

DISTRICT OF WEST VANCOUVER
 750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Attachments: 10.2
 provided with Council Report

Date:	February 18, 2016
From:	James Allan, Community Planner
Subject:	Proposed Development Permit Application No. 16-003 to amend approved Development Permit No. 14-037
File:	1010-20-16-003

RECOMMENDATION

The Municipal Clerk give notice that Development Permit Application No. 16-003, serving to amend approved Development Permit No. 14-037 for 2992 to 3032 Burfield Place (Lots 1 to 8 of Rodgers Creek Area 4), which would provide technical corrections to previously approved variances to Zoning Bylaw No. 4662, 2010, adds a variance to combined side yard setback, clarifies retaining wall regulation and replaces Schedule B with a drawing booklet incorporating the above, will be considered by Council at its meeting on April 4, 2016.

1.0 Purpose

The purpose of this report is to describe a proposed amendment to existing approved Development Permit No. 14-037, for 2992 to 3032 Burfield Place (Lots 1 to 8 of Rodgers Creek Area 4). During building permit review of proposed houses on these lots, it was discovered that there were errors in design grade and zoning bylaw calculations. As a result, the proposed homes do not fall within the previously approved variances. This is similar to the previously considered Development Permit amendment 16-004 for 2976 – 2988 Burfield Place (Lots 16-21) considered by Council on February 22, 2016.

Should Council schedule the application for consideration, the proposed Development Permit would be considered by Council at the April 4, 2016 meeting.

2.0 Legislation/Bylaw/Policy

District Bylaws

Official Community Plan Bylaw No. 4360, 2004 - The Official Community Plan designates the subject lands as within the Rodgers Creek section of the Upper Lands Development Permit Area. The objective of this designation is to provide for the protection of the natural environment, its ecosystems and biological diversity, the protection of development from hazardous conditions, and the regulation of the form and character of development.

Zoning Bylaw No. 4662, 2010 - The subject lands are zoned CD3 and are part of Rodgers Creek Area 4. In terms of density, the CD3 zone provides

for Area 4 to have a maximum total floor area of 22,724 square metres and a maximum 88 dwelling units, of which at least 50% must be apartment units. Single family dwellings are restricted to 25% maximum. The previously approved Development Permit, and this proposed amendment, still complies with the density provisions of the zone.

3.0 Background

3.1 Previous Decisions

At the April 27, 2015 Council meeting Council passed the following motions:

THAT the Municipal Clerk give notice that Development Permit Application No. 14-037 for Lots 1 to 8 of Rodgers Creek Area 4, which would regulate the form and character of residential development and allow variances to Zoning Bylaw No. 4662, 2010, will be considered by Council at its meeting on May 25, 2015.

At the May 25, 2015 Council meeting Council passed the following motions:

- 1. THAT all written and oral submissions regarding Development Permit Application No. 14-037 for Lots 1 to 8 of Rodgers Creek Area 4 (the 'Duplex Lots') in the 2900 and 3000 Blocks of Burfield Place, up to and including the Council meeting held on May 25, 2015 be received for information.*
- 2. THAT Development Permit Application No. 14-037 for Lots 1 to 8 of Rodgers Creek Area 4 (the 'Duplex Lots') in the 2900 and 3000 Blocks of Burfield Place, which would regulate the form and character of residential development of semi-detached (duplex) units with variances to building height, highest building face, and front yard setbacks, be approved.*

3.2 History

See Previous Decisions above.

4.0 Analysis

4.1 Discussion

4.1.1 Context

Area 4 is part of the Mulgrave neighbourhood and is bounded by Mulgrave School to the east, Area 3 West to the north, Cypress Bowl Road and Deer Ridge to the south, and Westmount Creek to the west (see *Appendix A*).

4.1.2 Previously approved development permit

Council approved Development Permit No. 14-037 for 2992 to 3032

Burfield Place (Lots 1 to 8, Rodgers Creek Area 4), in May 2015. This development permit regulated the form and character of eight compact hillside single family dwellings ("intensive residential"), including grading and landscaping, built form, architectural style, materials, etc., and granted variances to building height, highest building face and front yard setbacks.

4.1.3 Proposed amendment to Development Permit

Variances to the Zoning Bylaw

In greenfield areas like Rodgers Creek, it is District practice for a 'design grade' to be applied to new lots to regulate building height. Unfortunately, given the variables in overall site grading and individual lot preparation, road construction and an incorrect measurement of height presented on the previously approved plans, the proposed buildings in approved Development Permit No. 14-037 are not consistent with the variances approved. As the applicant also has to comply with the detailed drawing booklets approved and attached as Schedule B to the approved Development Permit, they cannot 'shrink' the buildings without resulting in noncompliance elsewhere. For example, if the applicant dropped the roofline to comply with the "numeric" variance, the proposed house would not be consistent with Schedule B.

Clarification in Proposed Development Permit

The proposed development permit adds clarifying language that the proposed buildings do not need to provide combined side yards¹. Historically, "duplex" buildings have been stratified (one lot with two bare land strata units on it) with the combined side yard measured to either side of the building. The proposed "duplex" buildings locate each unit on their own lot so that one side of the building has a zero side yard setback. A variance to the minimum combined side yard setback has been added as this provides more certainty for the owner. The proposed buildings are consistent with the drawings of the previously approved development permit.

Staff have also included clarifying language in the proposed Development Permit amendment to include language that regulates retaining walls for the subject lots in the proposed amending permit.

Conclusion

Staff recommend that Council approve amended and added variances for the subject lots and replace Schedule B to the approved Development Permit (see *Schedule B* attached to *Appendix B*) so that the grading information is consistent throughout the drawing booklets. It is noted that although the proposed variances are "technically" changing, the proposed buildings are consistent with Council's original approval.

¹ The combined side yard is the sum of the two side yards measured to a building and must equal 20% of the site width.

4.2 Sustainability

n/a.

4.3 Public Engagement and Outreach

Consistent with the Development Procedures Bylaw No. 3984, 1996, notification of the application being considered will be provided to property owners and occupants within 100 metres of the subject property.

Staff is recommending that the applicant hold a Public Information Meeting before the application is considered by Council.

4.4 Other Communication, Consultation, and Research

The Permits & Inspections department assisted in the review of the proposed amended development permit drawings and plans.

5.0 Options

5.1 Recommended Option

At the time of consideration of this report, Council may:

a) set the date for consideration of the application (recommended); or

5.2 Considered Options

b) set the date for consideration of the application and request that additional information (to be specified) be provided and available to assist in consideration of the applications; or

c) defer further consideration pending receipt of additional information; or

d) reject the application.

6.0 Conclusion

Staff recommend that Development Permit No. 16-003, serving to correct issues in approved Development Permit No. 14-037, be advanced to consideration and approved by Council.



Author:

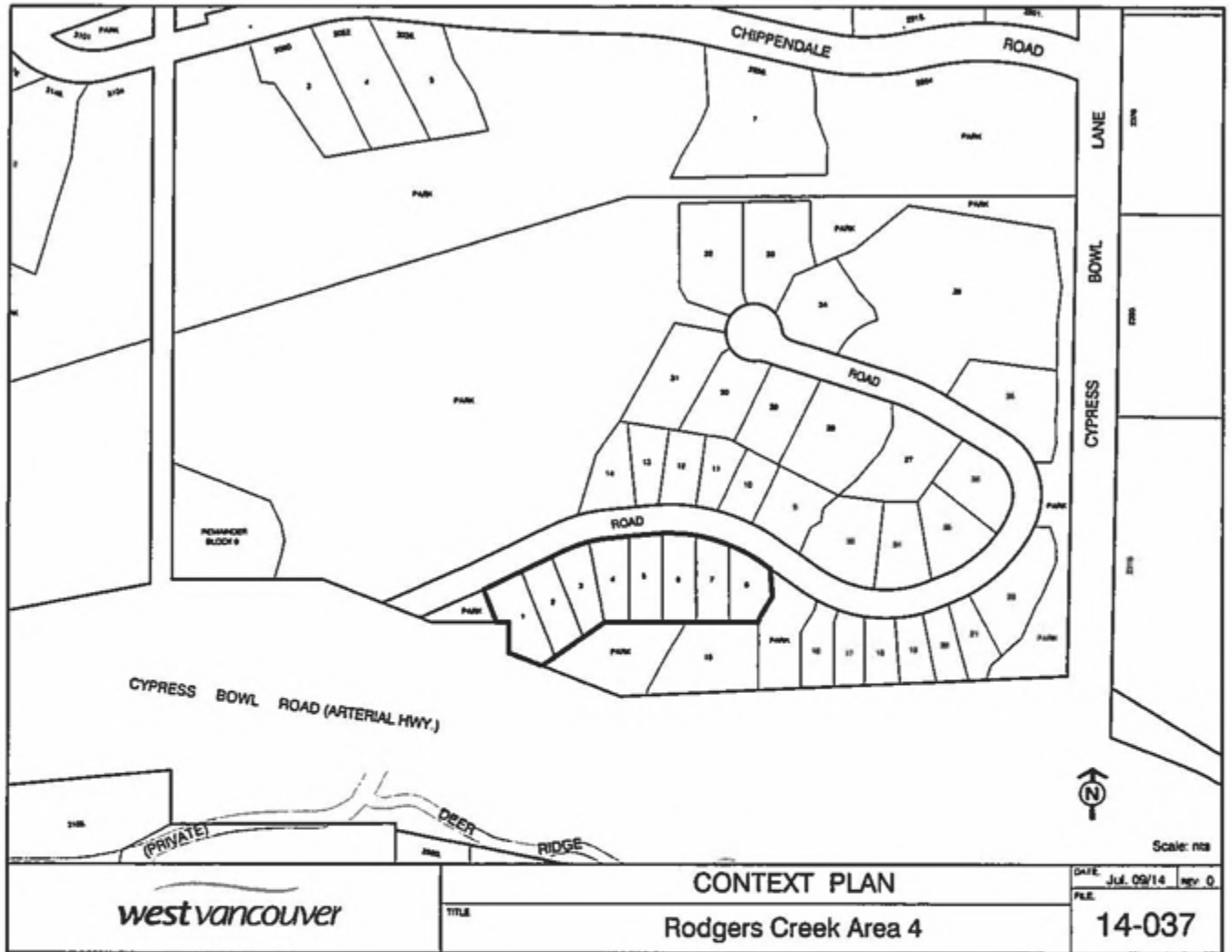
James Allan, Community Planner

Appendices:

A - Context plan

B - Proposed Development Permit No. 16-003 with proposed building and site plans

Appendix A



west vancouver

CONTEXT PLAN

Rodgers Creek Area 4

Scale: n/a
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 FILE 14-037



District of West Vancouver

PROPOSED Development Permit No. 16-003 (serving to amend Development Permit No. 14-037)

Registered Owner: BRITISH PACIFIC PROPERTIES LIMITED

See attached Schedule A for full ownership information.

This Development Permit applies to:

Civic Addresses: 2992, 2996, 2998, 3002, 3008, 3018, 3028 and 3032 Burfield Place, West Vancouver, BC

Legal Description: LOTS 1 TO 8 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310

See attached Schedule A for full legal descriptions and PIDs.

(the "Lands")

1.0 This Development Permit:

- (a) amends the previously approved and issued Development Permit No. 14-037; and
- (b) is issued subject to the Registered Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

2.0 Development Permit No. 14-037 is amended as follows:

- 2.1 Schedule B of Development Permit No. 14-037 is deleted and replaced with the document that is attached as Schedule B to this Permit.
- 2.2 Section 2.1, subsections (a)-(b), are deleted and replaced with the following:
 - (a) Section 2.1(a), subsections i-iv, are deleted and replaced with the following:
 - i. For Lot 2, 9.90 metres;
 - ii. For Lot 3, 7.75 metres;
 - iii. For Lot 4, 10.25 metres;
 - iv. For Lot 5, 9.30 metres;
 - v. For Lot 7, 9.25 metres;
 - (b) Section 2.1(b), subsections i-vii, are deleted and replaced with the following:

- i. For Lot 1, 8.70 metres;
 - ii. For Lot 2, 9.20 metres;
 - iii. For Lot 3, 9.50 metres;
 - iv. For Lot 4, 8.80metres;
 - v. For Lot 5, 8.85 metres;
 - vi. For Lot 6, 8.35 metres;
 - vii. For Lot 7, 8.30 metres; and
 - viii. For Lot 8, 7.45 metres.
- 2.3 Section 603.08 (1) and Section 251.09 are varied to allow dwellings on the Lands to be located without providing a minimum Combined Side Yard.
- 2.4 Section 120.22 shall be varied to not apply and to allow the retaining walls on the Lands shown on Schedule B, and site grading and retaining walls shall:
- i. be in substantial conformance with the proposed grades and retaining wall details shown on Schedule B; and
 - ii. be constructed in accordance with the recommendations of a professional geotechnical engineer and/or structural engineer; and
 - iii. following completion of construction, be the subject of a final report from a professional geotechnical engineer that notes any measures, if any, to be employed during building, road, and service construction, and that confirms and certifies that:
 - a. construction practices, methods, procedures, etc. were followed;
 - b. any fills or cuts within proposed building envelope areas are suitable and stable for building construction; and
 - c. all retaining walls have been constructed in accordance with the approved design.
- 2.5 In section 4.0 the words "within 24 months of the date this permit is issued" are deleted and replaced with "within 24 months of the date Development Permit No. 16-003 is issued."
- 2.6 Development Permit No. 14-037 as amended by this Development Permit No. 16-003 remains in force and continues to govern the development of the Lands.
- 2.7 Development Permit No. 14-037 and this Development Permit No. 16-003 are to be read together.
- 3.0 This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing or continuing the development by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any

similar cause reasonably beyond the control of the Owner, the time for the completion of the work shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON [date], 2016.

MAYOR

MUNICIPAL CLERK

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

Owner: Signature Owner: Print Name above Date

Owner: Signature Owner: Print Name above Date

FOR THE PURPOSE OF SECTION 3, THIS PERMIT IS ISSUED ON [date], 2016.

Schedules:

- A – Legal descriptions, PIDs, and land ownership information
- B – 2992 - 3032 Burfield Place (Rodgers Creek Area 4 Lots 1-8) by Taylor Kurtz Architecture + Design

Schedule A to Development Permit No. 16-003

District of West Vancouver

Legal Description	PID	Registered Owner
LOT 1 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-632	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 2 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-641	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 3 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-659	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 4 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-667	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 5 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-683	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 6 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-691	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 7 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-705	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 8 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-713	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6

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Rodgers Creek - Area 4 - Lots 1-8

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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC





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Rodgers Creek - Area 4 - Lots 1-8

Cover Sheet

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Rodgers Creek - Area 4 - Lots 1-8
Rodgers Creek Overall Plan
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 BRITISH PACIFIC HOMES

 TAYLOR KURTZ ARCHITECTURE + DESIGN INC
TKA+D



Rodgers Creek - Area 4 - Lots 1-8

Area 4 Subdivision Plan

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RODGERS CREEK – LOTS 1-8

Design Rationale

Rodgers Creek Area Development Plan

The approach to the design of the 8 zero lot line single family homes located on lots 1-8 of Area 4 at Rodgers Creek is based on the extensive work undertaken by British Pacific Properties and the District of West Vancouver in the “Rodgers Creek Area Development Plan”. Some key objectives identified in the plan that the design specifically addresses are as follows:

- Develop a density and mix of housing types consistent with the OCP Policies.
- Provide non-single family housing types (such as duplexes) that provide ground oriented options that contribute to the vitality of the neighbourhood.
- Design Buildings that respond to the contours and minimize cut and fill while optimizing the benefits created by uphill and downhill conditions such as a reduced scale of the development from the street.
- Open front yard concepts and street oriented building design contributes to the animation of the streetscape.
- The creation of non-symmetrical duplex plans with alternating side and front facing garages create a varied streetscape avoiding a monotonous repetition of garage doors.

Affordability

Traditionally the housing products available in the British Properties are beyond the reach of many home buyers and such British Pacific Properties is attempting to introduce homes into the market that are more affordable than we have traditionally seen. A number of design strategies have been employed to assist in this regard and include:

- Smaller Floor plans
- Flexible unit plans with secondary suites that can be changed to suit the lifestyle of the occupants. E.g. as a mortgage helper or nanny flat for young families, changing to an extra bedroom for growing families and a caregiver flat for the elderly.
- Standardized economical wood framed construction systems.
- Economical Materials and finishes.

Architectural Form & Character

The architectural form and character of these homes seeks to attract a younger demographic and builds on the West Coast Modern architectural precedents by renowned local architects such as Arthur Erickson, Ron Thom, Fred Hollingsworth and Barry Downs (Refer precedent Images). These modernist principals have been blended with more traditional west coast and prairie style forms and materials to create a harmonious composition that maintains a contextual relationship with the existing homes elsewhere in the British Properties. Architectural devices that assist in this approach include:

- Floating roof planes with careful use of stained wood soffits.
- Roof planes are separated from the more rectilinear bases upon which they sit
- Planar wall arrangements that define indoor and outdoor spaces as well as providing privacy from neighbours.
- Careful use of durable but economical materials that sit comfortably within the natural rainforest setting.

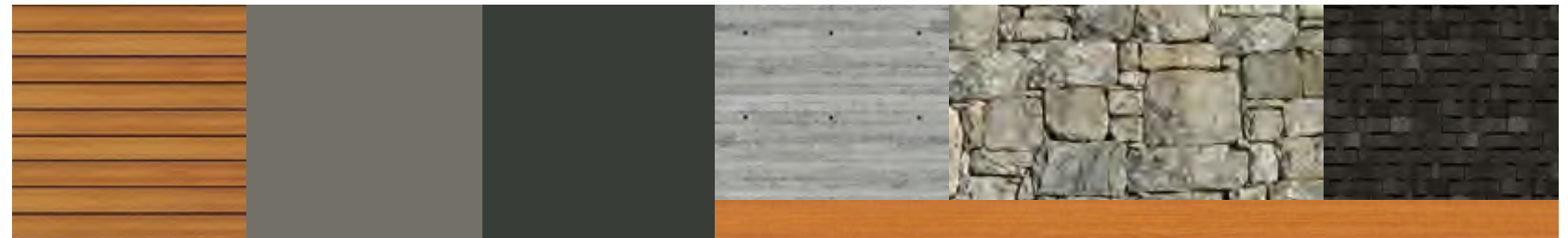


RENDERING - TYPICAL A+B CLUSTER



RENDERING - TYPICAL A+B CLUSTER

HISTORICAL PRECEDENTS



PROPOSED MATERIALS

Rodgers Creek - Area 4 - Lots 1-8

Design Rationale

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The Rodgers Creek Area Development Plan Overview Report (March 7, 2008) notes that:

...the Rodgers Creek Area Development Plan is founded on a vision of environmental, social and economic sustainability... The vision of sustainability contained within the Rodgers Creek Area Development Plan complements and supports the District of West Vancouver's OCP, the Working Group's Key Organizing Principles and British Pacific Properties' "8 Pillars" approach. Sustainability is a common thread that runs throughout the fabric of the Rodgers Creek ADP as well as the future planning of the Cypress Village area.

The Overview Report also details a Green Building Strategy for the Rodgers Creek Development Area that reduces energy and water consumption, reduces greenhouse gas emissions, enhances sustainability and creates a healthy living environment. The Phased Development Agreement between the District of West Vancouver and the Rodgers Creek land owners requires buildings in the Rodgers Creek development area to comply with these green building standards.

The Area 4 single family and two family homes will incorporate many of the sustainable development features detailed in the Green Building Strategy including:

Green Building Standards

- All units will be certified Built Green® Silver with a minimum EnerGuide Rating of 80.

Energy Conservation

- Energy efficient heating and cooling system using an Air Source Heat Pump (ASHP)
- Energy efficient, tankless "hot water on demand" domestic water heaters
- Passive solar design, including sun shading to minimize summer heat gain
- Natural cross ventilation
- Maximize daylighting opportunities through extensive glazing and siting of buildings as close to east/west orientation as possible
- High performance, energy efficient, Energy Star-rated windows
- Energy efficient light fixtures
- Energy efficient, Energy Star-labeled appliances
- Real-time energy meters ("Smart Meters") to monitor energy consumption (if acceptable technology is available at time of construction)
- Individual metering for energy use for each unit to encourage conservation
- Provide Energy Star-labeled programmable thermostats or programmable thermostat with dual set back & continuous fan setting
- Insulation levels to meet or exceed the Model National Energy Code for Buildings including a minimum of R-28 for roof insulation, R-20 for exterior wall insulation for non-glazed areas and R-20 for floors above non-heated parkade areas

Water Conservation

- Water-efficient fixtures including dual-flush toilets, low flow faucets with aerators and low flow showerheads
- Water-efficient dishwashers and front-loading clothes washers
- Water-efficient landscaping materials featuring drought-tolerant and native plants
- Water-efficient irrigation systems only where required

Green Roof & Terraces

- Extensive Green terraces

Indoor Environmental Quality

- Only low-emitting adhesives, sealants, sealant primers, paints and coatings and floor covering systems will be used
- Permanent carbon dioxide monitoring systems in all units

Efficient Use of Materials & Resources

- Use of locally and regionally supplied building materials
- Use of high performance, durable materials
- Recycling facilities for simplified separation and collection of recyclable materials within units
- Comprehensive recycling program for building site including education, site signage and bins
- Recycling of site-generated organics from construction activities to produce topsoil to be re-used on site or on nearby sites.

- Re-use of site-harvested trees for construction of homes, landscaping, trails and other amenities
- Re-use of site-generated rock for retaining walls, house detailing and trim, road and trail gravels, landscaping, creek restoration (e.g., ponds, weirs, cascades) and foreshore enhancement
- Re-use of excess structural fill from construction activities in close proximity to the development site. For example, excess structural fill from Area 4 building excavations will be used for road fill embankments and lot grading.
- Use of recycled materials in new home construction where practical, e.g., siding

Sustainable Design

- Bicycle storage to be provided in each garage
- A dedicated conduit or cable raceway from the electrical panel to an enclosed outlet box in the garage that will allow the future installation of an electrical circuit suitable for recharging electric vehicles or hybrid vehicle battery support to be provided in each garage
- LEED Accredited Professionals and Built Green Certified builder part of the design team
- An Integrated Design Process (IDP) that brings all project team members together early in the design process is being utilized for this project
- A home owner's manual outlining sustainability measures will be provided to all new home owners

Integrated Stormwater Management

- Protection, and where possible, enhancement of watercourses
- A suite of Low Impact Development strategies (LID's) have been developed and will be implemented as part of an Integrated Stormwater Management plan for both on and off-site stormwater.
- Techniques and strategies for managing stormwater include bioswales, rock exfiltration pits, rain gardens, constructed wetlands, absorbent landscaping, other percolation areas and permeable paving and permeable asphalt to give stormwater runoff multiple opportunities to infiltrate back into the ground before reaching a watercourse or piped system.

BUILT GREEN PROGRAM

Built Green® is a "green" new home building standard and third party certification program administered by Built Green Canada. British Pacific Properties Limited (BPP) and British Pacific Enterprises (BPE) are Certified Built Green® builders. The program concentrates on several different target areas including:

- Energy efficiency;
- Indoor air quality;
- Waste Management;
- Water Conservation;
- Resource Use; and
- Overall environmental impact.

The Built Green® Checklist provides the foundation of the program's criteria which includes energy efficiency requirements. To achieve a Built Green Silver level, a new home must achieve a minimum of 100 points from the Built Green® Checklist with a minimum of 30 points in the Envelope & Energy Section of the Checklist and be modeled, tested and rated in the EnerGuide Rating System (ERS) administered by Natural Resources Canada (NRCan).

All single family and two family homes in Area 4 will be built to a minimum level of Built Green Silver and a minimum EnerGuide Rating of 80 as certified by a Certified Energy Advisor. Upon completion, each new single family and two family home in Area 4 will receive an EnerGuide for New Houses rating label and the official Built Green® seal for the Built Green® home.

For more information about the Built Green® program, please visit www.builtgreencanada.ca.



HISTORICAL PRECEDENTS



CONTEMPORARY PRECEDENTS

Rodgers Creek - Area 4 - Lots 1-8

Precedent Images

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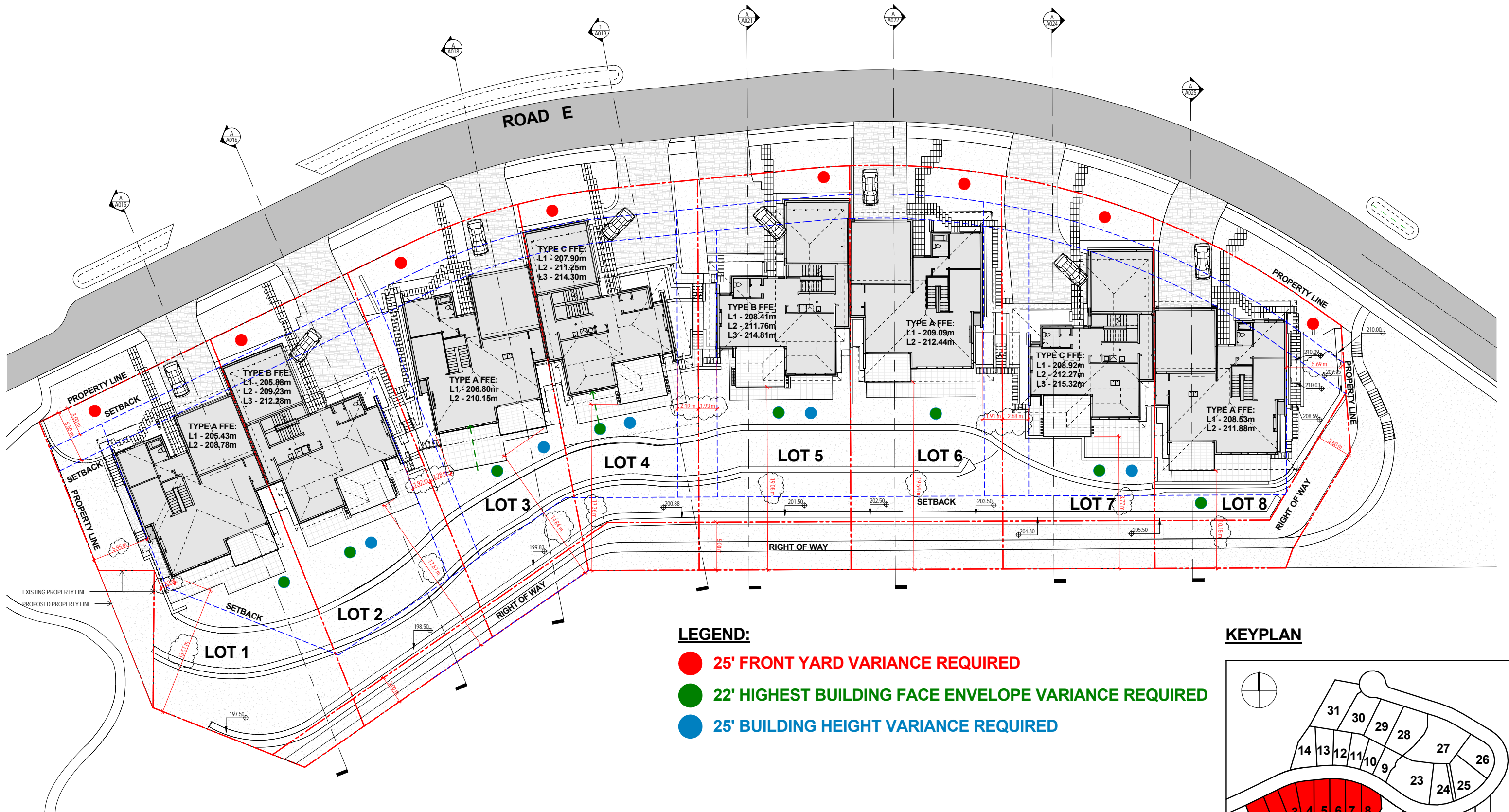
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BRITISH
PACIFIC
HOMES

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

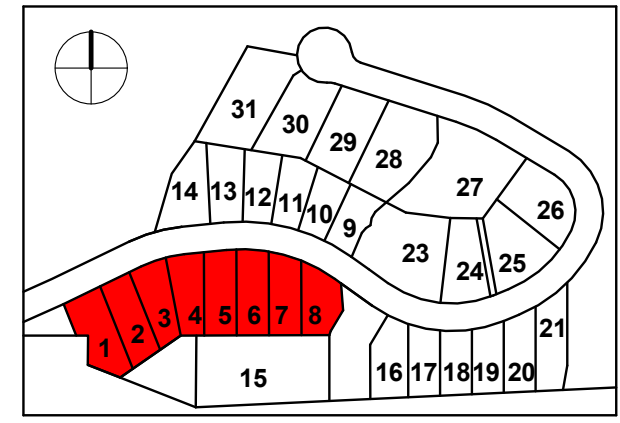




LEGEND:

