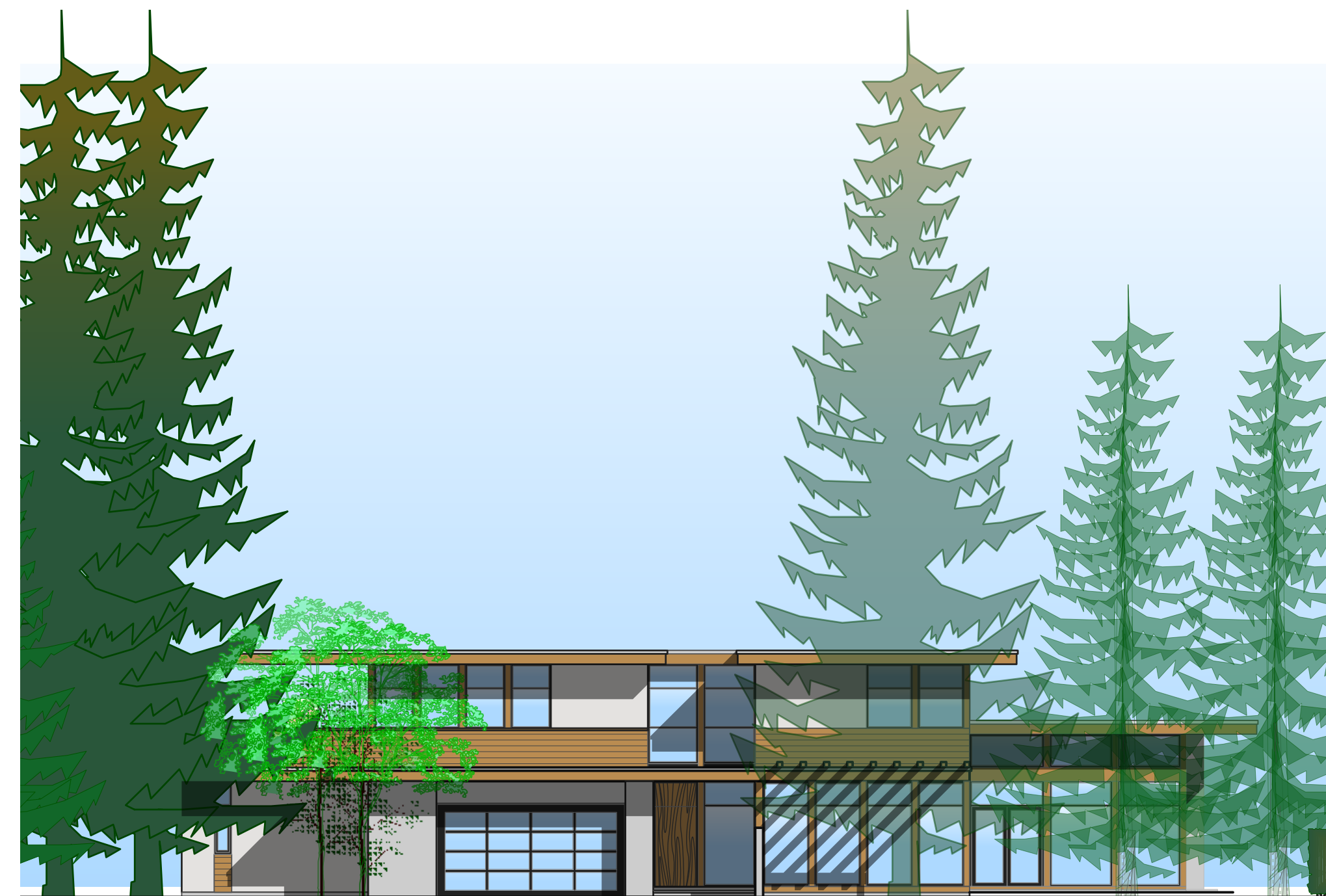


THE RESIDENCES ON MATHERS

REZONING & DEVELOPMENT PERMIT FOR
370 & 380 MATHERS AVENUE, WEST VANCOUVER



OCTOBER 9, 2015

October 9, 2015

**OCP AMENDMENT and REZONING APPLICATION:
NORTH SHORE UNITARIAN CHURCH (NSUC) - REZONING RATIONALE**

1. BACKGROUND

The NSUC Community

The North Shore Unitarian Church (NSUC) is a religious community of over 350 people based in West Vancouver that has served the North Shore for 45 years. It moved to its present location at 370 Mathers Avenue in 1984, when it purchased the church property from the Alliance Church, which had built the main church building in 1970. In 2002, NSUC constructed a \$650,000 education building at the back of the property.

Problems with the Building:

With NSUC's capital funds going toward the new education building, NSUC has never been able to modernize, upgrade or make necessary improvements to the 42-year old main building -- the original heating, plumbing and electrical systems are still in place, the sanctuary is too small for the enlarged congregation, the kitchen and washrooms are woefully inadequate, and the structure has not been seismically upgraded. Of greatest concern, the building has never been made adequately accessible to the disabled, and lacks such essentials as an elevator to connect floors, and washrooms that are wheelchair accessible.

NSUC's financial problems with keeping the old building functioning became painfully clear in 2006 with discovery of the need to make approximately \$200,000 of repairs to the roof. Fully aware the roof problem might be just the tip of the iceberg, NSUC undertook a review of possible alternative strategies for coping with its financial quandary. Four alternatives were explored:

1. Stay in place and have a capital campaign to upgrade and modernize the building, make it accessible, etc.
2. Subdivide and sell the property for single family housing
3. Sell the property to a developer subject to rezoning for multifamily housing
4. Sell the property to another religious organization that could use it for building a much bigger church or other religious structure, taking advantage of our existing PA zoning that will permit a much larger structure

Of these alternatives, NSUC concluded alternative 1 was not feasible, and alternative 2 would not raise enough money to allow NSUC to buy and build elsewhere. It decided to explore alternative 3, selling to a developer for multifamily housing at a price high enough to buy and build a new church elsewhere on the North Shore. This was felt to be preferable to seeking out a religious buyer in need of a large new building.

Desire for More Accessible Location:

In addition to the major inadequacies and problems with the building itself, the site at 370 Mathers Avenue has major drawbacks as the location for NSUC:

- The location is not reachable by public transit. This is a major drawback for the NSUC congregation, with its strong environmental ethic and its commitment to being open and welcoming to people from any economic background and income level.
- The location, deep within a residential area, hides the church and makes it difficult for the greater community to know about and take advantage of the church's services and activities.

Development Agreement with Darwin:

With NSUC's decision in 2007 to follow the strategy of selling the property to a developer subject to rezoning for multifamily housing, the church contracted with Hynes Developments, a local developer, and Hynes submitted a rezoning application to the District. Due to financial and other difficulties encountered by Hynes in pursuing its application, the contract with Hynes was terminated in early 2011. Thereafter NSUC entered into a wholly new development agreement with Darwin Properties, with Darwin undertaking to design an entirely new development plan, and submitting an entirely new rezoning application. After reviews by District staff, the Design Review Committee and discussion with the neighbourhood, changes were made and comprise the current resubmission.

2. PROPOSAL CONCEPT

Darwin's proposal, known as the "The Residences on Mathers", has gone through a number of iterations and now calls for 17 homes, including 9 detached houses and 8 duplexes. This is a reduction of two units from the original rezoning application in 2013. The proposed form and density are not unprecedented in the area. The proposed density is slightly less than the density of the Esker Lane development adjacent to the south.

The proposal is intended to broaden housing choices in West Vancouver by supplying smaller homes which would appeal to empty-nesters, small families and retirees. Currently, there is a shortage of such housing in the District, and the subject site is well-suited to accommodating a number of well-designed, compact homes.

The impacts of the proposed development on the adjacent community have been minimized by:

- retaining and enhancing vegetation around the perimeter of the property, providing visual screening;
- removing 2 formerly proposed single family units from the north-east quadrant of the site, adjacent to existing single family development;
- reorienting the single family homes along the eastern property line resulting in a better transition to the single family homes to the east meeting the OCP Housing Objective to "provide sensitive transitions in form and density between existing and new development";
- the variety of architectural form and character has been revised to respond to surrounding development and the iconic Elliott House;
- increasing rear yard and side yard setbacks to minimize overlook and obtrusiveness and increase on-site green space;
- limiting the heights of the homes to two storeys – often lower than neighbouring structures;
- ample on-site resident and visitor parking; and
- eliminating the one-way circulation system, thus obviating the need for an egress on to Lawson Avenue. This will eliminate through traffic on Lawson previously generated by the site.

Traffic impacts will be demonstrably reduced when compared to the current church and day care operations.

The proposal will be compact and unobtrusive in its neighbourhood setting – not visible from Mathers Avenue, and will have less traffic and parking impact on the street system than currently exists.

3. DISTRICT OF WEST VANCOUVER OFFICIAL COMMUNITY PLAN

The District of West Vancouver Official Community Plan (OCP) goals and objectives are generally supportive of multi-family development in order to accommodate a variety of lifestyles and housing needs. The *Housing Objectives* section states: “Choice: Encourage a variety of housing types, forms, tenures, sizes and densities that meet diverse needs.” (OCP, Housing, pg. 49).

The OCP acknowledges the growing need for smaller homes to accommodate the changing lifestyle of residents, including downsizers:

“Demand for Smaller Homes and Multi-Family Housing. *Changing lifestyles (activities outside the home, travel, dual working couples, older singles) and an aging population are creating increased demand for smaller homes that are more affordable, more energy-efficient and that require less maintenance than detached single-family houses on large lots....Young adults also seek a range of non-single family options, including apartments and suites”* (OCP, Housing, pg. 45).

The OCP also outlines the need to accommodate smaller homes in order to address housing turnover:

“Housing for Young Families. *Meeting the housing needs of younger families has become increasingly difficult to achieve, given the high cost of land in West Vancouver. The limited availability of smaller lots and suites also impacts housing affordability. In addition, the degree to which older residents can move to other homes affects the turnover of homes to younger families”* (OCP, Housing, pg. 45).

The OCP also discusses the importance of housing diversity in association with built form and neighbourhood character. *Built Form Objectives* section specifies this need:

“Support the development of a more complete community that addresses the needs of all residents and maintains and improves the quality of life – a community where residents can live, work, and play” (OCP, Built Form, pg 56).

The 2007 *Community Dialogue on Neighbourhood Character and Housing* echoes this policy direction. It recognizes the need for new housing types to accommodate a larger variety of lifestyles (OCP, Housing, 48).

In addition to supporting housing diversity and smaller footprints, the OCP also includes specific precedent-setting policies in the vicinity of the subject site. The site is located directly adjacent to the Esker Lane multi-family development which is allowed for under a Development Permit Area BF-B 8. The proposed development would provide similar discrete density, while providing alternate housing options for residents.

4. DESIGN, CHARACTER AND FEATURES

Site Plan

The surrounding neighbourhood context has been respected by:

- retaining and enhancing peripheral landscaping and fencing to screen neighbouring properties.
- increasing side and rear yards to improve livability and increase landscape screening;
- limiting the height of the proposed houses to less than that allowable in the adjacent single family zone. Low profile roofs further mitigate any visual impact of height and mass;
- fronting the new detached house at the northwest corner, on the site of the current Elliott House, directly on to Mathers to fit into the neighbourhood;
- providing visitor parking at, tucked into landscape and paved with permeable paving. Similarly, permeably paved driveways are sized to accommodate vehicles in addition to those in double garages to help ensure that visitors do not need to park on neighbourhood streets; and
- preserving the significant copse of trees at the north end of the site by incorporating an “S” curve at the entrance. This not only helps preserve specimen trees, but ensures that there is limited visibility into the site from the surrounding neighbourhood.

Architectural Treatment

The Elliott House (see Appendix A)

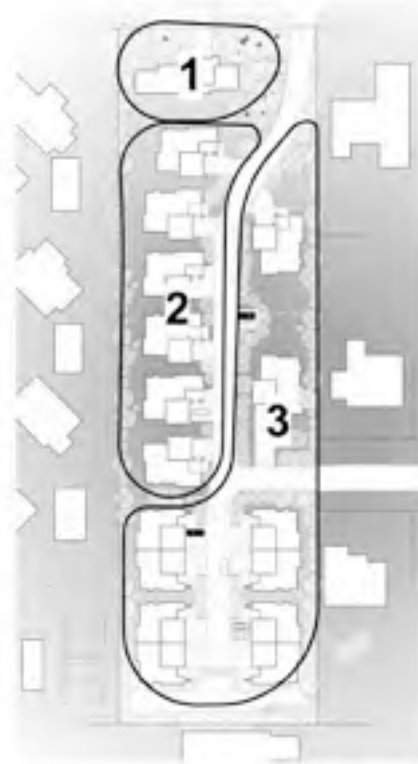
The Elliott House is an iconic presence on the site. While has significant architectural merit, a number of intrinsic flaws in its design and construction have seriously compromised its current condition, and its potential for retention in the project.

These design flaws include: no overhangs; face-sealed envelope; single glazing and jalousie windows; and a style of site-built glazing (small clerestory lights set into routed grooves) that could not be replaced with modern sealed units. The original house has been significantly modified over the years. Its windows have been closed in, because there was too much north-facing single glazing, overwhelming its antiquated heating system. As well, a carport, visible from Mathers Avenue and not part of the original design, has been added.

While using the palette of materials and colours used elsewhere in the development, the proposed detached house on the site of the existing Elliott House refers directly to the original architecture of the Elliott House (see accompanying comparison) Flat roofs and wide eaves contribute to its character, that of a mid-century modern house, a style contemporary with the original Elliott House.

Form and Character

In order to respond to the iconic historical influence of the Elliott House, to create a more sensitive transition to neighbourhood context, and to provide architectural variety in the development, 3 distinct yet related architectural character areas have been created on the site.



Character Areas

Area 1

This is the site of the original Elliott House. The footprint of proposed new building mirrors the original. Its' form and character as described above are directly informed by the original design.

Area 2

Here the modernist language of the new building in Area 1, with its strong reference to the original Elliott House, is put in play.

Area 3

Here, to relate to the character of the directly adjacent single family development to the east, and Esker Lane to the south, a more traditional domestic, west coast influenced, architectural expression is applied. As in the other Areas, wood is used as a feature material, but architectural concrete is replaced with stone. Low profile hip roofs with wide eaves, a traditional west coast form found throughout West Vancouver, are used.



In general, varying roof forms enhance a mix of architectural styles throughout the site, providing variety while ensuring neighbourhood fit. Glazed garage doors throughout the development, provide a sense of light and scale without the utilitarian feel of typical garage doors. Maximum glazing in the main living areas provides the strong connection between indoor and outdoor space that is the hallmark of West Coast contemporary architecture. Wall surfaces, other than concrete, stained wood or stone, in each building are painted with a colour selected from a carefully chosen palette of earth tones so that no neighbouring buildings are the same colour.

Landscape Features

Of primary importance is the retention of significant existing trees to both to acknowledge their importance in creating a sense of place and to provide a privacy screen from Mathers Avenue and from adjacent properties.

The Mathers Avenue frontage and vehicle entry point will maintain the neighbourhood character and emulate the existing single family character.

The establishment of a strong internal streetscape is created through the planting of street trees. Tree species will be varied to highlight nodes along the roadway.

A specific landscape node, incorporating a native planting area at the south end of the property, will serve as both a focal point and provide spatial screening to Esker Lane to the south. Stormwater will be collected in two detention tanks and slowly released into the municipal storm system.

The pedestrian connection from the site to Lawson Avenue will be given special consideration as a street end and community linkage.

Aging in Place Features

Because part of the target market for the proposed housing includes retirees and empty nesters, more than one quarter of the units have a master bedroom on the main floor.

All units provide the sense of privacy, space, and interior appointments of a single family home without the need to maintain a single family lot.

Design Changes

In response to District and community feedback the following changes were made to the conceptual design:

A. Reduce the size and / or number of units and modify units to reduce density

Response:

- The number of units has been reduced from 19 to 17 (9 single family and 8 duplex)
- The floor plans of the single family units has been refined and reduced slightly in area
- Overall density has been reduced to 0.357 FSR

B. To provide for adequate visitor parking

Response:

- We are proposing six (6) visitor parking spaces distributed amongst the site
- Exceeds the required number of visitor spaces
- Driveways have been expanded and are large enough for additional visitors to park

C. Provide more contextual information

Response:

- Additional context photos have been submitted as part of the formal resubmission package

D. To increase useable open space, provide outdoor space for the units and provide landscape buffers between the neighbours

Response:

- By reducing the unit count from 19 to 17, we were able to reconfigure and reorient the units to substantially increase the amount of useable open space
- The reduction and reconfiguration also allowed for a generous increase in setbacks to the neighbouring properties equalling or exceeding those required for RS-3 single family dwellings
- The increase in these setbacks allowed for additional and larger landscape buffers

E. To ensure ease of vehicle turnaround within driveways

Response:

- The reduction in unit count and reconfiguration allows for increased yards and driveways, allowing for easier on site maneuvering

F. To introduce more variety, materiality and roof forms and consideration to the Elliott House

Response:

- In consideration of the Elliott House, form for the single family dwellings has been varied while ensuring harmony with neighbouring development.
- Materials and colours have been further refined to lighten the previous colour palette as well as provide a variation of colour and natural material choices while still maintaining the context of the neighbourhood

G. To provide details about the proposed sustainability measures and landscape

Response:

- The Developer will undertake to ensure a minimum standard which is equivalent to LEED for Homes Silver or Built Green Silver. Further details about the proposed sustainability measures can be found in the Sustainability Overview.

Design Review Committee Comments and Response

On September 25, 2014 the project was re-submitted for review by the Design Review Committee. The committee's comments and Darwin's responses are as follows:

A. Planting plan to be reviewed with respect to size and spacing;

Response:

- Sizes and spacing have been clarified for this submission. All tree, shrub and groundcovers are now shown individually with appropriate spacing.

B. Viability of western lawns to be reviewed;

Response:

- The western lawn areas should be fine given there are a few trees or buildings immediately west to shade. The retained trees along this property line will cast shadows. We will specify a shade lawn seed. The shading is no worse than many suburban conditions but we have reviewed the west rear yards and made some minor adjustments to the lawn areas.

C. Consider comments made by the committee regarding an architectural vocabulary consistent with the Elliott House;

Response:

- While the iconic status of the Elliot House is acknowledged, varying architectural expression within the development is felt to be an important means of providing a variety that adds choice, interest, and responds to its incrementally developed neighbourhood context. As a response to DRC's comment, the style of the building that fronts onto the extension of Lawson Avenue into the development has been changed to a more modernist aesthetic so that the rhythm of expression on the east side of the internal road, being more complex, is richer, and so that the north side of Lawson between the new development and 3rd Street is bookended by like expressions.

D. Develop the LEED and heating strategy;

Response:

- The Developer is committed to meeting a minimum LEED for Homes Silver or Built Green Silver rating for the project, including the provision of a heating system that is highly efficient and sustainable. As we proceed through the rezoning / development permit and into the building permit stage further detail on the chosen green rating system will be provided and agreed upon with the District of West Vancouver. Please see the Sustainability Overview for more details on the proposed sustainable strategies.

E. Storm water management plan should confirm that drainage still works if the permeable pavers are clogged;

Response:

- The drainage facilities proposed for the site are designed with enough capacity to handle the incremental increase in runoff, should the pavers not be maintained and clog up over time. The pavers are a benefit to the management of stormwater within the site, but not essential to the function of the site drainage design.

F. Consider simplifying the colour palette to reflect a more consistent relationship to mid-century architecture;

Response:

- *The range of colours used historically in the architectural style that has come to be known as “mid-century modern” is very broad, ranging from the hot colours and pastels of Palm Springs California, the “homeland” for the mid-century modern style, to the earth tones and colours of indigenous materials in our region. The proposed colour scheme begins by borrowing from the colours of the iconic Elliot House, and subtly varying colours building to building along the internal road in a way that results in a harmonious palette of muted earth tones. All of the buildings are tied together by this scheme and a limited palette of materials. The result is, we feel, very much consistent with the mid-century modern architecture of British Columbia.*

5. COMMUNITY ENGAGEMENT

In addition to a number of meetings with individual neighbours, and the strata councils of Esker Lane and Mathers Mews, two neighbourhood events have been held to date.

Event Details:

Workshop:

Date: Wednesday, May 30, 2012
Time: 5:30 PM – 7:30 PM
Location: North Shore Unitarian Church (370 Mathers Avenue, West Vancouver)
Notification: Flyers were distributed by hand to residents living in the area
Attendees: 15

Community Meeting:

Date: Thursday, July 12, 2012
Time: 5:30 PM – 7:30 PM
Location: North Shore Unitarian Church (370 Mathers Avenue, West Vancouver)
Notification: Flyers were distributed by hand to residents living in the area
Attendees: 10

Feedback

Attendees of the two events raised the following issues:

- too dense for the character of the neighbourhood and the size of the site; and,
- potential for increased traffic.

The following community amenity ideas were also raised by the attendees:

- small trails to improve access to existing trails;
- sidewalk on Mathers Avenue; and,
- traffic circle at Mathers Avenue and Hadden Drive.

Neighbourhood Meeting:

Date: Monday, August 18, 2014
Time: 4:00 PM – 5:00 PM
Location: 323 Mathers Avenue, West Vancouver
Notification: Coordinated through established neighbourhood contacts
Attendees: 8

Feedback

Attendees of the event raised the following issues:

- too dense for the character of the neighbourhood and the size of the site; and,
- concern over the Lawson extension and safety issues for pedestrians and children.

Comments

Attendees of the event had the following comments:

- a majority of the attendees liked the proposed reconfiguration of the easterly single family homes
- a majority of the attendees appreciated the increased setbacks along the western property line

Note: Attendees of the event were offered the opportunity to have a view analysis conducted from their residence.

Neighbourhood Meeting:

Date: Tuesday, November 25, 2014
Time: 6:30 PM – 8:30 PM
Location: Hugo Ray Cricket Club
Notification: Open House organized and hosted by the District Planning Department

Darwin had offered neighbours the opportunity to have a view analysis conducted from their residence. Views from viewpoints selected by neighbours who had responded to Darwin’s were presented along with material describing the updated proposal.

6. VIEW ANALYSIS

The View Analysis presented on the following pages is an accurate a rendition subject to the quality of the information available.

In each of the images:

1. Existing structures have been left in place.
2. Existing landscape that will be retained or replaced has been left in place. New landxcape that will augment this has not been shown.
3. The existing church, which will be removed, has been left in place.



355 LAWSON
FROM REAR DECK LOOKING NORTH



355 LAWSON
FROM REAR DECK LOOKING SOUTH



315 LAWSON
LOWER LEVEL LOOKING NORTH



315 LAWSON
UPPER LEVEL LOOKING NORTH



360 MATHERS FROM UPPER
REAR DECK LOOKING NORTH



MATHERS MEWS
FROM BEDROOM DECK OFF NORTHEASTERLY-MOST UNIT



1455 3RD STREET
FROM UPPER FLOOR HOME OFFICE

Note: The Site Model is shown as a Wire Frame since the buildings will be hidden in their entirety by existing construction and/or landscape

SUSTAINABILITY OVERVIEW

370 and 380 Mathers Ave, West Vancouver

Darwin is committed to developing an energy efficient and environmentally responsible project. This summary presents the preliminary sustainability strategy, which will be refined as the project progresses.

Site Sustainability

The project is located on a previously developed site within walking distance of Capilano Pacific Trail, and Hugo Ray Park. The site is within a ten-minute walk to bus routes connecting to Park Royal and to downtown Vancouver. Cycling routes along the Capilano Pacific Trail are in close proximity to the site with connections to downtown Vancouver, West Vancouver and other neighbourhoods.



To minimize impacts on the surrounding area, Erosion & Sedimentation Control measures will be implemented and monitored during construction to meet all the relevant local standards. The proposed stormwater management plan will contain stormwater within the site boundary through detention tanks and an oil interceptor, which will remove contaminants before slowly releasing it to the main storm sewer pipe. To promote onsite infiltration site grading will direct storm runoff toward landscaped areas. The site will maintain extensive landscaping for nearly 50% of the site area.



Community

The project will promote the growing need for smaller home alternatives for West Vancouver residents looking to downsize and stay in the community, as well as housing options for young families wishing to make West Vancouver their home. To support 'aging in place' market the designed community provides more than one-quarter of

units with the master bedroom on the main floor. All residents will enjoy the close connection with the outdoors, daylight, inspiring views, and proximity to a range of amenities that promote health and wellness.

Energy Efficiency and Water Conservation

Through a combination of energy conservation strategies, the project's overall energy performance will be at least EnerGuide 80. The design approach will prioritize the reduction of overall energy loads by means of a high-performance building envelope followed by energy efficient HVAC, domestic hot water, lighting systems and Energy Star appliances



The project is aiming to achieve water use reductions by incorporating water efficient toilets and faucets. Outdoor water conservation strategies will include water conscious landscaping incorporating drought-tolerant planting.

Materials

Following best practices, at least 75% of the demolition and construction waste will be diverted from landfill. For the occupants, easily accessible dedicated areas for the collection and storage of materials for recycling will be centrally located in the homes providing dedicated space for storing municipal totes used for the collection of paper, cardboard, glass, plastics, metals, and organics.



Materials will be selected for the project based on their durability, functionality, aesthetics and environmental footprint. Priority will be given to materials that have been extracted, harvested, recovered and processed locally, as well as those containing recycled content.

Indoor Environmental Quality

This project will strive to create healthy indoor environments for residents by incorporating a range of strategies in both design and construction.

Low-emitting materials will be selected that offer low or no toxic off-gassing where possible. These materials will include paints and coatings, adhesives and sealants, carpet systems and flooring. All ventilation fans will meet or exceed the Energy Star requirements.



An indoor air quality management plan will be implemented during construction, keeping all ventilation ducts sealed and installing high efficiency filtration media on HVAC system.



REFERENCING THE ELLIOT HOUSE

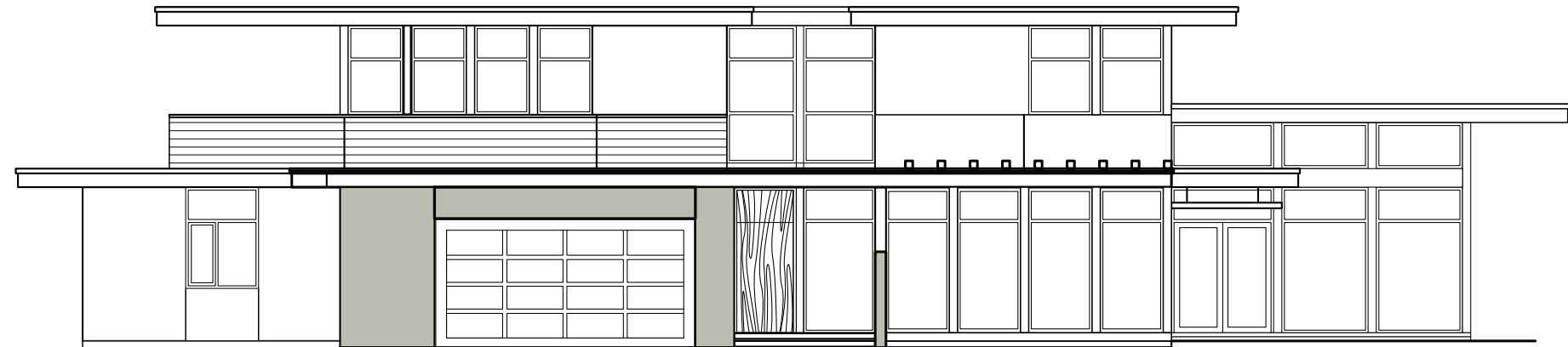
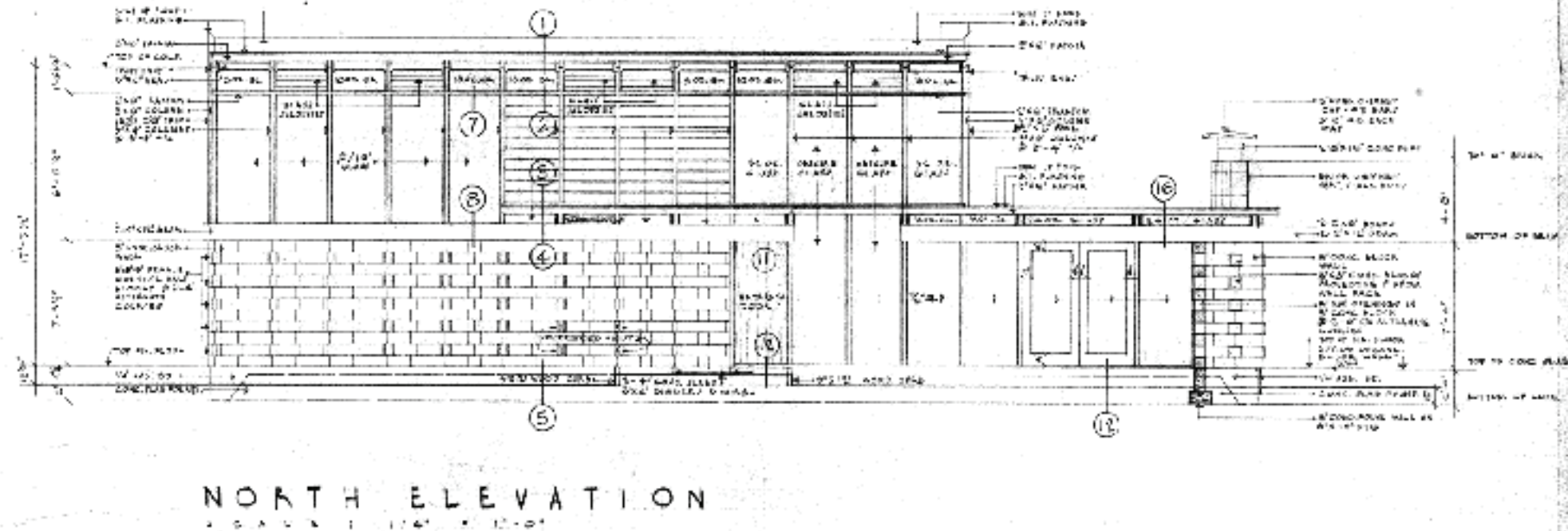
The top drawing to the right shows the principal elevation of the Elliott House, facing Mathers Avenue, as it was originally conceived by Wensley and Rand Architects in 1960. The drawing below shows the same view of the proposed design.

