

<u>COUNCIL AGENDA</u>	
Date: <del>February 23, 2026</del>	Item: <del>4.1</del>
February 23, 2026 PH	4./R-1



4./R-1

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

## COUNCIL REPORT

Date:	January 12, 2026
From:	Lisa Berg, Senior Community Planner
Subject:	Proposed Official Community Plan Amendment, Rezoning and Development Permit for 6085 & 6093 Marine Drive

### RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated January 12, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

### RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026” be read a first time.

### RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026” be read a first time.

### RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026” and “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026” be presented at a public hearing scheduled for February 23, 2026, at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that statutory notice be given of the scheduled public hearing.

### RECOMMENDATION

THAT proposed Development Permit No. 25-012 be presented at a public meeting scheduled for February 23, 2026, at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), to be held concurrently with the public hearing scheduled for February 23, 2026, at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that statutory notice be given of the scheduled public meeting.

## 1.0 Purpose

To present to Council a proposed Official Community Plan (OCP) amendment, a rezoning, and associated development permit for 6085 and 6093 Marine Drive (**Appendix A**) to facilitate a 12-unit townhouse development (**Appendix B**).

## 2.0 Legislation/Bylaw/Policy

### *Provincial Legislation*

The *Local Government Act* (LGA) requires that a public hearing be held on the proposed OCP amendment and rezoning bylaws, in accordance with Sections 464 through 470.

### *Official Community Plan*

An amendment to the OCP is required to place the site within the BF-B 15 “Ground-Oriented Infill Housing” development permit area (**Appendix D**) to regulate the built form and character of the proposal.

### *Zoning Bylaw*

The site is currently zoned RS4 (Single Family Dwelling Zone 4). A rezoning is required to facilitate the proposal (**Appendix E**).

## 3.0 Council Strategic Objective(s)/Official Community Plan

### *2024-2025 Council Strategic Plan*

The “2024-2025 Council Strategic Plan” generally aims to “Expand a diverse housing supply”. More specifically, objective 2.9 expects to “Expand opportunities for selective small scale infill developments in single family residential zones”.

### *Official Community Plan (OCP)*

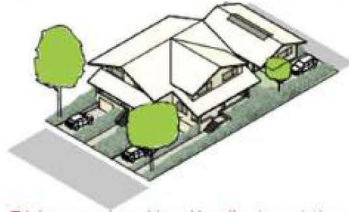
The Official Community Plan (OCP) includes policies to address the housing needs of present and future generations within the community.

Policy 2.1.5: Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites around (for example) transit routes, schools, places of worship, parks, recreational facilities, and local commercial nodes by:

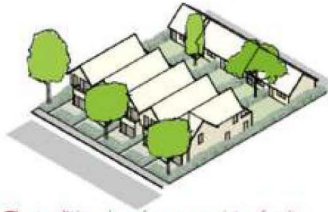
- a. Considering proposals and designs in relation to site characteristics (e.g., site location, area, configuration, access) and compatibility with neighbourhood context and character;
- b. Enabling a range of housing types including multiplexes, rowhouses, live-work, and townhouses to a maximum of three storeys.

The proposed townhouse development would be considered under OCP policy 2.1.5 (Figure 1).

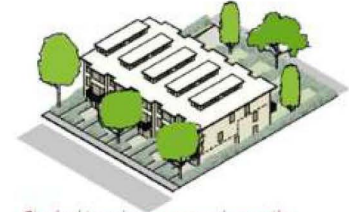
The following illustrations show examples of triplex, rowhouse and townhouse units—some of the missing middle housing types provided for in this plan.



*Triplexes can be achieved by allowing existing homes to stratify into small units, or by allowing duplex with a coach house.*



*The traditional rowhouse consists of units arranged side by side, each with their own front door and outdoor area.*



*Stacked townhomes expand upon the rowhouse concept with one unit placed above another.*

*(Images provided for illustrative purposes only)*

**Figure 1: Example “Missing Middle” housing types**

## 4.0 Financial Implications

### 4.1 Community Amenity Contribution

New developments are to deliver community amenities related to the impacts of development. The value of the amenity is proportional to the increased potential land use in comparison with existing zoning and land uses on site. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parks and the environment.

District staff have reviewed the development proposal, with confirmation from a third-party financial consultant. Based on this review, it was concluded that the proposed rezoning does not support a community amenity contribution.

### 4.2 Infrastructure and Servicing

The Land Development Department confirmed while no infrastructure upgrades to the sewer system are required to service the development, further analysis and testing to determine appropriate fire flow rates is ongoing. Should the proposal advance, a condition of adoption will be confirmation of acceptable fire flow rates to service the development.

The proposal will deliver frontage improvements including a new sidewalk, street trees and a formalized bus stop along Marine Drive. Resident and visitor parking is contained on site. No intersection upgrades are required. Development Cost Charges (DCCs) would also be applicable in compliance with the District’s Development Cost Charge Bylaw at the building permit stage. DCCs fund upgrades or provision of infrastructure services resulting from development.

## 5.0 Background

### 5.1 Previous Decisions

Not applicable.

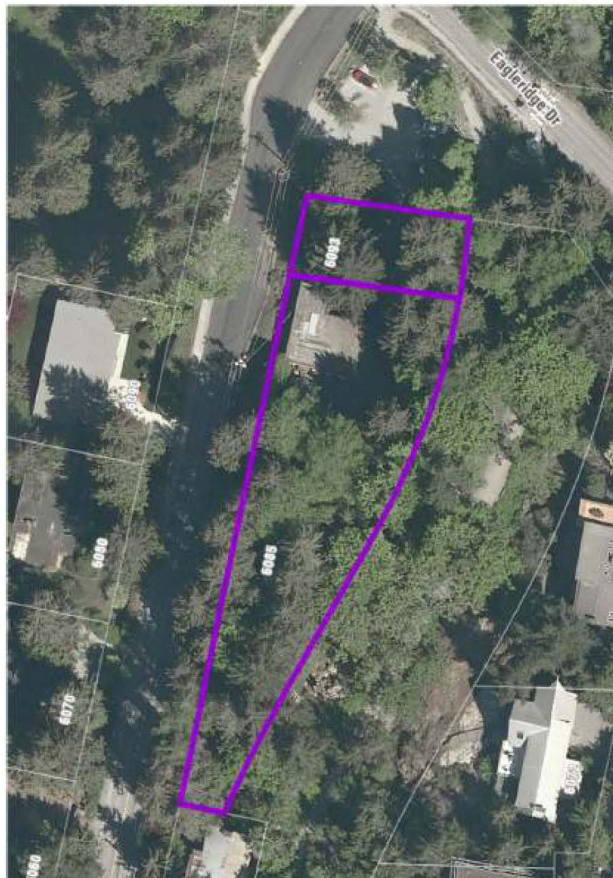
## 5.2 History

Not applicable.

## 6.0 Analysis

### 6.1 Context

The site consists of two properties located at 6085 and 6093 Marine Drive, when combined total approximately 2,830 m<sup>2</sup> (30,462 sq. ft.). It is bounded by Marine Drive to the west, Seaview Walk / Spirit Trail to the east, a parking lot for trail-users to the north, and a single-family dwelling to the south. The site slopes gently from north to south, with a steeper slope characterizing the easternmost portion of the property, leading up to the public trail. The western portion of the property is notably flatter with a gentler slope leading west/southwest (Figure 2).



**Figure 2: Subject Site**

The site is developed with an existing Telus building and surrounding amenities (paved parking areas, fencing, etc.) located on the northern portion of 6085 Marine Drive. The remainder of this lot is undeveloped and dominated by mature coniferous forest and invasive plants. The 6093 Marine Drive property contains the access driveway into the Telus building and has a more manicured landscape with a few mature conifers. Access to the site is through the parking lot via Marine Drive (Figure 3).



**Figure 3: Existing Telus Building at 6085 Marine Drive**

Due to technology advances, the existing telecommunications facility at the subject property has been identified for removal by Telus. When the network was originally created, the associated equipment needed to be nearby to customers. However, with upgrades to fibre optics, equipment can be located further away from end users. Thus, the building is no longer needed.

As also seen in Figure 3, there is an existing west-bound bus stop adjacent to the site with service to Horseshoe Bay (#250). Bus service to Vancouver is across the street, slightly to the north of the site.

## 6.2 Proposal

The applicant, Ledcor, proposes to rezone the site to allow for a 12-unit townhouse development (Figure 4). The proposal consists of a single three-storey townhouse building above an underground parkade that faces Marine Drive (Figure 5) and a proposed Floor Area Ratio (FAR) of 0.70<sup>1</sup>.

Each townhouse contains three-bedrooms ranging in size from 1,860 to 1,960 sq. ft. to offer ground-oriented housing functionality including direct access to private outdoor space, storage, and den space on the ground floor. The front entrances are designed with street-facing entries with a raised stoop and built-in bench as well as having interior access from the underground parkade. Each unit has access to two vehicle parking spaces and bike storage.

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<sup>1</sup> Adjusted to reduce 0.08 x Floor Area for Step Code 4 High Performance Building as per s. 120.29(2)(b)(ii) of the Zoning Bylaw.

Vehicle access is from approximately mid-point of the site from Marine Drive, south of the bus top, to three surface-level visitor parking spaces and the underground parkade entrance.

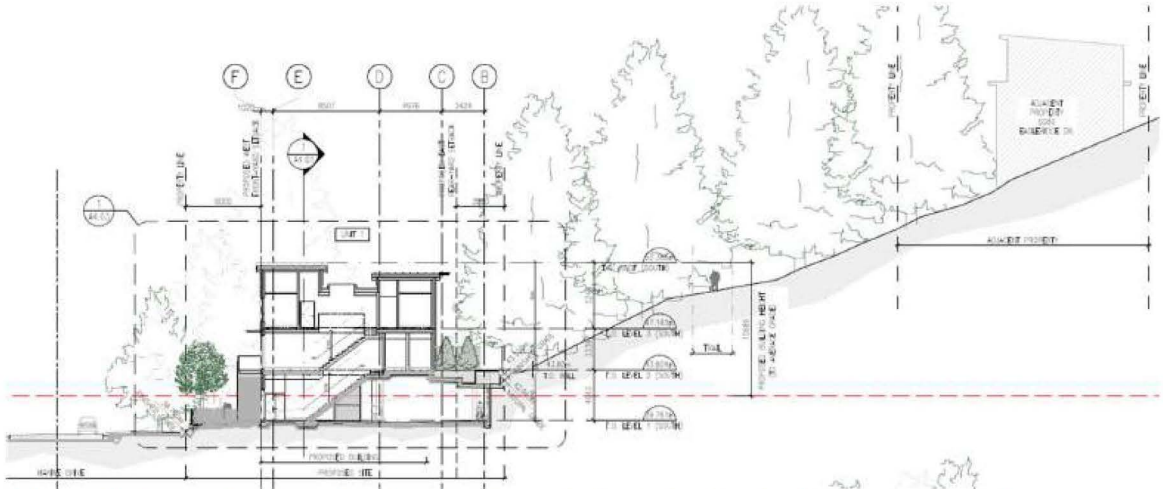


Figure 4: Site Plan



Figure 5: Rendering of Development Proposal from Marine Drive

The townhouse building is designed to be integrated with the slope of the site so that it appears as two storeys from Seaview Walk. Across Seaview Walk and further up the hill are single family dwellings on Eagleridge Drive, which the proposed townhouses will sit below (Figure 6). The natural topography and forested slopes facilitate physical separation to the surrounding uses. The invasive plant species on the site and within the adjacent trail area are proposed for removal.



**Figure 6: Cross Section showing location of single-family dwelling on upper slope**

At the north end of the site, the building steps back to allow for the protection of two trees (one of which is a District tree) that are important features for the proposal and parking lot / trail users. In response, the two northern units are stepped back with one located in front of the other to allow for a transition from the parking lot and trees while promoting livability for the units.

At the south end, the property tapers in dimension and it is proposed that a large group of existing trees will be retained, which will establish a significant buffer to the adjacent property. The driveway is located north of the buffer, which will help to screen the visitor parking, electrical equipment, the waste collection room and parkade entry gate from the public realm. The driveway also responds to safety considerations, including visibility along Marine Drive and separation from the Eagleridge Drive intersection, the bus stop, and other residential driveways.

While the building and its parkade structure require tree removal, the proposed setbacks and landscaping will incorporate new rows of trees along the east and west property lines, exceeding the number of trees removed. Use of the topography, the siting of the building, and planting treed buffers will maintain the user experience of the trail and provide privacy for the new units. Along with the new roofline being below the uphill homes along Eagleridge Drive, there will be no impact on view corridors.

The proposed architectural expression is inspired by the West Coast modern aesthetic and is finished with a cohesive palette of material colours and textures to site the building within its place. Sloped and flat roof elements provide deep overhangs and assist in breaking down the mass of the building to reduce the perceived height and number of units.

The proposal responds to the ground-oriented development permit design guidelines as the proposed townhouses are integrated within the neighbourhood context and meet a high quality of building and landscape design to create an attractive, residential streetscape. See **Appendix F** for the proposed development permit.

