



7.0 DESIGN APPROACH

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7.1 Site Planning Approach

Using site data and topographical information as well as site orientation and neighbouring site influence information, together with sustainability and conservation design approaches, a site plan was created. The District has provided feedback with the plan adjusted accordingly. The Preferred Plan that is included in this report is the outcome of this process.

It should be noted that while the underlining principles and approaches such as trails, open space and parkland were respected, certain aspects such as access, road layout, unit density and lot orientation were revisited to create what the team believes is a more sustainable and economically viable use of the subject lands.

Design Guidelines will encourage and embrace a sustainable, appropriately scaled West Coast Contemporary design, using natural materials and colours, which are respectful of their surroundings.

The resulting Site Plan is comprised of 32 lots that respect the existing lay of the land to minimize site impact optimizing out looking views, while minimizing impact on neighbouring view of the site. The internal roads have been designed to gently follow existing contours and provide access to peripheral portions of the lot by local cul-de-sacs.

A trail has been incorporated into the plan along the east side of the property along the west slope of the Marr Creek ravine providing a variety of walking opportunities and links to a larger trail network.

For renderings and more detailed information on Site Planning see Section 6 Site Rendering Form and Character.

7.2 Architectural Character

7.2.1 BUILDING FORM

To reinforce a sense of neighbourhood, while respecting site grades and view corridors, homes would be designed with relatively low profile roofs.

Home designs in the neighbourhood would:

- o Use roof materials and forms in consideration of overlook from above;
- o Have a contemporary West Coast feel in form, materials and colors;
- o Fit in harmoniously with and integrate into the natural landscape;
- o Utilize a north - south orientation of houses and internal layouts to provide a comfortable and livable environment for residents.

The residential dwellings will have a Contemporary West Coast feel in form, materials and color. The design intent is to create buildings that integrate into the natural landscape, but at the same time provide for a respectful street character and rhythm while allowing for individual building variety.

- o The houses will be designed with a respectful architectural vocabulary and palette of materials;
- o The architectural style will pay particular attention to roof forms - both from the streets, from lower views and from the water, the roof lines will create a respectful image.

8.2.2 BUILDING EXTERIORS

Building exteriors will be made visually interesting by reflecting the following:

- o Employ an architectural vocabulary that will connect all building types in a sympathetic and varied way;
- o The palate of materials chosen for the buildings should be natural in appearance, durable and as much as feasible local, with minimal toxic emissions;
- o Colors should echo the palette of the surrounding treed, sloped and ravine areas;
- o Siding colours should be natural and reflect earth and vegetation tones;

- o Architectural elements such as gables, brackets and timber or wood accents should minimize the scale of the buildings and enhance the articulated architectural form and character;
- o All buildings should provide appropriate overhangs for protection from sun and rain;
- o All buildings should have larger view windows oriented south towards the sea, or appropriately scaled windows for those on the east and west sides and north facing windows to create balanced natural light in each of the dwellings.

The design and materials specific will respond to the NE1 Guidelines and follow FireSmart principles:

- o All new buildings and structures must be located as far away from the forest interface as is reasonably possible with a minimum required distance of 10 m (defensible space), or at least as far away from the forest interface as any existing permanent structures, if present on the property.
- o The following fire resistive materials and construction practices are required for all buildings and structures:
 - i. Fire retardant roofing materials (Class A or B, or Class A by assembly) must be used: asphalt or metal roofing is preferred.
 - ii. Exterior walls must be sheathed with fire-resistive materials.
 - iii. Decks, porches, balconies, and patios must use fire resistive decking materials, such as composite decking boards or fire resistive treated wood.
 - iv. All eaves, attics, roof vents, and openings under floors must be screened to prevent the accumulation of combustible material, using 3-mm, non-combustible wire mesh, and vent assemblies should use fire shutters or baffles.
 - v. All chimneys and wood-burning appliances must have spark arrestors.
 - vi. Building design and construction should generally be consistent with the highest current wildfire protection standards published by the National Fire Protection Association or any similar, successor or replacement body that may exist from time to time.

For images and more information on Architectural Character see Section 6.

