



District of West Vancouver

Development Permit No. 21-185

Current Owner: PARK ROYAL SHOPPING CENTRE HOLDINGS LTD., INC.NO.
C-596935(3rd FLOOR – 100 PARK ROYAL, WEST VANCOUVER,
BC, V7T 1A2)

This Development Permit applies to “the Lands”:

Civic Address: 671, 685, 693 CLYDE AVENUE AND 694 DUCHESS AVENUE

Legal Description: LOT 25 DISTRICT LOT 1039 PLAN 2127 (PID: 014-020-394)
LOT 38 DISTRICT LOT 1039 PLAN 2127 (PID: 014-020-581)
LOT 39 DISTRICT LOT 1039 PLAN 2127 (PID: 014-020-611)
LOT 40 DISTRICT LOT 1039 PLAN 2127 (PID: 014-020-637)

1. This Development Permit:
 - (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan within the “Clyde Avenue East of Taylor Way” Development Permit Area to promote the siting and design of mixed-use, commercial and multi-family development that reflects quality building design, materials and landscaping subject to Guidelines BF-D4 specified in the Official Community Plan; and
 - (b) is issued subject to the Owner’s compliance with all of the Bylaws of the District applicable to the Lands, except as specifically varied or supplemented by this Permit.
2. The following requirements and conditions shall apply to the Lands:
 - 2.1 Buildings, structures, and site development shall take place in substantial compliance with the drawings from DA Architects + Planners dated June 10, 2022 attached as Schedule “A”.
 - 2.2 On-site landscaping shall take place in substantial compliance with the drawings from Vaughan Landscape Planning & Design and DA Architects + Planners dated June 10, 2022 attached as Schedule “B”.
 - 2.3 Contingent on input from the Ministry of Transportation and Infrastructure, off-site infrastructure and roadworks “*off-site works*” along the frontage of the Lands shall take place in substantial compliance with Schedule “A” and Schedule “B”.
 - 2.4 The minimum energy performance of the development proposal shall conform to a minimum Step 3, with a Low-Carbon Energy System, as defined by the British Columbia Energy Step Code. Compliance with

the required step shall be demonstrated through provision of sufficient documentation to the satisfaction of the Chief Building Official.

3. Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:
 - 3.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Manager of Development Engineering.
 - 3.2 Apply for, and receive a tree permit to allow for proposed tree removal as outlined in the "Tree Removal Plan" as outlined in Schedule "B". This will require installation of tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
 - 3.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures.
 - 3.4 Enter into a "Works and Services Agreement" (WSA) to ensure installation of *off-site works* to the satisfaction of the District's Manager of Development Engineering. The WSA will require engineering civil drawings detailing works, including but not limited to:
 - (a) storm water management measures;
 - (b) site service connections;
 - (c) new boulevard plan along the frontage of the site including curbs, sidewalk and grading plan; and
 - (d) repaving along the frontage of the Lands,which must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District's Manager of Land Development.
 - 3.5 Identify the location and number of accessible units and specify the accessibility measures to be installed in each unit, to the satisfaction of the District's Director of Planning and Development Services (or designate).
 - 3.6 Provide a letter, and requisite information, to the Director of Planning and Development Services that outlines how conditions of the development covenant (required through the rezoning process) have been met.
4. Prior to the issuance of a building permit and as security for the due and proper completion of the landscaping works ("Landscaping Works") as set forth in Section 2.2 of this Development Permit, the Owner shall:
 - 4.1 Provide, to the District's Manager of Land Development, a cost estimate ("Cost Estimate") for the on-site Landscaping Works to be installed.

4.2 Provide, to the District's Manager of Land Development, a landscape deposit ("Landscape Deposit") in the amount determined by the Cost Estimate, in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union to ensure the due and proper completion of the Landscaping Works.

4.3 Release of the Landscape Deposit:

(a) Following installation of the Landscape Works and upon receipt of a certified letter or report by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects to the District stating that:

- a. the Landscaping Works have been installed substantially in accordance with Schedule A; and
- b. any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:
 - i. any adjustments to retaining walls,
 - ii. changes to the mixture or sizes of any plant materials or trees,
 - iii. completion of any off-site or boulevard works,
 - iv. any areas that received alternative treatment,
 - v. any paving changes, or
 - vi. any other additional or omitted plantings or alterations,

together with a clear rationale and explanation thereof and stating

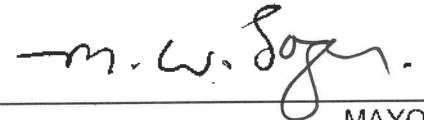
- c. that a final review with the landscape contractor or consultant of record has been completed, including provision of the date when this final review was completed on,
- d. whether there are any outstanding Landscape Works which are outstanding or which need attention, and
- e. notwithstanding outstanding works in 5.2(a)(d) above, that the Landscaping Works are complete,

then District will release 75% of the initial value of the Landscape Deposit. The remaining 25% of the initial value of the Landscape Deposit shall be retained by the District as a warranty deposit (the "Warranty Deposit") to ensure successful installation of the Landscaping Works.

(b) After a one-year period following certification that the Landscaping Works have been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that the Landscaping Works are successful, the District will release the Warranty Deposit.

6. Prior to Occupancy:
 - 6.1 The applicant must submit documentation demonstrating that the "as-built" development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.
7. This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON JULY 24, 2023.


MAYOR


Deputy CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

FOR THE PURPOSES OF SECTION 7, THIS PERMIT IS ISSUED ON JULY 24, 2023.

Schedules:

- A - Architectural Drawings (DA Architects + Planners dated June 10, 2022).
- B - Landscape Drawings (Vaughan Landscape Planning & Design and DA Architects + Planners dated June 10, 2022).

END OF DEVELOPMENT PERMIT 21-185

Clyde Ave. Microunits

671, 685, 693 Clyde Ave & 694 Duchess Ave.,
West Vancouver

Schedule "A"

Issued for: Development Permit
Date: 2022-06-10



DRAWING LIST:

Executive Summary	A201 Site Plan
Development Proposal	A301 Parking Plan P1
Statistical Summary	A302 Level 1 Floor Plan
Existing Context: Neighbourhood	A303 Levels 2-4 Floor Plan
Existing Context: Development	A304 Level 5 Floor Plan
Existing Context: Photos	A305 Level 6 Floor Plan
Target Market	A306 Rooftop Amenity Plan
Microunit Concept - Typical Units	A320 Exterior Elevations
3D Views - Context	A321 Exterior Elevations
3D Views - View Studies	A322 Exterior Elevations
Design Concept	A330 Building Sections
Design Rationale - Precedent Imagery	A331 Building Sections
3D Views - Proposal	A335 Partial Sections
Material Board	A336 Partial Sections
Off Ramp Glare Screening	
Off Ramp CPTED Measures	
Space Saving Features / Accessibility	
Sustainability	
Amenity Areas - Precedent Imagery	
Shadow Studies	
Site Sections	

SUMMARY

Clyde Avenue Microunits Executive Summary

This proposal presented for the consideration of a Development Permit and Rezoning submission responds to the need for more diverse and affordable rental housing in West Vancouver. While the notion of for rent micro-units is new to West Vancouver, this type of housing has provided comfortably smart living, at an attainable price range, to young professionals, frontline and service workers in communities around the world.

The introduction of micro-units is proposed in this particular location given the proximity to public and active transportation, as well as close proximity to amenities, shopping and services. It is a creative solution to help West Vancouver address some of the challenges outlined in the November 2020 West Vancouver Housing Report. The Report states in part “labour force participation rates have been on the decline, and close to three-quarters of the labour force **commutes** into the municipality for work. Feedback from engagement indicates **the cost of housing is increasingly out-of-reach and employers are struggling to recruit and retain staff. Mid-market rental and affordable home ownership should be strongly considered to help meet the needs of the local labour force.**”

The Clyde Avenue neighbourhood consists of market housing, rental housing, senior living, offices and services. The introduction of micro-unit rental accommodation is not only complimentary to the existing uses, but would also create an attractive entrance feature, as a gateway to the existing compact cluster of buildings.

Park Royal is excited about working with West Vancouver Council, staff and the community to bring this innovative and forward-looking style of rental accommodation to life.



PROPOSAL

Existing & Future Context

The development site is located on Clyde Avenue off Taylor Way and is characterized by the following features:

- Comprised of three lots fronting Clyde Avenue, as well as a single lot fronting Duchess Avenue.
- Has never been developed and is currently serving as an ancillary parking lot for Park Royal North commercial.
- To the east is an existing 5-storey seniors housing complex, to the south is an existing 6 level parking structure (34' 8" high)
- To the north is existing 2-storey single family residential housing.
- To the west is a northbound exit ramp that allows the vehicular traffic from Park Royal North to exit onto Taylor Way.
- The north edge of the site is characterized by a steep embankment with mature vegetation.
- The parking structure to the south is zoned for that use and currently there are no plans for redevelopment as it was excluded from the Marine Drive Local Area Plan.
- Further north, the 657 Marine Dr. development has been approved at Marine Dr. & Taylor Way intersection including buildings from 4-8 storeys high.

Project Description

The proposal conforms to the District's current OCP as it relates to Clyde Avenue. However, given the current zoning the property needs to be rezoned in order to allow construction of 100% Rental Micro-unit Housing as follows:

- Rental Micro-unit Housing development at the corner of Clyde Ave. and Taylor Way
- 6-storey housing component with rooftop amenity
- FAR: 2.04 (1.75 base + 0.25 Rental bonus + 0.04 Step 3 Compliance)
- FAR Floor Area: 8,271.24 sm (89,031 sf)

- Unit Type: Rental Micro Units
- Number of Units: 201
- Unit Mix:
 - 87% (174) Move-In Ready Micro-units (350-378 sf)
 - 13% (27) Adaptable Level 2 Micro-units (452-474 sf)
- Parking: 51 stalls at 0.25 stalls per unit
- Bicycle Parking: 306 stalls at 1.5 stall per unit

Project Design Rationale

The proposed development is located in the transition area between the 4-8 storey density at Marine Drive and the 2-storey single family neighbourhood to the north. The project design is based on the following major considerations:

- 6-storey building massing mediates between the larger scale to the south and the lower scale to the north, as well as the 5-storey seniors housing to the east.
- The building is sited on the three lots fronting Clyde Avenue at the entrance to this neighbourhood.
- The northern lot off Duchess Avenue will not be developed as part of this proposal and provides an opportunity for outdoor green space or another amenity accessible to the public.
- The U-shape building massing configuration creates a south-facing courtyard that is buffered from the traffic at Taylor Way.
- The rental housing comprises a 6-storey massing block with a rooftop amenity garden.
- The project will provide 201 micro-units ranging between 350-474 sf in size, with all the units being move-in ready.
- The outdoor amenities will include the rooftop garden, as well as the south-facing courtyard green space with outdoor fitness area.
- Adjacent to the lobby at L1 over 2000 sf of indoor amenities will include a shared indoor working IT spaces and dining / kitchen amenity.

- At each level from Level 2 to Level 6 there will be a lounge / coworking area off the elevator lobby.
- All vehicular and bicycle parking, as well as the garbage / recycling facilities are provided on a single level of underground parking at P1.
- The bicycle facilities will include a bicycle repair area.
- Provisions for vehicular and bicycle electrical charging will also be included.
- The development will increase the supply of affordable rental housing in the area through provision of move-in ready micro-units.
- Located in close proximity to the Marine Drive / Taylor Way node, the residents will have access to public transportation, as well as active transportation modes.

Compliance with OCP policies

The proposed development adheres to the intent of the OCP at Clyde Avenue East of Taylor Way (BF-D 2) with the following features:

- Provision of move-in ready rental micro-unit housing with close proximity to transit / active transportation
- High performance building with Energy Step Code: Step 3 with LCES or Step 4 compliance
- Electrical charging for cars and bicycles
- Extensive indoor / outdoor amenities
- Provision of public green space at Taylor Way / Duchess
- High quality windows to mitigate traffic noise from Taylor Way
- Utilizing reclaimed wood from the original 1950 Park Royal North buildout
- Landscaped courtyard with pedestrian-friendly design features at Clyde Avenue
- Articulated building facades to better relate to the existing 2-5 storey neighbourhood scale
- Gateway articulation at Clyde Ave / Taylor Way through prominent, highly-articulated stair towers

STATISTICAL SUMMARY

Current Zoning:

Lot 38, 39, 40	CD30
Lot 25	RS3
Lot width (at Clyde Ave)	67.9 m 222.77 ft

Total Project Site Area:	s.m. 4,054.53	s.f. 43,643	Front yard Setback:	3.7 m
Allowable FAR Ratio (w/ Step 3):	2.04		Side Yard Setback:	3.7 m
Allowable FAR Area:	8,271.24	89,031	Rear Yard Setback:	4.5 m
Proposed FAR Ratio:	2.04		Site Coverage:	36%
Proposed FAR Area:	8,271.24	89,031		
Proposed Height:	6 storeys	21.6m (70.87 ft)		
Proposed Units:	201			

Development Area Summary

	Gross Floor Area		FAR Exclusions		FAR Area		Units
	s.m.	s.f.	s.m.	s.f.	s.m.	s.f.	
Level P1	2,418.48	26,032	2,418.48	26,032	-	-	
Level 1	1,338.07	14,403	283.71	3,054	1,054.36	11,349	26
Level 2	1,468.57	15,808	25.19	271	1,443.38	15,536	35
Level 3	1,468.57	15,808	25.19	271	1,443.38	15,536	35
Level 4	1,468.57	15,808	25.19	271	1,443.38	15,536	35
Level 5	1,468.57	15,808	25.19	271	1,443.38	15,536	35
Level 6	1,468.57	15,808	25.19	271	1,443.38	15,536	35
Level 7 - Rooftop Amenity	216.53	2,331	216.53	2,331	-	-	-
Total GFA(above grade):	8,897.45	95,771			8,271.24	89,031	201

FAR Area Exclusions: entrance lobby area, recreation rooms, common area in basement used for hallways, elevator shafts, stairwells, mechanical / service rooms, storage spaces, parking & loading areas.

Parking Requirements Summary

	Stalls / Unit	# of Units	Required	Provided
Residential Parking	0.20	201	40	40
Res. Visitor Parking	0.05	201	10	10
Total:	0.25	201	50	50

Parking Stall Type Summary

	Regular	Small Car	Accessible	Total
Residential Parking	31	5	4	40
Res. Visitor Parking	6	3	1	10
Total:	37	8	5	50

Bicycle Parking

	Stalls/Unit	# of Units	Required	Provided	
Short-term Spaces	0.1	201	20	20	
Horizontal Spaces				130	43%
Vertical Spaces (35% max)			106	88	29%
Stacked Spaces			90	85	28%
Total:	1.5	201	302	303	

Bicycle Parking: Long-term Spaces: 1.5 stalls per unit required per bylaw for apartment residential. Short-term Spaces: 0.1 stalls per unit, see TIA for details

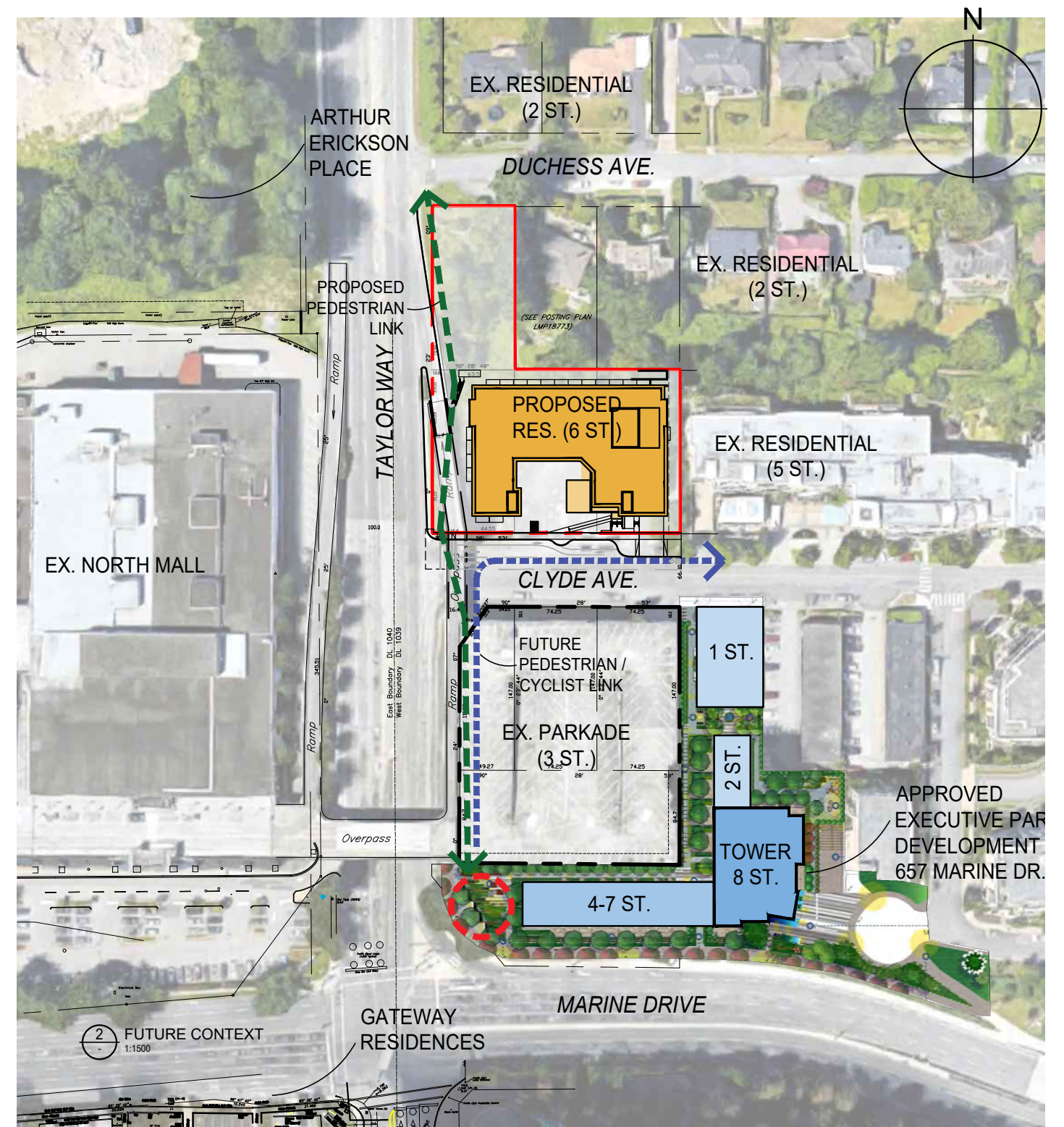
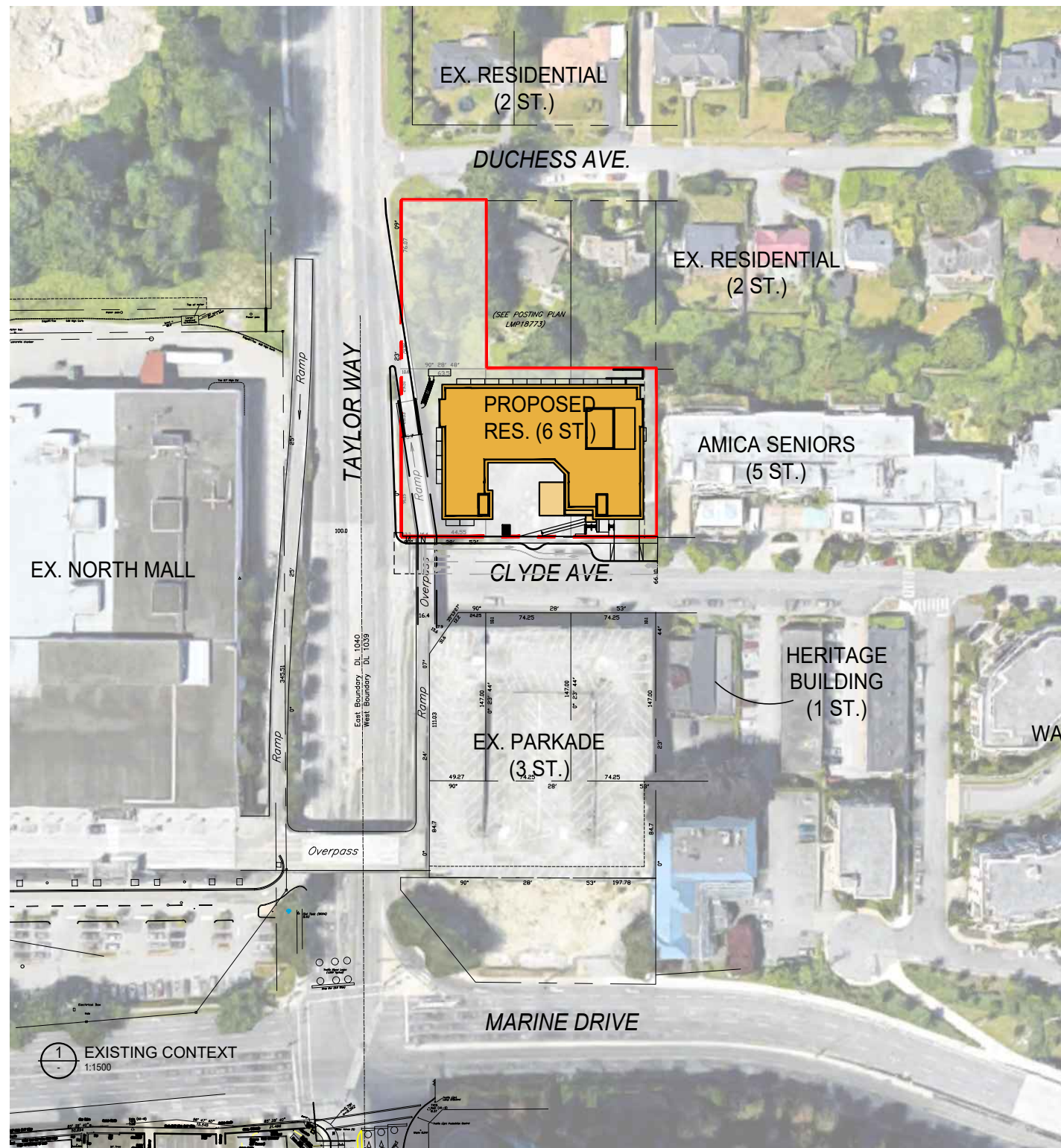
Unit Mix

	Type A1 Microunit (350 sf)	Type A2 Microunit (362 sf)	Type B1 Microunit (350 sf)	Type C Microunit (378 sf)	Type G Adaptable Microunit (496 sf)	Type E Adaptable Microunit (466 sf)	Type F Adaptable Microunit (497 sf)	Total
Level 1	22	0	1	1	0	2	0	26
Level 2	25	1	2	2	2	2	1	35
Level 3	25	1	2	2	2	2	1	35
Level 4	25	1	2	2	2	2	1	35
Level 5	25	1	2	2	2	2	1	35
Level 6	25	1	2	2	2	2	1	35
Total:	147	5	11	11	10	12	5	201
% Mix:	73%	2%	5%	5%	5%	6%	2%	100%
Total Microunits:	174				27			
Total % Adaptable:					13%			

