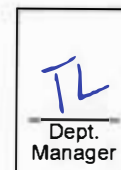


AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>November 20, 2017</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

November 14, 2017
File: 13.6480.30/001.002.000

AUTHOR: Tom Lancaster, Manager of Community Planning

SUBJECT: OCP Implementation Monitoring Committee Workplan

RECOMMENDATION:

THAT Council approve the OCP Implementation Monitoring Committee Workplan contained in this report.

REASON FOR REPORT:

Council approved a Terms of Reference (TOR) for an OCP Implementation Monitoring Committee that includes a requirement for Council to approve the Committee's workplan. The TOR states that the workplan should be jointly-developed by District staff and the Committee. This report presents an OCP Implementation Monitoring Committee workplan for Council's consideration of approval.

SUMMARY:

The OCP Implementation Monitoring Committee (OCPIMC) has held two meetings since members were approved by Council. During those two meetings, the OCPIMC members have developed and agreed upon a number of protocols and a structure for Committee meetings, as well as a preliminary list of Committee priorities, and a draft workplan.

BACKGROUND:

The OCP contains policies on implementation, plan monitoring (indicators and targets), and public involvement in keeping the OCP "relevant and alive". The OCP is explicit in stating that the indicators "...may be modified and/or as needs change and progress towards the OCP's vision is made." The OCP also lays out a vision of including members of the public in the monitoring and implementation of the plan.

Council approved a TOR for an OCP Implementation Monitoring Committee that was developed by staff at the direction of Council. That TOR includes an expectation that Council will approve a workplan for the Committee that is developed jointly by Community Planning staff and Committee members. The TOR lays out the purpose of the Committee:

The purpose of the OCP Implementation Monitoring Committee is to encourage meaningful community engagement in the implementation of the OCP, and to provide commentary and

observations, as requested, on elements of OCP implementation, monitoring, and communications with the public.

Specifically, the OCP Implementation Monitoring Committee will provide commentary and observations regarding:

- Community engagement in implementing the OCP Network of Centres and other relevant Council Policy
- The direction of OCP implementation to ensure consistency with the OCP Vision and Goals
- Other key aspects of the OCP such as housing diversity
- A review of the OCP monitoring program to ensure meaningful and appropriate indicators for monitoring progress on OCP targets.

Since being struck in September 2017, the Committee has met twice in order to develop literacy around the OCP and the process of target-setting and implementation monitoring, established protocols for Committee meetings and communications (internal/external), generated a preliminary list of priorities that matches up with the key policy areas of the OCP, and developed a draft workplan for Council consideration.

EXISTING POLICY:

District of North Vancouver Official Community Plan Bylaw 7900, 2011, as amended (OCP), contains policies on implementation, plan monitoring (indicators and targets), and public involvement.

ANALYSIS:

Timing/Approval Process:

Council review and approval of the Committee's workplan will allow the OCPIMC to continue with the review on a timeline that will meet the expectations of fulfilling its mandate.

Public Input:

The OCP contains policies on public involvement in keeping the OCP "relevant and alive". The OCP also lays out a vision of including members of the public in the monitoring and implementation of the plan.

Conclusion:

A draft workplan for the OCP Implementation Monitoring Committee has been developed jointly by staff and Committee members for Council's consideration of approval.

Options:

THAT Council approve the OCP Implementation Monitoring Committee Workplan contained in this report.

Or

That Council direct staff to change the OCP Implementation Monitoring Committee Workplan and bring it back for Council consideration.

Respectfully submitted,

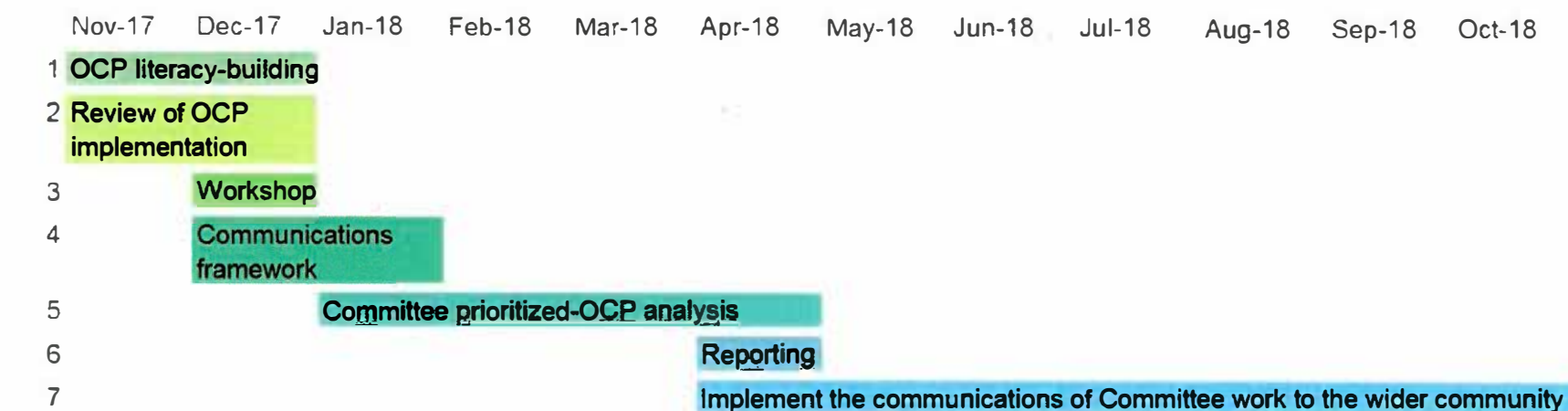


Tom Lancaster
Manager of Community Planning

Attachment 1: draft OCP Implementation Monitoring Committee workplan

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	<input type="checkbox"/> Clerk's Office	External Agencies:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Communications	<input type="checkbox"/> Library Board
<input type="checkbox"/> Utilities	<input type="checkbox"/> Finance	<input type="checkbox"/> NS Health
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Fire Services	<input type="checkbox"/> RCMP
<input type="checkbox"/> Parks	<input type="checkbox"/> ITS	<input type="checkbox"/> NVRC
<input type="checkbox"/> Environment	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Museum & Arch.
<input type="checkbox"/> Facilities	<input type="checkbox"/> GIS	<input type="checkbox"/> Other:
<input type="checkbox"/> Human Resources	<input type="checkbox"/> Real Estate	

Draft OCP Implementation Monitoring Committee workplan

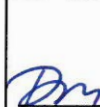



Workplan Phases

1. Committee members develop literacy around the OCP, the process of monitoring, how targets are established, and how/why indicators are chosen. In addition to attending Committee meetings, and in order to facilitate a faster review of implementation, Committee members have committed to becoming familiar with the OCP on their own time.
2. Staff present OCP implementation monitoring conducted in 2017.
3. In-depth analysis of Committee priorities for the review of OCP implementation.
4. Prepare a framework for communicating the OCPIMC's work to the community. Prepare framework for communicating progress on OCP implementation. Prepare framework for wider community engagement.
5. The OCPIMC will consider implementation of the various sections of the OCP with the prioritized analysis (e.g. housing and transportation).
6. Interim reporting of the Committee's work to Council and to the wider community. OCPIMC will deliver a final report close to the end of the Committee's mandate.
7. The framework for communications will be put into motion concurrent with the end of the OCP implementation analysis.

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Nov 20, 2017</u>
<input type="checkbox"/> Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

November 20, 2017
File: 08.3060.20/050.15

AUTHOR: Robyn Hay, Development Planner

SUBJECT: Development Permit 50.15 - 854 - 858 Orwell Street and 855 Premier Street

RECOMMENDATION:

THAT Development Permit 50.15 (Attachment A) for a 23 unit townhouse project at 854 - 858 Orwell Street and 855 Premier Street be issued.

REASON FOR REPORT:

The site is in Development Permit Areas for Form and Character of Ground-Oriented Housing; Energy and Water Conservation and Greenhouse Gas Emission Reduction; and Protection from Natural Hazards (Creek Hazard). The proposed development requires issuance of a Development Permit by Council.

SUMMARY:

Bylaw 1346, rezoning the site to a new CD 98 Zone, and Housing Agreement Bylaw 8198 was adopted by Council on July 24, 2017.

The project is now ready to be considered for the issuance of a Development Permit. This residential project includes 23 townhouse units in seven, three-storey buildings with roof decks. Shared vehicle access is proposed off Orwell Street.

The proposal is in compliance with Schedule B Development Permit Areas Guidelines of the Official Community Plan (OCP) and the Lynnmour / Inter-River Area One Design Guidelines for Multiplexes and Townhouses.



SUBJECT PROPERTY:

The site is located in Lynn timer Inter-River and includes three single family lots facing Orwell Street and a fourth lot facing Premier Street. The four lots were recently consolidated into one. The site is located next to three existing townhouse complexes of similar densities but does not include the two remaining adjacent single family homes, as those owners are not interested in redevelopment at this time.

The site is across from Lynn timer Elementary School and in close proximity to "Digger" Park playground in Inter River Park. An existing pathway provides an east-west connection for the neighbourhood to Digger Park and Lynn timer Elementary School.

With the proximity of Capilano University, bus service on Lillooet Road (approximately 400m walk from the site) is good with buses every 10 minutes for most of the day and running more frequently during rush hour. Bus routes serving the area include the 255, 239, 28 and 130. There is also a closer bus stop on Old Lillooet served by the local 239 which takes riders up to Capilano University.



EXISTING POLICY:

Official Community Plan

The site is designated *Residential Level 3: Attached Residential* (0.80 FSR) in the Official Community Plan.

Zoning

The CD 98 zoning allows for up to 23 residential units. The CD 98 zone also regulates the permitted building height and setbacks to boundaries, density for the project, landscaping requirements and vehicle parking requirements on the site.

In addition to the CD 98 zoning, development at the site must conform to the Development Covenant registered on the property as a condition of the rezoning.

Development Permit Areas

The property is designated within Development Permit Areas for:

- Form and Character;
- Energy and Water Conservation and GHG Emission Reduction; and
- Protection from Natural Hazards (Creek Hazard).

The proposal has been measured against the existing development permit guidelines in Schedule B of the OCP for:

- Guidelines for Ground-Oriented Housing

All new development within these Development Permit Areas are required to attain a development permit, and development proposals are measured against the OCP's Schedule B Development Permit Area Guidelines.

THE PROPOSAL:

The project consists of 23 townhouses, within seven, three-storey buildings. The buildings have an approximate height of 12.1m (40 ft). The unit mix is family oriented with:

- 3 two bedroom units (13%);
- 19 three bedroom units (83%); and
- 1 four bedroom unit (4%).

