

# The Trails, Moodyville, North Vancouver BC

Official Community Plan Amendment Re-Submission



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

24th February 2026



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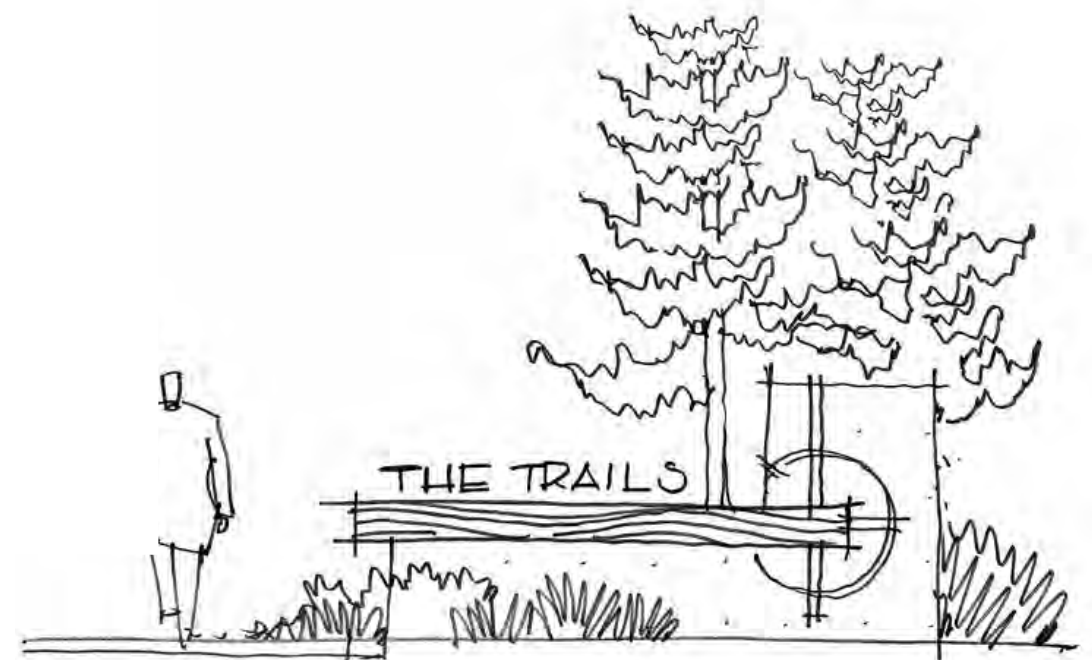
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### Appendix A: Landscape Architecture



# OCP AMENDMENT

## Design Rationale

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



# 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 3<sup>rd</sup> 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 a healthy, outdoor lifestyle.

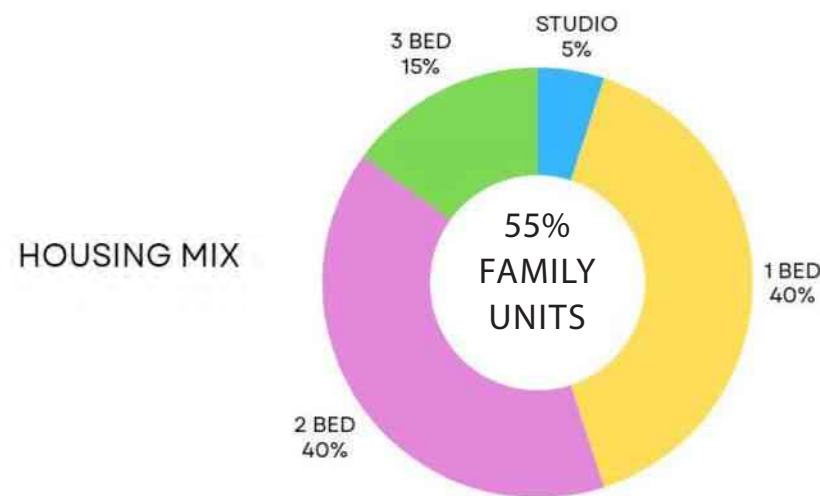
This equals 1.5 acres in total transferred to the city.

Unit sizes will range from ~400sf 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.



VIEW TO THE EXPANDED PARK, AND BUILDING C1 FROM EAST 1ST STREET



# 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

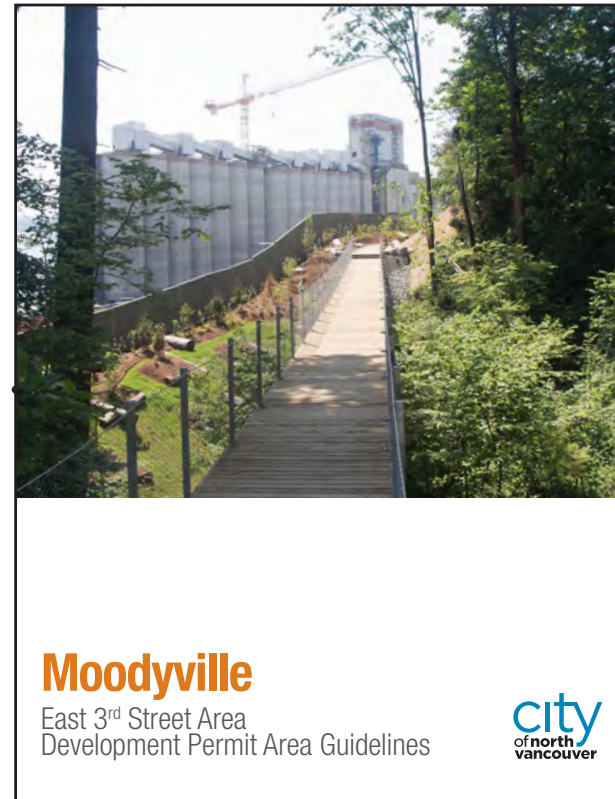


### Exhibit 3 Existing Transit Network

Trails Development, CNV  
04-24-0222 July 2024



# OCP AMENDMENT



**DESIGN GUIDELINES  
GUIDING PRINCIPLES**

- Contribute to Moodyville identity
- Create neighbourly streetscapes
- Advance sustainability
- Improve mobility
- Promote housing diversity

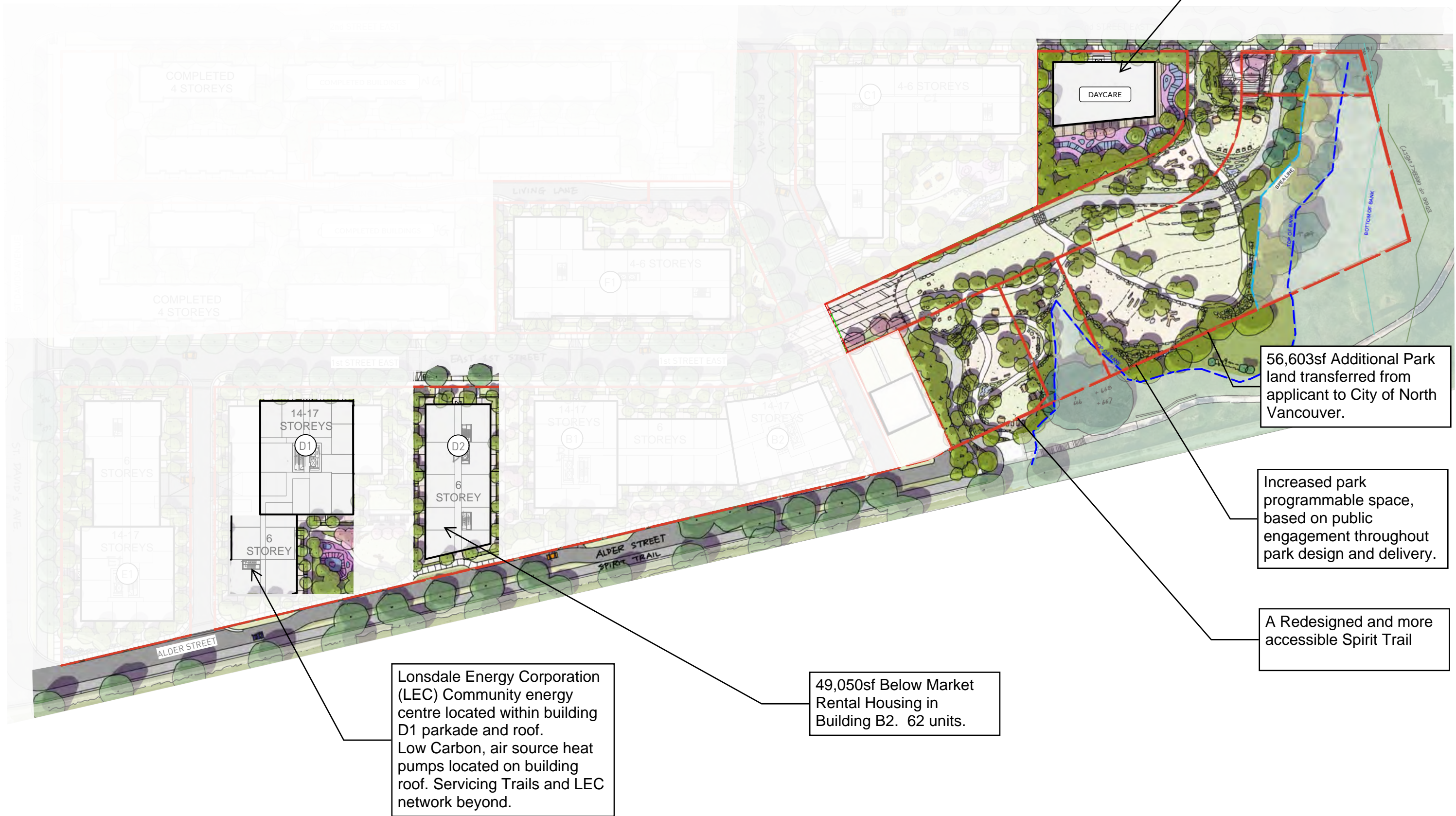
“A range of building forms and housing types create a diverse streetscape, unified by the pedestrian scale rhythm of front doors with paths to the sidewalk.”



Front doors and Patios opening to the street and lane are provided throughout.



# Benefits to the Community



~5,000sf Daycare transferred from applicant to City of North Vancouver.

56,603sf Additional Park land transferred from applicant to City of North Vancouver.

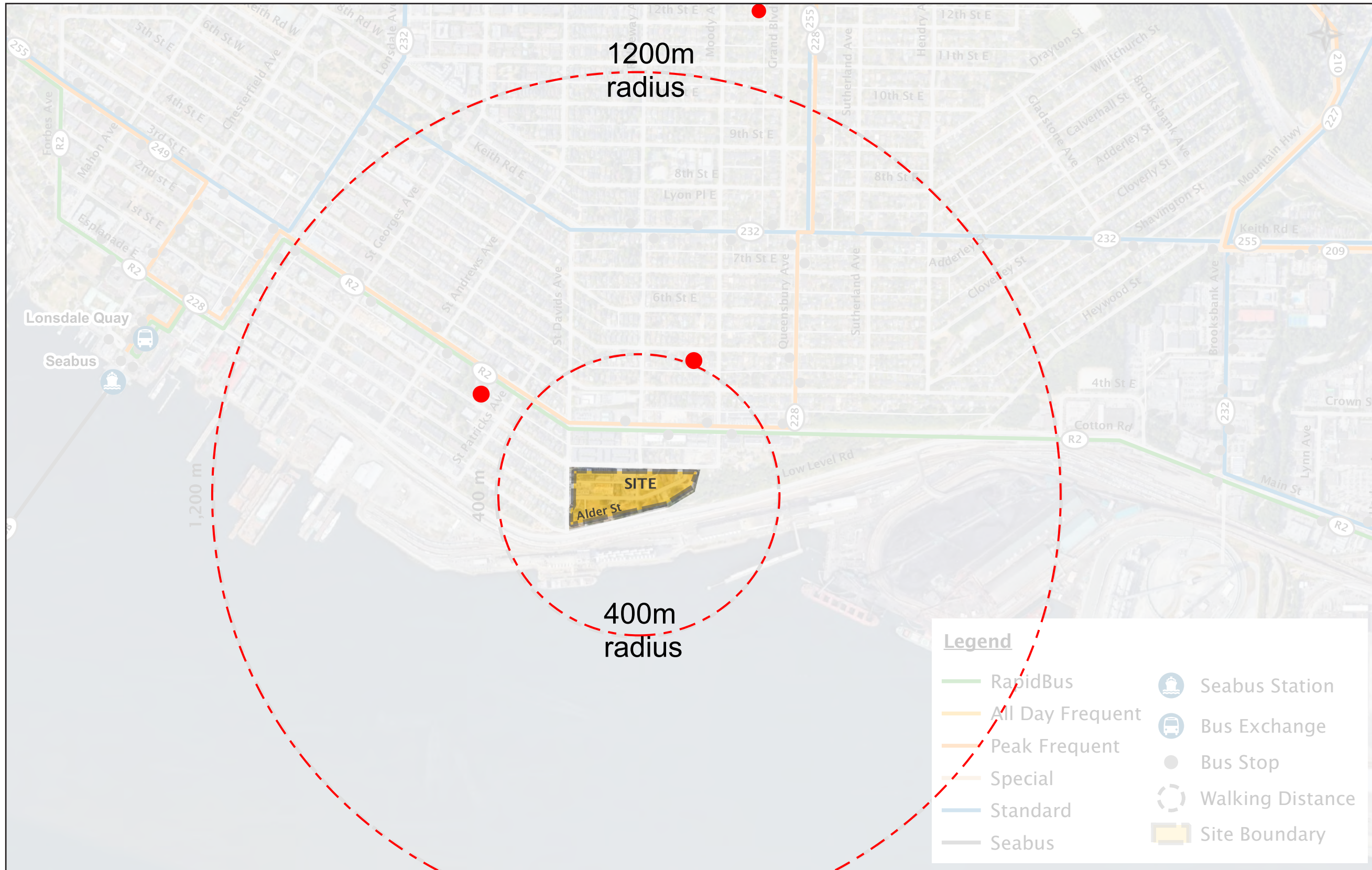
Increased park programmable space, based on public engagement throughout park design and delivery.

A Redesigned and more accessible Spirit Trail

Lonsdale Energy Corporation (LEC) Community energy centre located within building D1 parkade and roof. Low Carbon, air source heat pumps located on building roof. Servicing Trails and LEC network beyond.

49,050sf Below Market Rental Housing in Building B2. 62 units.

# 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.

THE TRAILS - MOODYVILLE : OVERALL SITE FSR AFTER REZONING					THE TRAILS - MOODYVILLE : Rezoned Lands FSR					
FSR By Phase	Exempt Area (Sq. ft)	Floor Space Area (Sq. ft)	Phase Site Area(Sq. ft)	FSR PROPOSED by Phase	APPROVED CD-669 or DP Approved FSR	FSR By Phase	Floor Space Area (Sq. ft)	Phase Site Area(Sq. ft)	FSR PROPOSED by Phase	
Phase 1 (Already Built)		97,399	68,271	1.43	Max 1.55 Per lot. 1.25 max over whole lands	Phase 1 (Already Built)	Already built			
Phase 2B (Already Built)		74,432	48,020	1.55		Phase 2B (Already Built)	Already built			
Phase A Transferred to CNV to become Park		0	12,205	0.00		Phase A Transferred to CNV to become Park	0	12,205	0.00	
Phase B market Buildings B1 B2 & link		271,452	52,661	5.15		Phase B market Buildings B1 B2 & link	271,452	52,661	5.15	
Phase C: Buildings C1&C2 (Lot inc Greenway)		91,120	73,919	1.23		Phase C: Buildings C1&C2 (Lot inc Greenway)	91,120	73,919	1.23	
Phase D :Building D1 &D2 (inc. non.mkt)		243,610	42,429	5.74		Phase D :Building D1 &D2 (inc. non.mkt)	243,610	42,429	5.74	
Phase E: Building E1		170,050	27,815	6.11		Phase E: Building E1	170,050	27,815	6.11	
Phase F: Building F1 (including Holdout)		79,004	27,823	2.84		Phase F: Building F1 (including Holdout)	79,004	27,823	2.84	
Daycare (Exempt from FSR)	5000					Daycare (Exempt from FSR)	0	0		
Phase 6 City Park			44,366			Phase 6 City Park	0	44,366		
Difference in Site Area at Land Swap; Density Carried into total site area			10,571			Difference in Site Area at Land Swap; Density Carried into total site area	0	10,571		
<b>Total</b>		<b>1,027,067</b>	<b>408,081</b>	<b>2.52</b>		<b>Total</b>	<b>855,236</b>	<b>291,790</b>	<b>2.93</b>	
<b>OVERALL SITE FSR</b>						Proposed	<b>REZONED LANDS FSR</b>			Proposed
Total Proposed GFA ( Sq ft)						1,027,067	REZONING Proposed GFA ( Sq ft)			855,236
Overall FSR					2.52	Overall FSR			2.93	

# AREA BREAKDOWN PER BUILDING.

Phase B	
Total	271,452

BUILDING B1 Mid Rise	
Level 14	7,500
Level 13	7,500
Level 12	7,500
Level 11	7,500
Level 10	7,500
Level 9	7,500
Level 8	7,500
Level 7	7,500
Level 6	7,500
Level 5	7,500
Level 4	7,500
Level 3	7,500
Level 2	7,500
Level 1	7,500
P1	4,500
P2	2,151
P3	2,151
<b>BUILDING B1</b>	<b>113,802</b>

BUILDING B2 Mid Rise	
Level 14	7,500
Level 13	7,500
Level 12	7,500
Level 11	7,500
Level 10	7,500
Level 9	7,500
Level 8	7,500
Level 7	7,500
Level 6	7,500
Level 5	7,500
Level 4	7,500
Level 3	7,500
Level 2	7,500
Level 1	7,500
P1	3,750
P2	2,250
P3	2,250
<b>BUILDING B2</b>	<b>113,250</b>

B1 B2 CONNECTOR	
Level 6	5,920
Level 5	5,920
Level 4	5,920
Level 3	5,920
Level 2	5,920
Level 1	5,920
p1	2,960
p2	2,960
p3	2,960
<b>B1 B2 Connector</b>	<b>44,400</b>

BUILDING C1	
Level 6	0
Level 5	12,370
Level 4	17,500
Level 3	17,500
Level 2	17,500
Level 1	17,500
p1	8,750
<b>C1 Total</b>	<b>91,120</b>

Phase D	
Total Mkt	194,560
Non Mkt Total	49,050

BUILDING D1 Mid Rise	
Level 14	9,000
Level 13	9,000
Level 12	9,000
Level 11	9,000
Level 10	9,000
Level 9	9,000
Level 8	9,000
Level 7	9,000
Level 6	9,000
Level 5	9,000
Level 4	9,000
Level 3	9,000
Level 2	9,000
Level 1	9,000
P1	4,500
P2	2,151
P3	2,151
<b>Building D1</b>	<b>133,200</b>

BUILDING D1 Podium	
Level 6	9,440
Level 5	9,440
Level 4	9,440
Level 3	9,440
Level 2	9,440
Level 1	9,440
p1	4,720
p2	4,720
<b>D1 Podium</b>	<b>61,360</b>

