



The Trails, Moodyville, North Vancouver BC

Official Community Plan Amendment Submission

March 31st 2025



Submitted to City of North Vancouver
by Arcadis Group on Behalf of Wall Financial Corp.
with PWL Partnership

Project Team

Applicant Name :
Arcadis Architects (Canada) Inc.
Contact: Martin Brückner
100 – 1285 West Pender Street
Vancouver, BC V6E 4B1
Tel: (604) 683-8797
Fax: (604) 681-2770

Landscape Architect:
PWL Partnership Landscape
Architects Inc.
Contact: Grant Brumpton
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver, BC V6E 2V2
Tel: (604) 688-6111
gbrumpton@pwlpartnership.com

Civil Consultant:
Creus Engineering
Contact: Fred Ciambrelli
221 Esplanade West, North
Vancouver, BC V7M 3J3
Tel: 604-987-9070
fciambrelli@creus.ca

Transport:
Bunt & Associates Engineering Ltd.
Contact: Paul Dorby
Suite 1550 - 1050 West Pender
Street, Vancouver, BC V6E 3S7
p 604 685 6427
pdorby@bunteng.com

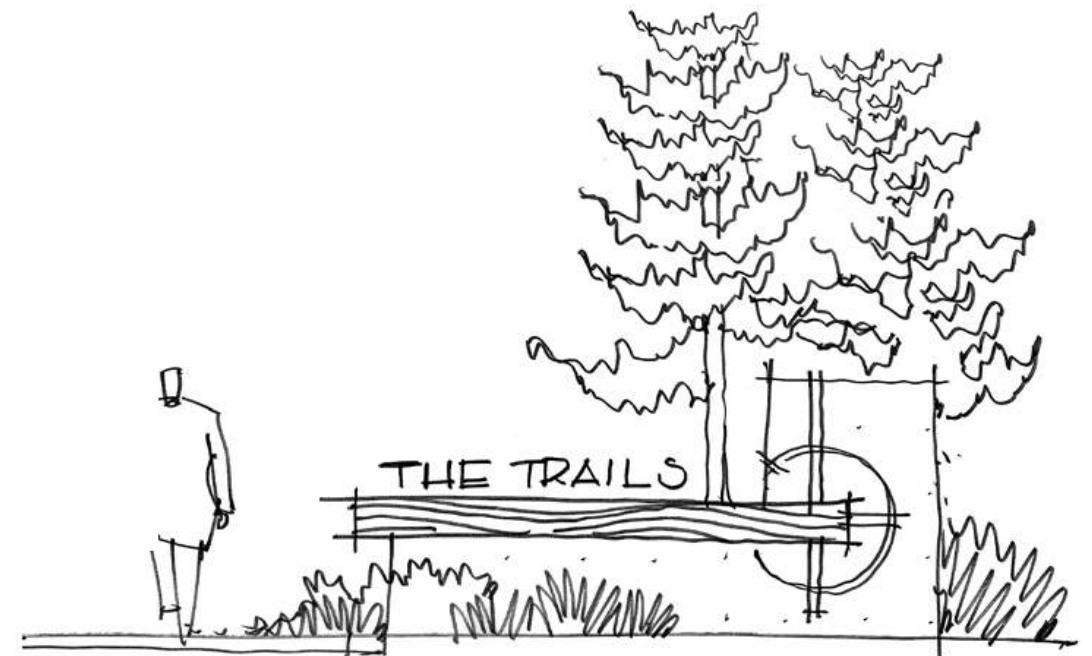
Owner:
Wall Financial Corporation
Contact: Rosemary Reinhardt,
1010 Burrard Street
Vancouver, BC V6Z 2R9
Tel: 604.893.7478
rreinhardt@wallcentre.com

Planning Department:
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9
Tel: (604) 982-3936

Environmental:
Redcedar Environmental Consulting
Inc.
Contact Rémi Masson, R.P.Bio.
201-45269 Keith Wilson Road
Chilliwack, BC, V2R 5S1
Tel: 604-621-9811
remi@redcedarenvironmental.com

Table of Contents

<u>Design Rationale Introduction</u>	<u>4</u>
<u>The Trails in Moodyville Context</u>	<u>5</u>
<u>Building Massing 3d Views</u>	<u>6</u>
<u>Project Background</u>	<u>13</u>
<u>Livability and Affordability</u>	<u>14</u>
<u>Benefits to the Community</u>	<u>15</u>
<u>Architectural and Landscape Site Plans</u>	<u>17</u>
<u>Project Statistics</u>	<u>19</u>
<u>Community Context: Pedestrian, Cycling & Transit Network</u>	<u>21</u>
<u>Concept Site Sections</u>	<u>24</u>
<u>Policy Context: Design Guidelines</u>	<u>24</u>
<u>Materiality and Architectural expression Strategy</u>	<u>27</u>
<u>Views in Urban Context</u>	<u>29</u>
<u>Shadow Studies</u>	<u>45</u>
<u>Site Sections</u>	<u>46</u>
<u>Landscape Drawings</u>	<u>49</u>



OCP AMENDMENT

Design Rationale & Key Concepts

The Moodyville neighbourhood is characterized by its south-facing slope overlooking the industrial waterfront nearby Moodyville Park, connection to the multi-use Spirit Trail and views to both Burnaby and Downtown Vancouver.

The architectural and landscape design concept draws inspiration from the historic context of Moodyville and the natural context of the North Shore. The 'Trails', as the project is aptly named, features a permeable network of recreational trails that seek to provide pedestrian connectivity between each phase of development.

The character of the trail network is inspired by the forest trails of the North Shore, employing native planting, rock outcroppings, and informal gathering spaces in the design.

Within the proposed site and larger neighbourhood plan, this trail system connects to a hierarchy of public and semi-public open spaces, ranging from intimate seating alcoves interspersed along residential mews, to smaller neighbourhood green spaces within each housing cluster, to larger strata-maintained neighbourhood park spaces.



The Trails utilizes naturally planted exterior public realm as the connective tissue between each of the development sites. The Master Plan proposes a hierarchy of trails and open space networks that create a variety of public, and semi-private spaces. Routed along 1st Street, the Spirit Trail becomes a primary east-west route for non-motorized mobility serving recreational uses and access to services and employment across the North Shore. An interconnected network of parks, mews, and laneways create permeable circulation network, characterized by native landscaping, natural timber furnishings and wayfinding elements

Within each of the developments, there are intimate outdoor rooms for people to socialize, dine, or enjoy moments of respite. Pergolas and shelters contained with layered natural planting create areas of privacy with tree canopies that provide visual screening. Seating clusters along major and minor pedestrian pathways provide ample areas for respite and social gathering.

OCP AMENDMENT



Community Context

OCP AMENDMENT

Design Rationale

Architecturally, the revised building massing allows for increased open space at grade. By increasing density in built form, a superior public realm is achieved.

In all cases, the streetwall linear arrangement of the buildings is broken by stepping corner units in the buildings facing the street. By varying the use of materials and colours, each building will have a unique expression.

Variation in the terrain and pedestrian routes between the buildings add to the diversity.

Volumetric insets to the buildings are used to highlight the entrances to the residential lobby areas and create a relief area for social interaction and informal community relationships to grow.

PROPOSED VIEWS

1. SPIRIT TRAIL PARK ENTRY
2. RIDGEWAY GREENWAY APPROACH
3. RIDGEWAY GREENWAY
4. 1ST STREET CROSSING
5. ALDER STREET LANEWAY
6. DAYCARE ON LIVING LANE

These views are illustrated with proposal on subsequent pages



3D VIEW LOCATIONS













JOISTS

Project Background

Proposed Revised Site Design Strategy

The proposed land Site Strategy respects the significant planning work completed to date, and references all aspects of the existing Community Plan and Development Guidelines for the Moodyville Area. The variations to existing guidelines are only in terms of height and density.

The Design Rationale shows this successful incorporation of additional height and density while maintaining compliance with the other Design Guidelines as developed.

The improved Site Plan includes a greater variety of open spaces on both public and private land which are enabled through the additional height and density. A series of benefits to the community are also proposed, including a 5,000sf Daycare facility, and 47,730sf of below-market rental housing.

Public benefits include public land for the expansion of the Spirit Trail and Moodyville Park, as well as the creation of private patios and internal courtyards for residents. At the center of the Site Plan a large greenway extension of Ridgeway and Woonerf are proposed. The creation of Statutory Right-of-ways (SRWs) through the Ridgeway Green and Woonerf will ensure public access to these open spaces on the site.

Existing CD-669 Zoning Bylaw Compliance

The proposed OCP Amendment design complies with the permitted uses and seeks a change in regulations for size, shape and siting of buildings as outlined in the CD-669. These regulations include:

- Minimum Dwelling Unit Size: 37.2 sq.m (400sq.ft) Gross Floor Area
- Maximum Lot Coverage: 60%.
- Townhouse use setback includes
 - Front Lot Line: 3m (9.8ft)
 - Interior or Exterior Lot Line: 2.4m (7.9ft)
 - Rear Lot Line: 1.6m (5.2ft ft)
- Units will meet the Adaptable Design Standards required by BC Buildign Code and accessibility to CNV zoning bylaw requirements.

CD-669 Bylaw Amendments Proposed:

- Maximum Building Height: increased from 49.2ft to 180ft.
- Overall Trails Site density increased from 1.25 to 2.56.

KEY OBJECTIVES OF THE EXISTING LAND USE PLAN

- **Spirit Trail Expansion:** The expansion of the Alder Street Spirit Trail to CNV standards.
- **Spirit Trail Connection to 1st Street East:** The existing connection to 1st Street East has been shifted and softened to minimize switch backs and ensure a maximum slope of 8%.
- **Spirit Trail connection to Moodyville Park:** The dedication of land at the intersection of 1st Street East and 2nd Street East will allow the city to introduce an enhanced Spirit Trail connection to Moodyville Park.
- **Expansion of Moodyville Park:** The Council Approved land use plan includes the transfer of the most easterly lot to the City for expansion of Moodyville Park. This transfer extends the parks boundary to the ravine that borders the eastern edge of the site, connecting the ravine to the Park.

Moodyville Design Guidelines

The proposed development responds to the urban objectives of the Moodyville Design Guidelines including:

- Multifamily Developments that frame tree-lined streets;
- Varied and Contemporary Architecture;
- Provision of a range of building forms and housing types;
- Diverse Streetscape, unified by a pedestrian-scale rhythm of front doors;
- Lanes and greenways promote a living streets approach to neighbourhood design;
- Re-imagined pedestrian prioritized Living Lane to the south of the development;
- The street edge is defined through building and landscaping materials;
- Existing mature trees are retained where possible and new trees planted to create a high quality environment;
- Innovative Rainwater Management through expanded bio-swales and expansive planting on common areas;
- Diverse network of semi-public open space.



Moodyville
East 3rd Street Area
Development Permit Area Guidelines
city
of north
vancouver
EXISTING DESIGN GUIDELINE DOCUMENT

Livability and Affordability

The Trails development in the Moodyville introduces new forms of family housing in what was traditionally a large-lot single family neighbourhood. This will capitalize on future transit routes and amenities planned for the community.

This OCP amendment seeks to provide 926 units which includes 62 units of below-market rental housing.

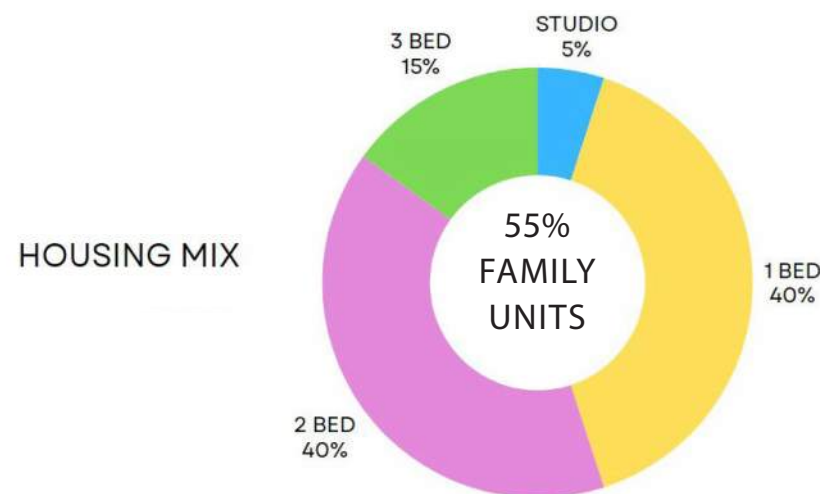
We are now proposing to revise the form of development to include both townhomes at grade and increase affordability through the provision of a greater volume of apartment units in taller buildings.

With the addition of 44,366sf of park land, transferred to City of North Vancouver and linked to Moodyville Park, the proposed amendment will promote community interaction amongst neighbours, encourage active transit options and healthy, outdoor lifestyle.

