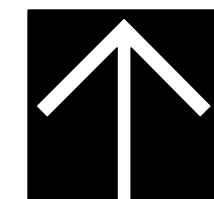


THE RESIDENCES ON MATHERS

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



Location & Context Plan



Matrix Architecture &
Planning Inc.



January 31, 2013

PRELIMINARY 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 submit an entirely new rezoning application. That is the current application.

2. PROPOSAL CONCEPT

The proposal, known as the "The Residences on Mathers", calls for 19 homes, including 11 detached houses and 8 duplexes. The proposed form and density are not unprecedented in the area. The proposed density is slightly less than the density of the Esker Mews 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 and;
- setting back the homes to minimize overlook and obtrusiveness;
- 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.

Essentially, 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.

Architectural Treatment

The form and character of the proposal have been carefully crafted to fit within, and enhance, the neighbourhood by:

- Utilizing wood and stone as a common theme in all of the buildings. Otherwise, wall surfaces 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.
- Expressing the architecture with low profile hip roofs and wide eaves, a form found throughout West Vancouver which relates to some of the most successful multi-family housing in West Vancouver



Meadfeild, West Vancouver, Caulfield

- This form also relates to the adjacent residence (Thomson Residence) at the northeast corner of the site, thereby enhancing the sense of neighbourhood fit.
- Incorporating glazed garage doors throughout the development to provide a sense of light and scale without the utilitarian feel of typical garage doors.
- Maximizing glazing in the main living areas to provide the strong connection between indoor and outdoor space that is the hallmark of West Coast contemporary architecture.

The Elliott House (see Appendix A)

While the Elliott House is of architectural interest, its design and construction have resulted in a number of intrinsic flaws which 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 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

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.
- 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 either end of the site, 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.
- 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.



glazing, overwhelming its antiquated heating system. As well, a carport has been added that was not part of the original design, visible from Mathers Avenue.

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 is treated somewhat differently from the other buildings. Its design refers to the architecture of the Elliot 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.

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 Marine Drive and from adjacent properties.

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

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

A specific landscape node, incorporating a rain garden with an integrated marsh at the south end of the property, will serve as both a focal point and \ provide spatial screening to Esker Mews to the south. The rain garden will collect storm water and allow it to percolate and be "scrubbed" before entering 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 community feedback (see Section 5 below) the following changes were made to the conceptual design:

- more trees were retained, and new landscaping was enhanced to fortify privacy screening;
- the number of units has been reduced from 24 to 19, and , accordingly, the F.S.R. from 0.51 to 0.40;
- the ratio of visitor parking has been increased and stalls have been situated at both ends of the site;
- the additional open space and rain garden feature provide on-site storm water management; and
- the ratio of detached, single-family homes to duplexes has been significantly increased.

5. COMMUNITY ENGAGEMENT

In addition to a number of meetings with individual neighbours, and the strata councils of Esker Mews 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.

APPENDIX A

REFERENCING THE ELLIOT HOUSE

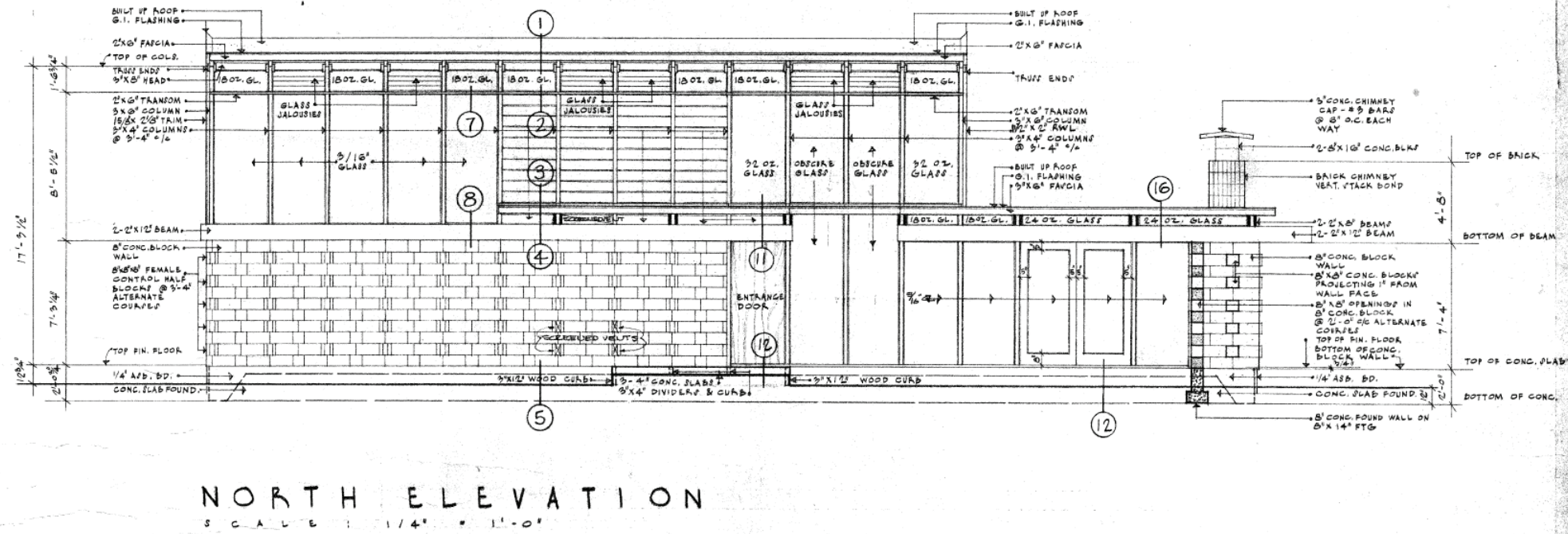
The top drawing to the right shows the principal elevation of the Elliott House, facing Mathers Avenue, as it was originally conceived by Wensley and Rand Architects in 1960. The drawing below shows the same view of the proposed design.

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 "horizontalty", an important aspect of the character of the original.

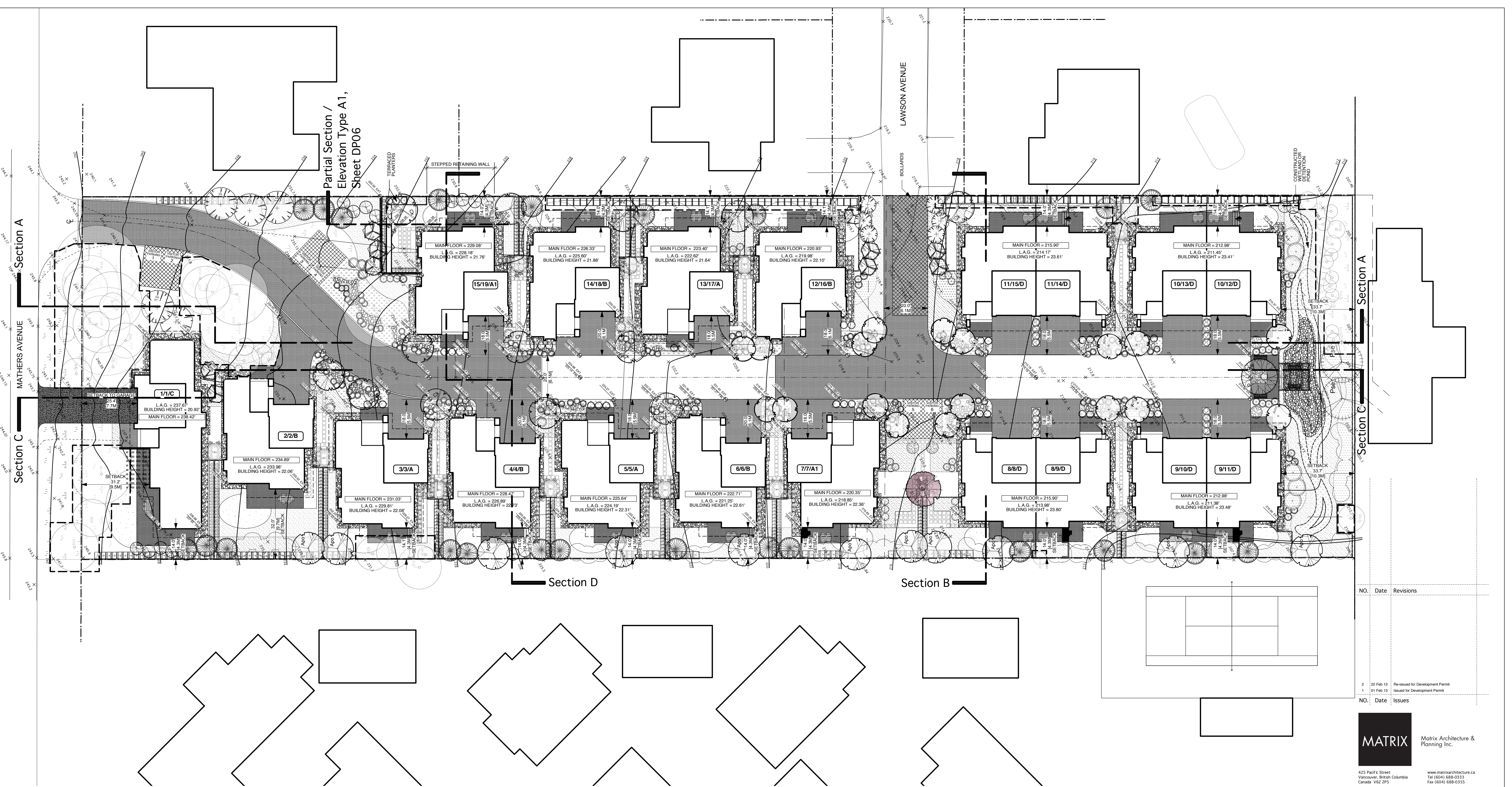
The original design had no covered parking, though a carport was eventually added. The proposed building has a garage, a concrete mass with a glazed panel door, in recognition of current market expectation and to add to the general strategy of producing enough on-site parking to ensure that neither residents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



North Elevation

Partial Section /
Elevation Type A1,
Sheet DP06



NO.	Date	Revisions
2	25 Feb 13	Re-issued for Development Permit
1	01 Feb 13	Issued for Development Permit

NO.	Date	Issues

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

DRAWING:
Site Plan & Project Data & Statistics

DATE: 2013 MAR 07 SHEET: **DP01**
SCALE: 1" = 20'
DRAWN: VK
REVIEWED: PROJECT NO: 1201

DRAWING LIST

Cover	Location & Context Plan
DP 01	Site Plan, Project Data & Statistics
DP 02	Type A & Type B Plans
DP 03	Type C Plans
DP 04	Type D & Type A1 Plans
DP 05	Type A Elevations
DP 06	Type A1 Elevations
DP 07	Type B Elevations
DP 08	Type C Elevations
DP 09	Type D Elevations
DP 10	Site Sections A & C
DP 11	Section C @ North & South Ends of Site
DP 12	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. (8,885 sq.m.)					
Unit Type	No. of Units	Unit Area w/o Basement	Total Area	Garage Area (Exempted)	Parking Spaces/Unit	Total Parking Spaces
A/A1	5	2,126 s.f., 198 sq.m.	10,630 s.f., 988 sq.m.	390 s.f., 36 sq.m.	2	10
B	5	2,106 s.f., 196 sq.m.	10,530 s.f., 979 sq.m.	390 s.f., 36 sq.m.	2	10
C	1	2,475 s.f., 230 sq.m.	14,672 s.f., 1,364 sq.m.	437 s.f., 41 sq.m.	2	16
Duplex D	8	1,834 s.f., 170 sq.m.	14,672 s.f., 1,364 sq.m.	437 s.f., 41 sq.m.	2	16
Grand Total	19		38,307 s.f., 3,560 sq.m.		Site Parking: 6	Grand Total: 44
F.A.R.			0.401			
Building Footprint			30,672 s.f.			
Site Coverage			32 %			

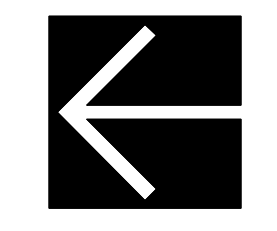
Note: driveways are designed to accommodate additional parking.

LEGEND

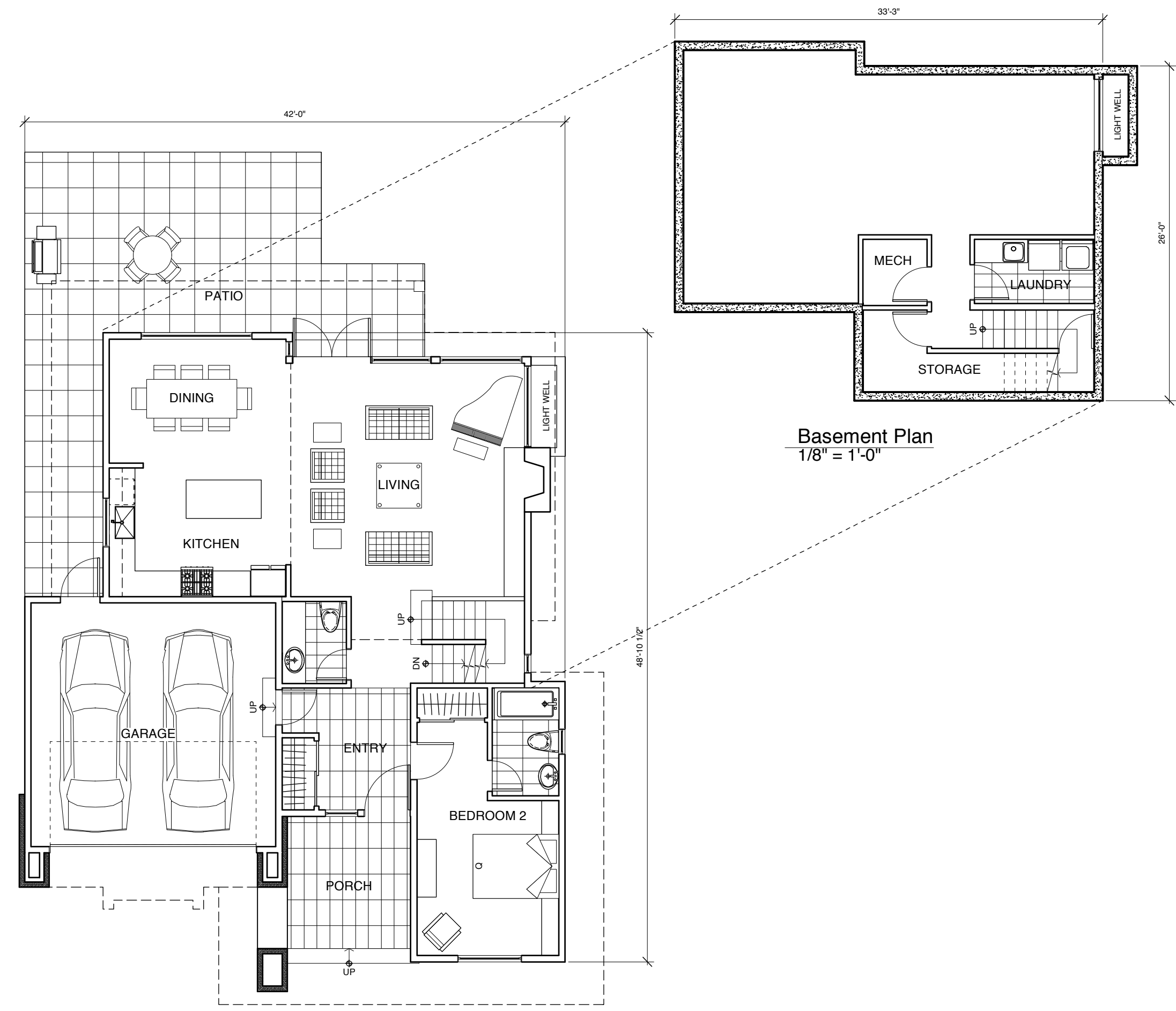
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FIN	PROPOSED FINISHED GRADE
EXT.	EXISTING GRADE
---	ROOF LINE ABOVE

NOTES:

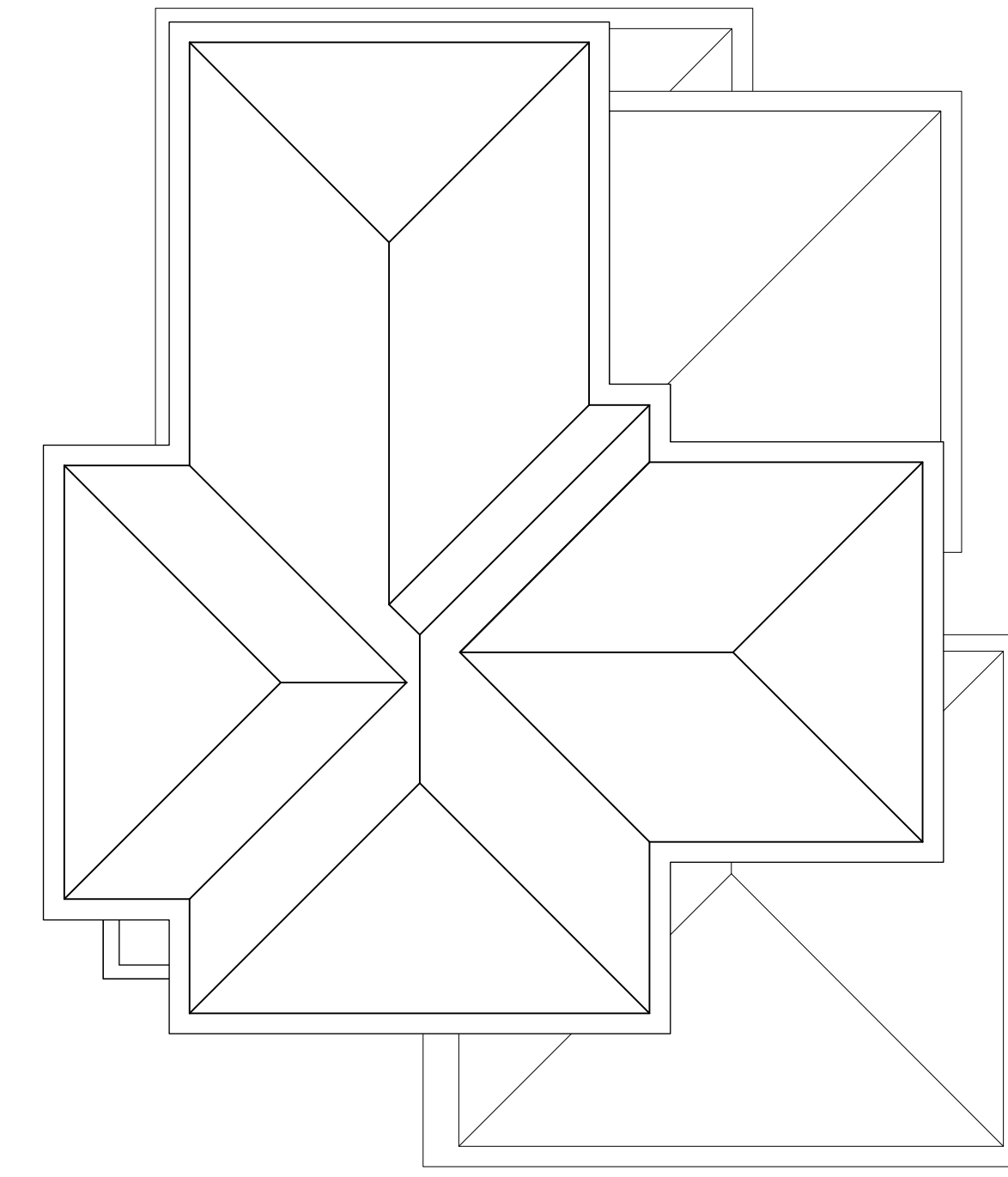
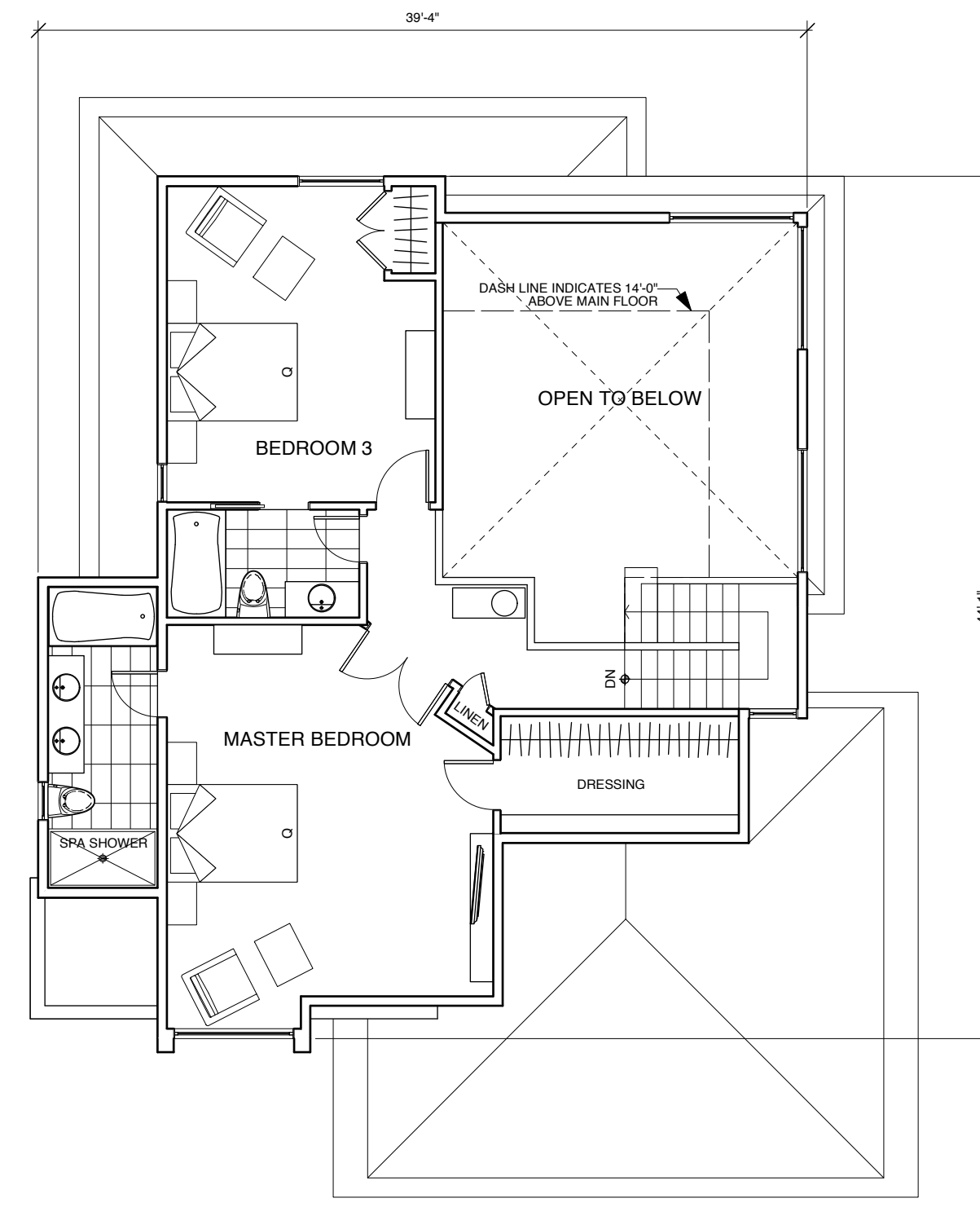
- CONTOURS INTERPOLATED FROM SURVEY
- L.A.G. = LOWEST AVERAGE GRADE
- SEE ARBORIST'S REPORT FOR RETAINED TREES



