plan for known changes while supporting the District's transition toward service-based financial planning, improved capital cashflow management, and more transparent future budget discussions.

BACKGROUND:

On March 16, 2026, Council passed a resolution authorizing up to \$50,000 for capital requirements to create a Temporary Youth Centre at Karen Magnussen Community Centre, funded from the Lynn Valley Youth Centre Reserve.

On April 13, 2026, Council adopted “2026-2030 Financial Plan Bylaw 8790, 2026”. The Financial Plan is typically amended twice a year, once in the spring and once in the fall. Changes occurring during the year require adoption through this Financial Plan Amendment.

On June 29, 2026, Council referred the allocation of the Strategic Facilities Plan (SFP) Provision to Priority Projects back to staff for additional information and discussion at a workshop.

On June 29, 2026, Council directed Staff to develop options for the 2027 Budget incorporating tax adjustments, service level adjustments, and revenue measures and report back to Council in fourth quarter of 2026.

On July 20, 2026, Council adopted “2026-2030 Financial Plan Bylaw 8790, 2026, Amendment Bylaw 8800, 2026 (Amendment 1)” and directed staff to bring forward a further

Financial Plan Amendment in fall 2026 to incorporate the additional operating and capital plan changes.

EXISTING POLICY:

Section 165 of the Community Charter states that a municipality must have a financial plan adopted annually, by bylaw, before the annual property tax bylaw is adopted, and that the financial plan may be amended by bylaw at any time.

The Financial Plan supports sustainable financial planning through a set of guiding financial principles which aim to bring the plan into balance each year and over the long term. When emerging needs arise, new strategies are developed following the principles.

ANALYSIS:

This amendment includes changes to projects, related revenues and use of reserves. Consistent with prior years, housekeeping items (i.e. reallocations, recognition of external revenues, and minor changes) are summarized and included in the financial plan amendment.

Since Council's adoption of the 2026-2030 Financial Plan, the fiscal environment has continued to evolve. External factors, including regional utility costs, global inflation, labour market pressures, and senior government policy changes, continue to place pressure on municipal finances.

The District's Municipal Price Index (MPI), which reflects the true cost of delivering municipal services, is currently projected to be approximately 6% to 9% annually. Looking ahead, these conditions are expected to persist, requiring trade-offs between affordability, service levels, and long-term financial sustainability.

This amendment incorporates known changes and updated assumptions where sufficient information is available. Additional refinements will be incorporated through the development of the 2027-2031 Financial Plan.

Service-Based Financial Plan

Consistent with the spring amendment, this amendment has been organized using the District's emerging service-based framework. This approach groups both operating and capital expenditures by service area to improve transparency, strengthen the connection between resources and service delivery, and support future discussions regarding service levels, priorities, and resource allocation.

Staff recognize that the service framework will continue to evolve over future budget cycles as service inventories, performance measures, and service level options are refined.

Capital Plan

The Fall Financial Plan Amendment incorporates changes to project timing, scope adjustments, and funding requirements to ensure capital investments remain aligned with organizational objectives and service delivery commitments.

Overall, the revised capital program balances the need to advance critical infrastructure and asset renewal initiatives while responding to changing economic conditions, procurement outcomes, and project delivery considerations.

The table below summarises the project updates.

Table A – Capital Expenditures (000's)

		2026 Budget			2027-2030 Plan			TOTAL
Service Group / Service		Spring Amendment	Change	Fall Amendment	Spring Amendment	Change	Fall Amendment	Change
New Capital								
Governance & Administration								
1	Corporate Finances	1,174	296	1,470	-	-	-	296
2	Corporate Fleet & Equipment Management	-	(175)	(175)	-	-	-	(175)
3	Facilities & Corporate Asset Management	-	(413)	(413)	-	910	910	497
Parks, Recreation, and Culture								
4,5	Parks	-	375	375	1,281	(335)	946	40
Protective Services								
6	Fire and Rescue	-	27	27	-	-	-	27
Social Services and Affordable Housing								
7	Affordable Housing	2,585	10,830	13,415	11,385	(11,385)	-	(555)
Transportation								
8	Active Transportation	200	288	488	-	461	461	749
New Capital Total		3,959	11,228			(10,349)		879
Existing Capital								
Parks, Recreation, and Culture								
9,10,11	Parks	265	150	415	300	-	300	150
Protective Services								
12	Fire and Rescue	-	-	-	4,800	(550)	4,250	(550)
Utilities								
13	Liquid Waste Management	-	80	80	-	-	-	80
14	Water Supply and Distribution	-	(330)	(330)	-	-	-	(330)
Existing Capital Total		265	(100)	165	5,100	(550)	4,550	(650)
Grand Total		4,224	11,128	165	5,100	(10,899)	4,550	229

1. Contingency: Return of unspent funds on completed or cancelled projects.
2. Chipper Truck: Funds returned as the vehicle was originally planned to support a second Arborist crew. Due to budget constraints, hiring for this crew has been deferred.
3. Operations Centre Renewal: The 2026 budget amount, previously approved through the 2025 budget process but inadvertently omitted from the 2026 capital submission, has been restored. Project cash flows have also been updated.
4. Forest Resilience Grant Funding (\$335k): The budget has been updated to recognise funding received, resulting in a portion of the project funding to be returned to the Community Health & Safety Reserve. The amendment also redistributes funding across budget years to reflect the latest project schedule and forecast expenditures.
5. New Delbrook Lands Park (\$40k): Additional budget is required to cover higher than planned consultant fees resulting from an extended construction schedule

6. Upgrade of Fire Equipment: Additional funding to upgrade an existing 18.5-foot enclosed cargo trailer with a new 20-foot enclosed cargo trailer. The new trailer will enhance the department's capacity to deploy resources throughout the province, supporting emergency response operations and generating revenue opportunities that can be reinvested in wildland firefighting equipment and related capital needs.
7. Affordable Housing: Funding from the affordable housing provision in the outer years of the plan has been brought forward into 2026 and allocated to the Lillooet and West 16th housing projects to cover the costs of waived Development Cost Charges and Amenity Cost Charges.
8. Regional funding for Queens Road: Additional funding secured through TransLink's BICCs program, for the implementation of a one-way cycling facilities on West Queens Road.
9. Cates Wharf Repair (\$50k): Funding has been added for the design and planning of interim repairs to maintain the safe and reliable operation of the wharf until the full wharf replacement project is undertaken as part of the 2031-2036 capital plan.
10. Draycott Culvert Replacement (\$75k): The budget has been increased due to additional scope, including route modifications to protect mature cedars, increased pipe length, a manhole, and upgraded stormwater connections.
11. Lower Crippler Bridge (\$25k): Recent updates to Parks' pedestrian bridge design standards, to align with current Canadian Standards Association (CSA) bridge codes, have increased material and construction requirements for timber bridge installations. As a result, the estimated cost to replace the Lower Crippler Bridge has increased.
12. Fire Ladder Truck Replacement: The project amount has been updated to reflect a correction to a prior budget allocation, where funding for the vehicle purchase was overstated.
13. Additional Budget for Parkside Lift Station: The original approved budget was established for the civil works associated with the installation of a new electrical kiosk at Parkside Lift Station. Unanticipated requirements, including rock splitting, tree removal, additional backfilling, and retaining wall construction, increased project costs and resulted in a budget shortfall.
14. Return of Funds: Funding for the upgrade of Skyline Pump Station upgrade is being returned while growth projections impacting design parameters and cost estimate are re-assessed.

Additional adjustments:

15. Ministry of Transportation and Transit: Finalization of Lower Lynn Improvements Project commercial terms with partners, including the final \$4 million payment to the Province under the Memorandum of Understanding. The corresponding change in the source of funds is reflected in Schedule C, Capital Reserve Appropriations.

Operating Plan

The changes to operating expenditures are summarized in Table B, with details noted below.

Table B – Operating Expenditures (000's)

Service Group	2026 Spring Amendment	2026 Change	Total 2026 Amended Budget
1 Governance & Administration	36,212	196	36,408
2 Parks, Recreation, and Culture	56,953	75	57,028
3 Planning & Development	20,626	709	21,335
4 Protective Services	60,540	47	60,587
5 Social Services and Affordable Housing	3,236	5	3,241
6 Transportation	13,007	51	13,058
7 Utilities	83,869	150	84,019
	274,443	1,234	275,677

1. Governance & Administration

Municipal Elections (\$260k): Funds set aside in reserve, annually, for the Municipal elections have been brought into the 2026 budget to fund the planned October election.