The proposed design refers to the original building in many ways, beginning with its fundamental massing. Exposed concrete used at the base in the lower east quadrant, to anchor the mass in the way the original design used concrete block. The pattern of fenestration, particularly at the lower level, is similar. The overall proportions of glass panels is similar. Glazing goes all the way to ceiling with a similar proportion of transom to full height in each panel. In the proposed design, at the upper level, the amount of glazing is reduced and sill heights raised in recognition of the need for privacy to upper floor bedrooms, noting that the original building bedroom windows on this street-facing elevation were ultimately permanently boarded up with plywood cladding. Floor to ceiling glass in the main living spaces on the west end in both the original and proposed design, produce the ambiguous boundary between indoors and out, a hallmark of west coast modernism.

The original building has no overhangs. In the proposed design, in recognition of current accepted building envelope design principles and construction practice overhangs have been added. While this is different from the original design, at the same time these overhangs help to emphasize “horizontality”, an important aspect of the character of the original.

The original design had no covered parking, though a carport was eventually added. The proposed building has a garage, a concrete mass with a glazed panel door, in recognition of current market expectation and to add to the general strategy of producing enough on-site parking to ensure that neither residents or visitors need to park on neighbourhood streets.

Departing somewhat from the original massing, a mass has been added to the east end of the lower level. This mass houses a main floor master bedroom provided for the aging-in-place empty-nester target market. Essentially hidden from view from Mathers by existing trees, this mass also provides the opportunity of a covered roof deck that will enjoy significant city views to the south.



PROPOSED SITE - 370-380 MATHERS AVE



MATHERS AVENUE SOUTH SIDE



ESKER LANE



ELLIOTT HOUSE

MATHERS MEWS



3RD STREET WEST SIDE



LAWSON AVENUE SOUTH SIDE, EAST OF SITE



LAWSON AVENUE NORTH SIDE, EAST OF SITE

NO.	Date	Revisions

NO.	Date	Issues
1	11 Sept 14	Issued for Development Permit



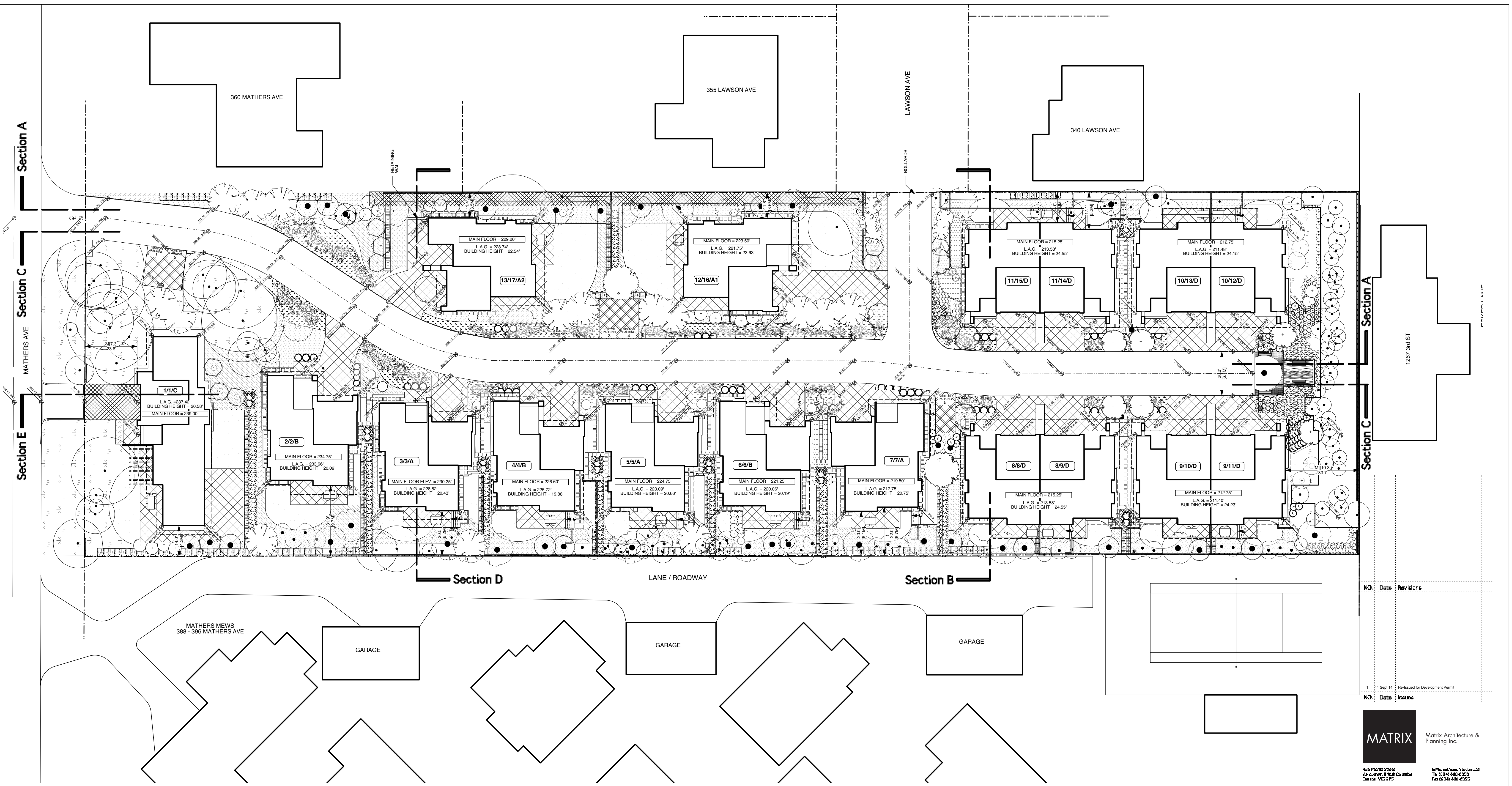
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PROJECT:
**THE RESIDENCES
 ON MATHERS**
 370-380 MATHERS AVE.
 WEST VANCOUVER

DRAWING:
SITE CONTEXT

DATE:	SEPT. 2014	SHEET:	DP00
SCALE:		DRAWN:	
REVIEWED:		PROJECT NO:	1201



Section A
Section C
Section E

Section A
Section C

DRAWING LIST

Cover	Location & Context Plan
DP 00	Neighbourhood Context
DP 01	Site Plan, Project Data & Statistics
DP 02	Type A & Type B Plans
DP 03	Type A1 & Type A2 Plans
DP 04	Type C Plans
DP 05	Type D Plans
DP 06	Type A Elevations
DP 07	Type A1 Elevations
DP 08	Type A2 Elevations
DP 09	Type B Elevations
DP 10	Type C Elevations
DP 11	Type D Elevations
DP 12	Site Sections A & C
DP 13	Section C @ North & South Ends of Site
DP 14	Site Sections B & D

PROJECT INFORMATION

Civic Address	370 & 380 Mathers Ave., West Vancouver, B.C.
Legal Description	The East 1/2 of The North West 1/4 of District Lot 1074 Except Part in Plan 10097 and Lot 1, District Lot 1074, Plan 10097 Both of Group One, New Westminster District
Current Zoning	RS3 & PA2

PROJECT DATA AND STATISTICS

Site Area (from Survey)	95,600 s.f. (8,881.5 sq.m.)						
	Unit Type	No. of Units	Unit Area w/o Basement	Total Unit Area	Garage Area (Exempted)	Parking Spaces/Unit	Total Parking Spaces
	A	3	2,343 s.f., 218 sq.m.	7,029 s.f., 653 sq.m.	390 s.f., 36 sq.m.	2	6
	A1/A2	2	2,326 s.f., 216 sq.m.	4,652 s.f., 432 sq.m.	390 s.f., 36 sq.m.	2	4
	B	3	2,214 s.f., 206 sq.m.	6,642 s.f., 617 sq.m.	390 s.f., 36 sq.m.	2	6
	C	1	2,460 s.f., 229 sq.m.	2,460 s.f., 229 sq.m.	423 s.f., 39 sq.m.	2	2
	Duplex D	8	1,945 s.f., 181 sq.m.	15,560 s.f., 1,446 sq.m.	397 s.f., 37 sq.m.	2	16
Grand Total		17	36,343 s.f.	3,378 sq.m.		Site Parking	5
F.A.R.			0.380				
Building Footprint			26,985 s.f.				
Site Coverage			28 %		Grand Total 39		

Notes: driveways are designed to accommodate additional parking.

LEGEND

1/1/E	BUILDING NO./UNIT NO./UNIT TYPE
---	FIN. = PROPOSED FINISHED GRADE EXT. = EXISTING GRADE
---	ROOF LINE ABOVE

NOTES:

1. CONTOURS INTERPOLATED FROM SURVEY
2. L.A.G. = LOWEST AVERAGE GRADE
3. SEE ARBORIST'S REPORT FOR RETAINED TREES

NO. Date Revisions

1	11 Sept 14	Re-issued for Development Permit
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NO. Date Revisions

1	11 Sept 14	Re-issued for Development Permit
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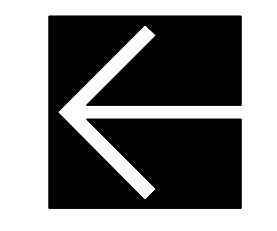
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WEST VANCOUVER

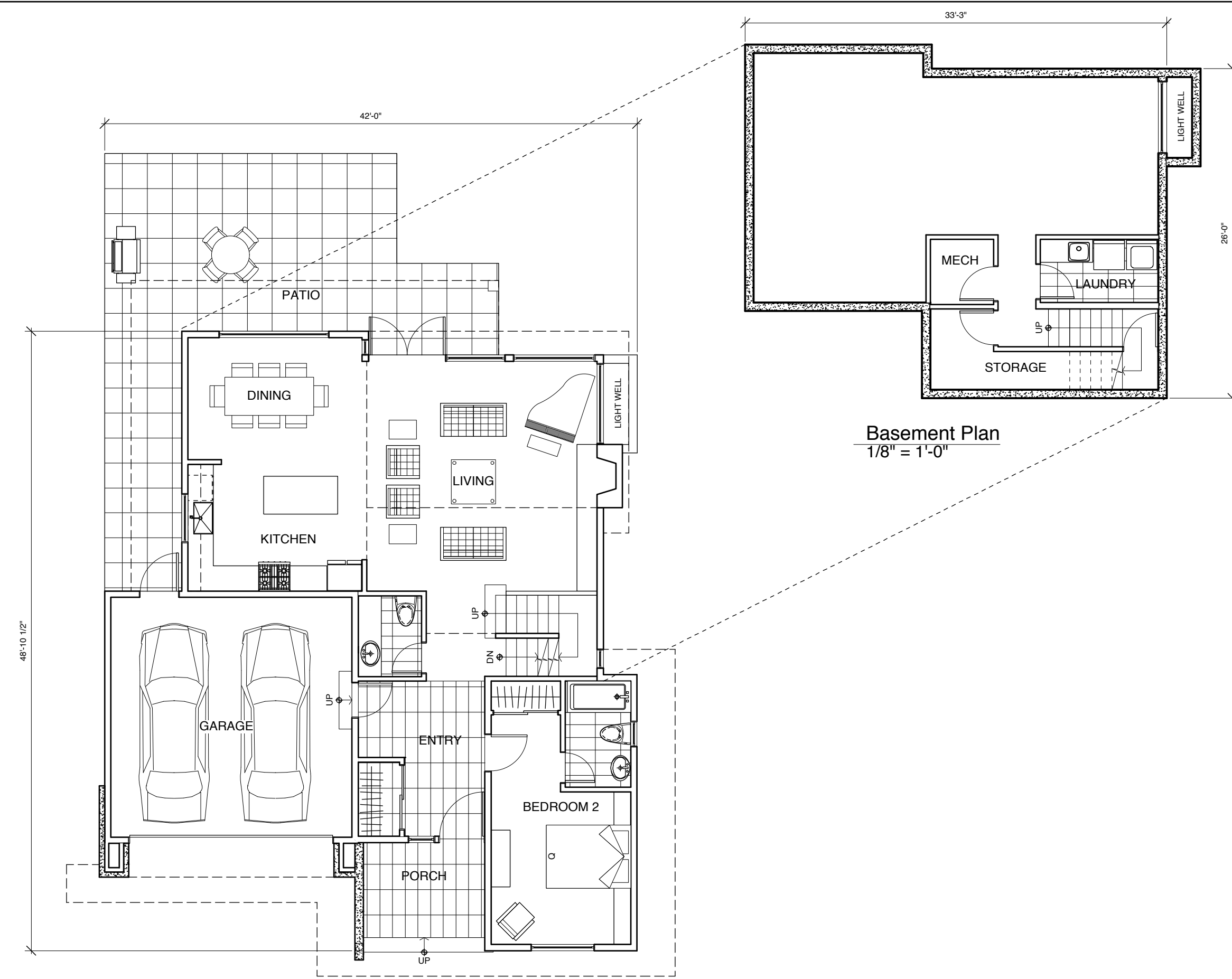
Site Plan & Project Data & Statistics

DATE: 2013 MAR 07
SCALE: 1" = 20'
DRAWN: RR
REVIEWED: RR

PROJECT NO.: 281

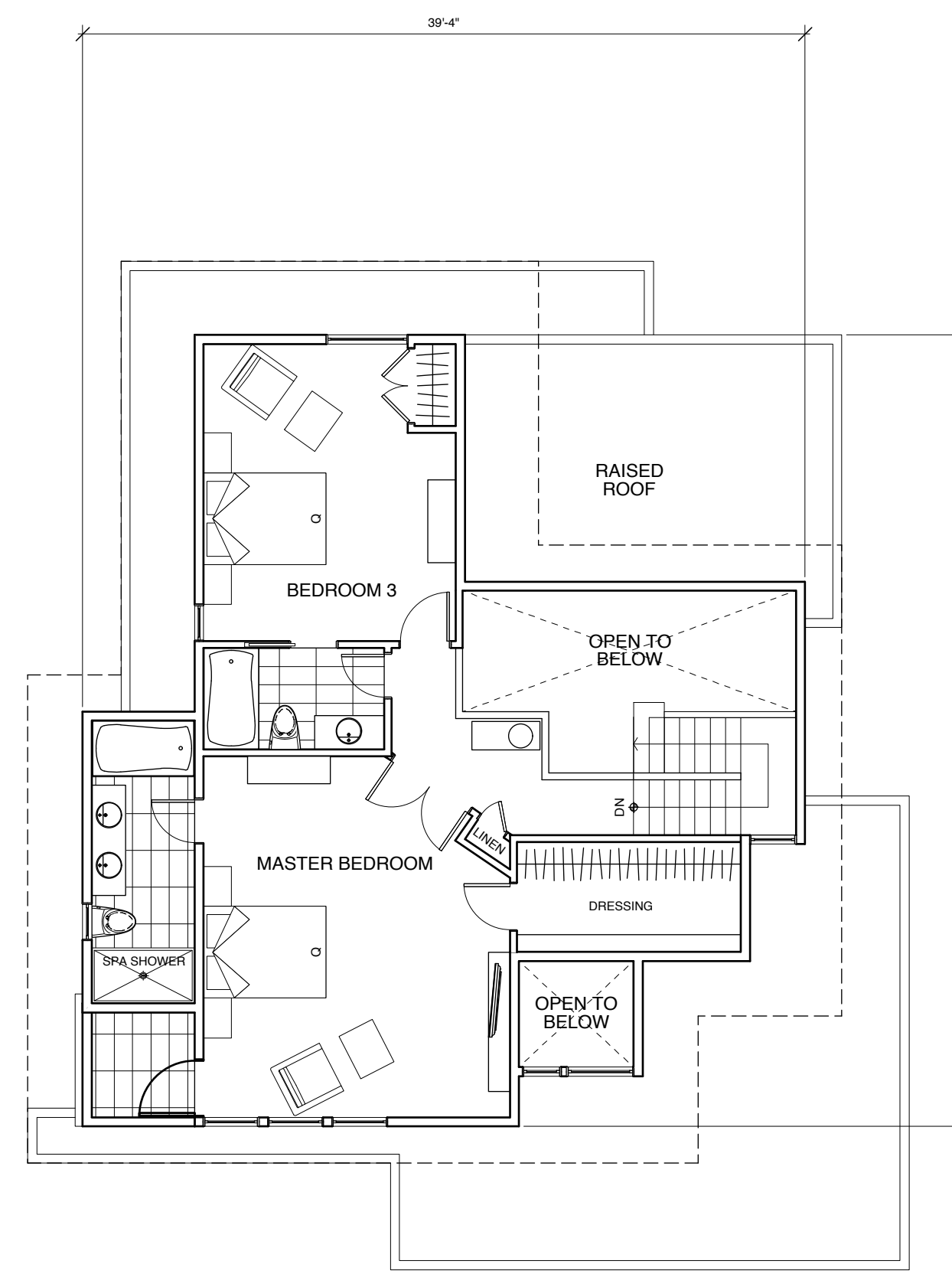


TYPE A Buildings 3 & 5
Mirrored for Building 7



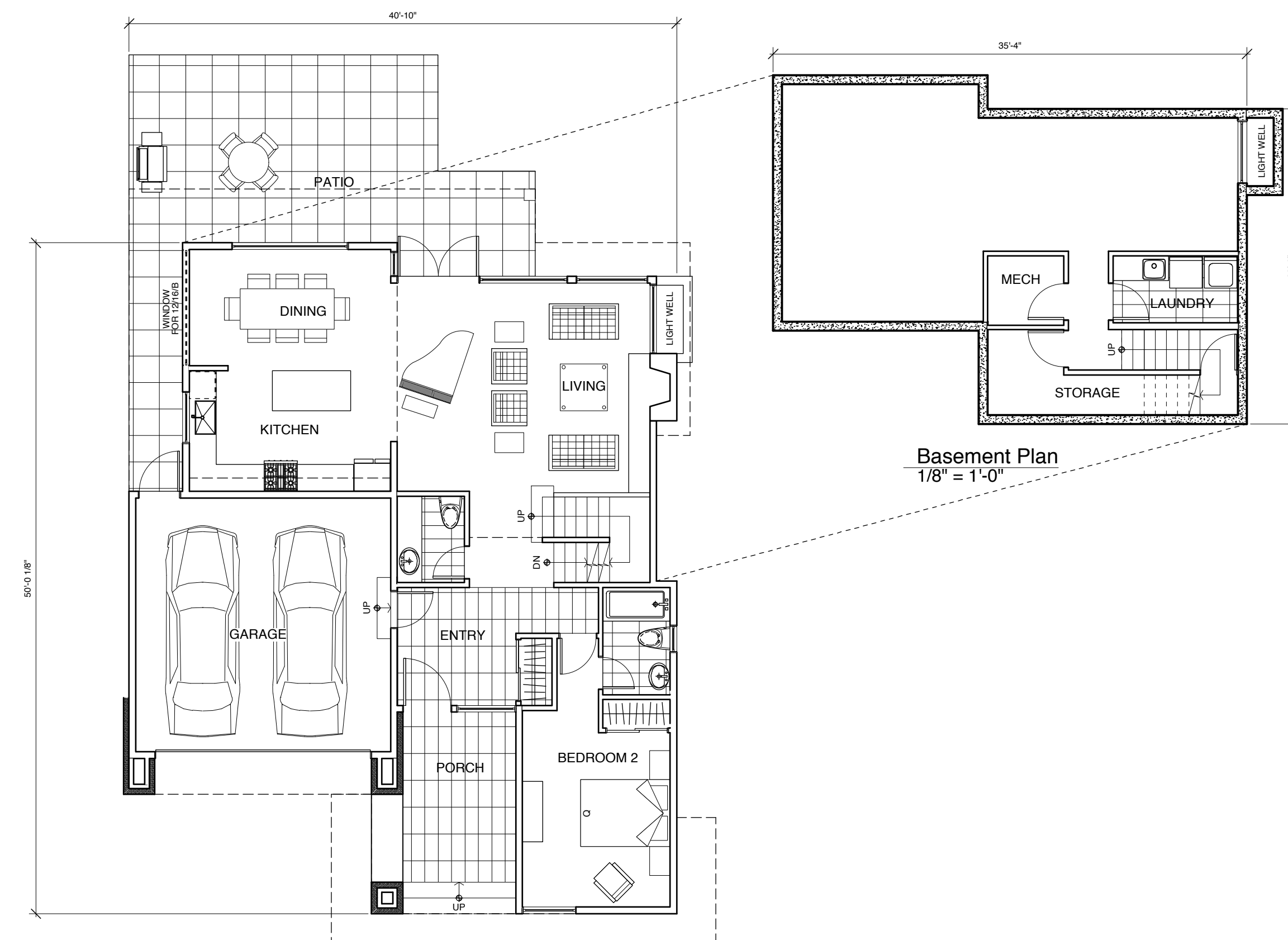
Main Floor Plan
1/8" = 1'-0"

Basement Plan
1/8" = 1'-0"



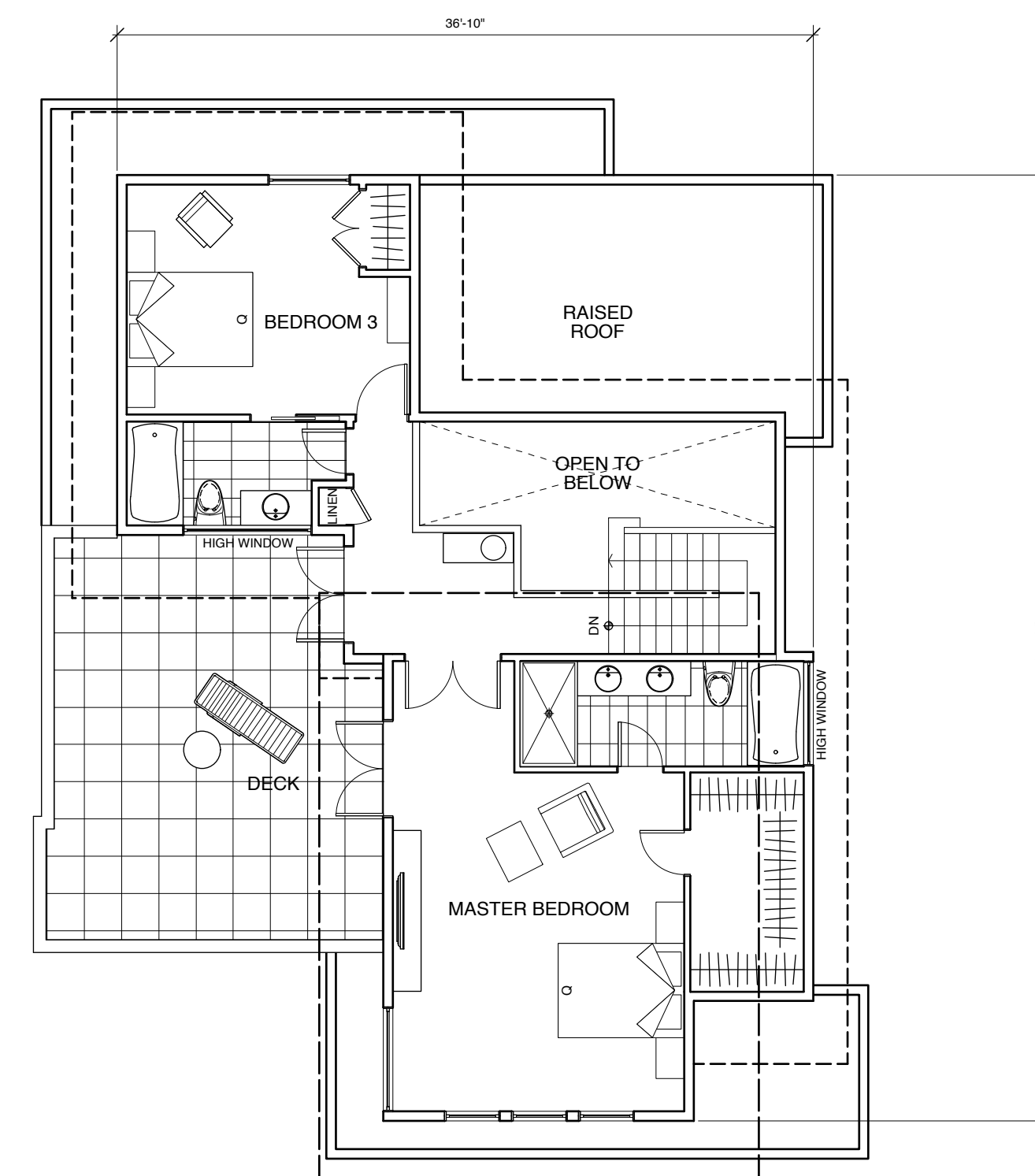
Upper Floor Plan
1/8" = 1'-0"

TYPE B Buildings 2, 4 & 6



Main Floor Plan
1/8" = 1'-0"

Basement Plan
1/8" = 1'-0"



Upper Floor Plan
1/8" = 1'-0"