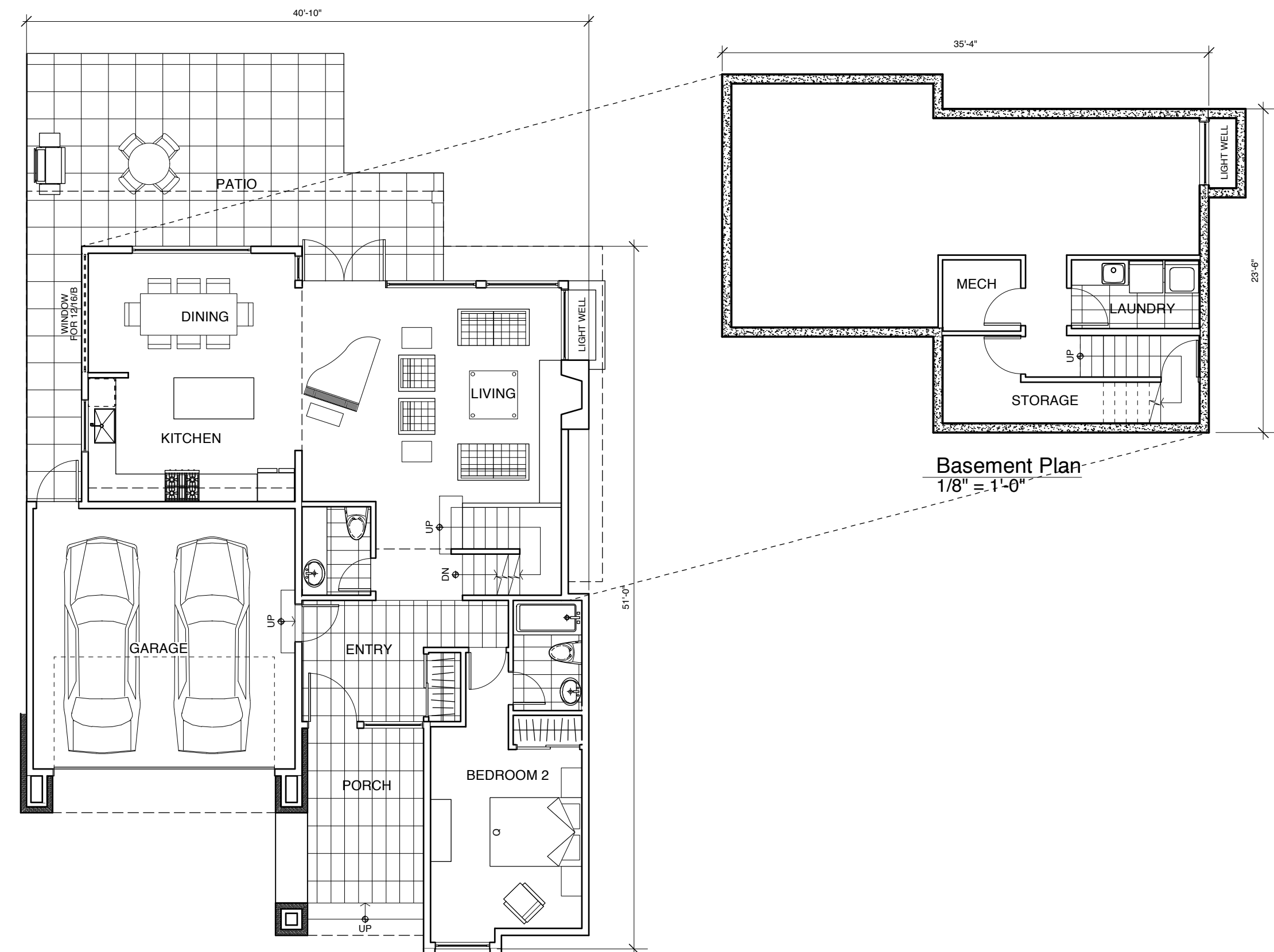
TYPE A Buildings 3 & 5
Mirrored for Buildings 13, (7 & 15 Similar/See Type A1)



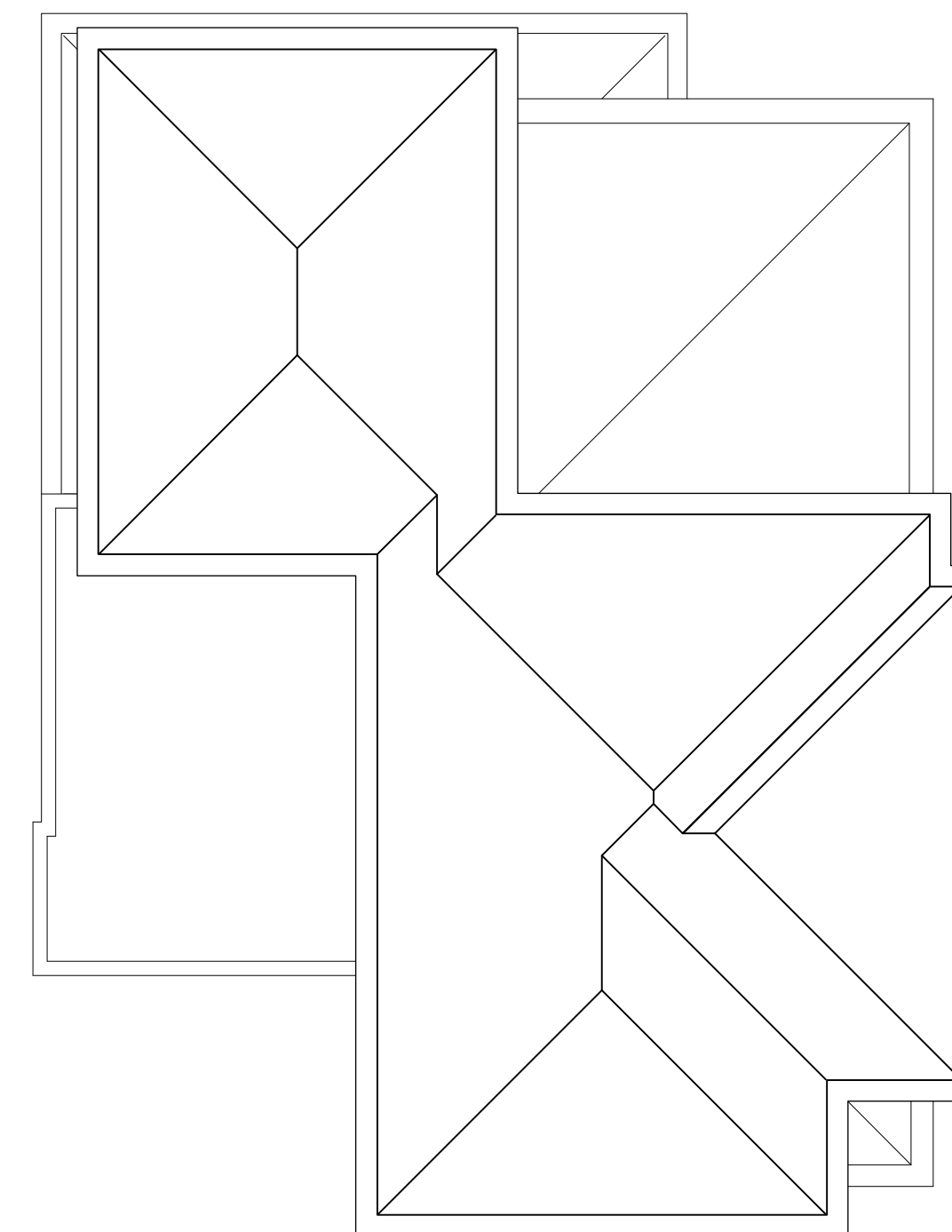
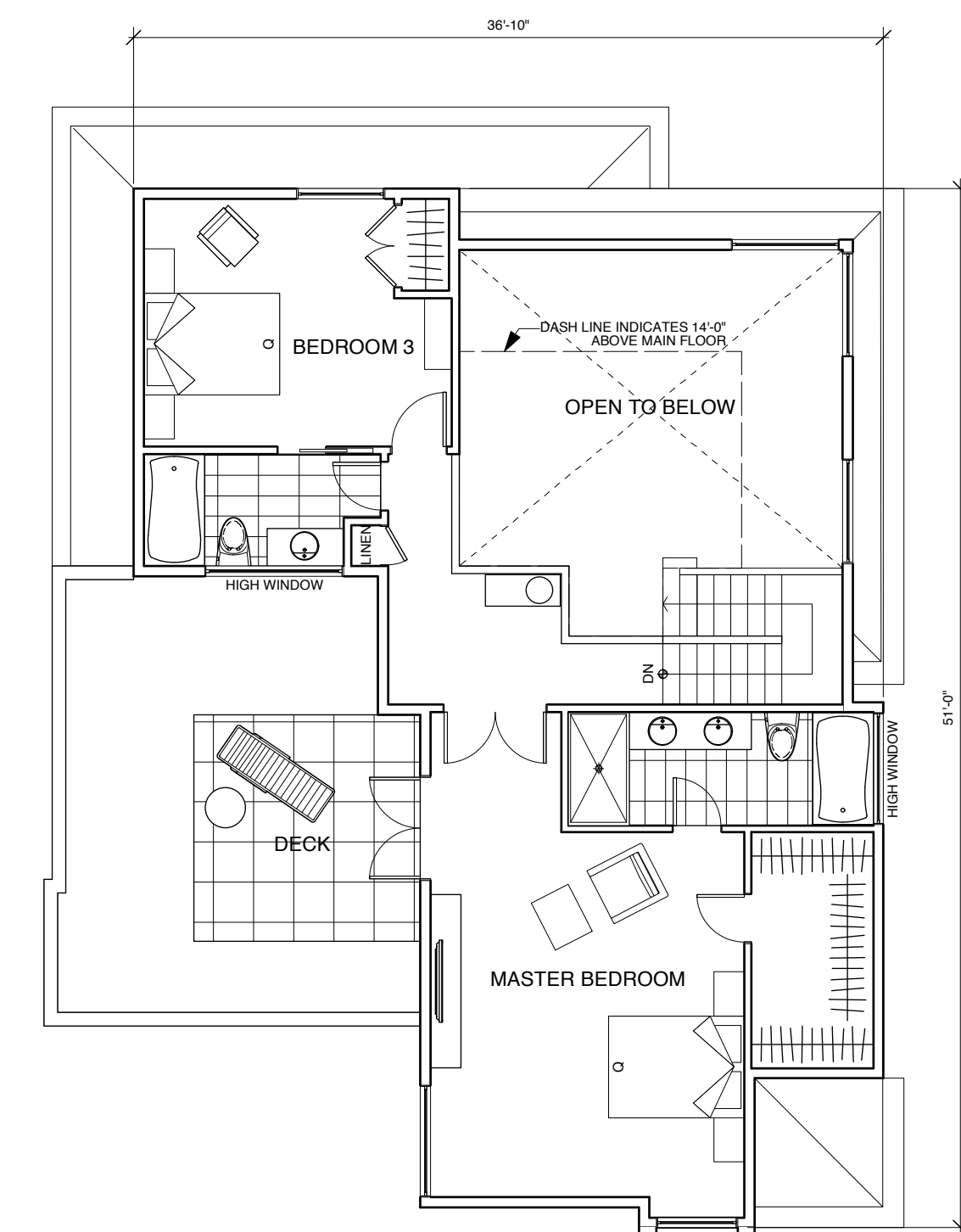
Basement Plan
1/8" = 1'-0"



