



District of West Vancouver

**Heritage Revitalization Agreement Bylaw No. 4951, 2017
(1195 12th Street)**

Dated for Reference: December 1, 2017

Effective Date: December 4, 2017

District of West Vancouver

Heritage Revitalization Agreement Bylaw No. 4951, 2017

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District of West Vancouver

Heritage Revitalization Agreement Bylaw No. 4951, 2017

A bylaw to enter into a Heritage Revitalization Agreement (1195 12th Street).

WHEREAS the property at 1195 12th Street known as the Rush House is recorded in the District's Community Heritage Register and has heritage value; and

WHEREAS the District of West Vancouver and the Owner of property at 1195 12th Street wish to enter into a Heritage Revitalization Agreement in respect of the property to ensure conservation of the property;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as "Heritage Revitalization Agreement Bylaw No. 4951, 2017."

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Heritage Revitalization Agreement

- 3.1 The Mayor and Municipal Clerk are authorized to sign and seal on behalf of the District the Heritage Revitalization Agreement attached to this bylaw as Schedule A.

Schedules

Schedule A – Heritage Revitalization Agreement for 1195 12th Street (Rush House)

READ A FIRST TIME on October 16, 2017

PUBLICATION OF NOTICE OF PUBLIC HEARING on November 12, 2017 and
November 15, 2017

PUBLIC HEARING HELD on November 20, 2017

READ A SECOND TIME on November 20, 2017

READ A THIRD TIME on November 20, 2017

THIRD READING RESCINDED on December 4, 2017

AMENDED on December 4, 2017

READ A THIRD TIME AS AMENDED on December 4, 2017

ADOPTED by the Council on December 4, 2017

[Original signed by Mayor]

Mayor

[Original signed by Municipal Clerk]

Municipal Clerk

Schedule A
to Bylaw No. 4951, 2017

**HERITAGE REVITALIZATION AGREEMENT FOR 1195 12TH STREET
(RUSH HOUSE)**

THIS AGREEMENT dated as the day _____ of _____, 2017.

BETWEEN:

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER, a municipal corporation having offices at 750 – 17th Street, West Vancouver, British Columbia V7V 3T3

(the “District”)

AND

MAJOR RUSH HOUSE DEVELOPMENTS LTD., at 3366 Deering Island Place, Vancouver, British Columbia V6N 4H9

(the “Owner”)

WHEREAS:

- A. The District may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property identified as having heritage value, pursuant to section 610 of the *Local Government Act*; and
- B. The Owner owns certain real property on the northwest portion of which is situated a building of heritage value known as the Rush House, listed on West Vancouver’s Community Heritage Register, which property and building are located at 1195 12th Street, West Vancouver, British Columbia and legally described as LOT 4, EXCEPT THE WEST 50 FEET, OF LOT A SOUTH EAST ¼ OF DISTRICT LOT 1065 PLAN 7234 (the “Heritage Lands”); and
- C. The Owner has presented to the District a proposal for the use, development and conservation of the Heritage Lands that would change the density of use of the Heritage Lands, and has voluntarily and without any requirement by the District, entered into this Agreement pursuant to section 610 of the *Local Government Act*; and
- D. The District must hold a Public Hearing before entering into, or amending, a Heritage Revitalization Agreement if the Agreement or amendment would permit a change to the use or density of use of the Heritage Lands that is not

otherwise authorized by the applicable zoning, and the District has held a Public Hearing on this Agreement; and

- E. The Council of the District has, concurrently with the adoption of the bylaw authorizing the execution of this Agreement, adopted a bylaw pursuant to section 611 of the *Local Government Act* designating the Rush House as protected heritage property (the “Heritage Designation Bylaw”); and
- F. The Council of the District authorizes the subdivision of the Heritage Lands pursuant to the *Strata Property Act*, in accordance with the proposed architectural and landscape plans attached as **Appendix B**.

NOW THEREFORE in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.0 Conservation of the Heritage Lands

- 1.1 The Owner agrees to conserve, protect and maintain the Heritage Lands in accordance with this Agreement, including the Conservation Plan in **Appendix A** to this Agreement, and in accordance with Heritage Maintenance Bylaw No. 4187, 1999 as amended or replaced from time to time, and in the event of any inconsistency this Agreement shall prevail.
- 1.2 Without limiting the generality of section 1.1, the Owner agrees not to do any of the following without the prior written approval of the District in the form of a Heritage Alteration Permit:
 - (a) make any exterior alterations to the Rush House;
 - (b) alter or replace the exterior features of the house, typical of the Craftsman style, which include the triangular eave brackets, flared window surrounds and battered porch piers and open wooden balustrade along the verandah;
 - (c) alter or replace the wood-frame construction, typical of the Craftsman style, clad in original cedar shingles;
 - (d) alter or replace the overall form, scale and massing of the Rush House; or
 - (e) make any exterior alterations to the Garden Cottage, Laneway Cottage or accessory garages, except for minor alterations that in the opinion of the District are in keeping with the character of the Heritage Lands.
- 1.3 The Owner acknowledges that the District may refuse to issue a Heritage Alteration Permit required by section 1.2 if, in its sole

discretion action reasonably, the District considers that the alteration that the permit would authorize is inconsistent with this Agreement or the Heritage Designation Bylaw, and without limiting the generality of the foregoing the District may refuse to authorize the alteration of any of the character-defining elements set out within the conservation plan.

- 1.4 If the Owner fails within the time specified in the notice to conserve, protect or maintain the Heritage Lands in accordance with this Agreement after having been given notice in writing to do so, which notice must specify the work that the Owner is required to undertake, the Owner agrees that the District may enter on the Heritage Lands to carry out the work, and may recover the cost of doing so from the Owner in the same manner and with the same remedies as taxes in arrears.
- 1.5 In the event of any dispute between the Owner and the District as to the necessity for any work required by the District pursuant to section 1.4, the parties agree that the dispute will be resolved by a member of the Architectural Institute of British Columbia with training and experience in heritage conservation who has been chosen by the parties or, failing agreement between the parties, by the Architectural Institute of British Columbia, and that the fees of the architect shall be borne by the Owner if the dispute is resolved in the District's favour and by the District if the dispute is resolved in the Owner's favour.
- 1.6 The Heritage Lands may provide, notwithstanding the provisions of the RS5 Single Family Dwelling Zone 5 within the District of West Vancouver's Zoning Bylaw No. 4662, 2010, as amended or replaced from time to time, and in accordance with the further provisions of this Agreement:
 - (a) the Rush House is permitted to be relocated from its original location on the Lot to the new location on the Lot as set out in the drawings attached as **Appendix B** to this Agreement;
 - (b) in addition to the Rush House, the Lands may be developed with three additional dwelling units identified as the Garden Suite, Garden Cottage and Laneway Cottage plus accessory garages (attached and detached) and landscaped as set out in the drawings attached as **Appendix B** to this Agreement; and
 - (c) the Lands may be subdivided pursuant to the *Strata Property Act* in accordance with the architectural and landscape plans attached as **Appendix B** to this Agreement.
- 1.7 The parties agree that the Owner may apply for and the District may in its sole discretion issue a building permit that includes minor variances from **Appendix B**, provided that any do not alter the

character-defining elements or interfere with the overall appearance, or increase the floor area of the Rush House as described in **Appendix B** to this Agreement, or increase the total floor area of the Garden Cottage, Laneway Cottage or the garages (attached or detached).

- 1.8 The Owner agrees that the District may withhold any building permit or occupancy permit or final building permit approval as the case may be, in respect to the Rush House if the alteration of the Rush House is not in accordance with **Appendix B** to this Agreement, notwithstanding that the construction may be in compliance with the British Columbia Building Code, the Zoning Bylaw, and any applicable permit or guidelines.
- 1.9 The parties agree that, except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the District and all laws of any authority having jurisdiction shall continue to apply to the Heritage Lands, the Rush House, the Garden Cottage, the Laneway Cottage and the accessory buildings.
- 1.10 The Owner agrees that the Zoning Bylaw variances provided under this Agreement fully compensate the Owner for any reduction in the market value of the Heritage Lands that may result from the adoption of the Heritage Revitalization Agreement Bylaw, and waives absolutely all claims for compensation that the Owner is otherwise entitled to make under section 613 of the *Local Government Act* in respect of the adoption of the Heritage Revitalization Agreement Bylaw.

2.0 Zoning Bylaw Variances

- 2.1 The following variances to Zoning Bylaw No. 4662, 2010 are granted through this Agreement to enable the development of the Heritage Lands including the relocation of the Rush House and construction of the Garden Cottage, Laneway Cottage and the garages in accordance with **Appendix B** attached to this Agreement, and for those purposes only:
 - (a) Section 120.04 (One Principal Building Per Site) is varied to allow up to a maximum of four principal buildings on the Lands;
 - (b) Section 205.05 (Site Coverage) is increased from 30% to 37%;
 - (c) Section 205.06 (Floor Area Ratio) is increased from 0.35 to 0.67;
 - (d) Section 205.07 (Front Yard), Section 205.08 (Rear Yard) and Section 205.09 (Side Yard and Combined Side Yard) are varied to allow for the minimum yard setbacks shown in **Appendix B**;

- (e) Section 205.10 (Building Height) and Section 205.12 (Highest Building Face) are varied to allow for the maximum roof elevations shown in **Appendix B**; and
- (f) Section 205.13 (Off-Street Parking) is varied to allow for parking to be accessed other from the lane shown in **Appendix B**.

3.0 Damage or Destruction

- 3.1 In the event that the Rush House, the Garden Cottage and/or the Laneway Cottage are damaged by fire, earthquake, or any other cause, such that in the written opinion of a member of the Architectural Institute of British Columbia with training and experience in heritage conservation engaged and instructed by the District it is not possible or appropriate from a heritage conservation perspective to repair it, the Owner must construct on the Lands at the Owner's cost a replica of the Rush House and rebuild the Garden Cottage and Laneway Cottage in accordance with the original plans and specifications for the building and subject only to such variations from the original plans and specifications as are required to comply with the current British Columbia Building Code. Thereafter the provisions of this Agreement pertaining to the conservation, protection and maintenance of the Rush House, including this provision, shall apply to the replica of the Rush House.
- 3.2 As an alternative to constructing a replica of the Rush House and rebuilding the Garden Cottage and Laneway Cottage in the event of such damage, the Owner may develop on the Lands in accordance with the then current zoning regulations, provided that no residential dwelling constructed on the lot shall have a Floor Area Ratio (FAR) not exceeding 0.24.
- 3.3 In the event that the Rush House is damaged, the Owner must repair the Rush House, within 24 months of the date of damage, after having obtained a Heritage Alteration Permit and building permit, and must carry out all repairs in accordance with **Appendix A** attached to this Agreement. Section 1.4 shall apply in the event of any failure of the Owner to repair the Rush House in accordance with this section.

4.0 Amendment

- 4.1 The parties acknowledge and agree that this Agreement may only be amended by bylaw with the consent of the Owner, provided that a Public Hearing shall be held if an amendment would permit a change to the use or density of the Heritage Lands.

5.0 Representations

- 5.1 It is mutually understood and agreed upon between the parties that the District has made no representations, covenants, warranties,

promises or agreements expressed or implied, other than those expressly contained in this Agreement.

6.0 Statutory Functions

- 6.1 Except as varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the District or its approving officer in the exercise of their statutory functions and responsibilities and their rights and powers under any enactments, bylaws, order or regulations, including but not limited to the *Local Government Act*, the *Land Titles Act* and the *Strata Property Act*, all of which, except as varied or supplemented herein, are applicable to the Heritage Lands, the Rush House and the Garden Cottage and Laneway Cottage.
- 6.2 The Owner acknowledges that the subdivision of the Heritage Lands is subject to the District's approving authority, that the construction of or alteration of a building on any portion of the Heritage Lands requires a Heritage Alternation Permit, and that the District may impose off-site works and service requirements and development cost charges in respect of subdivision and the development of the Heritage Lands.

7.0 Enurement

- 7.1 This Agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
- 7.2 The District shall file a notice within the Land Titles Office, as provided for in section 594 of the *Local Government Act*, and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the land affected by this Agreement.

8.0 Other Documents

- 8.1 The Owner agrees at the request of the District, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the District to give full effect to the intent of this Agreement.

9.0 Notices

- 9.1 Any notice required to be given pursuant to this Agreement shall be in writing and shall be delivered by registered mail as follows:

a) To the District:

**THE CORPORATION OF THE DISTRICT OF WEST
VANCOUVER**

750 – 17th STREET
WEST VANCOUVER, BC V7V 3T3

b) To the Owner:

MAJOR RUSH HOUSE DEVELOPMENTS LTD.

3366 DEERING ISLAND PLACE
VANCOUVER, BC V6N 4H9

10.0 No Partnership or Agency

10.1 The parties agree that nothing contained in this Agreement creates a relationship between the parties of partnership, joint venture, or agency.

APPENDICIES:

- A. Conservation Plan for the Rush House prepared by Donald Luxton & Associates Inc., April 2016.
- B. Architectural Drawings for proposed infill units by Formwerks Architectural Inc. dated September 2017 and Landscaping Plans prepared by Formwerks Landscape Architecture dated September 2017.

MAJOR RUSH HOUSE DEVELOPMENTS LTD.

By its authorized signatory

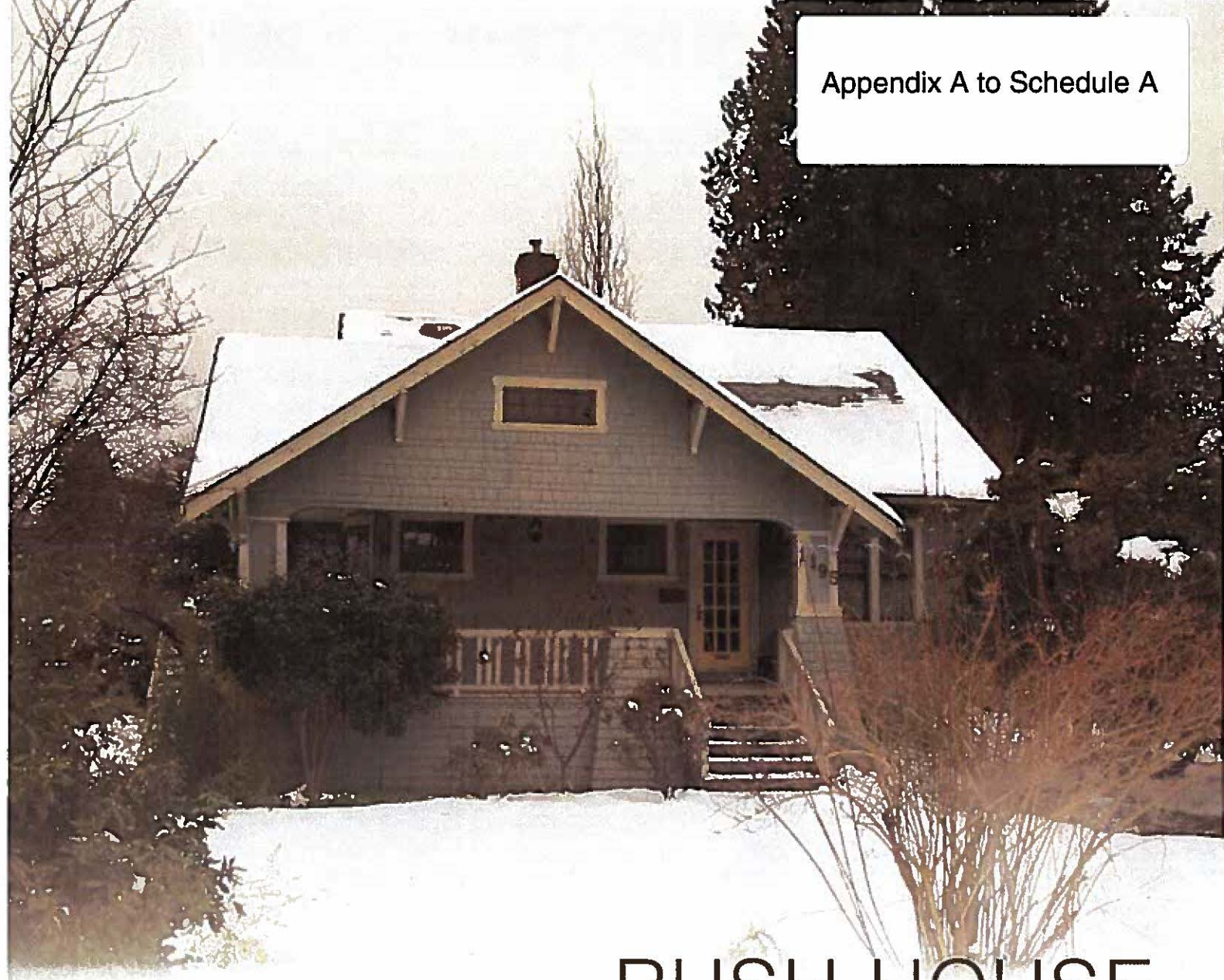
CORPORATION OF THE DISTRICT OF WEST VANCOUVER

By its authorized signatory

Mayor

Municipal Clerk

Appendix A to Schedule A



RUSH HOUSE

1195 12TH STREET, WEST VANCOUVER, BC

CONSERVATION PLAN

APRIL 2017

DONALD LUXTON
AND ASSOCIATES INC 

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RUSH HOUSE: 1195 12TH STREET, WEST VANCOUVER, BC
CONSERVATION PLAN | APRIL 2017

1.0 INTRODUCTION



HISTORIC NAME: Rush House
CIVIC ADDRESS: 1195 12th Street, West Vancouver, BC
ORIGINAL OWNERS: Frederick and Janet Rush
DATE OF CONSTRUCTION: 1923

The Rush House is among the oldest structures in Ambleside neighbourhood of West Vancouver. Located on an extensively landscaped setting at 1195 12th Street, the one and one-half storey Craftsman-style house features a gabled roofline, wrap-around verandah, and original cedar shingle cladding. An overall rehabilitation scheme has been prepared by Formwerks Architectural Incorporated.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.

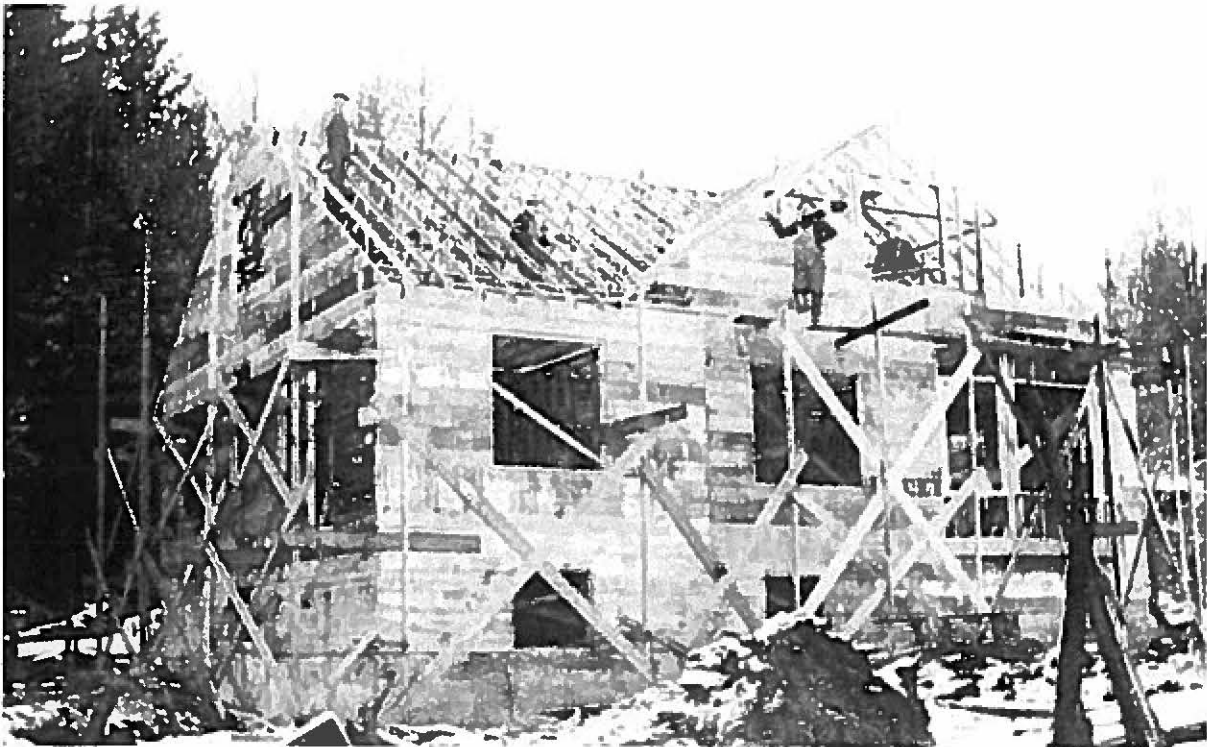
2.0 HISTORIC CONTEXT

The Rush House is located in the historic Ambleside neighbourhood of West Vancouver. Due to its position along the Burrard Inlet, this area facilitated the first European settlement in the 1870s and since then, Ambleside has transitioned from a small, fledgling seasonal community to an active, mixed-use neighbourhood.

The Ambleside area was first officially settled by Europeans in 1873 when “Navy” Jack Thomas built a house that is located on Argyle Avenue near the foot of 18th Street. The Navy Jack Thomas House remains the oldest continually occupied house in the Lower Mainland. Welsh-born Navy Jack Thomas was the first Caucasian resident of West Vancouver and the construction of his home signalled the waves of settlement that would later arrive in Ambleside and West Vancouver.

Following this initial development, the area was slow to advance due to a lack of transportation options. Beyond the canoe, which itself was a treacherous option, there was no easy way to reach the shores of Ambleside. Beginning in the 1880s, a “Tent City” sprang up each May through September that was composed of camping Lower Mainland residents who were hoping to escape “The Big Smoke” of logging activities to the east and south. This seasonal community of campers was the primary residential development through the first decade of the 1900s, as access to the area continued to be restricted.

The establishment of ferry service from Ambleside to Vancouver in 1909 was a watershed event for the community and the future of West Vancouver. The community was finally accessible from the remainder of the Lower Mainland, and soon after



Rush House under construction, 1923. (3267.WVA.PHO)





Fred Fraser, Jim Fraser and Ian Macdonald on haystack at Rush House property, 1937. (3269.WVA.PHO)



Major Frederick Rush, circa World War I or earlier. (courtesy of Ian Macdonald)

the first ferry began plying the waters of the Burrard Inlet, the permanent residential development of Ambleside began. Only three years later, in 1912, the community of West Vancouver was incorporated. By 1915, West Vancouver was home to the first public bus service in Western Canada. This operation, which began as a service to help passengers travel to and from the ferry terminal was the predecessor to West Vancouver's "Blue Bus."

Development in the area was spurred by the booming economy of the Lower Mainland in the early 1910s. A subsequent economic decline, followed by World War I, slowed construction in the area, but by the 1920s, settlement and development began again in earnest. This interwar period saw the construction of the Rush House in 1923. War veteran, Frederick C. Rush and his wife, Janet, purchased the property, which constituted a 0.73 hectare farm. Frederick, originally from England, and Janet, originally from Scotland, arrived in British Columbia in 1920, upon Frederick's retirement. Following construction of their home in 1923, the property was later subdivided into the surrounding residential lots as the neighbourhood grew. During the busy interwar period, community leaders were also actively promoting the Ambleside area for industrial development, due to its proximity to Burrard Inlet and direct access to major waterways. This plan ultimately failed, culminating in the 1926 Town Planning Act, which precluded industry in West Vancouver, allowing the municipality to focus on residential development. This defining piece of legislation paved the way for West Vancouver to remain a bedroom community as it grew through the twentieth century.

Access to West Vancouver continued to be improved through the 1920s with the construction of the Second Narrows Bridge in 1925. Access was further improved in 1938, when the Lions Gate Bridge opened, spanning the First Narrows crossing and located significantly closer to West Vancouver and the growing Ambleside neighbourhood.

HISTORIC CONTEXT

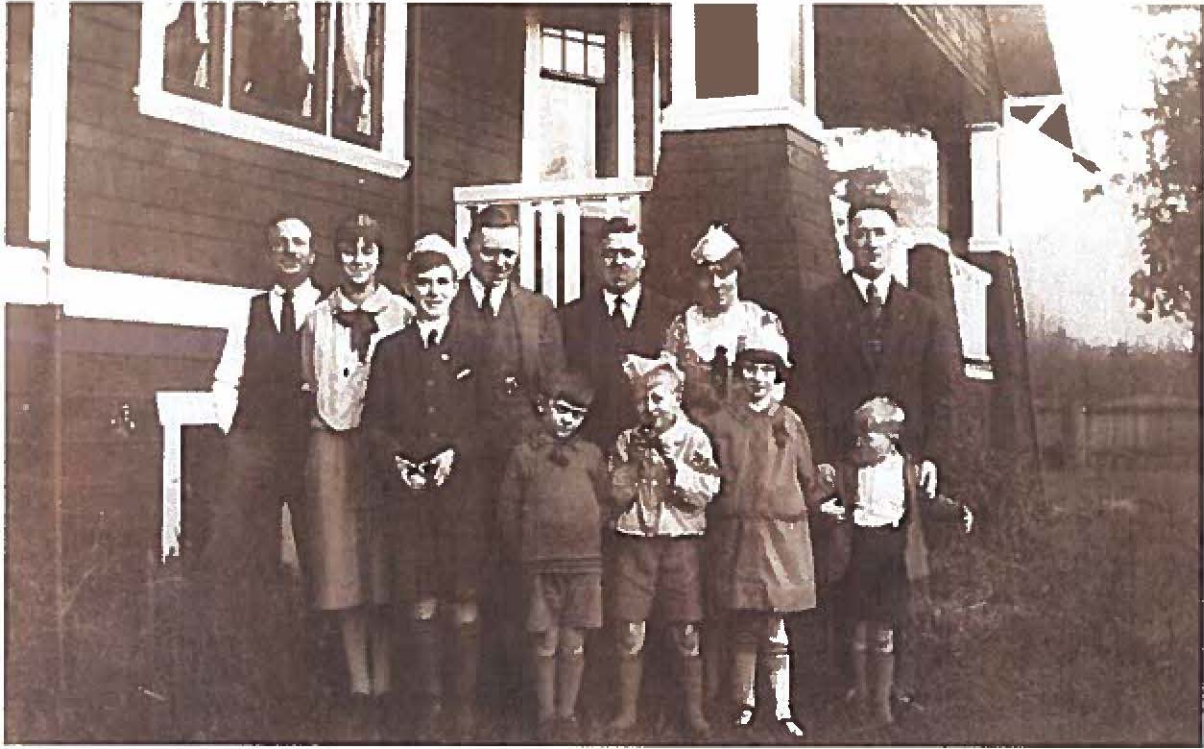
The exclusive, single-family atmosphere of the Ambleside area, which had persisted since the 1920s, was finally challenged in 1959 when the municipal zoning by-law was changed to permit the development of multi-family residential buildings. The implications of this change quickly manifested themselves in the form of high-density apartment towers; the first of which was constructed in West Vancouver by 1961. Through the 1960s and 1970s, numerous high-rise residential buildings sprung up

in Ambleside. Many of these towers remain standing and unaltered today. Today, Ambleside is home to a diverse mix of buildings that represent the evolution of the neighbourhood, from houses constructed in the early 1900s to high-style examples of West Coast Modern architecture. The Rush House remains an early and excellent example of the type of housing constructed during the flourishing, albeit brief, period of development resurgence in West Vancouver in the 1920s.

