



South Facade

Riverside Drive Non-Market Housing Development

DETAILED DESIGN APPLICATION

Virtual Public Information Meeting, February 9 – 20, 2026

metrovancouver



Integra ARCHITECTURE INC.

PROJECT OVERVIEW

- Metro Vancouver Housing and District of North Vancouver partnership
- Site owned by District
- Up to 81 non-market rental homes
- Serving low- to moderate-income families, seniors, and people with disabilities



Southwest Corner

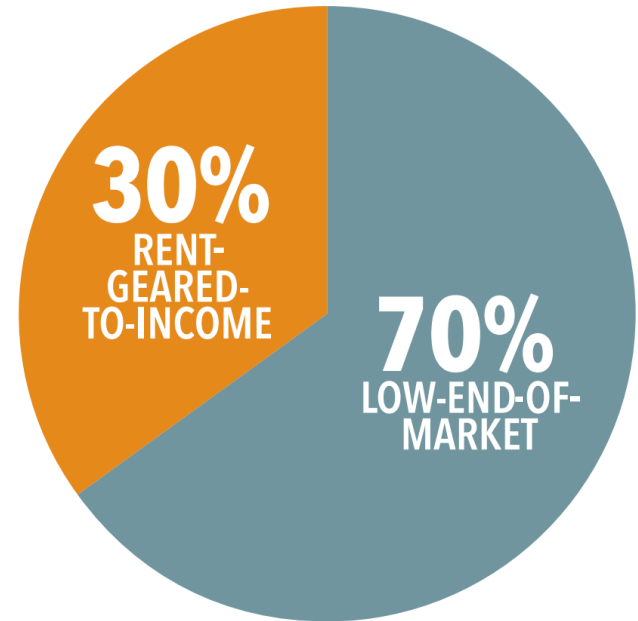
TIMELINE



AFFORDABILITY

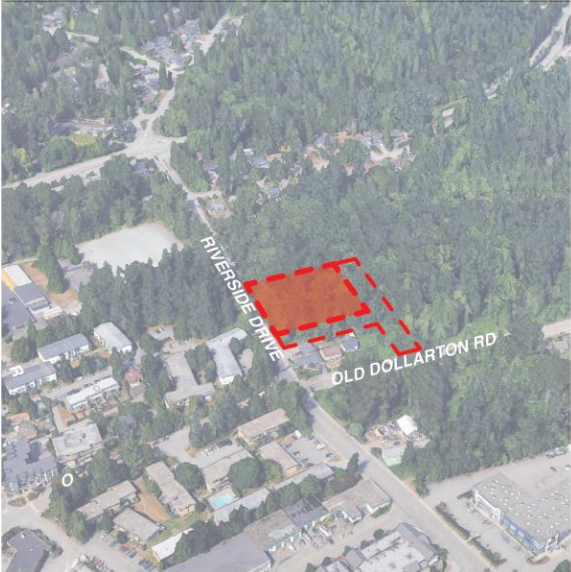
Range of options:

- 70% Low-End-of-Market
(rents set 10–20% below market)
- 30% Rent-Geared-to-Income:
 - 15% at BC Housing Income Assistance Flat Rent
 - 15% at rents up to 30% of household income, based on BC Housing's Housing Income Limits



