

# SCHEDULE B: Part 1 of 3

## RODGERS CREEK AREA 4 - LOT 37

### 39 Unit Apartment Building

#### 3100 Burfield Place, West Vancouver



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**SUBMISSION TO COUNCIL  
FEBRUARY 2018**



BRITISH PACIFIC PROPERTIES



**RAMSAY WORDEN  
ARCHITECTS**

www.rwa.ca



**PROJECT SUMMARY AND OVERVIEW**



|                                  |  |
|----------------------------------|--|
| <b>CIVIC ADDRESS:</b>            | <b>3100 BURFIELD PLACE, WEST VANCOUVER</b>             |
| <b>LOCATION:</b>                 | <b>LOT 37, AREA 4 OF RODGERS CREEK, WEST VANCOUVER</b> |
| <b>ZONING:</b>                   | <b>CD-3</b>  |
| <b>FAR (PROPOSED):</b>           | <b>0.66</b>  |
| <b>SITE COVERAGE (PROPOSED):</b> | <b>26421 SF (2455 SM)</b>                              |
| <b>SITE AREA:</b>                | <b>104593 SF (2.4 ACRES)</b>                           |
|                                  | <b>9307 SM (0.9 HA)</b>                                |
| <b>BUILDING HEIGHT:</b>          | <b>7 STOREYS</b>                                       |
| <b>CONSTRUCTION:</b>             | <b>CONCRETE</b>  |
| <b>BUILDING AREA (FAR):</b>      | <b>68679 SF</b>  |
| <b>DWELLING COUNT:</b>           | <b>39 RESIDENTIAL UNITS</b>                            |
| <b>BELOW GRADE PARKING:</b>      | <b>64 RESIDENTIAL STALLS</b>                           |
|                                  | <b>8 VISITOR</b>                                       |
|                                  | <b>1 SHARED HYBRID/EV CAR</b>                          |
| <b>BICYCLE PARKING:</b>          | <b>59 RESIDENT SPACES</b>                              |
|                                  | <b>8 VISITOR SPACES</b>                                |

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**PROJECT OVERVIEW**

## OVERVIEW

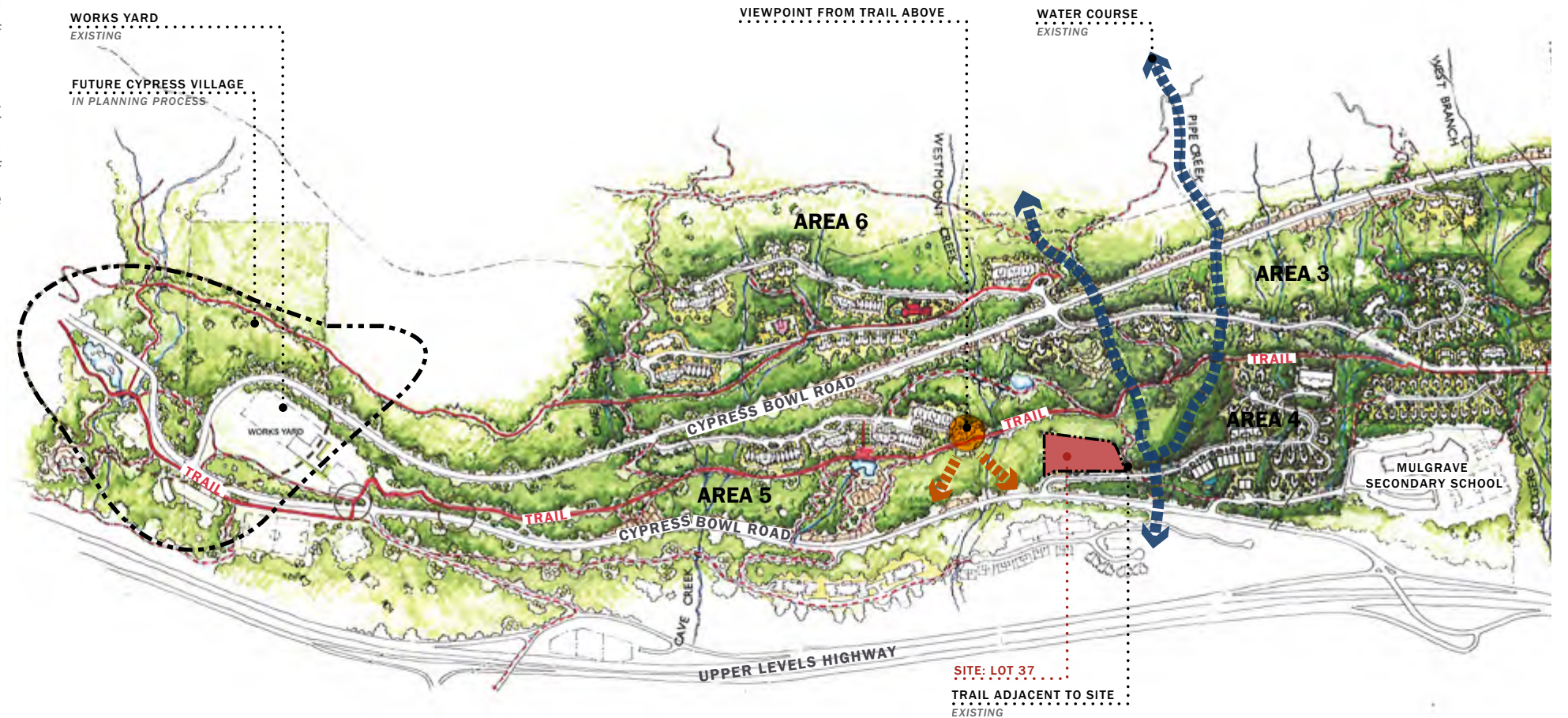
This proposed development is part of the Rodgers Creek Area Plan: 215 acres of single and multi-family homes above the Upper Levels Highway, at the base of Hollyburn Mountain and the Cypress Mountain Ski Area.

The area includes walking and cycling paths, public lookouts, wildlife conservation areas, playing fields and public amenities, including the amenities of Cypress Village, which will be developed in a later phase. The area is home to a rich variety of wildlife, including bald eagles, black bears and deer.

The proposed building site is part of a proposed enclave of luxury residences north of the Upper Level Highway in Rodgers Creek Area 4.

Cypress Bowl Access Road services the site, continuing to the west and up to Cypress Provincial Park located a short drive north. The mountainside between the Rodgers Creek Area and Cypress Provincial Park is undeveloped forest, located above the District of West Vancouver's development limit of 1200 ft.

Deer Ridge and Stonecliff apartment developments are to the south west and Mulgrave School is located a short distance to the south east. The area around the site is primarily forested land and proposed neighbourhoods of single family homes. To the south, across the Upper Levels Highway, are established single-family neighbourhoods.



## SITE CONTEXT

## EXISTING SITE CHARACTERISTICS

Slopes and topography on Lot 37 was a result in part from cut created by Burfield Place. Project attempts to build on this steep scared site.



Existing view from Site.



Existing view from Burfield Place

## SITE CHARACTERISTICS

## OVERVIEW OF SITE CHARACTERISTICS

The development site is a steeply sloped clearing on the upper side of Burfield Place, which cuts into the topography along the south edge of the site, forming a steep cut slope of earth and exposed bedrock. The site grade ranges from 50% - 67% with localized areas which are significantly steeper, particularly where impacted by the cut slope of Burfield Place. The site slopes steeply between elevations 198m /630 ft and 247m /810 ft above sea level.

The site slopes 19m/62 feet from south to north across the building footprint which is positioned to follow the contours.

Located between Westmount Creek and Pipe Creek the proposed Mountain Path which traverses the Rodgers Creek Area will run immediately to the north of the site.

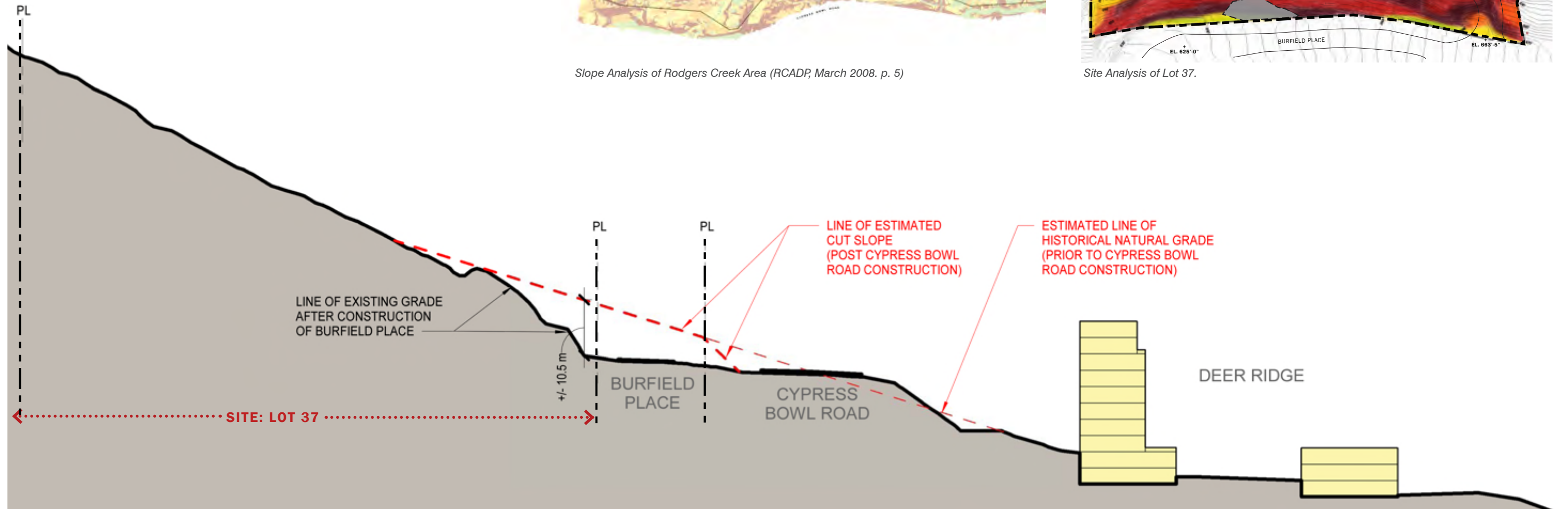
This project is intended to complement the character of the emerging neighbourhood and will establish a landmark/marker at the entrance to the enclave.



Slope Analysis of Rodgers Creek Area (RCADP, March 2008. p. 5)



Site Analysis of Lot 37.



Existing Grade Comparison Due to Cypress Bowl and Burfield Place Constructions

## SITE CHARACTERISTICS

## BUILDING SITING RATIONALE

The 2008 Rodgers Creek Area Development Plan (RCADP) was written when much of the civil work was in the conceptual phase.

The information available in 2008 assumed Burfield Place at a higher elevation than the final design grade. A higher grade would allow the building to be located closer to Burfield Place with the potential of townhouses along the street.

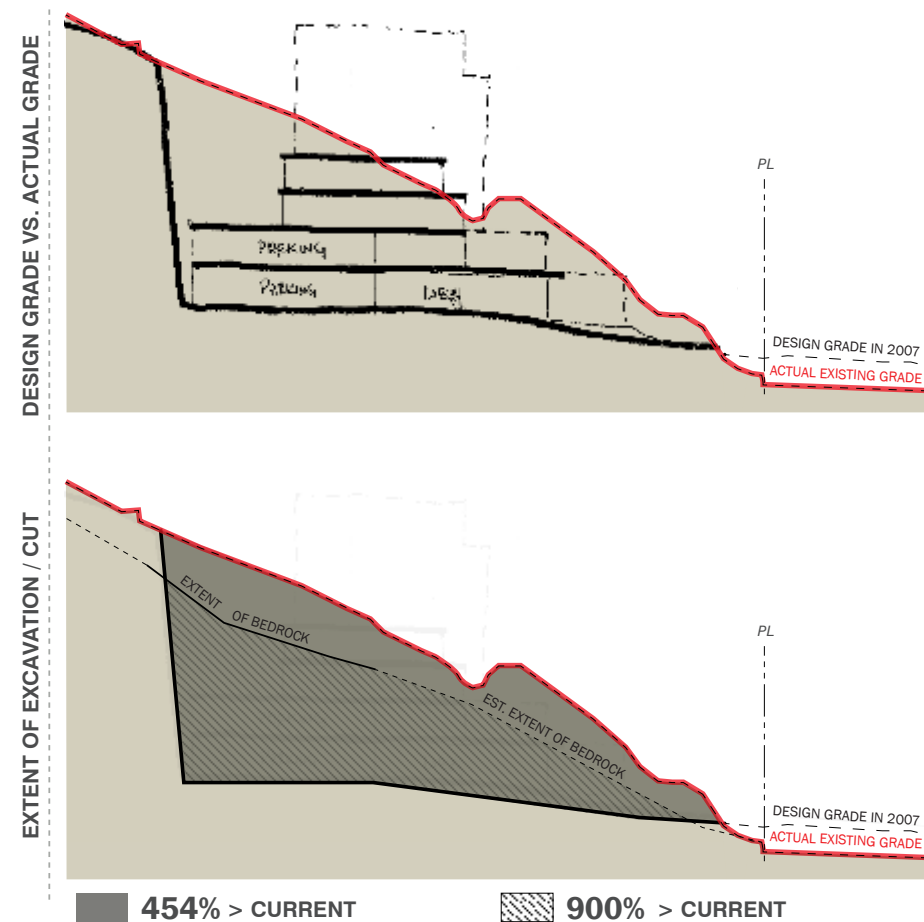
### EXCAVATION

The RCADP clearly states that cut and fill should be minimized. The adjacent diagrams compare the amount of excavation required to locate the building closer to Burfield Place, consistent with the RDADP, to amount of excavation in this proposal. Please note that the proposed scheme requires more than 4 times the amount of excavation with considerable impact on the environment and cost of construction/affordability.

### PROXIMITY TO CYPRESS BOWL ROAD

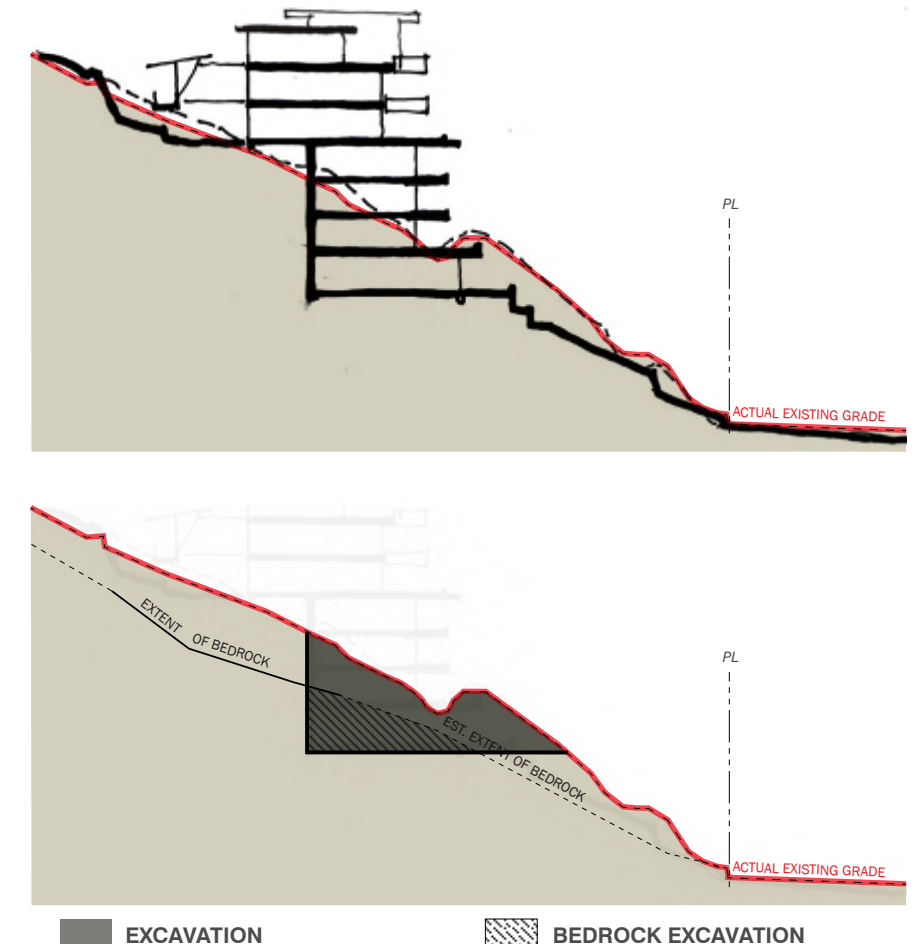
Cypress Bowl Road is designated as a “major road” in West Vancouver. Traffic volumes are high and noise levels are significant. The development site is located on Burfield Place, in close proximity to the intersection with Cypress Bowl Road.

This proposal has carefully considered how developing streetscapes along Burfield Place and the proposed Mews will optimize livability and contribute to the character of this developing neighbourhood. Refer to Streetscapes on Page 22 for a detailed description.



### AUG 2007

(Based on previous proposals and analysis)



### CURRENT SCHEME

## BUILDING SITING RATIONALE

## ARCHITECTURE CONTEXT & PRECEDENT IMAGES

Since the 1940's, some of the most exciting architecture in Canada has been built in North and West Vancouver. Arthur Erickson, Fred Hollingsworth, Ron Thom and others developed a regional architecture where local materials and simple forms combined with modern, simple interiors opening to the natural environment. Our mild climate accommodated floor to ceiling glass, filling the interiors with natural light. The structures were primarily wood, which was inexpensive and abundant at the time. Wood, brick, stone, and glass were used in their natural state, combined with copper, brass, zinc, and exposed architectural concrete. Post and beam construction was common with horizontal proportions dominating the overall form.

Arthur Erickson gained a reputation for skilful integrating houses into steep, rocky sites often considered unrealistic for construction. Masterpieces like the Smith and Graham Houses were knit into stands of trees, spanning stone outcroppings, often wedged between a shear drop into the sea and a vertical cliff face. Erickson's later work moved away from wooden structures towards concrete which he called the "marble of our times". The first Eppich house is an outstanding example of terraced concrete forms knit elegantly into a challenging site.

Erickson's practice evolved to include international, institutional and cultural commissions. Ron Thom and Fred Hollingsworth continued practicing in the region, developing a rigorous modular system with efficient use of materials. These modular systems were innovative and adaptable for modest homes as well as larger, grander homes with great success.