7.3 Landscape Character

Building on the natural landscape character of Marr Creek Park, the proposed planting for the development will have an informal layout with a focus on native and drought tolerant and indigenous plant material to reduce water use. Existing trees and other significant landscape features will be retained and incorporated into the landscape plan wherever practical. Interlocking pavers will be considered for driveways and private pathways to minimize impervious surfaces. Insofar as possible, water runoff will be directed to areas which will allow water to infiltrate the ground while being filtered by natural vegetation. (See Section 5 Landscape Plan)

7.4 Engineering Approach

This project proposes the use of alternative road sections and rain infiltration systems. With the exception of these alternative design criteria, road and utility works will be designed and constructed in accordance with the requirements of all applicable regulatory authorities including but not limited to: the District of West Vancouver, Ministry of Transportation, Ministry of Health, Master Municipal Specifications, BC Building and Plumbing Code, and the BC Electrical Code. The design is also intended to reflect Smart Growth infrastructure approaches.

For Detailed Engineering Approach see Creus Preliminary Subdivision Design Brief and associated drawings in Section 3.

7.5 Demonstrated Sustainability Principles

As part of the Smart Growth and Sustainability Design Principles, we propose to incorporate alternative typical road sections for the local road for the proposed development for the following purpose:

- o Minimize impervious surface area and to encourage infiltration and minimize storm runoff as part of the sustainable storm water management strategy.
- o Minimize storm-water flow impact on downstream watercourses.
- o Minimize impacts on storm-water quality.
- o Create a narrower, attractive streetscape and trail network that promotes pedestrian, bicycle, and other non-vehicle type uses.

- o Lessen the impact of cut and fill required for roadway construction and limiting the change in topography of the natural landscape.
- o Minimize impact on fish and aquatic habitat in Marr Creek.

The targeted green rating for our project will be EnerGuide 80 or better.

7.6 Proposed Roads

OFF-SITE

The site access will be from Wentworth Avenue.

ON-SITE

The alternative typical road sections and rain infiltration systems proposed below are intended to meet the spirit of Green Growth and Sustainability Design Principles being promoted by the District of West Vancouver.

New roads will be provided as follows:

- o Two new 7 m wide access roads in 15-meter road allowances running in concert with existing grades.
- o Exfiltration catch basins will be provided along the sides of the roads at required intervals to collect storm-water runoff from the roads and direct flow, insofar as possible, to a combination of roadside bio-swales, rain infiltration trenches and the existing storm sewer system.
- o Road substructure to District of West Vancouver standards on suitable subgrade approved by a geotechnical engineer.
- o Maximum public road grades of 12 %.
- o The proposed design speed will be 30km/hr.
- o Rock stacking and/or other types of engineered slopes for retention of steep grade areas will be provided as required.
- o A minimum horizontal centerline radius of 25 meters will be provided to conform with the BC Building Code for fire vehicle access.

7.7 Drainage

Storm-water Best Management Practices will be implemented for this project. The drainage and landscaping concepts will be integrated to ensure a sustainable integrated approach to storm-water management and landscaping.

The Rain infiltration system will be designed to regulate the discharge of storm-water runoff and contaminants from the roadway and impervious areas. In addition, the rain gardens and swales will promote water conservation and provide additional green space for the community. The thickness of water absorbent topsoil in the Rain Gardens and boulevard swales will be increased to promote the infiltration of storm-water runoff and for water quality treatment of contaminants.

Our Storm-water Management Plan is in accordance with applicable Municipal, Provincial and Federal requirements.

7.7.1 Off-site

It is proposed to connect overflow storm drainage flows to the existing 450 mm storm drains on Skilift Road as well as an existing 450 mm connection at the south end of Lot 3 that connects with the service on Chairlift Place.

7.7.2 On-site

Rain infiltration systems are proposed to capture roof and surface runoff and maximize infiltration. These facilities will be designed to limit post-development peak flows leaving the site to pre-development levels for 2-year, 10-year and 100-year storm events. Overflow piping will discharge flow from larger storm events to the storm drain system.

Storm sewers will be concrete or PVC. Culverts will be a minimum 300 mm concrete with reinforced concrete headwalls. All drainage and culvert infrastructure will be sized to accommodate 100-year storm flows.

7.8 Water main

Connection will be to the water main on Chairlift road. It will be looped to the 200 mm main on Chairlift Place.

The water-main system for the new development will meet the requirements for single-family residential developments and will be designed and constructed in accordance with the District of West Vancouver standards and the BC Master Municipal specifications.

In accordance with the green building strategies, low flow plumbing fixture units will be installed to reduce water demands and sanitary sewer flows.