- 25' FRONT YARD VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

KEYPLAN



1 Site
1/16" = 1'-0"

Rodgers Creek - Area 4 - Lots 1-8

Site Plan
A007

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BRITISH PACIFIC HOMES

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TKA+D

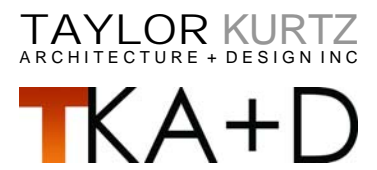
REQUESTED VARIANCES LOT 1 - 8

LOT	● FRONT YARD			● REAR YARD			● SIDE YARD				● HIGHEST BLDG FACE			● BUILDING HEIGHT		
	REQUIRED	PROVIDED	VARIANCE REQUIRED	REQUIRED	PROVIDED	VARIANCE REQUIRED	MINIMUM REQUIRED	PROVIDED	VARIANCE REQUIRED	SQUARE WIDTH	REQUIRED	PROVIDED	VARIANCE REQUIRED	REQUIRED	PROVIDED	VARIANCE REQUIRED
LOT 1	7.62 M (25')	5.5 M (18')	2.1 M (7')	12.2 M (40')	13.57 M (44.5')	N/A	1.52 M (5')	1.52 M (5')	N/A	19.76 M (64.82')	6.71 M (22')	8.68 M (28.47')	1.97 M (6.47')	7.62 M (25')	7.18 M (23.55')	N/A
LOT 2	4.50 M (14.8')	3.0 M (9.8')	1.5 M (4.9')	7.62 M (25')	17.67 M (58')	N/A	1.52 M (5')	1.92 M (6.32')	N/A	15.86 M (52.02')	6.71 M (22')	9.17 M (30.10')	2.46 M (8.10')	7.62 M (25')	9.88 M (32.41')	2.26 M (7.41')
LOT 3	7.62 M (25')	5.5 M (18')	2.1 M (7')	7.62 M (25')	14.84 M (48.7')	N/A	1.52 M (5')	2.28 M (7.47')	N/A	17.64 M (57.84')	6.71 M (22')	9.46 M (31.02')	2.75 M (9.02')	7.62 M (25')	7.70 M (25.28')	0.08 M (0.28')
LOT 4	4.50 M (14.8')	3.0 M (9.8')	1.5 M (4.9')	7.62 M (25')	17.40 M (57.1')	N/A	1.52 M (5')	2.19 M (7.2')	N/A	17.66 M (57.95')	6.71 M (22')	8.78 M (28.81')	2.07 M (6.81')	7.62 M (25')	10.21 M (33.49')	2.59 M (8.49')
LOT 5	4.50 M (14.8')	3.0 M (9.8')	1.5 M (4.9')	7.62 M (25')	19.08 M (62.6')	N/A	1.52 M (5')	1.93 M (6.33')	N/A	15.85 M (52.00')	6.71 M (22')	8.79 M (28.83')	2.08 M (6.83')	7.62 M (25')	9.27 M (30.42')	1.65 M (5.42')
LOT 6	7.62 M (25')	5.5 M (18')	2.1 M (7')	7.62 M (25')	19.54 M (64.1')	N/A	1.52 M (5')	1.91 M (6.26')	N/A	15.85 M (52.00')	6.71 M (22')	8.31 M (27.26')	1.6 M (5.26')	7.62 M (25')	6.87 M (22.53')	N/A
LOT 7	7.62 M (25')	5.5 M (18')	2.1 M (7')	7.62 M (25')	13.77 M (45.2')	N/A	1.52 M (5')	2.68 M (8.79')	N/A	15.85 M (52.00')	6.71 M (22')	8.26 M (27.09')	1.55 M (5.09')	7.62 M (25')	9.23 M (30.29')	1.61 M (5.29')
LOT 8	4.50 M (14.8')	3.0 M (9.8')	1.5 M (4.9')	7.62 M (25')	10.18 M (33.4')	N/A	1.52 M (5')	5.69 M (18.67')	N/A	19.93 M (65.38')	6.71 M (22')	7.39 M (24.23')	0.68 M (2.23')	7.62 M (25')	6.45 M (21.18')	N/A

21 TOTAL VARIANCES



Rodgers Creek - Area 4 - Lots 1-8
Rendering - View from NE - Close Up
3/20/2015 4:08:54 PM Scales 50% @ 11"x17"
A009





Rodgers Creek - Area 4 - Lots 1-8

Rendering - View from NW

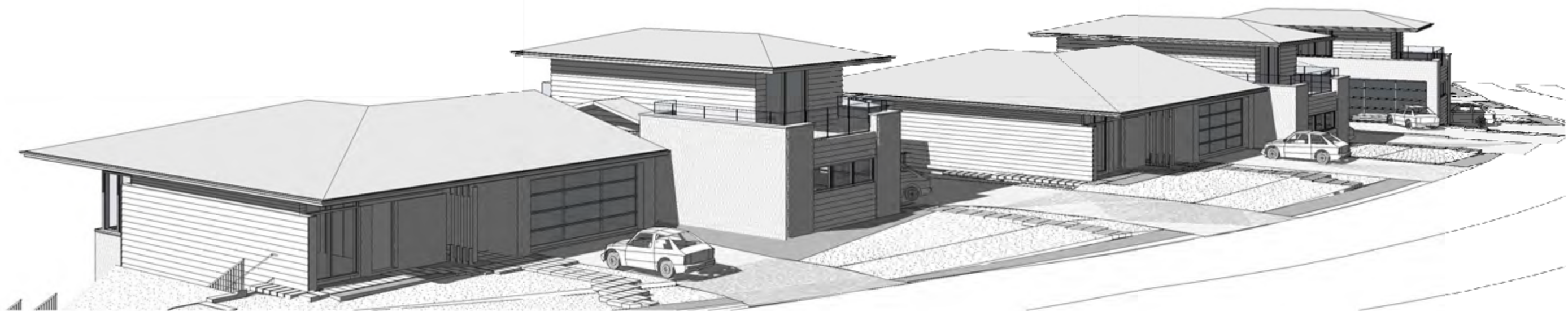
3/20/2015 4:08:55 PM Scales 50% @ 11"x17"

A010



TAYLOR KURTZ
ARCHITECTURE + DESIGN INC





Site View from North East



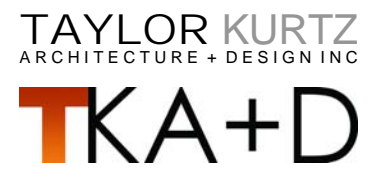
Aerial View from North West

Rodgers Creek - Area 4 - Lots 1-8

Site Views
A011

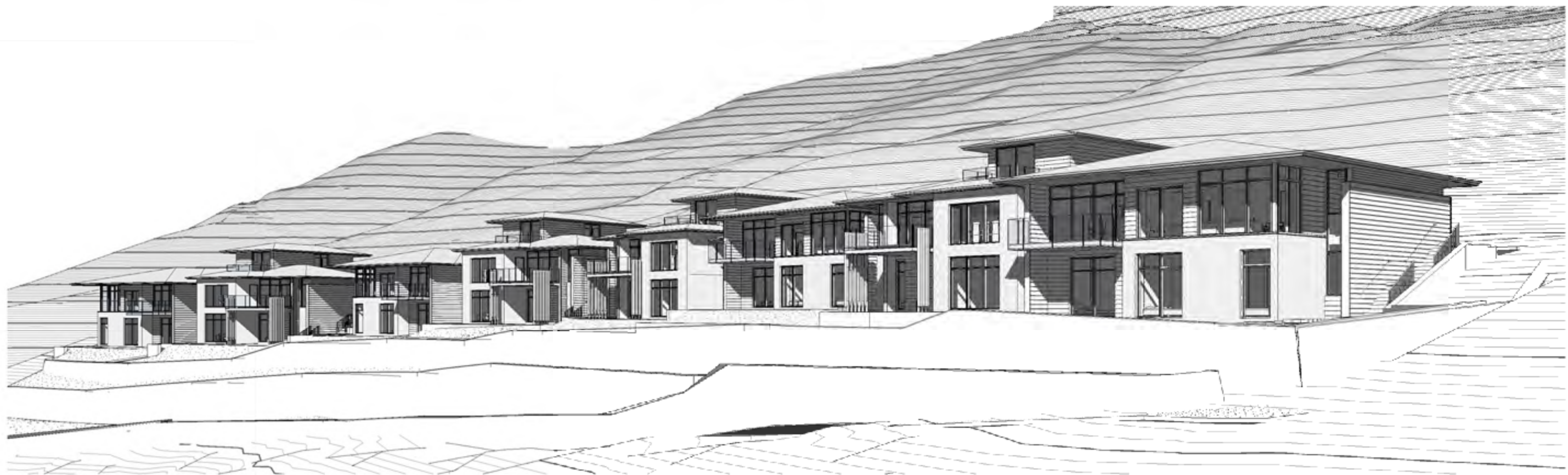
3/20/2015 4:09:32 PM

Scales 50% @ 11"x17"





Areal View View from South West



Site View from South East

Rodgers Creek - Area 4 - Lots 1-8

Site Views

3/20/2015 4:22:25 PM Scales 50% @ 11"x17"

A012



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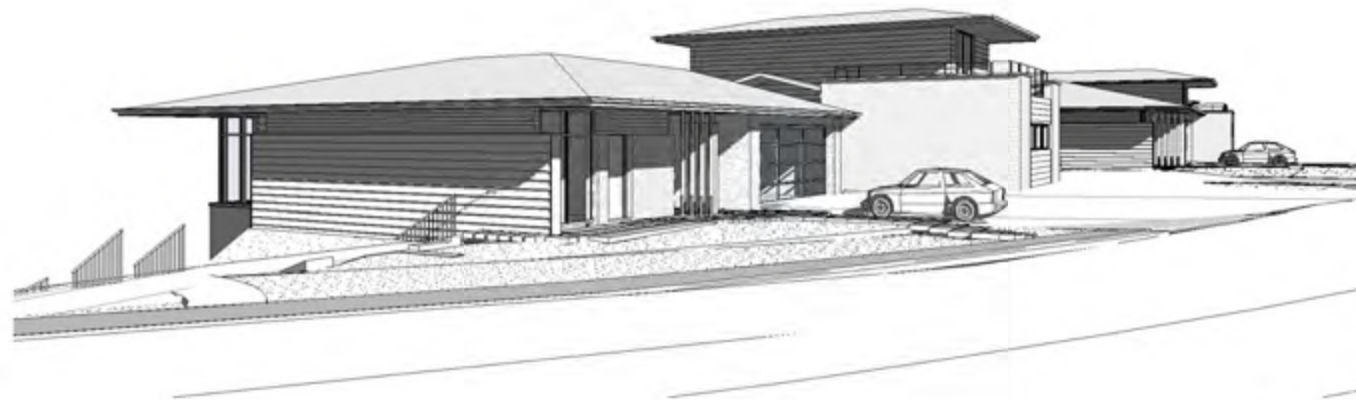




Street View from Bridge looking North East



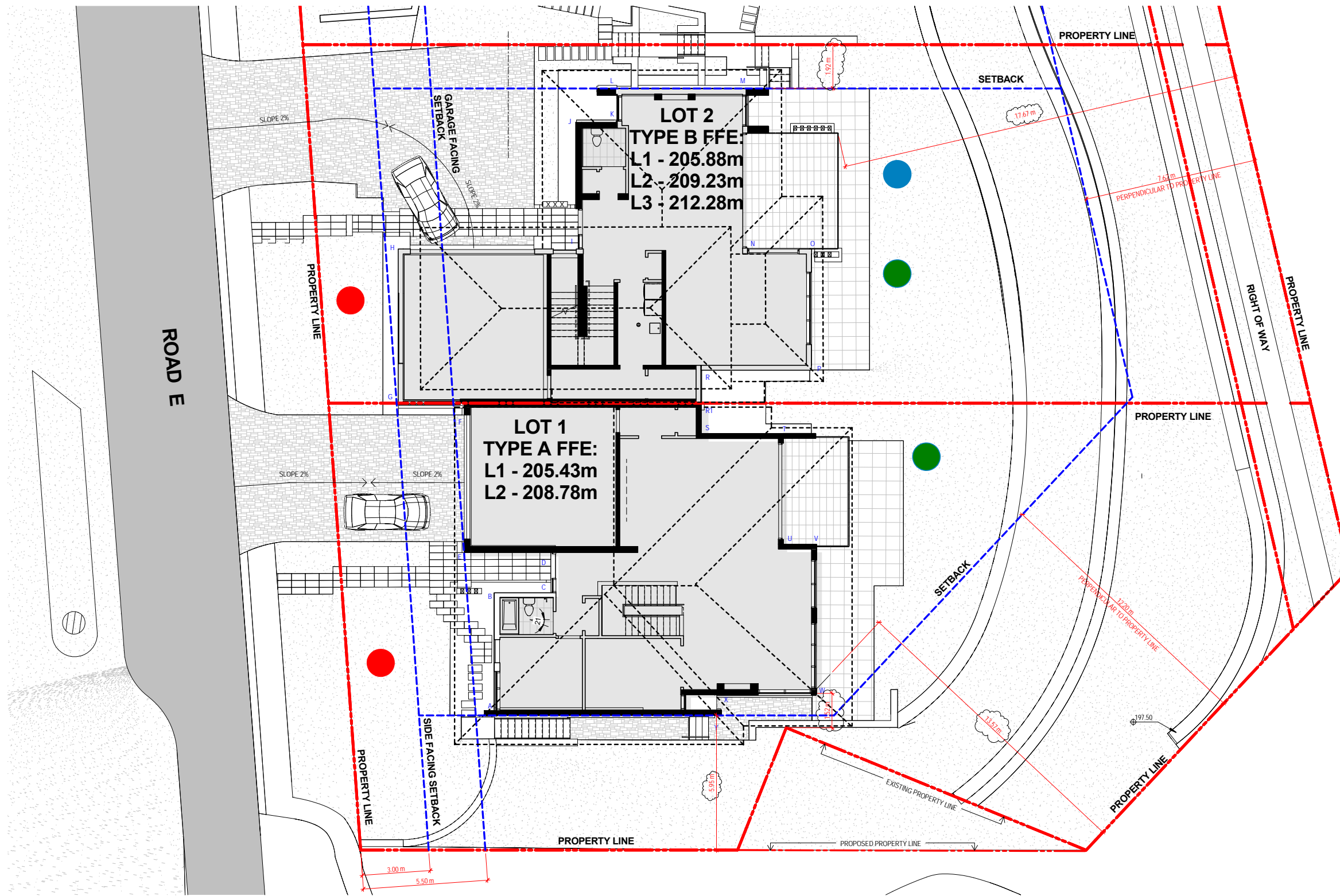
Street View at Lot 3 looking East



Street View from North East



Street View at Lot 6 Looking South West

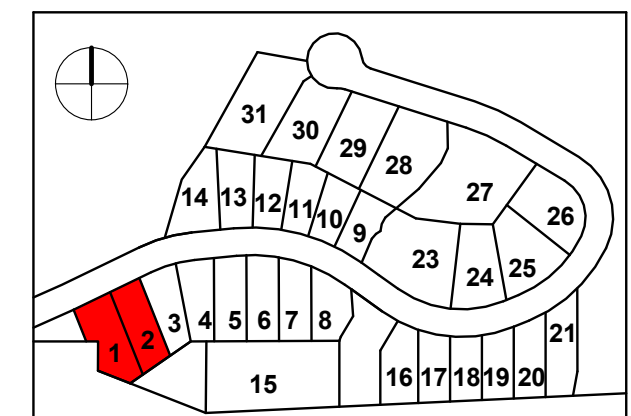


① Lots 1 & 2
1/8" = 1'-0"

LEGEND:

- 25' FRONT YARD VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

KEYPLAN

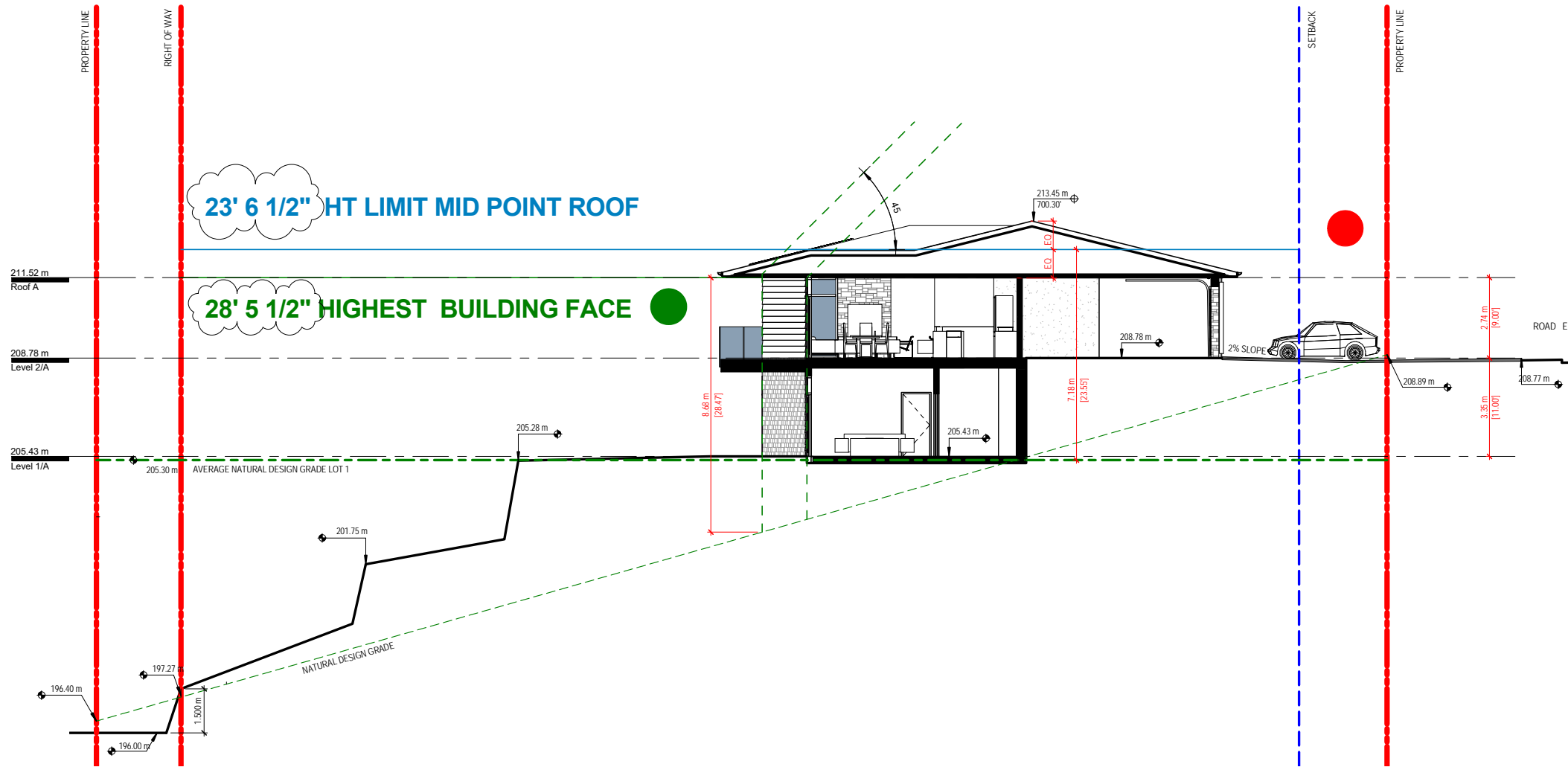


Rodgers Creek - Area 4 - Lots 1-8
Site Plan - Lot 1 & 2

2/22/2016 12:47:38 PM Scales 50% @ 11"x17"

A014





1 Section A - Lot 1
1:96

AVERAGE DESIGN GRADE CALCULATION - LOT 1

AVERAGE DESIGN (NATURAL) GRADE D.G.						AVERAGE FINISHED GRADE F.G.						
REF. POINT	ELEVATION (M)	REF. POINT	ELEVATION (M)	ANGLE (M)	DISTANCE (M)	REF. POINT	ELEVATION (M)	REF. POINT	ELEVATION (M)	AVG. ELEV. (M)	DISTANCE (M)	AVG. DIST. (M)
A	206.57	B	206.94	206.57	17.79	206.73	B	206.73	B	206.73	17.79	1,271.18
B	206.54	C	204.23	206.63	6.30	2,094.81	B	206.73	C	206.73	306.73	80.2
C	206.34	D	204.23	206.34	6.33	1,300.31	C	206.73	D	206.73	306.73	63.3
D	206.23	E	207.23	206.76	12.66	2,517.53	D	206.73	E	206.73	306.73	12.66
E	207.23	F	207.23	207.23	23.46	4,548.91	E	206.73	F	206.73	306.73	23.46
F	207.91	G	204.27	205.09	66.88	2,074.89	F	206.73	G	206.73	307.23	66.88
BEI	206.77	S	204.23	204.23	4.42	302.93	BEI	205.23	S	205.23	205.23	4.42
S	206.28	T	201.23	203.17	11.91	2,426.33	S	205.23	T	205.23	205.23	11.91
T	206.33	U	201.33	203.39	16.07	3,268.37	T	205.23	U	205.23	205.23	16.07
U	205.13	V	207.94	203.16	4.67	376.37	U	205.23	V	205.23	205.23	4.67
V	206.99	W	201.21	201.10	21.81	4,429.01	V	205.23	W	205.23	205.23	21.81
W	206.21	X	204.81	203.78	12.92	2,836.53	W	205.23	X	205.23	205.23	12.92
X	204.34	Y	204.37	204.36	3.63	517.13	X	205.23	Y	205.23	205.23	3.63
Y	206.17	Z	204.97	205.67	32.66	6,293.23	Y	205.23	Z	205.23	207.73	32.66
TOTAL					292.66	42,619.04					207.60	42,989.30
PROPOSED AVERAGE DESIGN GRADE						PROPOSED AVERAGE FINISHED GRADE						
205.30						206.98						
MAXIMUM BUILDING HEIGHT (M) + 9.14 M						216.12						

LEGEND:

- 25' FRONT YARD VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

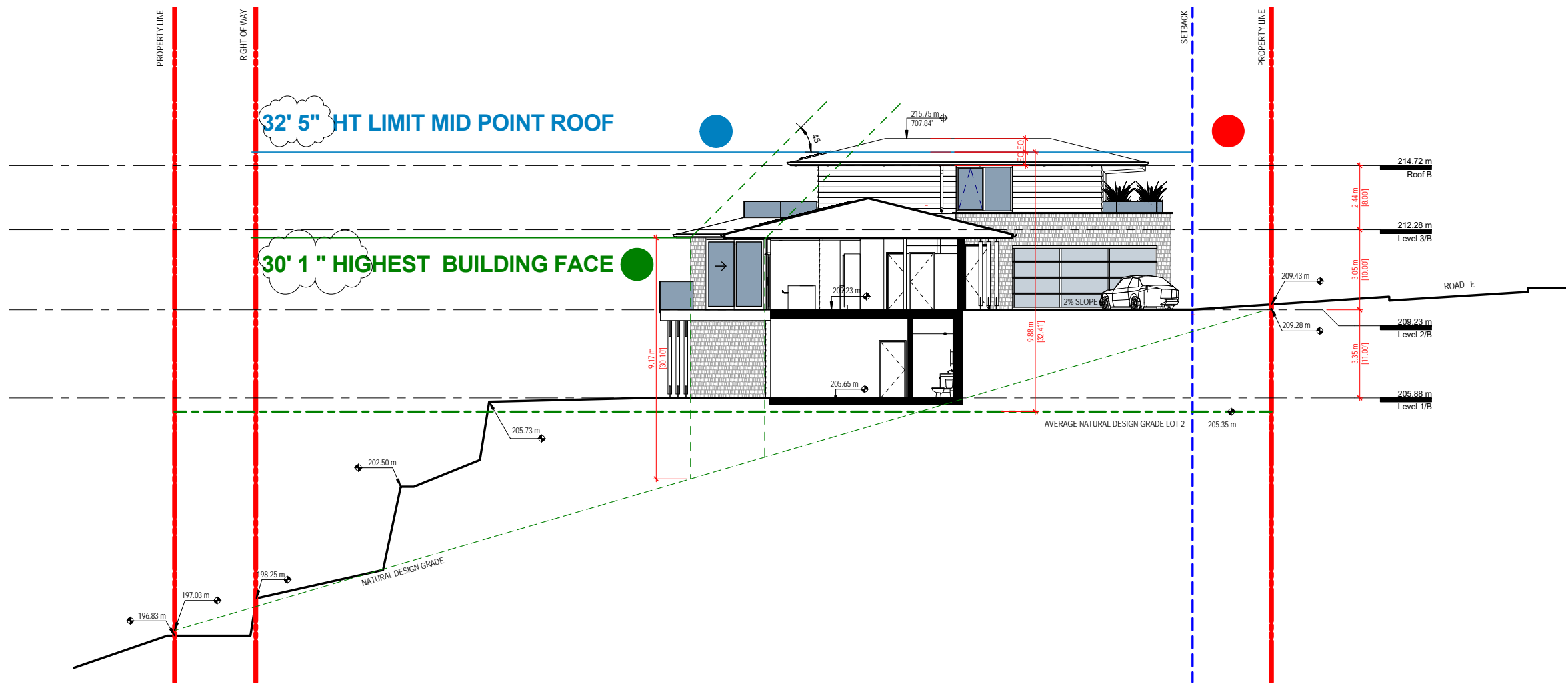
REQUESTED VARIANCES LOT 1 (AVERAGE GRADE CALCULATION)

	REQUIRED	PROVIDED	VARIANCE REQUIRED
● FRONT YARD	7.6 M (25')	5.5 M (18')	2.1 M (7')
● REAR YARD	12.2 M (40')	13.57 M (44.5')	N/A
● HIGHEST BLDG FACE	6.71 M (22')	8.68 M (28.47')	1.97 M (6.47')
● BUILDING HEIGHT	7.62 M (25')	7.18 M (23.55')	N/A

Rodgers Creek - Area 4 - Lots 1-8
Section A - Lot 1
A015

2/22/2016 11:49:37 AM Scales 50% @ 11"x17"

BRITISH PACIFIC HOMES | TAYLOR KURTZ ARCHITECTURE + DESIGN INC | **TKA+D**



1 Section A - Lot 2
1 : 96

AVERAGE DESIGN GRADE CALCULATION - LOT 2

AVERAGE DESIGN (NATURAL) GRADE D.G.							AVERAGE FINISHED GRADE F.G.						
REF. POINT	ELEVATION (M)	REF. POINT	ELEVATION (M)	AVG. DIST. (M)	DISTANCE (M)	ANGLE (DEG)	REF. POINT	ELEVATION (M)	REF. POINT	ELEVATION (M)	AVG. DIST. (M)	DISTANCE (M)	ANGLE (DEG)
D	208.22	H	208.26	208.14	22.58	1,406.05	G	208.65	F	209.18	208.92	22.50	6,725.58
H	204.18	I	205.91	209.04	25.43	5,827.03	F	209.18	209.18	209.18	25.93	5,429.85	
I	205.91	J	205.88	209.18	78.12	1,083.12	I	209.18	J	209.18	88.12	1,042.64	
J	205.88	K	205.28	205.21	5.93	1,233.96	J	209.18	E	209.18	5.92	1,252.99	
K	205.28	L	205.21	205.25	4.92	1,025.51	K	209.18	L	209.18	4.96	1,037.53	
L	205.21	M	204.59	204.45	28.11	1,866.15	L	209.18	M	205.73	203.66	18.93	1,922.97
M	204.59	N	203.66	205.23	28.33	1,750.57	M	205.73	P	205.73	28.33	4,799.68	
N	203.66	O	202.86	205.24	8.33	1,085.25	N	205.73	Q	205.73	203.73	9.21	1,909.17
O	202.86	P	202.88	204.27	27.29	1,066.48	O	205.73	F	205.73	203.73	17.28	3,628.79
P	202.88	B	204.27	205.24	16.00	1,252.26	P	205.73	E	205.73	203.73	16.30	3,791.68
H	204.27	R	204.27	208.77	4.72	975.45	H	205.73	R	205.73	4.72	985.45	
R	204.27	G	208.12	206.20	48.92	2,051.98	R	205.73	G	205.68	203.18	18.90	9,095.10
TOTAL					211.98	18,421.87					211.84	18,899.10	
PROPOSED AVERAGE DESIGN GRADE							PROPOSED AVERAGE FINISHED GRADE						
205.35							207.42						
MAXIMUM BUILDING HEIGHT (M) + 9.14 M							MAXIMUM BUILDING HEIGHT (M) + 9.14 M						
214.49							216.56						