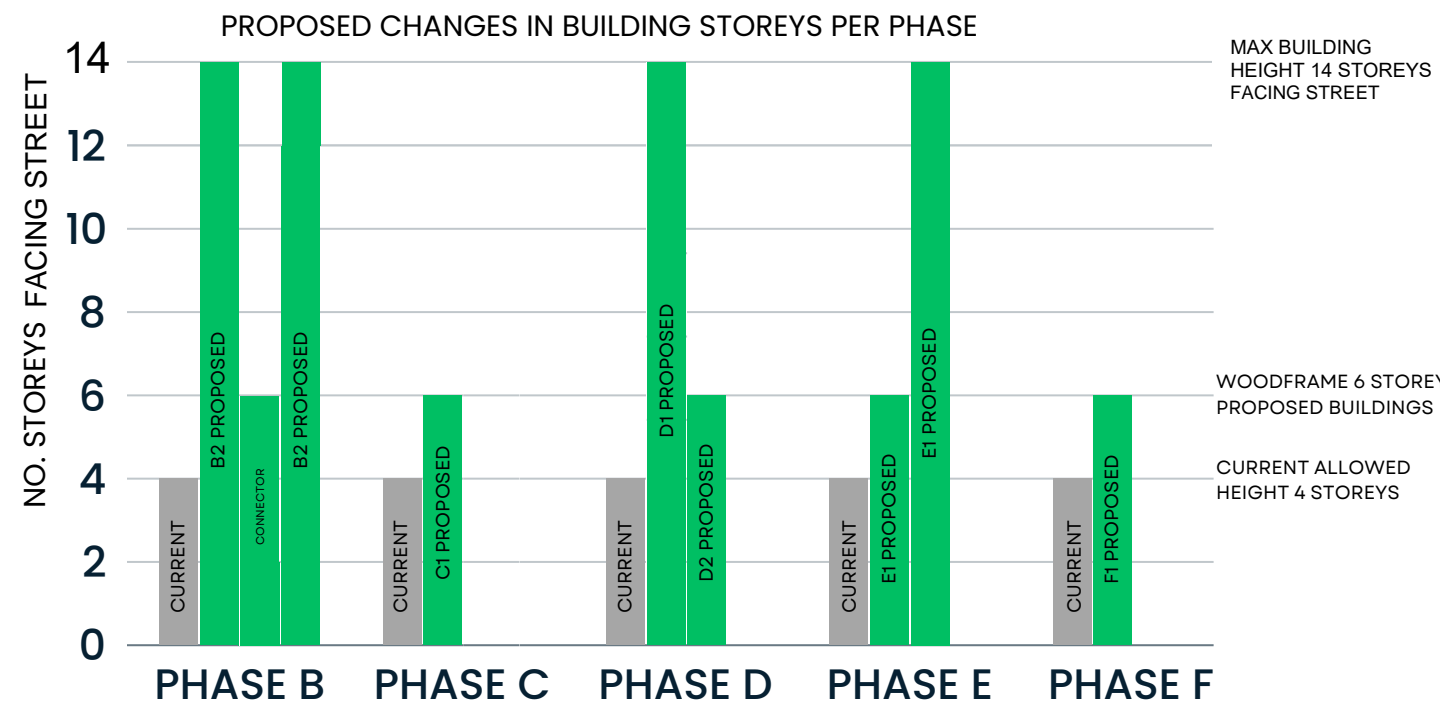
BUILDING D2 Non Mrkt	
Level 6	4,088
Level 5	4,088
Level 4	4,088
Level 3	8,175
Level 2	8,175
Level 1	8,175
P1	4,088
P2	4,088
P3	4,088
<b>D2 Total</b>	<b>49,050</b>

Phase E total	
Total	170,050

BUILDING E1 Mid Rise	
Level 14	7,500
Level 13	7,500
Level 12	7,500
Level 11	7,500
Level 10	7,500
Level 9	7,500
Level 8	7,500
Level 7	7,500
Level 6	7,500
Level 5	7,500
Level 4	7,500
Level 3	7,500
Level 2	7,500
Level 1	7,500
P1	7,500
P2	3,750
P3	3,750
<b>E Mid Rise</b>	<b>120,000</b>

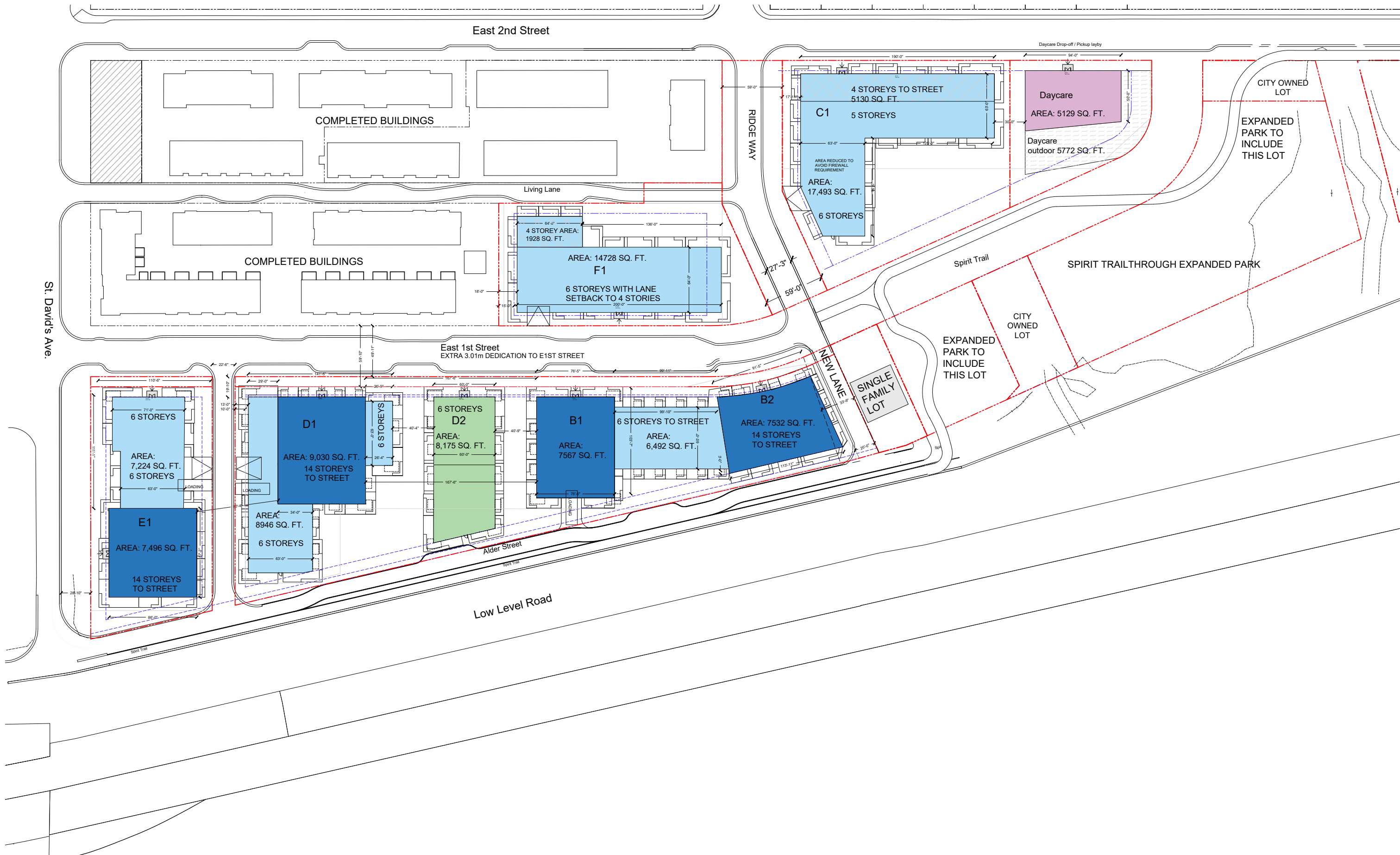
BUILDING E1 Podium	
Level 6	7,700
Level 5	7,700
Level 4	7,700
Level 3	7,700
Level 2	7,700
Level 1	7,700
p1	3,850
<b>E1 Podium</b>	<b>50,050</b>

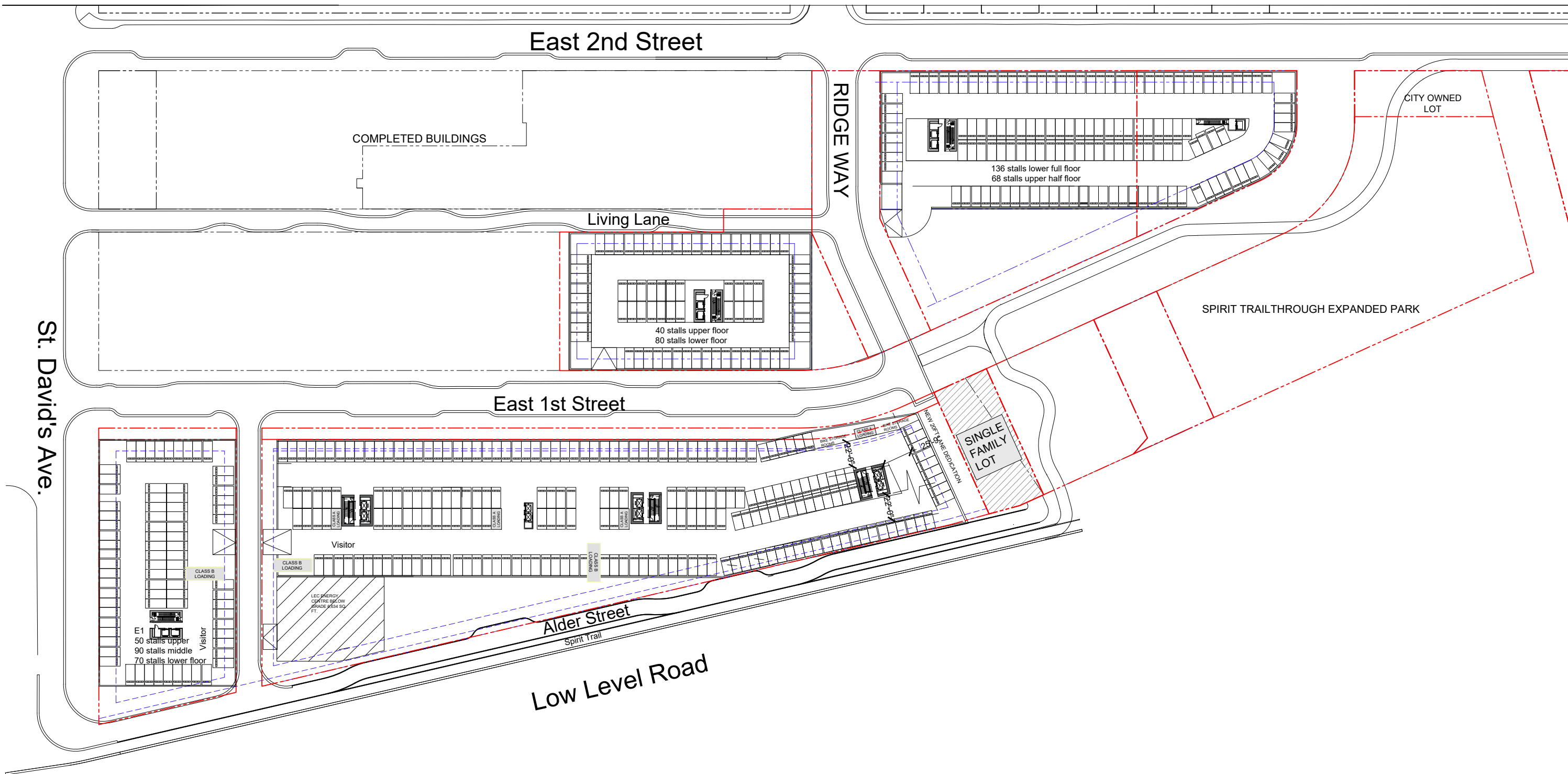
BUILDING F1	
Level 6	0
Level 5	12,728
Level 4	14,728
Level 3	14,728
Level 2	14,728
Level 1	14,728
p1	7,364
<b>F Total</b>	<b>79,004</b>



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.

BELOW-MARKET RENTAL HOUSING IS PROVIDED IN BUILDING D2





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.



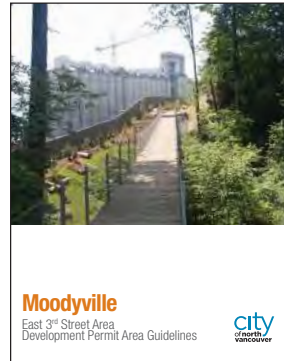
98,257sf  
 CURRENT APPROVED  
 ZONING SITE COVERAGE  
 SCHEMATIC ILLUSTRATION



**PROPOSED SITE  
COVERAGE**  
99,589sf

**BUILDING PARCEL PLAN**

# OCP AMENDMENT



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

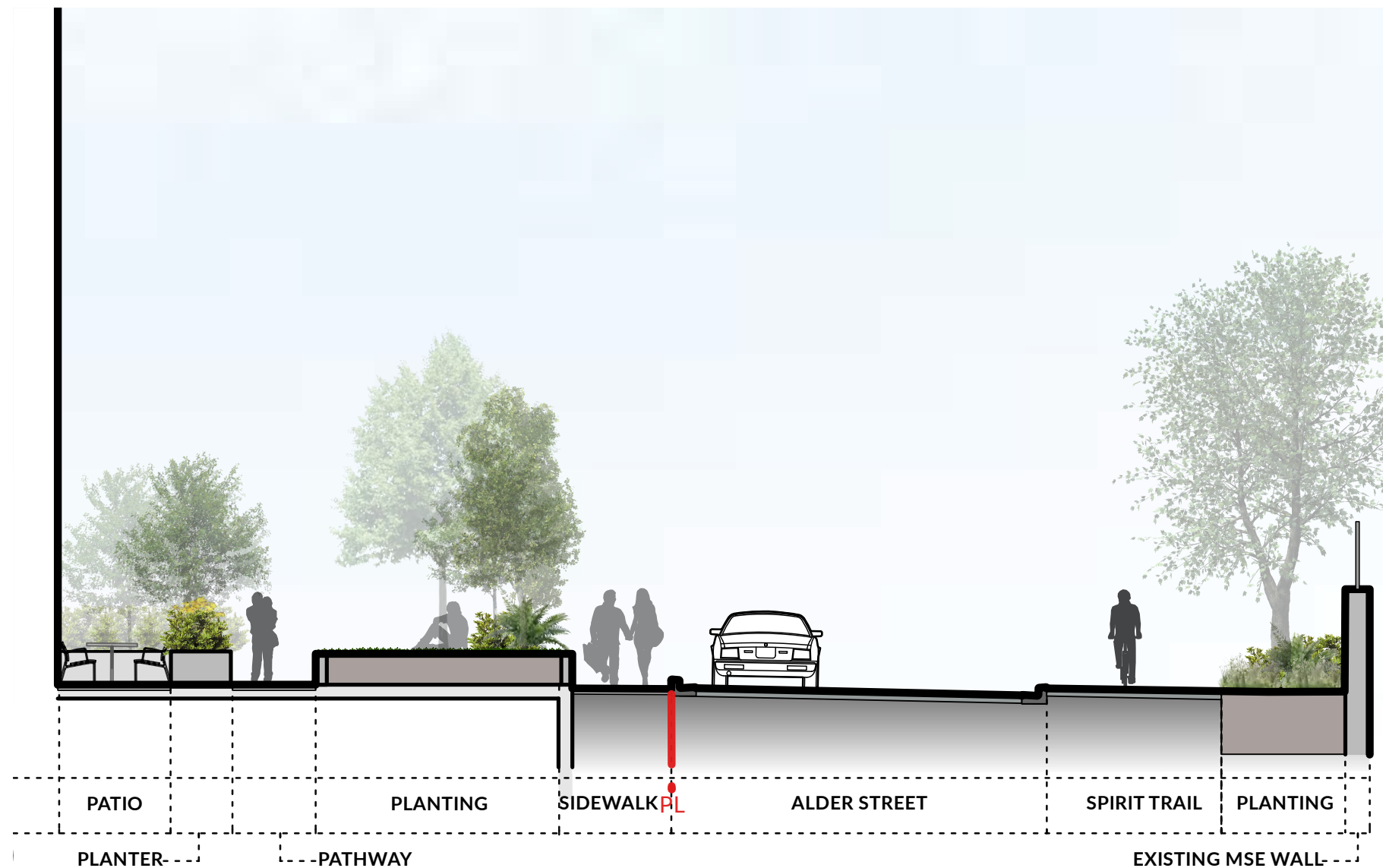
Special care and attention is paid at this early stage to how the buildings meet grade. Private patios opening to the street with front doors are provided at every building frontage. Activation of the sidewalk and ground plane is further enhanced through the provision of shared spaces between these private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

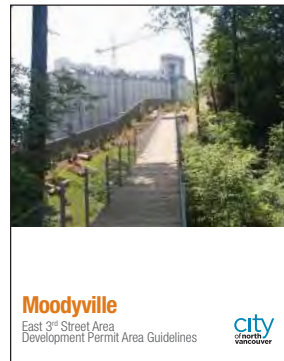
“Contemporary architectural forms support placemaking and comfort through well designed frontages“



KEYPLAN  
Scale: 1:4000



# OCP AMENDMENT



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

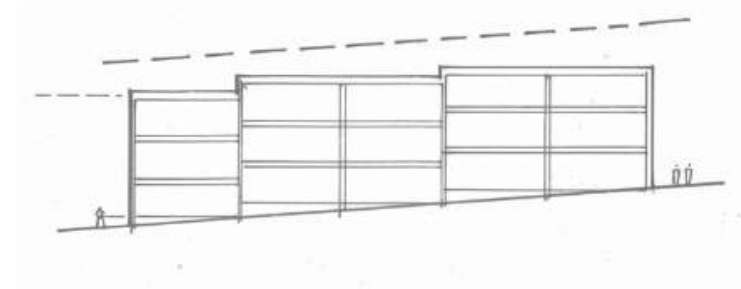


Figure 38. Cross-slope adjustment  
Guidelines | 27



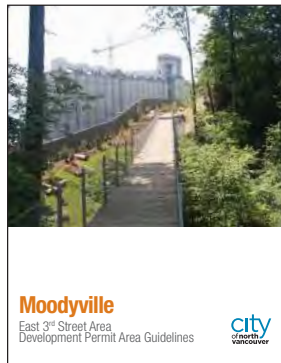
The best views to the water are framed by the revised Ridgeway orientation. This allows the public park users enjoy the best water views.  
The secondary views shown here are framed with lower buildings, and landscape elements

BEST VIEW



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

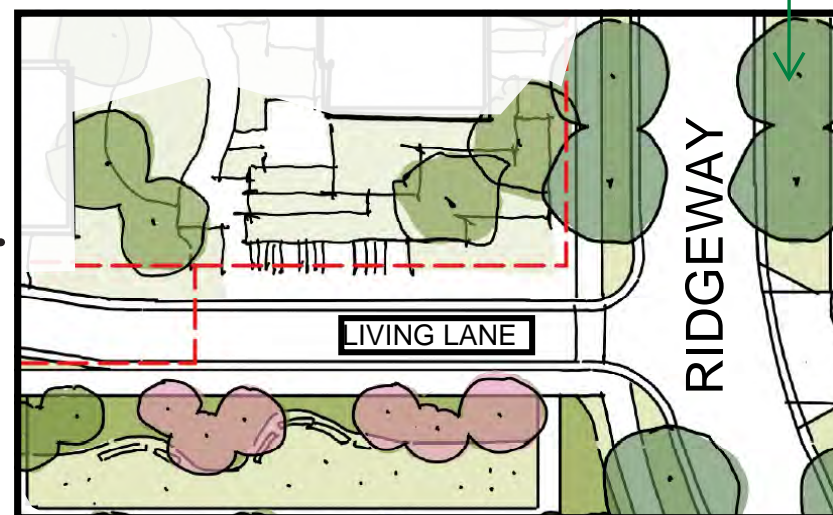
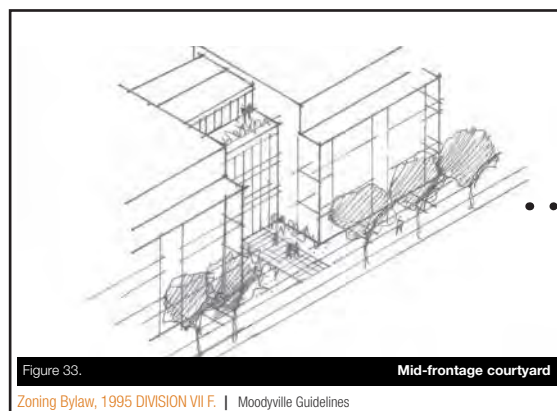
# OCP AMENDMENT



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



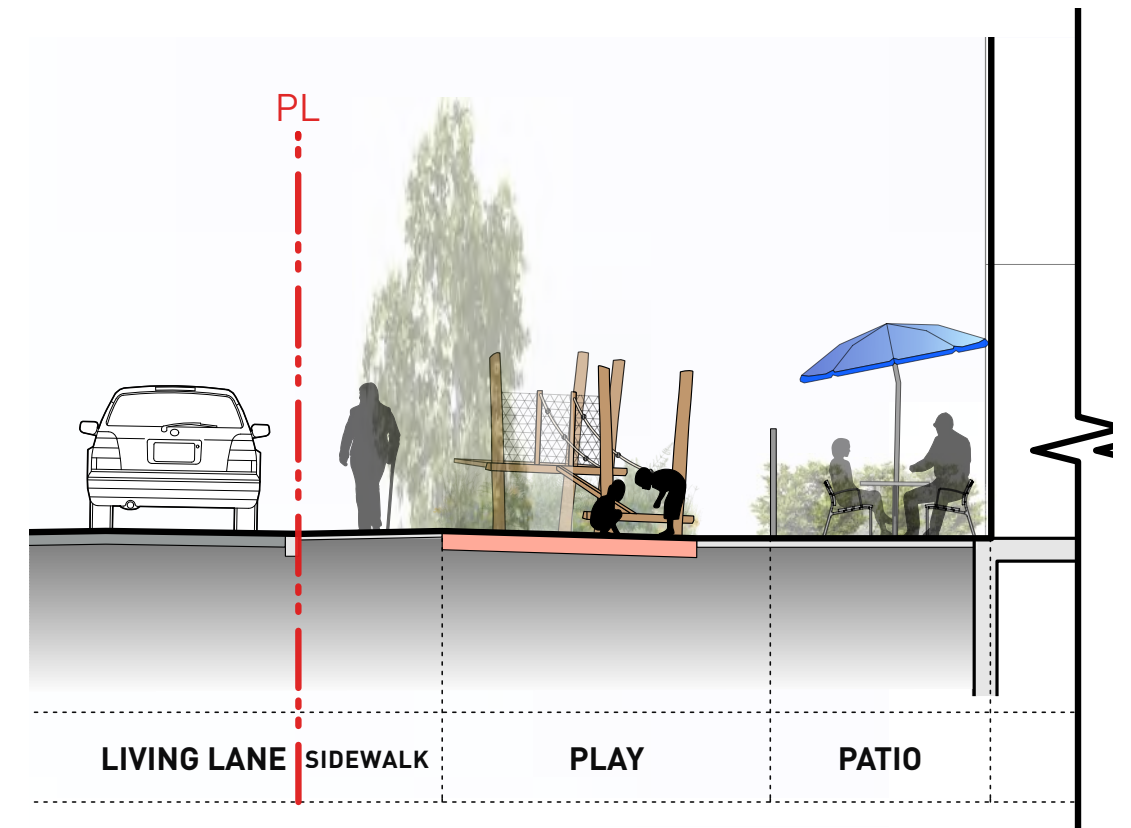
Courtyards and semi-private residents amenity spaces are desired within the existing Moodyville guidelines. The example courtyard at building F located a children’s play area adjacent to the Living Lane. This results in increased activation of the lane and courtyard.