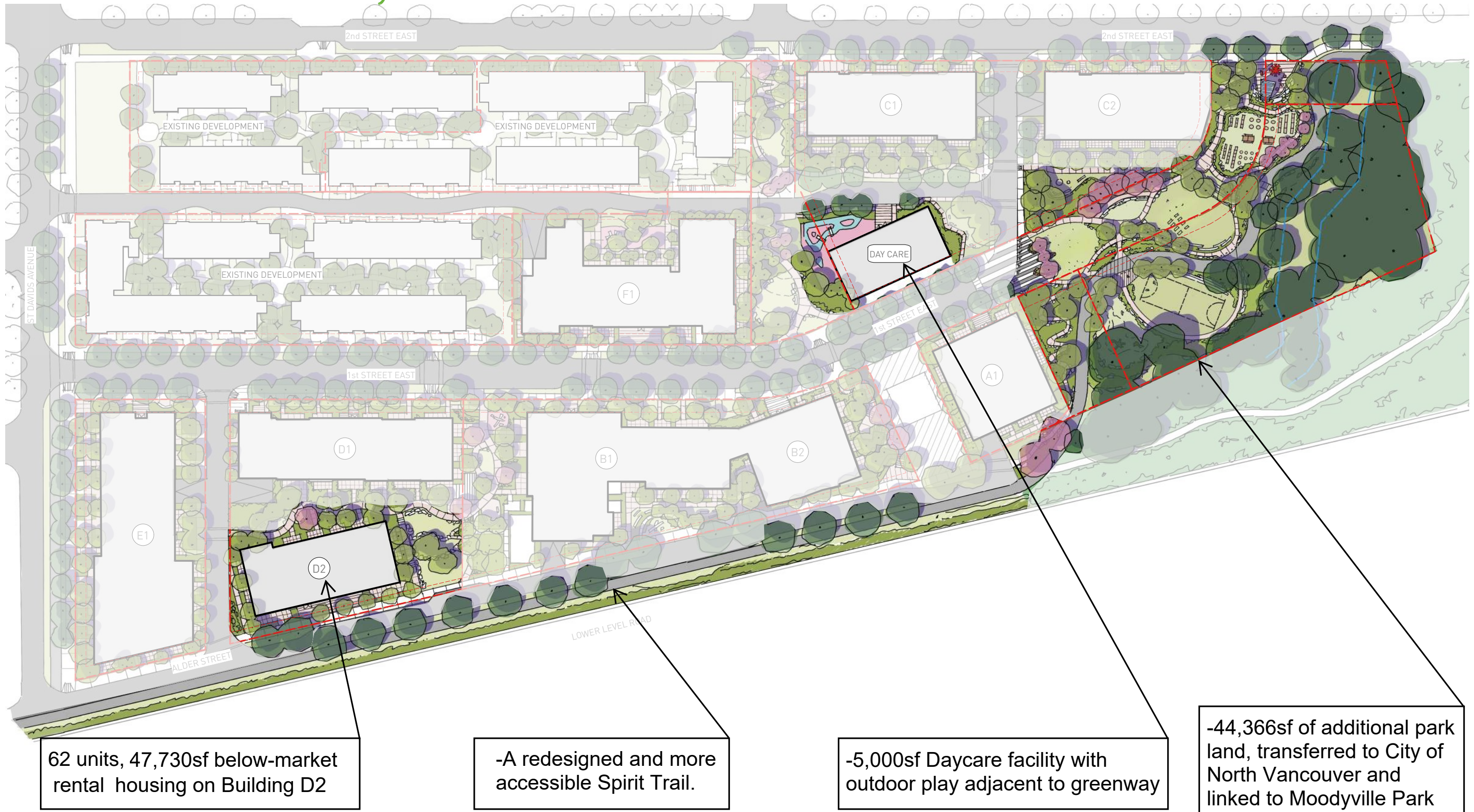
This equals 1.5 acres in total transferred to the city.

Unit sizes will range from ~400sf to up to 1,120 sf with 15% 3 bedroom units demonstrated in the City's Housing Needs Report and over 55% family units (2 & 3 Beds).

This form of mixed tenure and family housing will provide viable options for young families starting out as well as for couples, single people and older people, looking to down-size within their neighbourhood. All market units will be strata-titled and all parking will be underground to maximize the open green space and connectivity to the adjacent Spirit Trail and extensive park system.



Benefits to the Community



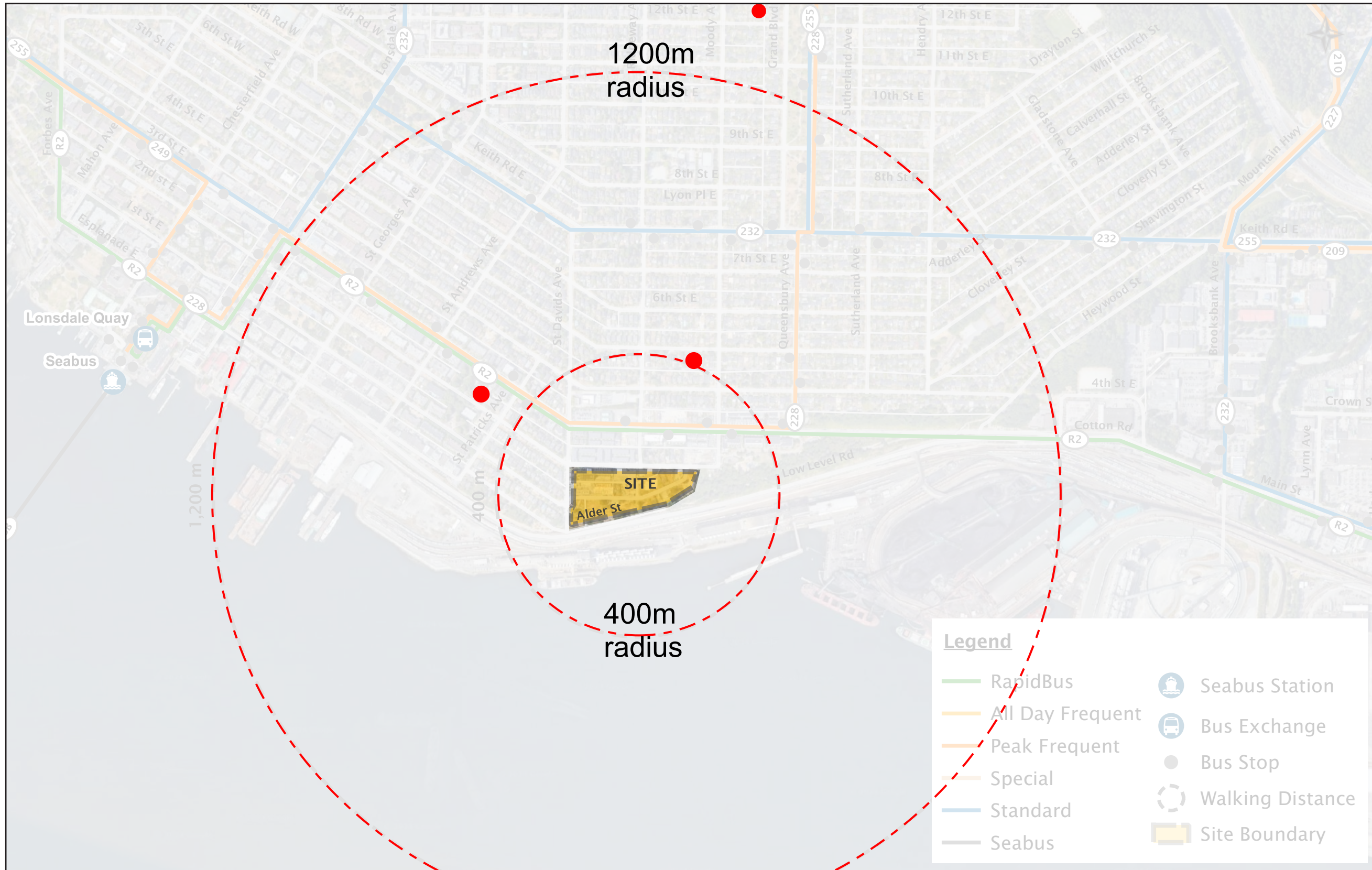
62 units, 47,730sf below-market rental housing on Building D2

-A redesigned and more accessible Spirit Trail.

-5,000sf Daycare facility with outdoor play adjacent to greenway

-44,366sf of additional park land, transferred to City of North Vancouver and linked to Moodyville Park

Benefits to the Community

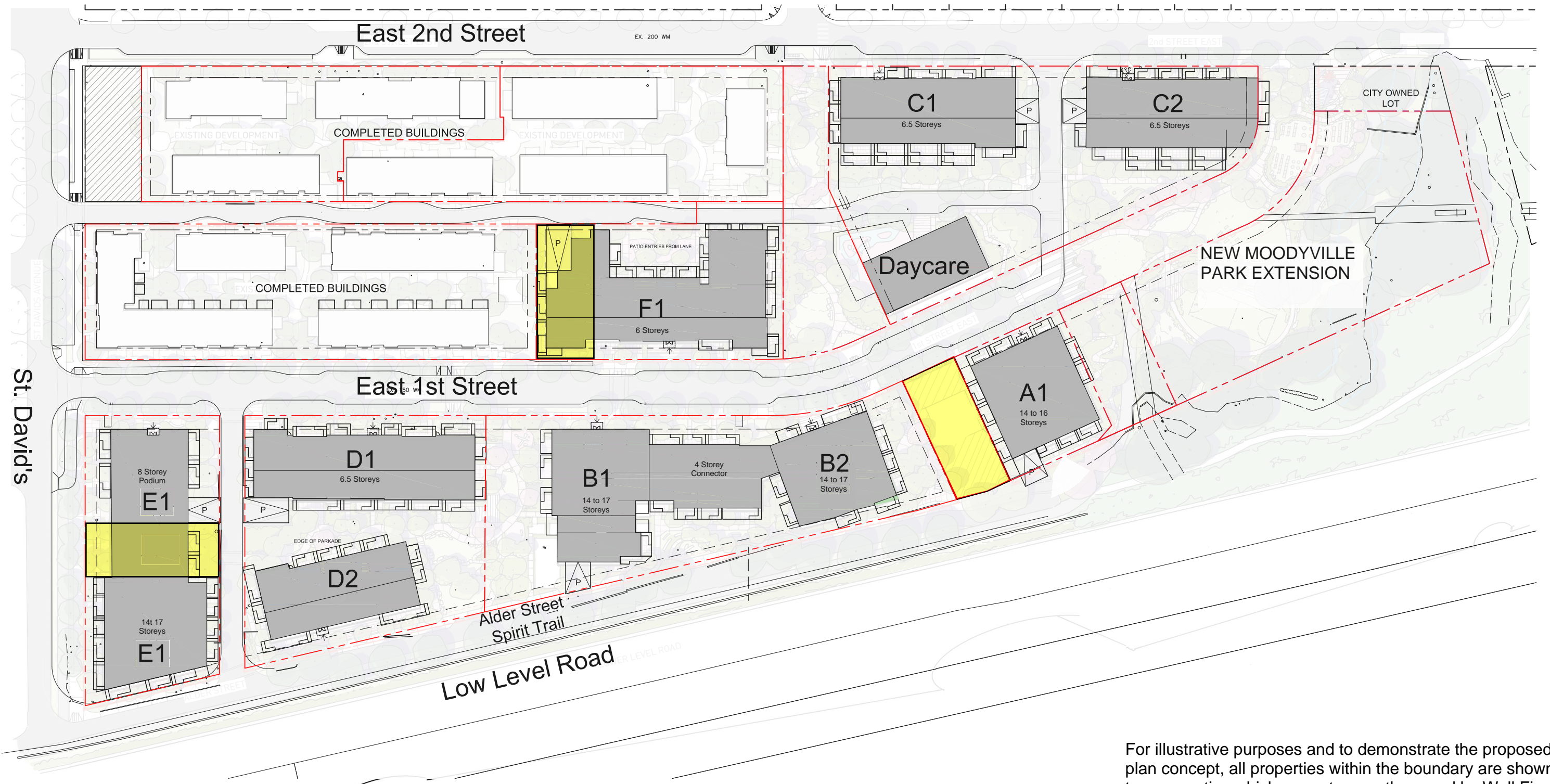


The red dots overlaid on this connectivity map show daycares operating within the community. Per this map, the need for an additional daycare is clear and as such has been identified as a suitable community benefit.

The 5,000sf daycare is located centrally within the Trails rezoning and will provide much needed spaces for families to avail of childcare services within walking distance of their homes. This can provide significant benefits to community cohesion by reducing the number of car-based trips needed to access services. Social interaction with neighbours is also enhanced through provision of this essential service in a purpose-built facility. Existing facilities are a mix of in home and purpose built.



* Given the slope of the site, buildings range in heights between 1st Street East and Adler Street by 3 storeys



For illustrative purposes and to demonstrate the proposed master plan concept, all properties within the boundary are shown, including two properties which are not currently owned by Wall Financial. highlighted in yellow here.



St. David's

East 2nd Street

East 1st Street

Low Level Road

Alder Street
Spirit Trail

Daycare

NEW MOODYVILLE
PARK EXTENSION

CITY OWNED
LOT

A1
14 to 16
Storeys

C1
6.5 Storeys

C2
6.5 Storeys

F1
6 Storeys

B1
14 to 17
Storeys

B2
14 to 17
Storeys

D1
6.5 Storeys

D2

E1
8 Storey
Podium

E1
14 to 17
Storeys

EX. 200 WM

EXISTING DEVELOPMENT

COMPLETED BUILDINGS

EXISTING DEVELOPMENT

EXISTING COMPLETED BUILDINGS

PATIO ENTRIES FROM LANE

EDGE OF PARKADE

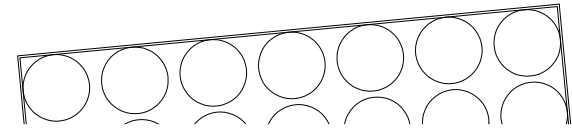
ROAD

ROAD

ROAD

ROAD

ROAD



THE TRAILS - MOODYVILLE : OVERALL SITE FSR AFTER REZONING				
FSR By Phase	Exempt Area (Sq. ft)	Floor Space Area (Sq. ft)	Phase Site Area(Sq. ft)	FSR PROPOSED by Phase
Phase 1 (Already Built)		97,399	68,271	1.43
Phase 2B (Already Built)		74,432	48,020	1.55
Phase A Building A1		115,023	12,205	9.42
Phase B market Buildings B1 B2 & link		255,424	52,661	4.85
Phase C: Buildings C1&C2 (Lot inc Greenway)		111,318	73,919	1.51
Phase D :Building D1 &D2 (inc. non.mkt)		114,576	42,429	2.70
Phase E: Building E1		184,298	27,815	6.63
Phase F: Building F1 (including Holdout)		90,264	27,823	3.24
Daycare (Exempt from FSR)	5000			
Phase 6 City Park			44,366	
Difference in Site Area at Land Swap, Density Carried into total site area			10,571	
Total		1,042,734	408,081	2.56
OVERALL SITE FSR				Proposed
Total Proposed GFA (Sq ft)				1,042,734
Overall FSR				2.56
Area of Park land proposed for Transfer to CNV SF				44,366