#### *Planning Committee*

The proposal was considered by the Planning Committee at its meeting on April 23, 2025 and the Committee passed the following motion:

THAT the Planning Committee is generally in support of the application subject to further review of the following items by staff:

1. For the proposed roof design ensure that the design works for both the exterior expression and view from Seaview Walk trail users and for the livability of the dwelling units;
2. Design development to consider improvements to the expression and design of the overall proposal; and
3. Ensure that the proposed high quality of the materials are maintained in the overall design.

The applicant revised the proposal and provided the following in response to the committee's recommendations:

1. Changes to the roof line (greater detail on this in #2 below) are proposed to enhance the architecture and reduce the roofline height on both sides of the building. This is intended to minimize the perceived size of the building from the Seaview Walk trail and Marine Drive, without compromising the livability of the units.
2. Various refinements were made to the building to better align the proposal with its West Coast expression. With the reduction of interlocking cladding and shifting the roof stop transitions closer to the centre line of each pair of units, a stronger sense of symmetry and rhythm is established without compromising the design approach with the interlocked nature of the units. This is further achieved by reducing the vaulted shed roof overhang depths and lowering them to create a valley with the adjacent gables rather than a step.

3. Final cladding selections for the project will be made during the building permit process. Materials will be chosen for both their aesthetic consistency with the development permit drawings, as well as their quality, cost and availability. As a local developer, the applicant has committed to constructing a project they are proud of not just at construction completion, but throughout the life of the building.

Staff have reviewed the proposed responses and are satisfied that the adjustments to the roof lines, architectural details and commitment to using high-quality materials address the committee’s recommendations.

### 6.3 Climate Change & Sustainability

The proposal will facilitate a “missing middle” development recognized as a sustainable and efficient land use within the OCP. The proposed infill would allow for the reuse of land with a modest number of dwelling units within proximity to local amenities that integrates with the existing neighbourhood and utilizes existing infrastructure such as roads, sewer, stormwater drainage and water connections. The units themselves are designed to provide cross ventilation and access to light with large sliding doors on both ends of the main floors.

In compliance with the District’s Building Bylaw No. 5340, 2025 and the Sustainable Building Policy, the development will be required to obtain Step 4 + ZCSC EL-3<sup>2</sup> (Part 3 building) of the Zero Carbon Step Code.

### 6.4 Public Engagement and Outreach

#### *Public Information Meetings*

Prior to formal submission<sup>3</sup>, the applicant held a preliminary public consultation meeting to gather feedback from the public on October 30, 2024. Subsequently, upon formal submission of the rezoning application, the applicant held another public information meeting in compliance with the Development Procedures Bylaw on May 13, 2025. A summary of that meeting and feedback received by the applicant attached as **Appendix C** and is available on the District’s website. The feedback from the public was primarily supportive of the proposal, citing delivery of housing diversity, design and fit, proximity to community amenities, timely delivery, and various features of the projects. One response expressed concern about affordability, visitor parking and process transparency.

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<sup>2</sup> EL-3 is considered “Strong Carbon Performance” and in most cases will require decarbonization of both space heating and domestic hot water systems or potential for full electrification of a building.

<sup>3</sup> In compliance with the Preliminary Development Proposal and Public Consultation Policy

## Public Hearing and Notification

In compliance with the LGA and the Development Procedures Bylaw the proposed bylaws are subject to a public hearing. Notice of the public hearing will be given in accordance with LGA requirements and District procedures should the proposal advance.

## Signage

The applicant has already installed a development information sign in front of the property. Should the proposal advance, the applicant will be required to update the sign with particulars about the public hearing/meeting.

## Website

In alignment with current practise, a description of the proposal and current project plans are available online and should the proposal advance, applicable dates will be updated.

## 6.5 Conditions Precedent to Adoption

Prior to adoption of the bylaws and approval of the development permit, the following requirements must be met:

- Ministry of Transportation and Transit (MoTT) approval on the rezoning bylaw as per section 52 of the *Transportation Act*<sup>4</sup>;
- Registration of a development covenant (to secure site servicing and boulevard upgrades along the perimeter of the site); and
- Confirmation of utility servicing.

## 7.0 Options

### 7.1 Recommended Option

Council give first reading to the proposed bylaws and set a date for a public hearing and concurrent public meeting.

### 7.2 Considered Options

Council may:

- a) give first reading to the proposed bylaws and set an alternative date (to be specified) for a public hearing and concurrent public meeting; or
- b) defer consideration of the proposal pending receipt of additional information (to be specified) to assist in the consideration of the application; or
- c) reject the application.

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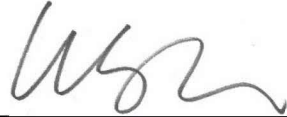
<sup>4</sup> Preliminary Approval was granted for one year on February 12, 2025 pursuant to section 52(3)(a) of the *Transportation Act*. Following third reading, the proposed amending rezoning bylaw will be forwarded to the Ministry for endorsement.

## 8.0 Conclusion

Staff assessment of the application has concluded that the proposal is appropriate and supportable based on relevant OCP policy. Specifically, the proposal is generally consistent with the “Ground-Oriented Infill Housing” development permit area guidelines, meets the intent of OCP Policy 2.1.5, is supported by Council’s strategic plan to “expand a diverse housing supply” and the proposal will provide a suitable missing-middle development within the Gleneagles neighbourhood that is close to the community centre and the Seaview Walk / Spirit Trail and is supported by transit.

Subject to public input, staff recommends that the proposed bylaws be given first reading and a date for a public hearing and concurrent public meeting be scheduled.

Author:



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Lisa Berg, Senior Community Planner

Concurrence



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Michelle McGuire, Senior Manager of Current Planning and Urban Design

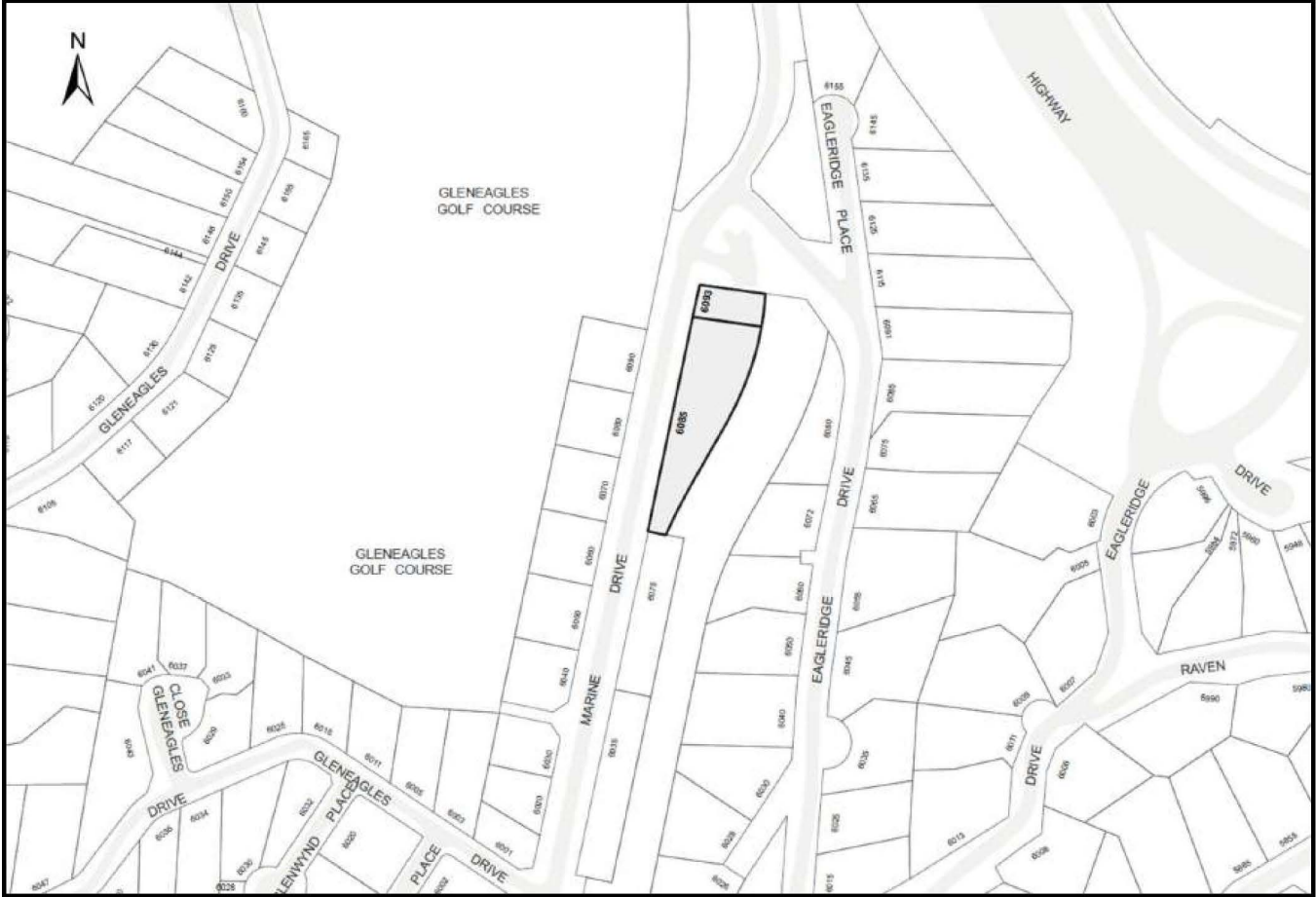
### Appendices:

- A. Context Map
- B. Project Profile
- C. May 13, 2025 Public Information Meeting Applicant Summary
- D. Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026
- E. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026
- F. Development Permit No. 25-012 (with Schedules A, B and C attached)

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# APPENDIX A – CONTEXT MAP



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## APPENDIX B – PROJECT PROFILE

<b>Project</b>	<b>6085 &amp; 6093 Marine Drive (Townhouses)</b>
Application:	File No. 25-012
Applicant:	LPI Management Ltd. (Ledcor)
Architect:	Merrick Architecture
Landscape Architect:	Perry + Associates
Site:	
• Address:	6085 Marine Drive
• PID:	011-007-656
• Legal Description:	LOT 16, EXCEPT PART IN REFERENCE PLAN 2648, BLOCK 4 DISTRICT LOT 771 PLAN 6025
• Address:	6093 Marine Drive
• PID:	011-007-591
• Legal Description:	LOT A (REFERENCE PLAN 2648) OF LOT 16 BLOCK 4 DISTRICT LOT 771 PLAN 6025
Site Area (combined):	2,830 m <sup>2</sup> (0.70 acre)
Existing Zoning:	RS4
Proposed Zoning:	CD89
OCP Policy:	2.1.5 (Missing Middle)
DPA:	Ground-Oriented Infill Housing
Proposal:	To rezone the site to allow for a 12-unit townhouse development with underground parking.

Particulars	Proposed	Notes
Floor Area Ratio (FAR)	0.70	Adjusted for High Performance Buildings As per s. 120.29(2)(b)(ii)
Site Coverage	35%	
Building Height	11.045 m	
Number of Storeys	3	
Floor Area	2,162.49 m <sup>2</sup>	
Number of Units	12	
Setbacks		
• Marine Dr (Front)	6 m	West P/L
• Seaview Walk (Rear)	3.66 m	East P/L
• Side	1.52 m	North, adjacent to DWV parking lot
• Side	36.6 m	South
Parking		
• Resident	24	2/unit (underground)
• Visitor	4	Surface
• Total	28	
Bicycle Parking/Storage	27	Secured & Visitor, complies
EV Charging	Level 2	Complies

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# APPENDIX C

**pooni**  
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**6085 & 6093 MARINE DRIVE  
PUBLIC INFORMATION MEETING**

## **Engagement Summary Report**

Date: May 29, 2025

Prepared for: LPI Management Ltd.

Prepared by: Pooni Group

## EXECUTIVE SUMMARY

In January 2025, LPI Management Ltd. submitted a development application (consisting of Rezoning, Form and Character Development Permit, and Official Community Plan (OCP) Amendment) to the District of West Vancouver, to replace the existing telecommunication utility building at 6085 and 6093 Marine Drive with 12 low-rise townhomes.

To support the application, the project team hosted a Public Information Meeting (PIM) at Gleneagles Ch'axáy Elementary School Gym on May 13, 2025, and an online comment form period on the project website from May 13 to May 20, 2025. During that period, the website recorded 29 unique visitors.

In summary, a total of 8 comment forms (7 in-person and one via email) were received, with the majority expressing support for the proposal. The themes of the comments are summarized as follows:

### Support (88%, 7 responses) for:

- **Diverse Housing Options:** Strong support for adding diverse housing options in Gleneagles, especially for downsizers and young families.
- **Design and Neighbourhood Fit:** Positive feedback on the design, scale, and compatibility with the surrounding neighbourhood.
- **Proximity to Community Amenities:** Appreciation for the project's proximity to community amenities such as the community centre, schools, and Seaview Trail.
- **Timely Delivery:** Desire for timely development and to be kept informed of the next steps.
- **Project Features:** Appreciation for project features including underground parking, smaller unit options, and controlled site access.