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.

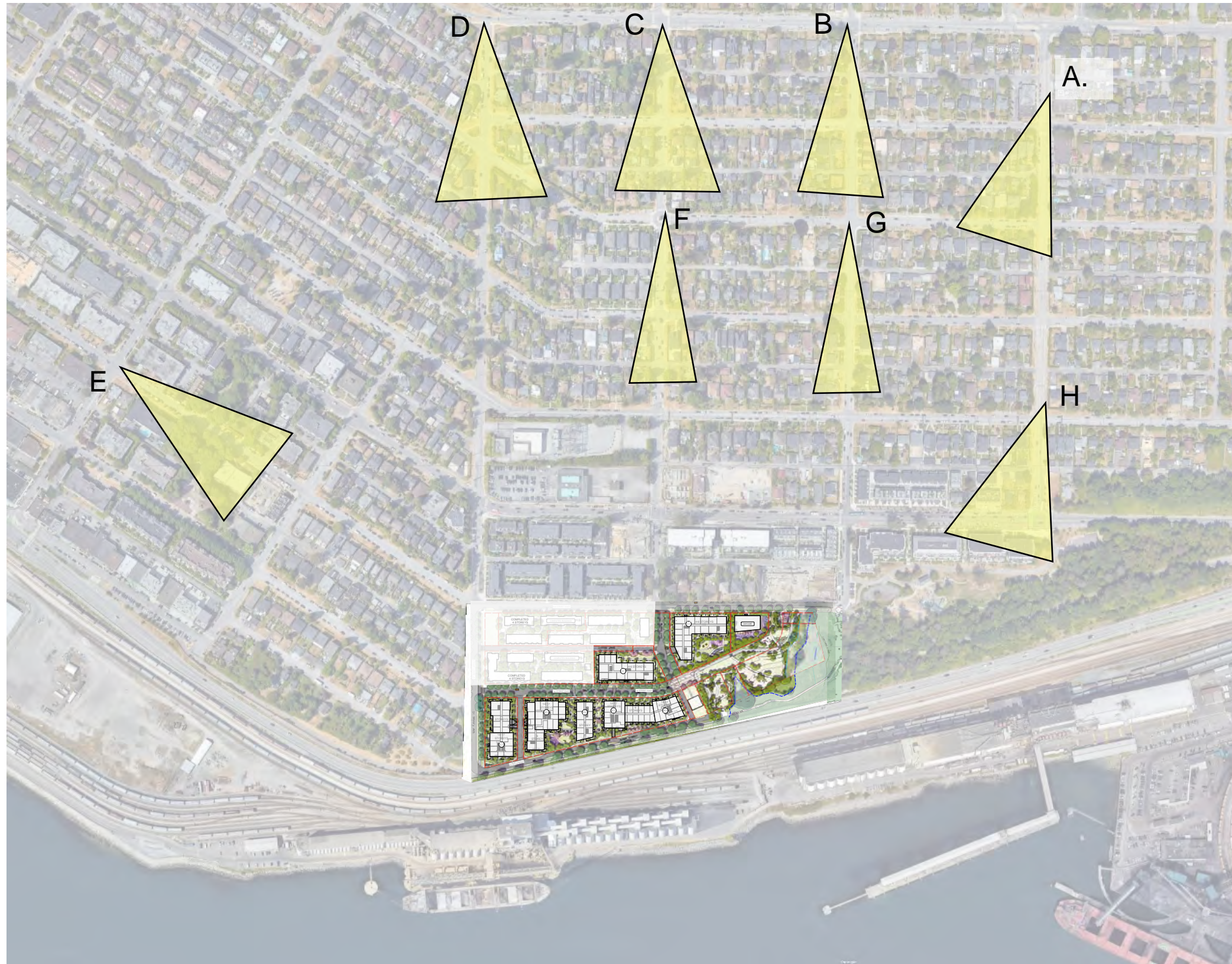
The proposed extension to the Living Lane will create additional public open space adjacent to the travel lane. Building’s C1 & C2 are massed to allow this, and the daycare occupies the south side of the lane, creating a node for family interaction during drop off and collection. Vehicle drop off for 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.



## POLICY CONTEXT

# OCP AMENDMENT

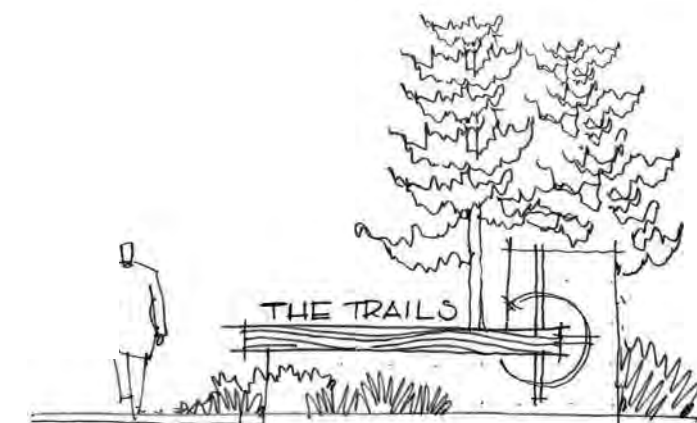


- A. QUEENSBURY AND 7TH
- B. KEITH ROAD & MOODY AVE
- C. KEITH ROAD & RIDGEWAY
- D. KEITH ROAD & ST.DAVIDS
- E. 2ND ST & ST. ANDREWS AVE
- F. 6TH ST. & RIDGEWAY
- G. 6TH ST. & MOODY AVE
- H. 4TH ST & QUEENSBURY

Community Context



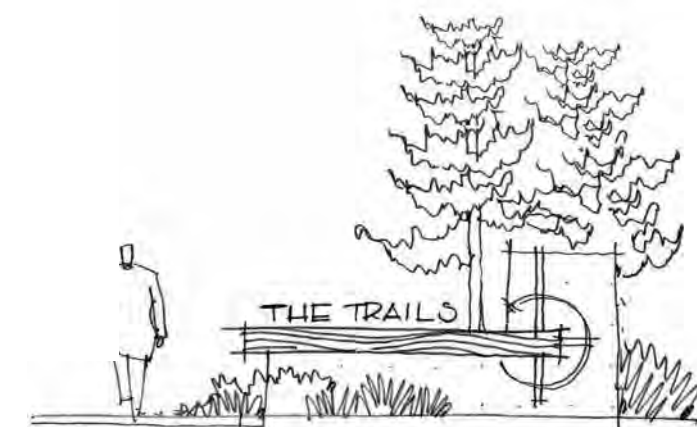
A. QUEENSBURY AND 7TH  
PROPOSAL NOT VISIBLE





B. KEITH ROAD AND MOODY AVE

PROPOSAL NOT VISIBLE



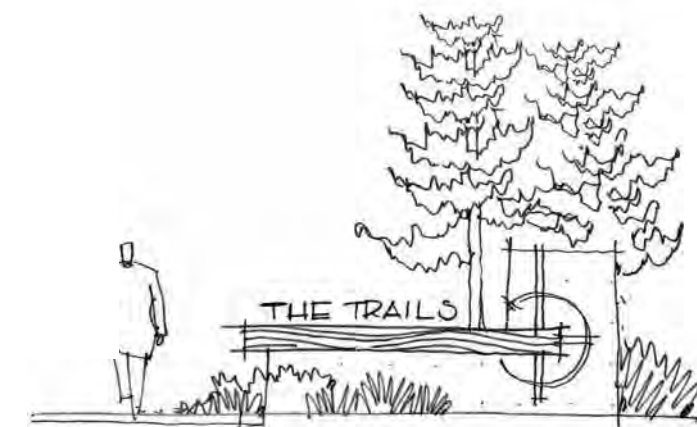


C. KEITH ROAD & RIDGEWAY



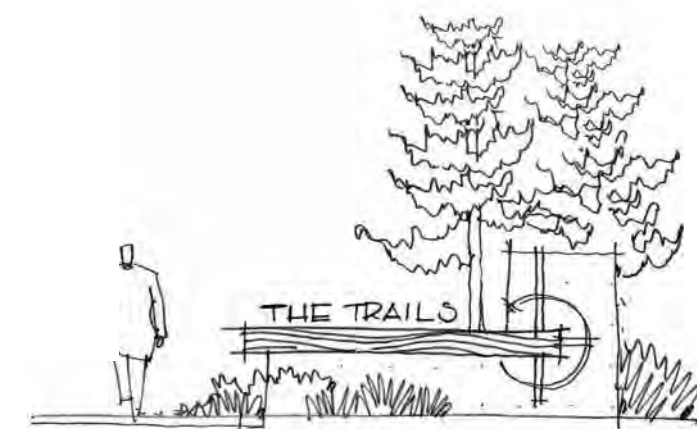


D. KEITH ROAD & ST.DAVIDS



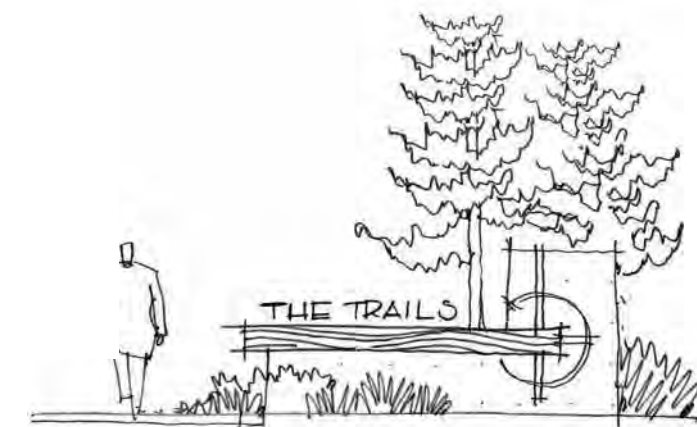


E. 2ND ST & ST. ANDREWS AVE



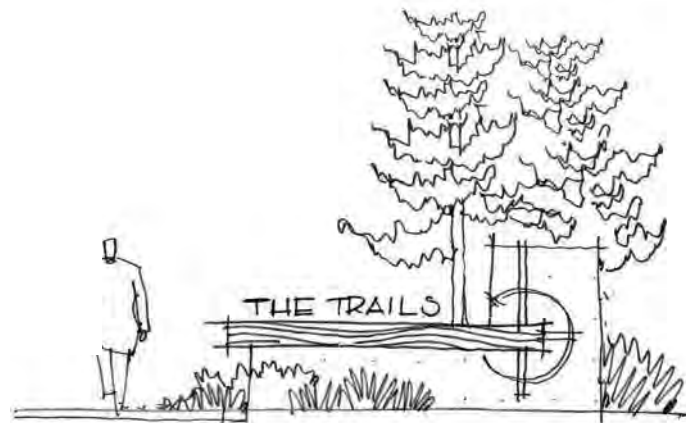


F. 6TH ST. & RIDGEWAY



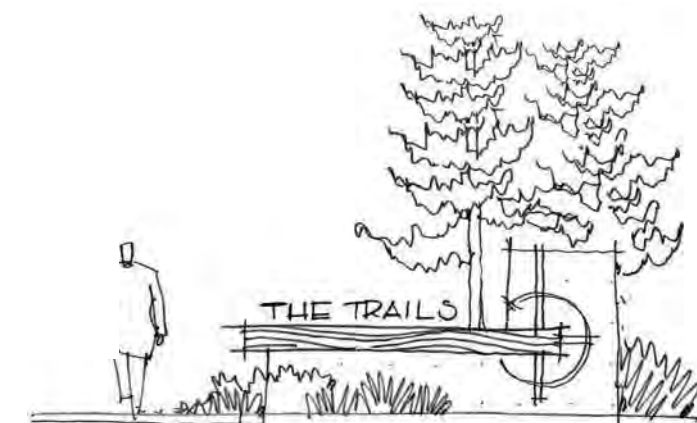


G. 6TH ST. & MOODY AVE

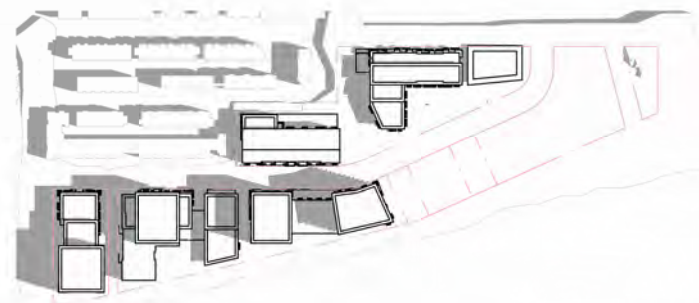




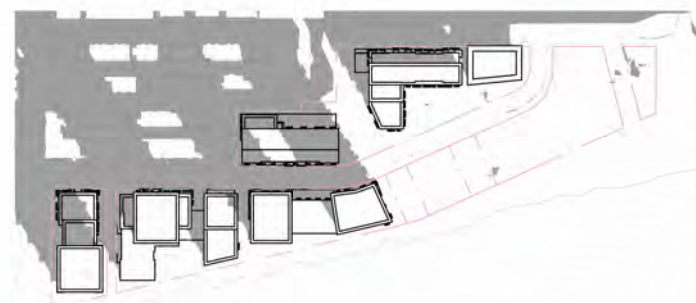
H. 4TH ST & QUEENSBURY  
 PROPOSAL NOT VISIBLE



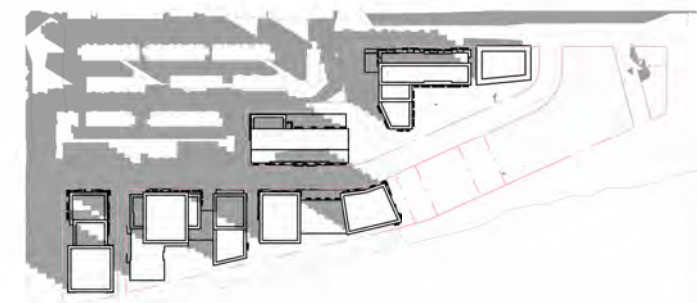
# SHADOW STUDY



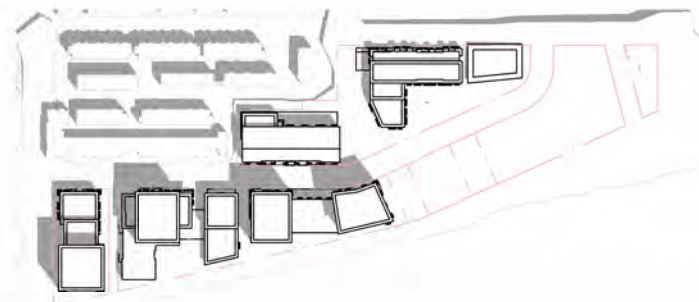
1 JUNE 21 10am  
A0.06 SCALE: 1" = 200'-0"



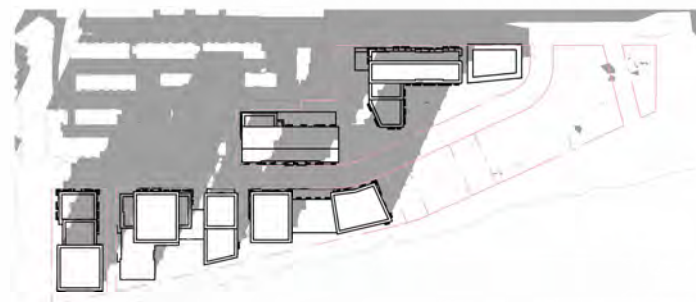
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A0.06 SCALE: 1" = 200'-0"