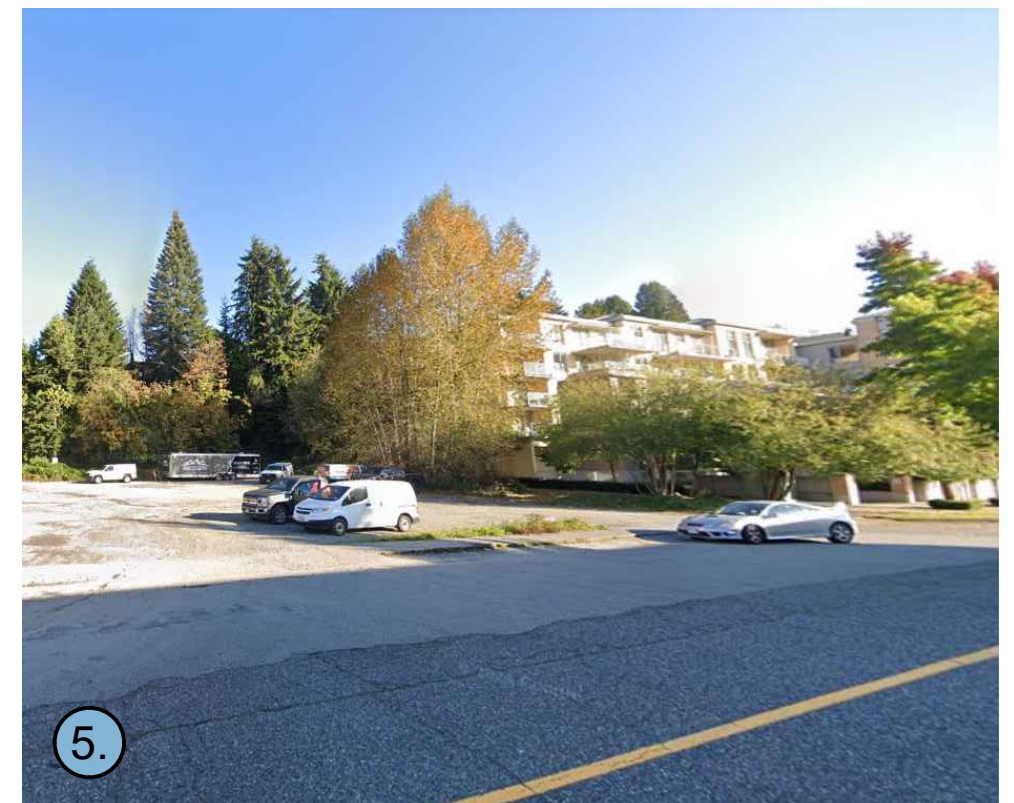
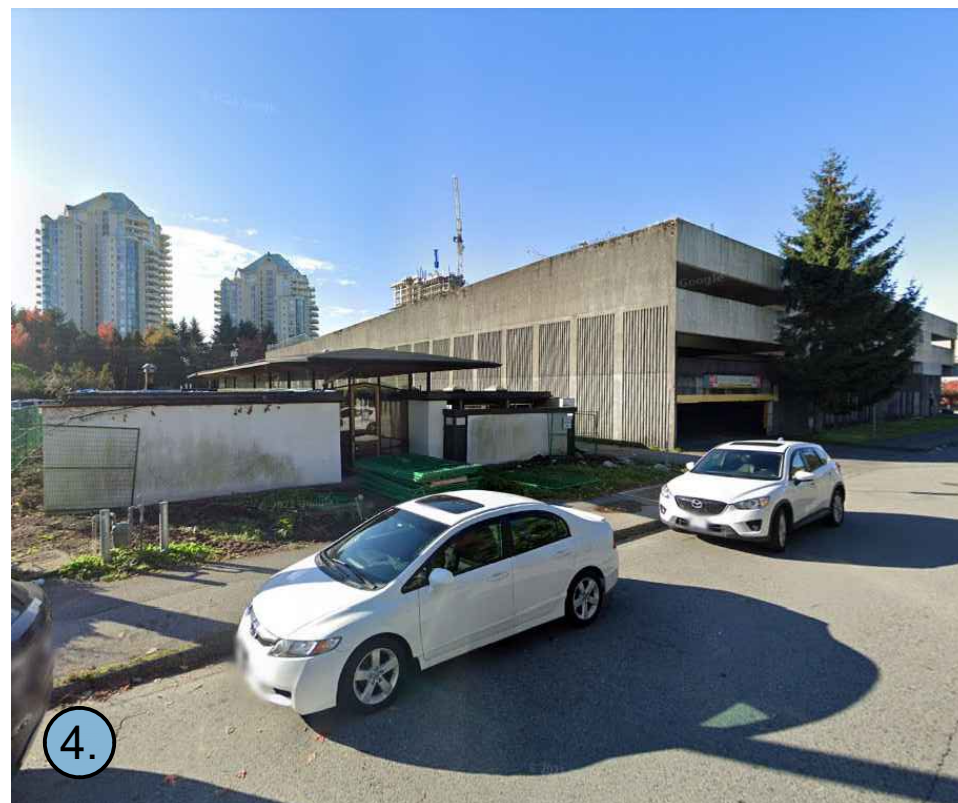
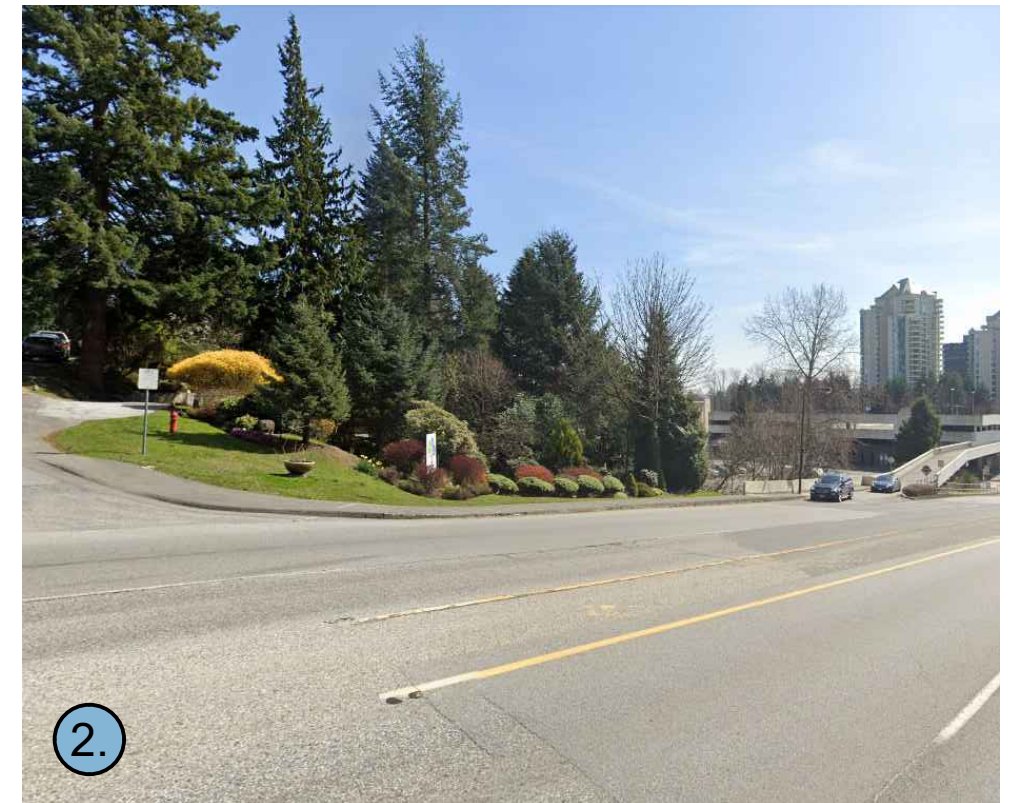
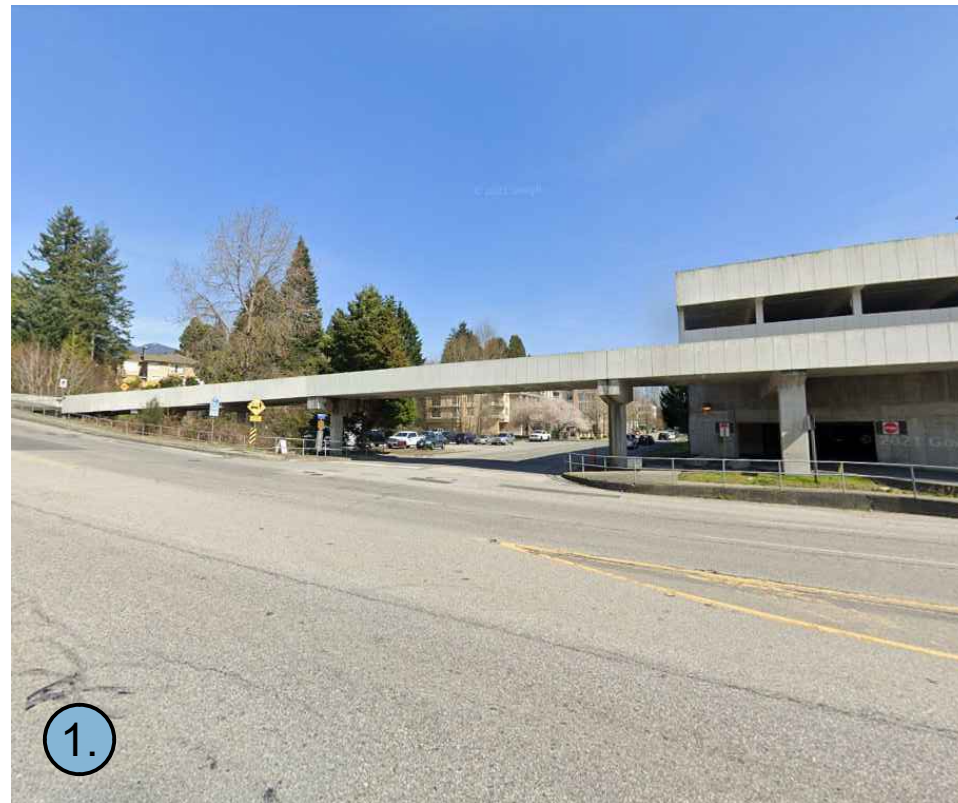
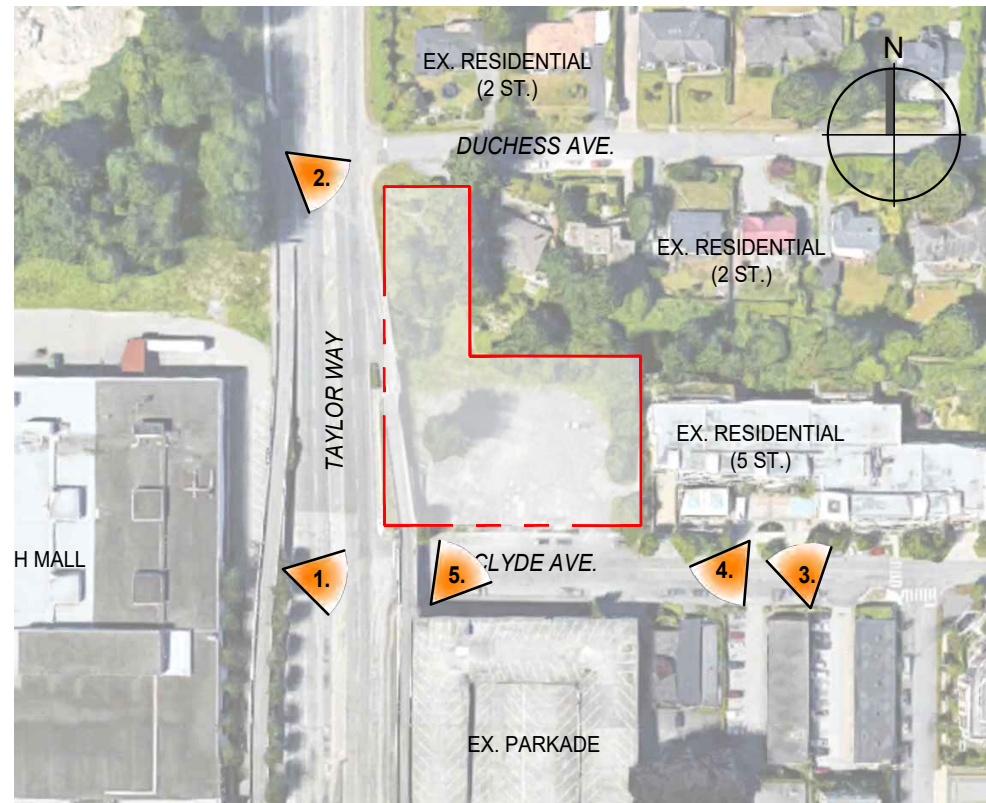
EXISTING CONTEXT: NEIGHBOURHOOD



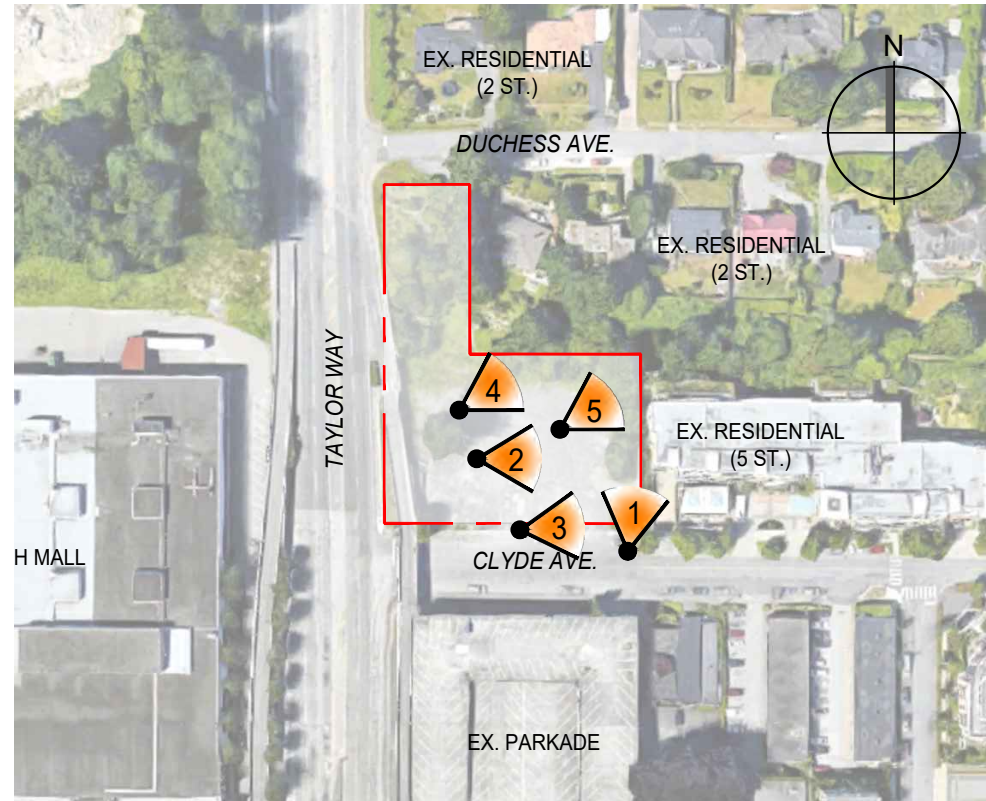
EXISTING CONTEXT: DEVELOPMENT



EXISTING CONTEXT: PHOTOS



EXISTING CONTEXT: PHOTOS



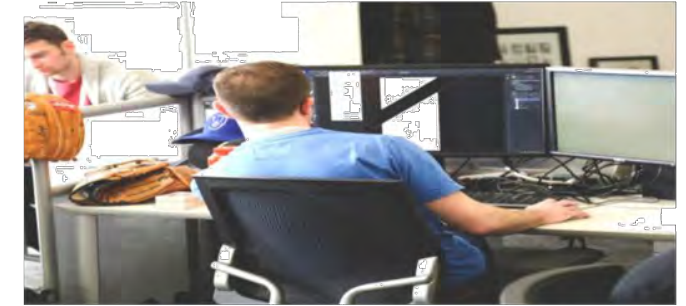
TARGET MARKET: Workplace & Young Professionals Housing



Medical Support Staff



Service Workers



Tech workers



Library workers



Retail workers



Film workers



ECE workers



Teachers



Senior care

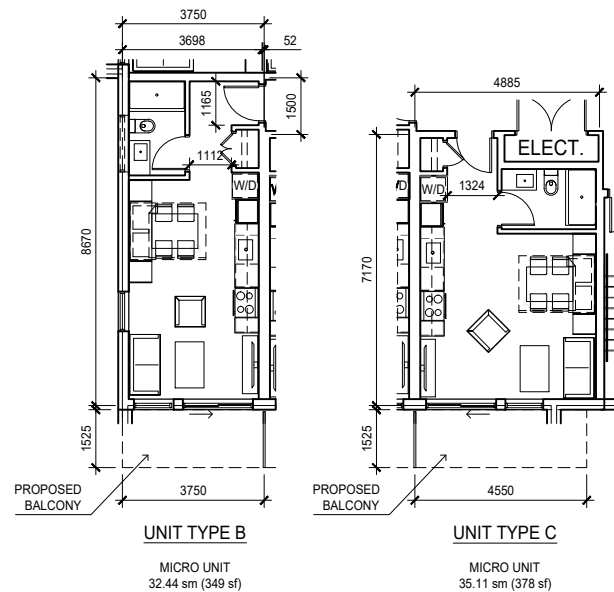
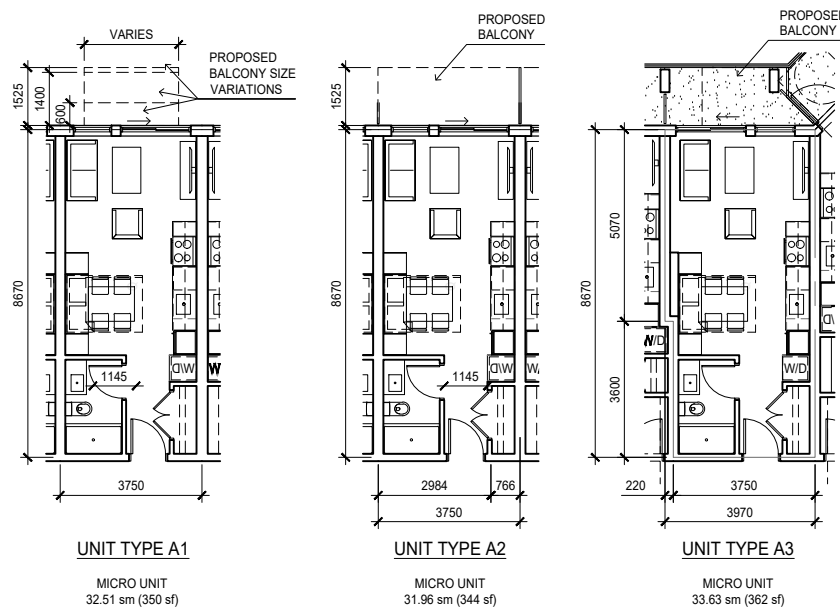


Anyone who works long hours

MICRO UNIT CONCEPT

TYPICAL MICRO UNIT

- 82% of Micro Units at 350sf provide an affordable rental price point for the residents
- Flexible space provides for all the necessities of living, dining, sleeping, relaxing and entertaining
- In-suite laundry with combination washer & dryer in each unit
- Contemporary interior design in the kitchens and bathrooms with energy efficient appliances
- High performance building with increased thermal comfort
- The amenity package is designed to complement the efficient suite layouts with over 2,000 sf of the indoor amenity area, as well as the expansive rooftop outdoor amenity garden



STORAGE

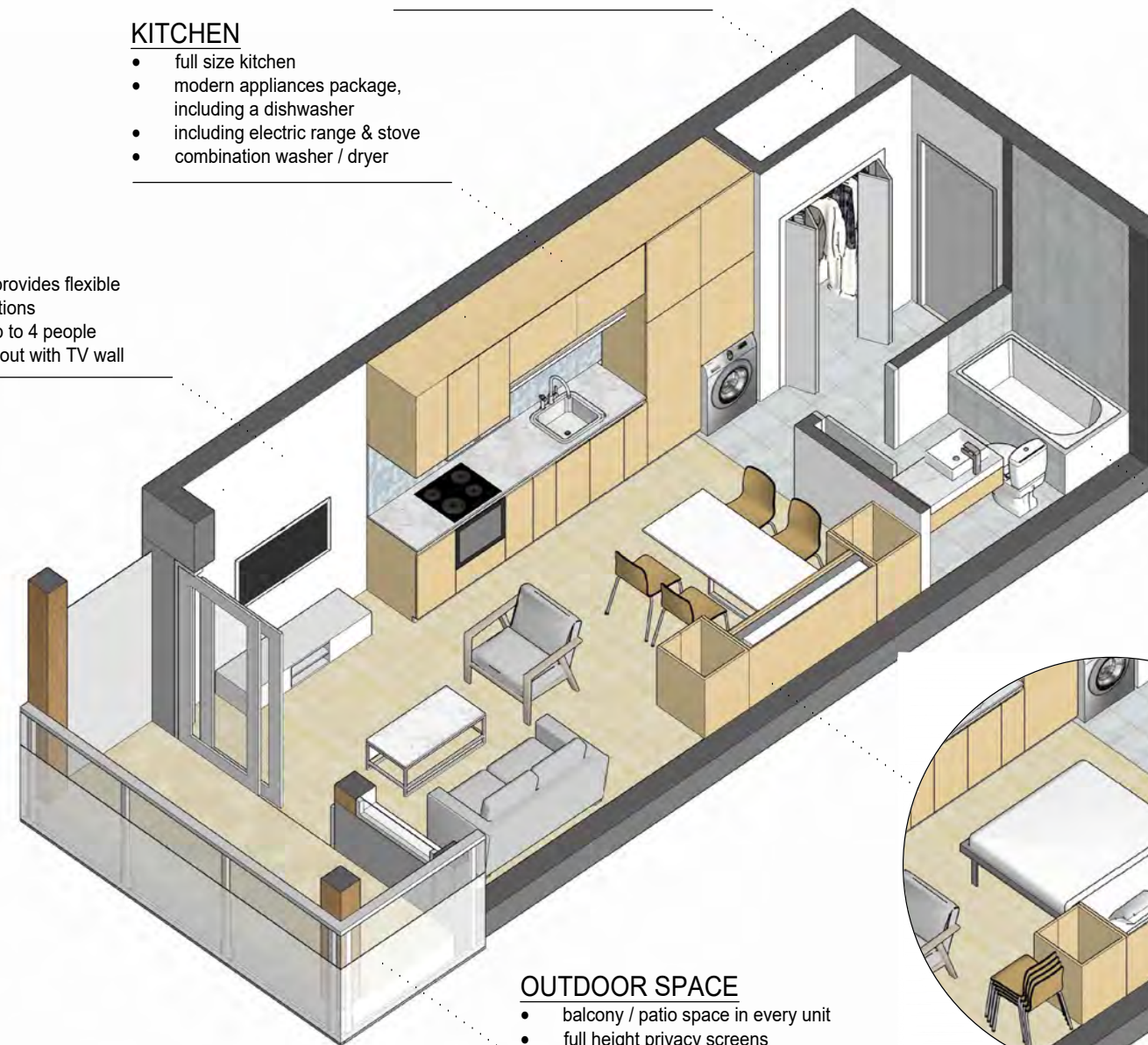
- maximized storage space
- large entry closet
- built-in storage above washing machine & either side of dining

KITCHEN

- full size kitchen
- modern appliances package, including a dishwasher
- including electric range & stove
- combination washer / dryer

LIVING

- living space provides flexible furnishing options
- seating for up to 4 people
- functional layout with TV wall



BATHROOM

- full size bathroom
- full size bath tub or shower
- modern fixtures & finishes

DINING / WORKING & SLEEPING / RELAXING

- flexible built-in furniture
- fold down dining / work table
- fold down murphy bed
- storage closets on either side

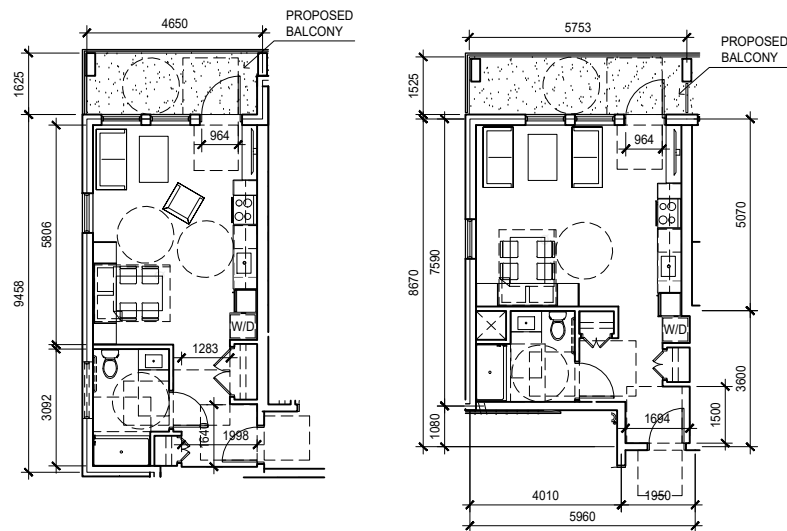
OUTDOOR SPACE

- balcony / patio space in every unit
- full height privacy screens

ADAPTABLE MICROUNIT CONCEPT

TYPICAL ADAPTABLE MICRO UNIT

Adaptable design creates liveable residences for a wider range of persons than current building codes require. By considering design features that can be easily and inexpensively incorporated at a future time, adaptable design also allows flexibility for residents whose needs may change over time. 13% of units in this development are designed to meet the Level 2 Adaptability Standard per the District guidelines.

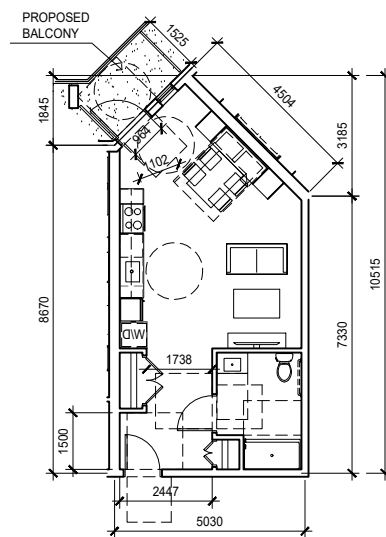


UNIT TYPE E

ADAPTABLE (LEVEL 2)
MICRO UNIT
43.3 sm (466 sf)

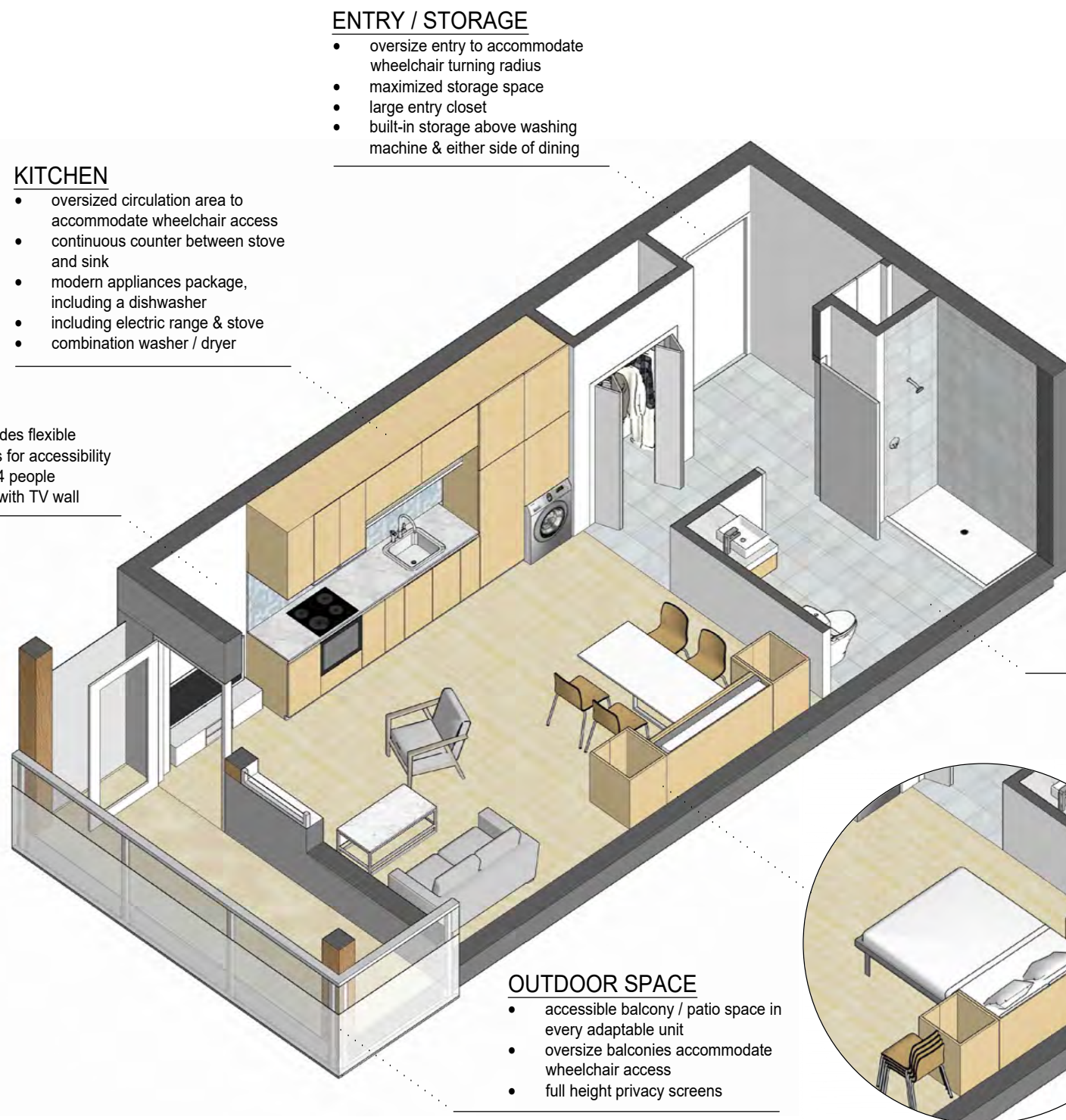
UNIT TYPE F

ADAPTABLE (LEVEL 2)
MICRO UNIT
46.55 sm (497 sf)



UNIT TYPE G

ADAPTABLE (LEVEL 2)
MICRO UNIT
46.11 sm (496 sf)



ENTRY / STORAGE

- oversized entry to accommodate wheelchair turning radius
- maximized storage space
- large entry closet
- built-in storage above washing machine & either side of dining

KITCHEN

- oversized circulation area to accommodate wheelchair access
- continuous counter between stove and sink
- modern appliances package, including a dishwasher
- including electric range & stove
- combination washer / dryer

LIVING

- living space provides flexible furnishing options for accessibility
- seating for up to 4 people
- functional layout with TV wall

BATHROOM

- oversized bathroom to accommodate future accessibility upgrades
- barrier free shower
- bathroom accommodates wheelchair access

DINING / WORKING & SLEEPING / RELAXING

- flexible built-in furniture
- fold down dining / work table
- fold down murphy bed
- storage closets on either side

OUTDOOR SPACE

- accessible balcony / patio space in every adaptable unit
- oversize balconies accommodate wheelchair access
- full height privacy screens

DESIGN CONCEPT

1. A 6-storey building is placed on the three south lots, allowing the north lot to become a public outdoor amenity.



2. Outdoor amenity spaces are created for the residents at the south facing courtyard on the main level and at the rooftop garden.