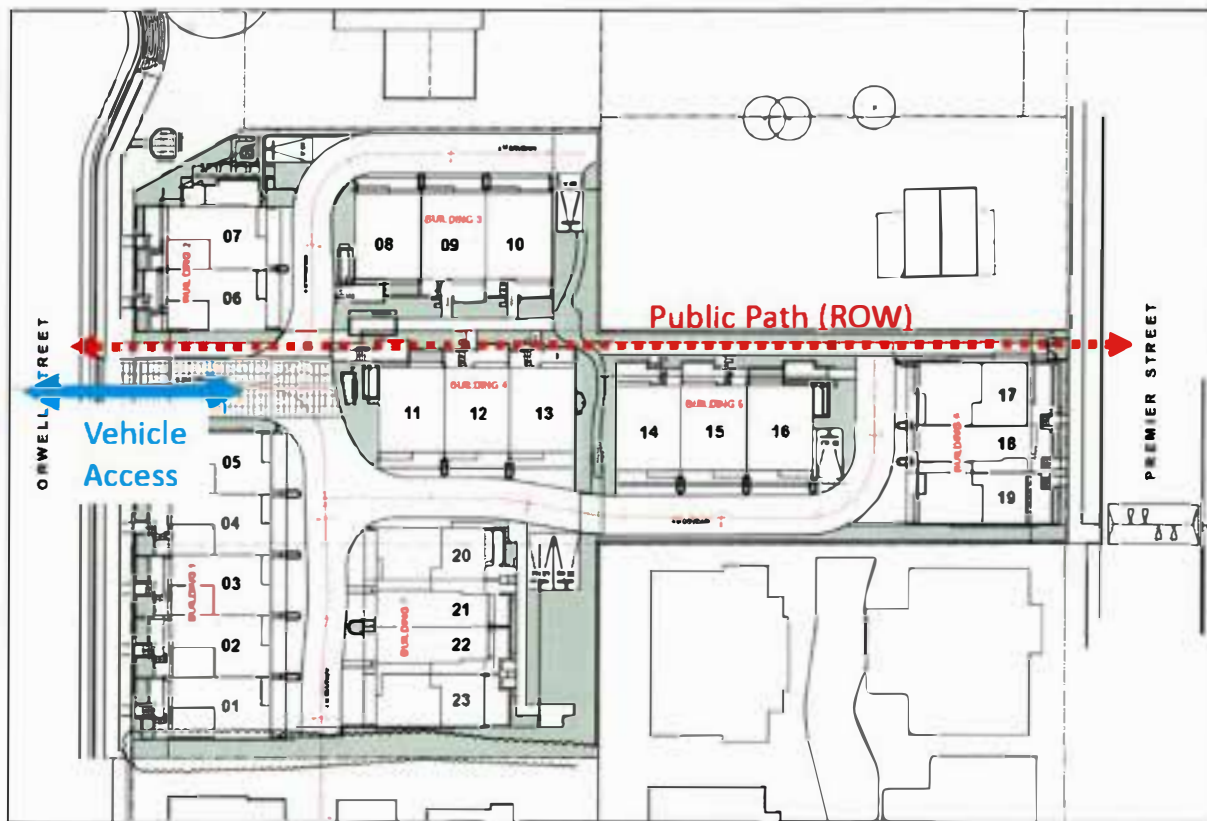


Access

The project is designed with units facing directly onto each adjacent street and pedestrian access provided through an east-west pathway that runs through the site. This pathway will be a public pathway to further supplement the pedestrian network in the area.

Vehicle access to the site is provided from Orwell Street and the site is serviced by an internal driveway. Parking is located at grade and each unit has two parking spaces. There are no tandem parking spaces proposed.

The internal driveway has been designed in such a manner that should the two remaining single family lots to the north wish to redevelop in the future, they will have the ability to work with this strata to share the driveway, thereby freeing up more space for landscaping and reducing the number of driveway crossings. The development covenant registered on the title secures the provision of this easement in favour of the two adjacent single family parcels.



Parking

Vehicle parking has been provided in keeping with the zoning requirements for the site and includes two spaces for each unit. 20% of parking stalls will be EV-ready.

	Number of Units	CD 98 Required Parking	Proposed Parking
Residential Parking	23 units	46 spaces	46 spaces
Visitor Parking		2 spaces	2 spaces
Total	23 units	48 spaces	48 spaces

The proposal also includes space for two bicycle storage spaces within each garage. The garage also includes electric outlets for electrical bicycle charging. Garages include sufficient space to accommodate bike storage and a workbench. Vehicle and bicycle parking proposed complies with the CD 98 zoning.

Development Permit for the Form and Character of Guidelines for Ground-Oriented Housing

Building Design:

The proposal is in keeping with the Official Community Design Guidelines for Ground Oriented Housing and the Lynnmour / Inter-River Area One Design Guidelines for Multiplexes and Townhouses.

Height and Massing (C1.1): The project proposes a design that is complementary to the neighbouring projects, matching the scale and form of the existing developments. The buildings features colour and material accents, and projected elements to create visual interest. The building materials consist of Hardi-Plank, weatherboard fibre cement siding, metal panel stone cladding, and glazing.

Street Orientation (C1.3): Two buildings are orientated towards Orwell Street and one building is orientated towards Premier Street. The units that face the respective street frontages have individual walk-up entries to provide activation and the windows above provide passive surveillance opportunities ("eyes on the street").



PROPOSED TOWNHOUSE DEVELOPMENT SKETCH

Setbacks and Siting (C1.6 Setbacks, C2.4 Privacy): The project is proposing setbacks in keeping with the Lynnmour Inter River requirements and in keeping with the neighbouring projects. These setbacks are designed to provide a harmonious streetscape and provide sufficient room on side and rear yards for landscaping that will protect the privacy of neighbours.

Private Outdoor Space (C2.6): Each unit has access to ground level patio space, balconies next to the living room and kitchen areas, and a roof top deck, thereby ensuring a mix of spaces available to families in addition to the parks and open space across the street and at the north end of the block.

Variation in Design (C3.2): The modern character and use of natural colours and materials gives the project a distinct identity from the neighbouring projects.

Weather Protection (C3.9): Each unit has its own individual entry with a canopy for weather protection and a sense of personal identity.

Landscaping

Notable highlights from the OCP guidelines include:

Sustainable Landscape Design (C2.2): The landscaping is concentrated along the site frontages (both Orwell Street and Premiere Street), along the public walkway which traverses through the site from east to west, and other strategic locations through the site to enhance the landscaped character of the area.

There is sufficient space for the landscaping proposed (including large canopy trees), limiting long term tree maintenance problems. Furthermore, the landscape design features a number native and drought tolerant species.

Acoustic Performance

Development Permit 50.15 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Prior to issuance of a Building Permit, the applicant will be required to submit a report from a qualified noise consultant demonstrating that the building will enable these standards to be met.

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

The site falls within the Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction and must also address the District's Green Building Policy. The applicant is working with E3 Eco Group energy consultants and have achieved an equivalency to a Gold rating and meeting Energuide Rating 82 to address municipal objectives. The highlights of the sustainability measures which have been secured by covenant include:

- An air source heat pump for space heating;
- Advanced air tightness measures;
- A heat recovery ventilator; and
- EnergyStar appliances and lighting.

Development Permit for the Protection from Natural Hazards – Creek Hazard

This site falls within the Development Permit area for Protection from Creek Hazard and as such is required to build to flood construction levels to ensure the habitable areas are above the flood level. Northwest Hydraulic Consultants have reviewed the project and provided flood construction levels for the safe development of this site.

Given the change in grade across the site, portions of the site will need to be re-graded to address the flood protection measures, as well as ensuring that each unit steps up to the

front door. The requirements outlined in the flood protection report have been incorporated into the design and have been secured by covenant.

Inter-River Sub-Area Transportation Study:

In 2016, a review of vehicle circulation within the Lynnmour / Inter-River area was conducted by the District's Transportation Planning department. Their work was summarized in the Inter-River Sub-Area Transportation Study, provided to Council in September, 2016. This study, which involved local stakeholders and residents, determined locations for future road circulation improvements. No changes were required to this application to improve vehicle connectivity in the area.

OFF-SITE IMPROVEMENTS:

The project will be upgrading both street frontages to provide new sidewalks, boulevard landscaping, and standard road improvements on both Premier Street and Orwell Street, in accordance with the Development Services Bylaw and the Lynnmour/ Inter-River Area One Design Guidelines.

In addition to these public realm improvements, local residents have requested further traffic calming measures on Premier Street. After studying this question, CTS Engineers have recommended the installation of an additional traffic hump to slow traffic as it approaches the raised pedestrian crossing to the north of the site.

Also in response to a request from local residents, the applicant has offered to extend the sidewalk not only in front of their application site, but also in front of the neighbouring site, as that will then finish the sidewalk on the southern half of Premier Street and facilitate safe pedestrian access to the park and school.

All off-site work is secured in the development covenant registered on the title and Development Permit 50.15 by requirement for the Engineering Servicing Agreement.

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. In this case, a CAC of \$125,020 was secured as part of the rezoning of the site to the CD 98 Zone. The CD 98 bylaw allows the CACs from this development to be used towards:

- Affordable housing;
- Improvements to public parks, trails and greenways;
- Public plazas and other public realm projects;
- Environmental restoration and enhancement projects;
- Improvements to public service facilities including recreation centres, the Lynnmour Boys and Girls Club and the Lynnmour Elementary School; and
- Public art.

CONCURRENCE:

Staff

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

Advisory Design Panel

The application was considered by the Advisory Design Panel on February 11, 2016 and the Panel recommended approval with minor amendments including sloping roofs and privacy screens to key interfaces for roof decks and securing the public path. Furthermore, the pathway has been designed with a strong landscape features such as pergolas and surrounding 'green screens' with benches that help to identify the path. The pathway is secured by a public right-of-way registered and gates have been removed to allow a welcome and open feel to the path.

Overall the site planning, elevations and massing were noted as positive with an attractive streetscape appearance and a successful entry experience. Staff are satisfied with the resolution of these items.

Public Input:

In accordance with District policy the applicant held a facilitated public information meeting on March 29, 2016. The meeting was well attended by approximately 30 local residents. Generally the project was well received and recognized as being in keeping with the existing projects in the neighbourhood. Discussion topics included:

- Location of the vehicle access;
- Number and style of parking spaces;
- On street parking supply;
- Privacy and landscaping;
- Traffic calming on Premier Street;
- Construction of sidewalks; and
- Roof top decks.

The applicant has responded to the local residents' input and suggestions by:

- Including a traffic calming speed bump on Premier Street;
- Extending the public sidewalk along Premier Street;
- Providing additional on-site parking spaces for visitors; and
- Refining the design of the roof decks to reduce dominance and improve privacy for the neighbours.

CONSTRUCTION MANAGEMENT PLAN:

This neighbourhood currently has three townhouse applications being processed. This is one of two applications located on Premier Street. In order to reduce the development's impact on pedestrian and vehicular movements and Lynnmour Elementary School, the applicant has submitted a draft construction management plan. A final version of the plan will required prior to issuance of a building permit and must:

1. Coordinate the construction activities with other developments in the area in order to minimize disruption;
2. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
3. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Ascertain a location for truck marshalling;
7. Develop a plan for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
8. Address silt/dust control and clean-up;
9. Provide a plan for litter clean-up and street sweeping adjacent to the site; and
10. Include a communication plan to notify surrounding businesses and residents.



Conclusion:

The project has been developed in accordance with the CD 98 Zone regulations and the Development Permit Area Guidelines for Ground-Oriented Housing; Energy Conservation and Greenhouse Gas Emission Reduction; and Protection from Natural Hazards (Creek Hazard) in the OCP. This project is also consistent with the directions established in the OCP and the Lynnmour Inter-River Local Plan related to DP guidelines and goals regarding the provision of family housing. Development Permit 50.15 is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Issue Development Permit 50.15 (Attachment A) to allow for the proposed construction (staff recommendation); or
2. Deny Development Permit 50.15

Respectfully submitted,



Robyn Hay
Development Planner

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	<input type="checkbox"/> Clerk's Office	External Agencies:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Communications	<input type="checkbox"/> Library Board
<input type="checkbox"/> Utilities	<input type="checkbox"/> Finance	<input type="checkbox"/> NS Health
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Fire Services	<input type="checkbox"/> RCMP
<input type="checkbox"/> Parks	<input type="checkbox"/> ITS	<input type="checkbox"/> NVRC
<input type="checkbox"/> Environment	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Museum & Arch.
<input type="checkbox"/> Facilities	<input type="checkbox"/> GIS	<input type="checkbox"/> Other:
<input type="checkbox"/> Human Resources	<input type="checkbox"/> Real Estate	

Attachments:

Attachment A: Development Permit 50.15

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 50.15

This Development Permit 50.15 is hereby issued by the Council for The Corporation of the District of North Vancouver to the registered owner for the development of townhouses on the properties located at 854 - 858 Orwell Street and 855 Premier Street, legally described as Lot A District Lot 612 Group 1 New Westminster District Plan EPP72566 (PID: 030-194-784) subject to the following terms and conditions:

- A. The following requirement is imposed under Subsection 490 (1) (c) of the Local Government Act:
1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
 2. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.
- B. The following requirements are imposed under Subsections 491 (2) of the Local Government Act:
1. No work shall take place except to the limited extent shown on the attached plans (DP50.15 A - Q) and in accordance with the following specifications:
 - (i) The site shall be developed in accordance with the recommendations of the report prepared by Northwest Hydraulic Consultants dated February 2, 2016 and the flood covenant CA6163698 and CA6163699.
 - (ii) A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Northwest Hydraulic Consultants dated February 2, 2016 referenced above, or meets and equivalent or higher degree of protection.
- C. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act:
1. The site shall be developed in accordance with the attached plans DP50.15 - A – Q.