THE TRAILS - MOODYVILLE : Rezoned Lands FSR			
FSR By Phase	Floor Space Area (Sq. ft)	Phase Site Area(Sq. ft)	FSR PROPOSED by Phase
Phase 1 (Already Built)			Already built
Phase 2B (Already Built)			Already built
Phase A Building A1	115,023	12,205	9.42
Phase B market Buildings B1 B2 & link	255,424	52,661	4.85
Phase C: Buildings C1&C2 (Lot inc Greenway)	111,318	73,919	1.51
Phase D :Building D1 &D2 (inc. non.mkt)	114,576	42,429	2.70
Phase E: Building E1	184,298	27,815	6.63
Phase F: Building F1 (including Holdout)	90,264	27,823	3.24
Daycare (Exempt from FSR)	0	0	
Phase 6 City Park	0	44,366	
Difference in Site Area at Land Swap, Density Carried into total site area	0	10,571	
Total	870,903	291,790	2.98
REZONED LANDS FSR			Proposed
REZONING Proposed GFA (Sq ft)			870,903
Overall FSR			2.98

BUILDING A1 Mid rise	
Level 14	7,740
Level 13	7,740
Level 12	7,741
Level 11	7,741
Level 10	7,741
Level 9	7,741
Level 8	7,741
Level 7	7,741
Level 6	7,741
Level 5	7,741
Level 4	7,741
Level 3	7,741
Level 2	7,741
Level 1	7,741
P1	4,500
P2	2,151
Building A1	115,023

B1 B2 CONNECTOR	
Level 2	5,027
Level 1	5,027
p1	2513.5
p2	2513.5
B1 B2 Connector	15,081

BUILDING E	
Level 14	7,633
Level 13	7,633
Level 12	7,633
Level 11	7,633
Level 10	7,633
Level 9	7,633
Level 8	15,778
Level 7	15,778
Level 6	15,778
Level 5	15,778
Level 4	15,778
Level 3	15,778
Level 2	15,778
Level 1	15,704
P1	5450
P2	3450
P3	3,450
E TOTAL	184,298

Phase C	
Total	111,318

BUILDING C1	
Level 6	4,507
Level 5	9,013
Level 4	9,013
Level 3	9,013
Level 2	9,013
Level 1	9,013
p1	4,507
C1 Total	54,078

BUILDING F	
Level 6	7,522
Level 5	15,044
Level 4	15,044
Level 3	15,044
Level 2	15,044
Level 1	15,044
p1	7,522
F Total	90,264

BUILDING C2	
Level 6	4,770
Level 5	9,540
Level 4	9,540
Level 3	9,540
Level 2	9,540
Level 1	9,540
p1	4,770
C2 Total	57,240

BUILDING D1	
Level 6	5,571
Level 5	11,141
Level 4	11,141
Level 3	11,141
Level 2	11,141
Level 1	11,141
p1	5,571
D1 Total	66,846

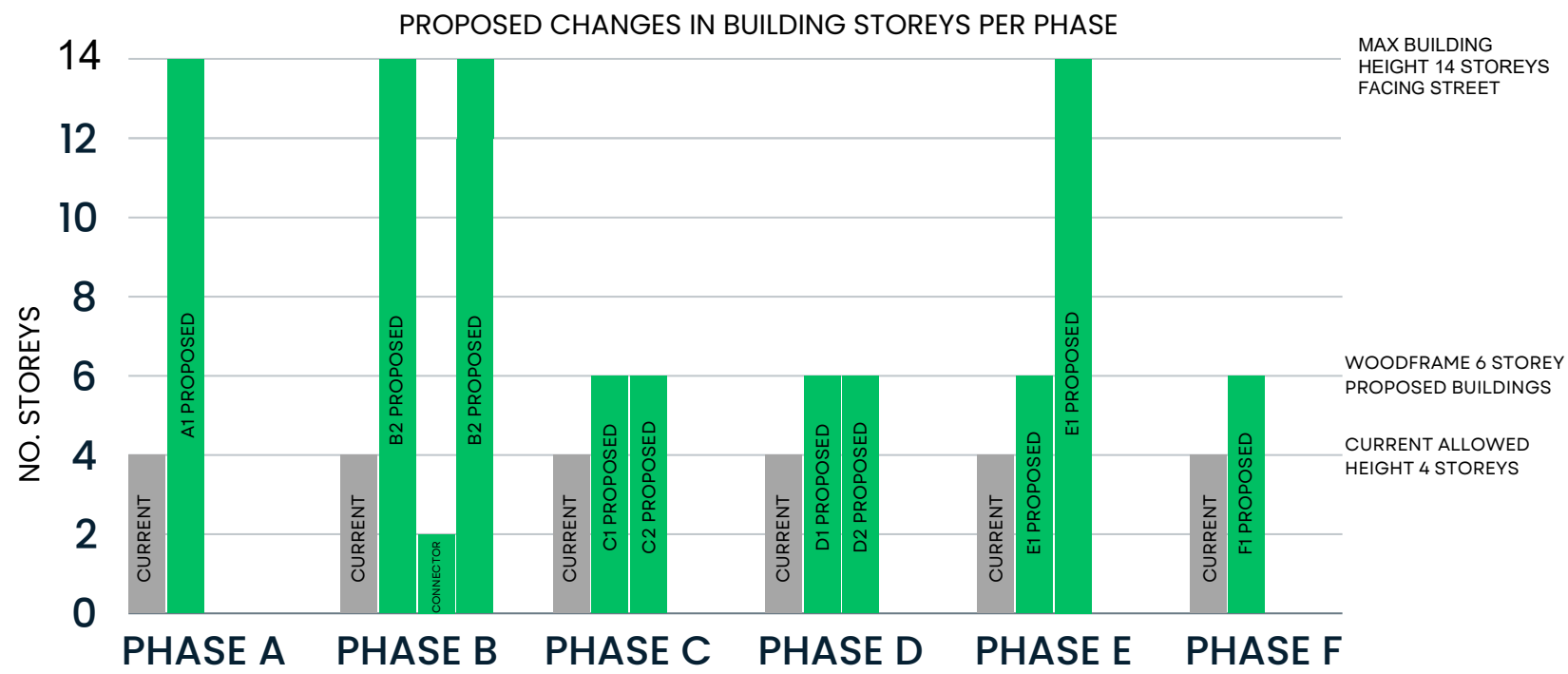
BUILDING D2 Non Mrkt	
Level 6	3977.5
Level 5	7955
Level 4	7955
Level 3	7955
Level 2	7955
Level 1	7955
P1	3977.5
D2 Total	47,730

BUILDING B1	
Level 14	7,507
Level 13	7,508
Level 12	7,508
Level 11	7,508
Level 10	7,508
Level 9	7,508
Level 8	7,508
Level 7	7,508
Level 6	7,508
Level 5	7,508
Level 4	10,735
Level 3	10,735
Level 2	10,735
Level 1	10,735
P1	4,500
P2	2,151
P3	2,151
BUILDING B1	126,821

BUILDING B2	
Level 14	7,518
Level 13	7,518
Level 12	7,518
Level 11	7,518
Level 10	7,518
Level 9	7,518
Level 8	7,518
Level 7	7,518
Level 6	7,518
Level 5	7,518
Level 4	7,518
Level 3	7,518
Level 2	7,518
Level 1	7,518
P1	3,759
P2	2,255
P3	2,255
BUILDING B2	113,522

BUILDING LEVELS RESPOND TO SITE GRADES, WITH L1 LOCATED ON THE STREET ENTRANCE AND OTHER LEVELS WITH MIXED PARKING AND RESIDENTIAL BELOW THIS ANNOTATED AS P1, P2, P3.

47,730sf of below-market rental housing is provided in building D2.



SUMMARY PER PHASE						
		UNITS TYPES				
		Studio	1 Bed	2 Bed	3 bed	TOTAL
PHASE A		7	64	39	19	129
PHASE B		10	74	68	38	190
PHASE C		8	44	44	18	114
PHASE D		7	65	59	22	153
PHASE E		13	82	89	40	224
PHASE F		7	44	47	18	116
TOTAL		52	373	346	155	926
PERCENTAGE OF UNIT MIX		5.62	40.28	37.37	16.74	

SUMMARY PER BUILDING						
		UNITS TYPES				
		Studio	1 Bed	2 Bed	3 bed	TOTAL OF UNITS
PHASE A						129
BUILDING 4A		7	64	39	19	129
PERCENTAGE OF UNIT MIX		5.43	49.61	30.23	14.73	
PHASE B						1252
BUILDING B1		4	33	32	13	82
BUILDING B1-B2 CONNECTOR		2	8	4	12	26
BUILDING B2		4	33	32	13	82
TOTAL UNITS		10	74	68	38	190
PERCENTAGE OF UNIT MIX		5.3	38.9	35.8	20.0	
PHASE C						114
BUILDING C1		4	24	24	10	62
BUILDING C2		4	20	20	8	52
TOTAL UNITS		8	44	44	18	114
PERCENTAGE OF UNIT MIX		12.90	70.97	70.97	29.03	
PHASE D						
BUILDING D1		5	39	33	14	91
BUILDING D2		2	26	26	8	62
TOTAL UNITS		7	65	59	22	153
PERCENTAGE OF UNIT MIX		7.69	71.43	64.84	24.18	
PHASE E						
BUILDING E1		13	82	89	40	224
TOTAL UNITS		13	82	89	40	224
PERCENTAGE OF UNIT MIX		5.80	36.61	39.73	17.86	
PHASE F						116
BUILDING F1		7	44	47	18	116
TOTAL UNITS		7	44	47	18	116
PERCENTAGE OF UNIT MIX		6.0	37.9	40.5	15.5	

Parking will be in accordance with City of North Vancouver bylaw and will be designed in consultation between city engineering and the applicant's traffic consultant.
A Transport Demand Management plan is envisaged.

OCP Amemdnemt: Community Context



O:\Dept.BC\Projects\2024\04-24-0222 Trails Development, CNV\4.0 Analysis & Design\GIS