LEGEND:

- 25' FRONT YARD VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

REQUESTED VARIANCES LOT 2 (AVERAGE GRADE CALCULATION)

	REQUIRED	PROVIDED	VARIANCE REQUIRED
● FRONT YARD	4.5 M (25')	3.0 M (9.8')	1.5 M (4.9')
● REAR YARD	7.62 M (25')	17.67 M (58')	N/A
● HIGHEST BLDG FACE	6.71 M (22')	9.17 M (30.10')	2.46 M (8.10')
● BUILDING HEIGHT	7.62 M (25')	9.88 M (32.41')	2.26 M (7.41')

Rodgers Creek - Area 4 - Lots 1-8

Section B - Lot 2

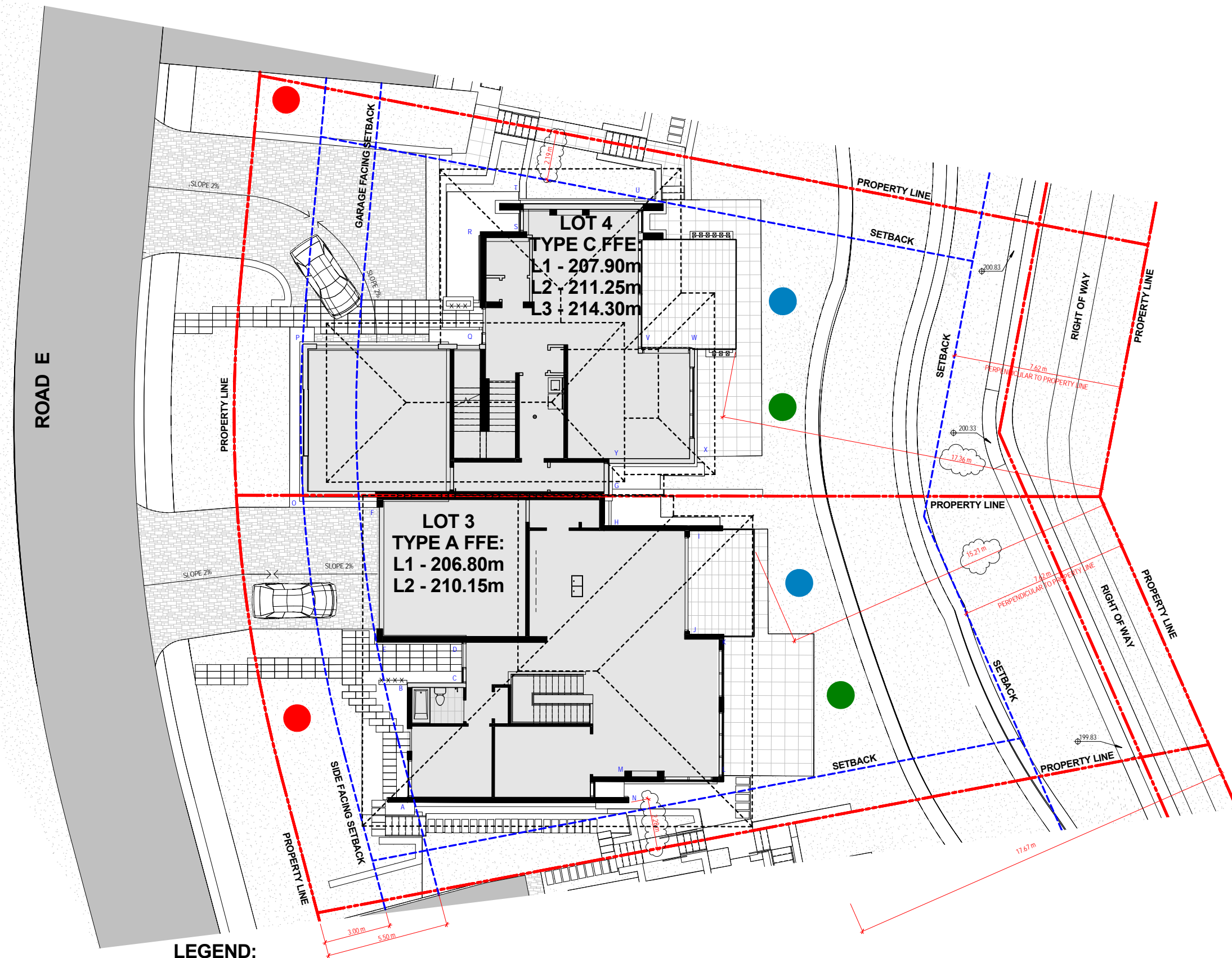
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A016

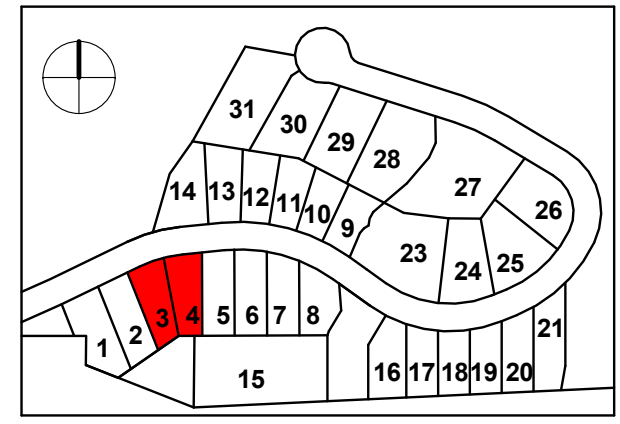
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

BRITISH PACIFIC HOMES

TKA+D



KEYPLAN



LEGEND:

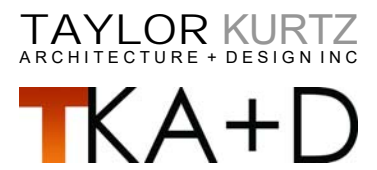
- 25' FRONT YARD VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

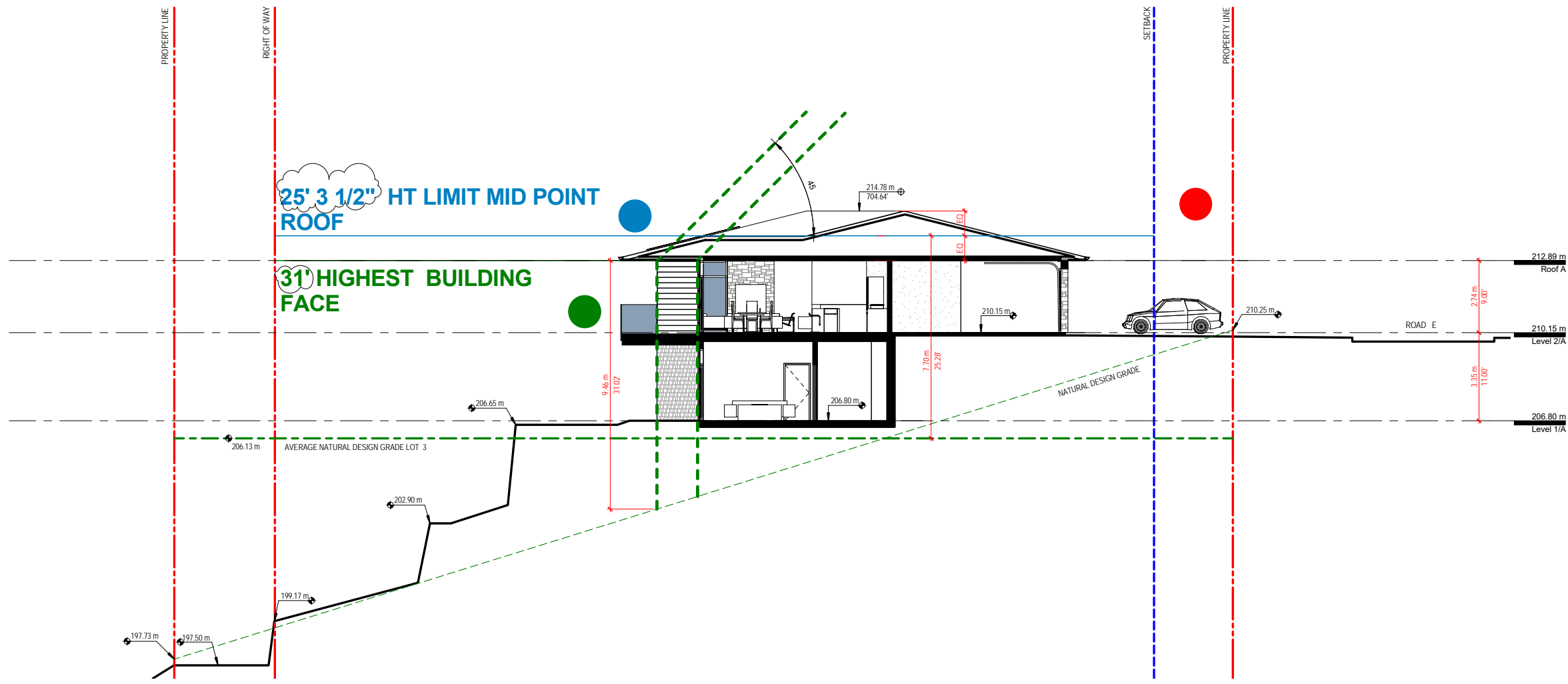
① Lots 3 & 4
1/8" = 1'-0"

Rodgers Creek - Area 4 - Lots 1-8
Site Plan - Lot 3 & 4

2/22/2016 12:05:28 PM Scales 50% @ 11"x17"

A017





1 Section A - Lot 3
1 : 96

GRADING CALCULATION LOT 3

AVERAGE DESIGN (NATURAL) GRADE D.G.							AVERAGE FINISHED GRADE F.G.								
REF POINT	GRADE FIRST (M)	REF POINT	GRADE SECOND (M)	AVERAGE (M)	WALL LENGTH (M)	TOTAL (M ³)	REF POINT	GRADE FIRST (M)	REF POINT	GRADE SECOND (M)	AVERAGE (M)	WALL LENGTH (M)	TOTAL (M ³)		
A	236.29	B	207.85	206.09	17.03	3679.07	A	210.10	B	210.10	210.10	17.08	3,714.57		
B	237.89	C	207.52	207.52	8.01	1662.26	B	210.10	C	210.10	210.10	8.01	1,682.90		
C	237.15	D	207.13	207.14	6.02	1242.25	C	210.10	D	210.10	210.10	6.00	1,250.60		
D	237.13	E	208.33	207.73	12.53	2692.71	D	210.10	E	210.10	210.10	12.53	2,632.59		
E	236.11	F	208.10	208.10	21.09	4519.27	E	210.10	F	210.10	210.10	21.09	4,557.67		
F	236.11	G	206.13	206.13	38.01	6919.86	F	210.10	G	207.00	208.55	38.02	7,095.17		
G	236.15	H	204.93	206.00	4.82	906.39	G	207.00	H	206.65	205.83	4.82	911.19		
H	234.58	I	203.88	204.43	12.45	2545.15	H	206.65	I	206.65	206.65	12.45	2,572.79		
I	234.88	J	203.93	206.49	16.04	3279.14	I	206.65	J	206.65	206.65	16.04	3,314.67		
J	238.91	K	203.48	206.49	4.83	879.56	J	206.65	K	206.65	206.65	4.83	832.18		
K	235.48	L	203.24	205.64	21.38	4434.56	K	206.65	L	206.65	206.65	21.38	4,507.84		
L	235.44	M	205.02	206.37	11.61	2515.73	L	206.65	M	207.10	207.10	11.60	2,505.87		
M	235.00	N	205.02	205.04	3.11	617.05	M	207.10	N	207.10	207.10	3.11	630.55		
N	235.00	A	206.01	206.01	12.01	2625.18	N	207.10	A	210.10	209.64	12.00	2,575.75		
TOTAL					207.50	12772.82						207.50	40,293.12		
PROPOSED AVERAGE DESIGN GRADE							206.13	PROPOSED AVERAGE FINISHED GRADE							208.64
MAXIMUM BUILDING HEIGHT (M) + 9.14 M							215.27	MAXIMUM BUILDING HEIGHT (M) + 9.14							217.78

LEGEND:

- 25' FRONT YARD VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

REQUESTED VARIANCES LOT 3 (AVERAGE GRADE CALCULATION)

	REQUIRED	PROVIDED	VARIANCE REQUIRED
● FRONT YARD	7.62 M (25')	5.5 M (18')	2.1 M (7')
● REAR YARD	7.62 M (25')	14.84 M (48.7')	N/A
● HIGHEST BLDG FACE	6.71 M (22')	9.46 M (31.02')	2.75 M (9.02')
● BUILDING HEIGHT	7.62 M (25')	7.70 M (25.28')	0.08 M (0.28')

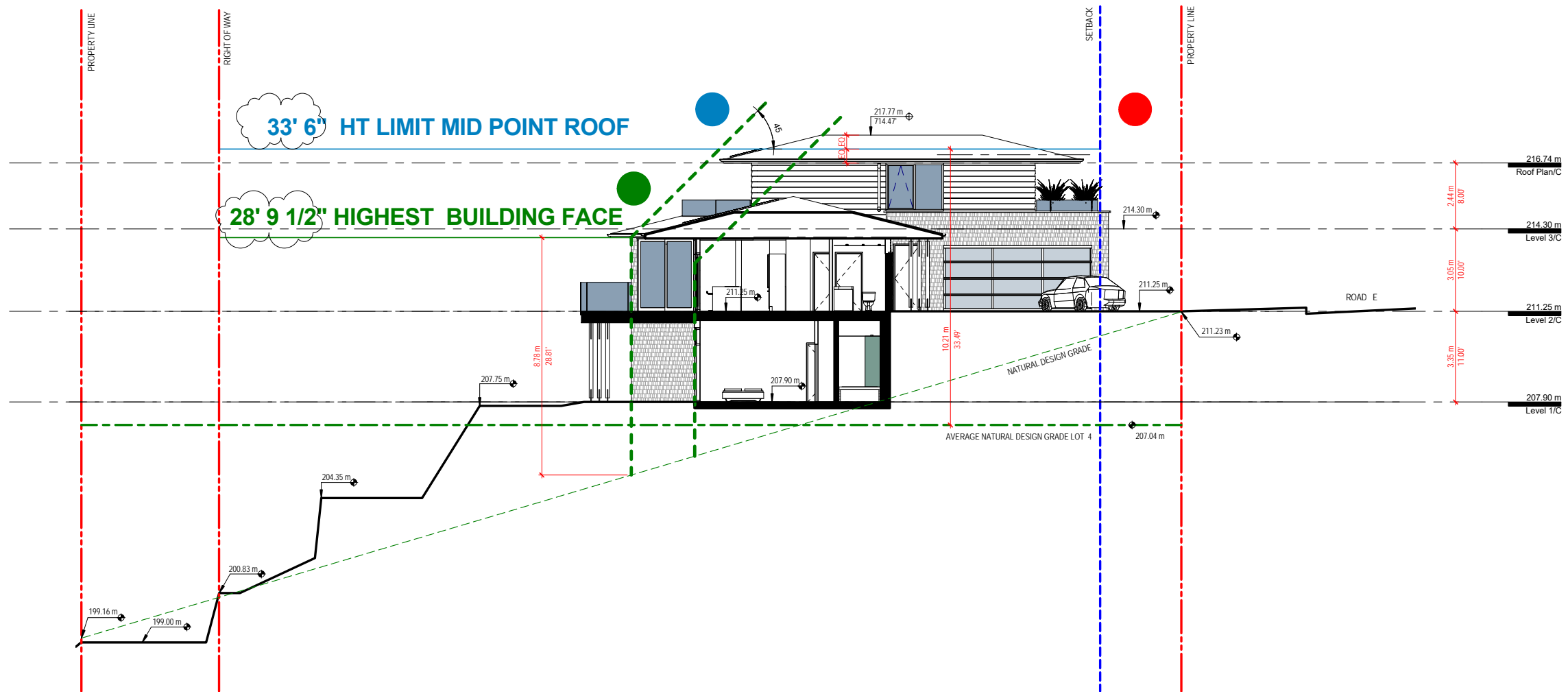
Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 3

2/22/2016 11:55:36 AM Scales 50% @ 11"x17"

A018

BRITISH PACIFIC HOMES | TAYLOR KURTZ ARCHITECTURE + DESIGN INC | TKA+D



1 Section A - Lot 4
1:96

GRADING CALCULATION LOT 4

AVERAGE DESIGN (NATURAL) GRADE D.G.						AVERAGE FINISHED GRADE F.G.							
REF. POINT	GRADE FIRST (M)	REF. POINT	GRADE SECOND (M)	AVERAGE (M)	WALL LENGTH (M)	TOTAL (M)	REF. POINT	GRADE FIRST (M)	REF. POINT	GRADE SECOND (M)	AVERAGE (M)	WALL LENGTH (M)	TOTAL (M)
O	209.43	P	203.88	206.70	22.38	4,693.50	O	210.01	P	213.51	22.38	4,713.14	
P	209.59	Q	207.41	208.80	26.19	5,468.11	P	211.30	Q	211.20	26.19	5,511.18	
Q	207.61	R	208.30	207.86	16.65	3,462.79	Q	211.30	R	211.30	16.65	3,514.48	
R	206.17	S	207.47	207.86	5.03	1,205.00	R	211.30	S	211.20	5.03	1,214.56	
S	207.84	T	207.88	207.86	4.24	873.01	S	211.20	T	211.20	4.24	884.35	
T	207.53	U	205.66	206.87	18.13	3,763.55	T	211.20	U	207.75	18.13	3,803.16	
U	206.95	V	205.31	205.69	30.53	4,321.75	U	207.75	V	207.75	30.53	4,365.11	
V	205.23	W	201.56	204.96	7.77	1,592.17	V	207.75	W	207.75	7.77	1,611.62	
W	204.54	X	203.97	204.25	17.85	3,645.35	W	207.70	X	207.70	17.85	3,702.45	
X	203.57	Y	205.15	204.56	12.64	2,589.72	X	207.70	Y	207.75	12.66	2,619.80	
Y	205.15	Z	202.86	202.10	4.49	823.91	Y	207.75	Z	207.75	4.49	894.80	
Z	205.25	AA	202.49	207.27	49.23	9,581.23	Z	207.75	AA	210.01	49.26	9,594.51	
TOTAL					201.95	41,812.52					201.65	42,242.37	
PROPOSED AVERAGE DESIGN GRADE						207.04	PROPOSED AVERAGE FINISHED GRADE						209.37
MAXIMUM BUILDING HEIGHT (M) = 9.14 M						216.28	MAXIMUM BUILDING HEIGHT (M) = 9.14 M						218.51

LEGEND:

- 25' FRONT YARD VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

REQUESTED VARIANCES LOT 4 (AVERAGE GRADE CALCULATION)

	REQUIRED	PROVIDED	VARIANCE REQUIRED
● FRONT YARD	4.5 M (14.8')	3.0 M (9.8')	1.5 M (4.9')
● REAR YARD	7.62 M (25')	17.40 M (57.1')	N/A
● HIGHEST BLDG FACE	6.71 M (22')	8.78 M (28.81')	2.07 M (6.81')
● BUILDING HEIGHT	7.62 M (25')	10.21 M (33.49')	2.59 M (8.49')

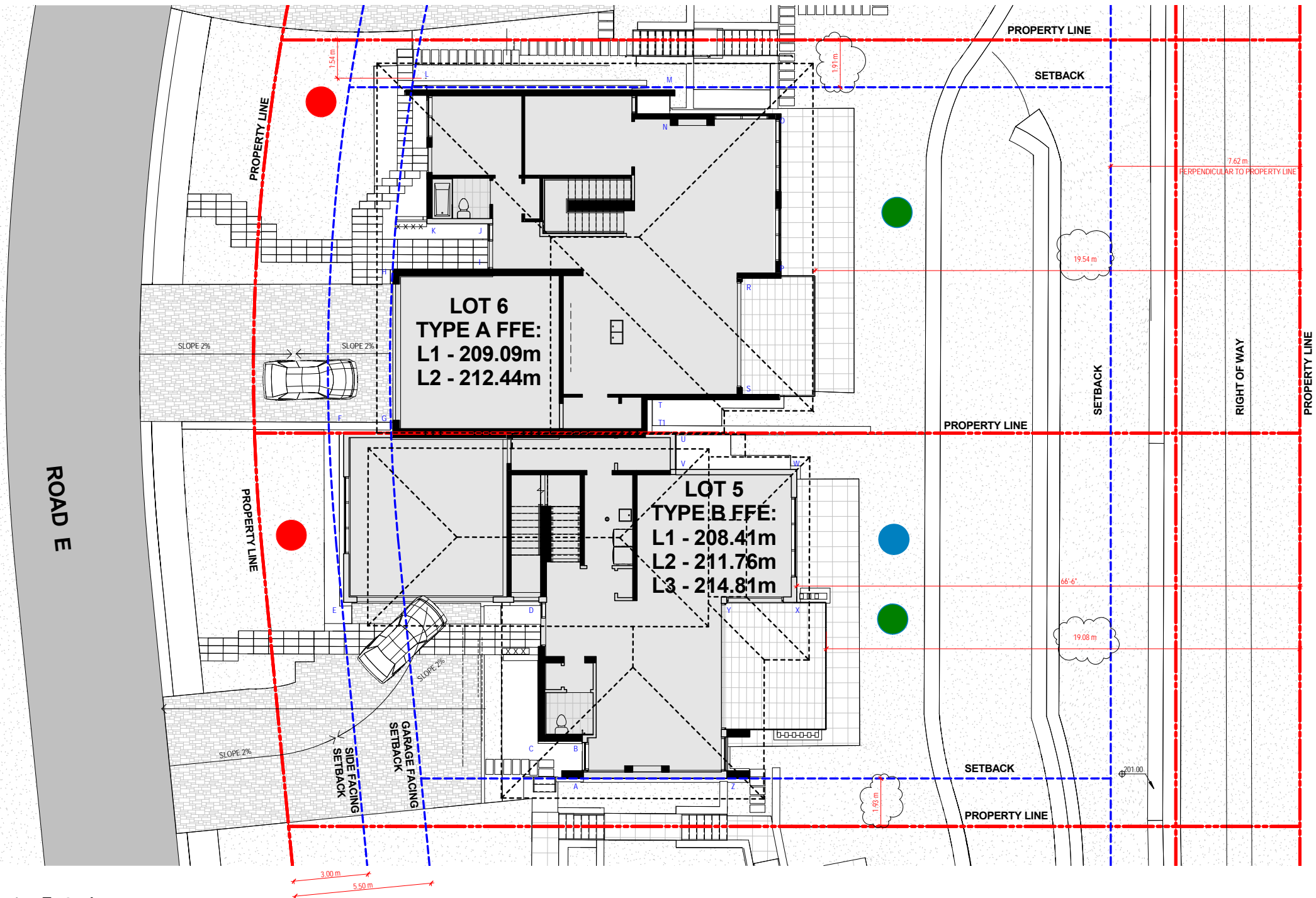
Rodgers Creek - Area 4 - Lots 1-8

Section a - Lot 4

2/22/2016 12:14:04 PM Scales 50% @ 11"x17"

A019

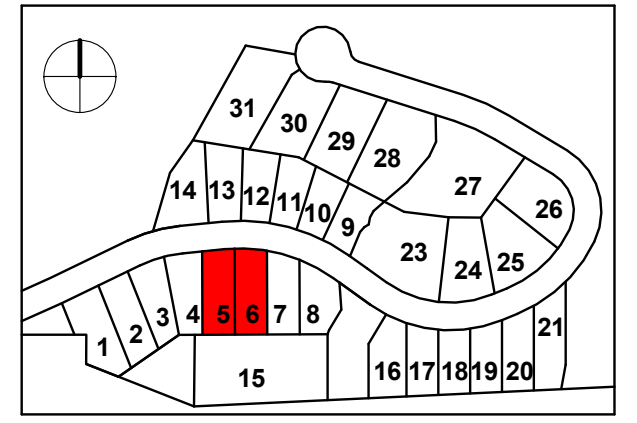
BRITISH PACIFIC HOMES | TAYLOR KURTZ ARCHITECTURE + DESIGN INC | TKA+D



1 Lots 5 & 6
1/8" = 1'-0"

- LEGEND:**
- 25' FRONT YARD VARIANCE REQUIRED
 - 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
 - 25' BUILDING HEIGHT VARIANCE REQUIRED

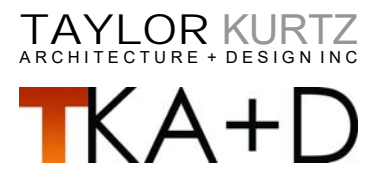
KEYPLAN

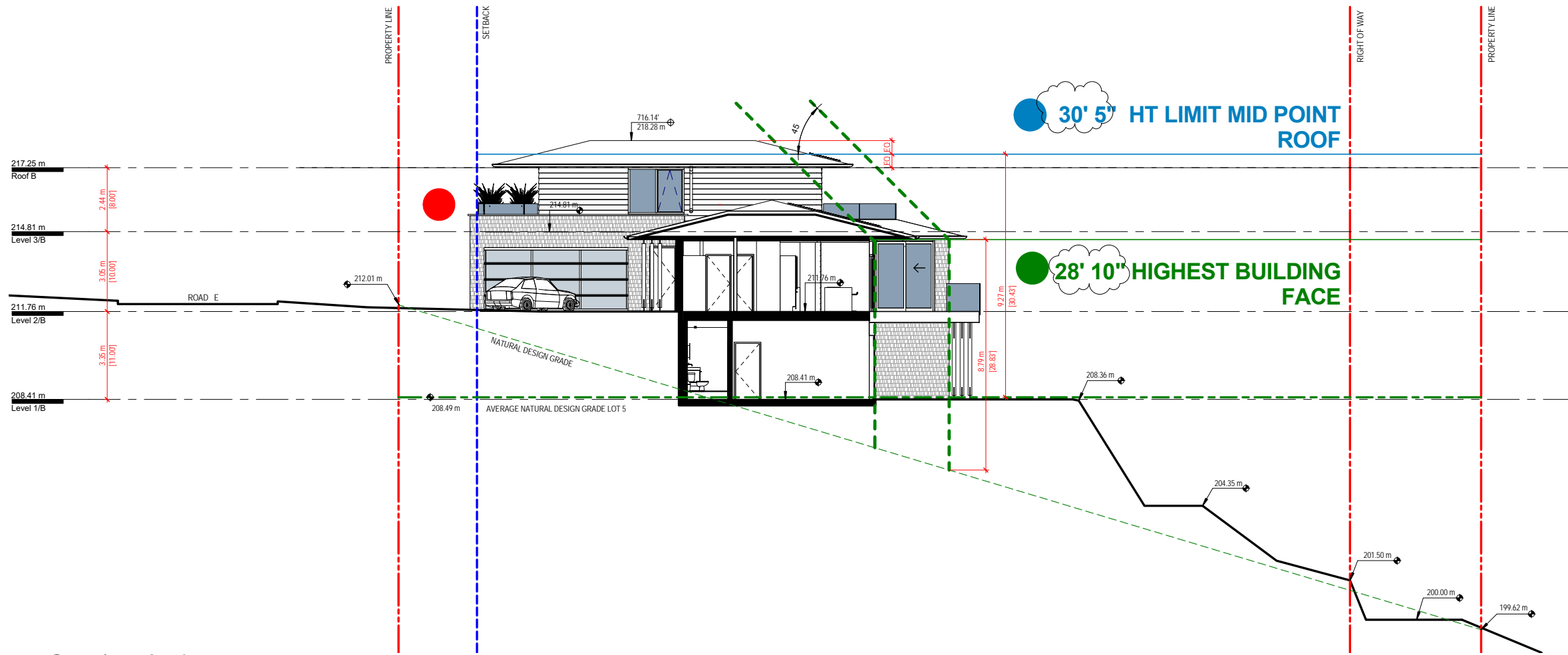


Rodgers Creek - Area 4 - Lots 1-8
Site Plan - Lot 5 & 6

2/22/2016 11:23:18 AM Scales 50% @ 11"x17"