NO.	Date	Revisions
1	11 Sept 14	Re-issued for Development Permit

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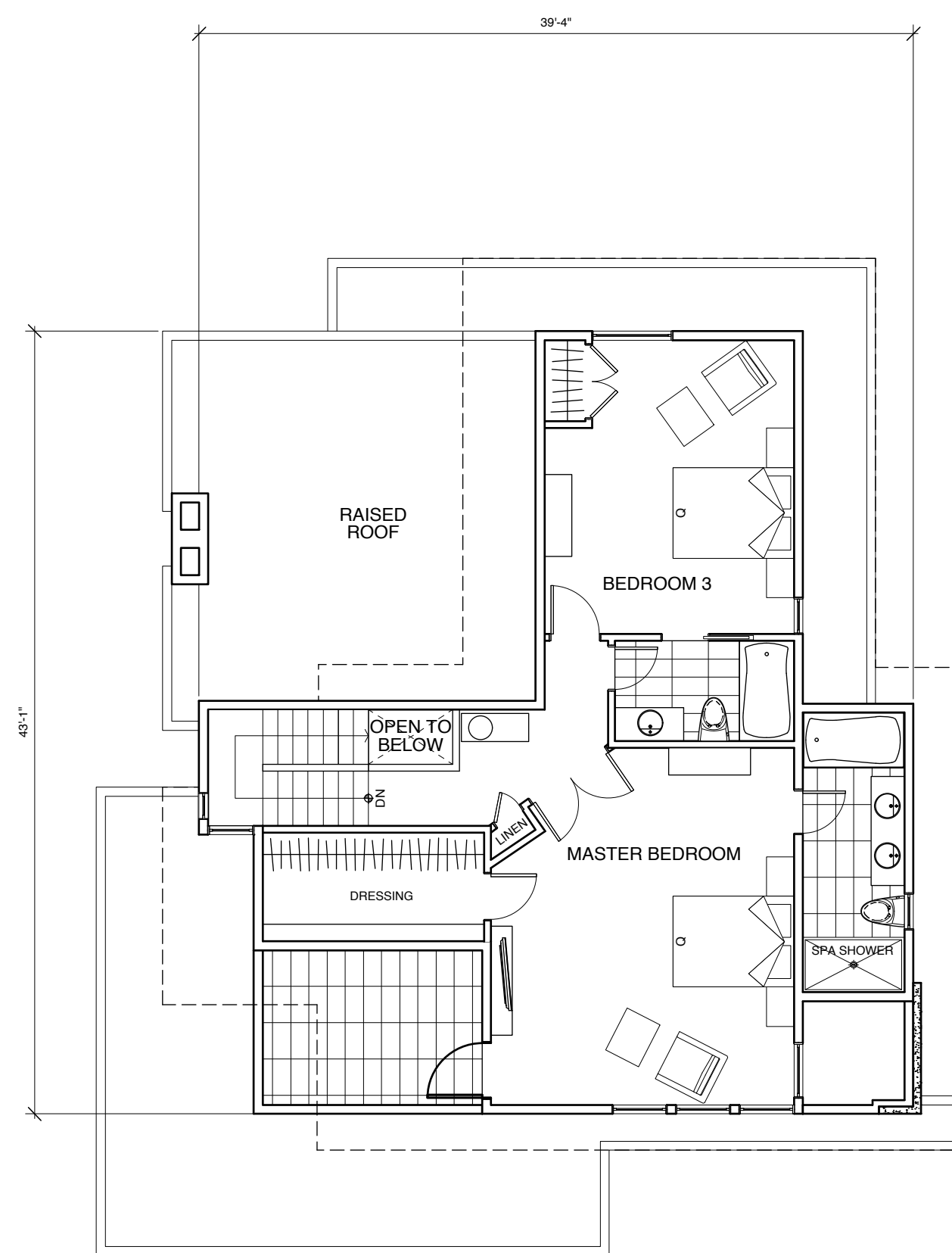
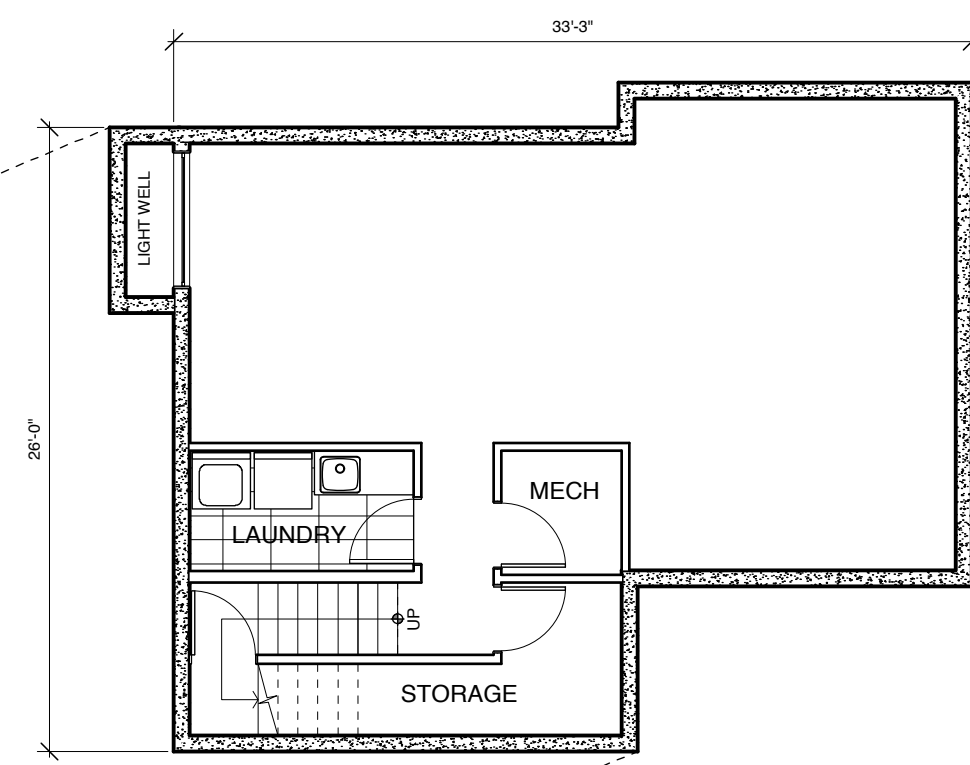
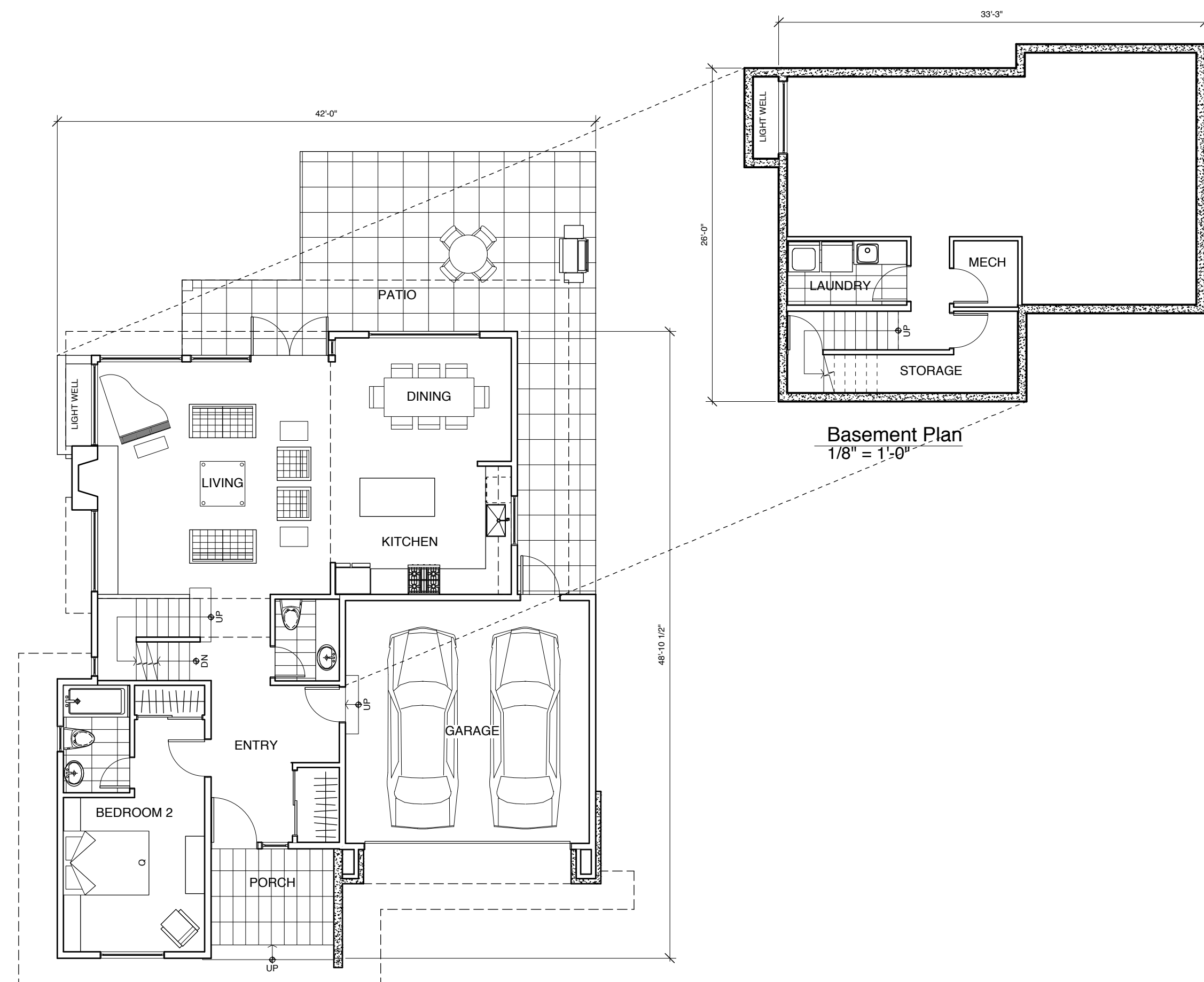
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PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

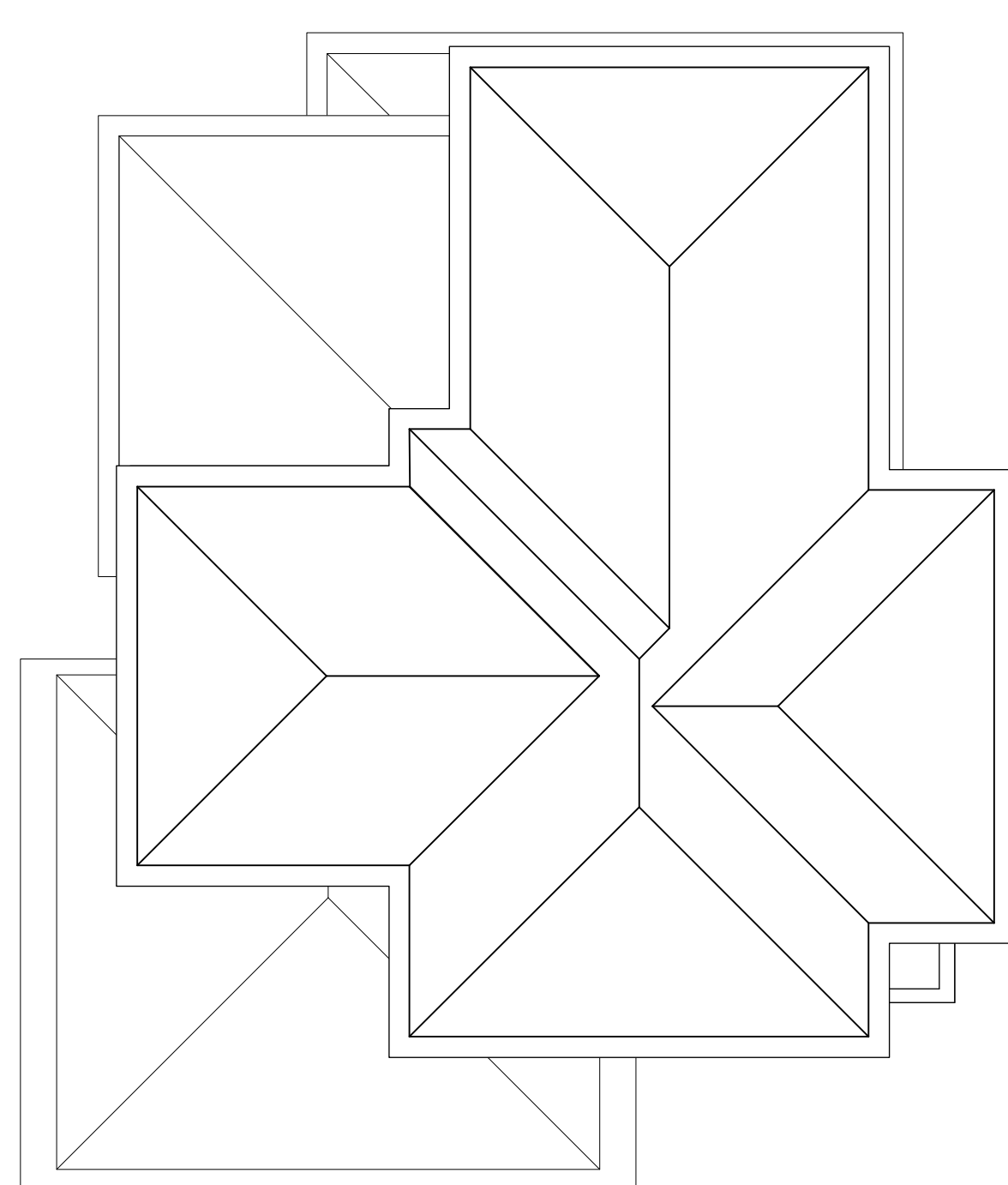
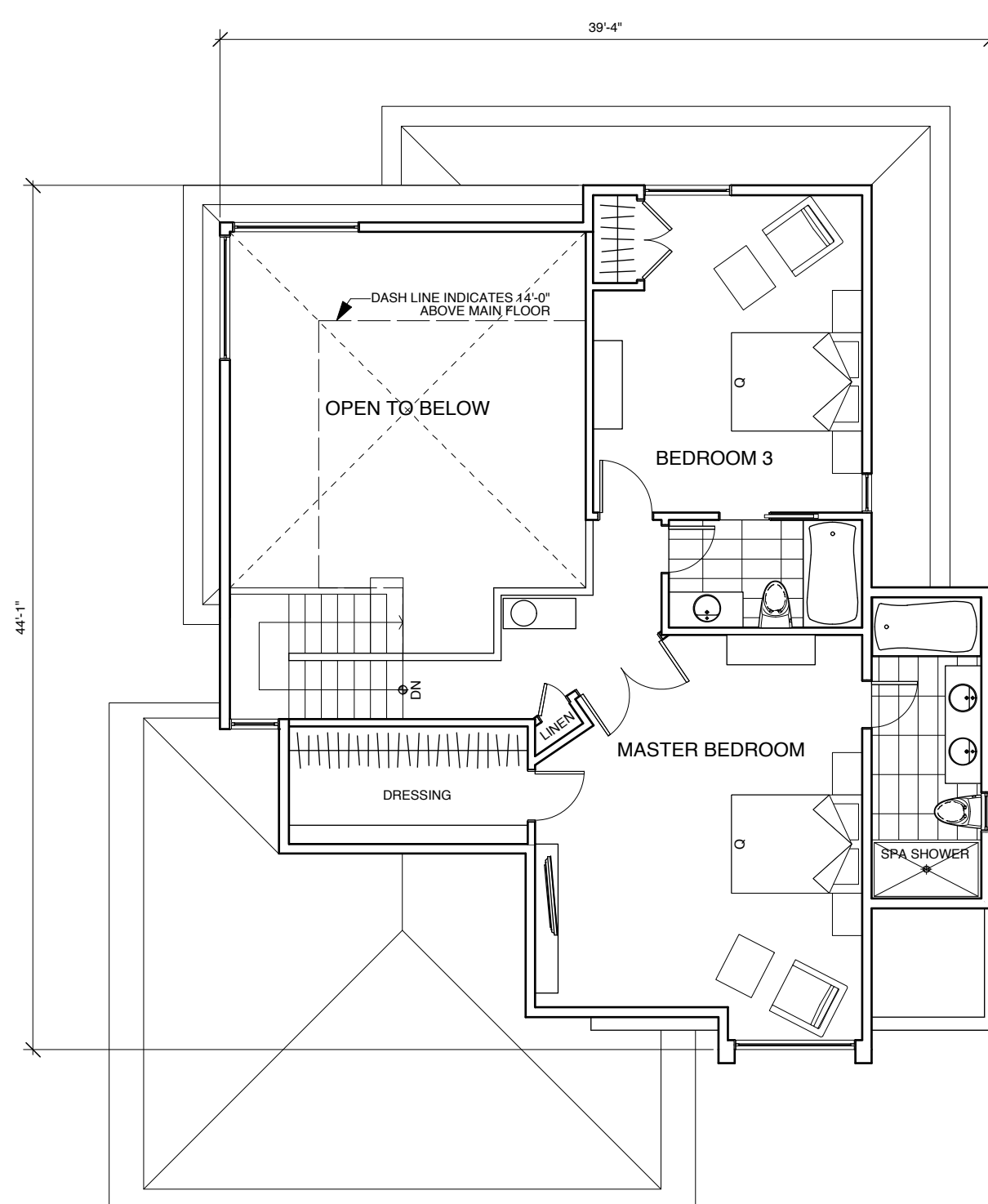
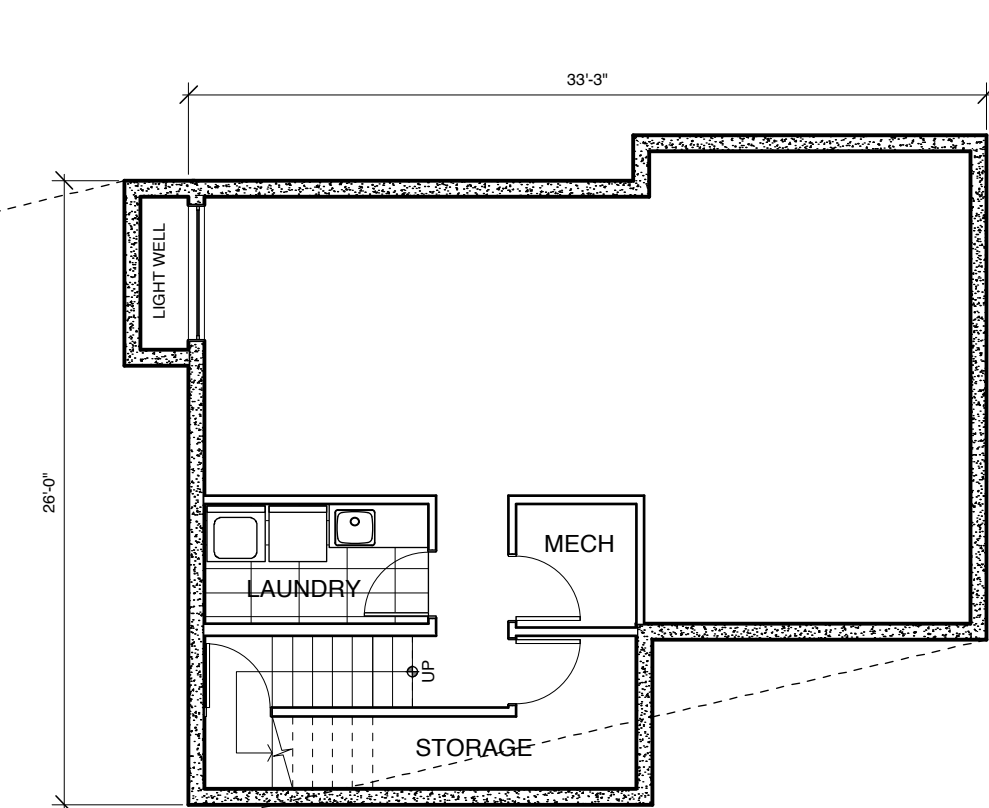
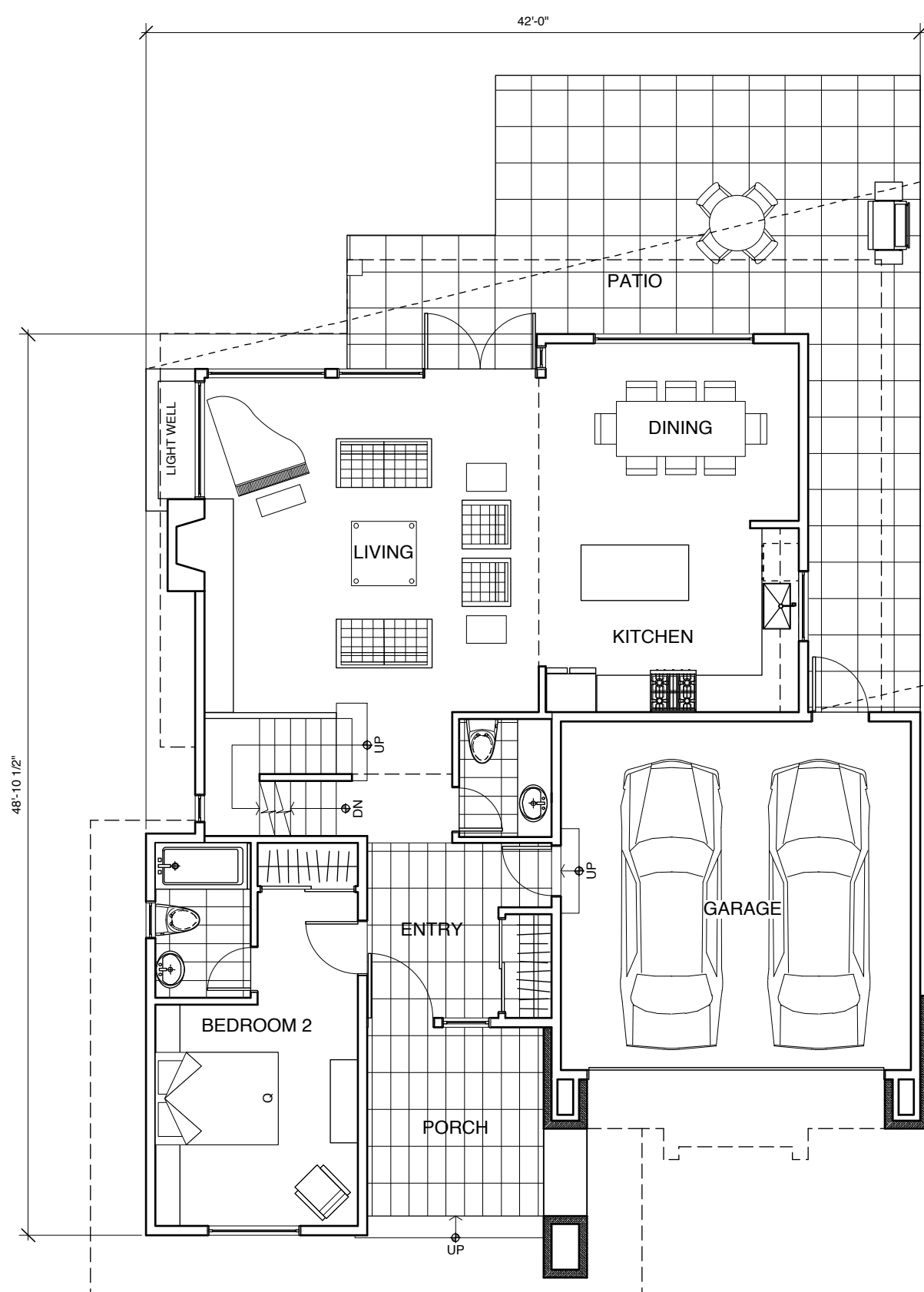
DRAWING:
Type A & Type B Plans

DATE: 2013 MAR 07	SHEET: DP02
SCALE: 1/8" = 1'-0"	OF
DRAWN: RR	PROJECT NO. 1201
REVIEWED:	2014 SEPT 11: pbc

TYPE A1 Building 12



TYPE A2 Building 13



NO.	Date	Revisions
1	11 Sept 14	Re-issued for Development Permit

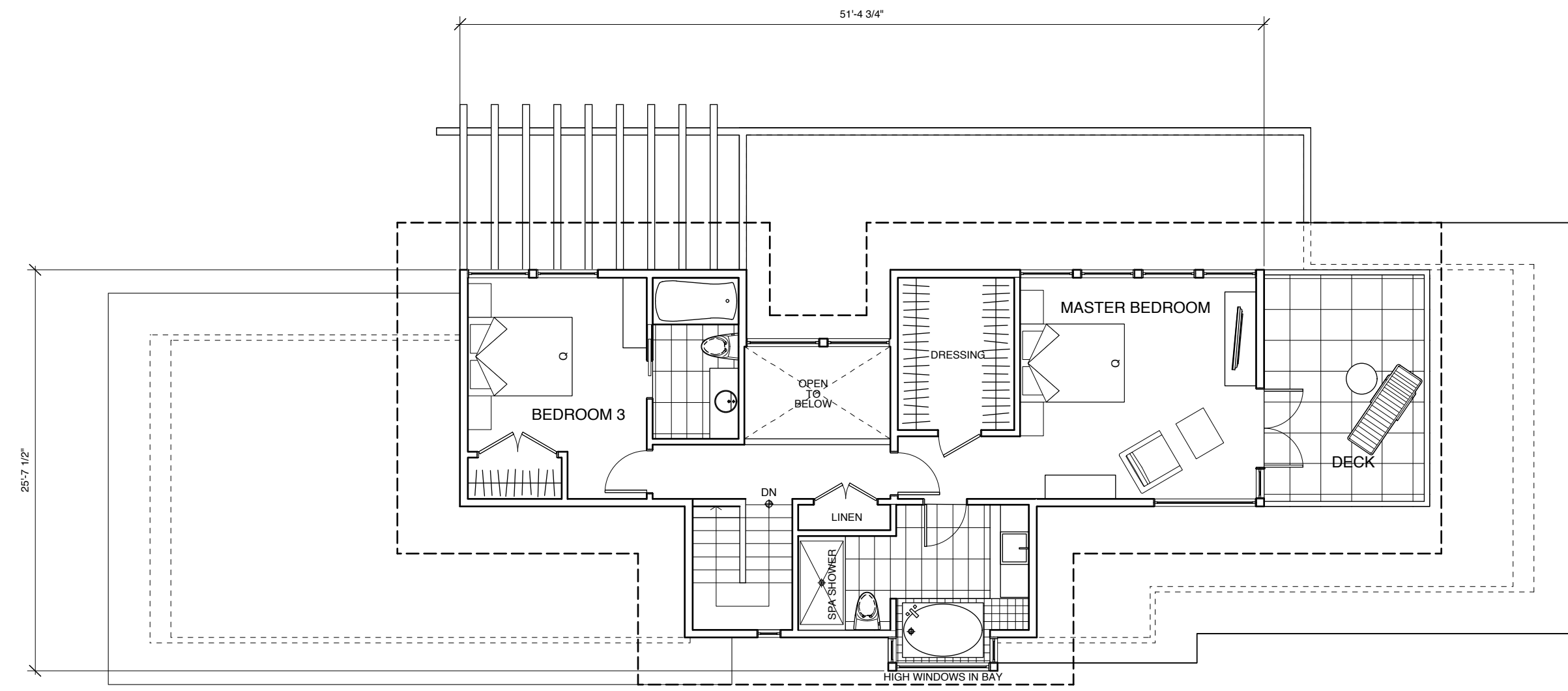
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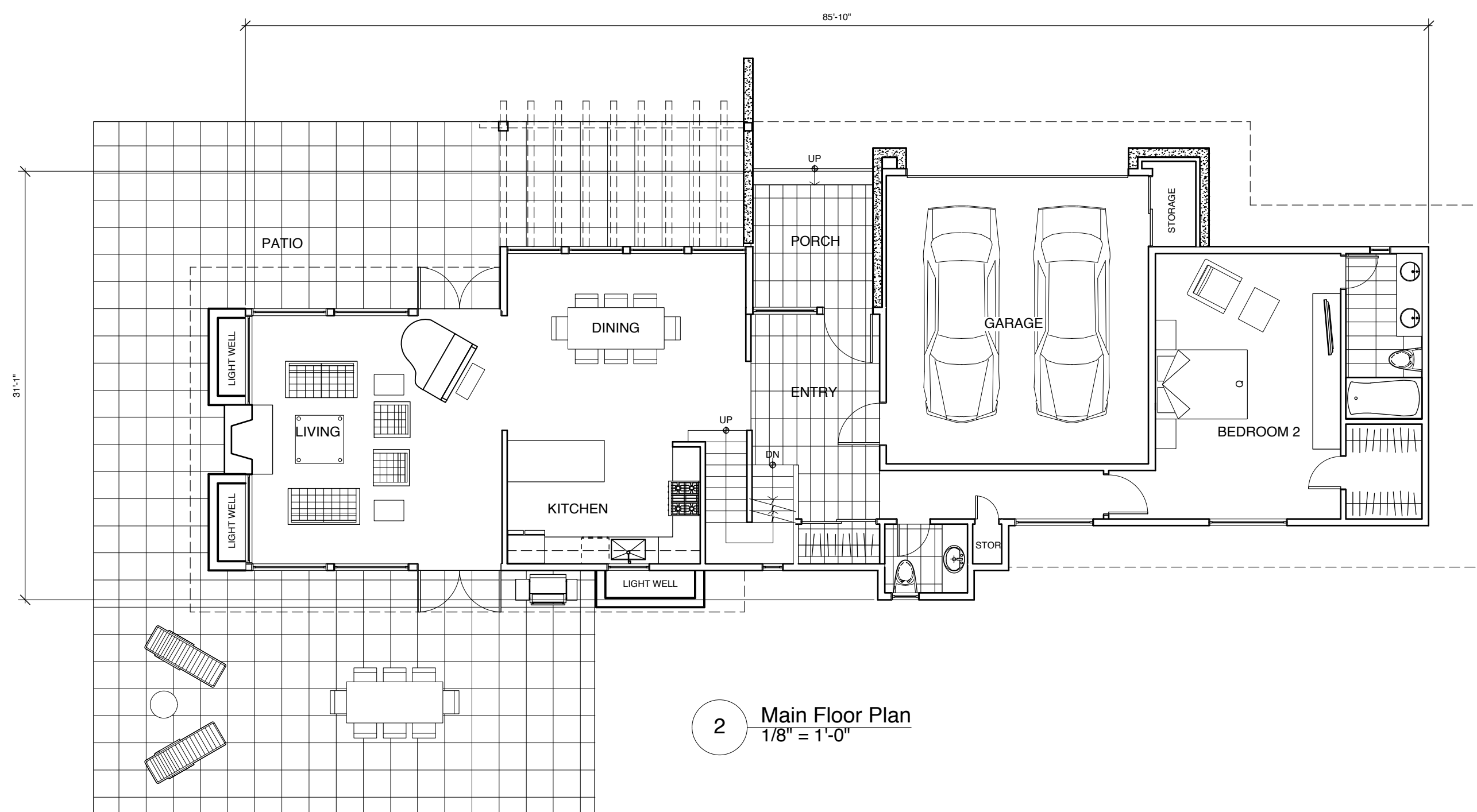
PROJECT:
THE RESIDENCES ON MATHERS
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DRAWING:
Type A1 & Type A2 Plans