### Concerns (12%, 1 response) related to:

- **Affordability, Visitors Parking, and Process Transparency:** One respondent expressed concerns about the affordability of the proposed homes, adequacy of guest parking, and perceived lack of clarity around the rezoning process from the municipality.

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## 1. PROJECT OVERVIEW

LPI Management Ltd. (LPI) has submitted a development application to the District of West Vancouver to replace the existing telecommunications operation at 6085 and 6093 Marine Drive with a collection of 12 low-rise townhomes sensitively integrated into the Gleneagles community.

## 2. PUBLIC INFORMATION MEETING

A Public Information Meeting (PIM) was held on May 13, 2025 from 5:30-7:30pm at Gleneagles Ch'axáy Elementary School in the gym. Display boards were set up around the gym for attendees to review, and members of the project team were available to answer questions and collect feedback. Attendees were encouraged to fill out a comment form before leaving.

An online comment form period was hosted on the project website ([www.marinedrivetownhomes.com](http://www.marinedrivetownhomes.com)) from May 13 to May 20, 2025. A digital version of the display boards was made available on the project website as well.

### A. Project Website

The project website ([www.marinedrivetownhomes.com](http://www.marinedrivetownhomes.com)) served as an online hub for information on the proposal. It allows the public to learn about the proposal, sign up for project updates, and contact the project team. Display boards and the comment form were also made available on the website.

#### Launch and Updates

- April 28, 2025: The website's landing page was updated with details about the PIM.
- May 14, 2025: The website was updated to include a PDF of the display boards presented at the PIM, and an online version of the comment form.
- May 21, 2025: The online comment form was taken off the website at the conclusion of the comment period. The public can still sign up for project updates and reach out to the project team via contact information on the website.

#### Engagement

As of May 20, the website recorded 29 unique visitors. Screenshots of the project website are included in **Appendix A**.

### B. Community Notification

The public was notified about the PIM in the following ways:

- Addressed Mailer;
- Unaddressed Mailer;
- Site Signage;
- Newspaper advertisement; and
- Outreach to those who asked to be kept updated.

Each notification shared similar information, informing the surrounding community about the development proposal and the upcoming PIM. Contact information for the project team and details about the project website were included in the notifications.

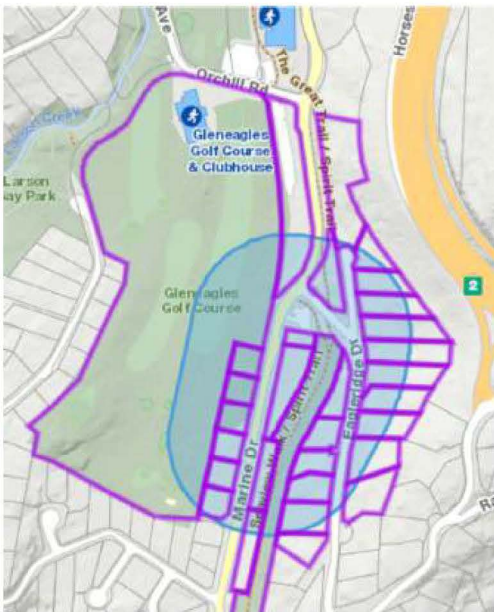
## Addressed Mailer

On April 28, 2025, 46 addressed mailers were sent out via Canada Post, informing recipients about the PIM. The mailing address list was provided by the District of West Vancouver.

A copy of the notification mailer is included in **Appendix B**.

## Unaddressed Mailer

On April 28, 2025, 46 unaddressed notifications were hand delivered by a member of the project team to the addresses based on the 100m buffer notification map provided by the District.



## Site Signage

A site sign fronting Marine Drive was installed on April 29, 2025

A copy of the site sign is included in **Appendix C**. A photo of the site sign installed on site is included in **Appendix D**.

## Newspaper Advertisement

Two newspaper advertisements were published in the North Shore News to inform the public about the PIM on April 30 and May 7, 2025.

A copy of the advertisement is included in **Appendix E**.

## Outreach

Individuals who were engaged during the Public Consultation Meeting (October 30, 2024) and through the project website who noted they wanted to be kept up-to-date were notified via individual emails.

## **C. In-person PIM**

### Event Details

Date: Tuesday, May 13, 2025

Time: 5:30 PM- 7:30 PM

Location: Gleneagles Ch'axáy Elementary School Gym (6350 Marine Dr)

A total of 18 members of the public attended the in-person PIM.

### PIM Attendance

The following individuals from the project team attended the May 13 in-person PIM. A District staff member was not available to attend, but their contact information was made available at the sign in desk.

Developer (LPI Management Ltd.)

- Elise Spearing
- Marissa Pascuzzi
- Jeff Thompson

Architect (Merrick Architecture)

- Greg Borowski
- Louise Webb

Landscape Architect (Perry & Associates)

- Michael Patterson

Transportation Consultant (Step One Mobility)

- John Turecki

Planning & Communications (Pooni Group)

- Chi Chi Cai
- Angela Chau

Environmental Consultant (PGL)

- Keven Goodearle

### Presentation Boards

The presentation board headings, which are representative of the content presented, included:

- Welcome
- Process Update
- Key Changes
- From Copper to Fibre
- Project Team
- Policy Context
- Project Vision
- Material Palette
- Architecture
- Site Overview
- Neighbourhood Fit
- Form And Function
- Floor Plans
- Outdoor Living
- Sustainability
- Tree Protection
- Transportation
- Share Your Feedback

A copy of the presentation slides is included in **Appendix F**.

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## 3. FEEDBACK SUMMARY

Through this engagement process, LPI Management Ltd. was able to inform the public about the proposal for the site, address questions, and gather feedback.

The public was able to provide feedback in the following ways:

- Email: [lberg@westvancouver.ca](mailto:lberg@westvancouver.ca) (District of West Vancouver) or [chichi@poonigroup.com](mailto:chichi@poonigroup.com) (project team)
- In-person and online comment forms

### Received Comments

Total comments received: 8 (1 email, 7 comment forms)

Total support: 7

Total oppose: 0

Total neutral/mixed sentiment: 1

7 comment forms were received during the PIM. Between April 28, 2025 (when the landing page went live) and May 20, 2025 (the end of comment period), the project team received one (1) email from the public. In general, the majority of feedback reflects positive sentiment towards the proposal, with 7 (88%) of the comment forms indicating support and 1 comment form (12%) noting concerns. Responses are summarized below.

### **Themes of comments:**

- **Diverse Housing Options:** Several comments expressed strong support for adding housing variety in Gleneagles, particularly options for downsizers and young families who wish to stay in or return to the neighbourhood. *(6 responses)*
- **Design and Neighbourhood Fit:** Multiple respondents appreciated the proposal's design, scale, and architectural style, seeing it as compatible with the surrounding neighbourhood. *(4 responses)*
- **Proximity to Community Amenities:** Some comments noted appreciation for the site's walkability and access to community features like the community centre, schools, golf course, and Seaview Trail. *(3 responses)*
- **Timely Delivery:** A few comments emphasized the need for the project to proceed without delays and requested updates on process and timing. *(3 responses)*
- **Project Features:** There was support for project features including underground parking, single driveway access, thoughtful unit sizing, with some requesting even smaller units. *(3 responses)*
- **Affordability, Visitor Parking, and Process Transparency:** One email raised concerns about visitor parking, affordability of the homes, perceived inconsistency in zoning approval, and the lack of District staff on site to provide clarity on increasing density. *(1 response)*

A transcript of the comment form submissions can be found in **Appendix G**.

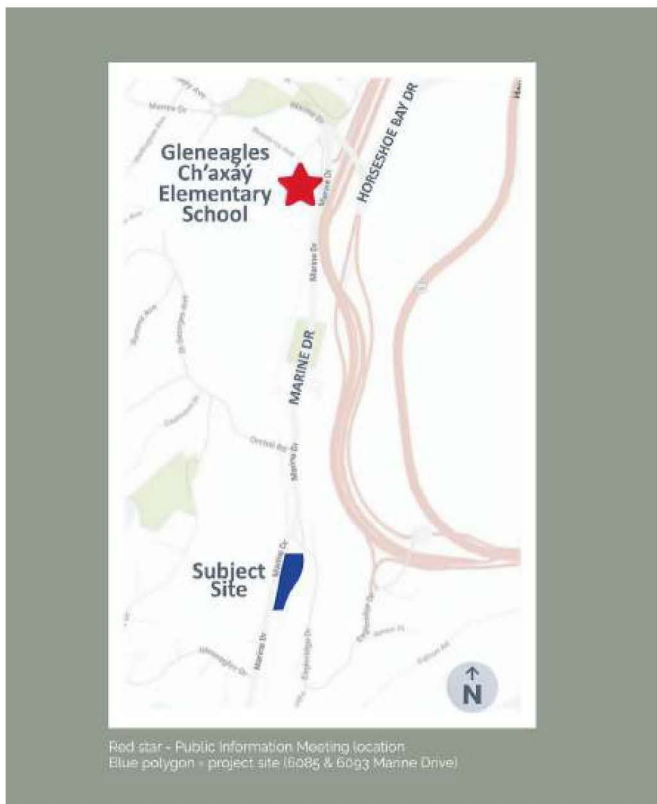
## 4. CONCLUSION

Overall, feedback from the Public Information Meeting was largely positive, with many respondents expressing strong support for introducing a more diverse range of housing options in Gleneagles. The proposal was seen as a thoughtful addition to the neighbourhood, with particular appreciation for its fit with the surrounding context, high-quality design, and proximity to community amenities. Several attendees emphasized the importance of timely delivery, smaller unit options, and features such as underground parking and controlled site access. One respondent raised concerns related to housing affordability, guest parking, and clarity around the application process.

## appendices.

11	Appendix A - Project Website
14	Appendix B - Notification Mailer
15	Appendix C - Site Signage
15	Appendix D - On-site Photo of Site Signage
16	Appendix E - Newspaper Advertisement
17	Appendix F - Presentation Slides
27	Appendix G - Transcript of Comment Form Submissions

## APPENDIX A - PROJECT WEBSITE



## MEETING DETAILS

LPI Management Ltd. has submitted a development application to the District of West Vancouver to replace the existing telecommunications operation at 6085 and 6093 Marine Drive with a collection of 12 low-rise townhomes sensitively integrated into the Gleneagles community.

**This PIM is a follow-up to Public Consultation Meeting (PCM) held in October 2024.**

The overall nature of the proposal is consistent with the materials presented at the previous meeting, though minor enhancements and additional details will be shared.

This meeting is an opportunity for the community to:

- Speak with the project team
- Learn more about the proposal
- Ask questions
- Provide feedback

For those who were unable to join us in person, presentation materials was posted on this website along with an online comment form from May 13 until May 20, 2025.



## APPENDIX A - PROJECT WEBSITE (CON'T)

### PIM PRESENTATION MATERIAL

For those who were unable to join us in person, presentation materials is posted below. You will have a chance to review them and provide feedback via the online comment form from May 13 until May 20, 2025.

[VIEW PRESENTATION MATERIAL](#)

### COMMENT FORM

Please select all options that apply to you:

- I live in the area     I work nearby     None of the above

Name

Address

Would you like to be contacted for future updates?

- Yes     No     I'm already on the email list

If yes, please provide your email:

This project features twelve new family-size townhomes that offer a more attainable housing option than single family homes. The proposal is intended to complement the Cleneagles neighbourhood with high quality design, including West Coast inspired architecture, richly layered landscape, generous on-site parking, and tree retention and replacement.

1. Do you feel that the proposal will be a positive addition to the community? Why or why not?

2. Do you have any additional questions or comments for the applicant?

[Submit](#)

## APPENDIX A - PROJECT WEBSITE (CON'T)

### JOIN OUR MAILING LIST

Email \*

Subscribe

I want to subscribe to your mailing list.

Thank you for taking the time to learn about the project. If you have questions about the PIM, please contact Chi Chi at [chichi@poorigroup.com](mailto:chichi@poorigroup.com).

*\*Poorn Group is a planning & communications firm coordinating the PIM on behalf of LPI Management Ltd.*



## APPENDIX B - NOTIFICATION MAILER



PIM location is indicated by a red star and the subject site is shaded in blue in the map above.

### Public Information Meeting for **6085 AND 6093 MARINE DRIVE**

LPI Management Ltd. (LPI) has submitted a development application to the District of West Vancouver to replace the existing telecommunications operation at 6085 and 6093 Marine Drive with a collection of 12 low-rise townhomes sensitively integrated into the Gleneagles community.

**Please join us for an applicant-led Public Information Meeting:**

**Date:** Tuesday, May 13, 2025  
**Location:** Gleneagles Ch'axáy Elementary School Gym  
6350 Marine Dr, West Vancouver  
**Time:** Drop-in between 5:30pm - 7:30pm

## HOW TO PARTICIPATE

You can share your feedback on the proposal in the following ways:



By filling out a comment form in-person at the Public Information Meeting on May 13;

or



By visiting the project website at [www.marinedrivetownhomes.com](http://www.marinedrivetownhomes.com) and filling out an online comment form from May 13 to May 20, 2025.



The overall nature of the proposal is consistent with the materials presented at the previous meeting, though minor enhancements and additional details will be shared.