Metro Vancouver Housing site hopscotch

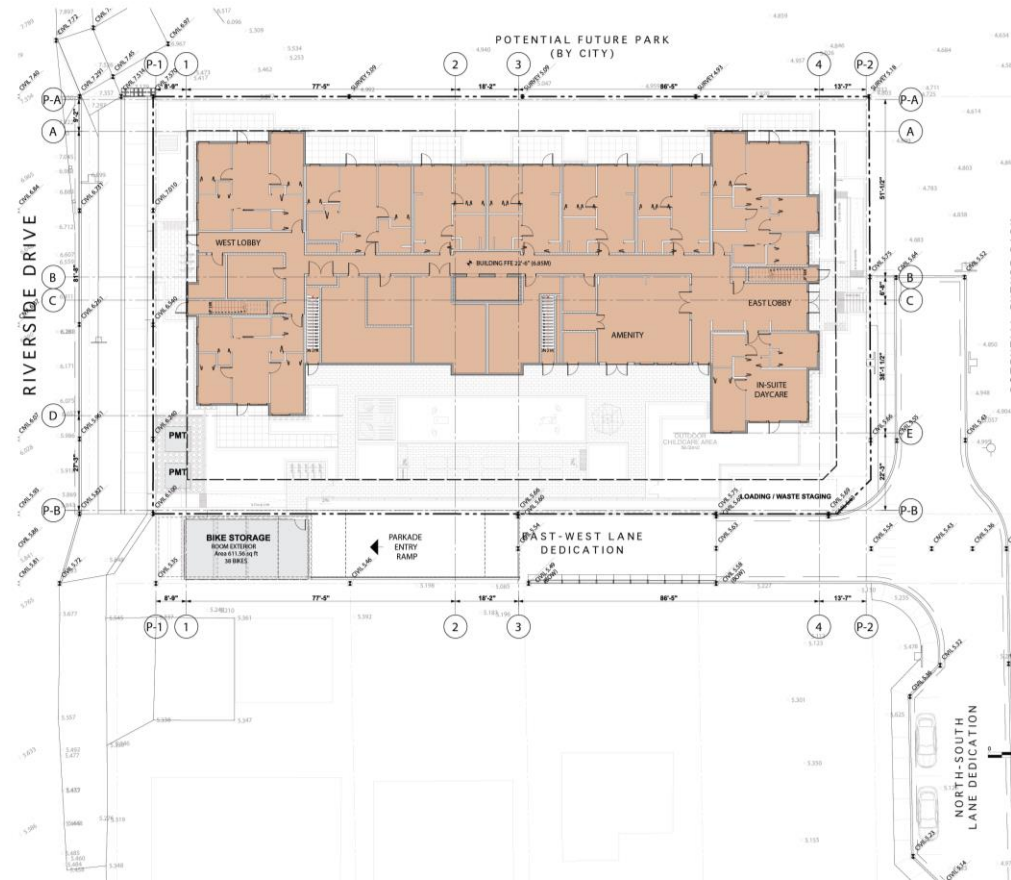
LOCATION



Northeast of Riverside Drive and Old Dollarton Road intersection

SITE PLAN

- Six-storey building on a 0.6-acre site
- Lane access from Old Dollarton Road
- Main entrance on east side (off north-south lane)
- Indoor and outdoor amenities



DESIGN

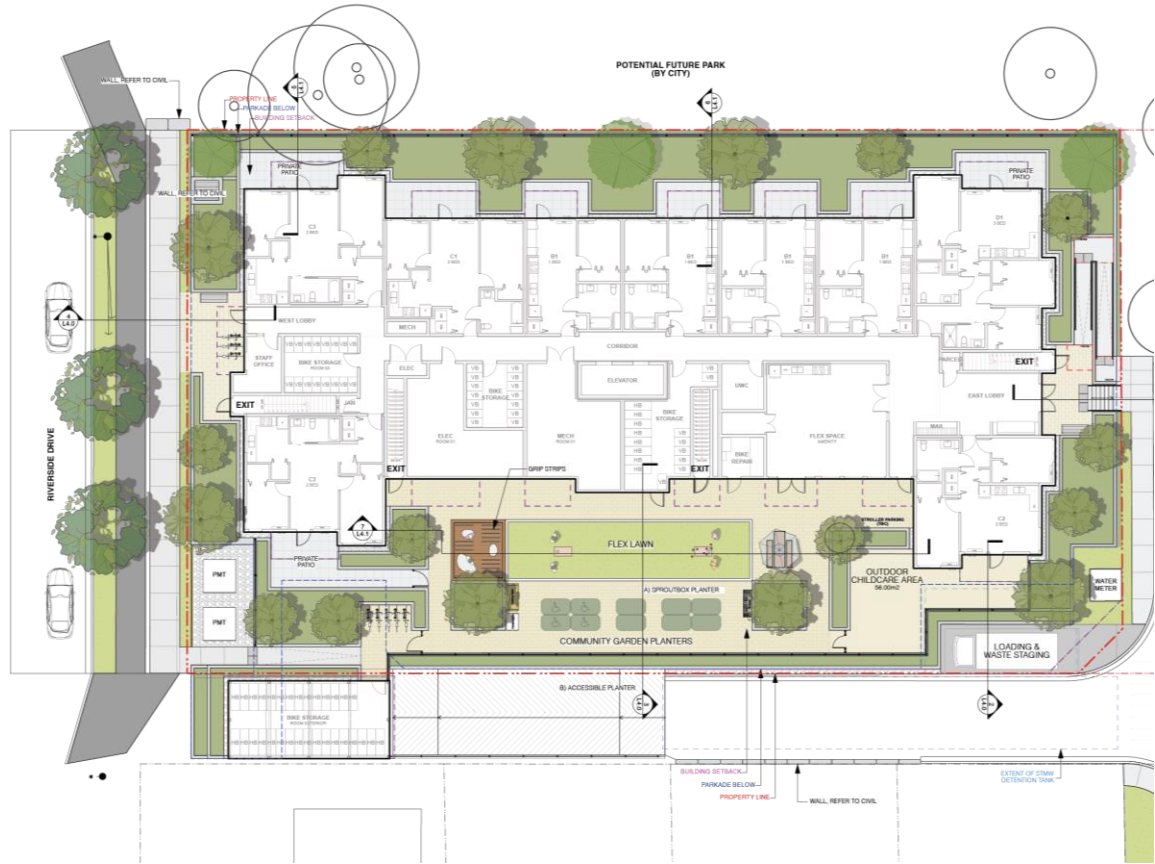
- Contemporary design with natural and urban elements
- Building blends with surroundings
- Designed for safety with clear sightlines and well-lit spaces