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

(i) Building:

- (a) a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that any rooftop mechanical equipment will comply with the District of North Vancouver Noise Regulation Bylaw, and the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

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

- (b) registered easement and right-of-way in accordance with Development Covenant CA6163696 and CA6163697.

(ii) Parks:

- a. Three copies of a final detailed landscape plan prepared by a landscape architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;
- b. A written landscape estimate 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:

- a. Finalized civil and electrical engineering plans designed by a professional engineer, for review and acceptance by the Engineering Department;
- b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Orwell Street and Premier Street. Upgrades will include, but are not limited to: sidewalk, curb and gutter, street trees and street improvements.
- c. A security deposit as specified in the Engineering Services Agreement.

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

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

- (i) A completed green building checklist, outlining the measures to be incorporated in the building leading to a performance level equivalent to or better than the “gold” standard under a certified green building rating system.

E. The following requirements are imposed under Subsection 300 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 proposed development on the Land and will be held as security for landscaping, building and environmental works.
- (ii) An engineering security deposit, in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

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 the Development Covenant CA6163696 and CA6163697 registered against the Land in favour of the District under number 50.15.

Mayor

Municipal Clerk

Dated this day of , 20.

[REDACTED]



PROPOSED TOWNHOUSE DEVELOPMENT SKETCH



INTEGRA ARCHITECTURE INC.
416 WEST FENDER STREET
WASHOEVER, BC V8B1T3
TEL: 250-733-7777 FAX: 250-733-7777
Info@integra.arch.ca
www.integra.arch.ca

INTEGRITY

BODY DEVELOPMENT (CONTINUUM) LP.

**CONTINUUM
TOWNHOMES**
890 ORWELL STREET
NORTH VANCOUVER BC

CONCEPT IMAGES

15360

JUNE 16, 2017

4 - OF APPLICATION 151V

A-0.035

DP 50.15 B



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.686.4229 F 604.686.4270
 info@integra-arch.com
 www.integra-arch.com



BRODY DEVELOPMENT
 (CONTINUING) LP

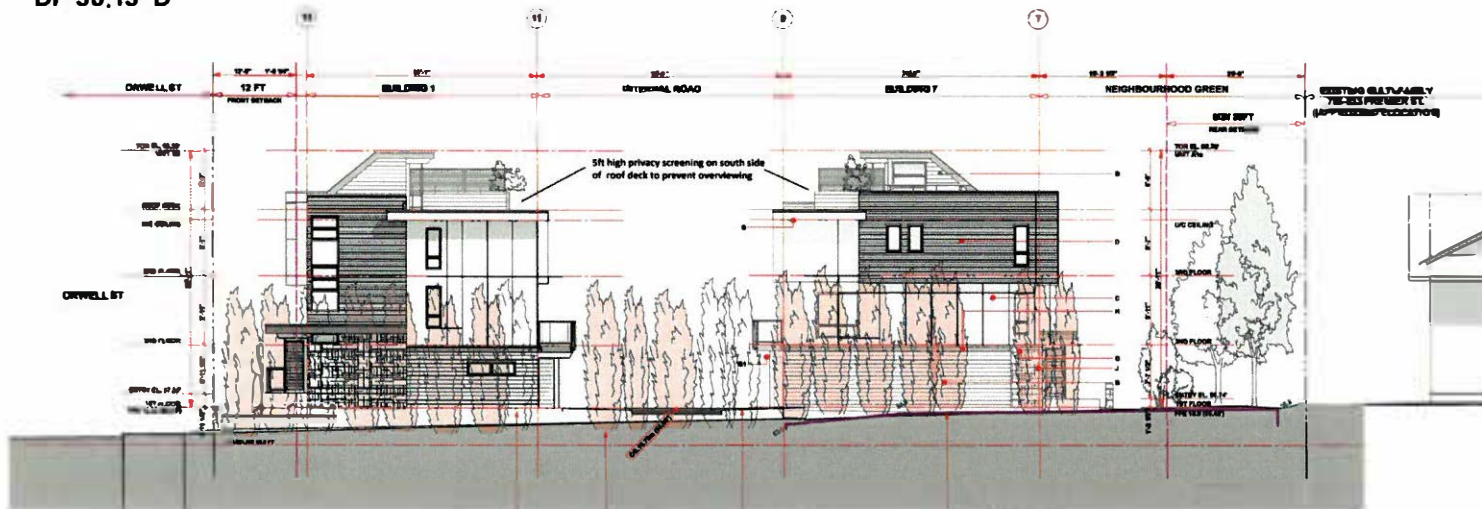
CONTINUUM TOWNHOMES
 808 ORWELL STREET
 NORTH VANCOUVER, BC

SITE PLAN

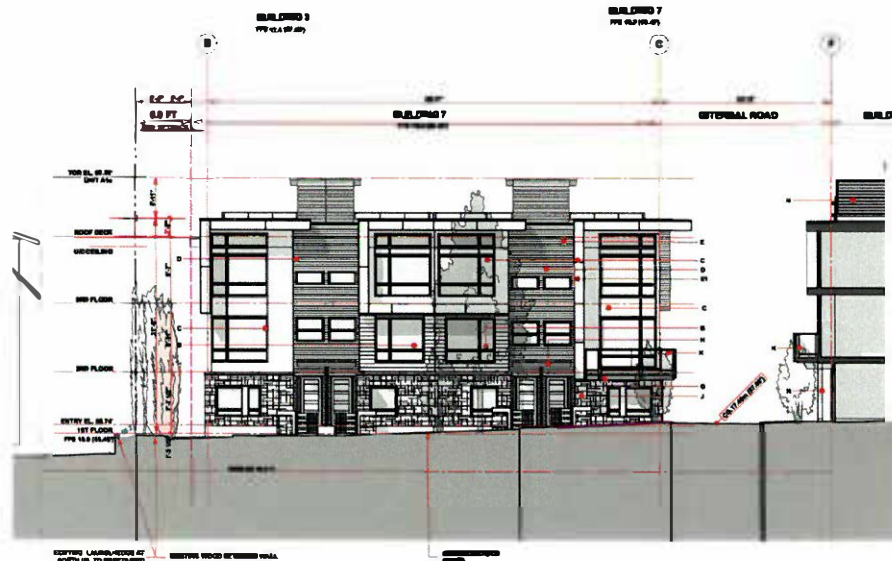
15500 (PROJECT)
 1:144 (SCALE)
 Thursday, June 15, 2017 (DATE)
 4 - DP APPLICATION REV (REVISION)

A-1.000

DP 50.15 D



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



2 BLD 7 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND:

Material	Color to match	Reference No.
A	Light Grey	Concrete
B	Dark Grey	Brick
C	Light Grey	Brick
D	Dark Grey	Brick
E	Light Grey	Brick
F	Dark Grey	Brick
G	Light Grey	Brick
H	Dark Grey	Brick
I	Light Grey	Brick
J	Dark Grey	Brick
K	Light Grey	Brick
L	Dark Grey	Brick
M	Light Grey	Brick
N	Dark Grey	Brick
O	Light Grey	Brick

ia

INTEGRAL ARCHITECTURE INC.

415 WEST PENROD STREET
VANCOUVER, BC V6B 1T5
TEL: 604.681.1111
info@integral-arch.com
www.integral-arch.com

BRODY DEVELOPMENT
(CONTINUM) LTD.