*Architecture integrated into steep terrain*



*Stepped horizontal forms*



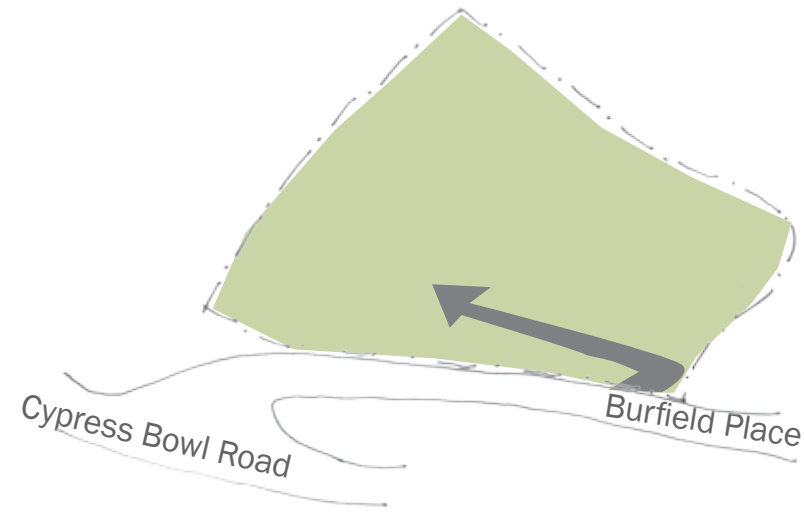
*Stepped horizontal forms with similar character*



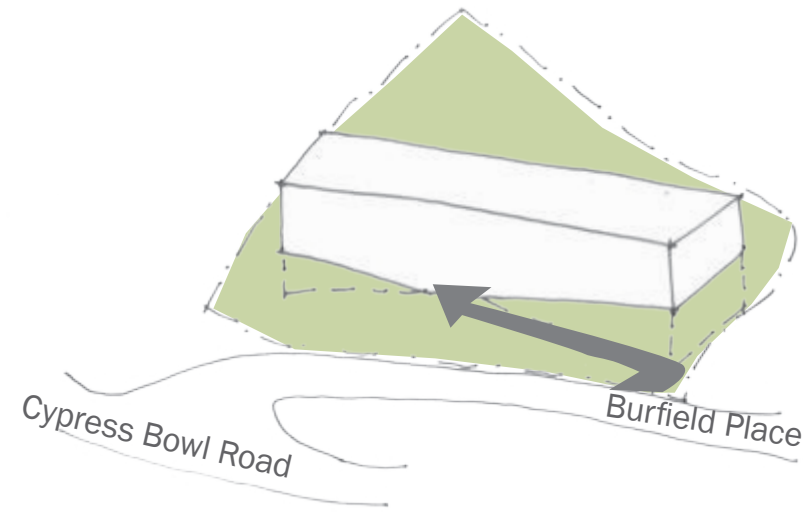
## ARCHITECTURE CONTEXT & PRECEDENT IMAGES



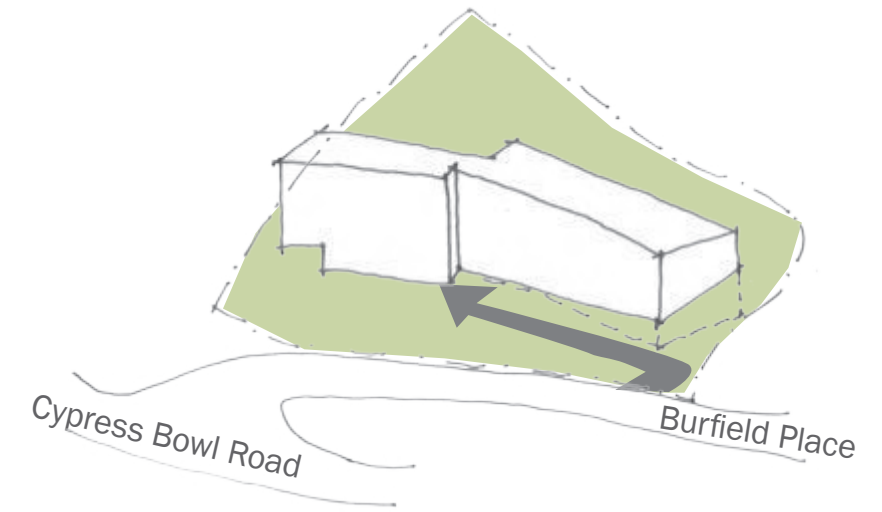
## CONCEPT DEVELOPMENT



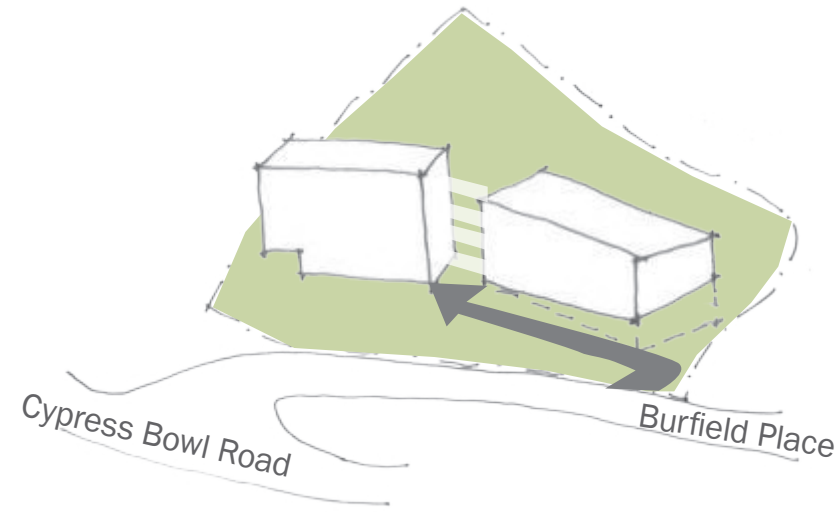
**MEWS IS LOCATED TO REDUCE THE AMOUNT OF EXCAVATION**



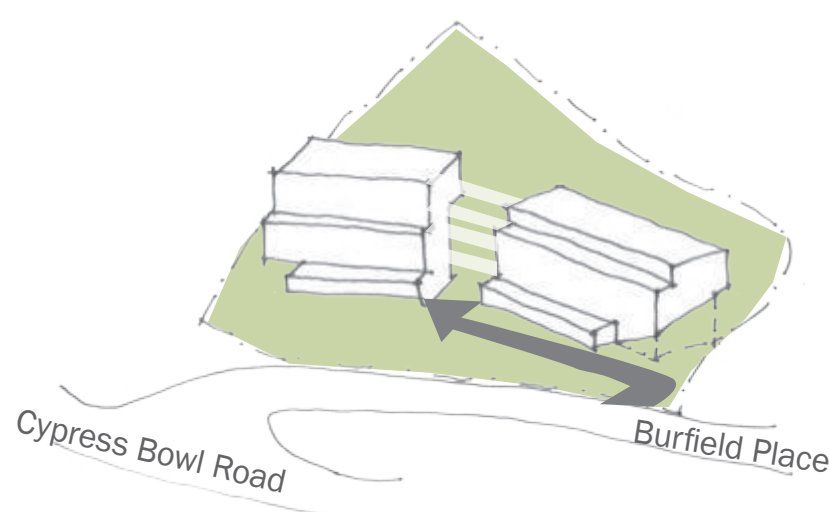
**SHALLOW, WIDE BUILDING IS COMPATIBLE WITH STEEP TOPOGRAPHY**



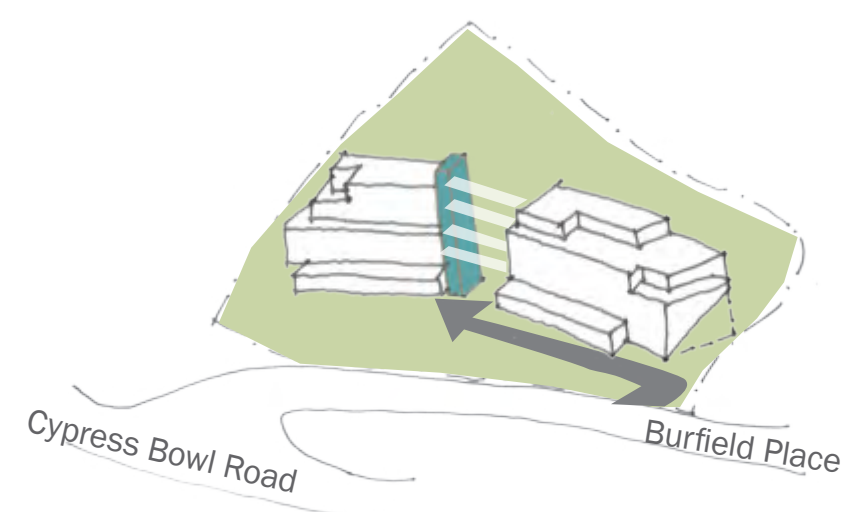
**BUILDING FORM IS BENT TO FOLLOW THE CONTOURS**



**SPLIT THE FORM INTO TWO "HINGED" COMPONENTS CONNECTED BY BRIDGES**



**ARTICULATE THE BUILDING BASE TO CONCEAL UNDERGROUND PARKING AND CREATE AN ACTIVE STREETSCAPE**



**INTEGRATE A STRONG, VERTICAL ENTRY ELEMENT INTO THE "HINGE" AND PROVIDE TERRACES TO OPTIMIZE OUTDOOR SPACE AND BLEND THE DEVELOPMENT INTO THE MOUNTAIN SETTING.**

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## ARCHITECTURE CONCEPT

## PROPOSED PROJECT

The building proposes 39 units ranging from a 65sm/703sf one bedroom apartment to a 344sm /3712sf penthouse with 3 bedrooms and a family room, and include a variety of configurations, including three lock-off suites.

The design is inspired by West Coast Regional architecture (refer to *Architectural Precedents*). Strategies for siting the building on the site and for developing glazing patterns and building forms were inspired by early West Coast architects. Flying balconies and generous overhangs respond to the rainy climate, consistent with mid-century west coast modern design.

From Burfield Place, the access driveway leads up to a circular paved autocourt located on the roof of the amenity space which allows access to the building entrance and the upper parking level. The raised location and the steep terrain immediately to the south allows for unimpeded views to English Bay, Georgia Strait, and Vancouver Island beyond. A visitor drop off zone under the entry canopy provides rain and snow protection over the entry bridge. The Amenity area includes a two storey lobby, an exercise area featuring ocean views, and a whirlpool tub.

The building is served by two elevators which are located in a glass Elevator Lobby, backing onto a landscape feature which carries the mountainside down to the Lobby and the autocourt. All residences feature glass doors opening onto extensive balconies or roof terraces, which orient to the sun and ocean view. The outdoor spaces are designed as extensions of the indoors, consistent with West Coast architectural principles.

The units will be finished with quality appliances, millwork and finishes. All master bedrooms include ensuite bathrooms.

Parking for all units is provided below grade with eight additional visitor stalls and 1 shared hybrid/electric vehicle included.

The façade incorporates layers of horizontal balcony, roof edges and window mullions contrasting with locally quarried stone feature walls. The local stone combines with well crafted exposed beams and carefully detailed steel structural connections. Vertical elements are integrated into the facade to modulate the horizontal proportions.

The overall form is divided into two masses which follow the natural contours. The space between allows the natural landscape to flow through the development and expose a large rock outcropping. Open “bridges” connect the two forms. Refer to the concept diagrams on Page 9 for additional detail.



## ARCHITECTURE OVERVIEW



## ARCHITECTURE OVERVIEW

## FORM & MASSING

The proposed residential development is a 7-storey concrete building including 39 apartments over a two storey parkade. The long, narrow building footprint is bent to conform to the existing topography, which helps minimize excavation and environmental disruption, as well as break down the building mass. The masses are each rotated 15 degrees and shifted apart, opening up views through to the forest, which will grow down into the hinge and meld the wings into the existing mountainside. The upper levels are cut back in steps, which further reduces the building massing and creates generous balcony spaces and terraces. The building is positioned near the south edge of the site to minimize the length of the driveway, which arrives at a vehicular drop off and Lobby entrance at the bottom of the forested hinge.

The two level parkade is configured to take up the change in grade, minimizing the need for additional walls for slope retention.

This development is sited for optimal sun exposure and orientated for outstanding views of the city, ocean, and across Georgia Strait to Vancouver Island.

### ROOF FORMS

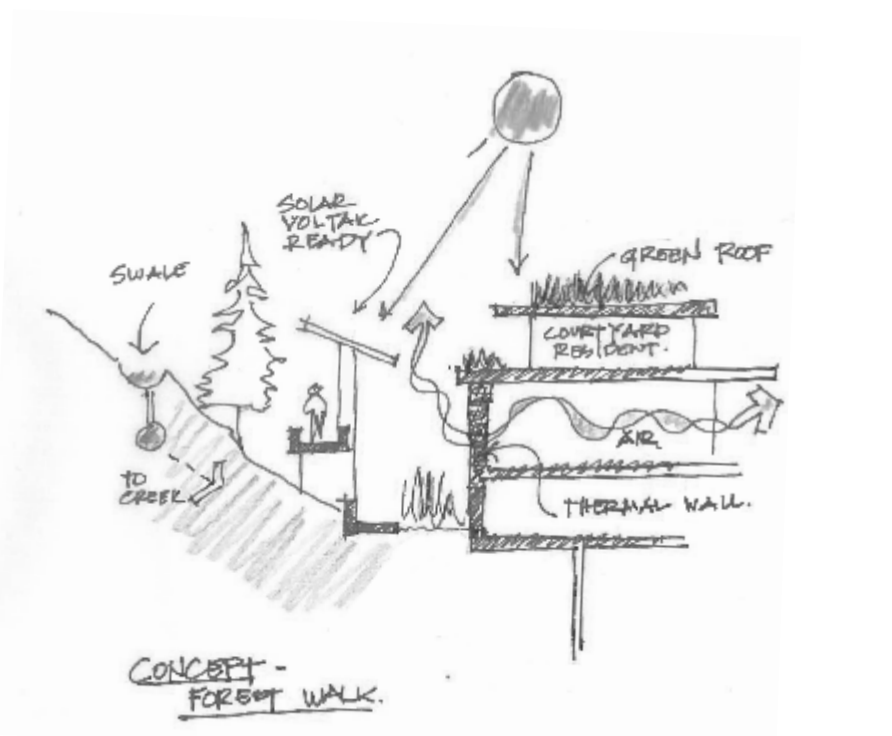
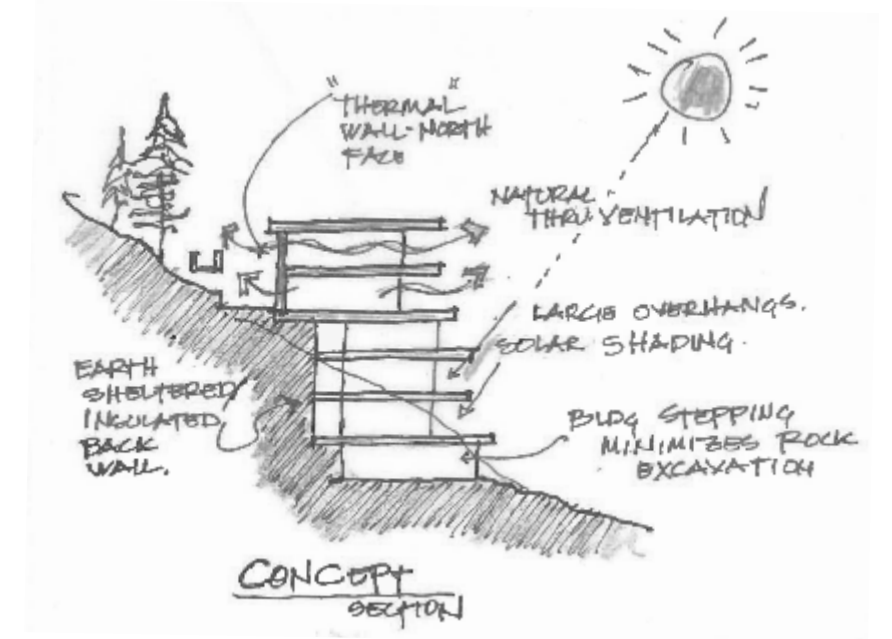
The overall roof form combines areas of flat green roofs and terraces with clerestories and large overhangs. The green roofs are designed to integrate the building into the natural surroundings.



Mid-Century Modern roof forms in combination with horizontal and vertical building elements integrated into the landscape.



View of mountain side and courtyard.

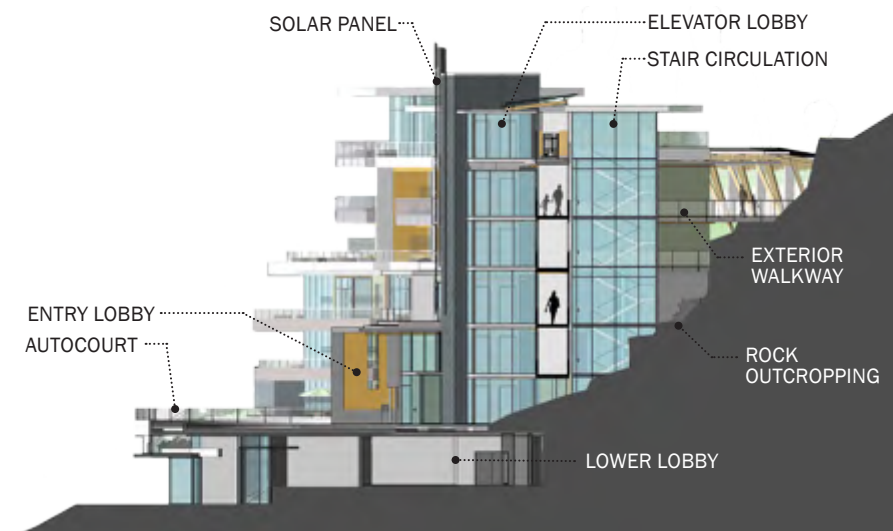


## ARCHITECTURE: FORM AND MASSING

## BRIDGE - "HINGE"

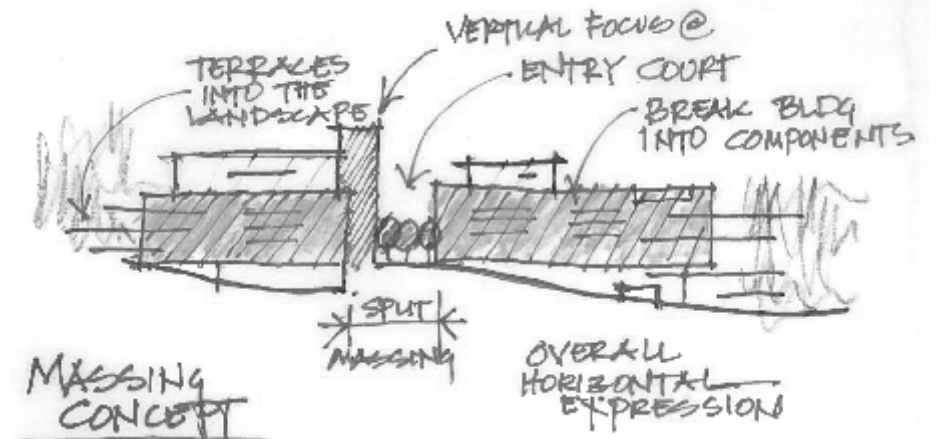
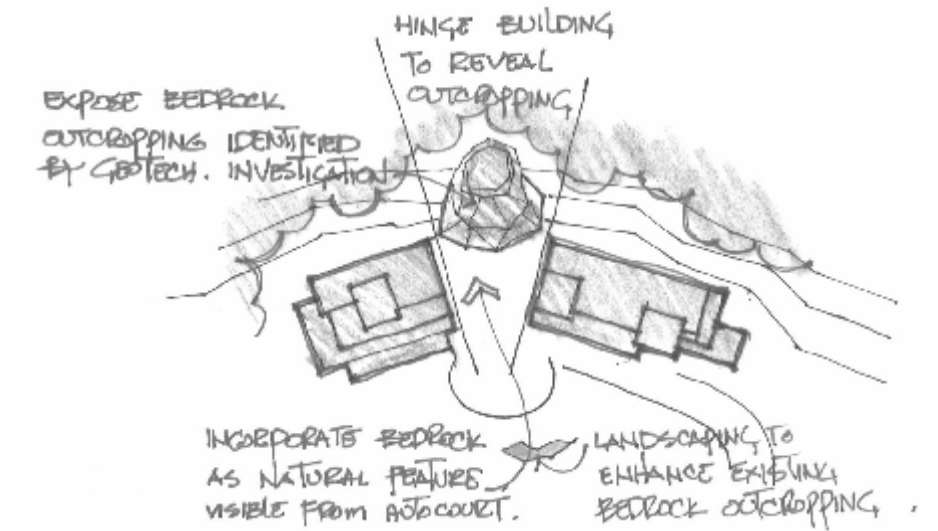
The mass of the building is split apart to reveal an outcropping of natural bedrock, and to open up views to the forest beyond. Native species are planted to allow the indigenous forest to spill down between the two wings, thereby creating a focal centre for the Autocourt and the Lobby. The two wings are connected by glass bridges detailed so as to float above the prominent site feature and "dissolve" into the forest background. Levels 3, 4 and 5 are indoor glazed corridors, while levels 6 and 7 are exterior walkways with 5' high glass guardrails which provide protection from wind and weather.