The in-person PIM will be a drop-in format with display boards for review. There will be project team members available to answer your questions. For those who are unable to join us in person, presentation materials will be posted on the project website on May 13. You will have a chance to review them and provide feedback via the online comment form from May 13 until May 20, 2025.

We look forward to seeing you on May 13, 2025.

If you have questions about the PIM, please contact Chi Chi at the Pooni Group - [chichi@poonigroup.com](mailto:chichi@poonigroup.com).

Pooni Group is a planning & communications firm coordinating the PIM on behalf of LPI Management Ltd.

## APPENDIX C - SITE SIGNAGE



**PROJECT DESCRIPTION**  
APPLICANT LPI Management Ltd.  
LOCATION 6085 & 6093 Marine Drive  
PROPOSAL 12 three-storey townhomes with concealed parking in support of the OCP's direction for missing middle housing options along the Marine Drive Corridor.

**PROPOSED DEVELOPMENT INFORMATION MEETING**  
DATE Tuesday May 13th, 2025  
OPEN HOUSE 5:30 - 7:30pm  
LOCATION Gleneagles Community Elementary School  
ADDRESS 6350 Marine Drive, West Vancouver

**PUBLIC HEARING**  
DATE TBD  
TIME TBD  
LOCATION District of West Vancouver Municipal Hall  
ADDRESS 750 17th Street, West Vancouver, BC V7V 3T3

**FOR MORE INFORMATION**  
APPLICANT Elise Spearing | Elise.Spearing@ledcor.com | 778-945-0395  
DISTRICT CONTACT Lisa Berg | LBerg@westvancouver.ca | 604-925-7237  
ONLINE [westvancouver.ca](http://westvancouver.ca)



SUBJECT SITE SHOWN SHADED

[westvancouver.ca](http://westvancouver.ca)  
*The information is subject to change*

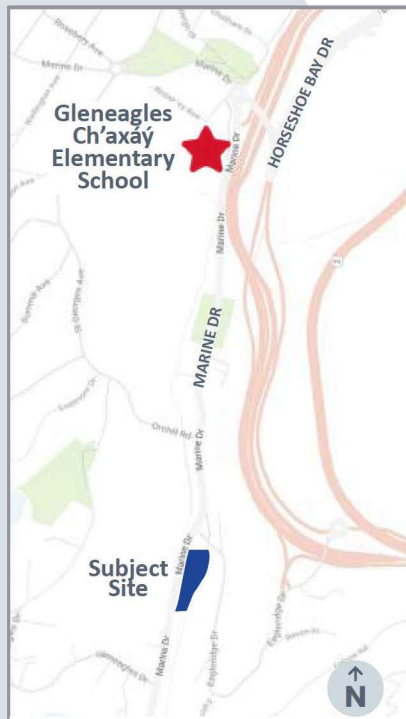


## APPENDIX D - ON-SITE PHOTOS OF SITE SIGNAGE



**APPENDIX E - NEWSPAPER ADVERTISEMENT**

Public Information Meeting for  
**6085 AND 6093 MARINE DRIVE**



PIM location is indicated by a red star and the subject site is shaded in blue in the map above.

LPI Management Ltd. (LPI) has submitted a development application to replace the existing telecommunications operation at 6085 and 6093 Marine Drive with a collection of 12 low-rise townhomes sensitively integrated into the Gleneagles community.

**Join us on Tuesday, May 13 for a Public Information Meeting (PIM)** where you will have the opportunity to meet the project team, learn about the project, ask questions and provide feedback.

**EVENT DETAILS:**

- Date:** Tuesday, May 13, 2025  
**Location:** Gleneagles Ch'axáy Elementary  
6350 Marine Dr, West Vancouver  
**Time:** Drop-in between 5:30pm - 7:30pm

*This PIM is a follow up to the Pre-application Public Consultation Meeting held in October 2024. Please note this is an applicant-led event.*

**PROJECT WEBSITE:**  
[www.marinedrivetownhomes.com](http://www.marinedrivetownhomes.com)

## APPENDIX F - PRESENTATION BOARDS

### WELCOME

Today we are sharing the details of our development application to replace the existing telecommunication utility building at 6085 and 6093 Marine Drive with a collection of low-rise townhomes sensitively integrated into the Gleneagles community.

This Public Information Meeting provides a more refined version of the project materials, with some minor changes, compared to what we shared at our pre-application Public Consultation Meeting in October 2024.

Thank you for joining us! The objectives of this meeting are to:



Connect with the project team



Share our refined proposal with you



Listen to your input



Answer any questions you may have

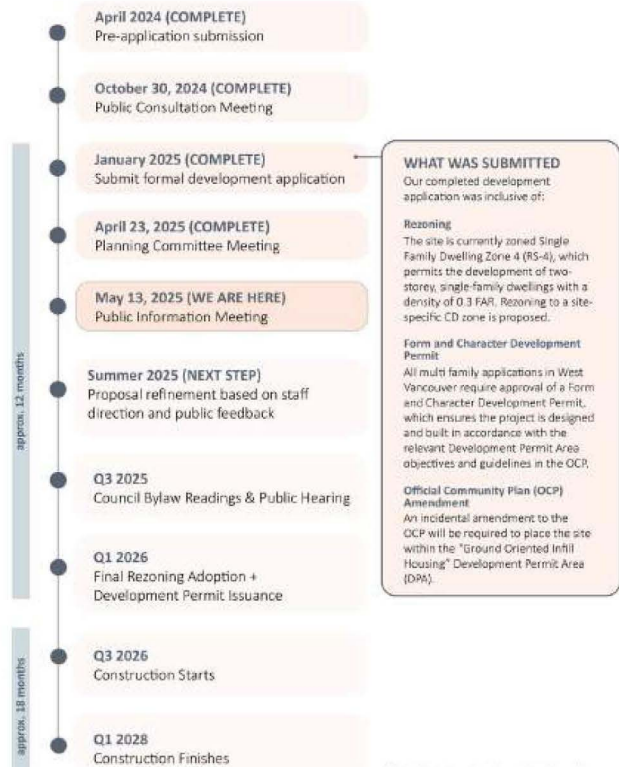


Please take a moment to fill out a paper comment form before you leave or use the QR code to access the online comment form any time until May 20, 2025.

[www.marinedrivetownhomes.com](http://www.marinedrivetownhomes.com)

LPI Management Ltd. acknowledges that we are situated on the unceded traditional territories of the xʷməlkʷəyám (Musqueam), Skwxwú7mesh (Squamish), and salilwataʔ (Tsleil-Waututh) Nations.

### PROCESS UPDATE



APPENDIX F - PRESENTATION BOARDS (CON'T)

## KEY CHANGES

Since the October 2024 Pre-Application Public Consultation Meeting, the proposal has been refined for submission, and in response to feedback from the community.



Increased the number of visitor parking spaces from 3 to 4



Lowered the building height by 1.1m through modified rooflines



Increased the average unit size from 1,875 sq.ft to 1,933 sq.ft by adding storage space



Developed detailed building elevations and material palette



Completed detailed site grading and landscape design



Developed an enhanced energy model and sustainability strategy

## FROM COPPER TO FIBRE

TELUS' copper-to-fibre migration strategy is helping create new housing opportunities across the Province.

### EXISTING UTILITY BUILDING

Throughout modern history, TELUS telephone exchanges have been responsible for routing phone calls, ensuring that callers are instantly connected with friends, family, businesses and emergency services.

When this network was originally created with copper wires, the exchange buildings needed to be close to their customers because the signal could not travel very far. As this technology is upgraded to fibre optics, that signal can travel much further, meaning the equipment supplying the signal can be located further away from the end users.



EXISTING UTILITY BUILDING ALONG MARINE DRIVE - VIEW FACING SOUTH

### FUTURE HOUSING

Central hubs will remain, but certain locations can be decommissioned, depending on exactly how they are connected into the network, how many service connections they feed into, and how the area is expected to grow.

The TELUS building at 6085 and 6093 Marine Drive was identified as one of the sites where exchange equipment is no longer needed, which provides an opportunity to consider the best future use for the property.



POTENTIAL OF FUTURE SITE POTENTIAL - VIEW FACING SOUTH

## APPENDIX F - PRESENTATION BOARDS (CON'T)

### PROJECT TEAM

LPI Management Ltd. has assembled a highly qualified project team.



MERRICK HOUSE, BY MERRICK



WHISTLER HOUSE, BY MERRICK



#### ARCHITECT

Merrick Architecture was founded in 1986 on the substantial legacy of Westcoast architecture of the legendary Paul Merrick. The practice's commitment to integrating projects into the Westcoast landscape is informed by this legacy and continues to this day. The practice's work is characterized by such projects in West Vancouver as the Merrick House, the Seow Residences, the Sentia Residence, the Hollyburn as well as the Sewells Landing 'Sanctuary' in Horseshoe Bay.



#### LANDSCAPE ARCHITECT

Based in Vancouver, British Columbia, P+A is a versatile landscape architecture and site-planning firm offering a wide variety of design services. The range of our experience gained over 35 years of consulting includes the full spectrum of landscape architecture from site design to urban design and the planning of new communities.



#### TRANSPORTATION CONSULTANT

Step One Mobility is a transportation planning and engineering consultancy focused on finding transportation solutions that work for municipalities, their communities, industry, and other stakeholders. Our expertise spans a range of areas including municipal transportation planning, transportation demand management (TDM), development traffic impact assessments, active transportation design, and others.



#### PLANNING & COMMUNICATIONS

Pooni Group is a leading urban planning, community engagement, and land development consultancy. With over 30 years of experience in both the public and private sectors, their expertise spans across British Columbia, Alberta, and Ontario.



#### ENVIRONMENTAL CONSULTANTS

PGL is an environmental consulting firm specializing in contaminated site management, environmental planning, and hazardous materials services to corporate, government, First Nations, and private clients.

### POLICY CONTEXT

There are a number of District policies that encourage the creation of new homes to meet the needs of a growing and changing population.

**2024 - 2025 Council Strategic Plan**  
Council's Strategic Plan objectives aim to "expand a diverse housing supply".



**Objective 2.1**  
Work towards new targets and deliverables mandated by the Province under the Housing Supply Act.



**Objective 2.9**  
Expand opportunities for selective small scale infill developments in single family residential zones.



This proposal works towards Council objectives of meeting Provincial housing targets and expanding diverse housing options by providing ground-oriented townhomes on an underutilized site within a predominately single-family neighborhood.

#### Official Community Plan (OCP)

The OCP aims to address a number of housing related challenges:

- Shortage of young families with children in the community
- Limited housing choices other than single family homes
- Few options for residents to downsize and age in place
- Tough competition to live near amenities
- Aging multi-family housing stock

Our proposal is guided by OCP Policy 2.1.4 which identifies the Marine Drive Transit Corridor as an opportunity to expand much needed 'missing middle' ground-oriented housing options, to help address these challenges.

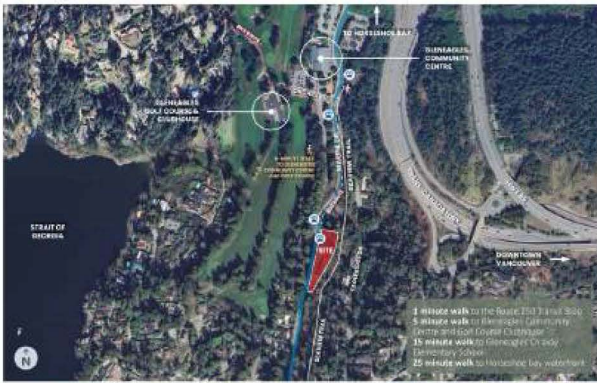


MISSING MIDDLE HOUSING TYPES

APPENDIX F - PRESENTATION BOARDS (CON'T)

# NEIGHBOURHOOD & SITE CONTEXT

The 0.7 acre site is located in the Gleneagles neighbourhood close to neighbourhood amenities and transit.



GLEN EAGLES COMMUNITY CENTRE



GLEN EAGLES GOLF COURSE & CLUBHOUSE



SEAVIEW TRAIL

# PROJECT BENEFITS

Our proposal will help diversify housing options in the District and bring infrastructure upgrades to the community.

## Housing Choices Close to a Neighbourhood Hub

Aligned with the OCP's direction for townhouse forms to be located close to transit and neighbourhood amenities, this proposal is situated along Marine Drive and a short walk from the Gleneagles Community Centre and Golf Course.



## Transportation Infrastructure Upgrades

This project will provide a new sidewalk connection and bus bay along Marine Drive.



## Focus on Sustainability

Lowering our impact on the environment is important to us. These townhomes will meet the highest possible Step Code 4 and the EL-3 Zero Carbon Step Code.



## Community Amenity Contributions (CACs)

This project will contribute a cash CAC towards public amenities as per the District's Public Amenity Contribution Policy.



APPENDIX F - PRESENTATION BOARDS (CON'T)

PROJECT VISION

Our proposal will bring 12 high quality, West Coast-inspired townhomes to the community, providing a more attainable alternative to single-family living.