TYPE B Buildings 2, 4 & 6
Mirrored for Buildings 12 & 14



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



NO.	Date	Revisions

1 01 Feb 13 Issued for Development Permit
NO. Date Issues

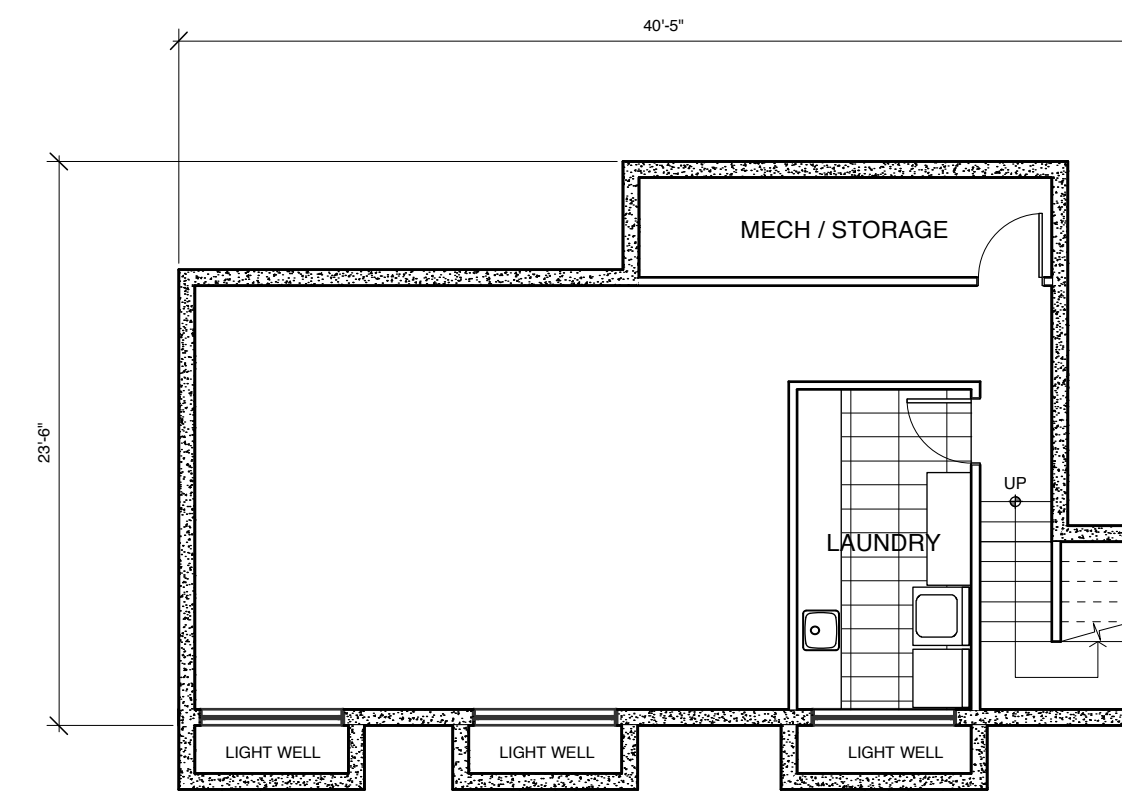
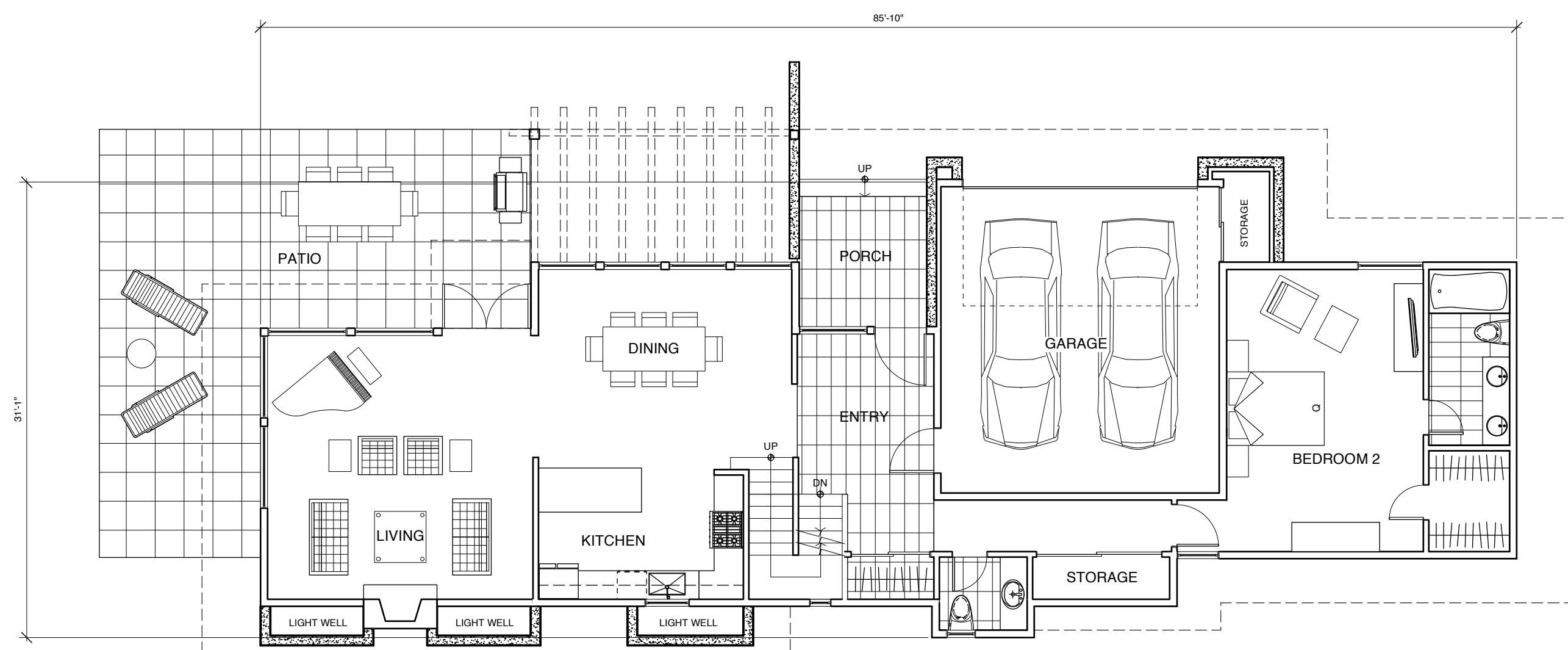
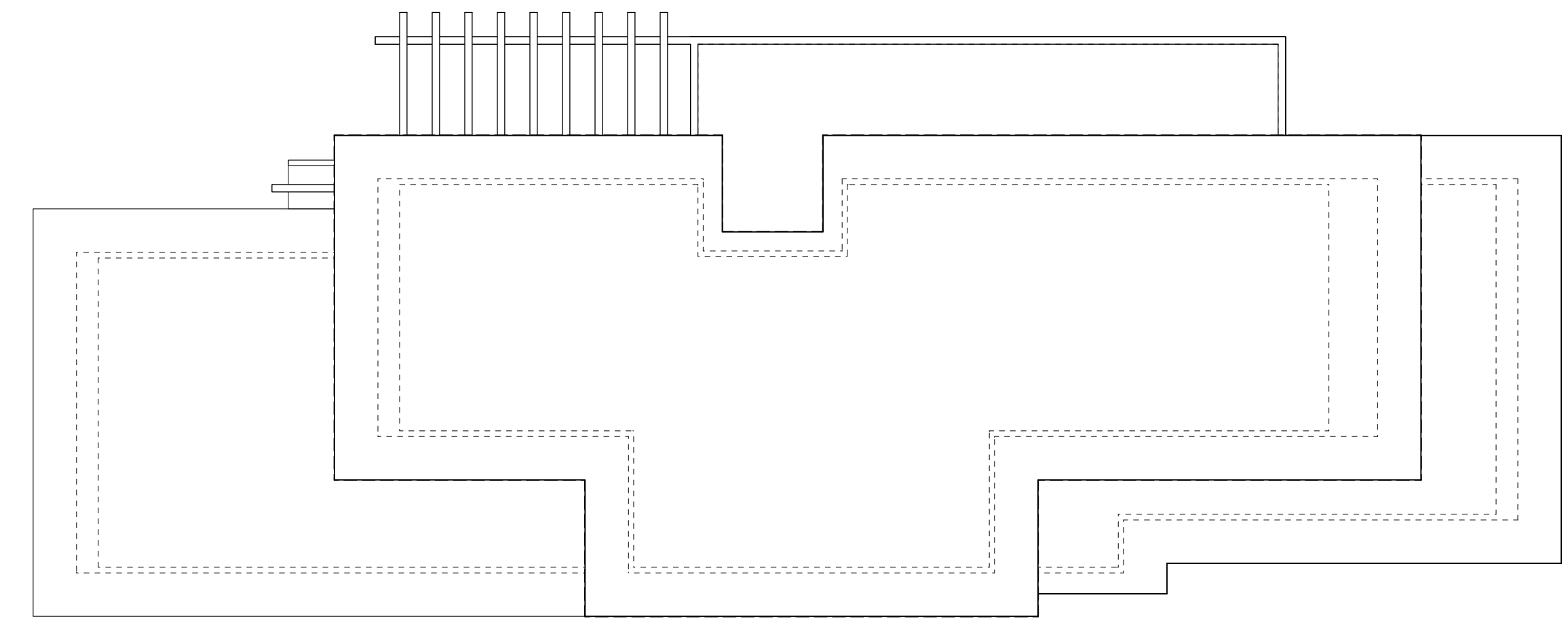
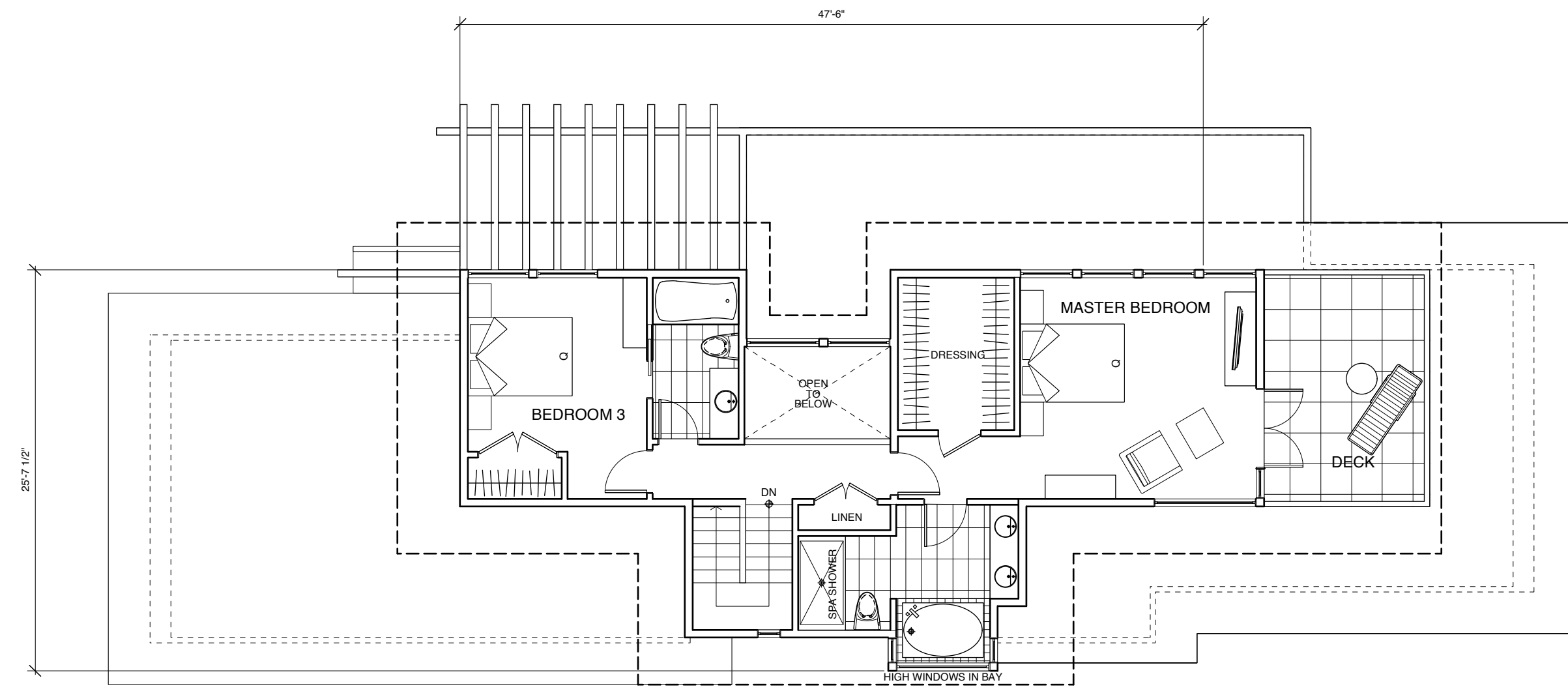
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PROJECT:
THE RESIDENCES ON MATHERS
370 + 380 MATHERS AVE.
WEST VANCOUVER

DRAWING:
Type A & Type B Plans

DATE: 2013 MAR 07	SHEET: DP02
SCALE: 1/8" = 1'-0"	OF: 01
DRAWN: VK	PROJECT NO: 1201
REVIEWED:	2013 MAR 07: pld



NO.	Date	Revisions

NO.	Date	Issues
1	01 Feb 13	Issued for Development Permit

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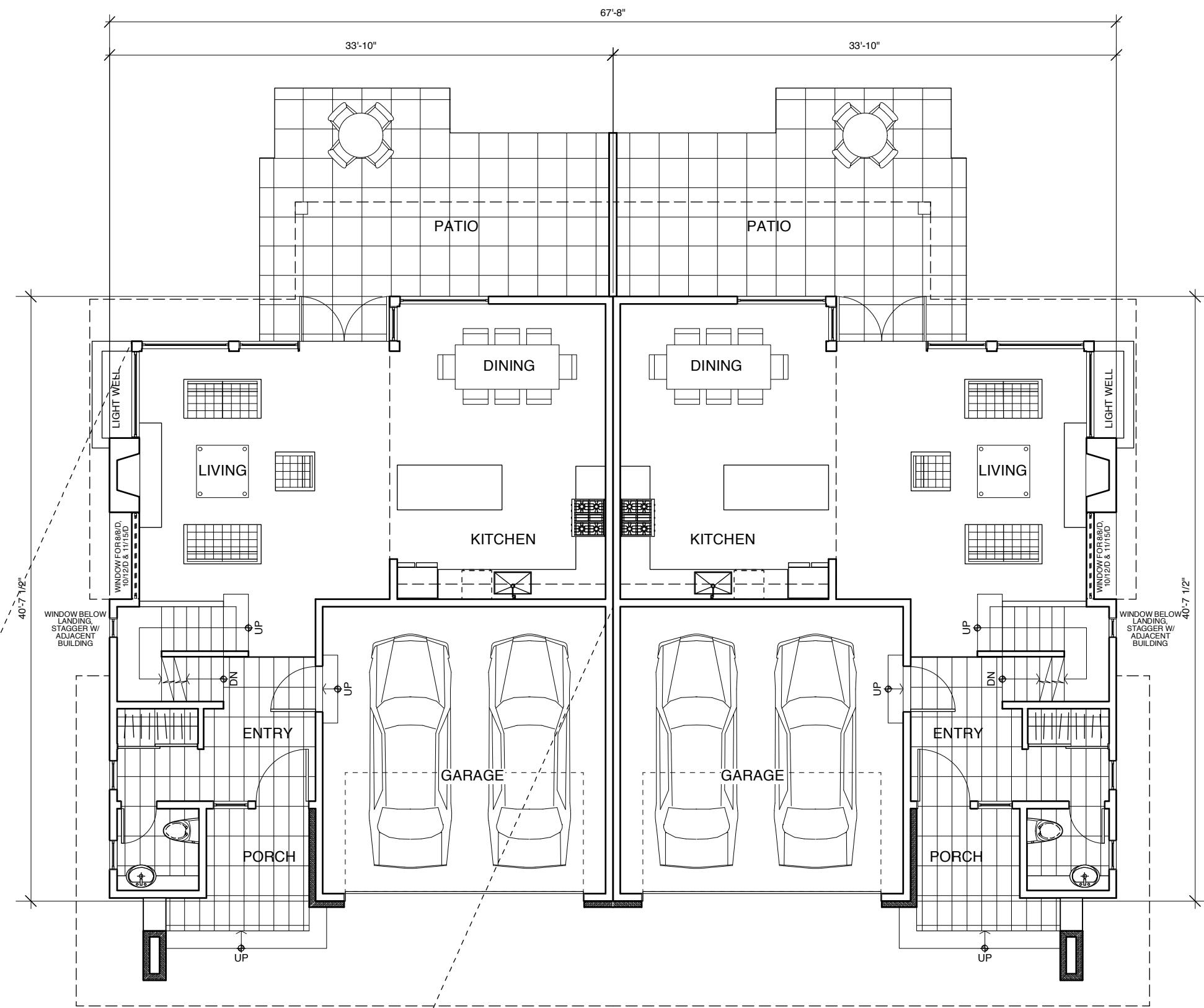
PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

DRAWING:
Type C Plans

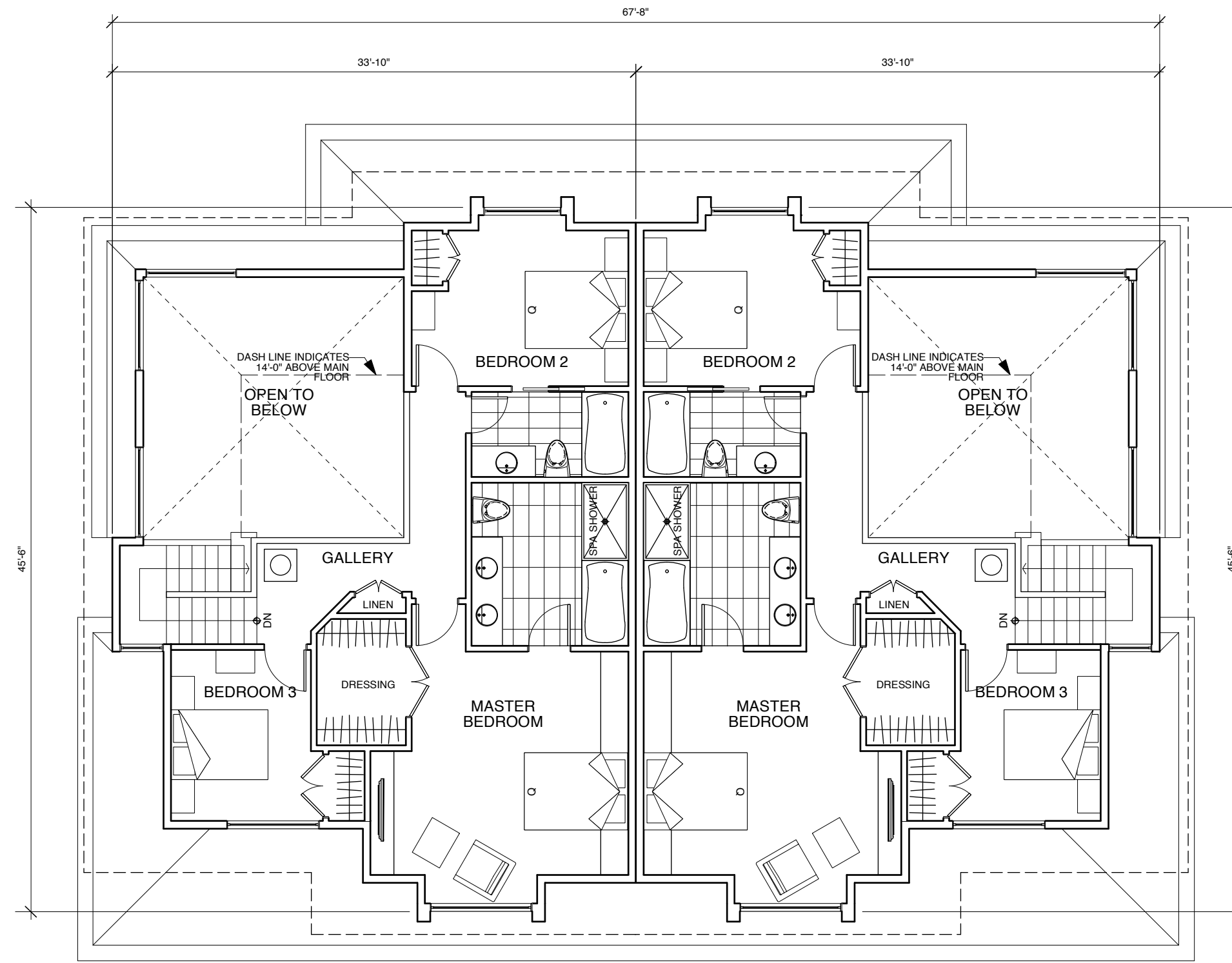
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SCALE:	1/8" = 1'-0"	OF		
DRAWN:	VK	PROJECT NO.:		1201
REVIEWED:		DATE:		2013 MAR 07: pkr

1/8" = 1'-0" (Overall) 1/8" = 1'-0" (Detail)

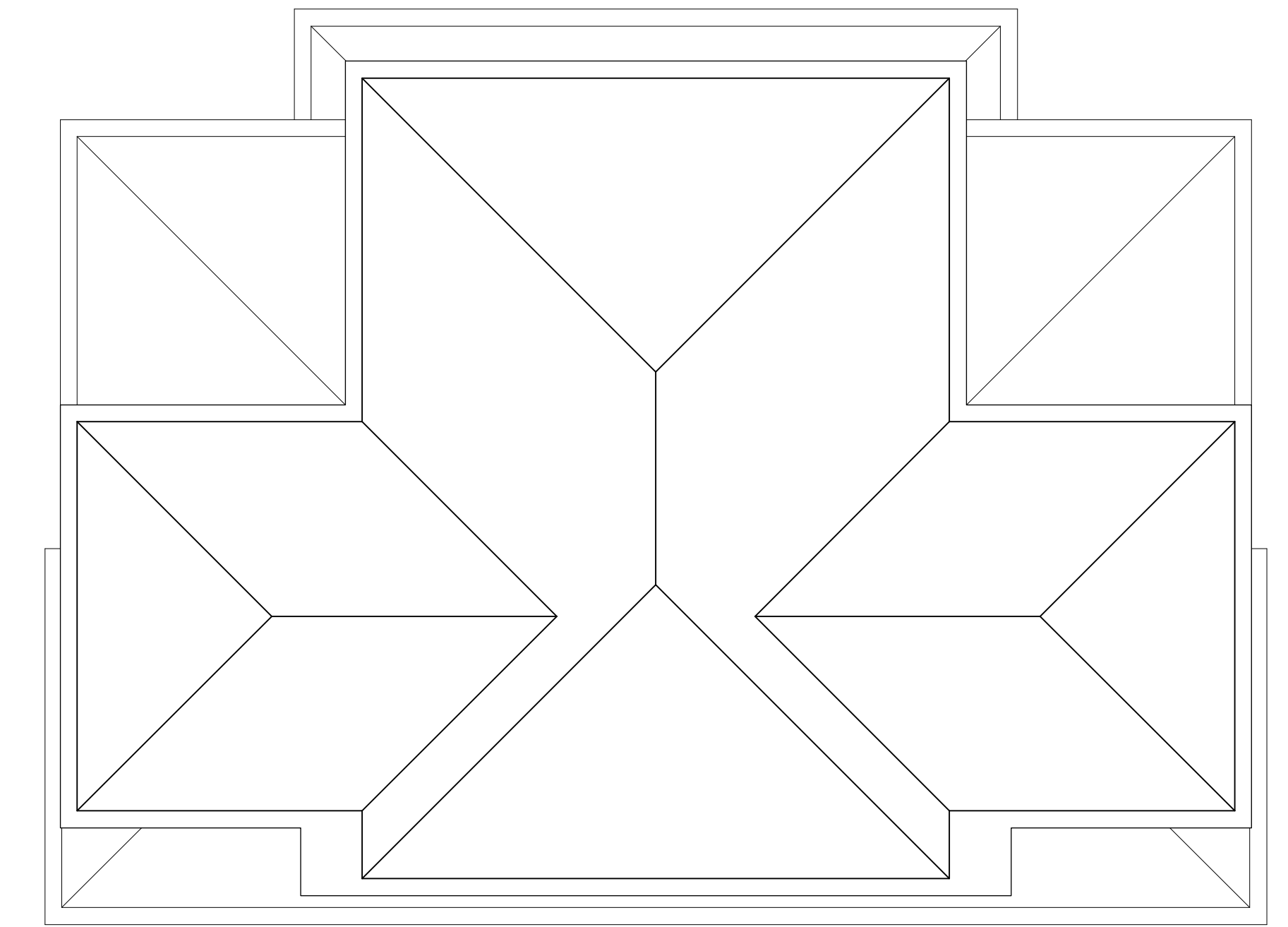
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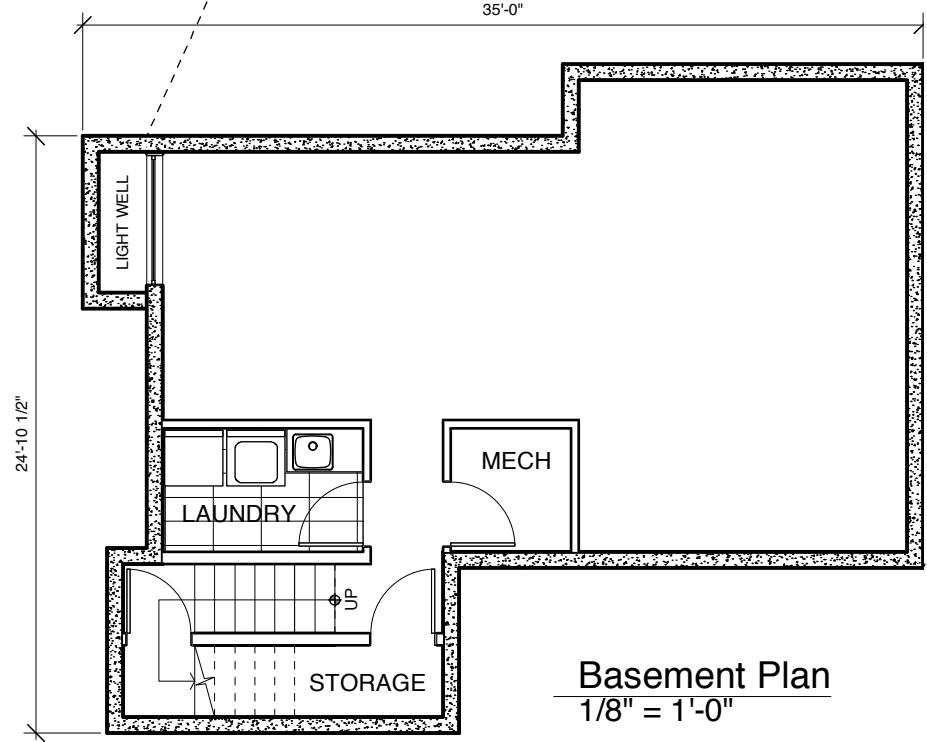
Main Floor Plan
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Upper Floor Plan
1/8" = 1'-0"