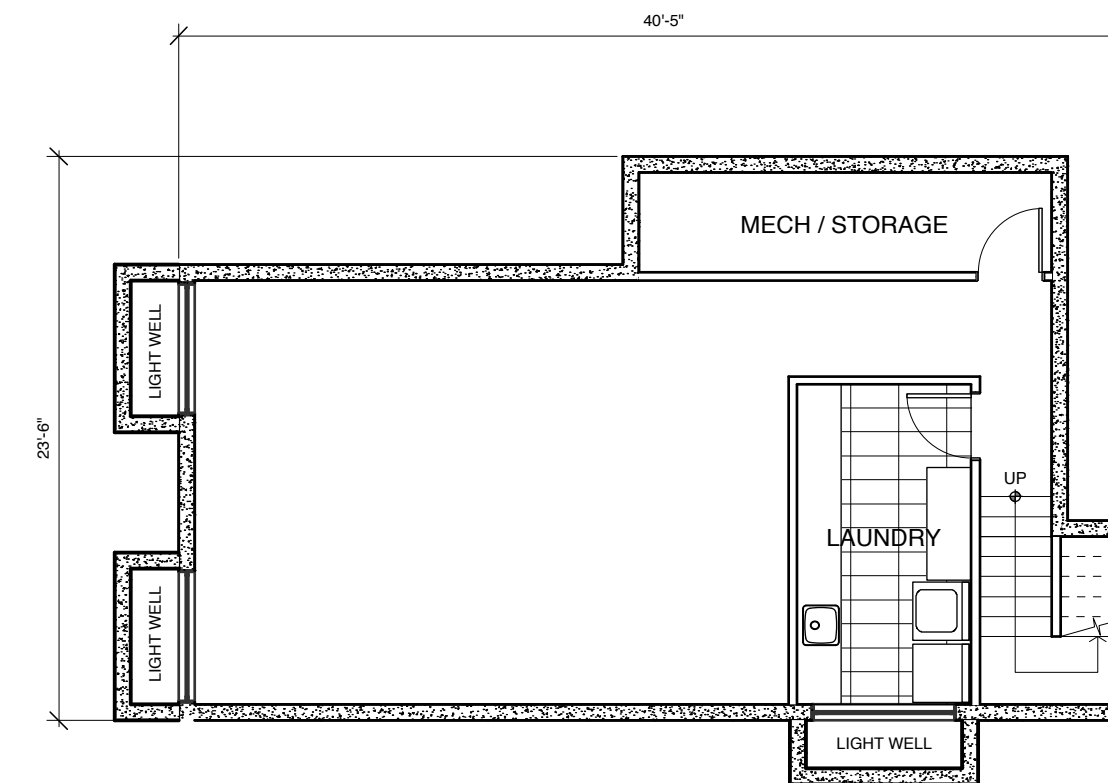
DATE:	2013 MAR 07	SHEET:	DP03
SCALE:	1/8" = 1'-0"	OF:	01
DRAWN:	RR	PROJECT NO.:	1201
REVIEWED:			



1 Upper Floor Plan
1/8" = 1'-0"



2 Main Floor Plan
1/8" = 1'-0"



3 Basement Plan
1/8" = 1'-0"

NO.	Date	Revisions

NO.	Date	Issues
1	11 Sept 14	Re-issued for Development Permit

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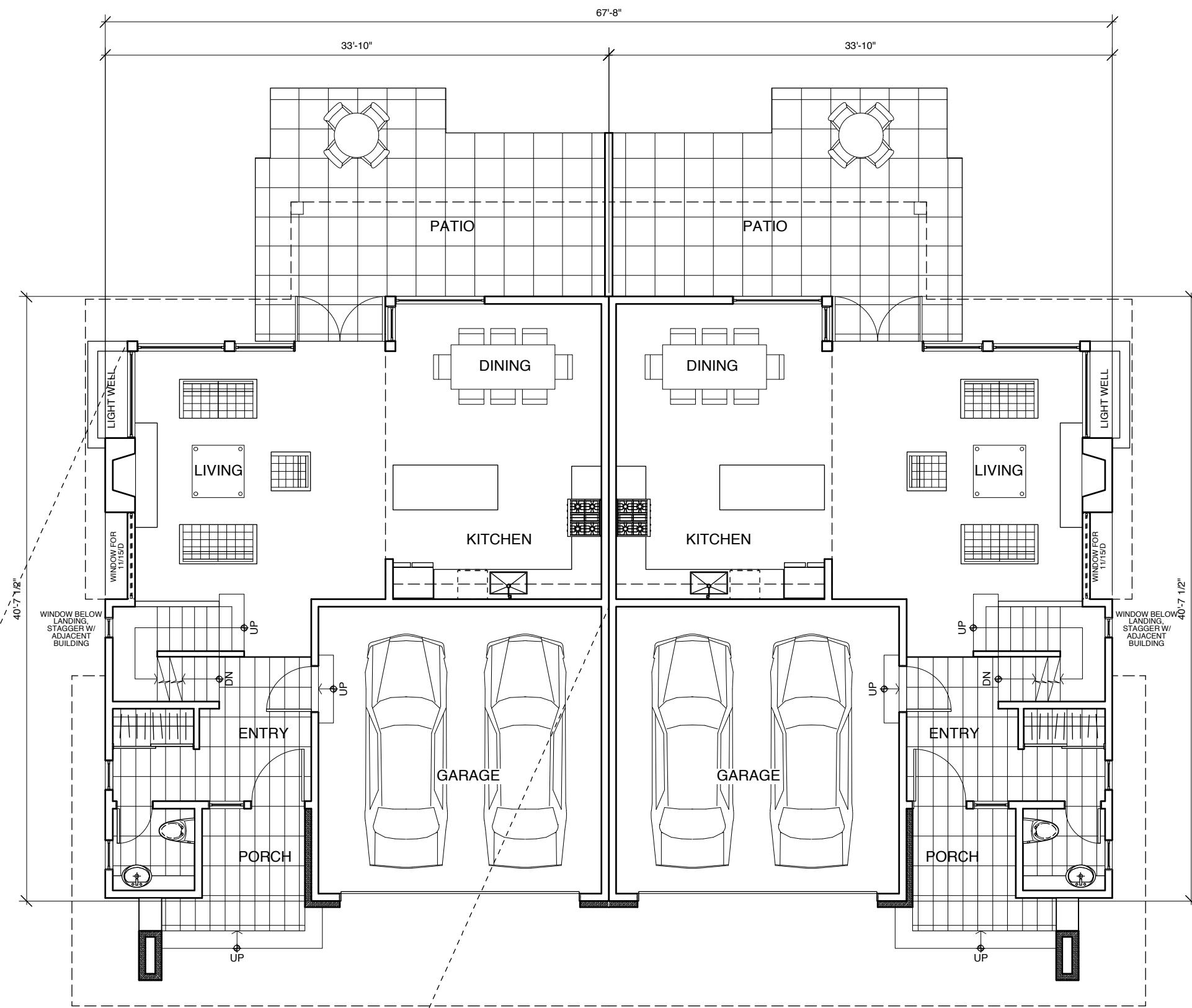
PROJECT:
THE RESIDENCES ON MATHERS

370 + 380 MATHERS AVE.
WEST VANCOUVER

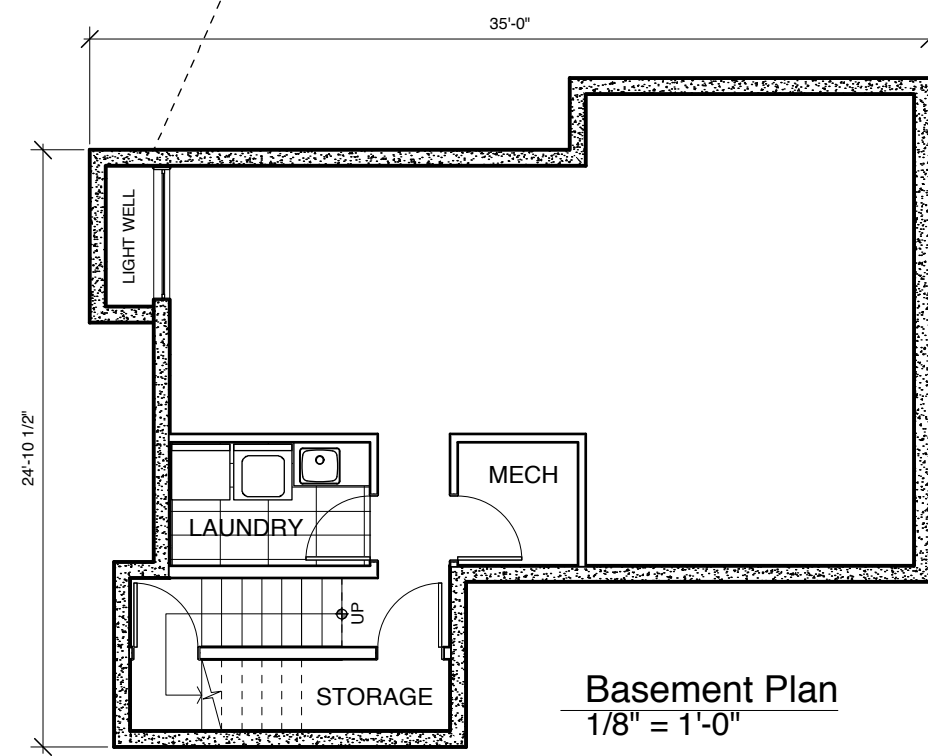
DRAWING
Type C Plans

DATE: 2013 MAR 07	SHEET: DP04
SCALE: 1/8" = 1'-0"	OF 01
DRAWN: IT	PROJECT NO: 1261
REVIEWED:	2014 SEPT 11: pbf

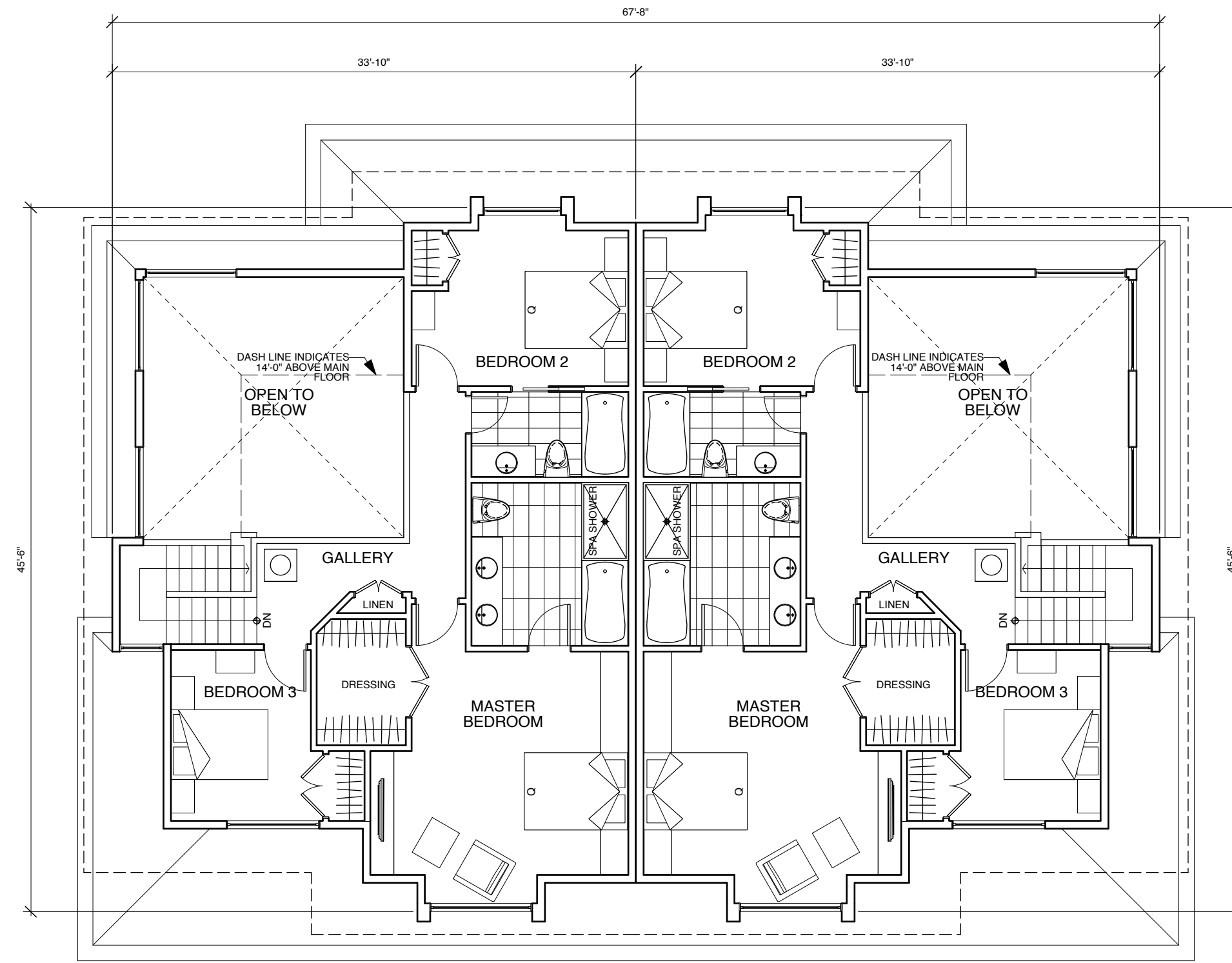
DUPLEX TYPE D Buildings 8, 9, 10 & 11



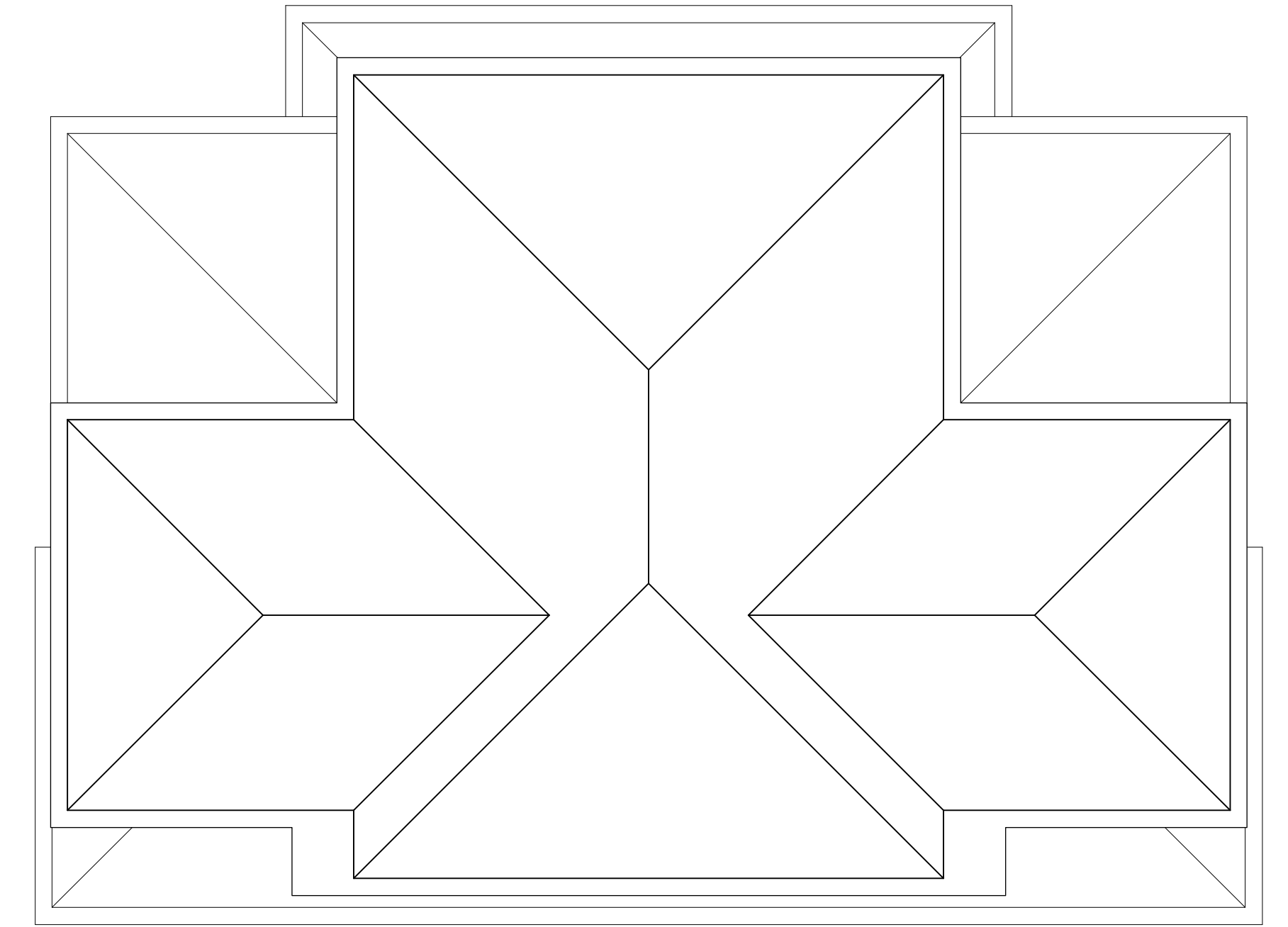
Main Floor Plan
1/8" = 1'-0"



Basement Plan
1/8" = 1'-0"



Upper Floor Plan
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"

NO.	Date	Revisions
1	11 Sept 14	Re-issued for Development Permit

NO.	Date	Issues
-----	------	--------

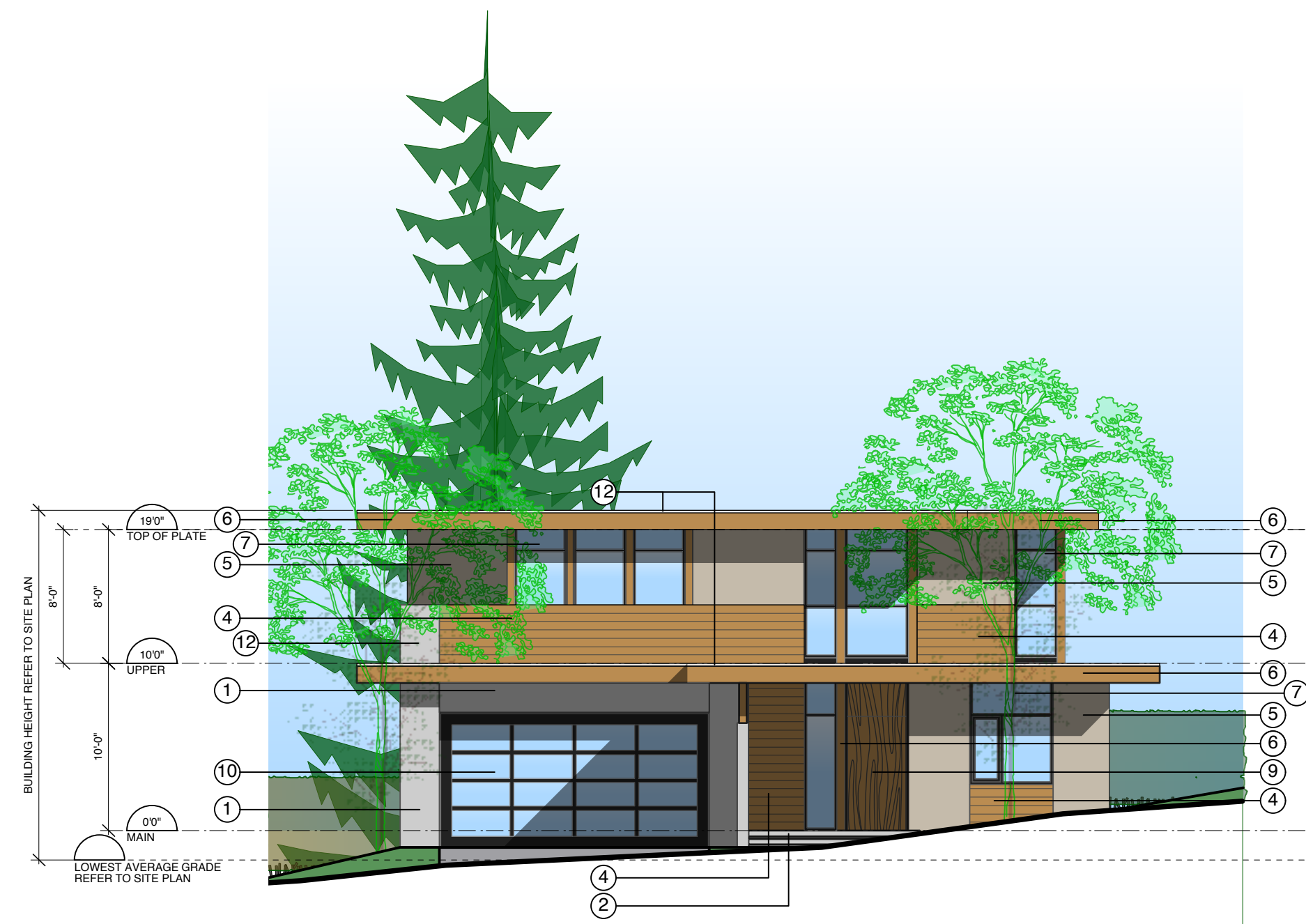
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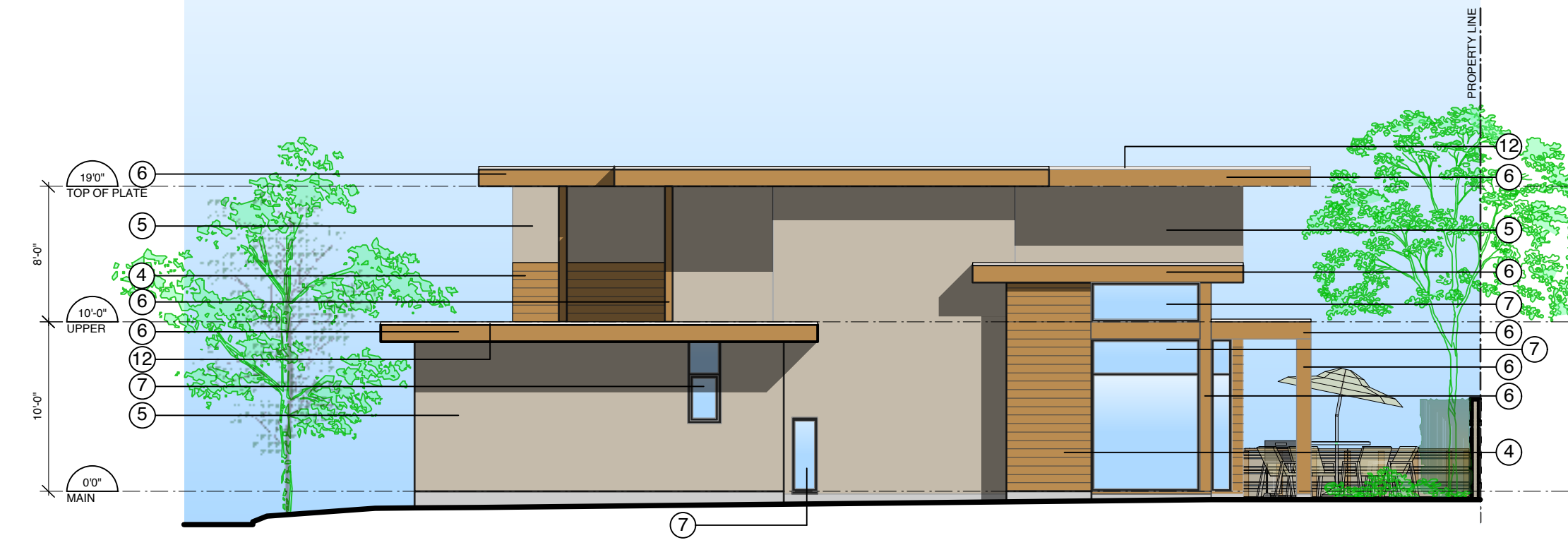
PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

DRAWING:
Type D Plans

DATE: 2013 MAR 07
 SCALE: 1/8" = 1'-0"
 DRAWN: RR
 REVIEWED: RR
 SHEET: **DP05**
 PROJECT NO: 1201
 2014 SEPT 11: p05



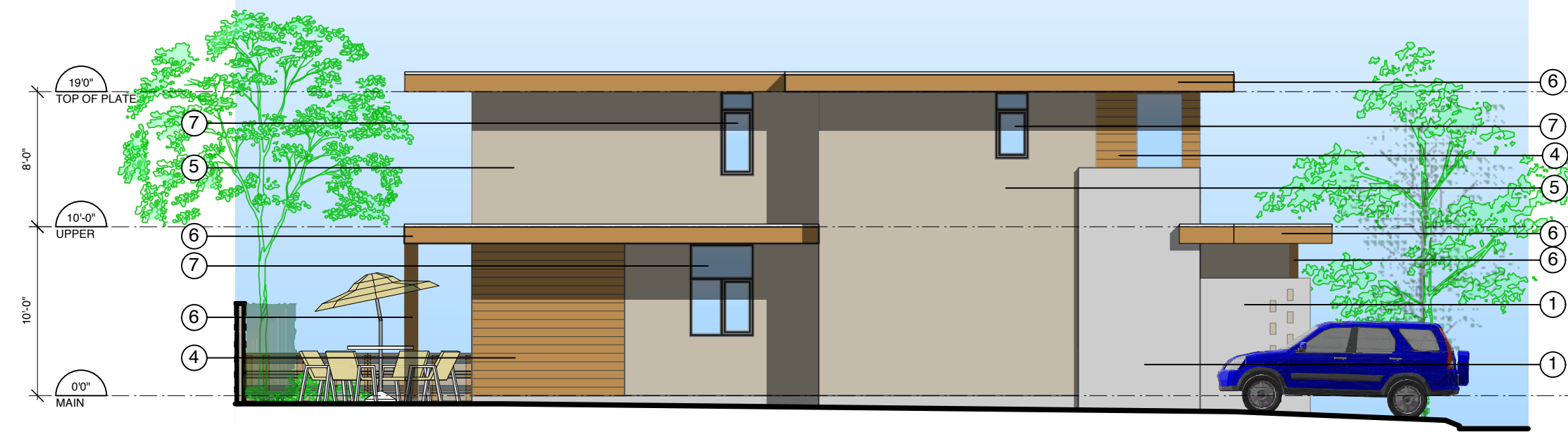
1 East (Front) Elevation - Buildings 3 & 5 - Mirrored for Building 7
1/8" = 1'-0"



2 North (Side) Elevation - Buildings 3 & 5
South (Side) Elevation - Mirrored for Building 7
1/8" = 1'-0"



3 West (Rear) Elevation - Buildings 3 & 5 - Mirrored for Building 7
1/8" = 1'-0"



4 South (Side) Elevation - Buildings 3 & 5
North (Side) Elevation - Mirrored for Building 7
1/8" = 1'-0"

BASE COLOUR SCHEDULE	
BUILDING	
1 & 12	BENJAMIN MOORE 2112-70 AMERICAN WHITE
2, 5, 6 & 11	BENJAMIN MOORE CC-490 SMOKY TAUPE
3 & 7	BENJAMIN MOORE CC-23 CLASSIC GRAY
4	BENJAMIN MOORE CC-560 RAINTREE GREEN
8	BENJAMIN MOORE CC-546 METROPOLIS
9	BENJAMIN MOORE HC-104 COPLY GRAY
10	BENJAMIN MOORE HC-105 ROCKPORT GRAY
13	BENJAMIN MOORE 2128-30 EVENING DOVE

EXTERIOR FINISH SCHEDULE			
MATERIAL/ELEMENT	FINISH	COLOUR	COMMENT
1) CONCRETE			
2) CONCRETE EXTERIOR STEPS			
3) GRANITE			RANDOM ASHLAR PATTERN, LOCAL GREY
4) WOOD SIDING	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	
5) STUCCO	PAINT	SEE BASE COLOUR SCHEDULE	
6) WOOD	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	SOFFITS & MISC. TRIM U.N.O., PRESSURE TREATED
7) ALUMINUM WINDOW SASH	PREFINISHED	BLACK	
8) GLASS SPANDREL	PREFINISHED	DARK GREY	
9) WOOD DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	
10) GARAGE DOOR	PREFINISHED	BLACK SASH, OPAQUE GLASS PANELS	
11) GARAGE MAN-DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	
12) ALUMINUM FLASHING	PREFINISHED	MATCH EXTERIOR FINISH MATERIAL	
13) ROOF	ASPHALT SHINGLES	IKO DUAL BLACK	
14) ALUMINUM & GLASS PATIO DOOR	PREFINISHED	BLACK SASH, SAFETY GLASS	
15) ALUMINUM & GLASS RAILING	PREFINISHED	BLACK, SAFETY GLASS	
16) GLASS CANOPY	PREFINISHED	BLACK, SAFETY GLASS	