3. The building form is articulated through a series of 4-storey volumes that relate to the existing 2-5 storey context.



DESIGN RATIONALE

1. Development Permit Guidelines



2. Existing Neighbourhood Context



3. Emerging Character of Park Royal



4. West Coast Contemporary Style



DESIGN RATIONALE

1. Development Permit Guidelines

Design Principles:

II. BUILDING DESIGN

- a. Encourage high performance or "green" buildings.
- b. Situate buildings within a landscaped setting..
- c. Step back from the street, floors above the second storey, , and introduce planters, exterior balconies, and building articulation to create interest and complement the landscaped character.
- d. Design pedestrian scale ground floor spaces oriented to Clyde Avenue.
- e. Recognize the potential contribution of building massing, design and character to the gateway image of West Vancouver.
- f. Orient building entrances to face the street with high visibility and pedestrian accessibility.
- g. Consider the impact on privacy of adjacent homes on the north side of Clyde Avenue. Outdoor patios and balconies should generally be south facing.
- h. Encourage the use of sloped roofs or components.
- i. Site and screen loading areas, mechanical equipment and garbage bins, within the building, to minimize visual and acoustical impacts on adjacent properties and the streetscape.
- j. Provide signage compatible with a mixed-use area and designed to fit and complement buildings.

III. LANDSCAPE DESIGN

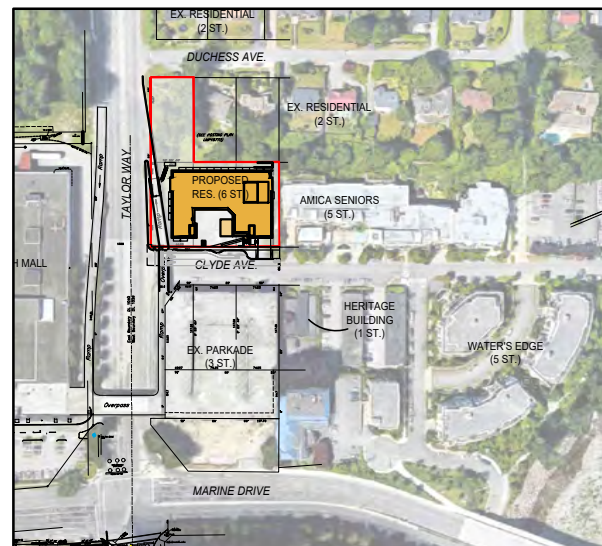
- a. Create an overall park like character for the landscape treatment.
- b. Encourage public access connections between Capilano River and Taylor Way through the use of landscape treatments.
- c. Retain the bank on the north side of Clyde Avenue in a forested, natural state to provide separation of mixed commercial / residential development from the low density residential area to the north. A geo-technical report addressing the potential impact of a proposed development on the stability of the bank and groundwater flows should be provided.
- d. Maintain and restore the edge adjacent to the Capilano River walkway in a natural state. Impervious paved surfaces, fencing or walls directly adjacent to the walkway should be minimized.
- e. Provide useable common open space.
- f. Locate the common area landscaped open space in a courtyard, side yard or rear yard depending on the building configuration.
- g. Incorporate landscape elements in and around the entire site with planting beds, planters, hanging baskets, and pots located at the ground level.
- h. Provide a cohesive pattern of concrete or brick paving for pedestrian walkways.
- i. Minimize retaining walls visible from the street. Where unavoidable, retaining walls should be constructed or faced with natural materials such as rock or heavily screened with landscaping.
- j. Design landscaping to minimize potential view impacts.
- k. Minimize exterior lighting glare and light spill to surrounding properties.

DESIGN RATIONALE

2. Existing Neighbourhood Context

Design Principles:

- Top / Middle / Base Articulation
- Use of Brick at the base
- Neutral / Pastel Colour Palette
- Horizontal Expression
- "Floating Roof"



Amica Seniors Housing



Water's Edge



Heritage Building



Watermark Apartments

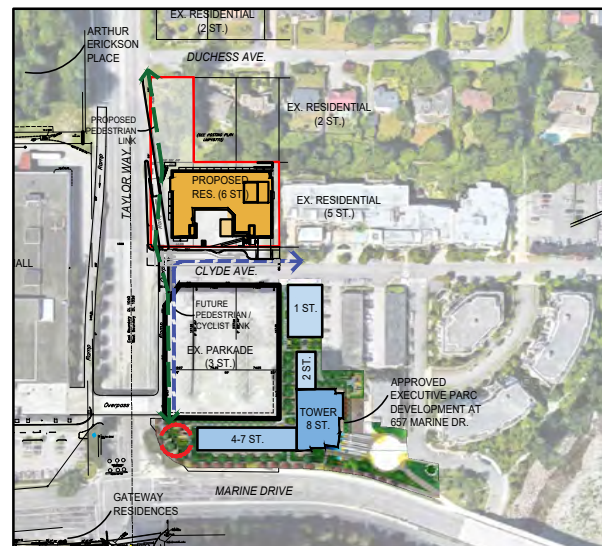


DESIGN RATIONALE

3. Emerging Character of Park Royal

Design Principles:

- Wood expression as a feature
- Use of dark, rich brick at the base
- Contrasting light and dark elements
- Warmth of wood
- Accentuated Horizontals



Executive Parc Residential



Gateway Residences



Arthur Erickson Place

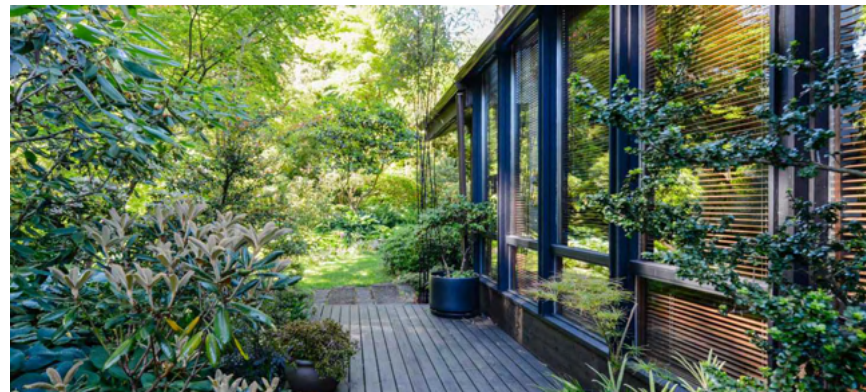


DESIGN RATIONALE

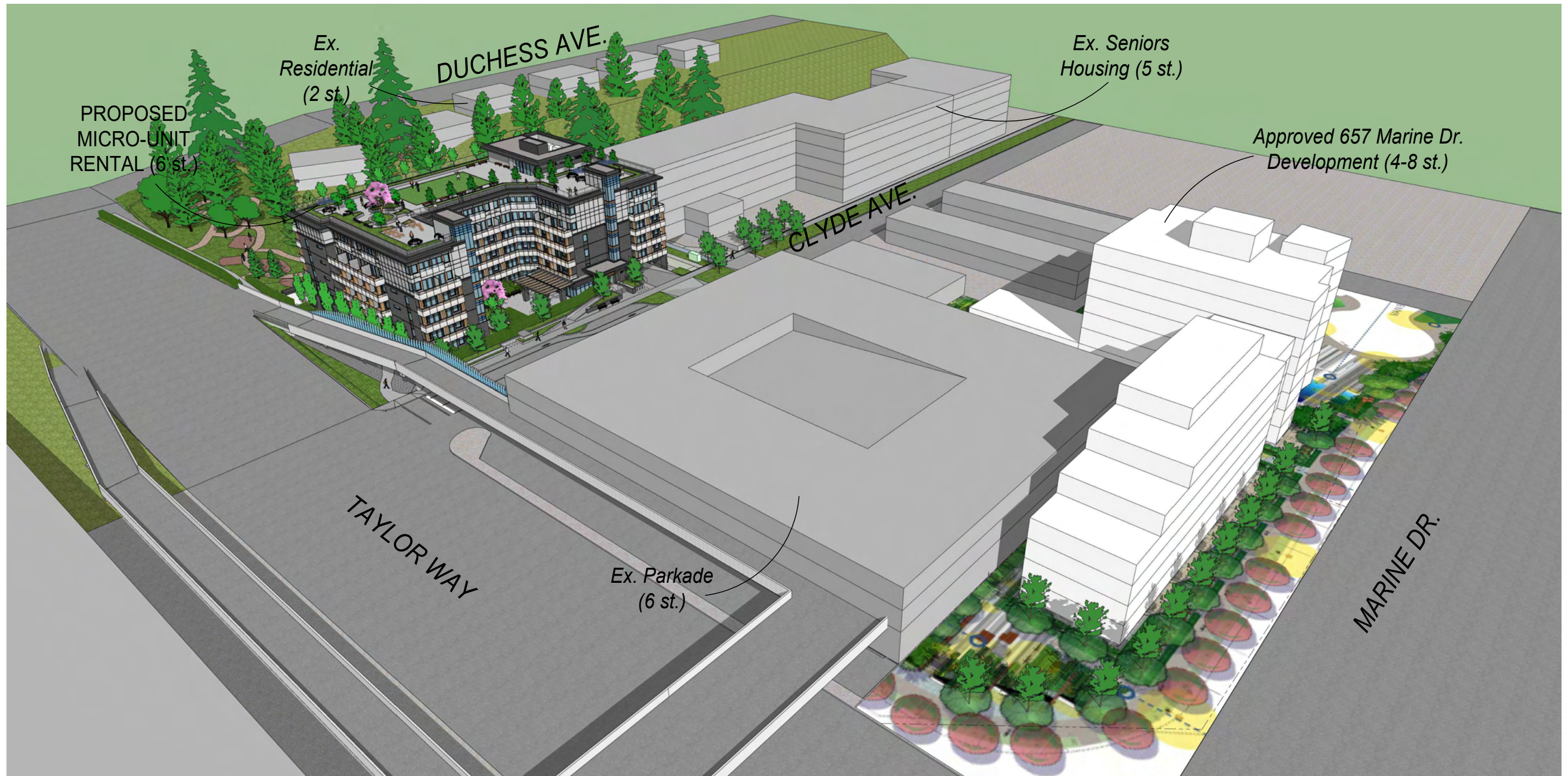
4. West Coast Contemporary Style

Design Principles:

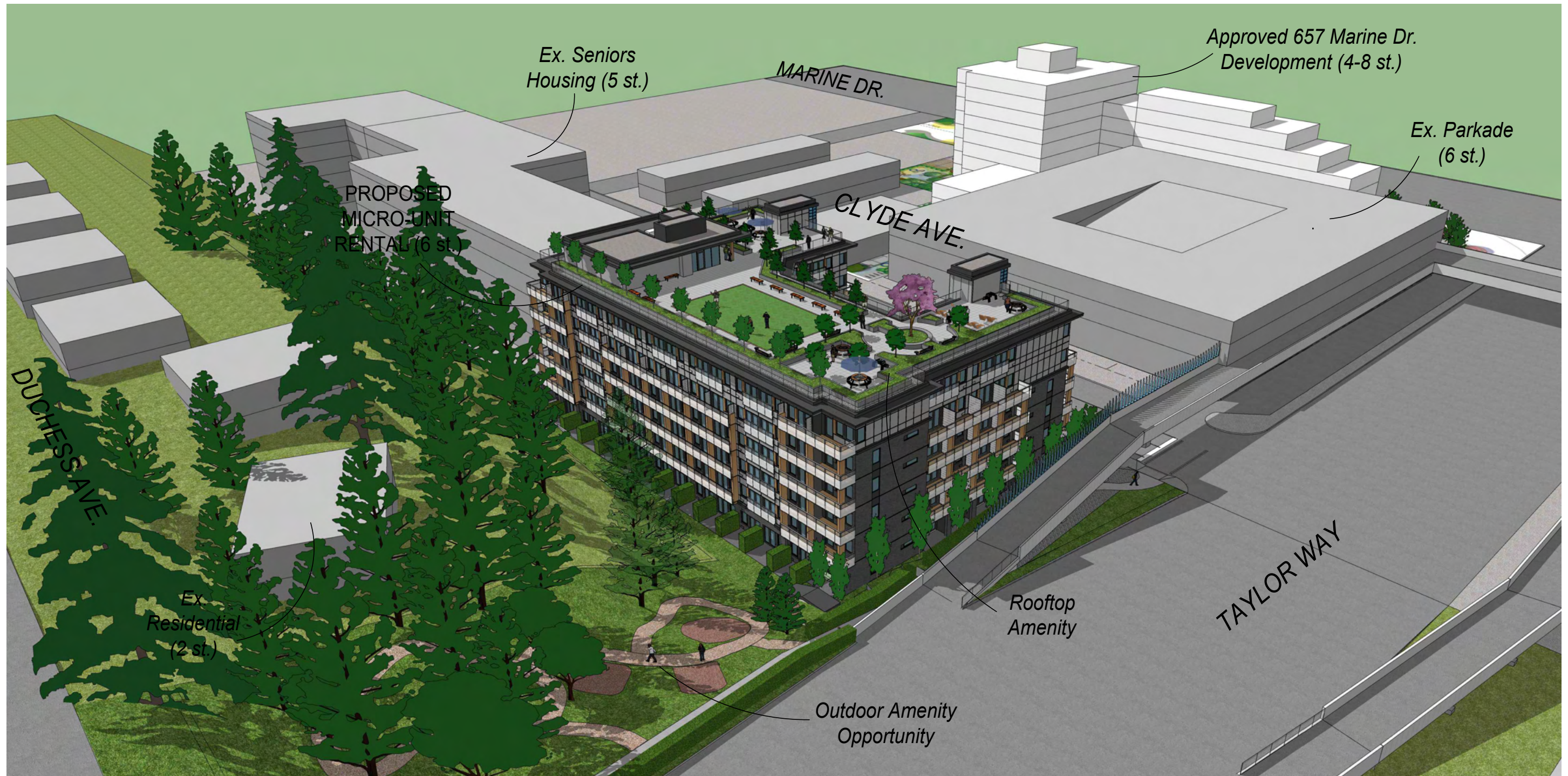
- Use of Local Natural Materials
- Building in landscape
- Openness to the Outdoors
- Muted colour palette
- Horizontal Expression



SOUTH-WEST CORNER - FUTURE CONTEXT



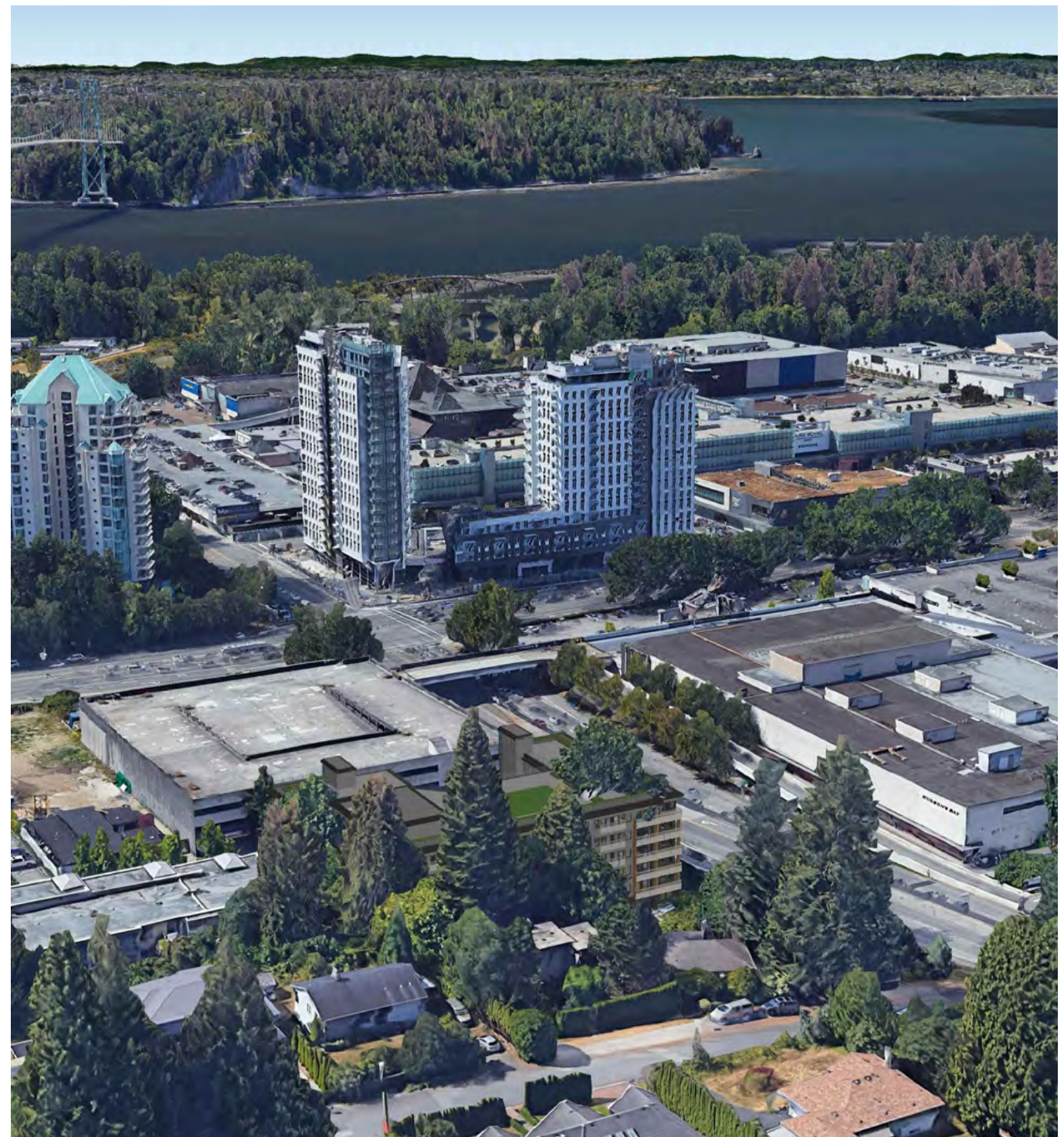
NORTH-WEST CORNER - FUTURE CONTEXT



AERIAL VIEWS



1 AERIAL VIEW - LOOKING NORTH-EAST



2 AERIAL VIEW - LOOKING SOUTH-WEST

WEST ELEVATION - TAYLOR WAY



SOUTH ELEVATION



SOUTH COURTYARD AMENITY



SOUTH COURTYARD AMENITY



SOUTH/ EAST ELEVATION



MAIN ENTRANCE



NORTH ELEVATION



ROOFTOP AMENITY

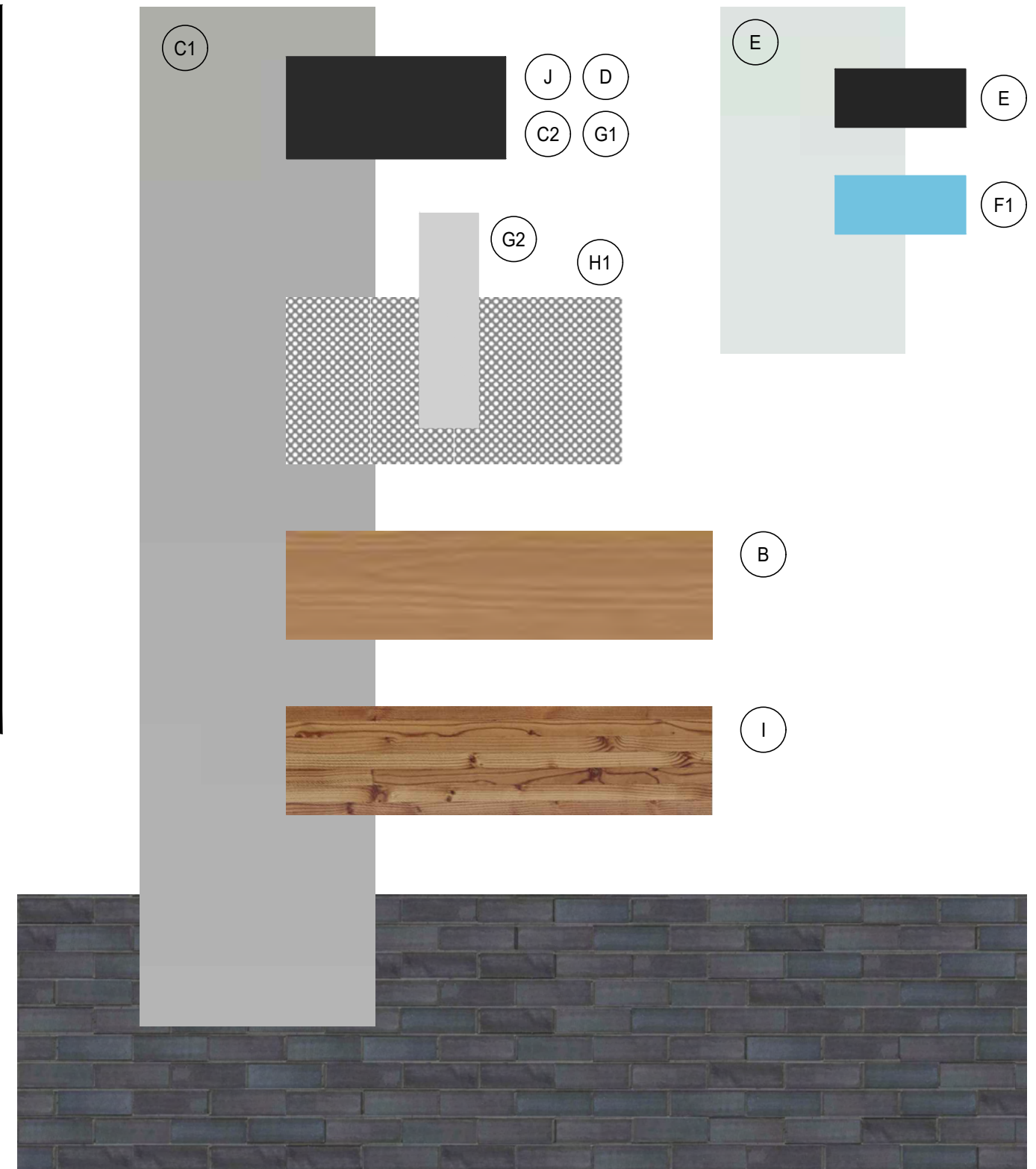


ROOFTOP AMENITY



MATERIAL BOARD

MATERIALS LEGEND	
(A)	BRICK CLADDING COLOUR: DARK GREY
(B)	CEMENTITIOUS PANEL CLADDING COLOUR: LIGHT BROWN
(C)	CEMENTITIOUS PANEL CLADDING W/ BLACK TRIMS C1 - COLOUR: GREY C2 - COLOUR: BLACK
(D)	PREFINISHED METAL FASCIA COLOUR: BLACK
(E)	WINDOW SYSTEM GLAZING: CLEAR LOW-E MULLIONS: BLACK
(F)	COLOURED (LAMINATED) GLASS F1 - SKY BLUE
(G)	PREFINISHED METAL RAILING SYSTEM G1 - COLOUR: LIGHT GREY
(H)	GLASS RAILING SYSTEM H1 - COLOUR: WHITE FRIT H2 - COLOUR: CLEAR GLASS
(I)	WOOD CANOPY STRUCTURE COLOUR: LIGHT BROWN
(J)	CEMENTITIOUS TRIM COLOUR: BLACK



EXISTING OFF RAMP: GLARE SCREENING

STANDARD ANTI GLARE SCREEN:



PROPOSED DESIGN:



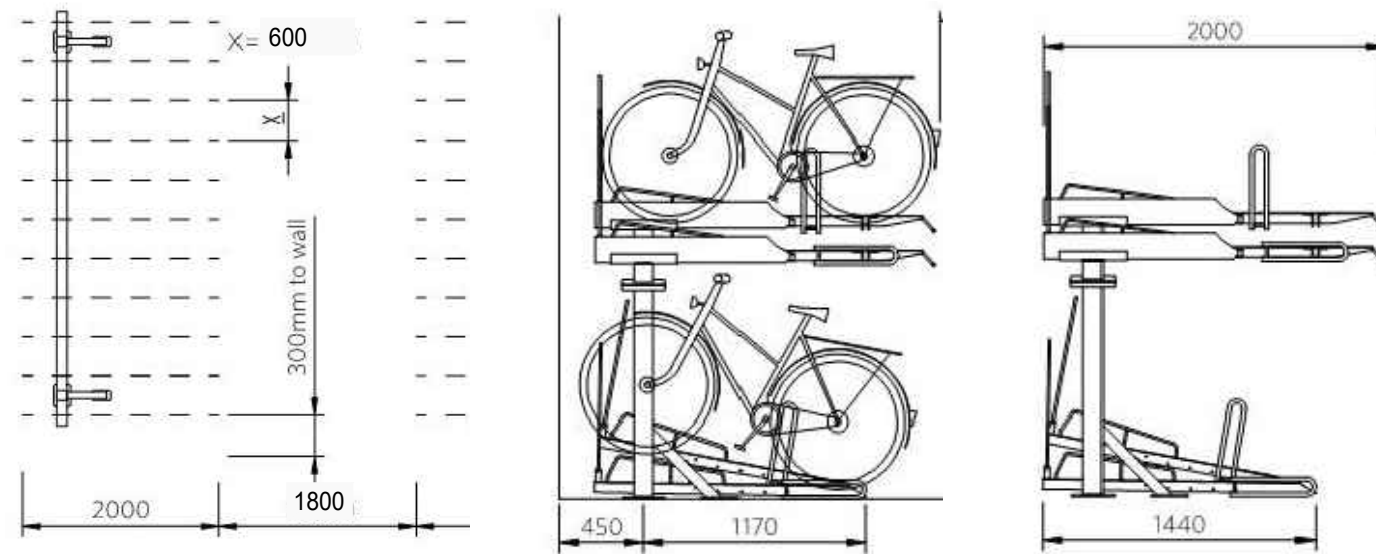
EXISTING OFF RAMP: CPTED MEASURES



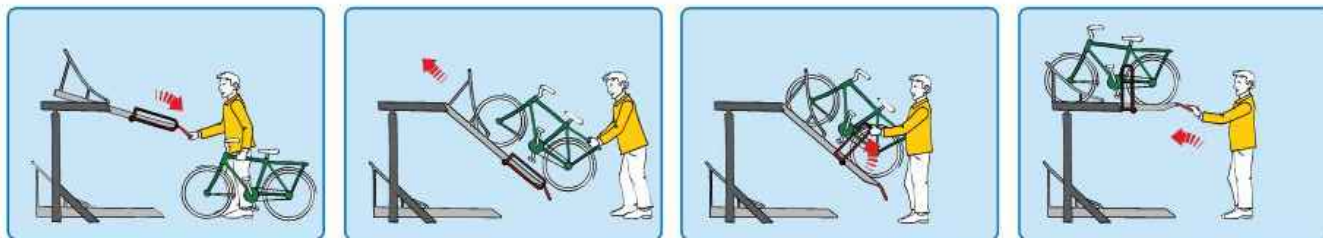
MICRO UNIT CONCEPT

SPACE-SAVING FEATURES

- Flexible Dining / Sleeping areas with built-in murphy beds
- Combination Washer / Dryer
- Stacked Secure Bicycle Parking Stalls:

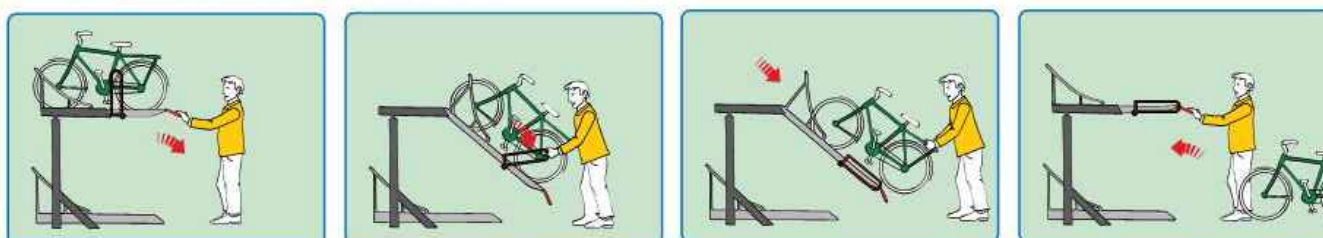


Loading your bike on to the upper racks



1. Pull down the upper rack.
2. Lift the front wheel onto the lowered rack and push forwards.
3. Raise the locking bar and lock the bike to it.
4. Lift the rack back into the horizontal position.