Project Statistics

-  12 three-bedroom townhomes, plus a den in most homes
-  Concealed parking with 24 resident vehicle spaces and 24 bicycle spaces (two of each per home)
-  1,933 sq.ft average unit size with a range of 1,860- 1,960 sq.ft
-  4 visitor parking spaces, located outside for ease of access
-  Maximum building height of 11m (3 storeys) including parkade
-  Density of 0.70 FAR

MATERIAL PALETTE

The townhomes will exemplify high quality architectural design and a West Coast aesthetic to compliment the Gleneagles community.

## APPENDIX F - PRESENTATION BOARDS (CON'T)

### ARCHITECTURE

The proposal nestles into the West Vancouver hillside. The stepped building forms appear as three-storeys from Marine Drive, and only two-storeys from the Seaview Trail.

**WEST ELEVATION (FACING MARINE DRIVE)**

**EAST ELEVATION (FACING SEAVIEW TRAIL)**

**NORTH ELEVATION (FACING SEAVIEW TRAIL PARKING)**

**SOUTH ELEVATION (FACING RETAINED FOREST)**

### SITE OVERVIEW

The proposed townhomes are carefully situated to protect valuable onsite and offsite trees, while providing generous landscaped setbacks to the Seaview Trail, Marine Drive and our neighbours.

**Site Plan Features**

- 1. 12 three-storey, three-bedroom townhomes
- 2. Protected Seaview Trail green belt forest
- 3. Trees retained at north and south ends of site
- 4. Front yards and entry doors along Marine Drive
- 5. Raised back yards facing the forested slope and Seaview Trail
- 6. Vehicle entry point
- 7. Visitor parking & loading
- 8. Concealed parking entry
- 9. Overhead trellis structure
- 10. Waste Collection Room
- 11. Accessible sidewalk along frontage
- 12. Enhanced bus bay

**Setbacks**

- A. **FRONT (WEST)** 6.0m- 7.5m
- B. **REAR (EAST)** 3.7m- 12.6m
- C. **SIDE (NORTH)** 1.5m- 4.6m
- D. **SIDE (SOUTH)** 36.6m- 38.5m

APPENDIX F - PRESENTATION BOARDS (CON'T)

NEIGHBOURHOOD FIT

A sensitive response to the existing topography and site adjacencies establish substantial and well screened relationships to neighbouring single family homes and the Seaview Trail.

- 1 Existing homes across Marine Drive generally have substantial existing landscape screening, and their primary living and outdoor spaces oriented towards the golf course to the west.
- 2 The Marine Drive frontage is regraded to remove the existing berm and keep the new townhome building as low as possible.
- 3 Generous front yard setbacks and replacement trees create privacy for both the new townhome residents and neighbours across the street.

SECTION



- 4 Raised backyards meet the natural grade of the slope, concealing the parking structure on all sides while limiting the need for excavation
- 5 The Seaview Trail green belt and associated trees are fully protected, preserving the experience of trail users while providing privacy for the new townhome residents.
- 6 Views and privacy for all homes above the Seaview Trail fronting onto Eagleridge Drive are fully preserved due to the natural topography, densely forested slopes, and significant horizontal separation.

FORM AND FUNCTION

The proposed unit plans are designed to offer single family style living in a smaller and more attainable format.

LEVEL 1: ARRIVAL

- Entry foyer with convenient front door and parkade access
- Flexible den space overlooking the front patio
- Storage rooms
- 2 vehicle and 2 bicycle spaces per home

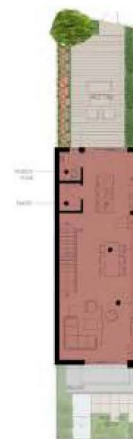
LEVEL 2: LIVING

- Open concept living/dining/kitchen with fireplace
- Direct access to large back yard and west facing balcony
- Large sliding doors to provide dual aspect light & air
- Powder room

LEVEL 3: SLEEPING

- Skylight above stair to bring light into the heart of the home
- All three bedrooms on same floor with laundry and linen closet
- Generous slider opening for the primary bedroom

SECTION



APPENDIX F - PRESENTATION BOARDS (CON'T)

FLOOR PLANS



OUTDOOR LIVING

The landscape design creates high quality outdoor spaces for each home that sensitively relate to the surrounding topography.



TYPICAL FRONT YARD

- Public sidewalk, boulevard and street trees
- Low stone-faced retaining edge as needed
- Trees in every front yard for shading and privacy
- Hydrapressed slab patios with planted edges
- Entry stoop with built-in bench & slat screening

TYPICAL BACK YARD

- Direct access from living level of home
- Composite wood decking for maximum usability
- Vertical slat privacy fencing with planted edges
- Raised metal planters for trees
- Exit path along base of slope

APPENDIX F - PRESENTATION BOARDS (CON'T)

# SUSTAINABILITY

Minimizing our impact on the environment through a variety of energy-conscious design considerations is a key objective of this project.

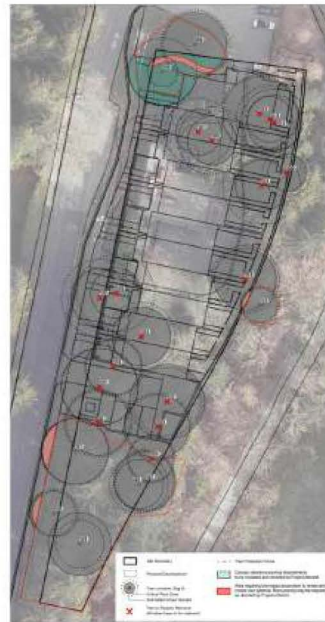
The proposal offers the following sustainability features:

- 
  - Highest achievable performance metrics of the Energy Step Code (Step 4)
  - EL-3 of the BC Zero Carbon Step Code
- 
  - Simple building massing without step backs to minimize heat loss
  - Optimized window openings to balance access to daylight and views with envelope performance
- 
  - Highly insulated envelope to minimize dependence on heating and cooling systems
  - High efficiency ventilation system with heat recovery
  - Low-carbon mechanical systems, limiting gas to accessory uses only
  - Low-flow domestic hot water fixtures
- 
  - LED lights throughout and best in class Energy Star appliances;
- 
  - Onsite detention tank for stormwater management;
- 
  - Tree replacement to achieve an overall 35% increase in the total number of onsite trees compared to existing conditions



# TREE PROTECTION

Our tree protection strategy, as led by the project arborist PGL, protects all existing offsite trees and retains as many healthy groupings of onsite trees as possible.



The tree protection plan and inventory shows all bylaw-applicable onsite trees, as well as those within 5m of our property line. The District's bylaw applies to trees of certain size and species, documented heritage trees, replacement or retained trees from prior development applications, trees in watercourse areas, and trees with active nests of select birds.

Of the 25 identified bylaw-applicable trees:

- 9 are feasible for retention
- 16 are proposed for removal

**All trees within the Seaview Trail green belt are protected.**

**23 replacement trees are proposed, providing a 35% total increase.**

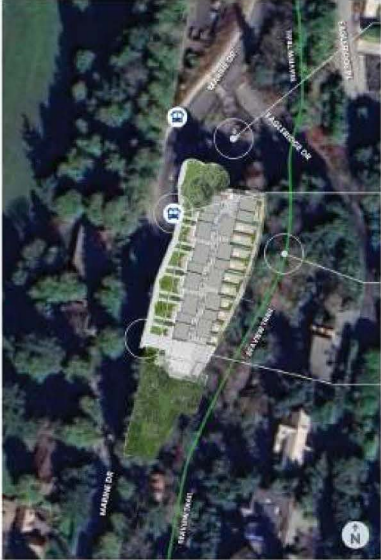
Replacement trees will be focused along the eastern property line to strengthen the existing forest and provide privacy screening, as well as in front yards along Marine Drive to soften the presence of the new building and enhance privacy.

APPENDIX F - PRESENTATION BOARDS (CON'T)

# TRANSPORTATION

The proposed development prioritizes the safety, functionality and public enjoyment of both Marine Drive and the adjacent Seaview Trail.

Proposed transportation benefits include:



- Protected public use of the Seaview Trail parking lot, by providing on-site visitor parking in excess of the District's bylaw requirements, and sufficient parking for residents.
- Improved bus pull-out on Marine Drive, including new sidewalk.
- Protect public enjoyment and character of the trail by minimizing visibility between the trail and townhomes.
- Safe and functional driveway location for vehicle access, maximizing separation from both the intersection at Eagleridge Drive and the bus bay.

# SHARE YOUR FEEDBACK

Please take a moment to provide us with your feedback.

Before you leave, please fill out a paper survey or scan the QR code to access the online comment form May 13 to May 20, 2025.



A digital copy of these presentation boards will be available on our website - please visit: [www.marinedrivetownhomes.com](http://www.marinedrivetownhomes.com).

**Thank you for coming.**  
We appreciate your attendance and your feedback.

**APPENDIX G - TRANSCRIPT OF COMMENT FORM SUBMISSIONS**

#	Do you feel that the proposal will be a positive addition to the community? Why or why not?	Do you have any additional questions or comments for the applicant?
Via Comment Form		
1	This project will deliver much needed diverse housing for Gleneagles. While the Bay has alternative forms of housing, Gleneagles is primarily detached homes. This proposal offers the opportunity for downsizers to stay in the neighbourhood and remain close to the amenities they love: the community centre, Seaview Trail and golf course. The townhomes also present an opportunity for adult children who cannot afford a detached home to settle back here. As a neighbour and user of the Seaview Trail I fully endorse this proposal.	Please keep me informed about the application process and public hearing.  Thank you.
2	Yes I do, more options for people to downsize in the area. Great school district for families and could be affordable option for young families	Not at this time
3	Yes I do, as we are looking to downsize in future. Will be nice to have options.	
4	we need much more housing  present use is for trees only  great addition for neighborhood	
5	Yes, it fits in well, nice design and adds housing	What is the timing? Hopefully soon as West Van needs more housing
6	I like the texture of the finishing and styles of the structures. These will provide good housing for families that relates to the schools & recreation facilities in the area, it is a good proposal for this particular site. It would be nice if there were some smaller units but perhaps there will be more development in this area as well.	All good
7	yes if built as presented and in a timely manner. 2 years or less. underground parking is a must with one entry to Marine Drive. Size and scale fits unlike neighbours. proposal for 12 homes, which is insane. (with no parking!)	
Via Email		
8	I am concerned about the amount of parking & guest parking not being enough especially during the summer months & holiday times @ Xmas etc. These don't seem very affordable in my opinion and doesn't help the housing affordability crisis. It was very disappointing that no one was there from the district to explain the increased density from a single family area. One of my neighbors has been trying to get his lot rezoned for multiple family units for several years but has been getting resistance from city council or planning dept. So I am confused how this is getting the green light so quickly. Can someone from the district explain why the difference ? I would appreciate trees be replaced by slow growing trees that don't get too tall. Please contact me about when this goes to council and all other updates. thanks [REDACTED]  Ps the people that were there were friendly and approachable	

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District of West Vancouver

# Appendix D

**Official Community Plan Bylaw No. 4985, 2018,  
Amendment Bylaw No. 5394, 2026**  
(6085 & 6093 Marine Drive)

Effective Date:

# Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026

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---

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	Schedule A – Development Permit Area Designation BF-B16 Ground-Oriented Infill Housing.....	3

District of West Vancouver

## **Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026**

A bylaw to amend the Official Community Plan to place a development site within a development permit area to regulate the form and character of the development.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5231, 5222, 5280, 5301, 5335, 5291, 5292, 5362, 5205, and 5355.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to allow for the redevelopment of lands at 6085 and 6093 Marine Drive;

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 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026.

### **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 Amends Schedule ii Area-Specific Policies & Guidelines**

- 3.1 Schedule ii Area-Specific Policies & Guidelines to Official Community Plan Bylaw No. 4985, 2018 is amended as follows:

- 3.1.1 Amending the “Ground-Oriented Infill Housing Development Permit Area Designation BF-B16” by adding a map to the section as illustrated in **Schedule A** attached to this bylaw.

## **Schedule**

### **Schedule A** – Development Permit Area Designation BF-B16 Ground-Oriented Infill Housing

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

APPROVED by the Ministry of Transportation and Infrastructure on [Date]

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

## Schedule A – Development Permit Area Designation BF-B16 Ground-Oriented Infill Housing

Amendment to Official Community Plan Bylaw No. 4985, 2018, Schedule A, Schedule ii, Area-Specific Policies & Guidelines.

Policy BF-B16.1 is amended by deleting the section in its entirety and replacing it with the following: “The lots shown on maps BF-B16 may be considered for rezoning to enable ground-oriented infill housing types that may include single family dwellings, duplexes, townhouses, rowhouses and/or combinations thereof to address the missing middle.”

The area shown shaded on the map below is added as a designated area to Development Permit Area BF-B16 as the Ground-Oriented Infill Housing Development Permit Area Designation Maps BF-B16 and the existing map within the Maps BF-B16 is labelled “Lots C and D Daffodil Drive”:



6085 and 6093 Marine Drive

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# Appendix E



District of West Vancouver

## **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026** (6085 & 6093 Marine Drive)

Effective Date:

# **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026**

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	Schedule B – Amendment to Zoning Maps .....	6

District of West Vancouver

## **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026**

A bylaw to rezone property at 6085 and 6093 Marine Drive for a housing development to address the missing middle.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5155, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5338, 5336, 5351, 5293, 5347, 5339, 5206, 5361, 5356, 5353, 5279, 5380, 5379, 5254 and 5387.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Zoning Bylaw;

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 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026.