NO.	Date	Revisions
1	11 Sept 14	Re-issued for Development Permit

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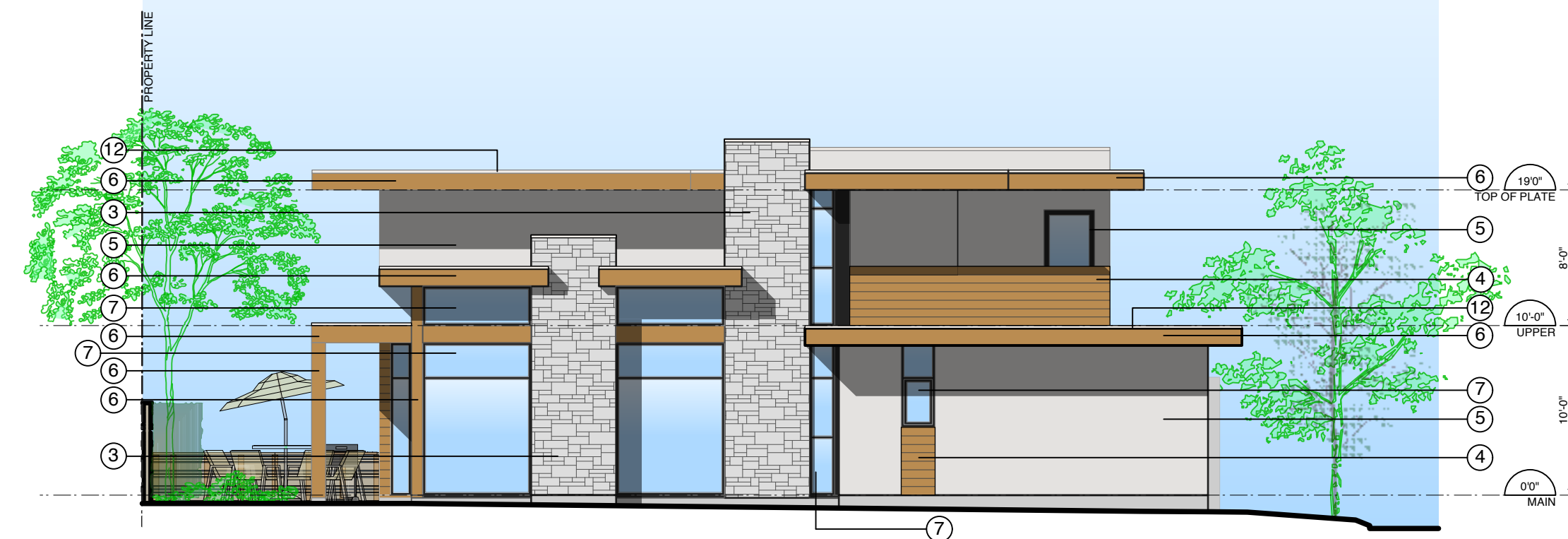
PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

DRAWING:
Type A Elevations

DATE: 2013 MAR 7 SHEET: **DP06**
 SCALE: 1/8" = 1'-0"
 DRAWN: RR
 PROJECT NO.: 1261
 2014 SEPT 11: p67



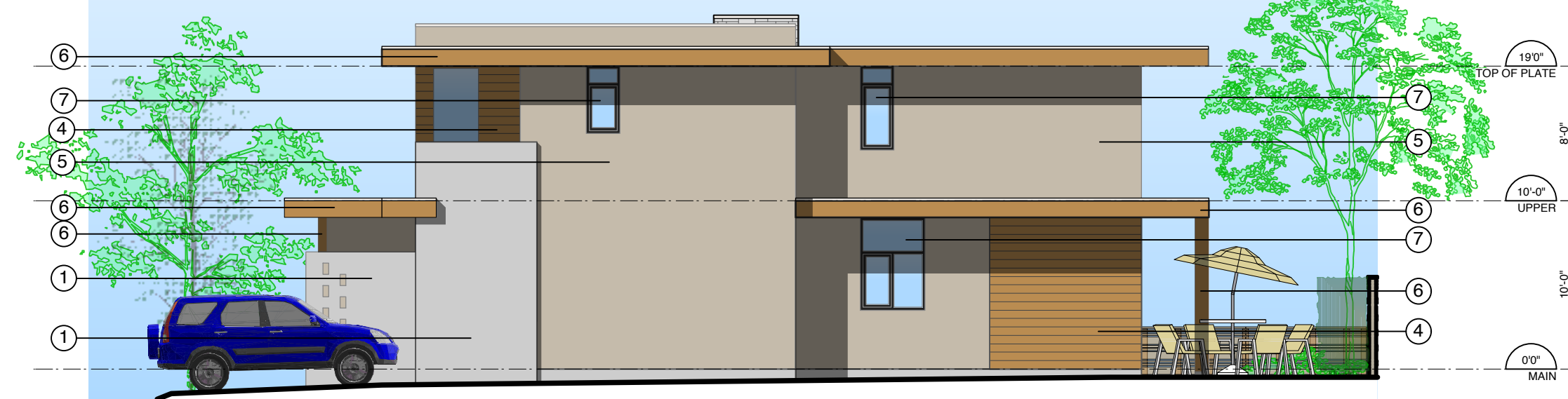
1 South (Front) Elevation - Building 12
1/8" = 1'-0"



2 West (Side) Elevation - Building 12
1/8" = 1'-0"



3 North (Rear) Elevation - Building 12
1/8" = 1'-0"



4 East (Side) Elevation - Building 12
1/8" = 1'-0"

BASE COLOUR SCHEDULE	
BUILDING	
1 & 12	BENJAMIN MOORE 2112-70 AMERICAN WHITE
2, 5, 6 & 11	BENJAMIN MOORE CC-490 SMOKY TAUPE
3 & 7	BENJAMIN MOORE CC-23 CLASSIC GRAY
4	BENJAMIN MOORE CC-560 RAINTREE GREEN
8	BENJAMIN MOORE CC-546 METROPOLIS
9	BENJAMIN MOORE HC-104 COPLEY GRAY
10	BENJAMIN MOORE HC-105 ROCKPORT GRAY
13	BENJAMIN MOORE 2128-30 EVENING DOVE

EXTERIOR FINISH SCHEDULE			
MATERIAL/ELEMENT	FINISH	COLOUR	COMMENT
1) CONCRETE			
2) CONCRETE EXTERIOR STEPS			
3) GRANITE			RANDOM ASHLAR PATTERN, LOCAL GREY
4) WOOD SIDING	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	
5) STUCCO	PAINT	SEE BASE COLOUR SCHEDULE	
6) WOOD	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	SOFFITS & MISC. TRIM U.N.O., PRESSURE TREATED
7) ALUMINUM WINDOW SASH	PREFINISHED	BLACK	
8) GLASS SPANDREL	PREFINISHED	DARK GREY	
9) WOOD DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	
10) GARAGE DOOR	PREFINISHED	BLACK SASH, OPAQUE GLASS PANELS	
11) GARAGE MAN-DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	
12) ALUMINUM FLASHING	PREFINISHED	MATCH EXTERIOR FINISH MATERIAL	
13) ROOF	ASPHALT SHINGLES	IKO DUAL BLACK	
14) ALUMINUM & GLASS PATIO DOOR	PREFINISHED	BLACK SASH, SAFETY GLASS	
15) ALUMINUM & GLASS RAILING	PREFINISHED	BLACK, SAFETY GLASS	
16) GLASS CANOPY	PREFINISHED	BLACK, SAFETY GLASS	

NO.	Date	Revisions
1	11 Sept 14	Re-issued for Development Permit

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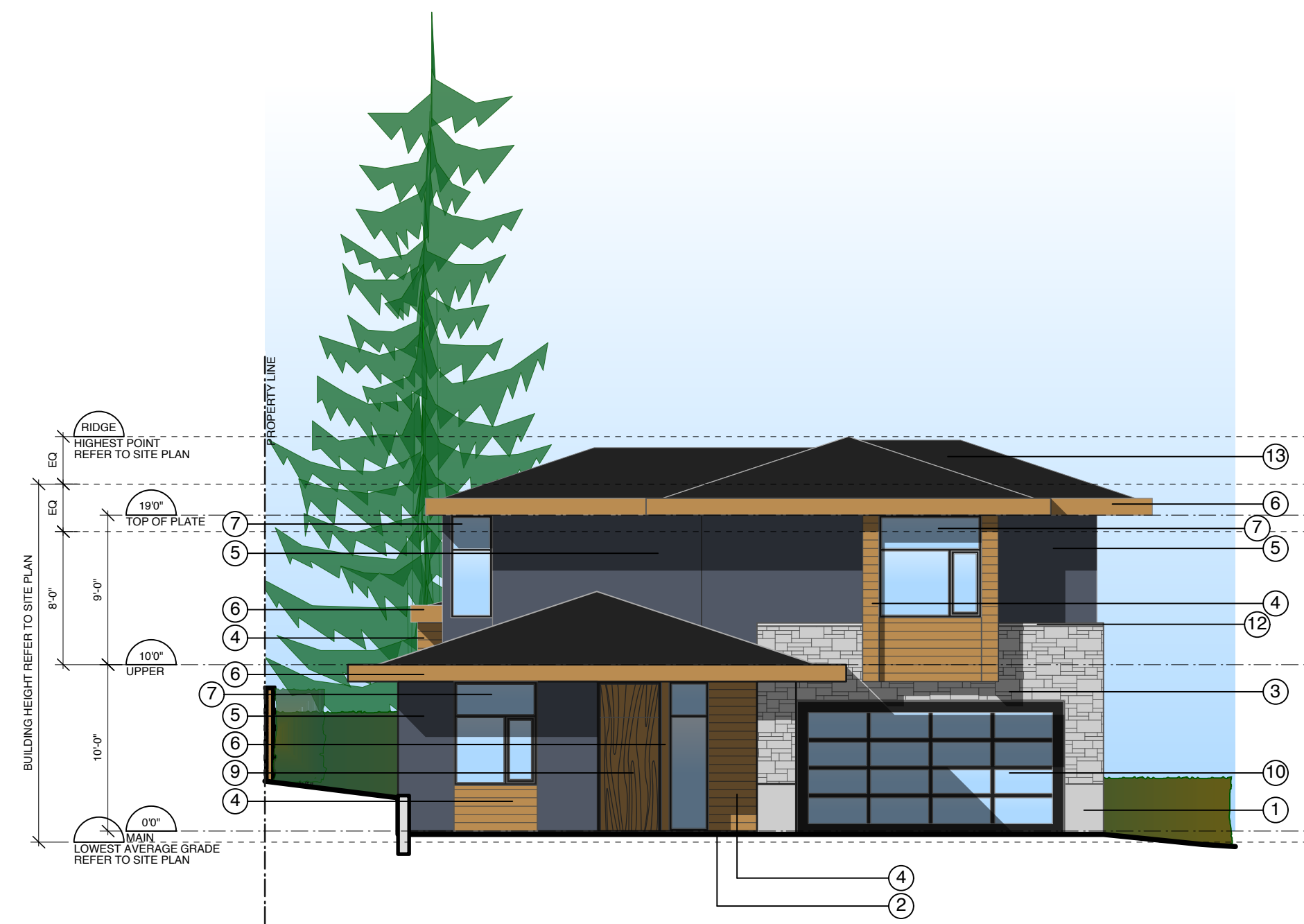
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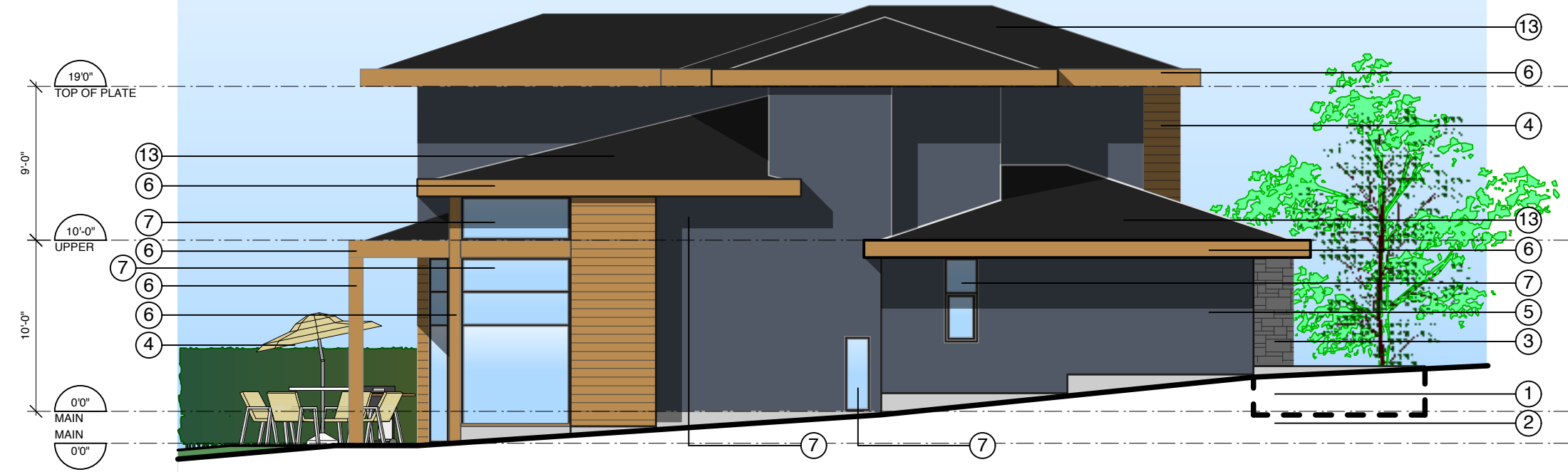
PROJECT:
THE RESIDENCES ON MATHERS
370 + 380 MATHERS AVE.
WEST VANCOUVER

DRAWING:
Type A1 Elevations

DATE: 2013 MAR 7
SCALE: 1/8" = 1'-0"
DRAWN: RR
REVIEWED: [Signature]
PROJECT NO.: 1261
SHEET: **DP07**
OF: [Blank]
2014 SEPT 11: p07



1 North (Front) Elevation - Building 13
1/8" = 1'-0"



2 East (Side) Elevation - Building 13
1/8" = 1'-0"



3 South (Rear) Elevation - Building 13
1/8" = 1'-0"



4 West (Side) Elevation - Building 13
1/8" = 1'-0"

BASE COLOUR SCHEDULE	
BUILDING	
1 & 12	BENJAMIN MOORE 2112-70 AMERICAN WHITE
2, 5, 6 & 11	BENJAMIN MOORE CC-490 SMOKY TAUPE
3 & 7	BENJAMIN MOORE CC-23 CLASSIC GRAY
4	BENJAMIN MOORE CC-560 RAINTREE GREEN
8	BENJAMIN MOORE CC-546 METROPOLIS
9	BENJAMIN MOORE HC-104 COPLEY GRAY
10	BENJAMIN MOORE HC-105 ROCKPORT GRAY
13	BENJAMIN MOORE 2128-30 EVENING DOVE

EXTERIOR FINISH SCHEDULE			
MATERIAL/ELEMENT	FINISH	COLOUR	COMMENT
1) CONCRETE			
2) CONCRETE EXTERIOR STEPS			
3) GRANITE			RANDOM ASHLAR PATTERN, LOCAL GREY
4) WOOD SIDING	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	
5) STUCCO	PAINT	SEE BASE COLOUR SCHEDULE	
6) WOOD	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	SOFFITS & MISC. TRIM U.N.O., PRESSURE TREATED
7) ALUMINUM WINDOW SASH	PREFINISHED	BLACK	
8) GLASS SPANDREL	PREFINISHED	DARK GREY	
9) WOOD DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	
10) GARAGE DOOR	PREFINISHED	BLACK SASH, OPAQUE GLASS PANELS	
11) GARAGE MAN-DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	
12) ALUMINUM FLASHING	PREFINISHED	MATCH EXTERIOR FINISH MATERIAL	
13) ROOF	ASPHALT SHINGLES	IKO DUAL BLACK	
14) ALUMINUM & GLASS PATIO DOOR	PREFINISHED	BLACK SASH, SAFETY GLASS	
15) ALUMINUM & GLASS RAILING	PREFINISHED	BLACK, SAFETY GLASS	
16) GLASS CANOPY	PREFINISHED	BLACK, SAFETY GLASS	

NO. Date Revisions

1 11 Sept 14 Re-issued for Development Permit
NO. Date Issues

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PROJECT:
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WEST VANCOUVER

DRAWING:
Type A2 Elevations

DATE: 2013 MAR 7 SHEET: **DP08**
SCALE: 1/8" = 1'-0"
DRAWN: RR
REVIEWED: PROJECT NO. 1261
2014 SEPT 11: p07



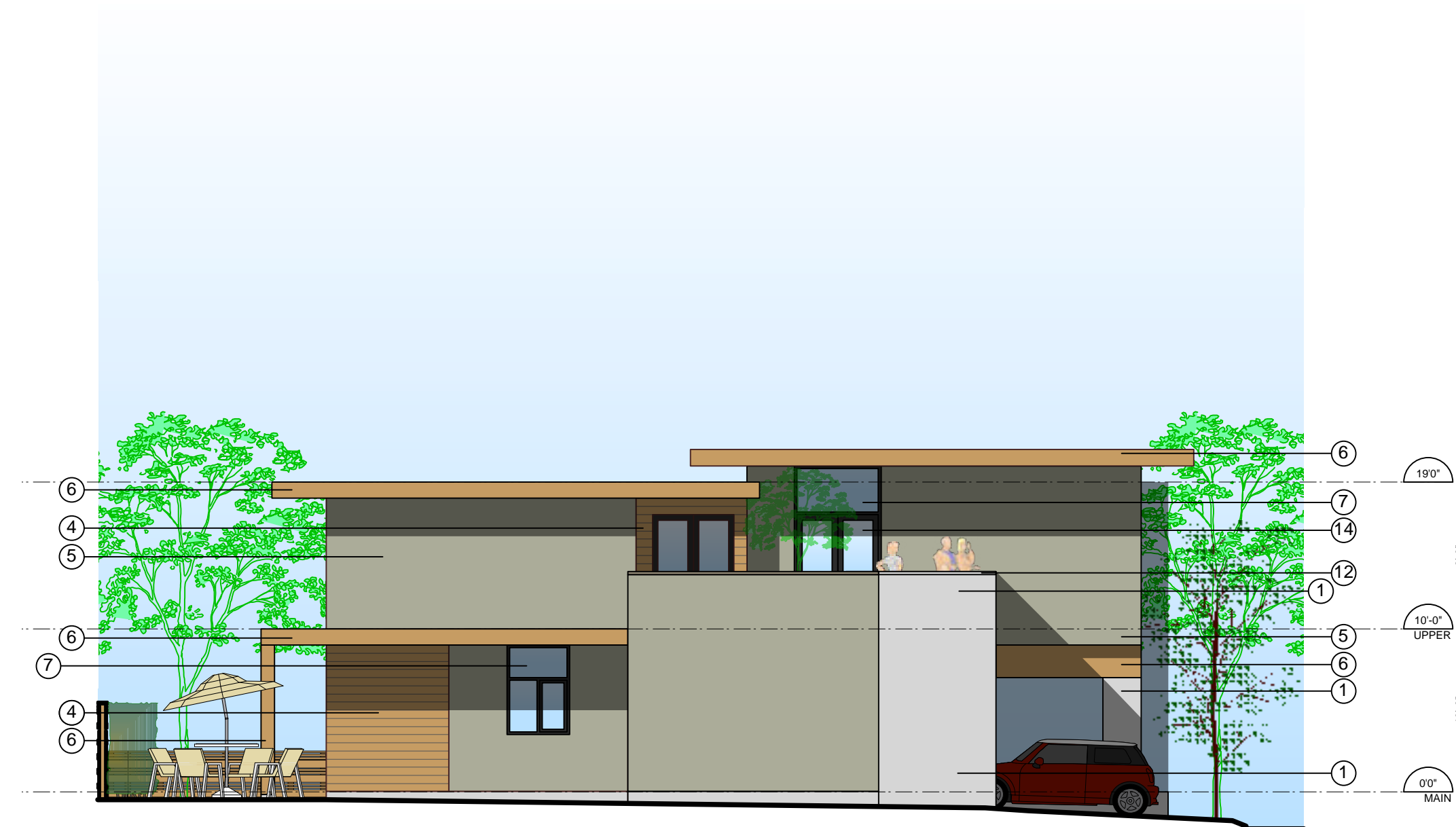
1 East (Front) Elevation - Buildings 2, 4 & 6
1/8" = 1'-0"



2 North (Side) Elevation - Buildings 2, 4 & 6
1/8" = 1'-0"



3 West (Rear) Elevation - Buildings 2, 4 & 6
1/8" = 1'-0"



4 South (Side) Elevation - Buildings 2, 4 & 6
1/8" = 1'-0"

BASE COLOUR SCHEDULE	
BUILDING	
1 & 12	BENJAMIN MOORE 2112-70 AMERICAN WHITE
2, 5, 6 & 11	BENJAMIN MOORE CC-490 SMOKY TAUPE
3 & 7	BENJAMIN MOORE OC-23 CLASSIC GRAY
4	BENJAMIN MOORE CC-560 RAINTREE GREEN
8	BENJAMIN MOORE CC-546 METROPOLIS
9	BENJAMIN MOORE HC-104 COPLEY GRAY
10	BENJAMIN MOORE HC-105 ROCKPORT GRAY
13	BENJAMIN MOORE 2128-30 EVENING DOVE

EXTERIOR FINISH SCHEDULE				
MATERIAL/ELEMENT	FINISH	COLOUR		COMMENT
1) CONCRETE				
2) CONCRETE EXTERIOR STEPS				
3) GRANITE				RANDOM ASHLAR PATTERN, LOCAL GREY
4) WOOD SIDING	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY		
5) STUCCO	PAINT	SEE BASE COLOUR SCHEDULE		
6) WOOD	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY		ALL POSTS, SOLID WOOD, BEAMS, FASCIA'S, SOFFITS & MISC. TRIM U.N.O., PRESSURE TREATED
7) ALUMINUM WINDOW SASH	PREFINISHED	BLACK		
8) GLASS SPANDREL	PREFINISHED	DARK GREY		
9) WOOD DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY		
10) GARAGE DOOR	PREFINISHED	BLACK SASH, OPAQUE GLASS PANELS		
11) GARAGE MAN-DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY		
12) ALUMINUM FLASHING	PREFINISHED	MATCH EXTERIOR FINISH MATERIAL		
13) ROOF	ASPHALT SHINGLES	IKO DUAL BLACK		
14) ALUMINUM & GLASS PATIO DOOR	PREFINISHED	BLACK SASH, SAFETY GLASS		
15) ALUMINUM & GLASS RAILING	PREFINISHED	BLACK, SAFETY GLASS		
16) GLASS CANOPY	PREFINISHED	BLACK, SAFETY GLASS		

NO.	Date	Revisions
1	11 Sept 14	Re-issued for Development Permit

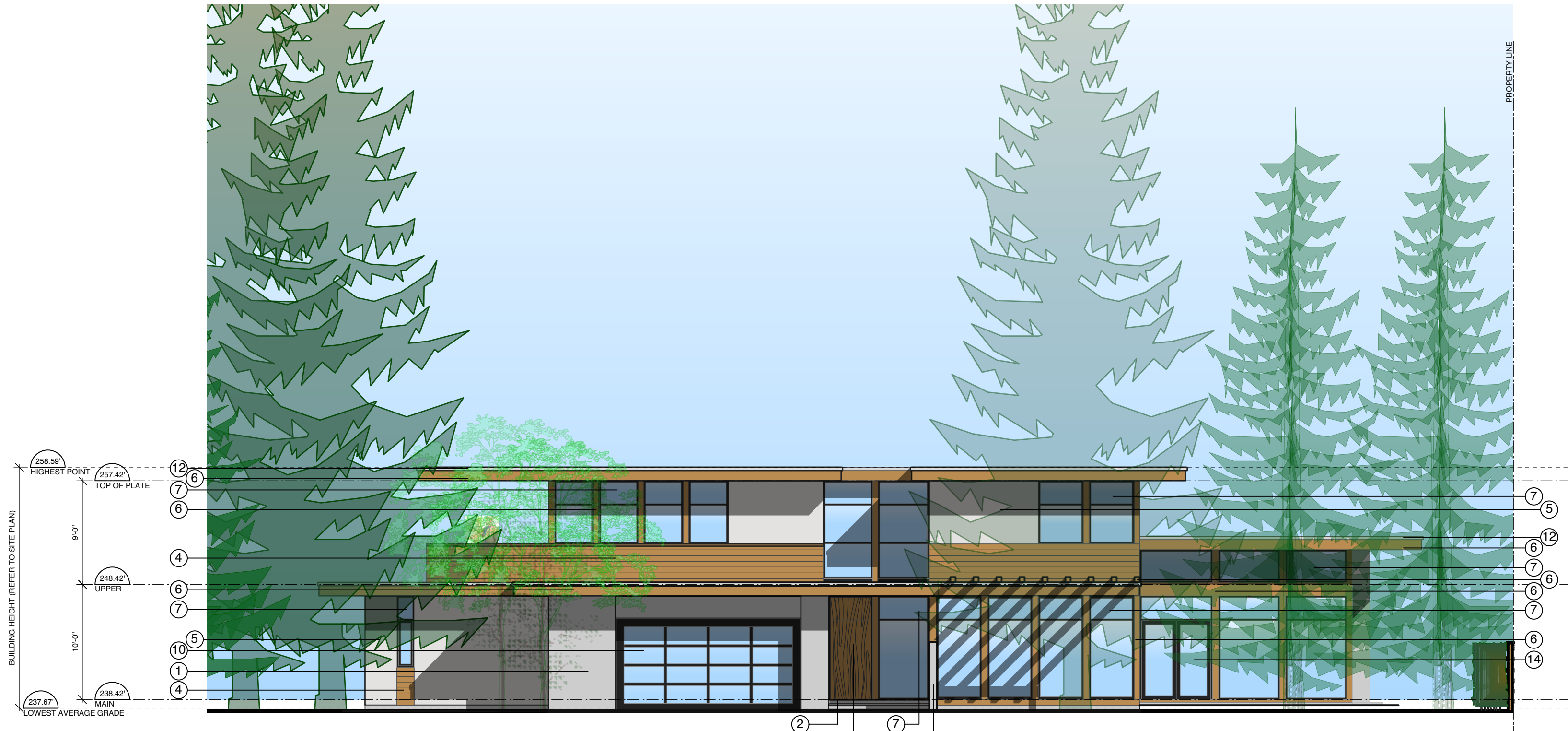
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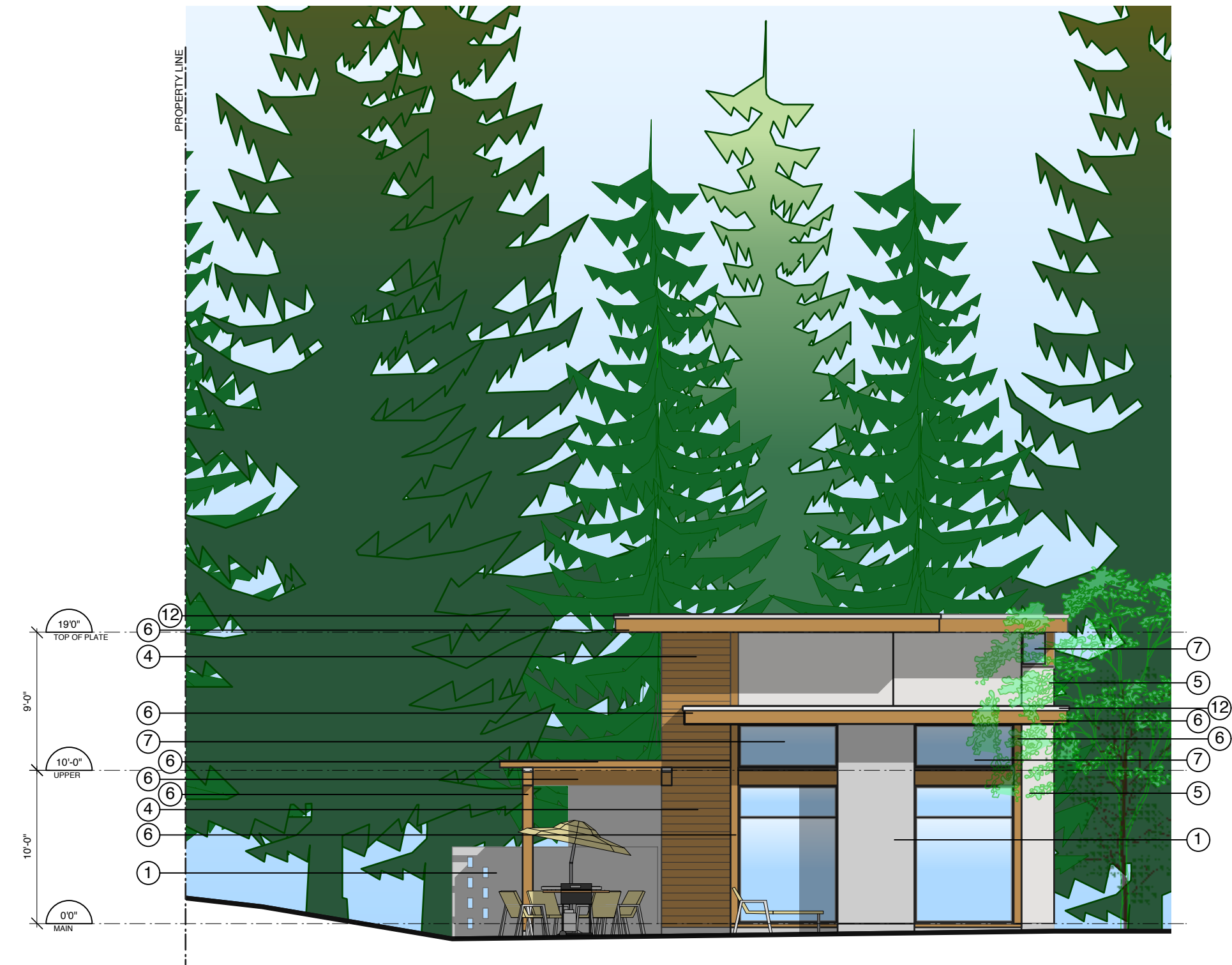
PROJECT
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