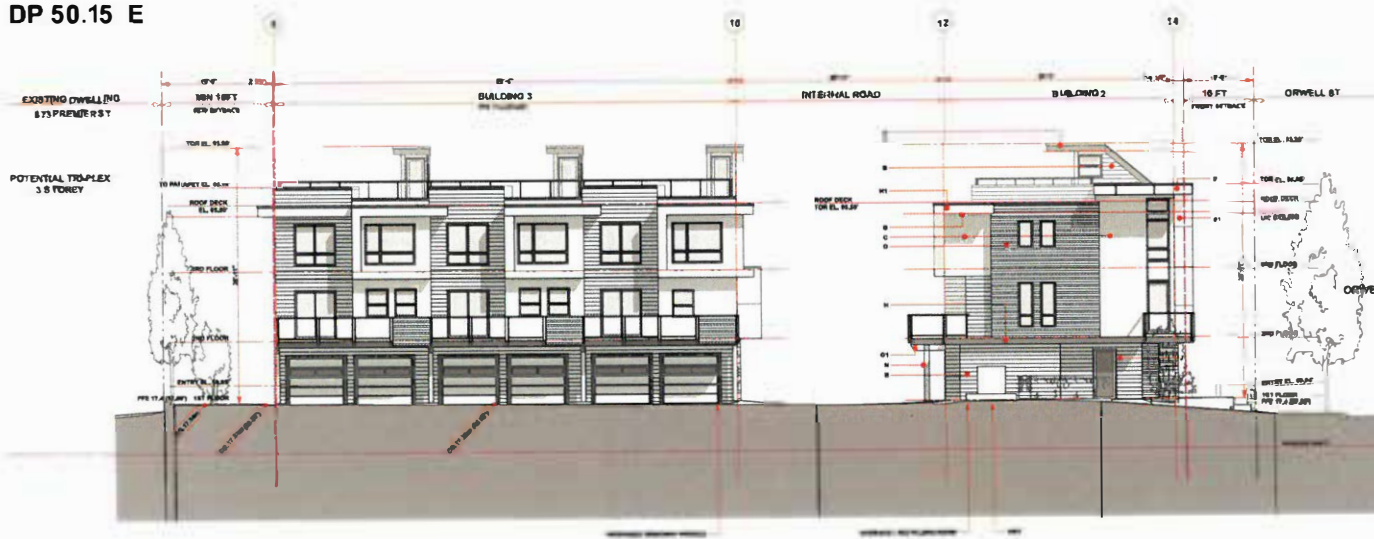
CONTINUM
TOWN HOMES
180 ORWELL STREET
NORTH VANCOUVER, BC

BUILDING 1 / 7

1/2009
1/2010
1/2011
JUNE 16, 2017
4. DP APPLICATION REV 1/24/2017

A-4.010

DP 50.15 E

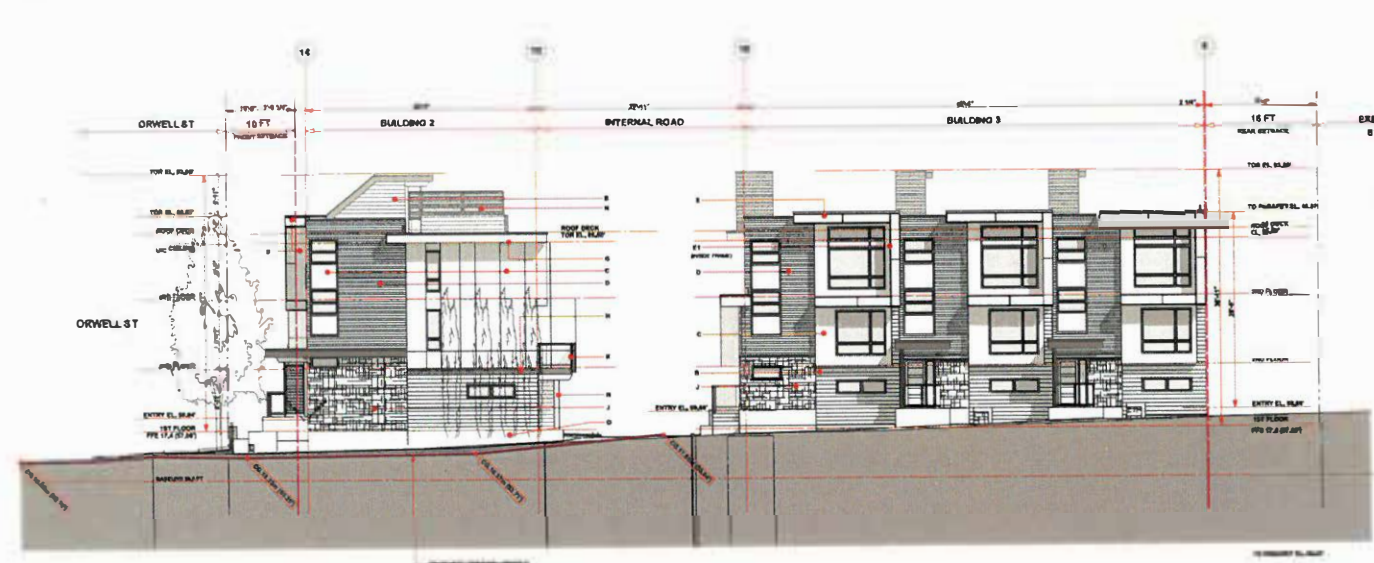


4 NORTH ELEVATION - PROPERTY LINE
SCALE 1/8" = 1'-0"

MATERIALS LEGEND:

Material	Color to match	Notes
A Light Gray Flat Roof	Light Gray	Flat roof
B Dark Gray	Dark Gray	Dark Gray
C Dark Gray	Dark Gray	Dark Gray
D Dark Gray	Dark Gray	Dark Gray
E Dark Gray	Dark Gray	Dark Gray
E1 Dark Gray	Dark Gray	Dark Gray
F Dark Gray	Dark Gray	Dark Gray
G Dark Gray	Dark Gray	Dark Gray
G1 Dark Gray	Dark Gray	Dark Gray
H Dark Gray	Dark Gray	Dark Gray
H1 Dark Gray	Dark Gray	Dark Gray
J Dark Gray	Dark Gray	Dark Gray
K Dark Gray	Dark Gray	Dark Gray
L Dark Gray	Dark Gray	Dark Gray
M Dark Gray	Dark Gray	Dark Gray
N Dark Gray	Dark Gray	Dark Gray
N1 Dark Gray	Dark Gray	Dark Gray
D Dark Gray	Dark Gray	Dark Gray

INTERRA ARCHITECTURE INC.
416 WEST PENDER STREET
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T 604.684.4220 F 604.684.4270
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2 INTERNAL STREET - SOUTH ELEVATION
SCALE 1/8" = 1'-0"

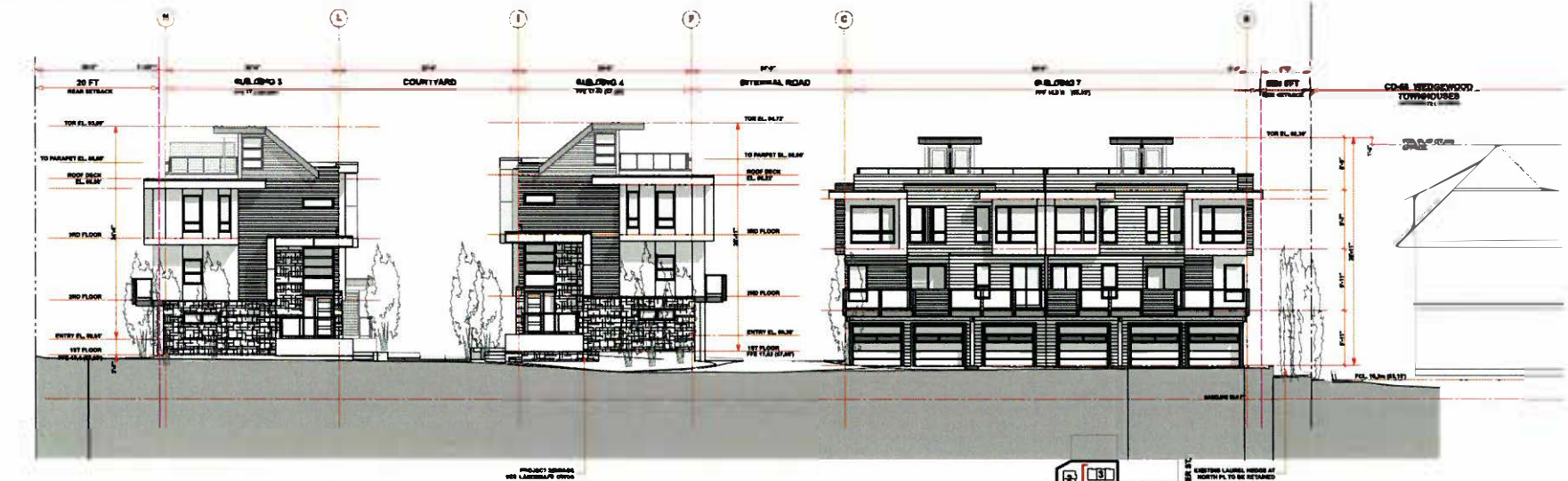


BRODY DEVELOPMENT (CONTINUUM) LP
CONTINUUM TOWNHOMES
858 ORWELL STREET
NORTH VANCOUVER, BC
BUILDING 2 / 3
12310
JUNE 13, 2017
4. DP APPLICATION REV 111111

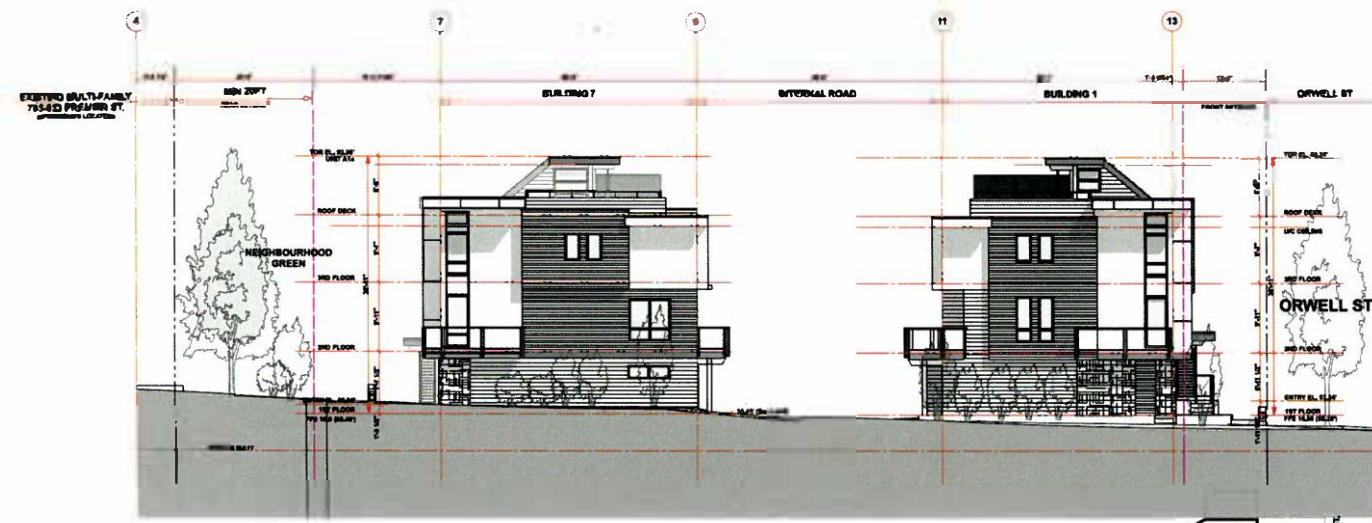


A-4.020

DP 50.15 F



1 INTERNAL DRIVEWAY - WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 BLDG 1 / 7 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND:

Material	Color or Finish	Notes
A	Light Gray	Flat Roof
B	Dark Gray	Flat Roof
C	Dark Gray	Flat Roof
D	Dark Gray	Flat Roof
E	Dark Gray	Flat Roof
E1	Dark Gray	Flat Roof
F	Dark Gray	Flat Roof
G	Dark Gray	Flat Roof
G1	Dark Gray	Flat Roof
H	Dark Gray	Flat Roof
H1	Dark Gray	Flat Roof
J	Dark Gray	Flat Roof
K	Dark Gray	Flat Roof
L	Dark Gray	Flat Roof
M	Dark Gray	Flat Roof
N	Dark Gray	Flat Roof
N1	Dark Gray	Flat Roof
O	Dark Gray	Flat Roof



INTEGRA ARCHITECTURE INC.
416 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
T: 604.681.7777 F: 604.681.7778
info@integra-arch.com
www.integra-arch.com
1000-0000-0000-0000

BRODY DEVELOPMENT (CONTINUUM) L.P.
CONTINUUM TOWNHOMES
608 ORWELL STREET
NORTH VANCOUVER, BC

BUILDING 1 / 3 / 4 / 7
18588
1/4" = 1'-0"
JUNE 15, 2017
4-DP APPLICATION REV 1000000

A-4.030

DP 50.15 G



1 INTERNAL PATHWAY - NORTH ELEVATION

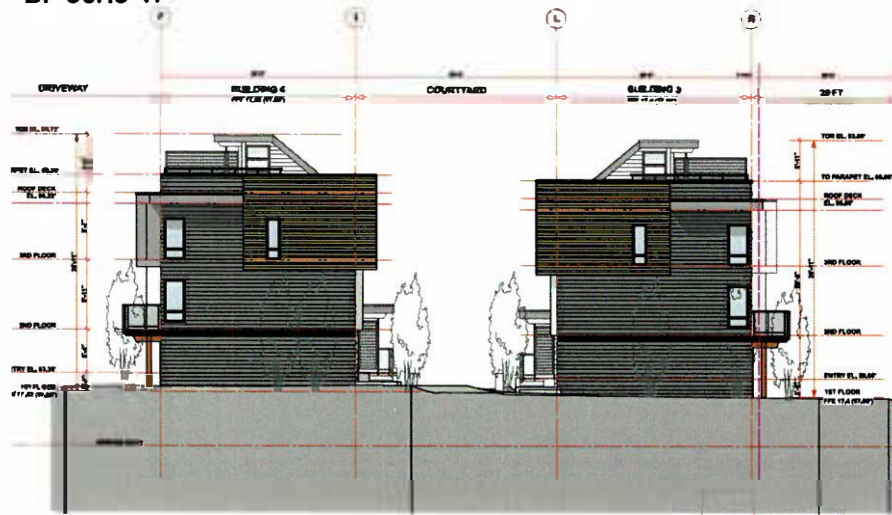


2 INTERNAL STREET - SOUTH ELEVATION

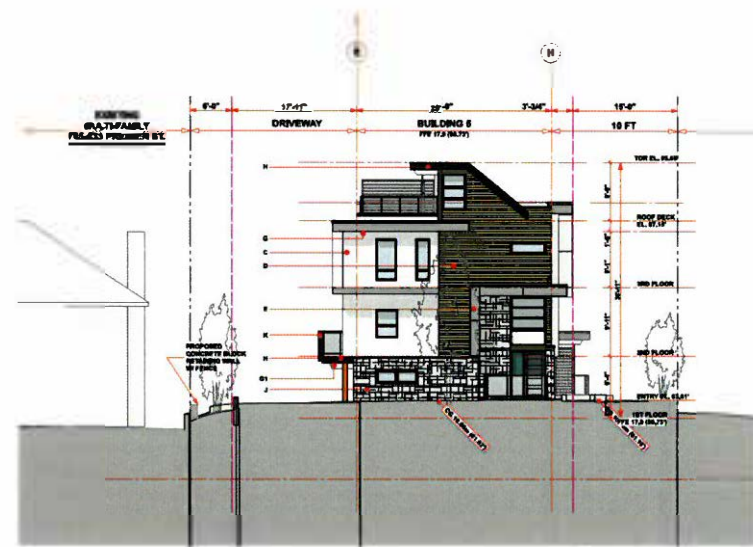
**BUILDING
4/5/6**

15000 (PROJECT)
1/8" = 1'-0" (SCALE)
JUNE 16, 2017 (DATE)
4 - DP APPLICATION REV (REVISION)
A-4.040 (DRAWING)