### **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 Adds the CD89 Zone & Rezones the Site**

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development or site specific zones) is hereby amended by adding Section

689 as the CD89 – Comprehensive Development Zone 89 (6085 & 6093 Marine Drive), as set out in **Schedule A** attached to this bylaw.

- 3.2 The Lands shown shaded on the map attached as Schedule B to this bylaw are rezoned from RS4 – Single Family Dwelling Zone 4 to Comprehensive Development Zone 89 (6085 & 6093 Marine Drive), as set out in **Schedule A** attached to this bylaw.

## **Part 4 Amends the Table of Contents**

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100 Table of Contents is amended accordingly.

## **Part 5 Amends the Zoning Maps**

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2 Zoning Maps is hereby amended by changing the zoning on the Lands as shown shaded on the map in **Schedule B** attached to this bylaw.

FROM: RS4 – Single Family Dwelling Zone 4

TO: CD89 – Comprehensive Development Zone 89 (6085 & 6093 Marine Drive)

## **Schedules**

Schedule A – CD89 - Comprehensive Development Zone 89 (6085 & 6093 Marine Drive)

Schedule B – Amendment to Zoning Maps

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

APPROVED by the Ministry of Transportation and Infrastructure on [Date]

ADOPTED by the Council on [Date].

---

Mayor

---

Corporate Officer

## Schedule A – CD89 – Comprehensive Development Zone 89 (6085 & 6093 Marine Drive)

### 689 CD89 (6085 & 6093 Marine Drive)

AMENDING  
BYLAW

#### SECTION REGULATION

##### 689.01 Permitted Uses

- (1) accessory buildings, structures and uses
- (2) child care
- (3) community care
- (4) home based businesses
- (5) townhouses

##### 689.02 Floor Area Ratio

- (1) Maximum: 0.70 FAR

##### 689.03 Conditions of Use

- (1) Maximum number of units: 12

##### 689.04 Setbacks

Minimum:

- (1) Minimum for all buildings except accessory buildings and structures:
  - (i) Front (Marine Drive): 6 m
  - (ii) Rear (Trail): 3 m
  - (iii) Side (North/Parking Lot): 1.5 m
  - (iv) Side (South): 35 m
- (2) Accessory buildings and structures: 0 m

**689.05 Building Height**

- (1) Maximum: 11.5 metres

**689.06 Number of Storeys**

- (1) Maximum: 3

**689.07 Site Coverage**

- (1) Maximum: 35%

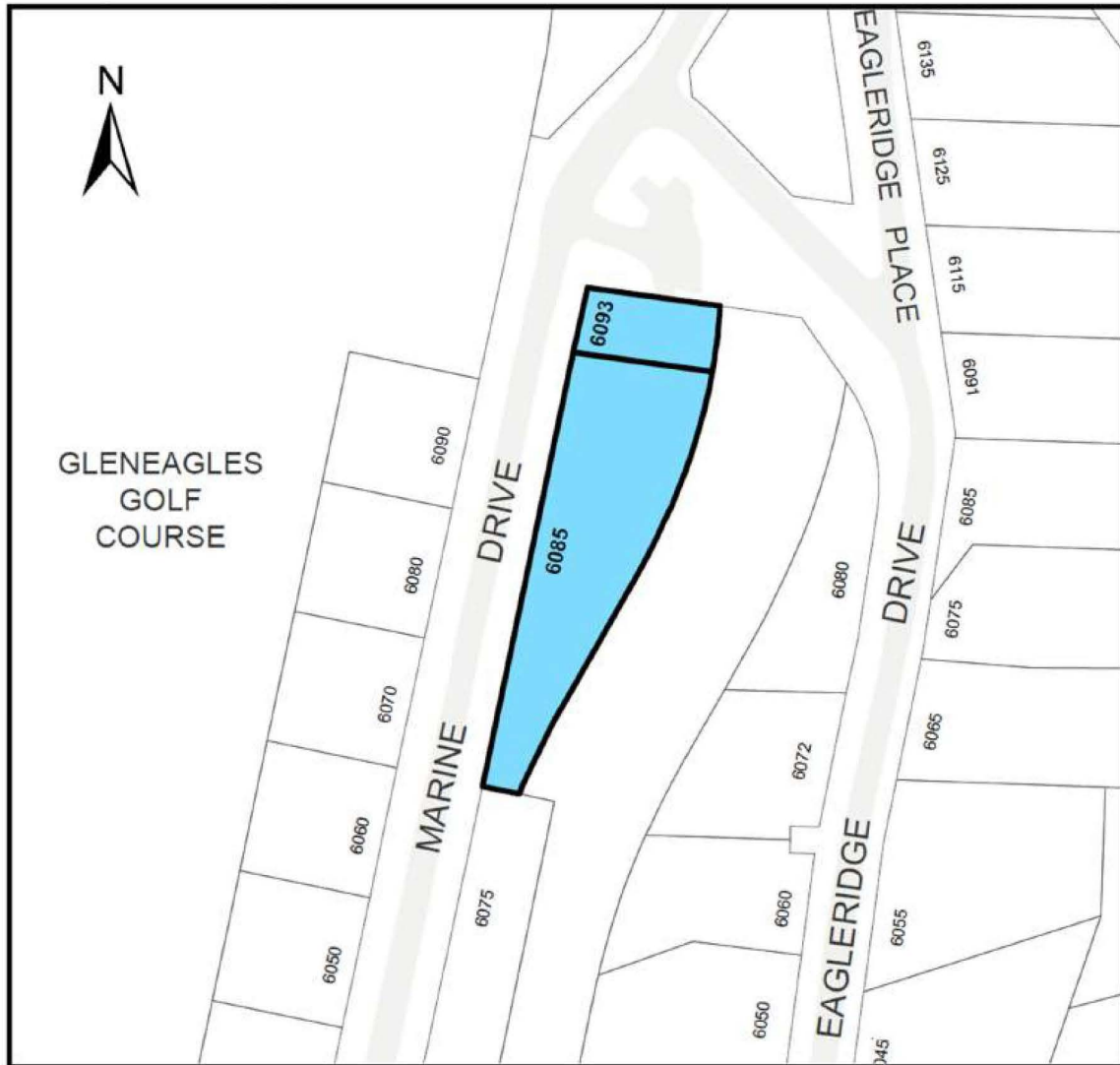
**689.08 Off-Street Parking**

- (1) Minimum of 28 parking spaces

## Schedule B – Amendment to Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

Sketch plan showing the area to be rezoned to CD89:



6085 and 6093 Marine Drive



# Appendix F

## District of West Vancouver *Proposed* Development Permit No. 25-012

**CURRENT OWNER:** TL WHYTECLIFF PROPERTY INC (C/O TELUS COMMUNICATIONS INC.)

**THIS DEVELOPMENT PERMIT APPLIES TO:**

**CIVIC ADDRESS:** 6085 MARINE DRIVE

**LEGAL DESCRIPTION:** 011-007-656  
LOT 16, EXCEPT PART IN REFERNCE PLAN 2648, BLOCK 4 DISTRICT LOT 771 PLAN 6028 (the 'LANDS')

**CIVIC ADDRESS:** 6093 MARINE DRIVE

**LEGAL DESCRIPTION:** 011-007-591  
LOT A (REFERENCE PLAN 2648) OF LOT 16 BLOCK 4 DISTRICT LOT 771 PLAN 6028 (the 'LANDS')

---

**1.0 This Development Permit:**

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Ground-Oriented Development Permit Area to promote the siting and design of ground-oriented infill housing that integrates with the neighbourhood context and meets a high quality of building and landscape design to create an attractive, residential streetscape subject to Guidelines BF-B16 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 varied or supplemented by this Permit.

**2.0 The following requirements and conditions shall apply to the Lands:**

- 2.1 Building, structures, on-site parking, driveways and site development shall take place in substantial accordance with the attached **Schedule A**.
- 2.2 The townhouses shall be sited and site access shall be provided in general accordance with **Schedule A**.
- 2.3 Landscaping shall be installed at the cost of the Owner in accordance with the attached **Schedule B**.
- 2.4 Sustainability measures and commitments shall take place in accordance with the attached **Schedule A**.

- 2.5 All balconies decks and patios are to remain fully open and unenclosed and the weather wall must remain intact.
- 2.6 Where provided for on **Schedule A**, balconies, decks and patios may be provided with external glass weather protection devices, but in any case the weather wall must remain intact.

**3.0 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 Install 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.

**4.0 Prior to Building Permit issuance:**

- 4.1 Provide engineering civil drawings detailing works, and enter into a Works and Servicing Agreement, 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;
  - (d) repaving along the frontage of the Lands;
  - (e) signalization of the pedestrian crossing at Marine Drive and Eagleridge Drive;

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, generally in accordance with **Schedule C**.

**5.0 Prior to Occupancy Permit issuance:**

- 5.1 Prior to final occupancy 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.

**6.0 Security for Landscaping**

- 6.1 Prior to building permit issuance, security for the due and proper completion of the landscaping set forth in section 2.0 of this Development Permit (the "Landscaping Works") shall be provided in the amount of \$103,500 (the "Landscape Deposit") to the District in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union.

6.2 Release of the Landscape Deposit:

(a) Following installation of the Landscaping 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 B**; 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.

6.3 Additional Landscape Security

(a) No occupancy shall be issued nor will any other final approvals be given for any individual building site identified on the Lands as shown on attached Schedule A, until:

- a. all of the Landscaping Works are completed, or
- b. the Owner provides security in addition to and separate from the Landscape Deposit, and in the amount of 110% of the value of the uncompleted Landscaping Works for that specific Parcel only (the "Additional Security Deposit") for

the due and proper completion of the uncompleted or deficient Landscape Works for that specific Parcel only, as determined and certified by the consultant of record; and

- c. the Additional Security Deposit will be released upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects following certification that all of the Landscaping Works on the Parcel have been completed.

**7.0** 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 \_\_\_\_\_ [ INSERT DATE] .

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
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 7.0 THIS PERMIT IS ISSUED ON \_\_\_\_\_ [ INSERT DATE] .**

Schedules:

- A. Architectural Plans
- B. Landscape Plans
- C. Civil Drawings

# Gleneagles

6085 & 6093 Marine Drive

Re-Issue 2 for Rezoning, Development Permit  
& OCP Amendment

DECEMBER 9, 2025

## LEGAL DESCRIPTION:

LOT A (REFERENCE PLAN 2648) OF LOT 16 BLOCK 4 DISTRICT LOT 771  
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 6025  
Parcel Identifier (PIN): 011-007-591

LOT 16, EXCEPT PART IN REFERENCE PLAN 2648, BLOCK 4  
DISTRICT LOT 771 GROUP 1 NWD PLAN 6025  
Parcel Identifier (PIN): 011-007-656

## CLIENT:

LPI MANAGEMENT LTD.  
PHONE: 778 945 0395  
CONTACT: ELISE SPEARING - Elise.Spearing@ledcor.com

## ARCHITECT:

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PHONE: 604 683 4131  
CONTACT: LOUISE WEBB - lwebb@merrickarch.com  
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## SURVEYOR:

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PHONE: 604 270 9331  
CONTACT: JOE COELHO - joec@mpt.bc.ca

## ARBORIST:

PGL ENVIRONMENTAL CONSULTANTS  
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## STRUCTURAL:

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## ELECTRICAL:

GAGER ELECTRICAL CONSULTANTS LTD.  
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## GEOTECHNICAL:

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CONTACT: SEAN HEFFERNAN - heffernan@geopacific.ca

## TRANSPORTATION:

STEP ONE MOBILITY  
PHONE: 778 888 0387  
CONTACT: JOHN TURECKI - john@steponemobility.com

## LIST OF ARCHITECTURAL DRAWINGS

A0.00 COVER SHEET  
A0.01 DEVELOPMENT STATEMENT BRIEF  
A0.02 PROJECT STATISTICS  
A0.03 SETBACK DIAGRAM, UNIT PLANS  
A0.04 SETBACK DIAGRAM, ROOF AND DECK  
A0.05 BC BUILDING CODE PROVISION & SPATIAL SEPARATION CALCULATION  
A0.06 BC BUILDING CODE PROVISION & SPATIAL SEPARATION CALCULATION  
A0.07 SURVEY  
A0.10 FAR AREA OVERLAY  
A0.11 LEVEL 1 & PARKING PLAN  
A0.12 LEVEL 2 FAR AREA OVERLAY  
A0.13 LEVEL 3 FAR AREA OVERLAY

A1.01 LOCATION AND CONTEXT PLAN  
A1.02 SITE PHOTOS  
A1.03 SITE PLAN  
A1.04 AVERAGE GRADE CALCULATIONS  
A1.05 PROPOSED BUILDING SURVEY OVERLAY

A2.01 LEVEL 1 & PARKING PLAN  
A2.02 LEVEL 2 PLAN  
A2.03 LEVEL 3 PLAN  
A2.04 ROOF PLAN

A3.00 STREETSAPES  
A3.01 WEST ELEVATION  
A3.02 EAST ELEVATION  
A3.03 NORTH ELEVATION  
A3.04 SOUTH ELEVATION  
A3.05 MATERIALS