Budget reallocation (\$100k): into Planning and Development for Development Approvals Process Review (DAPR).

2. Parks, Recreation, and Culture

Library grant funding (\$55k): Budget from the BC Enhancement grant to fund strategic positioning of the library, intended to increase membership and engagement, have been added.

Audit contract (\$25k): The District's external audit engagement has reached the end of its term, and a new external auditor has been appointed, resulting in a new contract with higher fees, including our partner share for audit services for Library and NVRC.

3. Planning & Development

Grant funding: Funding has been added for Situation Table (\$77k), Ageing and Older Persons Strategy (\$25k) and DAPR(\$240k).

Pilot Shuttle (\$30k): Funding has been brought in from the Business Initiatives Reserve for the Lonsdale to Grouse Tourism Shuttle Pilot.

Urban Canopy Program (\$65k): Funds collected through permits for the removal of trees, are brought in annually to fund the Urban Tree Canopy Program. Through the program residents can apply to receive trees and shrubs to plant, to help restore our urban tree canopy.

DAPR & Rezoning bylaw rewrite (\$270k): a reallocation of budget for DAPR into this service area, as well as temporary staffing extensions to support DAPR and the updating of the zoning bylaw, funded by grants and the development stabilization reserve.

4. Protective Services

Donation funds (\$70k): Fire and Rescue Services received funds to produce a series of short fire safety videos for children aged 6 to 10, designed for use in schools and online platforms across the province. The project also includes behind-the-scenes content documenting collaboration between firefighters, students, educators, and the production team.

5. Social Services and Affordable Housing

Grant funding (\$5k): funds for the Purple Chair campaign, which honours the lives lost to the toxic drug crisis and raise awareness about available support and harm-reduction resources.

6. Transportation

Grant funding (\$39k): regional grant funding for Transportation Demand Initiatives.

7. Utilities

Culvert replacement (\$150k): Emergency replacement of a failed culvert at Linnae Drive.

Provisions for Known Cost Pressures

In preparation for the 2027-2031 Financial Plan, any new information impacting future-year projections has been incorporated into the Fall Budget Amendment. This ensures that updated cost pressures, refined forecasts, and emerging financial considerations are reflected in both the current budget and the outlook for subsequent years.

Provisions for known pressures, affecting future years (2027 and beyond), have been included in this amendment. These include estimates for collective agreements impacts, fleet services, full year operating impacts of Harry Jerome, operating impacts of new assets and changes to PST. Additional background information on these known pressures can be found in the July 13th Council report titled "[2026-2030 Financial Plan Amendment](#)".

Based on information currently available, staff estimate that maintaining existing service levels and accommodating known cost pressures could increase the projected 2027 tax requirement from approximately 5.6% to 7.5%.

The estimates below are preliminary and will continue to be refined as part of the 2027 budget process.

	2027
Prior tax estimates – no reductions	5.6%
1. Collective Agreements	1.1%
2. New Assets*	0.6%
3. Fleet Services	0.3%
5. Harry Jerome*	0.1%
6. PST Expansion	0.1%
7. Other	0.4%
*Growth funded	-0.7%
Total – to maintain current service levels	7.5%
Adjustments to achieve 3.5%	4.0%
Adjusted Tax Increase	3.5%

Consistent with the District's transition to service-based budgeting, future budget adjustments required to achieve Council's desired tax increase will be identified and evaluated by service area. This approach will provide clearer visibility into service level impacts, trade-offs, and funding requirements. Staff are developing options for the 2027 Budget that incorporate tax adjustments, service level adjustments, and revenue measures, and plan to report back to the new Council in November 2026.

The three scenarios currently under development are:

1. **Reduced Service Capacity** - current approach targeting a 3.5% tax increase
2. **Service Transition** - moderate service adjustment within a 4.5 to 6.5% tax increase range
3. **Maintain Service Levels** - estimated tax requirement of approximately 7.5%

Monitoring Potential Impacts of Retaliatory Tariffs

The District is monitoring the potential financial impacts of recently announced Canadian retaliatory tariffs on goods originated from the U.S. While the magnitude and duration of any impacts remain uncertain, increased costs for certain capital projects, fleet purchases, infrastructure works, and operating supplies could place additional pressure on future budgets.

Based on current planning assumptions, potential impacts could be material and will continue to be monitored as more information becomes available.

Debt Service

The District completed the remaining \$27.8 million in authorized borrowing for the Maplewood Fire and Rescue Centre through the Municipal Finance Authority's Spring 2026 borrowing program. MFA structured the borrowing as a 20-year term debt instrument, resulting in interest payments commencing in fall 2026, earlier than originally anticipated. The additional 2026 interest expense requires an adjustment to the 2026 budget.

Contributions to Reserves

A net reduction of \$0.48 million to reserves reflects reallocations, draws and returns within and between the funds.

Timing/Approval Process:

The Financial Plan must be amended for spending authority to be in place.

Concurrence

This report has been prepared with input from Senior Management.

Financial Impacts:

Changes in the use of funds in the Financial Plan Bylaw are summarized below.

Table C - Bylaw Summary (000's)

2026 Approved Budget	2026 Spring Amendment	2026 Change	Total 2026 Amended Budget
1 Capital Expenditures (Table A)	50,988	11,128	62,116
2 Operating Expenditures (Table B)	274,443	1,234	275,677
3 Debt Service	5,223	581	5,804
4 Contributions to Reserves	67,367	(48)	67,319
	398,021	12,894	410,916

See attached for 2026-2030 Financial Plan Bylaw 8790, 2026 Amendment 8819, 2026 (Amendment 2).

Liability/Risk:

Reducing service levels to maintain the current tax target will increase operational, legal, and community risk.

Social Policy Implications:

Changes to service levels required to maintain tax targets may disproportionately impact vulnerable populations who rely on District-supported programs and services.

Environmental Impact:

Changes to service levels required to maintain tax targets may reduce the District's capacity to address climate change impacts and environmental risks.

Public Input:

To support transparent decision-making and inform future Council direction, staff intend to undertake public engagement following the Municipal Election, likely in the first quarter of 2027. This engagement will seek input on service levels, affordability, and community priorities to inform development of the 2027 Budget and longer-term financial planning.

Public input will be considered alongside financial, risk, social, and environmental implications to support informed decision-making.

Conclusion

The proposed amendment incorporates approved budget changes, updates capital and operating forecasts based on current information, and strengthens the District's long-term financial planning framework through improved capital cashflow management and the continued implementation of service-based budgeting. These changes will support more transparent and informed discussions regarding future service levels, priorities, and resource allocation.

Respectfully submitted,



Sacha Jones
Section Manager - Financial Planning

Attachment 1 - 2026-2030 Financial Plan Bylaw 8790, 2026 Amendment 8819, 2026
(Amendment 2)

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	_____	☐ Integrated Planning	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ IPG	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	☐ Real Estate	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	☐ Solicitor	_____		
☐ Facilities	_____	☐ Utilities	_____		

The Corporation of the District of North Vancouver

Bylaw 8819

A bylaw to amend 2026-2030 Financial Plan Bylaw 8790, 2026

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

Citation

1. This bylaw may be cited as “2026-2030 Financial Plan Bylaw 8790, 2026 Amendment 8819, 2026 (Amendment 2)”.

Amendments

2. 2026-2030 Financial Plan Bylaw 8790, 2026 is amended as follows:
 - a) Schedule A District of North Vancouver 2026-2030 Financial Plan (\$000's) is deleted in its entirety and replaced with a new Schedule A District of North Vancouver 2026-2030 Financial Plan (\$000's) as shown in Schedule 1 to this bylaw; and,
 - b) Schedule B District of North Vancouver 2026 Revenue Disclosure Statement is deleted in its entirety and replaced with a new Schedule B District of North Vancouver 2026 Revenue Disclosure Statement as shown in Schedule 2 to this bylaw
 - c) Schedule C District of North Vancouver 2026 Capital Plan Reserve Fund Appropriations is deleted in its entirety and replaced with a new Schedule C District of North Vancouver 2026 Capital Plan Reserve Fund Appropriations as shown in Schedule 3 to this bylaw.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8819