A020





1 Section A - Lot 5
1 : 96

AVERAGE DESIGN GRADE CALCULATION - LOT 5

AVERAGE DESIGN (NATURAL) GRADE D.G.					AVERAGE FINISHED GRADE F.G.																			
REF.POINT	ELEVATION (M)	REF.POINT	ELEVATION (M)	AVG.ELEV.(M)	DISTANCE(M)	AVG.DIST.(M)	REF.POINT	ELEVATION (M)	REF.POINT	ELEVATION (M)	AVG.ELEV.(M)	DISTANCE(M)	AVG.DIST.(M)											
A	205.10	B	208.73	206.91	4.56	1,052.50	A	211.70	B	211.70	211.70	4.96	1,050.03											
B	206.28	C	208.73	207.50	5.36	1,221.81	B	211.70	C	211.70	211.70	5.36	1,205.56											
C	206.77	D	209.89	208.89	18.47	3,857.22	C	211.70	D	211.71	211.71	18.57	3,859.00											
D	209.00	E	211.45	210.15	25.43	5,402.09	D	211.71	E	211.71	211.71	25.73	5,447.30											
E	211.29	F	211.50	211.40	21.50	4,756.39	E	211.71	F	212.35	212.03	22.50	4,770.68											
F	211.50	U	207.60	209.60	43.90	9,201.29	F	212.35	U	208.20	210.28	43.90	9,231.07											
U	207.60	V	207.61	207.65	1.77	993.49	U	208.20	V	208.20	208.20	1.77	993.11											
V	207.61	W	206.21	206.91	15.08	3,315.77	V	208.20	W	208.20	208.20	15.03	3,337.45											
W	206.21	X	205.97	206.09	17.29	3,624.77	W	208.20	X	208.20	208.20	17.59	3,662.24											
X	205.93	Y	206.74	206.34	9.75	1,908.60	X	208.20	Y	208.26	207.10	9.75	1,915.63											
Y	206.74	Z	206.14	206.54	31.39	1,810.39	Y	208.26	Z	208.35	208.31	28.90	4,851.42											
Z	206.34	A	208.10	207.22	19.07	3,951.89	Z	208.35	A	211.70	210.09	19.07	4,005.28											
TOTAL					211.32	44,058.79	TOTAL					211.32	44,393.69											
PROPOSED AVERAGE DESIGN GRADE					208.49					PROPOSED AVERAGE FINISHED GRADE					210.08									
MAXIMUM BUILDING HEIGHT (M) + 9.14 M										217.63					MAXIMUM BUILDING HEIGHT (FT) + 9.14 M					219.22				

LEGEND:

- 25' FRONT YARD VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

REQUESTED VARIANCES LOT 5 (AVERAGE GRADE CALCULATION)

	REQUIRED	PROVIDED	VARIANCE REQUIRED
● FRONT YARD	4.5 M (14.8')	3.0 M (9.8')	1.5 M (4.9')
● REAR YARD	7.62 M (25')	19.08 M (62.6')	N/A
● HIGHEST BLDG FACE	6.71 M (22')	8.79 M (28.83')	2.08 M (6.83')
● BUILDING HEIGHT	7.62 M (25')	9.27 M (30.42')	1.65 M (5.42')

Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 5

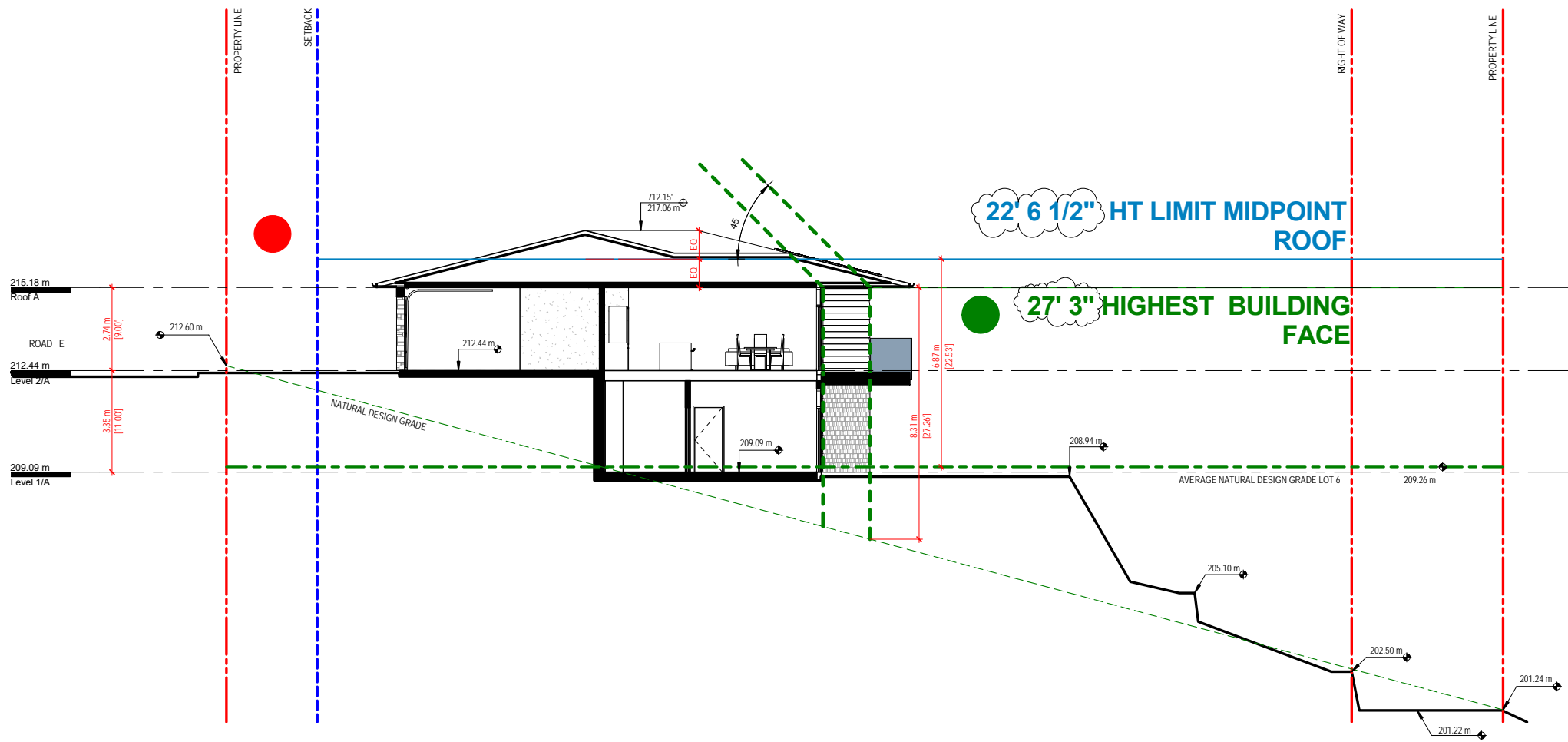
2/22/2016 11:40:06 AM Scales 50% @ 11"x17"

A021



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1 Section A - Lot 6
1 : 96

AVERAGE DESIGN GRADE CALCULATION - LOT 6

AVERAGE DESIGN (NATURAL) GRADE D.G.							AVERAGE FINISHED GRADE F.G.								
REF. POINT	ELEVATION (M)	REF. POINT	ELEVATION (M)	AVG. ELEV. (M)	DISTANCE (M)	AVG. DIST. (M)	REF. POINT	ELEVATION (M)	REF. POINT	ELEVATION (M)	AVG. ELEV. (M)	DISTANCE (M)	AVG. DIST. (M)		
G	210.58	H	211.20	211.09	21.70	4,580.65	G	212.39	H	212.39	212.39	21.70	4,608.89		
H	211.10	I	210.69	210.69	12.64	2,663.06	H	212.39	I	212.39	212.39	12.64	2,684.61		
I	210.37	J	210.25	210.21	6.00	1,261.26	I	212.39	J	212.39	212.39	6.00	1,271.31		
J	210.75	K	210.90	210.54	2.95	1,674.07	J	212.39	K	212.39	212.39	2.95	1,685.50		
K	210.40	L	211.06	210.98	17.69	3,791.24	K	212.39	L	212.39	212.39	17.69	3,797.18		
L	211.06	M	208.60	208.83	32.06	6,791.35	L	212.39	M	208.90	211.15	32.06	6,773.53		
M	208.40	N	208.54	208.57	3.21	669.51	M	208.90	N	208.90	208.90	3.21	673.78		
N	208.14	U	207.50	208.02	13.75	2,866.52	N	208.90	U	208.94	208.42	13.78	2,885.81		
O	207.50	P	207.06	207.28	21.77	4,512.09	O	208.94	P	208.94	208.94	21.77	4,548.62		
P	207.66	R	207.11	207.22	4.12	864.09	P	208.94	R	208.94	208.94	4.12	871.25		
R	207.17	S	207.06	207.21	16.04	3,321.65	R	208.94	S	208.94	208.94	16.04	3,338.40		
S	207.03	T	206.06	207.56	12.61	2,617.27	S	208.94	T	208.90	208.92	12.61	2,634.48		
T	208.06	T1	206.00	208.03	4.45	925.73	T	208.90	T1	208.90	208.90	4.45	929.61		
T2	208.00	G	210.98	209.49	33.60	7,038.86	T2	208.90	G	212.39	210.65	33.60	7,077.67		
TOTAL					207.69	43,469.74	TOTAL					207.69	43,759.67		
PROPOSED AVERAGE DESIGN GRADE							209.26	PROPOSED AVERAGE FINISHED GRADE							210.70
MAXIMUM BUILDING HEIGHT (M) + 9.14 M							218.40	MAXIMUM BUILDING HEIGHT (FT) + 9.14							219.84

LEGEND:

- 25' FRONT YARD VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

REQUESTED VARIANCES LOT 6 (AVERAGE GRADE CALCULATION)

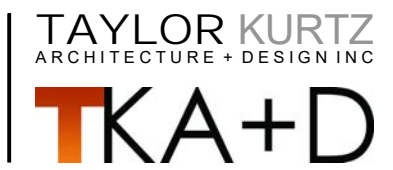
	REQUIRED	PROVIDED	VARIANCE REQUIRED
● FRONT YARD	7.6 M (25')	5.5 M (18')	2.1 M (7')
● REAR YARD	7.62 M (25')	19.54 M (64.1')	N/A
● HIGHEST BLDG FACE	6.71 M (22')	8.31 M (27.26')	1.6 M (5.26')
● BUILDING HEIGHT	7.62 M (25')	6.87 M (22.53')	N/A

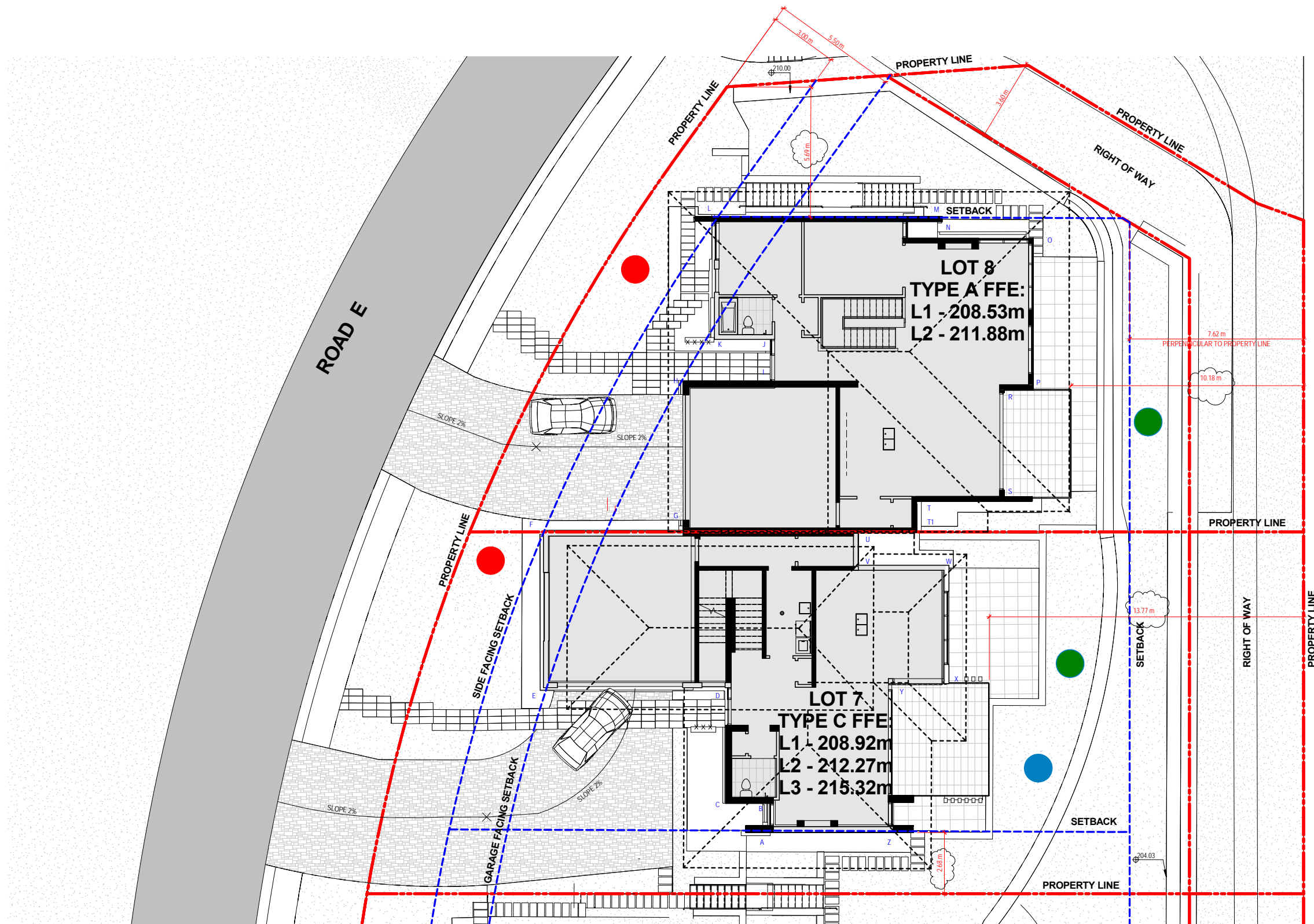
Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 6

2/22/2016 11:39:46 AM Scales 50% @ 11"x17"

A022



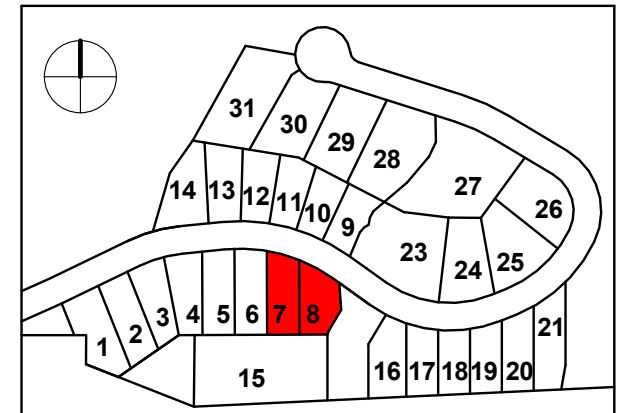


1 Lots 7 & 8
1/8" = 1'-0"

LEGEND:

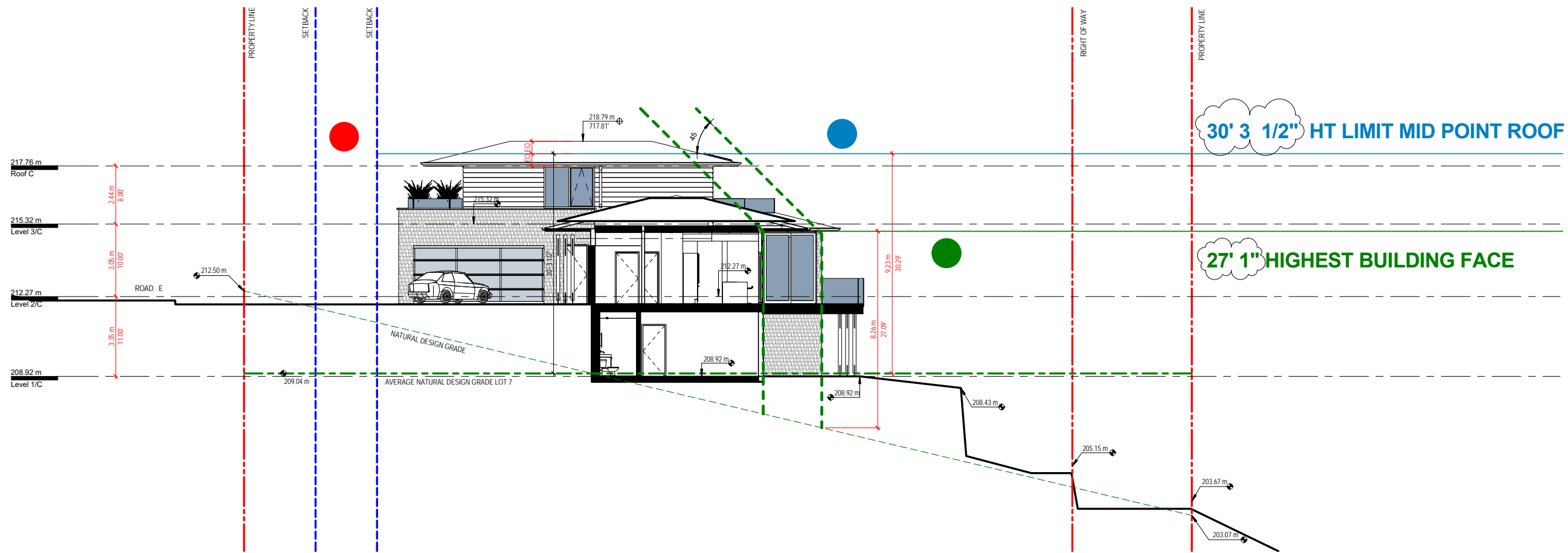
- 25' FRONT YARD VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

KEYPLAN



Rodgers Creek - Area 4 - Lots 1-8
 Site Plan - Lot 7 & 8
 2/22/2016 11:25:41 AM Scales 50% @ 11"x17"
 A023



1 Section A - Lot 7
1:96

AVERAGE DESIGN GRADE CALCULATION - LOT 7

AVERAGE DESIGN (NATURAL) GRADE D.G.						AVERAGE FINISHED GRADE F.G.							
REF. POINT	ELEVATION (M)	REF. POINT	ELEVATION (M)	AVG. ELEV. (M)	DISTANCE (M)	REF. POINT	ELEVATION (M)	REF. POINT	ELEVATION (M)	AVG. ELEV. (M)	DISTANCE (M)	AVG. DIST. (M)	
A	208.45	B	208.55	208.50	4.19	873.62	A	212.22	B	212.22	212.22	4.19	899.25
B	208.55	C	208.76	208.77	5.80	1,210.84	B	212.22	C	212.22	212.22	5.80	1,230.88
C	208.98	D	209.28	209.13	16.65	3,482.91	C	212.22	D	212.22	212.22	16.65	3,535.46
D	209.28	E	211.12	210.20	26.19	5,505.14	D	212.22	E	212.22	212.22	26.19	5,558.04
E	211.12	F	211.32	211.32	29.50	6,784.59	E	212.22	F	212.22	212.22	29.50	4,324.96
F	211.51	U	208.45	208.98	45.17	9,484.80	F	212.22	U	208.38	210.30	45.17	9,499.25
U	208.45	V	208.36	208.41	4.79	958.26	U	208.38	V	208.77	208.58	4.79	999.07
V	208.36	W	207.46	207.92	12.75	2,650.85	V	208.77	W	208.70	208.74	12.75	2,661.37
W	207.46	X	206.99	207.23	17.75	3,678.29	W	208.70	X	207.90	208.10	17.75	3,695.78
X	206.99	Y	207.55	207.27	7.64	1,583.54	X	207.90	Y	208.77	208.14	7.64	1,590.15
Y	207.55	Z	207.10	207.33	20.67	4,285.61	Y	208.77	Z	209.00	208.69	20.67	4,312.65
Z	207.10	A	208.45	207.78	18.17	3,775.27	Z	209.00	A	212.22	210.61	18.17	3,825.78
TOTAL					202.27	42,282.57	TOTAL				202.27	42,574.58	
PROPOSED AVERAGE DESIGN GRADE						209.04	PROPOSED AVERAGE FINISHED GRADE						210.48
MAXIMUM BUILDING HEIGHT (M) + 9.14 M						218.18	MAXIMUM BUILDING HEIGHT (FT) + 9.14 M						219.62

LEGEND:

- 25' FRONT YARD VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

REQUESTED VARIANCES LOT 7 (AVERAGE GRADE CALCULATION)

	REQUIRED	PROVIDED	VARIANCE REQUIRED
● FRONT YARD	7.62 M (25')	5.5 M (18')	2.1 M (7')
● REAR YARD	7.62 M (25')	13.77 M (45.2')	N/A
● HIGHEST BLDG FACE	6.71 M (22')	8.26 M (27.09')	1.55 M (5.09')
● BUILDING HEIGHT	7.62 M (25')	9.23 M (30.29')	1.61 M (5.29')

Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 7

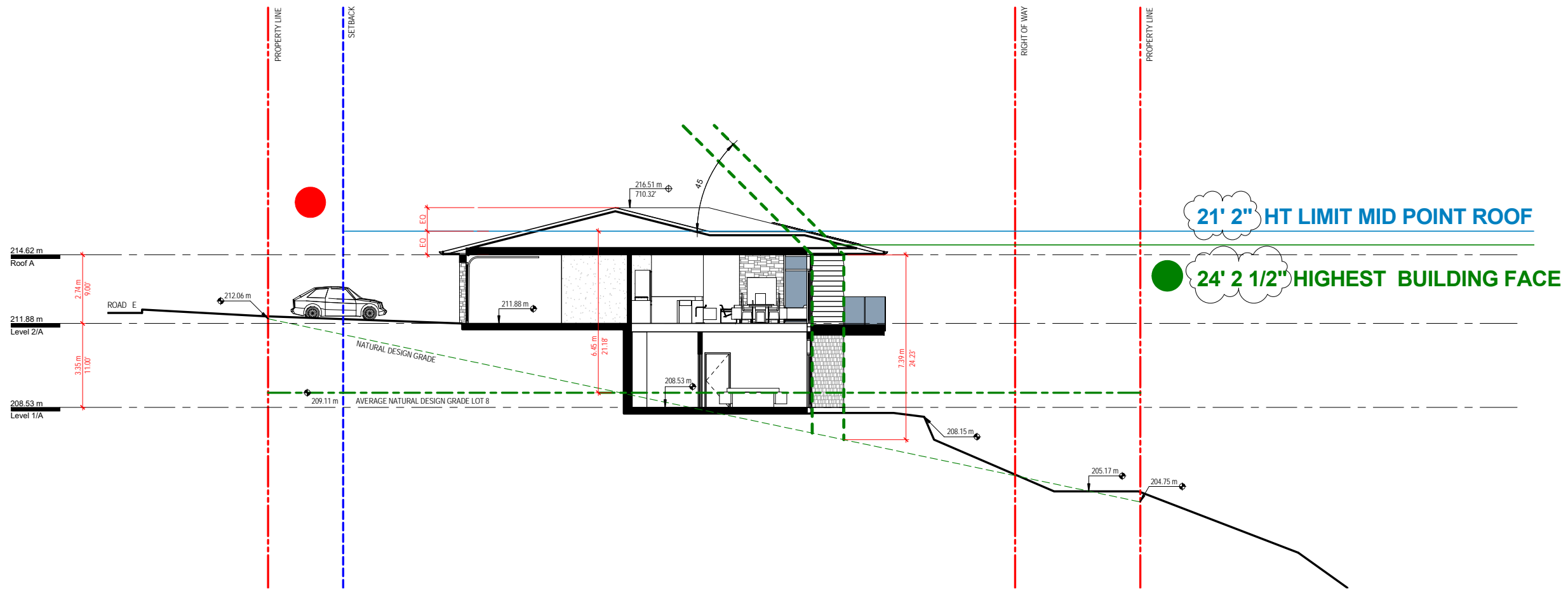
2/22/2016 11:46:14 AM Scales 50% @ 11"x17"

A024



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1 Section A - Lot 8
1:96

AVERAGE DESIGN GRADE CALCULATION - LOT 8

AVERAGE DESIGN (NATURAL) GRADE D.G.					AVERAGE FINISHED GRADE F.G.								
REF. POINT	ELEVATION (M)	REF. POINT	ELEVATION (M)	AVERAGE DIST. (M)	REF. POINT	ELEVATION (M)	REF. POINT	ELEVATION (M)	AVERAGE DIST. (M)				
G	210.20	H	210.67	210.44	21.59	4,564.34	G	211.83	H	211.53	211.53	21.69	4,504.59
H	210.67	I	209.89	210.27	12.52	2,612.52	H	211.83	I	211.83	211.83	12.52	2,681.11
I	209.89	J	209.95	209.95	6.50	1,359.46	I	211.83	J	211.83	211.83	6.00	1,370.98
J	209.95	K	210.47	210.71	8.71	1,783.76	J	211.83	K	211.83	211.83	8.01	1,695.74
K	210.47	L	210.90	211.71	17.28	3,275.31	K	211.83	L	211.75	211.75	17.02	3,564.42
L	210.90	M	208.73	209.89	12.18	6,273.47	L	211.75	M	208.73	210.71	20.08	6,757.12
M	208.73	N	208.67	208.73	5.33	653.23	M	208.73	N	208.73	208.73	5.13	651.89
N	208.67	O	207.75	208.21	10.28	2,649.12	N	208.73	O	208.33	208.33	10.78	2,870.72
O	207.75	P	207.53	207.54	21.28	4,530.22	O	208.33	P	208.55	208.55	23.78	4,552.50
P	207.53	Q	207.50	207.46	6.20	763.70	P	208.55	Q	208.33	208.33	6.70	867.71
Q	207.50	R	207.21	207.40	16.04	3,276.54	Q	208.33	R	208.33	208.33	16.04	3,341.43
R	207.21	S	207.99	207.59	12.61	2,617.85	R	208.33	S	208.33	208.33	12.61	2,627.67
S	207.99	T	207.89	207.93	4.51	617.74	S	208.33	T	208.33	208.33	4.51	859.79
T	207.89	U	207.89	207.89	83.50	7,063.30	T	208.33	U	211.83	210.11	35.50	7,032.50
U	207.89						U	211.83					
TOTAL				209.31		43,819.14	TOTAL				210.55		43,510.22
PROPOSED AVERAGE DESIGN GRADE					209.31	PROPOSED AVERAGE FINISHED GRADE					210.00		
MAXIMUM BUILDING HEIGHT (M) = 9.14 M					218.25	MAXIMUM BUILDING HEIGHT (FT) = 9.14 M					219.14		