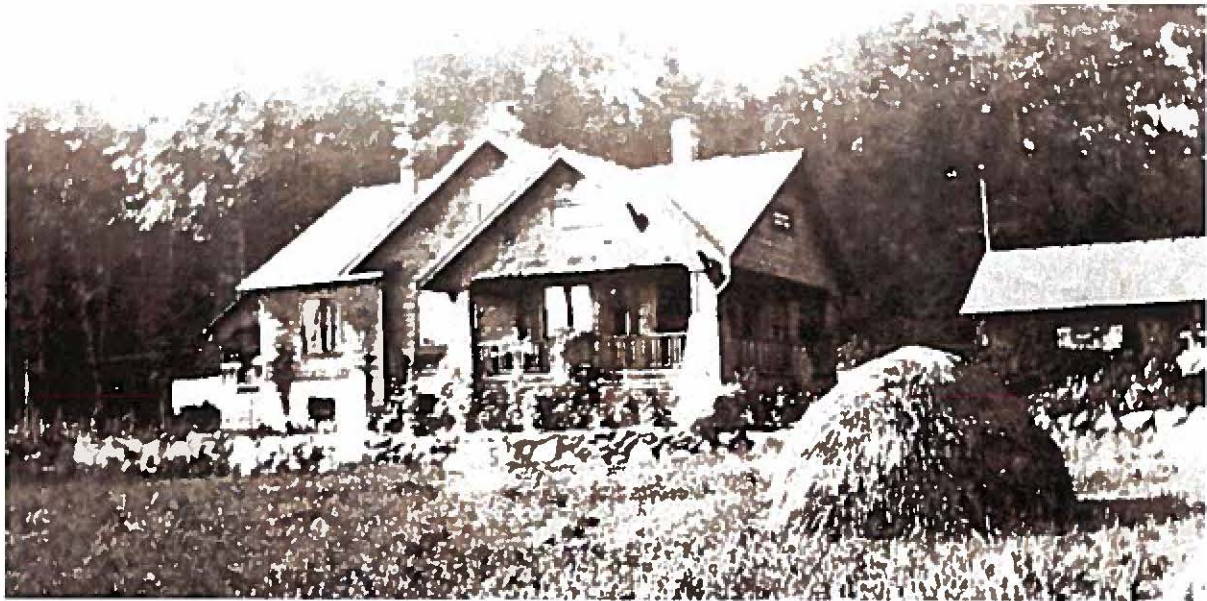


Rush House, circa 1920s. (3270.WVA.PHO)





Rush and Macdonald families at the house, Christmas 1925. (courtesy of Ian Macdonald)



Rush House, 1923. (1368.WVA.RAH)



Rush House, between 1923 and 1933. (3264.WVA.PHO)



Rush House and surrounding hay field, between 1923 and 1929. (13265.WVA.PHO)



3.0 STATEMENT OF SIGNIFICANCE

RUSH HOUSE 1195 12TH STREET, WEST VANCOUVER

Description of the Historic Place

Located at 1195 12th Street in the Ambleside neighbourhood of West Vancouver, the Rush House is a one and one-half storey Craftsman style house. Among the oldest buildings in Ambleside, the house is characterized by its gabled roofline, wrap-around verandah, cedar shingle cladding and its extensively landscaped setting.

Heritage Value of the Historic Place

The Rush House is valued for its association with the early development of West Vancouver's historic Ambleside neighbourhood; for its representation of the early residential properties of West Vancouver, first owned by the Rush family; and for its Craftsman style architecture.

The Rush House, constructed in 1923, reflects the early development of Ambleside, and represents one of the older, permanent European settlements in the area. The establishment of ferry service from Ambleside to Vancouver in 1909 initially opened West Vancouver to development, as it was finally accessible from the remainder of the Lower Mainland. Construction in Ambleside was first prompted by the booming regional economy of the early 1910s. A subsequent economic decline, followed by World War I, slowed construction in the area, but by the 1920s, development activity, including the Rush property, had once again reactivated. The original agricultural usage of the property illustrates the once bucolic surroundings of Ambleside.

The Rush House is valued for its early expression of residential property in West Vancouver. First owned by the Rush family, composed of patriarch Frederick C. Rush, a World War I veteran and his wife, Janet, the property was originally part of a 0.73 hectare farm, reminiscent of early settler ambitions to tame the forested land. Frederick was born in England and Janet was born in Scotland; they arrived in British Columbia in 1920, upon Frederick's retirement. The

property was later subdivided into the surrounding residential lots as the neighbourhood grew. Despite the surrounding growth of Ambleside, the Rush House property maintains its early twentieth-century residential character. The enduring, lush landscape of the house, including many original plantings and reflecting a traditional 'English' treatment, enhances its heritage value and is a vivid reminder of the early residential landscapes of West Vancouver.

The Rush House is an excellent example of the Craftsman style of architecture. Derived from the British Arts and Crafts movement, the Craftsman style promoted the honest use of natural and locally sourced materials and first became popular in British Columbia during the early 1910s. The enduring preference for the Craftsman style through the interwar era of the 1920s represents a nostalgic penchant for earlier, pre-war times. Featuring hallmarks of the style, including triangular brackets, an open verandah and cedar shingle cladding, the Rush House maintains its original integrity.

Character-Defining Elements

Elements that define the heritage character of the Rush House are its:

- location along 12th Street in the Ambleside neighbourhood of West Vancouver;
- situation on a corner site, set back from both street frontages;
- residential form, scale and massing as expressed by its one and one-half storey height with wrap-around verandah, gabled roofline and multiple bays;
- wood-frame construction with twin-coursed cedar shingle cladding;
- craftsman style features, including triangular eave brackets, flared window surrounds, and battered porch piers and open wooden balustrade along the verandah;
- original wooden-sash windows, with multi-pane casement and multi-pane double-hung assemblies;
- two internal brick chimneys; and
- associated landscape features, including original plantings.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Rush House is a significant historical resource in the District of West Vancouver. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the Rush House includes aspects of preservation, restoration, and rehabilitation.

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the Rush House should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.



9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the Preservation, Restoration, and Rehabilitation of the exterior of the Rush House. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 9: The Repair of Historic Wooden Windows.

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

Preservation Brief 19: The Repair and Replacement of Historic Wood Shingle Roofs.

<http://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.

<http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

Preservation Brief 45: Preserving Historic Wooden Porches.

<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for residential uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Proposed Redevelopment Scheme

A redevelopment scheme for this property is currently being prepared by Formwerks Architectural Incorporated, which includes the relocation of the Rush House within the property site, and the construction of two detached, infill dwellings with a garden suite below. All new visible construction and proposed addition to the historic asset should be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places.

The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.

- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

Relocation of Historic Building

The relocation of an historic building on an existing lot is the least intrusive relocation approach with regards to loss of historic context and invasive work to the structure.

The following *Relocation Guidelines* should be implemented for the relocation of the Rush House:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This can involve removal of later additions that are not enhancing the heritage value and historic appearance of the heritage house; for example, the concrete corner addition.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.



- Preserve historic fabric of the exterior elevations including the wood-frame structure with stucco siding, wood sash windows and roof structure as much as possible. Preserve brick chimney in situ, and relocate with the main structure if possible. Alternatively reconstruct chimney with salvaged bricks to match historic appearance, if unable to relocate with the historic building due to structural reasons.
- Appropriate foundation materials shall be used at the new site, which can include reinforced concrete foundations and floor slab. The final relative location to grade should match the original as closely as possible, taking into account applicable codes.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”

The following is an excerpt from the introduction of the document:

[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in Building Resilience can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

Building Resilience is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge



and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.

Building Resilience can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.

4.5 ALTERNATE COMPLIANCE

As a listed building on the Municipal Heritage Register, the Rush House may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the

current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 HOMEOWNER PROTECTION ACT

The Homeowner Protection Act was implemented in 1998 as a means to strengthen consumer protection for the purchase of new homes. The act was passed following a commission of enquiry into the leaky condo crisis, and was intended on protecting homeowners by ensuring home warranty insurance was provided on new construction, covering two years on labour and materials, five years on the building envelope and 10 years on the structure of the home. As the Act was intended to regulate new construction, considerations were not taken of buildings that have remained in sound condition for a many number of years that already far exceeded what the HPA requires for a warranty on a new home. The act did not take into consideration the protection of heritage projects, and consequently resulted in the loss of significant heritage fabric, through the requirement of new windows and rainscreen wall assemblies on residential heritage rehabilitation projects. An example being the requirement to remove original wooden siding that has successfully protected the building for 100 years, and replace it with a rainscreen assembly that is only warranted for five years. Not only was valuable heritage fabric lost, but new materials will likely not last nearly as long as the original.

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised:

1. an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage



- value from the requirement for a warranty, and
2. clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions with a maximum of 75% reconstruction to be exempt from home warranty insurance. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

The Rush House falls into the second category, as the proposed project involves retaining a high degree of the original structure and less than 75% of the house will be reconstructed. Consequently, this project is not considered a substantial reconstruction as per the amended definition in the Homeowners Protection Act, and will be exempt from the requirement of a warranty. This amendment will enable a higher degree of retention and preservation of original fenestration, siding and woodwork.

4.5.3 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive

methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The historic house should be protected from movement and other damage at all times during demolition, excavation and construction work.



5.0 CONSERVATION RECOMMENDATIONS

A condition review of the Rush House was carried out during a site visit in February 2017. In addition to the visual review of the exterior of the building, paint samples were taken from exterior building materials and examined. The recommendations for the preservation and rehabilitation of the historic façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

The following chapter describes the materials, physical condition and recommended conservation strategy for the Rush House based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Rush House is located at 1195 12th Street, in Ambleside neighbourhood of West Vancouver. The property site is on a corner location, with the house set back from Jefferson Street to the north, 12th Street to the east, and the laneway to the south. The house remains in its original location, and the property site is characterized by its extensive landscaped setting that features a variety of mature vegetation.

As part of the proposed rehabilitation scheme, the house will be moved towards the corner of Jefferson Avenue & 12th Street to accommodate the construction of two detached, infill dwellings at the rear of the house to the west. All heritage resources within the site should be protected from damage or destruction at all times. Reference **Section 4.6: Site Protection** for further information.



Aerial view showing location of Rush House at 1195 12th Street.



Conservation Strategy: Rehabilitation

- Relocate the historic house within the property lines.
- Retain the main frontage on 12th Street.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Design new infill structures that are “physically and visually compatible with, subordinate to, and distinguishable from the historic place” as recommended in **Standard 11**.
- Preserve significant landscape features as possible. Relocate significant specimen rhododendron.

5.2 OVERALL FORM, SCALE & MASSING

The Rush House features a Craftsman-style residential form, scale and massing, as characterized by its one and one-half storey height, a wrap-around verandah, and gabled roof structure with multiple bays.

As part of the proposed rehabilitation scheme, the overall form, scale and massing of the historic house will be preserved.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the building.
- The historic street façades along Jefferson Avenue & 12th Street should be retained.



Historic front facade of the Rush House along 12th Street.

5.3 FOUNDATIONS

The existing foundation walls beneath the cedar-shingle siding of the Rush House were inaccessible during the site visit. As part of the proposed rehabilitation scheme, the heritage asset will include new foundation walls upon its relocation within the property lines, and new cedar-shingle siding will be reinstated to match original. Careful attention should be executed to ensure the exterior wood-frame walls above grade are not damaged during rehabilitation work.

Conservation Strategy: Rehabilitation

- As new foundations are proposed, concrete is a suitable material. New material should match original in appearance, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer. Once condition is assessed, conservation recommendations can be finalized.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.



side elevation of the Rush House, at corner of 12th Street and Jefferson Avenue.

5.4 EXTERIOR WOOD-FRAME WALLS

The Rush House features a typical wood-frame construction in Craftsman style detailing, including its cedar-shingle siding in painted finish in all elevations, and surviving, original wood features; all of these features are important character-defining elements that should be preserved, and repaired as required.

The twin-course cedar-shingle siding continues beyond the water table and above the foundation walls, including the battered porch piers at the corner ends of the wrap-around verandah.

The historic house also features original wood trims such as triangular eave brackets, and flared window surrounds that contributes to the historic character of the heritage asset.

In general, the exterior wood-frame walls appear to be in good condition, with signs of minor deterioration in the form of discolouration and staining, broken or missing pieces, and holes from redundant fasteners. The exterior walls also show biological growth in localized areas, which indicate moisture retention, and potential water ingress particularly in areas where sun exposure is limited. Further investigation is required to determine its integrity.

Conservation Strategy: Preservation

- Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work.
- Preserve the original wood-frame structure of the historic building.
- Preserve original siding on all elevations, if possible, and clean surface for repainting.
- Replace damaged siding to match existing in material, size, profile and thickness.
- Any existing trim should be preserved, and new material that is visually physically compatible with the original should be reinstated when original fabric is missing. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious

boards are not acceptable.

- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Utilize Alternate Compliance Methods outlined in the BCBC for fire and spatial separations including installation of sprinklers where possible.
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.

5.5 ROOF

The Rush House features an original compound gabled roof structure, with shed dormer at the rear portion to the south, and two, original, interior brick chimneys along the roof ridge. The roof structure features later asphalt shingles that do not contribute to the historic character of the house.

The roof was not accessible during the review, but appears to be in good condition based on visual inspection from the ground level. The roof shows minor evidences of deterioration in localized areas in the form of discolouration and some biological growth. Further investigation is required to determine its structural integrity.

The surviving, original wood-frame roof structure is a character-defining element of the historic house that should be preserved, and repaired as necessary. New, replacement shingles may be used for roofing to match original in appearance, and should be reviewed by the Heritage Consultant prior to installation.



CONSERVATION RECOMMENDATIONS

Conservation Recommendation: Rehabilitation

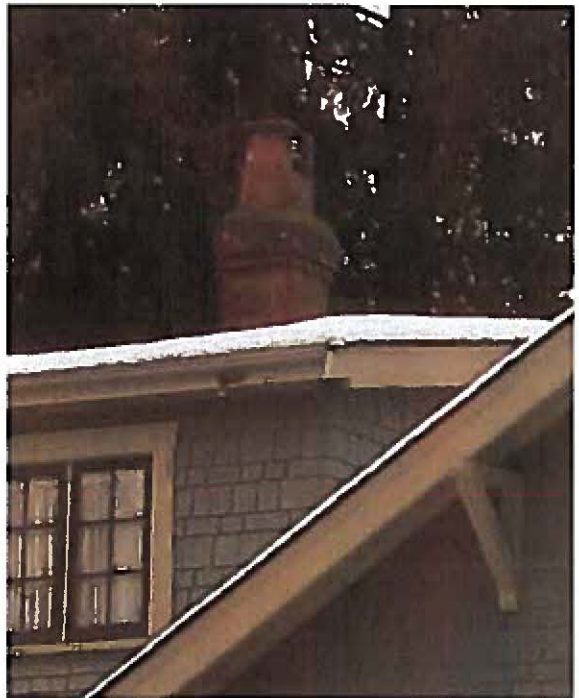
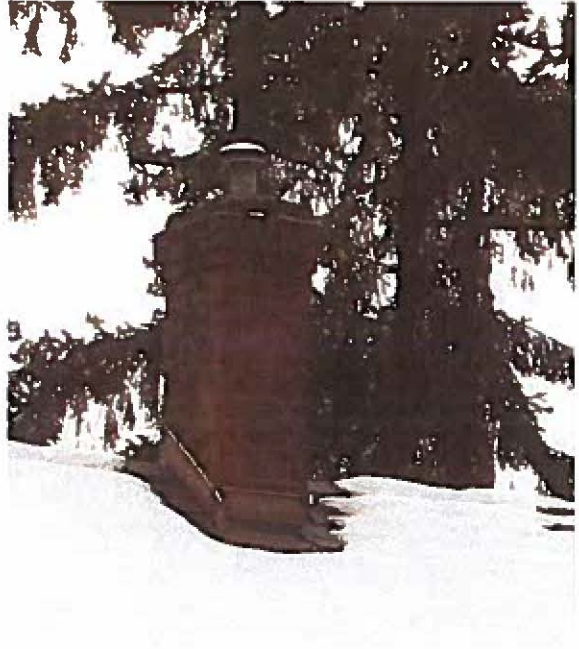
- Preserve the roof structure in its current configuration.
- If required, roofing membrane and cladding system may be rehabilitated. Cedar shingles are the preferred material, but asphalt shingles or Aged Cedar Enviroshingles™ are also acceptable.
- Retain the original bargeboards and fascia boards, as well as the soffit any exposed roof elements.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Wood gutters with galvanized steel downspouts are recommended. Aluminum in appropriate colours is also acceptable. Paint or provide specification of drainage system elements according to colour schedule devised by Heritage Consultant.

5.5.1 CHIMNEYS

The Rush House features two, original, interior brick chimneys that appear to be in fair condition based on visual review from the ground level. The brick masonry units of both chimneys above the roofline show varying degrees of deterioration, as evident by discolouration, bird deposit staining, biological growth, and deteriorated or missing mortar joints. The surviving, original brick masonry chimneys are character-defining elements of the heritage asset, and should be preserved, and repaired as necessary.

Conservation Recommendation: Preservation

- Preserve the chimneys in their original configuration, if possible.
- Chimneys may require structural stabilization.
- Investigate condition of brickwork. If required, brickwork may be repointed and cleaned using a natural bristle brush and mild rinse detergent.



Interior brick chimneys of the Rush House.

5.6 FRONT VERANDAH

The Rush House features a wrap-around verandah facing the laneway to the south and 12th Street to the east. The verandah is characterized by battered corner piers, open wood balustrades, and tongue-and-groove soffits.

A later porch deck extension to the south has been added, with one portion of the original balustrades removed to provide unobstructed access from the wrap-around verandah.

Heritage homes were typified by a low balustrade of approximately 24" in height. To ensure the heritage character of the house is preserved, the restored

balustrade design should reflect the original configuration. In order to restore the original balustrade height, alternate compliance measures should be explored, such as the use of metal pipe rail and glass panels to make up the remaining height to meet code requirements.

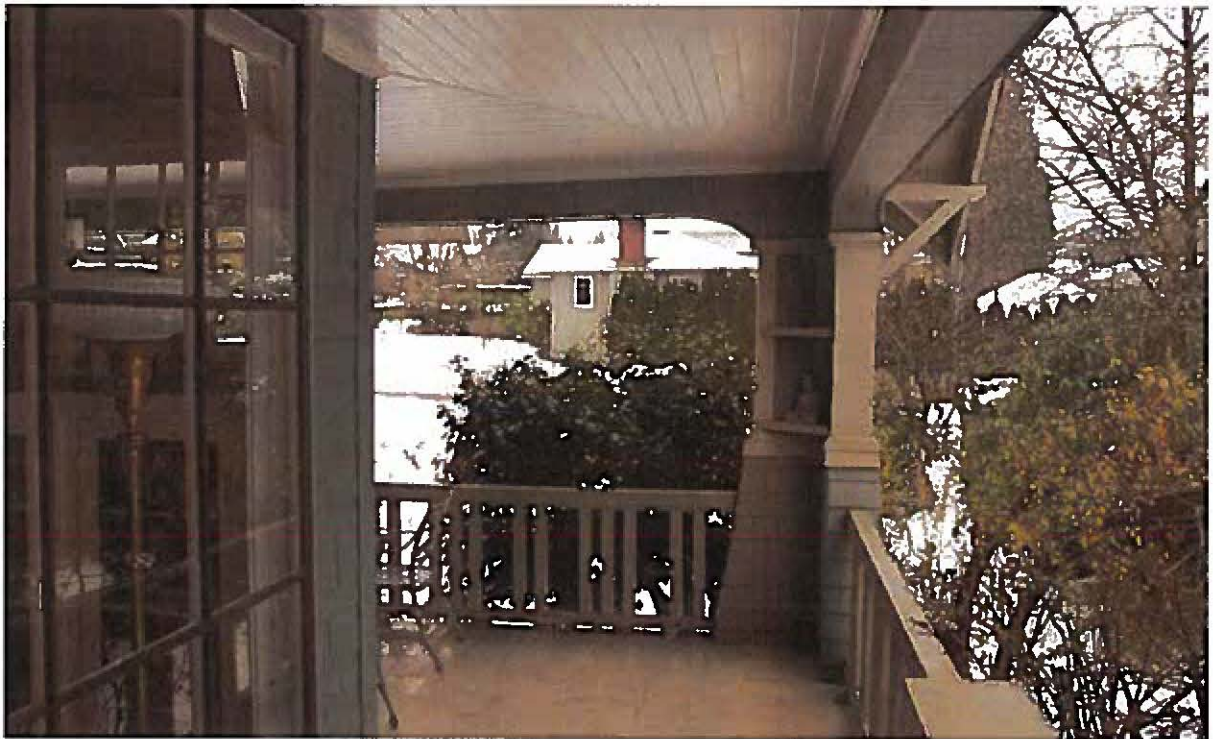
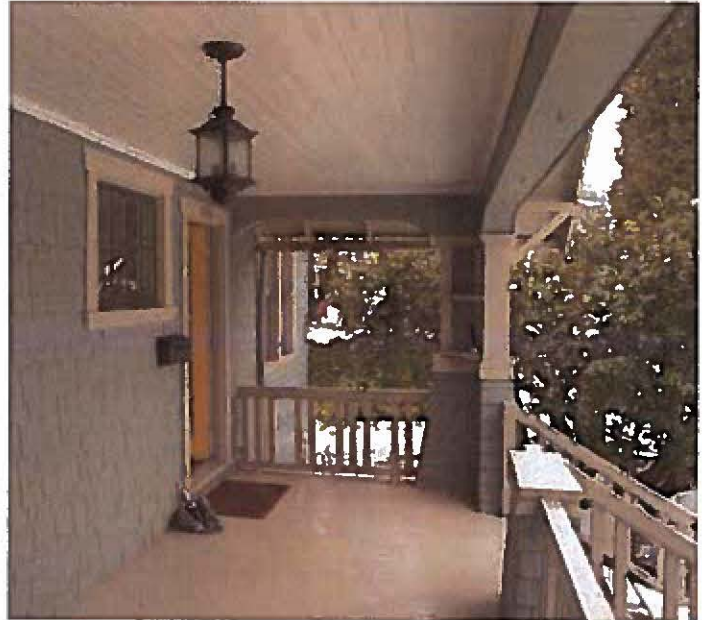
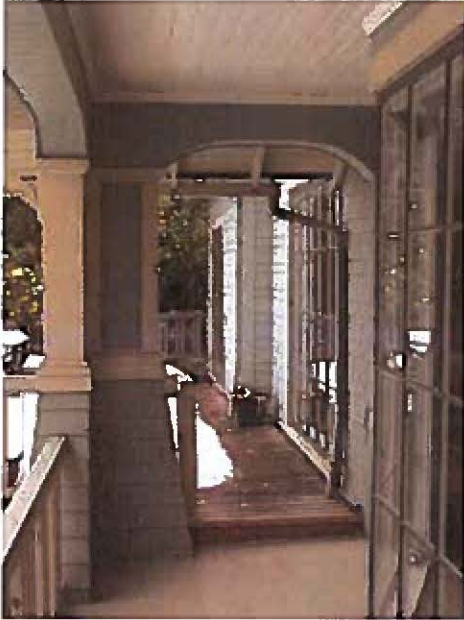
Conservation Strategy: Rehabilitation

- Original lower height of the balustrade should be restored, with alternate compliance methods utilized to achieve the required 42" height.
- Top of restored wood balustrade should be 24".
- New possible alternative materials may be glass panels, metal pipe rails or a combination of both.



Wrap-around verandah of the Rush House, facing 12th Street.

CONSERVATION RECOMMENDATIONS



Photos showing existing condition of wrap-around verandah. Note the later porch-deck extension to the verandah (top, left)





Photos showing original windows of the Rush House.

5.7 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada.

5.7.1 WINDOWS & TRIMS

The Rush House features surviving, original wood windows, including a number of multi-pane casement and multi-pane double-hung assemblies with true-divided lights. Based on initial visual review of the original wood window assemblies, the window sashes appear to be operable and in good, repairable condition.

CONSERVATION RECOMMENDATIONS

All surviving original wood window assemblies should be preserved, and repaired in place as possible, while any unsympathetic replacement window assemblies should be removed as necessary, and restored with historically accurate window assemblies.