	2025	2026	2027	2028	2029	2030
Revenue						
Taxation	146,336	153,140	159,359	165,844	172,653	179,699
Sales, Fees, and Other User Charges	138,260	149,802	157,115	177,981	190,444	194,382
Developer Contributions	14,236	14,236	32,831	33,566	34,318	30,724
Grants and Other Contributions	6,565	2,114	5,611	5,075	4,239	10,315
Investment Income	7,284	7,884	7,865	8,279	8,398	8,969
Penalties & Interest on Taxes	1,185	1,250	1,312	1,378	1,447	1,519
Total Revenue	313,866	328,426	364,093	392,123	411,500	425,608
Proceeds from Borrowing	12,335	1,781	13,710	9,170	10,595	3,816
Appropriations from:						
Operating Reserves	23,072	11,076	9,814	4,553	4,642	10,275
Capital and New Initiatives Reserves	91,018	69,632	112,281	85,645	81,901	84,180
Total Reserve Appropriations	114,090	80,708	122,095	90,198	86,543	94,455
Source of Funds	440,292	410,916	499,898	491,491	508,639	523,880
Operating Expenditures						
Governance & Administration	35,637	36,408	28,803	27,655	27,183	27,314
Parks, Recreation, and Culture	54,007	57,028	57,542	59,065	60,257	61,485
Planning & Development	19,607	21,335	20,102	20,252	20,799	21,224
Protective Services	57,958	60,587	62,103	64,057	66,076	67,526
Social Services and Affordable Housing	3,045	3,241	2,747	2,802	2,857	2,914
Transportation	12,202	13,058	12,416	12,648	12,993	13,291
Utilities	76,101	84,019	90,900	98,427	106,362	110,016
Total Operating Expenditures	258,558	275,677	274,613	284,906	296,527	303,770
Capital Expenditures	110,102	62,116	124,838	93,408	89,222	91,656
Debt Service	5,357	5,804	7,612	7,125	8,083	8,823
Contributions to:						
Operating Reserves	-185	207	512	5,507	5,948	514
Capital and New Initiatives Reserves	66,461	67,112	92,323	100,545	108,859	119,117
Total Contributions	66,276	67,319	92,835	106,052	114,807	119,631
Use of Funds	440,292	410,916	499,898	491,491	508,639	523,880

Schedule A to Bylaw 8819

District of North Vancouver 2026 Revenue Disclosure Statement

Revenue from each Funding Source

The proportion of total revenue to be raised from each funding source in 2026 is shown in the table to the right. Property tax is an indirect tax on wealth and accounts for the greatest proportion of municipal revenues. The system of property taxation is relatively easy to administer and understand. It provides a stable and consistent source of revenue for services that provide general community benefits that can be often difficult to fund on a user-pay basis.

Sales, fees and user charges form the second largest portion of planned revenue. Many municipal services, such as water and sewer usage, can be measured and charged on a user-pay basis. This methodology strives to fairly distribute the costs of a municipal service to those who make use of it. Other services (e.g. recreation) which have both private and community benefits are funded through both user fees and municipal taxes.

Funding Source	% Revenues	
	2025	2026
Taxation	44.9%	44.9%
Sales, Fees and User Charges	42.4%	44.0%
Other Sources	9.0%	8.7%
Proceeds From Borrowing	3.8%	2.4%
TOTAL	100%	100%

Other sources of revenue include developer contributions, government grants and other external contributions. These sources of revenue are difficult to predict and can fluctuate significantly from year to year. In 2026, government grants are expected to decrease slightly, while developer contributions in the form of community amenity contributions and development cost charges are expected to increase.

Proceeds from borrowing make up the last source of funding and is used for asset replacement or acquisition of new assets.

Property Tax Burden

Property Class	% Property Tax	
	2025	2026
Residential	72.5%	72.5%
Utilities	0.2%	0.2%
Major Industry	10.2%	10.3%
Light Industry	0.9%	0.9%
Business	15.9%	15.9%
Recreation	0.3%	0.2%
TOTAL	100.0%	100.0%

The property tax burden for each property class is shown in the table on the left. The tax distribution detailed for 2026 is consistent with the current tax strategy approved by Council in 2009 that aligns the District tax rates with the average for Metro Vancouver, or the capped rate (if applicable) and relevant Ports Property Tax Act impacts. This strategy considers some shifting of the tax burden between classes if the tax base for a property class is not sufficient to be corrected by

investment alone. It is expected that the competitiveness of the municipality as a place to do business will benefit from this policy. Ensuring policy objectives continue to support the taxpayers, the District continues to work with the Province to achieve solutions to inequalities presented in Provincial Port regulations as well as attaining workable solutions to assessment valuation issues

affecting the success of select small businesses. Council's tax strategy is based on the principles of equity, fairness, and responsiveness to community goals. Proportionate relationships between property classes can be affected by Council's economic policies, provincially legislated tax incentive programs and new permissive and statutory exemptions.

Permissive Tax Exemptions

Permissive tax exemptions represent approximately \$587,000 in foregone tax revenues. Council grants permissive tax exemptions based on Section 224 of the Community Charter on "use of property" not based upon the charitable status of the organization as a whole. Organizations that contribute to the well-being of citizens within the municipality by improving their quality of life and effectively enhancing community services are eligible.

Schedule C to Bylaw 8819

District of North Vancouver

2026 Capital Plan Reserve Fund Appropriations in \$'000

Program	Cost	EXISTING CAPITAL			LAND AND HOUSING		NEW CAPITAL			DEVELOPER / PRIVATE			OTHERS		
		Infrast. Reserve	Fleet & Equipment	Utilities	Land	Housing	Transp. & Mobility	Community Health & Safety	Climate & Innovation	Develop. Cost Charges	Community Amenity Contrib.	Offsite/Private	Borrowing	Grants	General Surplus
New Capital															
Governance & Administration															
Climate Action & Sustainability															
Biodiversity	(400)	-	-	-	-	-	-	-	(400)	-	-	-	-	-	-
Corporate Finances															
Capital Plan Contingency	1,470	1,810	100	287	-	-	74	148	(525)	170	-	-	413	(1,107)	100
Corporate Fleet & Equipment Management															
Fleet services Renewal	(200)	-	(200)	-	-	-	-	-	-	-	-	-	-	-	-
Park Fleet addition	(175)	-	-	-	-	-	-	(175)	-	-	-	-	-	-	-
Digital and Technology															
Corporate Hardware Additions	50	-	50	-	-	-	-	-	-	-	-	-	-	-	-
Fiber optics addition	(75)	-	-	-	-	-	-	(75)	-	-	-	-	-	-	-
Facilities & Corporate Asset Management															
General Buildings	200	200	-	-	-	-	-	-	-	-	-	-	-	-	-
Operations Centre Expansion	(413)	-	-	-	-	-	-	-	-	-	-	-	(413)	-	-
Strategic Facilities Plan Implementation – Provision	5,000	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Risk Management & Emergency Management															
Channel Upgrade	200	-	-	85	-	-	-	-	-	20	-	95	-	-	-
Culvert & Debris Upgrades	728	-	-	692	-	-	-	-	-	72	-	(36)	-	-	-
Wildfire Mitigation	325	-	-	-	-	-	-	175	-	-	-	-	-	150	-
Parks, Recreation, and Culture															
Arts and Culture															
Maplewood Village Public Art	(350)	-	-	-	-	-	-	-	-	-	(350)	-	-	-	-
Lower Capilano Public Art	(500)	-	-	-	-	-	-	-	-	-	(500)	-	-	-	-
Lynn Valley Public Art	(1,100)	-	-	-	-	-	-	-	-	-	(1,100)	-	-	-	-
Public Art Prov Outside TC	(100)	-	-	-	-	-	-	-	-	-	(100)	-	-	-	-
Library Services															
Lynn Valley Library	250	225	-	-	-	-	-	-	-	-	25	-	-	-	-
Parkgate Library	(622)	(449)	-	-	-	-	-	-	-	-	(173)	-	-	-	-
Parkgate Library Space refresh	250	180	-	-	-	-	-	-	-	-	70	-	-	-	-
Special Project: NVDPL Wide	(60)	(19)	-	-	-	-	-	(41)	-	-	-	-	-	-	-
Museum and Archives															
Museum Facilities Improvement	25	25	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks															
Cates Park Facility Expansion	(3,012)	(368)	-	-	-	-	-	(97)	-	(360)	-	-	(2,187)	-	-
Cates Park Shoreline Restoration	2,756	(7)	-	-	-	-	-	-	-	-	-	-	-	2,763	-
Community Parks - Lions Gate Village	(257)	-	-	-	-	-	-	(2)	-	(255)	-	-	-	-	-
Community Parks - Lynn Creek TC	(263)	-	-	-	-	-	-	(3)	-	(260)	-	-	-	-	-
Community Parks - Lynn Valley TC	120	-	-	-	-	-	-	-	-	119	1	-	-	-	-
Community Parks - Outside TC	75	-	-	-	-	-	-	68	-	8	-	-	-	-	-
Forest Resiliency	450	-	-	-	-	-	-	115	-	-	-	-	-	335	-
Irrigation Upgrades	135	-	-	-	-	-	-	122	-	13	-	-	-	-	-
Lynn Canyon Park	92	-	-	-	-	-	-	-	-	-	-	92	-	-	-