A4.01 SITE LONGITUDINAL AND CROSS SECTIONS  
A4.02 SITE CROSS SECTIONS  
A4.03 BUILDING CROSS SECTIONS  
A4.04 BUILDING CROSS SECTIONS  
A4.05 BUILDING LONGITUDINAL SECTIONS  
A4.06 ENLARGED BUILDING SECTION  
A4.07 ENLARGED BUILDING SECTION

A5.01 RENDERINGS  
A5.02 RENDERINGS

A6.01 UNIT PLANS - TH A UNITS 4 & B  
A6.02 UNIT PLANS - TH B UNITS 3 & 7  
A6.03 UNIT PLANS - TH BE UNIT 1  
A6.04 UNIT PLANS - TH A2 UNITS 2, 6 & 10  
A6.05 UNIT PLANS - TH B2 UNITS 5 & 9  
A6.06 UNIT PLANS - TH C UNIT 12  
A6.07 UNIT PLANS - TH D UNIT 11

## LIST OF LANDSCAPE DRAWINGS:

L0.0 OVERALL CONTEXT PLAN  
L1.0 LANDSCAPE PLAN  
L1.1 SCHEMATIC LIGHTING COORDINATION PLAN  
L1.2 TREE MANAGEMENT PLAN  
L2.0 LANDSCAPE GRADING PLAN  
L2.1 SOIL VOLUME PLAN  
L3.0 LANDSCAPE PLANTING PLAN  
L3.1 SCHEMATIC IRRIGATION PLAN  
L4.0 LANDSCAPE SECTIONS  
L4.1 LANDSCAPE SECTIONS  
L5.0 PRECEDENT IMAGES

## LIST OF CIVIL DRAWINGS:

KEY COVER SHEET  
SERV KEY PLAN  
SMP SERVICING PLAN  
R-1 STORMWATER MANAGEMENT  
ROADWORKS MARINE DRIVE PLAN & PROFILE

DP-25-012  
Schedule A

MERRICK  
ARCHITECTURE

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Revision No.	Description	Date
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Issue	Issue Date
ISSUED FOR DP/ REZONING/ OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09
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Consultant



Project

Gleneagles  
6085 & 6093 MARINE DRIVE  
WEST VANCOUVER  
For  
LPI MANAGEMENT LTD.

Sheet Title  
COVER SHEET

Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number
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A0.00

**PROJECT DESCRIPTION**

THE PROPOSED SITE IS LOCATED AT 6085-6093 MARINE DRIVE, WITH A TOTAL AREA OF 0.7 ACRE (2,830 SQ.M.), IN THE GLENEAGLES NEIGHBOURHOOD. IT IS CURRENTLY OCCUPIED BY A ONE-STORY UTILITIES AND COMMUNICATIONS BUILDING (TELUS CENTRAL OFFICE "CO"). ADJACENT USES INCLUDE THE SEAVIEW TRAIL GREENWAY TO THE EAST, A TRAILHEAD PARKING LOT TO THE NORTH, A SINGLE FAMILY HOME TO THE SOUTH, AND SINGLE FAMILY HOMES TO THE WEST (ACROSS MARINE DRIVE). THE SITE IS CURRENTLY ZONED AS SINGLE FAMILY DWELLING ZONE 4 (RS-4), WHICH PERMITS DEVELOPMENT OF A TWO-STORY, SINGLE FAMILY DWELLING WITH MAXIMUM FLOOR AREA OF 438 SQ.M. THE PROPOSAL REQUIRES REZONING OF THE PROPERTY TO A CD ZONE AND AN OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT, TO PLACE THE SITE WITHIN A DEVELOPMENT PERMIT AREA (DPA), TO BE DETERMINED BY THE DISTRICT.

THE PROPOSED MULTI-FAMILY PROJECT HAS 12 TOWNHOUSES EACH WITH 3 STOREYS COMPRISING PARKING, DEN AND STORAGE SPACE ON LEVEL 1, LIVING, DINING AND KITCHEN SPACES ON LEVEL 2, AND BEDROOMS AND BATHROOMS ON LEVEL 3. LEVEL 2 INCLUDES OUTDOOR PATIO SPACES VIEWING THE FORESTED SLOPES OF THE SEAVIEW TRAIL GREENWAY. LEVELS 2 AND 3 WILL FEATURE WEST-FACING OUTDOOR DECK SPACES. BEHIND THE DEN AND ENTRANCE, LEVEL 1 IS LINKED TO THE PARKING GARAGE COMPLETE WITH SECURE STORAGE SPACE FOR TWO BICYCLES PER UNIT. THE TOWNHOUSES ARE SET BACK FROM MARINE DRIVE, BOTH TO MITIGATE ROAD NOISE AND TO TAKE ADVANTAGE OF THE WESTERN SUNLIGHT. THE CURRENT MASSING INDICATES A PROPOSED STAGGER TO THE TOWNHOUSES TO PROVIDE ARTICULATION IN THE FACADE AND ALSO PRIVACY BETWEEN UNITS. THE MARINE DRIVE CORRIDOR IS HOME TO AN ECLECTIC MIX OF ARCHITECTURAL STYLES. THIS PROJECT WILL RESPOND TO THE SURROUNDING WEST-COAST AESTHETIC.

THE DESIGN ALSO TAKE INTO CONSIDERATION TREE RETENTION ON THIS PARTLY WOODED SITE. GIVEN THE PROXIMITY TO THE SPIRIT TRAIL AND THE SITE'S ORIENTATION, THE NORTHERN SIDE IS MORE WOODED AND RELATES TO THE EXISTING TRAIL. WE ARE PROPOSING LARGE LIVABLE FRONT AND BACK GARDENS. THE INTENTION IS TO RETAIN THE TREES TO THE SOUTHERN AND NORTHERN END OF THE SITE, BASED ON ADVICE FROM A PROFESSIONAL ARBORIST.

**PROJECT RATIONALE**

THE SITE IS LOCATED ALONG THE MARINE DRIVE TRANSIT CORRIDOR WHERE A RANGE OF MISSING MIDDLE HOUSING FORMS, SUCH AS TOWNHOMES, ARE ENVISIONED BY THE OCP, TO A MAXIMUM OF 3 STOREYS, NEAR NEIGHBOURHOOD HUBS.

**COMPLIANT WITH OCP:**

THIS APPLICATION IS COMPLIANT WITH THE OCP POLICY 2.1.4 TO INCREASE MISSING MIDDLE HOUSING OPTIONS, UP TO 3 STOREYS, IN KEY AREAS ALONG THE MARINE DRIVE CORRIDOR. THE PROPOSAL HAS BEEN DEVELOPED REFERENCING ZONING PARAMETERS FOR RM-2 MULTIPLE DWELLING ZONE 2. WE ARE PROPOSING THREE STOREY FORMS, IN LINE WITH THE VISION UNDER THE OCP TO EXPAND MISSING MIDDLE HOUSING IN THIS AREA.

**PROXIMITY TO A NEIGHBOURHOOD HUB:**

ALIGNED WITH THE OCP'S DIRECTION FOR WHERE MISSING MIDDLE HOUSING CAN BE LOCATED, OUR PROPOSAL IS A SHORT 5-MINUTE WALK TO NEIGHBOURHOOD AMENITIES AND RECREATIONAL OPTIONS, INCLUDING A COMMUNITY CENTRE AND GOLF COURSE.

**WELL CONNECTED:**

THE SITE IS CONNECTED TO HORSESHOE BAY, DUNDARAVE VILLAGE, AMBLESIDE AND VANCOUVER VIA BUS TRANSIT AND IS A SHORT DRIVE TO THE WEST VANCOUVER YACHT CLUB AND MARINA, AND HIGHWAYS 99 & 1. THERE IS ALSO THE SPIRIT/SEAVIEW WALKING TRAIL EXTENDING NORTH AND EAST BEHIND THE SITE AND A BIKE ROUTE ALONG MARINE DRIVE.

**DESIGNED TO RESPECT SURROUNDING CONTEXT:**

DUE TO THE DEEPLY SLOPING TOPOGRAPHY, TOWNHOUSES HAVE BEEN GENEROUSLY SET BACK FROM MARINE DRIVE WITH GENEROUSLY LANDSCAPED FRONT YARDS. THIS WILL HELP TO MITIGATE ROAD NOISE AND RESPECT THE RESIDENTIAL CHARACTER OF THE SURROUNDING NEIGHBOURHOOD.



**MERRICK ARCHITECTURE**

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Revision No.	Description	Date

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Consultant



Project

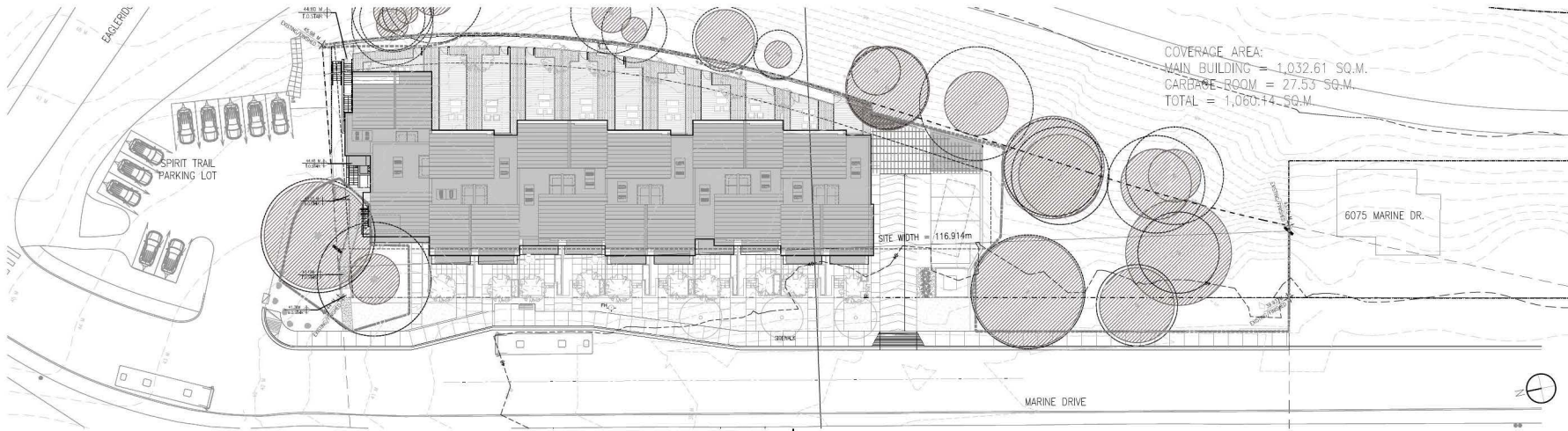
**Gleneagles**  
6085 & 6093 MARINE DRIVE  
WEST VANCOUVER  
For  
LPI MANAGEMENT LTD.