Unloading your bike from the upper racks



1. Pull down the upper rack, the bike will lower slowly towards you.
2. Unlock the bike and lower the locking bar.
3. Hold the bike and guide backwards towards you.
4. Return the upper rack to its original position.

ACCESSIBILITY FEATURES

- 27 residential units conforming to the City of North Vancouver Level 2 Adaptable Standards.
- See ACDI comments response for additional accessibility features
- Building Entrance:
 - Accessible intercom.
 - Power operated doors.
- Exit Stairs:
 - Yellow handrails in exit stairs.
 - Yellow stair nosings.
 - Yellow tactile warning areas at the top and bottom of stairs.
- Amenity Areas:
 - Power operated door leading to all amenity rooms.
 - Doors leading from the amenity areas to the exterior shall have accessible threshold and power operated doors.
- Accessible washroom adjacent to main amenities on ground floor which will include the following:
 - Power operated entrance door.
 - BCBC compliant plumbing fixtures, handrails, washroom accessories and clearances for accessible washrooms.
 - Wall colour that achieves 70% contrast with white plumbing fixtures.
 - Floor colour contrasting with wall tile.
- Underground Parking:
 - 5 accessible parking stalls provided adjacent to elevator lobby entrance.
 - Striped access aisles beside all accessible parking stalls.
 - Striped markings extend from the accessible parking stalls to the elevator lobby entrance.
- Signage: Residential doors and amenity rooms to have raised lettering with a 70% contrast with background.
- Outdoor Areas:
 - Landscape furniture design to be accessible.
 - Level and accessible social and recreational areas.

SUSTAINABILITY



SITE SUSTAINABILITY

Enhancing Resiliency

- Shading of site hardscapes to reduce heat island effect, including green roof amenity space and landscaped central courtyard
- Potable water use reductions through installation of native landscape species and low flow plumbing fixtures to prepare for water scarcity through summer drought
- 'Park-like' public amenity and urban agriculture amenity will provide some residents the opportunity to grow their own food improving social resilience of the community
- Design for improved thermal comfort through optimized window to wall ratio, high performance glazing and exterior shading

BUILDING SUSTAINABILITY

Energy Performance: Step 3 with a Low Carbon Energy System

- High performance building envelope reducing heating and cooling energy consumption
- Optimized glazing placement balancing daylight penetration and thermal comfort
- Reduced reliance on fossil fuel combustion for space heating and domestic hot water with low carbon heat pump based systems

Low Carbon Construction

- Wood frame construction supports the local low carbon building material industry, while reducing the project's embodied emissions

Low Carbon Transportation

- Car parking will meet the minimum provision and will be equipped to support Level 2 electric vehicle charging to support the transition away from fossil fuel vehicles
- Bicycle parking and a bicycle repair station will support sustainable living and further support the mode shift away from vehicles for the dense city living lifestyle



AMENITY PACKAGE

Outdoor Amenity Areas

- Courtyard



- Rooftop Garden



- North Lot Green Space



Indoor Amenity Areas (2,700 sf total)

- Level 1 (1,700 sf):
 - Social / Gathering Spaces
 - Exercise Space



- Levels 2-6 (200 sf per floor):
 - Lobby Lounge Space



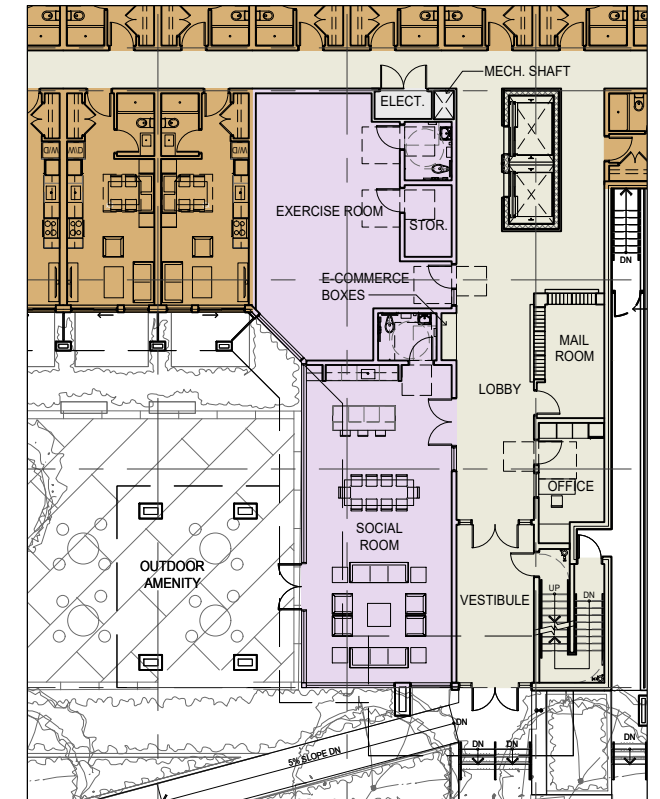
AMENITY PACKAGE

Indoor Amenity Areas - Level 1 (1,700 sf)

Social / Gathering Space



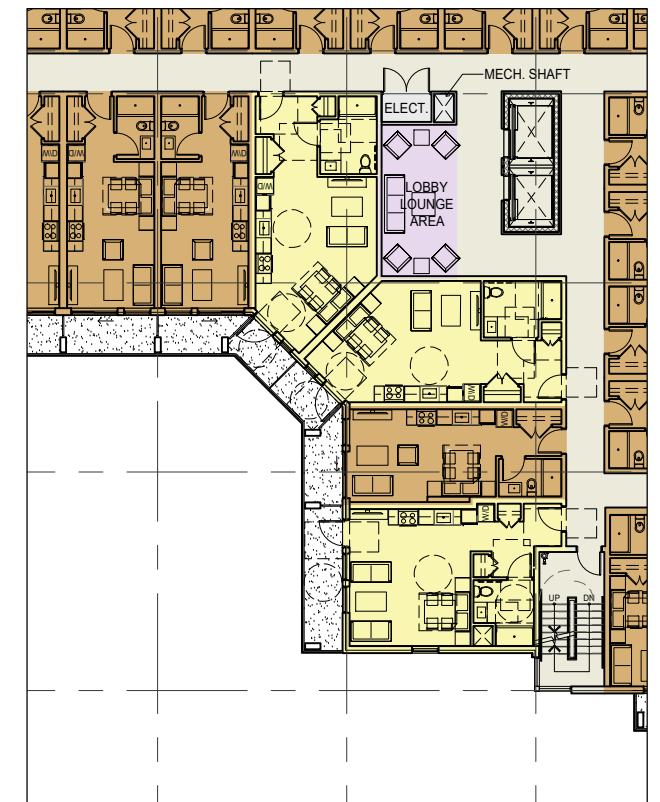
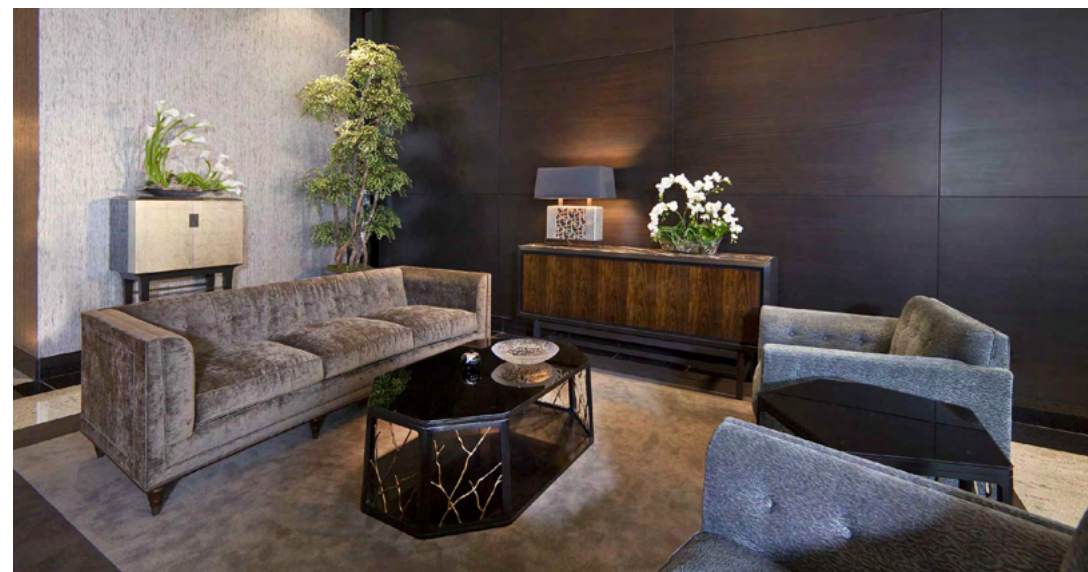
Exercise Space



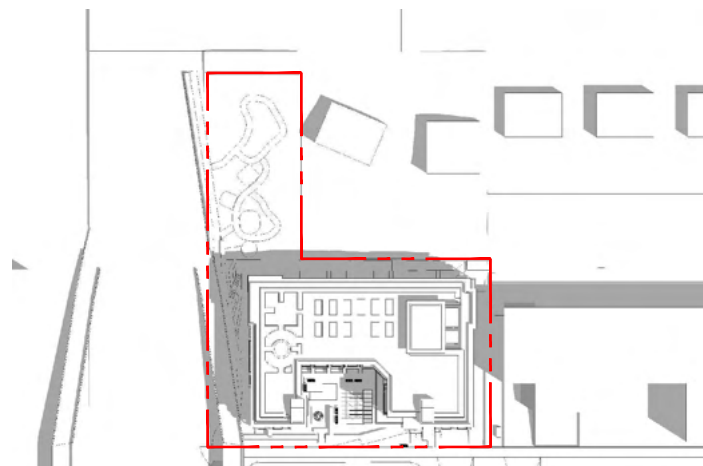
AMENITY PACKAGE

Indoor Amenity Areas - Levels 2-6 (200sf per floor)

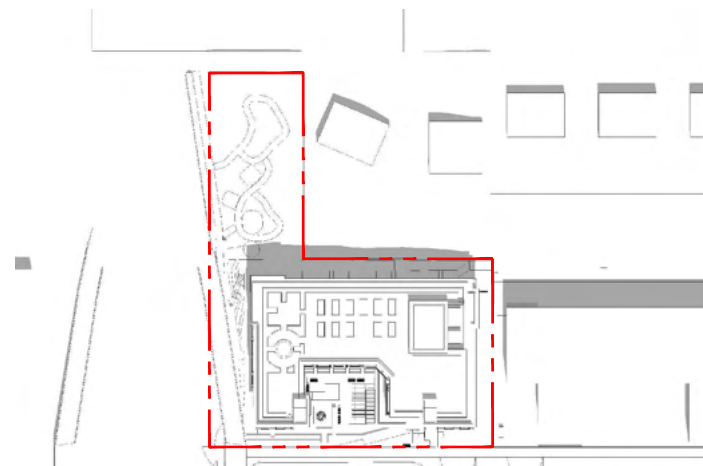
Lobby Lounge Space



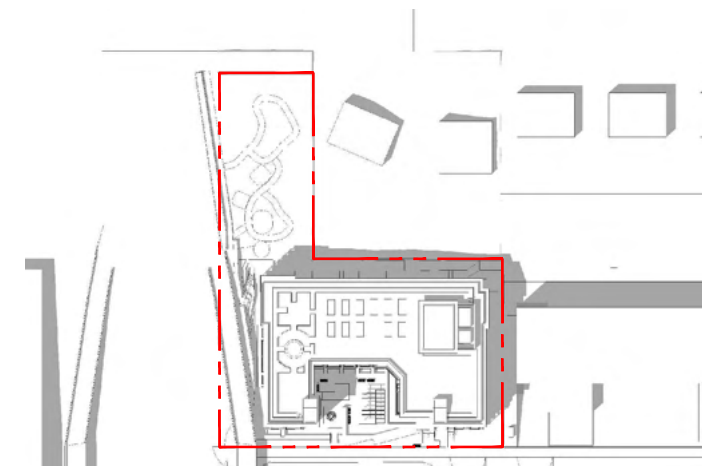
SHADOW STUDIES



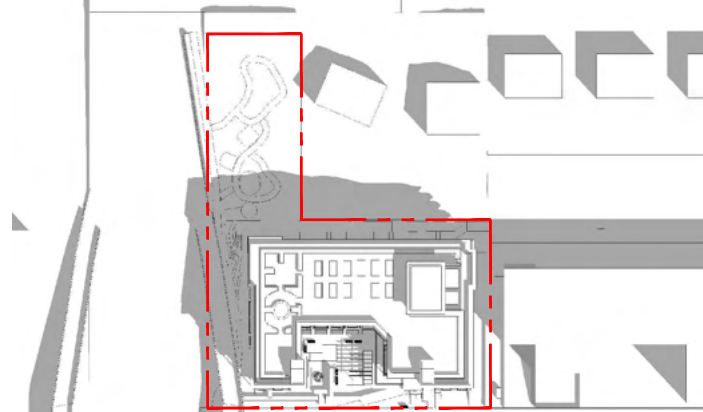
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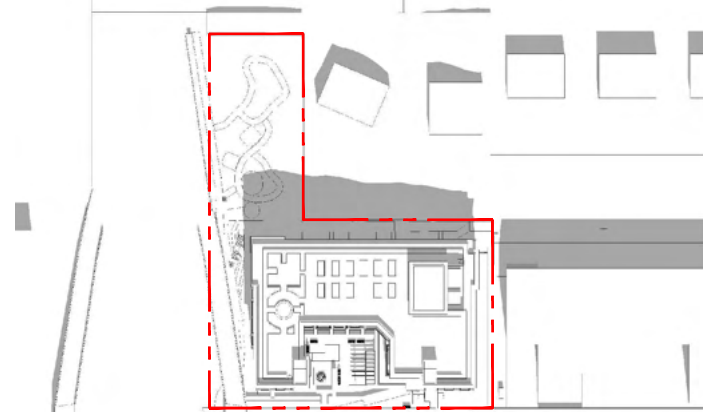
2 JUNE 21, 12 pm