7.9 Sanitary Sewer

The site will be serviced by sanitary sewer on Skilift Road as well as a connection at the south end of Lot 3 that connects with the service on Chairlift Place.

Slopes on the services and mainlines will be greater than the minimum required for cleanout velocity.

7.10 Electrical / Telephone/ Cable / Street Lighting

These utilities will all be provided via underground ducting. The route will follow the proposed internal site roads. BC Hydro, Telus, and the local Cable providers are responsible for their system designs but they will be installed in a common trench. Routing will be along road shoulders. Street lighting will be provided as required by the street lighting designer and will utilize illumination standards that reduce light pollution, energy usage and result in a more aesthetically, light-friendly environment in and around the project.



8.0 SUSTAINABILITY STRATEGY

8 SUSTAINABILITY STRATEGY

The Preferred Subdivision Plan and residential building development is based on the following sustainability approach and respect of Smart Growth principles:

8.1 Energy

- o Almost every lot has been configured to allow for a south facing exposure.
- o Optimize energy performance through use of low consumption lighting & low E window glazing
- o Avoid use of HCFC's & Halon which are known to deplete ozone
- o Maximize use of daylight & solar heat in building orientation & design
- o Consideration is being given to a community geothermal energy system for both heating and cooling.

8.2 Site Planning

- o Low impact site selected
- o Increased localized density
- o Within existing community & transit fabric, walking distance to existing & future services
- o Focus on native & indigenous plants in landscape design
- o Minimize heat island effect through reflective exterior materials & shading
- o Reduce light pollution through lighting levels & orientation

8.3 Transportation

- o Location & provision of trail & sidewalk infrastructure encourages walking/cycling
- o Onsite parking located in enclosed garages

8.4 Environmental Protection

- o Setback from Marr Creek watercourse (as per Riparian Area Regulation & methodology) with maintained hydrology through bio-swales & on-site infiltration
- o Focus on native species in all planting areas in planting areas
- o Crest of slope protection measures applied to affected building plans & lots

8.5 Water

- o Use of native, hardy plants & natural irrigation
- o Incorporate low flow fixtures & dual flush toilets to reduce water use
- o Comprehensive storm-water management approach

8.6 Indoor Environment and Air Quality

- o Use of low emitting products (e.g. Sealants, paints, carpets)
- o Maximize the controllability of indoor airflow, temperature & lighting
- o Maximize direct sunlight penetration into all buildings

8.7 Materials & Waste Management

- o Use materials harvested/extracted & manufactured locally
- o Use rapidly renewable materials (e.g. Bamboo flooring)
- o Provide for convenient recycling & composting

8.8 Education

- o Provide for off-site Marr Creek Park signage for history & sustainability features, as well as on-site history/viewpoint information signage
- o Provide green housekeeping & low impact education materials to new building residents

8.9 Community

- o Enhancement of dedicated park trail
- o Addition of connecting trails to dedicated park trail and adjacent properties informal trail network



9.0 COMMUNITY LIASION

9 COMMUNITY LIAISON

As noted in the project Guiding Principles, the project team is committed to liaising with local Stream-keepers and the neighbouring community for input/comment on the preferred subdivision plan as well as exploring opportunities for an interpretive/historical trail signage program, identifying collaboration opportunities for Marr Creek, and seeking input on the proposed trail system design and connections.



MEMORANDUM

To: Brivia Date: January 10, 2021
Client: Brivia Project: Wentworth Lands
From: Pooni Group Project #: 2160A
Re: Engagement Summary – 2480, 2510, and Lots B and C Wentworth Avenue

BACKGROUND

Pooni Group understands that Brivia, as the new ownership group of 2480, 2510, and Lots B and C Wentworth Avenue (site) is working towards the submission of a development permit application at the site.

In 2016, Evervan, the original property owner, submitted a development permit and subdivision application to accommodate 29-single family homes on the site. In support of this application, the project team held a public information meeting in July of 2017. Following the public information meeting, the project received a development permit and subdivision entitlements. The development permit has since lapsed and Brivia as part of a joint venture with Evervan intend to submit a revised development permit application to the District of West Vancouver. The purpose of this memorandum is to outline the engagement completed and feedback received in 2017 in addition to the changes Evervan made to the proposal to respond to the feedback. It is Pooni Group's understanding that a forthcoming application will still reflect these changes that were made in 2017.