21' 2" HT LIMIT MID POINT ROOF
24' 2 1/2" HIGHEST BUILDING FACE

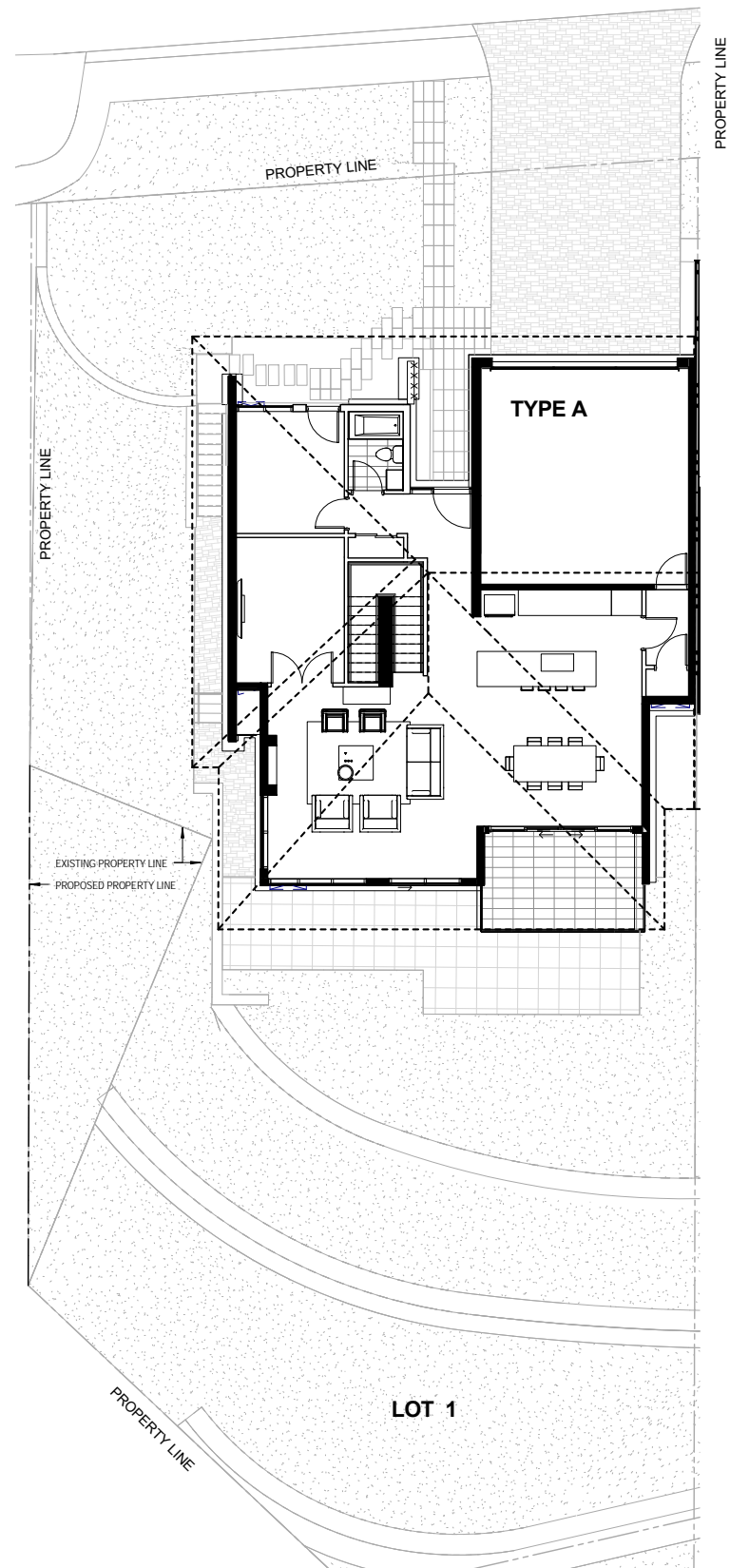
- LEGEND:**
- 25' FRONT YARD VARIANCE REQUIRED
 - 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
 - 25' BUILDING HEIGHT VARIANCE REQUIRED

REQUESTED VARIANCES LOT 8 (AVERAGE GRADE CALCULATION)

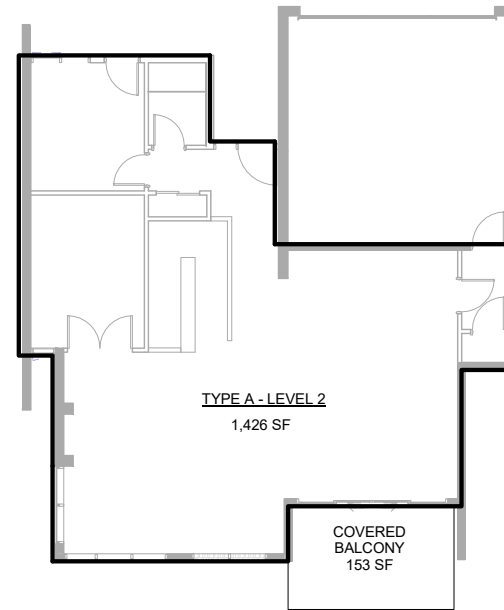
	REQUIRED	PROVIDED	VARIANCE REQUIRED
● FRONT YARD	4.5 M (14.8')	3.0 M (9.8')	1.5 M (4.9')
● REAR YARD	7.62 M (25')	10.18 M (33.4')	N/A
● HIGHEST BLDG FACE	6.71 M (22')	7.39 M (24.23')	0.68 M (2.23')
● BUILDING HEIGHT	7.62 M (25')	6.45 M (21.18')	N/A

Rodgers Creek - Area 4 - Lots 1-8
Section A - Lot 8
A025

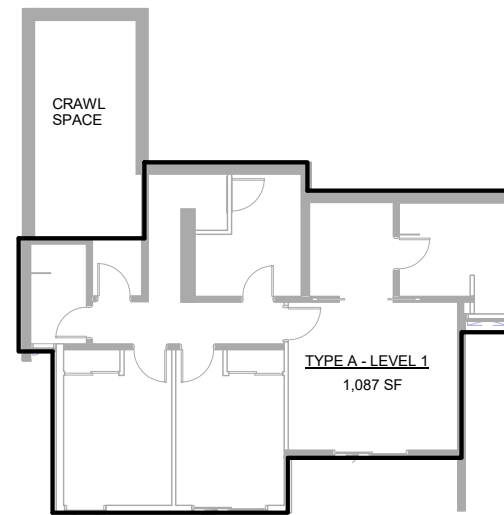
2/22/2016 11:45:54 AM Scales 50% @ 11"x17"



1 Site - Unit Type A (LOT 1, 3, 6 & 8)
1/8" = 1'-0"



Type A - Level 2



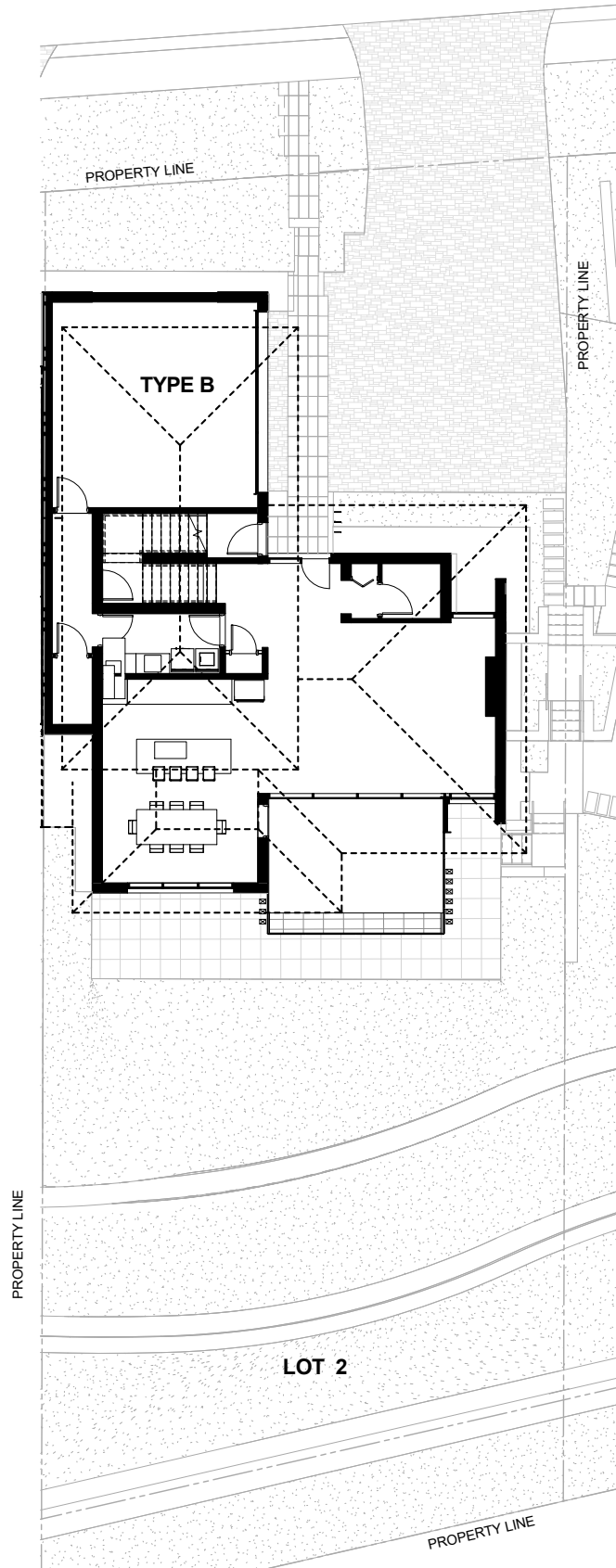
Type A - Level 1

Area Schedule (F.A.R.) - Unit Type A

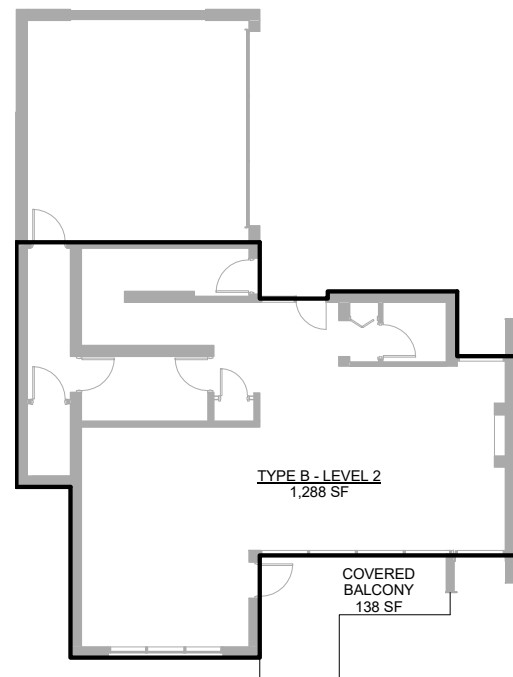
Name	Area	Comments
TYPE A - LEVEL 1	1,087 SF	TYPE A
TYPE A - LEVEL 2	1,426 SF	TYPE A
	2,513 SF	
Grand total	2,513 SF	

TYPE A

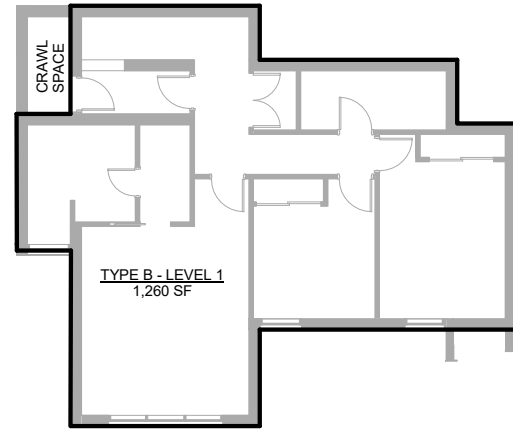
Enclosed FAR - 2,513sf
 Allowable Covered Balcony = 2513sf x 6% = 150.8sf
 Actual Covered Balcony Area = 153sf (Extra of 2.2sf)
 Total FAR = 2,513 + 2.2 = **2,515.2sf**



1 Site - Unit Type B (LOT 2 & 5)
1/8" = 1'-0"



Type B - Level 2

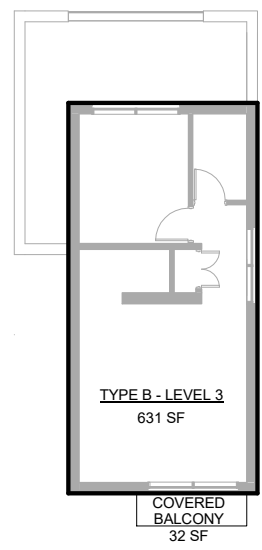


Type B - Level 1

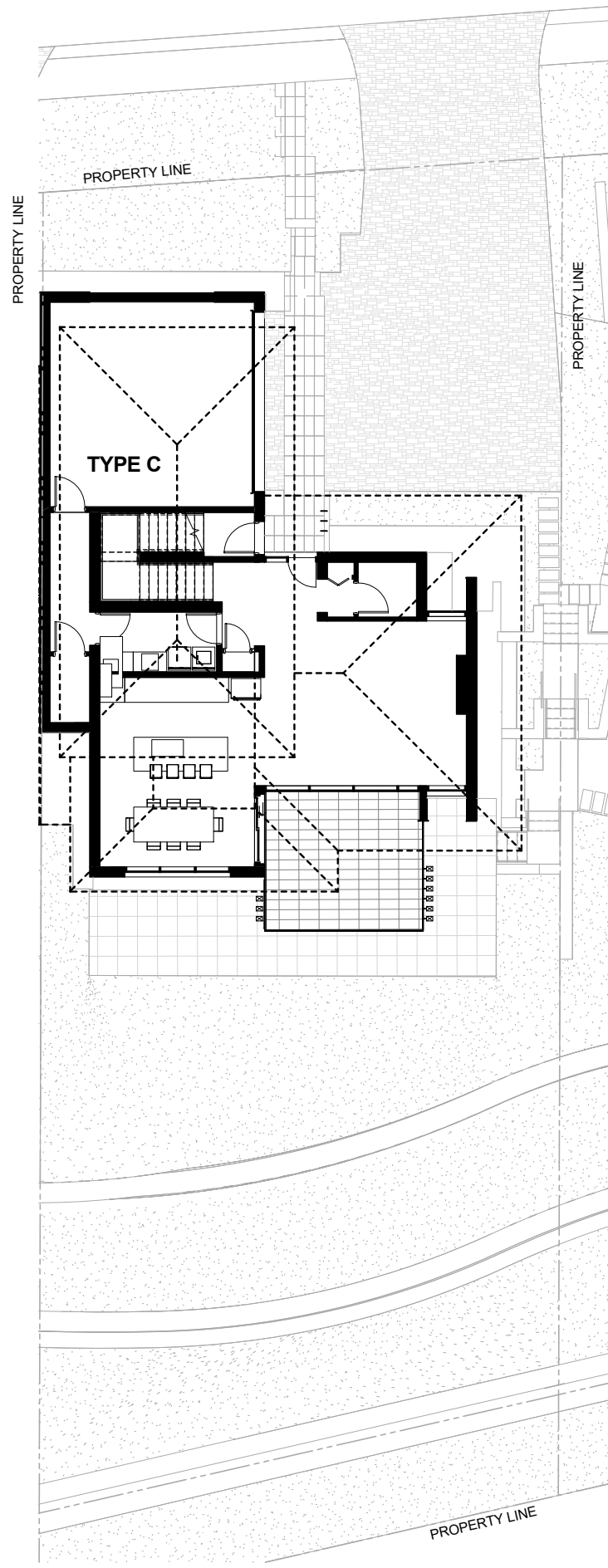
Area Schedule (F.A.R.) - Unit Type B

Name	Area	Comments
TYPE B - LEVEL 1	1,260 SF	TYPE B
TYPE B - LEVEL 2	1,288 SF	TYPE B
TYPE B - LEVEL 3	631 SF	TYPE B
	3,179 SF	
Grand total	3,179 SF	

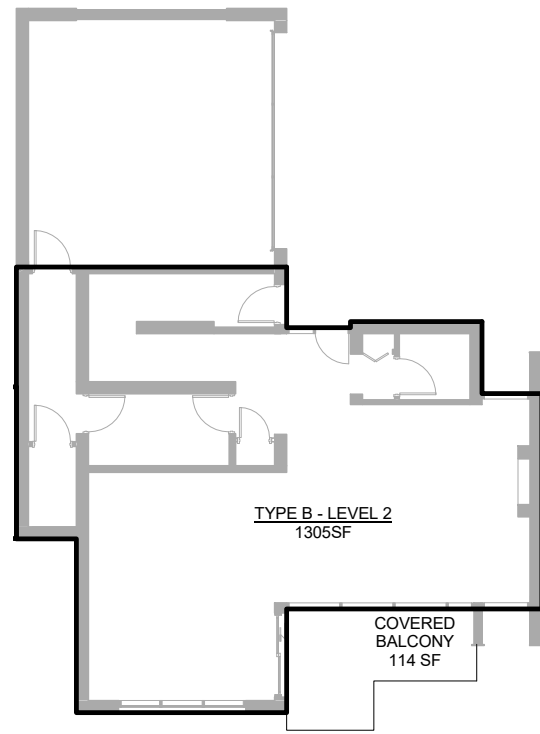
TYPE B
 Enclosed FAR – 3179sf
 Allowable Covered Balcony = 3179sf x 6% = 190.7sf
 Actual Covered Balcony Area = 170sf
 Total FAR 3,179sf



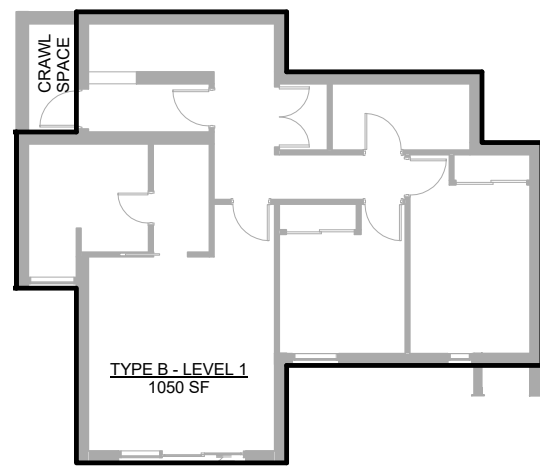
Type B - Level 3



1 Site - Unit Type C (LOT 4 & 7)
1/8" = 1'-0"



Type C - Level 2



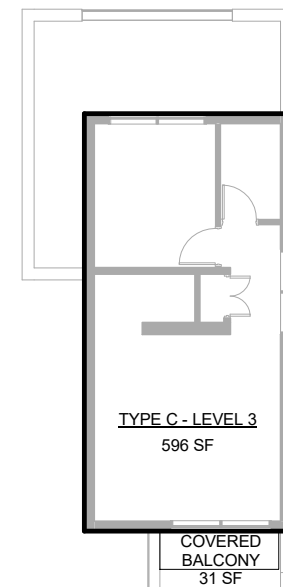
Type C - Level 1

Area Schedule (F.A.R.) - Unit Type C

Name	Area	Comments
TYPE C - LEVEL 1	1,050 SF	TYPE C
TYPE B - LEVEL 2	1,305 SF	TYPE C
TYPE B - LEVEL 3	596 SF	TYPE C
	2,951 SF	
Grand total	2,951 SF	

TYPE C

Enclosed FAR – 2951sf
 Allowable Covered Balcony = 2951sf x 6% = 177sf
 Actual Covered Balcony Area = 145sf
 Total FAR = **2,951sf**



Type C - Level 3



① Type A - Level 1
 1/4" = 1'-0"
 (LOT 1, 3, 6 & 8)

RODGERS CREEK - AREA 4 - LOTS 1-8

TYPE A - FLOOR PLAN - L1

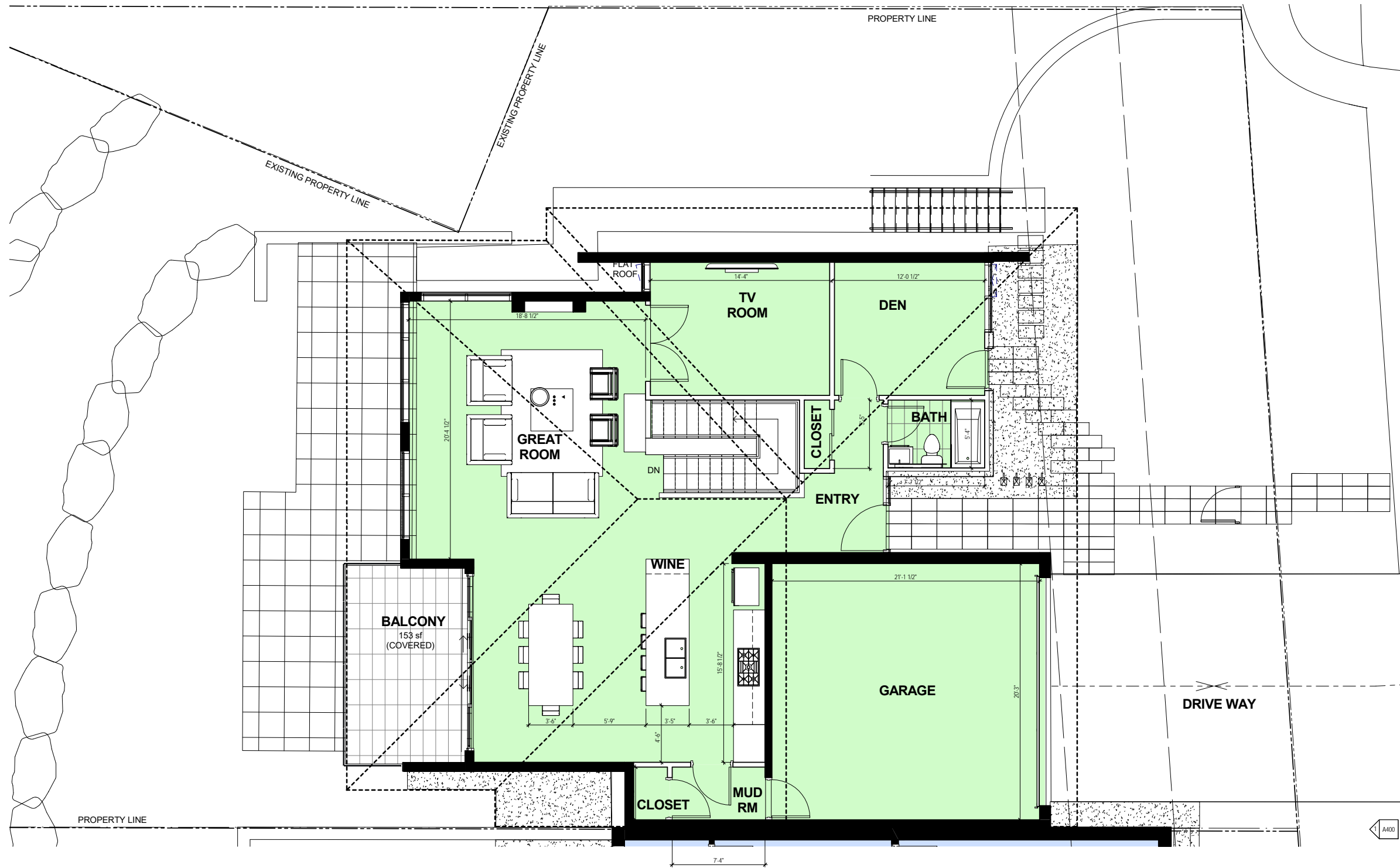
2/22/2016 8:54:36 AM

A111



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① Type A - Level 2
 1/4" = 1'-0"
 (LOT 1, 3, 6 & 8)

RODGERS CREEK - AREA 4 - LOTS 1-8

TYPE A - FLOOR PLAN - L2

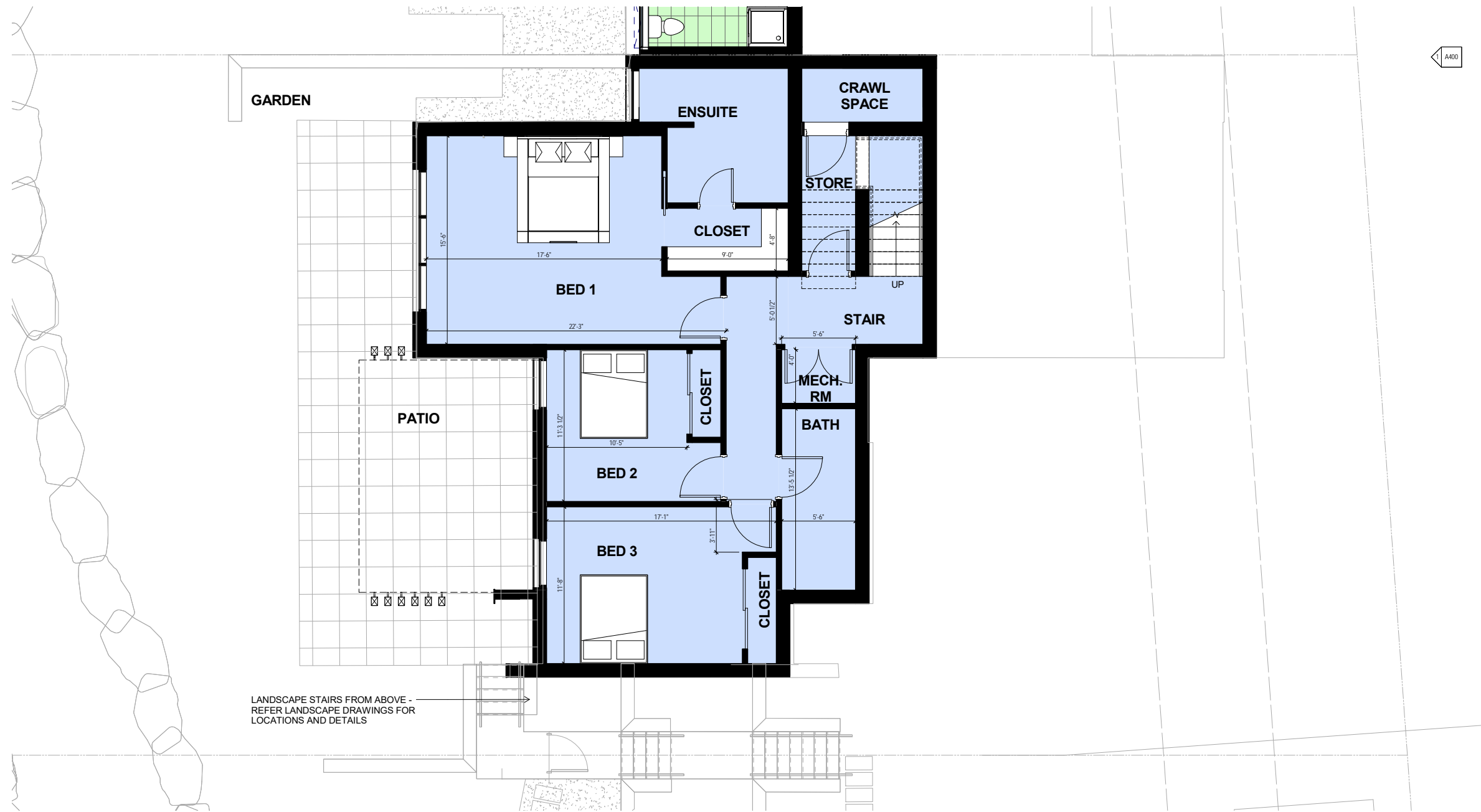
2/19/2016 11:19:48 AM

A112



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① Type B - Level 1
 1/4" = 1'-0"
 (LOT 2 & 5)