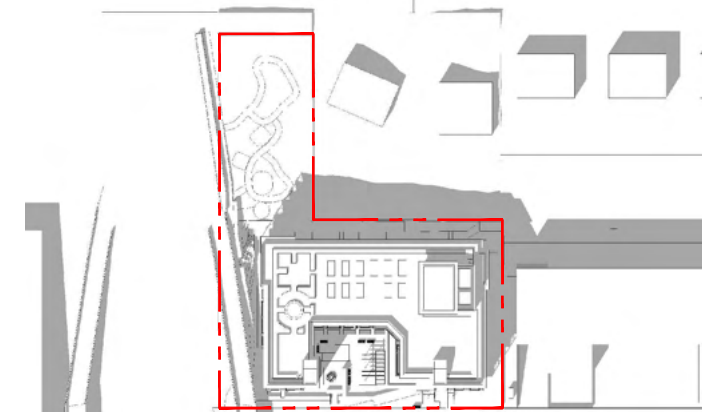
3 JUNE 21, 2 pm



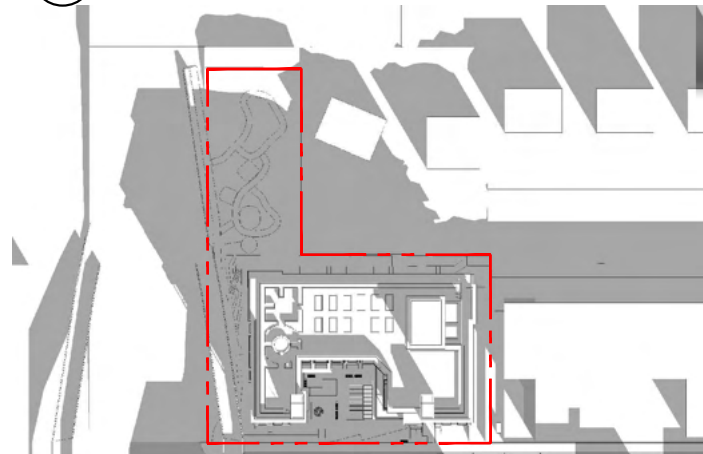
4 MARCH/SEPTEMBER 21, 10 am



5 MARCH/SEPTEMBER 21, 12 pm



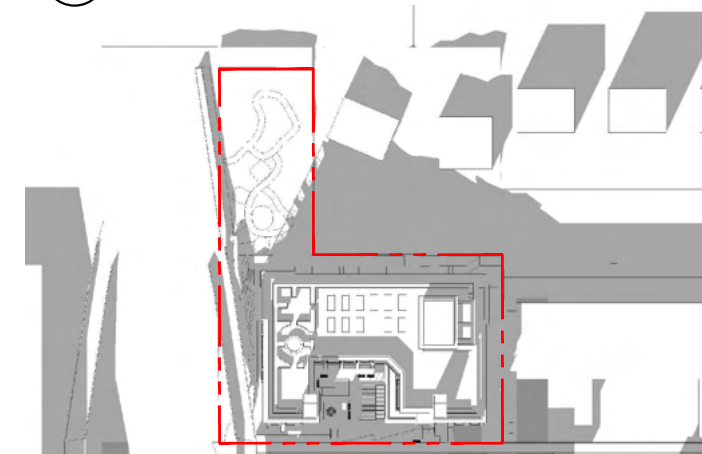
6 MARCH/SEPTEMBER 21, 2 pm



7 DECEMBER 21, 10 am

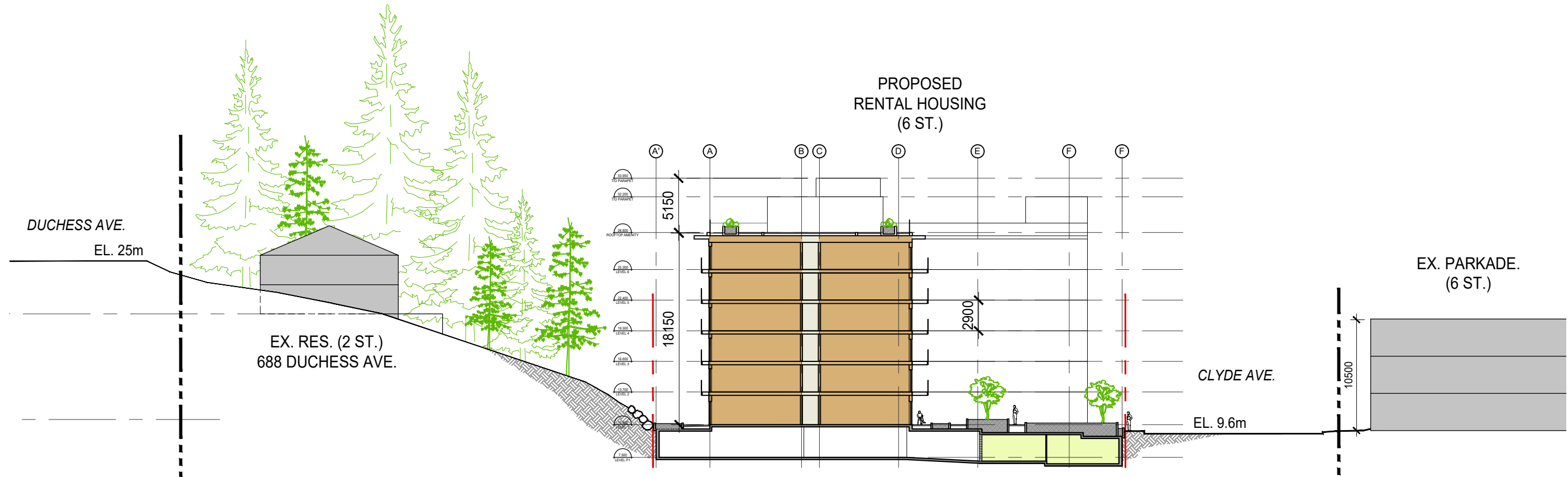


8 DECEMBER 21, 12 pm

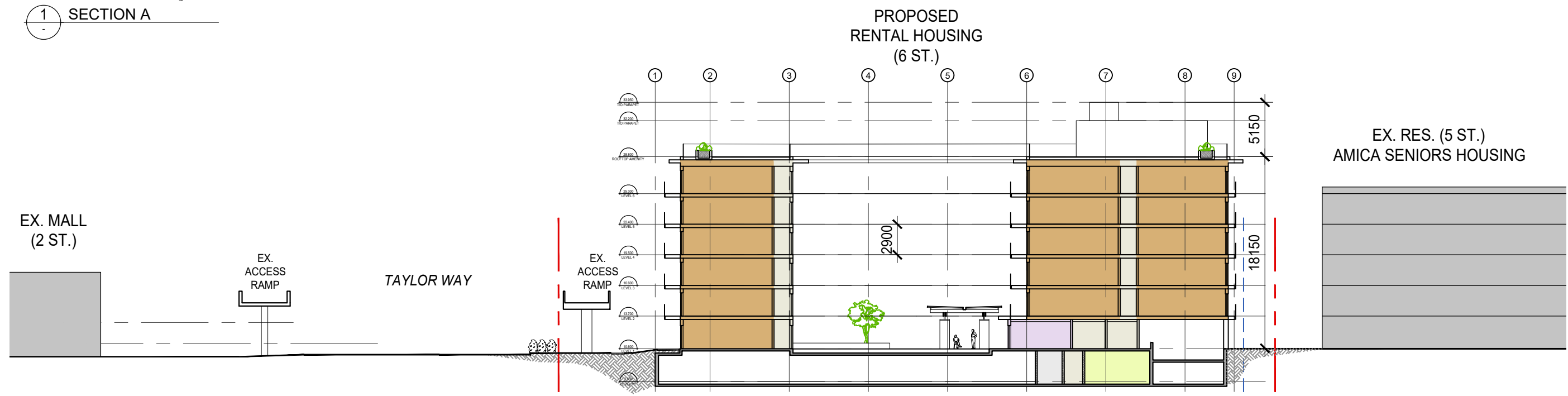


9 DECEMBER 21, 2 pm

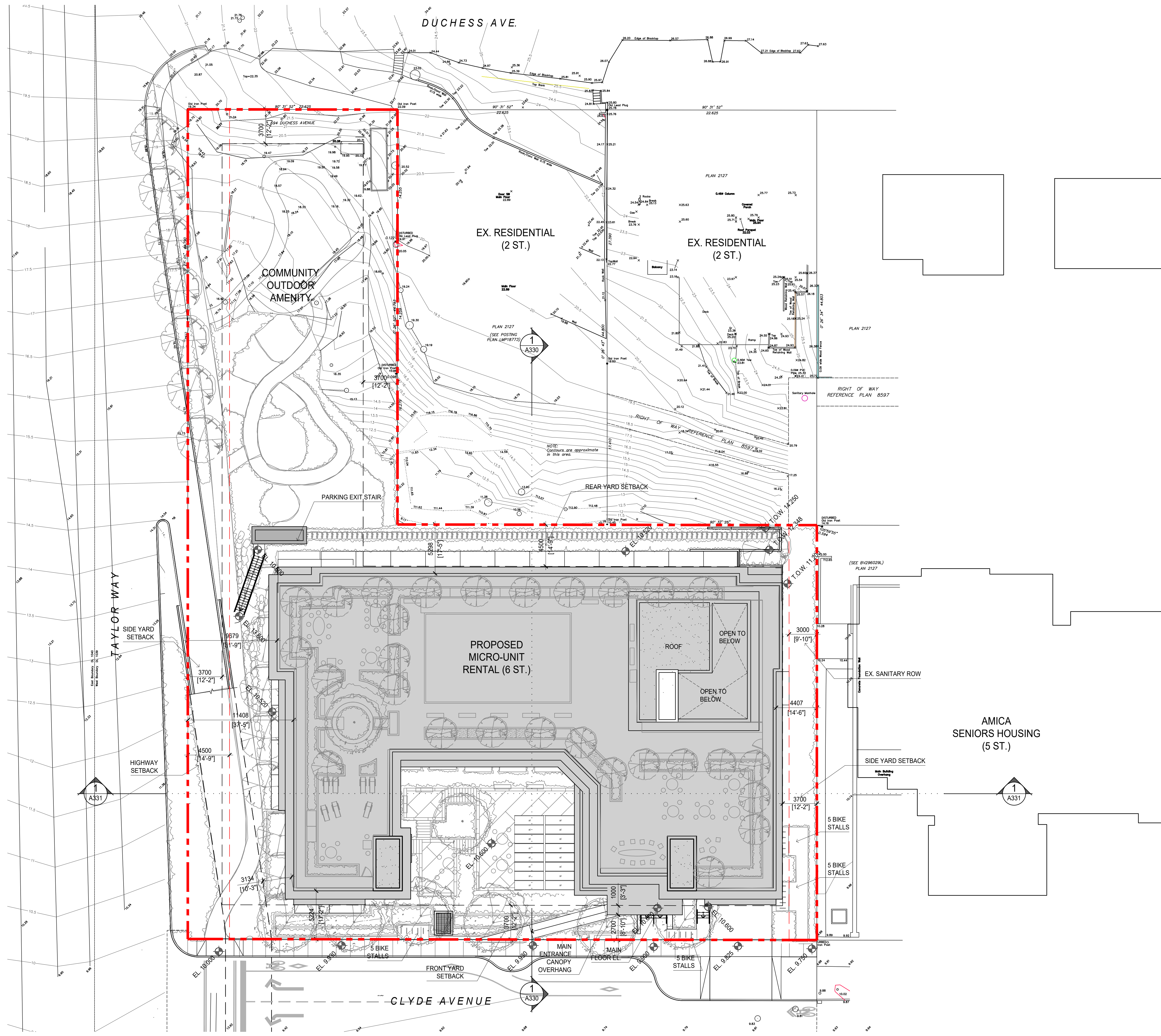
SITE SECTIONS



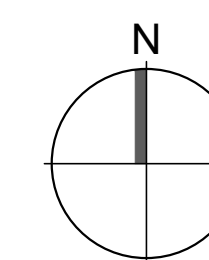
1 SECTION A



2 SECTION B



KEY PLAN



No.	Description	Date	Dr.
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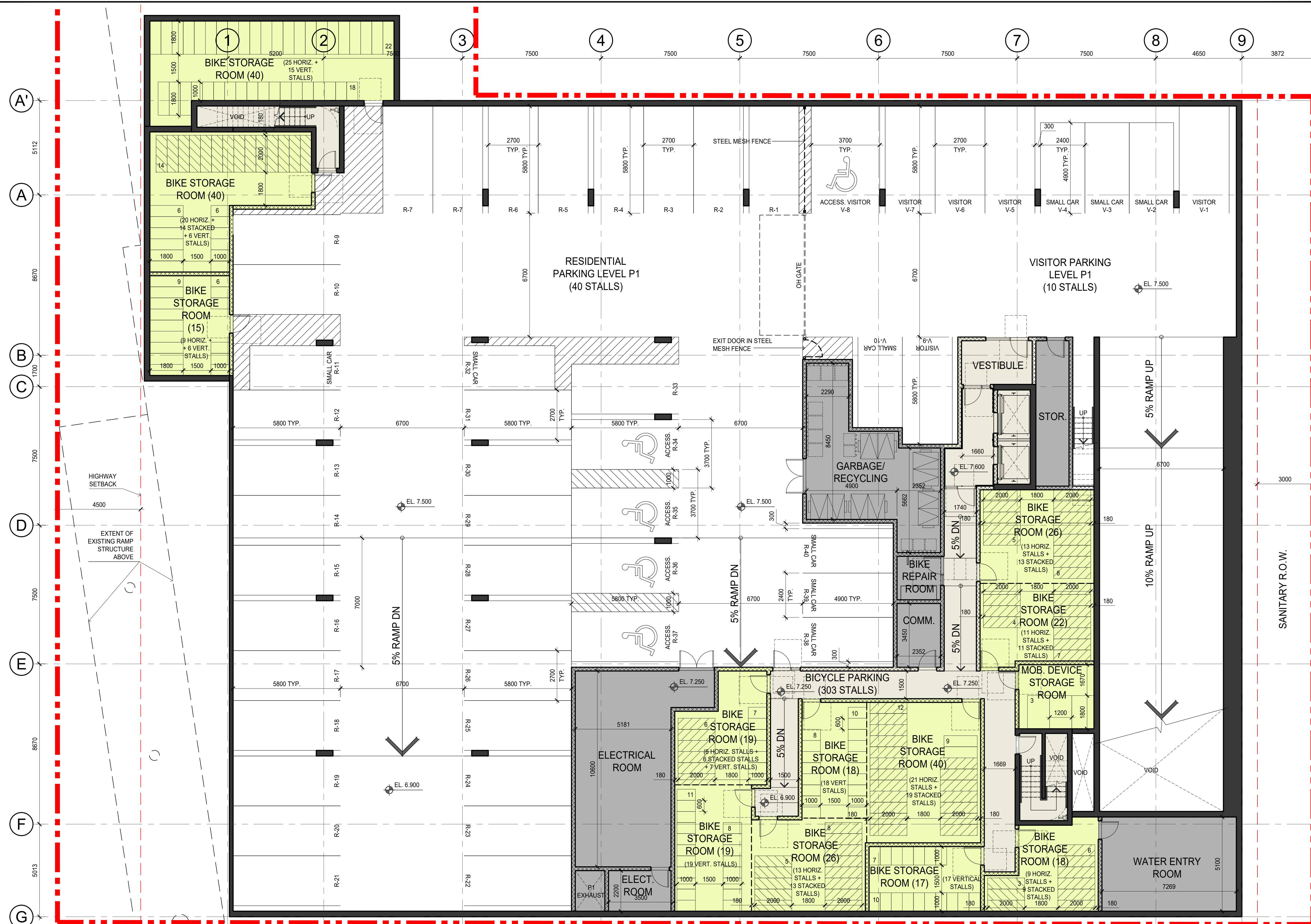
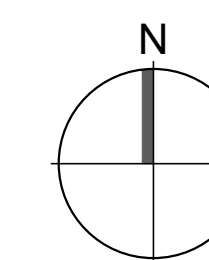
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SITE PLAN

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Scale	1:200		
Drawn	MS		
Checked	RK		
Approved	ME		
Date	2021.11.24	Revision	-

KEY PLAN



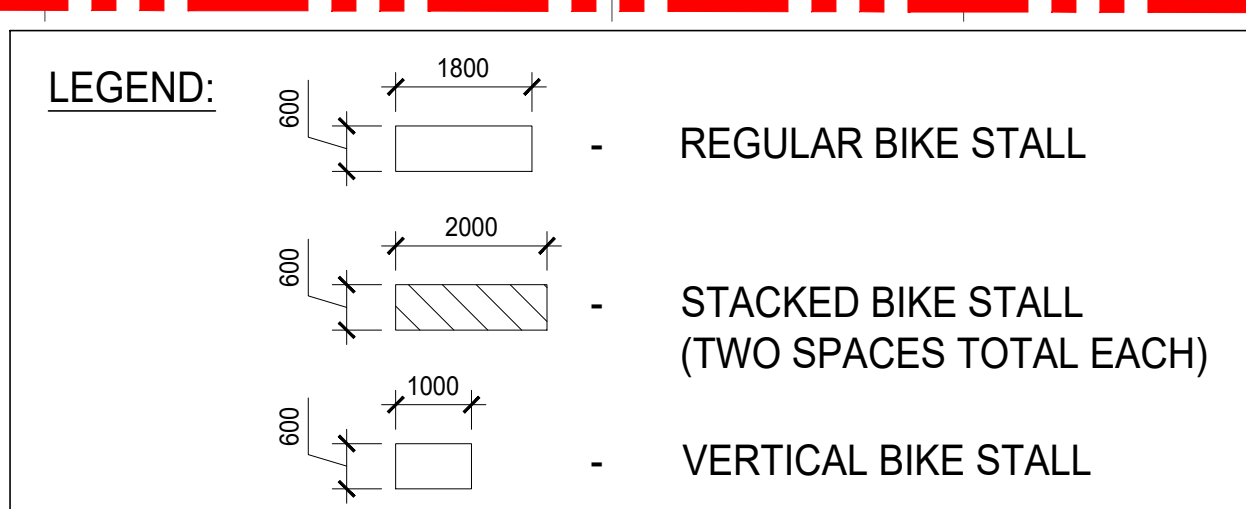
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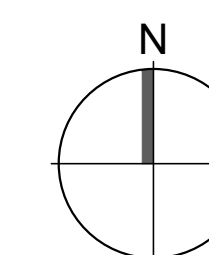
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Sheet Title
PARKING PLAN P1



Job No.	20-14-000	Sheet No.	
Scale	1:100		
Drawn	MS		
Checked	RK		A301
Approved	ME		
Date	2021.11.24	Revision	

KEY PLAN



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FLOOR PLAN
LEVEL 2-4

Job No.	20-14-000	Sheet No.	A303
Scale	1:100		
Drawn	MS		
Checked	RK		
Approved	ME		
Date	2021.11.24	Revision	-



ROOF OF PARKING EXIT STAIR

MECH. SHAFT

ELECT.

LOBBY LOUNGE AREA

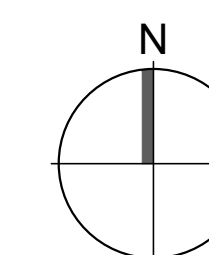
4500 HIGHWAY SETBACK

3000 ROW

TAYLOR WAY

Sheet Title

KEY PLAN



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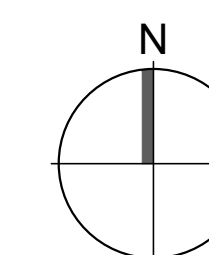
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FLOOR PLAN
LEVEL 5

Job No.	20-14-000	Sheet No.	A304
Scale	1:100		
Drawn	MS		
Checked	RK		
Approved	ME		
Date	2021.11.24	Revision	-

KEY PLAN



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FLOOR PLAN
LEVEL 6

Job No.	20-14-000	Sheet No.	A305
Scale	1:100		
Drawn	MS		
Checked	RK		
Approved	ME		
Date	2021.11.24	Revision	-



TAYLOR WAY

1 5200 2 7500 3 7500 4 7500 5 7500 6 7500 7 7500 8 4650 9

A 8670
B 1700
C 7500
D 4500
E 7500
F 8670

ROOF OF PARKING EXIT STAIR

L5 BALCONY BELOW

MECH. SHAFT

LOBBY LOUNGE AREA

4500
HIGHWAY SETBACK

L5 BALCONY BELOW

L5 BALCONY BELOW

L5 BALCONY BELOW

L5 BALCONY BELOW ROW

L5 BALCONY BELOW

32.5 sm/ 350 sf
STUDIO
UNIT TYPE B

33.0 sm/ 355 sf
STUDIO
UNIT TYPE C

35.1 sm/ 378 sf
STUDIO
UNIT TYPE C

32.5 sm/ 350 sf
STUDIO
UNIT TYPE B

43.3 sm/ 466 sf
ADPT. STUDIO
UNIT TYPE E

43.3 sm/ 466 sf
ADPT. STUDIO
UNIT TYPE E

32.5 sm/ 350 sf
STUDIO
UNIT TYPE A1

32.5 sm/ 350 sf
STUDIO
UNIT TYPE A1

32.5 sm/ 350 sf
STUDIO
UNIT TYPE A1

32.5 sm/ 350 sf
STUDIO
UNIT TYPE A1

32.5 sm/ 350 sf
STUDIO
UNIT TYPE A1

32.5 sm/ 350 sf
STUDIO
UNIT TYPE A1

32.5 sm/ 350 sf
STUDIO
UNIT TYPE A1

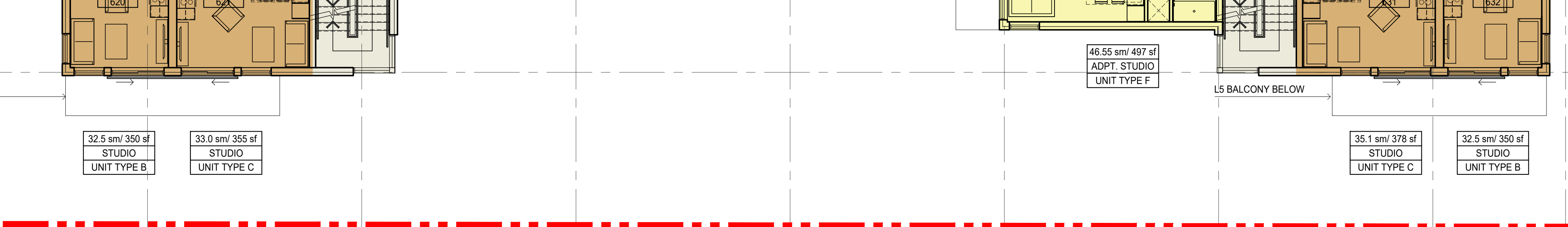
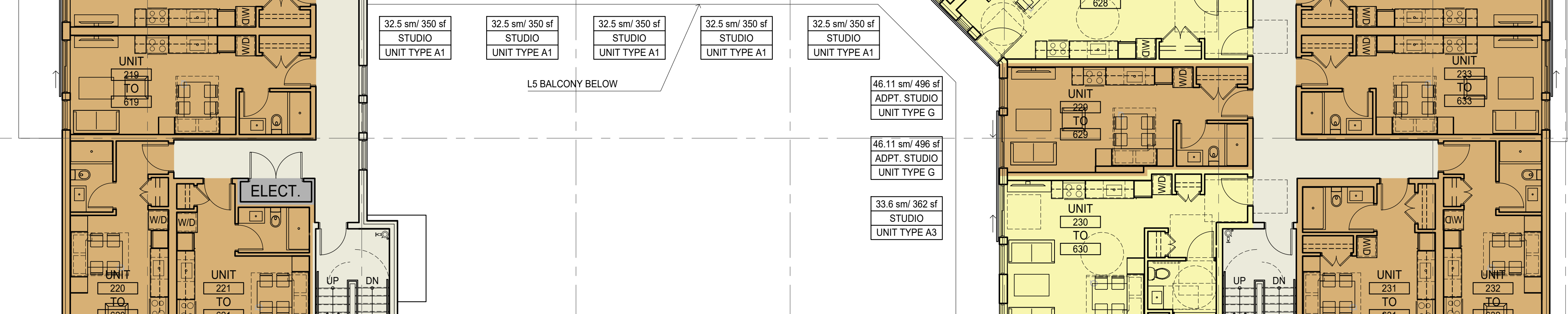
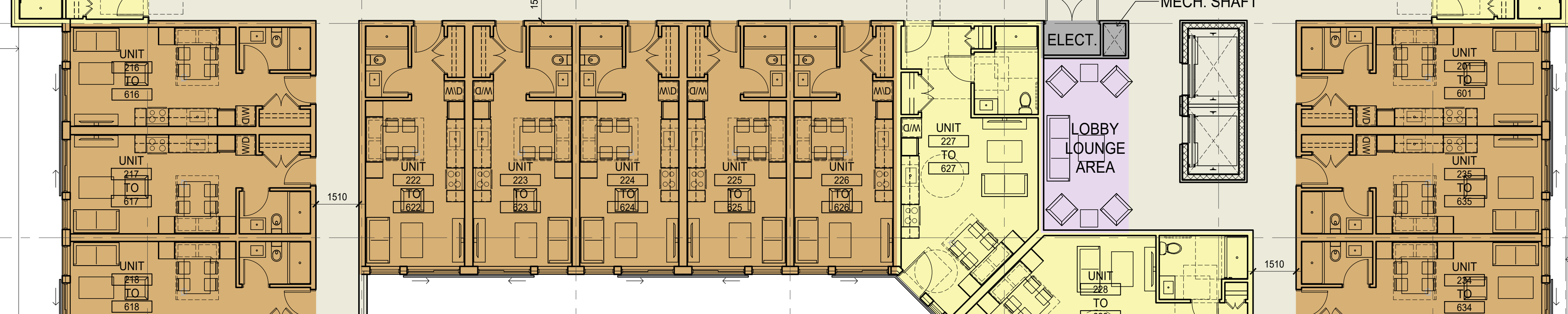
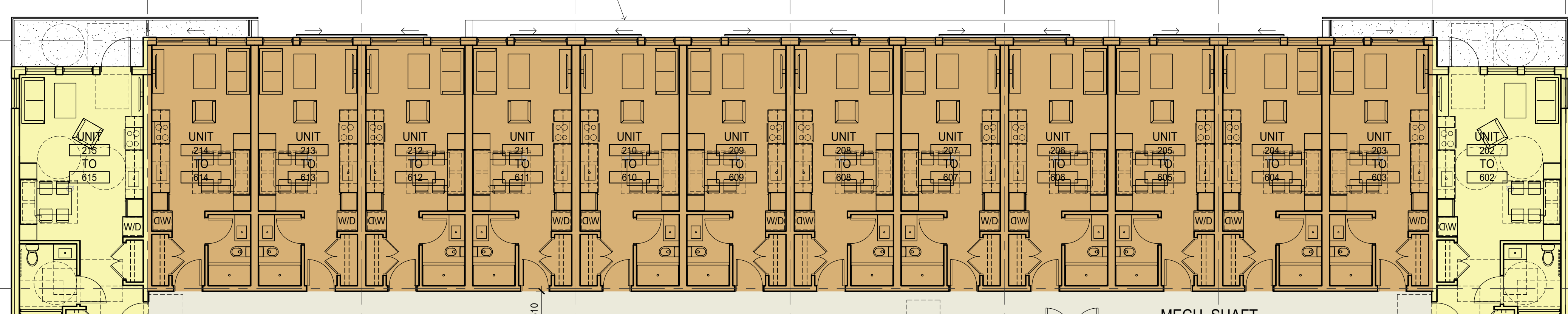
32.5 sm/ 350 sf
STUDIO
UNIT TYPE A1

48.11 sm/ 496 sf
ADPT. STUDIO
UNIT TYPE G

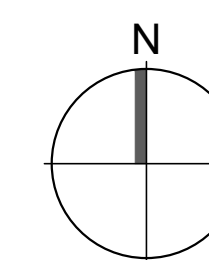
48.11 sm/ 496 sf
ADPT. STUDIO
UNIT TYPE G

33.6 sm/ 362 sf
STUDIO
UNIT TYPE A3

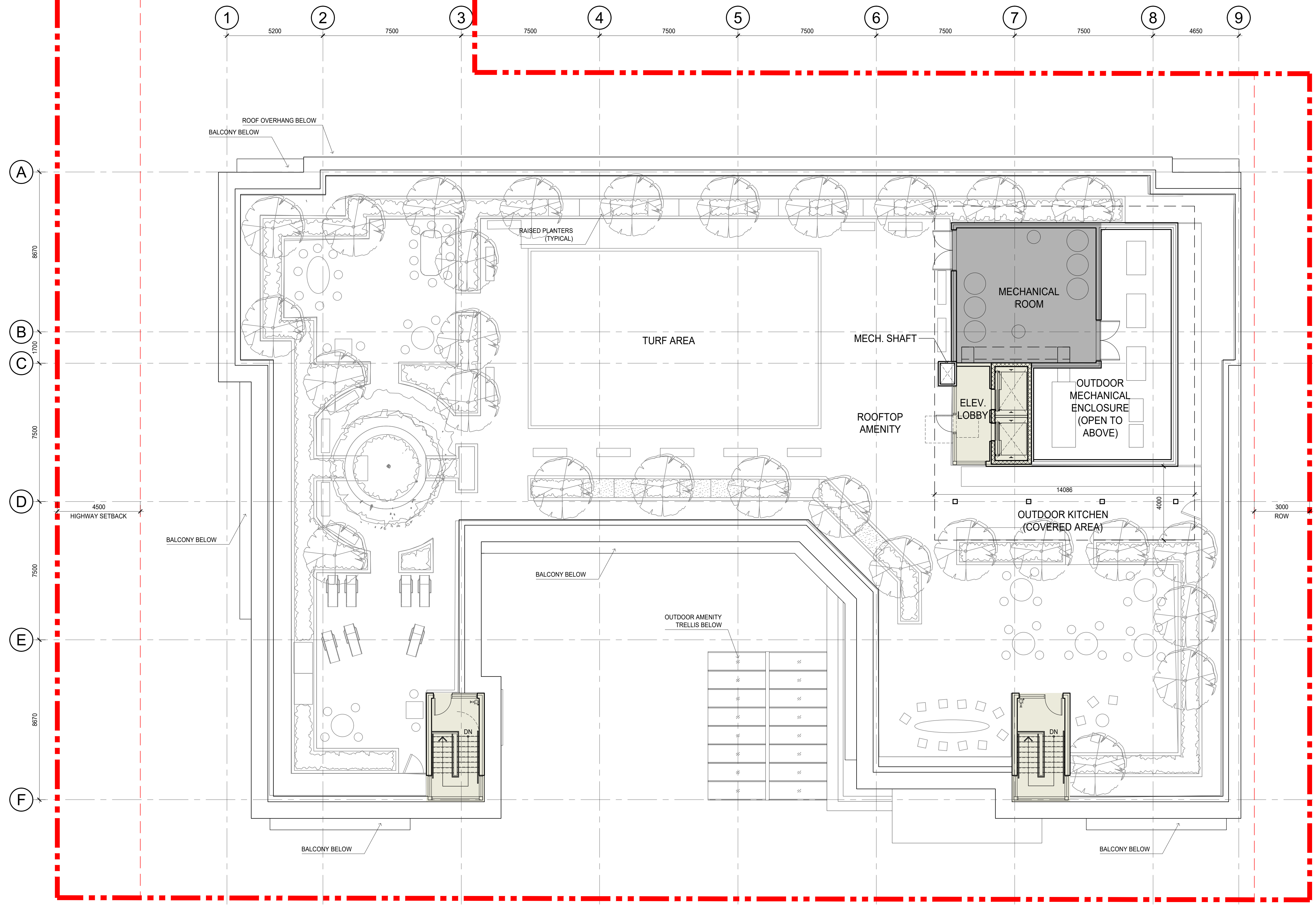
46.55 sm/ 497 sf
ADPT. STUDIO
UNIT TYPE F



KEY PLAN



TAYLOR WAY



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Sheet Title
FLOOR PLAN
AMENITY

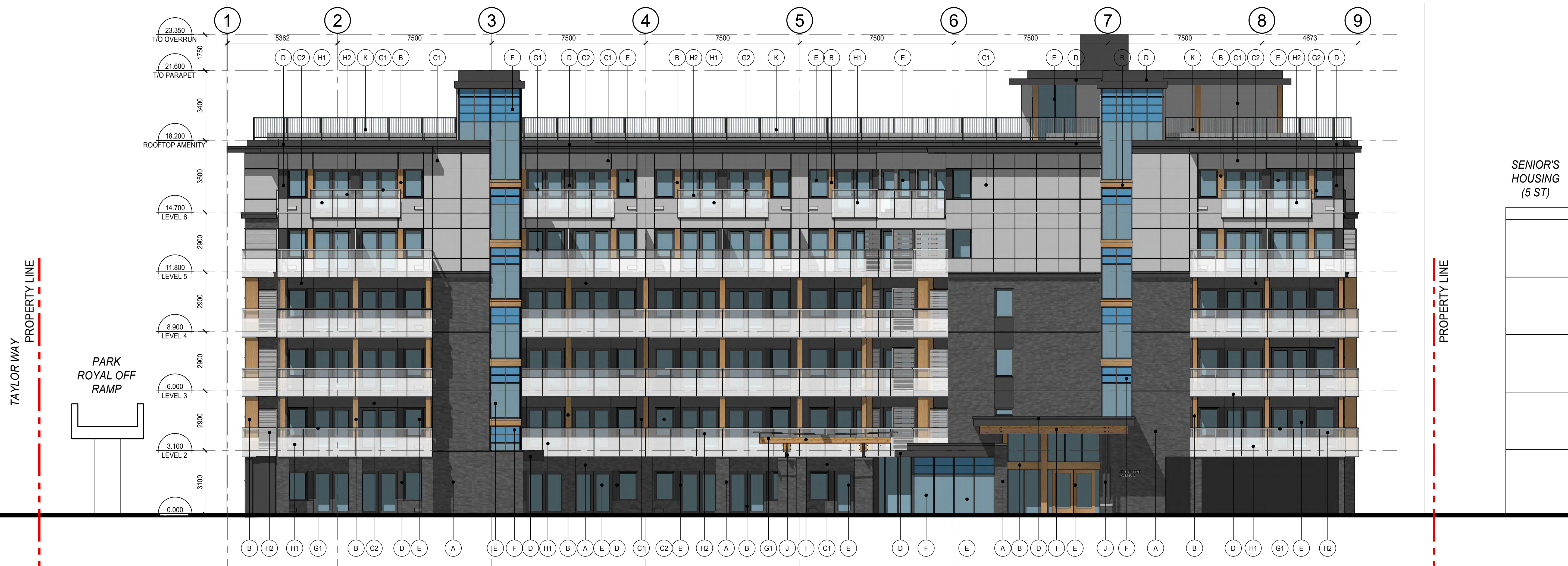
Job No.	20-14-000	Sheet No.	
Scale	1:100		
Drawn	MS		
Checked	RK		
Approved	ME		
Date	2021.11.24	Revision	-

A306

KEY PLAN

SENIOR'S HOUSING (5 ST)

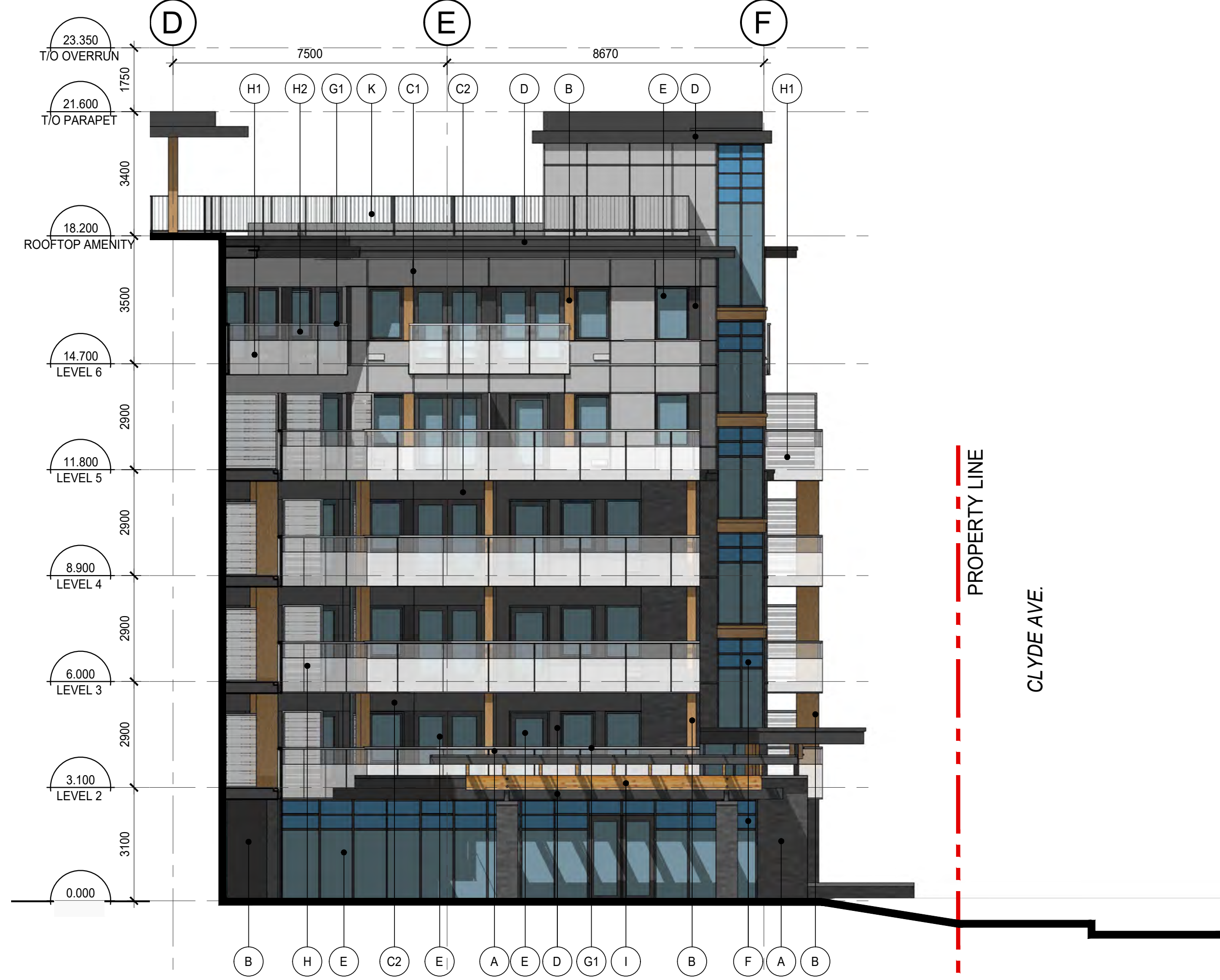
REISSUED FOR REZONING / DP	JUN 10 2022		
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No.	Description	Date	Dr.
Revisions: Read Up			