Exhibit 1 Existing Pedestrian Network

Trails Development, CNV
04-24-0222 July 2024



OCP Amemdnemt: Community Context

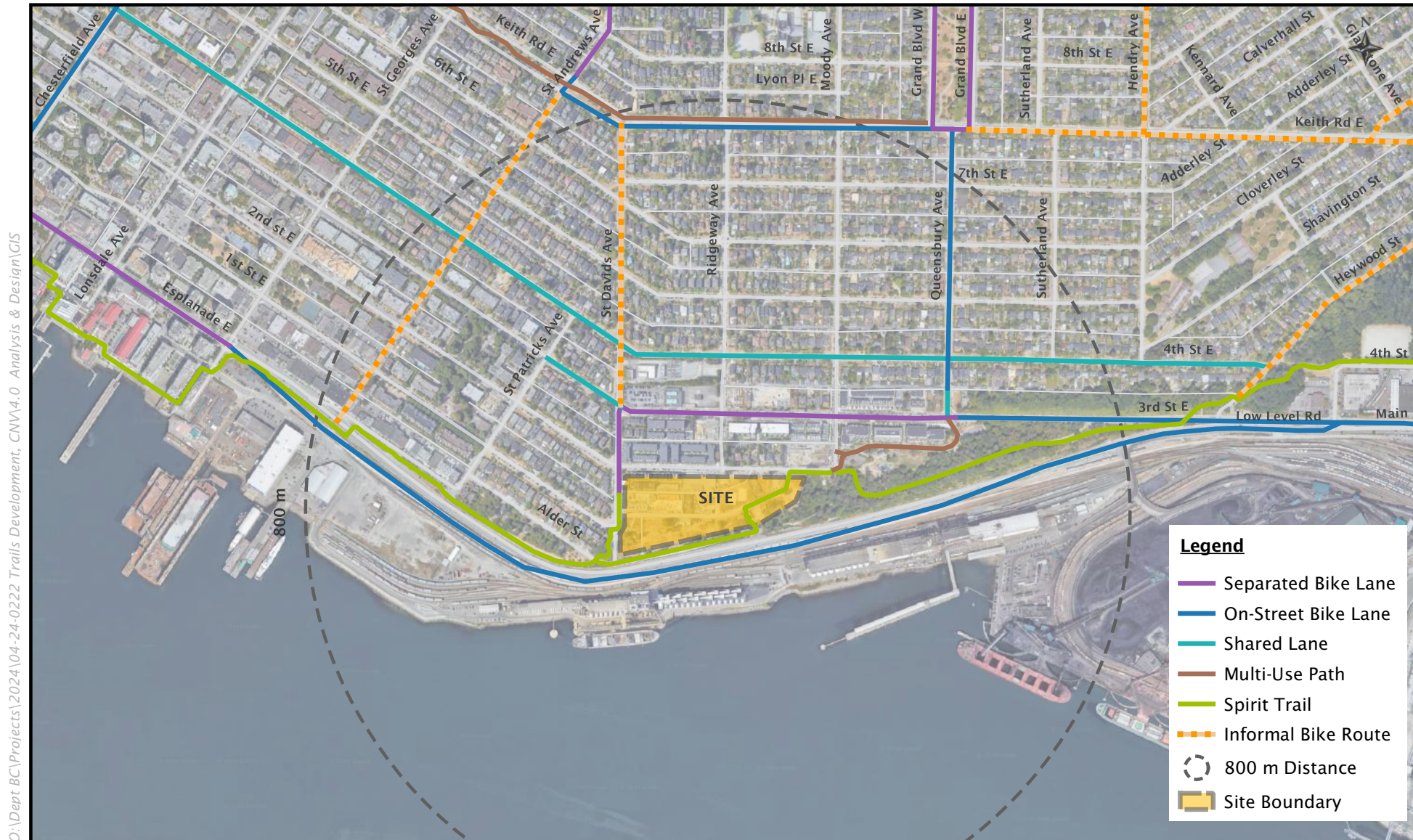


Exhibit 2
Existing Cycling Network

Trails Development, CNV
04-24-0222 July 2024



OCP Amemdnemt: Community Context

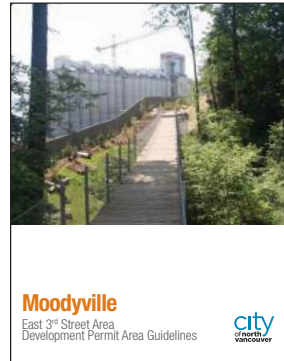


Exhibit 3
Existing Transit Network

Trails Development, CNV
04-24-0222 July 2024



OCP AMENDMENT

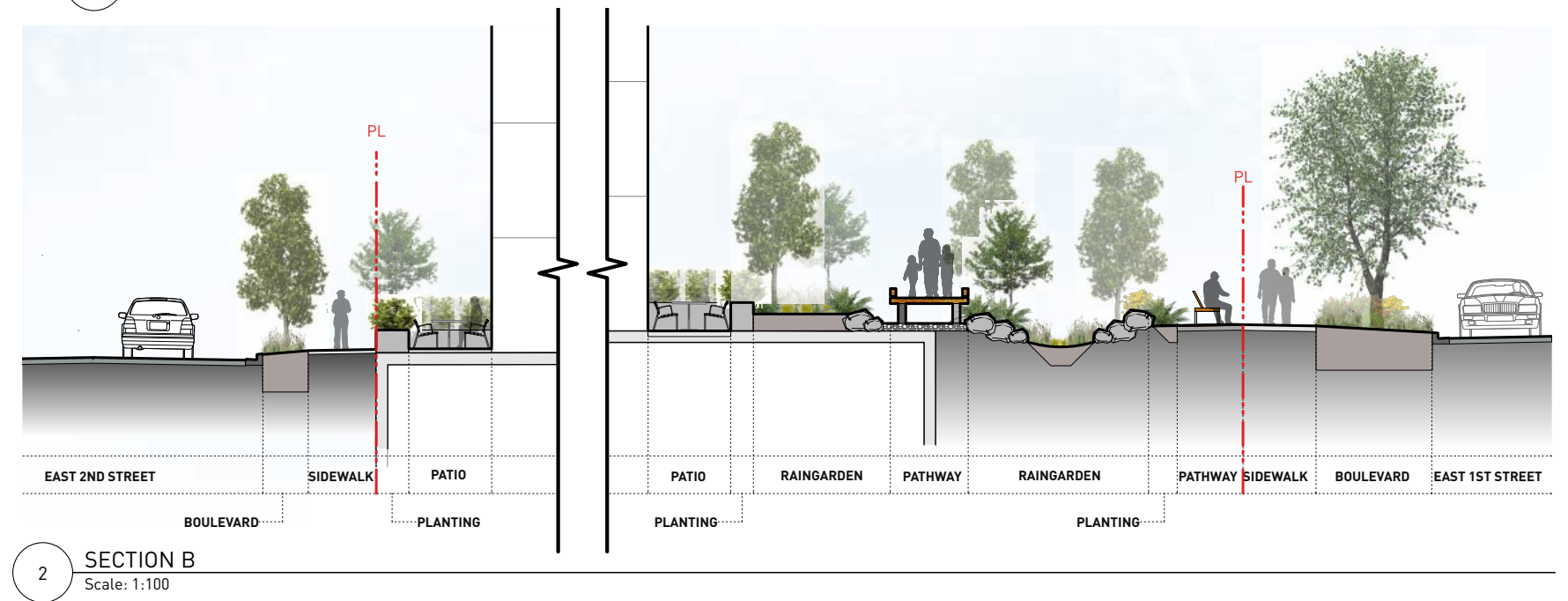
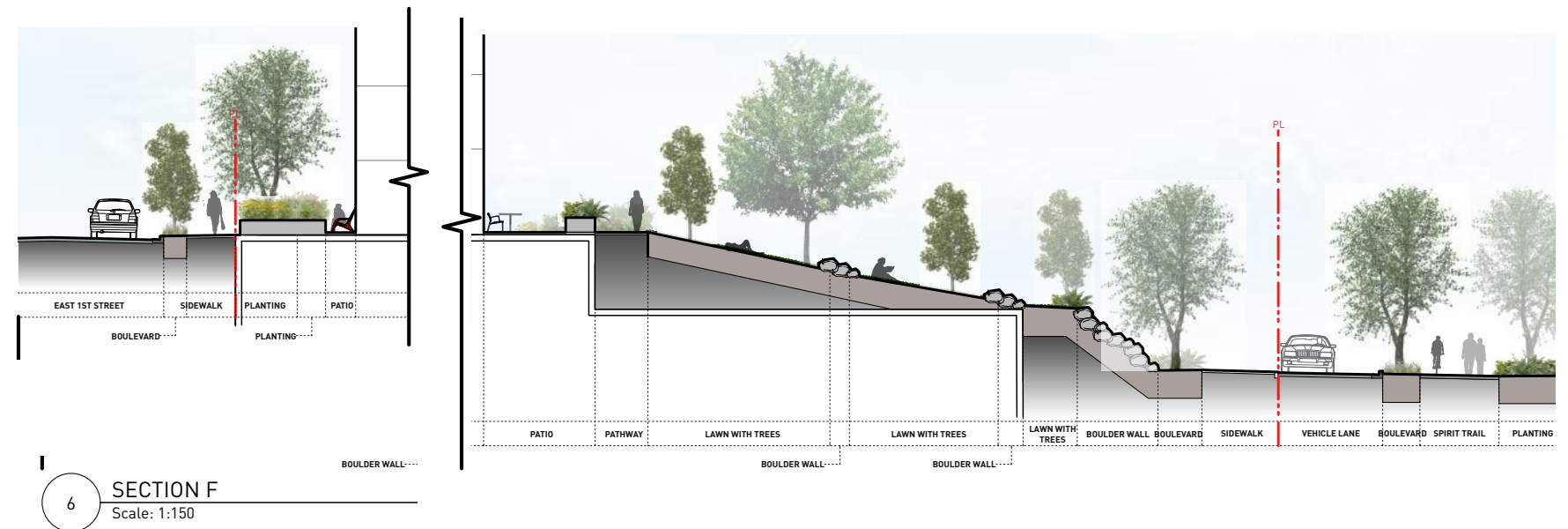
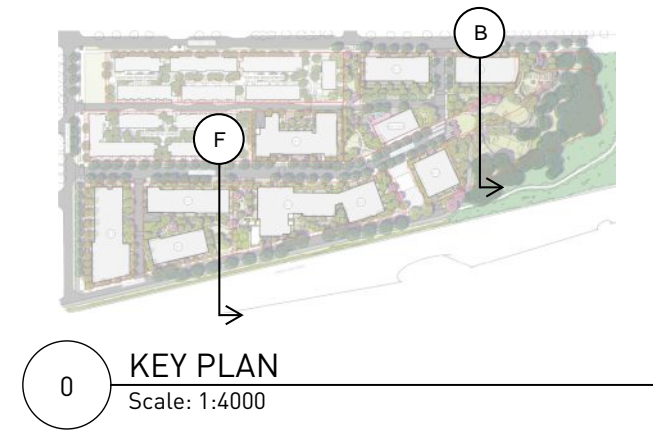


“Outdoor and common area design emphasize the social interaction and neighbourliness “

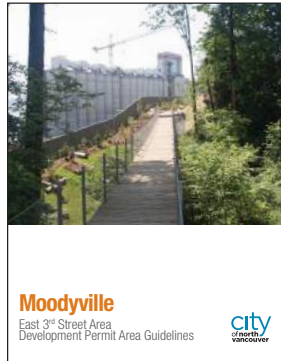
Special care and attention is paid at this early stage to how the buildings meet grade. Private patios opening to the street with front doors are provided at every building frontage. Activation of the sidewalk and ground plane is further enhanced through the provision of shared spaces between these private patios and sidewalk, where possible.

Terraced garden landscape in the proposed form of development will be more dynamic because of the additional open space available on site, compared to the lower 4-storey form of development previously approved. The taller towers reduce the overall building footprint and allow for more variety and interest in the public realm.

“Contemporary architectural forms support placemaking and comfort through well designed frontages“



OCP AMENDMENT



“ Buildings follow the natural slope, and considerations of view impacts and neighbourliness temper the apparent scale”

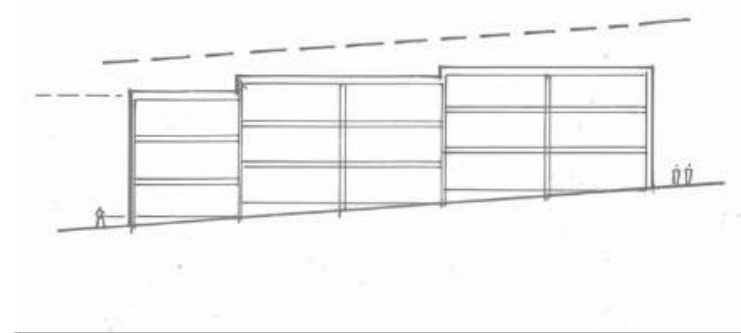


Figure 38. Cross-slope adjustment Guidelines | 27



The best views to the water are framed by buildings A1 and B2, reducing the impact of the industrial landscape adjacent. The secondary views shown here are framed with lower buildings, and landscape elements



Buildings step with the topography in all cases, with parkades below grade and residential patios meeting sidewalk grade through terracing.

OCP AMENDMENT



Moodyville
East 3rd Street Area
Development Permit Area Guidelines
city of moodyville

“Lanes and greenways further promote a living streets approach with fine-grained access”



LIVING LANE EXTENSION AND EXPANSION

Courtyards and semi-private residents amenity spaces are desired within the existing Moodyville guidelines. The example courtyard at building F located a children’s play area adjacent to the Living Lane. This results in increased activation of the lane and courtyard.

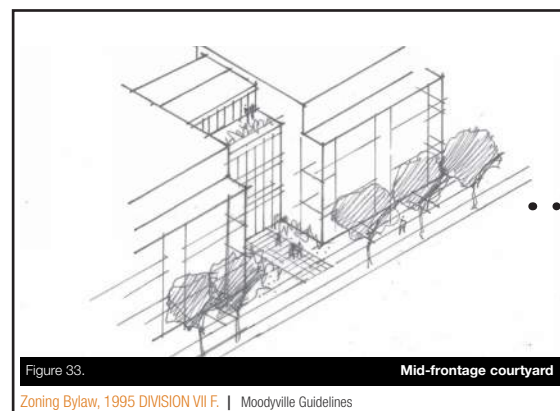
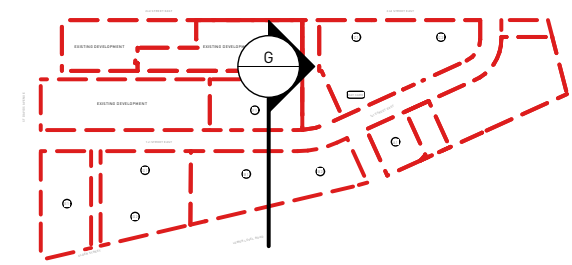
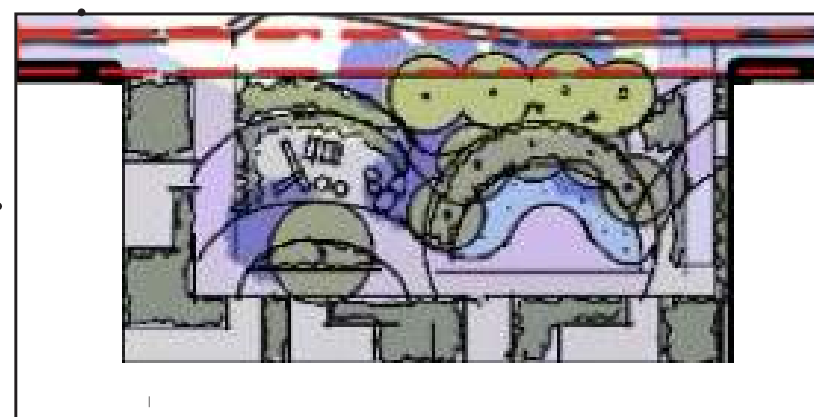


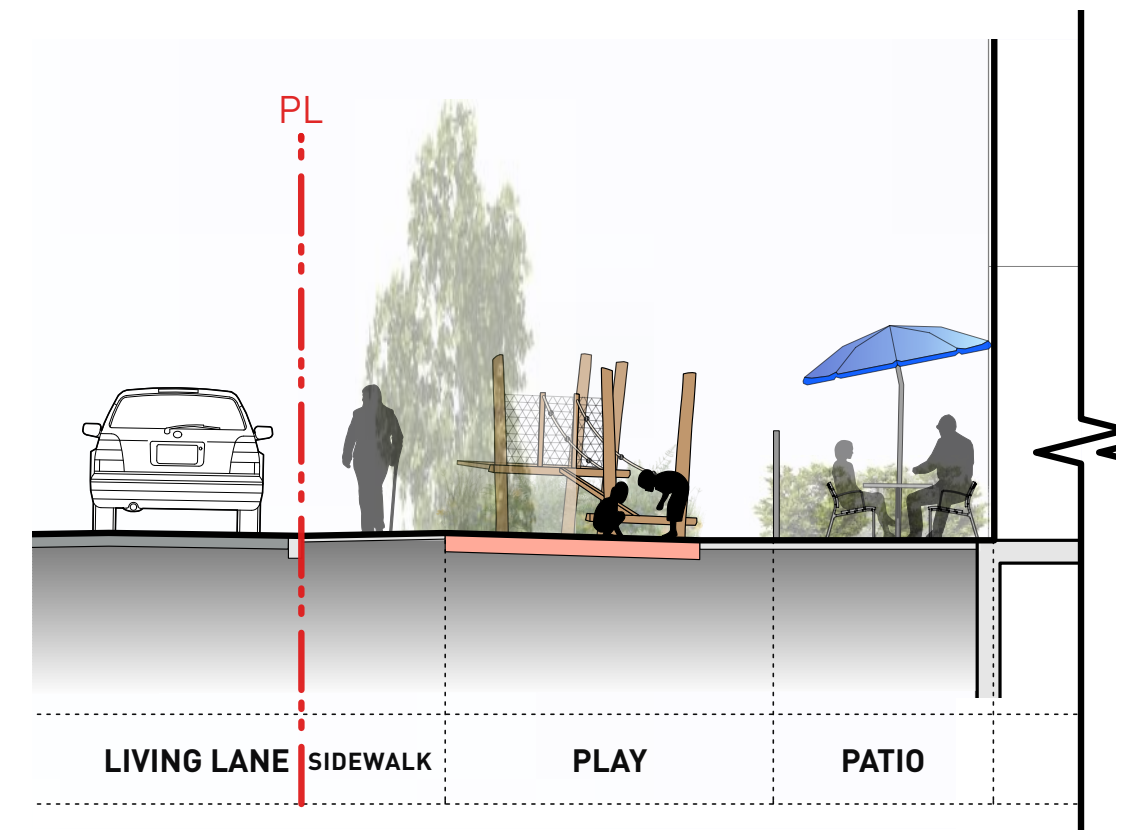
Figure 33. Mid-frontage courtyard
Zoning Bylaw, 1995 DIVISION VII F | Moodyville Guidelines



The “Living Lane” concept, first realised in the completed phases of the Trails, has successfully slowed vehicle movements and created lanes which are more inviting and dynamic for residents to inhabit, for active travel as well as social interactions.