The glassed-in bridges create a transparent barrier between the extended forest and the sky which will create a unique entry sequence for occupants, but which could be hazardous for the bird population. To offset the danger, the glass bridges and guardrails will be glazed using "bird-friendly" glass which incorporates a UV coating that is virtually invisible to humans, but which will appear solid to birds.



Section adjacent to lobby through autocourt and rock outcropping.

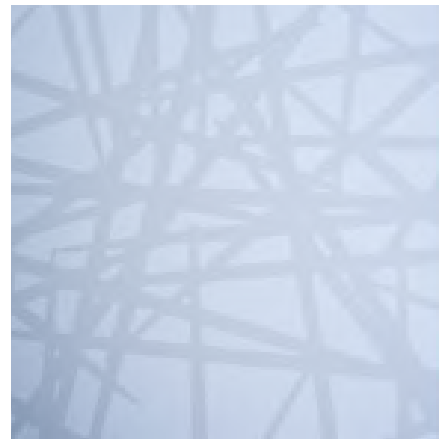
As residents move through the building they will encounter a blurring of interior and exterior space, which allows them to experience the natural landscape in a manner not possible in a more conventional building type.



## ARCHITECTURE: BRIDGE - HINGE

### BIRD-FRIENDLY GLASS

To minimize impacts by flying birds against the glass guardrails, roof canopies and walkway windows in the transparent "hinge", UV coated "bird-friendly" glass is proposed. These UV coatings are virtually invisible to humans, but are highly visible to birds. The proposed pattern is to be continuous with no clear space greater than 4" horizontal and 2" vertical across the entire exposed face.



*Bird friendly patterns can be applied using a UV coating, which is almost invisible to humans*

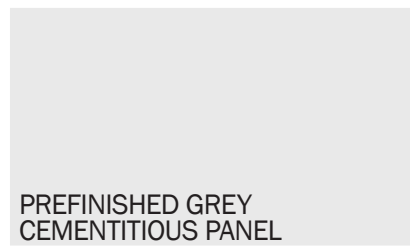


*View*

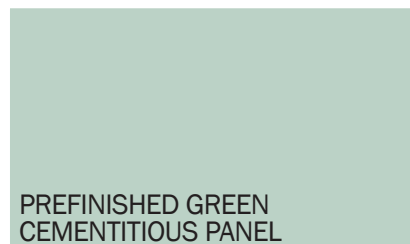


*View through auto court entry and bridge to rock outcropping.*

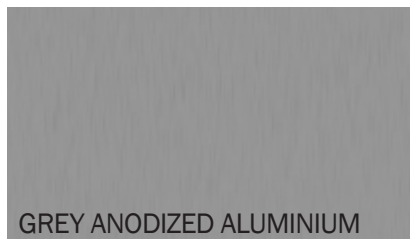
## ARCHITECTURE: BRIDGE - HINGE



PREFINISHED GREY CEMENTITIOUS PANEL



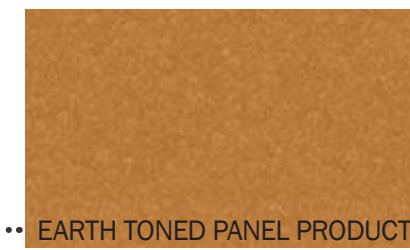
PREFINISHED GREEN CEMENTITIOUS PANEL



GREY ANODIZED ALUMINIUM



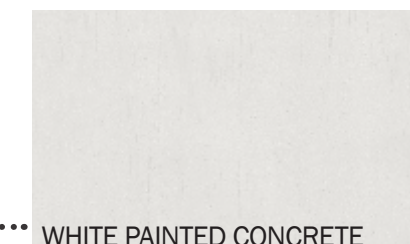
GRANITE - ASHLAR



EARTH TONED PANEL PRODUCT



CORTEN STEEL



WHITE PAINTED CONCRETE



Precedent image illustrating similar material character

## MATERIAL AND COLOUR PALETTE

## HOUSING DIVERSITY

In response to the Official Community Plan and Development Permit Guidelines, the proposed project includes a variety of housing types as listed below.

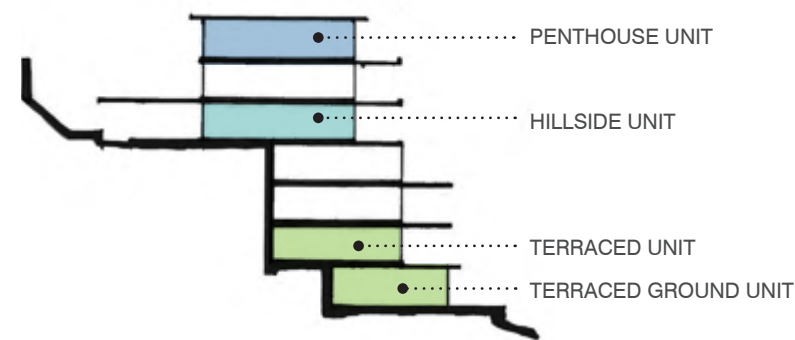
### UNITS WITH CONNECTION TO OUTDOOR

Individual units are crafted with different types of outdoor spaces. Intent is to moderate building length. The following are some examples of the different types of relationship to outdoor space.

- Penthouse unit (i.e. PH-B) - Blurring of indoor and outdoor with large green roof and planted outdoor spaces.
- Hillside unit (i.e. Type 3K) - Grade level entries with large vegetated terraces.
- Terraced unit (i.e. Type 2B) - Ground oriented with terraces at grade.



Penthouse units with large balconies and roof terraces allow interior spaces to expand into the outdoors



### VIEWS

South facing windows provide panoramic views. Shading devices are integrated into the architectural expression to reduce solar gain. Views are maximized throughout the design including ocean views from the Lobby and Amenity levels.

### TERRACES

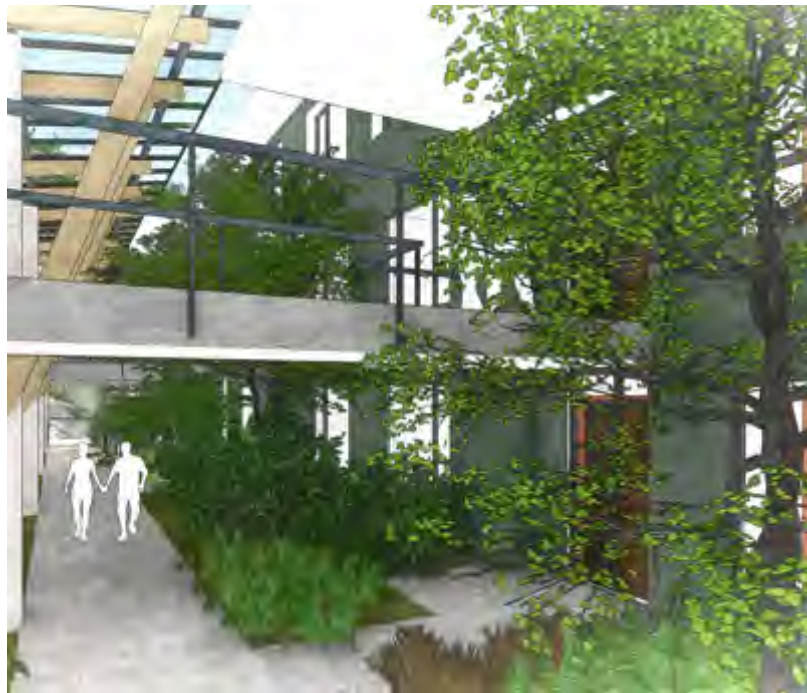
Large terraces and balcony surfaces are designed flush to eliminate awkward steps and to make indoor and outdoor spaces contiguous. Terraces will feature high quality surfacing and finishes which blur the indoor and outdoor spaces and encourage residents to move outdoors when the weather permits.



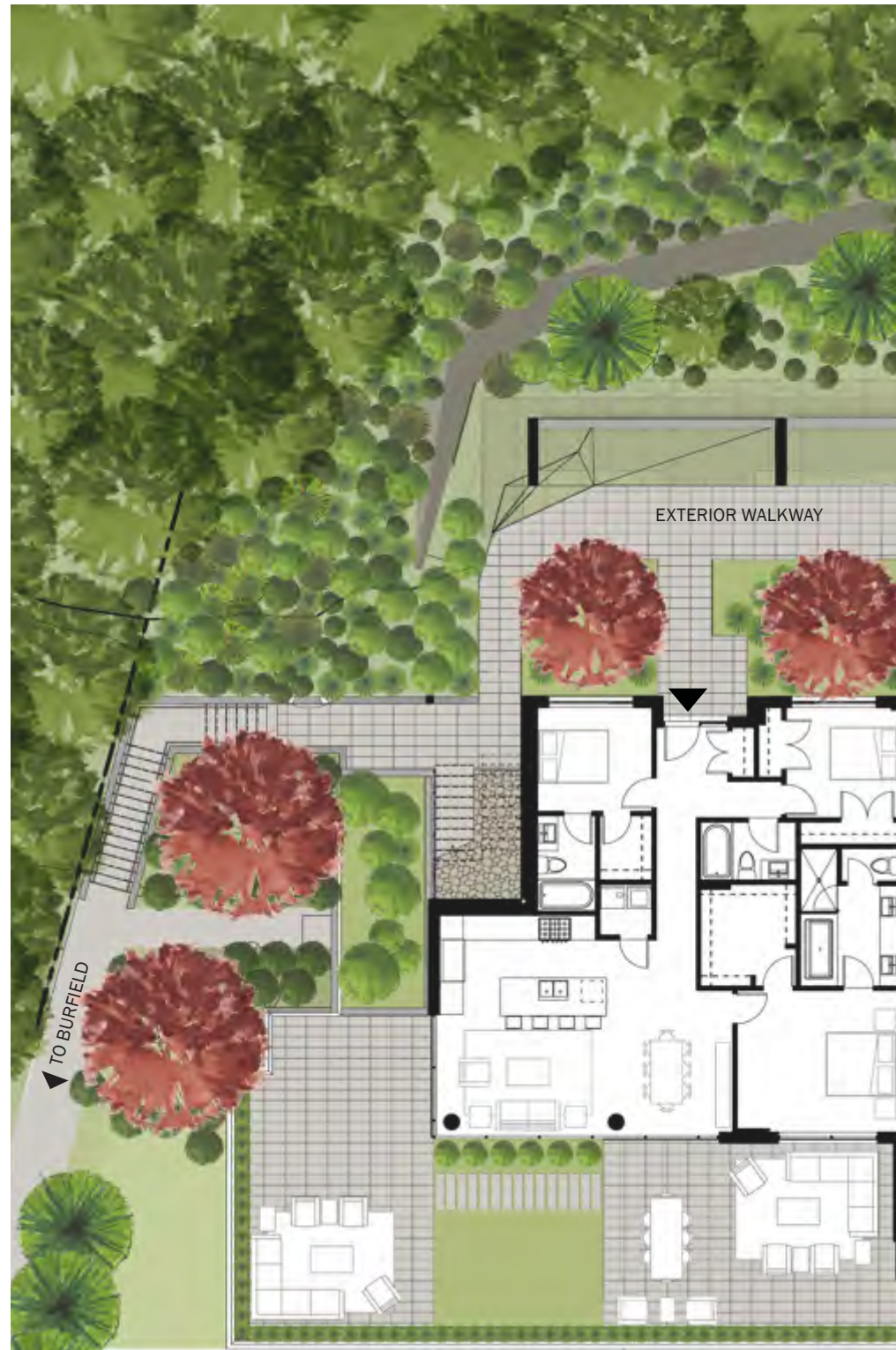
EXAMPLE 1.1: TYPE PH-B PENTHOUSE UNIT

## HOUSING DIVERSITY





Forest oriented terraced units.



EXAMPLE 1.2: TYPE 3K HILLSIDE UNIT



Ground oriented terraced units.



EXAMPLE 1.3: TYPE 2B TERRACED GROUND UNIT

## HOUSING DIVERSITY

### 1000 SF OR SMALLER UNITS - 30% OF UNIT MIX

This percentage includes provision for Area 4 - Lot 36 and Lot 37. A total of sixteen (16) units with areas 1000sf or less are provided.

- Three (3) 1-Bedroom (Type 1D)
- Three (3) 2-Bedroom Lock-Off Suite (Type 2E)
- Nine (9) 2-Bedroom (Type 2G)
- One (1) 2-Bedroom (Type 2H)

### SAFERHOME STANDARDS UNITS - 20% OF UNIT MIX

A total of eight (8) units are designed to meet the SAFERhome standard for accessibility, children's safety, seniors and aging in place.

- Three (3) 1-Bedroom (Type 1D)
- Three (3) 2-Bedroom (Type 2G end units)
- Two (2) 3+ Bedroom (PH-B, PH-C)

SAFERhome standards are defined into 3 categories: Structural & Design, Electrical & Telecom, and Plumbing. The 15-point SAFERhome standards are summarized below:

#### Structural & Design

1. All exterior thresholds are flush.
2. All interior thresholds meet minimal code constraints (i.e. shower entrance).
3. All doors and pinch points are a minimum of 34" but ideally 36" wide.
4. All hallways are a minimum of 40" but ideally 42" wide.
5. Reinforced with 2x12" solid lumber is all washroom tub, shower, and toilet locations.
6. At the top of all stairs, walls are reinforced with 2x12" solid lumber at 36" to centre.
7. Either an allowance for an elevator options in stacked closets or build all staircase(s) to a minimum width of 42".
8. Cabinets underneath each sink are easily removed.

#### Electrical & Telecom

9. All switches positioned at 42" to the centre of the electrical box from the finished floor.

10. All outlets positioned at 18" to the centre of the electrical box from the finished floor.
11. Electrical outlets placements to be located beside windows, bottom of staircases, beside the toilet, above external doors (inside), on front face of kitchen counter.
12. Four-plex outlet to be placed in master bedroom, home office, garage, utility room, and recreation room.

#### Plumbing

13. All bath and shower controls are offset from centre, roughly 1/2 way between the historic centre location and the outside edge of the shower or tub enclosure.
14. All water pipes are brought in no higher than 14" to the centre of the pipe from the floor level.
15. Pressure/Temperature control valves are installed on all shower faucets.

### ADAPTABLE UNITS - 20% OF UNIT MIX

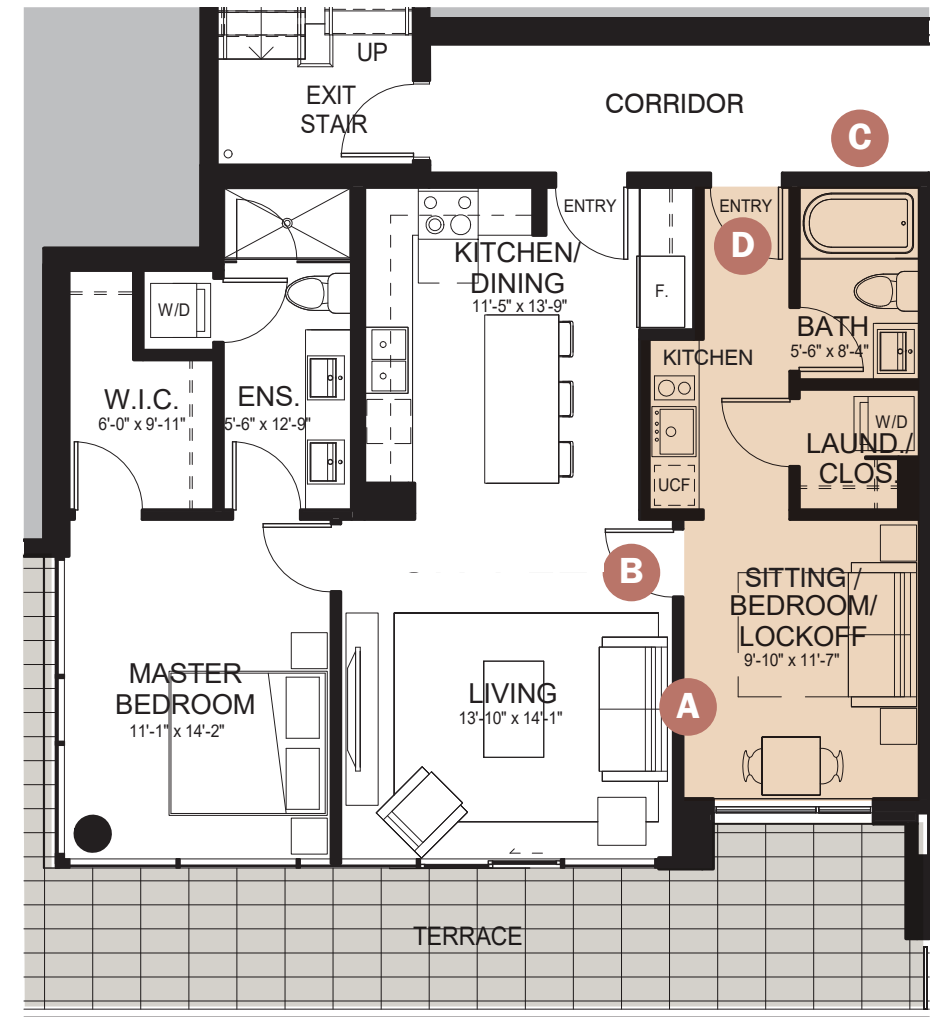
Additionally, if requested by purchasers, BPP is committed to adapting up to 20% of units to meet City of North Vancouver's Level 2 Adaptable Design Guidelines. These adaptable features are available for the above SAFERhome units.

### LOCK-OFF SUITES

The following are units with lock-off suite features:

- Three (3) 2-Bedroom Lock-Off Suite (Type 2E)

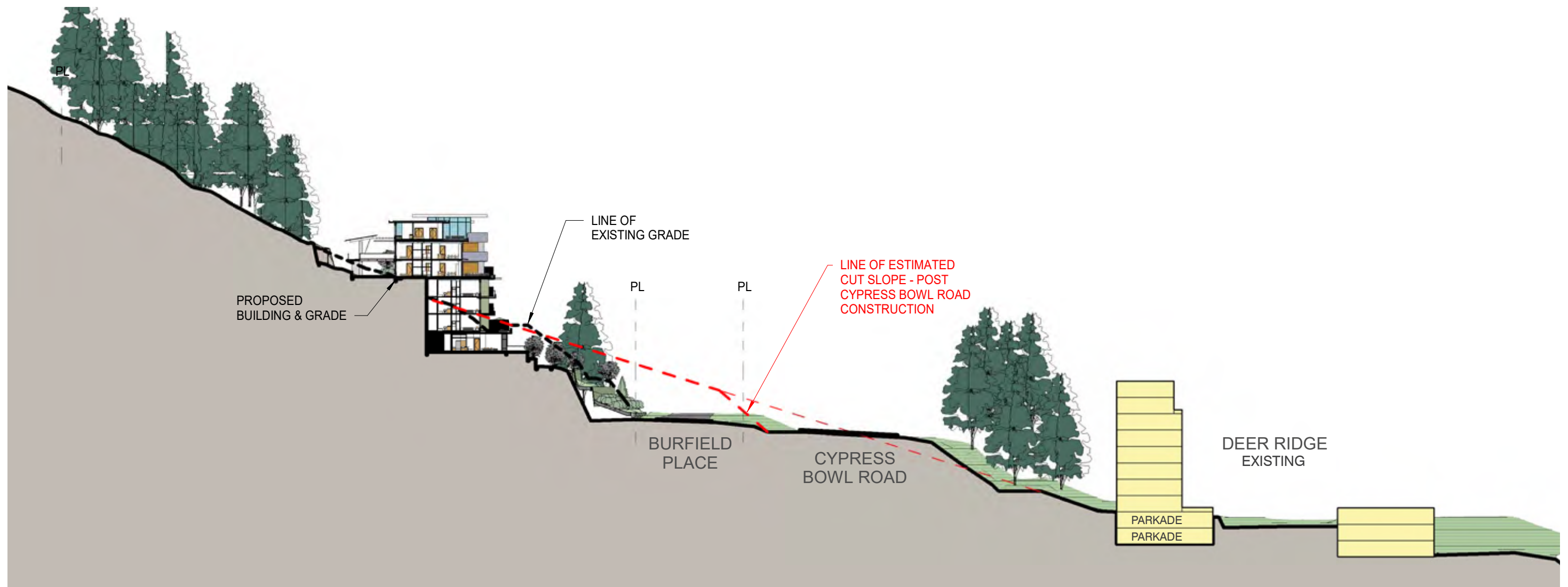
The proposed lock-off suites are considered part of the main dwelling unit to which they belong. Each lock-off suite is designed to provide a door into the primary suite and with additional door into the public corridor. Lock-off suites are typically intended to serve as caretaker suite, nanny suite, in-law suite, rental suite etc.