DRAWING
Type B Elevations

DATE: 2013 MAR 07 SHEET: **DP09**
 SCALE: 1/8" = 1'-0"
 DRAWN: RR
 REVIEWED: PROJECT NO. 1201
 2014 SEPT 11: 9507



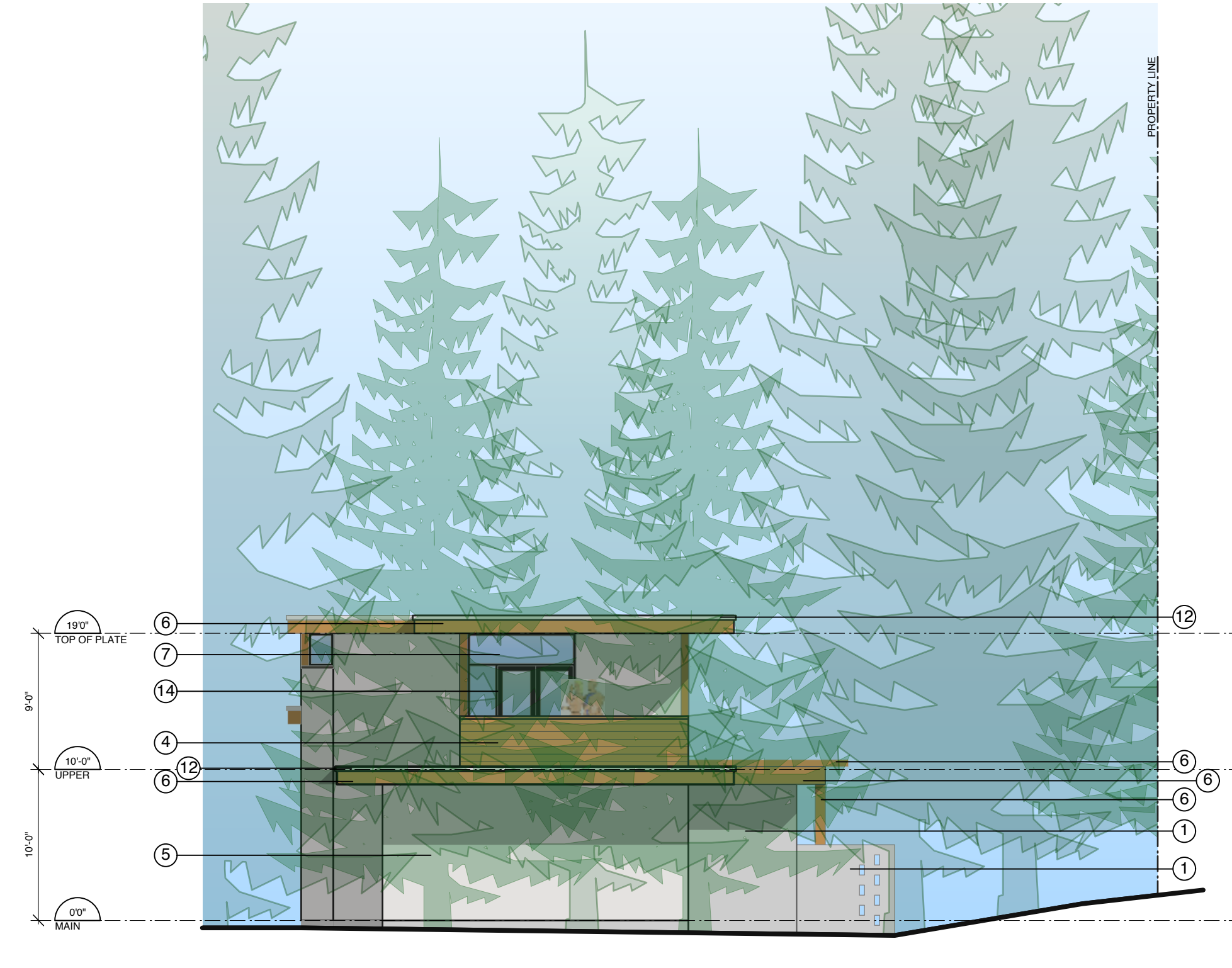
1 North (Front) Elevation - Building 1
1/8" = 1'-0"



2 West (Side) Elevation - Building 1
1/8" = 1'-0"



3 South (Rear) Elevation - Building 1
1/8" = 1'-0"



4 East (Side) Elevation - Building 1
1/8" = 1'-0"

BASE COLOUR SCHEDULE	
BUILDING	
1 & 12	BENJAMIN MOORE 2112-70 AMERICAN WHITE
2, 5, 6 & 11	BENJAMIN MOORE CC-490 SMOKY TAUPE
3 & 7	BENJAMIN MOORE OC-23 CLASSIC GRAY
4	BENJAMIN MOORE CC-560 RAIN TREE GREEN
8	BENJAMIN MOORE CC-546 METROPOLIS
9	BENJAMIN MOORE HC-104 COPLEY GRAY
10	BENJAMIN MOORE HC-105 ROCKPORT GRAY
13	BENJAMIN MOORE 2128-30 EVENING DOVE

EXTERIOR FINISH SCHEDULE				
MATERIAL/ELEMENT	FINISH	COLOUR	COMMENT	
1) CONCRETE				
2) CONCRETE EXTERIOR STEPS				
3) GRANITE			RANDOM ASHLAR PATTERN, LOCAL GREY	
4) WOOD SIDING	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY		
5) STUCCO	PAINT	SEE BASE COLOUR SCHEDULE		
6) WOOD	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	ALL POSTS, SOLID WOOD, BEAMS, FASCIAS, SOFFITS & MISC. TRIM U.N.O., PRESSURE TREATED	
7) ALUMINUM WINDOW SASH	PREFINISHED	BLACK		
8) GLASS SPANDREL	PREFINISHED	DARK GREY		
9) WOOD DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY		
10) GARAGE DOOR	PREFINISHED	BLACK SASH, OPAQUE GLASS PANELS		
11) GARAGE MAN-DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY		
12) ALUMINUM FLASHING	PREFINISHED	MATCH EXTERIOR FINISH MATERIAL		
13) ROOF	ASPHALT SHINGLES	IKO DUAL BLACK		
14) ALUMINUM & GLASS PATIO DOOR	PREFINISHED	BLACK SASH, SAFETY GLASS		
15) ALUMINUM & GLASS RAILING	PREFINISHED	BLACK, SAFETY GLASS		
16) GLASS CANOPY	PREFINISHED	BLACK, SAFETY GLASS		

NO.	Date	Revisions
1	11 Sept 14	Re-issued for Development Permit
NO.	Date	Issues

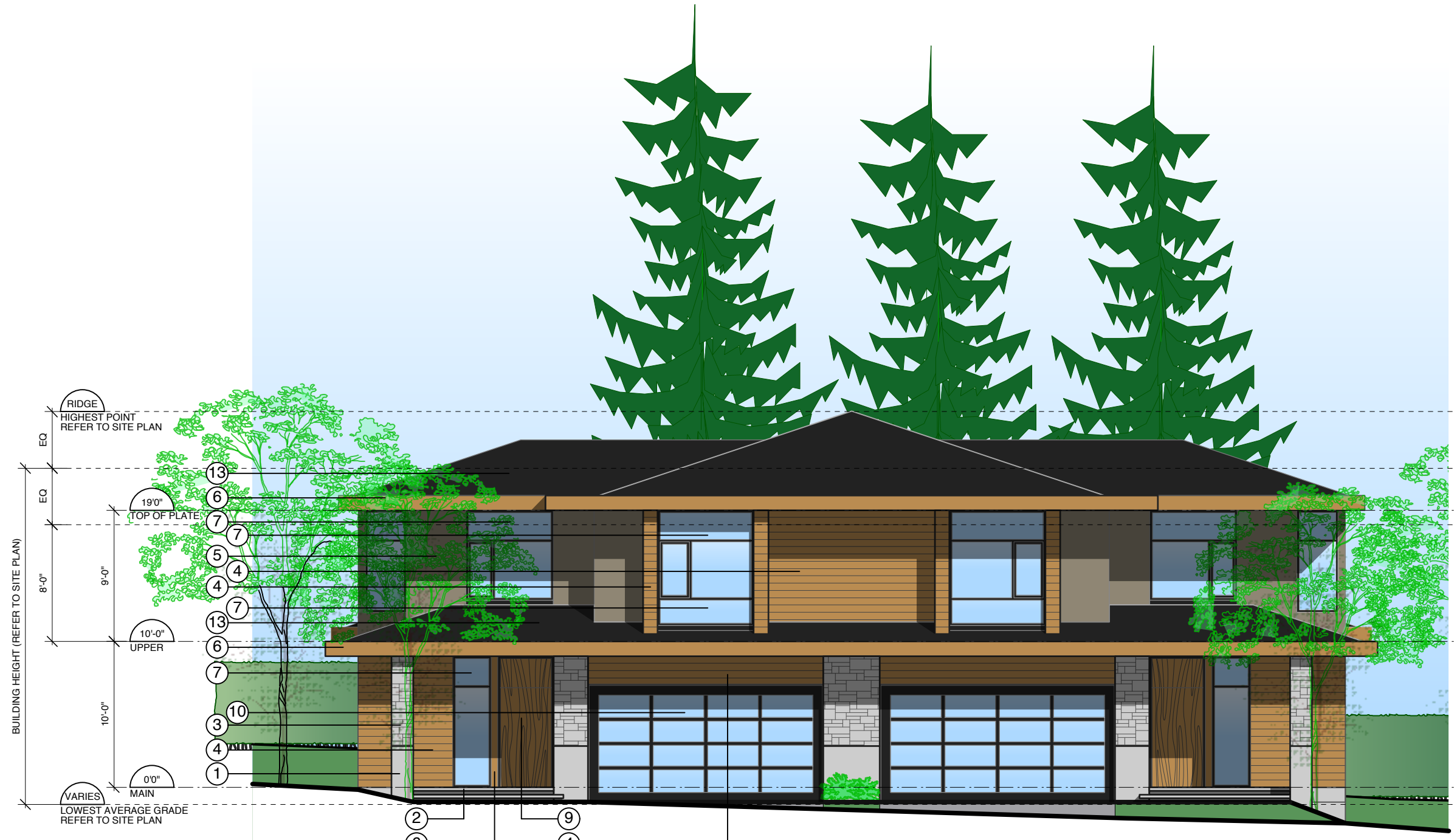
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 www.matrixarchitecture.ca
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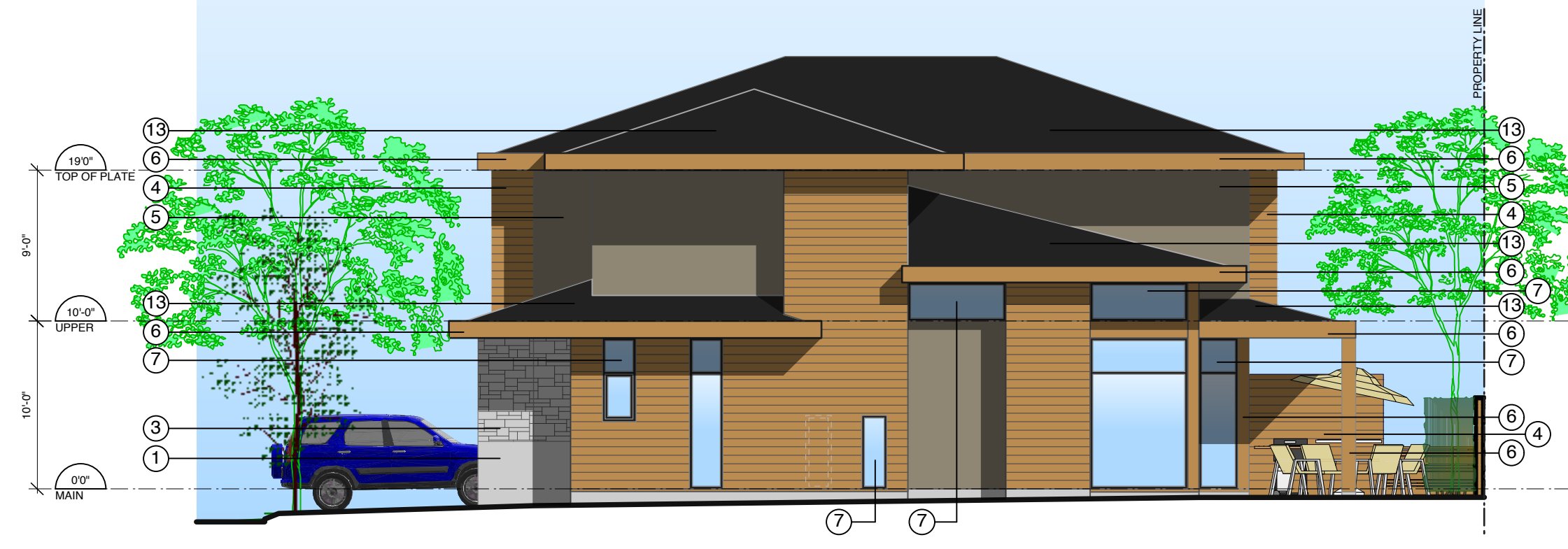
PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

DRAWING:
Type C Elevations

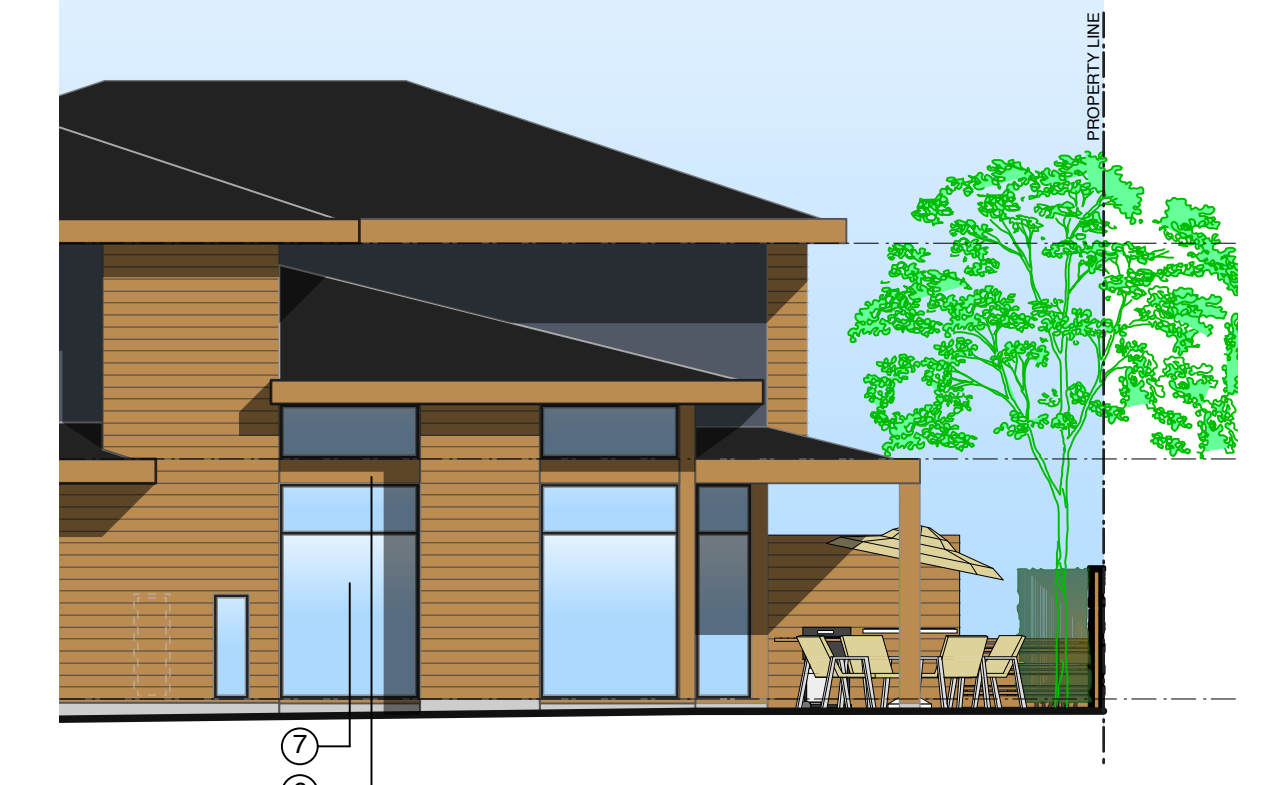
DATE: 2013 MAR 07	SHEET: DP10
SCALE: 1/8" = 1'-0"	OF: 04
DRAWN: RR	PROJECT NO. 1261
REVIEWED:	2014 SEPT 11: pbf



1 East (Front) Elevation - Mirrored for Buildings 8 & 9
West (Front) Elevation - Building 10 & 11
1/8" = 1'-0"



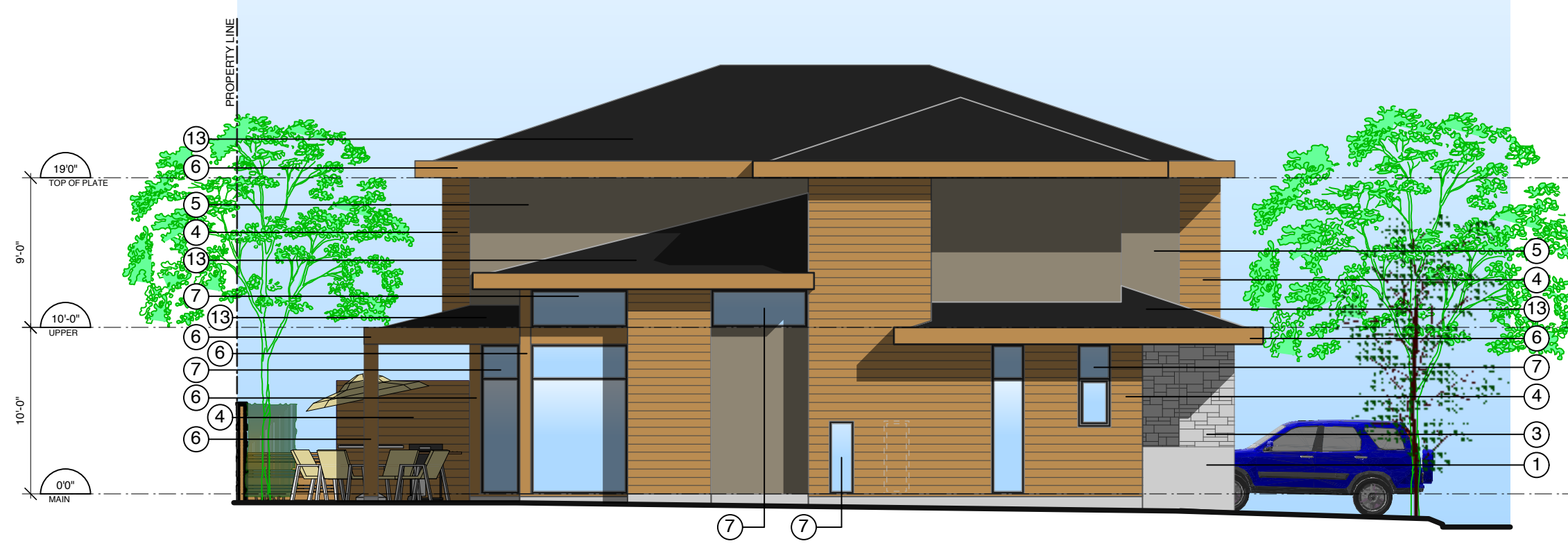
2 North (Side) Elevation - Buildings 8 & 9
South (Side) Elevation - Buildings 11 & 12
1/8" = 1'-0"



3 Partial North (Side) Elevation - Building 11
1/8" = 1'-0"



4 West (Rear) Elevation - Mirrored for Buildings 8 & 9
East (Rear) Elevation - Buildings 10 & 11
1/8" = 1'-0"



5 South (Side) Elevation - Buildings 8 & 9
North (Side) Elevation - Building 10
1/8" = 1'-0"

BASE COLOUR SCHEDULE	
BUILDING	FINISH
1 & 12	BENJAMIN MOORE 2112-70 AMERICAN WHITE
2, 5, 6 & 11	BENJAMIN MOORE CC-490 SMOKY TAUPE
3 & 7	BENJAMIN MOORE OC-23 CLASSIC GRAY
4	BENJAMIN MOORE CC-560 RAINTREE GREEN
8	BENJAMIN MOORE CC-546 METROPOLIS
9	BENJAMIN MOORE HC-104 COPLEY GRAY
10	BENJAMIN MOORE HC-105 ROCKPORT GRAY
13	BENJAMIN MOORE 2128-30 EVENING DOVE

EXTERIOR FINISH SCHEDULE				
MATERIAL/ELEMENT	FINISH	COLOUR	COMMENT	
1) CONCRETE				
2) CONCRETE EXTERIOR STEPS				
3) GRANITE			RANDOM ASHLAR PATTERN, LOCAL GREY	
4) WOOD SIDING	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY		
5) STUCCO	PAINT	SEE BASE COLOUR SCHEDULE		
6) WOOD	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	ALL POSTS, SOLID WOOD, BEAMS, FASCIAS, SOFFITS & MISC. TRIM U.N.O., PRESSURE TREATED	
7) ALUMINUM WINDOW SASH	PREFINISHED	BLACK		
8) GLASS SPANDREL	PREFINISHED	DARK GREY		
9) WOOD DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY		
10) GARAGE DOOR	PREFINISHED	BLACK SASH, OPAQUE GLASS PANELS		
11) GARAGE MAN-DOOR	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY		
12) ALUMINUM FLASHING	PREFINISHED	MATCH EXTERIOR FINISH MATERIAL		
13) ROOF	ASPHALT SHINGLES	IKO DUAL BLACK		
14) ALUMINUM & GLASS PATIO DOOR	PREFINISHED	BLACK SASH, SAFETY GLASS		
15) ALUMINUM & GLASS RAILING	PREFINISHED	BLACK, SAFETY GLASS		
16) GLASS CANOPY	PREFINISHED	BLACK, SAFETY GLASS		

NO.	Date	Revisions

NO.	Date	Issues
1	11 Sept 14	Re-issued for Development Permit

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PROJECT:

THE RESIDENCES ON MATHERS

370 + 380 MATHERS AVE.
WEST VANCOUVER

DRAWING: Type D Elevations

DATE: 2013 MAR 07 SHEET: **DP11**

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

DRAWN: RR

REVIEWED: PROJECT NO. 1201

2014 SEPT 11: 2014



1 Section A
1" = 20'-0"



2 Section C
1" = 20'-0"

NO.	Date	Revisions
1	11 Sept 14	Re-issued for Development Permit

NO.	Date	Issues

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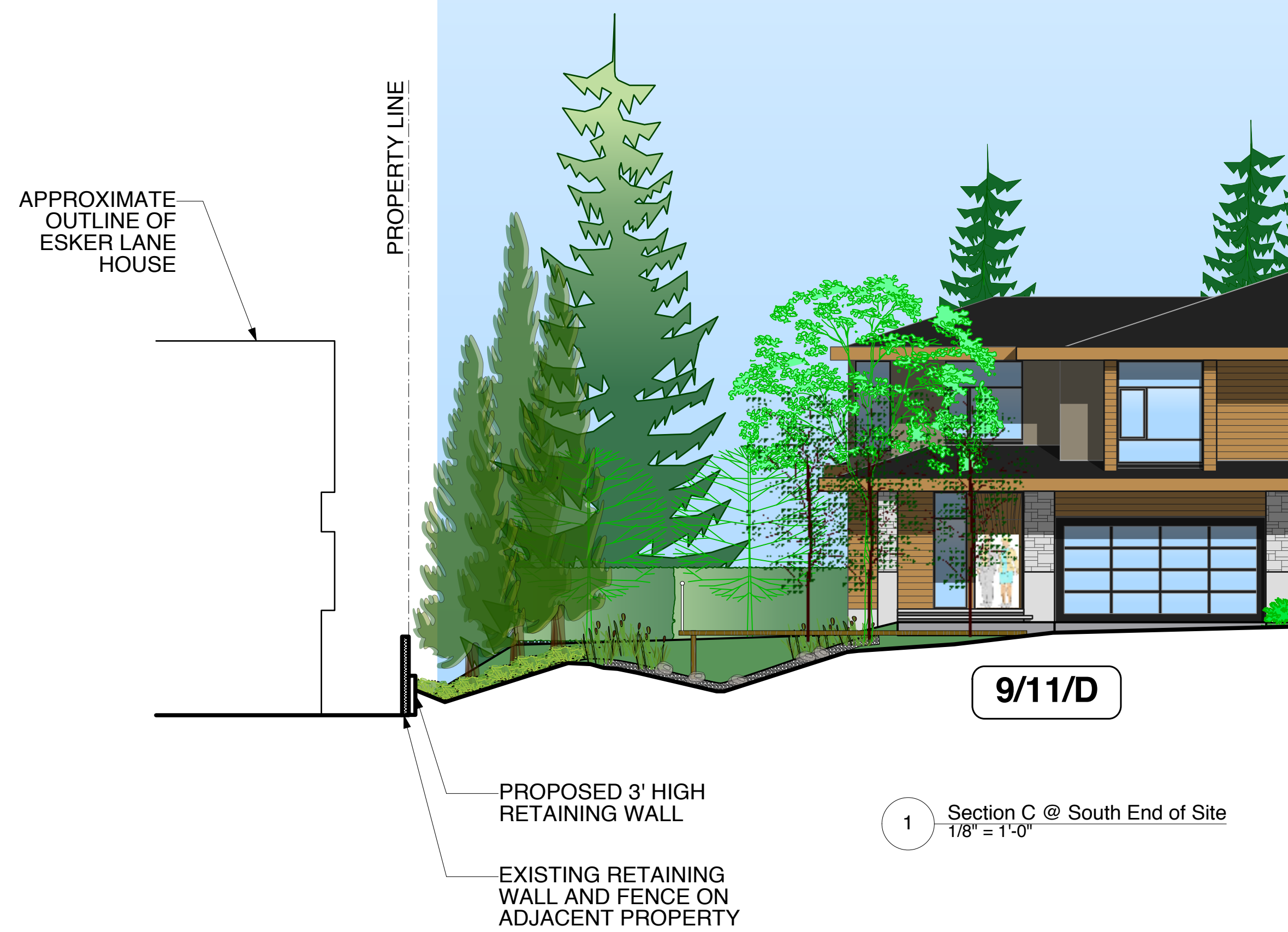
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PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