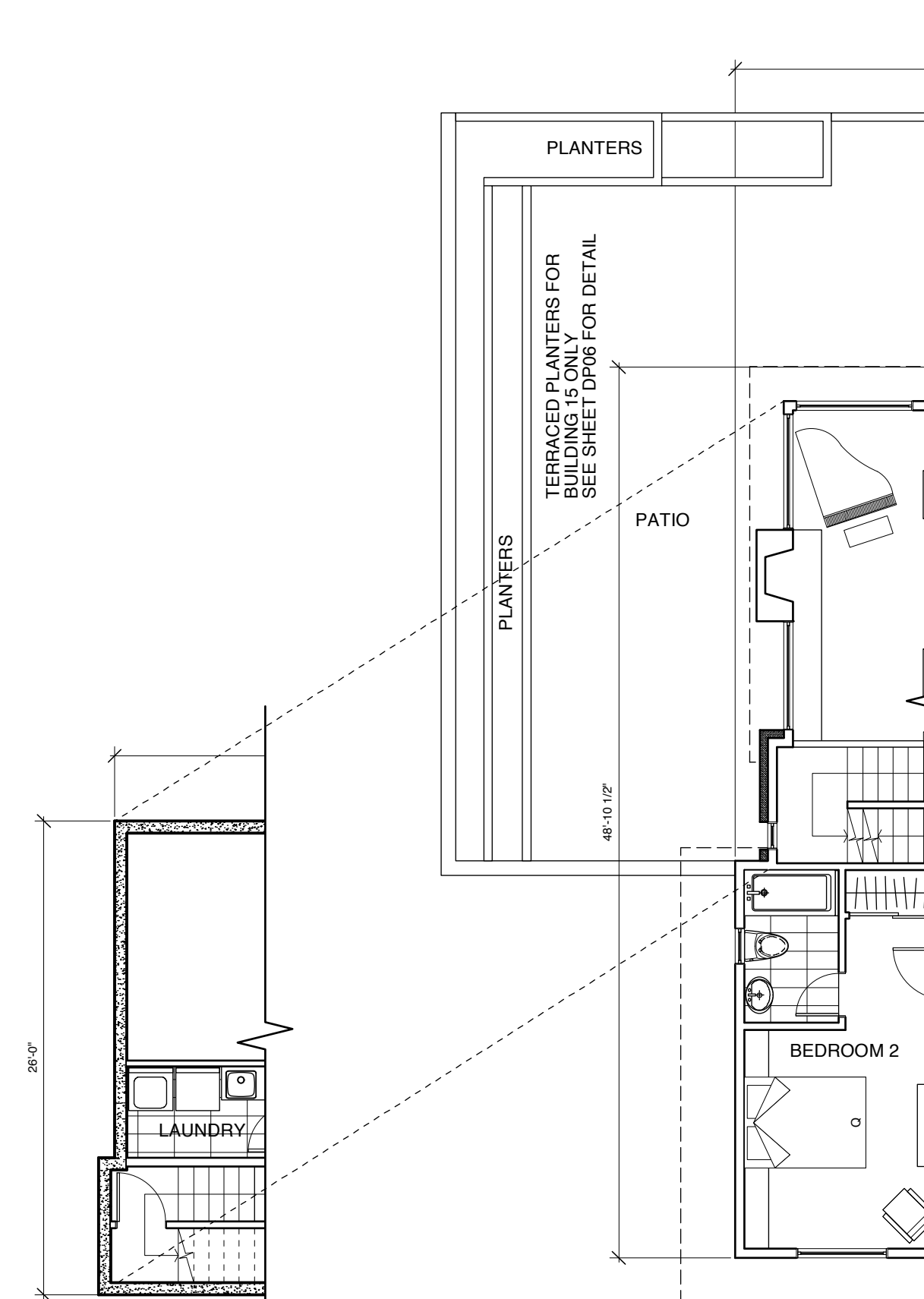


Roof Plan
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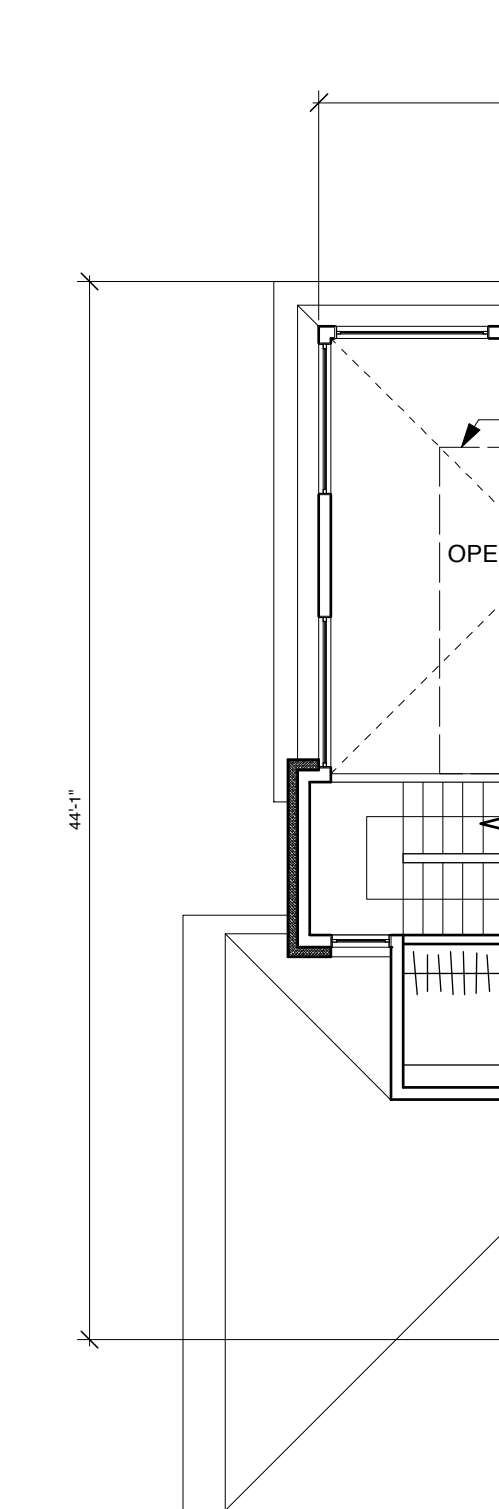
Basement Plan
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TYPE A1 Building 15 & 7 (Similar)

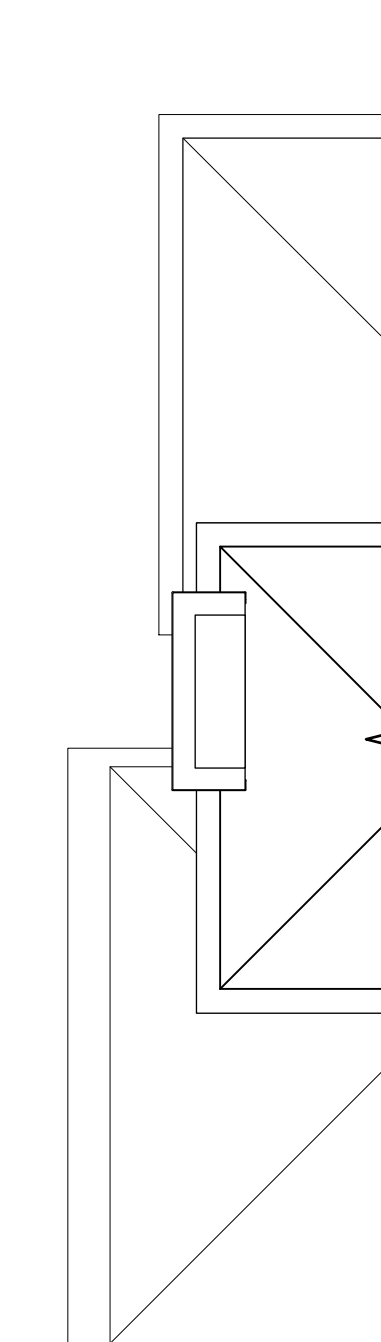


Partial Basement Floor Plan
1/8" = 1'-0"

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



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



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

NO.	Date	Revisions
1	01 Feb 13	Issued for Development Permit

NO.	Date	Issues

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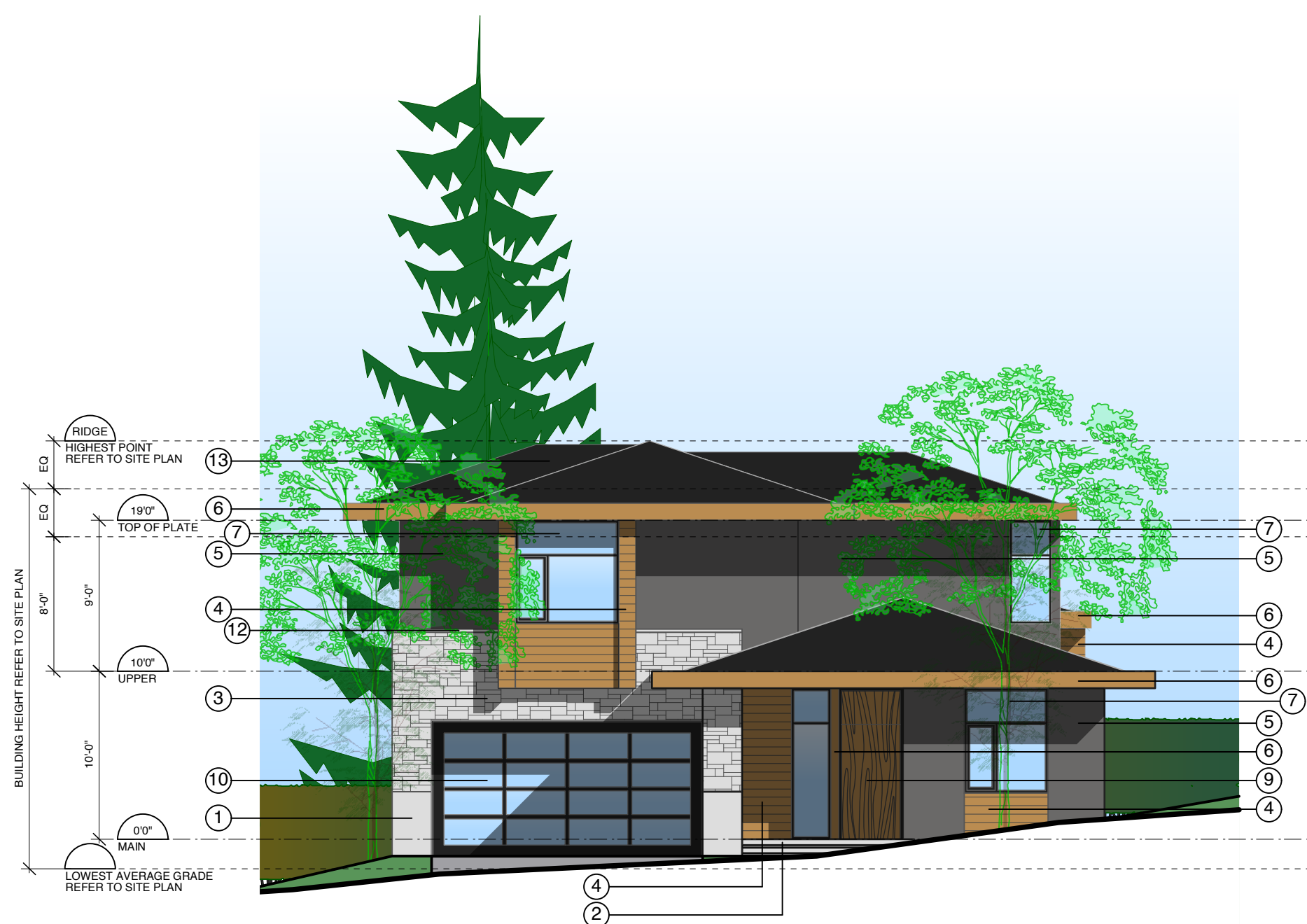
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PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

DRAWING:
Type D & Type A1 Plans

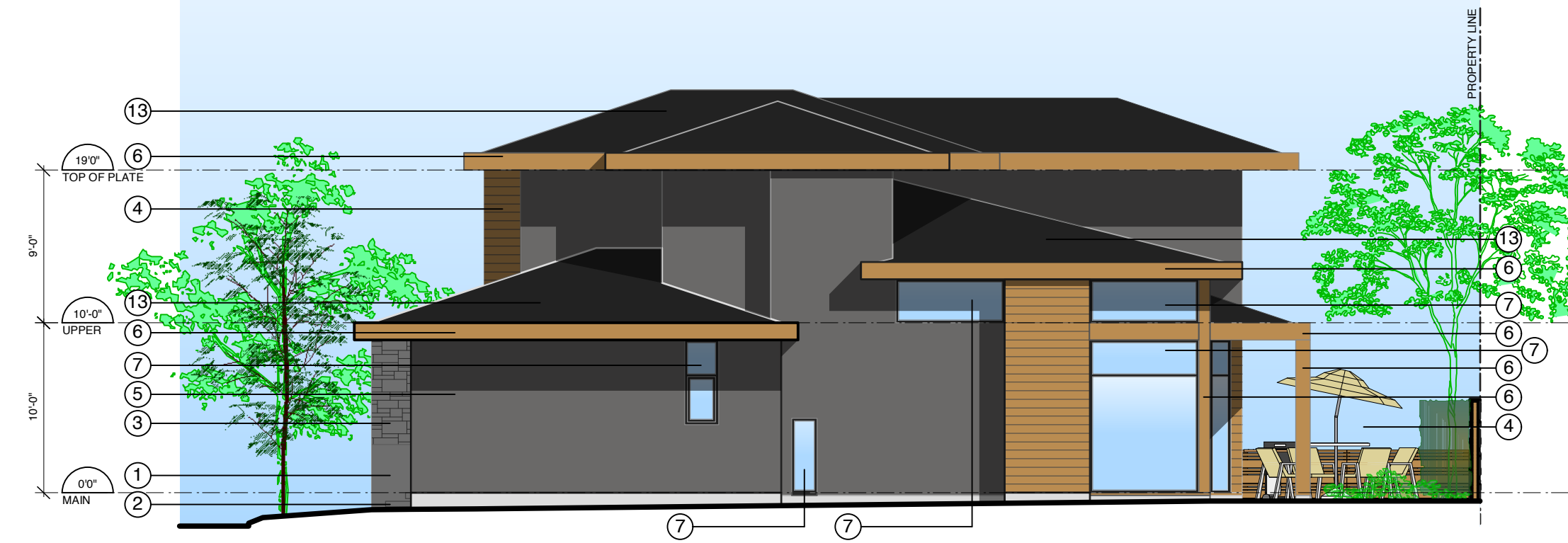
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REVIEWED:			

REV
 1/8" = 1'-0"
 2013 MAR 07: pld



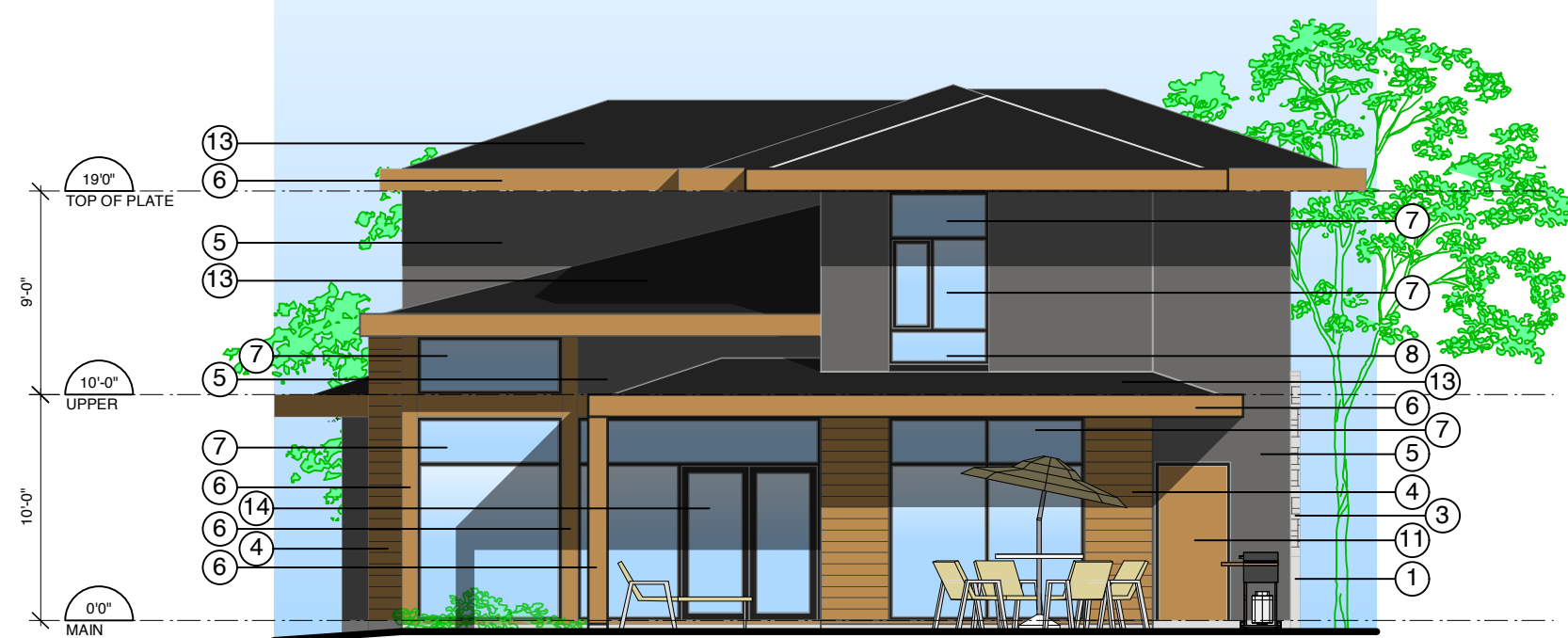
East (Front) Elevation - Buildings 3 & 5
West (Front) Elevation - Mirrored for Buildings 13, (7 & 15 Similar)
1/8" = 1'-0"