The proposed extension to the Living Lane will create additional public open space adjacent to the travel lane. Building’s C1 & C2 are massed to allow this, and the daycare occupies the south side of the lane, creating a node for family interaction during drop off and collection. Vehicle drop off for the daycare is confined to the 1st Street frontage, whereas the Living Lane will provide a separate active travel route for all.

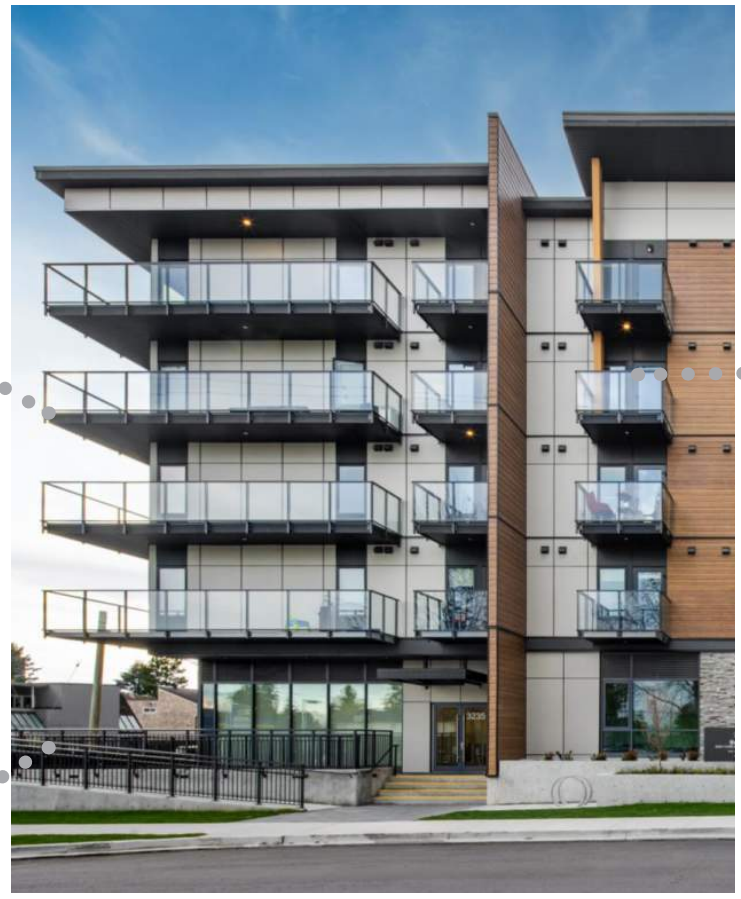
Barrier free access, allowing universal mobility, including strollers, is achieved in the revised Ridgeway Greenway design. This enhanced social equity is paramount in achieving an inclusive public realm for the community.



6 Storey Timberframe: Materiality strategy



Hardie Panel
Light Mist Tone Wood Grain



OCP Proposed Materiality Concept



Completed Buildings Context



Hardie Facia & Glass
Guard Rail



Panel Soffits - Light and Dark contrasting



Accent Material:
Hardie Panel
White/Grey Wash

Overall, a lighter pallet with minimal accent colours are incorporated to present a simplified visual expression and highlight the excellent public spaces between the buildings.

Additional windows for natural light are introduced in the stair cores and on the end walls, to encourage use of the stairs and connection from interior common space to exterior.



Mid-Rise
Livable Community
Architectural Expression

Avedon
West 14th & Hemlock, Vancouver, BC



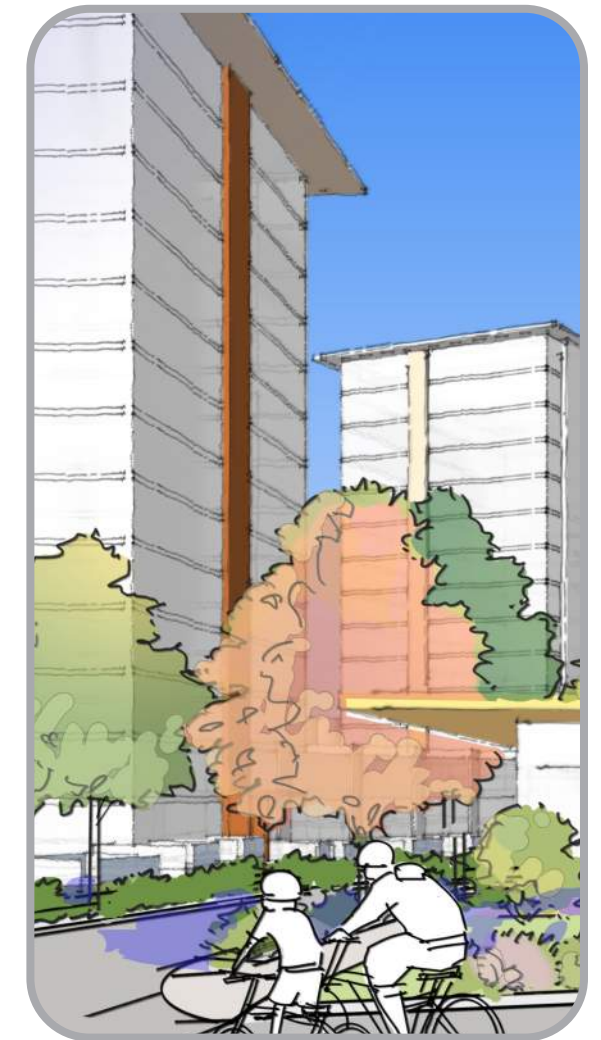
Overhanging roofs,
indicating occupaiton by residents on rooftops
Visual articulation of capping to mass
Solar and weather protection



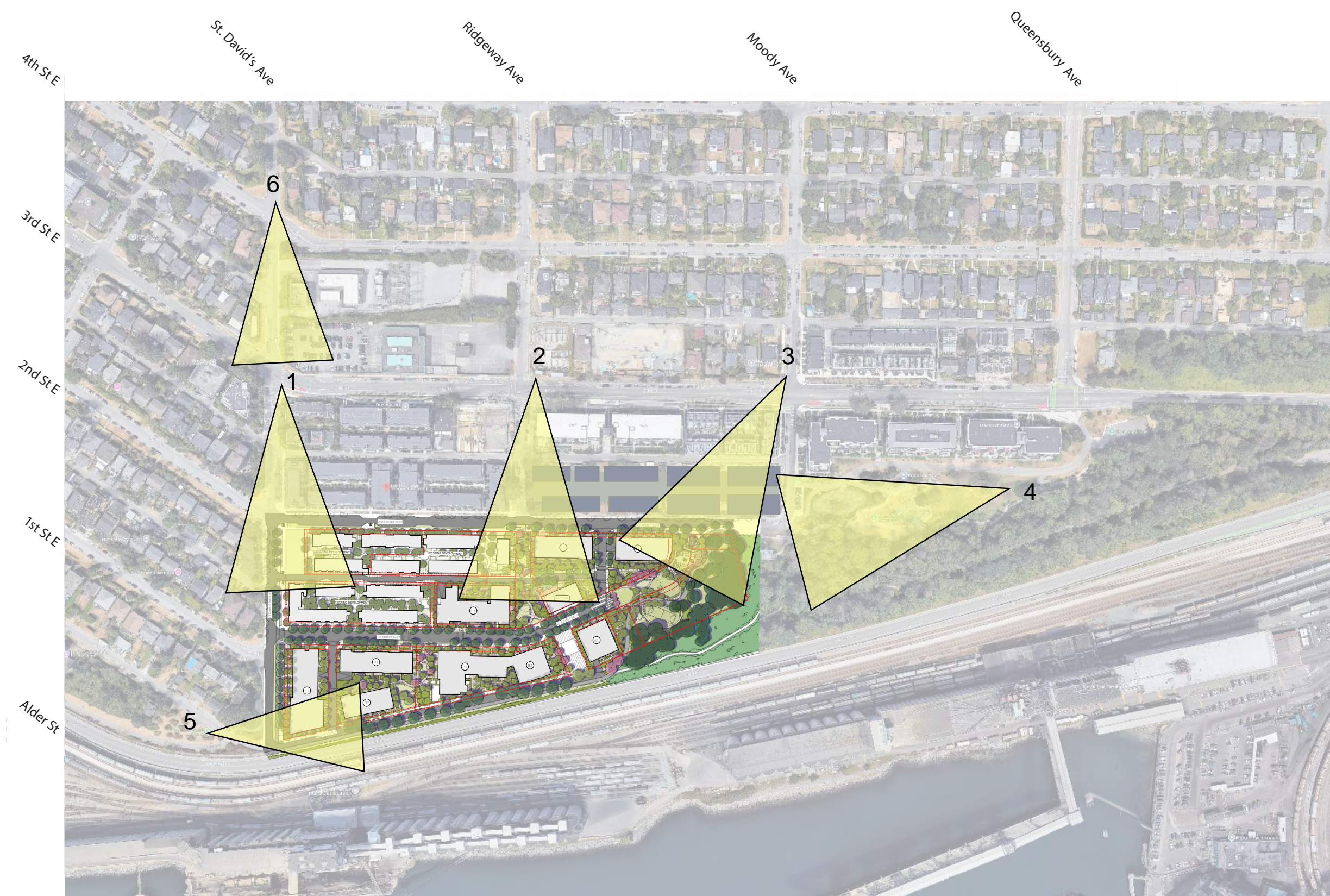
Panel Soffits - Light and Dark contrasting
Continuity in Visual style to 6 Storey buildings



Horizontal Datum banding
Aligning change in materiality with 6storey massing



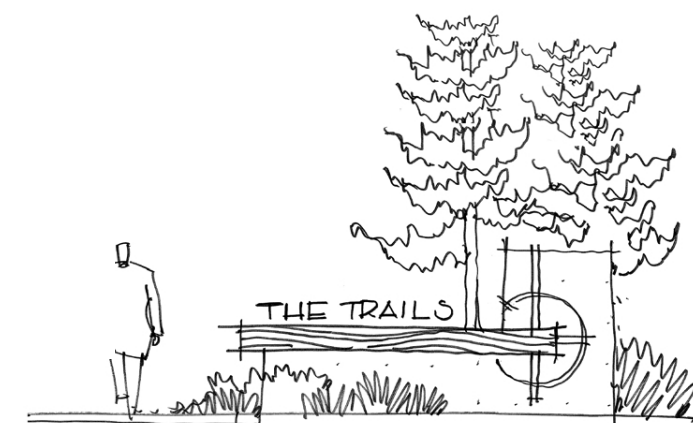
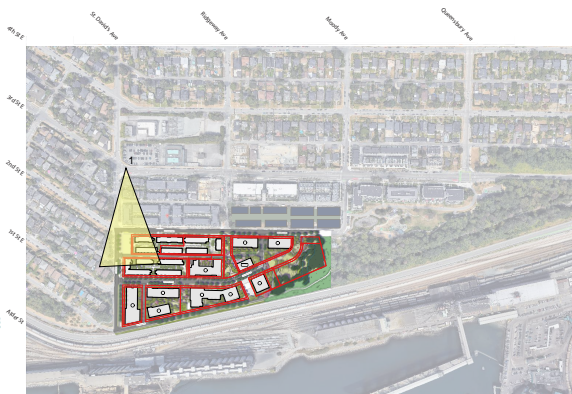
Horizontal Datum banding
Aligning change in materiality with 6storey massing



1. ST. DAVIDS AND E 3RD ST.
2. RIDGEWAY AND E 3RD ST.
3. MOODY AVE AND E 3RD ST.
4. MOODYVILLE PARK
5. SPIRIT TRAIL SOUTH
6. ST DAVID'S AND 4TH ST.