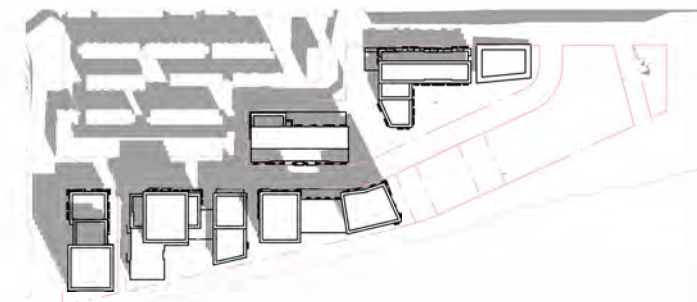
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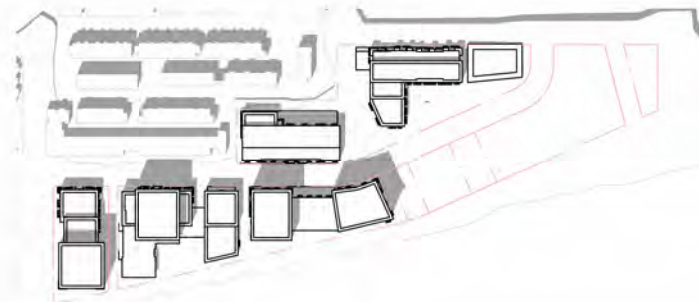
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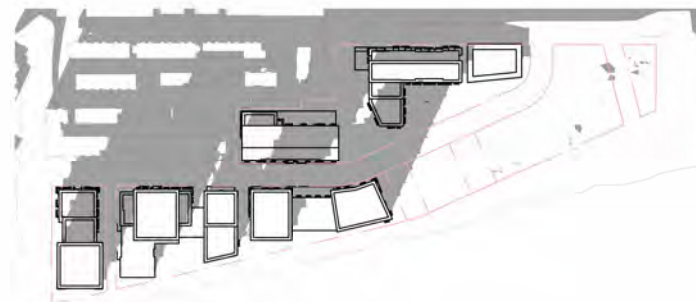
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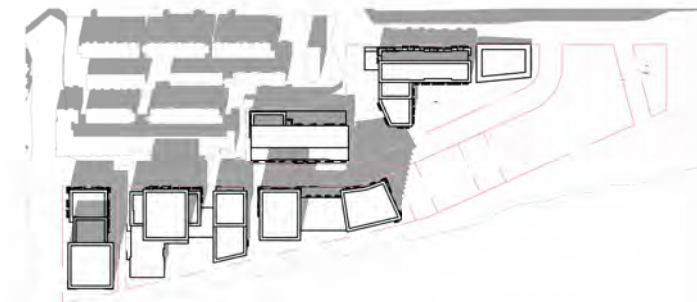
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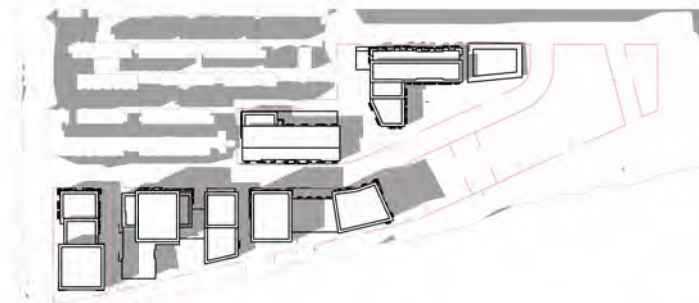
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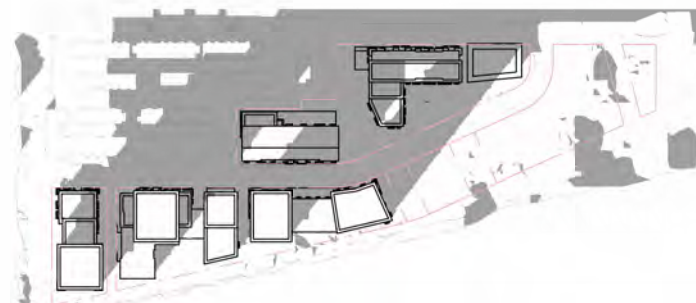
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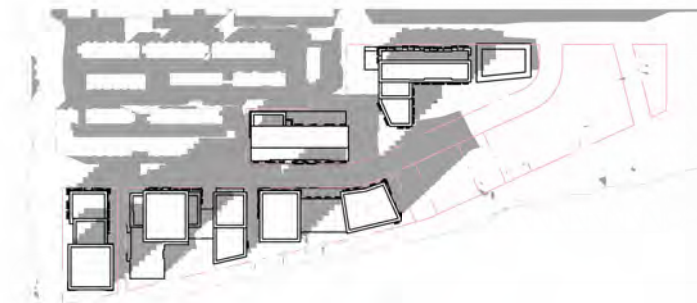
9 MARCH 21 2pm  
A0.06 SCALE: 1" = 200'-0"



10 JUNE 21 4pm  
A0.06 SCALE: 1" = 200'-0"



11 DECEMBER 21 4pm  
A0.06 SCALE: 1" = 200'-0"



12 MARCH 21 4pm  
A0.06 SCALE: 1" = 200'-0"

# OCP Amemdment: Community Context

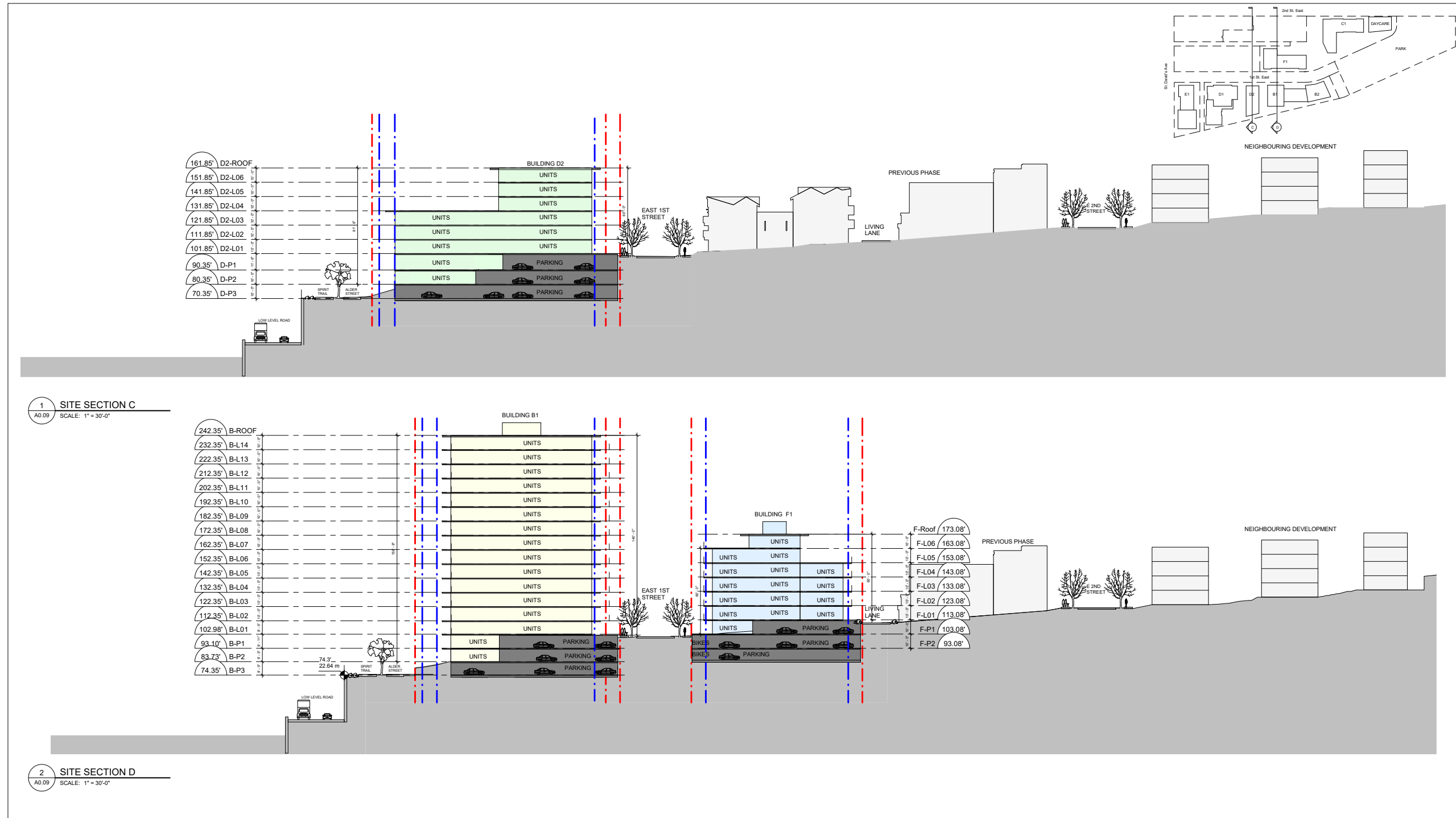
## SITE SECTIONS A&B



## Site Sections

# OCP Amemdment: Community Context

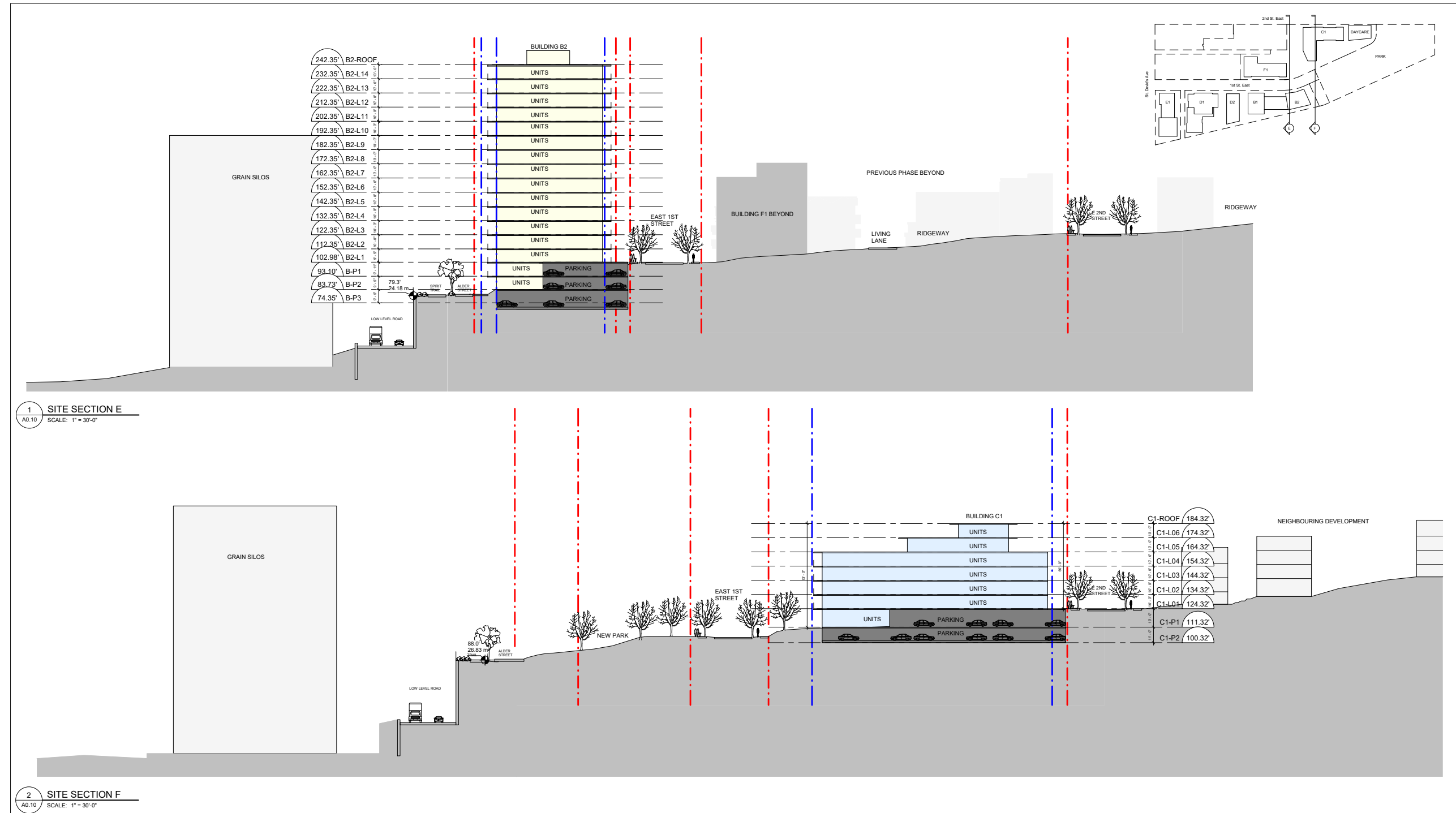
## SITE SECTIONS C&D



## Site Sections

# OCP Amemdment: Community Context

## SITE SECTIONS E&F



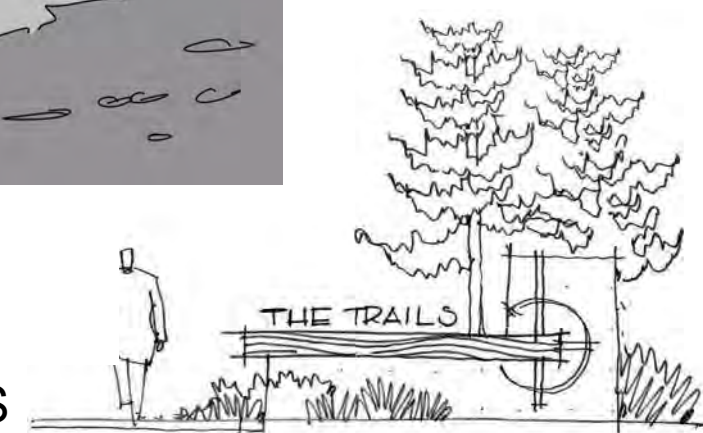
## Site Sections



Residential amenity spaces  
 The highlighted spaces are schematic locations for outdoor amenity which would connect to indoor amenity spaces. This connected spaces will offer residents for each building shared spaces for social interaction, and hosting events and meetings



LOOKING SOUTHWEST THROUGH THE NEW PARK



BUILDING MASSING 3D VIEWS



LOOKING NORTH EAST TO THE NEW PARK



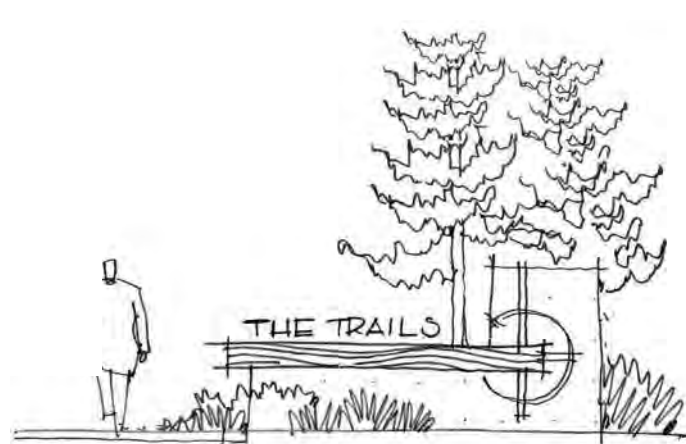


LOOKING EAST AT RIDGEWAY AND E 2ND STREET





LOOKING NORTH EAST TO THE SPIRIT TRAIL AND ST DAVIDS AVE



BUILDING MASSING 3D VIEWS

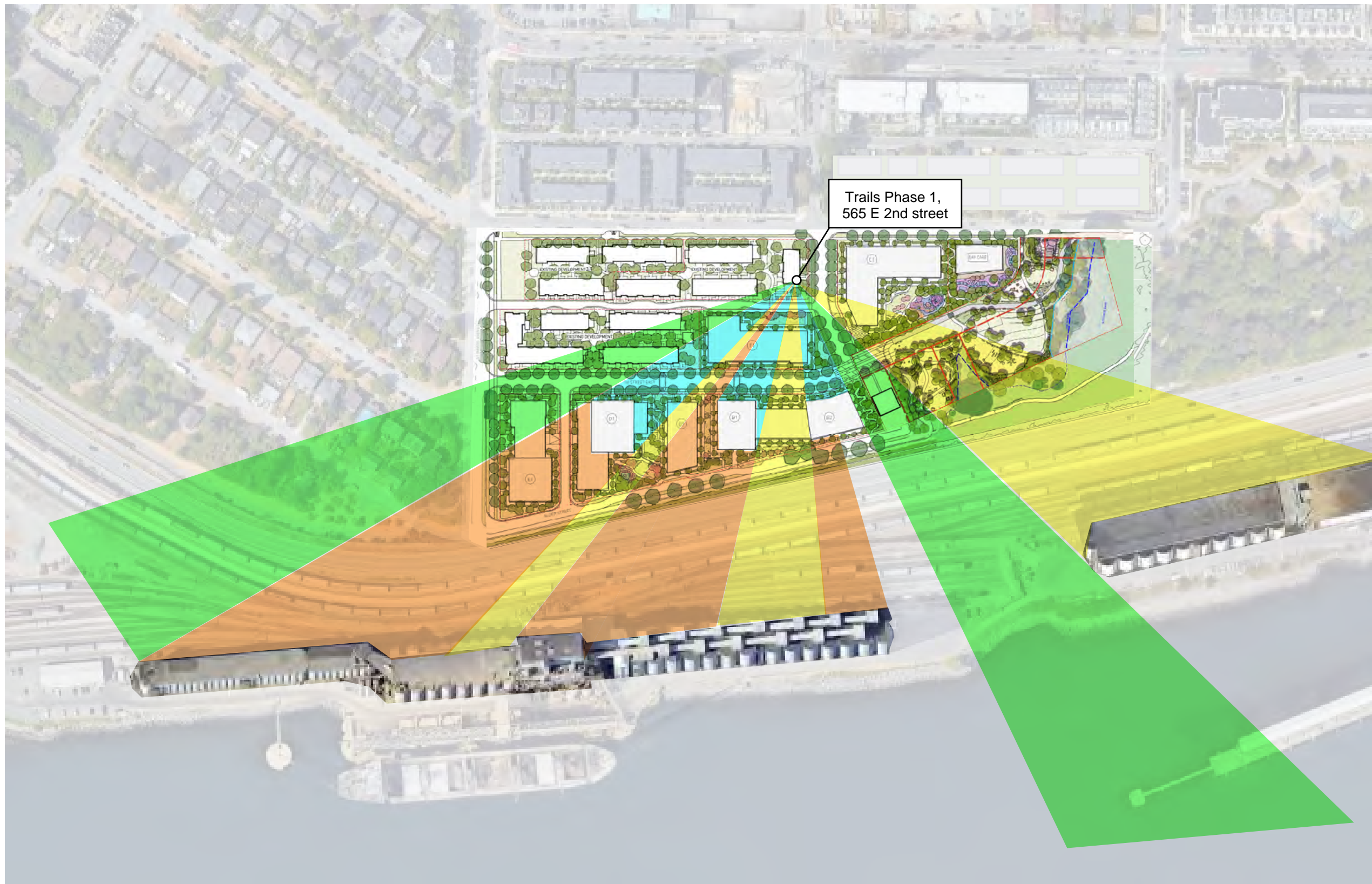


The following pages consist of 2d and 3d studies, to illustrate the minimal impact the proposed massing will have existing views. This has been developed as part of the public consultation process with neighboring residents.

In no case will the additional height completely obstruct a previous view. The currently approved 4 storey heights on the Trails is considered to have similar impact to the proposed massing along 2nd street. The taller buildings located South of E1st street will have minimal impact and will screen the views to the industrial grain silos beyond in many cases.