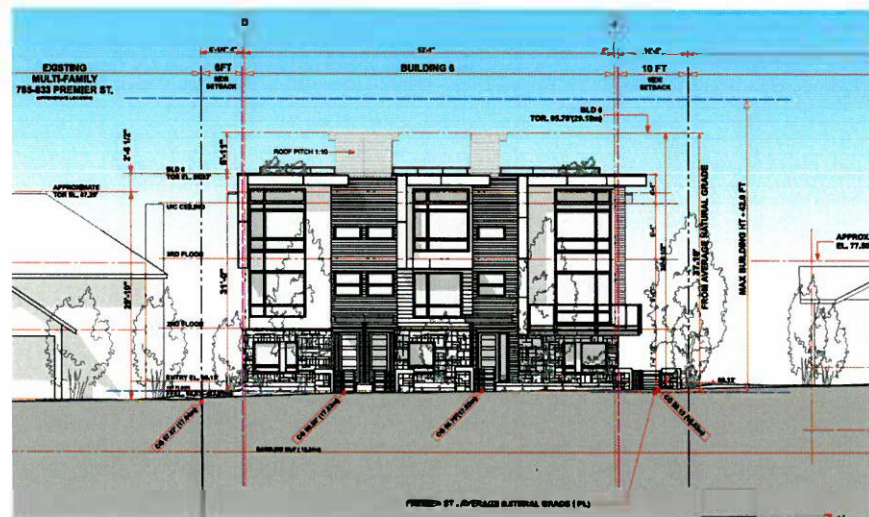
DP 50.15 H



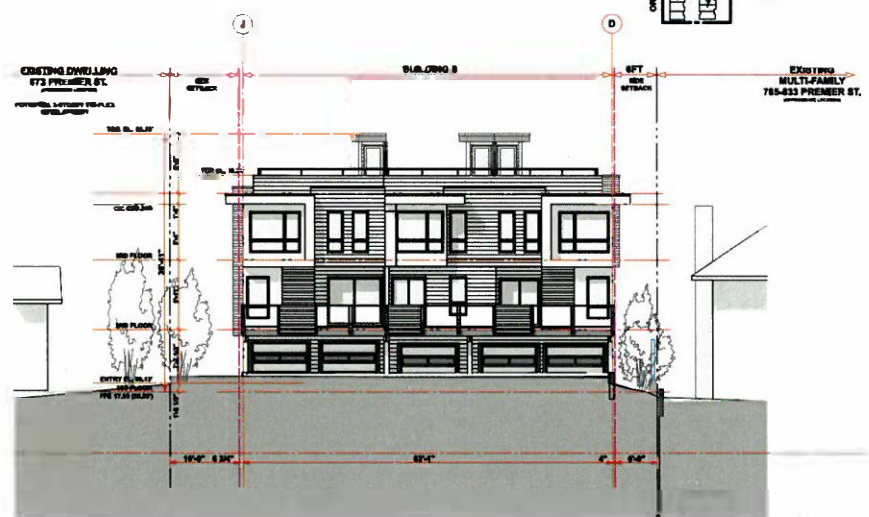
1 BUILDING 3/4 - EAST ELEVATION
SCALE 1/8" = 1'-0"



2 BUILDING 5 - EAST ELEVATION
SCALE 1/8" = 1'-0"



3 BUILDING 6 - EAST ELEVATION
SCALE 1/8" = 1'-0"



4 BUILDING 6 - WEST ELEVATION
SCALE 1/8" = 1'-0"



INTEGRA ARCHITECTURE INC.

416 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
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info@integra-arch.com
www.integra-arch.com
1-800-888-8888

BRODY DEVELOPMENT
(CONTINUUM) LP

CONTINUUM
TOWNHOMES
316 ORWELL STREET
NORTH VANCOUVER, BC

BUILDING
3/4/5/6

15386

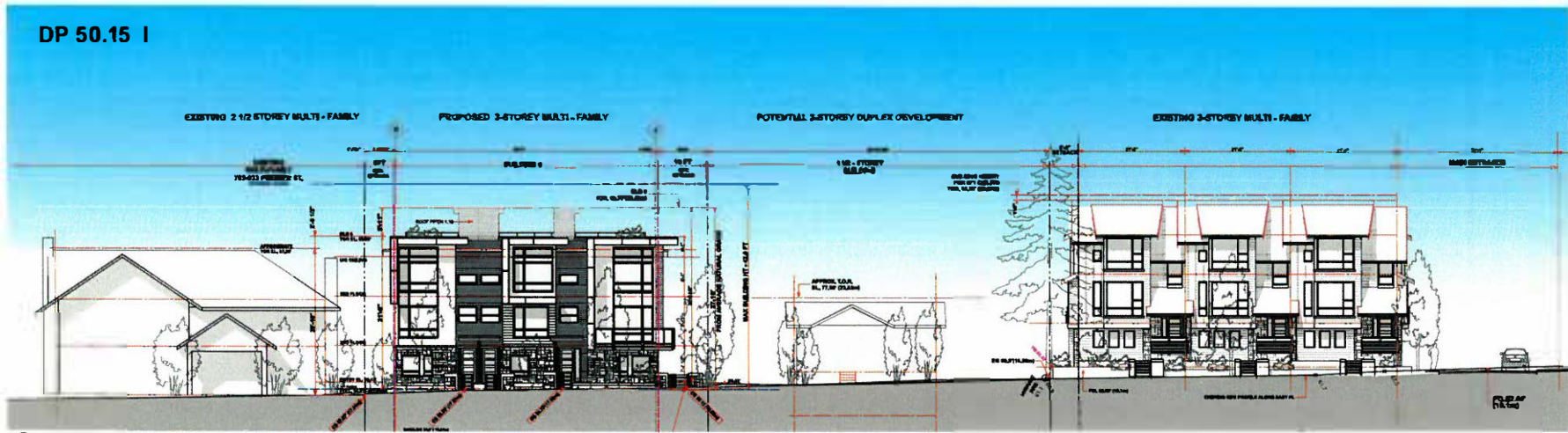
1/8" = 1'-0"

JUNE 15, 2017

4 - DP APPROVAL REV

A-4.050

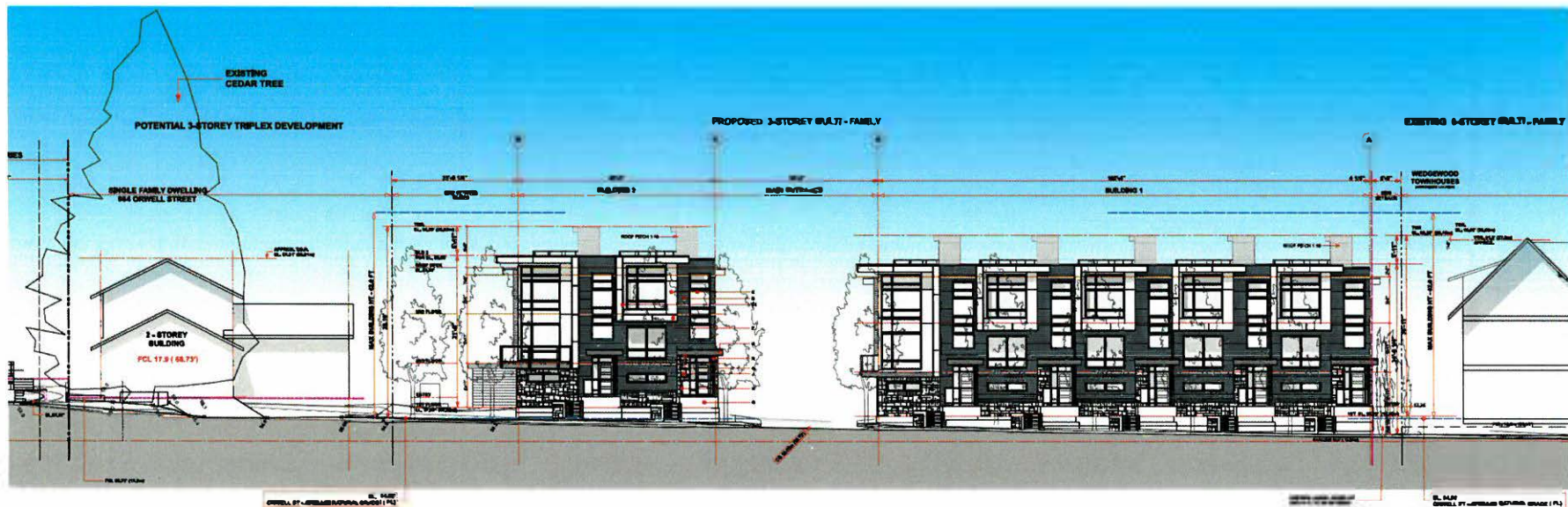
DP 50.15 I



1 STREETScape - PREMIER STREET
SCALE 1" = 10'



INTEGRA ARCHITECTURE INC.
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www.integra.arch.com
1888-800-0800000000000000



2 STREETScape - ORWELL STREET
SCALE 1" = 10'

BRODY DEVELOPMENT
(CONTINUM) LP

CONTINUM TOWNHOMES
804 ORWELL STREET
NORTH VANCOUVER, BC

STREET ELEVATIONS

18508
1" = 10' (1/8" = 1'-0") (1/4" = 1'-0")
JUNE 15, 2017
4 - DP APPLICATION REV (1/2017)

A-4.500

50.15 J

**D - HAROE PANEL -
COLORMAX STAIN MAPLE**

F - CULTURED STONE



RESEARCH

**SOFFIT W/ COLORMAX STAIN**

Material		Remarks	
A	Light Gray Flat Roof	685 roof Roof deck area concrete pavers	
B	Light Gray Staircase	685 21 2400 Wood Deck	Handcrafted Lay Sliding - colored in lacquer. 7 square
C	Light Gray James North California	Handcrafted Cable Stone	Handcrafted pond or Tuff Top - stone in lacquer
D	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	First basement lay Sliding - colored in lacquer. 6 1/2 square
E	Light Gray AS 15	Handcrafted Handcrafted	Selected lacquer in lacquer from lacquer only
E1	Light Gray AS 15	Handcrafted Handcrafted	Selected lacquer in lacquer from lacquer only
F	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only
G	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only
G1	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only
H	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only
H1	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only
J	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only
K	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only
L	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only
M	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only
N	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only
N1	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only
O	Light Gray Handcrafted Palm Cement	Handcrafted Palm Cement	Handcrafted in lacquer from lacquer only