Program	Cost	EXISTING CAPITAL			LAND AND HOUSING		NEW CAPITAL			DEVELOPER / PRIVATE			OTHERS		
		Infrast. Reserve	Fleet & Equipment	Utilities	Land	Housing	Transp. & Mobility	Community Health & Safety	Climate & Innovation	Develop. Cost Charges	Community Amenity Contrib.	Offsite/ Private	Borrowing	Grants	General Surplus
New Capital															
Parks															
Natural Parkland Improvement	30	-	-	-	-	-	-	27	-	3	-	-	-	-	-
Neighbourhood Parks - Delbrook Lands	40	40	-	-	-	-	-	-	-	-	-	-	-	-	-
Neighbourhood Parks - Outside Centres	(368)	-	-	-	-	-	-	(368)	-	-	-	-	-	-	-
Parks Buildings Accessibility Improvements	150	-	-	-	-	-	-	135	-	15	-	-	-	-	-
Parks Equipment Addition	60	-	-	-	-	-	-	54	-	6	-	-	-	-	-
Parks Planning and Data Collection	25	-	-	-	-	-	-	23	-	3	-	-	-	-	-
Plazas	131	-	-	-	-	-	-	-	-	-	-	131	-	-	-
Sports Court Upgrades	600	600	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation and Sport															
Community Centre Replacement Feasibility / Options	1,000	668	-	-	-	-	-	36	-	-	196	-	100	-	-
Convert Gravel Field to ATF	(1)	-	-	-	-	-	-	-	-	(0)	-	(0)	(1)	-	-
Handsworth ATF	7,077	-	-	-	-	-	-	-	-	-	512	(1)	4,599	1,968	-
Inter River Park ATF	853	353	-	-	-	-	-	100	-	111	-	34	74	181	-
Inter River Park South Washroom	165	165	-	-	-	-	-	-	-	-	-	-	-	-	-
Karen Magnussen Community Centre	50	-	-	-	-	-	-	-	-	-	50	-	-	-	-
Recreation Strategies	(50)	-	-	-	-	-	-	(50)	-	-	-	-	-	-	-
Planning & Development															
Development Services															
Development Infrastructure	(131)	-	-	-	-	-	-	-	-	-	-	(131)	-	-	-
Protective Services															
Fire and Rescue															
Fire Equipment Addition	50	-	-	-	-	-	-	50	-	-	-	-	-	-	-
Fire Hall #5	(1,082)	-	-	-	-	-	-	-	-	(294)	(3)	-	(786)	-	-
Fire Vehicles Replacement	(2,223)	-	-	-	-	-	-	(2,223)	-	-	-	-	-	-	-
Maplewood Fire & Rescue Centre	459	-	-	-	-	-	-	-	-	-	-	-	459	-	-
Social Services and Affordable Housing															
Affordable Housing															
CAP, W16th Supportive Housing	3,075	-	-	-	-	3,075	-	-	-	-	-	-	-	-	-
Lillooet West - Social Housing	10,340	-	-	-	-	10,340	-	-	-	-	-	-	-	-	-
Transportation															
Active Transportation															
Cycling - Edgemont-Queensdale	488	-	-	-	-	-	-	-	-	-	-	-	-	488	-
Cycling - Improvement	(8)	-	-	-	-	-	(7)	-	-	(1)	-	-	-	-	-
Mtn Hwy: Arborlynn - Hwy 1	(539)	-	-	-	-	-	(358)	-	-	-	-	-	-	(181)	-
Neighbourhood Streets Improvements	(101)	-	-	-	-	-	(91)	-	-	(10)	-	-	-	-	-
Pedestrian Crossings	250	-	-	-	-	-	225	-	-	25	-	-	-	-	-
Pedestrian Infrastructure	1,763	-	-	-	-	-	977	-	-	185	-	-	-	600	-
Safe Routes to School	(50)	-	-	-	-	-	(46)	-	-	(4)	-	-	-	-	-
Sidewalks Seymour	(72)	-	-	-	-	-	(5)	-	-	(1)	-	-	(31)	(35)	-
Spirit Trail (Eastern Segment)	(379)	-	-	-	-	-	-	-	-	(29)	-	-	(104)	(246)	-
Urban Trails - Outside TC	100	-	-	-	-	-	75	-	-	25	-	-	-	-	-
Parking and Curbside Management															
Pay Parking Delbrook Rec Centre	20	-	-	-	-	-	-	-	-	2	-	-	18	-	-
Public EV Charging Stations	700	-	-	-	-	-	-	-	700	-	-	-	-	-	-

Program	Cost	EXISTING CAPITAL			LAND AND HOUSING		NEW CAPITAL			DEVELOPER / PRIVATE			OTHERS		
		Infrastr. Reserve	Fleet & Equipment	Utilities	Land	Housing	Transp. & Mobility	Community Health & Safety	Climate & Innovation	Develop. Cost Charges	Community Amenity Contrib.	Offsite/ Private	Borrowing	Grants	General Surplus
New Capital															
Transportation															
Road Network															
Data Collection and Technology	100	-	-	-	-	-	90	-	-	10	-	-	-	-	-
LED Street Lights	(453)	(227)	-	-	-	-	(227)	-	-	-	-	-	-	-	-
Neighbourhood Streets Improvements	148	-	-	-	-	-	133	-	-	15	-	-	-	-	-
Road Safety	610	-	-	-	-	-	550	-	-	60	-	-	-	-	-
Signals	80	-	-	-	-	-	72	-	-	8	-	-	-	-	-
Vehicle Bridges over Edgemont Boulevard	452	285	-	-	-	-	122	-	-	45	-	-	-	-	-
Vehicle Bridges over Mackay Creek	200	108	-	-	-	-	72	-	-	20	-	-	-	-	-
Transit															
Transit Infrastructure	250	-	-	-	-	-	100	-	-	25	-	-	-	125	-
Transportation															
Spirit Trail (Eastern Segment)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MOTI Partnership Project	-	400	30	2,140	-	-	1,430	-	-	-	-	-	-	(4,000)	-
Utilities															
Liquid Waste Management															
Lift Stations Expansion	100	-	-	1	-	-	-	-	-	99	-	-	-	-	-
Sewer Capital Contingency	(285)	-	-	(257)	-	-	-	-	-	(28)	-	-	-	-	-
Sewer Inflow & Infiltration	(170)	-	-	(307)	-	-	-	-	-	-	-	-	-	137	-
Sewer Main Upgrade & Expansion	50	-	-	1	-	-	-	-	-	50	-	-	-	-	-
Sewer Upgrades TC - LV Trunk	(979)	-	-	(285)	-	-	-	-	-	(328)	-	(367)	-	-	-
Solid Waste Management															
Solid Waste Carts	500	-	-	500	-	-	-	-	-	-	-	-	-	-	-
Waste Management Equipment	(125)	-	-	(125)	-	-	-	-	-	-	-	-	-	-	-
Stormwater Management															
Culvert & Debris Upgrades	225	-	-	203	-	-	-	-	-	22	-	-	-	-	-
Water Supply and Distribution															
PRV Stations Upgrade & Expansion	520	-	-	468	-	-	-	-	-	52	-	-	-	-	-
Water Main Upgrade & Expansion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Capital Total	28,243	8,990	(20)	3,404	-	13,415	3,188	(1,983)	(225)	(388)	(1,373)	(183)	2,141	1,177	100
Existing Capital															
Governance & Administration															
Corporate Finances															
Corporate Project Overhead	1,265	1,265	-	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Fleet & Equipment Management															
Fleet services Renewal	(915)	-	(915)	-	-	-	-	-	-	-	-	-	-	-	-
Digital and Technology															
Business Systems Specialists	369	369	-	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Hardware Refresh	700	-	700	-	-	-	-	-	-	-	-	-	-	-	-
Digital Transformation	863	863	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks, Recreation, and Culture															
Arts and Culture															
Public Art Annual Program	100	100	-	-	-	-	-	-	-	-	-	-	-	-	-
Library Services															
Capilano Library	71	71	-	-	-	-	-	-	-	-	-	-	-	-	-
Library Collection Renewal	697	697	-	-	-	-	-	-	-	-	-	-	-	-	-
Library Technology Renewal	62	62	-	-	-	-	-	-	-	-	-	-	-	-	-
Lynn Valley Library	70	49	-	-	-	-	-	-	-	-	21	-	-	-	-