PROPOSED VIEW IMPACT STUDY LOCATIONS

# Trails Phase 1, 565 E 2nd street



## LEGEND

- NO ADDITIONAL PROPOSED IMPACT
- NO ADDITIONAL IMPACT ON VIEW, ALREADY PARTIALLY IMPACTED BY APPROVED 4 STOREY HEIGHT
- VIEW ALREADY IMPACTED
- PROPOSAL'S IMPACT ON VIEW

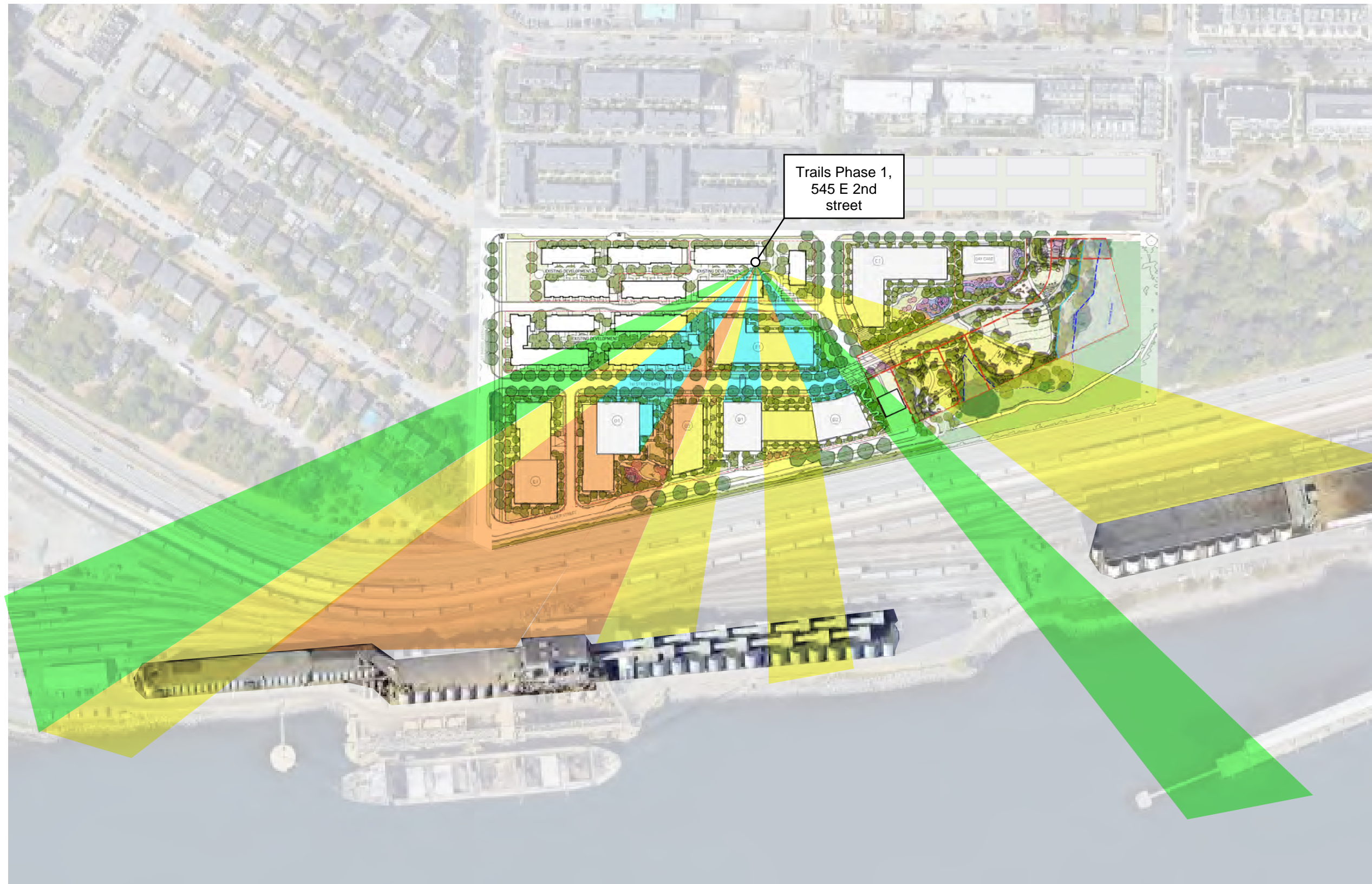
## PROPOSED VIEW IMPACT STUDY

Community Context

# Trails Phase 1, 545 E 2nd street

## LEGEND

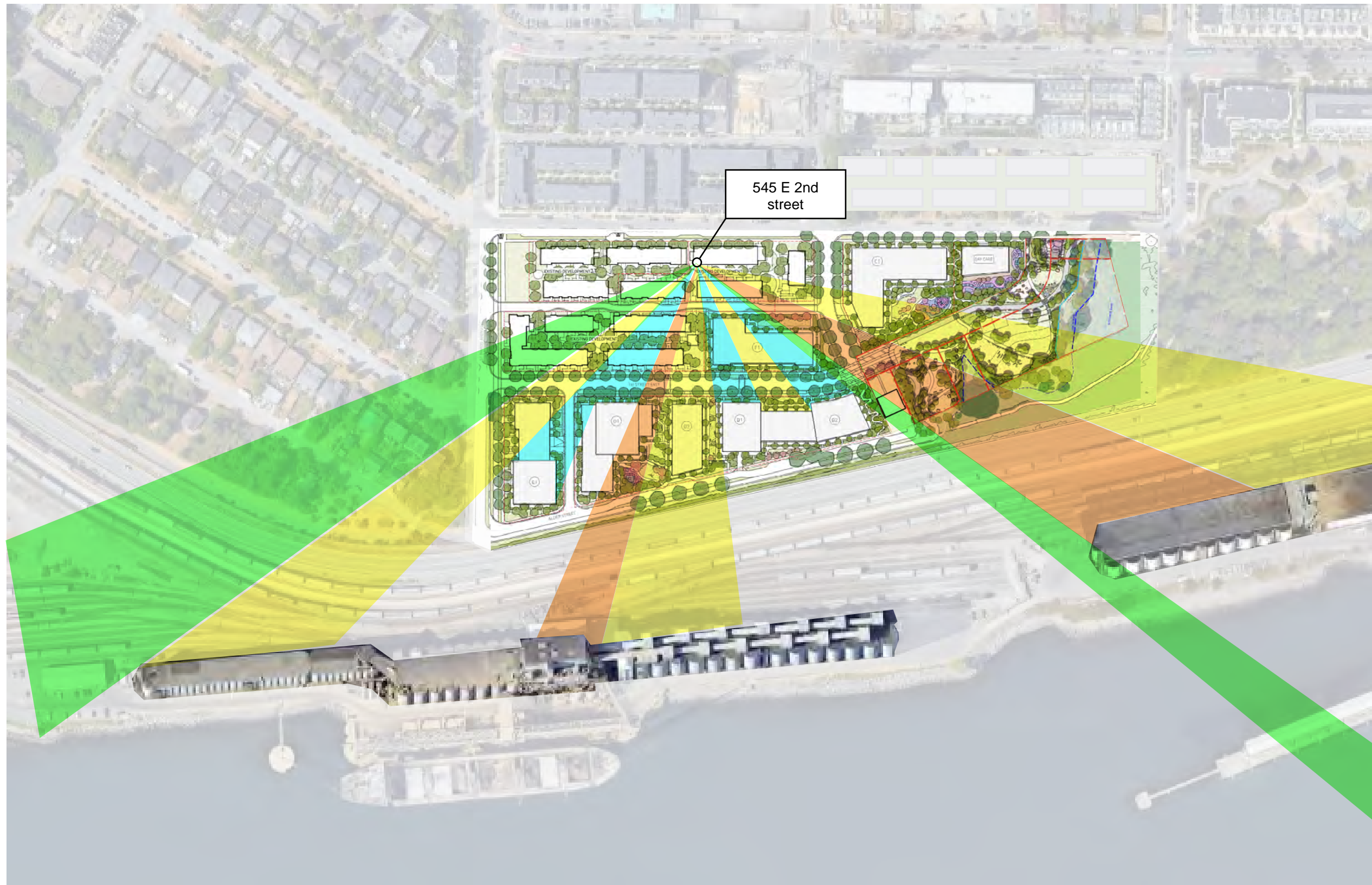
- NO ADDITIONAL PROPOSED IMPACT
- NO ADDITIONAL IMPACT ON VIEW, ALREADY PARTIALLY IMPACTED BY APPROVED 4 STOREY HEIGHT
- VIEW ALREADY IMPACTED
- PROPOSAL'S IMPACT ON VIEW







## PROPOSED VIEW IMPACT STUDY

Community Context

# Trails Phase 1, 545 E 2nd street



## LEGEND

-  NO ADDITIONAL PROPOSED IMPACT
-  NO ADDITIONAL IMPACT ON VIEW, ALREADY PARTIALLY IMPACTED BY APPROVED 4 STOREY HEIGHT
-  VIEW ALREADY IMPACTED
-  PROPOSAL'S IMPACT ON VIEW

## PROPOSED VIEW IMPACT STUDY

Community Context

# Trails Phase 1, 515 E 2nd street

## LEGEND

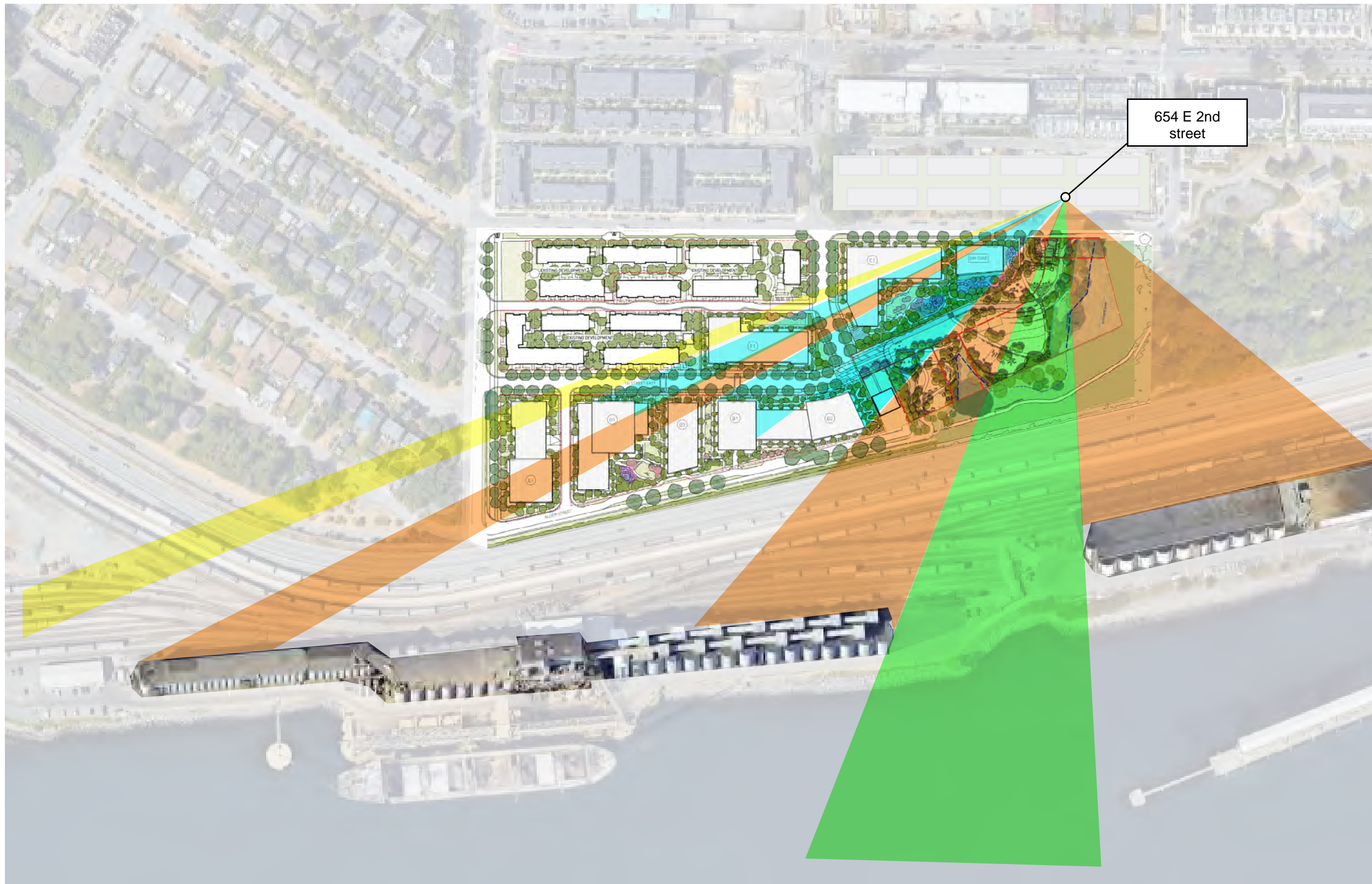
- NO ADDITIONAL PROPOSED IMPACT
- NO ADDITIONAL IMPACT ON VIEW, ALREADY PARTIALLY IMPACTED BY APPROVED 4 STOREY HEIGHT
- VIEW ALREADY IMPACTED
- PROPOSAL'S IMPACT ON VIEW



## PROPOSED VIEW IMPACT STUDY

Community Context

# 654 E 2nd street



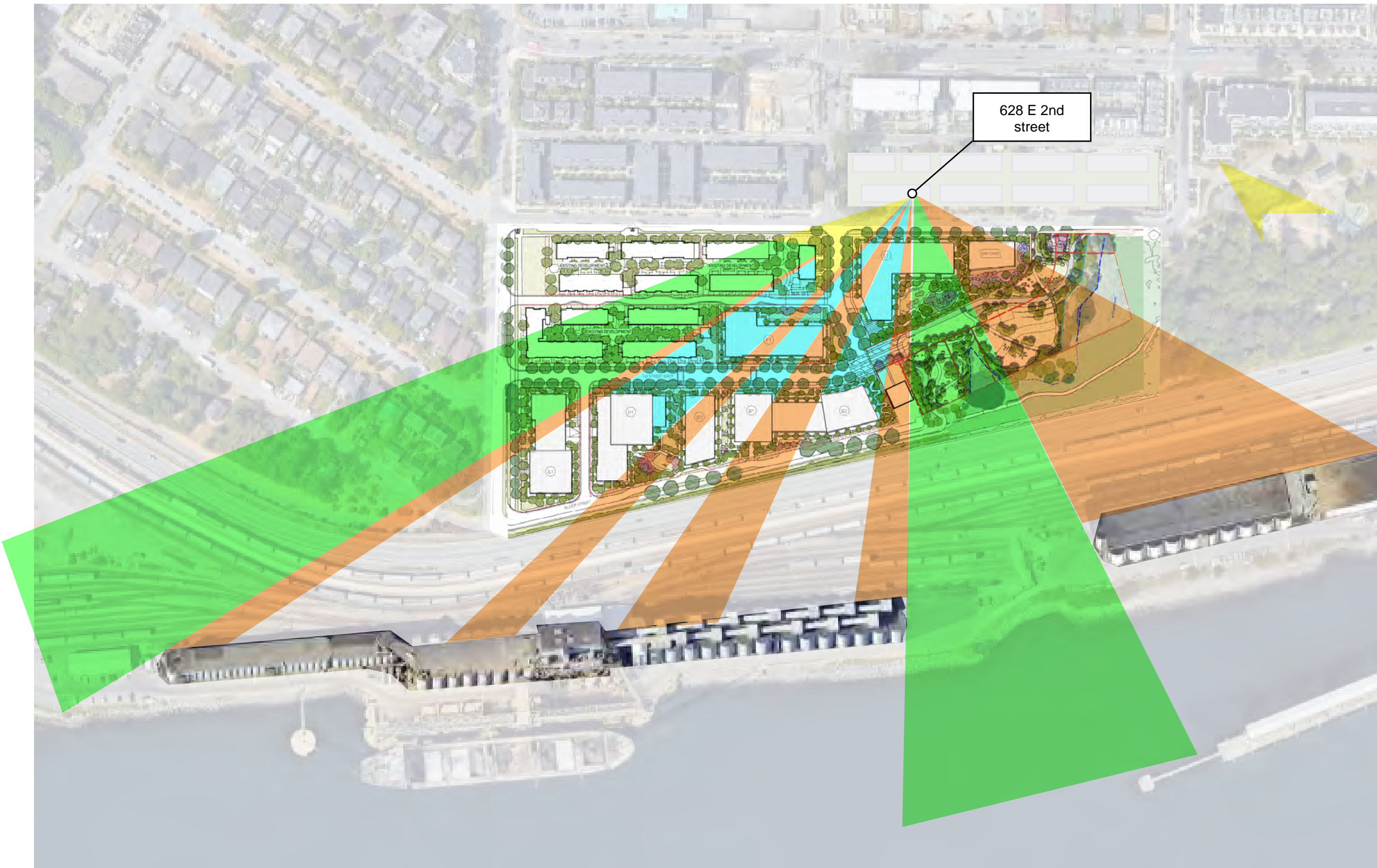
## LEGEND

- NO PROPOSED IMPACT ON VIEW
- NO ADDITIONAL IMPACT ON VIEW, ALREADY PARTIALLY IMPACTED BY APPROVED 4 STOREY HEIGHT
- VIEW ALREADY IMPACTED
- PROPOSAL'S IMPACT ON VIEW

## PROPOSED VIEW IMPACT STUDY

Community Context

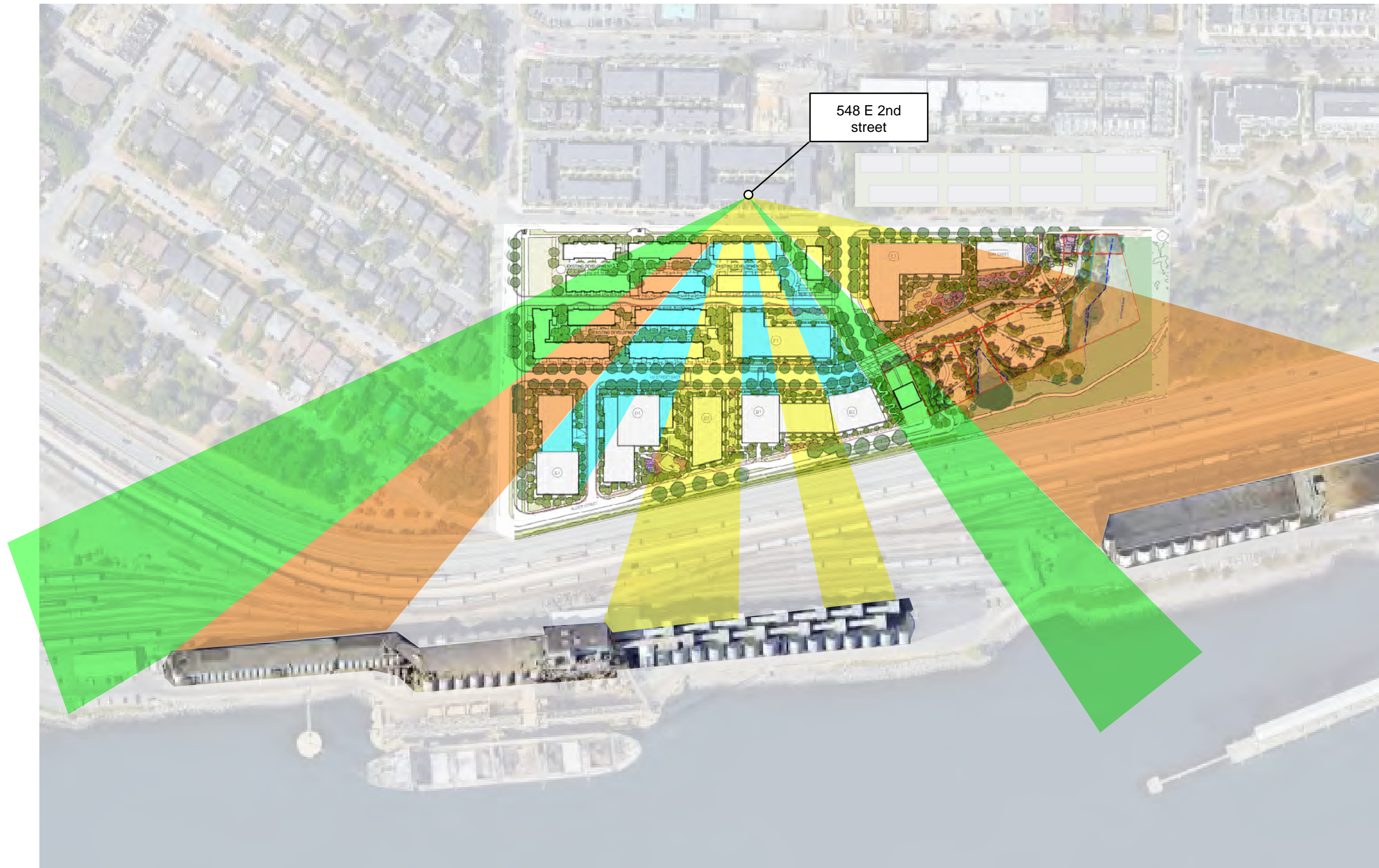
# 628 E 2nd street



## LEGEND

- NO ADDITIONAL PROPOSED IMPACT
- NO ADDITIONAL IMPACT ON VIEW, ALREADY PARTIALLY IMPACTED BY APPROVED 4 STOREY HEIGHT
- VIEW ALREADY IMPACTED
- PROPOSAL'S IMPACT ON VIEW

## PROPOSED VIEW IMPACT STUDY



LEGEND

- NO ADDITIONAL PROPOSED IMPACT
- NO ADDITIONAL IMPACT ON VIEW, ALREADY PARTIALLY IMPACTED BY APPROVED 4 STOREY HEIGHT
- VIEW ALREADY IMPACTED
- PROPOSAL'S IMPACT ON VIEW