CONTINUUM
TECHNIQUES

658 ORWELL STREET
NORTH VANCOUVER, BC

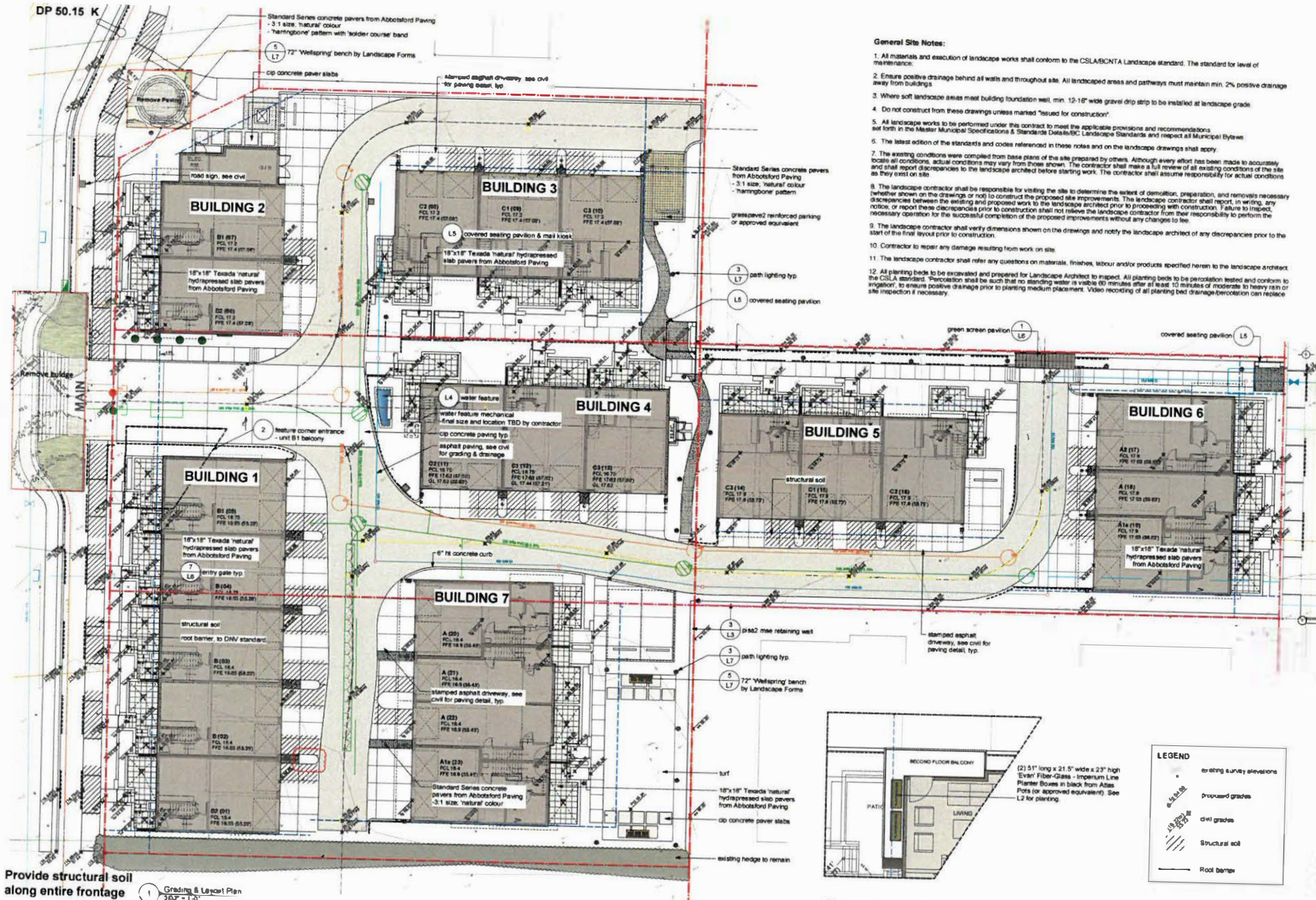
1531

JUNE 15, 2017

4. PLANNED PAYOUTS (100%)

4. SP. SPECIFICATION REV

85



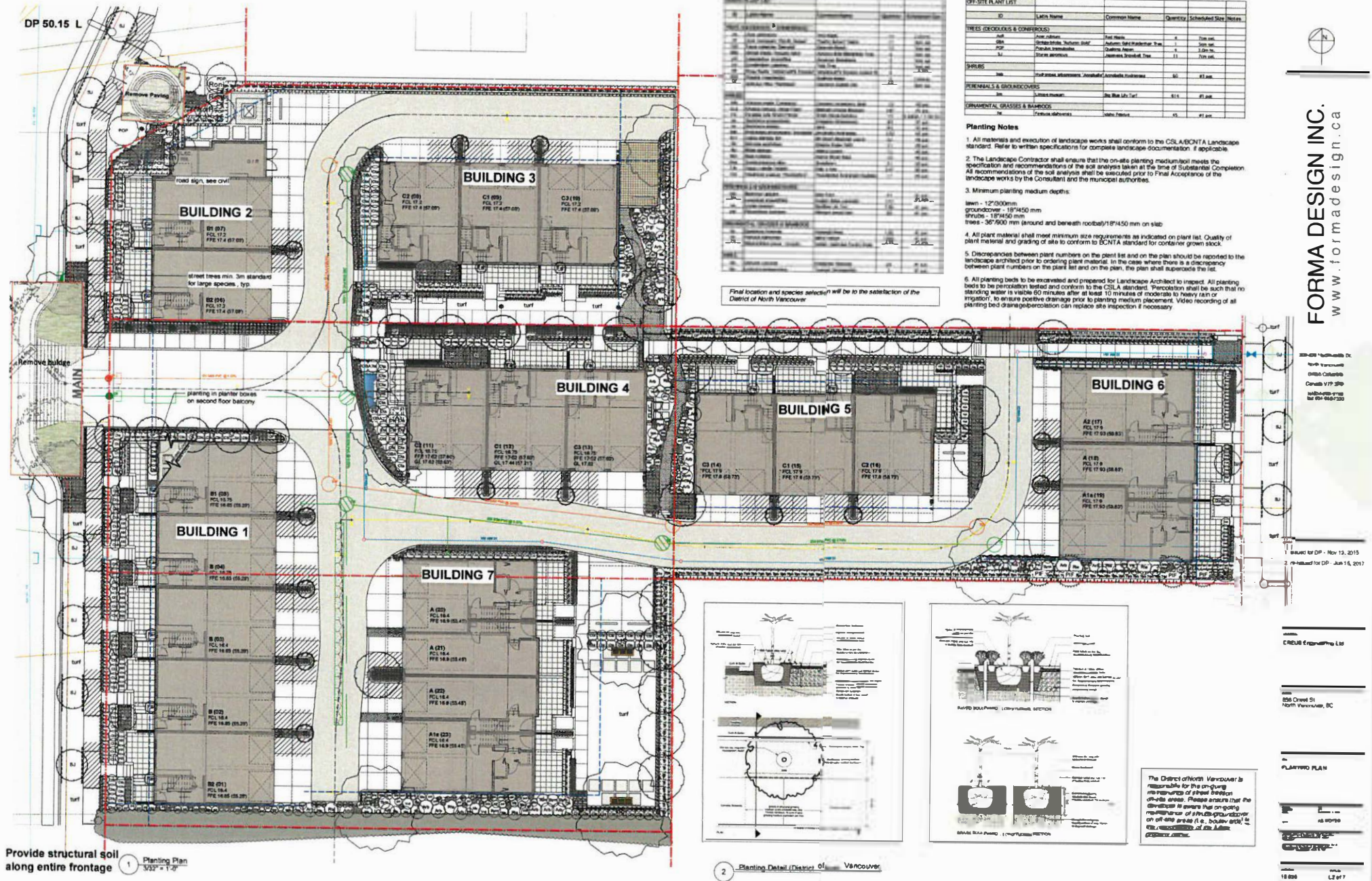
- General Site Notes:**
1. All materials and execution of landscape works shall conform to the CSLA/BCNTA Landscape standard. The standard for level of maintenance.
 2. Ensure positive drainage behind all walls and throughout site. All landscaped areas and pathways must maintain min. 2% positive drainage away from buildings.
 3. Where soft landscape areas meet building foundation wall, min. 12-18" wide gravel drip strip to be installed at landscape grade.
 4. Do not construct from these drawings unless marked "issued for construction".
 5. All landscape works to be performed under this contract to meet the applicable provisions and recommendations set forth in the Master Municipal Specifications & Standards Details/Landscape Standards and respect all Municipal Bylaws.
 6. The latest edition of the standards and codes referenced in these notes and on the landscape drawings shall apply.
 7. The existing conditions were compiled from base plans of the site prepared by others. Although every effort has been made to accurately locate all conditions, actual conditions may vary from those shown. The contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the landscape architect before starting work. The contractor shall assume responsibility for actual conditions as they exist on site.
 8. The landscape contractor shall be responsible for visiting the site to determine the extent of demolition, preparation, and removals necessary (whether shown on the drawings or not) to construct the proposed site improvements. The landscape contractor shall report, in writing, any discrepancies between the existing and proposed work to the landscape architect prior to proceeding with construction. Failure to inspect, notice, or report these discrepancies prior to construction shall not relieve the landscape contractor from their responsibility to perform the necessary operation for the successful completion of the proposed improvements without any changes to fee.
 9. The landscape contractor shall verify dimensions shown on the drawings and notify the landscape architect of any discrepancies prior to the start of the final layout prior to construction.
 10. Contractor to repair any damage resulting from work on site.
 11. The landscape contractor shall refer any questions on materials, finishes, labour and/or products specified herein to the landscape architect.
 12. All planting beds to be excavated and prepared for Landscape Architect to inspect. All planting beds to be percolation tested and conform to the CSLA standard. Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation, to ensure positive drainage prior to planting medium placement. Video recording of all planting bed drainage/percolation can replace site inspection if necessary.