TYPE A



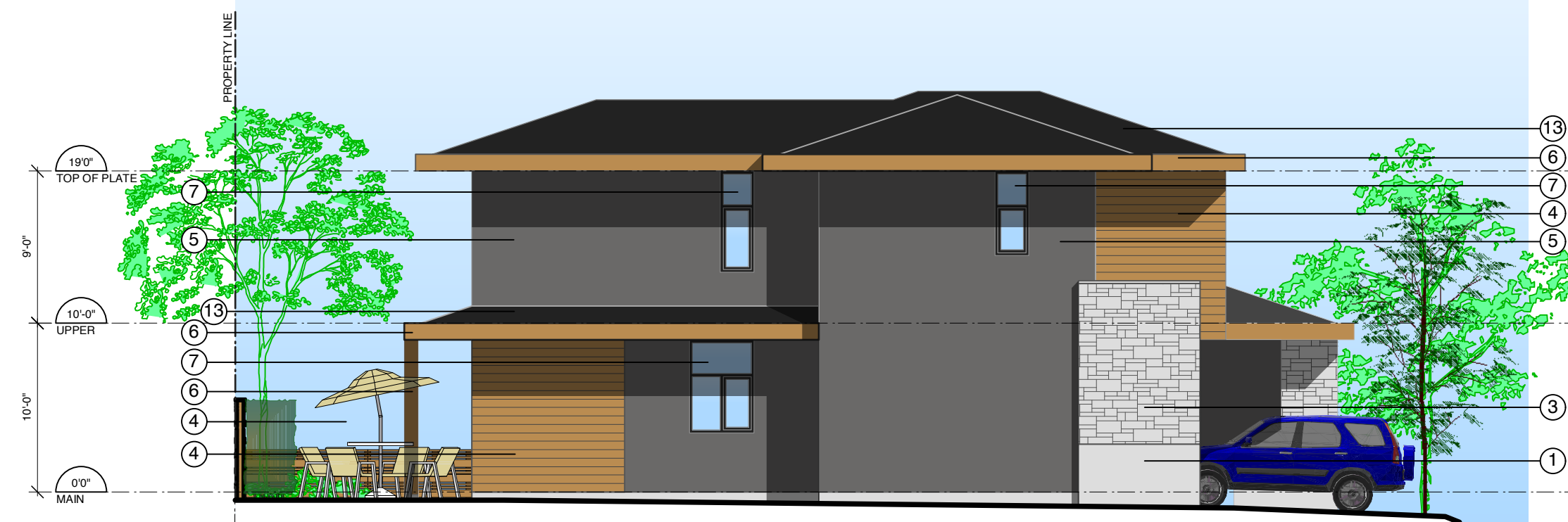
North (Side) Elevation - Buildings 3 & 5
North (Side) Elevation - Mirrored for Building 13
1/8" = 1'-0"

TYPE A



West (Rear) Elevation - Buildings 3 & 5
East (Rear) Elevation - Mirrored for Buildings 13, (7 & 15 Similar)
1/8" = 1'-0"

TYPE A



South (Side) Elevation - Buildings 3 & 5
North (Side) Elevation - Building 7
South (Side) Elevation - Mirrored for Buildings 13 & 15
1/8" = 1'-0"

TYPE A

BASE COLOUR SCHEDULE	
BUILDING	
1, 5 & 11	BENJAMIN MOORE 2127-40 WOLF GRAY
2 & 9	BENJAMIN MOORE CC-544 OVERCOAT
3 & 12	BENJAMIN MOORE HC-103 CROMWELL GRAY
4 & 13	BENJAMIN MOORE CC-514 HIKING TRAIL
6 & 10	BENJAMIN MOORE HC-104 COPLEY GRAY
7 & 14	BENJAMIN MOORE 2128-30 EVENING DOVE
8 & 15	BENJAMIN MOORE HC-105 ROCKPORT GRAY

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
2	25 Feb 13	Re-issued for Development Permit
1	01 Feb 13	Issued for Development Permit

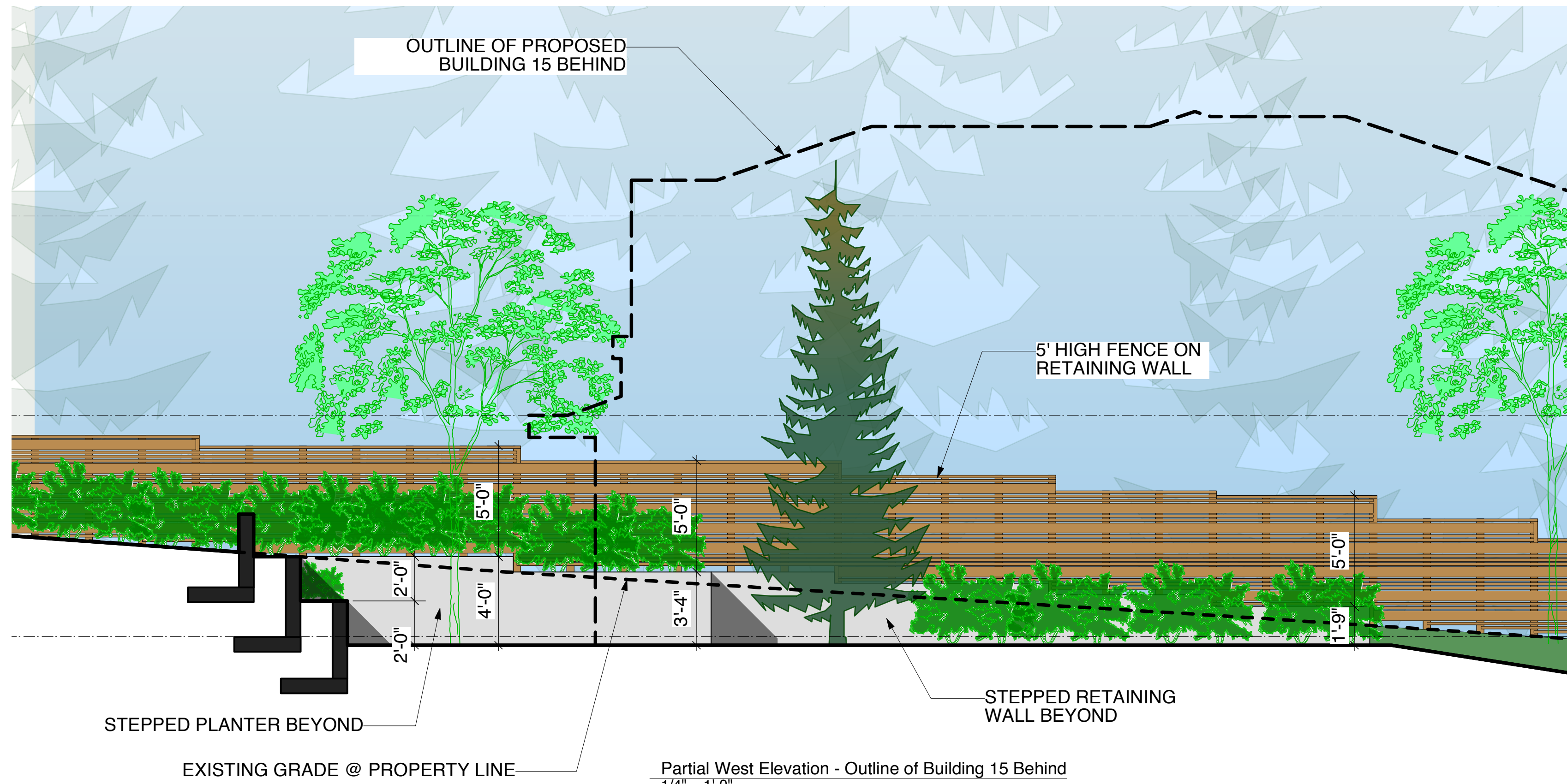
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PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

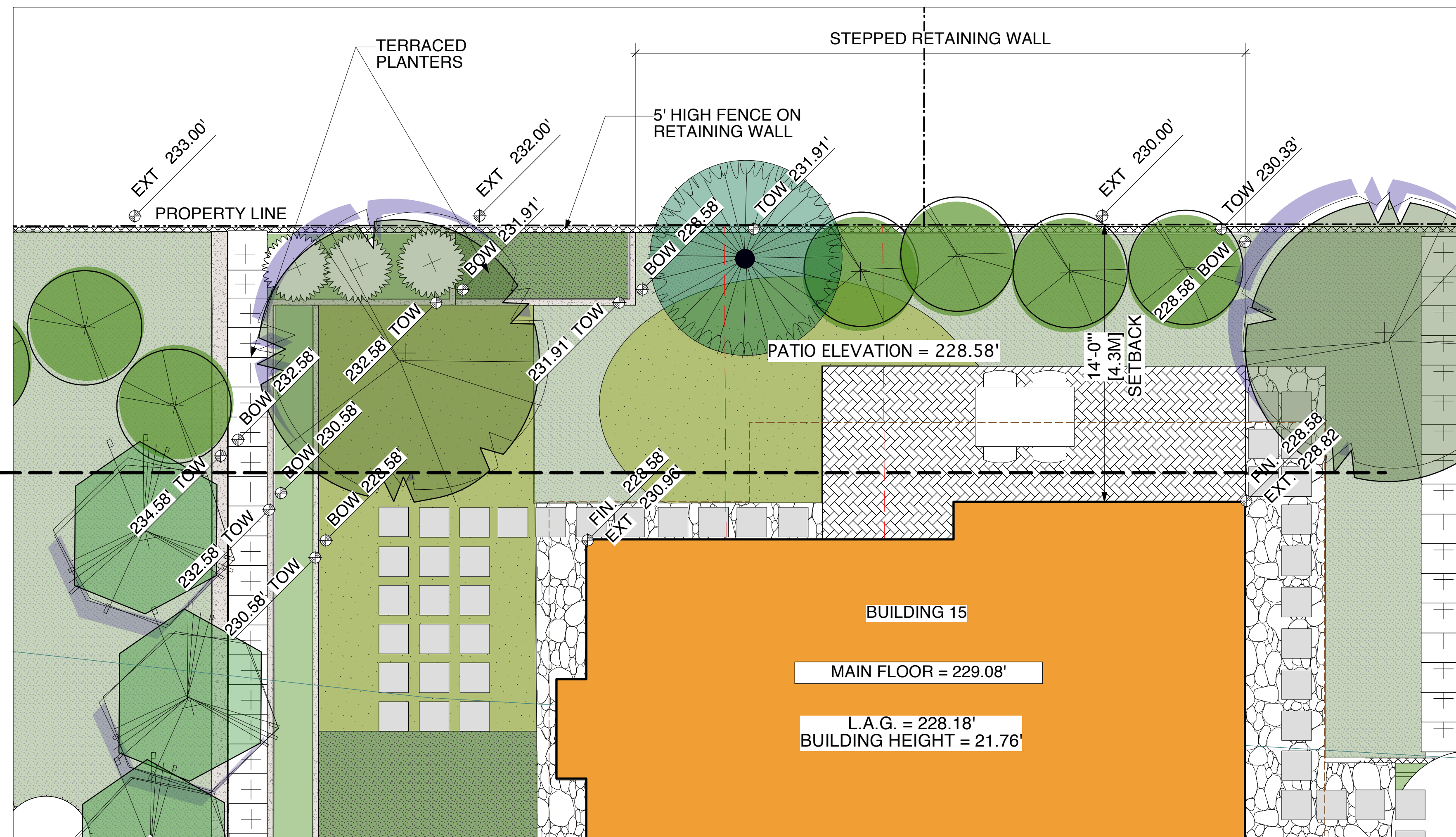
DRAWING:
Type A Elevations

DATE: 2013 MAR 7 SHEET: **DP05**
 SCALE: 1/8" = 1'-0"
 DRAWN: VK
 PROJECT NO: 1201
 2013 MAR 7: p05



Partial West Elevation - Outline of Building 15 Behind
1/4" = 1'-0"

TYPE A1



Partial Site Plan (Building 15 Rear Yard)
1/4" = 1'-0"

TYPE A1

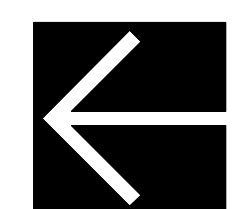
EXTERIOR FINISH SCHEDULE			
MATERIAL/ELEMENT	FINISH	COLOUR	COMMENT
1) CONCRETE			
2) CONCRETE EXTERIOR STEPS			
3) GRANITE			RANDOM ASHLAR PATTERN, LOCAL GREY
4) WOOD SIDING	SEMI-TRANSPARENT STAIN	BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY	
5) STUCCO	PAINT	SEE BASE COLOUR SCHEDULE	
6) WOOD	SEMI-TRANSPARENT 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	

BASE COLOUR SCHEDULE	
BUILDING	COLOUR
1,5 & 11	BENJAMIN MOORE 2127-40 WOLF GRAY
2 & 9	BENJAMIN MOORE CC-544 OVERCOAT
3 & 12	BENJAMIN MOORE HC-103 CROMWELL GRAY
4 & 13	BENJAMIN MOORE CC-514 HIKING TRAIL
6 & 10	BENJAMIN MOORE HC-104 COPLEY GRAY
7 & 14	BENJAMIN MOORE 2128-30 EVENING DOVE
8 & 15	BENJAMIN MOORE HC-105 ROCKPORT GRAY



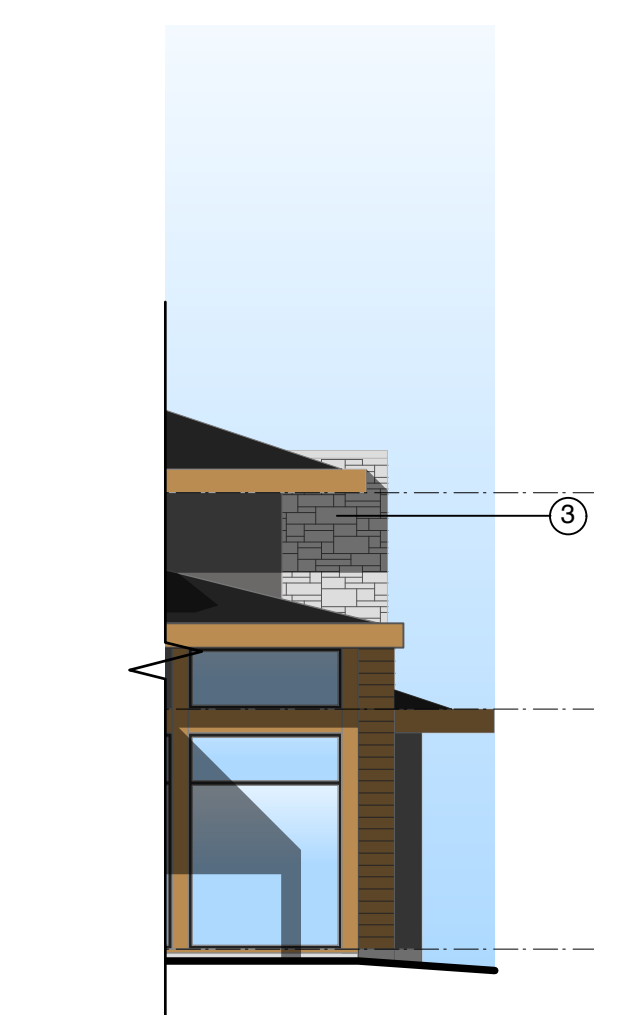
South (Side) Elevation - Building 7 Similar
North (Side) Elevation - Building 15
1/8" = 1'-0"

TYPE A1



PLAN LEGEND

- EXT = EXISTING GRADE INTERPOLATED FROM SURVEY
- TOW = TOP OF WALL
- BOW = BOTTOM OF WALL
- FIN = FINISHED GRADE



Partial West (Rear) Elevation - Building 7
Partial East (Rear) Elevation - Building 15
1/8" = 1'-0"

TYPE A1

NO. Date Revisions

1 07 Mar 13 Issued for Development Permit

NO. Date Issues

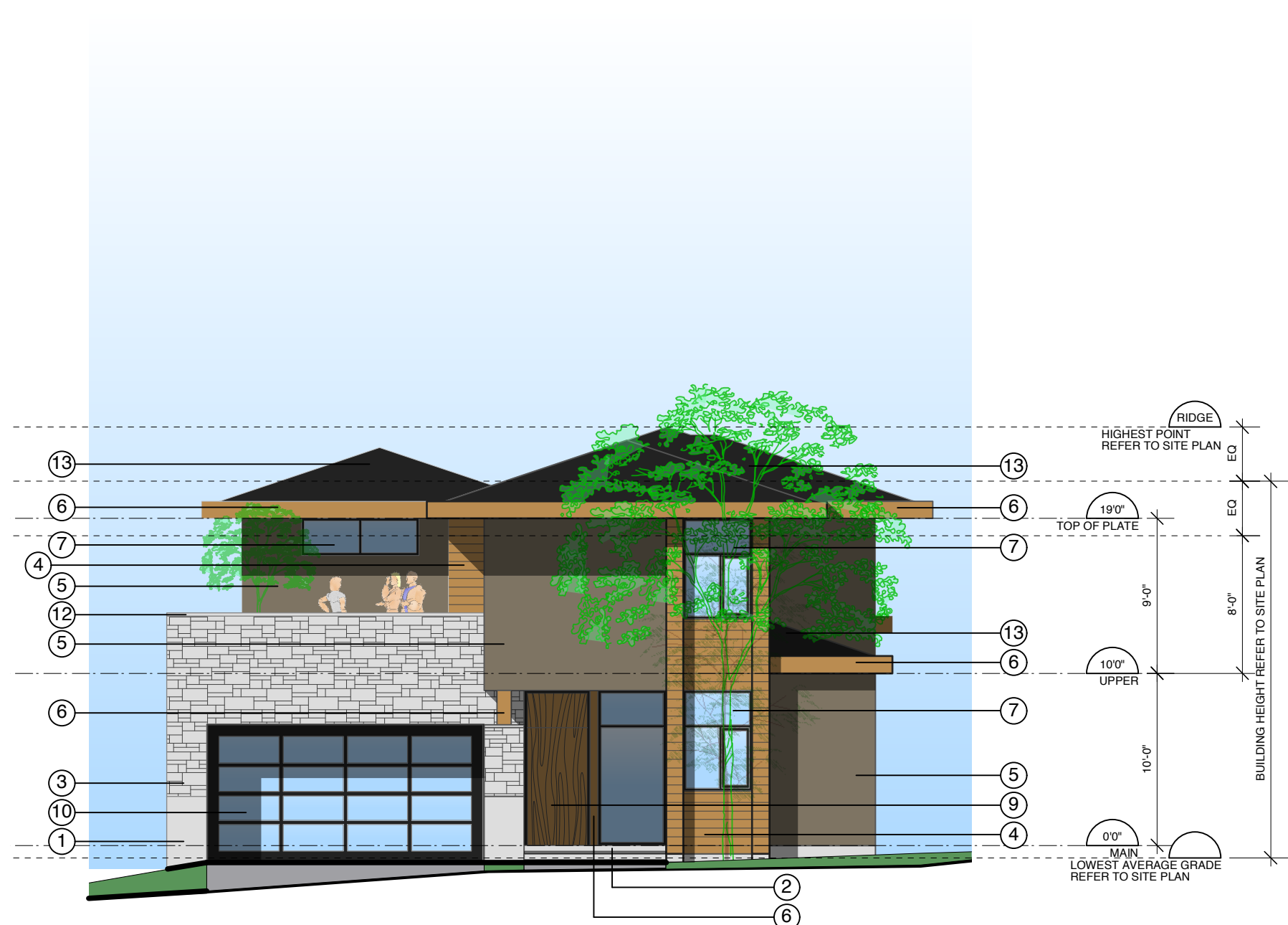
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PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