1 SOUTH ELEVATION
1:100



2 EAST ELEVATION - COURTYARD
1:100



3 WEST ELEVATION - COURTYARD
1:100

MATERIALS LEGEND

- (A) BRICK CLADDING
COLOUR: DARK GREY
- (B) CEMENTITIOUS PANEL CLADDING
COLOUR: LIGHT BROWN
- (C) CEMENTITIOUS PANEL CLADDING
C1 - COLOUR: GREY
C2 - COLOUR: BLACK
- (D) PREFINISHED METAL PROFILE
COLOUR: BLACK
- (E) WINDOW SYSTEM
GLAZING: CLEAR LOW-E
MULLIONS: BLACK
- (F) COLOURED (LAMINATED) GLASS
COLOUR: SKY BLUE
- (G) PREFINISHED METAL RAILING SYSTEM
G1 - COLOUR: LIGHT GREY
- (H) GLASS RAILING SYSTEM
H1 - COLOUR: CLEAR GLASS
W/ WHITE FRIT
H2 - COLOUR: CLEAR GLASS
- (I) WOOD CANOPY STRUCTURE
COLOUR: LIGHT BROWN
- (J) PAINTED STEEL STRUCTURE
COLOUR: DARK BROWN
- (K) METAL RAILING SYSTEM
COLOUR: BLACK

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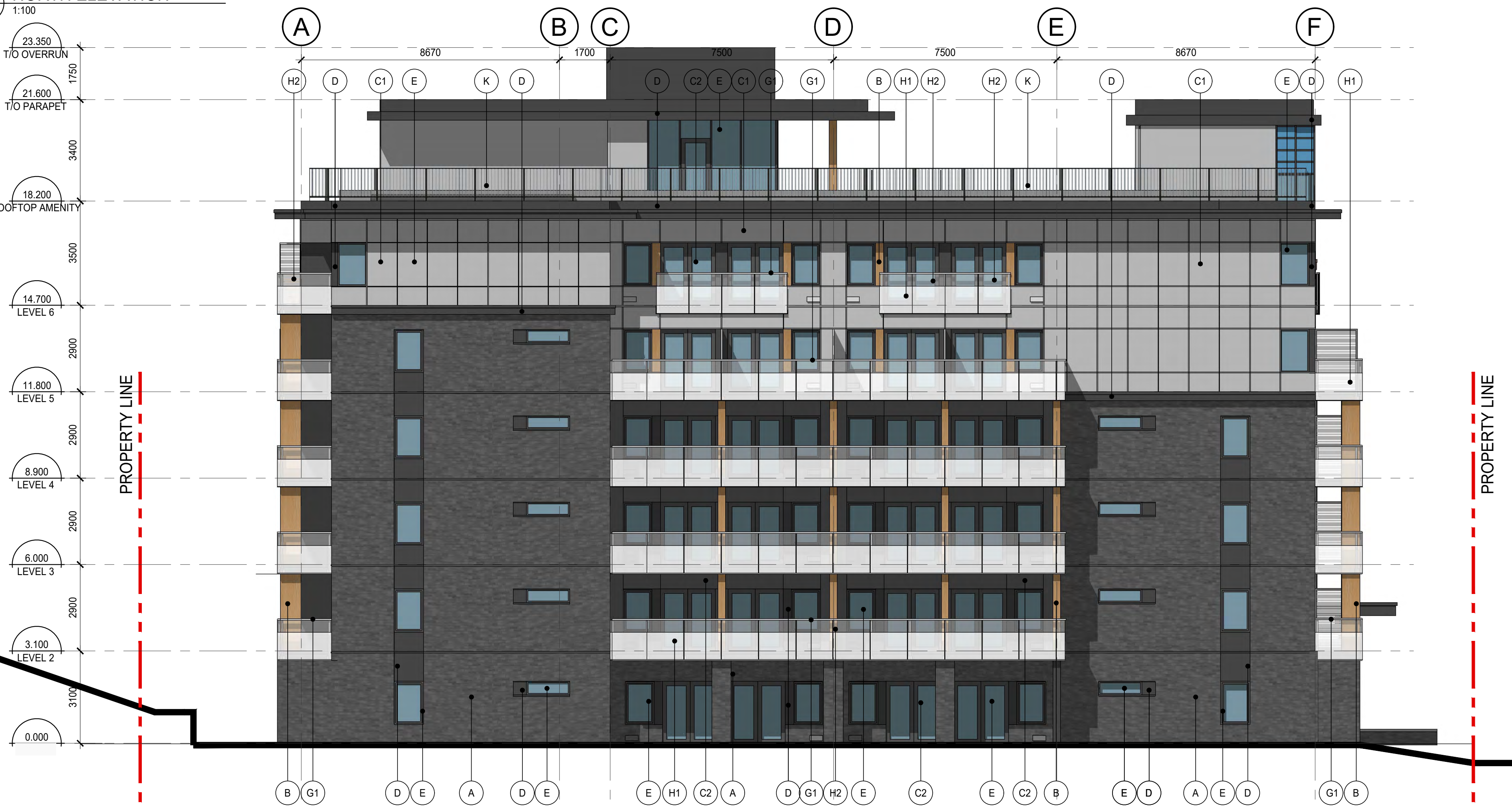
Sheet Title
EXTERIOR ELEVATIONS

Job No.	20-14-000	Sheet No.	
Scale	1:100		
Drawn	MS		
Checked	RK		
Approved	ME		
Date	2021.11.24	Revision	

A320



1 NORTH ELEVATION



2 WEST ELEVATION

MATERIALS LEGEND	
(A)	BRICK CLADDING COLOUR: DARK GREY
(B)	CEMENTITIOUS PANEL CLADDING COLOUR: LIGHT BROWN
(C)	CEMENTITIOUS PANEL CLADDING C1 - COLOUR: GREY C2 - COLOUR: BLACK
(D)	PREFINISHED METAL PROFILE COLOUR: BLACK
(E)	WINDOW SYSTEM GLAZING: CLEAR LOW-E MULLIONS: BLACK
(F)	COLOURED (LAMINATED) GLASS COLOUR: SKY BLUE
(G)	PREFINISHED METAL RAILING SYSTEM G1 - COLOUR: LIGHT GREY
(H)	GLASS RAILING SYSTEM H1 - COLOUR: CLEAR GLASS W/ WHITE FRIT H2 - COLOUR: CLEAR GLASS
(I)	WOOD CANOPY STRUCTURE COLOUR: LIGHT BROWN
(J)	PAINTED STEEL STRUCTURE COLOUR: DARK BROWN
(K)	METAL RAILING SYSTEM COLOUR: BLACK

No.	Description	Date	Dr.
-	ISSUED FOR REZONING / DP	JUN 10 2022	
-	ISSUED FOR REZONING / DP	DEC 21 2021	
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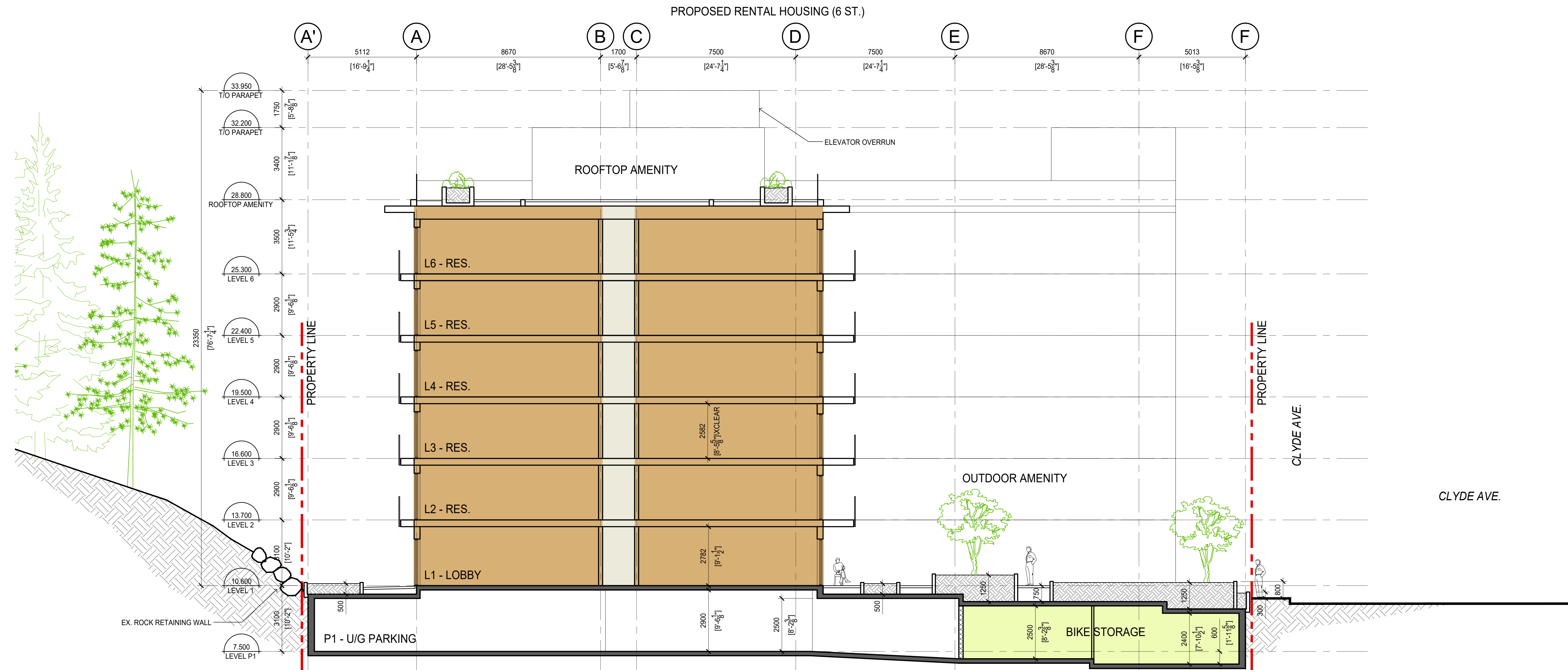
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Sheet Title
EXTERIOR ELEVATIONS

Job No.	20-14-000	Sheet No.	
Scale	1:200		
Drawn	MS		
Checked	RK		
Approved	ME		
Date	2021.11.24	Revision	-

A321



No.	Description	Date	Dr.
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-	ISSUED FOR REZONING / DP	DEC 21 2021	
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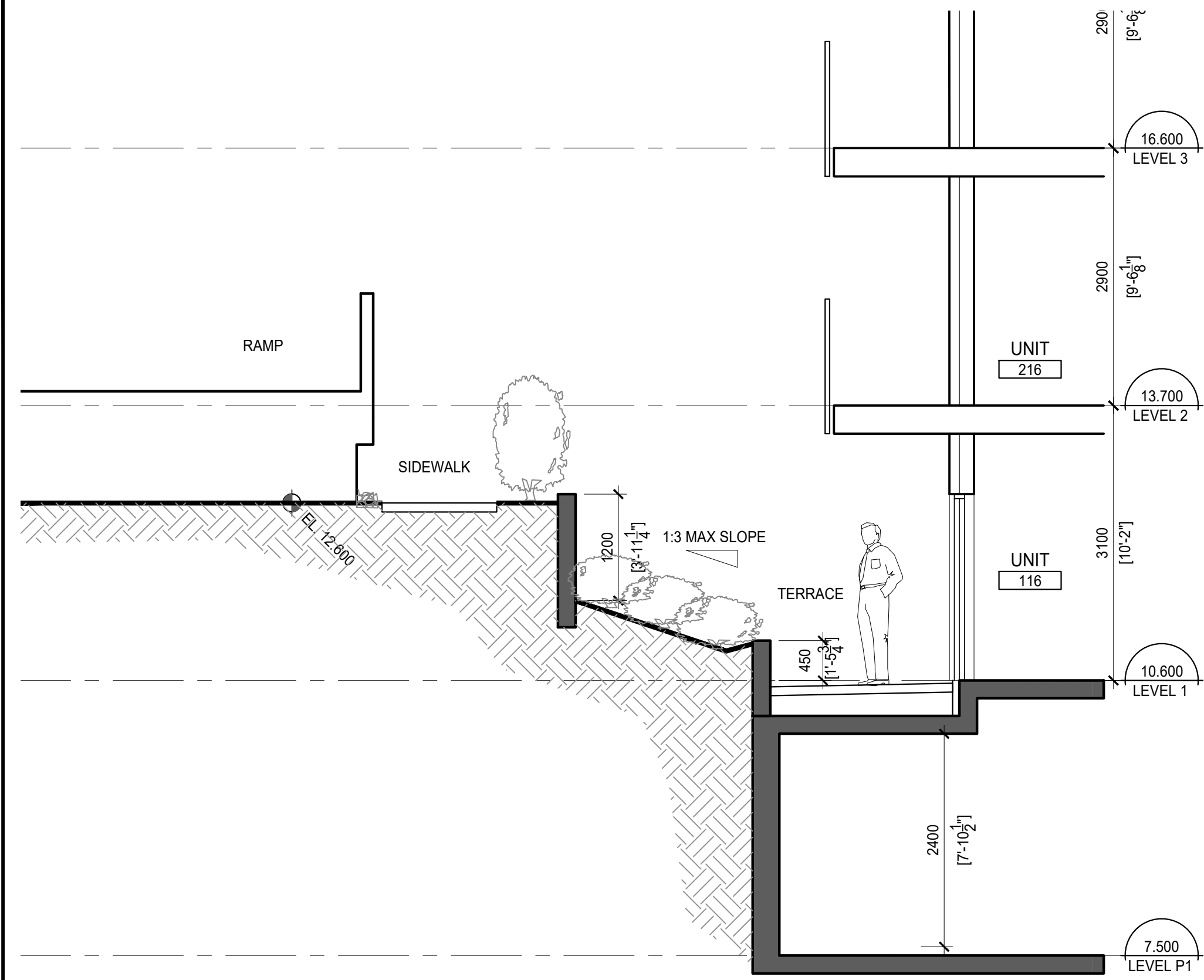
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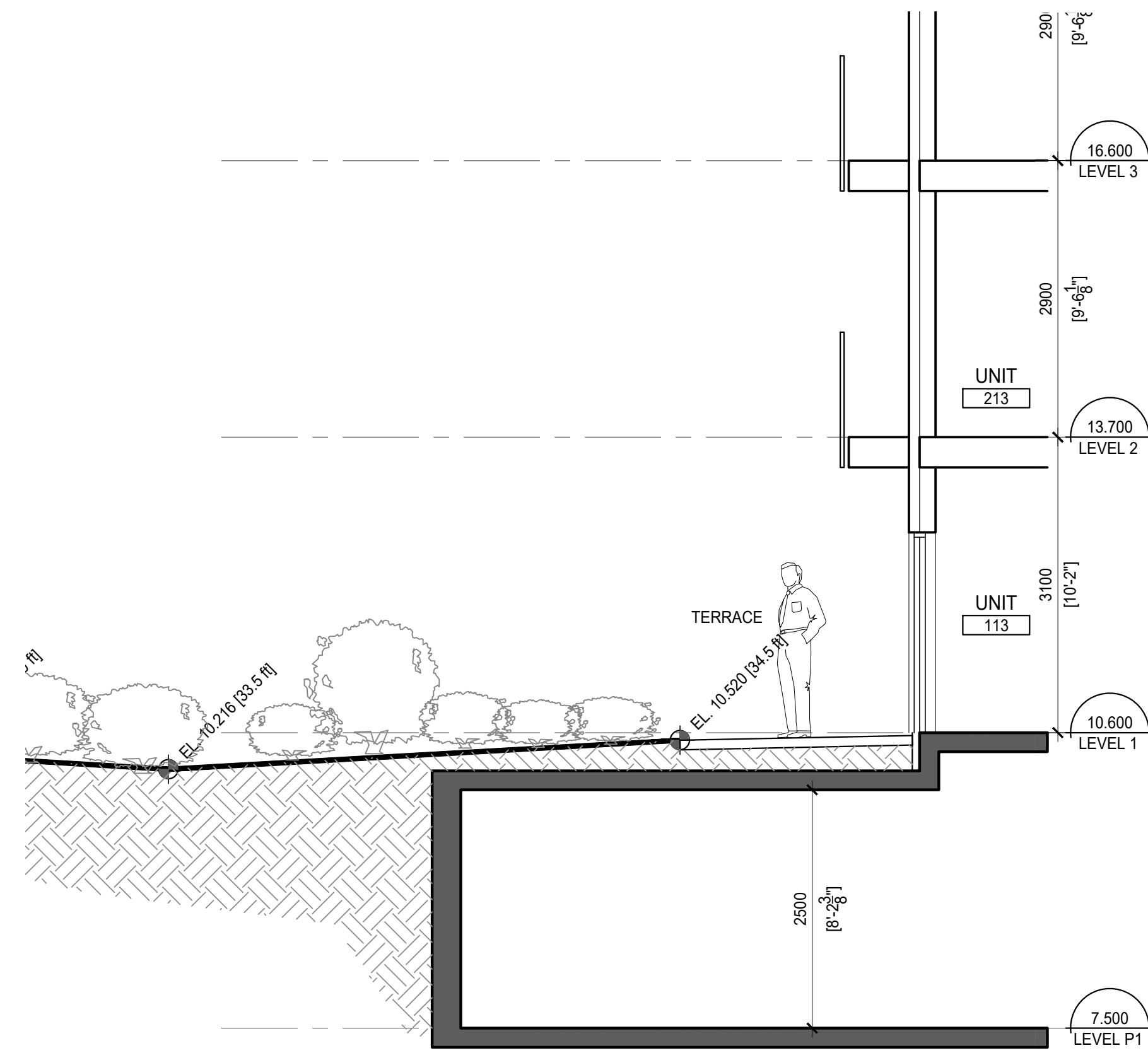
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Sheet Title
**BUILDING SECTIONS
NORTH-SOUTH**

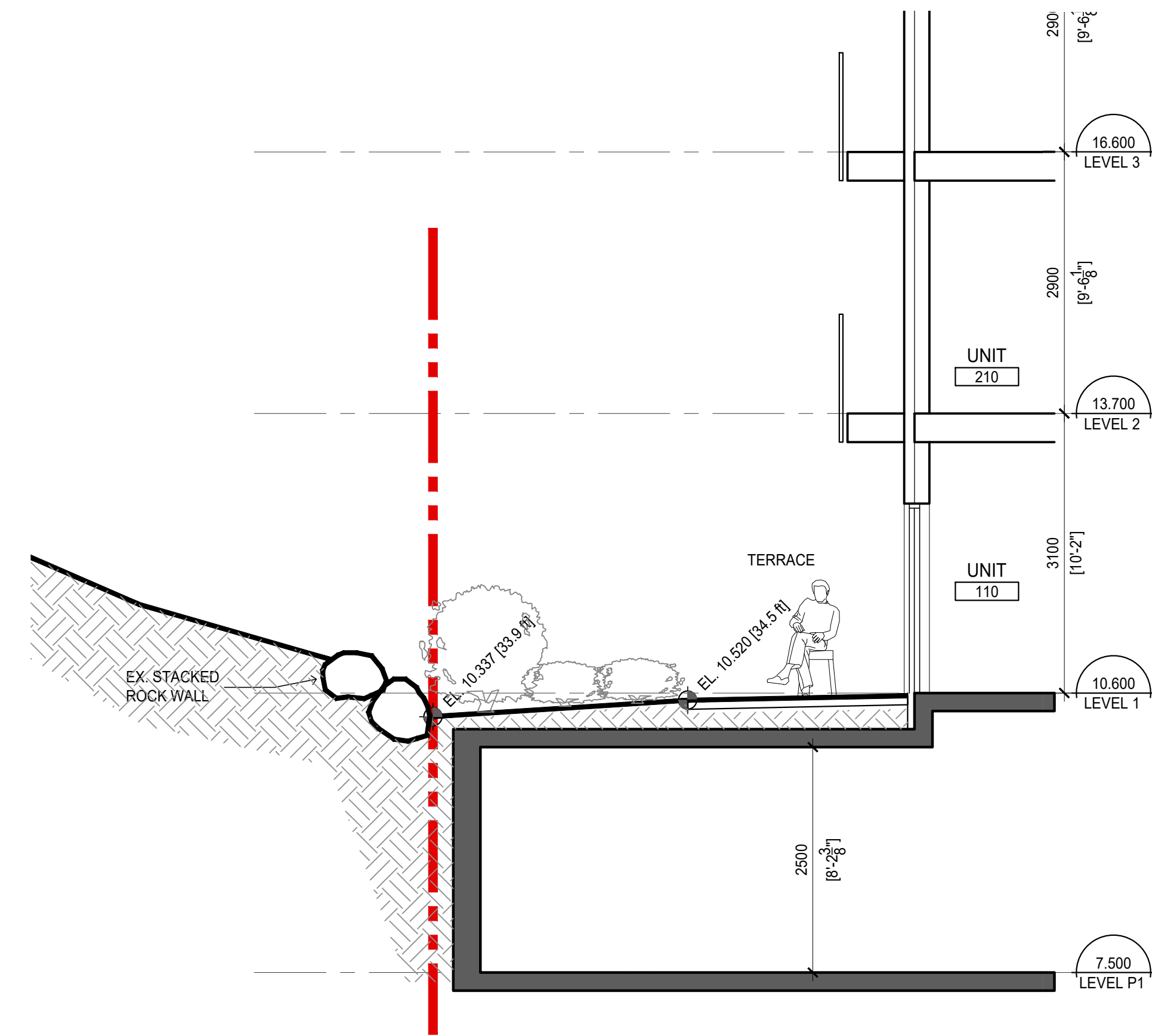
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Checked	RK		
Approved	ME		
Date	2021.11.24	Revision	-