PROPOSED VIEW IMPACT STUDY



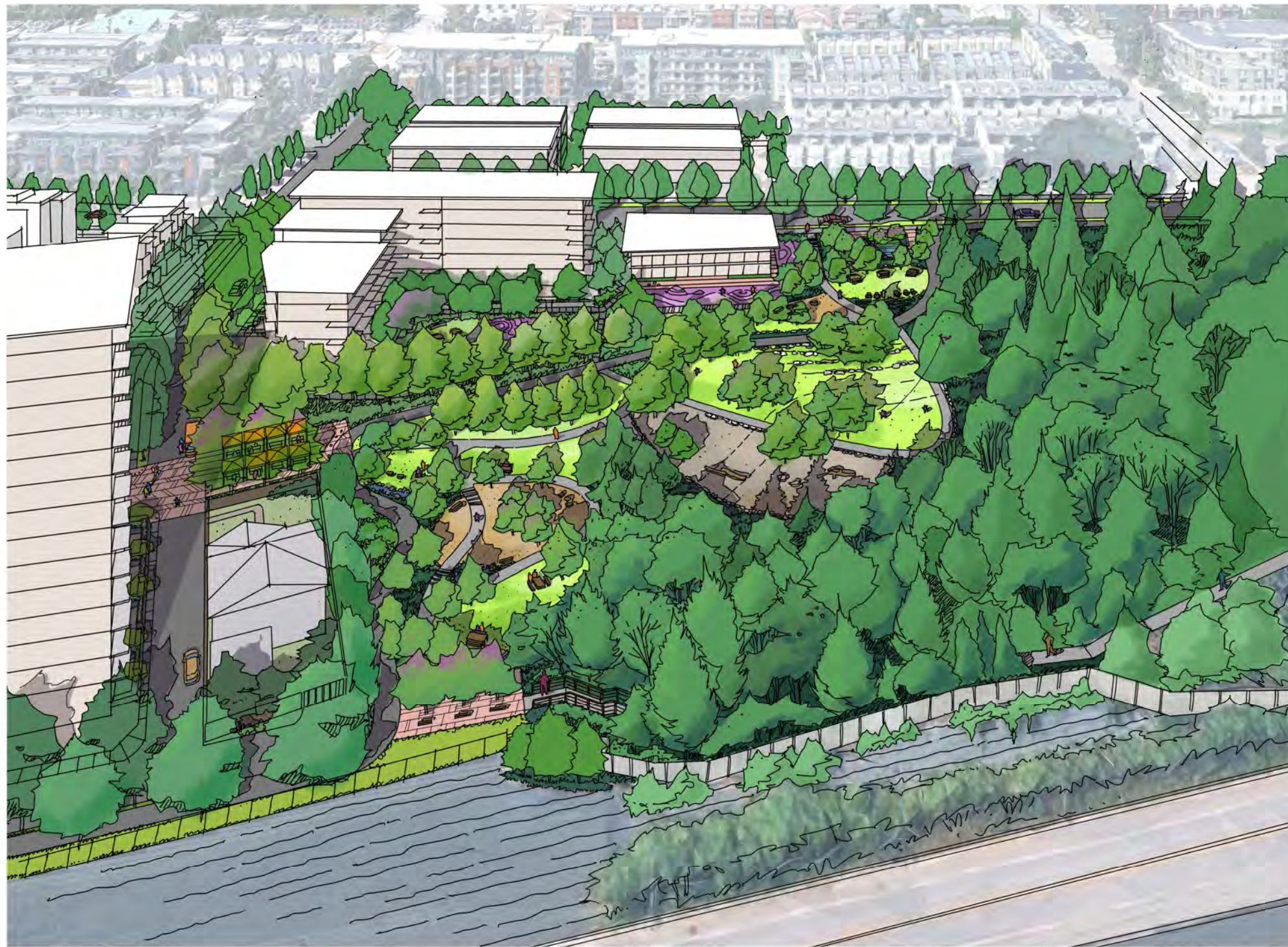


# APPENDIX A LANDSCAPE DRAWINGS



**THE TRAILS | COVER**

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## 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. Site accessibility was a central design focus, expressed through a permeable and meandering pedestrian routes framed by generous native planting, open lawns for passive recreation, and strategically located 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.

**ENVIRONMENTAL STEWARDSHIP**



STORMWATER MANAGEMENT



URBAN HABITAT



TREE CONSERVATION

**PUBLIC ART**



HABITAT VALUE



RESIDENTIAL PATHWAYS



**NATURAL MATERIALS**



STONE WALLS



**CONNECTIVITY**



PEDESTRIAN PERMEABILITY



SPIRIT TRAIL



NORTH SHORE INSPIRED

**SENSE OF COMMUNITY**



PET-INCLUSIVE

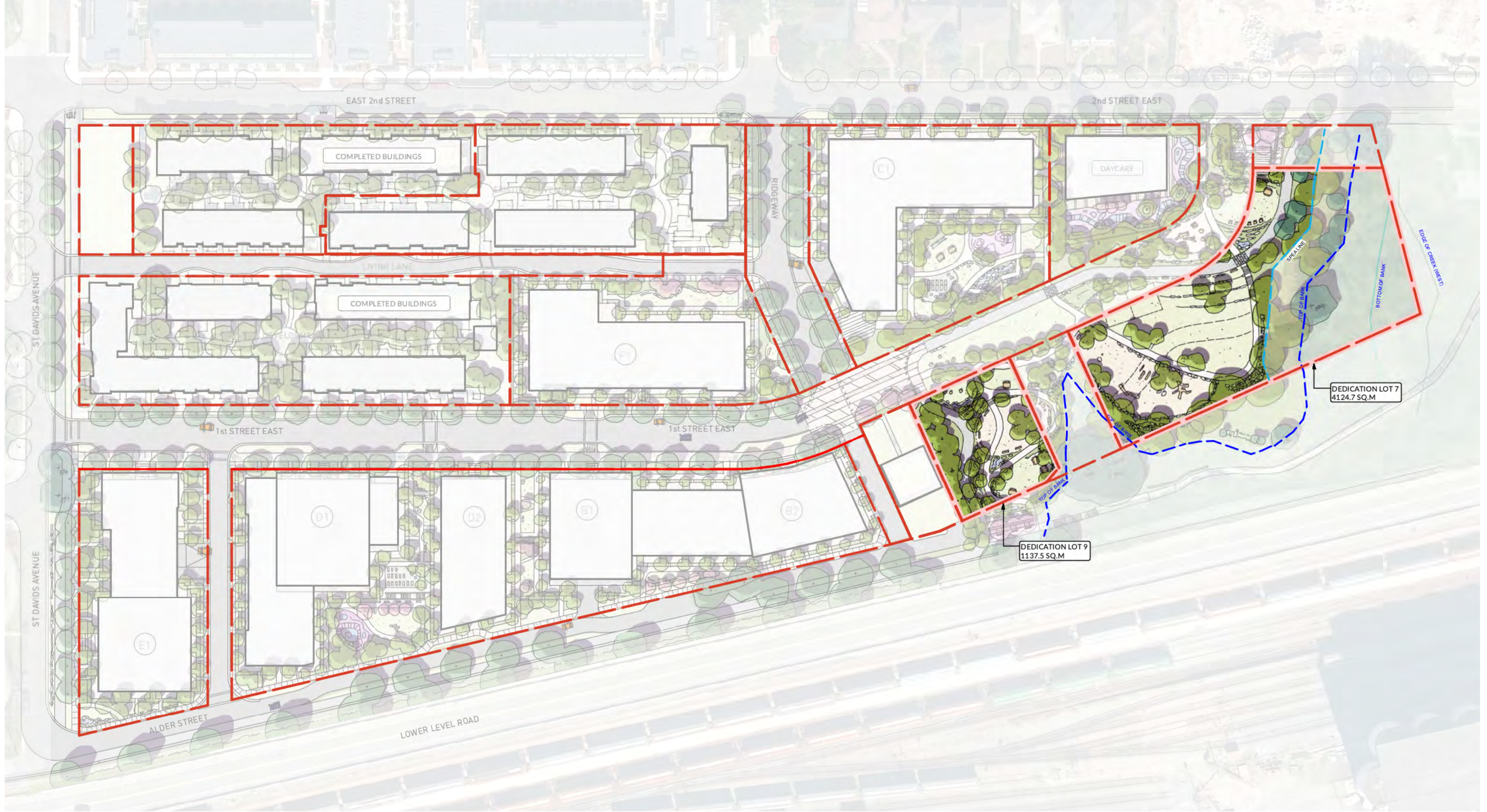


COMMUNITY HARVEST



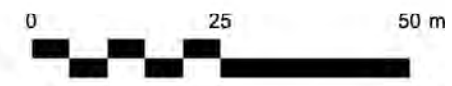
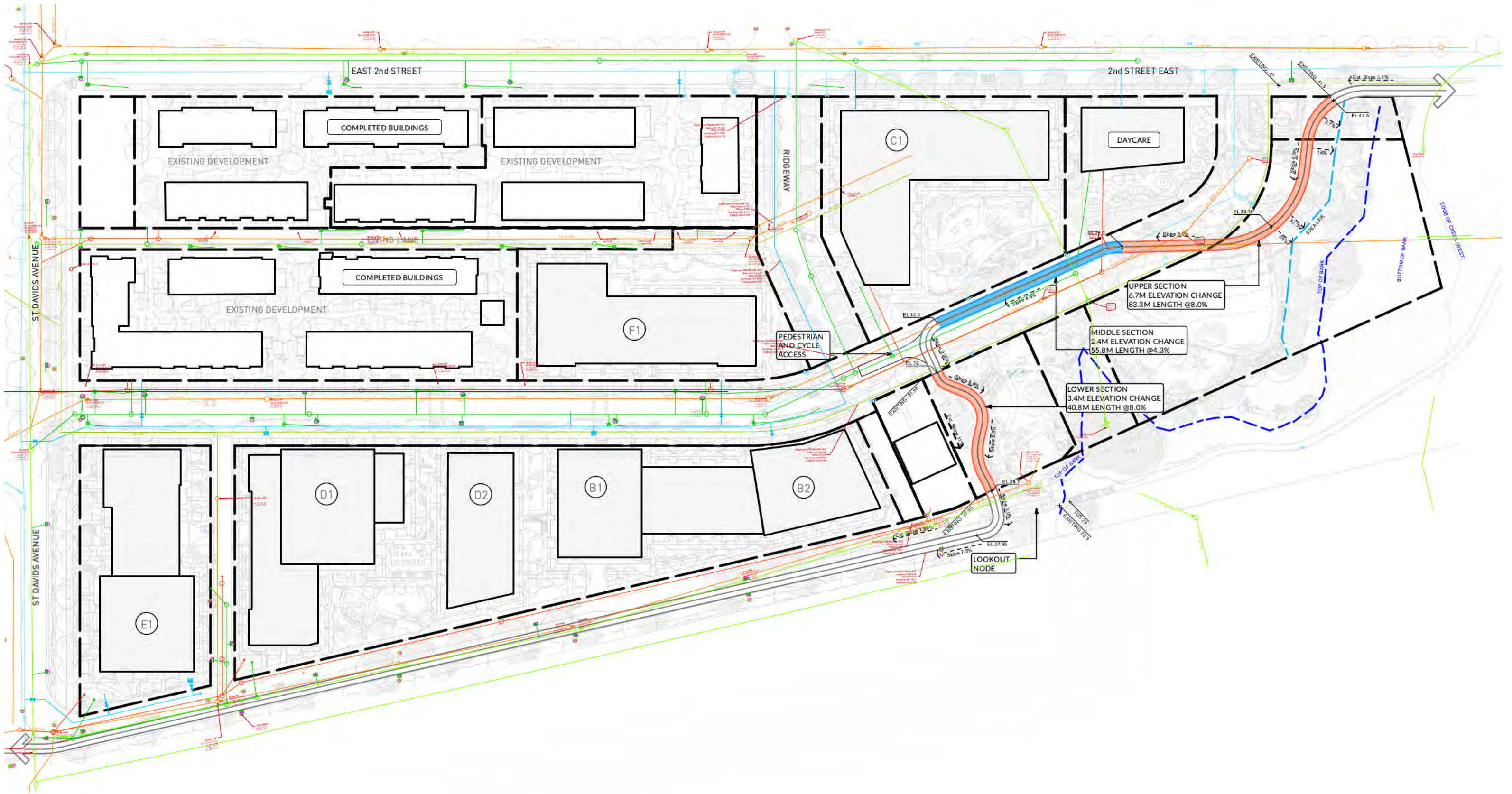
**THE TRAILS | PRECEDENTS**

Wall Financial | North Vancouver, BC | February 2026



**THE TRAILS | LAND DEDICATION DIAGRAM**

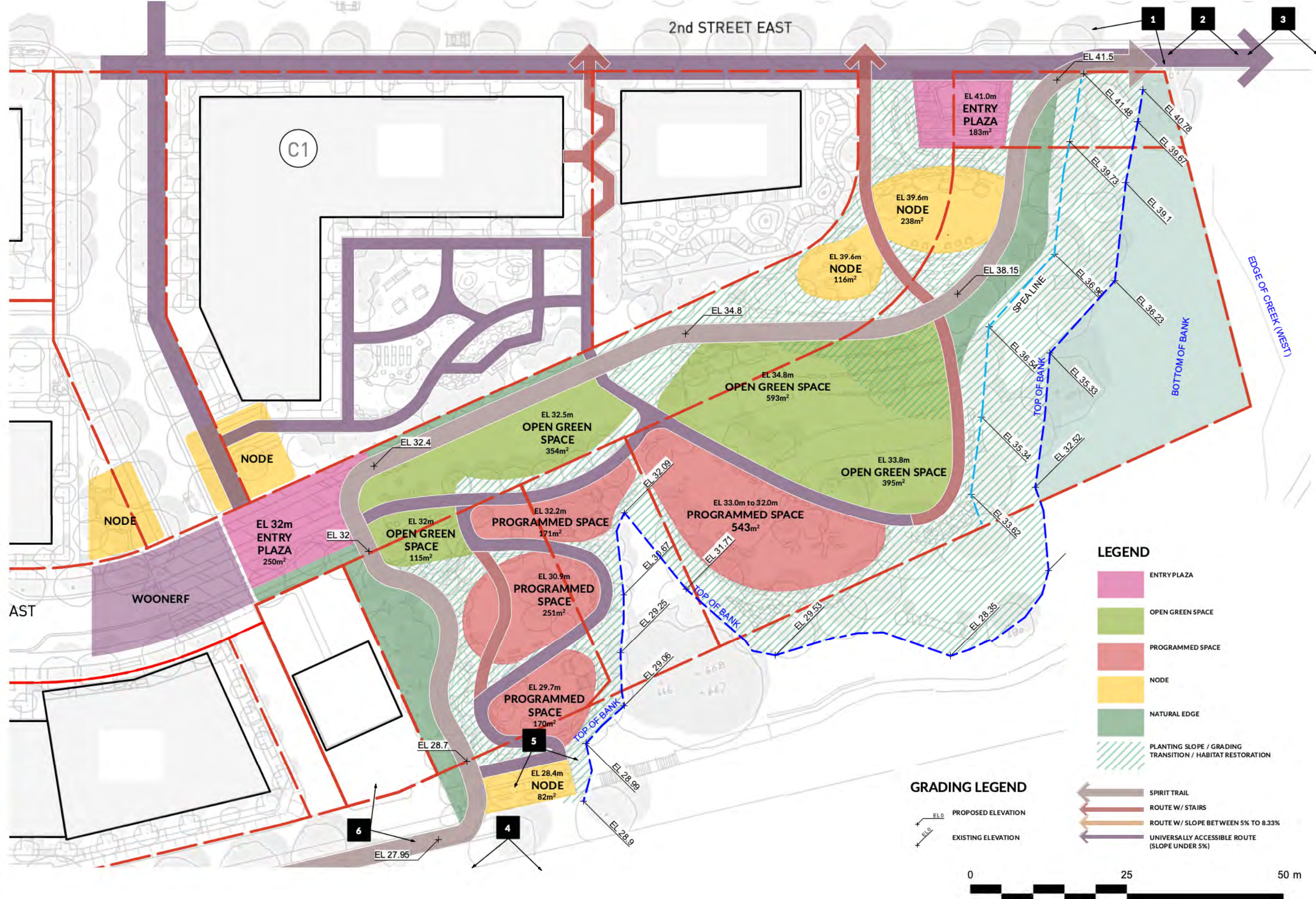
Wall Financial | North Vancouver, BC | February 2026 | 1:1000



**THE TRAILS** | GRADING AND UTILITY COORDINATION PLAN

Wall Financial | North Vancouver, BC | February 2026







Flexible Lawn



Entry Plaza



Flexible Lawn



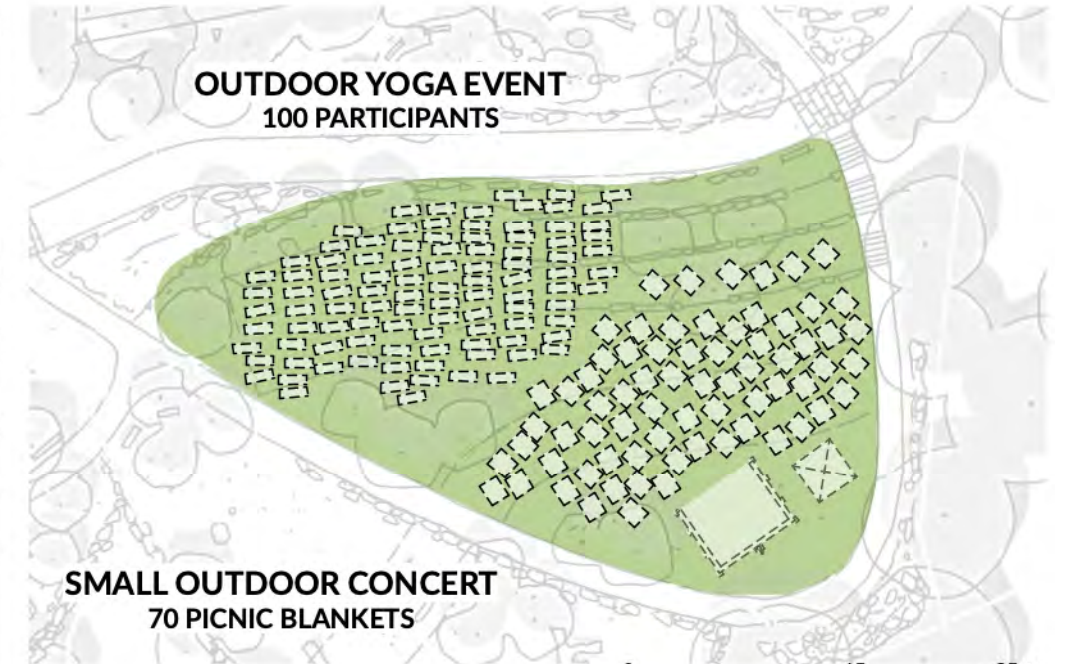
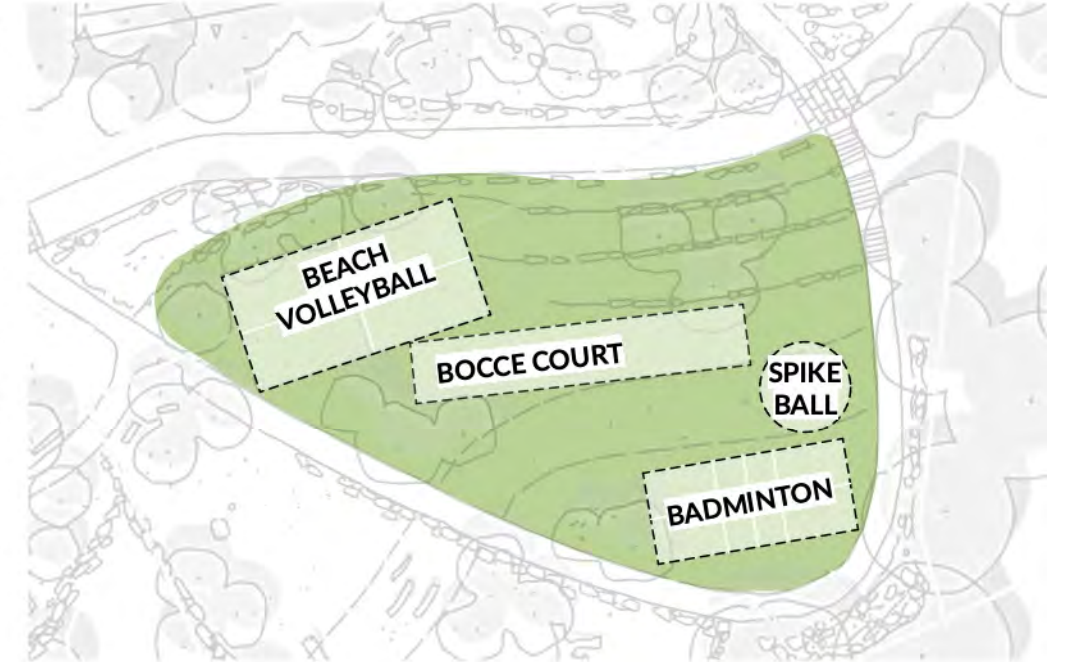
Terraced Slope



Flexible Lawn



Terraced Slope



## ENTRY PLAZA

The Entry Plazas function as flexible gateway spaces that provide identity, orientation, and opportunities for community use. Located at the southwest (1st Street) and northeast (2nd Street) corners, these plazas serve as welcoming thresholds to the park while accommodating a range of potential uses including informal gathering, seasonal markets, small events, resting areas, public art, and view lookouts. Their design allows for evolution over time as community needs change.