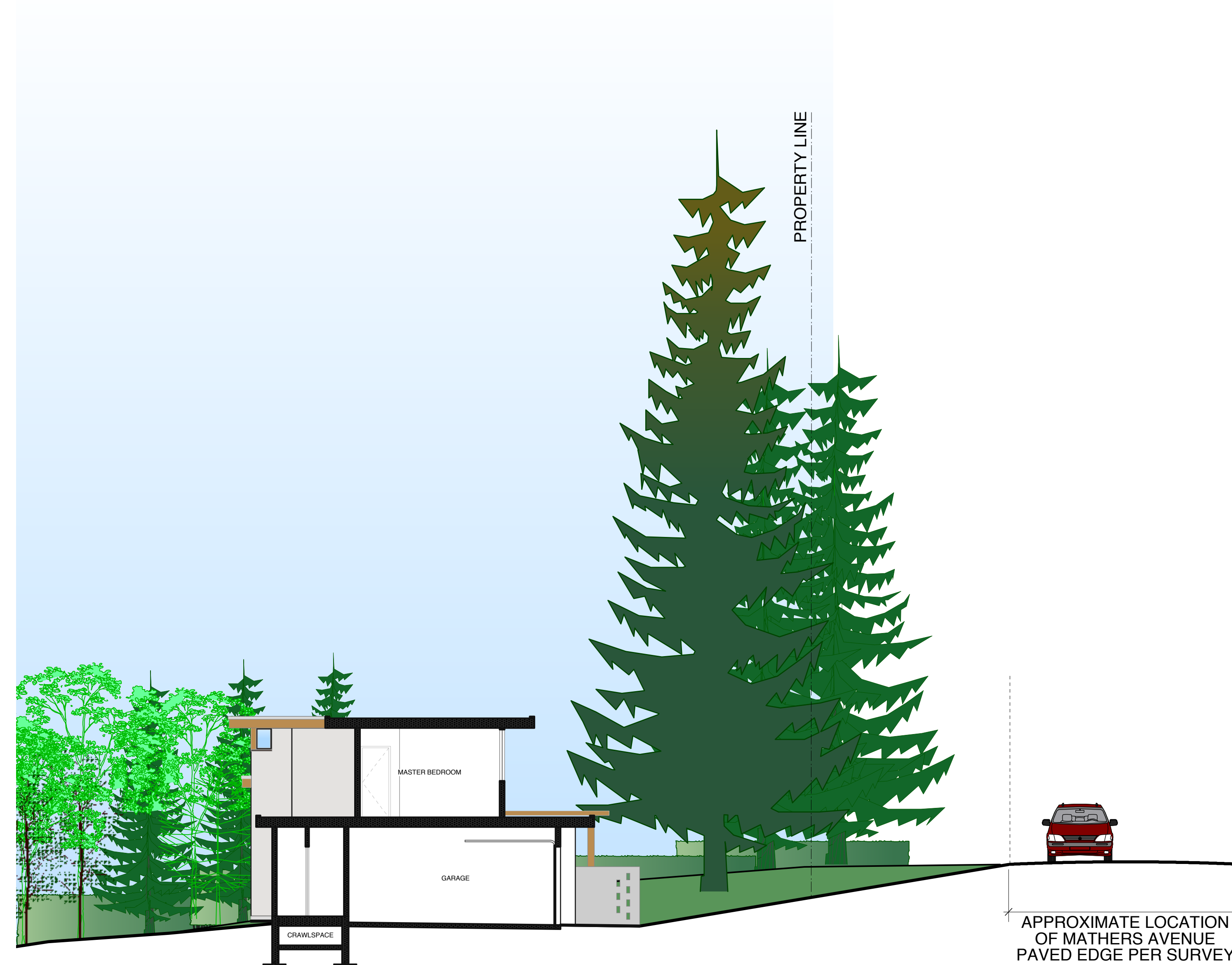
DRAWING:
Site Sections A & C

DATE:	2013 MAR 07	SHEET:	DP12
SCALE:	1" = 20'-0"	OF	
DRAWN:	RR	REV	
REVIEWED:		PROJECT NO. 1201	

2014 SEPT 11: p07



1 Section C @ South End of Site
1/8" = 1'-0"



1/1/C

2 Section E @ North End of Site
1/8" = 1'-0"

NO.	Date	Revisions
1	11 Sept 14	Re-issued for Development Permit

NO.	Date	Issues

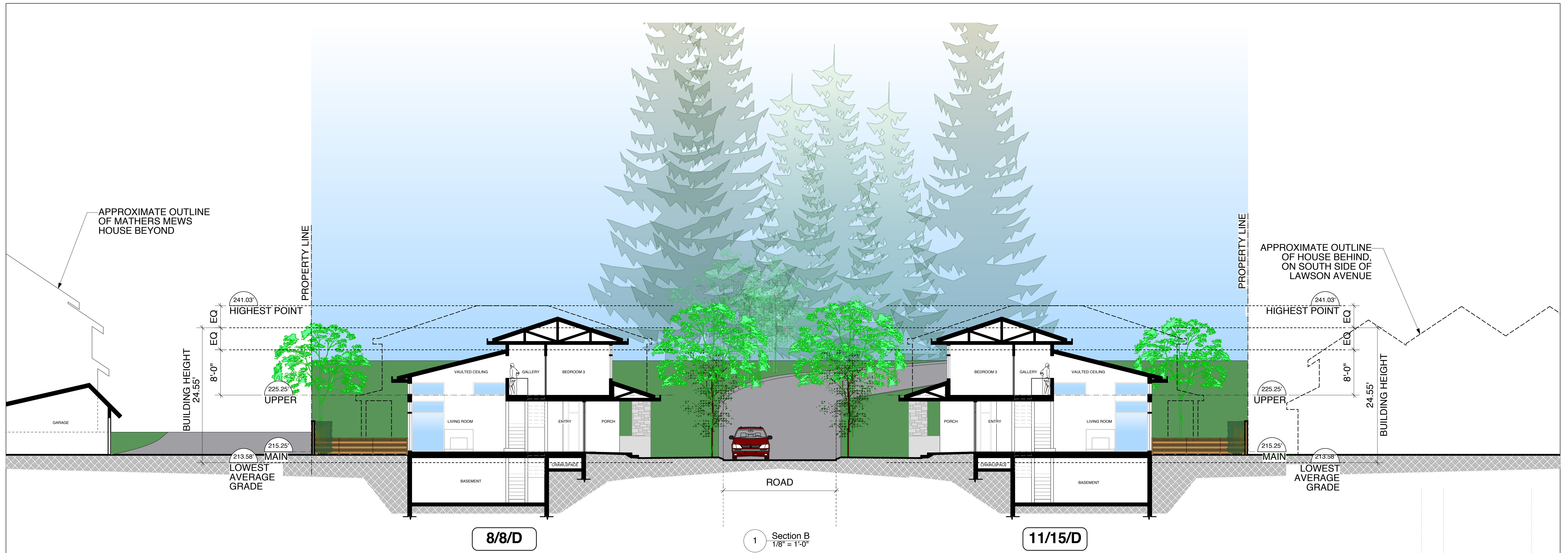
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PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

DRAWING:
Sections C & E @ North & South Ends of Site

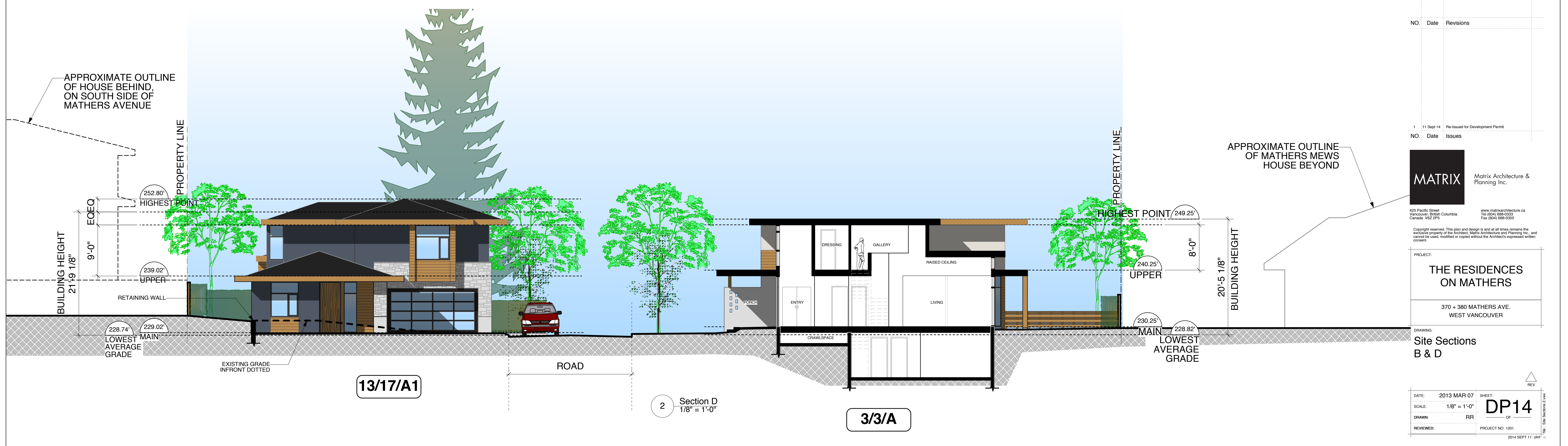
DATE: 2013 MAR 07	SHEET: DP13
SCALE: 1/8" = 1'-0"	OF 01
DRAWN: RR	PROJECT NO: 1261
REVIEWED:	2014 SEPT 11: pbc



8/8/D

1 Section B
1/8" = 1'-0"

11/15/D



13/17/A1

2 Section D
1/8" = 1'-0"

3/3/A

NO.	Date	Revisions
1	11 Sept 14	Re-issued for Development Permit

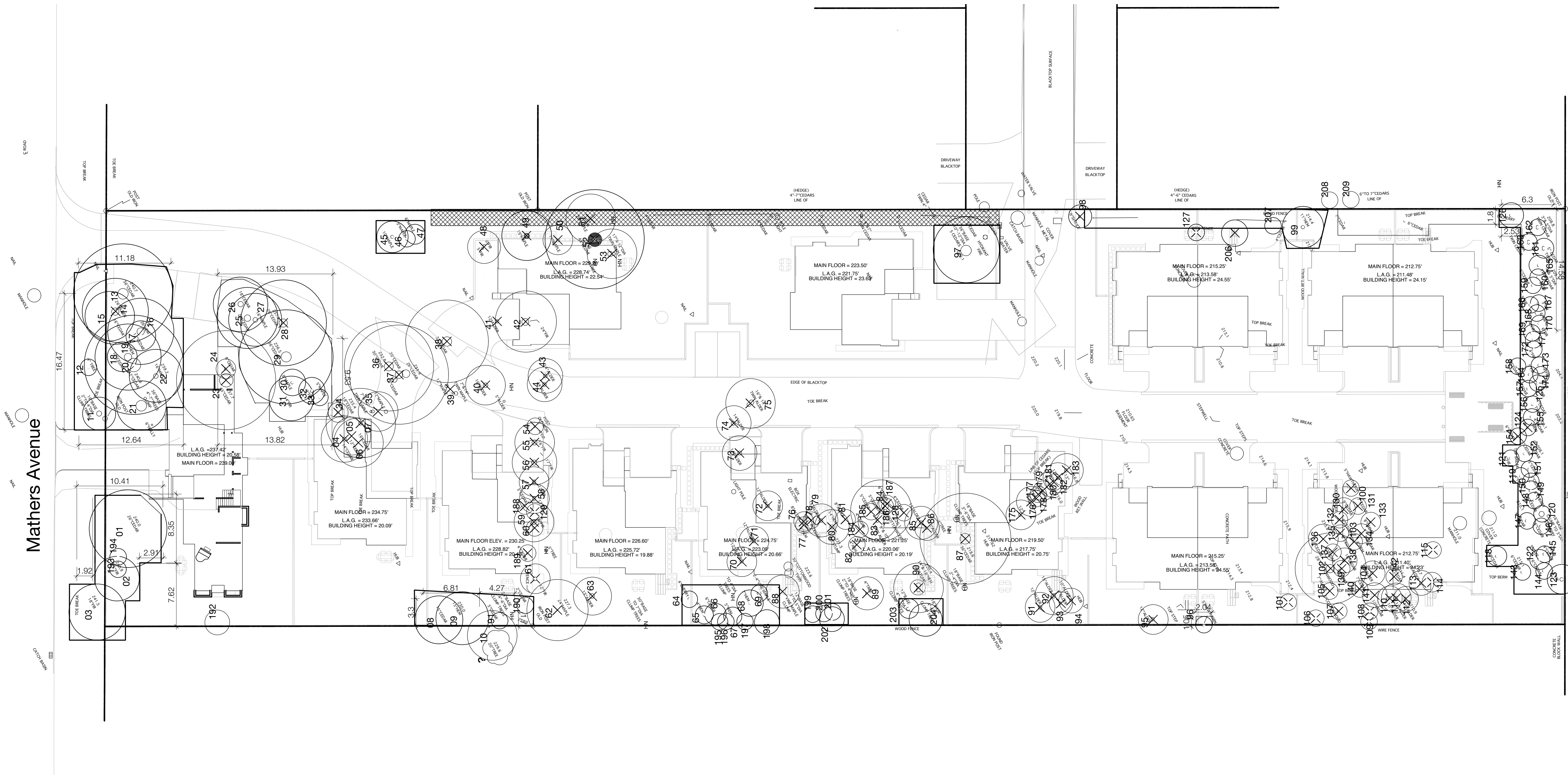
NO.	Date	Issues
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PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

DRAWING:
Site Sections B & D

DATE: 2013 MAR 07	SHEET: DP14
SCALE: 1/8" = 1'-0"	OF: 01
DRAWN: RR	PROJECT NO: 1201
REVIEWED:	2014 SEPT 11: pbf

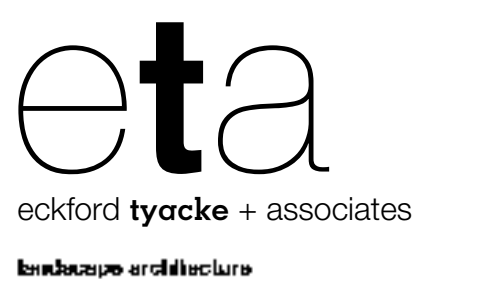


Mathers Avenue

Revision No.	Date	Revision Notes
1	15-4-14	Tree management

Issue No.	Date	Issue Notes
C	15-10-9	Issued for DP Clarification

Professional Seal



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T | 603-1439
F | 603-1439
W | www.eta.ca

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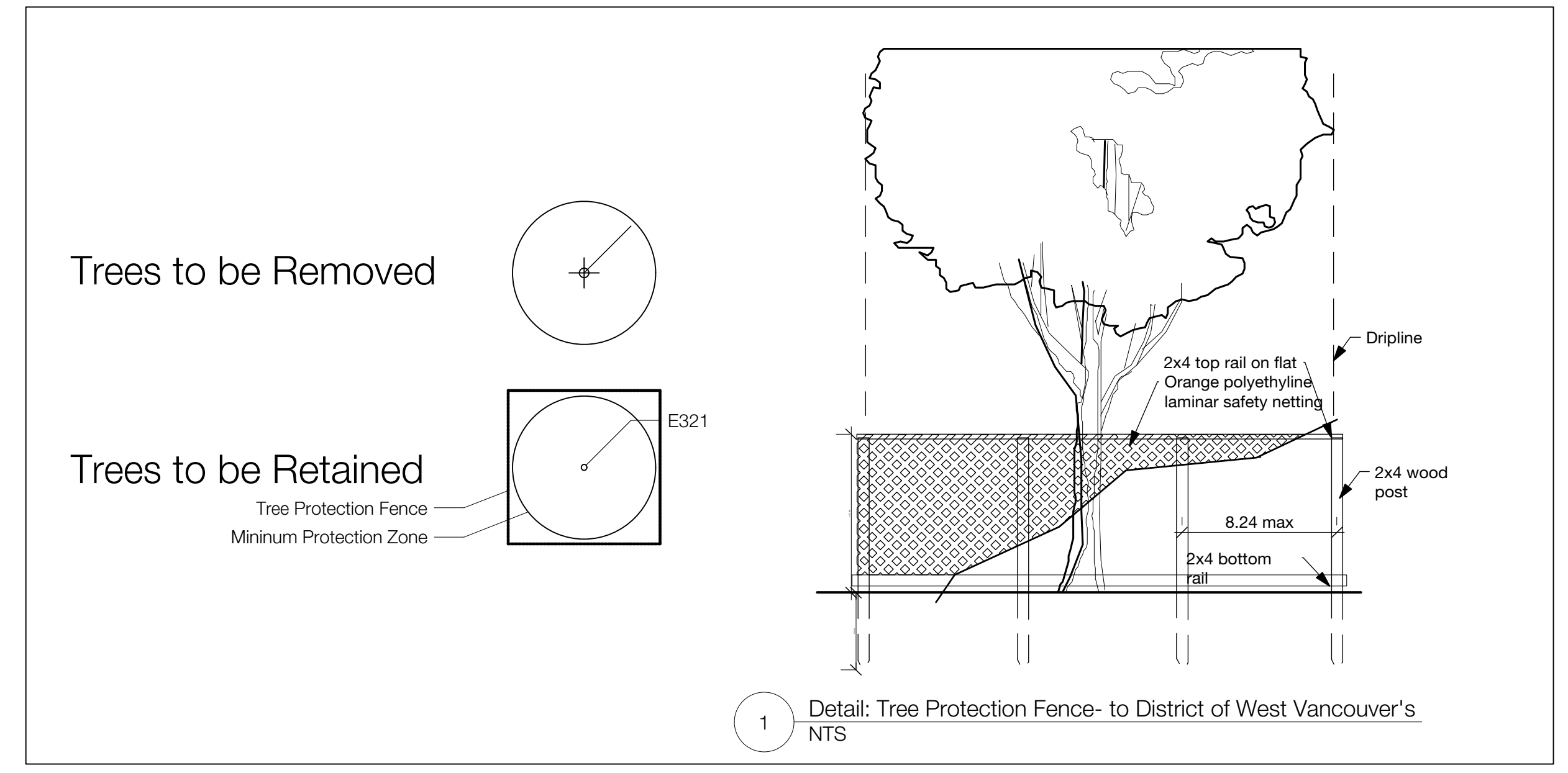
Project
The Residences
on Mathers
370 + 380 Mathers Ave.
West Vancouver

Drawing Title
Tree Management Plan

Legal

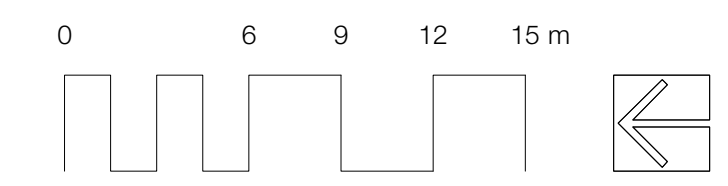
Project Manager GE	Project ID 21234
Drawn By	Scale 1:250
Reviewed By GE	Drawing No. L1.1
Date 06.18.12	of 7

Plot Date:
15-10-9
21232 Mathers MASTER 2015_10_08.wvx



NOTE: TREE MANAGEMENT PLAN TO BE READ IN CONJUNCTION WITH THE ARBORIST REPORT PREPARED BY FROGGERS CREEK TREE CONSULTANTS DATE APRIL 13TH, 2015.

1 Detail: Tree Protection Fence- to District of West Vancouver's NTS





Raingardens



Stepping Stone Paths



Seasonal Interest



Permeable Pavers



Native Plantings



Decorative Roads

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
1	15-4-8	South tree retention			C	15-10-9	Issued for DP Clarification
					B	9/5/14	Issued for DP
					A	2/1/13	Issued for DP

Professional Stamp

Design Firm
eta
 eckford tyocke & associates landscape architecture
 Legal Address

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Project Title
The Residences on Mathers
 370 + 380 Mathers Ave.
 West Vancouver
 Drawing Title
Landscape Site Plan

Project Manager
 GE
 Drawn By
 CF
 Reviewed By
 GE
 Date
 01. FEV. 2013
 Project ID
 21234
 Scale
 1"=20'-0"
 Drawing No.
 L2.1
 of
 7
 21234 Mathers MASTER 2015_10_08.wxw



No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
1	15-4-8	South tree retention			C	15-10-9	Issued for DP Clarification
					B	9/5/14	Issued for DP
					A	2/1/13	Issued for DP

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Project Title
The Residences on Mathers
 370 + 380 Mathers Ave.
 West Vancouver

Project Manager
 GE

Project ID
 21234

Scale
 1"=10'-0"

Drawn By
 JL

Reviewed By
 GE

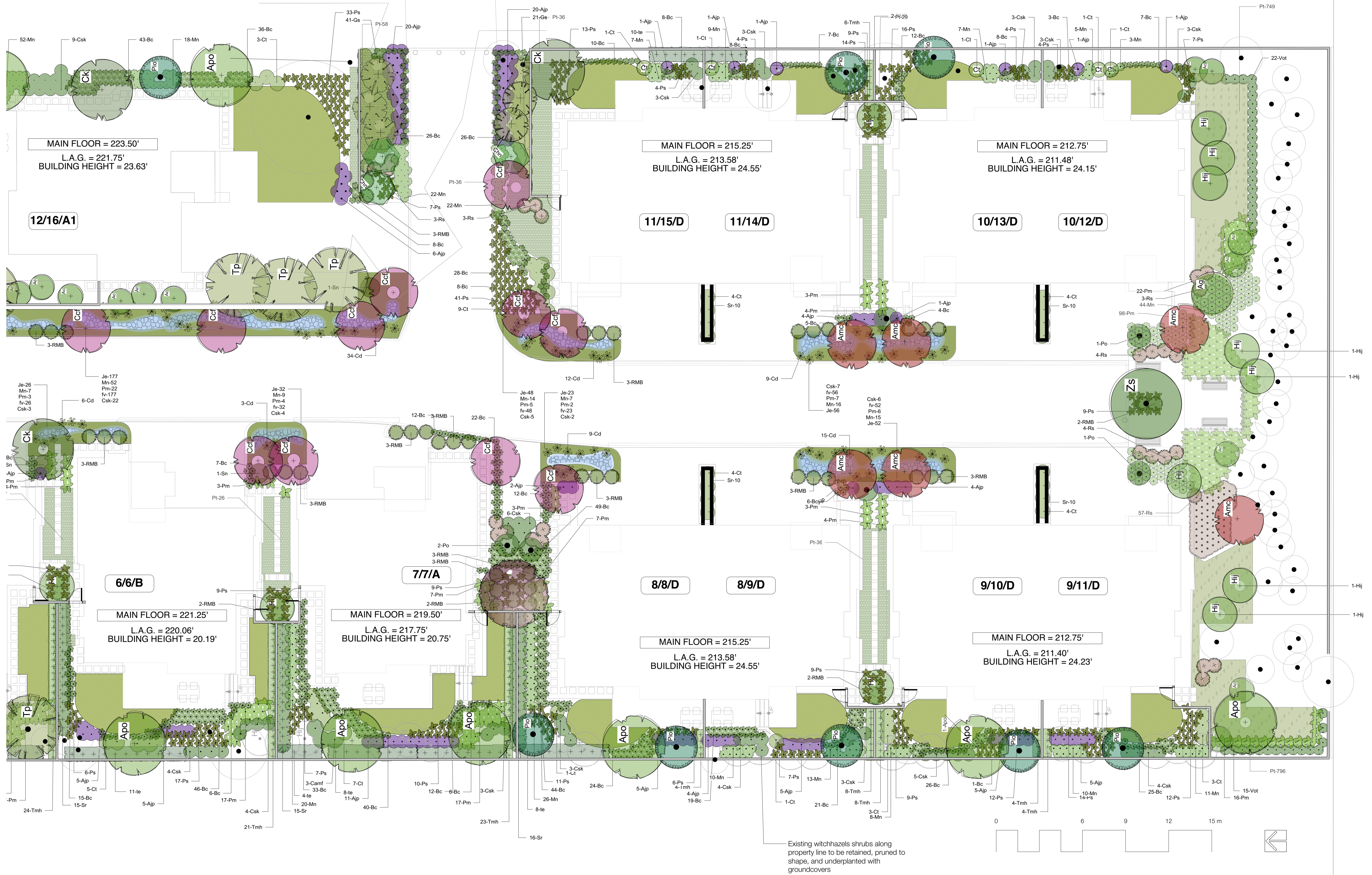
Date
 01. FEB. 2013

Drawing Title
Planting Plan North

Drawing No.
 L3.1

of
 7

21232 Mathers MASTER 2015_10_08.rvt



Existing witchhazels shrubs along property line to be retained, pruned to shape, and underplanted with groundcovers

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Project Title

The Residences
on Mathers
370 + 380 Mathers Ave.
West Vancouver

Drawing Title

PLANTING PLAN
SOUTH

Project Manager

GE

Drawn By

JL

Reviewed By

GE

Date

01. FEB. 2013

File: 21232 Mathers MASTER 2013_10_08.rvt

Project ID

21234

Scale

1"=10'-0"

Drawing No.

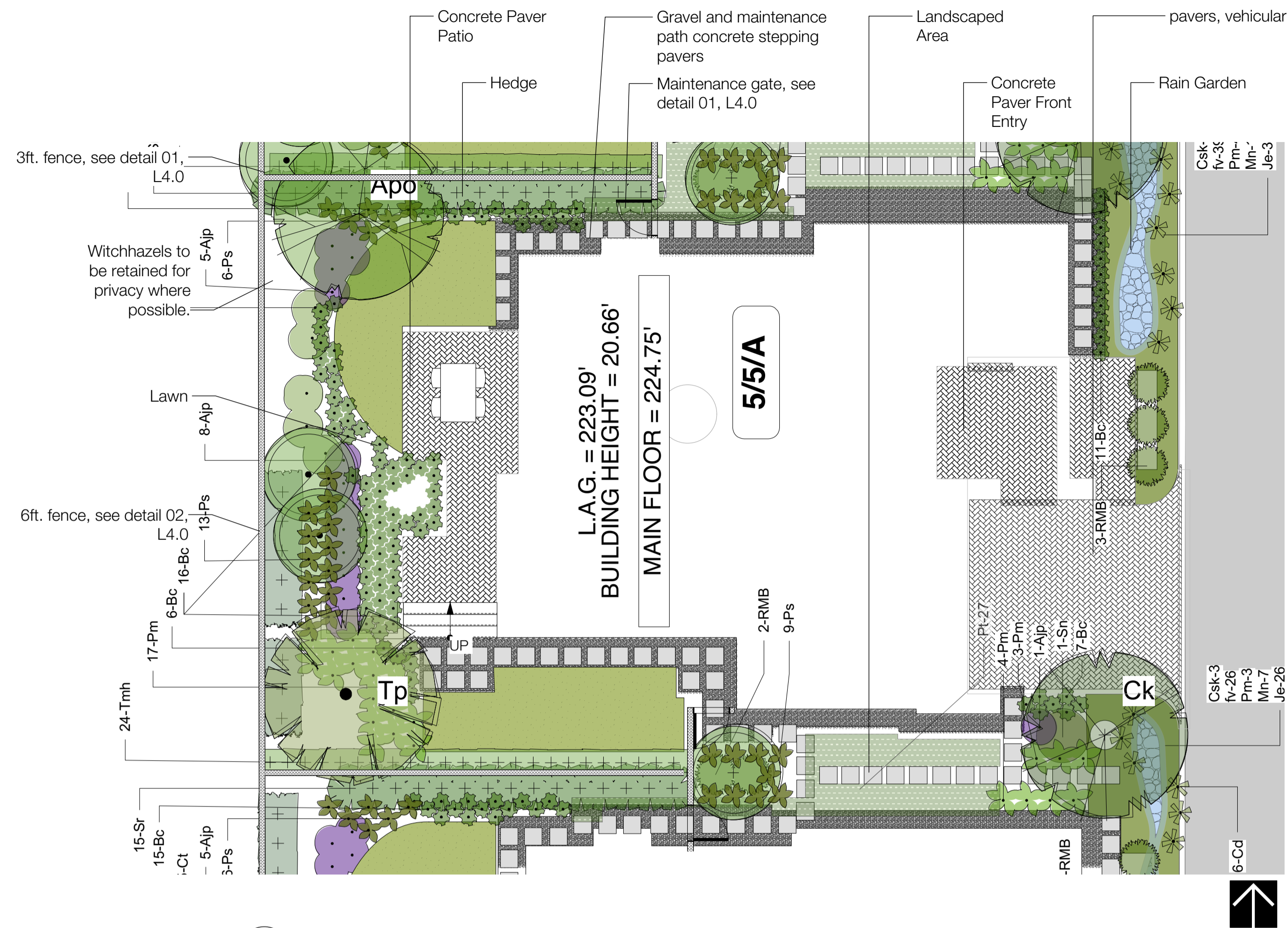
L3.2

of

7

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
1	15-4-8	South tree retention			C	15-10-9	Issued for DP Clarification
					B	9/5/14	Issued for DP
					A	2/1/13	Issued for DP

1 15-4-8 South tree retention



1 Detail: Typical Single Townhome Landscape
Scale: 1:96



2 Detail: Emergency Access
Scale: 1:96



3 Detail: Building 13 Landscape
Scale: 1:96

PLANT LIST ID	QTY	LATIN NAME	COMMON NAME	SCHEDULED SIZE	NOTES
TREES					
Aesc	2	Aesculus x carnea	Red horsechestnut	2m standard	multi-stemmed, full and bushy
Amc	6	Amelanchier canadensis	Canadian Serviceberry	6cm cal/ B&B	2m standard/ full crown
Apo	14	Acer palmatum 'Orakazaki'	Japanese Maple	6cm cal	Standard full plants
Ccf	12	Cercis canadensis forest pansy	Eastern Redbud	6cm cal/ B&B	2m standard/ full crown
Chn	9	Chamaecyparis nootkatensis	yellow cedar	3m ht/B&B	2m standard/ full crown
Ck	12	Cornus kousa	Kousa Dogwood	6cm cal/ B&B	2m standard/ full crown
Pis	19	Pinus strobus	Serbian Spruce	3.5m ht/B&B	full/ bushy plants
Tsot	5	Thuja occidentalis 'Fastigiata'	Irish yew	3.5m ht/B&B	full/ bushy plants
Tp	15	Thuja plicata	Western Red Cedar	3.5m ht/B&B	full/ bushy plants
Zs	1	Zelkova serrata	City Spruce Zelkova	7cm cal/ B&B	2m standard/ full crown/ matched
	0				
SHRUBS					
Ac	5	Acer circinatum	Vine Maple	1.5m B&B	full/ bushy plants
Ac	2	Acer circinatum	Vine Maple	1.5m B&B	full/ bushy plants
Ac	17	Acer circinatum	Vine Maple	1.5m B&B	full/ bushy plants
Alp	198	Azalea japonica 'purple splendor'	Evergreen Azalea	#2 cont.	full/ bushy plants
Canf	58	Cornus alba 'midwinter fire'	midwinter fire Dogwood	#3 cont.	full/ bushy plants
Csk	43	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#5 cont.	#5 cont full/bushy
Csk	272	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#5 cont.	#5 cont full/bushy
Cl	25	Choisya ternata 'Artec Pearl'	Mexican Mock Orange	#5cont	#5cont
Cl	111	Choisya ternata 'Artec Pearl'	Mexican Mock Orange	#5cont	#5cont
Cl	16	Choisya ternata 'Artec Pearl'	Mexican Mock Orange	#5cont	#5cont
Ge	62	Gaultheria shallon	Salee	#2 cont.	full/ bushy plants
Hl	16	Hamelia x intermedia 'Jelena'	Witch Hazel 'Jelena'	#7 cont.	full/ bushy plants
Pa	32	Penstemon alpestris	Mountain Penstemon	#2 cont.	full/ bushy plants
Po	6	Physocarpus opulifolius	Ninebark	#5 cont.	full/ bushy plants
RMB	60	Rhododendron 'mission bells'	Rhododendron (White)	#5 cont.	full/ bushy plants
RMB	24	Rhododendron 'mission bells'	Rhododendron (White)	#5 cont.	full/ bushy plants
Rs	57	Ribes sanguineum 'King Edward'	Flowering Currant	#5 cont.	full/ bushy plants
Rs	1	Ribes sanguineum 'King Edward'	Flowering Currant	#5 cont.	full/ bushy plants
Rs	35	Ribes sanguineum 'King Edward'	Flowering Currant	#5 cont.	full/ bushy plants
Ryc	4	Rhododendron yak. crate	Crate Rhododendron	#5 cont.	full/ bushy plants
Sr	9	Sambucus nigra	European Elder	#5 cont.	full/ bushy plants
Sr	152	Sarcococca ruscifolia	fragrant sarcococca	#3 cont.	full/ bushy plants
Te	10	Thuja occidentalis	Cedar	1.8m ht/ B&B	full/ bushy plants
Te	142	Thuja occidentalis	Cedar	1.8m ht/ B&B	full/ bushy plants
Tmh	266	Taxus media 'Hicksii'	Anglojap Yew	1.2m/B&B	full/ bushy plants
Vot	159	Vaccinium ovatum 'thunderbird'	evergreen huckleberry	#2cont.	full/ bushy plants
GROUNDCOVERS/ PERENNIALS					
Bc	1516	Bergenia cordifolia Bressingham White	Heartleaf Bergenia	#1 cont.	full/ bushy plants/ heavy
Mn	895	Mahonia nervosa	dull Oregon Grape	#1 cont.	full/ bushy plants
Pm	579	Polystichum maritimum	Sword Fern	#1 cont.	full/ bushy plants
Ps	951	Polystichum setiferum	Alaska fern	#2 cont.	full/ bushy plants
Pt	2995	Pachysandra terminalis	Japanese Spurge	SP4	full/ bushy plants
Sr	40	Sedum rupestre 'Angelina'	Angelina Stonecrop	#1 cont.	full/ bushy plants
	0				
LAWN					
					Shade tolerant sod lawn
NOTE: ALL LANDSCAPE TO CONFORM TO BC LANDSCAPE STANDARDS CURRENT ED. FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.					