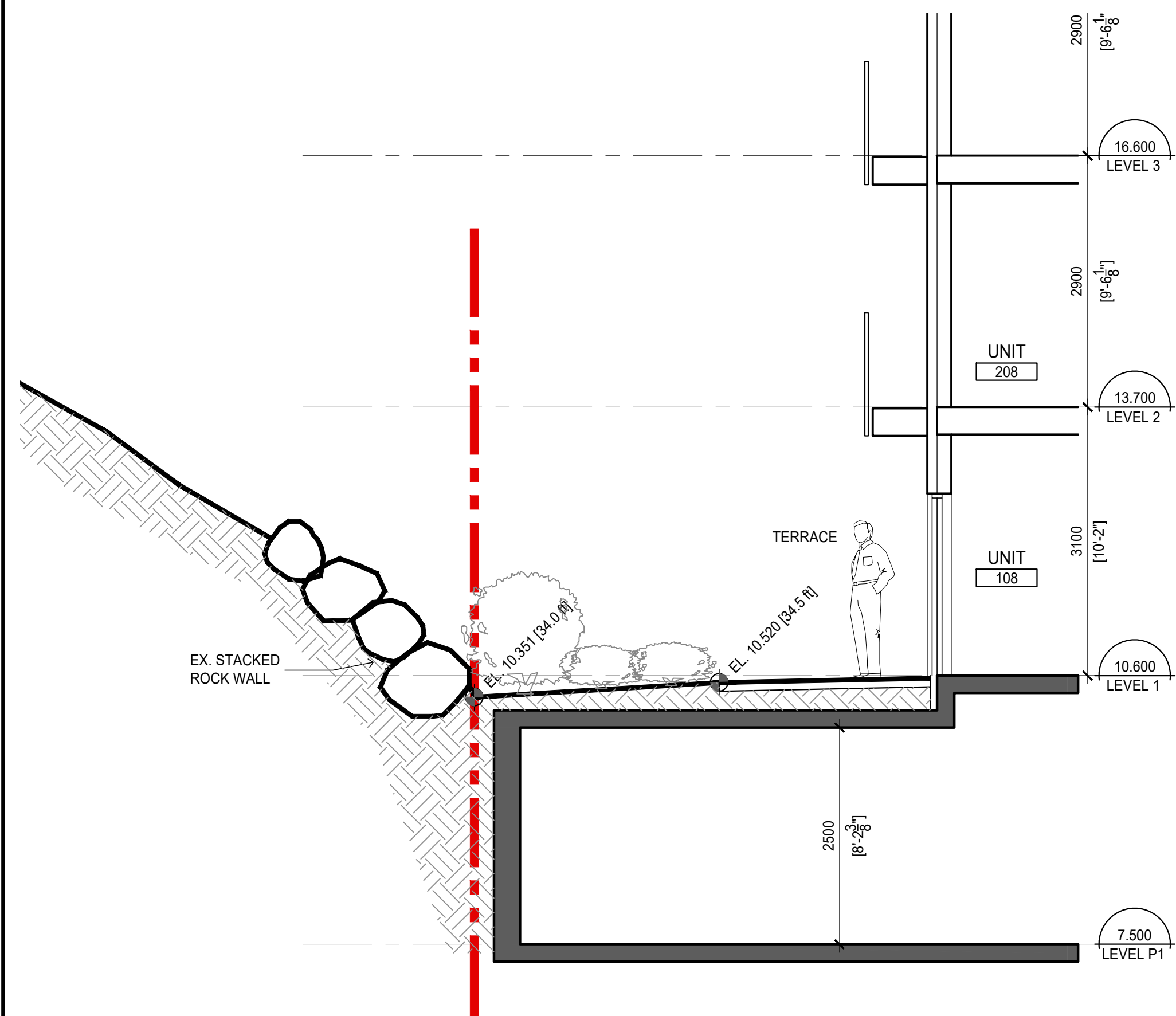
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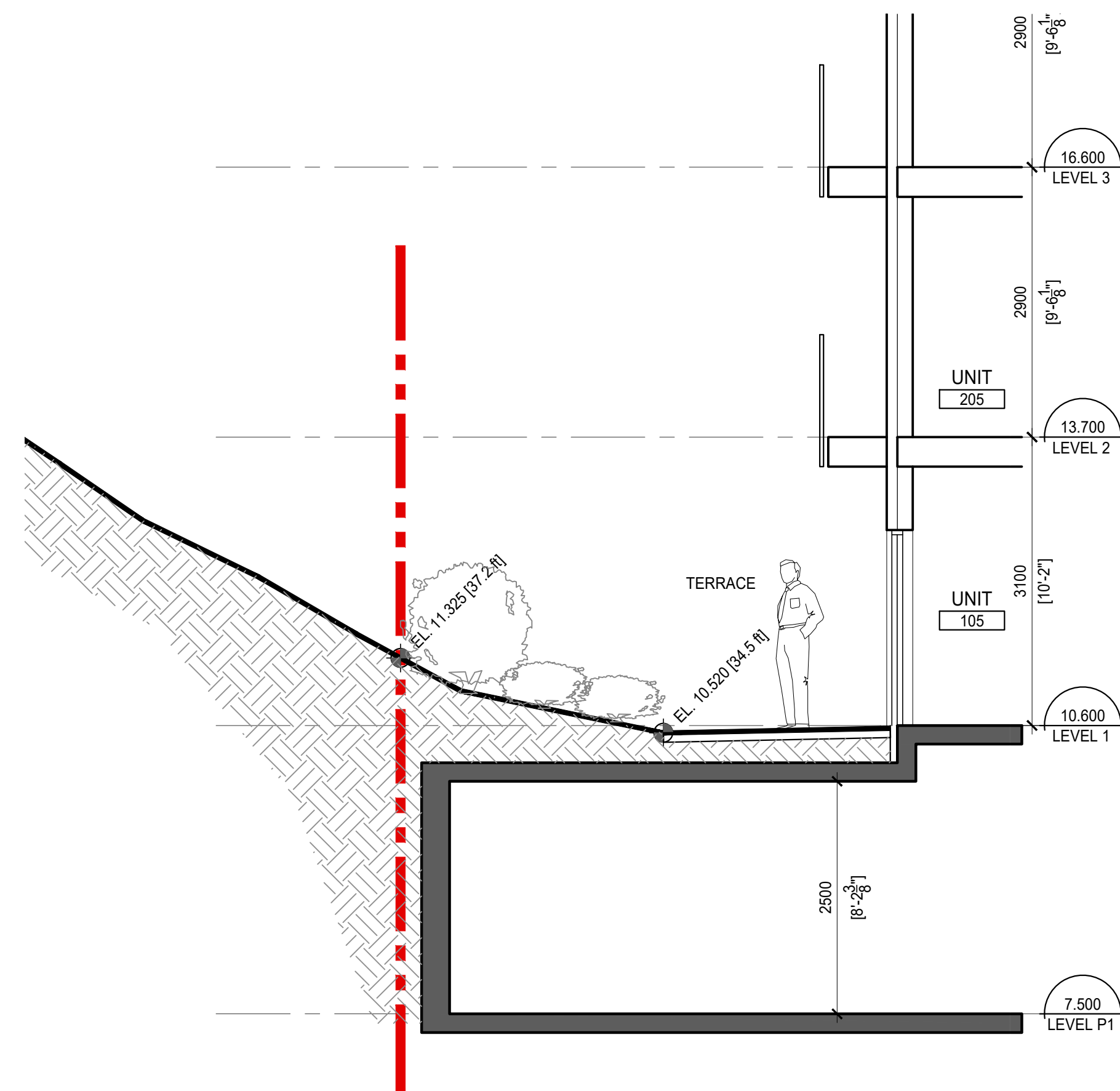
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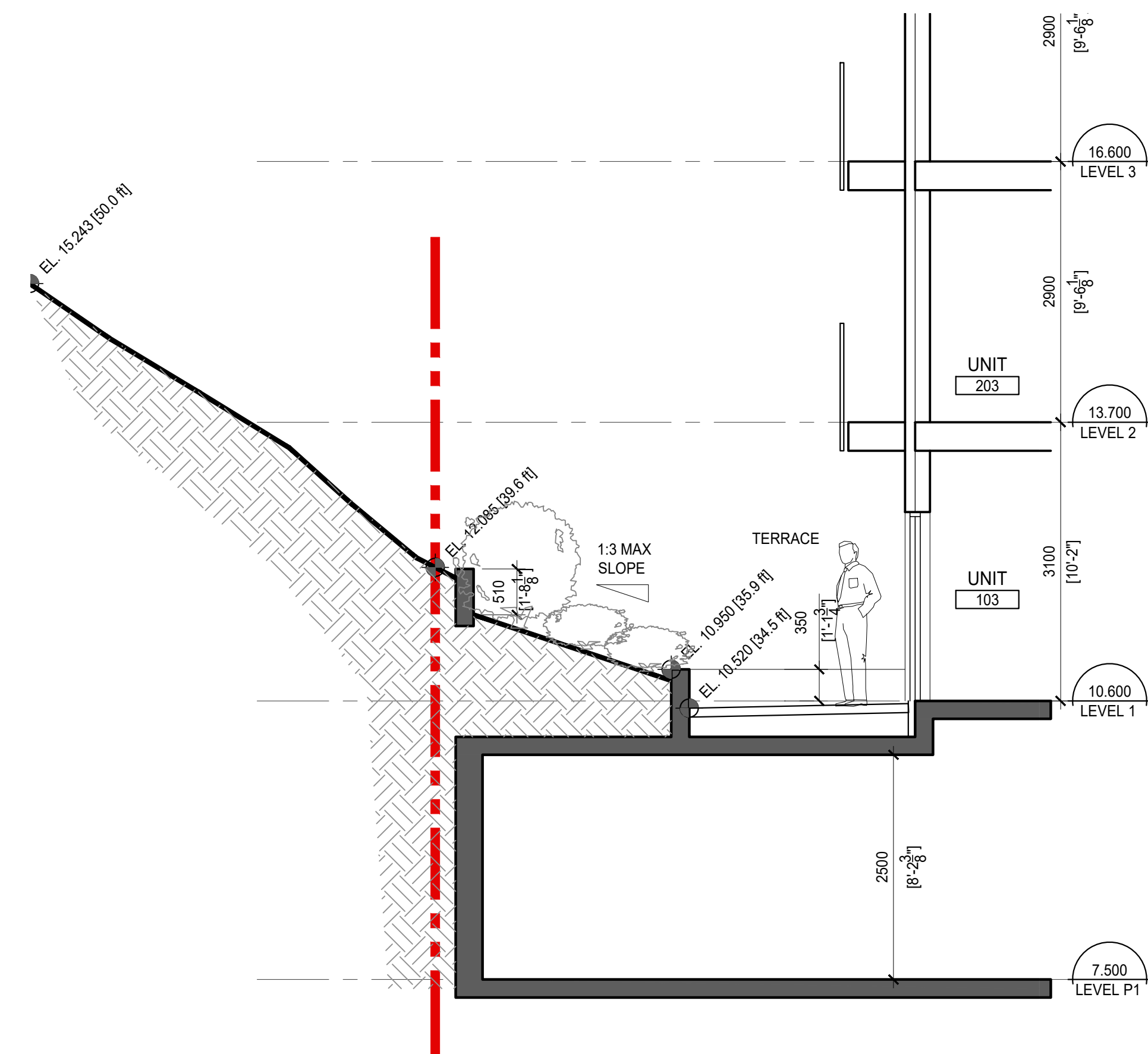
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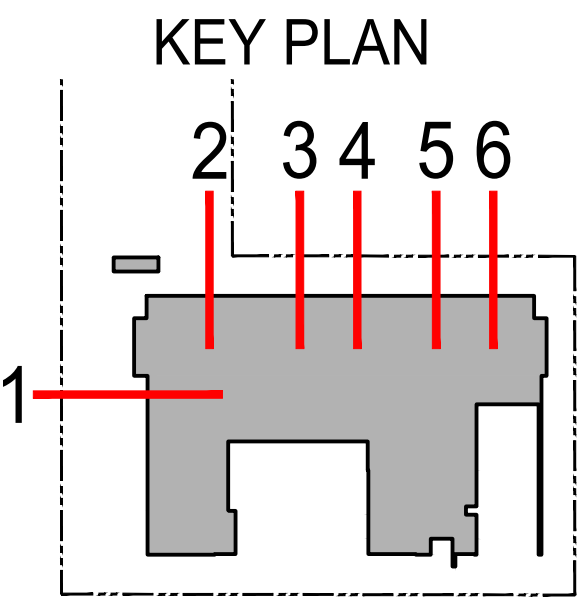
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1:50



5 PARTIAL SECTION
1:50



6 PARTIAL SECTION
1:50



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-	REISSUED FOR REZONING / DP	JUN 10 2022	
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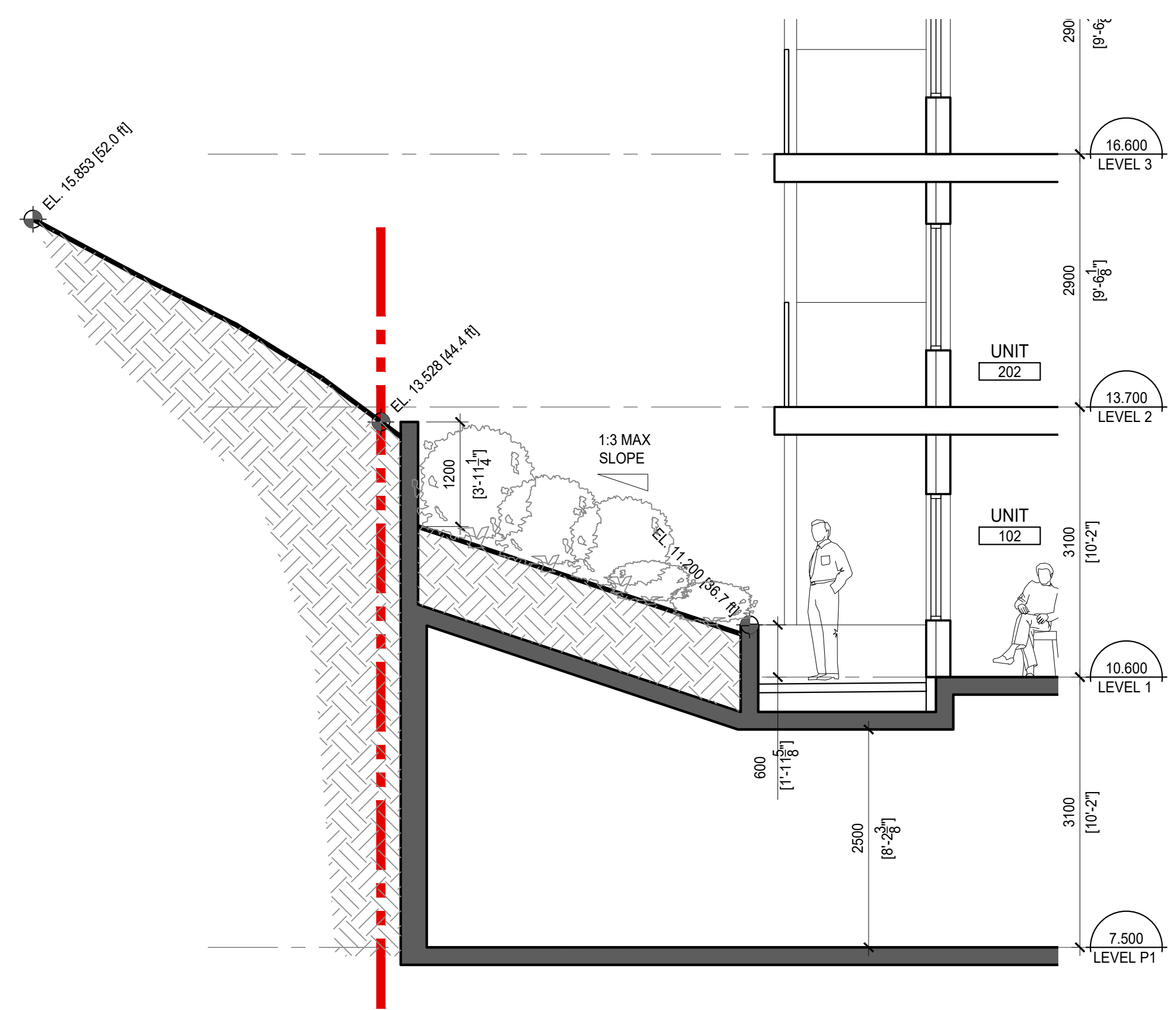
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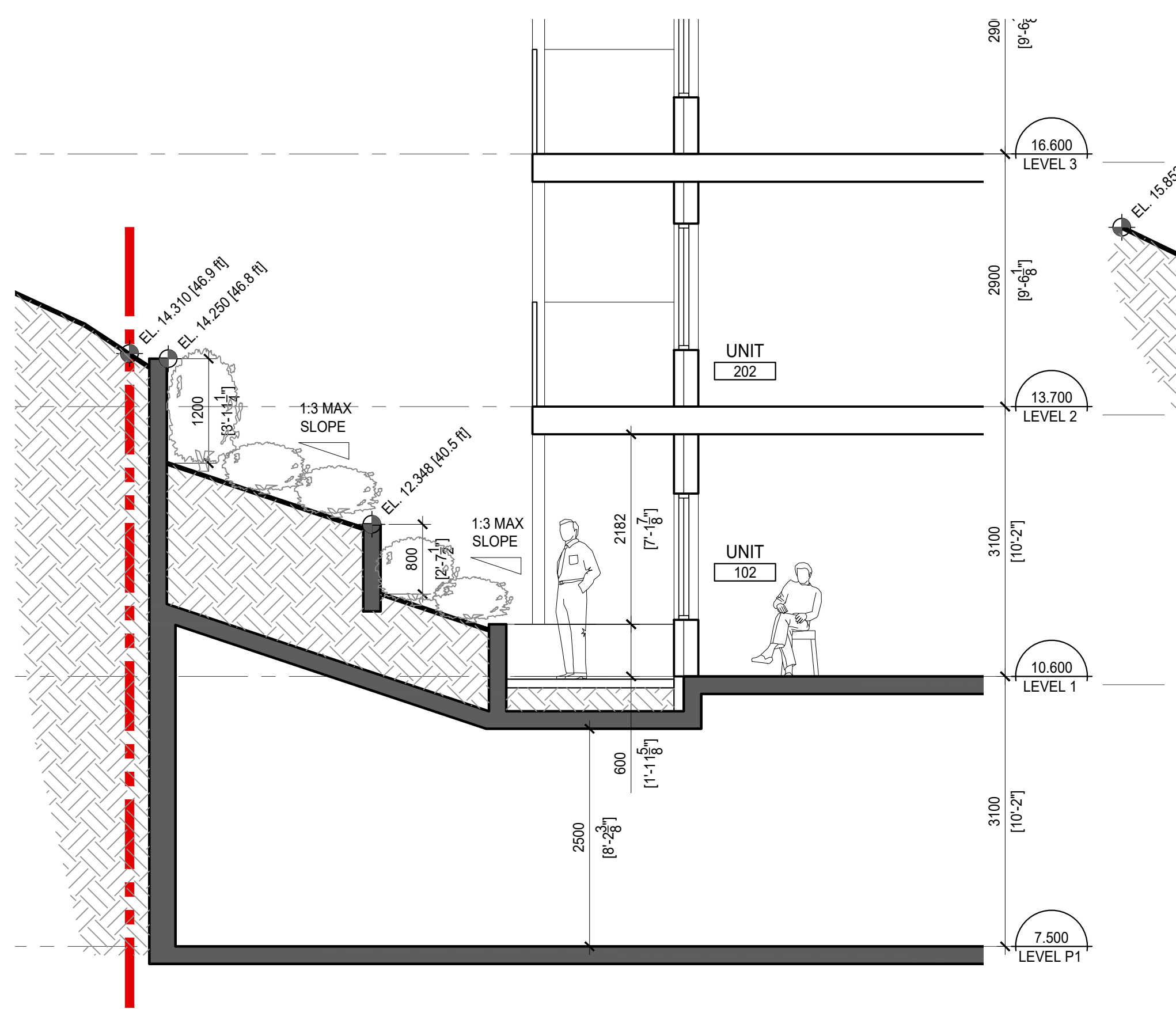
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Sheet Title
PARTIAL SECTIONS

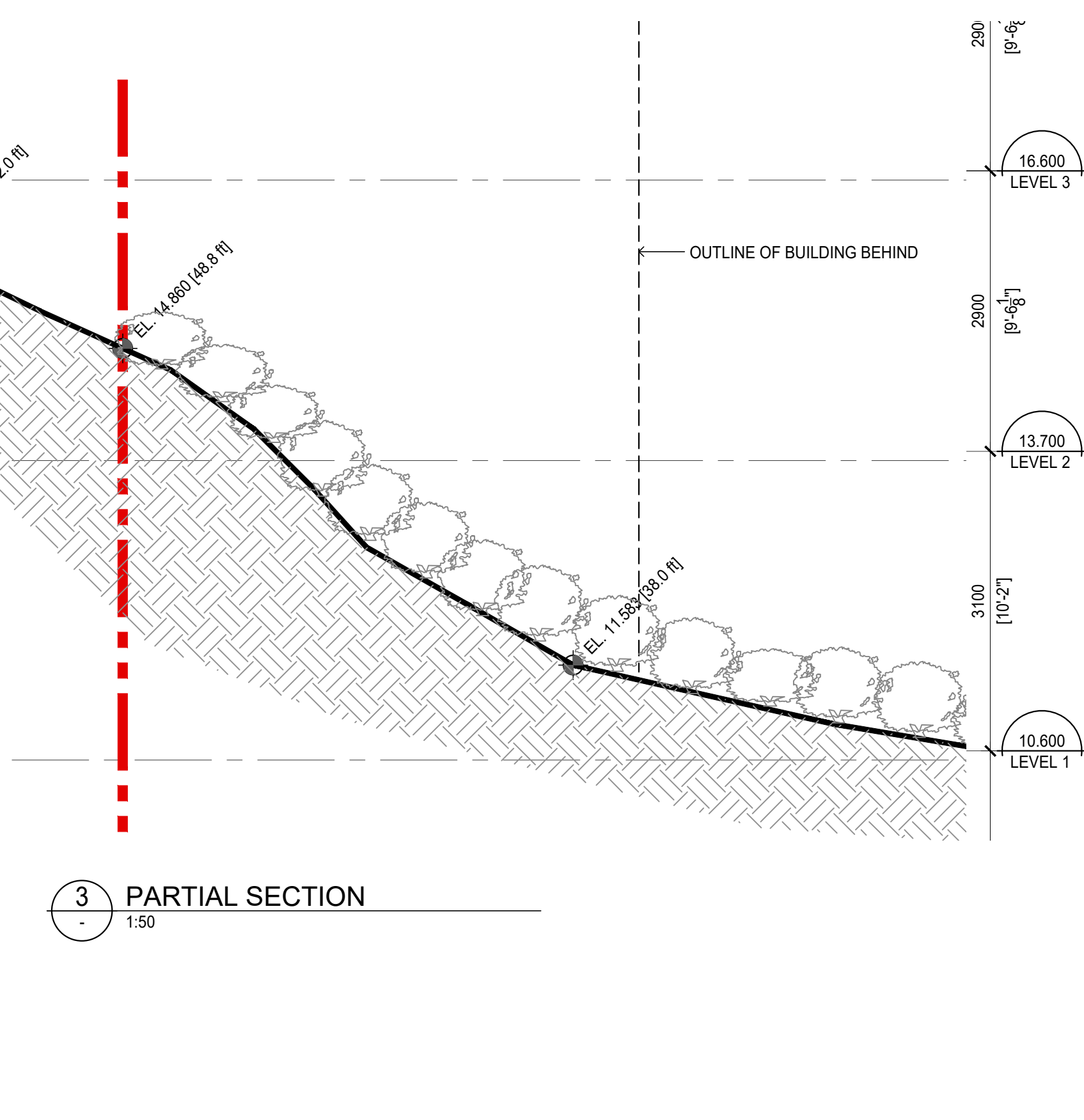
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Drawn	MS		
Checked	RK		
Approved	ME		
Date	2021.11.24	Revision	-



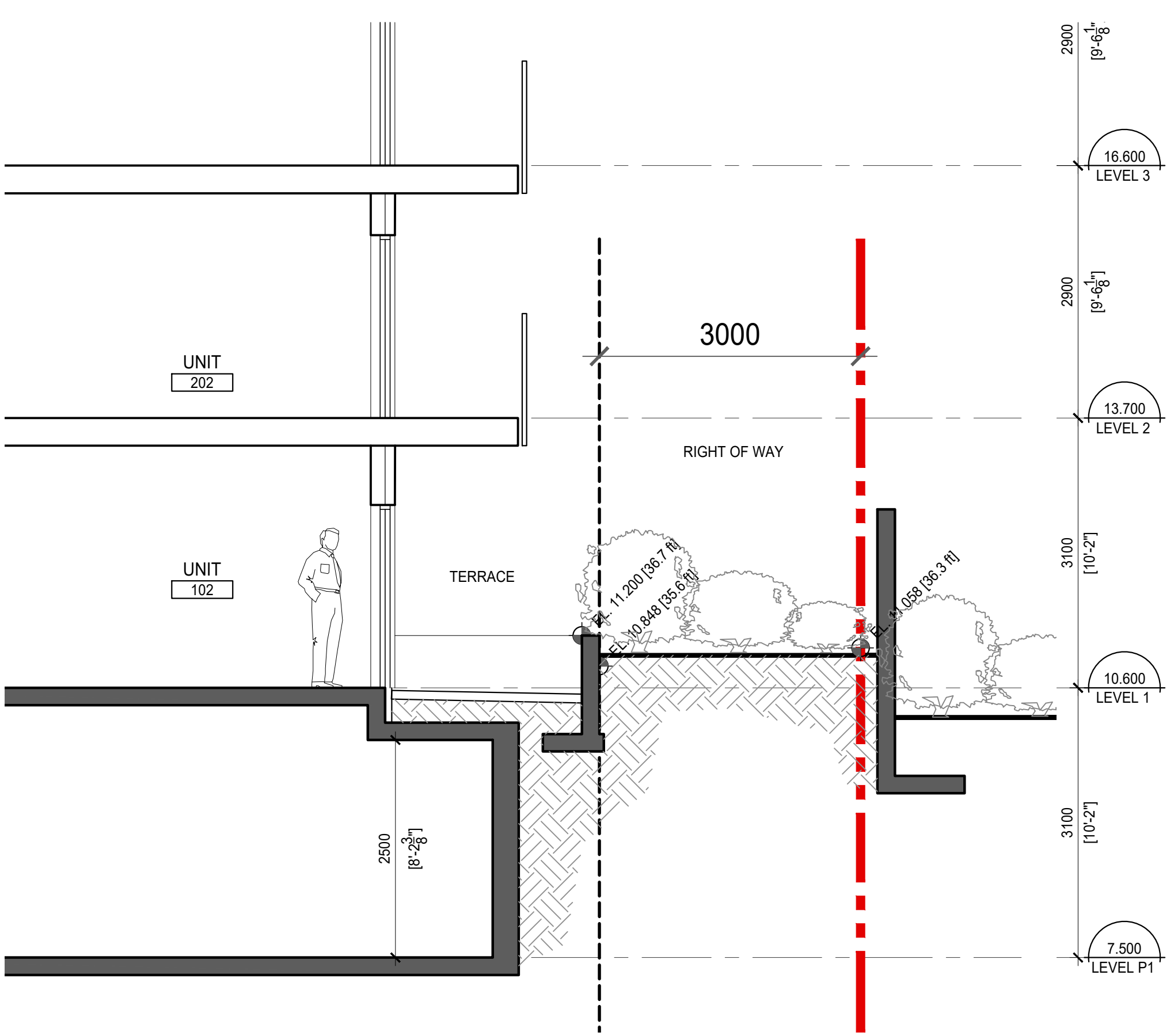
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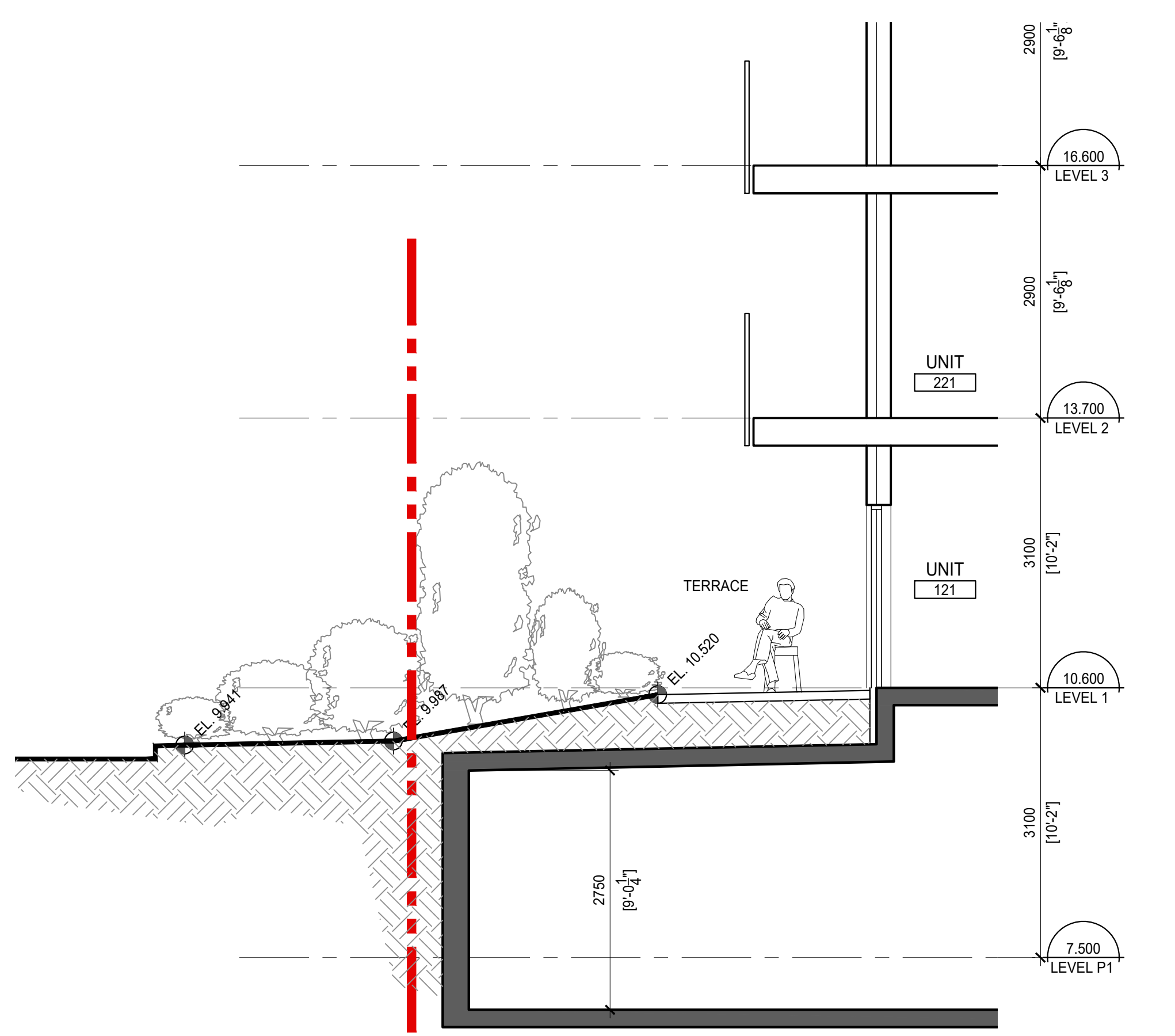
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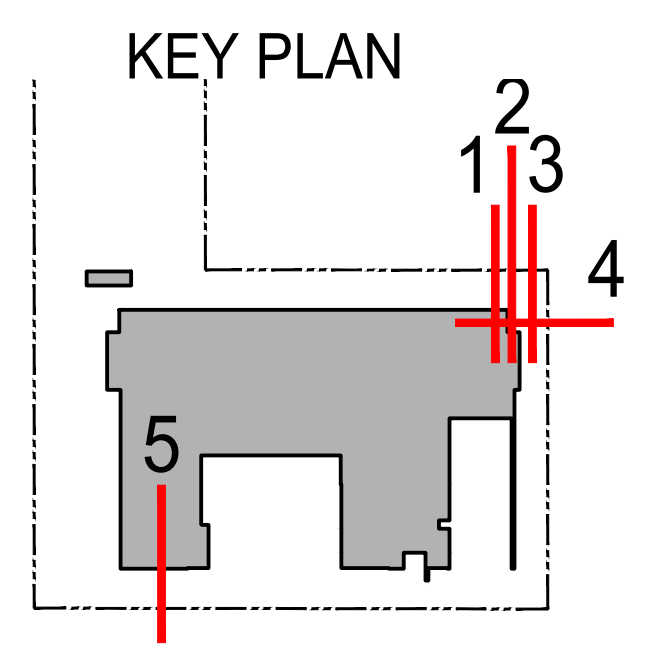
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1:50