ENGAGEMENT ACTIVITIES

On June 29, 2017, the project team canvassed 76 homes to notify them of an upcoming public information meeting and to answer any initial questions individuals had about the proposal. A total of 23 homes were available to speak with the project team. A notification flyer about the public information meeting was left at each home.

An additional 18 notifications were mailed out to homeowners using addresses provided by the District of West Vancouver.

On July 11, 2017, the project team hosted a public information meeting encouraging members of the public to review the proposal, ask questions, and provide their feedback. The material presented provided an overview of the relevant regional and local planning policies, site context, and outlined key components of the proposal. A total of 27 individuals attended the event and 3 individuals provided written feedback to the project team.



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Vancouver, BC, Canada
V6E 2E9

604.731.9053
info@poonigroup.com
www.poonigroup.com

COMMUNITY FEEDBACK

Feedback received from the canvass and public information meeting included concerns around obstructing the view of homes to the north, additional traffic that new homes bring to the neighbourhood, and how construction would potentially impact daily life (due to noise and debris). One piece of correspondence indicated support for the project that they were happy to see a turning lane included as part of the proposal to help alleviate traffic.

ADDRESSING COMMUNITY CONCERNS

Several of the concerns raised by the community in 2017 have been addressed through the proposal that received a development permit in 2017. This includes:

- Completing a view study for the homes of Marr Creek Court. The results of the study demonstrate that the roof of new homes on the site would fall below the living room views of Marr Creek Court residents.
- The addition of a new right turn lane off Chairlift Road to alleviate the congestion that occurs during (Collingwood) school pick up and drop off.
- Increasing walkability in the neighbourhood by adding a new trail connection that ties into the existing trail network.
- Dedicating over an acre of land for a park adjacent to Marr Creek Ravine, contributing to the preservation of the natural landscape in the area.

With the initial application, Evervan worked closely with the neighbours, listening to their concerns and incorporating several solutions into the proposal.





10.0 PARK DEDICATION

10 PARK DEDICATION

The District has expressed interest in acquiring a portion of the developer's existing lot 6 that is located in the Marr Creek Ravine, to ensure it is retained in a natural state. The total area to be dedicated as park is 4080 square meters. (ref Section 2). There is a requirement for the developer to dedicate 5% of its land to park, or 1,808 (5% of 36,164 sm). Therefore there is a net dedication of 2,772 sm beyond what is required by the District.



11.0 PROJECT TEAM - BACKGROUND

Brivia Group

Established in 2000, Brivia Group is a fast-growing real estate investment and development company. Deeply rooted in Montreal, its portfolio extends beyond GMA, Quebec region, to the GTA area and Greater Vancouver. Brivia Group's is specialized in Residential, rental, commercial, and resort products and has over 20 projects developed or under development.

As a developer, Brivia Group strives to deliver products that satisfy the highest quality standards while meeting the expectations of communities, investors, and partners. Driven by its four core values, integrity, transparency, shareholder value, and accountability. Brivia operates on six key strategic pillars: community, people, quality, partnership, growth, and financial. The professional development management team, Brivia Management, has in-depth knowledge and delivers enhanced services.

Creus

CREUS is a partnership of Engineers, Project Managers and Technologists who strive to use the best knowledge, experience, technology and creativity to provide solutions to real world development issues. The core team has over 70 years of in depth experience in the development industry holding senior positions in Engineering, construction, general contracting, development, project management as well as positions in the regulatory industry. The team was created with the objective of finding solutions that meet the project goals and requirements using the best and brightest means available.

The firm name, CREUS was derived from the Latin word "Creo/Creous" which translates as "Create" or "To Create". We have modified the spelling to stress the "Us" as we believe any successful solution relies on the input and approval of a number of parties including regulatory, environmental and financial partners as well as having the capability of being embraced by the public.

The firm is directed by Fred Ciambrelli P.Eng. and Kevin Healy P.Eng. The company has associations with a number of other professionals and support staff to provide additional input and support as the projects require. Our Philosophy is based on the key elements of Creativity, Responsibility, Teamwork and Value.

The CREUS core team has consciously involved themselves in a diversity of projects from a variety of points of view. We are keen observers in all aspects of our own projects but also other projects in our area and in other parts of the world. This diversity of experience opens up the potential for creative solutions. Only by taking viewpoints of others do we truly see the elements that are required for an overall successful project. Only by continually reviewing what works and doesn't work in projects do we open ourselves to the tools to continually improve our options. By understanding the various parts of the project we are better equipped to integrate our solution into the overall direction of the project. The traditional grid like approach to works is ill suited to our local terrain, environment, personnel and market.