Conservation Strategy: Preservation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Retain existing window sashes; repair as required; install replacement matching sashes where missing or beyond repair.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.
- Replacement glass to be single glazing, and visually and physically compatible with existing.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

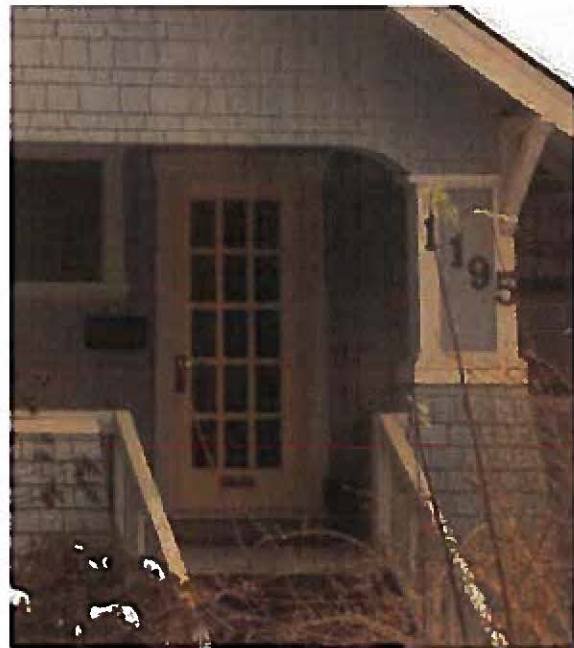
5.7.2 DOORS & TRIMS

The Rush House features original door openings, and surviving, original wood door assemblies that are finished with paint in unsympathetic colour, and also includes wood surround trim. The original doors and trims are important character-defining elements of the heritage asset. In general, the existing doors appear to be in good condition, with minor evidences of deterioration.

All surviving original doors should be preserved and repaired, as required, while all unsympathetic replacement doors should be removed and restored with historically accurate wood doors.

Conservation Strategy: Preservation or Rehabilitation

- Retain the door openings in their original locations, and preserve and repair all original door.
- New doors should be visually compatible with the historic character of the building.



Main entrance door of the Rush House.

5.8 EXTERIOR COLOUR SCHEDULE




Part of the Restoration process is to finish the building in historically appropriate paint colours. A final restoration colour scheme will be developed in conjunction with the project architect.

The building displays areas where there was original applied paint. The final colour scheme will be based on a colour palette that will be determined by sampling. Onsite testing will be carried out once access is available, and paint samples assessed by microscopic analysis in order to reveal the original colour scheme of the structure.

Conservation Strategy: Restoration

- Reinstall an appropriate historic colour scheme for exterior painted finishes.

PRELIMINARY COLOUR TABLE: RUSH HOUSE, 1195 12TH STREET, WEST VANCOUVER

| Element | Colour* | Code | Sample | Finish |
|---|---------------------|-------|--|------------|
| Shingle siding | Strathcona Mahogany | VC-34 |  | Low-Lustre |
| Window & Door trims, soffits, and balustrades | Oxford Ivory | VC-01 |  | Semi-Gloss |
| Window sash | Gloss Black | VC-35 |  | High Gloss |

*Paint colours matched from Benjamin Moore's *Historical Vancouver True Colours*

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Rush House. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the Rush House is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive



cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.



The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Rush House, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- Is the lot well drained? Is there pooling of water?
- Does water drain away from foundation?

Foundation

- Paint peeling? Cracking?
- Is bedding mortar sound?
- Moisture: Is rising damp present?
- Is there back splashing from ground to structure?
- Is any moisture problem general or local?
- Is damp proof course present?
- Are there shrinkage or movement cracks in the foundation?
- Are there movement cracks in the foundation?
- Is crack monitoring required?
- Is uneven foundation settlement evident?
- Are foundation crawl space vents clear and working?



- Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- Deflection of lintels?

Wood Elements

- Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- Is wood in direct contact with the ground?
- Is there insect attack present? Where and probable source?
- Is there fungal attack present? Where and probable source?
- Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- Is any wood warped, cupped or twisted?
- Is any wood split? Are there loose knots?
- Are nails pulling loose or rusted?
- Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials

- Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- Paint cleanliness, especially at air vents?

Verandahs/Porches:

- Are steps safe? Handrails secure?
- Do any support columns show rot at their bases?
- Attachment – are porches, steps, etc. securely connected to the building?

Windows

- Is there glass cracked or missing?
- If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?

- If the glass is secured by beading, are the beads in good condition?
- Is there condensation or water damage to the paint?
- Are the sashes easy to operate? If hinged, do they swing freely?
- Is the frame free from distortion?
- Do sills show weathering or deterioration?
- Are drip mouldings/flashing above the windows properly shedding water?
- Is the caulking between the frame and the cladding in good condition?

Doors

- Do the doors create a good seal when closed?
- Are the hinges sprung? In need of lubrication?
- Do locks and latches work freely?
- If glazed, is the glass in good condition? Does the putty need repair?
- Are door frames wicking up water? Where? Why?
- Are door frames caulked at the cladding? Is the caulking in good condition?
- What is the condition of the sill?

Gutters and Downspouts

- Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- Are downspouts complete without any missing sections? Are they properly connected?
- Is the water being effectively carried away from the downspout by a drainage system?
- Do downspouts drain completely away?

Roof

- Are there water blockage points?
- Is the leading edge of the roof wet?
- Is there evidence of biological attack? (Fungus, moss, birds, insects)
- Are wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- Are the nails sound? Are there loose or missing shingles?
- Are flashings well seated?



MAINTENANCE PLAN

- If there is a lightning protection system are the cables properly connected and grounded?
- Does the soffit show any signs of water damage? Insect or bird infestation?
- Is there rubbish buildup on the roof?

INTERIOR INSPECTION

Basement

- Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- Are walls even or buckling or cracked? Is the floor cracked or heaved?
- Are there signs of insect or rodent infestation?

Concealed spaces

- Is light visible through walls, to the outsider or to another space?
- Are the ventilators for windowless spaces clear and functional?
- Do pipes or exhausts that pass through concealed spaces leak?
- Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- Infestations - are there signs of birds, bats, insects, rodents, past or present?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.



APPENDIX A: RESEARCH SUMMARY

CURRENT CIVIC ADDRESS: 1195 12th Street, Vancouver

CURRENT LEGAL ADDRESS: Lot: 4 ex.W 50', Block: A, Plan: 7234, District Lot: 1065

ORIGINAL OWNER: Frederick and Janet Rush

CONSTRUCTION DATE: 1923

REFERENCES:

WEST VANCOUVER ASSESSMENT RECORDS:

- Ward: 3 - 1924: 1.8 acres; Land: \$1,700; Improvements: \$4,500; Owner: Frederick C. Rush

BRITISH COLUMBIA VITAL EVENTS:

- Frederick Charles Rush; Event Type: Death; Registration Number: 1954-09-001838; Event Date: January 31, 1954; Event Place: Vancouver; Age at Death: 76.
- Janet Anderson Rush; Event Type: Death; Registration Number: 1975-09-001499; Event Date: January 11, 1975; Event Place: West Vancouver; Age at Death: 96.

PERSONNEL RECORDS OF THE FIRST WORLD WAR [Library & Archives Canada]:

Attestation Records: Rush, Frederick Charles

- Rank: MAJ
- Date of Birth: 04/11/1879
- Reference: RG 150, Accession 1992-93/166, Box 8546 - 55
- Item Number: 617543
- Record Group: Canadian Expeditionary Force (CEF)

Rush, Frederick Charles

- Regimental Number: 15804-F-18
- Reference: RG9-II-F-10, Finding Aid 9-56, Volume 33
- Item Number: 640795
- Record Group: Imperial Gratuities





Major Rush Mews

***A Proposal for a Heritage Revitalization Agreement
Submitted to the District of West Vancouver
by Major Rush House Developments Ltd.
Revised October, 2017***



The large corner Rush House property as it appears today. A garage, art studio and garden area occupy the southern half of the lot.

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Project Team

| | |
|-----------------------------|---|
| <i>Developer:</i> | <i>Major Rush House Developments Ltd</i> |
| <i>Architect:</i> | <i>Formwerks Architectural</i> |
| <i>Landscape Architect:</i> | <i>Formwerks Landscape Architecture</i> |
| <i>Heritage Consultant:</i> | <i>Donald Luxton & Associates Inc.</i> |
| <i>Structural Engineer:</i> | <i>Ennova Engineering</i> |
| <i>Mechanical Engineer:</i> | <i>Fluid Engineering</i> |
| <i>Electrical Engineer:</i> | <i>Opal Engineering</i> |
| <i>Envelope Consultant:</i> | <i>CSA Building Science Western</i> |
| <i>Environmental:</i> | <i>David Kelly Environmental</i> |
| <i>Geotechnical:</i> | <i>Braun Geotechnical Ltd.</i> |
| <i>Arborist:</i> | <i>Mountain Maple Garden & Tree Service</i> |
| <i>Contractor</i> | <i>TBD</i> |

Major Rush House Developments Ltd

3366 Deering Island Place, Vancouver BC V6N 4H9
Phone 778 997 9980 email geller@sfu.ca

October 1, 2017

Mr. Jim Bailey,
Director, Planning, Land Development and Permits
District of West Vancouver,
750 17th Street, West Vancouver, BC, V7V 3T3

Dear Mr. Bailey,

**Re: Major Rush Mews
A Heritage Revitalization Agreement Proposal**

Major Rush House Developments Ltd. is pleased to submit this revised application for a Heritage Revitalization Agreement for Major Rush House, located at the south-west corner of Jefferson Avenue and 12th Street in Ambleside.

At a time when many older character houses are being demolished to make way for large new houses, this proposal will conserve one of West Vancouver's significant older heritage homes and create new, much-needed alternative housing choices appealing to local residents.

This proposal has been developed in collaboration with neighbourhood residents who wanted to see this house retained and conserved. It is similar to the Vinson House Cottages HRA proposal that was approved by Council in 2016 and now under construction. Many lessons were gained from the planning and approval of the Vinson House project which have been addressed in this submission.

This application addresses many of the recommendations of the District's Working Groups on Neighbourhood Character and Housing, and Heritage Strategic Plan Implementation. It also incorporates the helpful recommendations of West Vancouver's Design Review Committee which was supportive of the application.

I would like to thank Lisa Berg who has greatly assisted me in developing this application and guiding me through the District's approval process.

Finally, it is my hope that a positive response and timely approval for this proposal will encourage other property owners and builders to seek HRA approvals for West Vancouver's many other heritage and character houses that should be saved, rather than demolished, which sadly is too often happening.

Yours sincerely,

Major Rush House Developments Ltd.



Michael Geller Architect AIBC, FCIP, RPP, President



A historic panorama view of Ambleside in the 1920s when the Rush House was completed

Rush House, located at 1195 12th Street, was built in 1923 for Major Frederick Rush. It was one of the early houses in the Ambleside area, and originally stood on a 1.8 acre farm. It is now sited on a large 97' x 122' corner lot and is a well preserved, excellent example of the Craftsman style.



An early view of Rush House shortly after it was completed in 1923

According to a Statement of Heritage significance and Heritage Conservation Plan prepared by Donald Luxton & Associates, Rush House has many decorative features including a large wrap-around verandah, triangular brackets at the eaves, tapered porch columns and flared window surrounds

Today Rush House remains a valuable link to West Vancouver's early history.



While alterations have been made to the house over the years, it is in good condition and lends itself to conservation and renovation and a return to its former significance and glory.

Historic photographs courtesy of the West Vancouver Archives

INTRODUCTION

In late 2014, Michael Geller learned that the heritage Vinson House property was for sale and purchased the property with a partner, with the intention of retaining and conserving the house in return for zoning incentives offered by the District of West Vancouver under its Heritage Conservation Program.

At the May 2016 Vinson House HRA Public Hearing, an Ambleside resident spoke in favour of the application in the hope that if it was approved, a similar initiative might take place for Rush House, a heritage house across the street from where he lived. One of the councillors indicated support and offhandedly suggested that the developer should purchase this property too. Although the house was not for sale at the time, it was subsequently listed for sale and in December 2016, a company owned by Michael Geller purchased Rush House with the intention of seeking another similar HRA approval.

The planning process leading up to this submission has taken place over the past 10 months. In February 2017, preliminary plans were presented at a Heritage Week Open House in the West Vancouver Community Centre, attended by West Vancouver residents, District staff, and a member of Council. The initial response to the proposal was very positive. Since then, revisions have been made to the plans to address comments and suggestions offered by staff, neighbours, and West Vancouver's Design Review Committee.



Aerial view looking west along Jefferson Avenue



Aerial view looking south

This report describes the revised proposal which is largely based on the Vinson House HRA and Geller Properties' highly acclaimed Hollyburn Mews project completed in 2014.

If approved, Rush House will be moved approximately 30 feet towards 12th Street to accommodate a new 2-car garage accessed from Jefferson Avenue, and raised 3 feet to accommodate a Garden Suite below. The single level garden suite would also be accessed from Jefferson Avenue.

Two infill houses are proposed on the southern half of the large (almost double) lot: a Laneway Cottage, entered from 12th Street through a central garden; and a Garden Cottage at the south-east corner of the property. The four homes would be sold as a strata-titled development.

The Rush House remains approximately the same size as it is now, while the size of the basement suite is dictated by the dimensions of the house above. The two infill dwellings have been designed to cater to West Vancouver households ready to downsize, or families with children attracted to a location close to schools and transit.

The architectural design of the new dwellings fits into the neighbourhood and complements Rush House, without detracting from its heritage significance.



Presentation panels on display at the February 2017 West Vancouver Heritage Week Open House.



Rush House as viewed from 12th Street, with its garden areas. If possible, a large rhododendron that has become a neighbourhood landmark will be transplanted to the north-east corner of the property.

2005 North Shore Heritage Weekend

Rush House 1923



Rush House, view from south, circa 1920's (WVA RAH 1361)

This neighbourhood landmark was built in 1923, and is a good example of a shingle-clad Craftsman bungalow. It is listed as a 'secondary building' in the West Vancouver Heritage Inventory. The Rush house was originally sited on a 1.8 acre farm, but the property was later subdivided to create the neighbouring residential lots.



Fred Fraser, Jim Fraser and Ian Macdonald playing in a haystack, 1920's (Courtesy of Ian Macdonald)



Rush House, view from northwest, 1978 (WVHL MAP 0706)



Rush House on original 2-acre parcel, 1920's (Courtesy of Ian Macdonald)



Major Frederick Rush, England, circa WW1 or earlier (Courtesy of Ian Macdonald)

The house has been lovingly restored by its present owner, and master gardener, Patricia Tipping. It is graced by a beautiful garden, which contains an array of surviving original plantings. The complementary nature of the building and its setting evoke a strong impression of an earlier era.



Ian Macdonald with Garry (dog), mid 1930's (Courtesy of Ian Macdonald)

Ian Macdonald, a long-time West Vancouver resident and member of the West Vancouver Historical Society recalls his childhood memories of this house and growing up in Ambleside.



View of Ambleside from Stanley Park, circa 1921 (WVA RAH 482481)



Rush & Macdonald Families, Christmas 1925 (Courtesy of Ian Macdonald)



Ian Rush with Garry (dog), mid 1930's (Courtesy of Ian Macdonald)



The District of West Vancouver has issued a new poster of "Ambleside Houses" depicting the Rush House in its original rural context. Proceeds from the sale of this poster will support the West Vancouver Archives Building Development Fund.

Notwithstanding its significance as a heritage structure, Rush House is not currently on the West Vancouver Heritage Register. An application to register the house is accompanying this application.

A Statement of Significance, prepared by Donald Luxton & Associates is also being submitted as part of this application, along with a Heritage Conservation Plan.

AN ARCHITECTURAL CHARACTER INSPIRED BY EARLY WEST VANCOUVER COTTAGES



Picnic at Mowats's Cottage 1921



Pilot Station at Pilot Bay 1906



Excerpt from 1918 poster



Faulkner house at 1328 Gordon Avenue 1916



Kay Meek's summer home (between 1940 and 1959)



With its strong but simple roof lines and dormers, large porches and framed windows Rush House offers wonderful design inspiration for the balance of the development



Kilby house 1930's



Vinson House as it appeared in 1913



Dorothy Jone's house at 1252 14th Street 1915

The architectural character of the development is inspired by the design of Rush House, and features found in other early West Vancouver houses.

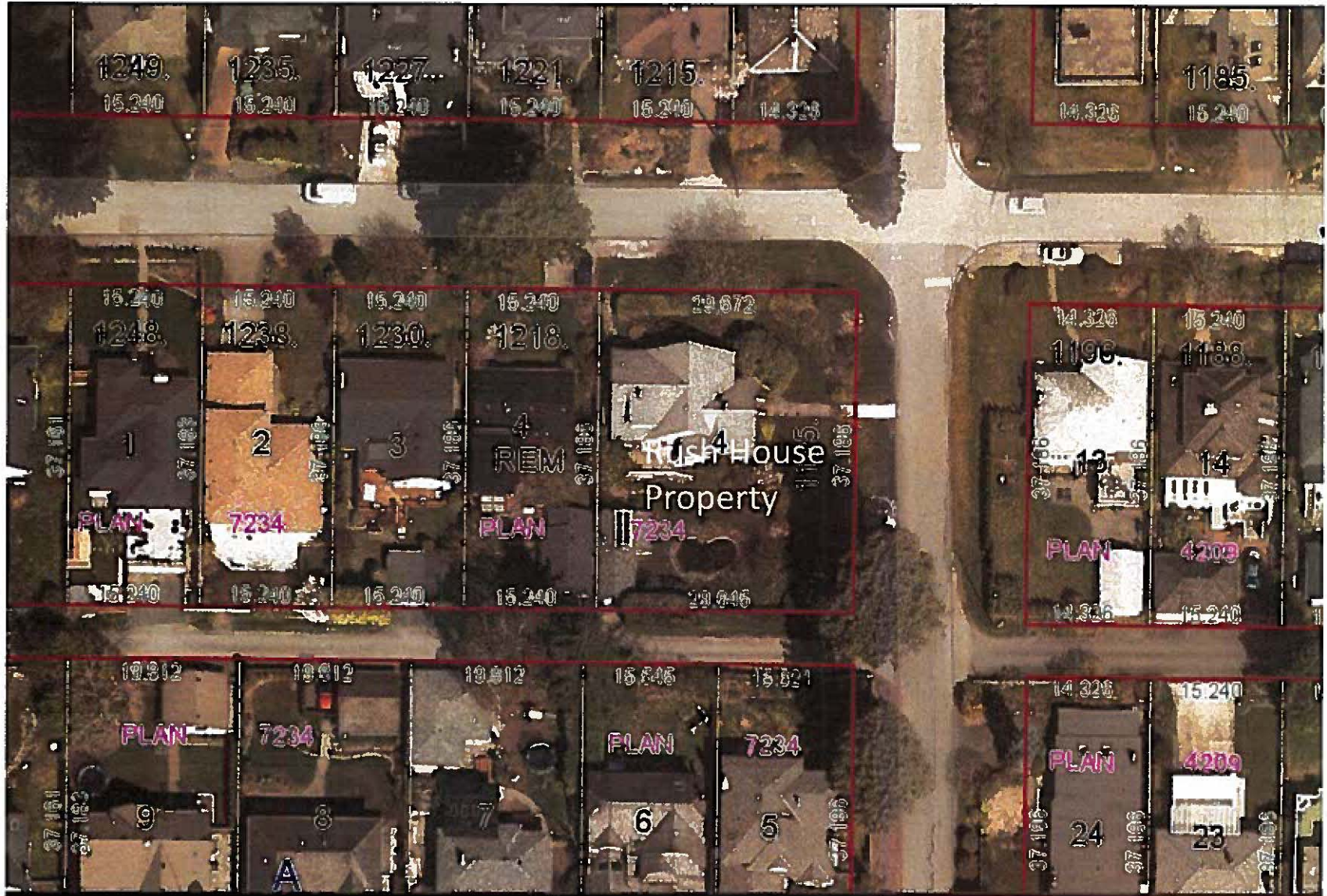
To the extent possible, the original appearance will be conserved and restored. The design of the infill houses and garages will complement the character of the main house by incorporating a variety of traditional details. These include:

- *covered porches with open railings, and various gable details;*
- *a mixture of horizontal siding and shingles;*
- *window details with smaller panes and special trim;*
- *steeply sloping roofs with dormers, open soffits and joist tails;*
- *contemporary interpretation of traditional window detailing;*
- *'heritage' colours offering both harmony and variety.*

The new dwellings will also include some more modern details including discreet skylights in selected locations and rough-ins for future solar panels.

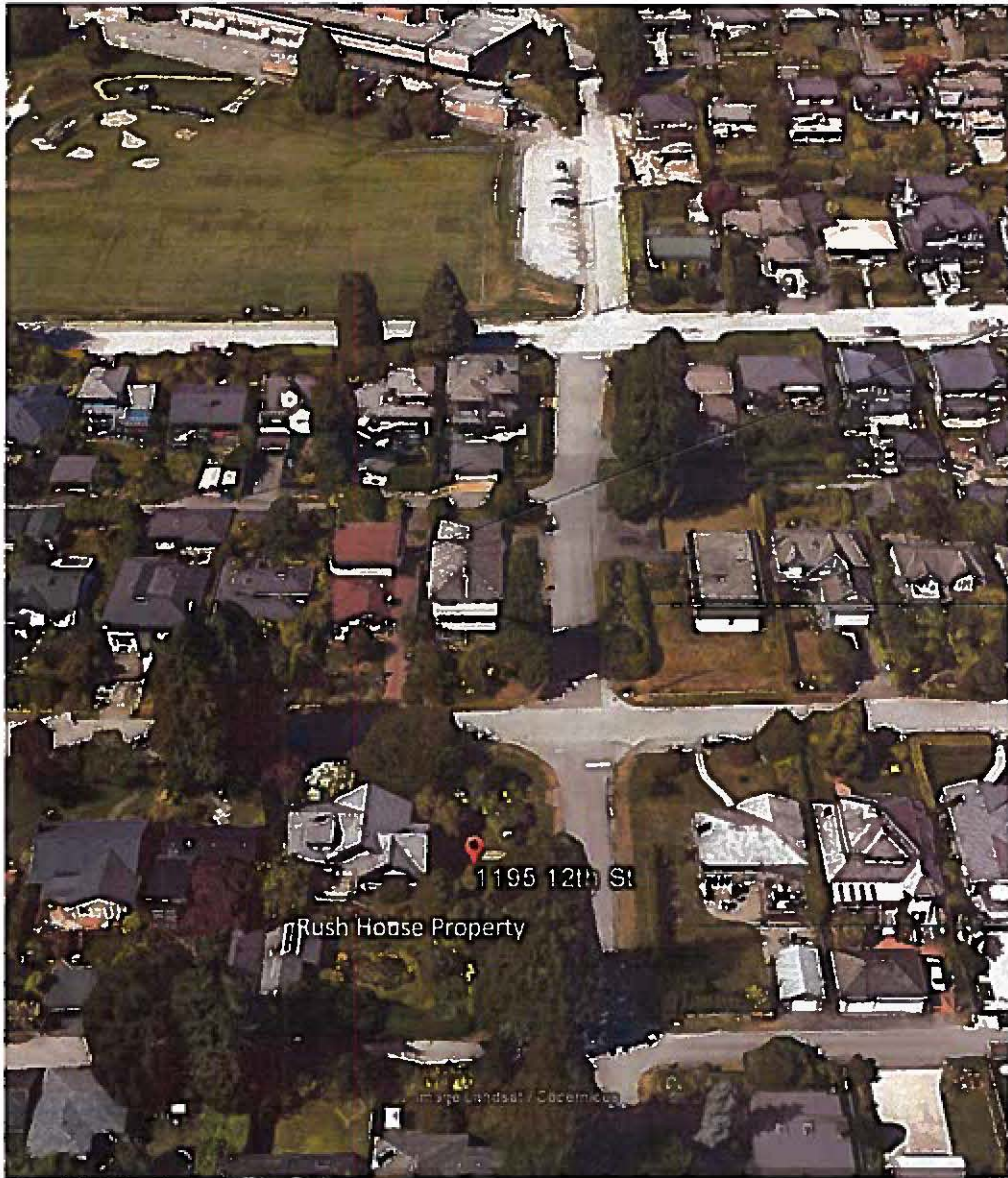
All photos: Courtesy of West Vancouver Archives

NEIGHBOURHOOD CONTEXT AND SURROUNDING PROPERTIES



Properties of the same size as the subject property, located on the other three corners of Jefferson Avenue and 12th Street, have each been subdivided into two lots. Although there is a lane system in the neighbourhood, a number of nearby properties along the north and south side of Jefferson Avenue have parking access directly off the street.

NEIGHBOURHOOD CONTEXT AND SURROUNDING PROPERTIES



View of house due north at corner of Jefferson Avenue and 12th Street

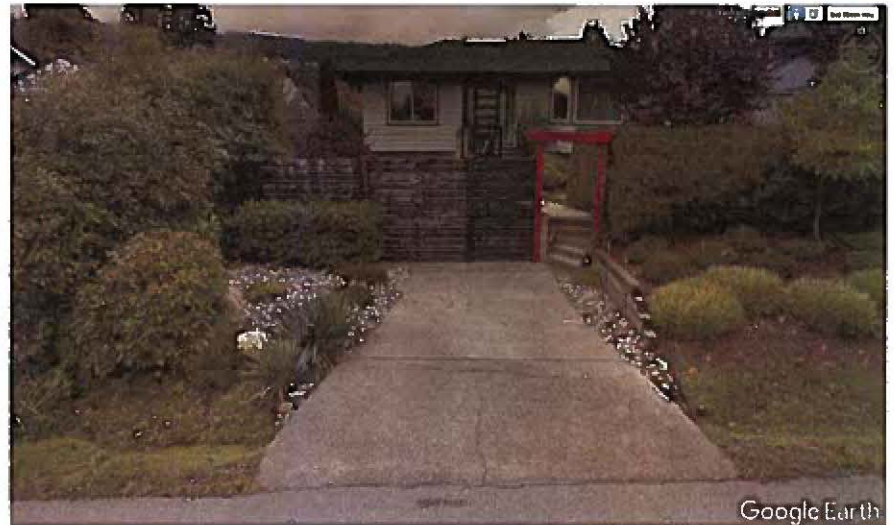


View of house to north-east at corner of Jefferson Avenue and 12th Street



View of house to the east at corner of Jefferson Avenue and 12th Street (recently for sale)

NEIGHBOURHOOD CONTEXT AND SURROUNDING PROPERTIES



Properties along the north side of Jefferson Avenue with their parking access directly from the street



This attractive renovated one and two-storey house is immediately to the west of Rush House.