## OPEN GREEN SPACE

The Open Green Space is a flexible, unprogrammed landscape area designed to accommodate a wide range of community uses. It can support informal recreation such as unstructured sports, yoga, and family gatherings, while also offering opportunities for seasonal activities like winter sledding or temporary amphitheater-style events and concerts.



## PROGRAMMED SPACE

Programmed Spaces are areas of the park designated for more defined recreational or community uses. These spaces may include facilities such as dog parks, outdoor fitness areas, picnic areas, play areas, or other purpose-driven amenities that support active use while complementing the overall park framework.



## NODE

Nodes are small gathering areas located at key intersections within the park's trail network. These spaces provide informal seating and resting opportunities for trail users, creating moments of pause within the interconnected pathway system. Natural materials inspired by the Pacific Northwest and North Shore landscape can help establish a distinct identity and sense of place.



## NATURAL EDGE / PLANTING SLOPE

The Natural Edge and Planting Slopes represent environmentally sensitive areas that contribute to the site's hydrological cycle and overall ecosystem health. Development within these zones is carefully informed by environmental guidelines, including required setbacks from the ravine's top of bank. Through targeted restoration and native planting strategies, these areas will be rehabilitated to create richer, more diverse ecological corridors that support wildlife habitat and long-term environmental resilience.



## 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  
Goldsturm Rudbeckia / Rudbeckia fulgida 'Goldsturm'

### BULBS

Camas / Camassia quamash

### GRASSES

Tufted Harigrass / Deschampsia cespitosa 'Goldtau'

### VINES

Virginia Creeper / Parthenocissus quinquefolia

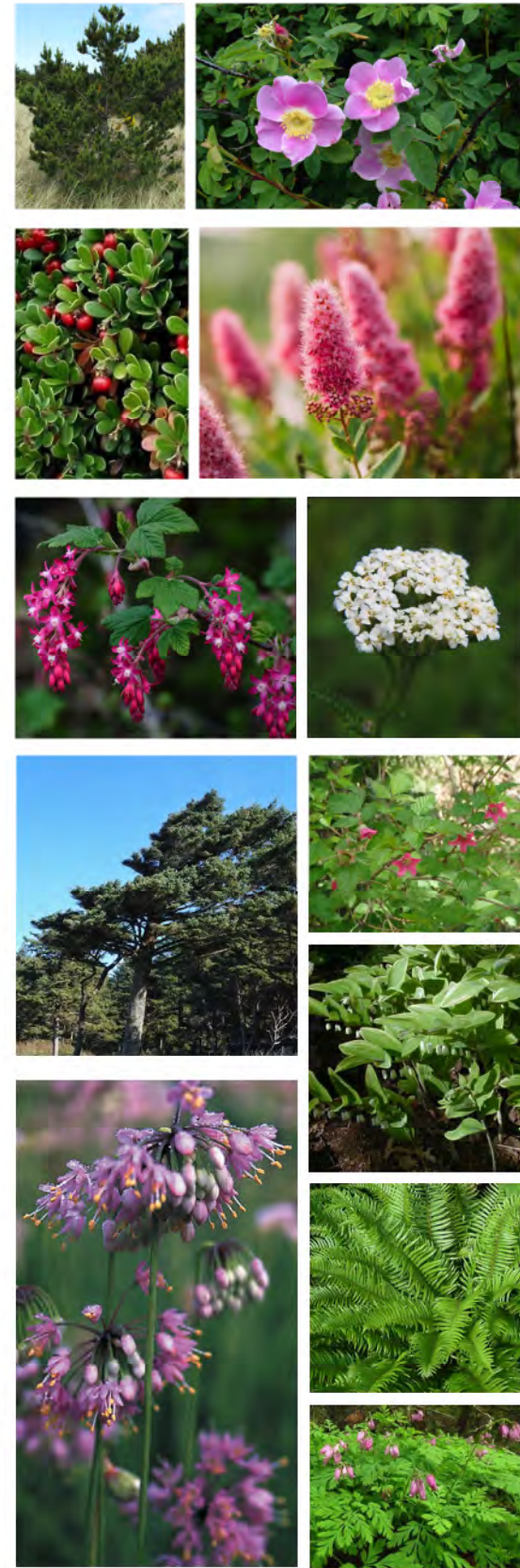
### FERNS

Deer Fern / Blechnum spicant  
Western Sword Fern / Polystichum munitum

**RAIN GARDEN**



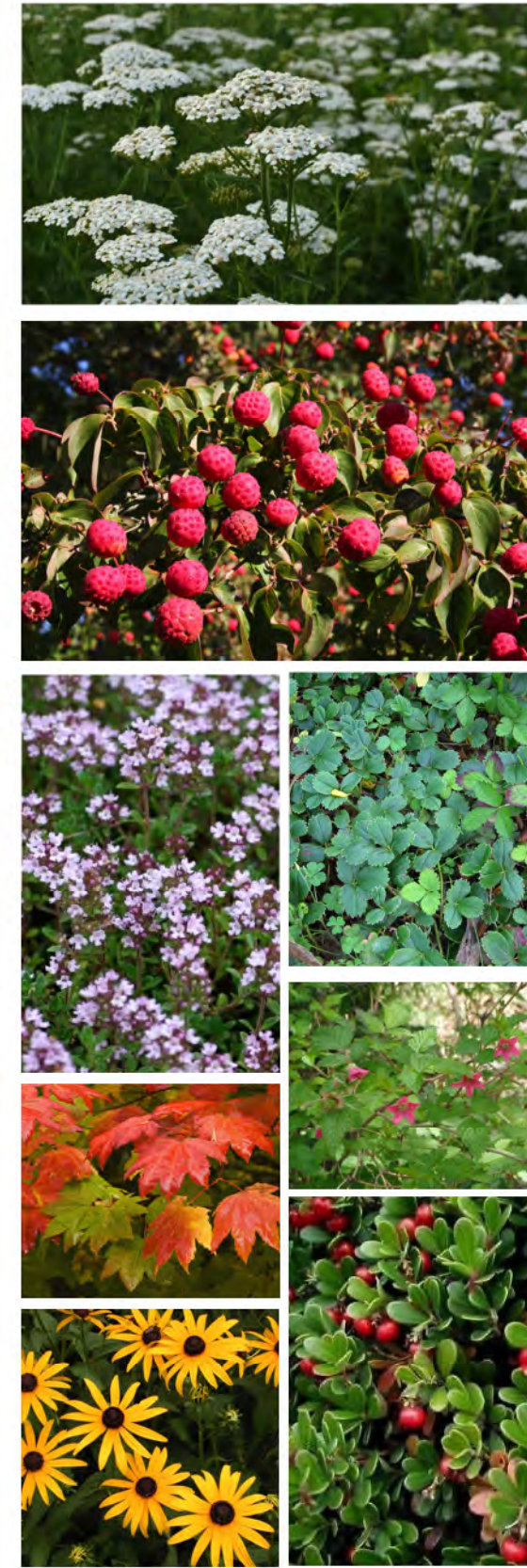
**FOREST EDGE**



**RESIDENTIAL PLANTING**

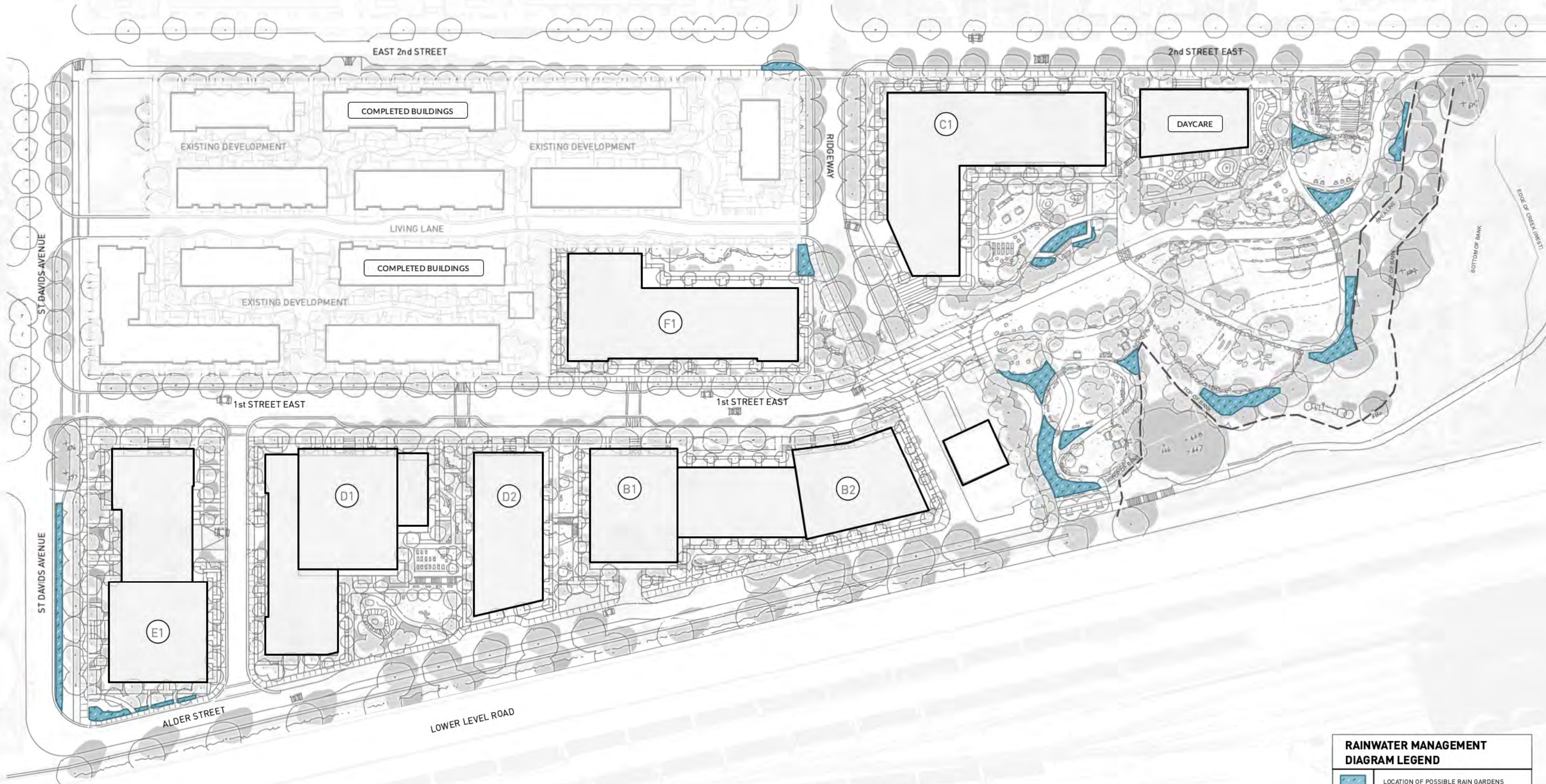


**COMMUNITY GARDEN**



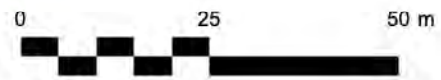
**GREENWAY**





**RAINWATER MANAGEMENT  
DIAGRAM LEGEND**

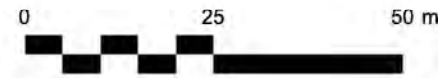
	LOCATION OF POSSIBLE RAIN GARDENS TO BE COORDINATED WITH CIVIL ENGINEER
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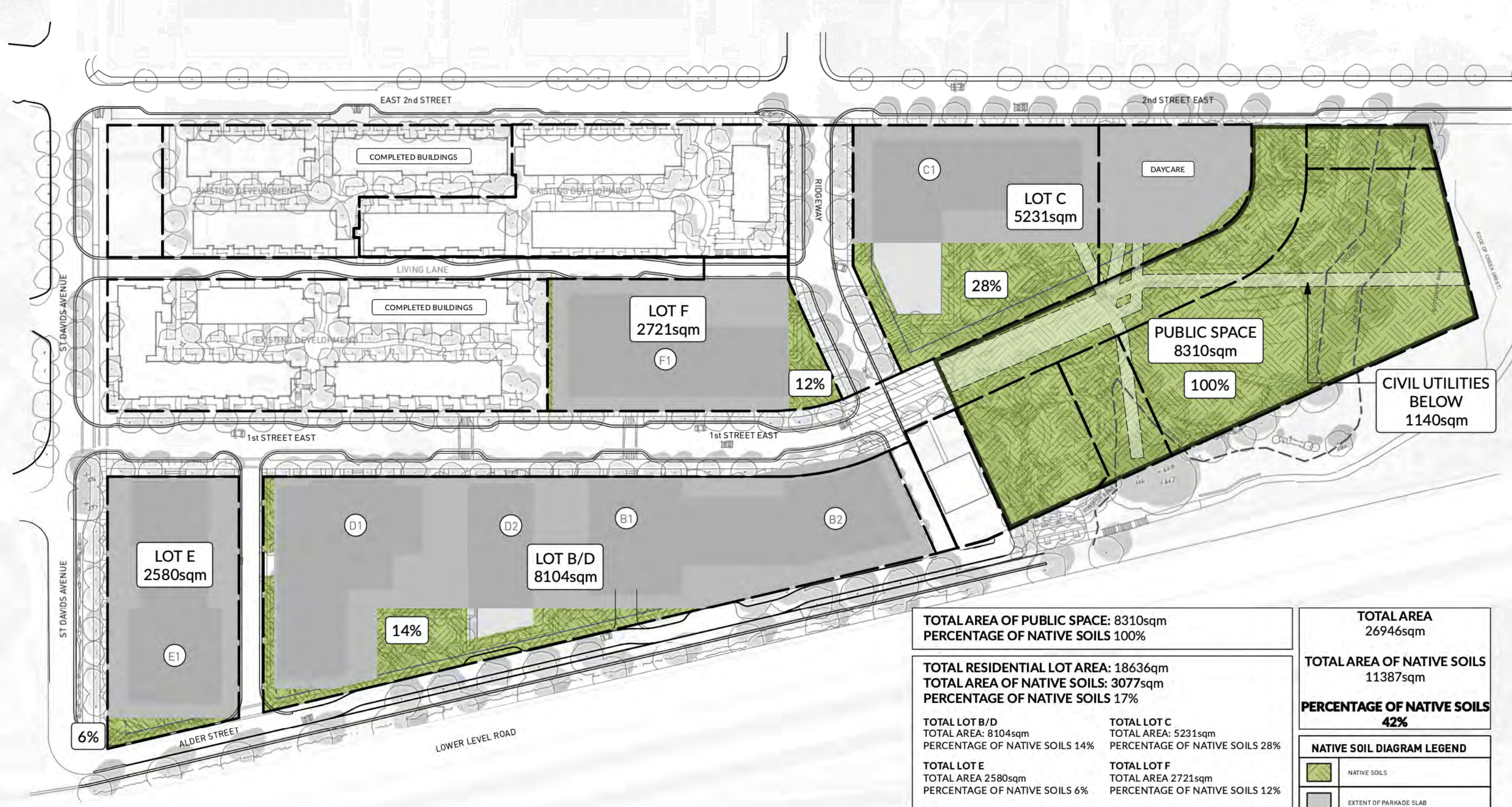
BARRIER-FREE CIRCULATION DIAGRAM LEGEND	
	ROUTE WITH STAIRS
	ROUTE WITH SLOPES 8.0%
	UNIVERSALLY ACCESSIBLE ROUTE (SLOPES UNDER 5.0%)



**THE TRAILS | ACCESSIBILITY DIAGRAM**

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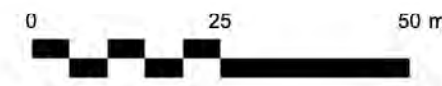


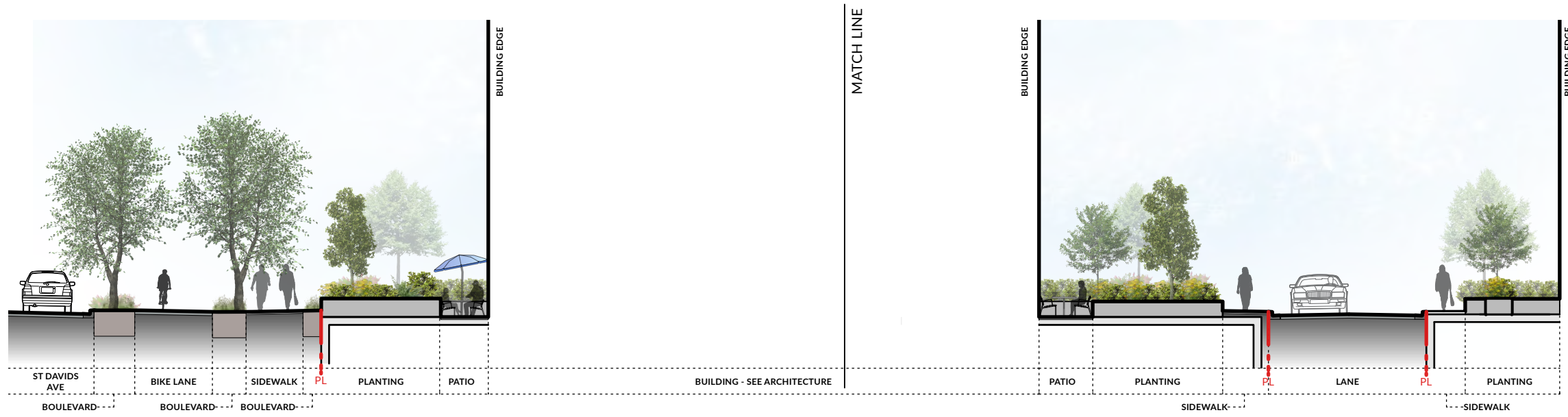


<b>TOTAL AREA OF PUBLIC SPACE: 8310sqm</b> <b>PERCENTAGE OF NATIVE SOILS 100%</b>	
<b>TOTAL RESIDENTIAL LOT AREA: 18636q</b> <b>TOTAL AREA OF NATIVE SOILS: 3077sqm</b> <b>PERCENTAGE OF NATIVE SOILS 17%</b>	
<b>TOTAL LOT B/D</b> TOTAL AREA: 8104sqm PERCENTAGE OF NATIVE SOILS 14%	<b>TOTAL LOT C</b> TOTAL AREA: 5231sqm PERCENTAGE OF NATIVE SOILS 28%
<b>TOTAL LOT E</b> TOTAL AREA 2580sqm PERCENTAGE OF NATIVE SOILS 6%	<b>TOTAL LOT F</b> TOTAL AREA 2721sqm PERCENTAGE OF NATIVE SOILS 12%

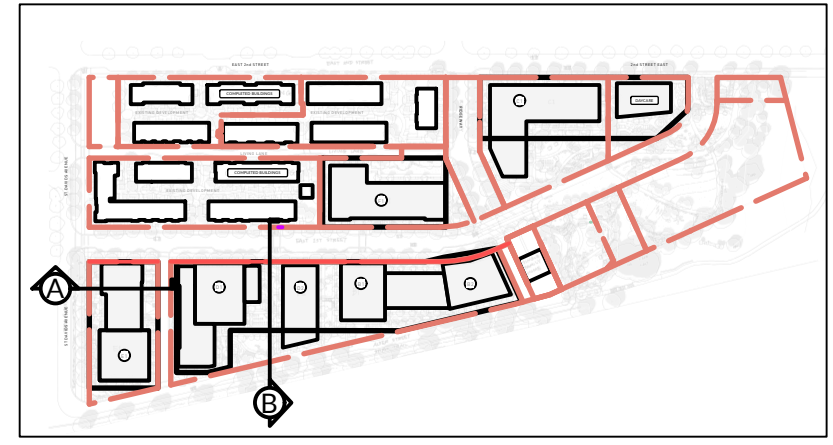
<b>TOTAL AREA</b> 26946sqm
<b>TOTAL AREA OF NATIVE SOILS</b> 11387sqm
<b>PERCENTAGE OF NATIVE SOILS</b> <b>42%</b>