FORMA DESIGN INC.
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REV 4/28/15
1. Issued for DP - Nov 13, 2015
2. Re-issued for DP - Jun 15, 2017

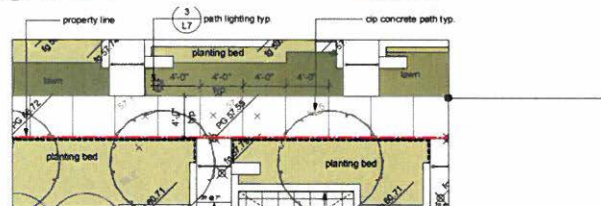
CRF US Engineering Ltd
PSE Civil St
North Vancouver, BC
LAYOUT & GRADING
16000 L1 of 7

DP 50.15 L

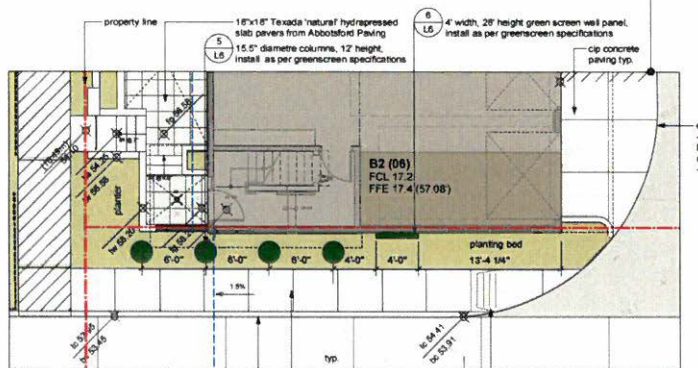




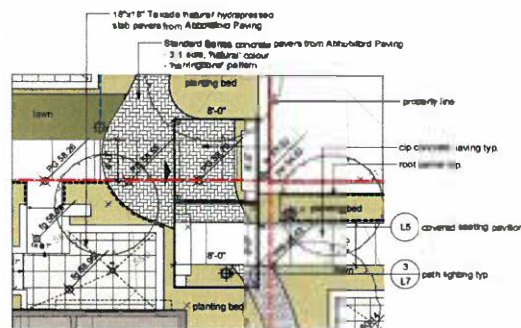
1 Amenity Area Plan View
Scale: 3/16"=1'-0"



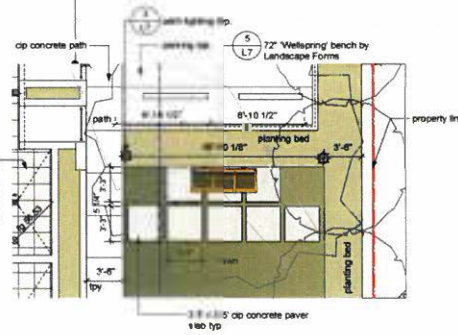
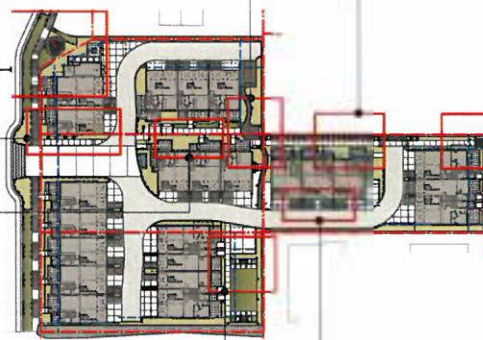
4 CIP Concrete Path Way Plan View TYP
Scale: 3/16"=1'-0"



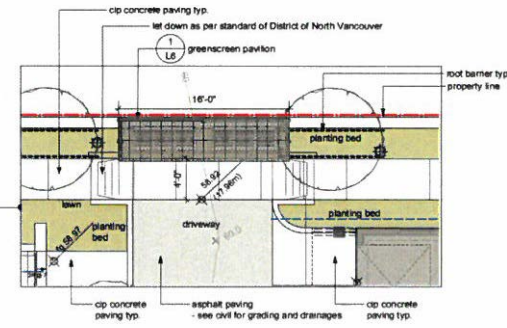
6 Green Screen, Green Column Plan View
Scale: 3/16"=1'-0"



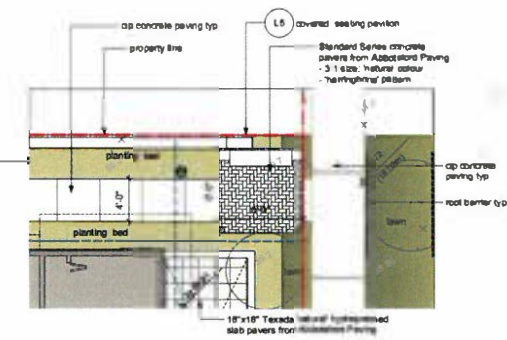
2 Covered Seating Area Plan View
Scale: 3/16"=1'-0"



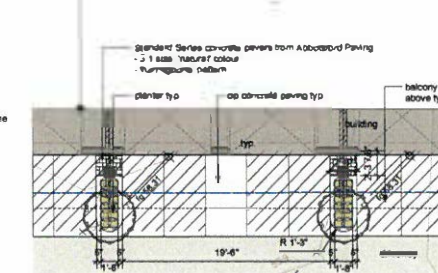
7 Amenity Play Area Plan View
Scale: 3/16"=1'-0"



3 Green Screen Plan View
Scale: 3/16"=1'-0"



5 Covered Entry with Seating Area Plan View
Scale: 3/16"=1'-0"



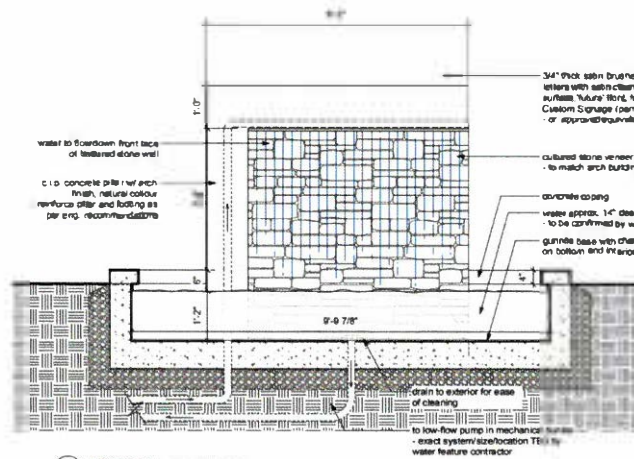
8 Path Way And Planter Plan View
Scale: 3/16"=1'-0"

**water feature -
stone water wall**

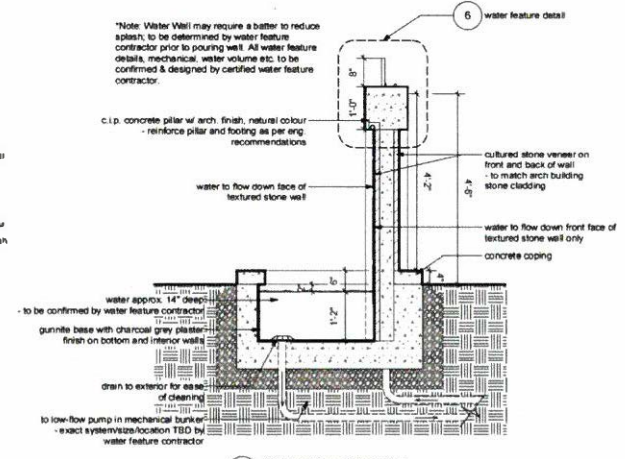


```
stone tile cladding (to  
match arch)
```

1 Concept image



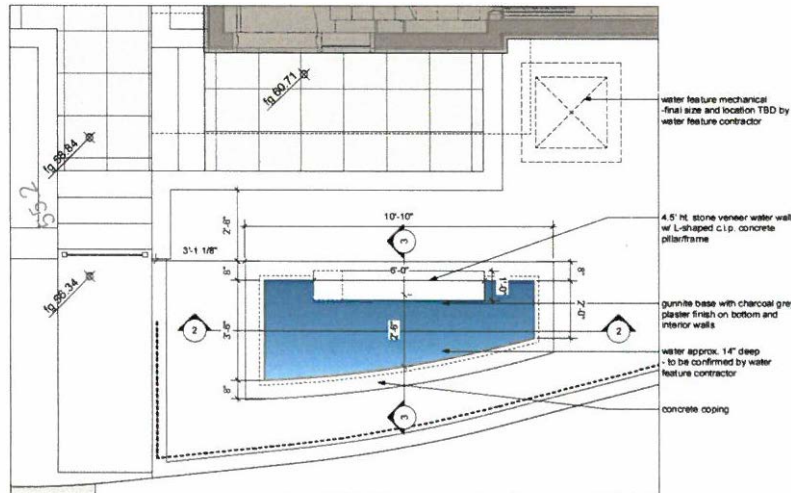
2 Water Feature - Front Elevation
3/4"=1'-0"



3 Water Feature - Side Section
3/4" = 1'-0"

Water Feature Notes:

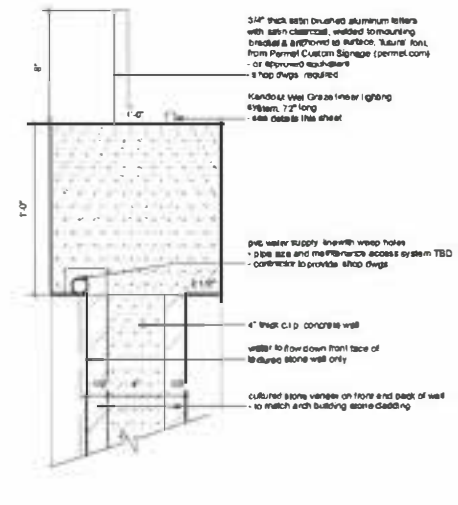
1. All work to meet applicable building code & municipal regulations.
2. All retaining walls to be constructed in accordance with the details & specifications of the engineer's drawing. Finish of walls as per owner's approval.
3. Water feature finish and coping to the approval of the client and architect.
4. All finished paving surfaces to the client's approval.
5. Refer to structural engineer's drawings for water feature and mechanical room.