4 PARTIAL SECTION
1:50



5 PARTIAL SECTION
1:50



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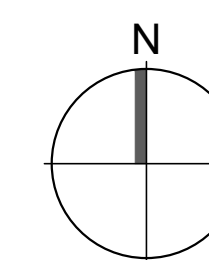
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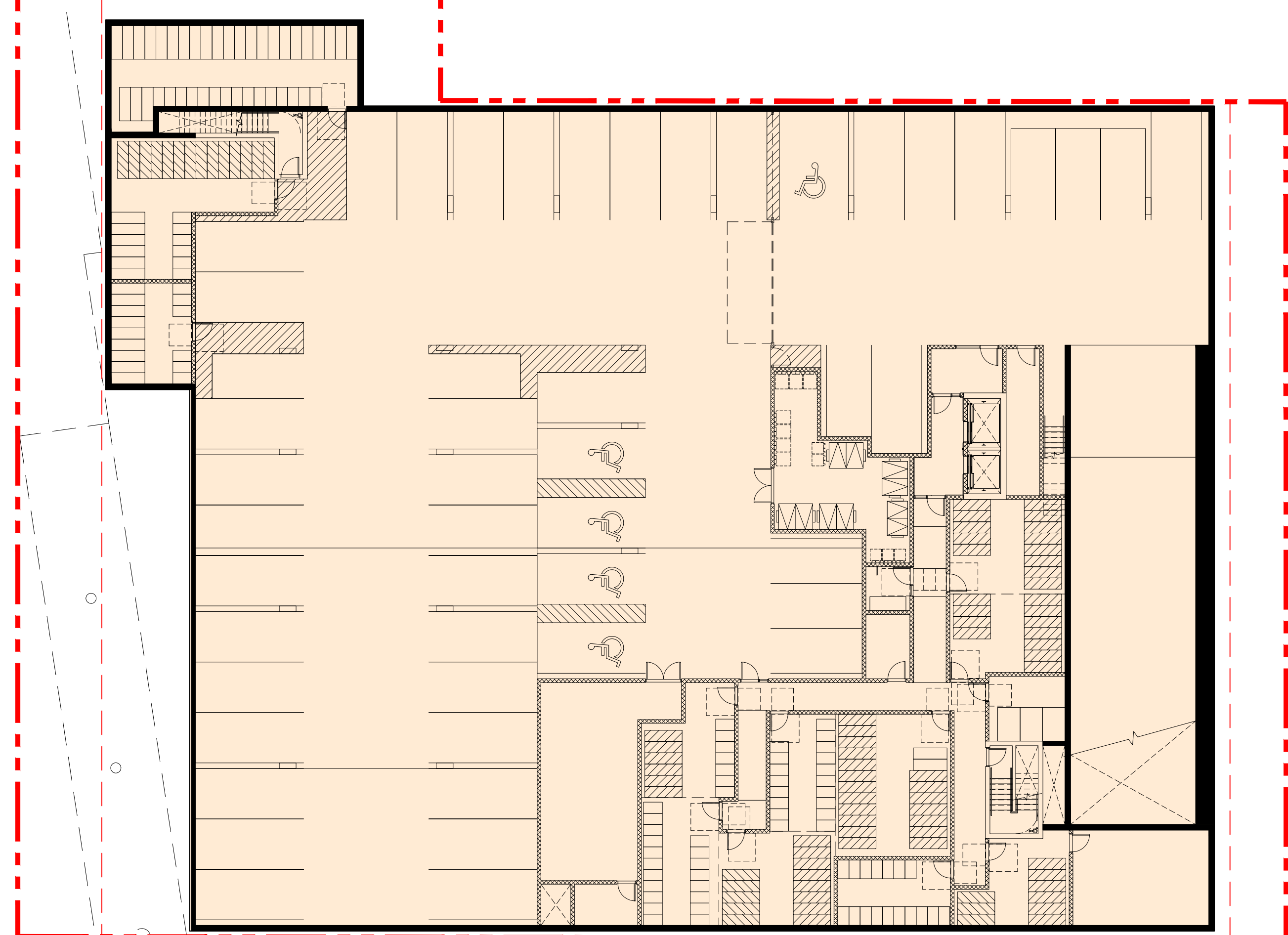
Sheet Title
PARTIAL SECTIONS

Job No.	20-14-000	Sheet No.	A336
Scale	1:50		
Drawn	MS		
Checked	RK		
Approved	ME		
Date	2021.11.24	Revision	-

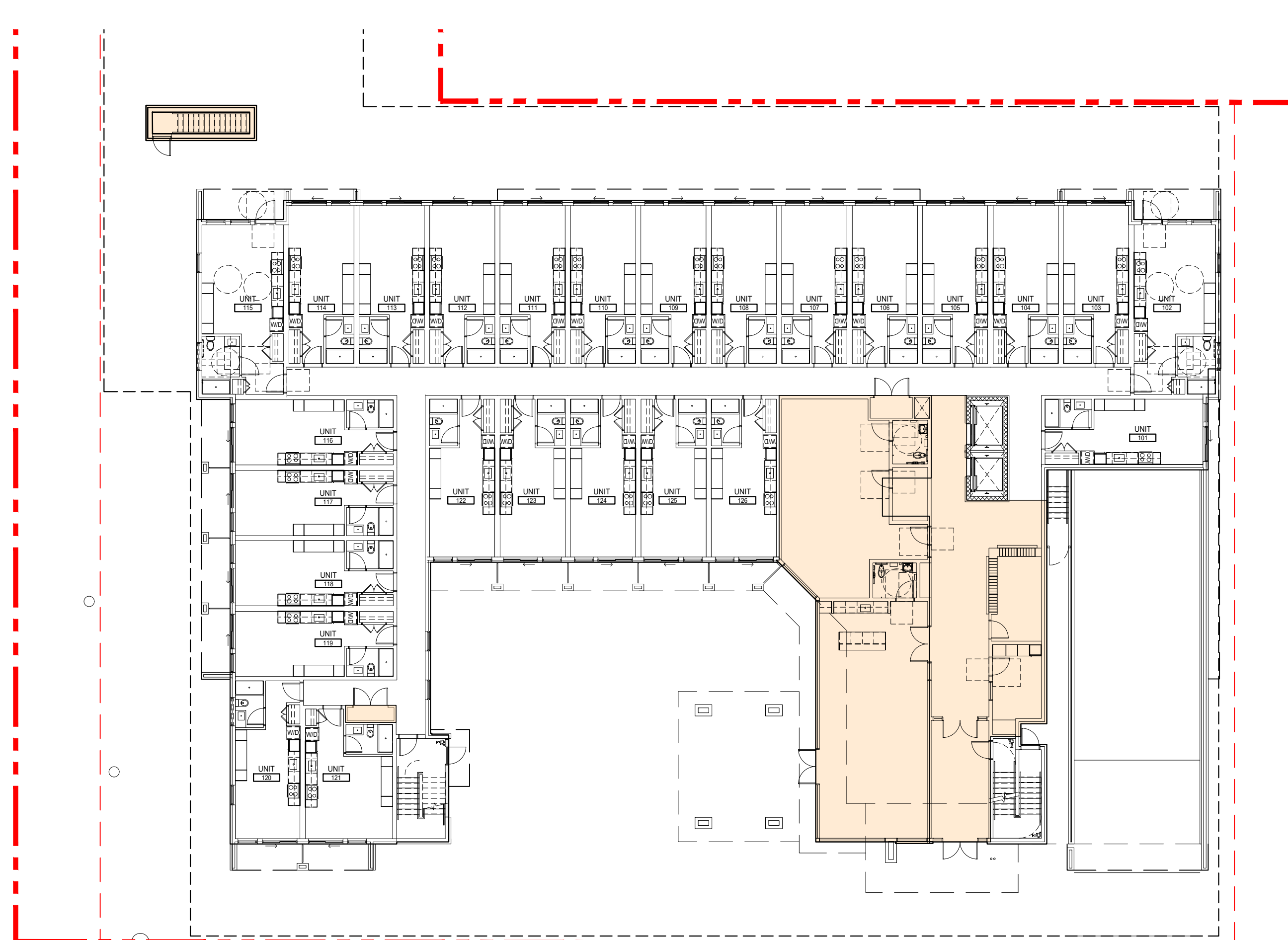
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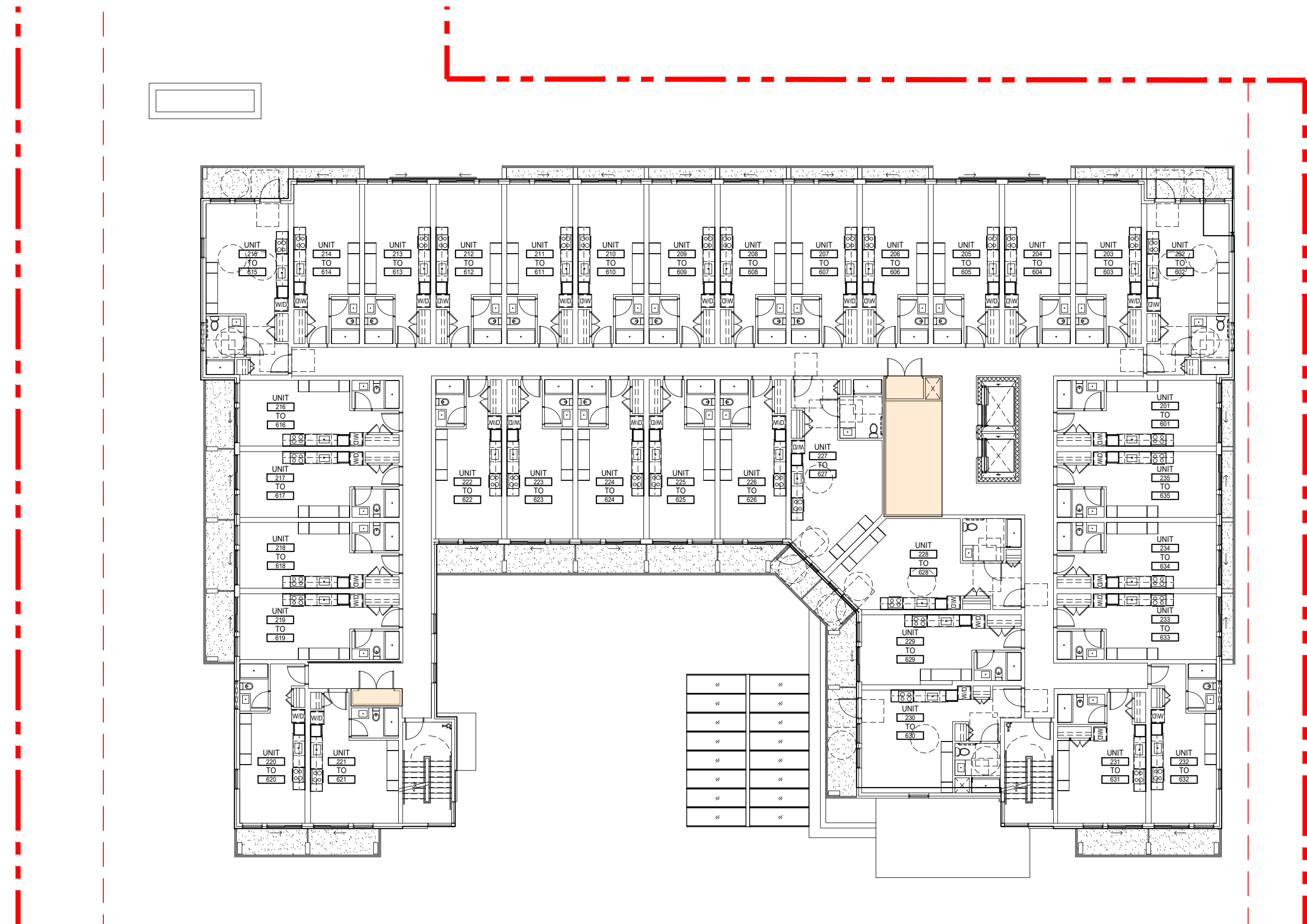
No.	Description	Date	Dr.
-	REISSUED FOR REZONING / DP	JUN 10 2022	
-	ISSUED FOR REZONING / DP	DEC 21 2021	
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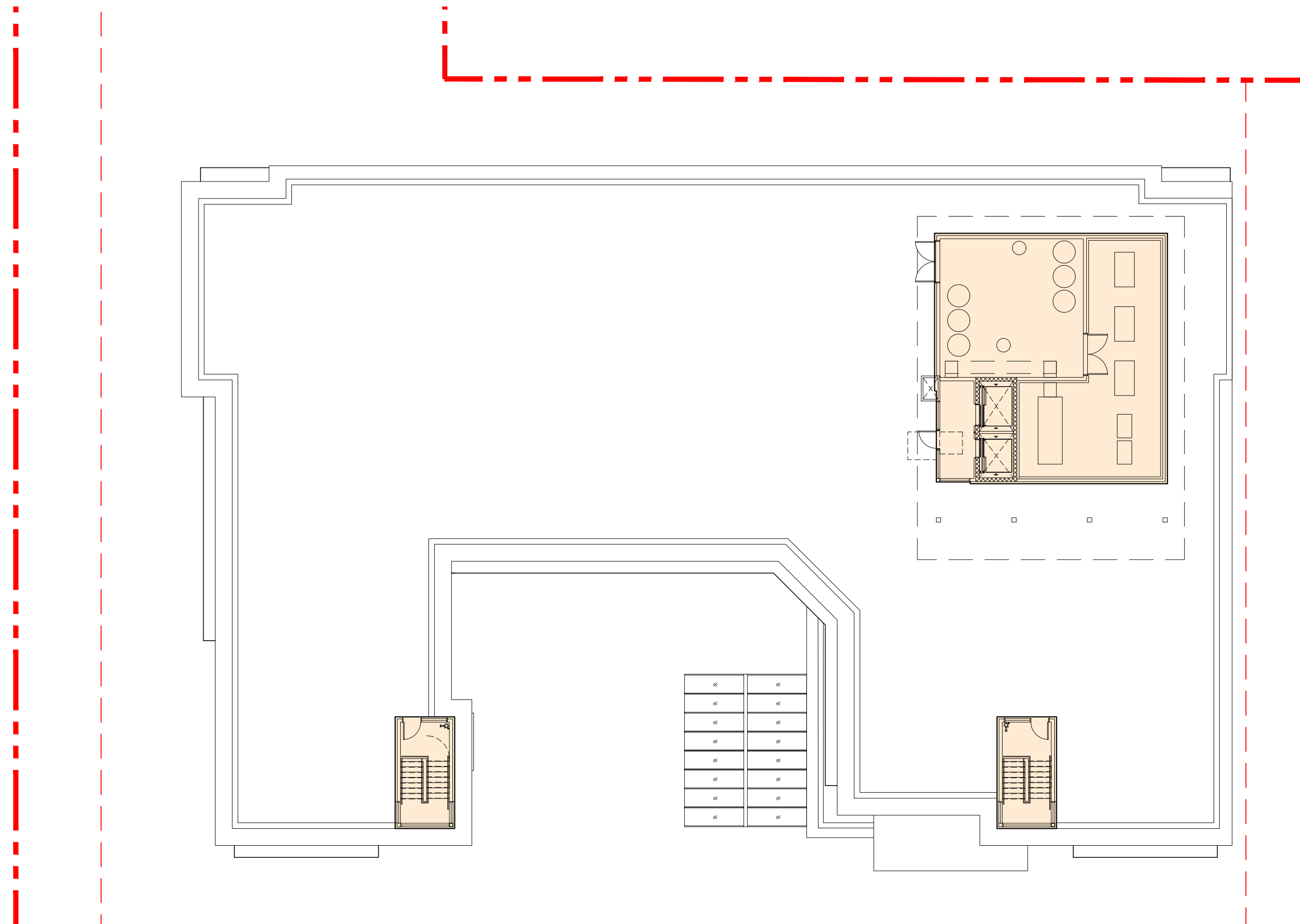
1 LEVEL P1 FAR EXCLUSION
1:200



2 LEVEL 1 FAR EXCLUSIONS
1:200



3 LEVEL 2-6 FAR EXCLUSION
1:200



1 AMENITY FAR EXCLUSION
1:200

LEGEND

	FAR EXCLUSIONS
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FLOOR PLAN
FAR EXCLUSIONS

Job No.	20-14-000	Sheet No.	A401
Scale	1:200		
Drawn	MS		
Checked	RK		
Approved	ME		
Date	2021.11.24	Revision	-



TREE PROTECTION:

- 1 GENERAL
 - 1.1 RELATED WORK IN OTHER SECTIONS
 - Section 02210 - Site Grading
 - Section 02905 - Plants and Planting
 - Section 02921 - Topsoil and Finish Grading
 - 1.2 CONFORMANCE
 - 1.2.1 Conform to Division 1 - General Requirements
 - 1.3 WORK INCLUDED
 - 1.3.1 Furnish all labor, materials, equipment and services necessary to protect existing trees on site and on adjacent road right-of-way and sites, including but not limited to:
 - 1.3.2 Survey and layout for locations of protective barriers.
 - 1.3.3 Installation, maintenance, adjustment during construction, and final removal of protective barriers and signs.
 - 1.3.4 Pruning as required, including hand excavation and root pruning.
 - 1.3.5 Watering, fertilizing and all other measures directed by to Certified Arborist as required to maximize the health and prospects for survival of the trees.
 - 1.3.6 Provision of the services of a Certified Arborist to plan for and supervise tree protection measures.
 - 1.4 GENERAL
 - 1.4.1 The drip-line, i.e. the furthest horizontal extent of the branches, is considered the location of most important roots, however the root system actually extends far beyond that limit. Tree roots are very shallow, generally in the top 1' of soil. The key to tree retention is minimizing root loss and possible sites for decay. Once the limit of disruption is established, it must be demarcated on site and fenced off from all impacts of construction.
 - 1.4.2 The certified arborist shall be notified (giving at least two days notice) of the timing for root pruning, pruning, installation of protective barrier, and all other tree protection measures. The certified arborist shall do or supervise all root pruning, etc.
 - 1.4.3 Excavation, soil stabilizing measures, shoring (if necessary) and related work shall be planned and executed such that no excavation or other construction activities occur within the Tree Protection Area.
 - 1.5 QUALITY ASSURANCE
 - 1.5.1 Inspection: The Contractor shall give at least forty-eight (48) hours notice to the Consultant and the Certified Arborist when the protective barrier locations are accurately located on site, before starting hand excavation and root pruning. Arborist shall be present when all work is being done along the line of the protective fence.
- 2 PRODUCTS
 - 2.1 PROTECTIVE BARRIER
 - 2.1.1 Protective Barrier shall be a 4' high chain link fence (standard chain link fence or temporary construction fencing, securely installed, plumb, and securely fixed in the approved positions.
 - 2.2 TREE PROTECTION AREA SIGNS
 - 2.2.1 Tree Protection Area signs shall be signs at least 900mm x 450mm, on painted plywood or other acceptable weather resistant material, stating: TREE PROTECTION AREA: No Dumping. No Burning. No Storage. No Cutting. No Machinery.
 - 2.3 WATER, FERTILIZERS, MISCELLANEOUS
 - 2.3.1 Water, fertilizers and miscellaneous materials shall be as specified in other sections of the specification and as directed by the Certified Arborist.
- 3 EXECUTION
 - 3.1 PROTECTIVE BARRIER
 - 3.1.1 Before starting site work, install a clearly visible 1.2m high continuous chain link fence barrier or temporary fence at the approved lines for "Zones of No Disturbance". Maintain this barrier until Substantial Performance and remove from the site at that time. Support fence on steel posts driven vertically into the ground at 3m on centre, or as otherwise approved by the consultant.
 - 3.2 TREE PROTECTION AREA SIGNS
 - 3.2.1 Install Tree Protection Area signs as specified on the snow fence barrier, total of five signs. Signs shall be well-secured and shall be maintained in place until Substantial Performance.
 - 3.2.2 Take all measures necessary to prevent the following activities within tree protection areas except as authorized by the Consultant:
 - ⊘ Storage of materials or equipment.
 - ⊘ Stockpiling of soil or excavated materials.
 - ⊘ Burning.
 - ⊘ Excavation or trenching.
 - ⊘ Cutting of roots or branches.
 - 3.3 ROOT PRUNING
 - 3.3.1 Before the start of machine excavation, hand excavate along the established limit of excavation and prune all roots along the line. Cuts shall be clean. In approved arboricultural practice.
 - 3.4 WATERING AND FERTILIZING
 - 3.4.1 Retained trees shall be watered thoroughly and deeply, as necessary to supplement rainfall to maintain plant turgidity without prolonged saturation of the root zone. The method, amount and frequency of watering shall be as recommended by the arborist.
 - 3.4.2 Retained trees may require fertilizing to stimulate regeneration of lost roots and foliage. The fertilizer program shall be as recommended by the arborist.
 - 3.5 OTHER MEASURES
 - 3.5.1 Other measures may be necessary for tree protection and ongoing survival, depending on site conditions. These may be determined during the initial planning for retention and excavation, or may be recommended by the arborist during the course of construction.

END OF SECTION 02115

No	Description	Date
2	REVISIONS FROM DP	06/10/22
1	REVISIONS FROM DP	03/21/22
No	Description	Date

Revisions: Read Up

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Sheet Title

**TREE
REMOVAL PLAN**

Job No.	1:200	Sheet No.	L05
Scale	1:200		r2
Drawn	MCV		
Checked	JMV		

TREES



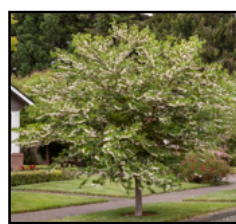
Quc *Quercus coccinea*
Scarlet Oak



Acr *Acer rubrum* 'Franks Red'
Red Maple 'Franks Red'



Acj *Acer palmatum* 'Beni-kawa'
Coral Bark Maple

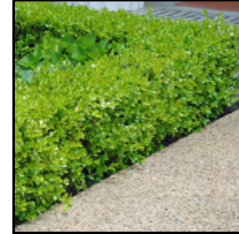


St *Styrax japonica*
Japanese Snowbell Tree

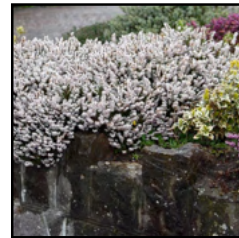


Prs *Prunus serrulata* 'Shirotae'
Mt. Fuji Cherry

SHRUBS



Bus *Buxus sempervirens*
Dwarf Boxwood



Ec *Erica carnea* 'Springwood White'
Winter flowering heather



Ep *Echinacea purpurea*
Purple Coneflower



Caa *Calamagrostis acutiflora* 'Karl Foerster'
Feather Reed Grass



Fc *Fragaria chiloensis*
Coastal Strawberry



Aw *Azalea gumpo white*
White gumpo azalea



Rmy *Rosa meidiland 'Yellow'*
Meidiland Yellow Rose



Fg *Festuca gautieri*
Bearskin fescue



Sr *Sarcococca ruscifolia*
Fragrant sweet box



Cht *Choisya ternata*
Mexican orange



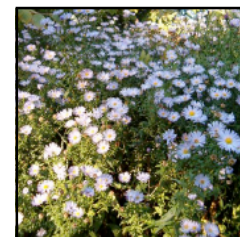
Rmw *Rosa meidiland 'White'*
Meidiland White Rose



Hs *Hosta sieboldii*
Hosta - variety of selections



Ga *Gaultheria shallon*
Salal



An *Aster novi-belgii*
Michaelmas Daisy



Lp *Lonicera pileata*
Privet Honeysuckle



La *Lavandula angustifolia 'Nana'*
Lavender Fern



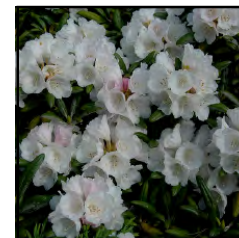
Aw *Azalea gumpo white*
White gumpo azalea



Polystichum munitum
Western Sword Fern



Cei *Ceanothus impressus 'Victoria'*
California Lilac



Rhs *Rhododendron 'Snow Lady'*
Snow Lady's Rhododendron

Plant List area around building

Sym.	Latin Name	Common Name	Size	Cdn	
Trees					
Acpj	<i>Acer palmatum</i> 'sango-kaku'	Coral Bark Maple	1.5 m ht.	#10 pot	
Acr	<i>Acer rubrum</i> 'Franks Red'	Franks Red' Red Maple	7 cm. cal.	Cage	
Prs	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Japanese Flowering Cherry	6 cm. cal.	B&B	
Prs	<i>Prunus serrulata</i> 'Mt. Fuji'	Mt. Fuji Japanese Flowering Cherry	7 cm. cal.	B&B	
Quc	<i>Quercus coccinea</i>	Scarlet Oak	7 cm. cal.	Cage	
Styj	<i>Styrax japonica</i>	Japanese Snowbell Tree	2.5 m. ht.	B&B	
Shrubs					
Aw	<i>Azalea</i> 'Gumpo White'	Gumpo White Azalea	0.3m ht.	#3 pot	
Cev	<i>Ceanothus velutinus</i>	Snowbush ceanothus	1.0m ht.	#3 pot	
Cht	<i>Choisya ternata</i>	Mexican Orange	0.5m ht.	#3 pot	
Ec	<i>Erica carnea</i> 'springwood white'	Springwood White Flowering Heather	0.3m ht.	#3 pot	
Hs	<i>Hosta seiboldiana</i>	Hosta	0.2m ht.	#1 pot	
Lp	<i>Lonicera pileata</i>	Box-leaf Honeysuckle	0.3m ht.	#3 pot	
	<i>Polystichum munitum</i>	Western Sword Fern		#1 pot	
Rmy	<i>Rosa meidiland Yellow</i>	Meidiland Rose Yellow	0.3m ht.	#3 pot	
Groundcovers and Perennials					
An	<i>Aster novi-belgii</i>	New York Aster		#1 pot	
Ep	<i>Echinacea purpurea</i>	Purple Coneflower	0.3m ht.	#3 pot	
Fo	<i>Festuca ovina</i> "Glaucia"	Elijah Blue Fescue		#1 pot	
Fc	<i>Fragaria chiloensis</i>	Coastal Strawberry		10 cm pot	
Gs	<i>Gaultheria shallon</i>	Salal		10 cm pot	
La	<i>Lavandula angustifolia</i> 'Nana'	Dwarf Lavender	0.3m ht.	#3 pot	
Ps	<i>Phlox subulata</i> "Snowflake"	Creeping Phlox		10 cm pot	
Rh	<i>Rudbeckia hirta</i> 'Goldstrum'	Black Eyed Susan	0.3m ht.	#3 pot	

No	Description	Date
2	REVISIONS FROM DP	06/10/22
1	REVISIONS FROM DP	03/21/22
Revisions: Read Up		

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PLANT LIST AROUND BUILDING	
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Scale	
Drawn MCV	
Checked JMV	
Approved	