CREUS believes our goal is to provide solutions. We will only offer these solutions if they meet not only the prescribed regulatory standards but our own requirements for responsible development. We take pride in

our history of successful projects. We rely on our engineering background and experience to test our solutions. We take the 20 year unblemished track record of our personnel's projects standing the test of time as an ongoing responsibility that we must continue to uphold. We believe that level of responsibility should extend to all elements of our works including the design, budgets, timelines, constructed works and meeting the requirements for regulatory approval.

CREUS does not view any part of the project that we may be undertaking as a separate entity but view it as an interactive piece of a whole solution. We believe that environmental stewardship should be an integral cohesive part of the Stormwater Management and the overall civil design. Nothing of value can be created in isolation. This starts with our own open office concept to our working relationships we have developed with other consultants and regulatory agents. We have found that by working together with the other consultants and identifying the real objectives that a more cost effective, acceptable, timely, preferable and marketable solution can be found without shirking the responsibility for delivering the finished product.

The elements of creativity, teamwork and responsibility are some of the tools we use in working through the problems on a project. The net result that is normally apparent to our clients is the value. By assembling the team we have and supplying them with the latest technical tools and an open creative environment to work in we believe we are better able to find solutions that meet or exceed our clients' expectations in a timely and efficient manner. We are able to identify the issues and the collective project objective early so that time is not lost on options that will not be acceptable to the client or regulatory agencies. We have in depth construction experience and use that to ensure the design is economically feasible to build. While we believe our design budgets are very reasonable we recognize they are minimal in comparison to the construction costs, and as such extra effort is expended where necessary to optimize the building environment. The real value is in the integrated design coordination, constructability and overall project build out.

Our business is built on client satisfaction and ongoing relationships that we have built over the last 20 years of our service in this industry.

PGL Environmental Consultants - Solving & Simplifying

PGL consistently provides clients confidence in their business decisions by combining reliable, pragmatic, clear and concise environmental advice. We are a dynamic, service-driven consulting firm offering dependable advice and high-level expertise in environmental assessment and engineering.

With offices in Ontario (Whitby) and British Columbia (Vancouver, Langley and Victoria), our employee-owned company has over 80 dedicated professional and support staff. Our size and locations offer the accessibility, quality assurance, depth, and risk management/insurance of a large firm, but with the focus and service of a small one.

We provide the combined benefit of professional-level technical knowledge, experience and skill with good project management to give you the confidence that the environmental requirements of your project will be done properly on time and on budget.

Since 1991, we have completed thousands of projects for real estate development and financing. Our work has included everything from collecting scientific baseline data, developing and submitting environmental assessment and permit applications, to site remediation, restoration and construction monitoring.

The three main advantages we offer are:

Responsiveness: we provide direct and personal advice to you from senior level personnel who strive to respond quickly to all your enquiries and requests.

Value: we apply our high degree of experience, knowledge and technical skill to efficiently solve your issues without unnecessary tasks and costs.

Flexibility: we employ a multi-disciplinary team of technical experts who together have the ability to manage and advise on all your environmental and planning issues and adjust their approach to best suit your project goals.

Our experience is based on a client group that includes lenders, lawyers, land development companies, real estate professionals, property owners and managers, First Nations, transportation firms, engineering firms, industrial firms (pulp and paper, manufacturing, heavy industry, utilities, energy companies, forestry, mining and agriculture), and government agencies.

Services that PGL offers the Real Estate industry are:

- Contaminated site assessment, remediation and risk assessment
- Environmental impact assessment
- Environmental management and monitoring systems
- Sustainable land use planning
- Permitting and approvals
- Air quality modelling and permitting

Bunt and Associates

Founded in 1993, Bunt & Associates is one of the largest specialist transportation planning and engineering consulting companies in Western Canada. We have over 50 professional and technical staff in four offices located in Vancouver, Victoria, Calgary, and Edmonton.