EXAMPLE 3.1: TYPE 2E

- A** 1hr FRR between primary suite and lock-off suite with min STC of 50.
- B** 45min fire protection rating between primary suite and lock-off suite
- C** 1hr FRR between lock-off suite and public corridor.
- D** 20min FRR between lock-off suite and the public corridor with signage on suite door.

Lock-off suite



Site Section - Illustrating Relationship of units to topography.

## HOUSING DIVERSITY

## STREETSCAPE AND MEWS RATIONALE

This proposal recognizes the importance of contributing to this developing neighbourhood with streetscapes focused on active, engaging building edges and/or areas of landscaping that maintain the “character and sense of connection that distinguish West Vancouver from other communities”. (Rodgers Creek: A History and Summary of the Area Development Plan)



key map

### THE MEWS

This private street is envisioned as neighbourhood “place” characterized by a variety of uses, design elements and materials along the edge of the building including private entrances to upper level units, amenity spaces, areas of landscaping and a pedestrian pathway along the north side with spectacular views. The Mews is designed with a gentle curve and is “book ended” by a corten steel spiral entry monument at Burfield Place and the central lobby and circular autocourt with an extended viewing area.



illustrating the variety of building and landscape materials along the streetscape



illustrating the pedestrian scale and transparency along the building edge

### BURFIELD PLACE

The street edge of Burfield Place will be characterized by unstructured planting and a large rock outcropping. Rainwater, collected from the decks and roof areas, will be channelled into a raingarden integrated into this landscaped area. An amenity space is located under the autocourt, visible through the landscape, extending this portion of the building towards Burfield Place as far as possible. This area between Burfield Place and the Mews is an important buffer to the noise and traffic on Cypress Bowl Road and continues the natural character of the West Vancouver landscape along Burfield Place.



view of the development from the foot of Burfield Place at junction at Cypress Bowl Road



view of the development approaching the Mews from the east (corten steel structure in the foreground)

### A NOTE ON TOWNHOUSES

The RCADP refers to providing a mix of housing types with an emphasis on townhouses. Although this proposal does not articulate the street level with townhouses, please refer to the section on Housing Diversity for examples of ground oriented family units.

## STREETSCAPE RATIONALE

# LANDSCAPE DESIGN

## CONCEPT STATEMENT

Area 4 Lot 37 is located on a very steep slope and surrounded by indigenous forest. The goal of landscape plan is to extend the natural vegetation so that the forest wraps the building along the rear and continues down each side of the property. The planting hinged on the central entry area has its own character more closely in tune with the interaction of the building's users. Reducing the environmental impact and employing landscape elements to enhance the building form and character has been well considered in the design.

In the central hinged area, the natural bedrock is exposed both below the entry drive and "mews" walk, and in the opening that cuts through the building main entry. The entry area features a recreated "mountain" forest and provides a backdrop for a potential sculptural element which enhances the entry experience from the lobby and glass stairwell. The use of a green retaining wall system (Delta Lock) has been incorporated into the design to add planting and minimize the visual impact of the retaining walls. The "hinge" planting will carry around the back of both wings, where the exterior walkway system will connect to the existing Mountain Trail at the northeast corner of the site.

On the northern portion of the built site, the use of native conifers has been specified to blend with the existing forest tree species and reduce impact of the upper shotcrete wall. The use of a green wall system providing random tree wells to accommodate a native forest planting scheme has been provided. Green roofs have been incorporated into the architectural component of the design to reduce the heat island effect and improve the rain water quality and reduce runoff coefficient. Along the entry Mews, the site storm water will be directed to a central Rill and flow to an architectural spout creating a rain water feature at multiple levels, eventually connecting the water to the Burfield bio-swale. Paving patterning and texturing defines the 'Mews' slowing vehicular traffic. Bollards, site furniture and intimate viewing places inform the pedestrian and driver that this place is to be shared.

On the south part of the building, we take advantage of the natural slope and exposure. The use of a multi-layer and mass planting scheme will create a distinct view along the driveway to foil and integrate the architecture. In the four seasons, the mass planting and tree bosque displays outstanding color and texture. Native plant species have been chosen for drought tolerance, irrigation reduction and maintenance considerations.

## LANDSCAPE SUSTAINABILITY STRATEGY

Note: Credits identified below refer to *Appendix C: Built-Green Checklist*.

1. Permeable paving materials have been specified for all the driveways and walkways (more than 70% of the hardscape area). (6.2.1 credit 3)
2. Minimize the hardscape along with green wall systems instead of c.i.p. concrete retaining walls. The use of swales along all the retaining walls. (6.2.2 credit 1)
3. Min. 8 inches of topsoil or composted yard waste as finish grading throughout site. (6.2.3 credit 2)
4. Install drought tolerant plants and provide a list of the plants to the building managers. (6.2.4 credit 1)
5. Minimal lawn area has been specified. (6.2.5 credit 1)
6. Permeable landscaping that is water efficient and the xeriscaped species occupies more than 50% of the landscape area. (6.2.6 credit 1)
7. The irrigation system will use efficient irrigation technology. (6.2.7 credit 3)



illustrates materials for the Mews



# LANDSCAPE DESIGN



Solar shading devices, roof overhangs and balcony projections shelter high summer sun, but allow winter sun to penetrate



Solar shading devices, balcony projections and roof overhangs provide solar shading in summer, without excluding low-angle winter sun

## SUSTAINABILITY SUMMARY

### SUSTAINABILITY STRATEGY

**TARGET:** BuiltGreen Silver

(See also *Appendix C: BuiltGreen Checklist*)

### SUSTAINABLE DESIGN

**GOAL:** Design a building which will have minimal impact on the local and global environment, and to meet the intent of the Green Building Strategy outlined in the Rodgers Creek Area Development Plan Overview Report, March 7, 2008.

**ACTION:** The building is carefully oriented to take best advantage of the site, available sun exposure and prevailing breezes, and is designed to incorporate energy conserving features and system, as well as to reduce energy and resource use and reduce greenhouse gas emissions.

### ORIENTATION AND DESIGN

**GOAL:** Create an efficient and comfortable building through thoughtful building orientation and architectural design.

**ACTION:** Sustainable design strategies are incorporated to exploit passive solar and sun-shading design strategies.

**ACTION:** South facades have higher glass ratios to capture views, while windows sizes are reduced on the north side where views are less desirable, and heat loss is greatest.

### SOLAR SHADING

**ACTION:** Employ balconies, solar shading devices and roof overhangs to shade south-facing windows to prevent overheated spaces in summer, without restricting penetration of low angle sunlight in winter.

### NATURAL VENTILATION

**ACTION:** Double and triple-fronting units allow natural cross-ventilation. The building is oriented to access prevailing ocean breezes in summer to optimise cooling.

### ENERGY CONSERVATION

**GOAL:** Minimize energy usage through building design and careful selection of materials, fixtures and appliances.

**ACTION:** Energy modelling is being incorporated to guide the envelope design, which will include high performance glazing and wall assemblies.

**ACTION:** Minimizing energy loss through the building envelope and utilizing passive solar design techniques is a key strategy to reducing energy consumption. The following will be incorporated into the design:

- Continuous, exterior-insulated walls will be incorporated on the north façade
- Continuous, high performance roof insulation will be used throughout
- Provide high-performance, thermally broken double-glazed low-e windows min. overall U=0.37 (See *Appendix C: Preliminary Energy Model Summary*)
- Energy efficient heating and cooling will be provided using a VRF (Variable Refrigerant Flow system)
- Specify Energy Star appliances
- Install Programmable thermostats
- Provide each unit with individual Heat Recovery Ventilation

**ACTION:** Solar PV panels will provide energy to partially offset house load.

## SUSTAINABLE DESIGN

## LIGHTING AND ELECTRICAL

**ACTION:** Maximize daylight through extensive glazing and clerestories

**ACTION:** Energy efficient light fixtures – developer is committed to installation of LED lighting in all suites

**ACTION:** Energy efficient lighting with motion activated control system in common areas and underground parking.

**ACTION:** Provide one electric car recharge station per residential unit, one charging station for use by visitors, and at strata hybrid/ EV parking stall

## WATER CONSERVATION

**GOAL:** Minimize use of potable water by occupants and landscape irrigation.

**ACTION:** The project will incorporate:

- Water-efficient fixtures including dual flush toilets
- Water-efficient dishwashers and front-loading washing machines
- Drought tolerant landscaping materials
- Water-efficient irrigation systems only where necessary

## INDOOR AIR QUALITY

**GOAL:** Improve occupant health through careful building design, and selection of materials and equipment.

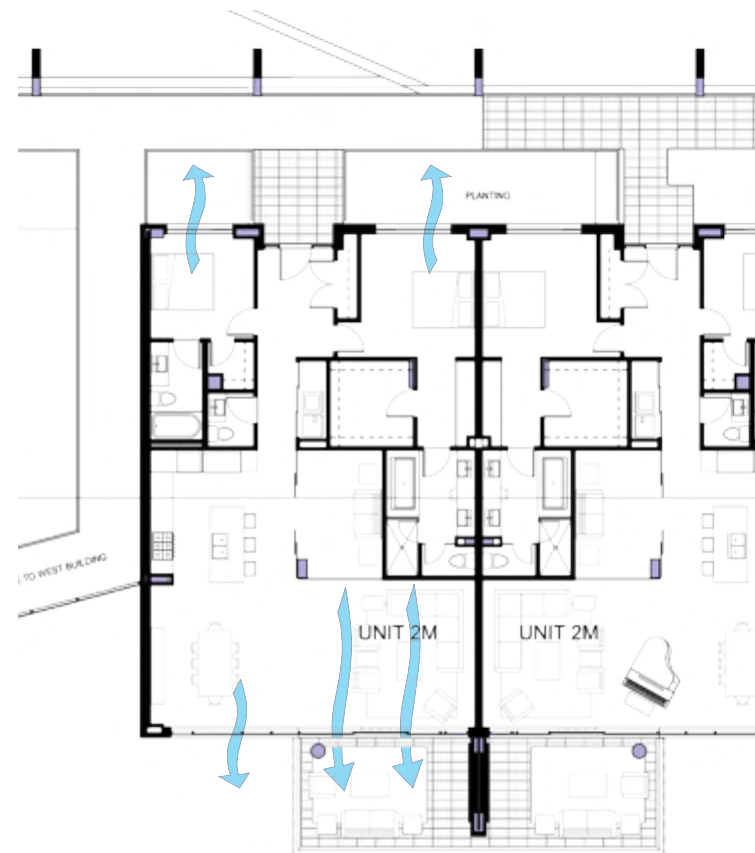
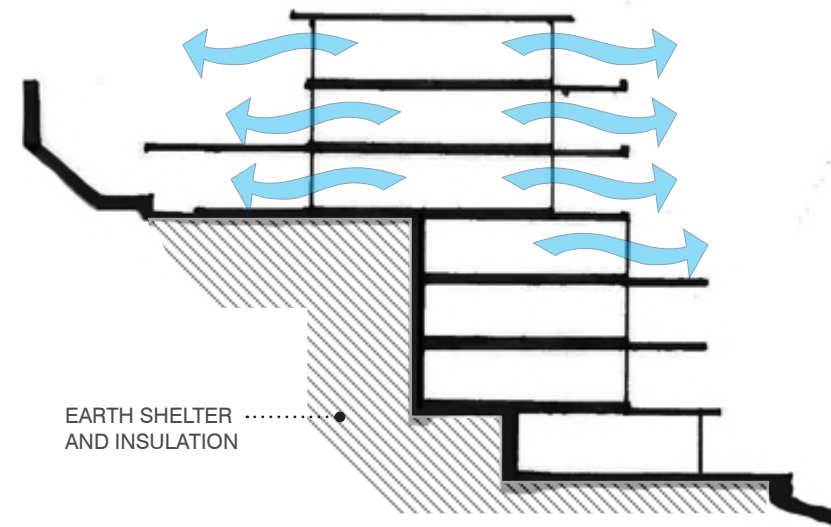
**ACTION:** Double and triple-fronting units allow Natural Cross-ventilation - orientation allows access to prevailing ocean breezes in summer.

**ACTION:** Heat Recovery Ventilators will provide tempered fresh air.

**ACTION:** Low or Zero formaldehyde insulation.

**ACTION:** Low VOC paints and adhesives.

**ACTION:** IAQ labelled carpet and underlay.



*The building is oriented to take advantage of prevailing ocean breezes and glazing is designed to incorporate cross ventilation*

## MATERIALS AND RESOURCES

Materials will be selected from local sources wherever possible for longevity and minimal environmental impact.

## MATERIAL SELECTION

**ACTION:** The use of durable, quality materials is a design priority including stone veneer, painted concrete, cementitious panel rainscreen.

- Use locally and regionally sourced materials
- Select materials based on quality and durability
- Use recycled materials wherever possible
- Re-use of site-generated rock for landscape features, retaining walls etc.

## EDUCATE

**GOAL:** Educate the occupants to understand the high performance features of the building.

**ACTION:** Provide an Owner's manual and educational walkthrough for purchasers. Provide a "Systems Manual" for building management.

## GREEN ROOF

The green roof offers a range of sustainable benefits to the development including prolonged life of waterproofing membranes and HVAC systems, rainwater retention and filtration, providing wildlife habitat and visual integration of the roof form into the forest backdrop.

# SUSTAINABLE DESIGN

### PHOTOVOLTAIC PANELS

Two arrays of PV panels are located on the south facade, and on the roof top, which will have good exposure and are designed to be “panel ready”. The team is also investigating other roof areas for additional solar panels. The exact quantity of panels is being modeled to provide an optimized configuration. The panels are intended to supplement energy for corridor lighting and electric vehicle charging. The system is to be grid-tied.

### ADDITIONAL PRINCIPLES:

The development will incorporate bird-friendly glass - to minimize impacts by flying birds against glass guardrails, roof canopies and windows. Birds are able to see UV coatings applied in a regular pattern on glass surfaces. UV coatings are virtually invisible to humans. The proposed pattern is to be continuous with no clear space greater than 4” horizontal and 2” vertical across the entire exposed face.

(See also *Architectural Design - Hinge*)







## SUSTAINABLE DESIGN

## POLICY & GUIDELINE OVERVIEW

In acknowledging the Official Community Plan (OCP) and the Area Development Plan (ADP), the following 4 pages outline the design responses to the policy and guidelines.

The OCP consists of sixteen Policy Sections, each addressing different subject areas and includes the amendment of the guideline to include the Rodgers Creek Area Guideline. Below is an excerpt describing the relationship of the Overview Report to the Area Development Plan.

*The Overview Report was prepared to provide a summary of the proposed Area Development Plan in a succinct and highly graphic form. Since its initial first draft in October 2007, it has been amended to reflect changes and new information that have resulted from community input and from guidance of the Working Group and supporting work by District staff, the landowners and their consultants. Contents of the Overview Report formed the display material at the two Public Open Houses and were refined in later drafts to reflect public input.*

*The Council of the District of West Vancouver will receive the overall report, consider it, and then direct District staff, as Council considers appropriate to prepare the regulatory documents that will amend the Official Community*

## OFFICIAL COMMUNITY PLAN DISTRICT OF WEST VANCOUVER

The proposed building, sited within Rodgers Creek Area of the Upper Lands, aims to respond to the Policy Sections 3 and 7 of the OCP and its Amendment Bylaw (No. 4567, 2008).

### POLICY SECTION 3 | HOUSING (H)

**H6:** Encourage a variety of housing types in the future neighbourhoods in Upper Lands. (See UL 1: Principle 3)

**ACTION:** The proposed project to provide 20% of units to incorporate design elements that allow units to be converted to adaptable units. (See also *Architectural Design: Housing Diversity*)

Housing policies stated in OCP aim to meet community housing needs based on a set of objectives (OCP, p. 49). Selected objective which this project respond to include:

**HARMONY/CHARACTER:** Developing in harmony with landscape, surrounding uses and desired neighbourhood and character, where required provide sensitive transitions in form and density between existing and new development.

**CHOICE:** Encourage a variety of housing types, forms, tenures, sizes and densities that meet diverse needs.

**ACCESSIBILITY/ADAPTABILITY:** Support accessible and adaptable housing to meet the needs of people with physical disabilities or other special needs.

### POLICY SECTION 7 | UPPER LANDS (UL)

**UL 1:** The OCP sets out four community building principles to guide all actions in the Upper Lands (OCP, p. 96). The specifics of these principles are elaborated in the Rodgers Creek Area Development Plan (RCADP, p. 12-13). Many of the principles have been incorporated into the design of the overall area development, as well as into this design:

**PRINCIPLE 1:** Establish a Sensitivity and Connection to the Natural Environment and Mountain Qualities.

Proposed building is designed to employ site sensitive built forms (RCADP, p.12, 1.04)

**ACTION:** Building is designed to step into the terrain and use materials and colours that harmonize with the forest setting.

**PRINCIPLE 2:** Create a Strong Community.

Ensure all residential buildings are integrated into the landscape and have easy access to the mountain pathway. (RCADP, p.13, 2.10)

**ACTION:** The project proposes a direct access to the existing trail for residents of the building.

**PRINCIPLE 3:** Encourage a Diverse Community

Diverse Housing – Lock-Off Suites provide a diverse range of housing for changing family needs. The lock-off suite can be open to the main unit or locked off for extended family, an in-home nanny, care worker, or as a rental suite (RCADP, p. 54)

**ACTION:** Three lock-off suites are included in the unit mix for the proposed building.

**PRINCIPLE 4:** Focus on Environmental and Economic Sustainability.

Native Vegetation is retained.

**ACTION:** On the northern portion of the built site, the use of native conifers have been specified to blend with the existing forest tree species. (See also *Landscape Concept Statement*)

**UL 8.1** outlines specific criteria for development within Rodgers Creek Area. (OCP, p. 111.2 for full list). The proposed project, which falls within the Rodgers Creek Area plan will:

- Include 30% apartment units of 1000 sf or less in size. This percentage includes provision for Area 4 - Lot 36 and Lot 37 combined.
- Ensure housing diversity to include apartment units with adaptable design elements.
- Contribute to the density and the high-density built forms like apartments as prescribed for west end of Rodgers Creek Area.
- Strive for innovative, green buildings and infrastructure; that is, buildings and infrastructure with lower energy and water consumption, lower greenhouse gas emissions, and that enhance sustainability and create a healthy living environment

### RODGERS CREEK GUIDELINES (SCHEDULE 6)

The proposed project follows the guidelines outlined in Schedule 6 of OCP Amendment Bylaw No. 4567, which apply to the Rodgers Creek Area of the Upper lands, as defined on the Rodgers Creek Area Development Permit Area Designation Map UL 8.1. The following responds to the three major headings of the guideline.

#### CONTEXT AND SITE DESIGN:

The proposed project is designed to fit with the topography and landscape of Upper Lands. The built form complements the terrain and integrates with natural features of the existing site. The proposed development will integrate with area-wide stormwater management strategies.