DRAWING:
Type A1 Elevations

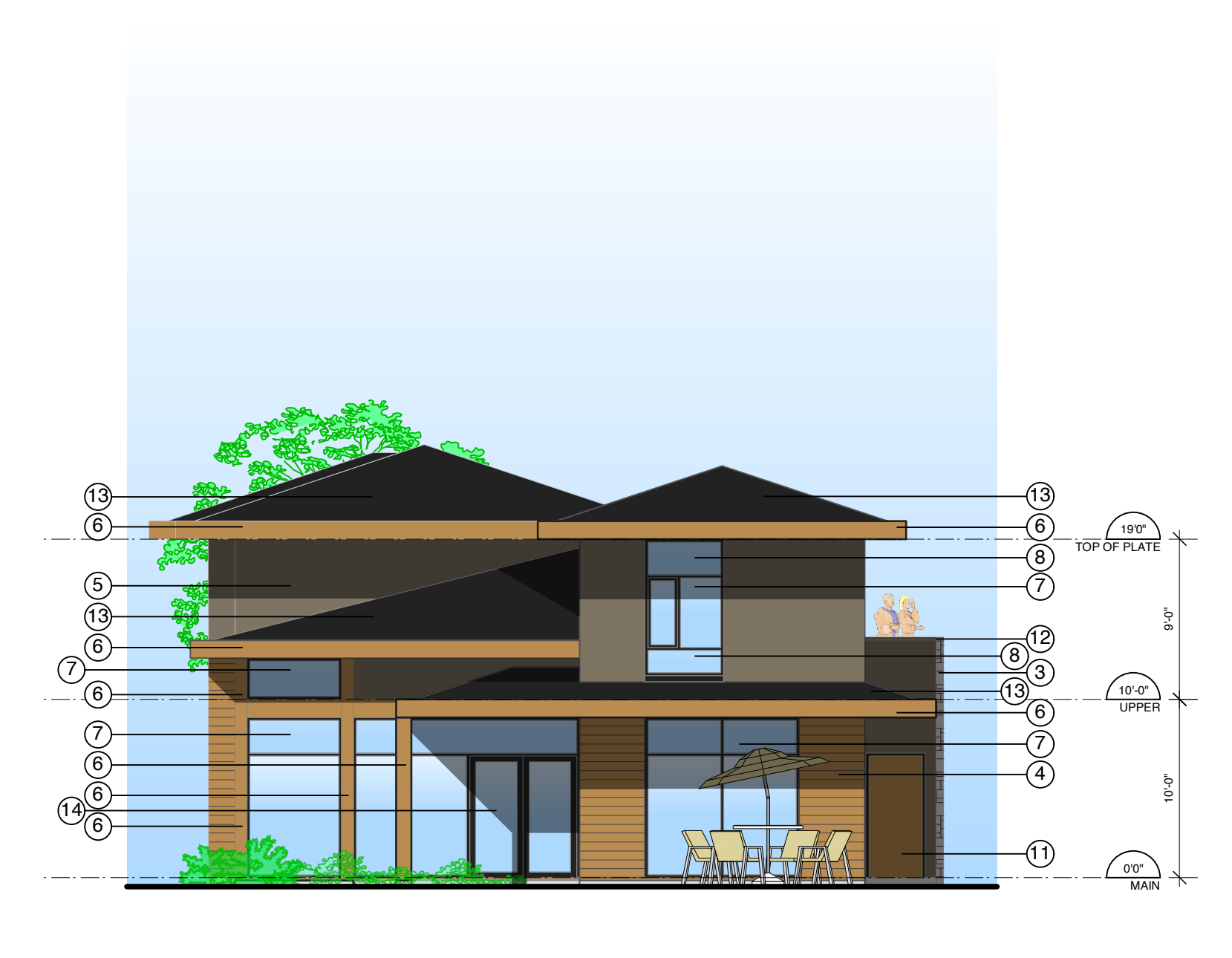
DATE: 2013 MAR 7 SHEET: **DP06**
 SCALE: 1/8" = 1'-0"
 DRAWN: VK
 REVIEWED: PROJECT NO: 1201



East (Front) Elevation - Buildings 2, 4 & 6
West (Front) Elevation - Mirrored for Buildings 12 & 14
1/8" = 1'-0"



North (Side) Elevation - Buildings 2, 4 & 6
North (Side) Elevation - Mirrored for Buildings 12 & 14
1/8" = 1'-0"



West (Rear) Elevation - Buildings 2, 4 & 6
East (Rear) Elevation - Mirrored for Buildings 12 & 14
1/8" = 1'-0"



South (Side) Elevation - Buildings 2, 4 & 6
South (Side) Elevation - Mirrored for Building 14
1/8" = 1'-0"



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

BASE COLOUR SCHEDULE	
BUILDING	COLOUR
1, 5 & 11	BENJAMIN MOORE 2127-40 WOLF GRAY
2 & 9	BENJAMIN MOORE CC-544 OVERCOAT
3 & 12	BENJAMIN MOORE HC-103 CROMWELL GRAY
4 & 13	BENJAMIN MOORE CC-514 HIKING TRAIL
6 & 10	BENJAMIN MOORE HC-104 COPLEY GRAY
7 & 14	BENJAMIN MOORE 2128-30 EVENING DOVE
8 & 15	BENJAMIN MOORE HC-105 ROCKPORT GRAY

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	01 Feb 13	Issued for Development Permit
NO.	Date	Issues

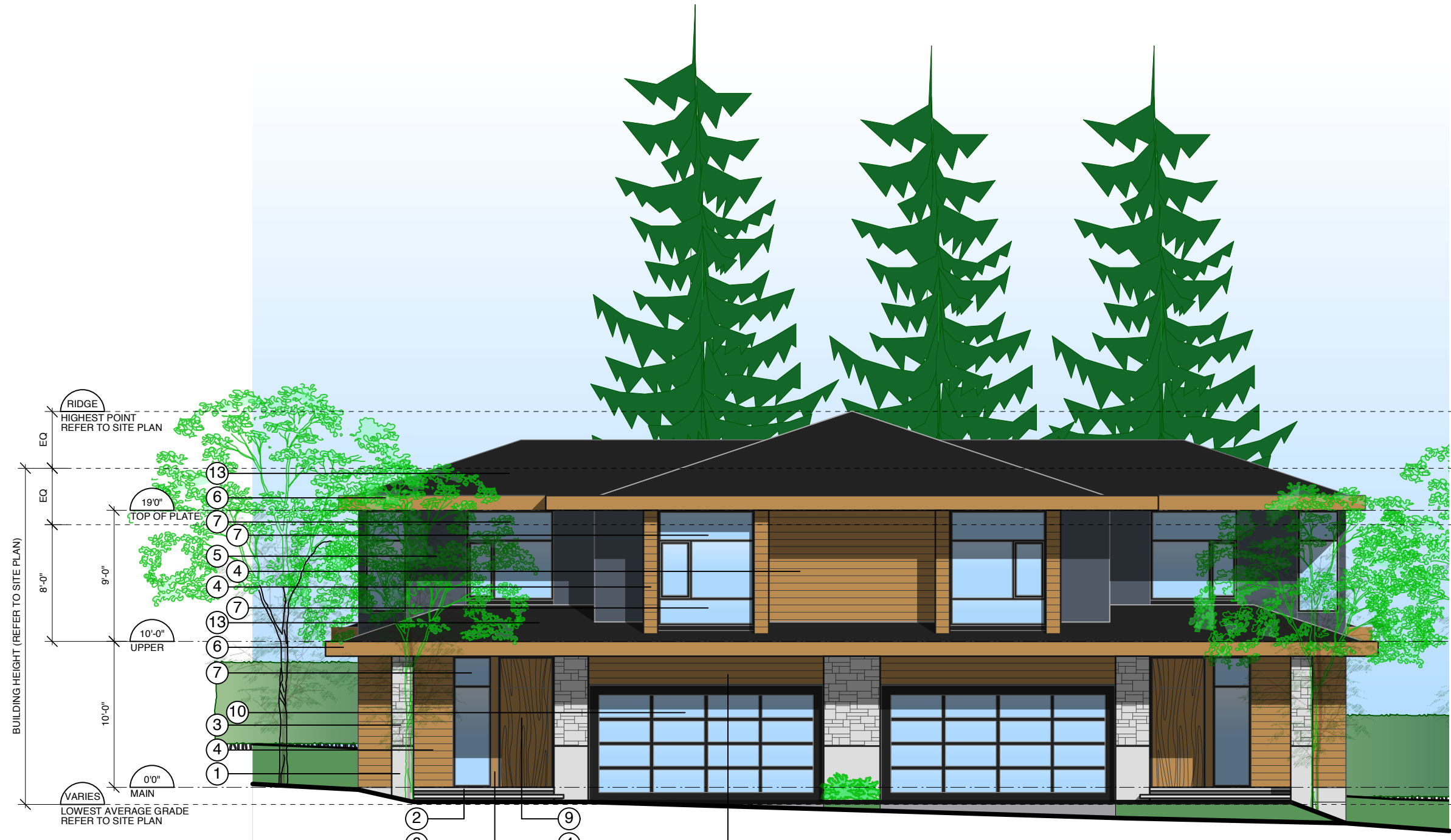
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PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

DRAWING:
Type B Elevations

DATE: 2013 MAR 07 SHEET: **DP07**
 SCALE: 1/8" = 1'-0"
 DRAWN: VK
 REVIEWED: PROJECT NO: 1201
 2013 MAR 07: pld



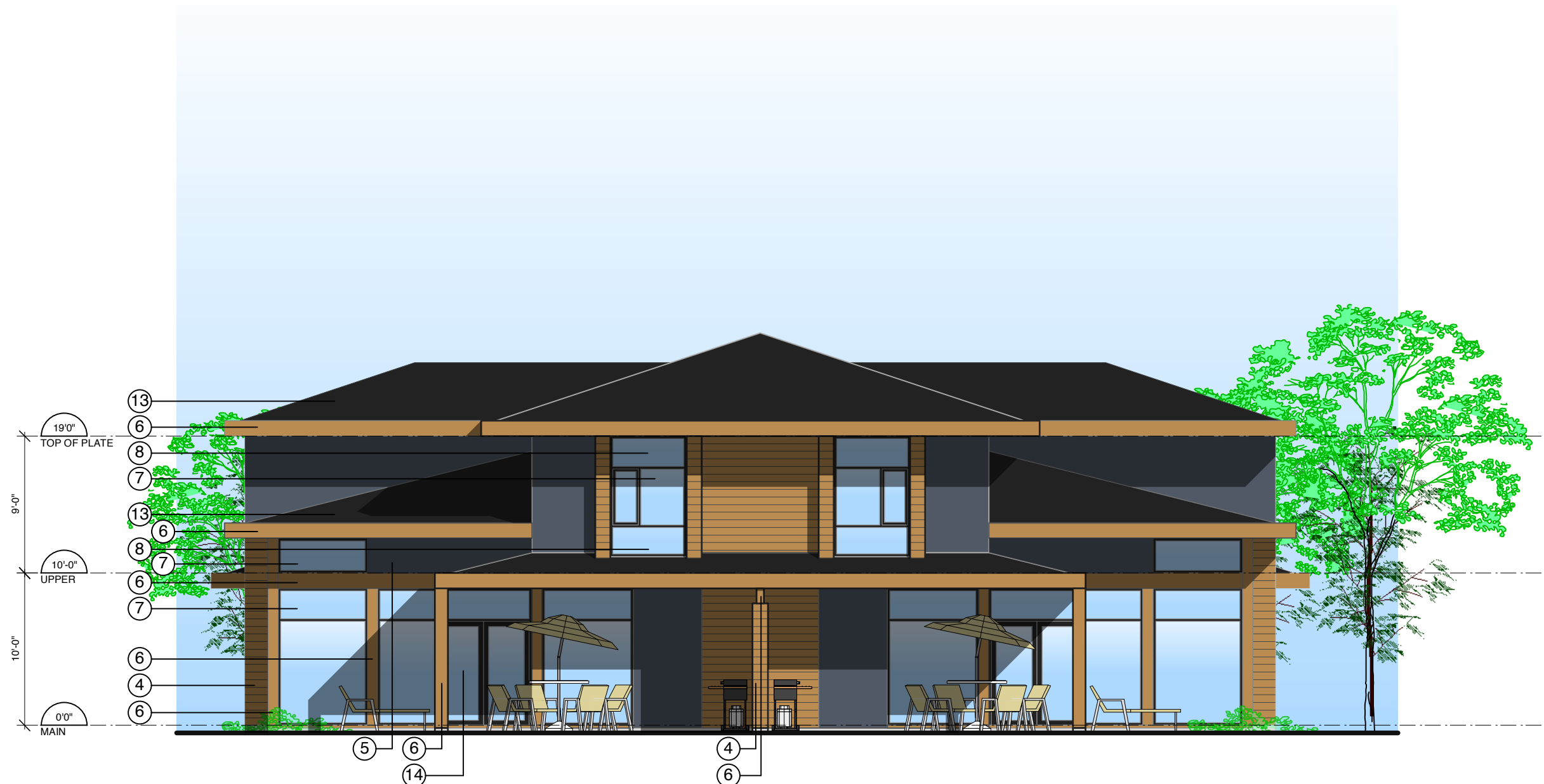
East (Front) Elevation - Mirrored for Buildings 8 & 9
 West (Front) Elevation - Building 10 & 11
 1/8" = 1'-0"



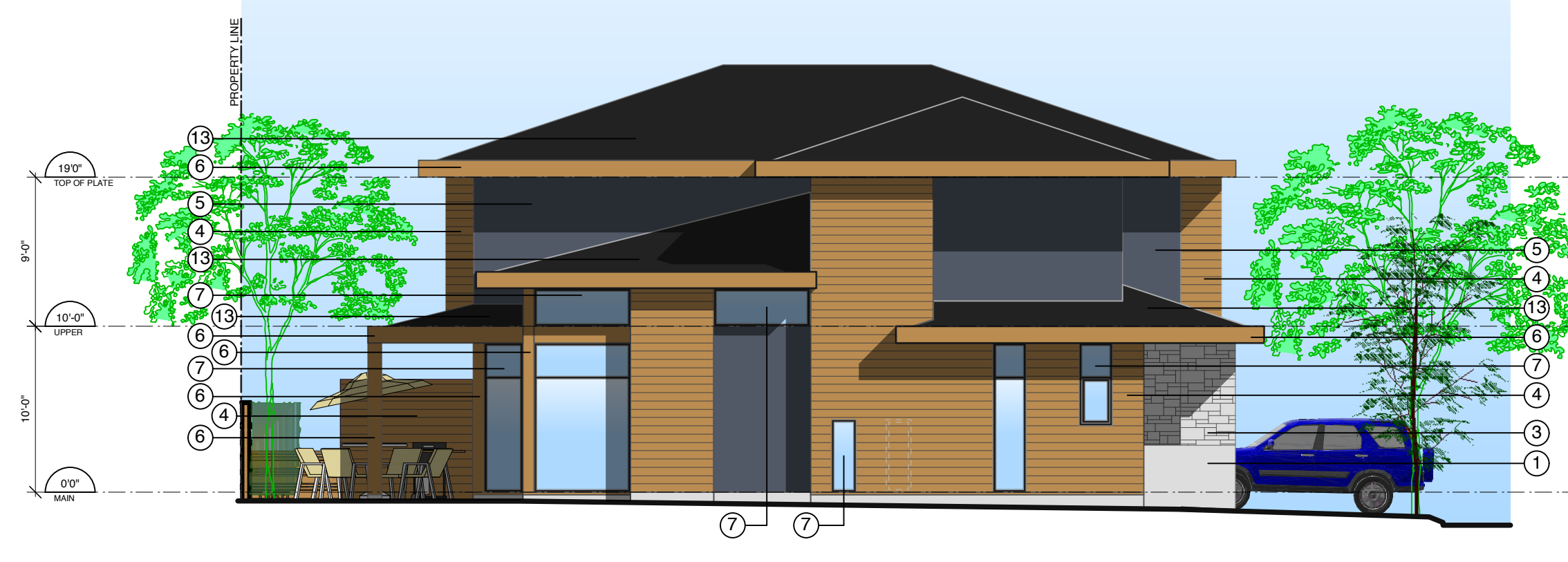
North (Side) Elevation - Building 9
 South (Side) Elevation - Building 11
 1/8" = 1'-0"



Partial North (Side) Elevation - Building 8
 Partial South (Side) Elevation - Building 10
 Partial North (Side) Elevation - Mirrored for Building 11
 1/8" = 1'-0"



West (Rear) Elevations - Buildings 8, 9, 10 & 11
 1/8" = 1'-0"



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

BASE COLOUR SCHEDULE	
BUILDING	COLOUR
1, 5 & 11	BENJAMIN MOORE 2127-40 WOLF GRAY
2 & 9	BENJAMIN MOORE CC-544 OVERCOAT
3 & 12	BENJAMIN MOORE HC-103 CROMWELL GRAY
4 & 13	BENJAMIN MOORE CC-514 HIKING TRAIL
6 & 10	BENJAMIN MOORE HC-104 COPLEY GRAY
7 & 14	BENJAMIN MOORE 2128-30 EVENING DOVE
8 & 15	BENJAMIN MOORE HC-105 ROCKPORT GRAY

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	01 Feb 13	Issued for Development Permit
NO.	Date	Issues

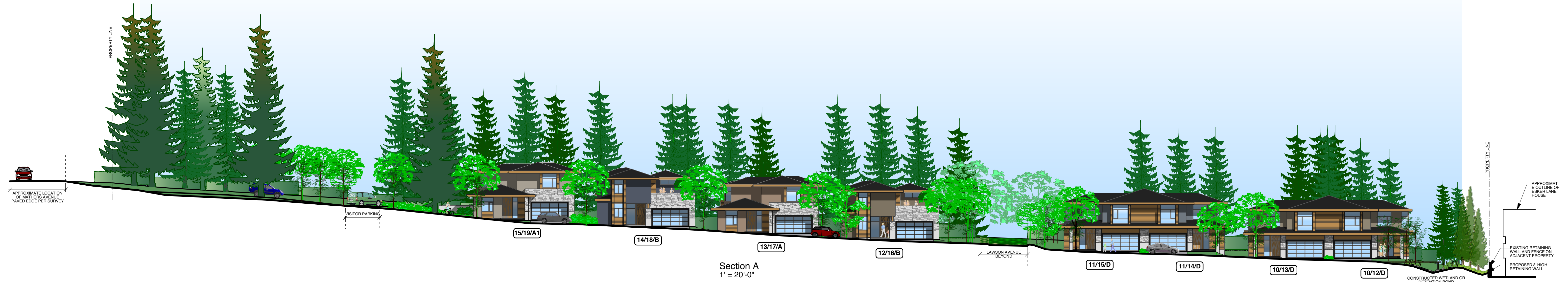
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PROJECT:
THE RESIDENCES ON MATHERS
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

DRAWING:
Type D Elevations

DATE: 2013 MAR 07 SHEET: **DP09**
 SCALE: 1/8" = 1'-0"
 DRAWN: VK
 REVIEWED: PROJECT NO: 1261
 2013 MAR 07: pkr



NO.	Date	Revisions
2	23 Feb 13	Re-issued for Development Permit
1	01 Feb 13	Issued for Development Permit
NO.	Date	Issues

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 Fax: (604) 688-0335

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

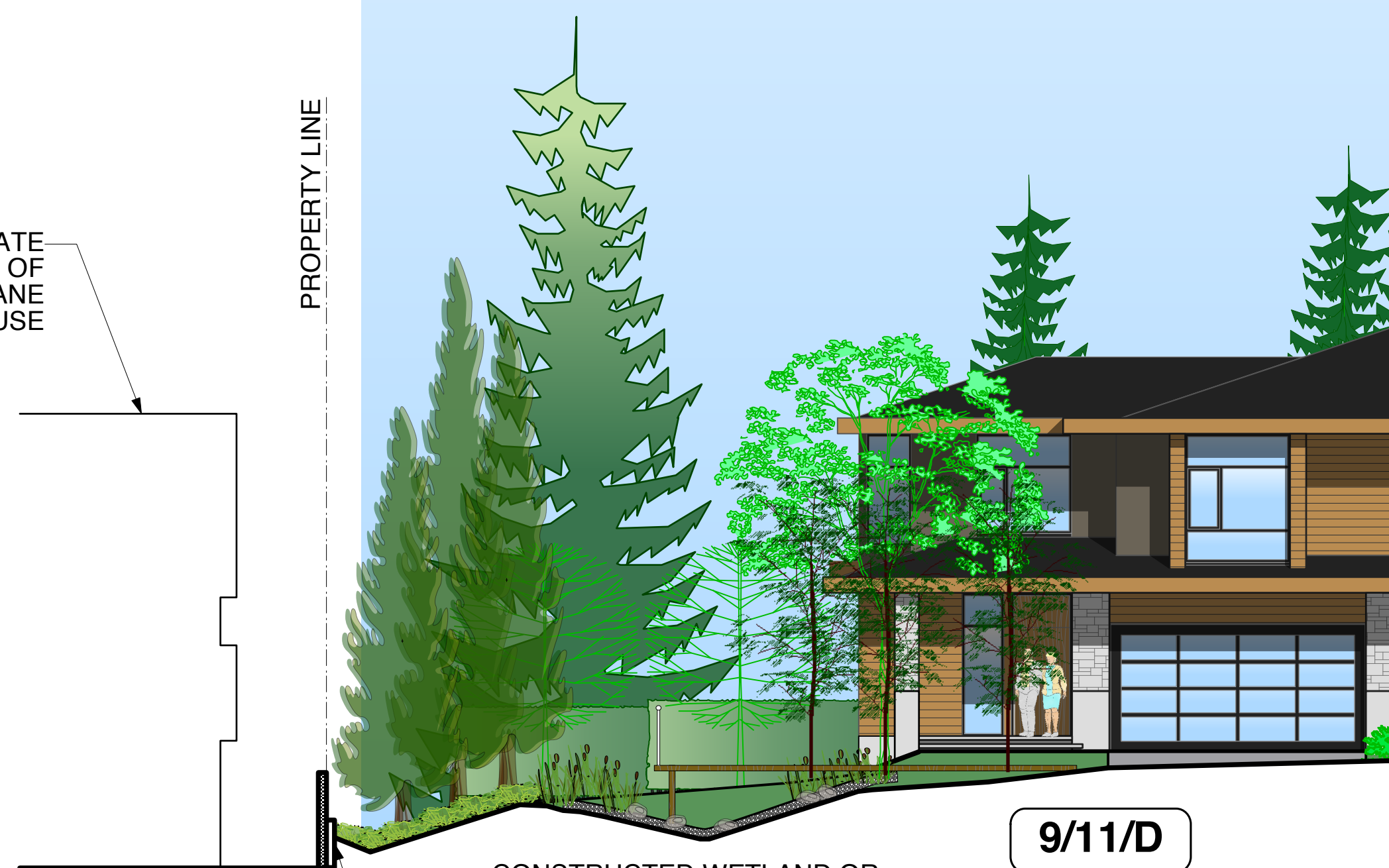
DRAWING:
Site Sections A & C

DATE:	2013 MAR 07	SHEET:	DP10
SCALE:	1' = 20'-0"	OF	01
DRAWN:	VK	PROJECT NO.:	1201
REVIEWED:			