4 Water Feature Plan
1/2" = 1'-0"

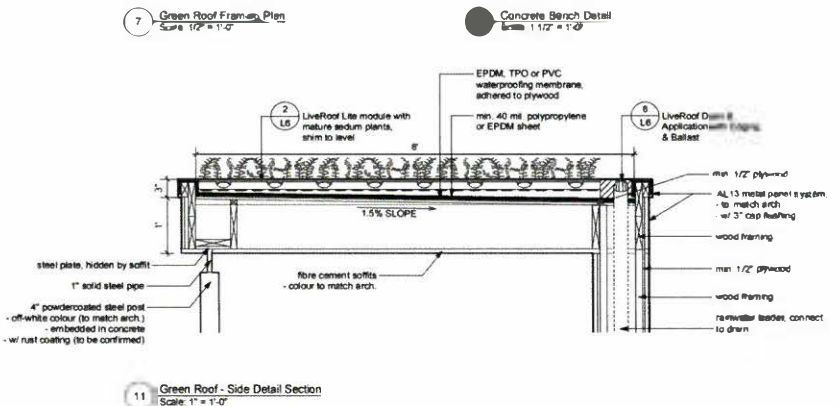
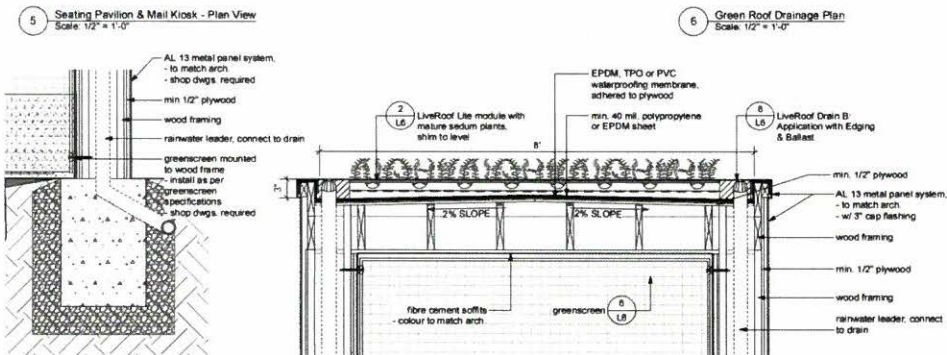
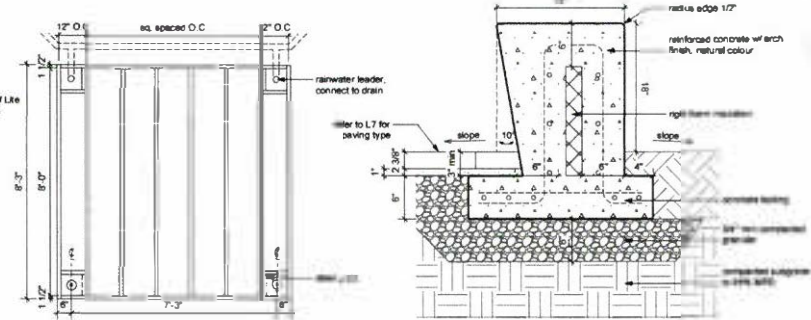
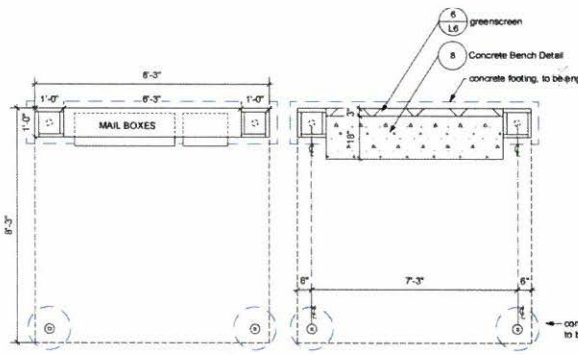
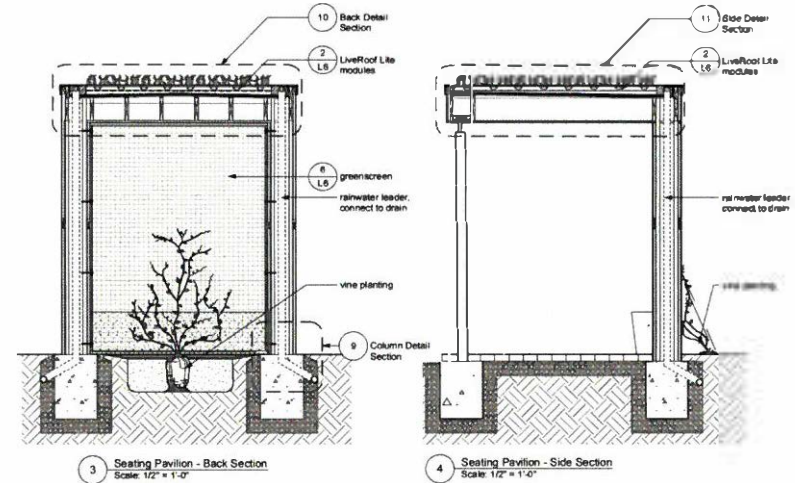
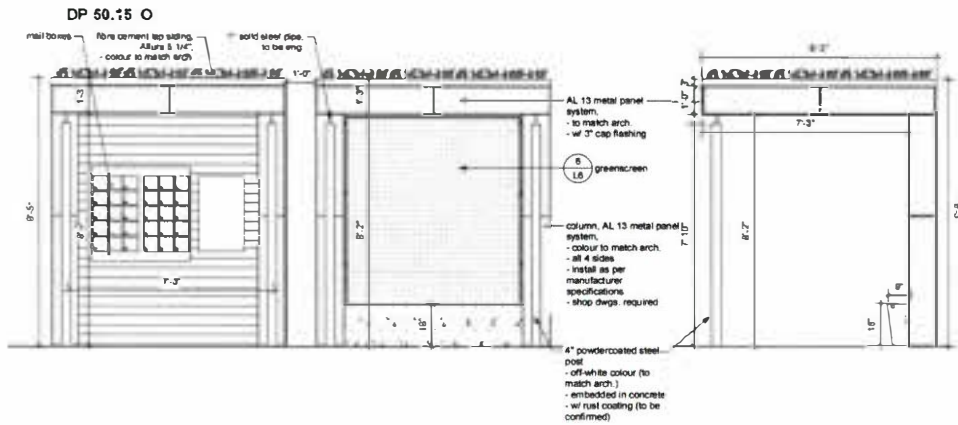
[illegible]

5 Kendo M Wet Graze Lighting System



Water Feature - Detail Sections





[illegible]

The image contains two technical drawings, (a) and (b), illustrating the encasement of concrete columns with steel gates.

Figure (a) - Encasement detail for a door: This cross-section shows a concrete column of width b_c and height h_c being encased by a steel gate. The gate is composed of a 1"x1" galvanized square steel section with a black color type, reinforced with 4"x4" timber posts. The gate is hinged with galvanized door hinges (black color) and is secured with a 6"x2" steel latch (black color) spaced at 4" apart or equal. The gate is shown in a closed position, with a 2'-6" dimension indicating the gate's width and a 3'-6" dimension indicating the total width of the enclosure.

Figure (b) - Encasement detail for a window: This cross-section shows a concrete column of width b_c and height h_c being encased by a steel gate. The gate is composed of a 1"x1" galvanized square steel section with a black color type, reinforced with 4"x4" timber posts. The gate is hinged with galvanized door hinges (black color) and is secured with a 6"x2" steel latch (black color) spaced at 4" apart or equal. The gate is shown in an open position, with a 2'-6" dimension indicating the gate's width and a 3'-6" dimension indicating the total width of the enclosure.

Drain Application
using multiple of LiveRoofs

TOP VIEW

SIDE VIEW

NOT TO SCALE

LiveRoof

Labels in diagram include: Drainage Layer, Root Barrier, Drainage Channel, and LiveRoof.

The image contains two technical cross-section drawings of retaining walls, labeled 'a' and 'b'. Both walls are constructed from cedar wood and are shown retaining a soil mass. The base of the walls is supported by three lifts of compacted limestone or concrete footing with steel saddle ties.

Wall 'a' (Gravity Wall): This wall is supported by its own weight. The components and labels from top to bottom are:

- 6"x6" post with cedar finial as shown; posts 8'-0" apart or equal, pressure-treated hemlock set into concrete base min 2'-6" below grade.
- 6"x2" cedar wood cap rail typ.
- 6"x1" cedar wood slatting at 3/4" apart typ.
- 2"x2" cedar wood picket typ.
- 3"x1" cedar wood slatting typ.
- 6"x2" cedar wood bottom rail typ.

Wall 'b' (Tie-back Wall): This wall is supported by a tie-back system. The components and labels from top to bottom are:

- 6"x2" cedar wood cap rail typ.
- 6"x6" post with cedar finial as shown; posts 8'-0" apart or equal, pressure-treated hemlock set into concrete base min 2'-6" below grade.
- 6"x1" cedar cedar wood slatting at 3/4" apart typ.
- 2"x2" cedar wood picket typ.
- 3"x1" cedar wood slatting typ.
- 6"x2" cedar wood bottom rail typ.

Both walls are shown with a soil mass on the left and a backfill area on the right. The footing is labeled '3 lifts of compacted limestone or concrete footing with steel saddle'.

EXISTING CONCRETE ON MASONRY WALL

EXPANSION ANCHOR WITH OTHER, MASONRY AND STEEL, PULL-OUT

CLIP FLANGE FOR SNAP ON FASTENER, 1/2"

FIELD LUGS

1/2" x 1/2" x 1/4" BLACK OIL-TEMPERED PLASTIC

FIELD ANCHOR TWO-STEP 90 DEGREE STEEL ANCHOR 6" OR 8" LONG, 1/2"

3" THICK GRANULAR FILL

3" - 6" x 1/2" CONCRETE

3" - 6" x 1/2" CONCRETE

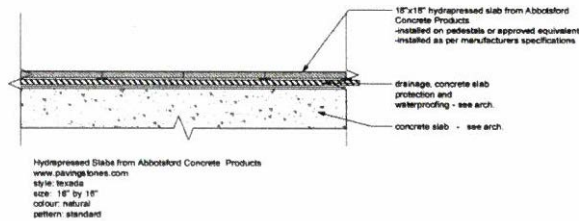
FACE OF PANEL TO FACE OF WALL

[illegible][illegible]

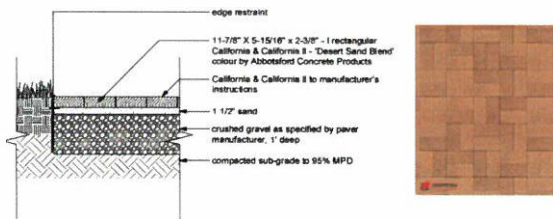
Integrating plants into the structure of a building can provide a number of benefits. Green walls can help to improve air quality, reduce noise, and provide a natural habitat for wildlife. They can also be used to improve the aesthetic appeal of a building and to provide a natural barrier between a building and its surroundings.

greenscreen

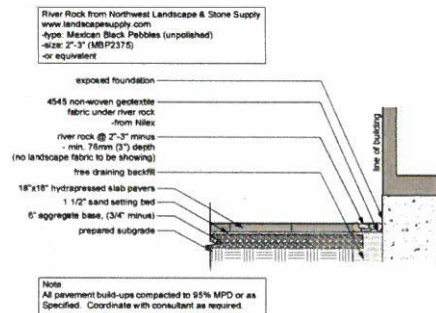
010 31 20 690 6900 FAX 010 31 20 690 6901 WWW WWW.GREENSCREEN.NL



1 Hydrpressed Slab Paving - on slab
Scale: 3/4\" = 1'-0"

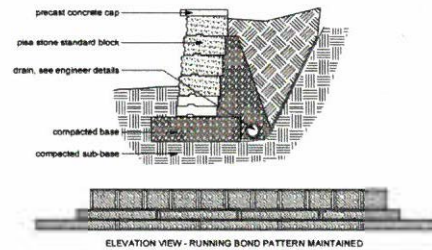


4 Concrete Paver Pavement
Scale: 1\" = 1'-0"

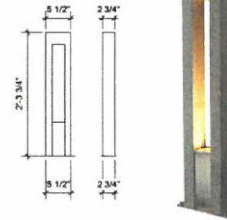


6 CIP Concrete Paver Slabs
Scale: 3/4\" = 1'-0"

Notes:
1. Due to the width (face width) of the Pisa Stone standard unit, it is easier to level on the compacted granular base. As a result, Pisa Stone is commonly used as the base course in installations.
2. The method described above is ideal for straight walls. For curved applications it is necessary to use the Pisa Stone coping unit as the base course. The absence of the tongue allows the tapered blocks to curve as required.



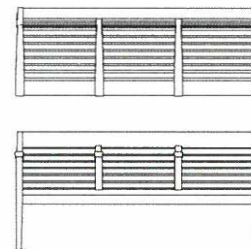
2 Allan Block Retaining Wall Typ.
Scale: 3/4\" = 1'-0"



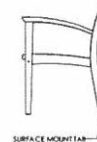
Lighting
External Path Lighting supplied by SLV
Model: Salt & Pepper Item No.: 4231420U
Material: Granite
Lamp: Upgrade LED, 6W, Per 16, GU10
783442U
Dimension: as shown on the drawing
Installation: as per manufacturer's instruction. Location
refer to the site plan.



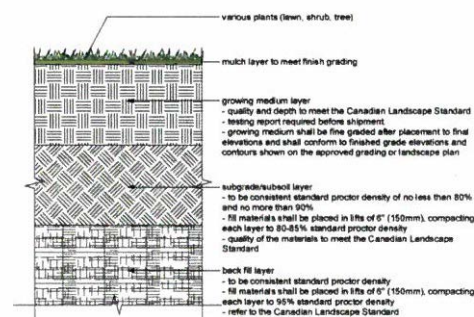
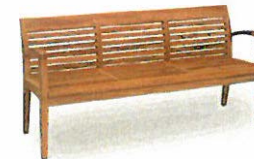
3 Path Lighting
Scale: 1\" = 1'-0"



5 Wellspring Bench
Scale: 3/4\" = 1'-0"



Wellspring Backed Bench, 72\"/>



8 Planting Bed Soil Section Typ.
Scale: 3/4\" = 1'-0"



FORMA DESIGN INC.
www.formadesign.ca

209-209 Riverside Dr.
Suite 100
Vancouver, BC
Canada V7P 1P9
tel: (604) 265-0185
fax: (604) 265-0270

1 issued for DP - Nov 13, 2015
2 re-issued for DP - Jun 15, 2017

CREUS TO GREENING Ltd

408 Chas St
North Vancouver

DETAIL 8

8 mm
48 mm

8 mm
48 mm

12 mm
17 mm