Location	QTY	Botanical Name	Common Name		
Wetland Mix	0			0	
Je	935	Juncus effusus	Sedge	19.5 #1	full/ bushy plants
Mn	224	Mahonia nervosa	dull Oregon Grape	18 #1 cont.	full/ bushy plants
Pm	91	Polystichum maritimum	Sword Fern	24 #1 cont.	full/ bushy plants
Iv	935	Fragaria virginiana	Woodland Strawberry	13 SP4	Full
Csk	91	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	9.12 #5 cont.	#5 cont full/bushy
Cd	197	Carex divulsa	Berkeley sedge	9.15 #2 cont.	full/ bushy plants

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
2	15-4-8	South tree retention			C	15-10-9	Issued for DP Clarification
1	10/11/12	General revisions			B	9/5/14	Issued for DP
					A	2/1/13	Issued for DP

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Design Firm



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Project Title

The Residences
on Mathers
370 + 380 Mathers Ave.
West Vancouver

Drawing Title

Detail Plans and Plant List

Project Manager

GE

Drawn By

JL

Reviewed By

GE

Date

01 FEB 2013

01 FEB 2013, Oct 9

21232 Mathers MASTER 2013_10_06.vbx

Project ID

21234

Scale

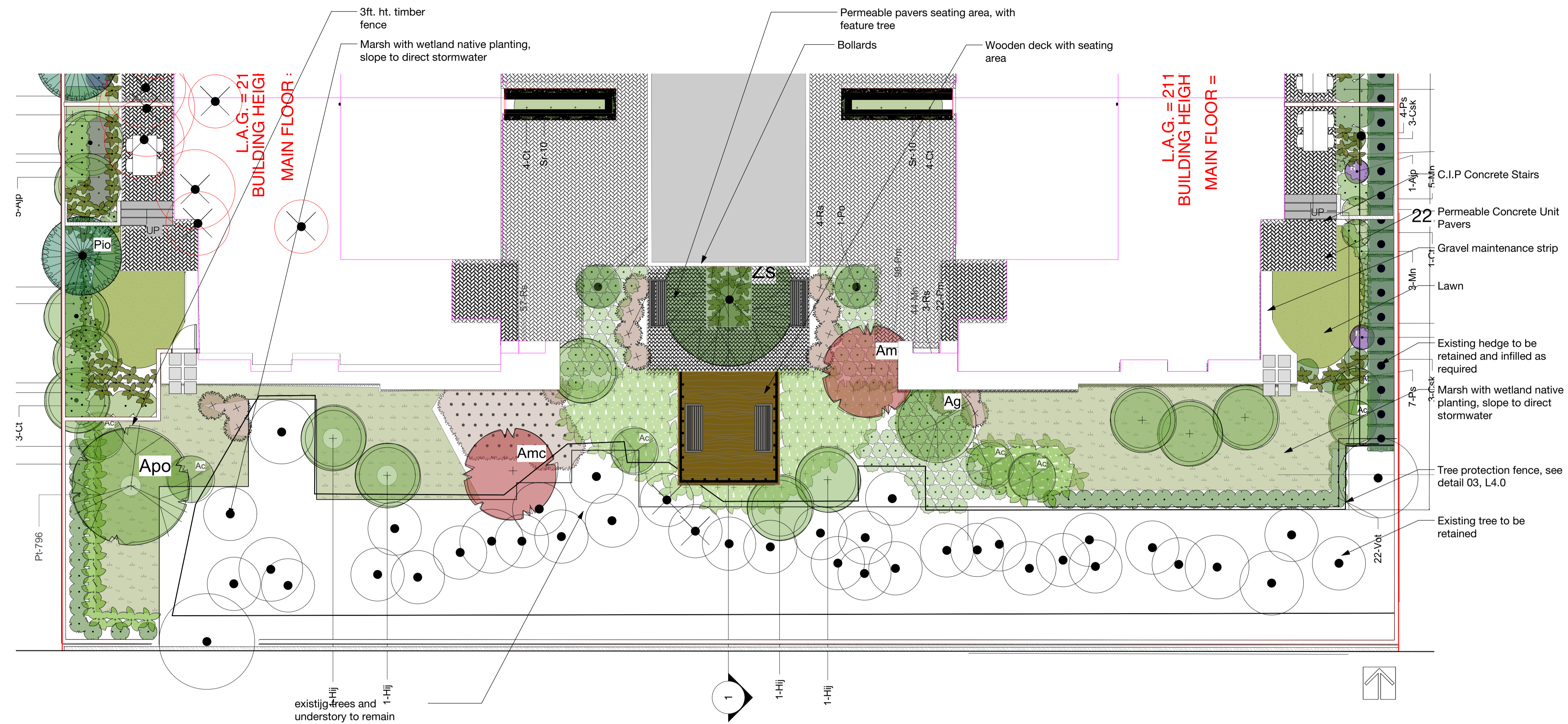
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Drawing No.

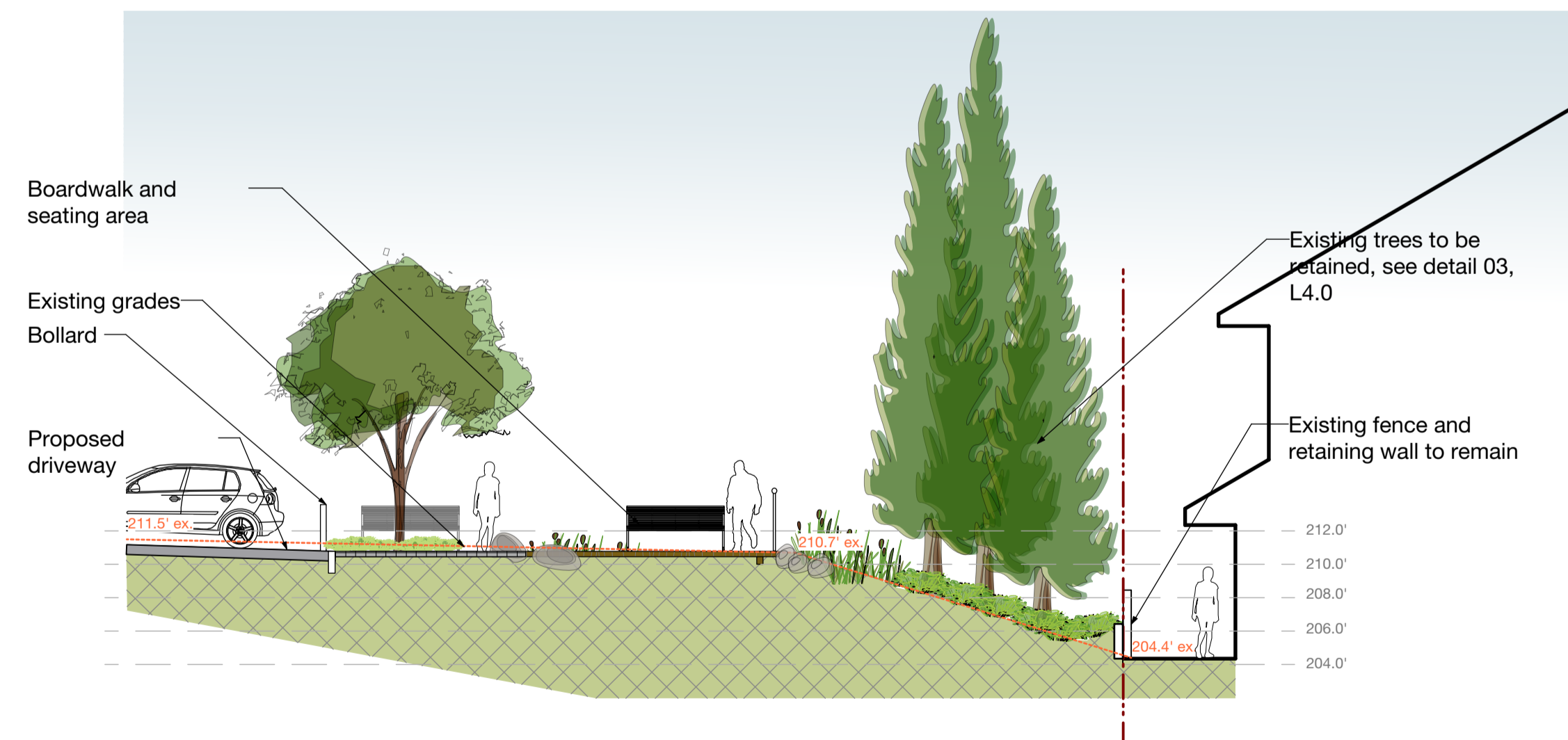
L4.1

of

7



1 South Edge Detail Plan
Scale: 1:96



2 Section 01 - South Edge
Scale: 1/8" = 1'-0"

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
3	15-4-14	Tree management	C		15-10-9	Issued for DP Clarification	
2	15-4-8	South tree retention	B		9/5/14	Issued for DP	
1	10/1/12	General revisions	A		2/1/13	Issued for DP	

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Project Title

The Residences
on Mathers
370 + 380 Mathers Ave.
West Vancouver

Drawing Title

Detail Plan and Section

Project Manager

GE

Drawn By

JL

Reviewed By

GE

Date

01 FEB 2013

21234
As noted
Drawing No.

21232 Mathers MASTER 2013_10_05.vwx

L4.2

of
7

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE BCSLA/BCLNA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR
TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION
FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE BCSLA/BCLNA STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

- TEXTURE-**
- *COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
 - *ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
 - *SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
 - *SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
 - *CLAY (SMALLER THAN 0.002mm): 0-20%
 - *CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION BCLNA STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m ² PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	9"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

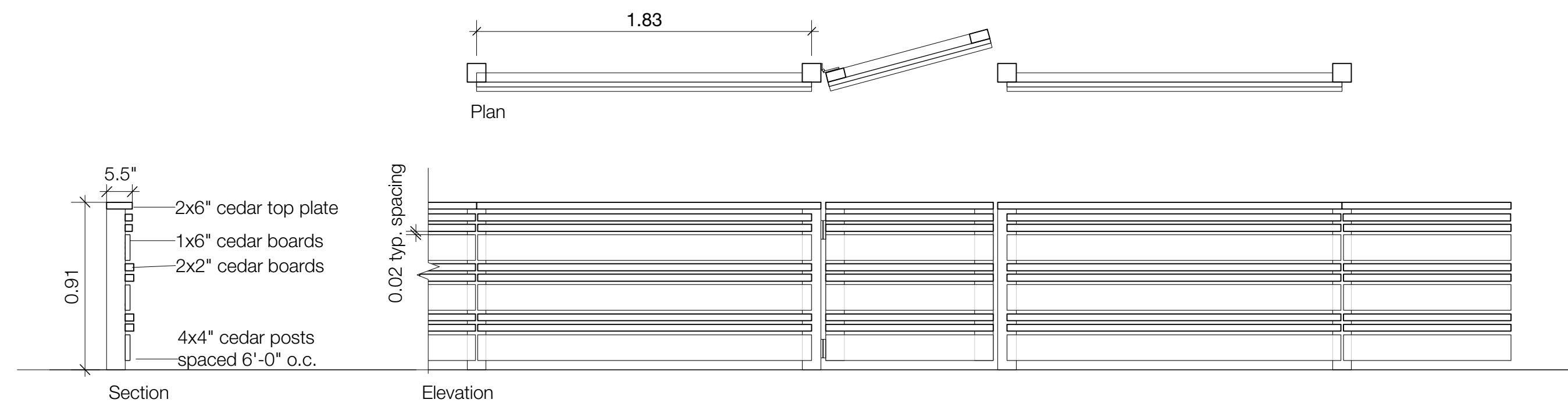
SITE INSPECTION
 EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

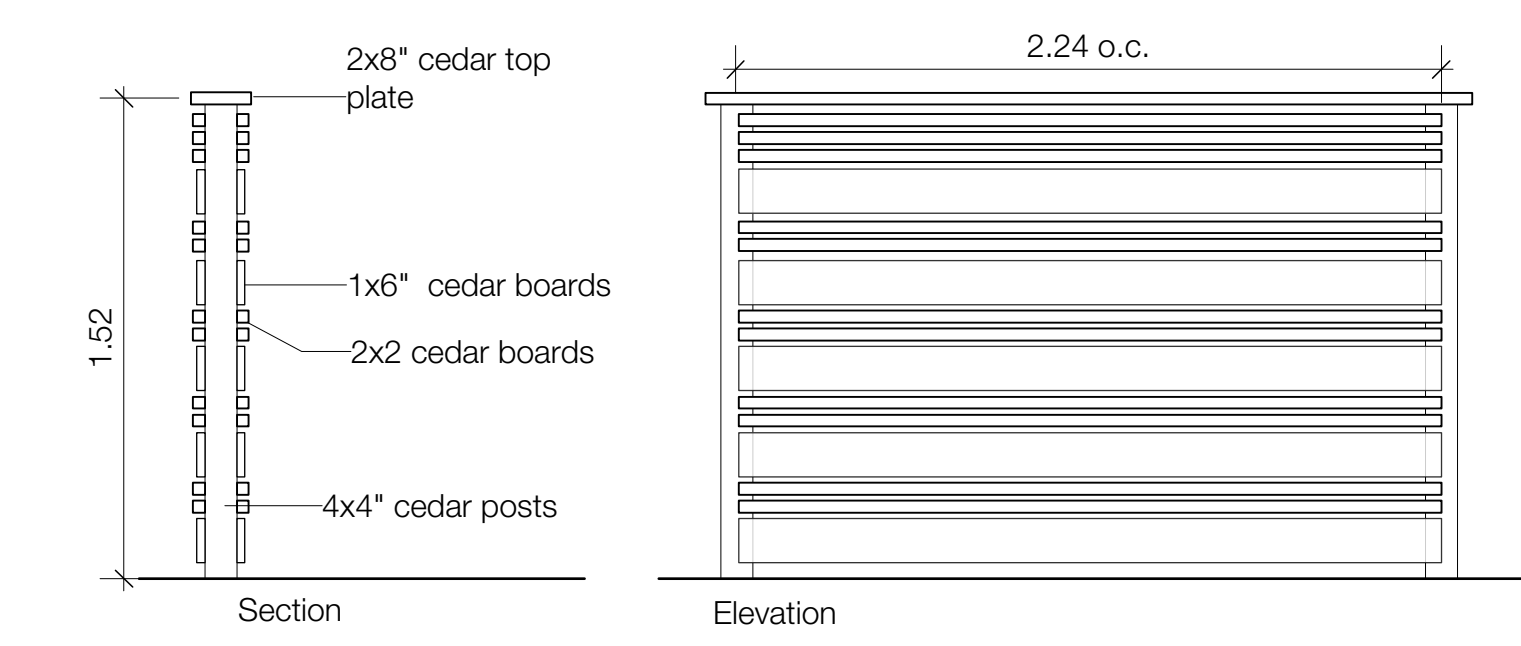
IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS CURRENT EDITION.

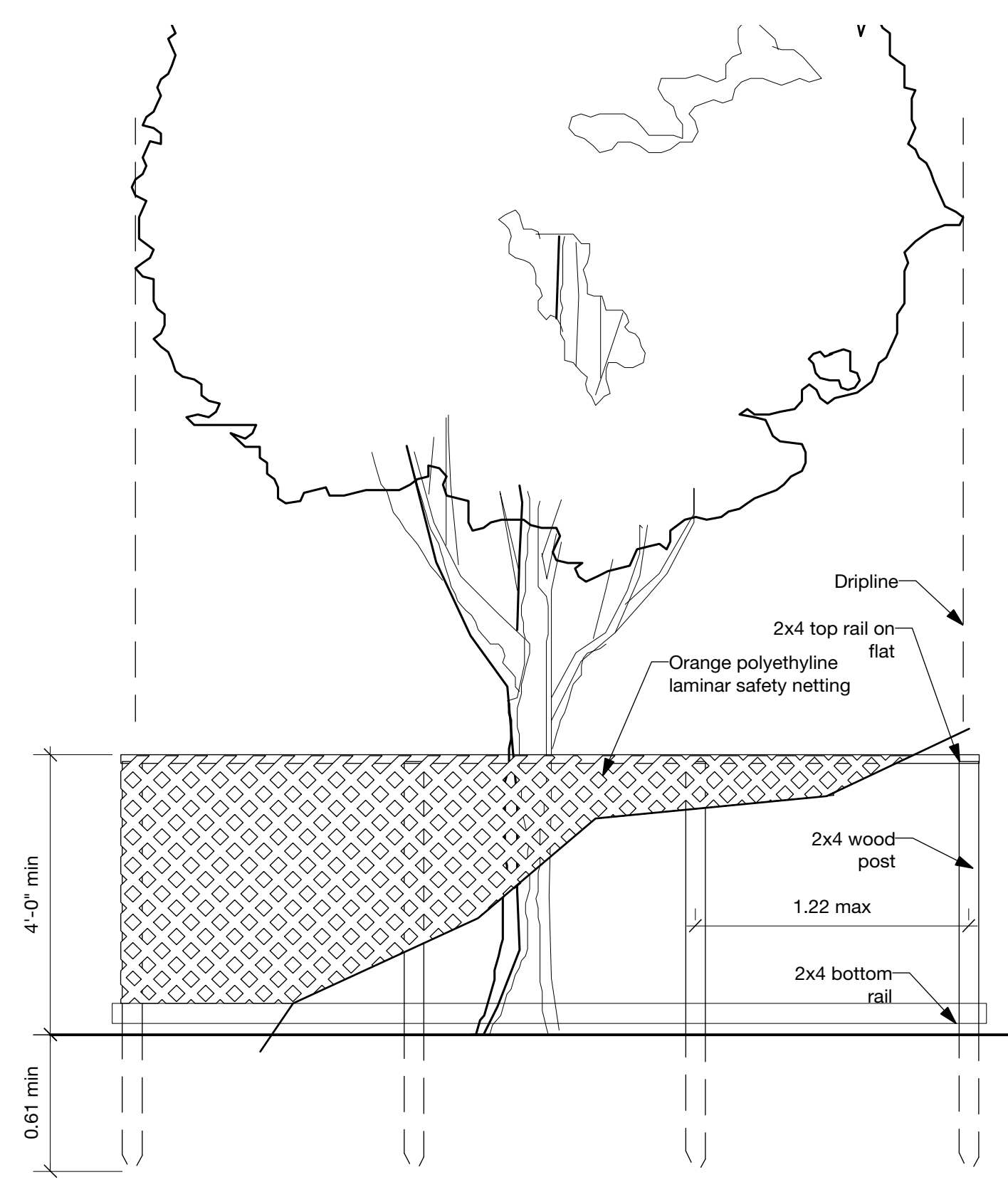
PLANT COUNTS
 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.



1 3FT. HT. TIMBER FENCE
 Scale: 1:24



2 5FT. HT. TIMBER FENCE
 Scale: 1:24



3 TREE PROTECTION FENCE
 Scale: 1:24

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
2	15-4-14	Tree management		C	15-10-9	Issued for DP Clarification	
1	15-4-8	South tree retention		B	9/5/14	Issued for DP	
				A	2/1/13	ISSUED FOR DP	

Professional Stamp

Design Firm



Legal Address

655-1450
 652-1459
 www.eta.ca

1690 West 2nd Avenue
 Vancouver, BC, Canada V6J 1H4

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Project Title

The Residences on Mathers
 370 + 380 Mathers Ave.
 West Vancouver

Drawing Title

Landscape Details

Project Manager

GE
 JL
 GE

Project ID

21234

Drawn By

JL

Scale

as indicated

Reviewed By

GE

Drawing No.

Date

01.FEB.2013

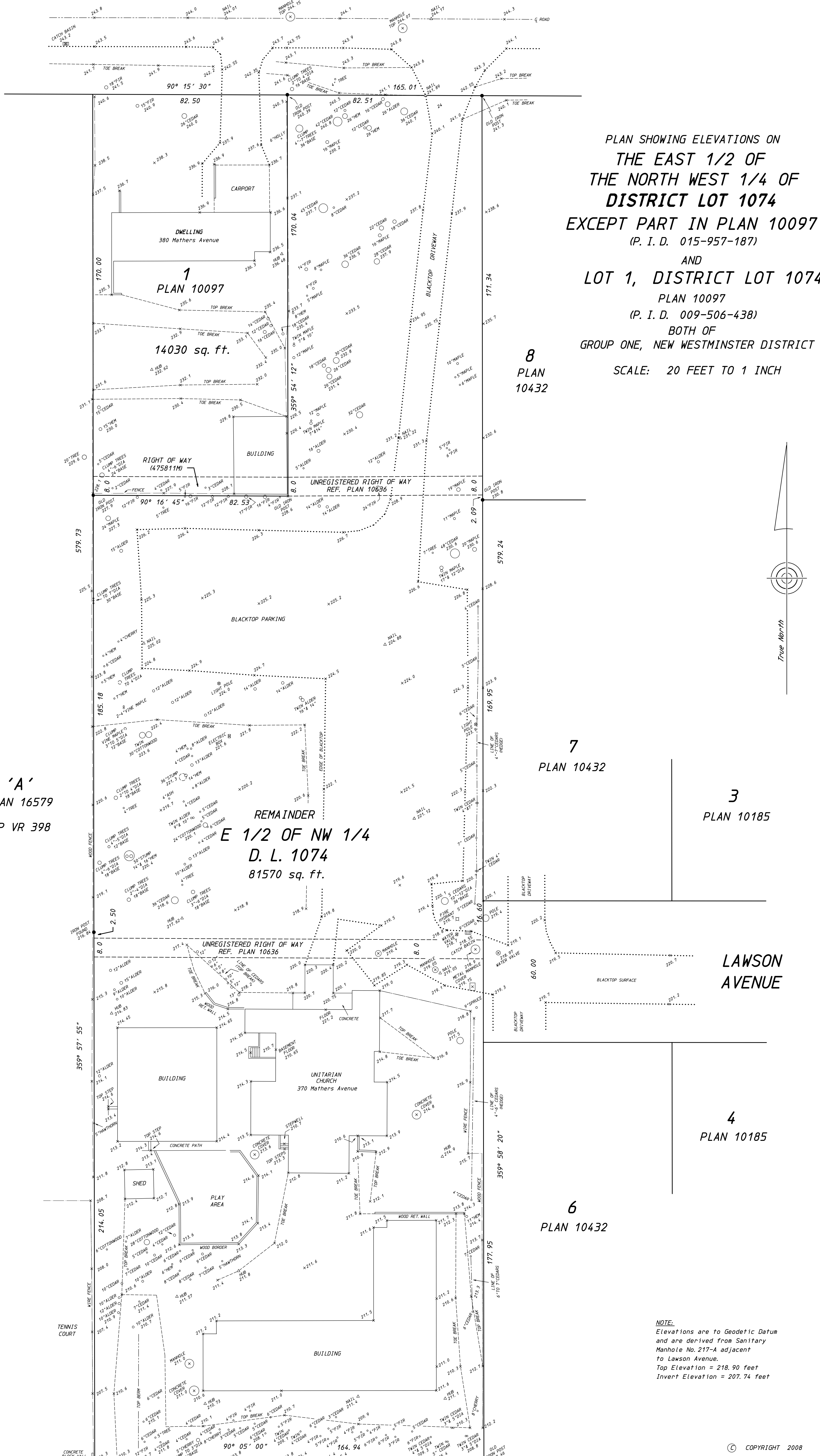
L5.1

of

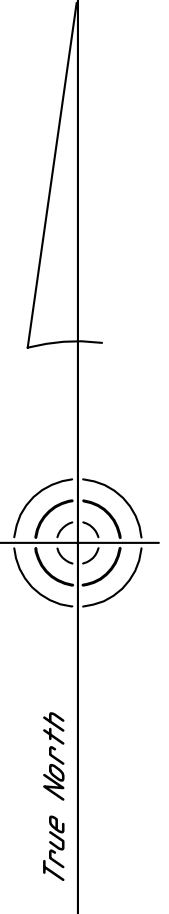
7

Fr, 2015, Oct 9
 21232 Mathers MASTER 2015_10_08.rvt

MATHERS AVENUE



PLAN SHOWING ELEVATIONS ON
 THE EAST 1/2 OF
 THE NORTH WEST 1/4 OF
 DISTRICT LOT 1074
 EXCEPT PART IN PLAN 10097
 (P. I. D. 015-957-187)
 AND
 LOT 1, DISTRICT LOT 1074
 PLAN 10097
 (P. I. D. 009-506-438)
 BOTH OF
 GROUP ONE, NEW WESTMINSTER DISTRICT
 SCALE: 20 FEET TO 1 INCH



'A'
 PLAN 16579
 SP VR 398

REMAINDER
 E 1/2 OF NW 1/4
 D. L. 1074
 81570 sq. ft.

LAWSON AVENUE

Location of trees added
 this 29th day of April, 2009.
 B. C. L. S.

Note:
 This plan is not to be used for
 locating property lines.

This plan is not valid unless
 originally signed and sealed.

Certified Correct according
 to surveyed dimensions.

B. C. L. S.
 this 25TH day of FEBRUARY, 2008.

NOTE:
 Elevations are to Geodetic Datum
 and are derived from Sanitary
 Manhole No. 217-A adjacent
 to Lawson Avenue.
 Top Elevation = 218.90 feet
 Invert Elevation = 207.74 feet

PLAN 'D' 21190
 SP LMS 2681

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 RICHARD J. MARTIN,
 British Columbia Land Surveyor,
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 North Vancouver, B.C.
 V7P 1T7 604-987-7772
 JOB: 08031, 09054 FB: 396 P. 4, 403 P. 17
 FILE: L115-17 COMP: 09054X