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 2013 MAR 07: p04

APPROXIMATE
OUTLINE OF
ESKER LANE
HOUSE

PROPERTY LINE



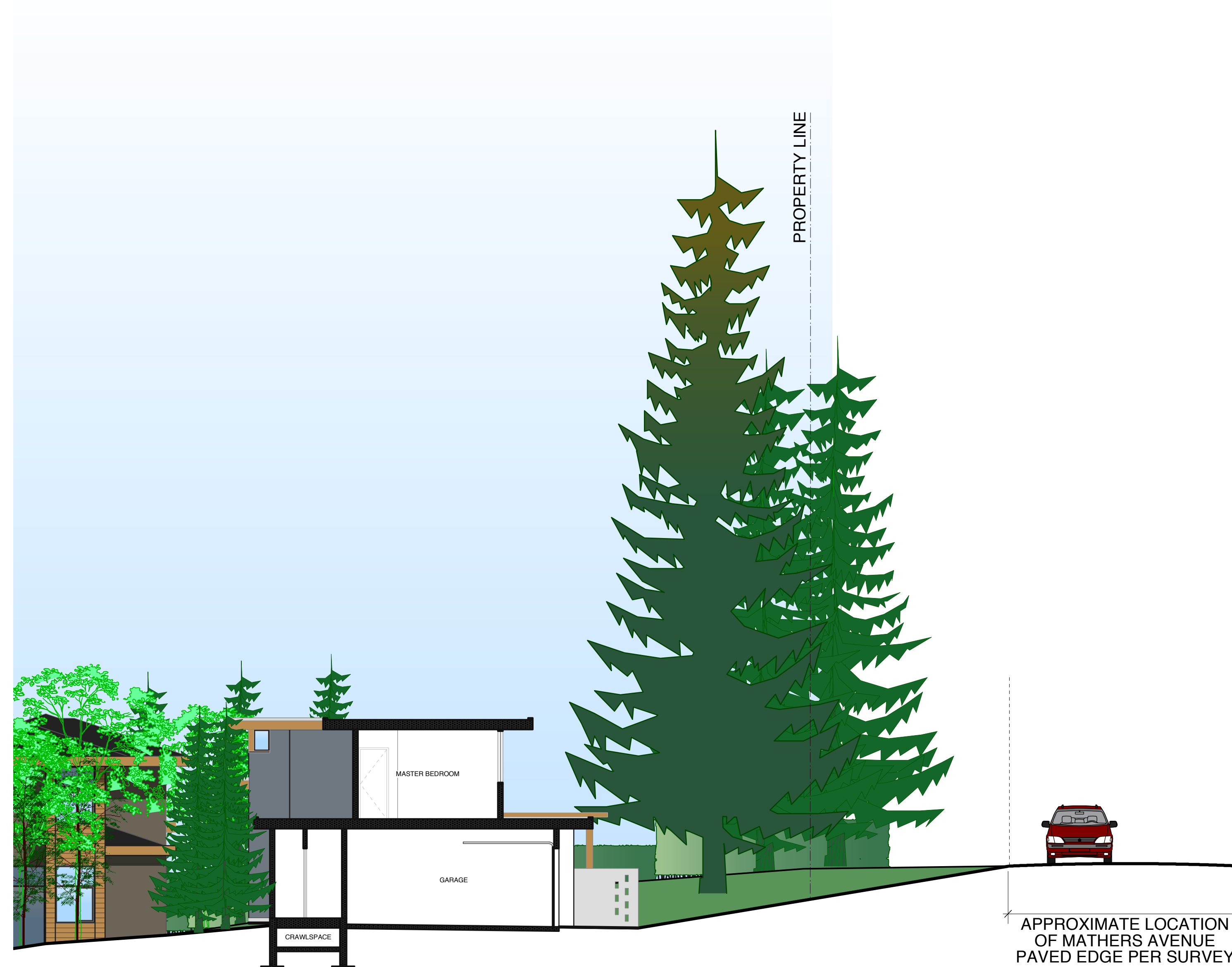
CONSTRUCTED WETLAND OR
DETENTION POND

PROPOSED 3' HIGH
RETAINING WALL

EXISTING RETAINING
WALL AND FENCE ON
ADJACENT PROPERTY

9/11/D

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



PROPERTY LINE

1/1/C

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

APPROXIMATE LOCATION OF MATHERS AVENUE
PAVED EDGE PER SURVEY

NO.	Date	Revisions
1	22 Feb 13	Issued for Development Permit
NO.	Date	Issues

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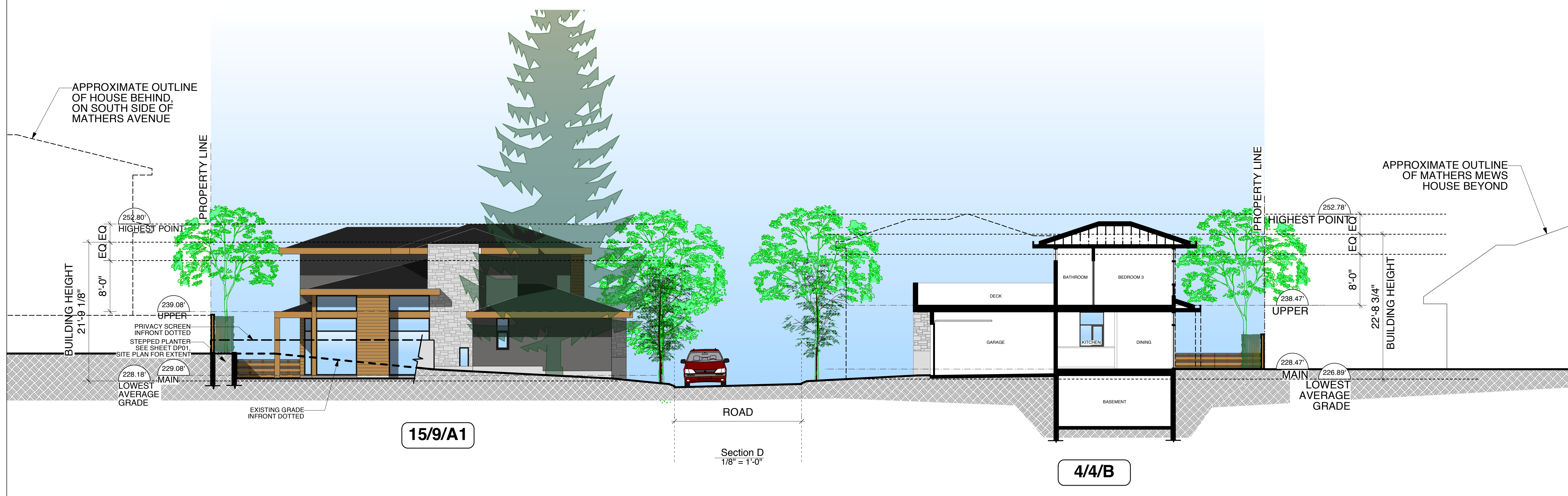
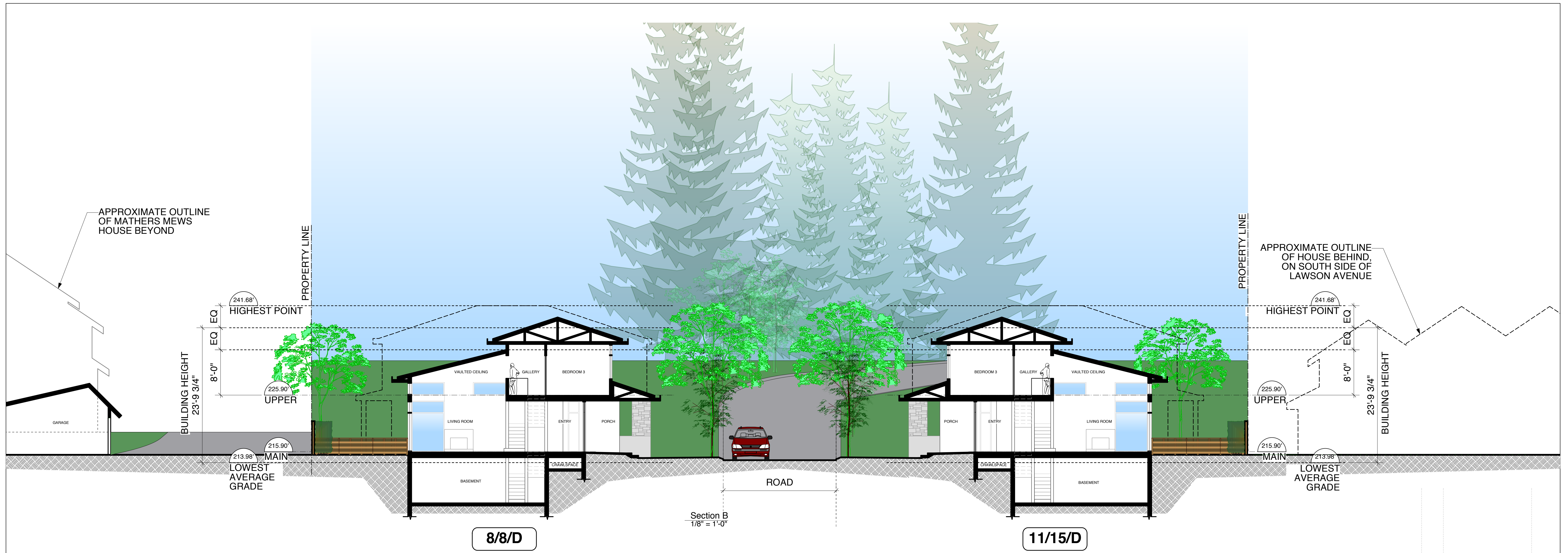
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PROJECT:
THE RESIDENCES ON MATHERS
370 + 380 MATHERS AVE.
WEST VANCOUVER

DRAWING:
Section C @ North & South Ends of Site

DATE:	2013 MAR 07	SHEET:	DP11
SCALE:	1/8" = 1'-0"	OF:	01
DRAWN:	VK	PROJECT NO.:	1201
REVIEWED:			

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NO.	Date	Revisions
1	22 Feb 13	Issued for Development Permit
NO.	Date	Issues

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 Fax: (604) 688-0355

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

DRAWING:
Site Sections B & D

DATE: 2013 MAR 07 SHEET: **DP12**
 SCALE: 1/8" = 1'-0"
 DRAWN: VK
 REVIEWED: PROJECT NO: 1201

REV
 1/8" = 1'-0"
 2013 MAR 07: pld



Raingardens



Stepping Stone Paths



Seasonal Interest



Permeable Pavers



Native Plantings



Decorative Roads

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
1	10/11/12	General revisions			B	10/11/12	Re-issued for Development Permit
					A	8/01/12	Issued for Development Permit

Professional Stamp

Design Firm



Legal Address

t | 683-1456
f | 683-1459
w | www.etal.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 Site Plan

Project Manager

JL

Drawn By

GE

Reviewed By

GE

Date

06.18.12

Thu, Mar 7, 2013

21232 DP Hugo Ray 01-31-2013 vk REVISED v2.009.vwx

Project ID

21234

Scale

1"=20'-0"

Drawing No.

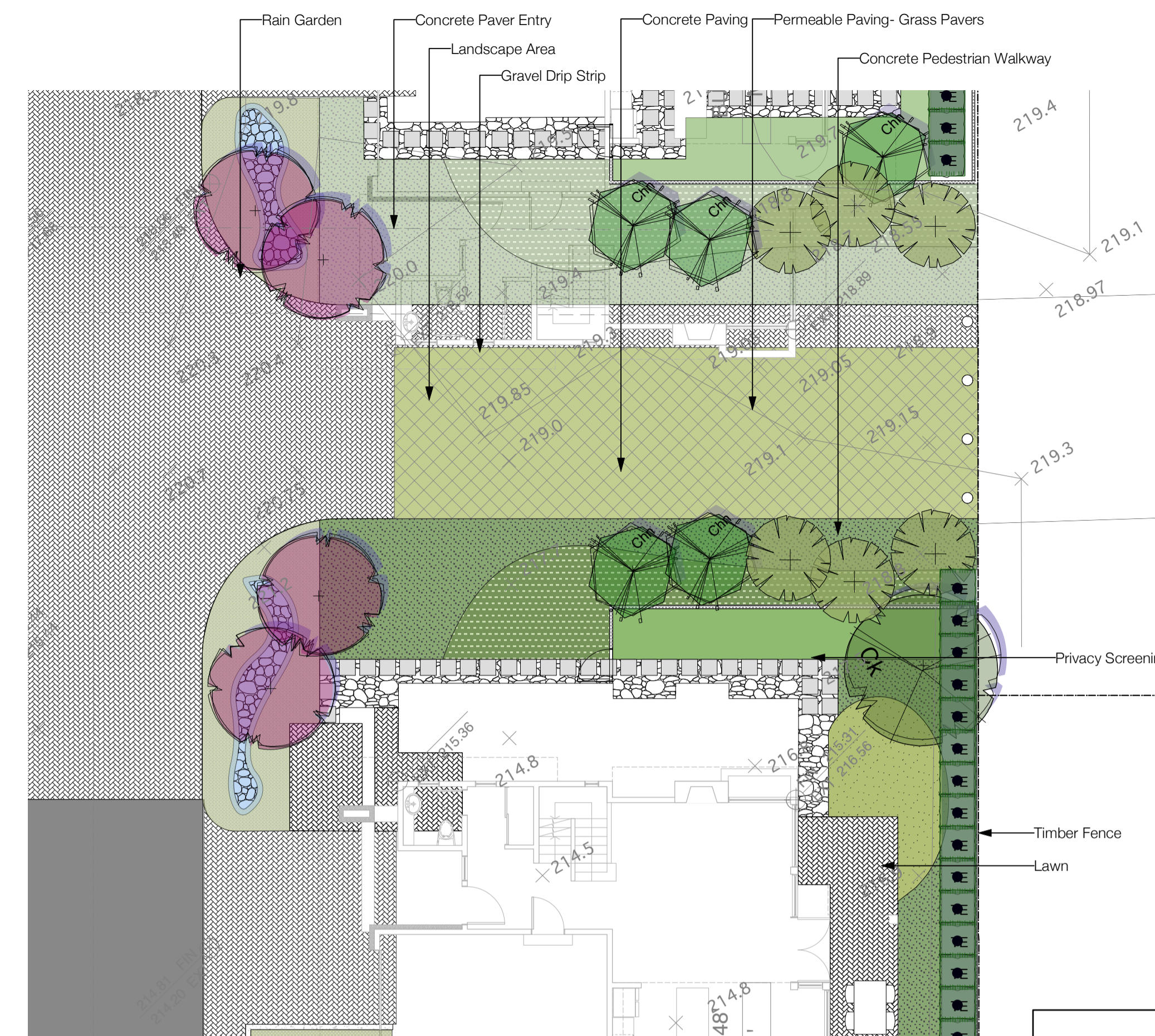
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of

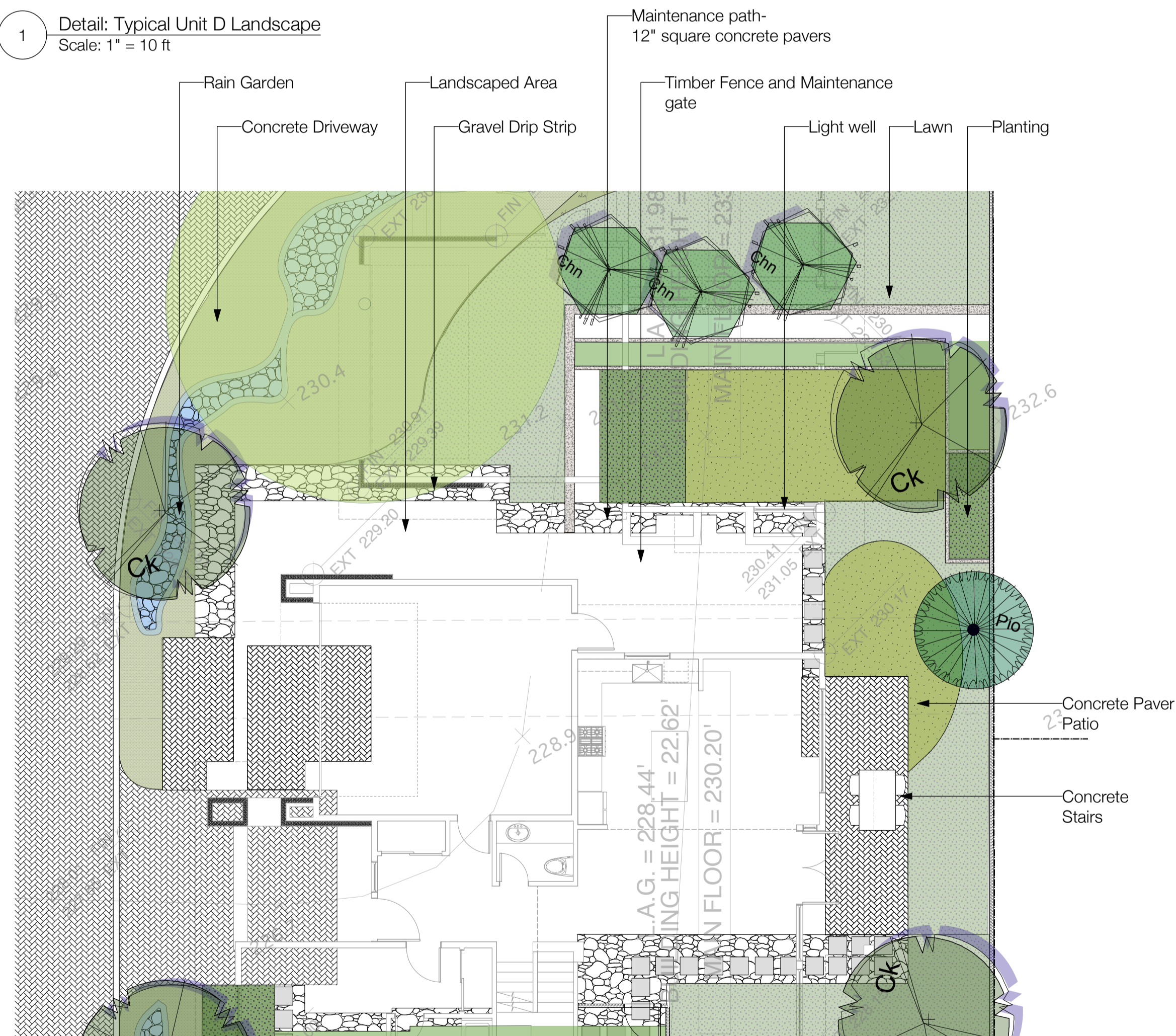
2



1 Detail: Typical Unit D Landscape
Scale: 1" = 10 ft



2 Detail: Emergency Access
Scale: 1" = 10 ft



3 Detail: Unit C, Unit A Landscape
Scale: 1/8" = 1'-0"

ID	QTY	LATIN NAME	COMMON NAME	SPACING
TREES				
Aexc	2	Aesculus x carnea	Red horsechestnut	as shown
Amc	6	Amelanchier canadensis	Canadian Serviceberry	as shown
Apo	11	Acer palmatum 'Osakazuki'	Japanese Maple	as shown
Ccf	12	Cercis canadensis forest pansy	Eastern Redbud	as shown
Chn	11	Chamaecyparis nootkatensis	yellow cedar	as shown
Ck	14	Cornus kousa	Kousa Dogwood	as shown
Pio	25	Picea omorika	Serbian Spruce	as shown
Pse	2	Pseudotsuga menziesii	Douglas Fir	as shown
Thof	6	Thuja occidentalis 'Fastigiata'	Irish yew	as shown
Tp	5	Thuja plicata	Western Red Cedar	as shown
SHRUBS				
Ac	36	Acer circinatum	Vine Maple	
Ajp	336	Azalea japonica 'purple splendor'	Evergreen Azalea	1
Bc	2804	Bergenia cordifolia Bressingham	Heartleaf Bergenia	
Camf	364	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	1
Ct	208	Choisya ternata 'Aztec Pearl'	Mexican Mock Orange	1
Hij	17	Hamamelis x intermedia 'Jelena'	Witch Hazel 'Jelena'	2
Mn	973	Mahonia nervosa	dull Oregon Grape	
Pa	573	Pennisetum alopecuroides	Fountain Grass	2
Po	6	Physocarpus opulifolius	Ninebark	
Ps	399	Polystichum setiferum	Alaska fern	
RMB	86	Rhododendron 'mission bells'	Rhododendron (White)	1
Rs	35	Ribes sanguineum 'King Edward'	Flowering Currant	
Ryc	4	Rhododendron yak. crete	Crete Rhododendron	
Sn	11	Sambucus nigra	European Elder	
te	114	Thuja Excelsa	Cedar	
Tmh	421	Taxus media 'Hicksii'	Anglojap Yew	
GROUNDCOVERS/ PERENNIALS/RAIN GARDEN				
	65	Sedum rupestre 'Angelina'	Angelina Stonecrop	
	2625	Pachysandra terminalis	Japanese Spurge	
	113	Polystichum munitum	Sword Fern	
	282	Mahonia nervosa	dull Oregon Grape	
	972	Juncus effusus	Sedge	
	481	Gaultheria shallon	Salal	
	972	Fragaria virginiana	Woodland Strawberry	
	113	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	
	0			
LAWN				

NOTE: ALL LANDSCAPE TO CONFORM TO BC LANDSCAPE STANDARDS 7th 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.