Further to the west is another bungalow with its parking garage accessed from Jefferson Avenue.

NEIGHBOURHOOD CONTEXT AND SURROUNDING PROPERTIES



House to the west as it appears from the lane

The attractive house to the west of Rush House has been renovated over the years and the owners are most interested in remaining in their home for years to come. A number of discussions with this owner have taken place and a commitment has been made to provide landscape screening to be selected by the owner.



View of Rush House from the front of the house to the west. The proposal is to move Rush House 30 feet to the east to accommodate a new garage which will be at the same elevation as the neighbouring garage.



View of Rush House as seen from the kitchen/family room of the house to the west

Consideration for neighbouring properties

A number of meetings and discussions have been held with neighbouring property owners who advised they are pleased to learn that the Rush House will be conserved if this application is approved, rather than see it replaced by a large new house. However, there are concerns about potential disruption in the neighbourhood during construction, noting another nearby house is under construction.

The property most impacted by this proposal is the house immediately to the west of Rush House. Other properties across the lane and along Jefferson Avenue and around the site may be impacted to a lesser degree.

Moving Rush House approximately 30 feet to the east will offer some benefits for the house to the west. However to minimize other impacts, careful consideration has been given to the massing of the Laneway Cottage and window placement along the property line. Landscaping will also be important.

As illustrated in the photo above, taken from the kitchen of the house to the west, Rush House is partially screened by existing landscaping. The developer has committed to work with this neighbour in the selection and approval of all future landscaping along the shared property line.

Out of respect for other properties along the north and south sides of Jefferson Avenue, the existing setback from the street will be maintained. As noted in the following section, the existing heritage rhododendron will be transplanted to the north-east corner of the property if at all feasible.

Properties across the lane to the south are well screened from the subject property by existing trees on both sides of lane. One of these properties is now being redeveloped. Careful attention will be given to maintain the somewhat 'semi-rural' character along this lane.

PROPOSED SITE PLAN WITHIN NEIGHBOURHOOD CONTEXT



Aerial view of existing Rush House showing relationship to neighbouring house to the west, existing art studio and garage to the south abutting neighbour's garage, and extensive open space.

As illustrated, Rush House will be moved approximately 30 feet towards 12th Street to make room for a new two car garage serving Rush House and the Garden Suite below.



Site plan showing the relocated Rush House, and new infill cottages. The front setback for Rush House along Jefferson Avenue remains the same as present. The setback along 12th Street matches that of the houses along the north side of Jefferson Avenue and south across the lane.

FEATURES OF THE PLAN

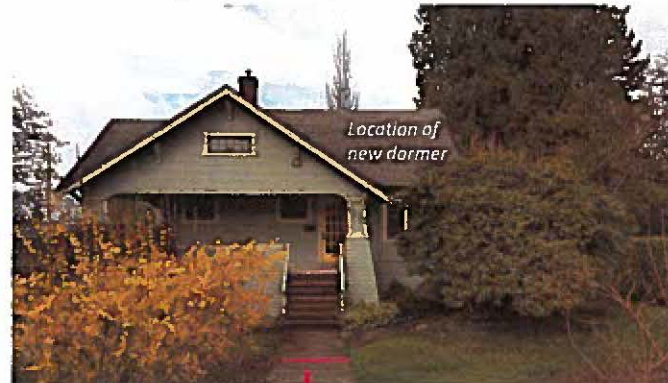
- *Rush House and the surrounding grade will be raised approximately 3 feet to better relate to surrounding streets.*
- *The existing 1970s deck addition along the south side of Rush House will be removed. The existing back porch will be expanded and redesigned to be more in keeping with the original design.*
- *The 1970s French doors and large windows will be replaced with windows more in keeping with the original design.*
- *A new dormer window will be added along the Jefferson Avenue façade, similar to a dormer that was previously added to the south façade.*
- *The Garden Suite will have its entry from Jefferson Avenue. A sunken courtyard will provide private outdoor space along the south side.*
- *The Laneway Cottage is sited in the south-west corner of the property in an area currently occupied by a garage and art studio. It will have its main entry from 12th Street through the communal garden. A second entry will be directly off the lane.*
- *The Garden Cottage is sited in the south-east corner of the property, partially screened from the street and neighbouring properties by a large cedar tree.*
- *Each of the homes has its own private porches and patio areas. All homes will share a large communal garden enhanced with a covered gazebo, Edwardian landscape planting and decorative fixtures.*
- *To address the comments of the Design Review Committee, the new garage structure has been visually separated from Rush House; the entry to the Garden Suite has been enhanced; more distinct colours will be used for the Laneway and Garden Cottages; and the exterior siding design and materials are being carefully considered.*
- *The resulting Floor Area Ratio (FAR) is approximately 0.67 which is comparable to Hollyburn Mews and Vinson House Cottages when the area of existing and proposed verandas and porches is included.*
- *The resulting site coverage is approximately 0.43 which is also comparable to Hollyburn Mews and Vinson House Cottages.*



Stairs from 12th Street lead awkwardly down into the garden. It is proposed that this be improved by raising the grade and house by approximately 3 feet.



The 1970s deck along the south side of the house will be removed along with the French doors and large windows and replace with more traditional windows.



A new dormer is proposed for the 12th Street façade, similar to the dormer that was added along the south façade (see middle photo)



The pattern of cedar shakes and horizontal siding will be retained and replicated on the new Laneway and Garden Cottages



The front setback along Jefferson Avenue will be maintained. The Laneway Cottage will replace the existing art studio and garage.



If possible, a large rhododendron will be relocated to the north-east corner of the property



1195 12TH STREET STATEMENT OF SIGNIFICANCE

STATEMENT OF SIGNIFICANCE: RUSH HOUSE, 1195 12TH STREET, WEST VANCOUVER



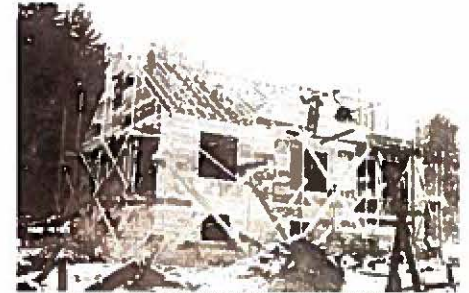
Rush House, between 1923 and 1925, West Vancouver Archives 1261 WVA.PND



Rush House and surrounding landscape, between 1923 and 1925, West Vancouver Archives 1265 WVA.PND

DONALD LUXTON & ASSOCIATES INC. MARCH 2017
3

STATEMENT OF SIGNIFICANCE: RUSH HOUSE, 1195 12TH STREET, WEST VANCOUVER



Rush House under construction, 1923, West Vancouver Archives 1267 WVA.PND



Rush House, 1925, West Vancouver Archives 1368 WVA.BAP

DONALD LUXTON & ASSOCIATES INC. MARCH 2017
3

HERITAGE CONSERVATION PLAN



RUSH HOUSE
1195 12TH STREET, WEST VANCOUVER, BC
CONSERVATION PLAN
APRIL 2017

DONALD LUXTON AND ASSOCIATES INC.

The heritage conservation of Rush House will be carried out in accordance with the recommendations of the Heritage Conservation Plan prepared by Donald Luxton & Associates Inc.

Particular attention will be given to the exterior of the house, with the goal of replicating the way certain portions looked when it was first completed.

Noting this was really a farmhouse, where appropriate, interior features on the main floor will also be conserved.



CONSERVATION STRATEGY

5.3 FOUNDATIONS

The existing foundation walls beneath the cedar-shingle siding of the Rush House were inaccessible during the site visit. As part of the proposed rehabilitation scheme, the heritage asset will include new foundation walls upon its relocation within the property lines, and new cedar-shingle siding will be reinstated to match original. Careful attention should be executed to ensure the exterior wood-frame walls above grade are not damaged during rehabilitation work.

Conservation Strategy: Rehabilitation

- As new foundations are proposed, concrete is a suitable material. New material should match original in appearance, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer. Once condition is assessed, conservation recommendations can be finalized.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.



REAR elevation of the Rush House, at corner of 12th Street and Jefferson Avenue.

CONSERVATION STRATEGY

5.7 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada.

5.7.1 WINDOWS & TRIMS

The Rush House features surviving, original wood windows, including a number of multi-pane casement and multi-pane double-hung assemblies with true-divided lights. Based on initial visual review of the original wood window assemblies, the window sashes appear to be operable and in good, repairable condition.



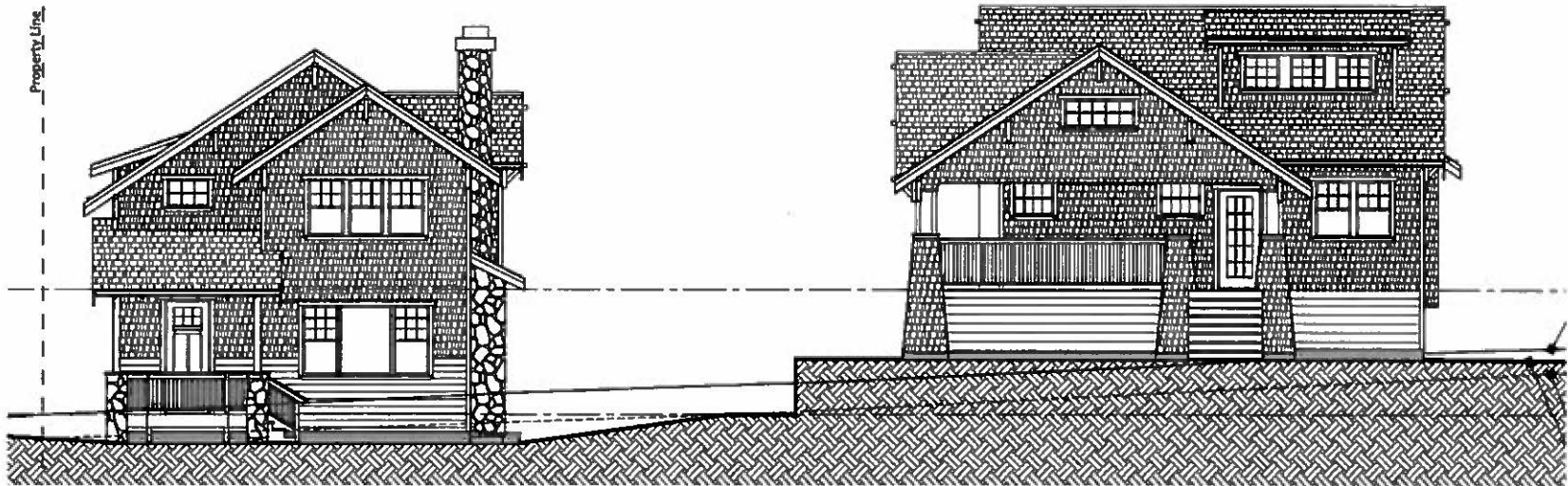
House showing original windows of the Rush House.



12th STREET AND LANE ELEVATIONS



LANE ELEVATION SHOWING LANEWAY COTTAGE (LEFT) AND GARDEN COTTAGE (RIGHT)



12TH STREET ELEVATION SHOWING RUSH HOUSE (LEFT) AND GARDEN COTTAGE (RIGHT)

VIEW ALONG JEFFERSON AVENUE (INSERT SHOWS REVISION TO BACK PORCH DESIGN IN RESPONSE TO DESIGN REVIEW COMMITTEE RECOMMENDATION)



Earlier elevation showing Rush House and the new garage structure. A dormer has been added, as suggested by the architect and heritage consultant, to give Rush House a more impressive appearance from the street.

The insert drawing shows the new porch that has been added, similar to that found in the original plans. It also incorporates the DRC recommendation to create a more distinct break between Rush House and the garages.

VIEW ALONG 12TH STREET



The view along 12th Street illustrating the earlier proposal to use the same colour for the Laneway and Garden Cottages. However, as a result of the Design Review Committee recommendations, different but complementary heritage colours are now proposed for the two infill cottages, along with a mix of shingles and horizontal siding similar to the existing Rush House

VIEW ALONG THE EAST-WEST LANE ILLUSTRATING THE LANEWAY COTTAGE (LEFT) AND GARDEN SUITE



Note the colours of these two cottages are being revised to add greater variety while not competing with the heritage Rush House



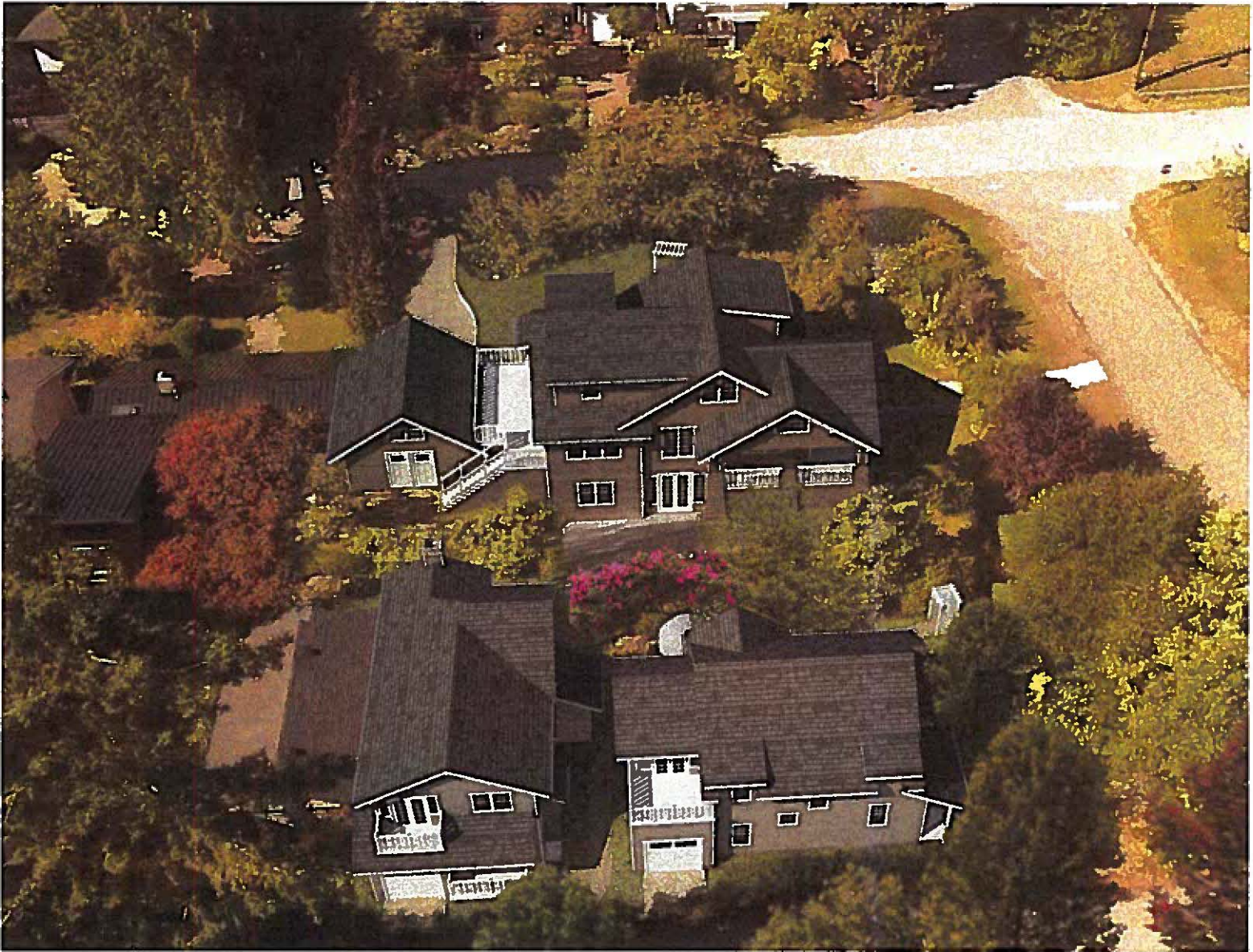
Views along the existing lane. White stake indicates the property boundary.



Looking west (above) . Note the lane is less than the standard 18 foot in width.



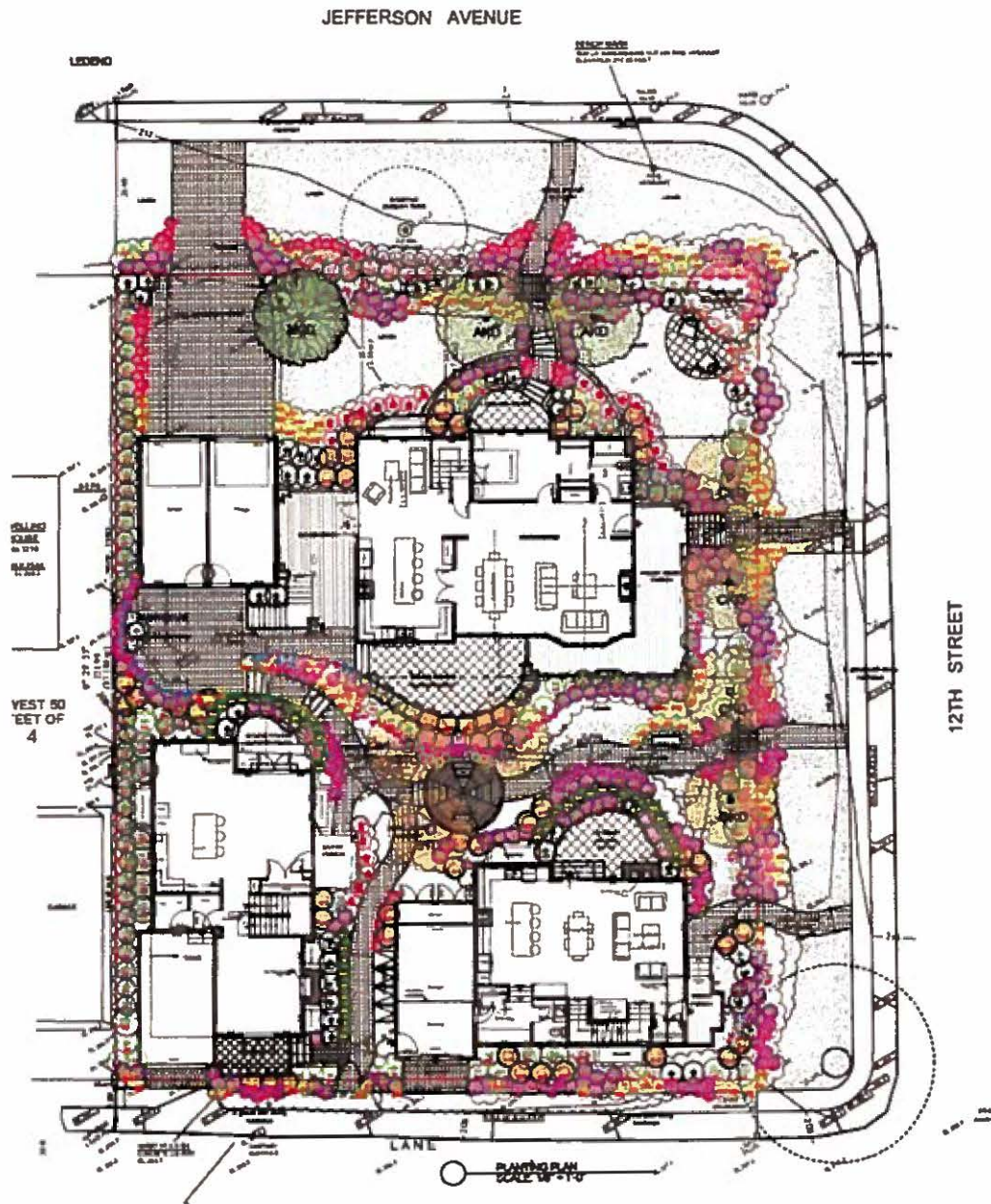
Looking east (above)



An earlier Bird's eye view looking north (Note: the rear deck between Rush House and the garage structure has subsequently been revised in response to the DRC comments



An earlier bird's eye view looking west from 12th Street. (Note: drawing is being revised to show differing colours for Laneway and Garden cottages and other design refinements)



LANDSCAPING PLAN and CONCEPT

The overall landscaping concept and planting plan is intended to recreate an Edwardian garden. The lawn area has been kept as large as possible in order to be in proportion with the heritage house. The planting exhibits considerable variety, with an extensive use of deciduous shrubs and perennials.

The planting plan incorporates the transplanted rhododendron and possibly other mature plants. A heather edge has been designed along the front entry paths. Boxwood has been added against the garden suite courtyard railings and along the east side of the heritage house path, and the north-south walk.

Other plants include flowering shrub roses, hardy fuchsia, flowering perennials and some taller evergreen spring bouquet around the dining patio, off the Garden Cottage.

Yew is proposed for all hedges. A suitable vine will be selected for the main trellis along 12th Street near the centre of the property. A low kinnikinnick groundcover is proposed along the side yards between the houses and the side property line fences. The extent of hedges along the side property lines will be finalized after further discussions with the adjacent property owner.

A number of small seating areas are proposed in the garden to be shared by all the residents. Edwardian-style planters, bird baths and other similar fixtures will be installed.

Efforts have been made to maximize the amount of landscaping along the lane, while recognizing the need to provide adequate space for garbage can storage, and safe and convenient access for vehicles and pedestrians.

A variety of paving stones are proposed including tumbled heritage pavers along the main entry pathway, to be set in a traditional pattern, and flagstone pavers in the private patios,

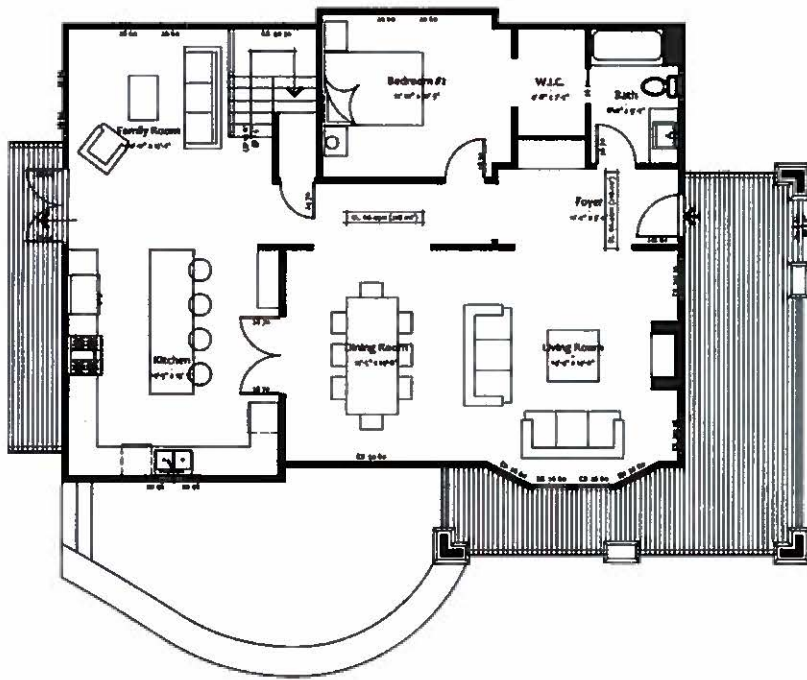




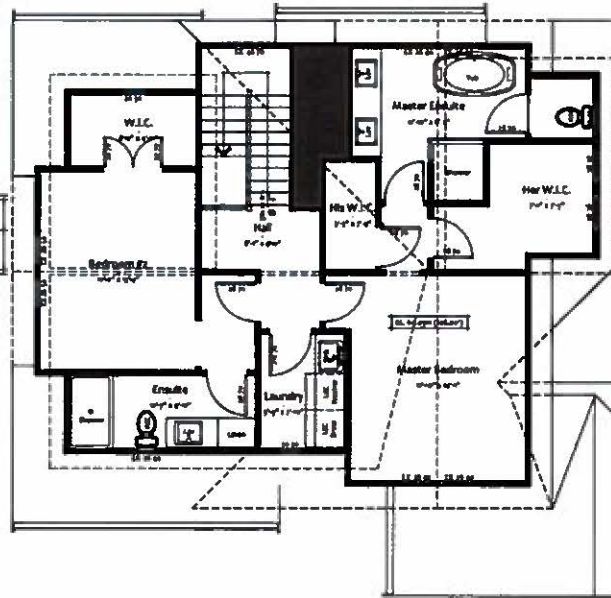
(JEFFERSON AVENUE) ○ NORTH PROPERTY LINE ELEVATION
SCALE: 3/16" = 1'-0"



(12TH STREET) ○ EAST PROPERTY LINE ELEVATION
SCALE: 3/16" = 1'-0"



Main level Rush House



Upper level Rush House

RUSH HOUSE FLOOR PLANS

The planning of Rush House has been guided by the Heritage Conservation Plan prepared by Donald Luxton Associates Inc. The main floor plan retains some of the existing layout with a couple of exceptions. The existing bathroom has been eliminated in order to expand the small kitchen and connect it to a new family room. The existing dining room is being converted to a master bedroom, and the ensuite bath will also serve as a powder room. While the flooring will be replaced, efforts will be made to retain some of the existing heritage features as recommended in the conservation plan.

The upper floor has been reconfigured to better suit today's liveability requirements

Over the years, most of the original windows have been replaced. However, it is intended that the remaining original windows be retained and some of the newer windows be replaced with more original type windows. New wood windows will be fabricated to replicate the original windows.