RODGERS CREEK - AREA 4 - LOTS 1-8

TYPE B - FLOOR PLAN - L1

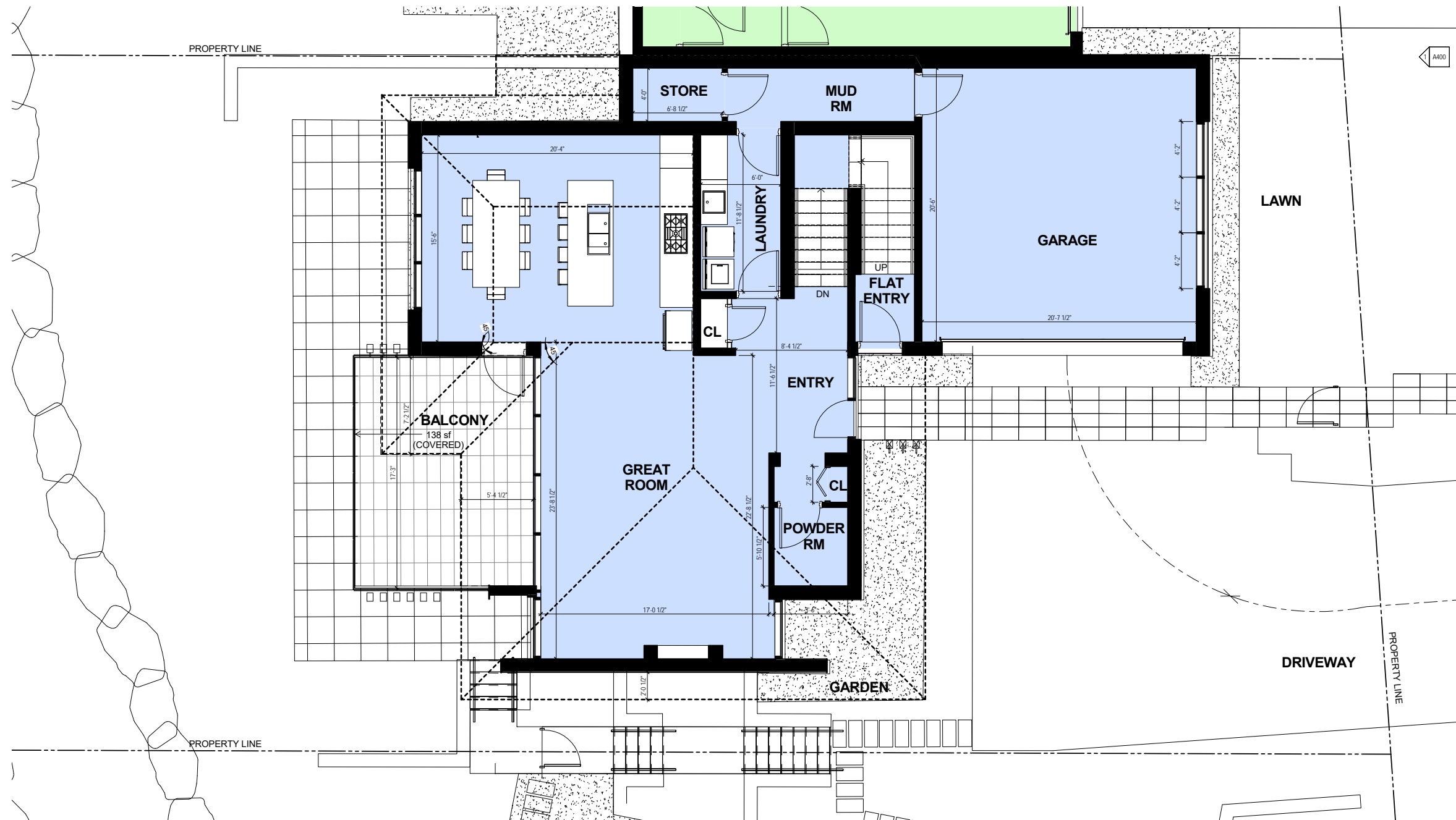
2/19/2016 11:21:37 AM

A121

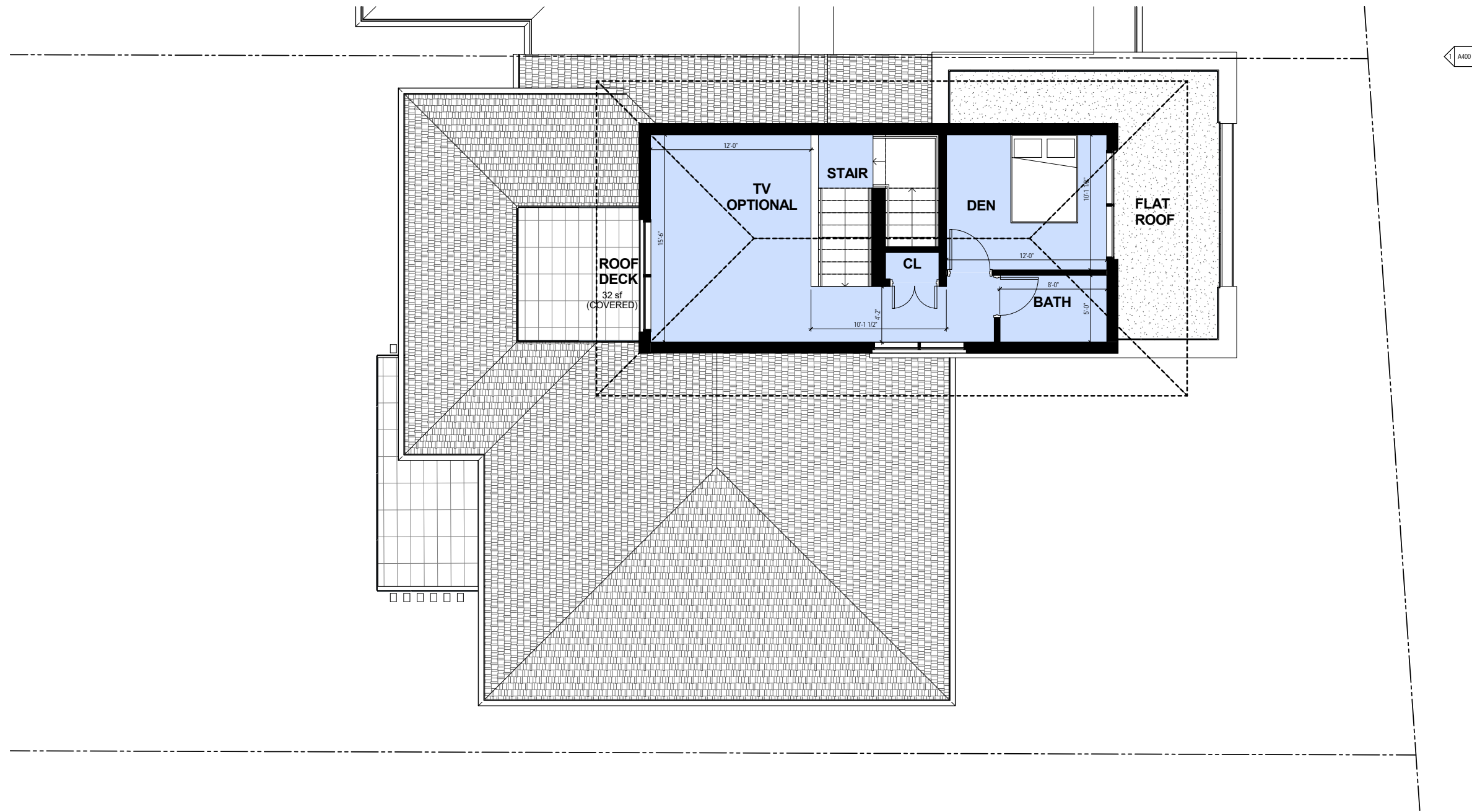


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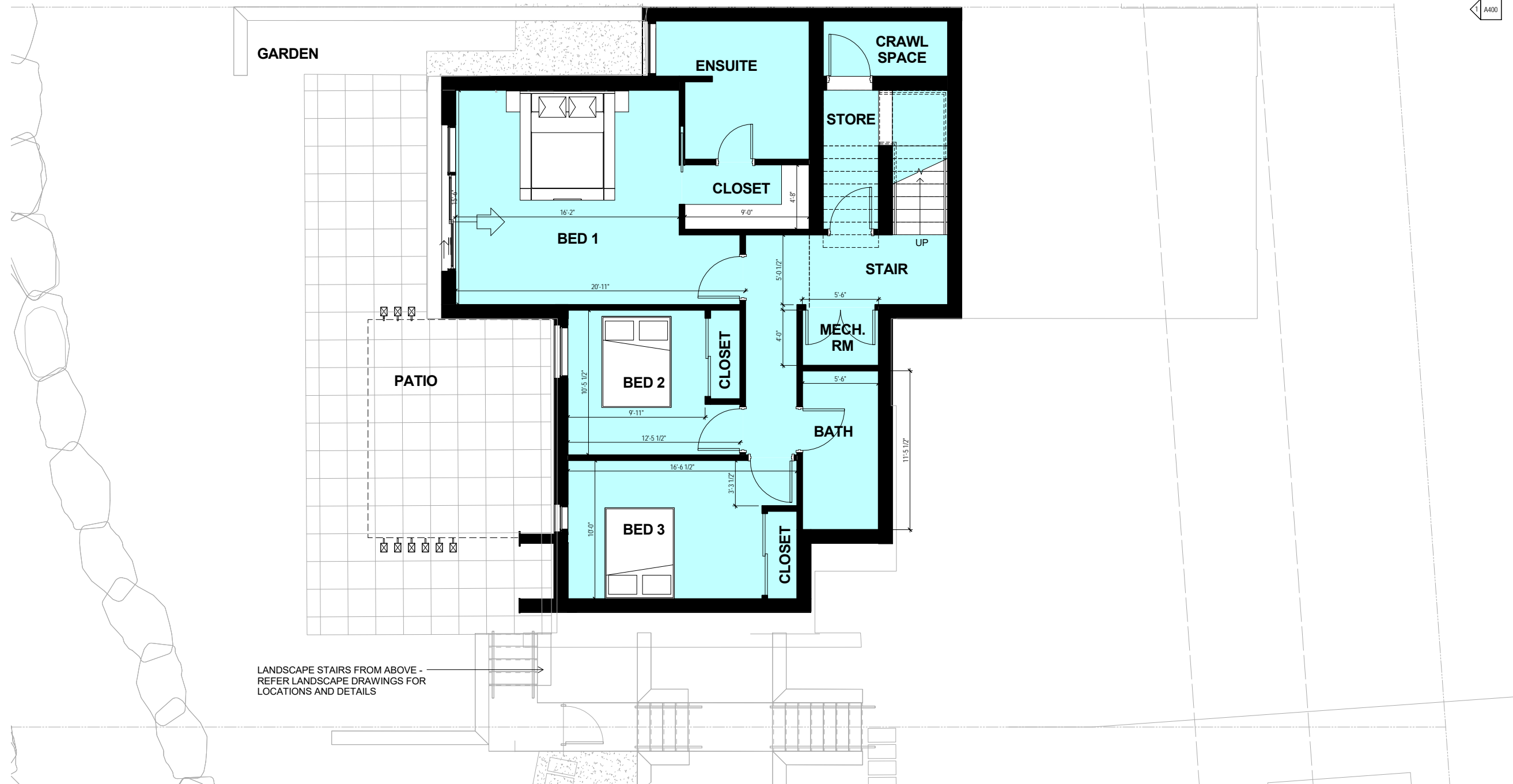




① Type B - Level 2
(LOT 2 & 5)



① Type B - Level 3
 1/4" = 1'-0"
 (LOT 2 & 5)



1 Type C - Level 1 (LOT 4 & 7)
1/4" = 1'-0"

RODGERS CREEK - AREA 4 - LOTS 1-8

TYPE C - FLOOR PLAN - L1

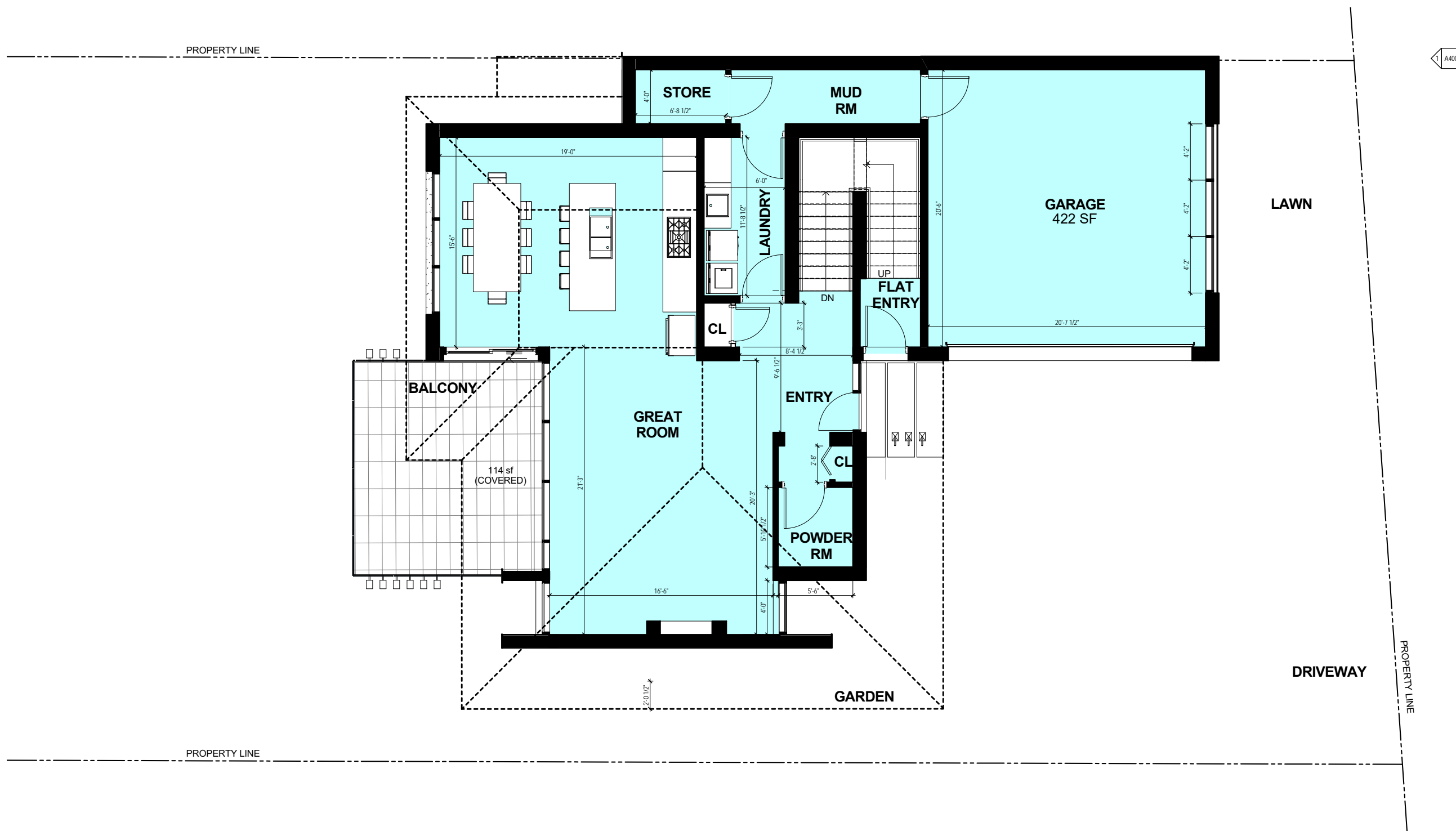
2/19/2016 11:28:33 AM

A131



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① Type C - Level 2 (LOT 4 & 7)

RODGERS CREEK - AREA 4 - LOTS 1-8

TYPE C - FLOOR PLAN - L2

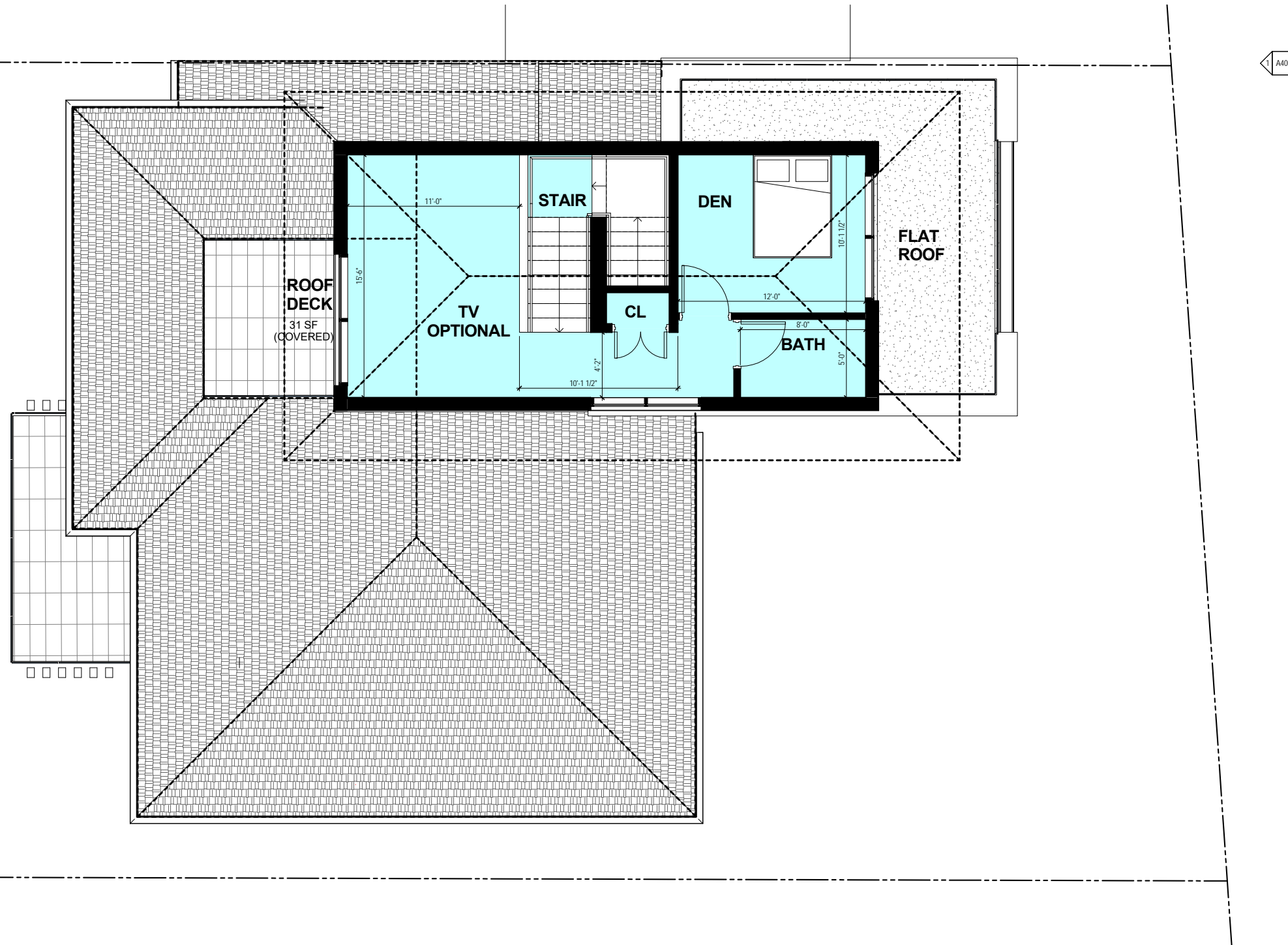
2/19/2016 11:28:03 AM

A132

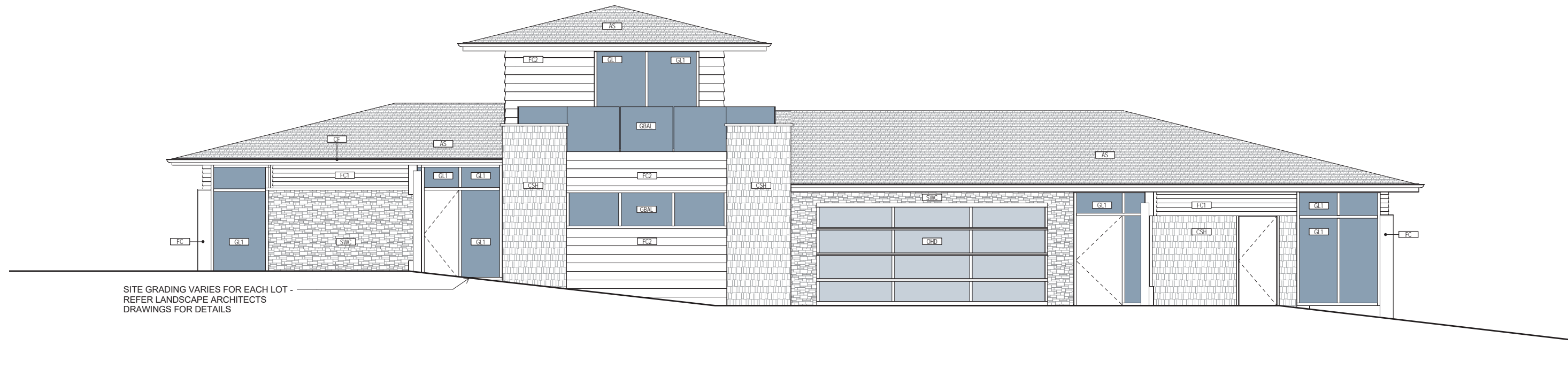


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① Type C - Level 3 (LOT 4 & 7)
1/4" = 1'-0"



1 North
1/4" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
AS	ASPHALT SHINGLES
CF	CEDAR FASCIA
CSH	CEDAR SHINGLES
FC	FIBRE CEMENT
FC1	FIBRE CEMENT - TYPE 1
FC2	FIBRE CEMENT - TYPE 2
GBAL	FRAMELESS GLASS BALUSTRADE
GL1	GLAZING - TYPE 1
OHD	OVERHEAD DOOR
SWC	STONE WALL CLADDING

RODGERS CREEK - AREA 4 - LOTS 1-8

NORTH ELEVATION

3/17/2015 12:28:22 PM

A201



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1 South
1/4" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
AS	ASPHALT SHINGLES
CF	CEDAR FASCIA
CSH	CEDAR SHINGLES
FC2	FIBRE CEMENT - TYPE 2
FG75	FROSTED GLASS - 75%
GBAL	FRAMELESS GLASS BALUSTRADE
GL1	GLAZING - TYPE 1

RODGERS CREEK - AREA 4 - LOTS 1-8

SOUTH ELEVATION

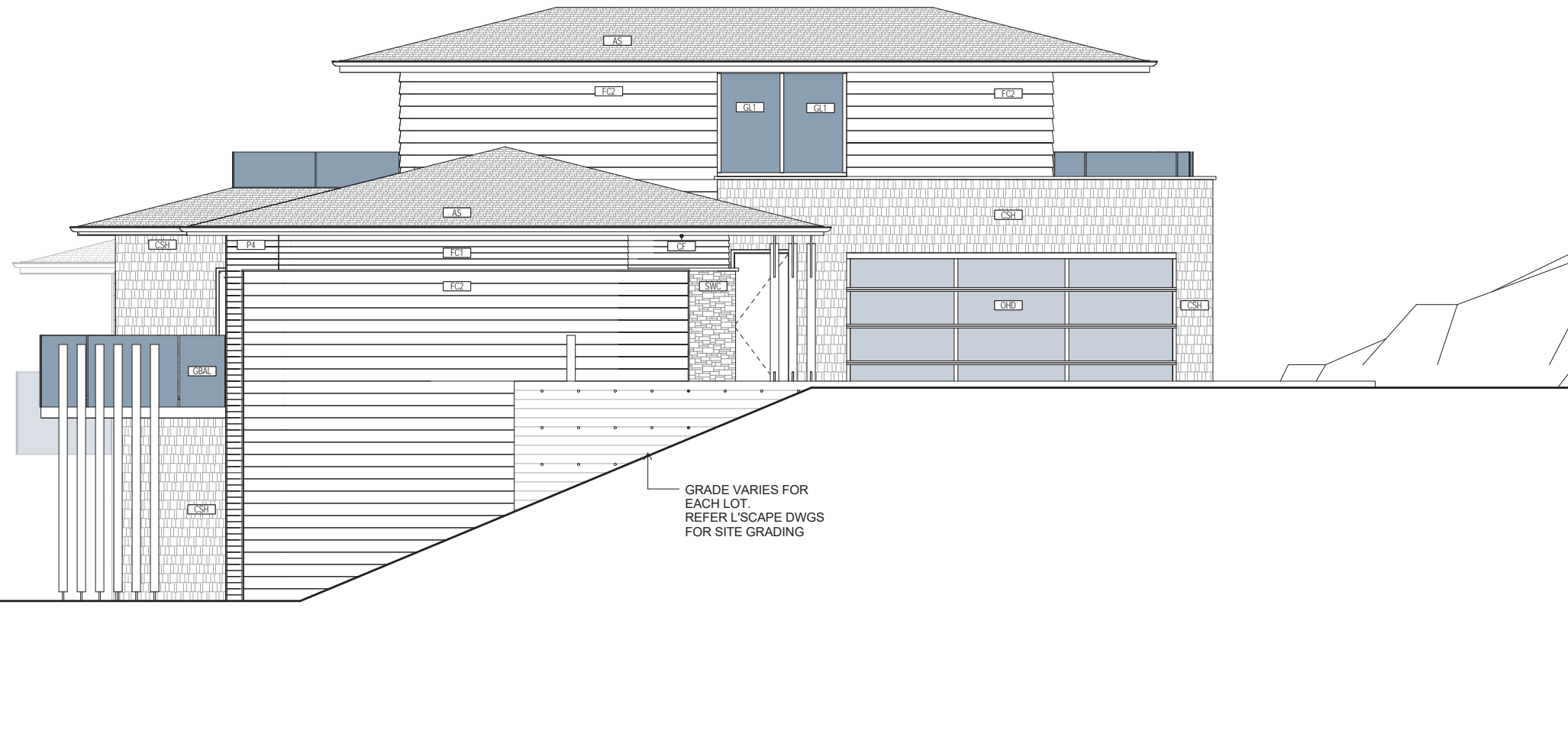
3/17/2015 12:28:25 PM

A202



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RETAINING WALLS VARY FOR EACH LOT. REFER L'SCAPE DWGS FOR LOCATION AND DETAILS

GRADE VARIES FOR EACH LOT. REFER L'SCAPE DWGS FOR SITE GRADING

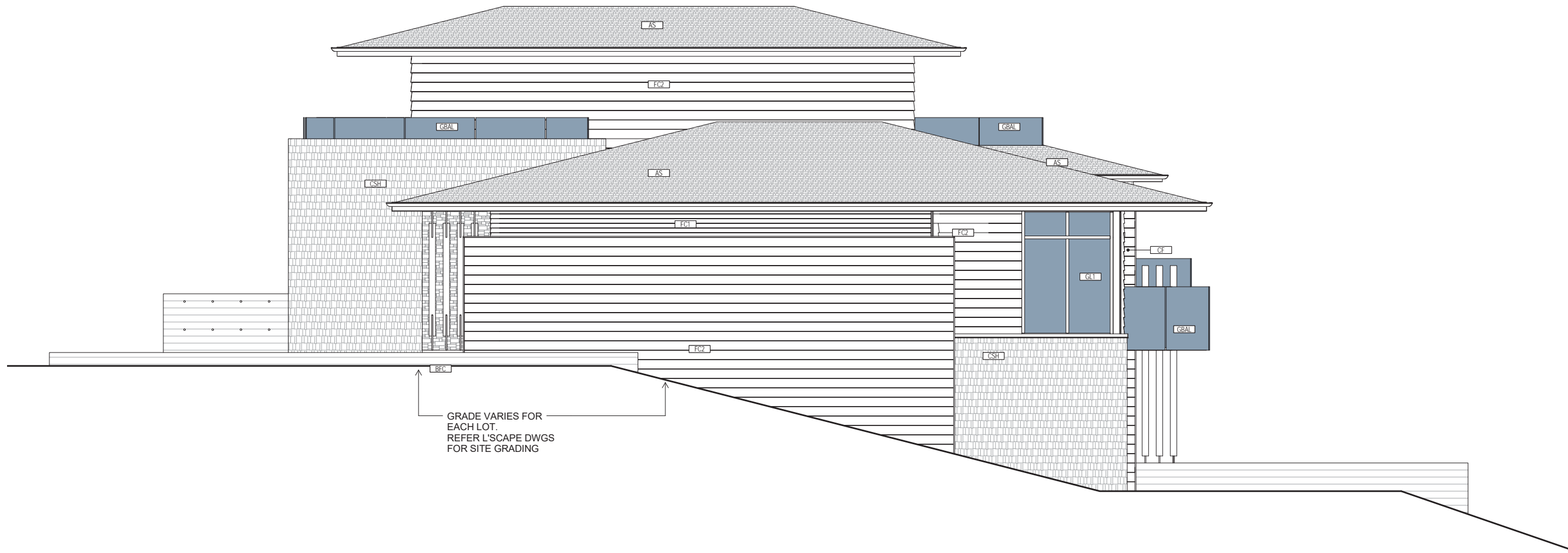
1 East
1/4" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
AS	ASPHALT SHINGLES
CF	CEDAR FASCIA
CSH	CEDAR SHINGLES
FC1	FIBRE CEMENT - TYPE 1
FC2	FIBRE CEMENT - TYPE 2
GBAL	FRAMELESS GLASS BALUSTRADE
GL1	GLAZING - TYPE 1
OHD	OVERHEAD DOOR
P4	PAINT - COLOUR 4
SWC	STONE WALL CLADDING

RODGERS CREEK - AREA 4 - LOTS 1-8
EAST ELEVATION
3/17/2015 12:28:27 PM
A203

BRITISH PACIFIC HOMES
TAYLOR KURTZ ARCHITECTURE + DESIGN INC
TKA+D



1 West
1/4" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
AS	ASPHALT SHINGLES
BFC	BOARD FORM CONCRETE
CF	CEDAR FASCIA
CSH	CEDAR SHINGLES
FC1	FIBRE CEMENT - TYPE 1
FC2	FIBRE CEMENT - TYPE 2
GBAL	FRAMELESS GLASS BALUSTRADE
GL1	GLAZING - TYPE 1