NATIVE SOIL DIAGRAM LEGEND	
	NATIVE SOILS
	EXTENT OF PARKADE SLAB

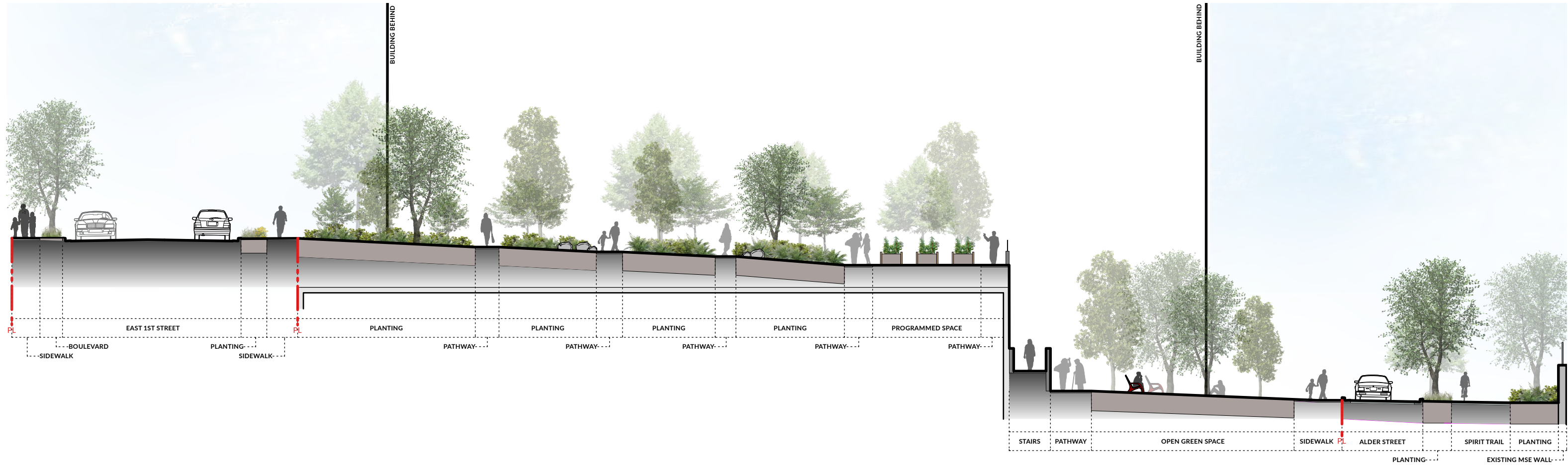




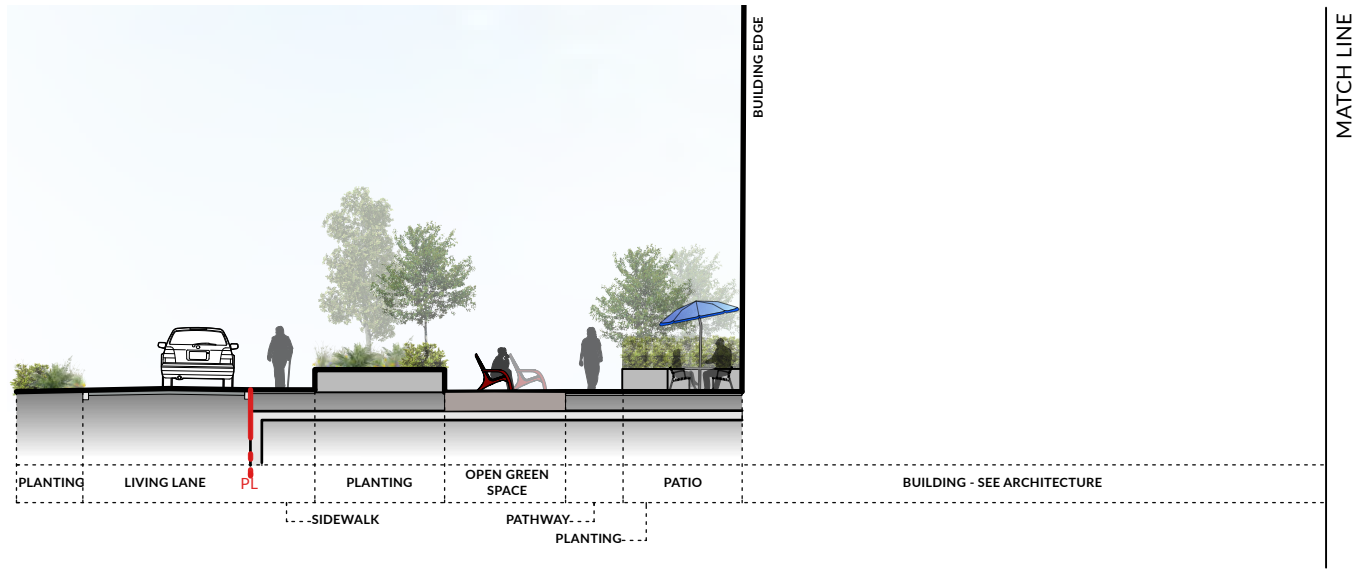
1 SECTION A  
Scale: 1:200



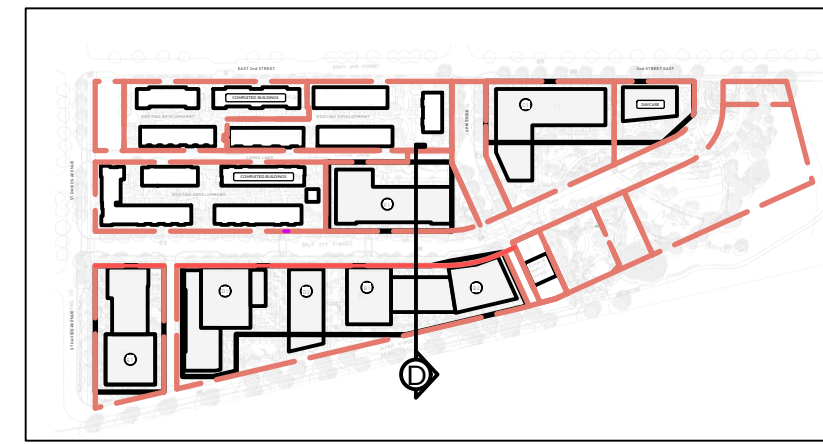
0 KEYPLAN  
Scale: 1:4000



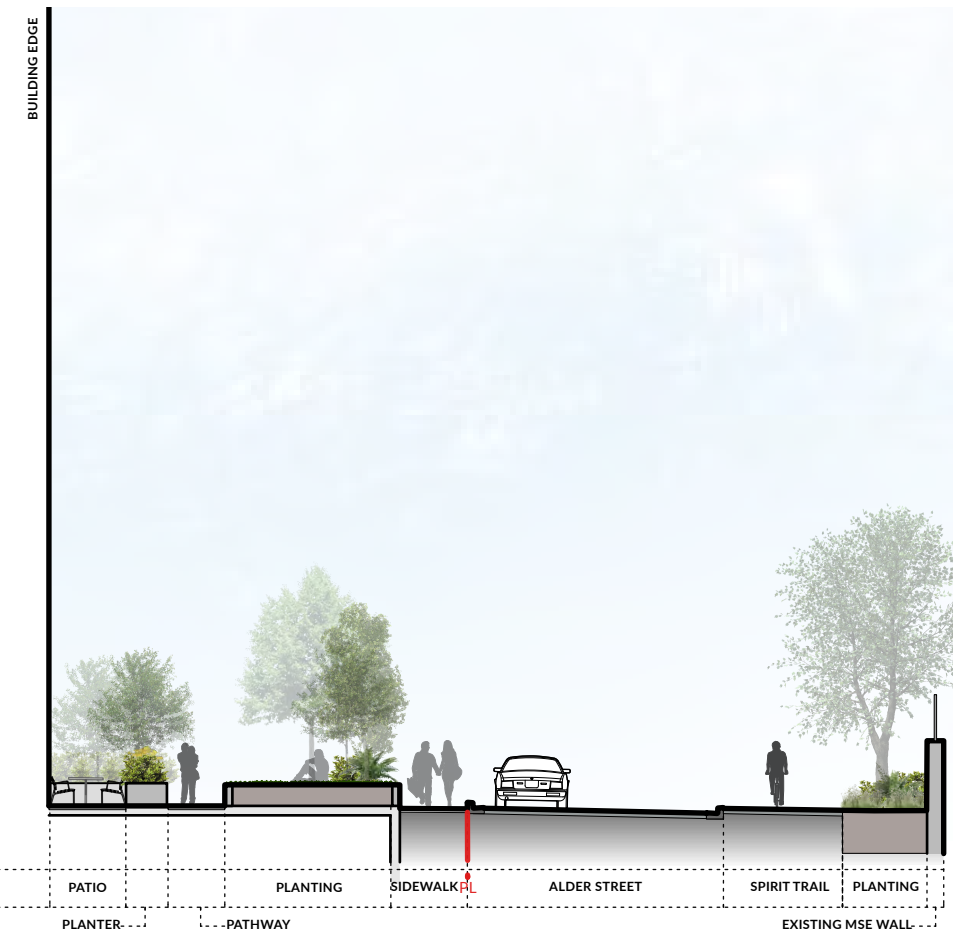
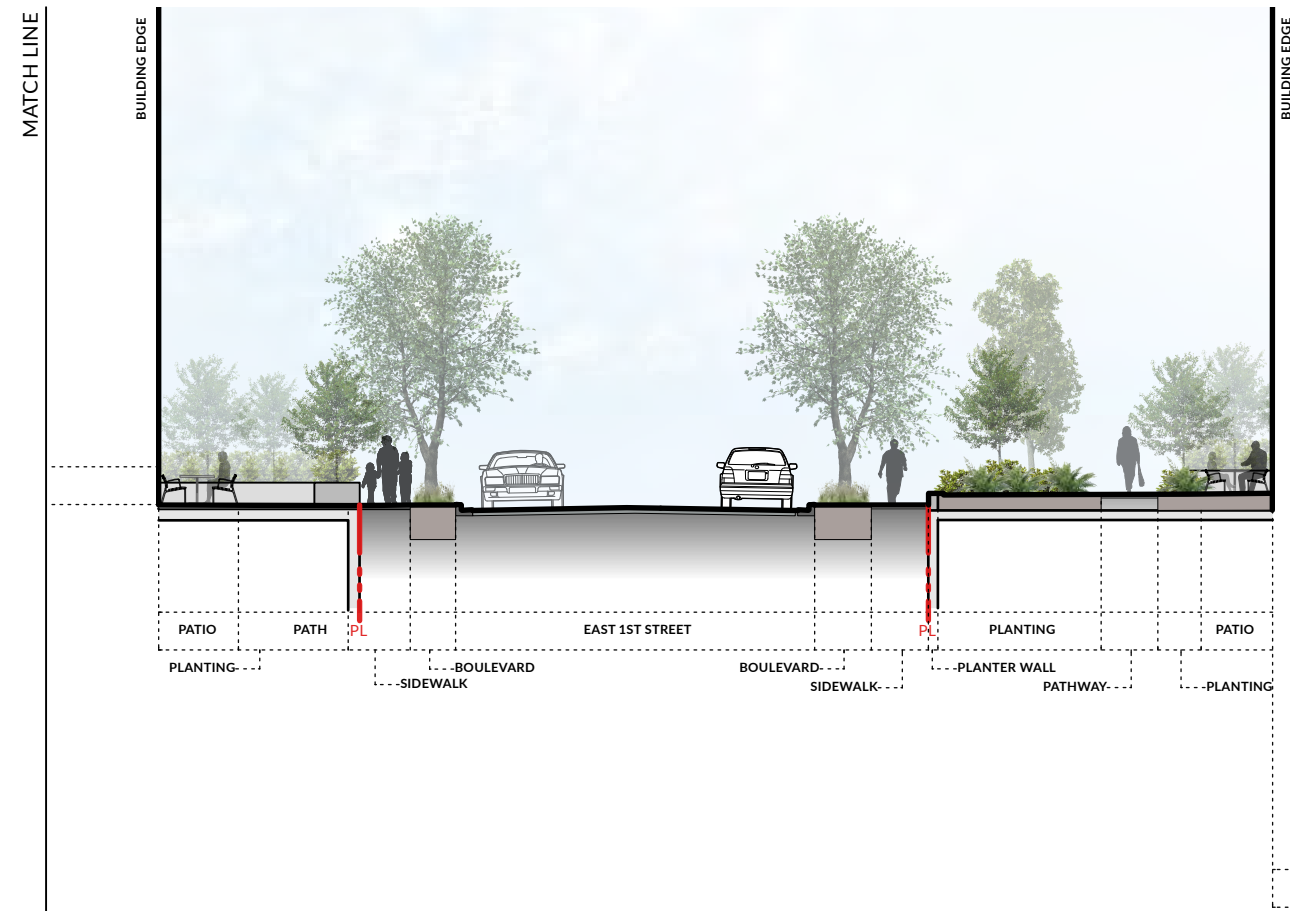
2 SECTION B  
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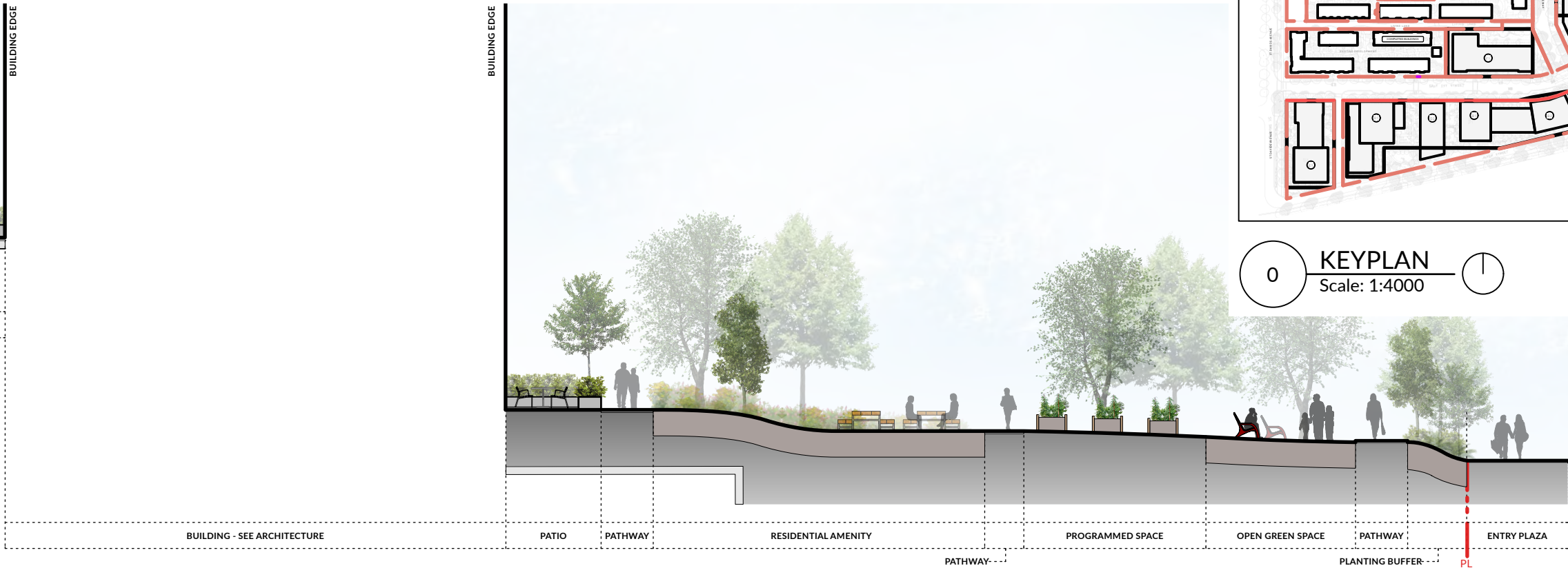
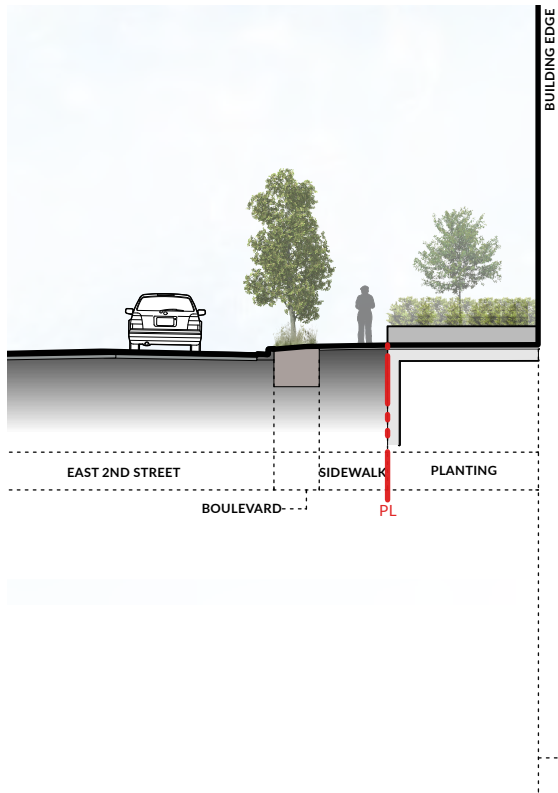


4 SECTION D  
Scale: 1:200



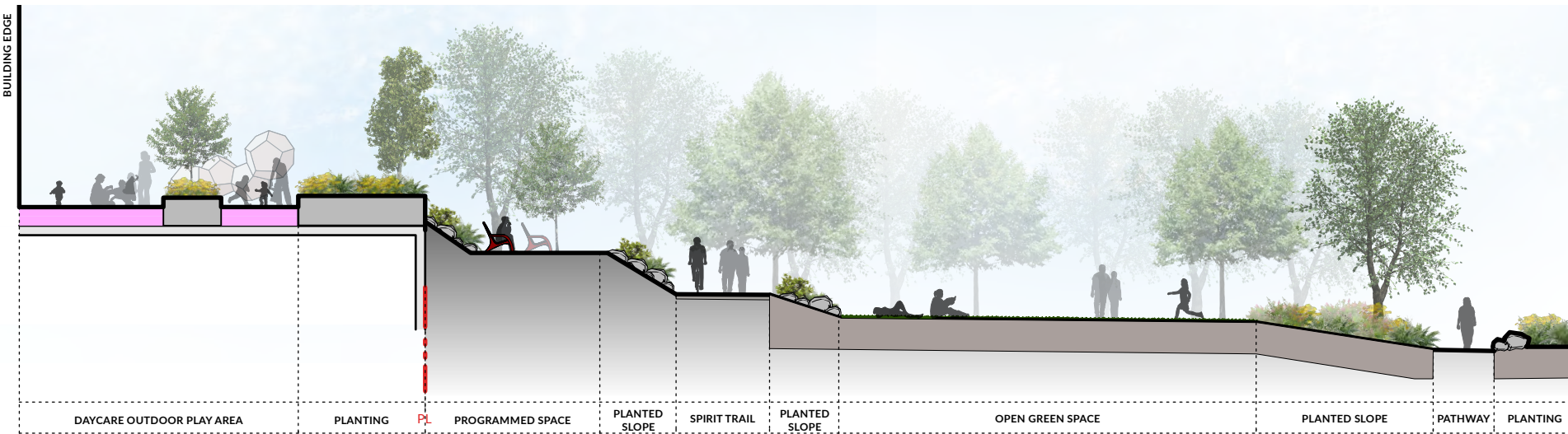
0 KEYPLAN  
Scale: 1:4000





0 KEYPLAN  
Scale: 1:4000

5 SECTION E  
Scale: 1:200



6 SECTION F  
Scale: 1:200