Program	Cost	EXISTING CAPITAL			LAND AND HOUSING		NEW CAPITAL			DEVELOPER / PRIVATE			OTHERS		
		Infrast. Reserve	Fleet & Equipment	Utilities	Land	Housing	Transp. & Mobility	Community Health & Safety	Climate & Innovation	Develop. Cost Charges	Community Amenity Contrib.	Offsite/ Private	Borrowing	Grants	General Surplus
Existing Capital															
Parks, Recreation, and Culture															
Museum and Archives															
Museum Equipment	25	25	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks															
Cates Park	120	120	-	-	-	-	-	-	-	-	-	-	-	-	-
Cates Park Wharf	140	140	-	-	-	-	-	-	-	-	-	-	-	-	-
Inter River Park South Washroom	250	250	-	-	-	-	-	-	-	-	-	-	-	-	-
Kilmer Park Washroom	500	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Lynn Canyon Park	394	394	-	-	-	-	-	-	-	-	-	-	-	-	-
Maplewood Farm	350	350	-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Parkland Renewal	1,040	1,040	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Lot Renewal	374	374	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks Equipment Renewal	90	90	-	-	-	-	-	-	-	-	-	-	-	-	-
Playgrounds	105	105	-	-	-	-	-	-	-	-	-	-	-	-	-
Sports Court Renewal	80	80	-	-	-	-	-	-	-	-	-	-	-	-	-
Urban Parkland Renewal	1,490	1,490	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation and Sport															
All NVRC Buildings	510	510	-	-	-	-	-	-	-	-	-	-	-	-	-
All NVRC Weight Room Equipment	185	185	-	-	-	-	-	-	-	-	-	-	-	-	-
Delbrook Community Centre	208	208	-	-	-	-	-	-	-	-	-	-	-	-	-
Karen Magnussen Community Centre	850	850	-	-	-	-	-	-	-	-	-	-	-	-	-
Lynn Creek Community Centre	30	30	-	-	-	-	-	-	-	-	-	-	-	-	-
North Vancouver Tennis Centre	340	340	-	-	-	-	-	-	-	-	-	-	-	-	-
Northlands Golf Buildings	(250)	-	1,350	-	-	-	-	-	-	-	-	-	(1,600)	-	-
Parkgate Community Centre	615	615	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Golf Course	267	-	267	-	-	-	-	-	-	-	-	-	-	-	-
Public Golf Vehicles and Equipment	180	-	180	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Facilities General	28	28	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Technology Renewal	310	310	-	-	-	-	-	-	-	-	-	-	-	-	-
Ron Andrews Community Centre	102	102	-	-	-	-	-	-	-	-	-	-	-	-	-
Planning & Development															
Land and Property Management															
Lynn Valley Village	1,630	390	-	-	-	-	-	-	-	-	-	-	1,240	-	-
Protective Services															
Fire and Rescue															
Fire Equipment Renewal	(314)	(314)	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Facilities Renewal	200	200	-	-	-	-	-	-	-	-	-	-	-	-	-
Police Protection															
Police Facility & Equipment Renewal	512	512	-	-	-	-	-	-	-	-	-	-	-	-	-

Program	Cost	EXISTING CAPITAL			LAND AND HOUSING		NEW CAPITAL			DEVELOPER / PRIVATE			OTHERS		
		Infrast. Reserve	Fleet & Equipment	Utilities	Land	Housing	Transp. & Mobility	Community Health & Safety	Climate & Innovation	Develop. Cost Charges	Community Amenity Contrib.	Offsite/ Private	Borrowing	Grants	General Surplus
Existing Capital															
Transportation															
Road Network															
Bridge Renewals Provision	40	40	-	-	-	-	-	-	-	-	-	-	-	-	-
Road Paving - Renewal	4,330	3,223	-	-	-	-	-	-	-	-	-	-	-	1,107	-
Street Lighting Renewal	190	190	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Operations Renewal	430	430	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities															
Liquid Waste Management															
Corporate Project Overhead	747	-	-	673	-	-	-	-	-	74	-	-	-	-	-
Lift Stations Renewal	2,947	-	-	2,591	-	-	-	-	-	356	-	-	-	-	-
Sewer Mains	1,000	-	-	901	-	-	-	-	-	99	-	-	-	-	-
Stormwater Management															
Major Culvert Replacement	203	-	-	183	-	-	-	-	-	20	-	-	-	-	-
Storm Mains	1,000	-	-	901	-	-	-	-	-	99	-	-	-	-	-
Water Supply and Distribution															
Corporate Project Overhead	1,373	-	-	1,237	-	-	-	-	-	136	-	-	-	-	-
PRV Stations Renewal	1,400	-	-	1,261	-	-	-	-	-	139	-	-	-	-	-
Pump Stations Renewal	(330)	-	-	(295)	-	-	-	-	-	(35)	-	-	-	-	-
Water Mains	6,800	-	-	6,127	-	-	-	-	-	673	-	-	-	-	-
Water Reservoirs Renewal	100	-	-	90	-	-	-	-	-	10	-	-	-	-	-
Existing Capital Total	33,873	16,283	1,582	13,669	-	-	-	-	-	1,571	21	-	(360)	1,107	-
Grand Total	62,116	25,274	1,562	17,073	-	13,415	3,188	(1,983)	(225)	1,183	(1,352)	(183)	1,781	2,284	100

AGENDA INFORMATION☒ Regular Meeting

Date: September 21, 2026

☐ Other:

Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver

REPORT TO COUNCIL

September 3, 2026

File: 05.1930

AUTHOR: Daniel So, Section Manager, Revenue and Taxation**SUBJECT:** 2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023 Amendment Bylaw 8818, 2026 (Amendment 2)**RECOMMENDATION:**

THAT "2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023 Amendment Bylaw 8818, 2026 (Amendment 2)" be given FIRST, SECOND, and THIRD Readings.

REASON FOR REPORT:

This report presents amendments required to reflect changes in ownership or use of two properties included in 2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023.

SUMMARY:

In 2023, Council adopted Bylaw 8636, which provides taxation exemptions for the 2024 through 2027 taxation years. Since adoption, ownership or use of certain properties has changed. This amending bylaw updates the exemptions to reflect these changes and ensures that all active permissive tax exemptions continue to comply with the *Community Charter* and the District's Taxation Exemptions by Council Guidelines Policy.

BACKGROUND:

Under section 224 of the *Community Charter*, Council may adopt a bylaw by October 31 each year to exempt specific land, improvements, or both from municipal taxation for the following year. In 2023, Council approved Bylaw 8636, which provides taxation exemptions for the 2024 through 2027 taxation years. Since the bylaw was adopted, the ownership or use of certain properties has changed, and the bylaw now requires amendment to reflect these changes.

Proposed Amendments:

Canadian Mental Health Association, North and West Vancouver Branch – 1286 Chamberlain Drive

The Canadian Mental Health Association, North and West Vancouver Branch, no longer operates at this location. The proposed amendment will remove this property from the Bylaw, and the previously granted permissive tax exemption, valued at approximately \$5,000 annually, will no longer apply to the property.