#### BUILDING DESIGN AND SERVICES:

As illustrated in Figure 1, Lot 37 is situated to relate more closely to Area 5 than it does with Area 4. The Rodgers Creek Guideline of the OCP specifies

in Item 2.04, “...buildings in Area 5 should have a west coast modern character featuring flat slab roofs, big cantilevers, and a more horizontal form and detail, together with large wrap-around windows.” Hence, the proposed building uses materials including earth toned panel product and local rock in combination with glass, concrete and metal, and colours that harmonize with the forest setting. (See *Material and Colour Palette*).

The exterior walkway along the north side of the building allows for natural light penetration into public and semi-private open spaces and streetscapes (See *Architectural Design*). As outlined in the following section (see also *Sustainable Design*), green building strategies are incorporated to reduce energy consumptions and to achieve healthy living environment. While the main building entrance is visible from the street, the secured bicycle storage and well-lit parking structure are set within the building footprint and are screened behind substantial planting and landscaping to minimize visibility from streetscapes.

The project addresses climate and solar orientation appropriately on each facade. These include optimized winter solar gain by placing larger windows on south-facing walls, while north-facing walls to have higher R-value, with lower window-to-wall ratio. The siting also allows the building to be earth-sheltered at the lower levels of the building.

**LANDSCAPING:**

An informal landscape aesthetic is provided to complement the forest context. (See *Landscape Architectural Design*). Per the guideline, the project will be designed to minimize glare and light spill of exterior or ground level lighting to surrounding properties. Driveways and parking areas, patios located above underground structures will be finished with pervious materials.

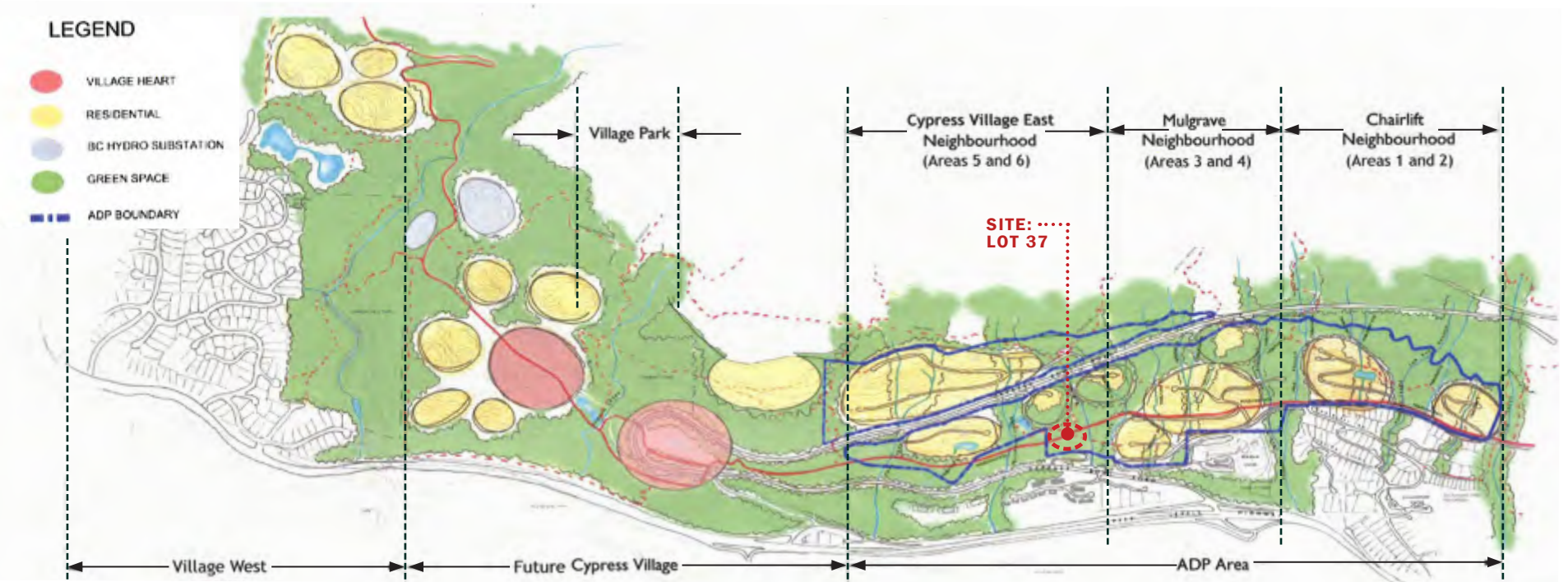


Figure 1. Reproduced from Rodgers Creek Area Development Plan (RCADR, March 2008, p.2)



Figure 2. Photo Montage of Proposed Building in Context

# RODGERS CREEK AREA DEVELOPMENT PLAN - GREEN BUILDING STRATEGY

## RODGERS CREEK AREA DEVELOPMENT PLAN

The Rodgers Creek Development Plan (RCADP) was written in 2008, with the intention of creating a progressive set of principles and strategy for development of the area. The Plan incorporated a thorough Sieve Analysis through which strategies for development were established. One strategy identifies the progressive direction intended by the plan:

*“On-going review of new sustainability standards, technologies and strategies including exploring avenues for “future proofing” buildings to allow for the future installation of new technologies at the Development Permit Stage.”*

## GREEN BUILDING STRATEGIES

Some of the key green building strategies are addressed in The Rodgers Creek Area Development Plan (RCADP, 2008, Appendix C) are identified below in bold, followed by proposed actions:

### > GREEN BUILDING STANDARDS

**PRINCIPLE:** Commitment to a minimum of LEED Canada Silver equivalency for concrete buildings.

**ACTION:** The project will be accredited under BuiltGreen Silver.

### > ENERGY CONSERVATION

**PRINCIPLE:** Passive Solar design, natural ventilation and daylighting.

**ACTION:** The suites are oriented to take advantage of solar gain in winter, but incorporate large overhangs to control solar heat gain in summer. Many suites have 2 or 3 sided exposure to allow operable windows to be opened up to provide natural cross ventilation. South facing windows are large to promote penetration of daylight.

25% better than ASHRAE 90.1 (2007)

**PRINCIPLE:** Min R40 roof, R20 walls, R20 floors over unheated parkades, Energy Efficient Windows, Light Fixtures

**ACTION:** Rather than relying on prescriptive performance values, the energy modellers have developed an energy model to better calculate and compare insulation values against sustainability factors and construction implications. The best solution will be a combination of optimized insulation, high performance glazing and mechanical systems, and thoughtful design and detailing, which will meet the current building code requirements, and exceed the energy performance targets set out in the 2008 plan. (See *Appendix C: Preliminary Energy Model Summary*)

**PRINCIPLE:** Energy Efficient Heating and Cooling systems

**ACTION:** A Variable Refrigerant Flow (VRF) system is proposed for this project. A VRF system is a technology introduced as a system to minimize efficiency losses found in conventional HVAC systems and to provide sustainable energy benefits. A VRF system has the lowest life cycle cost of any system on the market today.

The heating and cooling load of a building is always changing throughout the day and year by factors such as ambient temperature, solar heat gain, occupancy level, etc., yet the majority of the time the building load is only at a partial load condition. VRF technology is able to dynamically modulate the system’s capacity to meet the actual load of the building. Thus, only the necessary amount of energy is consumed. VRF systems are 20% to 30% more efficient than conventional HVAC systems due to partial load operation, speed modulation, zoning capabilities, and heat-recovery technology.

VRF is powered entirely by electricity, so no greenhouse gasses are produced for heating and cooling.

**PRINCIPLE:** Energy Star labelled programmable thermostats

**ACTION:** Energy Star programmable thermostats or equivalent will be specified. (See *Appendix C: GreenBuilt Checklist*)

**PRINCIPLE:** LED lighting in apartment buildings

**ACTION:** All common areas will incorporate LED lighting. Fixed lighting within the suites will also incorporate LED fixtures and bulbs.

**PRINCIPLE:** Reduced light pollution

**ACTION:** Occupancy sensors will dim lights when spaces are inactive, and landscape lighting will be designed to meet “Dark Sky” standards.

**PRINCIPLE:** Consider Heat Recovery systems (HRV)

**ACTION:** HRV’s are installed in each residence.

### > WATER CONSERVATION

**PRINCIPLE:** Individual water metering

**ACTION:** The design team has considered other options to reduce water consumption. The cost of installing individual meters was analysed by the design team which concluded that those financial resources would be more effective if applied to other sustainability targets.

**PRINCIPLE:** Water Efficient landscape

**ACTION:** See *Landscape Design*

**PRINCIPLE:** Temporary irrigation or automatically controlled with rain or soil sensors and a pressure regulator.

**ACTION:** See *Landscape Design*

### > GREEN ROOFS & TERRACES

**PRINCIPLE:** Energy Star compliant reflective or high emissivity roofing for 75% or the roof surface

**ACTION:** High emissivity roofing will be incorporated where roof surfaces are not green roofs.

**PRINCIPLE:** Green roofs

**ACTION:** Green roofs are incorporated in the design.

### > INDOOR ENVIRONMENTAL QUALITY

**PRINCIPLE:** Low-emitting finishes, adhesives, sealants and coatings

**ACTION:** Low-VOC materials will be selected.

## > UNIVERSAL DESIGN & ACCESSIBILITY

### PRINCIPLE: 100% of units to have 'basic' accessibility features

**ACTION:** The BCBC imposes a minimum requirement for accessibility to all units, which is being met in this design.

### PRINCIPLE: Up to 20% of units to have optional upgrade to Level 2 accessible features, fixtures and finishes during presale processes

**ACTION:** See *Housing Diversity*

### PRINCIPLE: 20% of all units to meet SAFERhome standards

**ACTION:** See *Housing Diversity*

### PRINCIPLE: Projects to be reviewed by CPTED practitioner

**ACTION:** A CPTED practitioner is an active member of the design team.

## > SUSTAINABLE DESIGN

### PRINCIPLE: At least 1 LEED accredited professional on the team

**ACTION:** The accredited professionals retained are specialists in the BuiltGreen High Density (HD) system. (See *Appendix C: BuiltGreen*)

### PRINCIPLE: IDP meeting at beginning of project

**ACTION:** The design team has been selected, and the design is a result of design meetings and close collaboration between the team members.

## > GREEN INFRASTRUCTURE:

### >> ALTERNATIVE TRANSPORTATION CHOICES

#### PRINCIPLE: Co-op cars or car sharing in multi-family buildings

**ACTION:** 1 shared hybrid / EV car will be shared by the strata.

### >> ALTERNATIVE ENERGY SOURCES & ENERGY CONSERVATION

#### PRINCIPLE: Committed to Ground Source Heating & Cooling for all concrete buildings

**ACTION:** A highly efficient air source system has been selected, due to challenging subsurface conditions. Over 50% of the north facing wall is built into the slope, which provides heating and cooling benefits through earth sheltering.

#### PRINCIPLE: Passive measures for cooling

**ACTION:** Balconies and broad roof overhangs provide shading from summer sun. All units will have large operable windows, and upper units are double fronting, providing opportunities for natural cross ventilation.

#### PRINCIPLE: Solar and wind power

**ACTION:** A bank of solar panels is proposed. The energy production estimates are being analysed as part of the energy modelling.

#### PRINCIPLE: Heat recovery from sanitary sewer

**ACTION:** Given the number of units the design team is targeting other heat recovery systems such as HRV.

### >> INTEGRATED STORMWATER MANAGEMENT

#### PRINCIPLE: Stormwater runoff to be managed on a lot, a neighbourhood and a watershed level

**ACTION:** The objective of the proposed Stormwater Management Plan is to mitigate changes in quantity and quality of discharging stormwater due to development of the site, and to safely convey the minor and major storm events away from the proposed building to natural watercourses or the municipal system. Stormwater quantity will be addressed

by runoff volume reduction measures such as absorbent soils and infiltration trenches. These point-source low impact development (LID) measures will promote on-site capture and retention of stormwater. These measures also function to address the quality aspect as well where absorbent soil and infiltration trenches provide removal of suspended soils and the plants and vegetation provide nutrient uptake.

These measures also encourage groundwater recharge to promote base flows in local creeks and other watercourses supporting the health of the local environment.

**ACTION:** Incorporate permeable driveway and walkway paving materials.

## > SOLID WASTE MANAGEMENT STRATEGY

### PRINCIPLE: Construction waste management plan that diverts a minimum of 75% (by weight) of construction, demolition and land clearing waste from landfill.

**ACTION:** Project to target diverting a minimum of 75% (by weight) of waste materials collected from construction site is diverted from waste stream. (See *Appendix C: BuiltGreen Checklist*)

### PRINCIPLE: Recycling Facilities

**ACTION:** Facilities for separation and collection of recyclable materials will be provided within units and buildings.

### PRINCIPLE: Re-use of site generated rock for retaining walls... landscaping

**ACTION:** Landscape walls and features will be constructed using site generated rock.

### PRINCIPLE: Use of recycled materials in new home construction.

**ACTION:** Recycling of waste materials during construction, with verification that min. 10% of materials from site have been recycled except where higher targets are mandated by BuiltGreen HD.









**APPENDIX A**  
**ARCHITECTURAL DRAWINGS**

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Drawing List

- DP001 COVER
- DP101 STATISTICS
- DP201 SITEPLAN
- DP202 LEVEL 1
- DP203 LEVEL 2
- DP204 LEVEL 3
- DP205 LEVEL 4
- DP206 LEVEL 5
- DP207 LEVEL 6
- DP208 LEVEL 7
- DP301 SOUTH ELEVATION
- DP302 WEST ELEVATION
- DP303 EAST ELEVATION
- DP304 NORTH ELEVATION
- DP401 CROSS SECTION
- DP403 CROSS SECTION
- DP404 LONGITUDINAL SECTION

- LDP 1 SITE PLAN
- LDP 2 GRADING PLAN
- LDP 3 PLANTING PLAN
- LDP 4 GENERAL NOTES/PLANT LIST
- LDP 5 SECTIONS
- LDP 6 SECTIONS
- LDP 7 LANDSCAPE MATERIALS/ CHARACTER

1508 - RE-ISSUED FOR D.P. - 2018.02.19

PLOT DATE: 2018-02-19 3:50:10 PM

| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY | NO. | DESCRIPTION | REV. DATE | BY |
|-----|--------------------|----------|-----|-----|-------------|------|----|-----|-------------|-----------|----|
| 1.  | ISSUED FOR D.P.    | 17.10.03 | AMS |     |             |      |    |     |             |           |    |
| 2.  | RE-ISSUED FOR D.P. | 18.01.05 | AMS |     |             |      |    |     |             |           |    |
| 3.  |                    |          |     |     |             |      |    |     |             |           |    |
| 4.  |                    |          |     |     |             |      |    |     |             |           |    |



PROJECT SUMMARY 18.02.19

RODGERS CREEK - AREA 4 - LOT 37

|               |           |           |
|---------------|-----------|-----------|
| Site Area     | 104593 sf | 2.4 acres |
| Site Coverage | 28329 sf  | 27.1%     |
| Site Coverage | 50645 sf  | 48.4%     |

setbacks:

| FSR Summary  |                 |                 |             | Density Summary |              |
|--------------|-----------------|-----------------|-------------|-----------------|--------------|
| Residential  | Total Gross SF  | SF (for FSR)    | FSR         | Total Units     |              |
| Residential  | 48879 sf        | 48879 sf        | 0.61        | 39              | 16.24        |
| <b>Total</b> | <b>52663 sf</b> | <b>68679 sf</b> | <b>0.61</b> | <b>39</b>       | <b>40.14</b> |

| Parking Area |                | Parking Area |                |
|--------------|----------------|--------------|----------------|
| Level 1      | 1331 sf        | Level 1      | 1331 sf        |
| Level 2      | 964 sf         | Level 2      | 964 sf         |
| <b>Total</b> | <b>2295 sf</b> | <b>Total</b> | <b>2295 sf</b> |

| Residential Area | Service        | Bike Storage   | Garbage       | Lobby         | Open to Below | Circ-Excluded   | Circulation    | Residential     | Amenity        | GFA*            | Efficiency | Unit Count | Exclusions      | FSR             | Efficiency   |
|------------------|----------------|----------------|---------------|---------------|---------------|-----------------|----------------|-----------------|----------------|-----------------|------------|------------|-----------------|-----------------|--------------|
| Level 1          | 1442 sf        | 2047 sf        | 402 sf        | 284 sf        |               | 1402 sf         | 2006 sf        | 2996 sf         | 3437 sf        | 11896 sf        | 25.4%      | 2          | 9730 sf         | 2996 sf         | 25.4%        |
| Level 2          | 485 sf         |                |               |               |               | 2006 sf         |                | 3006 sf         | 629 sf         | 3006 sf         | 48.5%      | 3          | 3433 sf         | 3006 sf         | 48.5%        |
| Level 3          |                |                |               |               | 633 sf        |                 | 3510 sf        | 9090 sf         |                | 10903 sf        | 67.4%      | 8          | 633 sf          | 10000 sf        | 67.4%        |
| Level 4          | 1339 sf        |                |               |               |               |                 | 3487 sf        | 9090 sf         |                | 13976 sf        | 65.2%      | 9          | 1339 sf         | 12537 sf        | 65.2%        |
| Level 5          |                |                |               |               |               |                 | 3622 sf        | 14820 sf        |                | 19411 sf        | 75.2%      | 8          | 3622 sf         | 15639 sf        | 75.2%        |
| Level 6          |                |                |               |               |               |                 | 4636 sf        | 731 sf          |                | 19166 sf        | 72.1%      | 7          | 4636 sf         | 14570 sf        | 72.1%        |
| Level 7          |                |                |               |               |               |                 | 1331 sf        | 485 sf          |                | 9162 sf         | 80.2%      | 2          | 1331 sf         | 7101 sf         | 80.2%        |
| <b>Total</b>     | <b>3266 sf</b> | <b>2047 sf</b> | <b>402 sf</b> | <b>284 sf</b> | <b>633 sf</b> | <b>13287 sf</b> | <b>9103 sf</b> | <b>61676 sf</b> | <b>4066 sf</b> | <b>92643 sf</b> |            | <b>39</b>  | <b>23964 sf</b> | <b>68679 sf</b> | <b>64.3%</b> |

| Residential Unit Summary |             |              |          |          |                 |          |          |          |              |          |             |              |                 |                 |                  |             |
|--------------------------|-------------|--------------|----------|----------|-----------------|----------|----------|----------|--------------|----------|-------------|--------------|-----------------|-----------------|------------------|-------------|
| Unit Type                | Unit 2A     | Unit 2B      | Unit 3C  | Unit 1D  | Unit 2E         | Unit 2F  | Unit 2G  | Unit 2H  | Unit 2J      | Unit 2K  | Unit 2L     | Unit 2M      | Unit PH-A       | Unit PH-B       | Unit PH-C        | Total Count |
| Unit Configuration       | 2 Bed + Den | 2 Bed + Flex | 3 Bed    | 1 Bed    | 2 Bed (Lockoff) | 2 Bed    | 2 Bed    | 2 Bed    | 2 Bed + Flex | 3 Bed    | 3 Bed + Den | 2 Bed + Flex | 3 Bd+Family+Den | 3 Bd+Family+Den | 3 Bd+Family+Flex |             |
| Unit Area                | 1473 sf     | 1463 sf      | 1500 sf  | 700 sf   | 965 sf          | 1402 sf  | 969 sf   | 999 sf   | 1507 sf      | 1692 sf  | 2506 sf     | 1696 sf      | 3718 sf         | 3627 sf         | 2574 sf          |             |
| Level 1                  | 1           | 1            |          |          | **              |          |          |          | **           |          |             |              |                 |                 |                  | 2           |
| Level 2                  |             |              | 1        | 1        | 1               |          |          |          | 1            | 1        |             |              |                 |                 |                  | 3           |
| Level 3                  |             |              | 1        | 1        | 1               |          |          |          | 1            | 1        |             |              |                 |                 |                  | 3           |
| Level 4                  |             |              |          | 1        | 1               |          |          |          | 1            | 1        |             |              |                 |                 |                  | 3           |
| Level 5                  |             |              |          |          | 1               |          |          |          | 1            | 1        |             |              |                 |                 |                  | 3           |
| Level 6                  |             |              |          |          | 1               |          |          |          | 1            | 1        |             |              |                 |                 |                  | 3           |
| Level 7                  |             |              |          |          |                 |          |          |          | 2            | 1        | 1           | 4            |                 |                 | 1                | 7           |
| Level 7                  |             |              |          |          |                 |          |          |          | 2            | 1        |             | 3            |                 |                 |                  | 2           |
| <b>Total</b>             | <b>1</b>    | <b>1</b>     | <b>2</b> | <b>3</b> | <b>3</b>        | <b>2</b> | <b>9</b> | <b>1</b> | <b>4</b>     | <b>2</b> | <b>1</b>    | <b>7</b>     | <b>1</b>        | <b>1</b>        | <b>1</b>         | <b>39</b>   |
| % by type                | 3%          | 3%           | 5%       | 8%       | 8%              | 5%       | 23%      | 3%       | 10%          | 5%       | 3%          | 18%          | 3%              | 3%              | 3%               | 100%        |