Our strengths lie in providing enterprising solutions to urban transportation planning challenges and in assisting our clients in attaining their project goals. Bunt & Associates is a true specialist consultant, providing services related to transportation exclusively. These services include:

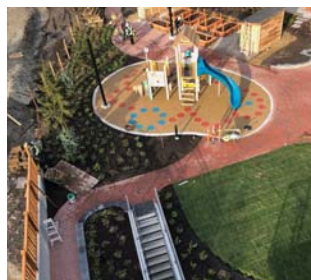
- Travel & Parking Demand Forecasting;
- Traffic Operational Analysis & Micro-simulation;
- Traffic & Parking Impact Assessments;
- Site Plan Development;
- Community & Area Planning;
- Conceptual & Functional Design;
- Road Safety Reviews & Audits;
- Travel Demand Management Plans;
- Sustainable Transportation Planning for Transit, Cycling & Walking;
- Policy Reviews;
- Transportation Research;
- Data Collection & Analysis;
- Land Development Approval Support & Public Consultation; and,
- Transportation Expert Witness Services

Our clients range from rural municipalities to major cities, regional agencies, and provincial governments, and from small independent developers to major nation-wide retailers. They include education and healthcare authorities, planning consultants, architects, and design-build contractors. Bunt represents clients from both the private and the public sectors, which gives us unique insight when serving either type of client. As a firm, we pride ourselves on our high percentage of repeat clients who select Bunt & Associates for all their traffic and transportation planning needs.



COMPANY PROFILE

Zale Design was established in 2018 by Kristina Zalite, MBCSLA Registered Landscape Architect, to offer consulting services in the following areas:



ECOLOGICAL RESTORATION

Schematic design, municipal permitting, coordination with arborist and biologist requirements, planting prescriptions, soils and drainage, slope stabilization, maintenance plans.

PLANTING DESIGN

Site specific garden design, native plant design, consultation with clients, coordination of outdoor art installations, coordination with plant nursery and installing horticulturalist.



PLAYGROUND / LEARNING SPACES

Elementary and private school playground and site design, design development of hard and soft landscape elements, coordination with architectural themes, amenity space design.

GREEN INFRASTRUCTURE

Working with city officials, consultant teams, and landscape contractors; detailing for slope stabilization, porous pavement, specialized and street tree planting, biofiltration gardens, green roof design.

CONTRACT ADMINISTRATION

Site field review, preparing clear and concise project administration documentation such as site review reports, shop drawing reviews, site instruction, substantial performance reviews.

COMMITMENT TO

Designing artful and meaningful landscapes that are inspired by the coastal British Columbia biogeoclimatic ecosystems.

Creating landscapes to buffer environmental stressors.

Working with schools, homeowners, contractors, allied consultants, institutional clients, and municipalities.

Bringing landscape designs from conception to completion.

Striving to make landscapes places for equity, inclusion, and diversity.



EXPERIENCE

Principal
Zale Design (2018-current)

Senior Landscape Designer
Jonathan Losee Ltd. (2008-2018)

Landscape Designer
Zeidler Partnership Architects (2005-2006)

Park Planning Coordinator
Nunavut Parks and Tourism, Dep't of Sustainable Development (2001)

Park Planning Assistant
Parks and Recreation, Regional District of Central Okanagan (2000)

EDUCATION

Certificate in Restoration of Natural Ecosystems
University of Victoria (2017)

Master of Landscape Architecture
University of Guelph (2002)

Bachelor of Studio Fine Arts
University of British Columbia (1995)

MEMBERSHIP

BC Society of Landscape Architects,
Society for Ecological Restoration,
Land Conservancy of BC,
Ancient Forest Alliance,
Environmental Youth Alliance (Board Member)

ZALE DESIGN



Kristina Zalite, PRINCIPAL
LANDSCAPE ARCHITECT, MBCSLA, CLSA

BACKGROUND

With a background in fine arts, experience in teaching, and a passion for real-world problem solving, I strive to create beautiful landscapes that provide educational value and resilient ecological function.

SELECTED PROJECTS

Greater Vancouver Zoo

- Site design for new entry precinct for the Zoo in Aldergrove.
- Design of biofiltration zones and themed visitor gardens.

Immaculate Conception Elementary School

- Site design for renovation of the parking lot and playground zones.

Edgewood Elementary School

- Site design and contract administration of a new school for the Surrey School District.

Selkirk Elementary, Maquinna Elementary, Livingstone Elementary School

- Design for the landscape impacts of seismic upgrading for the Vancouver School Board.

Begbie Elementary, Norma Rose Point Elementary, Hastings Elementary, and Laura Secord Elementary

- Site designs with amphitheatres, playgrounds, sport courts, a sundial feature, a water-cycle green infrastructure feature, and garden areas.
- Contract administration of new & renovated schools for the Vancouver School Board.