**SUBJECT: 2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023
Amendment Bylaw 8818, 2026 (Amendment 2)**

September 3, 2026

Page 2

The Woods Arts and Wellness Society – Units 117, 117A, 116A and 115, Delbrook Avenue
The Woods Arts and Wellness Society is no longer the registered owner of these units. They now lease the same units from EESO Foundation. The Society continues to provide nature and art-based therapy to individuals and groups in the space. The proposed amendment will update the property ownership information in the Bylaw.

EXISTING POLICY:

Section 224 of the *Community Charter* (SBC 2003, c. 26); Taxation Exemptions by Council Guidelines Policy.

ANALYSIS:

Timing/Approval Process:

Under section 224 of the *Community Charter*, Council must adopt the amending bylaw by October 31, 2026 for exemptions to take effect for the 2027 taxation year.

The proposed amendments align the Bylaw with the current ownership and use of the affected properties. Removing the Chamberlain Drive property avoids continuing an exemption where the qualifying organization no longer operates, while updating the Delbrook Avenue ownership information preserves the exemption for an eligible use that continues at the same location.

Respectfully submitted,



Daniel So
Section Manager, Revenue and Taxation

Attachment 1: 2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023 Amendment Bylaw 8818, 2026 (Amendment 2)

**SUBJECT: 2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023
Amendment Bylaw 8818, 2026 (Amendment 2)**

September 3, 2026

Page 3

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	_____	☐ Integrated Planning	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ ITS	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	☐ Real Estate	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	☐ Solicitor	_____		
☐ Facilities	_____	☐ Utilities	_____		

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The Corporation of the District of North Vancouver

Bylaw 8818

A bylaw to amend 2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023

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

Citation

1. This bylaw may be cited as “2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023 Amendment Bylaw 8818, 2026 (Amendment 2)”.

Amendments

2. 2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023 is amended as follows:
 - a) Item 13 within Section 2.a.ii is deleted in its entirety and replaced by the words “10. [Deleted]”.
 - b) The words “registered in the name of The Woods Arts and Wellness Society” are deleted where they appear in Section 2.a.ii, items 20, 21, 22, and 23 and replaced by the words “registered in the name of EESO Foundation and leased to The Woods Arts and Wellness Society”.

Effective Date

3. The effective date of this bylaw is January 1, 2027, to December 31, 2027.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

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AGENDA INFORMATION☒ Regular Meeting

Date: September 21, 2026

☐ Other:

Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver

REPORT TO COUNCIL

September 3, 2026

File: 05.1930

AUTHOR: Daniel So, Section Manager, Revenue and Taxation**SUBJECT:** 2027-2030 Royal Canadian Legion Branch 114 Lynn Valley, Permissive Tax Exemption Bylaw 8820, 2026**RECOMMENDATION:**

THAT “2027-2030 Royal Canadian Legion Branch 114 Lynn Valley, Permissive Taxation Exemption Bylaw 8820, 2026” be given FIRST, SECOND, and THIRD readings;

AND THAT the Clerk is directed to provide notice in accordance with s.227 of the *Community Charter* prior to adoption.

REASON FOR REPORT:

The purpose of the Bylaw is to extend the exemption from taxation for the Royal Canadian Legion Lynn Valley Branch located at 1630 Lynn Valley Road.

SUMMARY:

Staff recommends that Council continue the permissive tax exemption for the Royal Canadian Legion Lynn Valley Branch property through a separate bylaw, which has been in place for sixteen years. While the Legion does not meet the qualifying criteria under the District’s Taxation Exemptions by Council Guidelines Policy because it operates a liquor primary club on the premise, its facility supports its legislated mandate and provides significant services to veterans, community organizations and residents, including charitable fundraising, veteran services, commemorative events and community programming. Continuing the separate bylaw recognizes the Legion’s distinct status, historical significance, and the ongoing community benefits provided by the organization.

BACKGROUND:

The Royal Canadian Legion is incorporated and governed by special federal and provincial legislation, including the *Act to Incorporate The Royal Canadian Legion* (SC 1948, c. 84) and the *Royal Canadian Legion Act* (SBC 1956, c. 53). These statutes establish the Legion’s functions and objectives and provide authority for the operation and control of its assets.

The Legion’s mandate includes serving the welfare and needs of veterans who have served in the Canadian Forces, members of the RCMP, and their families. It is also mandated to

SUBJECT: 2027-2030 Royal Canadian Legion Branch 114 Lynn Valley, Permissive Tax Exemption Bylaw 8820, 2026

September 3, 2026

Page 2

encourage, promote and support community service and charitable and philanthropic purposes.

The Legion does not qualify under the District's Taxation Exemptions by Council Guidelines Policy because it operates a liquor primary club. The Policy otherwise continues to achieve its intended objectives, but does not specifically address organizations whose operations and use of assets are governed by special legislation.

The operation of a pub within its building supports the Legion's broader legislated mandate. The Legion uses its facilities and services to raise funds for charitable and community purposes. It hosts veteran services, community groups and commemorative events, including Remembrance Day ceremonies and the Poppy Campaign. The facility provides an accessible and affordable venue for local groups. Over the years, the Legion has supported local sports organizations, PACs, youth organizations, and service organizations in the community.

Given the Legion's long standing legislative status, historical significance, and contribution to the community, staff recommends that Council continue to provide a permissive tax exemption for the Legion's branch property through a separate bylaw. Continuing the separate bylaw maintains the established approach while recognizing that the Legion's circumstances are distinct from those properties considered under the District's general Permissive Tax Exemption Policy.

EXISTING POLICY:

Act to Incorporate The Royal Canadian Legion (SC 1948, c. 84); *Royal Canadian Legion Act* (SBC 1956, c. 53); Section 224 of the *Community Charter* (SBC 2003, c. 26); Taxation Exemptions by Council Guidelines Policy.

ANALYSIS:

Section 224(4)(a) of the Community Charter permits a permissive tax exemption for a term of up to 10 years. Consistent with the previous exemption term, staff propose a four-year exemption from 2027 through 2030. During that period, the District will review the Legion's eligibility and continued philanthropic activities in support of the community. If those activities cease or the property no longer qualifies, the exemption will not continue.

Timing/Approval Process:

Bylaw must be approved before October 31, 2026 to be in effect for the 2027 taxation year.

Financial Impacts:

Based upon 2026 exempt assessment valuation, the District will forgo \$23,503 of taxation revenue.

Taxes	Class 6	Class 8	Total
Municipal	\$ 22,288	\$ 1,215	\$ 23,503
Other agencies	22,492	730	23,222
	<u>\$ 44,780</u>	<u>\$ 1,945</u>	<u>\$ 46,725</u>

SUBJECT: 2027-2030 Royal Canadian Legion Branch 114 Lynn Valley, Permissive Tax Exemption Bylaw 8820, 2026

September 3, 2026

Page 3

Legislation governing other taxing jurisdictions provides similar exemption of agency taxes once provided through municipal council bylaw. In total \$46,725 would be attributable to assisting in the charitable benefits provided by the Legion.

Liability/Risk:

There is limited risk of precedent setting as the Legion is distinct in its special creation through legislation, along with its historical significance and national symbolism.

Respectfully submitted,



Daniel So
Section Manager, Revenue and Taxation

Attachment 1: 2027-2030 Royal Canadian Legion Branch 114 Lynn Valley, Permissive Tax Exemption Bylaw 8820, 2026

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	_____	☐ Integrated Planning	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ ITS	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	☐ Real Estate	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	☐ Solicitor	_____		
☐ Facilities	_____	☐ Utilities	_____		

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The Corporation of the District of North Vancouver

Bylaw 8820

A bylaw to exempt certain lands and improvements from municipal taxation pursuant to sections 224(2)(a) of the *Community Charter* (SBC Chap 26)

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

Citation

1. This bylaw may be cited as “2027-2030 Royal Canadian Legion Branch 114 Lynn Valley Permissive Taxation Exemption Bylaw 8820, 2026”.