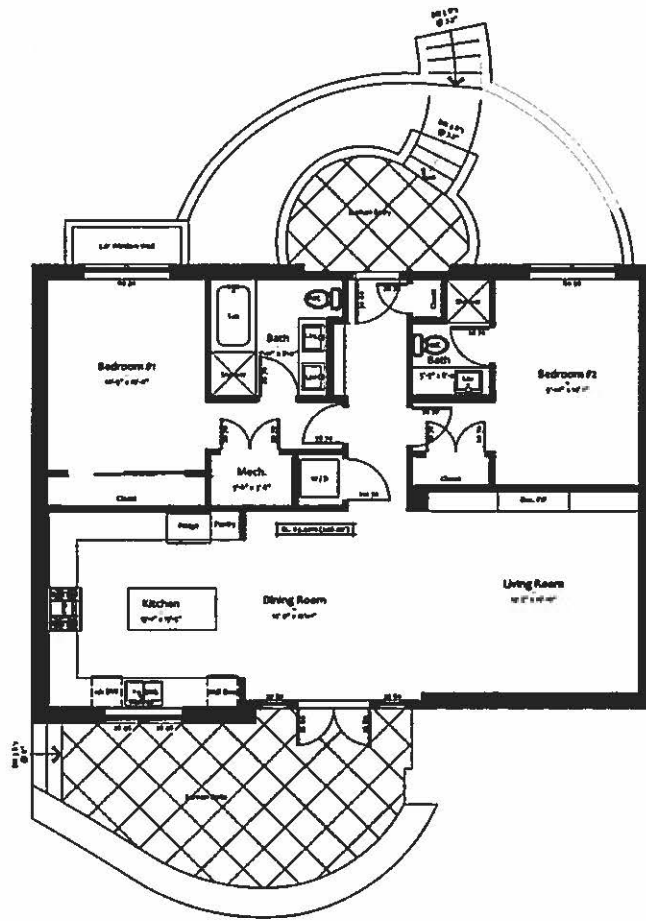
The roof and dormer design will generally remain; however, two new dormers along the north and east facades are proposed to improve the proportions of the house and create more usable interior spaces.

Private outdoor space for the heritage house will be provided on the large, wrap-around veranda, and a new deck off the kitchen/family room.

The usable area of the heritage house will remain at approximately 2296 square feet plus 294 square feet of covered veranda.



Photos of Rush House as it appears today



GARDEN SUITE FLOOR PLAN

The major changes to the heritage house will occur at the basement level. New foundation and basement walls will be constructed, resulting in a highly liveable single level garden suite.

While consideration was given to incorporating the basement as part of the house above, it was determined that the resulting plan would be too large for the desired market, and out of scale with the cottages, noting this will be a strata development.

The garden suite has its main entry off the front pathway from Jefferson Avenue, through a partially sunken courtyard. A rear entry is located through a sunken courtyard along the southern face of the building providing direct access from the garage.

New wood windows and doors will be fabricated to replicate those in the house above. The exterior siding will be designed to match the original siding. A variety of window wells will bring natural light into the unit.

Given that the unit is generally below grade, the interior will be kept light in colour and the suite will be designed with extensive millwork and heritage-style details, as illustrated below.

Private outdoor space for the garden suite will be provided in two sunken courtyards at the front and rear. Residents can also share the front garden.

The size of the garden suite is dictated by the size of the house above and is approximately 1290 square feet.



An example of the type of millwork that will be built into the main living areas



An example of the fireplace detail and built-ins in the family room



An example of the kitchen cabinets and central island proposed for the kitchen



A contemporary interpretation of heritage details is proposed for the bathrooms



An example of the type of window-well detail proposed for the rear bedroom

LANEWAY COTTAGE FLOOR PLANS

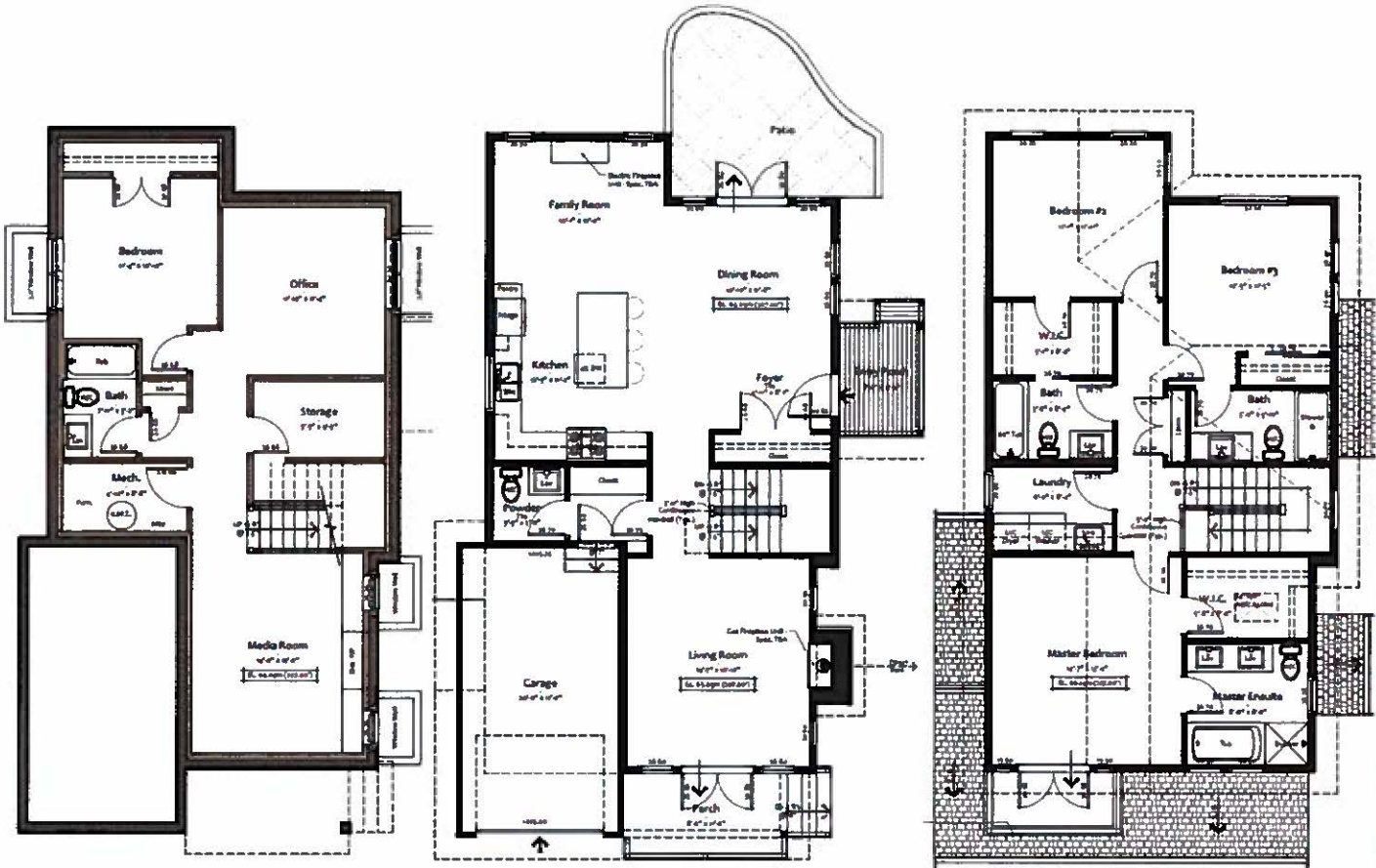
The laneway cottage has been designed to complement the heritage house both in form and character. It has an entrance off the lane and another entry from 12th Street through a small porch accessed from the main pathway. There is also an entry from the attached garage.

It features an separate living room and large dining/kitchen/family space on the main level and three bedrooms above, each with an ensuite bathroom. The basement level will be finished with a recreation/media room, office and a guest bedroom, bathroom and storage areas. However, the basement has not been designed, nor is it suitable, for use as a secondary suite.

There is a small balcony off the master bedroom and a walk-out patio off the dining area. A small covered porch has been added off the front living room, in keeping with the Rush House verandah.

The exterior materials are hardie board shingles in a warm grey, so as not to conflict with the richer colour proposed for the heritage house. Careful attention has been given to the roof shapes to complement the main house. The roofing material will be similar in appearance.

The area of the laneway cottage is approximately 1859 square feet plus basement.



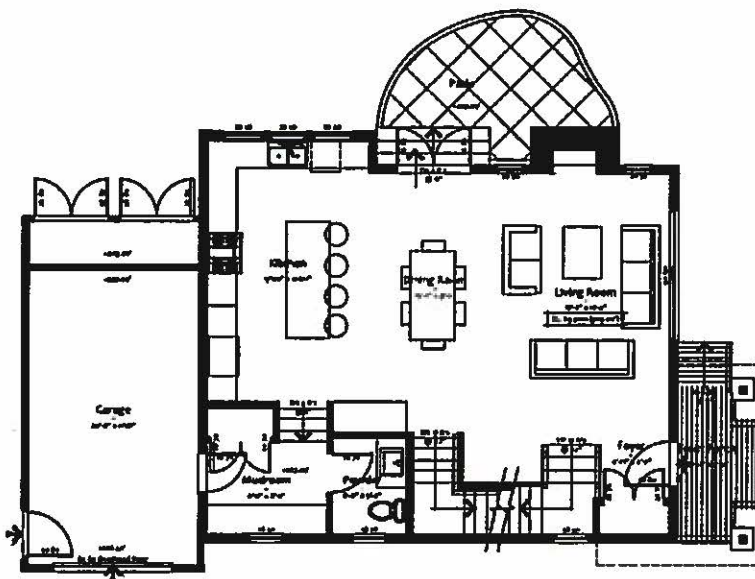
Basement

Main floor

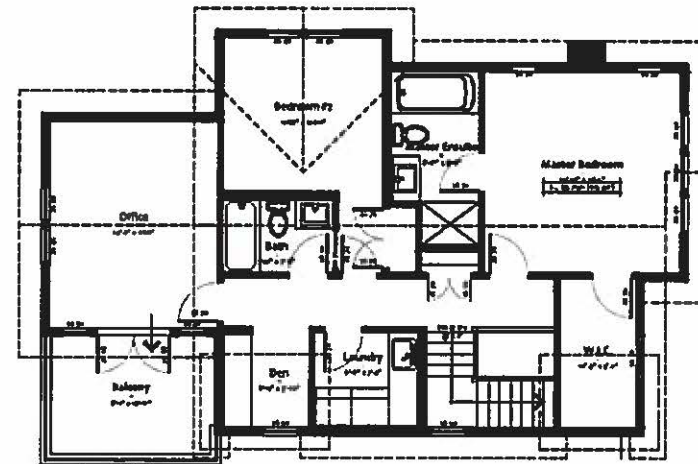
Upper floor



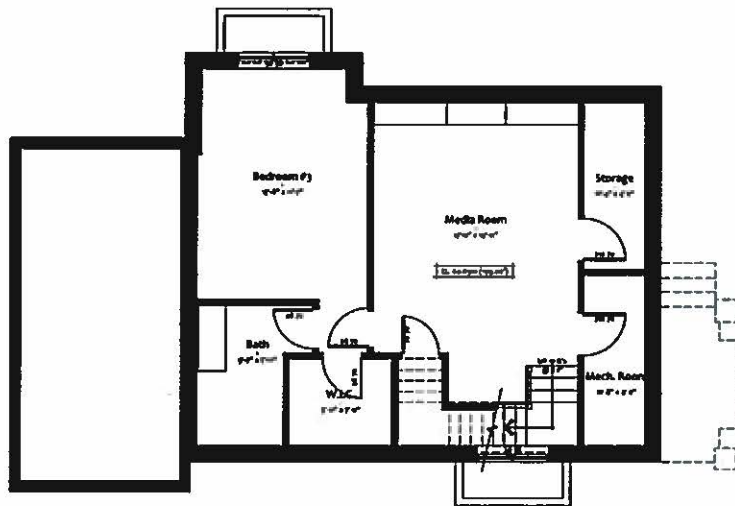
With its open plan and well-designed kitchen, the laneway cottage is expected to appeal to longstanding West Vancouver residents seeking to downsize into a new, smaller home, while remaining in their community. However, with three bedrooms above, it may also appeal to a family with children attending the nearby school.



Main floor



Upper floor



Basement

GARDEN COTTAGE FLOOR PLANS

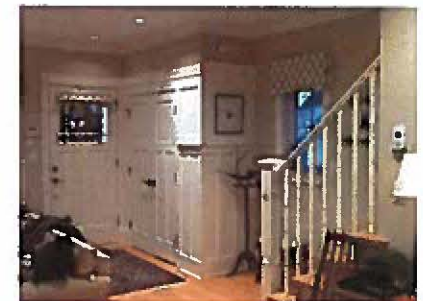
The front door of the garden cottage is off a short pathway leading from 12th Street. There is a small mud room at the rear entry leading to the garage. A small outdoor patio is provided off the dining area, overlooking the large Edwardian garden.

The main floor plan features an open living/dining/kitchen space. There are two master bedrooms on the upper level, each with a walk-in closet and ensuite bathroom. There is also an office, small den, and laundry room on this level.

The basement comprises two multi-use spaces which can be used for a variety of purposes. Natural light and ventilation will be provided by two window wells. There is no provision for a basement suite.

Like the laneway cottage, the garden cottage has been designed to appeal to longstanding West Vancouver residents seeking to downsize into a smaller home in their community, or a young family.

The area is approximately 1852 square feet plus basement.



An example of the heritage details being proposed for the garden cottage interior

SUSTAINABILITY MEASURES

This development is being designed to create healthy homes with reduced environmental impacts, in accordance with the BUILTGREEN single family checklist. The following summarizes key site planning and house features :

Sensitive Site Development

- Erosion and sediment control measures will be implemented and monitored during construction. Onsite stormwater management will maintain runoff at pre-development rates;
- Indigenous plant materials with low water requirements shall be used wherever possible without compromising the Edwardian landscape concept;
- The landscape plan shall exceed minimum plant requirements; the limited turf areas shall be drought-tolerant; soil shall meet the specified requirements;
- Trees and other plantings shall provide shading for at least 50% of hard surfaces within 15 meters of the homes.

Energy Efficiency

- Exterior walls in the new buildings shall have increased insulation values; new windows shall have EnergyStar labels;
- EnergyStar appliances shall be installed;
- Alternatives to incandescent bulbs shall be installed in all non-living spaces and habitable spaces where appropriate, respecting the heritage character;
- Main floor fireplaces shall be gas fuelled with electronic ignitions and direct vents; electric fireplaces will be installed in basements;
- Energy efficient combi boilers will be installed in the units; hot water piping shall meet minimum insulation requirements to avoid heat loss;
- Homes will have 'pre-piping' for future roof-mounted solar panels;
- An EnerGuide Rating System Report shall be prepared prior to occupancy;
- Glazing areas will be designed to support passive solar heating.

Water Efficiency

- Dual flush toilets and low flow fixtures shall be installed.

Indoor Environmental Quality

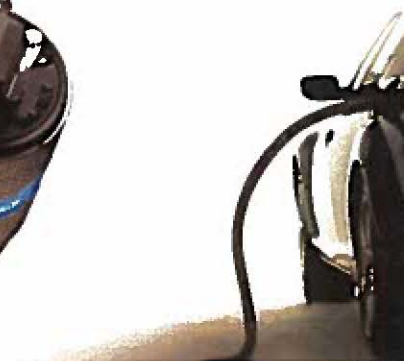
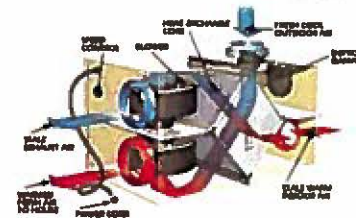
- Heat recovery ventilators shall be installed in the new cottages;
- Low VOC emitting paints, materials and flooring shall be specified where possible.

Waste Management

- A construction waste management plan will be prepared in accordance with the Metro Vancouver BuildSmart Waste Management Toolkit guidelines to target a 50% reduction from industry norms;
- Space for garbage and recycled waste shall be provided.

A transit oriented development

- The development is located in a highly walkable neighbourhood, close to a wide range of amenities and transit;
- Only one parking garage per unit is being provided; garages shall be pre-wired for electric vehicles



ACCESSIBILITY, ADAPTABILITY AND LIVEABILITY FEATURES

Many West Vancouver residents are living in homes or on properties that are too big or unsuitable for aging in place. While some are choosing to move into apartments or townhouses, others would prefer smaller ground oriented detached homes with their own yard and outdoor spaces. Major Rush Mews is being designed to appeal to these households.

While the new homes are not large, they will have many features to make them comfortable and liveable for those seeking to age in place.

The Garden Suite has been designed for those 'empty nesters' and seniors seeking a home on one level.

The Garden and Laneway Cottages have been designed with wider stairs which could accommodate a stair lift if required at some time in the future.

A number of other features have been incorporated into the house designs to make them more attractive and liveable for an aging population. Features in the garden suite and new cottages include:

- Kitchens with full height pantries, accessible cupboards, drawers in the lower cabinets, 'lazy susans' and an island seating area;
- Higher levels of lighting in bedrooms, closets, kitchens, bathrooms and corridors;
- Provision for support bars in bathrooms if and when needed; medicine cabinets and drawers for toiletries and medications;
- Raised electrical outlets and lower light switches for easier access;
- Lever hardware on all doors and bathroom fixtures; larger showers with fixed and European-style handheld shower heads;
- Wider corridors, wider door openings and flush door thresholds;
- Raised planting beds in patio areas;
- Incorporation of SAFERHOME design standards wherever feasible;



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REVISIONS

| ISSUED FOR | |
|-------------------|----------|
| CLIENT REVIEW | 17.04.15 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.20 |
| DS APPLICATION | 17.06.17 |
| DS RE-ISSUED | 17.09.20 |
| CONSULTANT REVIEW | 17.11.00 |
| DISTRICT REVIEW | 17.12.04 |



RUSH HOUSE

Architectural Drawings for
 Heritage Restoration, Cottages and Accessory Building at
 1195 12th Street
 West Vancouver, British Columbia

Appendix B to Schedule A
 (2 of 2)

Project :
 1195 12ST
 WEST VANCOUVER, B.C.

Drawing Title :
 COVER PAGE

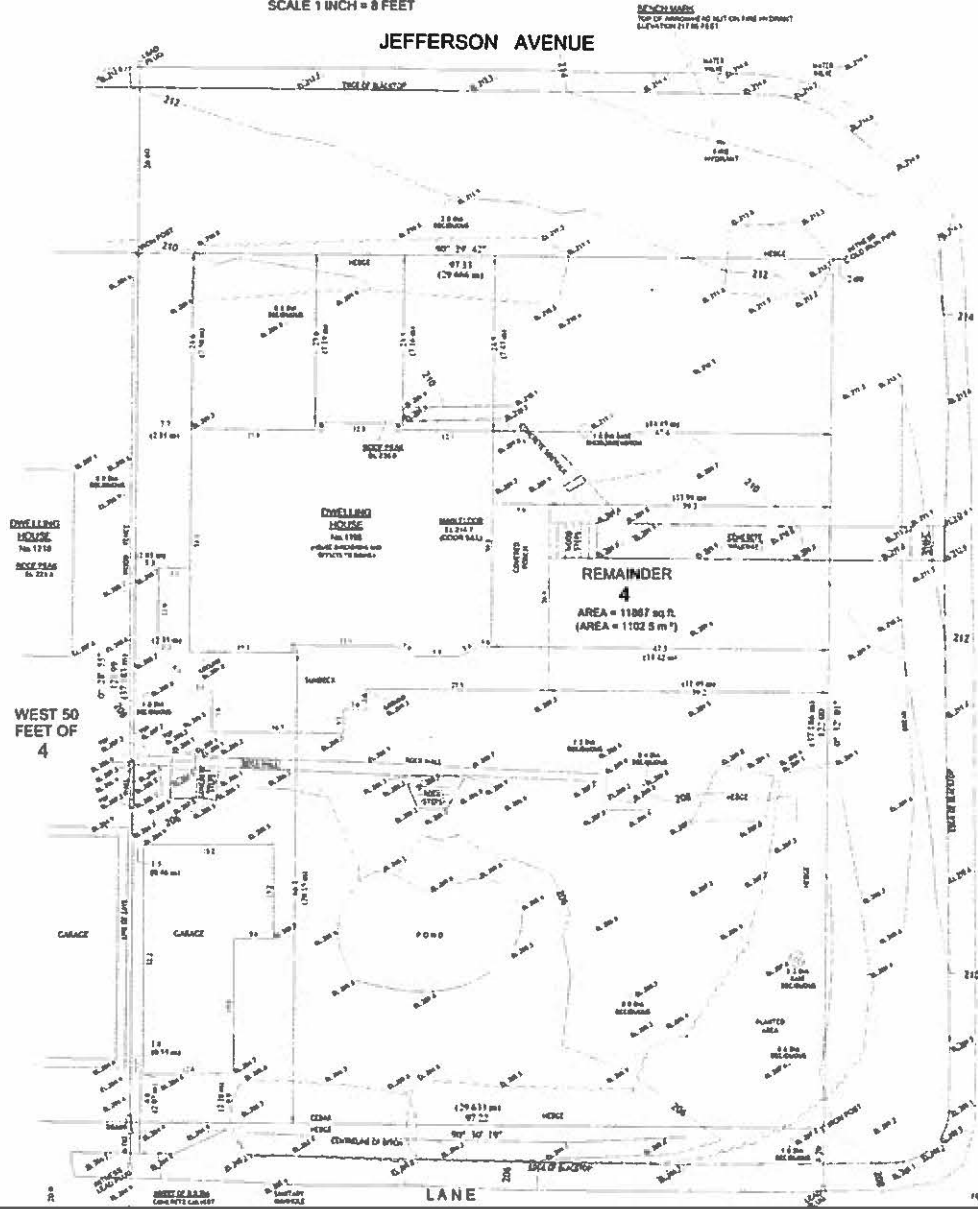
| | |
|----------------------|-----------------------|
| DESIGN BY: <i>td</i> | CHECKED BY: <i>sm</i> |
| SCALE: 1/4" = 1'-0" | DATE: 04/01 |
| DATE: 04/01 | A 00 |
| JOB NUMBER: | |

**TOPOGRAPHIC SURVEY PLAN OF LOT 4, EXCEPT THE WEST 50 FEET OF LOT 'A',
SOUTH EAST 1/4 OF DISTRICT LOT 1065, PLAN 7234**

P.I.D. 010-086-622
SCALE 1 INCH = 8 FEET



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dimensions and conditions on the drawing.