Breeze Townhouses, Southgate Townhouses at Greenway and Grandview

- Design and contract administration for amenity areas, playgrounds, and dry river beds.
- Landscape budgets up to \$1,835,000.00 with up to 6 phases.

BC Housing, Seasons, 2nd & Lonsdale Townhouse Developments

- Design and contract administration of Persian garden, extensive roof garden, community garden, amenity playgrounds, and biofiltration planters.

Royal Roads University Mast and Memorial Plaza

- Design of the heritage mast restoration.

BC Parliament Rehabilitation and Asset Management Plan

- Database design for heritage site assessment of the parliament precinct.

MERRICK ARCHITECTURE - BOROWSKI SAKUMOTO MCINTYRE WEBB LTD.

FIRM PROFILE

Principals at Merrick Architecture

- **Greg Borowski**
B.A., B.Arch. (Hons.), Architect AIBC, MRAIC, LEED® AP
President
- **Mitch Sakumoto**
Dip. T., B.Arch., Architect AIBC, MRAIC, CAHP
Secretary Treasurer
- **Shaun McIntyre**
B.Ed, M.Arch, Architect AIBC, MRAIC, LEED AP
Managing Partner, Victoria
- **Louise Webb**
B.A. (Hons.), Dip. Arch., UK ARB, Architect AIBC
Managing Partner, Vancouver

Merrick Architecture measures our success by the enjoyment of our work and the satisfaction of our clients. We offer 35 years of experience in Planning and Architectural services for the following types of work, amongst others:

- Full Architectural Services
- Adaptive Reuse Restoration / Renovations
- Institutional Projects
- Education and Health Care
- Land Use Rezoning & Development Strategies
- Transportation Services
- Urban Planning and Design
- Commercial Buildings
- Recreational Facilities
- Multi-Residential Projects
- Custom Homes
- Mixed Use Development

Our Professional Services include:

- Master Planning
- Project Management
- Building Planning and Design
- Heritage Consulting
- Renovation and Adaptive Re-use
- LEED® Consultation
- Full Construction Documentation
- Consultant Team Coordination
- Interior Architecture and Fit-out
- Programming and Strategic Planning
- Presentation Graphics
- Marketing Assistance

Merrick Architecture - Borowski Sakumoto McIntyre Webb Ltd.

Merrick Architecture was established in 1986 and built upon the design expertise of its founding principal, renowned west coast architect Paul Merrick. Merrick Architecture is a four way equally owned partnership of Principals Gregory Borowski, Mitch Sakumoto, Shaun McIntyre, and Louise Webb. Paul Merrick remains a Senior Design Consultant to the practice, as does past partner Graham Fligg. The Victoria studio is led by Principal Shaun McIntyre and Managing Associate Darryl Jonas. Project design and practice management in the Vancouver Studio is supported by Managing Associate Mark Zaitsoff and Associates Peter MacRae. All Associates contribute to project coordination and management responsibilities working in close collaboration with each of the Principals. Project guidance and staff mentorship is offered by all Principals, each of whom have a continued involvement throughout the duration of a project.

Merrick Architecture offers full architectural and planning services, as we have throughout our 35 year history, providing comprehensive planning, rezoning, design, interior design, contract documentation and site review services tailored to the specific project needs of our clients. Our portfolio includes many complex projects in both the public and private sectors which highlight our skill, capacity and track record to deliver highly acclaimed design solutions. We are proud of our demonstrated ability to respond to unique project challenges in creative and innovative ways, such that the overall process brings enhanced benefit to our clients and professional reward to all who participate. Our greatest reward is a satisfied client.

Utilizing a “boutique” practice philosophy, every project has an assigned Principal-in-Charge who maintains active personal involvement and project leadership throughout all phases of the work, from inception to occupancy. Structured as a single company with two studios, Merrick Architecture offers a total staff of 27, offering 6 in Victoria and 19 in Vancouver, assigning individuals from each office to address project needs as required across the practice. Our staff currently consists of the following:

- 8 registered architects
- 1 foreign registered architects
- 2 project managers
- 3 intern architects
- 2 architectural/building technologists
- 5 administrative personnel
- 2 Design Consultants
- 2 Registered Heritage Consultants with CAHP (Canadian Association of Heritage Professionals)



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