RODGERS CREEK - AREA 4 - LOTS 1-8

WEST ELEVATION

3/17/2015 12:28:28 PM

A204



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View from North East



View from North West



View from South East



View from South West

RODGERS CREEK - AREA 4 - LOTS 1-8

3D VIEWS

3/17/2015 12:29:41 PM

A300

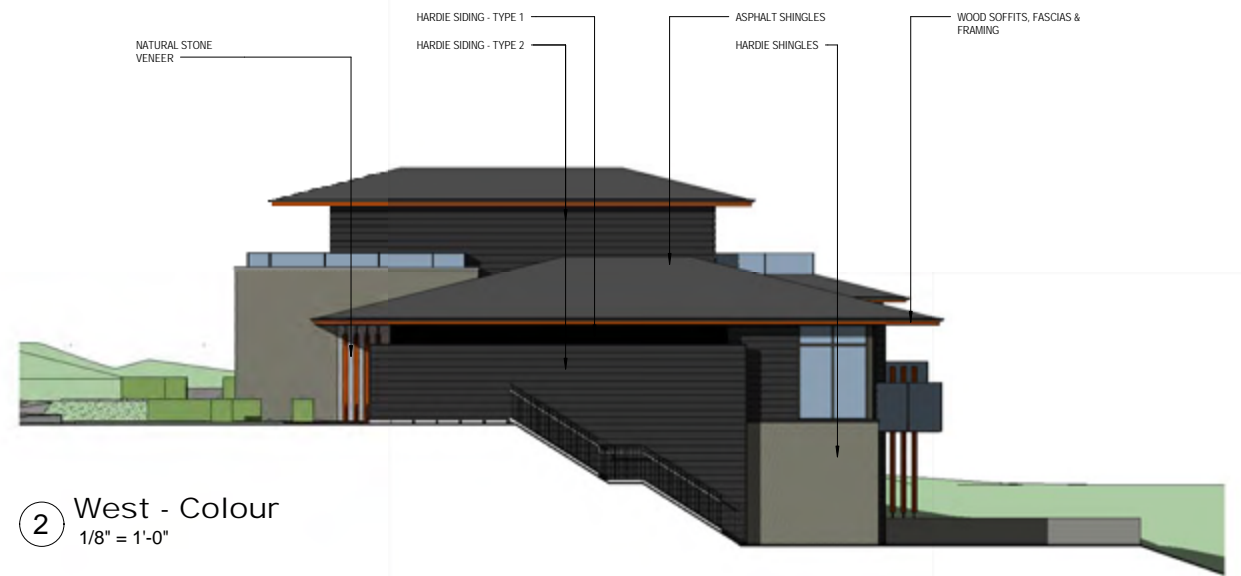


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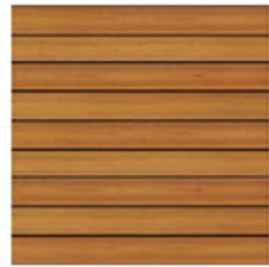




① North - Colour
1/8" = 1'-0"



② West - Colour
1/8" = 1'-0"



Soffits - Stained Douglas Fir (Engineered Siding) - 1x4



Hardie Board Siding - Type 1 (FC1) 8" Boards - Painted Cloverdale - Opening Night (8301)
Hardie Board Siding - Type 2 (FC2) 8" Boards - Painted Cloverdale - Iron (CA207)
Hardie Shingles - Painted Cloverdale - Brushed Nickel (CA205)

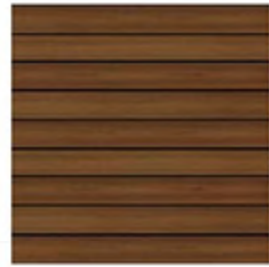


Natural Stone Veneer Wood Framing - Stained Douglas Fir



Asphalt roof Shingles Black

Colour Scheme - Option 1 (cool)



Soffits - Stained Douglas Fir (Engineered Siding) - 1x4



Hardie Board Siding - Type 1 (FC1) 4" Boards - Painted Cloverdale - French Roast (CA213)
Hardie Board Siding - Type 2 (FC2) 8" Boards - Painted Cloverdale - Storm (CA211)
Hardie Shingles - Painted Cloverdale - Evening Shade (5758)



Natural Stone Veneer Wood Framing - Stained Douglas Fir



Asphalt roof Shingles Brown

Colour Scheme - Option 2 (warm)

RODGERS CREEK - AREA 4 - LOTS 1-8

MATERIALS AND FINISHES

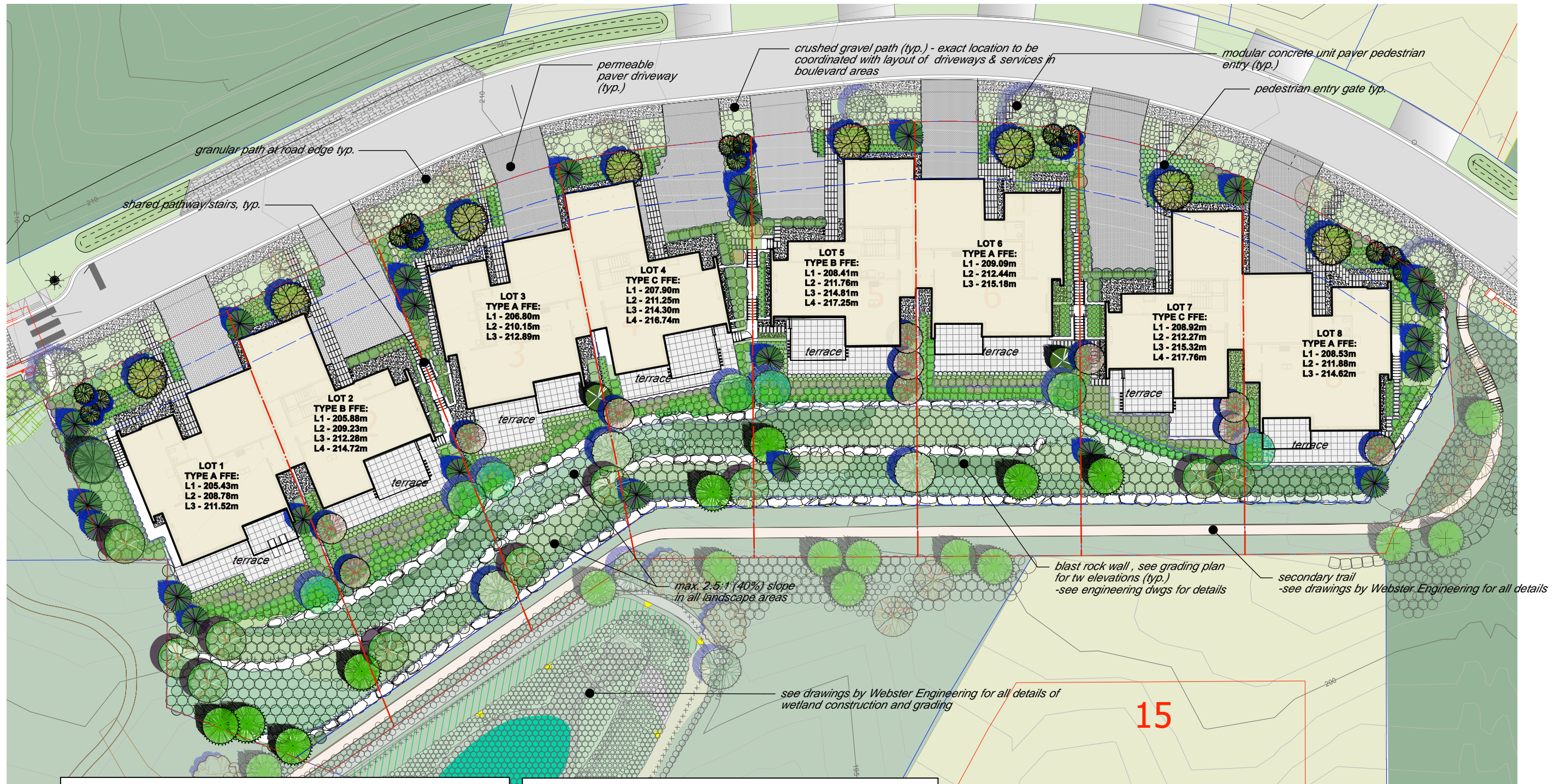
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A400

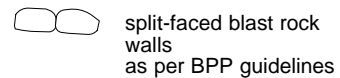
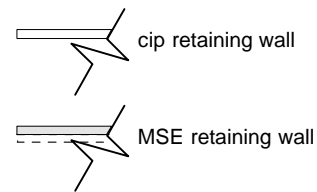


TAYLOR KURTZ ARCHITECTURE + DESIGN INC





DRAWING LEGEND:



GENERAL NOTES:

- 1: All walls to be inspected and approved by geotech and structural engineer.
- 2: Ensure positive drainage behind all walls and throughout site.
- 3: All walls to conform to West Vancouver municipal bylaws and Rodgers Creek Design Guidelines
- 4: All landscape works (including boulevard areas) to be automatically irrigated
- 5: Where soft landscape areas meet building foundation wall, 12-18" wide gravel drain strip to be installed at landscape grade.

RODGERS CREEK - DUPLEXES 1-8

rev as per DRC 18/03/2015

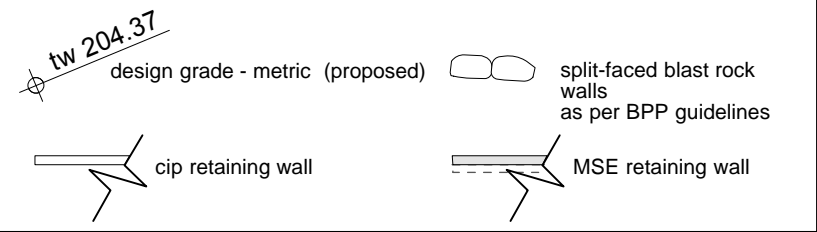
Site Plan
Scale
1:400
L1



FORMA DESIGN INC.



DRAWING LEGEND:



GENERAL NOTES:

- 1: All walls to be inspected and approved by geotech and structural engineer.
- 2: Ensure positive drainage behind all walls and throughout site.
- 3: All walls to conform to West Vancouver municipal bylaws and Rodgers Creek Design Guidelines
- 4: All landscape works (including boulevard areas) to be automatically irrigated
- 5: Where soft landscape areas meet building foundation wall, 12-18" wide gravel drain strip to be installed at landscape grade.

RODGERS CREEK - DUPLEXES 1-8
Grading Plan

rev as per DRC 18/03/2015 Scale 1:400

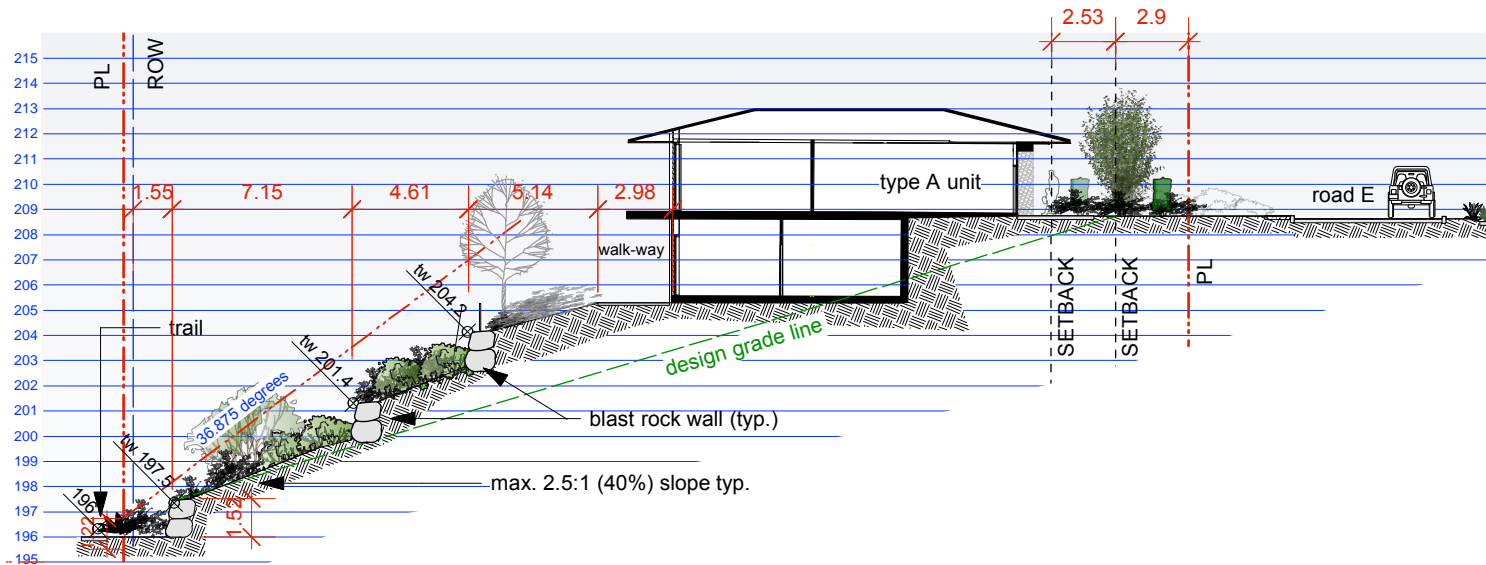
L2



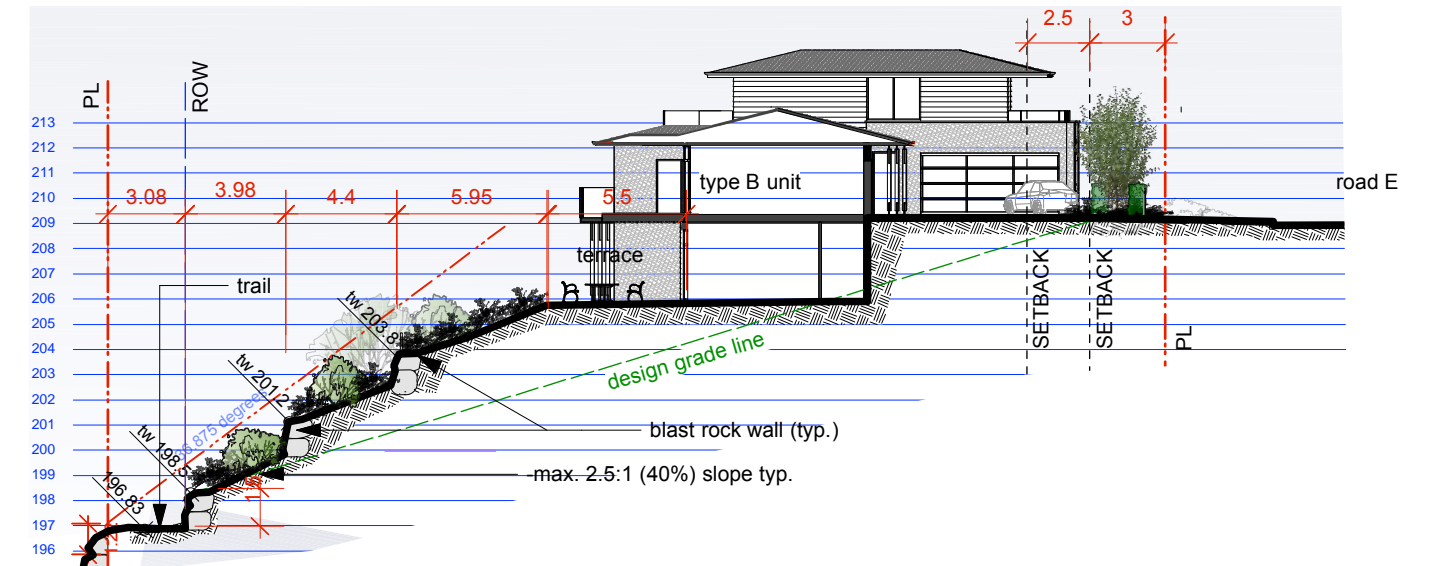
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC



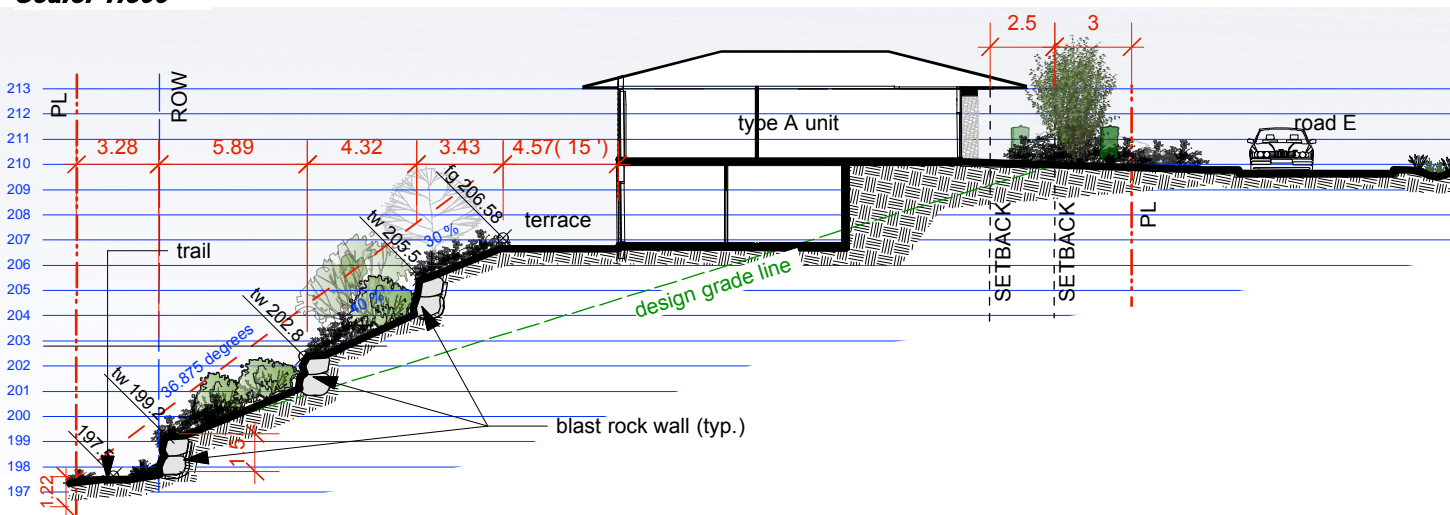
FORMA DESIGN INC



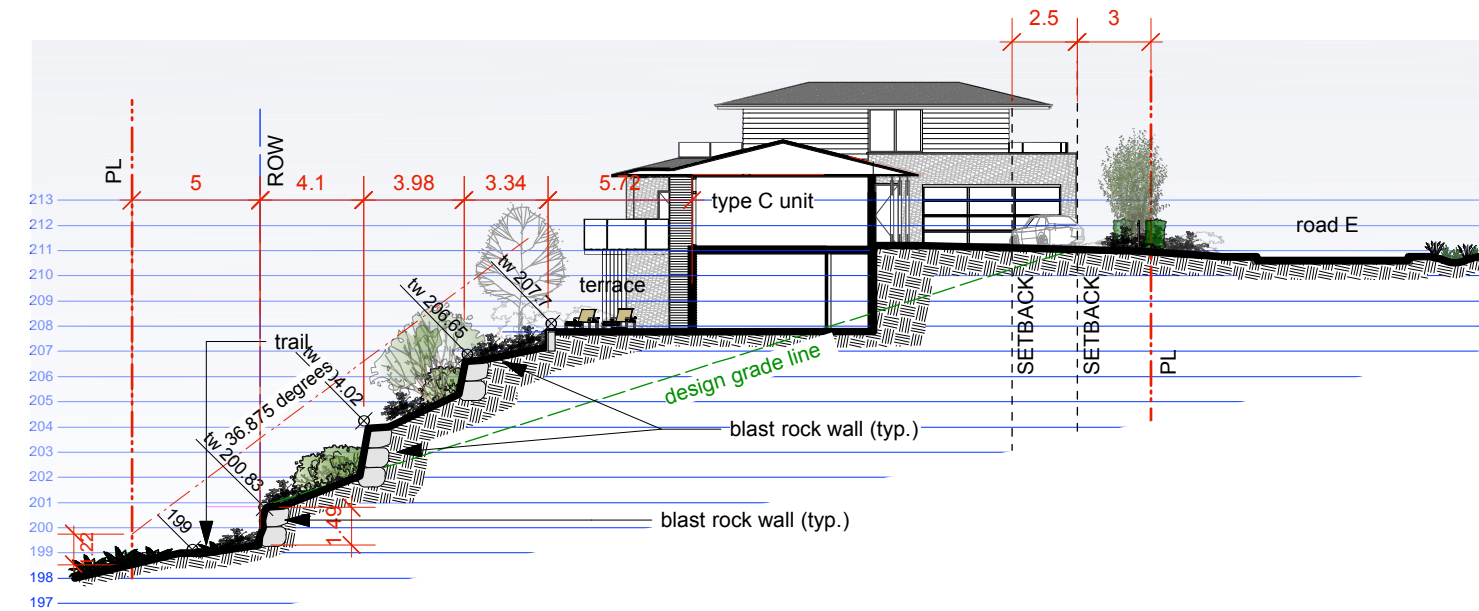
Site Section 1,1
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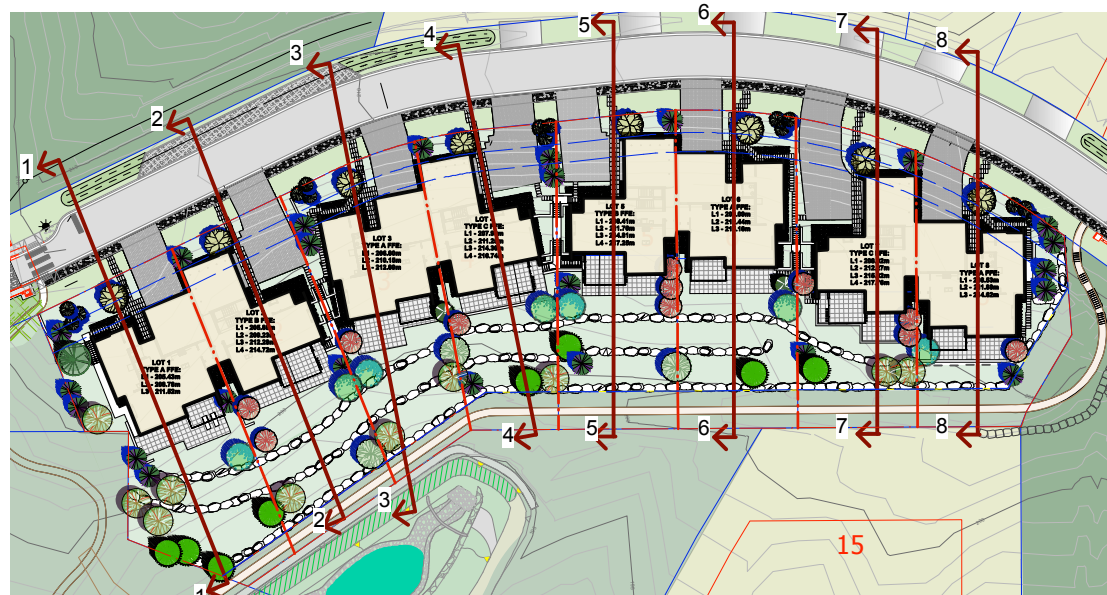
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Scale: 1:300



Site Section 3,3
Scale: 1:300



Site Section 4,4
Scale: 1:300



Key Plan - NTS

RODGERS CREEK - DUPLEXES 1-8

Sections Plan

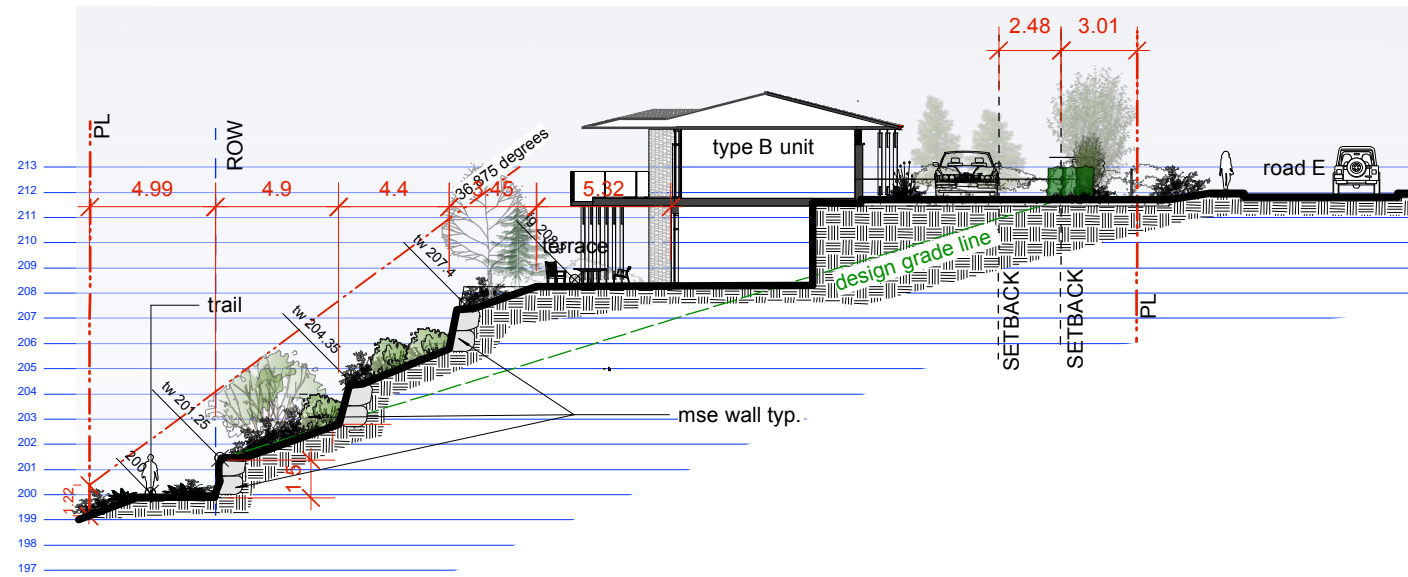
rev as per DRC 18/03/2015 Scale as shown