West Entrance

LANDSCAPE

- Native plantings and layered greenery
- Common courtyard and flex lawn
- Community gardens



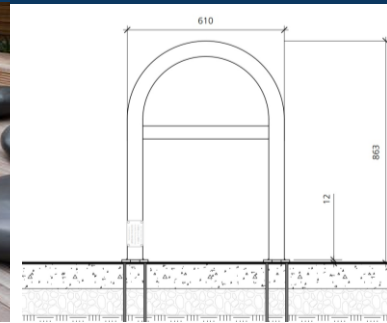
LANDSCAPE FEATURES

Examples

- Outdoor seating
- Exterior lighting
- Bike racks
- Gardening beds and amenities



Pebbles Seating



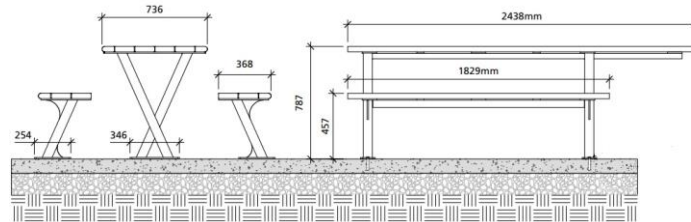
Bike Rack



Raised Bed Planter



Accessible Planter



Accessible Picnic Table

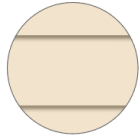


Exterior Lighting

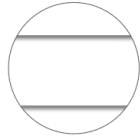
MATERIAL BOARD



1.1 Brick
TBD



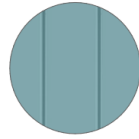
1.2 Oak - Cementitious Lap Siding
Sand Castle



1.3 White - Cementitious Lap Siding
Arctic White



1.4 Beige - Metal Panel
Champagne



1.5 Artisan - Cementitious Panel
BM 1658 - Lakeside Cabin



1.6 Artisan - Cementitious Panel
Arctic White



1.7 Artisan - Cementitious Panel
BM 2132-10



PARKING

- One level of underground parking
- 58 stalls (6 accessible, 8 visitor)
- EV-ready residential parking
- 135 bike spots and maintenance area



ACCESSIBILITY

- Design prioritizes accessibility
- Adaptable units to support aging in place
- Enhanced accessibility for five units



East Facade

SUSTAINABILITY



West Facade

- Step Code 3 for high energy efficiency and resident comfort
- Building electrification reduces greenhouse gas emissions
- Prefabricated elements improve construction efficiency and reduce waste

ENVIRONMENT

- Site located in the Creekside, Streamside, and Natural Protection development permit areas
- Environmental recommendations:
 - Maintain and enhance natural features
 - Obtain District approval for tree removal
 - Develop a habitat restoration plan
 - Remove invasive species and replant with native species
 - Follow environmental standards and monitor during construction

COMMUNITY BENEFIT AND IMPACT

- More non-market homes for local community
- Construction impacts mitigated and communicated to residents
- Supports vision for Maplewood neighbourhood





West Entrance

Thank You

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