KEYWORDS

| ISSUED FOR: | |
|-------------------|----------|
| CLIENT REVIEW | 17.04.13 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.26 |
| DE APPLICATION | 17.05.17 |
| DE RE-ISSUED | 17.08.29 |
| CONSULTANT REVIEW | 17.11.28 |
| DISTRICT REVIEW | 17.12.04 |

FORMWERK'S ARCHITECTURAL
1111 WEST 42ND AVENUE, VANCOUVER, B.C. V6V 1W6
TEL: 604-273-1111 FAX: 604-273-1111

Project 1
**1185 1257
WEST VANCOUVER, B.C.**

Drawing Title:
SURVEY

| | |
|-----------------------|-----------------------|
| DESIGN BY: WJ | CHECKED BY: WJ |
| DRAWN BY: WJ | SHEET |
| DATE: 10/01/17 | A 01 |
| DRAWN BY: WJ | |

ELEVATIONS
ELEVATIONS ARE TO DISTRICT OF WEST VANCOUVER GEODETIC DATUM
BENCH MARKS USED: BENCH MARKS LOCATED 16 FEET SOUTH AND
16 FEET EAST OF THE SOUTH WEST CORNER OF REMAINDER LOT 4
BENCH MARK SET: OUR CROSS ON NORTH WEST CORNER OF REMAINDER LOT 4
AND 16 FEET EAST OF THE SOUTH WEST CORNER OF REMAINDER LOT 4
ELEVATIONS TO DISTRICT

CERTIFIED CORRECT THIS 27th DAY OF FEBRUARY 2017

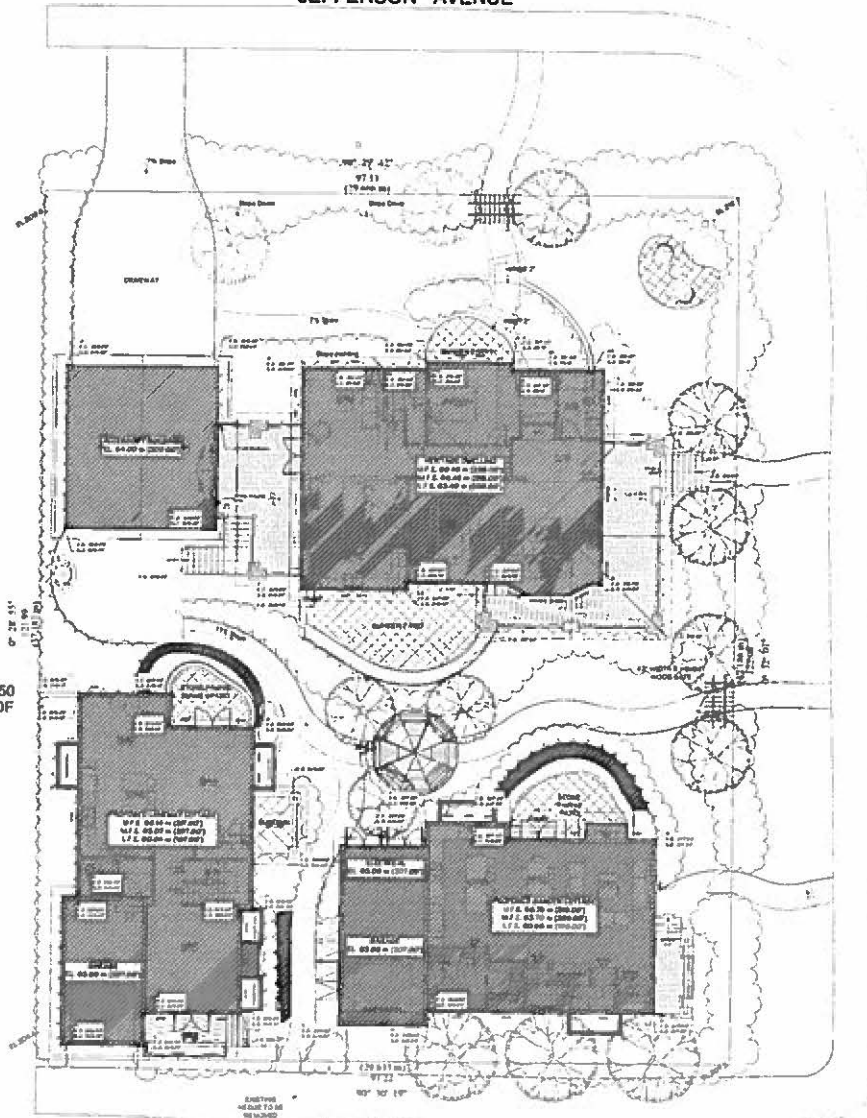
DATE: 02.19

J. M. SCHMIDT & ASSOCIATES INC.
1111 WEST 42ND AVENUE, VANCOUVER, B.C. V6V 1W6
TEL: 604-273-1111 FAX: 604-273-1111

FORMWERK'S ARCHITECTURAL
1111 WEST 42ND AVENUE, VANCOUVER, B.C. V6V 1W6
TEL: 604-273-1111 FAX: 604-273-1111



JEFFERSON AVENUE



WEST 50 FEET OF 4

12TH STREET

LANE

PROJECT DATA

CIVIC ADDRESS

1185 WEST 12TH STREET
WEST VANCOUVER, BC

LEGAL DESCRIPTION

LOT 4
SUBDIVISION 04 OF
DISTRICT LOT 0088
PLAN 2534

ZONING

RS 0

PROJECT SUMMARY (BY-LAW)

| | | | |
|-------------------|-----------------|----------------|-------------|
| ARCHS. AREA TOTAL | 6075.27 sq. ft. | 604.23 sq. ft. | 0.01 F.A.R. |
| BELOW GRADE TOTAL | 225.46 sq. ft. | 170.16 sq. ft. | 0.02 F.A.R. |
| COVERED PORCH | 663.29 sq. ft. | 66.76 sq. ft. | 0.00 F.A.R. |
| ELECTRICAL SHED | 66.50 sq. ft. | 9.42 sq. ft. | 0.00 F.A.R. |
| P.A.R. TOTAL | 7064.52 sq. ft. | 750.57 sq. ft. | 0.07 F.A.R. |

FLOOR AREAS (PROPOSED)

| | | | |
|---------------|-----------------|----------------|-------------|
| EIGHT HOUSE | | | |
| BASELINES | 526.89 sq. ft. | 122.51 sq. ft. | 0.01 F.A.R. |
| UPPER | 476.24 sq. ft. | 85.63 sq. ft. | 0.00 F.A.R. |
| LOWER | 121.48 sq. ft. | 176.14 sq. ft. | 0.02 F.A.R. |
| SUBTOTAL | 3464.61 sq. ft. | 384.28 sq. ft. | 0.03 F.A.R. |
| COVERED PORCH | 470.56 sq. ft. | 41.58 sq. ft. | 0.00 F.A.R. |
| P.A.R. TOTAL | 3935.17 sq. ft. | 395.86 sq. ft. | 0.03 F.A.R. |

GARDEN COTTAGE

| | | | |
|---------------|-----------------|----------------|-------------|
| BASELINES | 376.16 sq. ft. | 77.36 sq. ft. | 1.07 F.A.R. |
| UPPER | 1027.09 sq. ft. | 65.40 sq. ft. | 1.00 F.A.R. |
| LOWER | 0.00 sq. ft. | 0.00 sq. ft. | 0.00 F.A.R. |
| SUBTOTAL | 1403.25 sq. ft. | 142.76 sq. ft. | 1.00 F.A.R. |
| COVERED PORCH | 56.00 sq. ft. | 5.00 sq. ft. | 0.00 F.A.R. |
| P.A.R. TOTAL | 1459.25 sq. ft. | 147.76 sq. ft. | 1.00 F.A.R. |

LANEWAY COTTAGE

| | | | |
|---------------|-----------------|----------------|-------------|
| BASELINES | 670.56 sq. ft. | 21.11 sq. ft. | 0.07 F.A.R. |
| UPPER | 1000.00 sq. ft. | 80.54 sq. ft. | 0.06 F.A.R. |
| LOWER | 0.00 sq. ft. | 0.00 sq. ft. | 0.00 F.A.R. |
| SUBTOTAL | 1670.56 sq. ft. | 101.65 sq. ft. | 1.00 F.A.R. |
| COVERED PORCH | 100.00 sq. ft. | 8.84 sq. ft. | 0.01 F.A.R. |
| P.A.R. TOTAL | 2070.56 sq. ft. | 110.49 sq. ft. | 1.00 F.A.R. |

ELECTRICAL SHED

| | | | |
|----------------|---------------|--------------|-------------|
| GARDEN COTTAGE | 66.50 sq. ft. | 9.42 sq. ft. | 0.01 F.A.R. |
|----------------|---------------|--------------|-------------|

BELOW GRADE TOTALS (INCLUDING EXEMPTED AREAS)

| | | | |
|-----------------|-----------------|----------------|--|
| SLUSH HOUSE | 1200.00 sq. ft. | 100.00 sq. ft. | |
| GARDEN COTTAGE | 240.00 sq. ft. | 75.36 sq. ft. | |
| LANEWAY COTTAGE | 665.00 sq. ft. | 61.62 sq. ft. | |
| TOTAL | 3065.00 sq. ft. | 236.98 sq. ft. | |

ACCESSORY BUILDING

| | | | |
|-----------------|----------------|---------------|-------------|
| SLUSH HOUSE | 400.00 sq. ft. | 44.00 sq. ft. | |
| GARDEN COTTAGE | 240.00 sq. ft. | 25.00 sq. ft. | |
| LANEWAY COTTAGE | 240.00 sq. ft. | 25.00 sq. ft. | |
| TOTAL | 880.00 sq. ft. | 94.00 sq. ft. | 0.00 F.A.R. |

SITE COVERAGE

| | |
|---------------|-----|
| Max Allowable | 54% |
|---------------|-----|

| | | | |
|-----------------|-----------------|----------------|--------|
| SLUSH HOUSE | 2046.07 sq. ft. | 600.00 sq. ft. | |
| GARDEN COTTAGE | 1463.25 sq. ft. | 142.76 sq. ft. | |
| LANEWAY COTTAGE | 2040.61 sq. ft. | 101.65 sq. ft. | |
| TOTAL | 4750.93 sq. ft. | 844.41 sq. ft. | 48.64% |

HEIGHT SUMMARY

| | PERCENT (BASELINE) | PERCENT (PROPOSED) | GARDEN COTTAGE | LANEWAY COTTAGE |
|------------------------|--------------------|--------------------|----------------|-----------------|
| Roof Ridge | 237.06 sq. ft. | 238.30 sq. ft. | 238.12 sq. ft. | 223.10 sq. ft. |
| Average Grade | 209.06 sq. ft. | 200.57 sq. ft. | 205.24 sq. ft. | 205.57 sq. ft. |
| Estimated Height | 27.24 ft. | 27.20 ft. | 32.84 ft. | 20.40 ft. |
| Maximum Building Foot | 25.24 ft. | 25.24 ft. | 22.20 ft. | 22.20 ft. |
| Proposed Building Foot | 25.24 ft. | 25.24 ft. | 25.24 ft. | 25.24 ft. |

Exempt Areas

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REVISIONS

ISSUED FOR:

| | |
|-------------------|----------|
| CLIENT REVIEW | 17.04.13 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.20 |
| DE APPLICATION | 17.06.17 |
| DE REVIEWED | 17.08.29 |
| CONSULTANT REVIEW | 17.10.06 |
| DISTRICT REVIEW | 17.12.04 |



Project 1

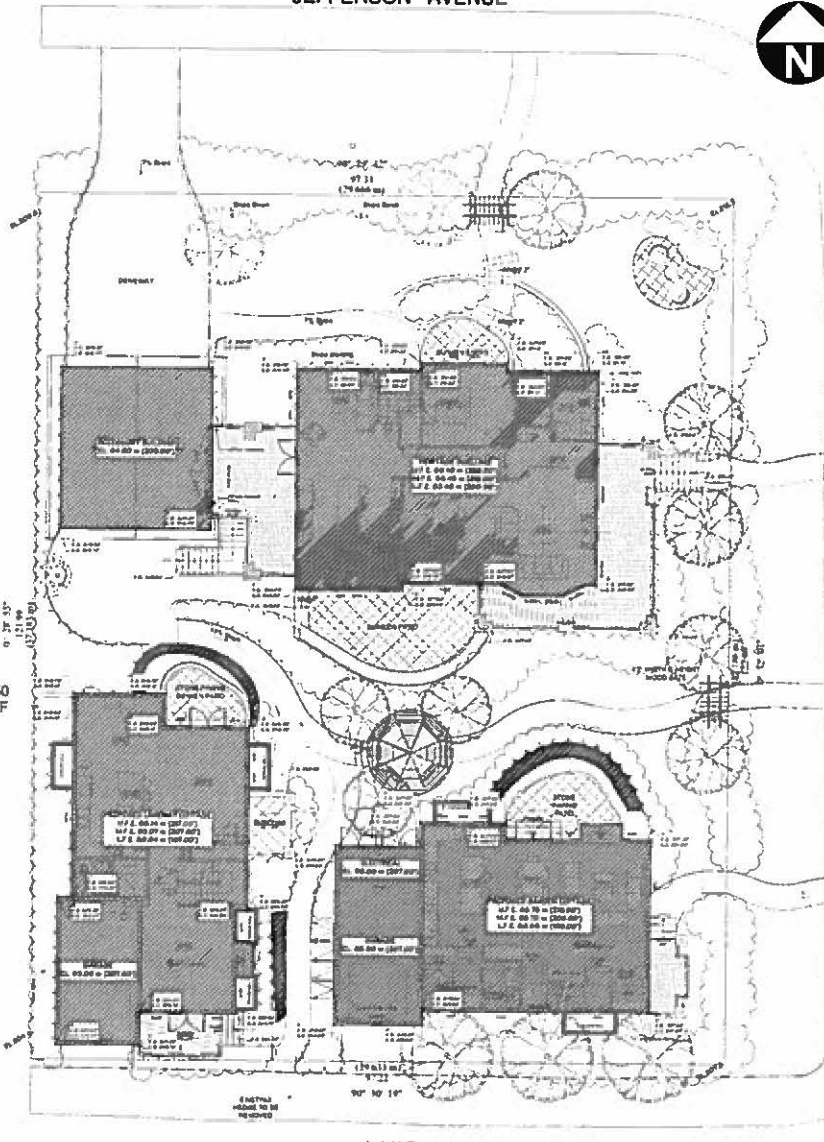
1185 12ST
WEST VANCOUVER, B.C.

Drawing Title 1

SITE PLAN AND PROJECT DATA

| | | | |
|-----------|--------------|-------------|----------|
| DRAWN BY: | LE | CHECKED BY: | MS |
| SCALE: | 1/8" = 1'-0" | DATE: | 08/08/13 |
| DATE: | 08/08/13 | DWG NUMBER: | A 02 |

JEFFERSON AVENUE



Proposed Laneway House

Existing or Natural Grades

| Lot Points | Grade Feet | Grade Bound | Average | Wall Length | Total |
|-----------------------|------------|-------------|---------|-------------|----------|
| A-B | 324.40 | 326.00 | 325.20 | 60.75 | 43675.3 |
| B-C | 325.00 | 327.00 | 326.00 | 6.00 | 402.00 |
| C-D | 325.00 | 327.50 | 326.25 | 30.75 | 9550.34 |
| D-E | 326.00 | 328.00 | 327.00 | 12.00 | 3648.00 |
| E-F | 326.00 | 328.00 | 327.00 | 4.50 | 1372.50 |
| F-G | 326.00 | 328.00 | 327.00 | 9.75 | 2943.75 |
| G-H | 326.50 | 328.50 | 327.50 | 16.00 | 5240.00 |
| H-I | 327.00 | 329.00 | 328.00 | 1.50 | 450.00 |
| I-J | 327.00 | 329.00 | 328.00 | 14.50 | 4755.00 |
| J-K | 327.50 | 329.50 | 328.50 | 13.50 | 4132.50 |
| K-L | 327.50 | 329.50 | 328.50 | 4.50 | 1372.50 |
| L-A | 327.50 | 329.50 | 328.50 | 9.75 | 2943.75 |
| TOTAL | | | 102.5 | 326.00 | 10380.00 |
| NATURAL AVERAGE GRADE | | | | | 328.50 |

Proposed Rush House

Finished and Proposed Grades

| Lot Points | Grade Feet | Grade Bound | Average | Wall Length | Total |
|-----------------------|------------|-------------|---------|-------------|----------|
| A-B | 327.00 | 329.00 | 328.00 | 60.75 | 4362.00 |
| B-C | 327.00 | 329.00 | 328.00 | 6.00 | 402.00 |
| C-D | 327.00 | 329.00 | 328.00 | 30.75 | 9495.00 |
| D-E | 327.00 | 329.00 | 328.00 | 12.00 | 3624.00 |
| E-F | 327.00 | 329.00 | 328.00 | 4.50 | 1350.00 |
| F-G | 327.00 | 329.00 | 328.00 | 9.75 | 2857.50 |
| G-H | 327.00 | 329.00 | 328.00 | 16.00 | 5232.00 |
| H-I | 327.00 | 329.00 | 328.00 | 1.50 | 435.00 |
| I-J | 327.00 | 329.00 | 328.00 | 14.50 | 4935.00 |
| J-K | 327.00 | 329.00 | 328.00 | 13.50 | 4755.00 |
| K-L | 327.00 | 329.00 | 328.00 | 4.50 | 1350.00 |
| L-A | 327.00 | 329.00 | 328.00 | 9.75 | 2857.50 |
| TOTAL | | | 102.5 | 326.00 | 10380.00 |
| NATURAL AVERAGE GRADE | | | | | 328.50 |

Proposed Rush House

Existing or Natural Grades

| Lot Points | Grade Feet | Grade Bound | Average | Wall Length | Total |
|-----------------------|------------|-------------|---------|-------------|----------|
| A-B | 327.00 | 329.00 | 328.00 | 60.75 | 4362.00 |
| B-C | 327.00 | 329.00 | 328.00 | 6.00 | 402.00 |
| C-D | 327.00 | 329.00 | 328.00 | 30.75 | 9495.00 |
| D-E | 327.00 | 329.00 | 328.00 | 12.00 | 3624.00 |
| E-F | 327.00 | 329.00 | 328.00 | 4.50 | 1350.00 |
| F-G | 327.00 | 329.00 | 328.00 | 9.75 | 2857.50 |
| G-H | 327.00 | 329.00 | 328.00 | 16.00 | 5232.00 |
| H-I | 327.00 | 329.00 | 328.00 | 1.50 | 435.00 |
| I-J | 327.00 | 329.00 | 328.00 | 14.50 | 4935.00 |
| J-K | 327.00 | 329.00 | 328.00 | 13.50 | 4755.00 |
| K-L | 327.00 | 329.00 | 328.00 | 4.50 | 1350.00 |
| L-A | 327.00 | 329.00 | 328.00 | 9.75 | 2857.50 |
| TOTAL | | | 102.5 | 326.00 | 10380.00 |
| NATURAL AVERAGE GRADE | | | | | 328.50 |

Proposed Rush House

Finished and Proposed Grades

| Lot Points | Grade Feet | Grade Bound | Average | Wall Length | Total |
|-----------------------|------------|-------------|---------|-------------|----------|
| A-B | 327.00 | 329.00 | 328.00 | 60.75 | 4362.00 |
| B-C | 327.00 | 329.00 | 328.00 | 6.00 | 402.00 |
| C-D | 327.00 | 329.00 | 328.00 | 30.75 | 9495.00 |
| D-E | 327.00 | 329.00 | 328.00 | 12.00 | 3624.00 |
| E-F | 327.00 | 329.00 | 328.00 | 4.50 | 1350.00 |
| F-G | 327.00 | 329.00 | 328.00 | 9.75 | 2857.50 |
| G-H | 327.00 | 329.00 | 328.00 | 16.00 | 5232.00 |
| H-I | 327.00 | 329.00 | 328.00 | 1.50 | 435.00 |
| I-J | 327.00 | 329.00 | 328.00 | 14.50 | 4935.00 |
| J-K | 327.00 | 329.00 | 328.00 | 13.50 | 4755.00 |
| K-L | 327.00 | 329.00 | 328.00 | 4.50 | 1350.00 |
| L-A | 327.00 | 329.00 | 328.00 | 9.75 | 2857.50 |
| TOTAL | | | 102.5 | 326.00 | 10380.00 |
| NATURAL AVERAGE GRADE | | | | | 328.50 |

Proposed Garden House

Existing or Natural Grades

| Lot Points | Grade Feet | Grade Bound | Average | Wall Length | Total |
|-----------------------|------------|-------------|---------|-------------|----------|
| A-B | 327.00 | 329.00 | 328.00 | 60.75 | 4362.00 |
| B-C | 327.00 | 329.00 | 328.00 | 6.00 | 402.00 |
| C-D | 327.00 | 329.00 | 328.00 | 30.75 | 9495.00 |
| D-E | 327.00 | 329.00 | 328.00 | 12.00 | 3624.00 |
| E-F | 327.00 | 329.00 | 328.00 | 4.50 | 1350.00 |
| F-G | 327.00 | 329.00 | 328.00 | 9.75 | 2857.50 |
| G-H | 327.00 | 329.00 | 328.00 | 16.00 | 5232.00 |
| H-I | 327.00 | 329.00 | 328.00 | 1.50 | 435.00 |
| I-J | 327.00 | 329.00 | 328.00 | 14.50 | 4935.00 |
| J-K | 327.00 | 329.00 | 328.00 | 13.50 | 4755.00 |
| K-L | 327.00 | 329.00 | 328.00 | 4.50 | 1350.00 |
| L-A | 327.00 | 329.00 | 328.00 | 9.75 | 2857.50 |
| TOTAL | | | 102.5 | 326.00 | 10380.00 |
| NATURAL AVERAGE GRADE | | | | | 328.50 |

Proposed Rush House

Finished and Proposed Grades

| Lot Points | Grade Feet | Grade Bound | Average | Wall Length | Total |
|-----------------------|------------|-------------|---------|-------------|----------|
| A-B | 327.00 | 329.00 | 328.00 | 60.75 | 4362.00 |
| B-C | 327.00 | 329.00 | 328.00 | 6.00 | 402.00 |
| C-D | 327.00 | 329.00 | 328.00 | 30.75 | 9495.00 |
| D-E | 327.00 | 329.00 | 328.00 | 12.00 | 3624.00 |
| E-F | 327.00 | 329.00 | 328.00 | 4.50 | 1350.00 |
| F-G | 327.00 | 329.00 | 328.00 | 9.75 | 2857.50 |
| G-H | 327.00 | 329.00 | 328.00 | 16.00 | 5232.00 |
| H-I | 327.00 | 329.00 | 328.00 | 1.50 | 435.00 |
| I-J | 327.00 | 329.00 | 328.00 | 14.50 | 4935.00 |
| J-K | 327.00 | 329.00 | 328.00 | 13.50 | 4755.00 |
| K-L | 327.00 | 329.00 | 328.00 | 4.50 | 1350.00 |
| L-A | 327.00 | 329.00 | 328.00 | 9.75 | 2857.50 |
| TOTAL | | | 102.5 | 326.00 | 10380.00 |
| NATURAL AVERAGE GRADE | | | | | 328.50 |

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REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------------|----------|
| 1 | CLIENT REVIEW | 17.04.13 |
| 2 | DISTRICT REVIEW | 17.04.30 |
| 3 | CLIENT REVIEW | 17.04.30 |
| 4 | DE APPLICATION | 17.05.17 |
| 5 | DE REVISIONS | 17.06.29 |
| 6 | CONSULTANT REVIEW | 17.11.08 |
| 7 | DISTRICT REVIEW | 17.12.04 |



Project 1
1105 (257
WEST VANCOUVER, B.C.

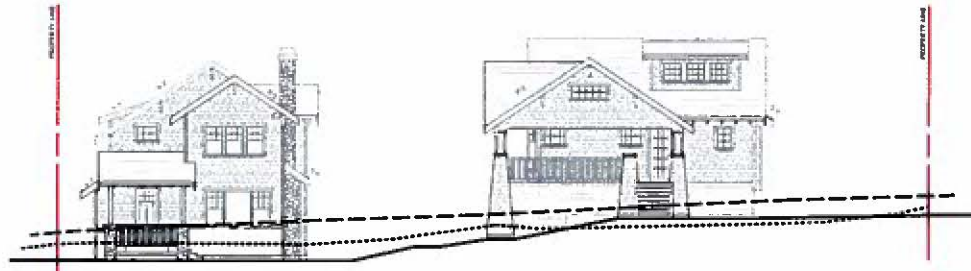
Drawing Title:
AVERAGE GRADE CALCULATIONS

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| DESIGN BY: [Signature] | CHECKED BY: [Signature] |
| SCALE: 1/8" = 1'-0" | SHEET |
| DRAWN BY: [Signature] | |
| CAD MANAGER: | A 03 |



- - - - - STREET GRADE
 - - - - - FINISHED GRADE
 - - - - - FORMER GRADE

1 STREETScape - LANE
A04



2 STREETScape - 12TH STREET
A04



3 STREETScape - JEFFERSON AVENUE
A04

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REVISIONS

| ISSUED FOR | DATE |
|-------------------|----------|
| CLIENT REVIEW | 17.04.15 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.26 |
| DE APPLICATION | 17.05.17 |
| DE RE-ISSUED | 17.06.29 |
| CONSULTANT REVIEW | 17.11.08 |
| DISTRICT REVIEW | 17.12.04 |

FORMWERK'S ARCHITECTURAL
 1180 WEST JEFFERSON AVENUE, SUITE 100
 VANCOUVER, BC V6E 2E7
 TEL: 604.278.1111

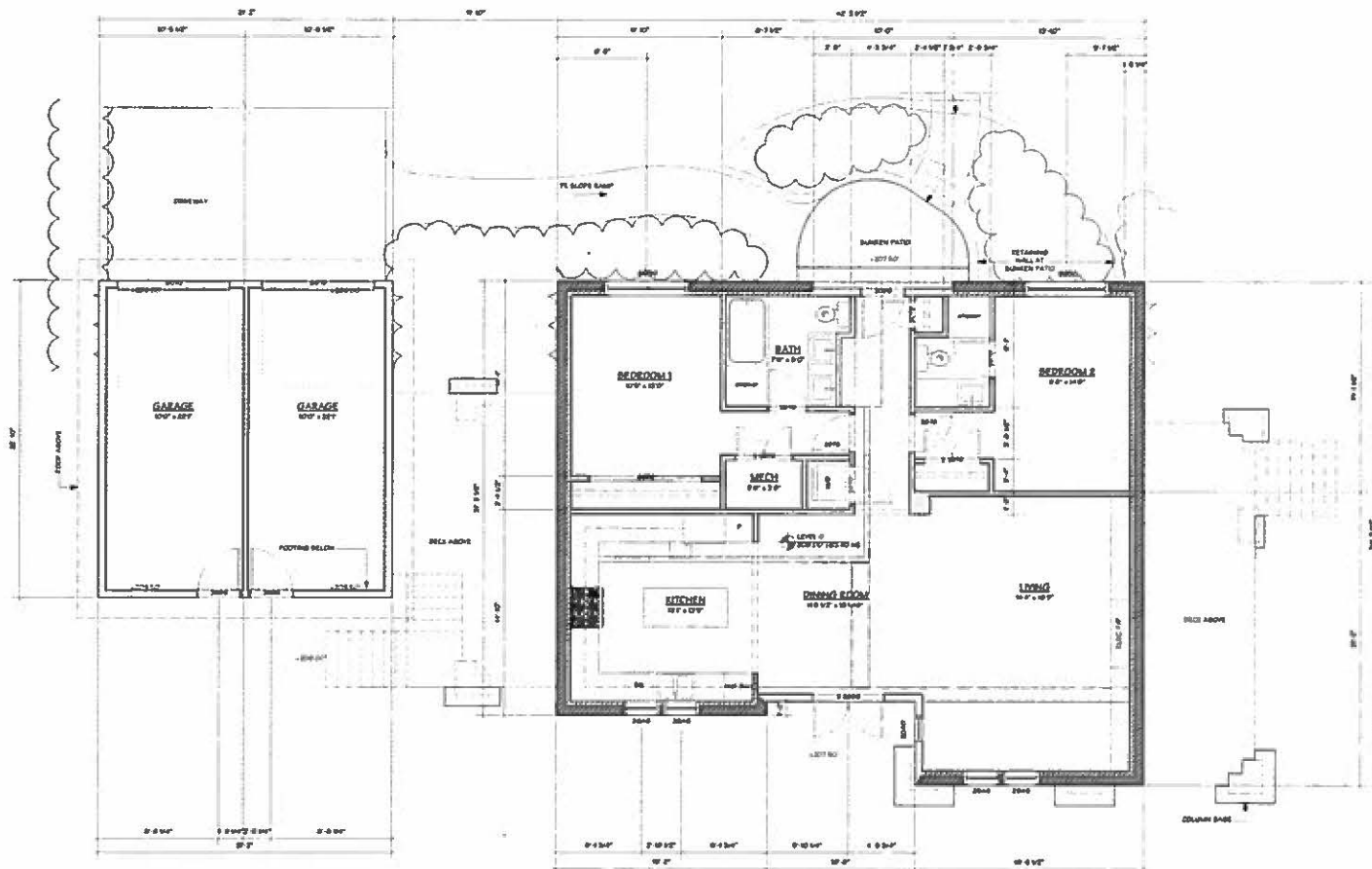
Project:
 1180 1251
 WEST VANCOUVER, B.C.