L3

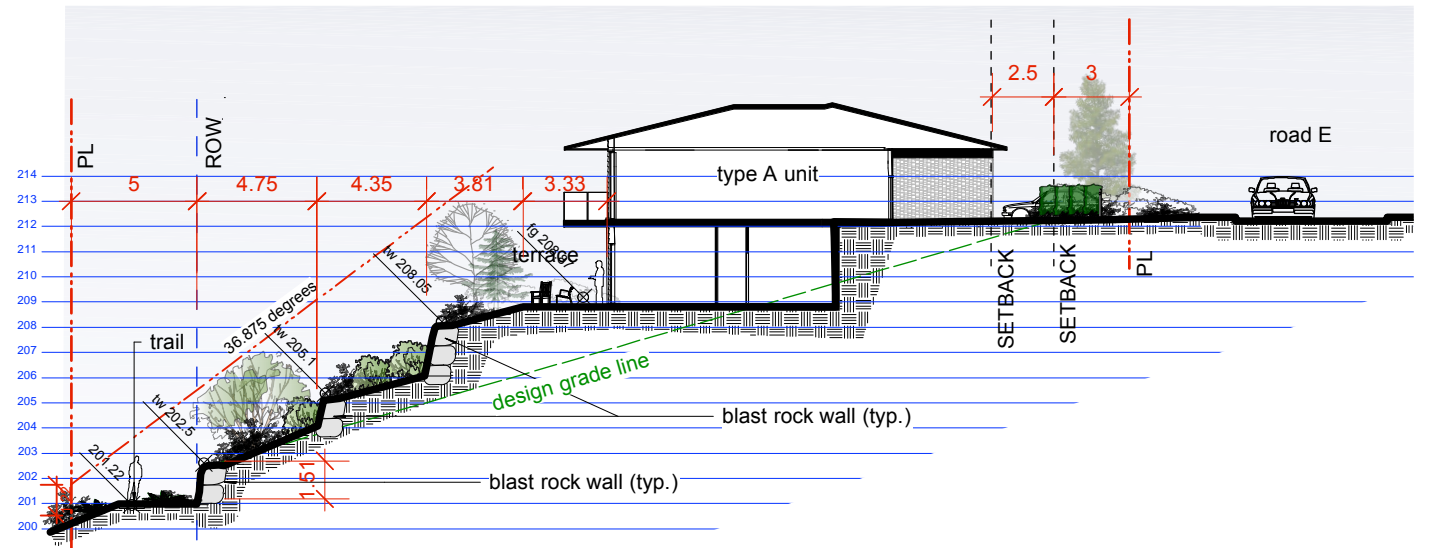


TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

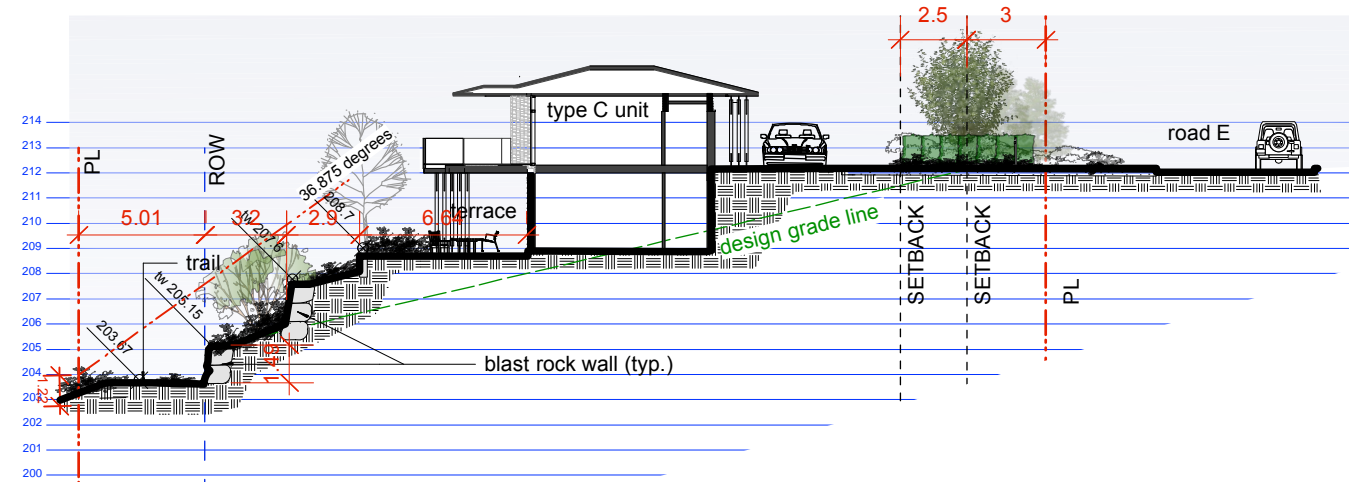




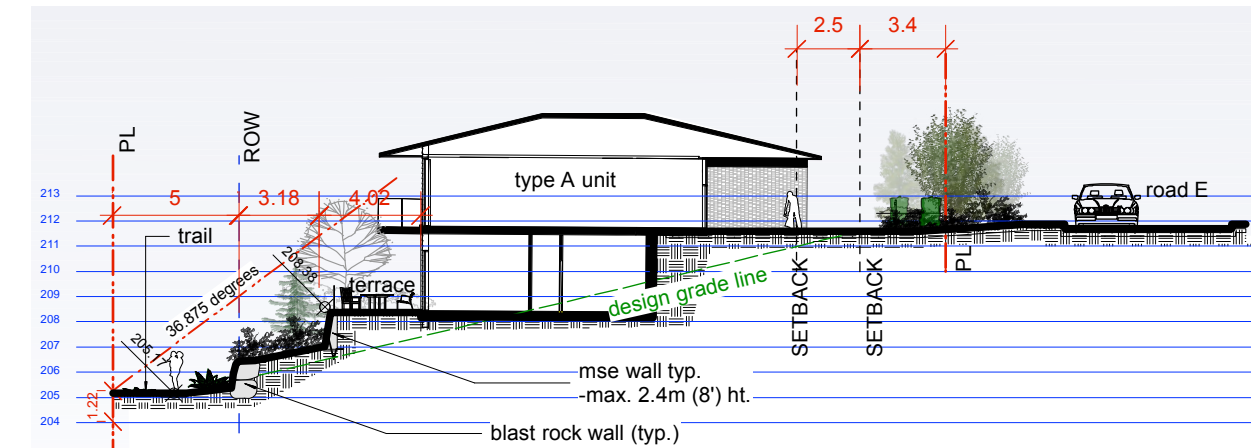
Site Section 5,5
Scale: 1:300



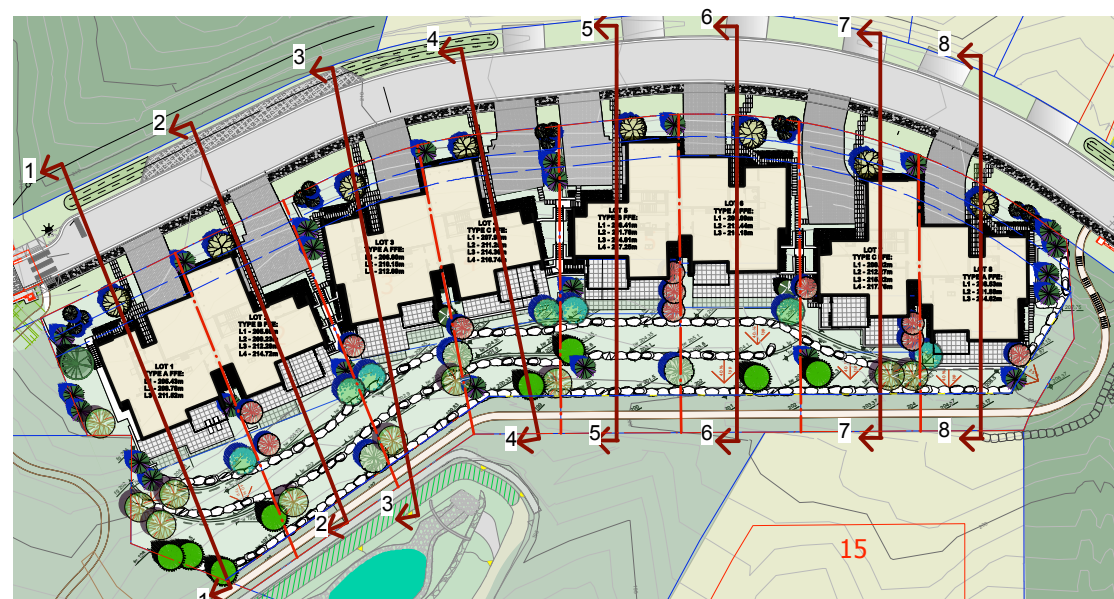
Site Section 6,6
Scale: 1:300



Site Section 7,7
Scale: 1:300



Site Section 8,8
Scale: 1:300



Key Plan - NTS

RODGERS CREEK - DUPLEXES 1-8
Sections Plan
rev as per DRC 18/03/2015 Scale as shown
L4

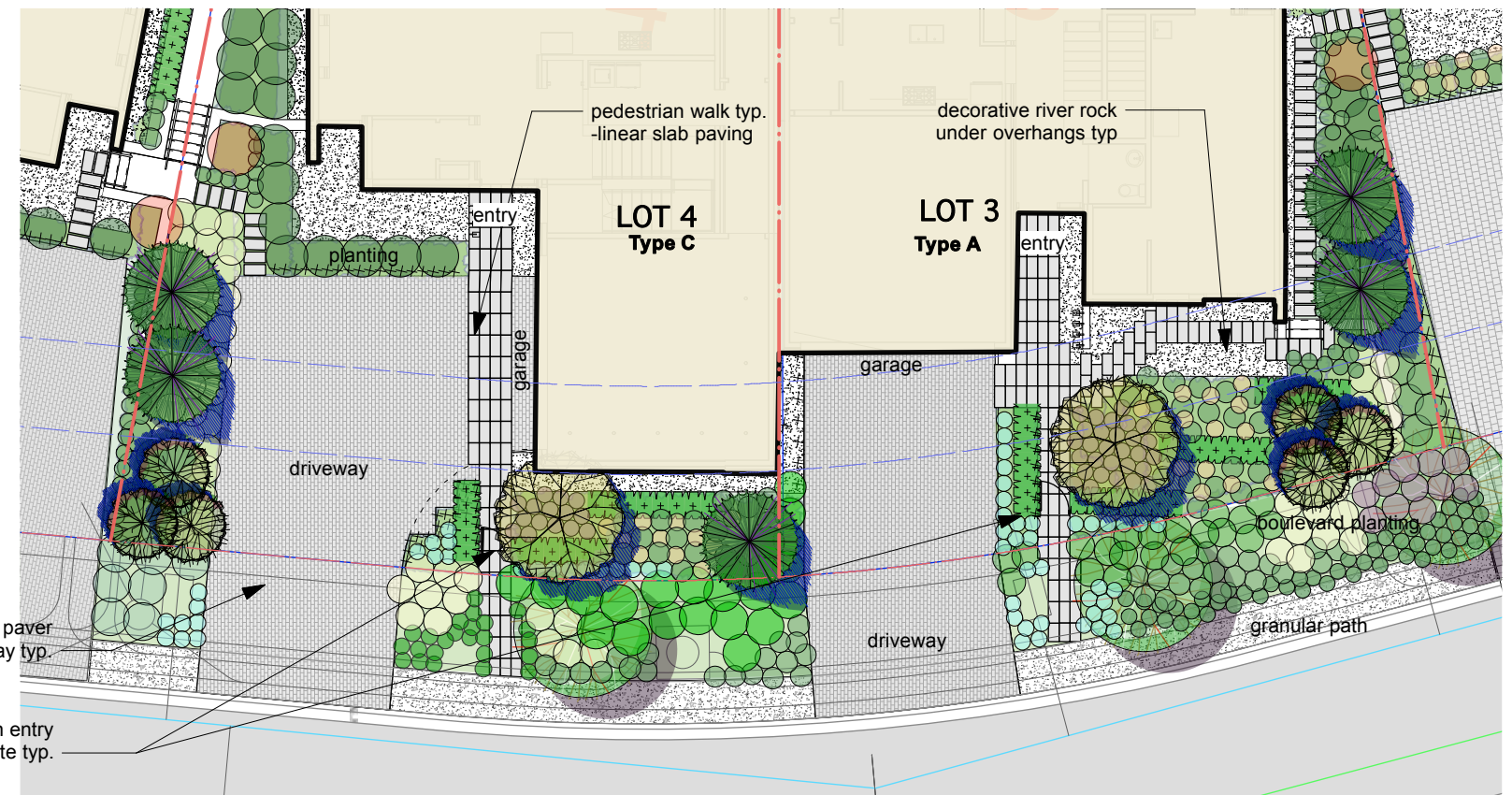
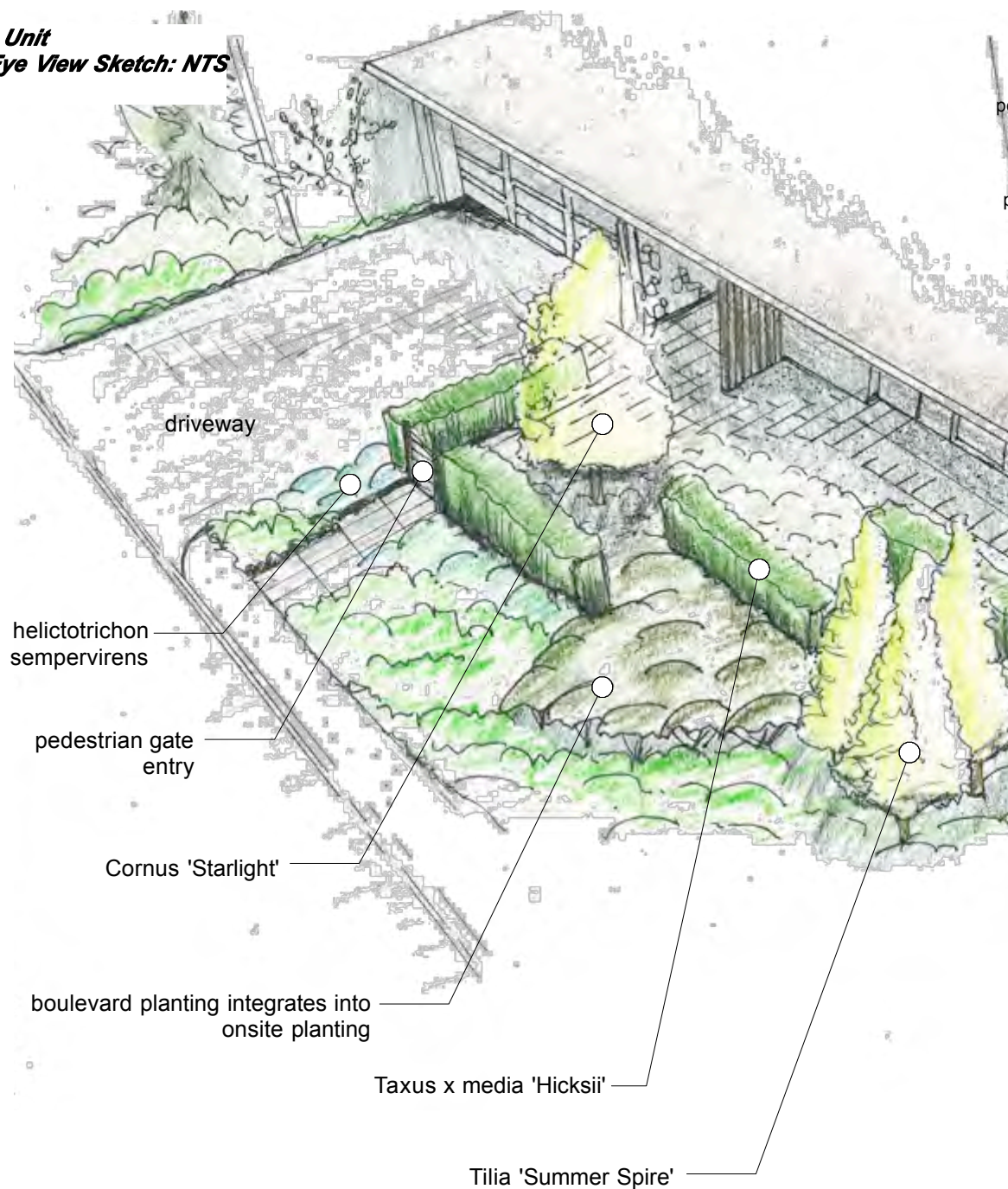


Softscape components

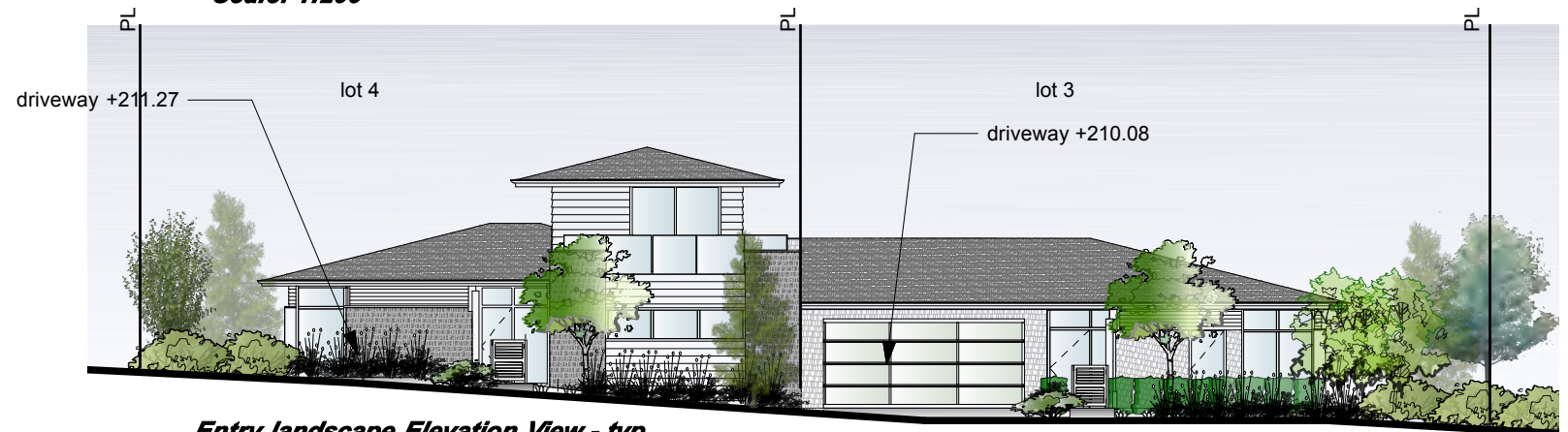


Cornus 'Starlight' (Starlight Dogwood) *Tilia 'Summer Sprite'* (Summer Sprite Linden) *Taxus x media 'Hicksii'* (Yew) *Gaultheria shallon* (Salal) *Polystichum munitum* (western sword fern)

**Type A Unit
Birds Eye View Sketch: NTS**



Entry Landscape Plan View - typ.
Scale: 1:200

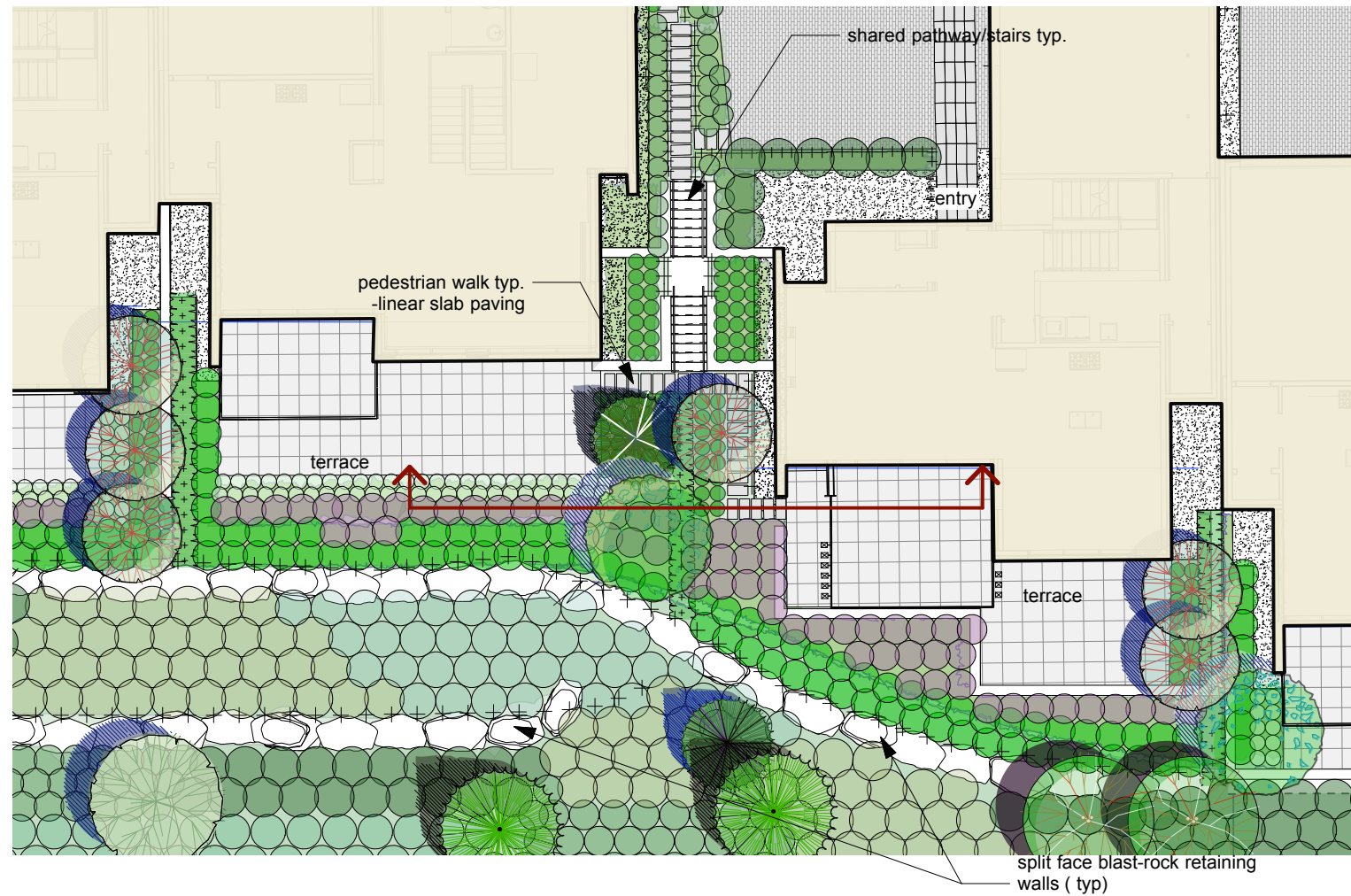


Entry landscape Elevation View - typ.
Scale: 1:200

Hardscape components



permeable paver linear slab paver area drain conceptual pedestrian gate



Plan View - Lots 6&7
Scale: 1:200



Section View - Lots 6&7
Scale: 1:100

Drought tolerant native and ornamental species planted on sunny, south-facing terraces



Taxus x media 'Hicksii'
 (Hick's Yew)

Cercis chinensis 'Avondale'
 (Avondale Redbud)

Magnolia loebneri 'Leonard Messel'
 (Pink Lobner Magnolia)

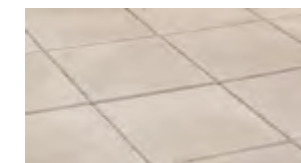
Gaultheria shallon
 (Salal)

Magnolia Elizabeth
 (Elizabeth Magnolia)

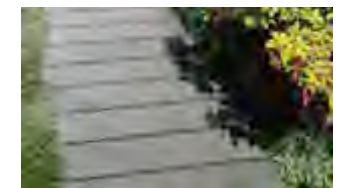
Lavandula angustifolia 'Munstead'
 (Munstead Lavender)

Arctostaphylos uva-ursa 'Vancouver Jade'
 (Kinnickinnick)

Hardscape components



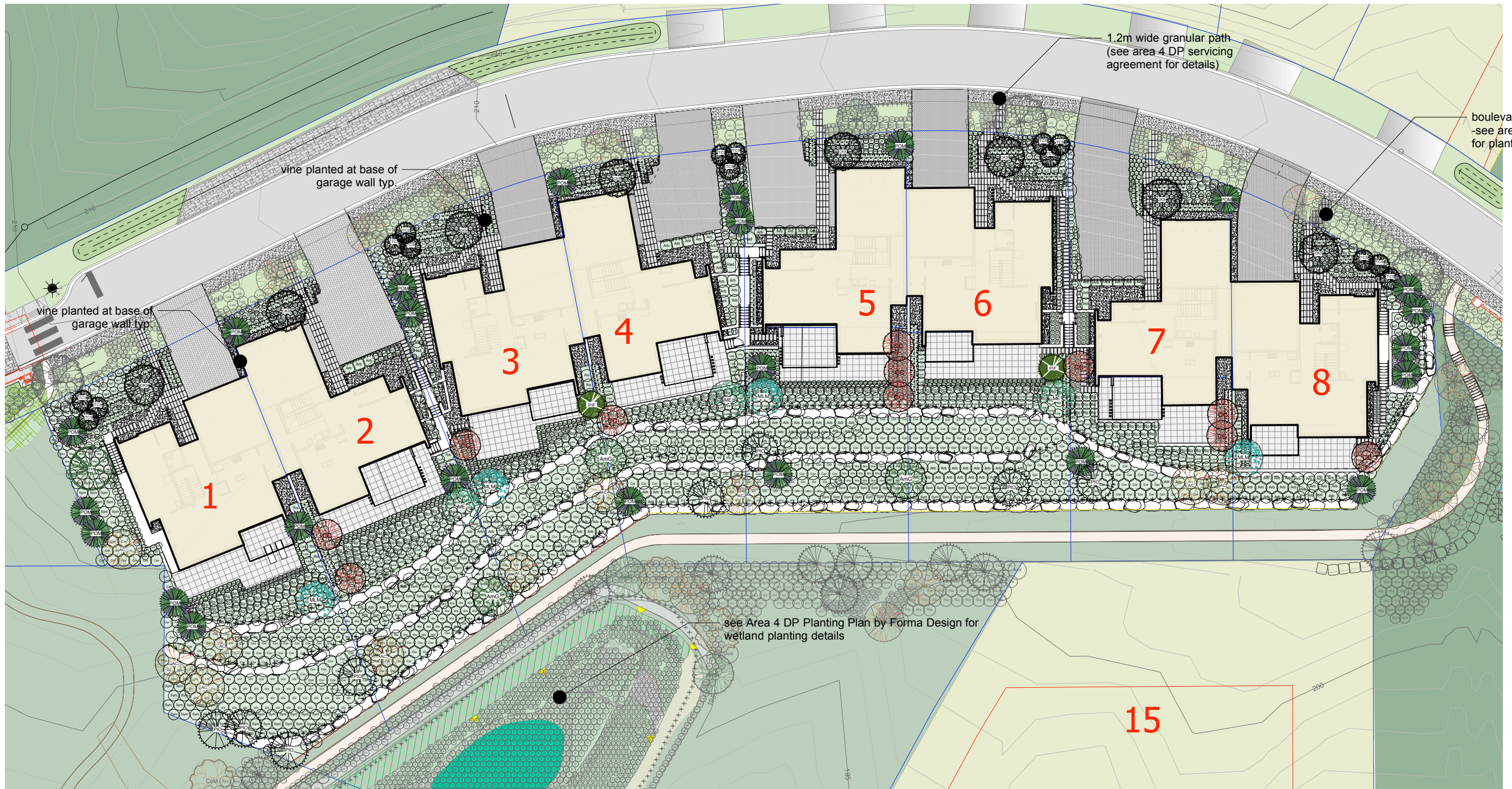
hydropressed slab patio



linear slab paver

RODGERS CREEK - DUPLEXES 1-8
South Terrace Landscape Character Materials
 rev as per DRC 18/03/2015 Scale as shown
L6





RODGERS CREEK - DUPLEXES 1-8
Planting Plan
 rev as per DRC 18/03/2015 Scale 1:400
L7



ID	Latin Name	Common Name	Quantity	Scheduled Size
TREES (DECIDUOUS & CONIFEROUS)				
AC	Acer circinatum	Vine Maple (multi-stemmed)	10	2.5m ht.
AmG	Acer ginnala	Amur Maple (multi-stemmed)	3	5 cm cal.
CC	Cercis chinensis 'Avondale'	Avondale Redbud	11	6' multi-stem B&B
CKS	Cornus kousa 'Starlight'	Starlight Dogwood	8	3.0m ht.
ME	Magnolia x 'Elizabeth'	Elizabeth Magnolia	3	2.5m
MLM	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Magnolia	4	2.5m
POM	Picea omorika	Serbian Spruce	24	3.0m
PIO	Pinus contorta var. contorta	Shore Pine	8	3.0m
PIF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	2	3.0m
TP	Thuja plicata	Western Red Cedar	1	3.0m
TCS	Tilia cordata 'Summer Sprite'	Summer Sprite Linden	15	5cm cal.
SHRUBS				
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	200	#3 pot
Cor	Cornus sericea	Red Twig Dogwood	271	#1 pot
gs	Gaultheria shallon	Salal	264	#1 pot
Had	Hamamelis x intermedia 'Diane'	Diane Witch Hazel	4	#5 pot
Lpa	Lonicera pileata	Boxleaf Honeysuckle	332	#2 pot
Ma	Mahonia aquifolium	Oregon Grape Holly	269	#2 pot
Mn	Mahonia nervosa	Dwarf Oregon Grape	111	#3 pot
Ris	Ribes sanguineum	Red Flowering Currant	17	#2 pot
Ro1	Rosa rugosa 'Purple Pavement'	Purple pavement Rugosa Rose	248	#2 pot
slx	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	193	#2 pot
sbT	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	96	#2 pot
Sym	Symphoricarpos alba	Snowberry	125	#2 pot
Txh	Taxus x media 'Hicksii'	Hick`s Yew	333	#3 pot
PERENNIALS & GROUNDCOVERS				
ar	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry, Kinnikinick	492	#1 pot
arm	Armeria maritima	Sea Pink, Thrift Seapink	284	#1 pot
astr	Astrantia major	Greater Masterwort	126	#1 pot
hhr	Helleborus niger 'Lenten Rose'	Christmas Rose	185	#1 pot
lsa	Lavandula angustifolia	English Spike Lavender	351	#1 pot
pol	Polystichum munitum	Western sword fern	251	#1 pot
ORNAMENTAL GRASSES & BAMBOOS				
hel	Helictotrichon sempervirens	Blue Oat Grass	230	#1 pot
VINES				
ptr	Parthenocissus tricuspidata	Boston Ivy	7	#1 pot

Planting Notes

- 1.All materials and execution of landscape works shall conform to the B.C.S.L.A./B.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.
2. All landscape works (including boulevard) to be automatically irrigated.
- 3.The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4.Minimum planting medium depths:
lawn - 6"/150mm.
groundcover - 12"/300 mm.
shrubs - 18"/450 mm.
trees - 24"/600 mm (around & beneath rootball)

- 5.All plant material shall meet minimum size requirements as indicated in plant list. Quality of plant material and grading of site to conform to the B.C.N.T.A. standard for container grown stock.
6. All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certificaion Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
- 7.Tree Protection Measures
Where construction, demolition, or excavation is to take place within 4m of the drip line of a tree to be retained, a protection barrier at least 4'0" (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier must be constructed of snow fencing staked every 3' (1m), plywood sheets fastened to wooden stakes or of another form approved by the municipality. The barrier shall be constructed prior to any site work and remain intact until all construction is complete.The barrier shall clearly display all-weather signage indicating that the area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.

Note: Refer to Landscape Plans by Forma Design Inc for offsite plant numbers, species, spacing, etc. Final layout to be adjusted as per driveway & service locations.