Exemptions under section 224 of the *Community Charter*

2. The following lands and improvements are exempt from taxation levied pursuant to section 224(2) of the *Community Charter* for the period 2027 to 2030:
 - a. land or improvements that:
 - i. are owned or held by a charitable, philanthropic or other not for profit corporation; and
 - ii. the council considers are used for a purpose that is directly related to the purposes of the corporation:
 1. The Royal Canadian Legion Branch 114 Lynn Valley – Community Lodge Club. Lot 24, District Lots 2087 & 2088, Plan 14752, PID: 007-749-244 (1630 Lynn Valley Road, registered in the name of Lynn Valley (British Columbia/Yukon Command No.114) Branch of the Canadian Legion – Roll # 052-1475-2230-7)

Exemption to remain in effect for a 4 year period based on the continuance of charitable and philanthropic purposes as set out per legislation. Upon any modification to the Legion’s use of the land and improvement for charitable and philanthropic purposes as set out per legislation the current exemption will terminate at December 31st of the year of any amendment.

READ a first time

READ a second time

READ a third time

NOTICE

ADOPTED

Mayor

Corporate Officer

AGENDA INFORMATION☐ Regular Meeting

Date: _____

☐ Other:

Date: _____



 Dept.
Manager



 MD
GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

September 3, 2026

File:

AUTHOR: Glenn Danks**SUBJECT:** Amendments to Bylaw 8808 and Bylaw 8809**RECOMMENDATION:**

THAT “Fire and Rescue Services Bylaw 8762, 2026 Amendment Bylaw 8808, 2026 (Amendment 1)” is given FIRST, SECOND, and THIRD Readings;

AND THAT “Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8809, 2026 (Amendment 99)” is given FIRST, SECOND, and THIRD Readings.

REASON FOR REPORT:

This report provides information for Council to consider regarding a new Fire Safety Inspection compliance confirmation fee and a required bylaw update to align with the new version of the BC Building Code

SUMMARY:

This report covers two topics as follows:

1. During fire safety inspections, inspectors frequently identify deficiencies that are documented on the inspection report provided to the property owner or their representative. The report specifies a deadline by which it must be signed and returned to the District of North Vancouver Fire and Rescue Services (DNVFRS), confirming that the identified deficiencies have been corrected. When the signed report is not returned by the required date, a Fire Inspector or Fire Prevention Administrator must follow up, either by email, phone or through an on-site visit, to verify that the deficiencies have been addressed. To recover the additional staff time required for this follow-up, a new fee is being proposed as both a cost-recovery measure, and a financial incentive for property owners to complete required corrective actions and comply with bylaw requirements in a timely manner.
2. In 2024, the BC Building Code was revised, including changes to the requirements for stairwell identification in high buildings. Under the updated code, each stairwell must be uniquely designated by a letter and marked in accordance with specific signage requirements. The District of North Vancouver (DNV) Fire Bylaw currently contains

provisions based on the previous version of the BC Building Code and should be updated to align with the current code requirements.

BACKGROUND:

The DNVFRS provided over 2,600 fire safety inspections to DNV property owners during the last year. Of those inspections there are over 400 where the owner has failed to return confirmation that the issues identified have been remedied. This backlog requires additional staff time for follow up and increases liability for the DNV. The Public Safety division handles a wide range of tasks of which inspections are one part. Additional time spent following up with owners who do not resolve violations detracts from the many other tasks inspectors deal with on a daily basis. The addition of a new “Compliance Confirmation Fee” is a proposed tool to assist with compliance.

In addition, DNVFRS continues to transition their database systems into a new platform called First Due and has been working closely with Finance to incorporate existing fees into this system. There is opportunity for the new proposed fee to be integrated into this system to further reduce staff time required to ensure compliance.

EXISTING POLICY:

When property owners or their representatives do not return a signed fire inspection report indicating that violations have been corrected within 30 days, fire administration sends a reminder email to the owner/representative. After another 30 days, if the signed report has still not been received, the file goes back to the fire inspector to follow up with either a phone call, physical re-inspection, or a ticket as appropriate for the issues found at the property.

ANALYSIS:**Concurrence:**

The proposed new fee has been reviewed and created in collaboration with the Finance Department

Financial Impacts:

The addition of the “Compliance Confirmation Fee” to the Fire and Rescue Services Bylaw 8762 and a related change to the Fees and Charges Bylaw 6481 will provide a modest revenue increase to the DNV. This fee is intended to increase property owner compliance rates and save staff time rather than be a significant revenue source.

Liability/Risk:

The additional “Compliance Confirmation Fee” will help to ensure that fire code and fire bylaw violations are remedied in a timely manner, reducing liability exposure to the DNV.

Conclusion:

This report provides proposed changes to the Fire and Rescue Services Bylaw 8762 and a related change to the Fees and Charges Bylaw 6481 to obtain two goals:

1. Provide a new financial incentive tool for the Public Safety division to use to ensure the timely remedy of safety issues discovered during fire safety inspections.

2. Update the wording of the Fire and Rescue Services Bylaw 8762 to match changes in the new version of the BC Building Code

Options:

1. Give Bylaws 8808 and 8809 First, Second, and Third Readings;
2. Give the bylaws no readings and abandon the bylaws; or,
3. Refer the bylaws back to staff.

Respectfully submitted,

Glenn Banks

Glenn Banks
Assistant Chief – Public Safety and Technology

REVIEWED WITH:					
☐ Business and Economic	_____	☒ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☒ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	_____	☐ Integrated Planning	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ ITS	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	☐ Real Estate	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	☒ Solicitor	_____		
☐ Facilities	_____	☐ Utilities	_____		

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The Corporation of the District of North Vancouver

Bylaw 8808

A bylaw to amend Fire and Rescue Services Bylaw 8762, 2026

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

Citation

1. This bylaw may be cited as “Fire and Rescue Services Bylaw 8762, 2026 Amendment Bylaw 8808, 2026 (Amendment 1)”.

Amendments

2. Fire and Rescue Services Bylaw 8762, 2026 is amended as follows:

- a) Adding the following definition to section 2.2 Definitions in alphabetical order:
““Compliance Confirmation” means written confirmation, in the form and manner required by the DNVFRS, that deficiencies or violations identified during a Fire Safety Inspection have been corrected.”

- b) Deleting section 7.3 and replacing with the following:

“7.3. Council may charge the Owner of a public Building a fee prescribed in the Fees and Charges Bylaw for conducting a Fire Safety Inspection.

- a) Following a Fire Safety Inspection, a Fire Inspector may issue written instructions, a deficiency notice, or a Fire Inspection Violation Report identifying deficiencies or violations and specifying a time period for compliance.
- b) The Fire Inspector may require the Owner(s) or Owner's Authorized Agent of a Building that has been subject to a Fire Safety Inspection to provide a Compliance Confirmation within the time period specified by the Fire Inspector.
- c) Where an Owner(s) or Owner's Authorized Agent fails to provide a required Compliance Confirmation within the specified time period, the Owner may be charged a fee prescribed in the Fees and Charges Bylaw for compliance monitoring and administrative follow up, whether or not a re inspection of the Building is conducted.
- d) The Fire Chief may extend the time for compliance, waive a fee, or require a re inspection where the Fire Chief considers it reasonable in the circumstances.”

- c) Deleting section 6.8 and replacing with the following:

“6.8 The Owner(s) or Owner's Authorized Agent of every Building greater than 4

stories must ensure that the following requirements are complied with:

- a) Provide conspicuous signage in both visual and tactile forms mounted permanently on the stair side and on the floor side at the latch side of doors to exit stair shafts. The minimum height for numbers is 100 mm, for wording the dimensions and type must be not less than 50 mm by 100 mm on permanent plastic laminate or equivalent material.
- b) Have stair designation as follows:
 - i. main exit stair from lobby to floor levels above is to be Stair A
 - ii. other exit stair is to be Stair B; and
 - iii. no Building or complex may duplicate stair designation, other than as stated in section 6.8(c);
- c) For complex sites where there is more than one tower on a common podium and/or parkade, Stair A and Stair B should be duplicated in each tower. There must be no further duplication of Stair A and Stair B;
- d) Upper case lettering must be used for stair identification and numbering for the stair level, Example: Stair A Level 2.
- e) Stair identification plan for complex sites is to be submitted to the Fire Department and the Building Official for review;
- f) Stair designations are to be clearly posted on both the inside of the stairwell and on the corridor side;
- g) Cross Over Floors in a high building as defined by the Building Code, must be posted on the inside of the stairwell and identified on the fire alarm graphic annunciator; and
- h) Stair designations in a high building as defined by the Building Code, must be identified on the fire alarm graphic annunciator.”