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
1	10/11/12	General revisions		A		8/01/12	Issued for Development Permit

Professional Stamp

Design Firm



Legal Address

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Project Title

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

Drawing Title

Detail Plans

Project Manager

JL

Drawn By

NS

Reviewed By

GE

Date

06.18.12

Thu, Oct 11, 2012
21234 DP Hugo Play 10.09.2012.vwx

Project ID

21234

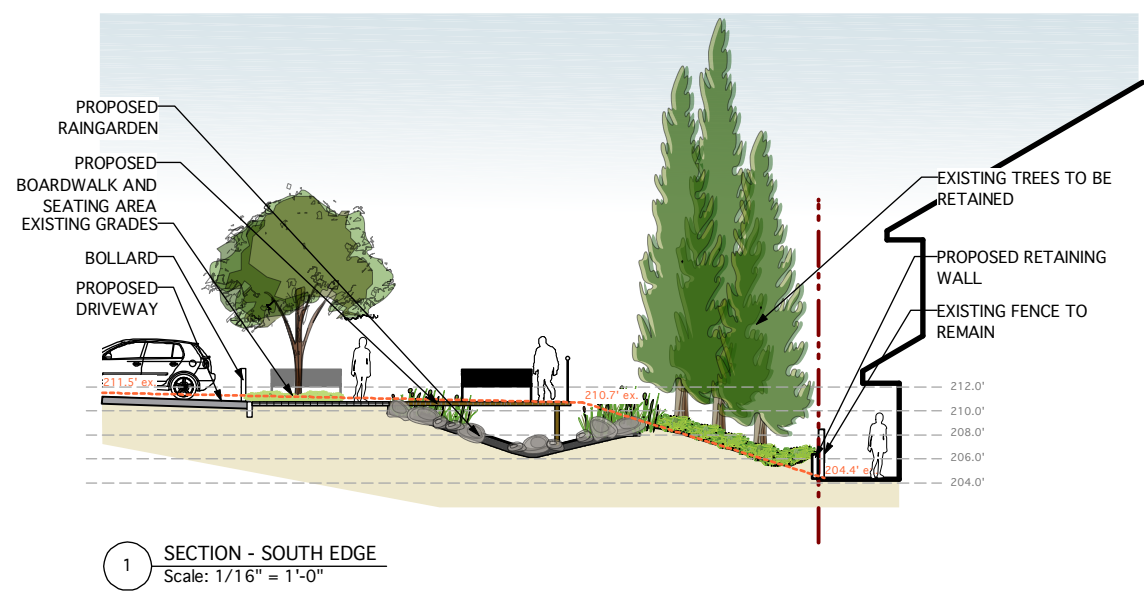
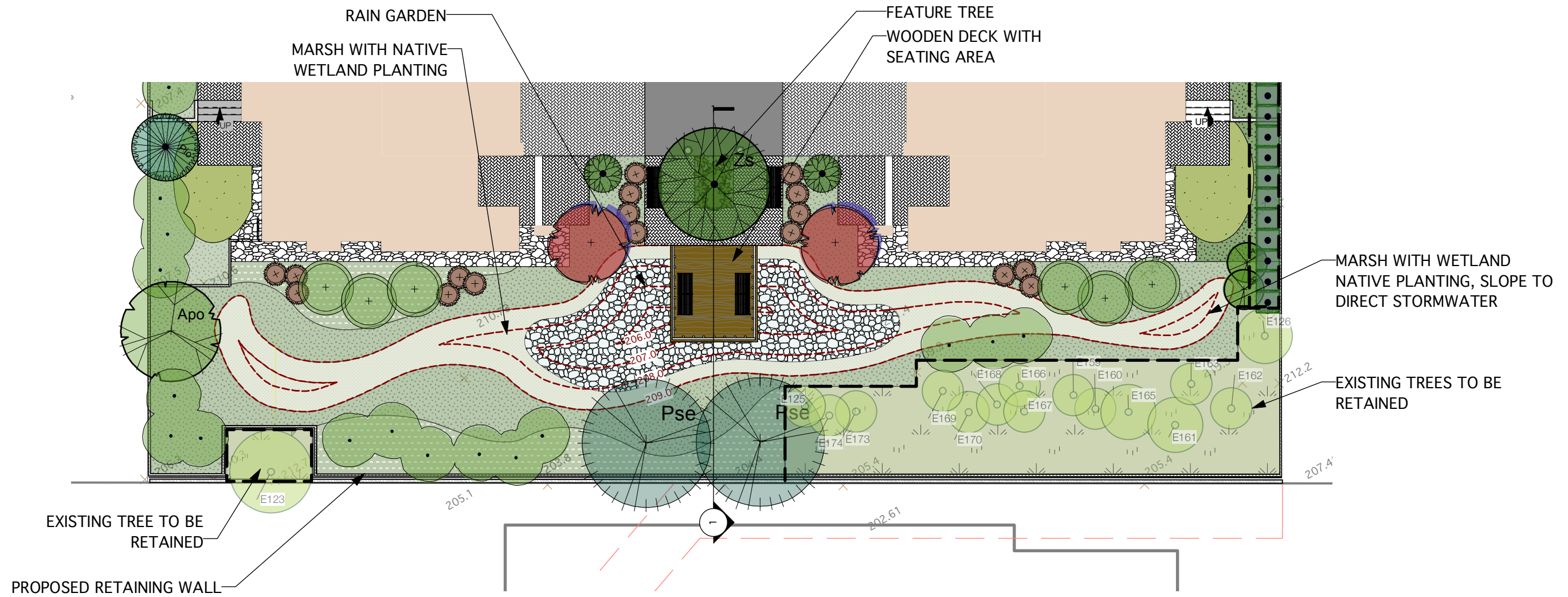
Scale

As noted

Drawing No.

L2

of
2



eta
 eckford tyacke & associates landscape architecture
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 f | 683-1459
 w | www.etalala.ca

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Project
THE RESIDENCES ON MATHERS

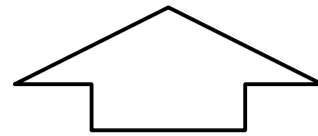
Drawing Title
SOUTH END RAIN GARDEN

Drawing Number
LSK01

Scale
1/16" = 1'-0"

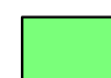



Drawn By
CF

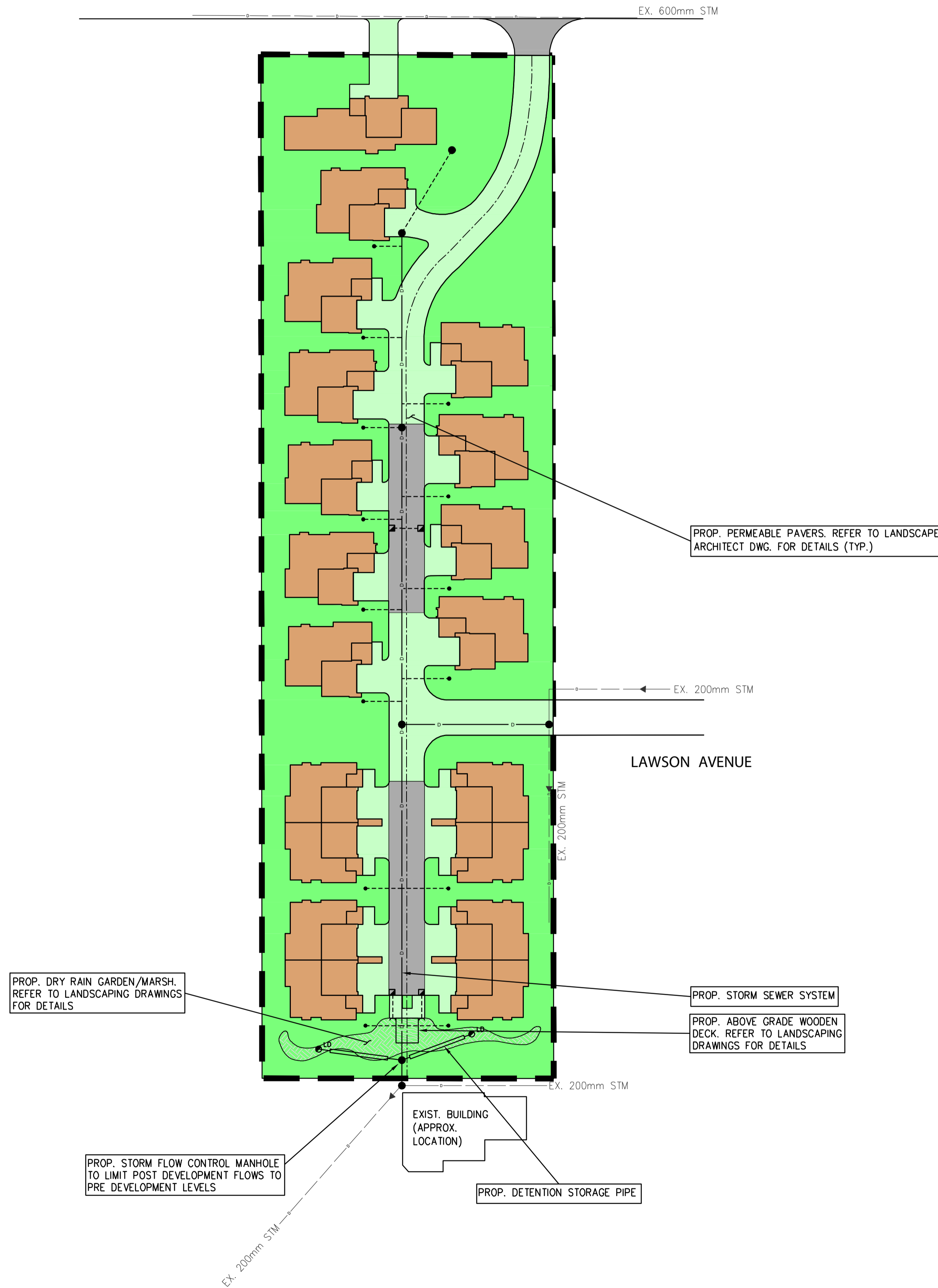
Date
01.30.2013



MATHERS AVENUE

EX. 600mm STM

LEGEND	
	PERMEABLE AREA
	SEMI PERMEABLE AREA
	IMPERMEABLE BUILDING ROOF
	IMPERMEABLE AREA



BENCHMARK:
 SANITARY MANHOLE NO. 217-A ADJACENT TO
 LAWSON AVENUE
 TOP ELEVATION = 218.90 FEET (GEODETIC)
 INVERT ELEVATION = 207.74 FEET (GEODETIC)

SURVEYED BY:
 RICHARD J. MARTIN
 BRITISH COLUMBIA LAND SURVEYOR
 26 - 1500 MARINE DRIVE, NORTH VANCOUVER, BC
 V7P 1T7 604-987-7772

CIVIC ADDRESS:
 370 + 380 MATHERS AVE.
 WEST VANCOUVER

LEGAL DESCRIPTION:
 THE REMAINDER OF THE E 1/2 OF THE NW 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

SCALE:


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 This drawing is not to be used for construction unless it is stamped "ISSUED FOR CONSTRUCTION"
 and signed by R.F. Binnie & Associates Ltd. It is the contractor's responsibility to ensure that he
 is in possession of the latest revision of this drawing.

ISSUED: M/D/Y	REVISION	DESCRIPTION
02/01/13	1	ISSUED FOR DP

PROJECT:
**THE RESIDENCES
 ON MATHERS**

CLIENT:
DARWIN PROPERTIES
 220-18 GOSTICK PLACE
 NORTH VANCOUVER, BC V7M 3G3

CONSULTANT:

 Engineering • Project Management • Geomatics
 R.F. Binnie & Associates Ltd.
 205 - 4949 Canada Way
 Burnaby, BC V5G 4H7
 P: 604-420-1721
 F: 604-420-4743
 www.binnie.com

• Burnaby • Courtenay • Qualicum Beach • Prince George • Sechart • Squamish • Surrey •

DATE: 7/26/12

SEAL:

DRAWN: TB

DESIGN: TC

CHECKED:

SCALE: 1:500

SHEET TITLE:
**PRELIMINARY
 STORMWATER
 MANAGEMENT PLAN
 POST-DEVELOPMENT**

DRAWING NO.:
SWMP1-2

REV.
1

RFB JOB No. 12-322

SHEET 2 OF 2

SUSTAINABILITY

Environment

- Tree preservation: we have been able to preserve a cluster of old growth trees at the north of the site by locating the new buildings further south.

Water Efficiency

- Native, Non-invasive and Drought Tolerant Landscaping: When selected with low-irrigation demand as a priority, the irrigation requirements can be greatly reduced.
- Stormwater run-off and Erosion Management will be minimized through best management practices. For example, innovative integrated stormwater management strategies will be considered such as: bio-swales, retention ponds, permeable pavement, etc.

Energy & Atmosphere

- Energy Model: With the aim to increase energy performance. This is calculated through the development of an energy model, which can also be used to inform the design at various decision points.
- Energy Star Appliances
- Low flow plumbing fixtures

Materials & Resources

- Construction Waste Management: As mandated by the District's Sustainable Guidelines, best practices will be implemented on the site to minimize waste generated during construction.
- Recycled: reuse of material from the existing structures
- Regional Materials: Additional focus will be placed on designing for and sourcing materials that contain recycled content or are from local sources.

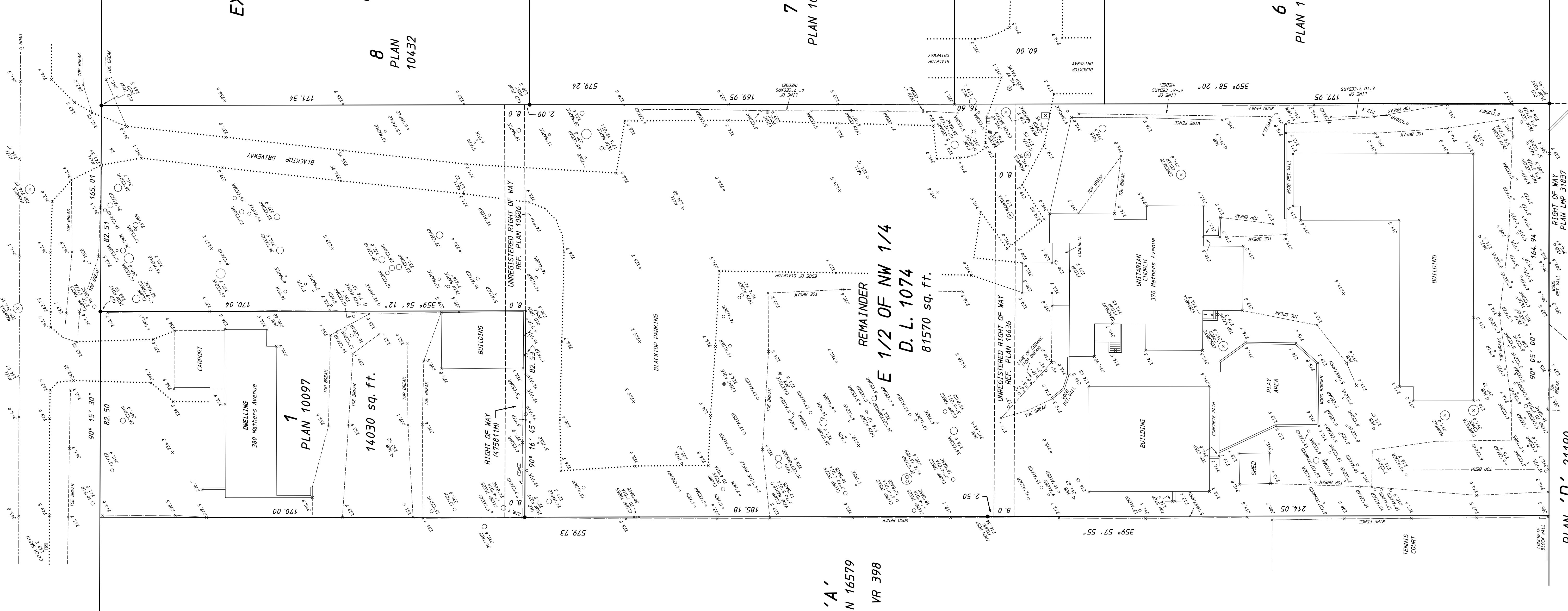
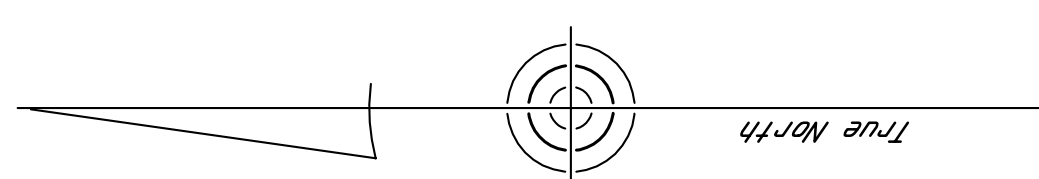
Indoor Environmental Quality

- Indoor Air Quality (IAQ) and Occupant Comfort: During construction, superior air quality can be achieved through an IAQ Management plan, while product selection can focus on removing harmful chemicals such as VOC's from the indoor environment. Occupant comfort is obtained through designing adequate thermal & lighting controls for occupants and verifying performance upon installation.
- Daylight and Views: A combination of clerestory and view glazing with adequate external shading is being considered with the goal of providing natural lighting without impacting the heating/cooling loads of the space or causing glare issues.

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



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.

'A'
PLAN 16579
SP VR 398

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

PLAN 'D' 21190
SP LMS 2681

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

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RICHARD J. MARTIN,
British Columbia Land Surveyor,
26 - 1500 Marine Drive,
North Vancouver, B. C.
V7P 1T7 604-987-7772

JOB: 08031, 09054 FB-396 P. 4, 403 P. 17
FILE: L115-117 COMP: 09054X