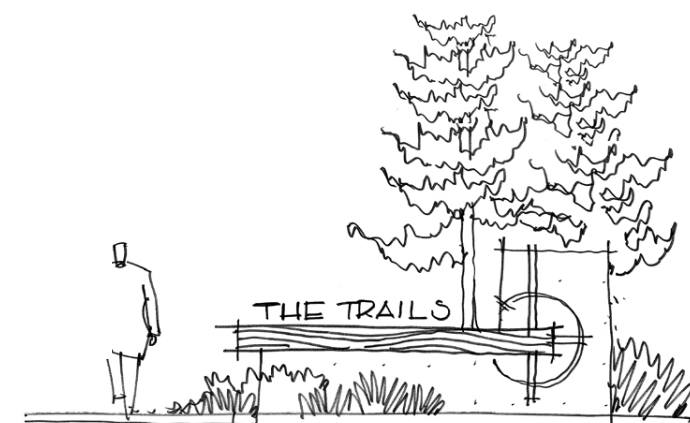


1. ST. DAVIDS AND E 3RD ST.



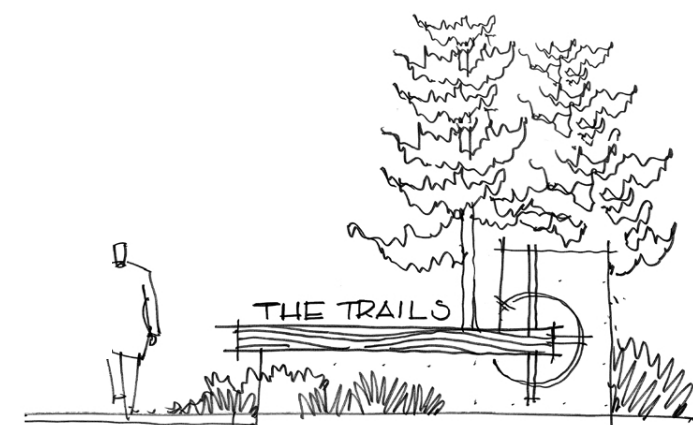
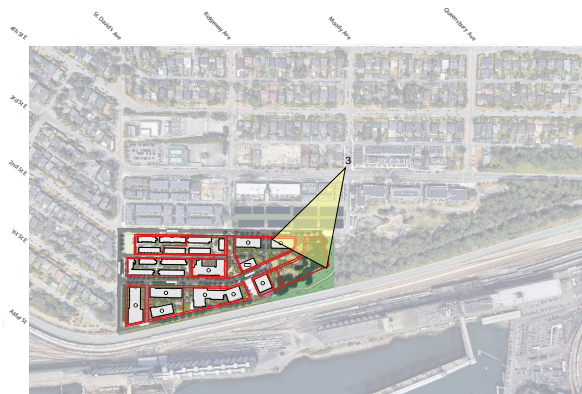


2. RIDGEWAY AND E 3RD ST.



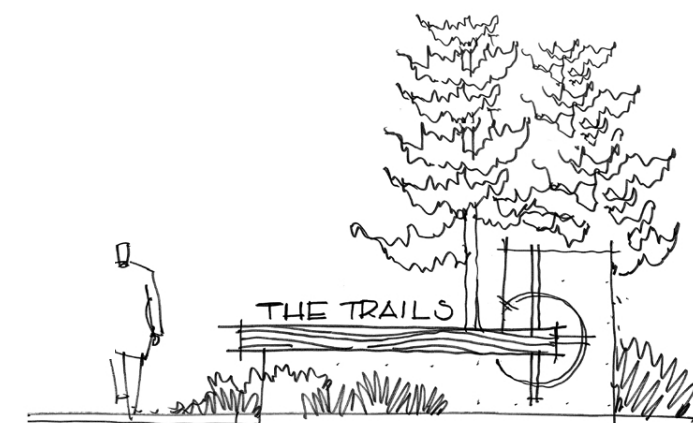


3. MOODY AVE AND E 3RD ST.
PROPOSAL NOT VISIBLE



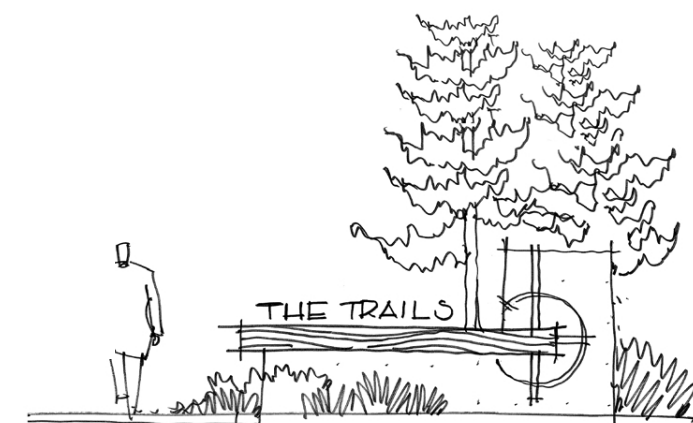


4. MOODYVILLE PARK



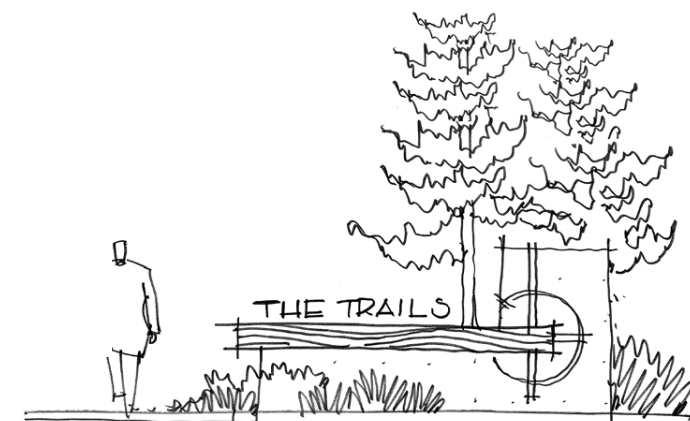


5. SPIRIT TRAIL SOUTH

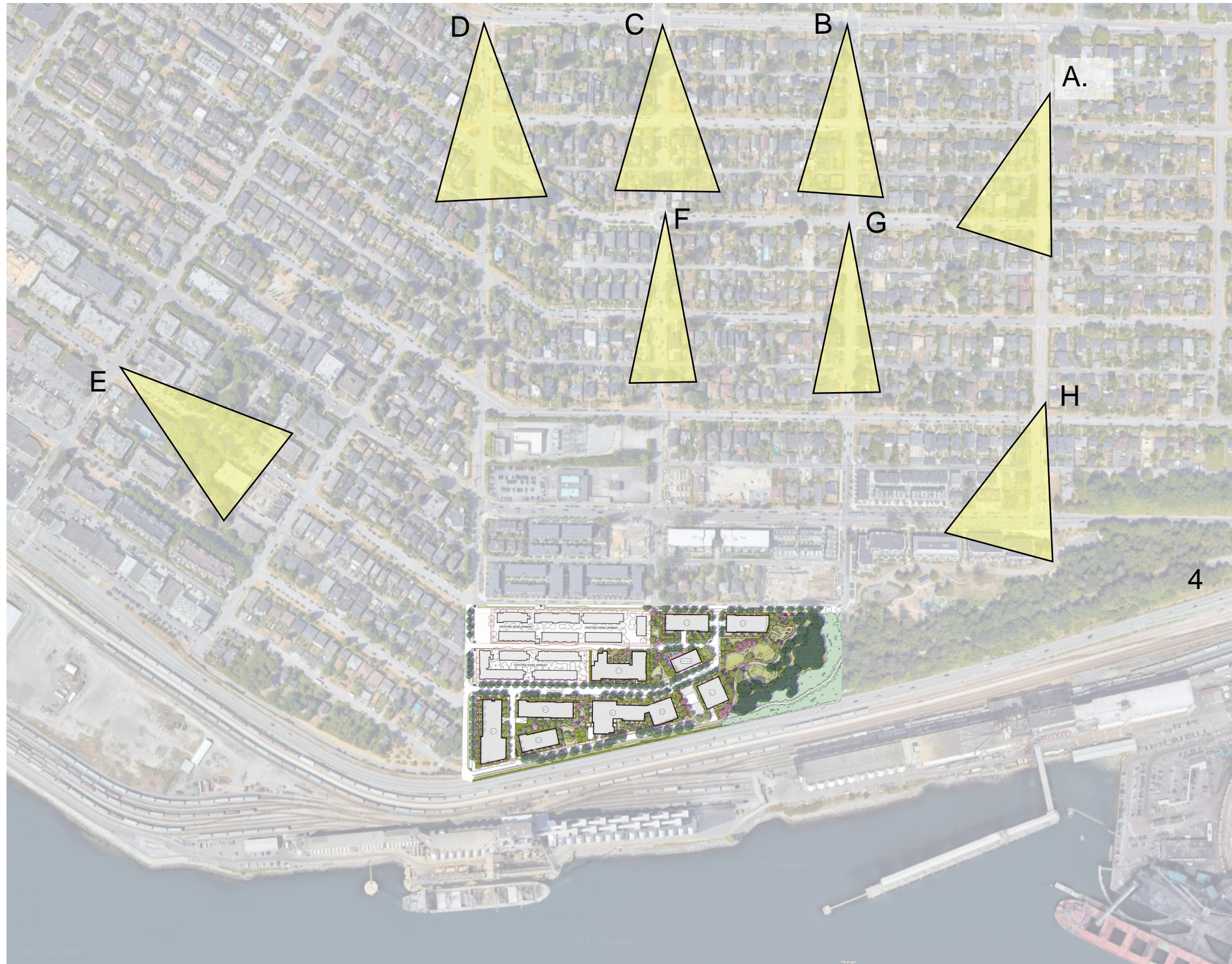




6. ST DAVID'S AND 4TH ST.



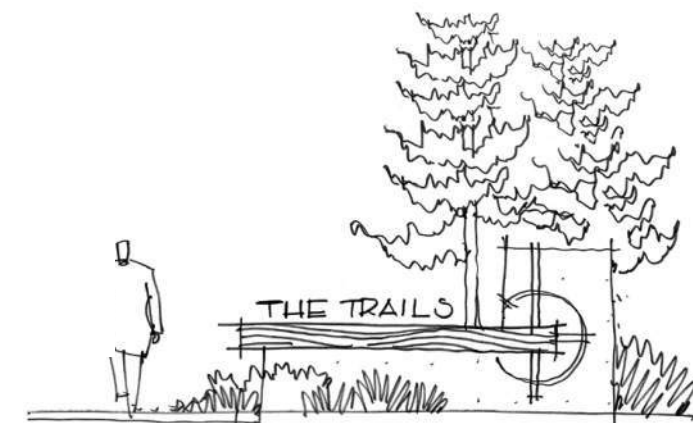
OCP AMENDMENT



- A. QUEENSBURY AND 7TH
- B. KEITH ROAD & MOODY AVE
- C. KEITH ROAD & RIDGEWAY
- D. KEITH ROAD & ST.DAVIDS
- E. 2ND ST & ST. ANDREWS AVE
- F. 6TH ST. & RIDGEWAY
- G. 6TH ST. & MOODY AVE
- H. 4TH ST & QUEENSBURY



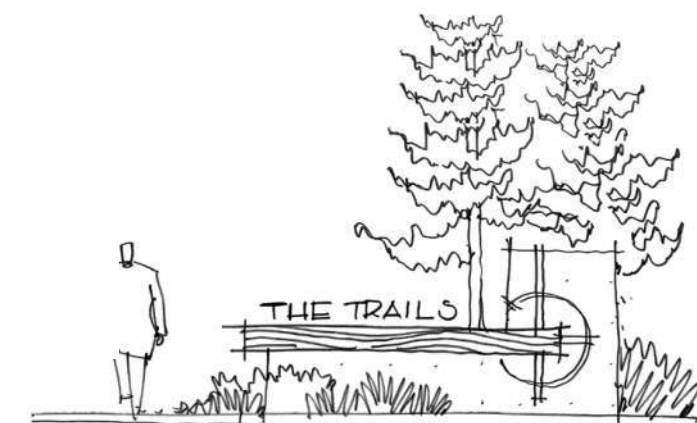
A. QUEENSBURY AND 7TH
 PROPOSAL NOT VISIBLE