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

The Corporation of the District of North Vancouver

Bylaw 8809

A bylaw to amend Fees and Charges Bylaw 6481, 1992

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

Citation

1. This bylaw may be cited as “Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8809, 2026 (Amendment 99)”.

Amendments

2. Fees and Charges Bylaw 6481, 1992 is amended as follows:
 - a) Delete “Fire and Rescue Services Bylaw 8511, 2021” and replace with “Fire and Rescue Services Bylaw 8762, 2026”
 - b) Add two new fees to the “Fire Services Fees Pursuant to Fire Services Bylaw” table

Compliance Confirmation Fee	\$100.00	
Re-Inspection Fee*	\$150.00 +tax	\$150 for first re-inspection, \$300 for second re-inspection, \$600 for third re-inspection and any additional inspections.
* Where a re-inspection is required due to non-compliance with this bylaw, the owner will pay a re-inspection charge for each inspection after the initial inspection, prior to any additional inspections being performed by the District of North Vancouver.		

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

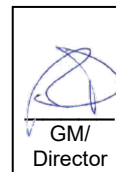
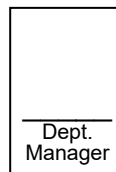
Corporate Officer

AGENDA INFORMATION☒ Regular Meeting

Date: September 21, 2026

☐ Other:

Date: _____



The District of North Vancouver

REPORT TO COUNCIL

September 9, 2026

AUTHOR: Jaskaran Gill, Manager, Financial Planning and Reporting

SUBJECT: Appointment of External Auditor

RECOMMENDATION:

THAT Council appoint BDO Canada LLP as the external auditor for The Corporation of the District of North Vancouver, including the North Vancouver Recreation & Culture Commission, North Vancouver District Public Library and North Shore Emergency Management, pursuant to Section 169 of the Community Charter.

AND THAT this appointment be for an initial five-year term, subject to an annual review and re-appointment by Council.

REASON FOR REPORT:

Section 169 of the Community Charter requires Council to appoint an auditor for the municipality.

The Finance and Audit Standing Committee has reviewed the results of the Request for Proposal process and recommends the appointment of BDO Canada LLP as the District's external auditor.

SUMMARY:

In April 2026, the District issued Request for Proposal (RFP) 031-26 for external audit services through an open and competitive procurement process. Following a comprehensive evaluation of written submissions and interviews, BDO Canada LLP achieved the highest overall score and was identified as the preferred proponent.

The evaluation committee concluded that BDO Canada LLP demonstrated the municipal audit expertise, resources, audit methodology, and overall value necessary to provide independent external audit services to the District and its related entities.

Based on the evaluation results, the Finance and Audit Standing Committee recommends that Council appoint BDO Canada LLP as the District's external auditor.

BACKGROUND:

The District's current external audit engagement has reached the end of its term. To ensure compliance with Section 169 of the Community Charter and maintain independent assurance over the District's annual consolidated financial statements, staff initiated a competitive procurement process for external audit services.

On April 28, 2026, staff issued Request for Proposal RFP-031-26 for Assurance Services through the District's electronic bidding platform. The RFP closed on May 27, 2026. Five submissions were received, including four qualified public accounting firms with significant municipal audit experience and one submission that did not meet the mandatory requirements of the RFP.

The proposal evaluation process was completed between May and July 2026 and included both detailed written evaluations and follow-up interviews with the highest-ranked proponents.

DISCUSSION:**Proposal Evaluation Process**

An evaluation committee consisting of representatives from the District's Finance Department and North Vancouver Recreation & Culture Commission independently reviewed all compliant submissions. Proposals were evaluated using the criteria established in the RFP. The cost component represented 20% of the total score while technical criteria represented 80% of the total score.

The evaluation criteria included:

- Demonstrated understanding of the District's operating environment and audit risks.
- Familiarity with municipal legislation, Public Sector Accounting Standards and regulatory requirements.
- Qualifications and experience of the proposed audit team.
- Availability of specialized technical resources.
- Experience providing services to municipalities of similar size and complexity.
- Ability to support multiple reporting entities within a consolidated reporting environment.
- Organizational stability and professional reputation.
- Overall cost and value of services provided.

Following the written evaluation stage, the three highest-ranked proponents were invited to participate in interviews focused on:

- Audit innovation and efficiency.
- Technology and data analytics capabilities.
- Emerging reporting requirements.
- Client service model and communication approach.
- Value-added insights and continuous improvement opportunities.
- Long-term service delivery strategy.

BDO Canada LLP achieved the highest overall score in both the written submission and interview phases of the evaluation. The evaluation committee unanimously identified BDO Canada LLP as the preferred proponent.

Evaluation Summary

Item	Result
Procurement Method	Open Competitive RFP
RFP Number	RFP-031-26
Proposals Received	5
Evaluation Method	Written Submission and Interview
Technical Weighting	80%
Financial Weighting	20%
Recommended Firm	BDO Canada LLP

Evaluation results summary table based on the completed procurement process

Proposal Evaluation Summary

Consensus Score from Written Proposal Stage (100 pts max)

Consensus Score from Interview Stage (100 pts max):

TOTAL SCORE (200 pts max):

MNP	BDO	KPMG
SCORE	SCORE	SCORE
78.12	81.16	79.86
79.10	85.50	75.50
157.22	166.66	155.36

Strength of Municipal Audit Experience

BDO demonstrated extensive experience providing audit services to municipalities and other public sector organizations of similar size and complexity. The firm demonstrated a strong understanding of local government operations, governance structures, Public Sector Accounting Standards, and applicable legislative requirements.

The evaluation committee concluded that BDO possesses the expertise required to audit a complex municipal organization with multiple reporting entities and a diverse range of service delivery areas.

Depth of Professional Resources

The proposed engagement team demonstrated access to specialized resources in key technical areas including public sector accounting, information technology controls, asset management, pension and benefit accounting, and emerging accounting and reporting requirements.

The evaluation committee determined that BDO has sufficient depth and capacity to provide continuity of service and respond effectively to evolving organizational and regulatory requirements over the term of the engagement.

Audit Methodology and Risk Management

BDO's proposed methodology emphasized proactive planning, timely communication, risk identification, and efficient delivery of audit services. The firm's approach includes regular engagement with management, early identification of emerging issues, and clear communication throughout the audit process.

The evaluation committee concluded that this approach will support a high-quality audit while minimizing disruption to staff and operations.

Technology and Data Analytics

BDO demonstrated its use of technology, automation, and data analytics to enhance audit quality, improve efficiency, and focus audit efforts on higher-risk areas. The firm provided examples of how technology can support more effective audit planning and analysis while maintaining professional judgment and auditor independence.

The evaluation committee viewed these capabilities as a benefit that supports both audit effectiveness and service efficiency.

Overall Value

BDO submitted a competitive financial proposal and achieved the highest overall evaluation score. When considered alongside the firm's municipal expertise, technical resources, audit methodology, and service model, the evaluation committee determined that BDO provides the best overall value to the District.

FINANCIAL IMPLICATIONS

The proposed audit fees are considered competitive and reflective of current market conditions and the scope and complexity of services required. As the District's external audit contract was extended for four years since its original contract in 2017 and it has not been competitively procured in approximately 9 years, the updated fee structure reflects both market changes and evolving audit requirements. The revised annual cost of approximately **\$166,200** was identified through the competitive procurement process and will be incorporated into the Fall 2026 Financial Plan Amendment, representing an increase of **\$59,000** over the current base budget of **\$107,200**. As the audit includes services provided to multiple organizations, the net impact to the District tax levy is approximately **\$44,500**.

The proposed agreement establishes a five-year fee schedule with annual increases averaging approximately **3.5%** per year. Staff will continue to monitor audit costs through the annual budget process.

Timing/Approval Process:

The appointment of the external auditor is required as soon as possible to allow the successful proponent to complete engagement planning activities and undertake interim work scheduled for late 2026.

Conclusion:

Following a competitive procurement process, BDO Canada LLP achieved the highest overall evaluation score based on written submissions, interviews, municipal audit expertise, proposed methodology, professional resources, and overall value. The evaluation committee concluded that BDO Canada LLP is best positioned to provide independent external audit services to the District and its related entities.

The Finance and Audit Standing Committee supports this recommendation and recommends that Council appoint BDO Canada LLP as the District's external auditor pursuant to Section 169 of the Community Charter.

Respectfully submitted,



Jaskaran Gill

Manager, Financial Planning and Reporting

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
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