Drawing Title:
 STREETScape

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|---------------------|-------------------------|
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| SCALE: 1/8" = 1'-0" | SHEET |
| DATE: 2017.04.26 | A04 |
| DATE: 2017.04.26 | |



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 and conditions on the drawing.



REVISIONS

TABLE FOR:

| | |
|-------------------|----------|
| CLIENT REVIEW | 17.04.13 |
| DISTRICT REVIEW | 17.04.30 |
| CLIENT REVIEW | 17.04.28 |
| DE APPLICATION | 17.05.17 |
| DE REVISIONED | 17.05.29 |
| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |



Project:
 1180 1257
 WEST VANCOUVER, B.C.

Drawing Title:
 RUBB HOUSE LOWER FLOOR PLAN

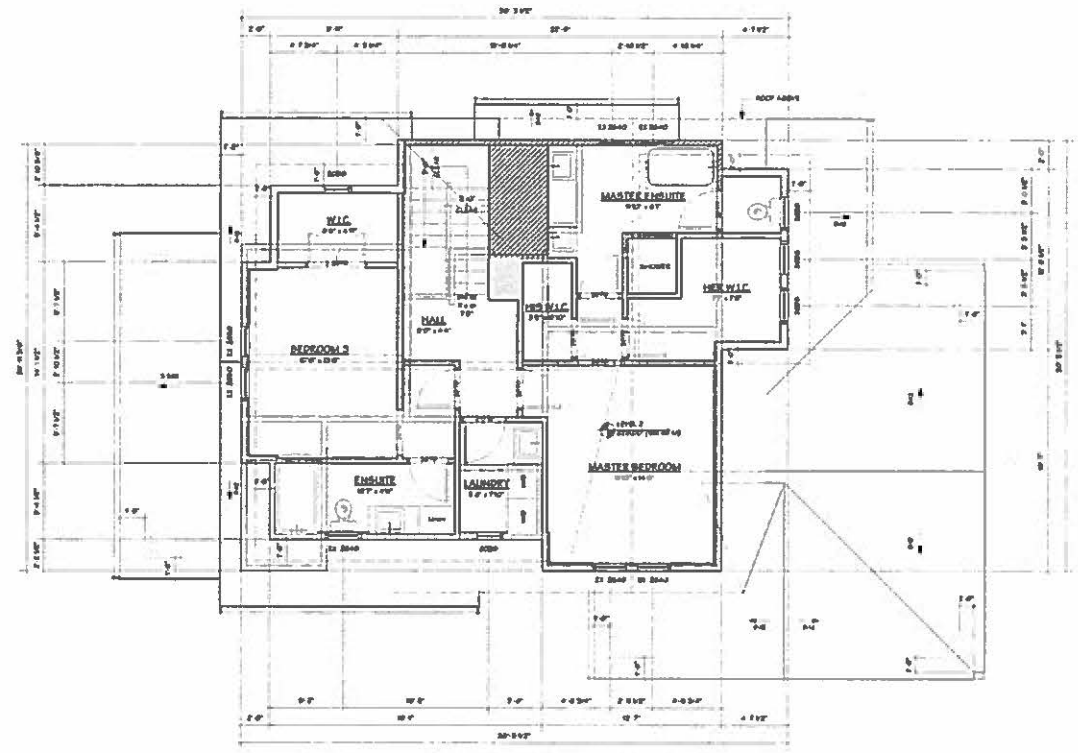
WALL LEGEND

| DRYING WALLS | NEW WALLS |
|--------------|-----------|
| | |
| | |
| | |

| | |
|---------------------|-----------------|
| DESIGN BY: LF | CHECKED BY: 100 |
| SCALE: 1/8" = 1'-0" | SHEET |
| DATE: 05/10/17 | A 05 |
| JOB NUMBER: | |



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REVISIONS

ISSUED FOR:

| | |
|-------------------|----------|
| CLIENT REVIEW | 17.04.13 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.26 |
| DE APPLICATION | 17.08.17 |
| DE APPROVED | 17.08.28 |
| CONSULTANT REVIEW | 17.11.08 |
| DISTRICT REVIEW | 17.12.04 |



Project 1
 1150 42ND
 WEST VANCOUVER, B.C.

Drawing Title:
 RUBH HOUSE UPPER FLOOR PLAN

WALL LEGEND

| | |
|----------------------|---------------------|
| <p>OUTSIDE WALL</p> | <p>NEW WALL</p> |
| <p>EXISTING WALL</p> | <p>REMOVED WALL</p> |

| | |
|----------------------------|-----------------------|
| DESIGN BY: ld | CHECKED BY: ms |
| SCALE: 1/4" = 1'-0" | SHEET |
| DATE: 16/01/2017 | A 07 |
| JOB NUMBER: 15 | |



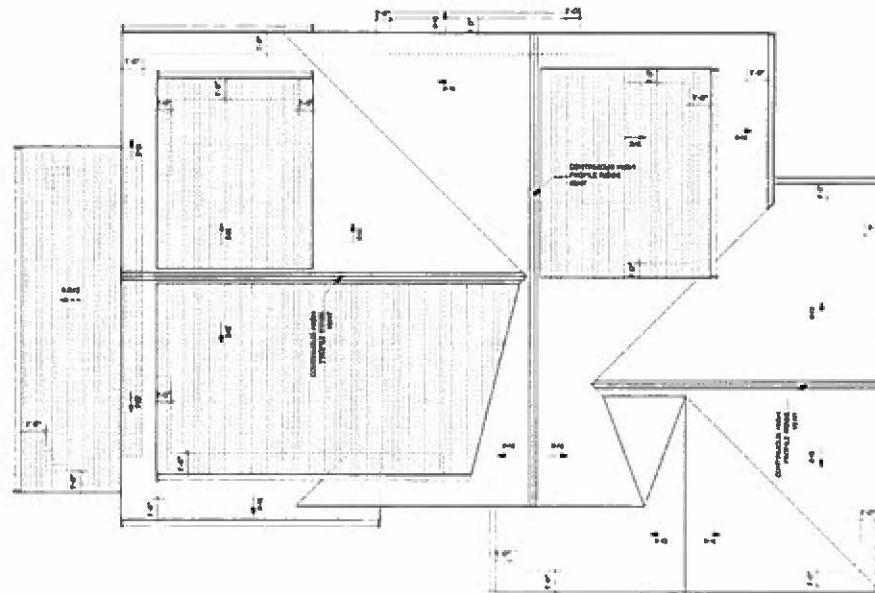
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REVISED

ISSUED FOR:

| | |
|-------------------|----------|
| CLIENT REVIEW | 17.04.15 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.26 |
| DE APPLICATION | 17.05.17 |
| DE RE-ISSUED | 17.08.29 |
| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |



Project:

1185 1281
WEST VANCOUVER, B.C.

Drawing Title:

RUSH HOUSE ROOF PLAN

DESIGNED BY: [signature] CHECKED BY: [signature]

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

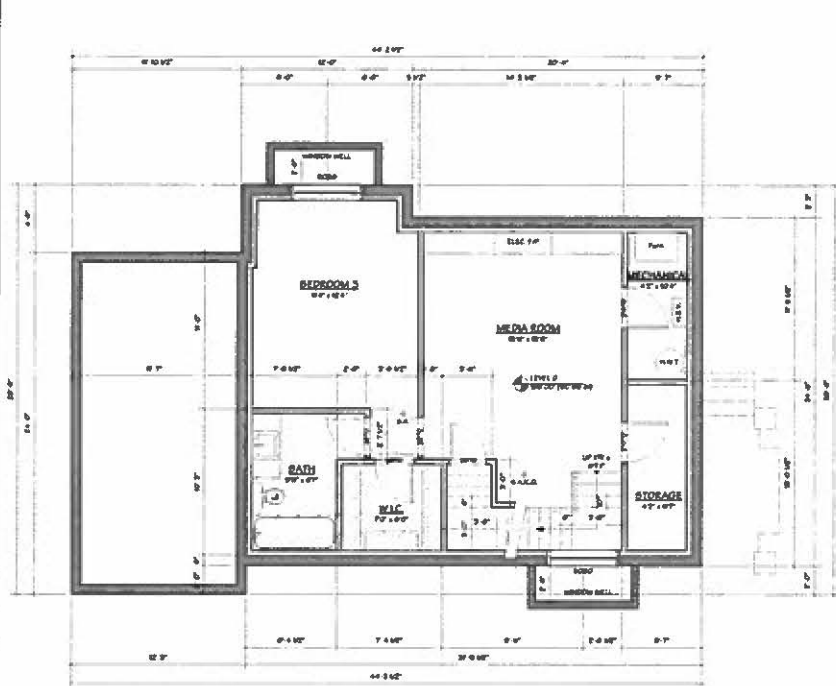
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JOB NUMBER: A 08

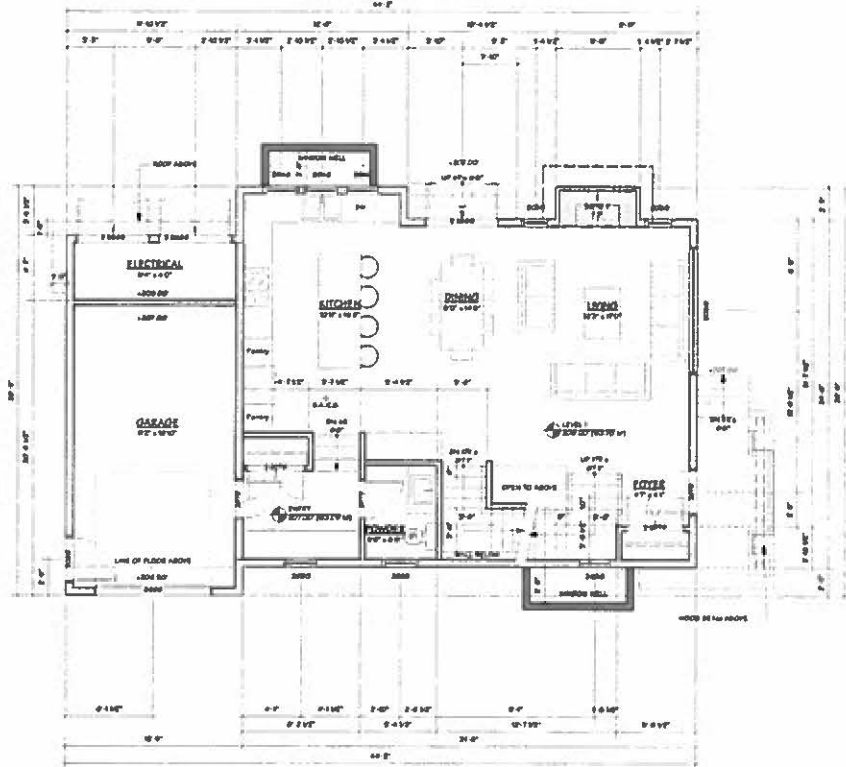


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| | |
|-------------------|----------|
| REVISIONS | |
| ISSUED FOR: | |
| CLIENT REVIEW | 17.04.15 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.26 |
| DE APPLICATION | 17.05.17 |
| DE RE-ISSUED | 17.09.29 |
| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |



LOWER FLOOR PLAN



MAIN FLOOR PLAN



Project:
 1185 125T
 WEST VANCOUVER, B.C.

Drawing Title:
 GARDEN COTTAGE
 LOWER AND MAIN FLOOR PLAN

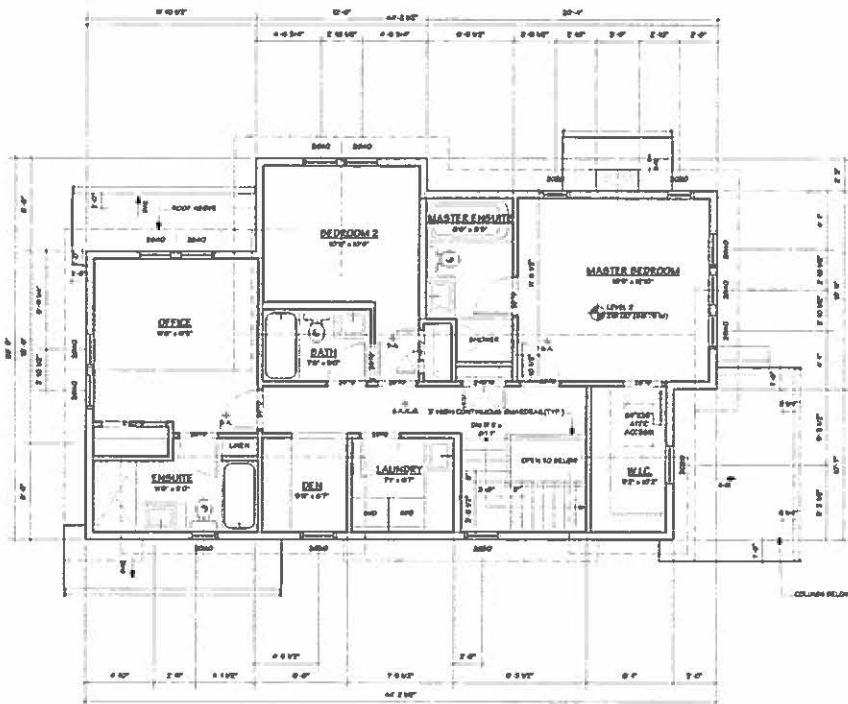
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| DESIGN BY: | CHECKED BY: |
| SCALE: 1/8" = 1'-0" | DWG NO: |
| DATE: 03/05/17 | |
| DRAWN BY: | |
| A 09 | |



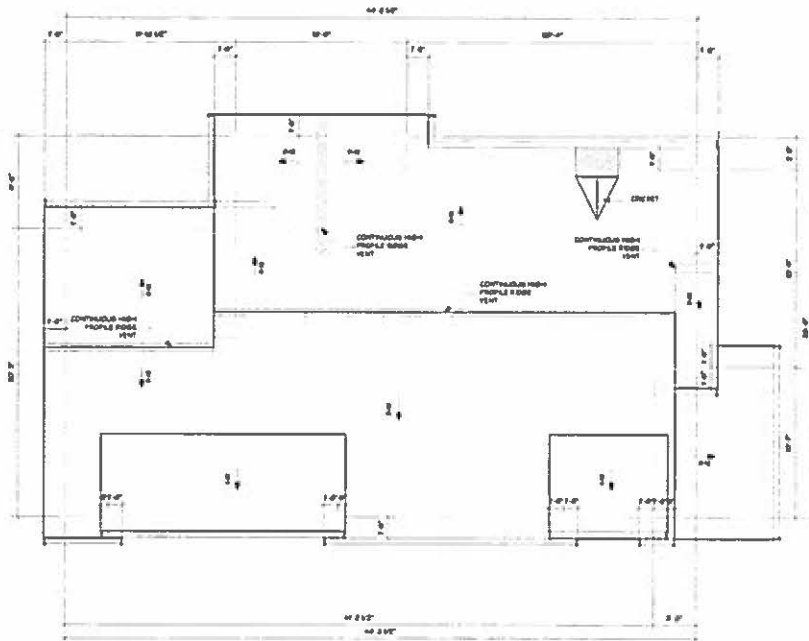
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REVISIONS

| ISSUED FOR... | DATE |
|-------------------|----------|
| CLIENT REVIEW | 17.04.15 |
| DIRECT REVIEW | 17.04.30 |
| CLIENT REVIEW | 17.04.30 |
| DE APPLICATION | 17.05.17 |
| DE RE-ISSUED | 17.06.20 |
| CONSULTANT REVIEW | 17.11.06 |
| DIRECT REVIEW | 17.12.04 |



UPPER FLOOR PLAN



ROOF PLAN



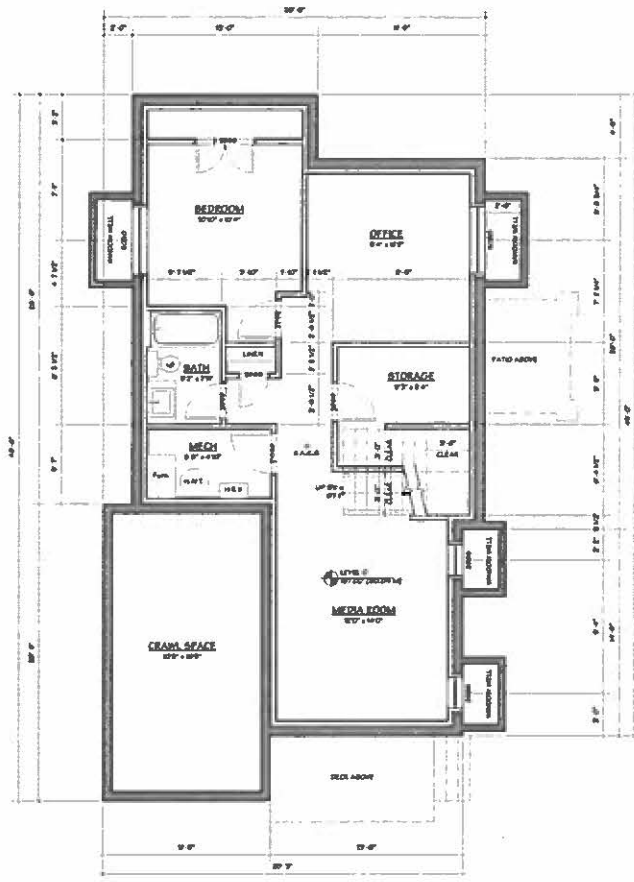
Project:
 1180 125T
 WEST VANCOUVER, B.C.

Drawing Title:
 GARDEN COTTAGE
 UPPER AND ROOF PLAN

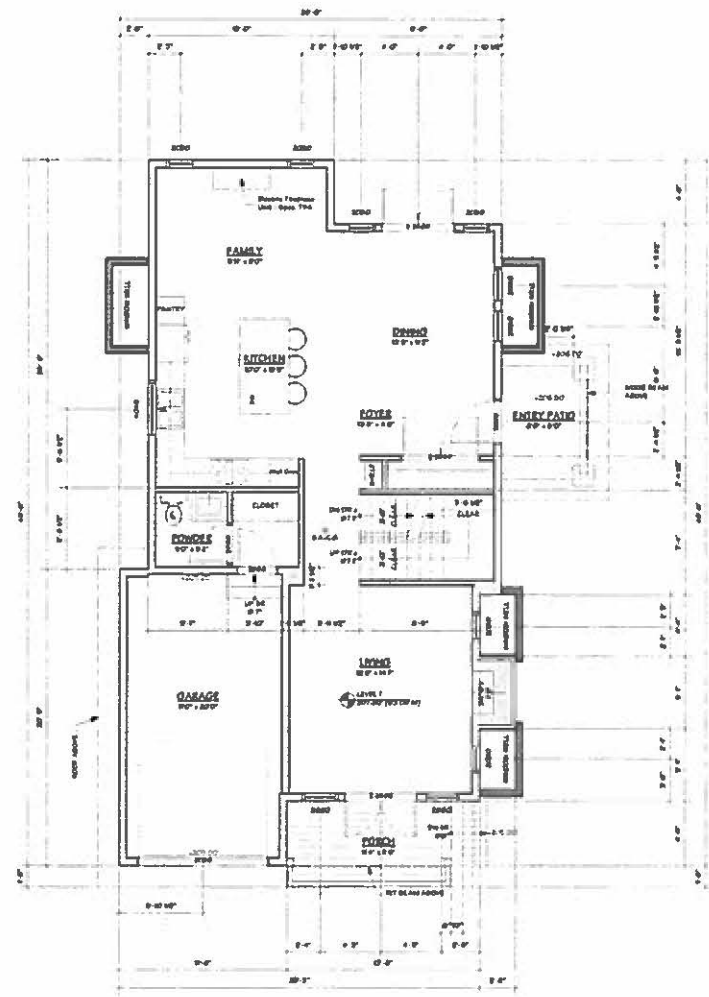
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| DRAWN BY: <u>ll</u> | CHECKED BY: <u>ll</u> |
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| DATE: OCT 2011 | A 10 |
| DWG NUMBER: | |



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LOWER FLOOR PLAN



MAIN FLOOR PLAN

REVISIONS

ISSUED FOR:

| | |
|-------------------|----------|
| CLIENT REVIEW | 17.04.13 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.26 |
| DE APPLICATION | 17.05.17 |
| DE REVISED | 17.05.29 |
| CONSULTANT REVIEW | 17.11.08 |
| DISTRICT REVIEW | 17.12.04 |



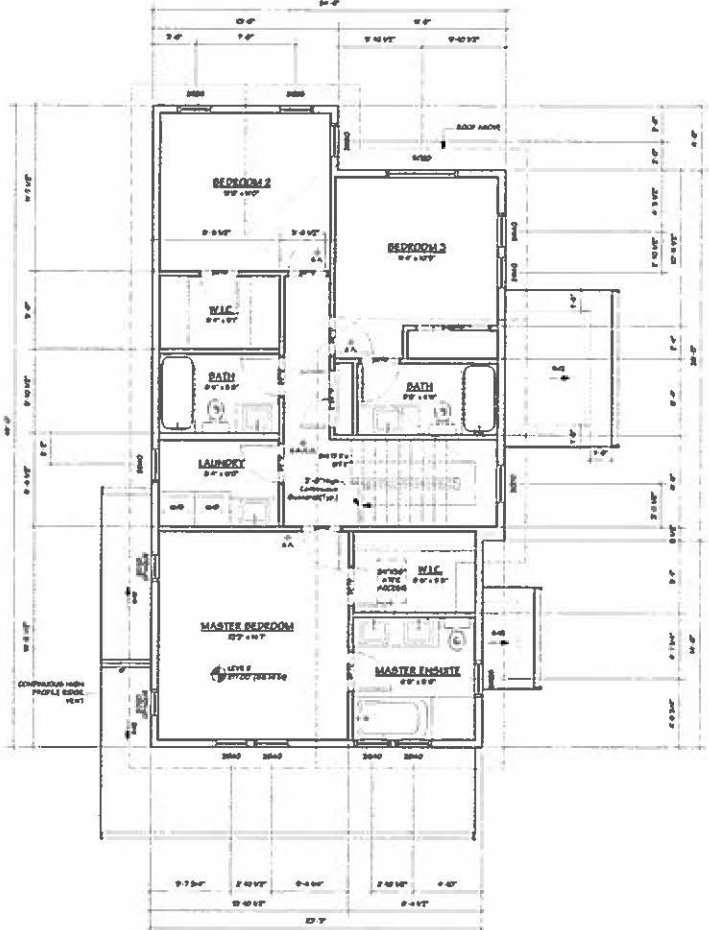
Project:
 1180 125T
 WEST VANCOUVER, B.C.

Drawing Title:
 LANEWAY COTTAGE
 LOWER AND MAIN FLOOR PLANS

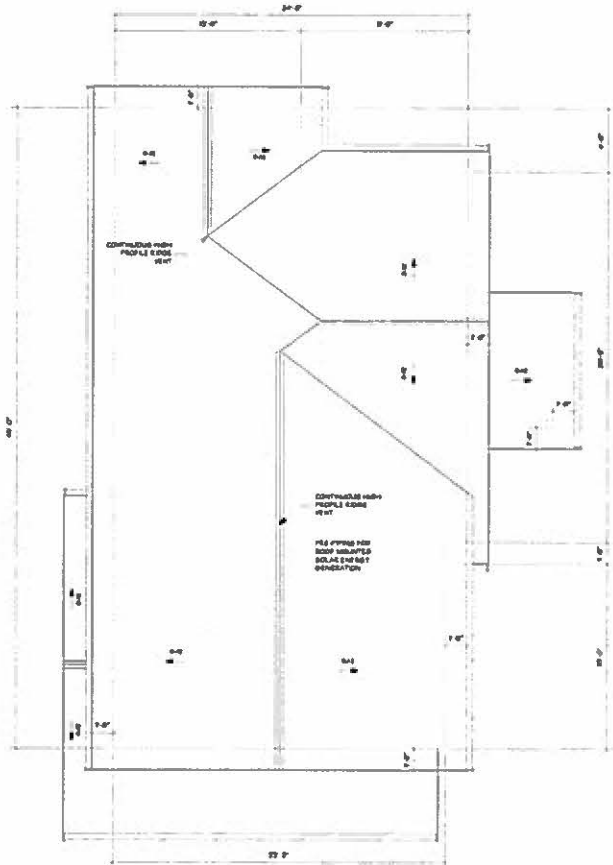
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| DESIGN BY: [initials] | CHECKED BY: [initials] |
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| DATE: 2017.05.17 | A 11 |
| JOB NUMBER: | |



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UPPER FLOOR PLAN



ROOF PLAN

| REVISIONS | |
|-------------------|----------|
| ISSUED FOR: | |
| CLIENT REVIEW | 17.04.13 |
| DISTRICT REVIEW | 17.04.30 |
| CLIENT REVIEW | 17.04.30 |
| DE APPLICATION | 17.05.17 |
| DE RE ISSUED | 17.08.29 |
| CONSULTANT REVIEW | 17.10.06 |
| DISTRICT REVIEW | 17.12.04 |



Project:
 1188 1251
 WEST VANCOUVER, B.C.