| Parking Summary     |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     |                  |
|---------------------|------------------|-----------------|----------------|-----------------|----------------|-----|------|-----|-----|-----|-----|------|-----|-----|-----|-----|------------------|
| Parking/Unit        | 2                | 2               | 2              | 1               | 1              | 2   | 1    | 1   | 2   | 2   | 2   | 2    | 2   | 2   | 2   | 2   | Assigned Stalls  |
| Parking/Unit Type   | 2                | 2               | 4              | 3               | 3              | 4   | 9    | 1   | 6   | 4   | 2   | 14   | 2   | 2   | 2   | 2   | 64               |
| Visitor EV          |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     | 6                |
|                     |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     | 1                |
| <b>Total Stalls</b> |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     | <b>73</b>        |
| Provided            |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     |                  |
| DWV Calculation     | 1.5              | 1.5             | 1.5            | 1               | 1.5            | 1.5 | 1.5  | 1.5 | 1.5 | 1.5 | 1.5 | 1.5  | 1.5 | 1.5 | 1.5 | 1.5 | 57               |
| Parking/Unit Type   | 1.5              | 1.5             | 3              | 2               | 4.5            | 3   | 13.5 | 1.5 | 6   | 3   | 1.5 | 10.5 | 1.5 | 1.5 | 1.5 | 1.5 |                  |
| Visitor             |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     | 6                |
| <b>Total Stalls</b> |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     | <b>65</b>        |
| Required            |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     |                  |
| Levels 1 & 2        | 52               | 7               | 1              | 4               | 1              |     |      |     |     |     |     |      |     |     |     |     |                  |
| Regular             | 52               | 7               | 1              | 4               | 1              |     |      |     |     |     |     |      |     |     |     |     |                  |
| Small               |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     |                  |
| HUC                 |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     |                  |
| Tandem (Small Car)  |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     |                  |
| Strata Coop Car     |                  |                 |                |                 |                |     |      |     |     |     |     |      |     |     |     |     |                  |
| <b>Total</b>        | <b>52</b>        | <b>7</b>        | <b>1</b>       | <b>4</b>        | <b>1</b>       |     |      |     |     |     |     |      |     |     |     |     | <b>65</b>        |
| <b>Total Stalls</b> | <b>62 stalls</b> | <b>7 stalls</b> | <b>1 stall</b> | <b>4 stalls</b> | <b>1 stall</b> |     |      |     |     |     |     |      |     |     |     |     | <b>65 stalls</b> |

\* GFA includes Service, Storage, Garbage, Open to Below, Amenity, Lobby, Circulation and Residential area  
 \*\* Average SF

**Regulations**

Zoning Bylaw No. 4462, 20-0 District of West Vancouver  
 2250 Zoning

**Flight of Way & Rail Banks**

|                                |                |
|--------------------------------|----------------|
| Allowed                        | Proposed       |
| Front Rail Bank: 10' 0" (3.0m) | 24' 0"         |
| Side Rail Bank: 20' 0" (7.6m)  | 48' 0" (14.7m) |
| Back Rail Bank: 10' 0" (3.0m)  | 24' 0"         |
| Width: 20'-1 1/2"              |                |
| Clear: 55'-7 1/2"              |                |

**Building Area & Height**

|                            |                         |
|----------------------------|-------------------------|
| Allowed                    | Proposed                |
| Max Height: 40' 0" (12.2m) | 48' 0" (14.7m) (2004-0) |

**Parking**

Required Parking (CDO Zoning):  
 Residential: 1.5 stalls per unit < 700sqm  
 1.5 stalls per unit > 700sqm  
 Required: 3 units x 1.5 = 4.5 stalls  
 3 units x 1.5 = 4.5 stalls  
 Max. 90% small car stalls = 4.1 stalls

Res. Visitor Stalls: 20% of total number of dwelling units  
 Required: 20 x 20% = 4 stalls  
 - 4 stalls

Accessible Stalls: 5% to 20% of Green Parking  
 Below 10 Required: 1 required to be accessible

**Proposed Parking:**

- Residential stalls = 24
- Visitor parking = 26
- Carshare EV spaces = 21
- Total = 71**
- Currently Providing 73 Stalls**

**Standards for Parking Stalls**

Stall Depth: 10' 0" (3.0m)  
 Stall Width: 8' 10" (2.74m)  
 Stall Depth: 10' 10" with barrier outside lobby  
 Stall Width: 8' 11" with barrier on one side  
 Vertical Clearance: 8' 11" (2.48m)  
 Drive Aisle Width (Min.): 18' 0" (5.49m) (See 1-42.04.01)  
 Manoeuvring Aisle W: 22' 0" (6.71m) (See 1-42.04.01 for other options)

**Small Car Allowance** (Parking Bylaw 42.04.02)  
 Max. 20% of required stalls  
 Stall Depth: 10' 0" (3.0m)  
 Stall Width: 7' 11" (2.41m)

**Standards for Disability Parking Stalls** (Parking Bylaw 42.04.04)  
 Single Disability Stall width 3.1m (10'-2")

**Required Bicycle Parking Stalls** (CDO Zoning)  
 2/Unit  
 00 Units with 2 stalls = 73  
 Visitor parking  
 30 Units @ 0.5 = 15

Rev: 2019.02.19



| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY |
|-----|--------------------|----------|-----|-----|-------------|------|----|
| 1.  | ISSUED FOR D.P.    | 17.10.03 | AMS |     |             |      |    |
| 2.  | RE-ISSUED FOR D.P. | 18.01.05 | AMS |     |             |      |    |
| 3.  |                    |          |     |     |             |      |    |
| 4.  |                    |          |     |     |             |      |    |

CLIENT: BRITISH PACIFIC PROPERTIES  
 1001-100 Park Royal S,  
 West Vancouver, BC, V7T 1A2

PROJECT TITLE: The Courtenay  
 AREA 4 LOT 37  
 3100 Burfield Place  
 West Vancouver, BC

DRAWING TITLE: STATISTICS  
 SHEET NO.

DP101



PROJECT SUMMARY 18.02.19

RODGERS CREEK - AREA 4 - LOT 37

|                        |           |           |       |            |
|------------------------|-----------|-----------|-------|------------|
| Site Area              | 104593 sf | 2.4 acres |       |            |
|                        | 9717 sm   | 0.97 ha   |       |            |
| Site Coverage          | 28329 sf  | 3586 sm   | 27.1% | (max 35%)  |
| Site Coverage(overall) | 50645 sf  | 4705 sm   | 48.4% | (max. 60%) |

Setbacks:

| FSR Summary |                |              |                 |          | Density Summary |  |       |
|-------------|----------------|--------------|-----------------|----------|-----------------|--|-------|
| Residential | Total Gross SF | SF (for FSR) | FSR             |          | Total Units     |  | 39    |
|             |                | 68679 sf     | Max. Allowable: | 68679 sf | UPA             |  | 16.24 |
| Total       | 92663 sf       | 68679 sf     | 0.66            |          | UPH             |  | 40.14 |

| Parking Area |                 |
|--------------|-----------------|
|              | Parking Area    |
| Level 1      | 13314 sf        |
| Level 2      | 9642 sf         |
| <b>Total</b> | <b>22956 sf</b> |

| Residential Area |                |                |               |               |               |                 |                |                 |                |                 |            |            |                 |                 |              |
|------------------|----------------|----------------|---------------|---------------|---------------|-----------------|----------------|-----------------|----------------|-----------------|------------|------------|-----------------|-----------------|--------------|
|                  | Service        | Bike Storage   | Garbage       | Lobby         | Open to Below | Circ.-Excluded  | Circulation    | Residential     | Amenity        | GFA*            | Efficiency | Unit Count | Exclusions      | FSR             | Efficiency   |
| Level 1          | 1442 sf        | 2047 sf        | 402 sf        |               |               | 1402 sf         |                | 2966 sf         | 3437 sf        | 11696 sf        | 25.4%      | 2          | 8730 sf         | 2966 sf         | 25.4%        |
| Level 2          | 485 sf         |                |               | 284 sf        |               | 2006 sf         |                | 3206 sf         | 628 sf         | 6609 sf         | 48.5%      | 3          | 3403 sf         | 3206 sf         | 48.5%        |
| Level 3          |                |                |               |               | 633 sf        |                 | 3510 sf        | 8550 sf         |                | 12693 sf        | 67.4%      | 8          | 633 sf          | 12060 sf        | 67.4%        |
| Level 4          | 1339 sf        |                |               |               |               |                 | 3487 sf        | 9050 sf         |                | 13876 sf        | 65.2%      | 9          | 1339 sf         | 12537 sf        | 65.2%        |
| Level 5          |                |                |               |               |               | 3922 sf         | 889 sf         | 14620 sf        |                | 19431 sf        | 75.2%      | 8          | 3922 sf         | 15509 sf        | 75.2%        |
| Level 6          |                |                |               |               |               | 4626 sf         | 731 sf         | 13839 sf        |                | 19196 sf        | 72.1%      | 7          | 4626 sf         | 14570 sf        | 72.1%        |
| Level 7          |                |                |               |               |               | 1331 sf         | 486 sf         | 7345 sf         |                | 9162 sf         | 80.2%      | 2          | 1331 sf         | 7831 sf         | 80.2%        |
| <b>Total</b>     | <b>3266 sf</b> | <b>2047 sf</b> | <b>402 sf</b> | <b>284 sf</b> | <b>633 sf</b> | <b>13287 sf</b> | <b>9103 sf</b> | <b>59576 sf</b> | <b>4065 sf</b> | <b>92663 sf</b> |            | <b>39</b>  | <b>23984 sf</b> | <b>68679 sf</b> | <b>64.3%</b> |

| Residential Unit Summary |             |              |          |          |                 |          |          |          |              |          |             |              |                 |                 |                  |             |
|--------------------------|-------------|--------------|----------|----------|-----------------|----------|----------|----------|--------------|----------|-------------|--------------|-----------------|-----------------|------------------|-------------|
| Unit Type                | Unit 2A     | Unit 2B      | Unit 3C  | Unit 1D  | Unit 2E         | Unit 2F  | Unit 2G  | Unit 2H  | Unit 2J      | Unit 3K  | Unit 3L     | Unit 2M      | Unit PH-A       | Unit PH-B       | Unit PH-C        | Total Count |
| Unit Configuration       | 2 Bed + Den | 2 Bed + Flex | 3 Bed    | 1 Bed    | 2 Bed (Lockoff) | 2 Bed    | 2 Bed    | 2 Bed    | 2 Bed + Flex | 3 Bed    | 3 Bed + Den | 2 Bed + Flex | 3 Bd+Family+Den | 3 Bd+Family+Den | 3 Bd+Family+Flex |             |
| Unit Area                | 1473 sf     | 1493 sf      | 1503 sf  | 703 sf   | 995 sf          | 1402 sf  | 989 sf   | 999 sf   | 1507 sf      | 1682 sf  | 2506 sf     | 1856 sf      | 3718 sf         | 3627 sf         | 3574 sf          |             |
| Level 1                  | 1           | 1            |          |          | **              |          | **       |          | **           |          |             | **           |                 |                 |                  | 2           |
| Level 2                  |             |              | 1        | 1        | 1               |          |          |          |              |          |             |              |                 |                 |                  | 3           |
| Level 3                  |             |              | 1        | 1        | 1               | 1        | 4        |          |              |          |             |              |                 |                 |                  | 8           |
| Level 4                  |             |              |          | 1        | 1               | 1        | 5        | 1        |              |          |             |              |                 |                 |                  | 9           |
| Level 5                  |             |              |          |          |                 |          |          |          | 2            | 1        | 1           | 4            |                 |                 |                  | 8           |
| Level 6                  |             |              |          |          |                 |          |          |          | 2            | 1        |             | 3            |                 |                 | 1                | 7           |
| Level 7                  |             |              |          |          |                 |          |          |          |              |          |             |              | 1               | 1               |                  | 2           |
| <b>Total</b>             | <b>1</b>    | <b>1</b>     | <b>2</b> | <b>3</b> | <b>3</b>        | <b>2</b> | <b>9</b> | <b>1</b> | <b>4</b>     | <b>2</b> | <b>1</b>    | <b>7</b>     | <b>1</b>        | <b>1</b>        | <b>1</b>         | <b>39</b>   |
| % by type                | 3%          | 3%           | 5%       | 8%       | 8%              | 5%       | 23%      | 3%       | 10%          | 5%       | 3%          | 18%          | 3%              | 3%              | 3%               | 100%        |

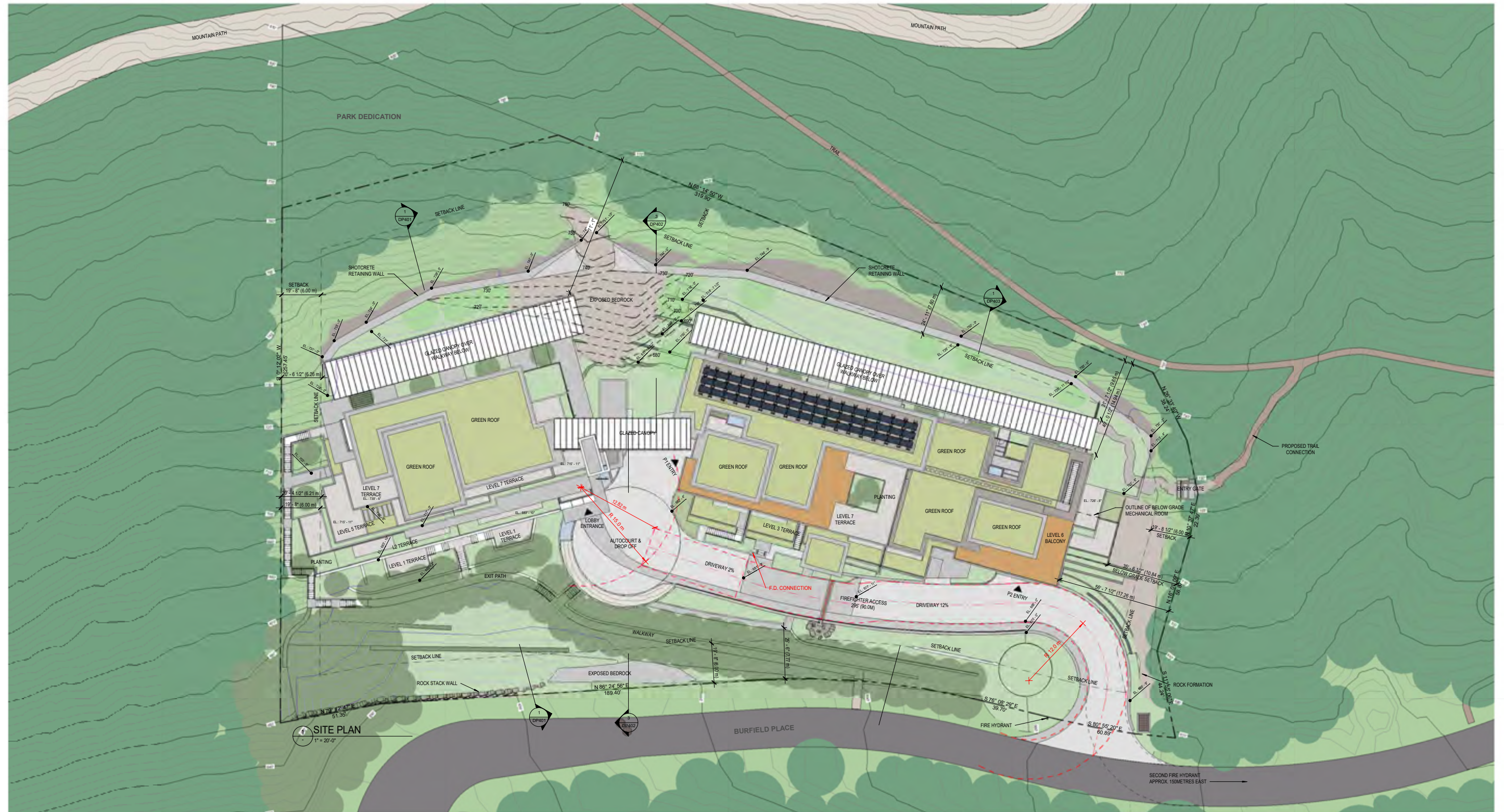
| Parking Summary     |     |                  |                 |                |                    |                 |                  |     |     |     |     |      |     |     |     |   |                    |
|---------------------|-----|------------------|-----------------|----------------|--------------------|-----------------|------------------|-----|-----|-----|-----|------|-----|-----|-----|---|--------------------|
| Parking/Unit        |     |                  |                 |                |                    |                 |                  |     |     |     |     |      |     |     |     |   | Unassigned Stalls  |
| Parking/Unit        | 2   | 2                | 2               | 1              | 1                  | 2               | 1                | 1   | 2   | 2   | 2   | 2    | 2   | 2   | 2   | 2 |                    |
| Parking/Unit Type   | 2   | 2                | 4               | 3              | 3                  | 4               | 9                | 1   | 8   | 4   | 2   | 14   | 2   | 2   | 2   | 2 | 64                 |
| Visitor             |     |                  |                 |                |                    |                 |                  |     |     |     |     |      |     |     |     |   | 8                  |
| EV                  |     |                  |                 |                |                    |                 |                  |     |     |     |     |      |     |     |     |   | 1                  |
| <b>Total Stalls</b> |     |                  |                 |                |                    |                 |                  |     |     |     |     |      |     |     |     |   | <b>73</b> Provided |
| DWV Calculation     |     |                  |                 |                |                    |                 |                  |     |     |     |     |      |     |     |     |   |                    |
| Parking/Unit        | 1.5 | 1.5              | 1.5             | 1              | 1.5                | 1.5             | 1.5              | 1.5 | 1.5 | 1.5 | 1.5 | 1.5  | 1.5 | 1.5 | 1.5 |   |                    |
| Parking/Unit Type   | 1.5 | 1.5              | 3               | 3              | 4.5                | 3               | 13.5             | 1.5 | 6   | 3   | 1.5 | 10.5 | 1.5 | 1.5 | 1.5 |   | 57                 |
| Visitor             |     |                  |                 |                |                    |                 |                  |     |     |     |     |      |     |     |     |   | 8                  |
| <b>Total Stalls</b> |     |                  |                 |                |                    |                 |                  |     |     |     |     |      |     |     |     |   | <b>65</b> Required |
| Levels 1 & 2        |     | Regular          | Small           | H/C            | Tandem (Small Car) | Strata Coop Car | Total            |     |     |     |     |      |     |     |     |   |                    |
|                     |     | 52               | 7               | 1              | 4                  | 1               | 65               |     |     |     |     |      |     |     |     |   |                    |
| <b>Total Stalls</b> |     | <b>52 stalls</b> | <b>7 stalls</b> | <b>1 stall</b> | <b>4 stalls</b>    | <b>1 stall</b>  | <b>65 stalls</b> |     |     |     |     |      |     |     |     |   |                    |