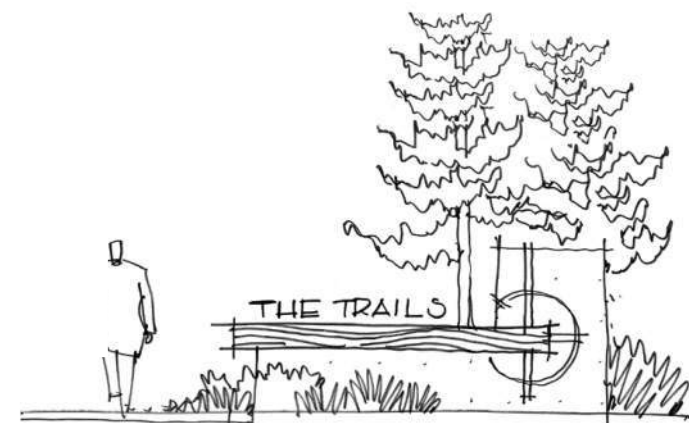
B. KEITH ROAD AND MOODY AVE

PROPOSAL NOT VISIBLE



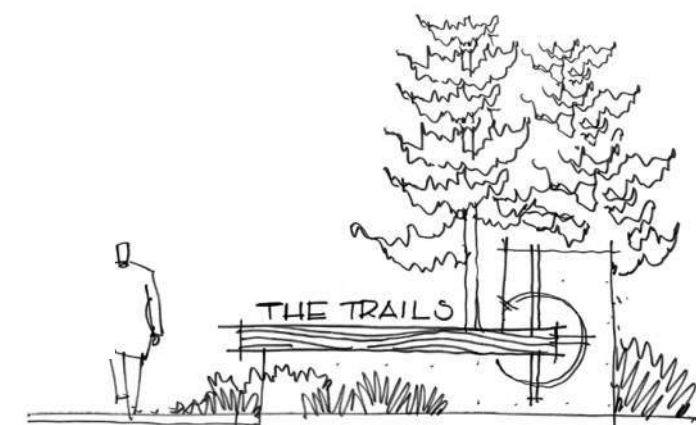


C. KEITH ROAD & RIDGEWAY



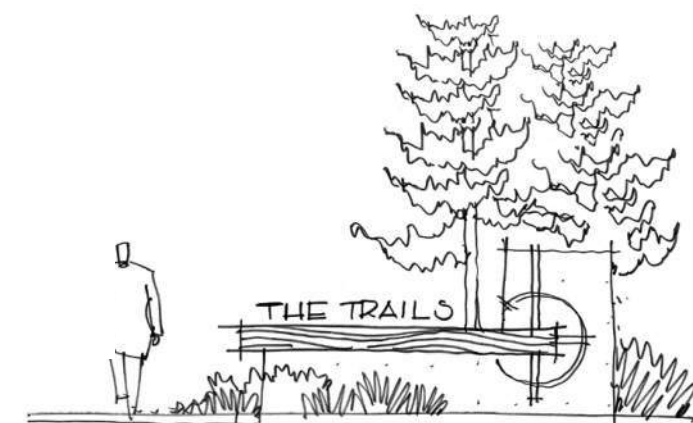


D. KEITH ROAD & ST.DAVIDS



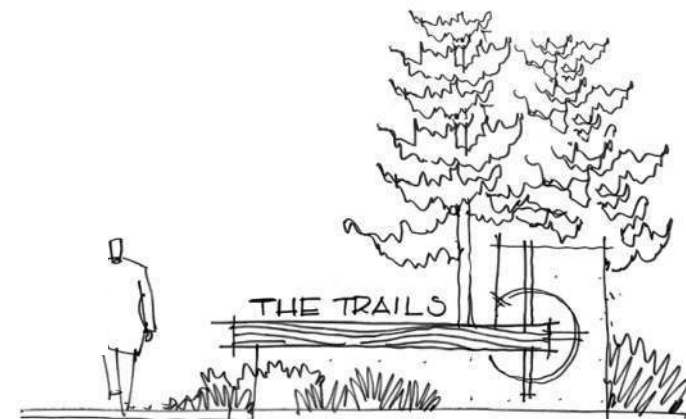


E. 2ND ST & ST. ANDREWS AVE



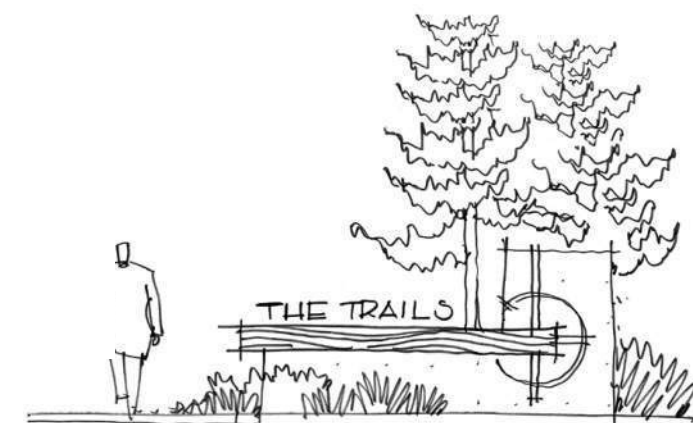


F. 6TH ST. & RIDGEWAY



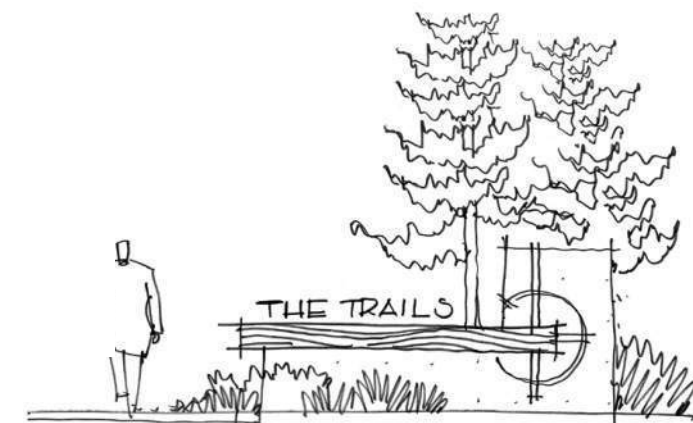


G. 6TH ST. & MOODY AVE





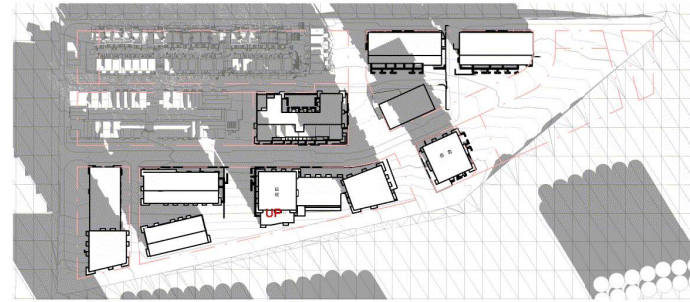
H. 4TH ST & QUEENSBURY
 PROPOSAL NOT VISIBLE



SHADOW STUDY



10 JUNE 21 10am
A0.06 SCALE: 1" = 200'-0"



13 DECEMBER 21 10am
A0.06 SCALE: 1" = 200'-0"



16 MARCH 21 10am
A0.06 SCALE: 1" = 200'-0"



11 JUNE 21 12pm
A0.06 SCALE: 1" = 200'-0"



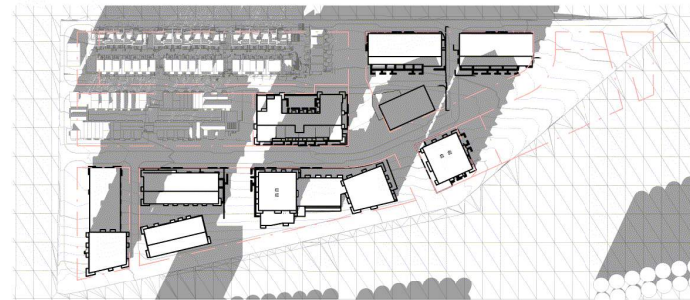
14 DECEMBER 21 12pm
A0.06 SCALE: 1" = 200'-0"