Drawing Title:
 LANEWAY COTTAGE
 UPPER AND ROOF PLANS

| | |
|----------------------|------------------------|
| DRAWN BY: <u>ljf</u> | CHECKED BY: <u>msd</u> |
| SCALE: 1/8" = 1'-0" | PROJECT: |
| DATE: 08/2013 | |
| CSB NUMBER: | A 12 |



NORTH ELEVATION



EAST ELEVATION

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REVISIONS

| | |
|-------------------|----------|
| ISSUED FOR... | |
| CLIENT REVIEW | 17.04.15 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.28 |
| DE APPLICATION | 17.06.17 |
| DE RE-SUBMIT | 17.08.29 |
| CONSULTANT REVIEW | 17.11.20 |
| DISTRICT REVIEW | 17.12.04 |

FINISH SCHEDULE - RUSH HOUSE

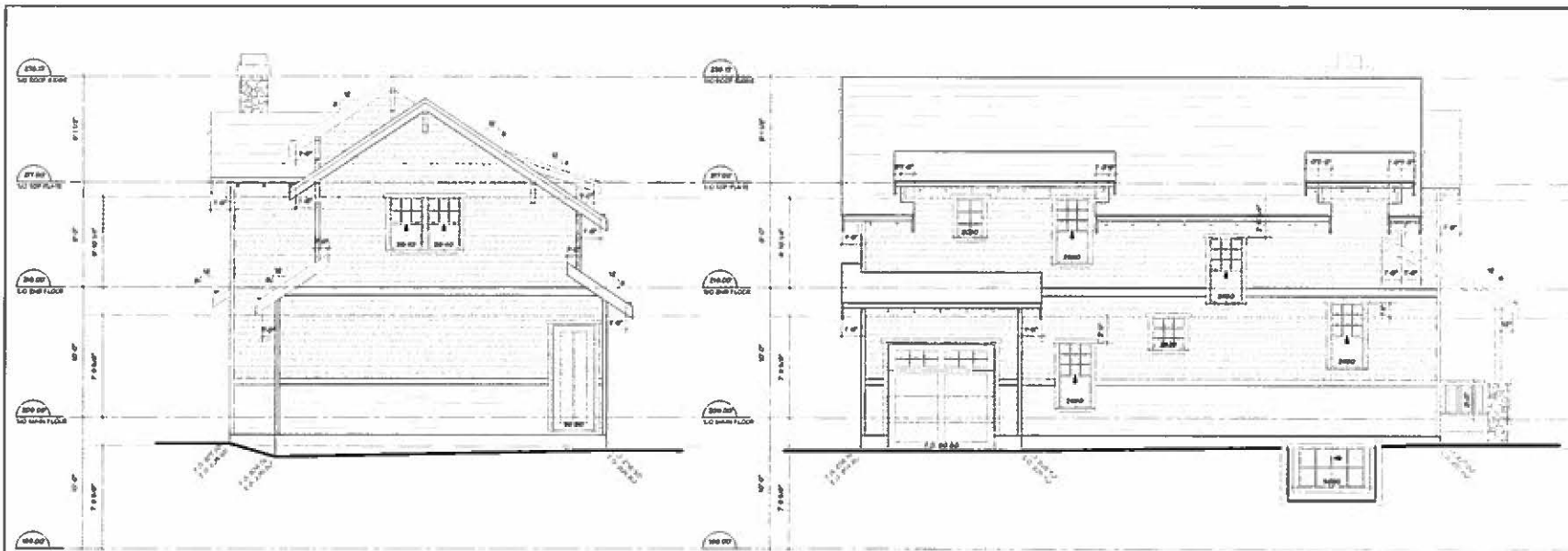
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2. EXTERIOR BRICKWORK ON THE
3. EXTERIOR BRICKWORK ON THE
4. EXTERIOR BRICKWORK ON THE
5. EXTERIOR BRICKWORK ON THE
6. EXTERIOR BRICKWORK ON THE
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15. EXTERIOR BRICKWORK ON THE



Project:
**1180 128T
 WEST VANCOUVER, B.C.**

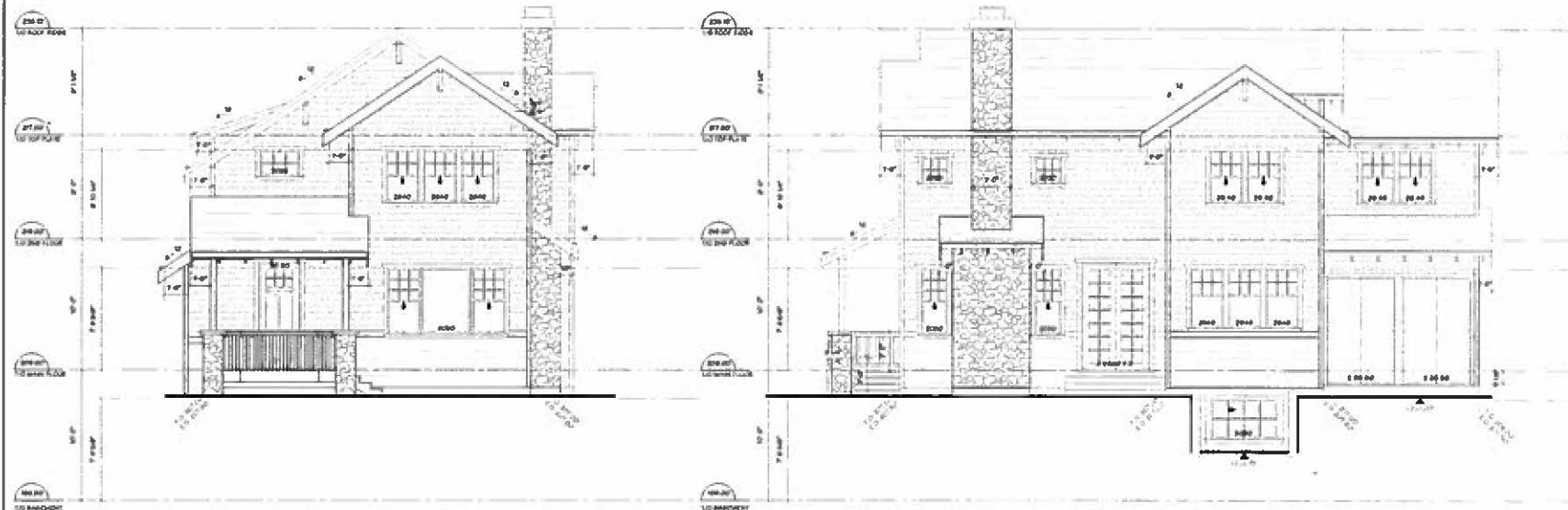
Drawing Title:
RUSH HOUSE ELEVATIONS

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| DESIGNED BY: | PROJECT NO.: |
| SCALE: | SHEET: |
| DATE: | |
| CAD NUMBER: | A 13 |



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

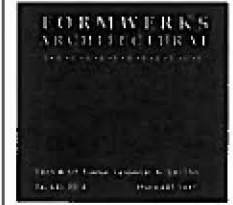
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REVISIONS

| | |
|--------------------------|----------|
| ISSUED FOR CLIENT REVIEW | 17.04.13 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.20 |
| DE APPLICATION | 17.08.17 |
| DE RE-ISSUED | 17.09.20 |
| CONSULTANT REVIEW | 17.11.08 |
| DISTRICT REVIEW | 17.12.04 |

FINISH SCHEDULE - GARDEN & LANEWAY COTTAGE

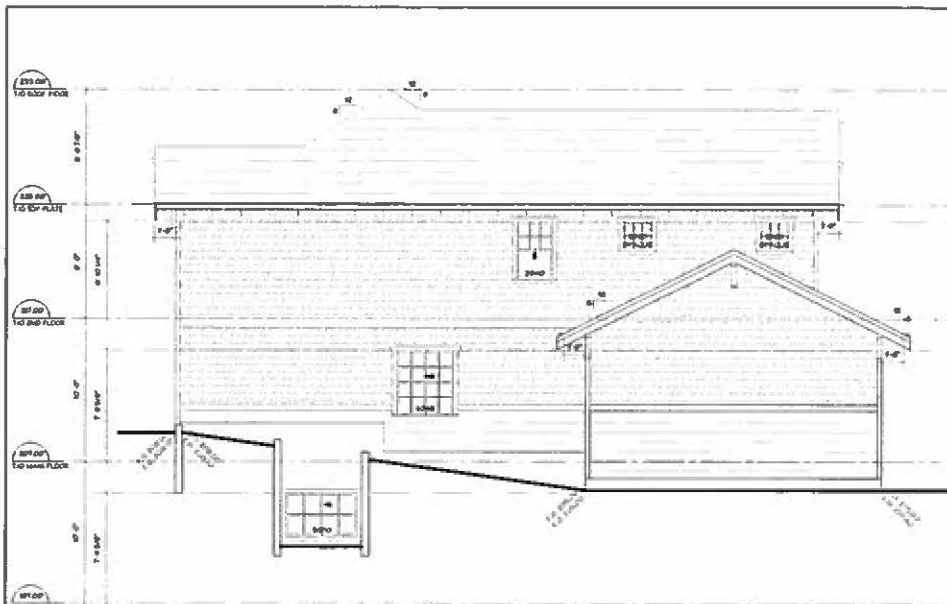
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3. 1st FLOOR METAL SHUTTERS ON 2ND FLOOR
4. 2ND FLOOR FLOOR
5. 2ND FLOOR ROOF WITH 10% TRAP
6. 1ST FLOOR ROOF WITH 10% TRAP
7. 1ST FLOOR ROOF WITH 10% TRAP
8. 1ST FLOOR ROOF WITH 10% TRAP
9. 1ST FLOOR ROOF WITH 10% TRAP
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16. 1ST FLOOR ROOF WITH 10% TRAP
17. CONCRETE CHIMNEY CAP



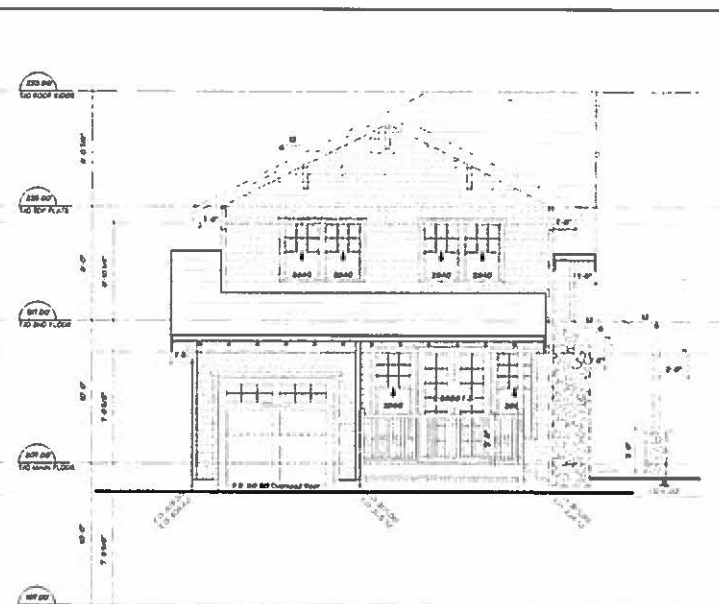
Project :
 1185 1281
 WEST VANCOUVER, B.C.

Drawing Title :
 GARDEN COTTAGE ELEVATIONS

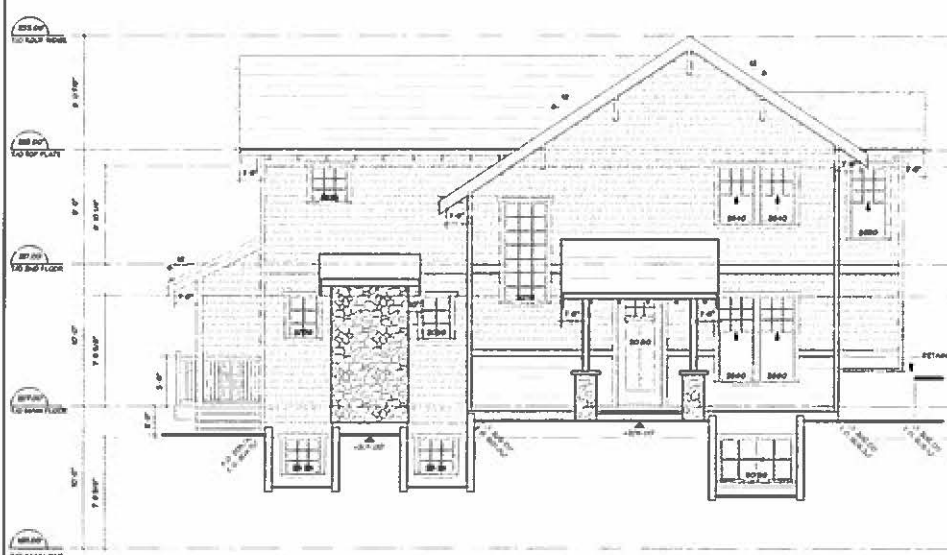
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| DATE: 06/11/13 | JOB NUMBER: A 15 |



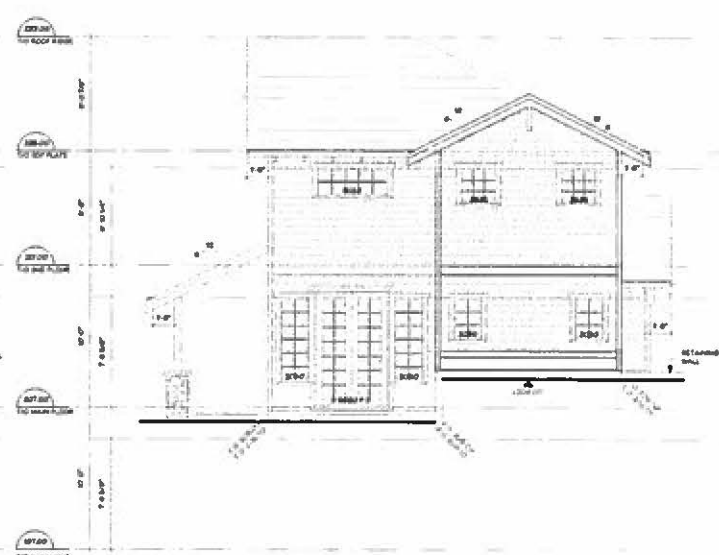
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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REVISIONS

| | |
|-------------------|----------|
| ISSUED FOR... | 17.04.13 |
| CLIENT REVIEW | 17.04.30 |
| DISTRICT REVIEW | 17.04.28 |
| CLIENT REVIEW | 17.05.17 |
| DE APPLICATION | 17.05.28 |
| DE RE-APPROVED | 17.11.00 |
| CONSULTANT REVIEW | 17.11.00 |
| DISTRICT REVIEW | 17.12.04 |

- FINISH SCHEDULE - GARDEN & LANEWAY COTTAGE**
1. EXTERIOR PAINT WORKS IS
 2. SOFT SANDS BRICKS WITH 10% FINE
 3. 4" (100MM) 2.5% FINE GYPSEUM SAND FILLING
 4. 2" (50MM) TALS
 5. SOFT SANDS BRICKS, 10% FINE
 6. SOFT SANDS BRICKS WITH 10% FINE GYPSEUM SAND FILLING, 10% FINE GYPSEUM SAND FILLING, 10% FINE GYPSEUM SAND FILLING
 7. HARDWOOD BRICKS
 8. HARDWOOD BRICKS
 9. HARDWOOD BRICKS
 10. SOFT SANDS BRICKS
 11. SOFT SANDS BRICKS
 12. SOFT SANDS BRICKS, 10% FINE
 13. SOFT SANDS BRICKS
 14. SOFT SANDS BRICKS
 15. SOFT SANDS BRICKS
 16. SOFT SANDS BRICKS
 17. SOFT SANDS BRICKS
 18. SOFT SANDS BRICKS



Project:
 1195 1251
 WEST VANCOUVER, B.C.

Drawing Title:
LANEWAY COTTAGE ELEVATIONS

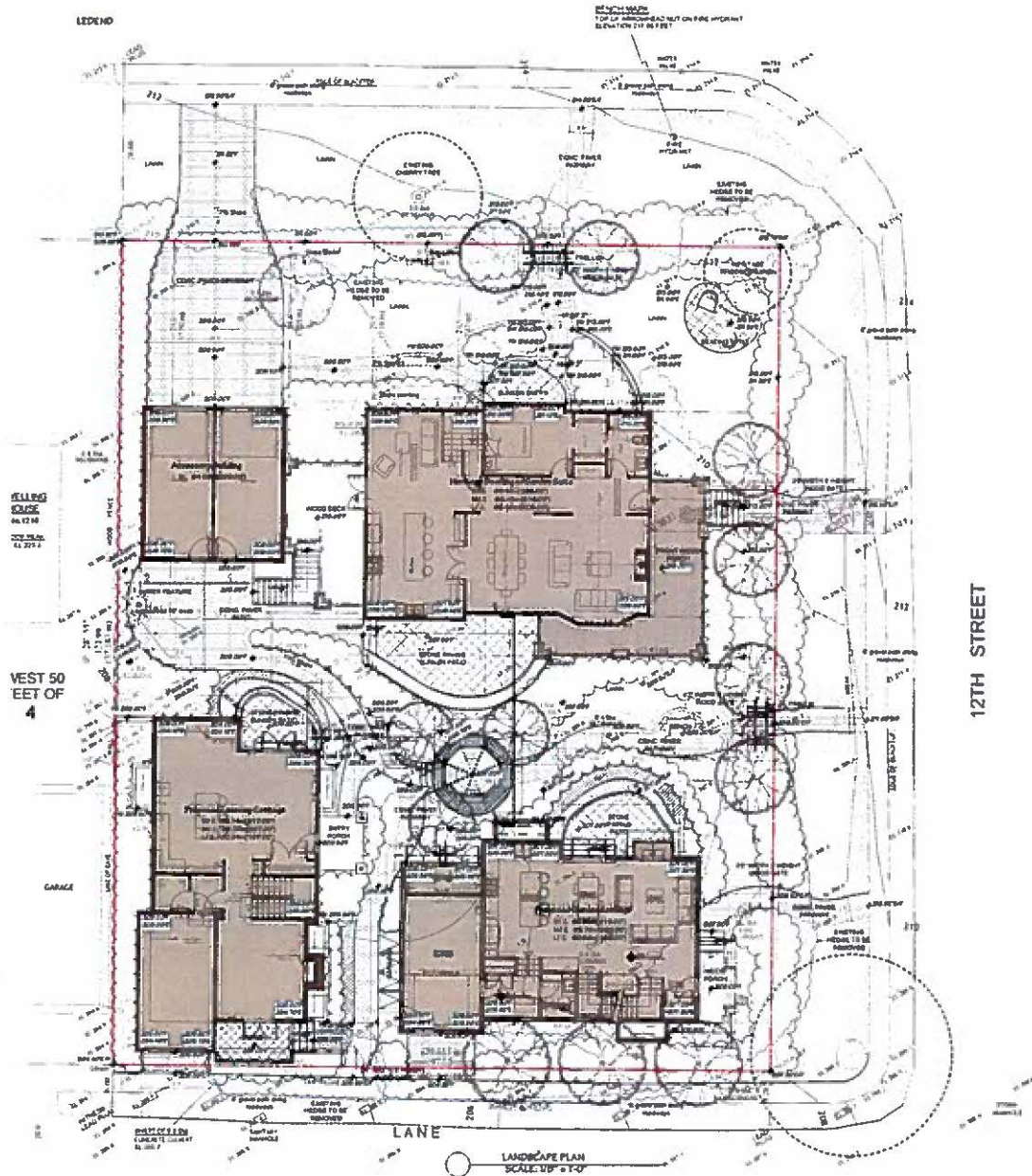
| | |
|------------------------|-------------------------|
| DESIGN BY: [Signature] | CHECKED BY: [Signature] |
| SCALE: 1/4" = 1'-0" | SHEET |
| DATE: 05/11/2017 | A 16 |
| JOB NUMBER: | |

JEFFERSON AVENUE



LEGEND

- Existing tree to be retained
- New building
- New planting bed
- Lawn
- Stone paving patio
- Wood deck
- Concrete driveway
- Concrete parking



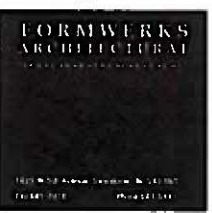
LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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REVISIONS

ISSUED FOR:

| | |
|---------------|------------|
| DR APP | 2017.08.08 |
| CLIENT REVIEW | 2017.08.28 |
| DR APP | 2017.08.12 |
| ACCESSIBLE | |
| ACCESS REVIEW | 2017.11.08 |



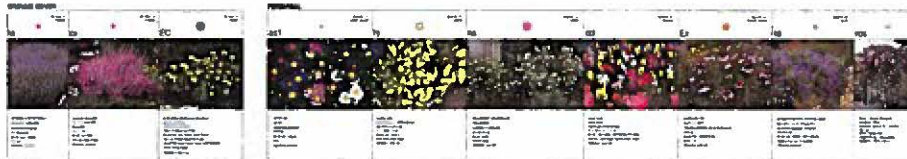
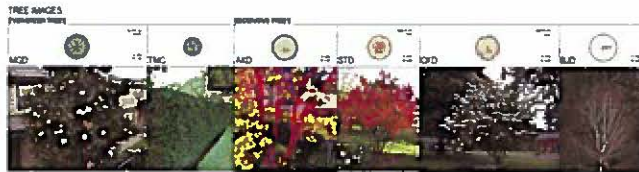
Project:
1185 12th Street
VANCOUVER, B.C.

Drawing Title:
LANDSCAPE PLAN

| | | | |
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| DESIGNED BY | PER | CHECKED BY | LI |
| SCALE | 1/8" = 1'-0" | SHEET | |
| DATE | AUG 2017 | | |
| DESIGNER | FORMWORKS | | |

LO1

| ID | QTY | BOTANICAL NAME | COMMON NAME | SIZE & COND. | NOTE |
|------------------------|-----|---|---------------------------------------|-------------------------|--|
| PLANTING LIST | | | | | |
| EVERGREEN TREES | | | | | |
| MCD | 1 | Magnolia Grandiflora 'Bressan's Brown Beauty' | Southern Magnolia | 2.5m Ht Specimen B&B | |
| TMC | 44 | Taxus Media 'M. Estate' | Easton Yew | 2.5m Ht O.C. B&B | |
| DECIDUOUS TREES | | | | | |
| AND | 2 | Acer Palmatum 'Bloodgood' | Japanese Maple | 2.5m Ht MAJ-stem B&B | |
| STD | 3 | Sierisya Pseudacantha | Japanese Sawara | 6cm cal B&B | 5.10m Ht 5-10m w. multistemmed tree feature bark flowering in June-July. lil color |
| D&D | 4 | Cornus kousa | Kousa dogwood | 6cm cal B&B | |
| BJD | 3 | Betula Ulma Var. Jacquemontii | White Barked Himalayan Birch | 3.5m Ht B&B | 20m Ht, 4-8m w. full sun, partial shade |
| ID | QTY | BOTANICAL NAME | COMMON NAME | SIZE & COND. | MONTH |
| SHRUBS | | | | | |
| AZ2 | 171 | Gracil Purple Azalea | Azalea (Purple) | #3 @ 3' O.C. | 4.5 |
| RC | 36 | Rhododendron 'Christmas Cheer' | Cheer Rhodo. (White Pink) | 36" B&B @ 3' O.C. | 1.3 |
| RH | 47 | Rhododendron 'Hedemera's Fantasia' | Fantasia Rhododendron (Red) | 36" B&B @ 3' O.C. | 4.5 |
| RS1 | 35 | Rosa Hybrid Tea | Hybrid Tea Rose (Pink) | #3 @ 3' O.C. | 6.8 |
| HY2 | 49 | Hydrangea Macrophylla 'Mormon' | Emersonian Hydrangea (Repeat Bloomer) | #3 Pot @ 3' O.C. | 5.9 |
| CT | 12 | Choysa Ternstroemia Sundance | Choysa Mock Orange | #3 @ 4' O.C. | 5.11 |
| GS | 15 | Gardenia jasminoides | Cape Jasmine | #3 @ 4' O.C. | 5.6 |
| SR | 6 | Sarcococca Ruscifolia | Fragrant Sweetbox | #2 Pot @ 1' O.C. | 1.2 |
| PHR | 21 | Philoxera paniculata | Garden Philox | #3 Pot @ 3' O.C. | 5.9 |
| ER2 | 111 | Erica x Darvensea | Winter Heather (Yellow) | #2 Pot @ 1' O.C. | 12.3 |
| GROUND COVER | | | | | |
| ls | 89 | Lavandula angustifolia | English Lavender | #2 Pot @ 18" O.C. | 6.8 |
| cv | 59 | Calluna Vulgare Peter Sparks | Scotch Heather | 10cm Pot @ 10cm O.C. | 6.8 |
| EC | 62 | Euphorbia Chrysantha 'Wulfenii' | Mediterranean Spurge | #3 @ 3' O.C. | 4.6 |
| PERENNIALS | | | | | |
| as1 | 42 | Aster Spp. | Aster | #1 Pot @ 10cm O.C. | 7.8 |
| ly | 19 | Hosta Jura | Plantain Lily Green Edge | #2 Pot @ 18" O.C. | 7.8 |
| he | 53 | Helianthus Angustifolius | Helianthus | #2 Pot @ 18" O.C. | 2.3 |
| ts | 25 | Tulip Spp. | Tulip Spp. | Bulb 10cm O.C. in Group | |
| Et | 4 | Echinacea Spp. | Cone Flower | #2 Pot @ 60cm O.C. | 5.8 |
| rs | 4 | Rosa X Castle Brunner | Climbing Rose | #3 | Same as Screen |
| ld | 33 | Lithodora diffusa 'Heavenly Blue' | Heavenly Blue Lithodora | #1 Container | |



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REVISIONS

INCLUDED FOR...

DE APP 2017 08 08
CLIENT REVIEW 2017 08 29
DS APP 2017 08 12



Project:
1185 12th Street
VANCOUVER, B.C.

Drawing Title:
PLANTING LIST

| | |
|---------------------|----------------|
| DESIGNED BY: JH | CHECKED BY: LA |
| SCALE: 1/8" = 1'-0" | SHEET: 103 |
| DATE: 08/2017 | |
| JOB NUMBER: 2017 | |