\* GFA includes Service, Storage, Garbage, Open to Below, Amenity, Lobby, Circulation and Residential area

\*\* Average SF







1508 - RE-ISSUED FOR D.P. - 2018.02.19

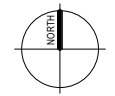
**RAMSAY  
WORDEN  
ARCHITECTS**  
365 Kingsway  
Vancouver, B.C.  
V6T 3J7  
T: 604.736.8888  
F: 604.736.8899  
E: info@rwa.ca  
W: www.rwa.ca

| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY |
|-----|--------------------|----------|-----|-----|-------------|------|----|
| 1.  | ISSUED FOR D.P.    | 17.10.03 | AMS |     |             |      |    |
| 2.  | RE-ISSUED FOR D.P. | 18.01.05 | AMS |     |             |      |    |
| 3.  |                    |          |     |     |             |      |    |
| 4.  |                    |          |     |     |             |      |    |

CLIENT:  
**BRITISH PACIFIC  
PROPERTIES**  
1001-100 Park Royal S,  
West Vancouver, BC, V7T 1A2

PROJECT TITLE:  
**The Courtenay**  
AREA 4 LOT 37  
3100 Burfield Place  
West Vancouver, BC

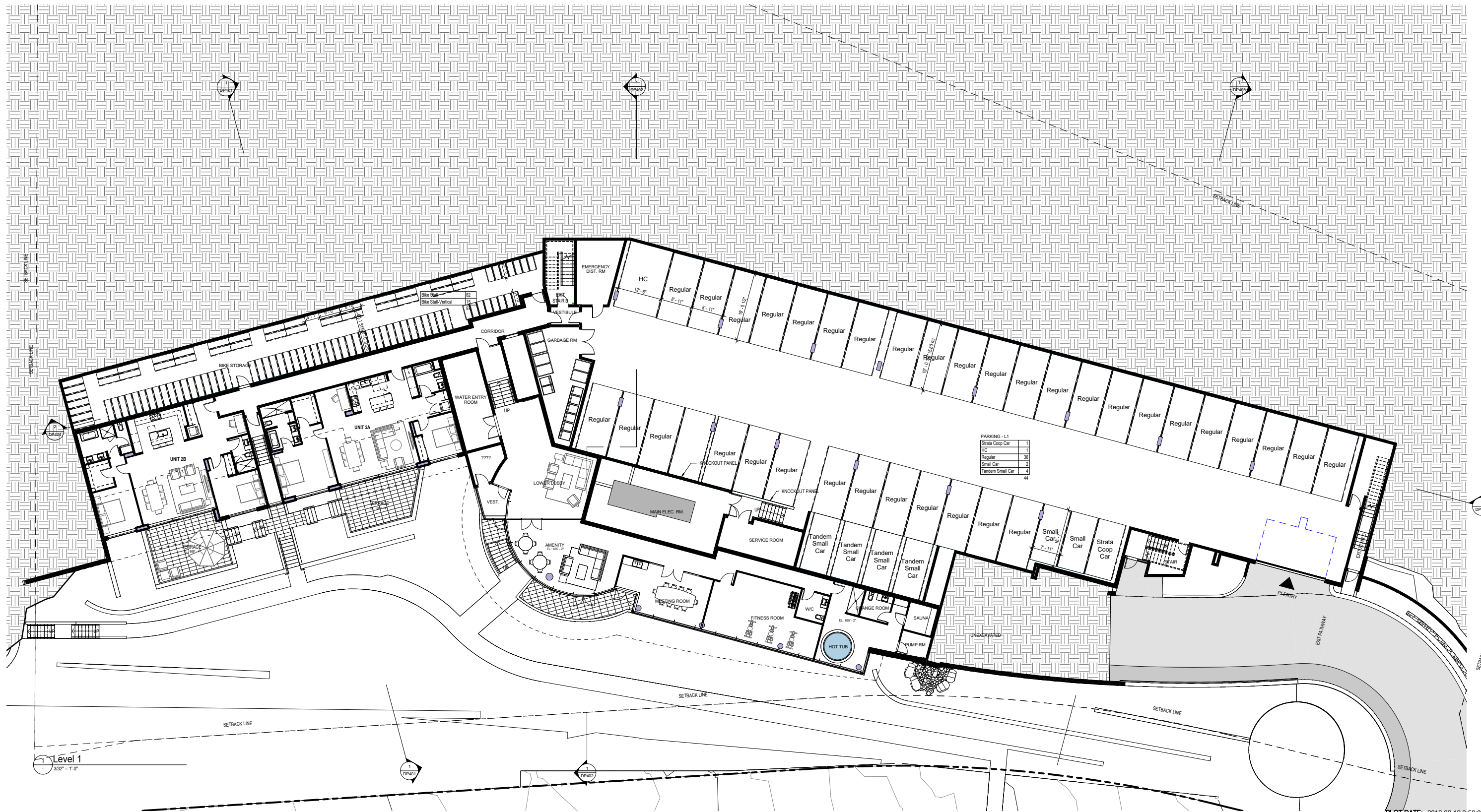
DRAWING TITLE:  
**SITEPLAN**



PLOT DATE: 2018-02-19 3:50:30 PM

SHEET NO.  
**DP201**





PARKING - L1

|                  |           |
|------------------|-----------|
| Strata Coop Car  | 1         |
| HC               | 1         |
| Regular          | 36        |
| Small Car        | 2         |
| Tandem Small Car | 4         |
| <b>Total</b>     | <b>44</b> |

Level 1  
3/32" = 1'-0"

PLOT DATE: 2018-02-19 3:50:36 PM

**RAMSAY  
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| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY |
|-----|--------------------|----------|-----|-----|-------------|------|----|
| 1.  | ISSUED FOR D.P.    | 17.10.03 | AMS |     |             |      |    |
| 2.  | RE-ISSUED FOR D.P. | 18.01.05 | AMS |     |             |      |    |
| 3.  |                    |          |     |     |             |      |    |
| 4.  |                    |          |     |     |             |      |    |

CLIENT:  
**BRITISH PACIFIC  
PROPERTIES**  
1001-100 Park Royal S,  
West Vancouver, BC, V7T 1A2

PROJECT TITLE:  
**The Courtenay**  
AREA 4 LOT 37  
3100 Burfield Place  
West Vancouver, BC

DRAWING TITLE:  
**LEVEL 1**

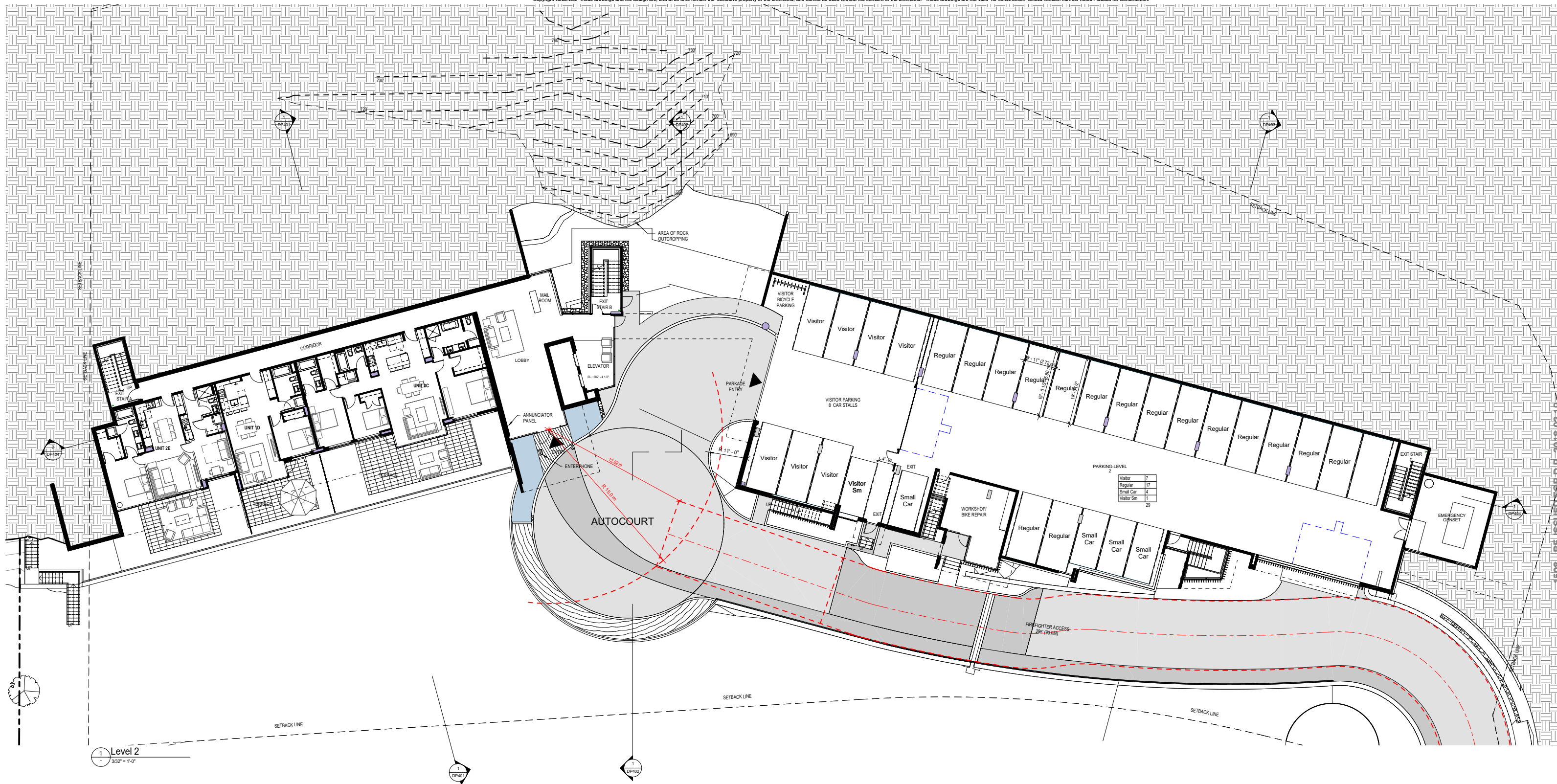


SHEET NO.

**DP202**

1508 - RE-ISSUED FOR D.P. - 2018.02.19





1 Level 2  
3/32" = 1'-0"

1508 - RE-ISSUED FSLDP - 2018.02.19

| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY |
|-----|--------------------|----------|-----|-----|-------------|------|----|
| 1.  | ISSUED FOR D.P.    | 17.10.03 | AMS |     |             |      |    |
| 2.  | RE-ISSUED FOR D.P. | 18.01.05 | AMS |     |             |      |    |
| 3.  |                    |          |     |     |             |      |    |
| 4.  |                    |          |     |     |             |      |    |





1 Level 3  
3/32" = 1'-0"

**RAMSAY  
WORDEN  
ARCHITECTS**  
368 Kingsway,  
Vancouver, B.C.  
V6T 3J7  
T: 604.736.8888  
F: 604.736.8999  
E: info@rwa.ca  
W: www.rwa.ca

| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY |
|-----|--------------------|----------|-----|-----|-------------|------|----|
| 1.  | ISSUED FOR D.P.    | 17.10.03 | AMS |     |             |      |    |
| 2.  | RE-ISSUED FOR D.P. | 18.01.05 | AMS |     |             |      |    |
| 3.  |                    |          |     |     |             |      |    |
| 4.  |                    |          |     |     |             |      |    |

CLIENT:  
**BRITISH PACIFIC  
PROPERTIES**  
1001-100 Park Royal S,  
West Vancouver, BC, V7T 1A2

PROJECT TITLE:  
**The Courtenay**  
AREA 4 LOT 37  
3100 Burfield Place  
West Vancouver, BC

DRAWING TITLE:  
**LEVEL 3**

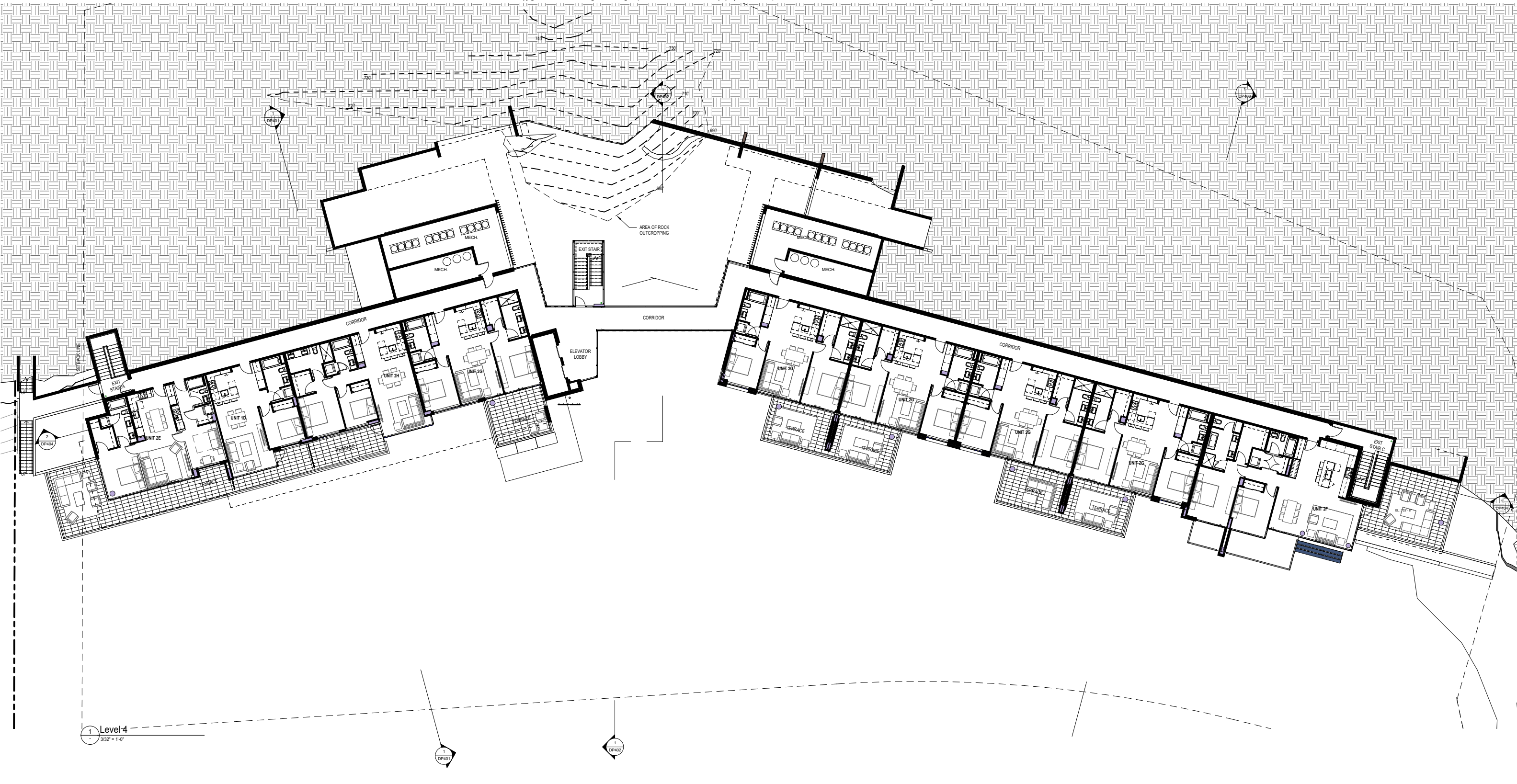
PLOT DATE: 2018-02-19 3:50:43 PM

SHEET NO.  
**DP204**

1508 - RE-ISSUED FOR D.P. - 2018.02.19





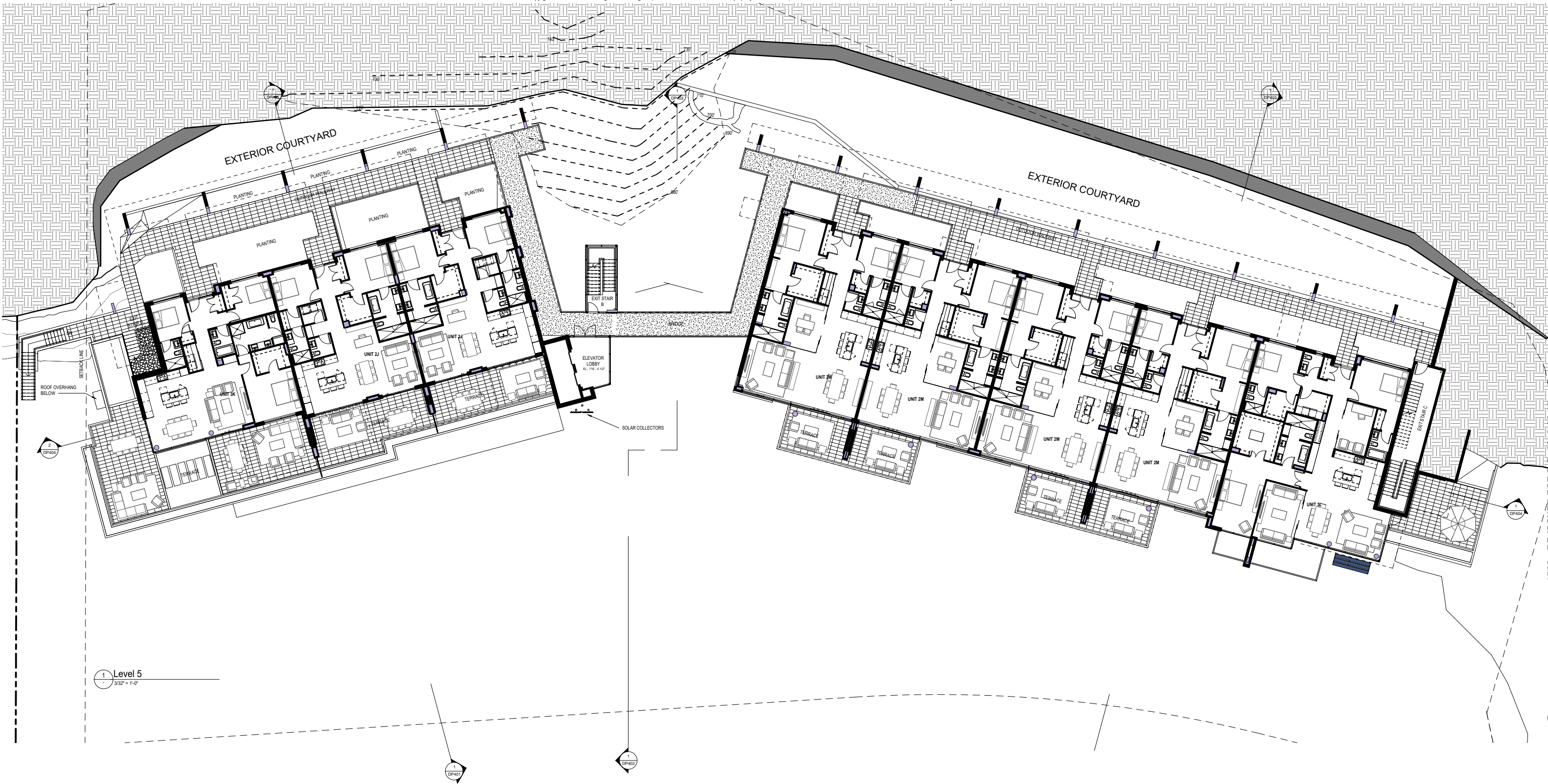


Level 4  
3/32" = 1'-0"

5081 XE ISSUED FSH.D.P. - 2018.02.19

| REVISION SCHEDULE |                    |          |     |     |             |      |    |     |             |
|-------------------|--------------------|----------|-----|-----|-------------|------|----|-----|-------------|
| NO.               | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY | NO. | DESCRIPTION |
| 1.                | ISSUED FOR D.P.    | 17.10.03 | AMS |     |             |      |    |     |             |
| 2.                | RE-ISSUED FOR D.P. | 18.01.05 | AMS |     |             |      |    |     |             |
| 3.                |                    |          |     |     |             |      |    |     |             |
| 4.                |                    |          |     |     |             |      |    |     |             |