17 MARCH 21 12pm
A0.06 SCALE: 1" = 200'-0"



12 JUNE 21 2pm
A0.06 SCALE: 1" = 200'-0"

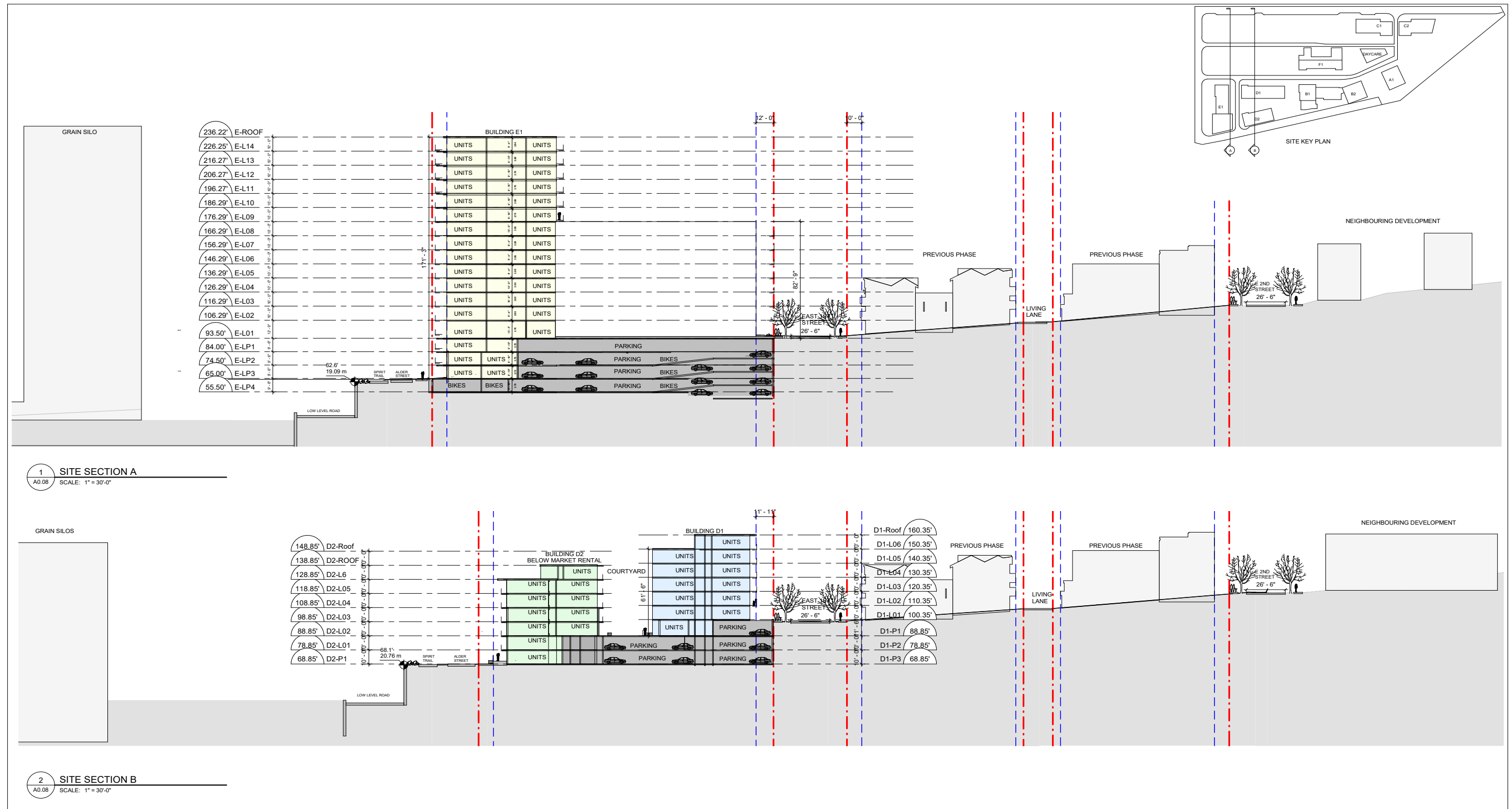


15 DECEMBER 21 2pm
A0.06 SCALE: 1" = 200'-0"

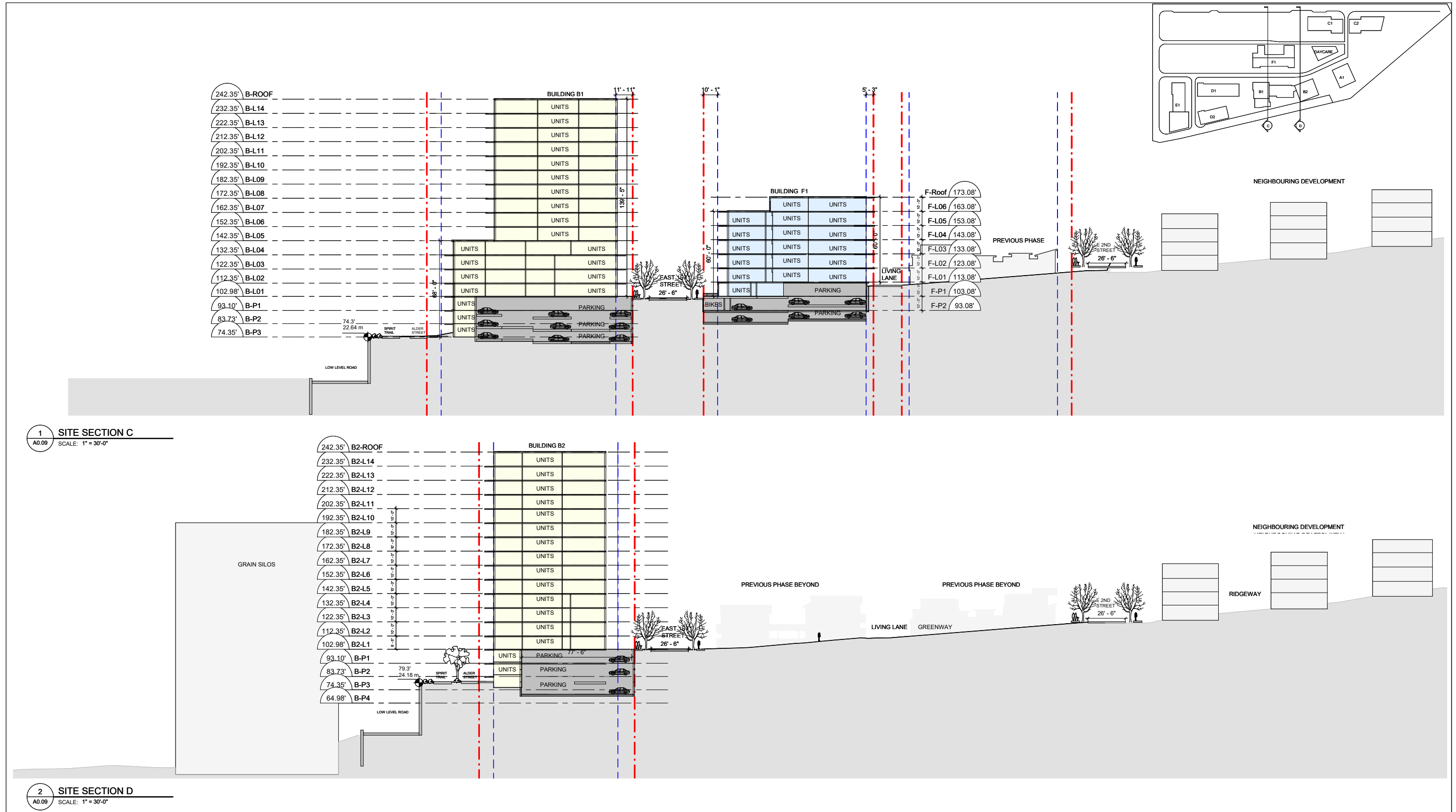


18 MARCH 21 2pm
A0.06 SCALE: 1" = 200'-0"

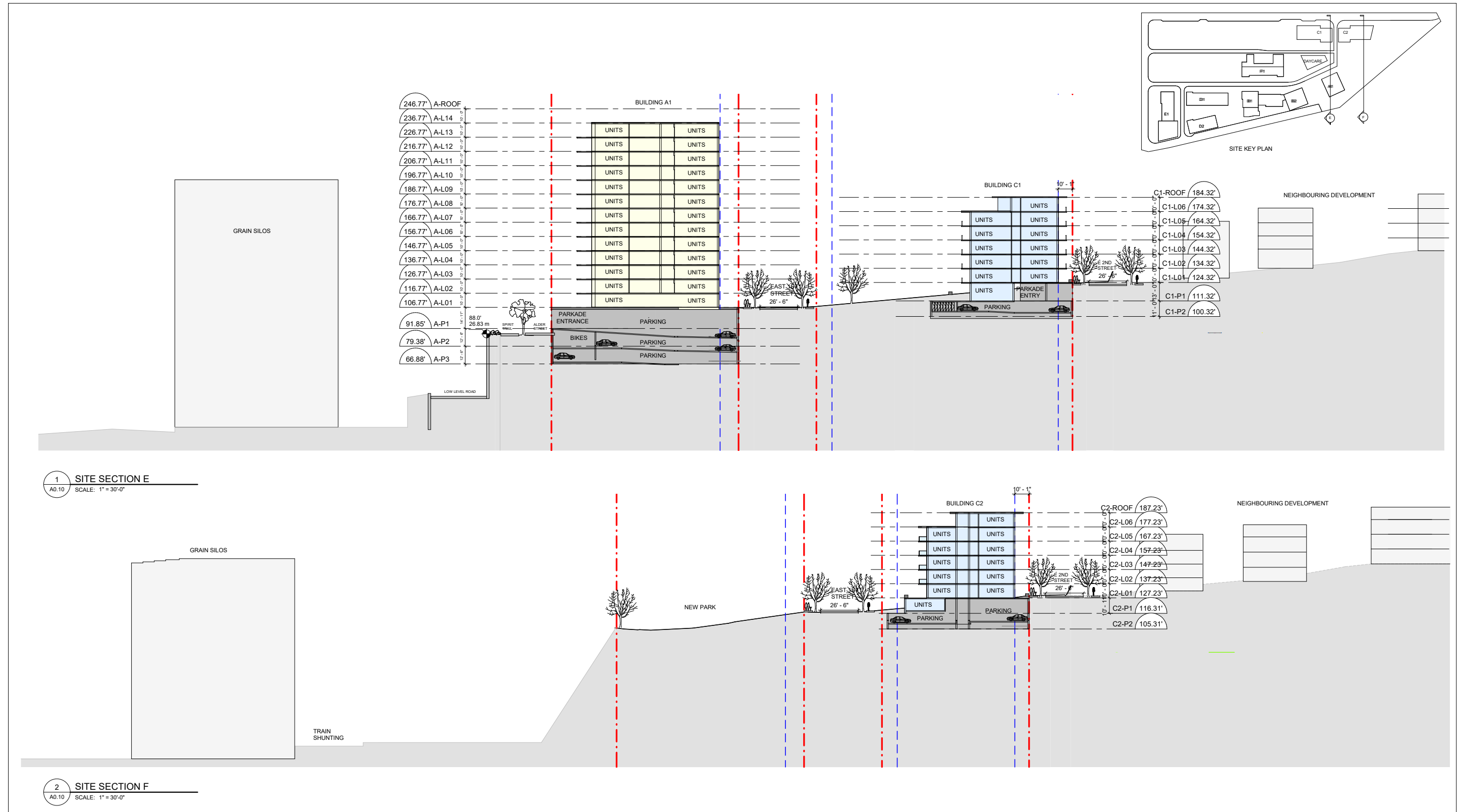
SITE SECTIONS A&B



SITE SECTIONS C&D



SITE SECTIONS E&F



APPENDIX A LANDSCAPE DRAWINGS



LANDSCAPE DESIGN RATIONALE

The landscape design for The Trails is inspired by the North Shore mountains and their renowned recreational trail systems, including North Vancouver's iconic Spirit Trail. The site is located on a significant slope that provides opportunities for terraced landscapes that celebrate the topographical character of the North Shore. Residential spaces and public amenities are tucked alongside meandering pathways sheltered by towering conifers and native planting, creating a sense of immersion in the spirit of this place. A central Greenway anchors the north-south axis of the site, providing a permeable and meandering pedestrian route bordered by ample native planting, open lawns for passive recreation, and seating at points of prospect.

The site's internal trail system promotes pedestrian and cycle connectivity within the site and the larger neighbourhood. The site's circulation connects a hierarchy of public and semipublic open spaces, ranging from intimate seating alcoves to a robust neighbourhood park bordering the Spirit Trail. These shared spaces provide opportunities for residents and community members to connect with one another and their natural environment through all seasons.

The material palette, including natural timber, stone paving, and boulders, is inspired by the site's natural context. Hard materials are selected for their robust nature and long-term durability. The movement of water through the coastal rainforest is expressed through a series of rain gardens promoting infiltration and providing habitat value. The planting strategy emphasizes native species, evoking the grandeur and richness of the North Shore forests. The generous tree canopy and layered planting approach provides shade, shelter, heat mitigation effects, and habitat value while providing visual interest to residential units above.

The living lane is envisioned as a thriving social outdoor space prioritizing accessibility. Techniques include shared space, traffic calming measures, and low speed limits through the use of landscape furnishings and tactile paving to help community members travel comfortably and safely through the space. This approach promotes a pedestrian friendly streetscape, ensuring ease of movement for residents and visitors. Robust screen planting will minimize the visual impact while providing seasonal landscape interest. The design will adhere to the City of North Vancouver's Living Lane Guidelines.



THE TRAILS | SITE PLAN

Wall Financial | City of North Vancouver, British Columbia | March 2025 | 1:500



CIRCULATION DIAGRAM LEGEND	
	PEDESTRIAN CIRCULATION
	SHARED CIRCULATION - LIVING LANE
	SHARED CIRCULATION
	VEHICLE CIRCULATION
	BICYCLE CIRCULATION



THE TRAILS | CIRCULATION DIAGRAM

Wall Financial | City of North Vancouver, British Columbia | March 2025 | 1:500



THE TRAILS | BARRIER-FREE CIRCULATION DIAGRAM

Wall Financial | City of North Vancouver, British Columbia | March 2025 | 1:500



PARK AREAS COMPARISON

Off Leash Dog Area
Proposed: +/-270 sqm

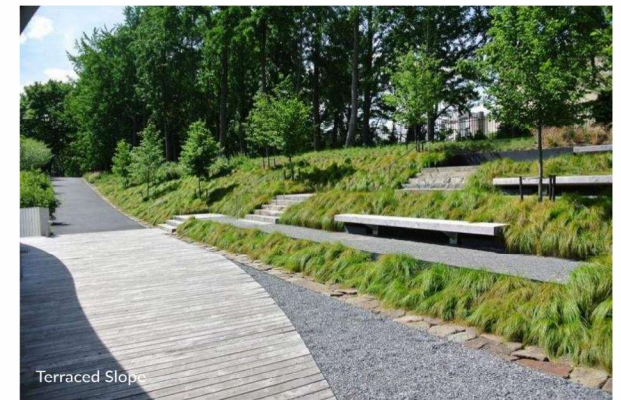
Gathering Node
Proposed: +/-280 sqm

Urban Agriculture
Proposed: +/-360 sqm

Flexible Lawn
Proposed: +/-1256 sqm

Ecological Improvement
Proposed: +/-2800 sqm

KEY PLAN





KEY PLAN



Terraced Slope



Terraced Slope



Flexible Lawn



Flexible Lawn



Flexible Lawn

RAIN GARDEN

SHRUBS

Hardhack / *Spiraea douglasii*
Red Osier Dogwood / *Cornus sericea*
Pacific Ninebark / *Physocarpus capitalus*

GROUND COVER

Wild Ginger / *Asarum caudatum*

PERENNIALS

Goat's Beard / *Aruncus dioicus*
Douglas Iris / *Iris douglasiana*

BULBS

Camas / *Camassia quamash*

GRASSES

Fountain Grass / *Pennisetum alopecuroides*

AQUATIC PLANTS

Slough Sedge / *Carex obnupta*
Japanese Sedge / *Carex oshimensis* 'Evergold'
Common Rush / *Juncus effusus*

FERNS

Hart's Tongue Fern / *Asplenium scolopendrium*

FOREST EDGE

TREES

Vine Maple / *Acer circinatum*
Serviceberry / *Amelanchier alnifolia*
Eddie's White Wonder Dogwood /
Cornus 'Eddie's White Wonder'
Shore Pine / *Pinus contorta* var. *contorta*
Sitka Spruce / *Picea sitchensis*
Douglas Fir / *Pseudotsuga menziesii*
Dawn Redwood / *Metasequoia glyptostroboides*

SHRUBS

Salal / *Gaultheria Shallon*
Oregon Grape / *Mahonia aquifolium*
Red-Flowering Currant / *Ribes sanguineum*
Nootka Rose / *Rosa nutkana*
Salmonberry / *Rubus spectabilis*
Hardhack / *Spiraea douglasii*
Evergreen Huckleberry / *Vaccinium ovatum*
Pacific Ninebark / *Physocarpus capitalus*

GROUND COVER

Kinnickinnick / *Arctostaphylos uva-ursi*
Bunchberry / *Cornus canadensis*
Beach Strawberry / *Fragaria chiloensis*

PERENNIALS

Yarrow / *Achillea millefolium*
Red Columbine / *Aquilegia formosa*
Goat's Beard / *Aruncus dioicus*
Bleeding Heart / *Dicentra formosa*
Smooth Solomon's Seal / *Polygonatum biflorum*

BULBS

Nodding Onion / *Allium cernuum*
Camas / *Camassia quamash*

GRASSES

Tufted Harigrass /
Deschampsia cespitosa 'Goldtau'

VINES

Armand Clematis / *Clematis armandii*

FERNS

Deer Fern / *Blechnum spicant*
Western Sword Fern / *Polystichum munitum*

RESIDENTIAL PLANTING

TREES

Vine Maple / *Acer circinatum*
Starlight Dogwood /
Cornus kousa x *nuttallii* 'Starlight'
Eddie's White Wonder Dogwood /
Cornus 'Eddie's White Wonder'
Japanese Stewartia / *Stewartia pseudocamellia*

SHRUBS

Winter Gem Boxwood /
Buxus microphylla 'Winter Gem'
Salal / *Gaultheria Shallon*
Red-Flowering Currant / *Ribes sanguineum*
Evergreen Huckleberry / *Vaccinium ovatum*
Garden Cosmos / *Cosmos bipinnatus*
Mugo Pine / *Pinus mugo* 'Mops'
Summersweet / *Clethra alnifolia* 'Ruby Spice'

GROUND COVER

Kinnickinnick / *Arctostaphylos uva-ursi*
Creeping Thyme / *Thymus serpyllum*

PERENNIALS

Yarrow / *Achillea millefolium*
Goldsturm Rudbeckia /
Rudbeckia fulgida 'Goldsturm'
Smooth Solomon's Seal / *Polygonatum biflorum*
Rogersia / *Rogersia pinnata*
Helleborus / *Helleborus* x *ericsmithii*
'Vancouver Medallion'

GRASSES

Blue Oat Grass / *Helictotrichon sempervirens*
Tufted Harigrass /
Deschampsia cespitosa 'Goldtau'

FERNS

Deer Fern / *Blechnum spicant*

COMMUNITY GARDEN

TREES

Vine Maple / *Acer circinatum*
Serviceberry / *Amelanchier alnifolia*
Starlight Dogwood /
Cornus kousa x *nuttallii* 'Starlight'

SHRUBS

Red-Flowering Currant / *Ribes sanguineum*
Nootka Rose / *Rosa nutkana*
Salmonberry / *Rubus spectabilis*
Evergreen Huckleberry / *Vaccinium ovatum*

GROUND COVER

Kinnickinnick / *Arctostaphylos uva-ursi*
Creeping Thyme / *Thymus serpyllum*
Beach Strawberry / *Fragaria chiloensis*

PERENNIALS

Yarrow / *Achillea millefolium*
Goldsturm Rudbeckia /
Rudbeckia fulgida 'Goldsturm'
Smooth Solomon's Seal / *Polygonatum biflorum*

BULBS

Camas / *Camassia quamash*

GRASSES

Tufted Harigrass /
Deschampsia cespitosa 'Goldtau'

VINES

Armand Clematis / *Clematis armandii*
Virginia Creeper / *Parthenocissus quinquefolia*

GREENWAY

TREES

Vine Maple / *Acer circinatum*
Eddie's White Wonder Dogwood /
Cornus 'Eddie's White Wonder'
Shore Pine / *Pinus contorta* var. *contorta*

SHRUBS

Winter Gem Boxwood / *Buxus microphylla* 'Winter Gem'
Salal / *Gaultheria Shallon*
Oregon Grape / *Mahonia aquifolium*
Red-Flowering Currant / *Ribes sanguineum*
Nootka Rose / *Rosa nutkana*
Evergreen Huckleberry / *Vaccinium ovatum*

GROUND COVER

Kinnickinnick / *Arctostaphylos uva-ursi*
Creeping Thyme / *Thymus serpyllum*
Bunchberry / *Cornus canadensis*
Redwood Sorrel / *Oxalis oregana*

PERENNIALS

Yarrow / *Achillea millefolium*
Goat's Beard / *Aruncus dioicus*
Bleeding Heart / *Dicentra formosa*
Hardhack / *Spiraea douglasii*
Goldstrum Rudbeckia / *Rudbeckia fulgida* 'Goldstrum'

BULBS

Camas / *Camassia quamash*

GRASSES

Tufted Harigrass / *Deschampsia cespitosa* 'Goldtau'

VINES

Virginia Creeper / *Parthenocissus quinquefolia*

FERNS

Deer Fern / *Blechnum spicant*
Western Sword Fern / *Polystichum munitum*

ENVIRONMENTAL STEWARDSHIP



STORMWATER MANAGEMENT



URBAN HABITAT



TREE CONSERVATION

PUBLIC ART



HABITAT VALUE

CONNECTIVITY



RESIDENTIAL PATHWAYS



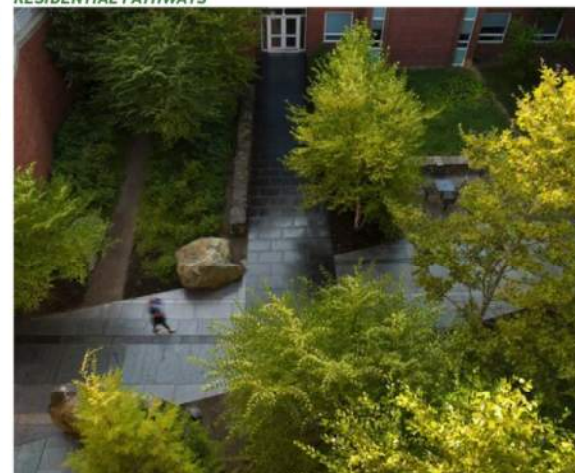
NATURAL MATERIALS



STONE WALLS



PEDESTRIAN PERMEABILITY



SPIRIT TRAIL



NORTH SHORE INSPIRED

SENSE OF COMMUNITY



PET-INCLUSIVE



HARVEST TABLE



RAIN GARDEN



FOREST EDGE



RESIDENTIAL PLANTING



COMMUNITY GARDEN



GREENWAY