1 Level 5  
3/32" = 1'-0"

1508 - RE-ISSUED FOR I.F. - 2018.02.19

| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY |
|-----|--------------------|----------|-----|-----|-------------|------|----|
| 1.  | ISSUED FOR D.P.    | 17.10.03 | AMS |     |             |      |    |
| 2.  | RE-ISSUED FOR D.P. | 18.01.05 | AMS |     |             |      |    |
| 3.  |                    |          |     |     |             |      |    |
| 4.  |                    |          |     |     |             |      |    |



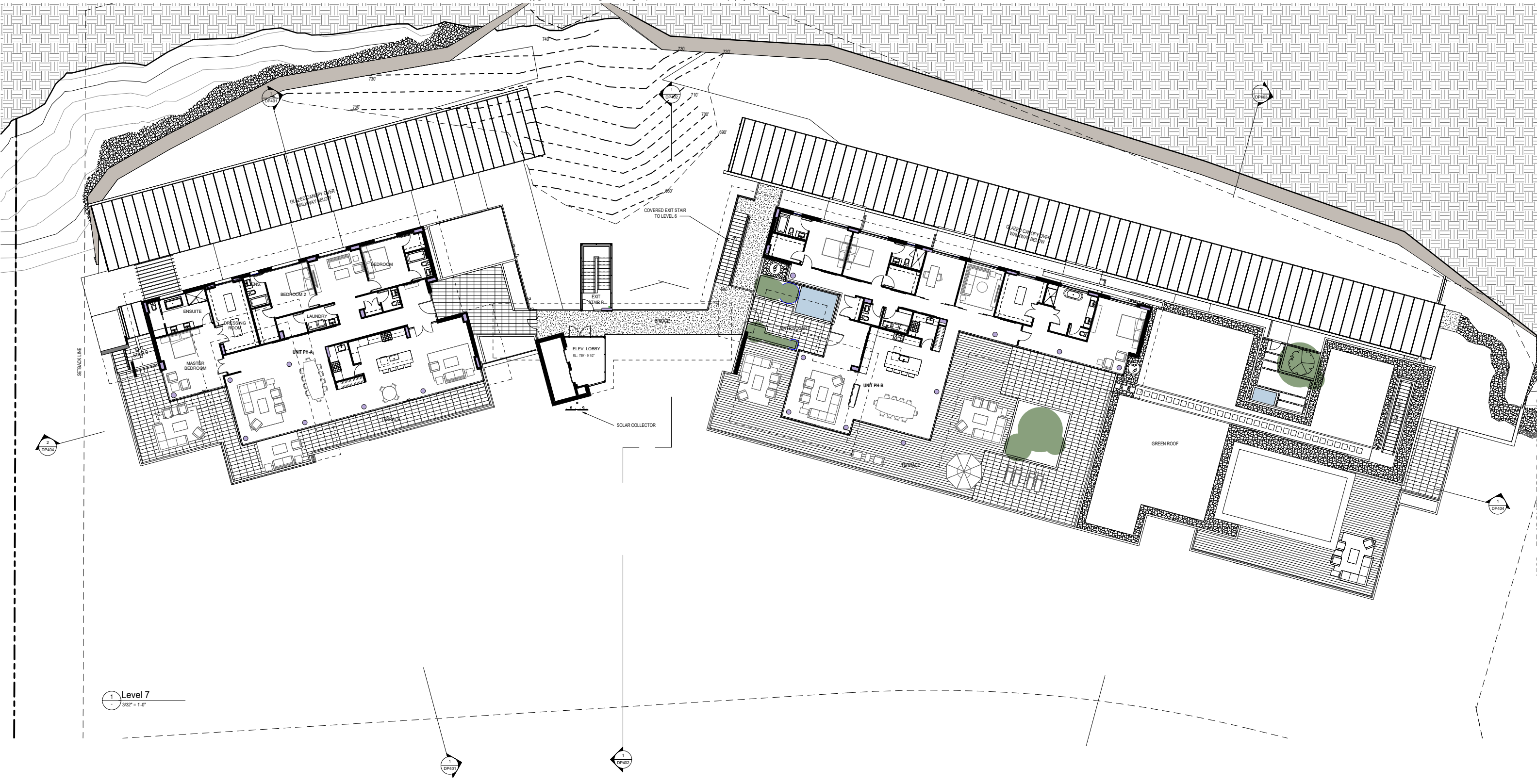


1 Level 6  
3/32" = 1'-0"

1508 - RE-ISSUED FOR D.P. 2018-02-19

| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY | NO. | DESCRIPTION | REV. DATE | BY |
|-----|--------------------|----------|-----|-----|-------------|------|----|-----|-------------|-----------|----|
| 1.  | ISSUED FOR D.P.    | 17.10.03 | AMS |     |             |      |    |     |             |           |    |
| 2.  | RE-ISSUED FOR D.P. | 18.01.05 | AMS |     |             |      |    |     |             |           |    |
| 3.  |                    |          |     |     |             |      |    |     |             |           |    |
| 4.  |                    |          |     |     |             |      |    |     |             |           |    |





1 Level 7  
3/32" = 1'-0"

1508 - RE-ISSUED FOR D.P. 2018-02-19

**RAMSAY  
WORDEN  
ARCHITECTS**

365 Kingsway  
Vancouver, B.C.  
V6T 3J7

T: 604.736.8888  
F: 604.736.8999  
E: info@rwa.ca  
W: www.rwa.ca

| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY | NO. | DESCRIPTION | REV. DATE | BY |
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| 2.  | RE-ISSUED FOR D.P. | 18.01.05 | AMS |     |             |      |    |     |             |           |    |
| 3.  |                    |          |     |     |             |      |    |     |             |           |    |
| 4.  |                    |          |     |     |             |      |    |     |             |           |    |

CLIENT:  
**BRITISH PACIFIC  
PROPERTIES**  
1001-100 Park Royal S,  
West Vancouver, BC, V7T 1A2

PROJECT TITLE:  
**The Courtenay**  
AREA 4 LOT 37  
3100 Burfield Place  
West Vancouver, BC

DRAWING TITLE:  
**LEVEL 7**

SHEET NO.

**DP208**

PLOT DATE: 2018-02-19 3:51:13 PM







1508 - RE-ISSUED FOR D.P. - 2018.02.19

| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY | NO. | DESCRIPTION | REV. DATE | BY |
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| 3.  |                    |          |     |     |             |      |    |     |             |           |    |
| 4.  |                    |          |     |     |             |      |    |     |             |           |    |





**KEYNOTE LEGEND**

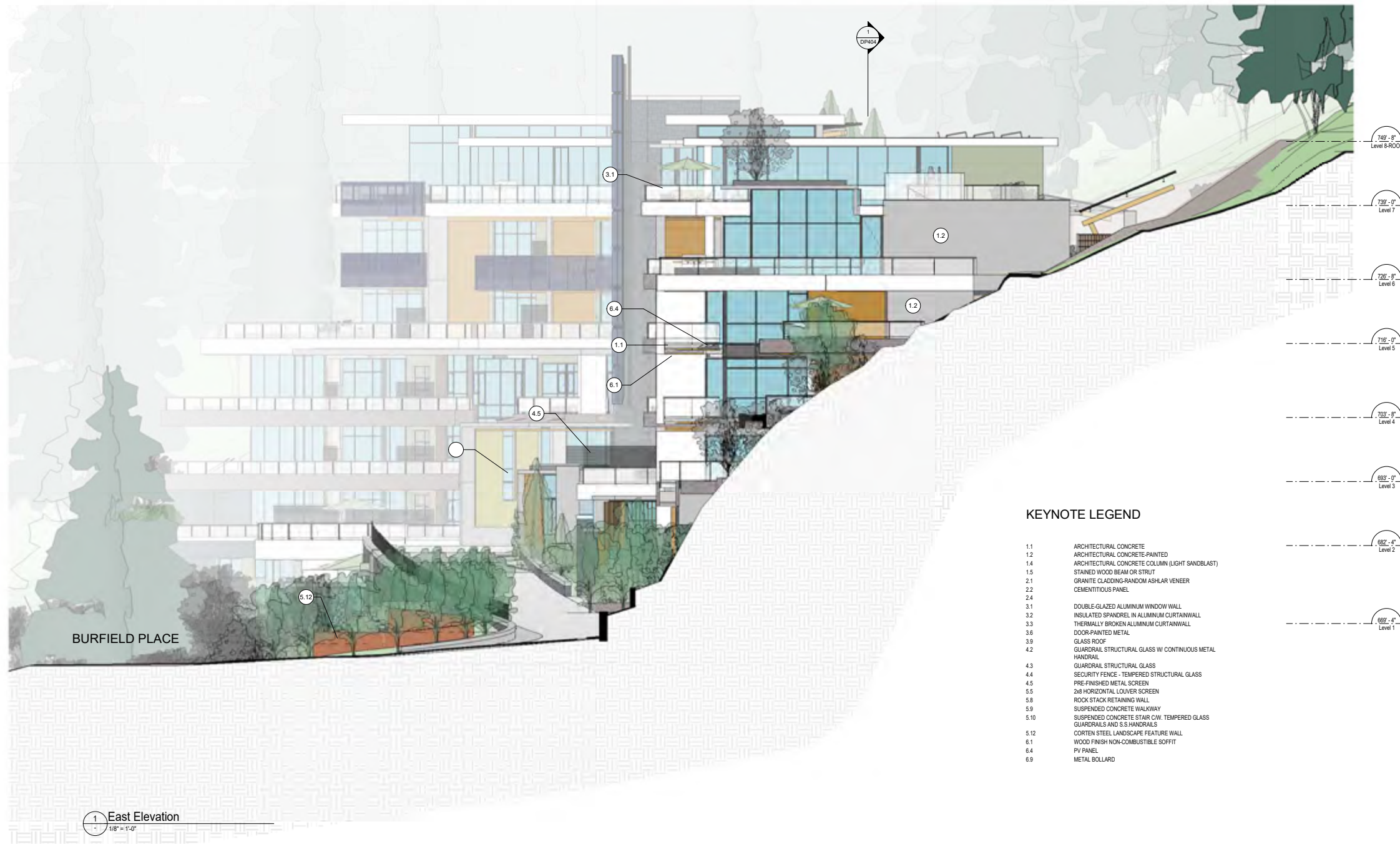
|      |  |
|------|--|
| 1.1  | ARCHITECTURAL CONCRETE   |
| 1.2  | ARCHITECTURAL CONCRETE-PAINTED   |
| 1.4  | ARCHITECTURAL CONCRETE COLUMN (LIGHT SANDBLAST)                          |
| 1.5  | STAINED WOOD BEAM OR STRUT   |
| 2.1  | GRANITE CLADDING-RANDOM ASHLAR VENEER                                    |
| 2.2  | CEMENTITIOUS PANEL   |
| 2.4  |  |
| 3.1  | DOUBLE-GLAZED ALUMINUM WINDOW WALL                                       |
| 3.2  | INSULATED SPANDREL IN ALUMINUM CURTAINWALL                               |
| 3.3  | THERMALLY BROKEN ALUMINUM CURTAINWALL                                    |
| 3.6  | DOOR-PAINTED METAL   |
| 3.9  | GLASS ROOF   |
| 4.2  | GUARDRAIL STRUCTURAL GLASS W/ CONTINUOUS METAL HANDRAIL                  |
| 4.3  | GUARDRAIL STRUCTURAL GLASS   |
| 4.4  | SECURITY FENCE - TEMPERED STRUCTURAL GLASS                               |
| 4.5  | PRE-FINISHED METAL SCREEN  |
| 5.5  | 2x8 HORIZONTAL LOUVER SCREEN   |
| 5.8  | ROCK STACK RETAINING WALL  |
| 5.9  | SUSPENDED CONCRETE WALKWAY   |
| 5.10 | SUSPENDED CONCRETE STAR C/W. TEMPERED GLASS GUARDRAILS AND S.S.HANDRAILS |
| 5.12 | CORTEN STEEL LANDSCAPE FEATURE WALL                                      |
| 6.1  | WOOD FINISH NON-COMBUSTIBLE SOFFIT                                       |
| 6.4  | PV PANEL   |
| 6.9  | METAL BOLLARD  |

1 West Elevation  
1/8" = 1'-0"

1508 - RE-ISSUED FOR D.P. - 2018.02.19

| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY | NO. | DESCRIPTION | REV. DATE | BY |
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| 3.  |                    |          |     |     |             |      |    |     |             |           |    |
| 4.  |                    |          |     |     |             |      |    |     |             |           |    |



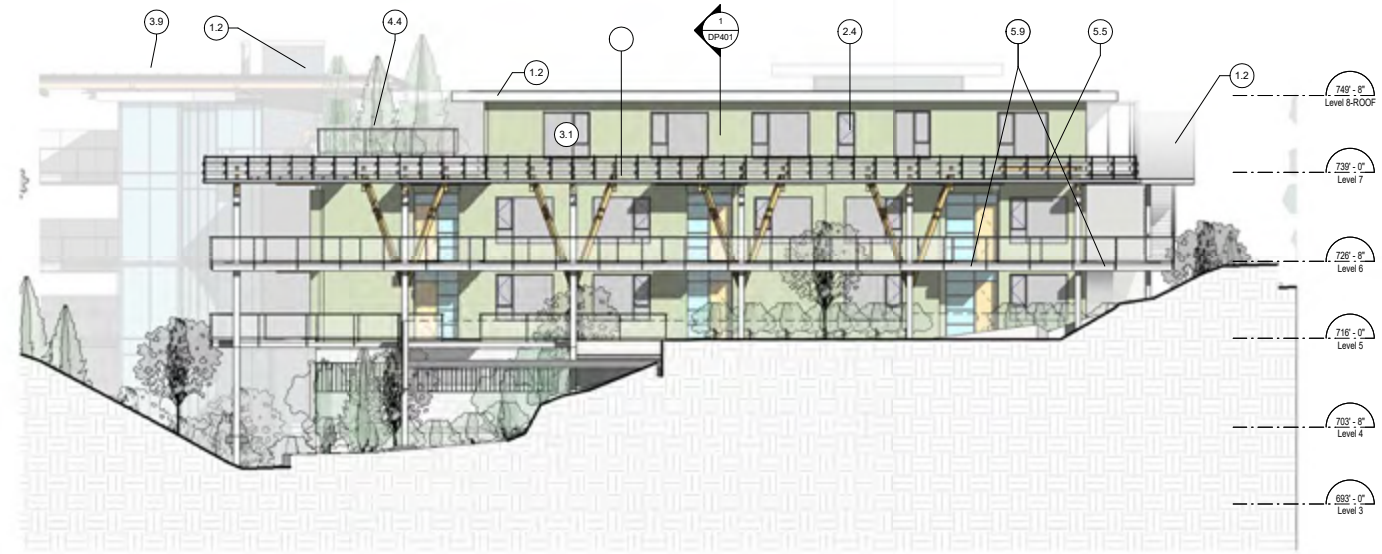


**KEYNOTE LEGEND**

- 1.1 ARCHITECTURAL CONCRETE
- 1.2 ARCHITECTURAL CONCRETE PAINTED
- 1.4 ARCHITECTURAL CONCRETE COLUMN (LIGHT SANDBLAST)
- 1.5 STAINED WOOD BEAM OR STRUT
- 2.1 GRANITE CLADDING-RANDOM ASHLAR VENEER
- 2.2 CEMENTITIOUS PANEL
- 2.4
- 3.1 DOUBLE-GLAZED ALUMINUM WINDOW WALL
- 3.2 INSULATED SPANDREL IN ALUMINUM CURTAINWALL
- 3.3 THERMALLY BROKEN ALUMINUM CURTAINWALL
- 3.6 DOOR-PAINTED METAL
- 3.9 GLASS ROOF
- 4.2 GUARDRAIL STRUCTURAL GLASS W/ CONTINUOUS METAL HANDRAIL
- 4.3 GUARDRAIL STRUCTURAL GLASS
- 4.4 SECURITY FENCE - TEMPERED STRUCTURAL GLASS
- 4.5 PRE-FINISHED METAL SCREEN
- 5.5 2x6 HORIZONTAL LOUVER SCREEN
- 5.8 ROCK STACK RETAINING WALL
- 5.9 SUSPENDED CONCRETE WALKWAY
- 5.10 SUSPENDED CONCRETE STAIR CW, TEMPERED GLASS GUARDRAILS AND S/S HANDRAILS
- 5.12 CORTEN STEEL LANDSCAPE FEATURE WALL
- 6.1 WOOD FINISH NON-COMBUSTIBLE SOFFIT
- 6.4 PV PANEL
- 6.9 METAL BOLLARD

| NO. | DESCRIPTION        | DATE     | BY  | NO. | DESCRIPTION | DATE | BY | NO. | DESCRIPTION | REV. DATE | BY |
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| 3.  |                    |          |     |     |             |      |    |     |             |           |    |
| 4.  |                    |          |     |     |             |      |    |     |             |           |    |





2 North Elevation - East Wing  
3/32" = 1'-0"

1 North Elevation - West Wing  
3/32" = 1'-0"

KEYNOTE LEGEND

- 1.1 ARCHITECTURAL CONCRETE
- 1.2 ARCHITECTURAL CONCRETE-PAINTED
- 1.4 ARCHITECTURAL CONCRETE COLUMN (LIGHT SANDBLAST)
- 1.5 STAINED WOOD BEAM OR STRUT
- 2.1 GRANITE CLADDING-RANDOM ASHLAR VENEER
- 2.2 CEMENTITIOUS PANEL
- 2.4
- 3.1 DOUBLE-GLAZED ALUMINUM WINDOW WALL
- 3.2 INSULATED SPANDREL IN ALUMINUM CURTAINWALL
- 3.3 THERMALLY BROKEN ALUMINUM CURTAINWALL
- 3.6 DOOR-PAINTED METAL
- 3.9 GLASS ROOF
- 4.2 GUARDRAIL STRUCTURAL GLASS W/ CONTINUOUS METAL HANDRAIL
- 4.3 GUARDRAIL STRUCTURAL GLASS
- 4.4 SECURITY FENCE - TEMPERED STRUCTURAL GLASS
- 4.5 PRE-FINISHED METAL SCREEN
- 5.5 2x8 HORIZONTAL LOUVER SCREEN
- 5.8 ROCK STACK RETAINING WALL
- 5.9 SUSPENDED CONCRETE WALKWAY
- 5.10 SUSPENDED CONCRETE STAIR CW, TEMPERED GLASS GUARDRAILS AND S.S.HANDRAILS
- 5.12 CORTEN STEEL LANDSCAPE FEATURE WALL
- 6.1 WOOD FINISH NON-COMBUSTIBLE SOFFIT
- 6.4 PV PANEL
- 6.9 METAL BOLLARD

1508 - RE-ISSUED FOR D.P. - 2018.02.19

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KEYNOTE LEGEND

- 1.1 ARCHITECTURAL CONCRETE
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- 4.3 GUARDRAIL STRUCTURAL GLASS
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- 4.5 PRE-FINISHED METAL SCREEN
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- 5.8 ROCK STACK RETAINING WALL
- 5.9 SUSPENDED CONCRETE WALKWAY
- 5.10 SUSPENDED CONCRETE STAIR CW, TEMPERED GLASS GUARDRAILS AND S.S. HANDRAILS
- 5.12 CORTEN STEEL LANDSCAPE FEATURE WALL
- 6.1 WOOD FINISH NON-COMBUSTIBLE SOFFIT
- 6.4 PV PANEL
- 6.9 METAL BOLLARD



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

1508 - RE-ISSUED FOR D.P. 2018.02.19

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1508 - RE-ISSUED FOR D.P., 2018.02.19

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| 4.  |                    |          |     |     |             |      |    |     |             |           |    |