Sheet

**DEVELOPMENT STATEMENT BRIEF**

Drawn By	Checked
LHW/CBSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

**A0.01**



**ZONING BYLAW TABLE - PROJECT STATISTICS**

COMPREHENSIVE DEVELOPMENT CD				
SITE DIMENSIONS: 116.55m (LENGTH); 31.22m (DEPTH AT NORTH); 8.87m (DEPTH AT SOUTH)				
TOTAL SITE AREA = 2,830.3 SQ.M.				
	EXISTING ZONE (RS-4 SINGLE FAMILY DWELLING ZONE 4)	ZONING BY-LAW REFERENCE	PROPOSED (CD ZONE)	VARIANCE REQUESTED
FAR	0.3 (48.9 SQ.M.) FOR SITE AREA GREATER THAN 681.3 M2	SECTION 204.04(1)	0.70 (1,982.60 SQ.M.) (ADJUSTED TO REDUCE 0.08 % FLOOR AREA FOR STEP CODE 4 HIGH PERFORMANCE BUILDING PER ZONING BY-LAW 120.29(1)(b)(ii))	
FRONT YARD SETBACK	9.1 M	SECTION 204.07	6.00 M	
REAR YARD SETBACK	9.1 M	SECTION 204.08	3.66 M	VARIANCE REQUIRED FOR LOCATING GARAGE ROOM IN REAR SETBACK AREA (ZONING BY-LAW 120.29(1)(b)(ii))
SIDE YARD SETBACK	10% OF SITE WIDTH (1.5 M MIN TO 3.4 M MAX) FOR 2-STORY'S DWELLING	SECTION 204.09(2)(a)(i)	1.52 M (NORTH) 36.60 M (SOUTH)	
COMBINED SIDE YARD	25% OF SITE WIDTH (4.57 M MIN TO 18.2 M MAX)	SECTION 204.09(2)(b)(i)(ii)	N/A	
SIDE YARD FROM A STREET LINE OF A CORNER SITE	9.1 M	SECTION 204.09(5)	N/A	
SITE COVERAGE	30% FOR SITE AREA GREATER THAN 685.0 SQ.M.	SECTION 204.05(1)	34.40% (973.33 SQ.M.) (ADJUSTED TO REDUCE 0.08 % SITE COVERAGE FOR STEP CODE 4 HIGH PERFORMANCE BUILDING PER ZONING BY-LAW 120.29(1)(b)(ii))	
SITE WIDTH	17.1 M MINIMUM; EXCEPT 20.1 M FOR A PLANNING LOT	SECTION 204.04	116.914 M (PER ZONING BY-LAW 120.25(1)(b))	
BUILDING WIDTH	N/A	--	64.675 M	
HEIGHT	7.62 M	SECTION 204.10	11.045 M (ADJUSTED TO REDUCE BY 0.3 M FOR STEP CODE 4 HIGH PERFORMANCE BUILDING PER ZONING BY-LAW 120.29(1)(b)(ii))	
NUMBER OF STOREYS	2 STOREYS PLUS BASEMENT	SECTION 204.11	3 STOREYS	
HIGHEST BUILDING FACE ENVELOPE	6.7 M	SECTION 204.12	11.045 M (ADJUSTED TO REDUCE BY 0.3 M FOR STEP CODE 4 HIGH PERFORMANCE BUILDING PER ZONING BY-LAW 120.29(1)(b)(ii))	
PARKING	1 SPACE PER DWELLING	SECTION 141.01(2)(a)	2 SPACES PER DWELLING	
ACCESSIBLE PARKING	1 SPACE PER 10-75 REQUIRED PARKING SPACES	SECTION 142.09(1)	1 SPACE	
VISITOR PARKING	N/A	--	4 SPACES	
TOTAL PARKING SPACE			29 SPACES (INCLUDING 1 ACCESSIBLE SPACE)	
SECURED BICYCLE PARKING	1.5 SPACES PER DWELLING	SECTION 143.01(3)(a)	24 SPACES (2 PER DWELLING UNIT)	
SHORT TERM BICYCLE PARKING	0.2 SPACES PER DWELLING	SECTION 143.02(1)(b)	0.25 SPACES PER DWELLING (3 SPACES)	
NUMBER OF DWELLING UNITS			12 UNITS	

**FAR CALCULATIONS**

	AREA (SQ.M.)	SFE AREA (SQ.M.)	FAR
LEVEL P1	312.51		
LEVEL 1	926.39		
LEVEL 2	924.59		
<b>TOTAL PROJECT FLOOR AREA (SQ.M.)</b>	<b>2,163.49</b>	<b>2,830.30</b>	<b>0.76</b>

**UNIT STATISTICS**

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	TOTAL
TOWNHOME TYPE	B2	A2	B	A	B2	A2	B	A	B2	A2	D	C	
AREA (SQ.M.)	LEVEL 1: 22.78 LEVEL 2: 80.30 LEVEL 3: 80.49 TOTAL: 183.57	28.63 76.63 76.74 182.02	23.05 76.61 76.79 176.45	22.05 75.77 76.98 175.44	27.5 76.58 76.76 180.9	28.63 76.63 76.76 182.02	22.71 75.77 76.98 176.45	22.05 75.77 76.98 175.44	27.5 76.58 76.98 180.9	28.63 76.57 76.98 182.02	39.88 75.45 73.12 188.45	22.31 78.31 78.31 178.93	312.51 926.39 924.59 2,163.49

NUMBER OF BEDROOMS	3	3	3	3	3	3	3	3	3	3	3	3
PARKING STALLS	2	2	2	2	2	2	2	2	2	2	2	2
BIKE PARKING SPACE	2	2	2	2	2	2	2	2	2	2	2	2

TOWNHOME TYPE	TH A	TH B	TH C	TH D	TOTAL
TOTAL COUNT	5	5	1	1	12

**CIRCULATION AND PARKING**

ALL PARKING IS UNDERGROUND WITH THE EXCEPTION OF 4 VISITOR PARKING STALLS. PARKADE ENTRANCE IS NOT VISIBLE FROM THE STREET. BICYCLE PARKING PROVIDED FOR RESIDENTS AND VISITORS.

**SUSTAINABILITY**

IN KEEPING WITH THE OCP, THE PROJECT AIMS TO ACHIEVE A HIGHER DEGREE OF SUSTAINABILITY THROUGH ADDING GENTLE DENSITY TO A PREDOMINANTLY SINGLE FAMILY AREA. PROJECT AIMS TO MAINTAIN A 30% WINDOW WALL RATIO. PROJECT WILL GO BEYOND CODE MINIMUM TO ACHIEVE BCBC STEP CODE 4 + EFT 3.

Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

Consultant



Project

**Gleneagles**  
6085 & 6089 MARINE DRIVE  
WEST VANCOUVER  
For  
LPI MANAGEMENT LTD.

Sheet

Title **PROJECT STATISTICS**

Drawn By	Checked
bw	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

Revision No.	Description	Date

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Project

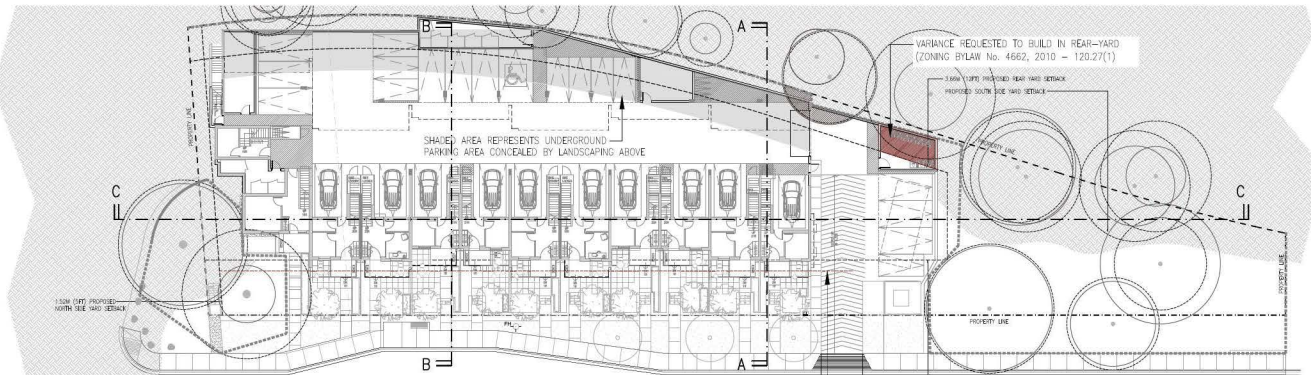
**Gleneagles**  
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Sheet

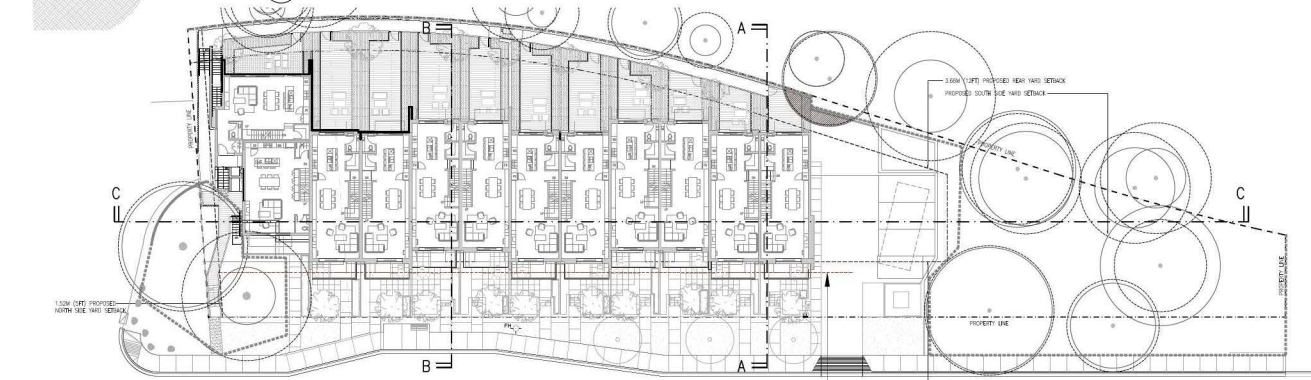
**SETBACK DIAGRAM - FLOOR PLANS**

Drawn By	Checked
bw	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

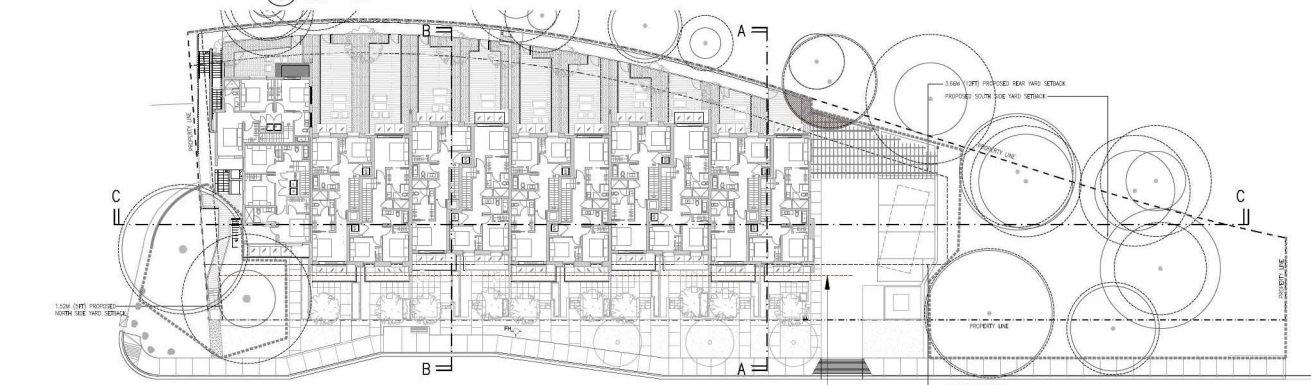
**A0.03**



1 LEVEL 1 SETBACK DIAGRAM  
SCALE = 1:250



2 LEVEL 2 SETBACK DIAGRAM  
SCALE = 1:250



3 LEVEL 3 SETBACK DIAGRAM  
SCALE = 1:250

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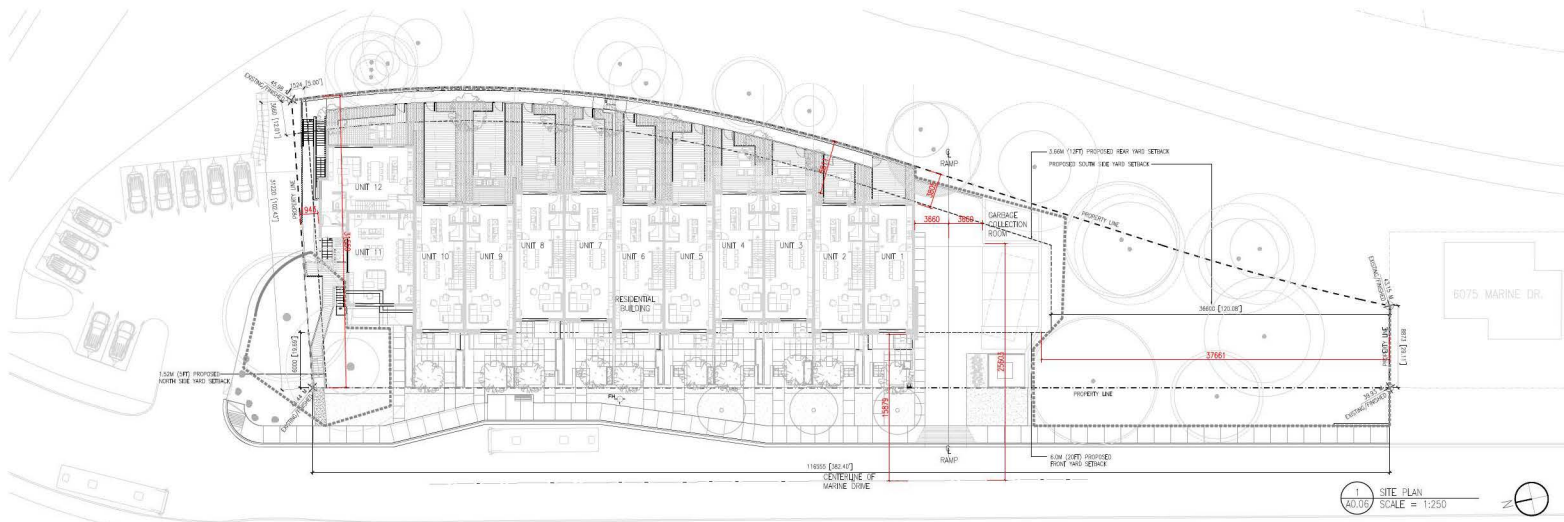
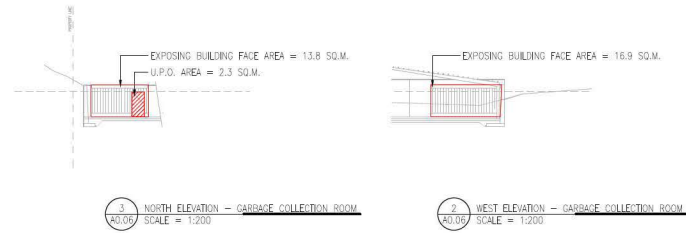


Project

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For  
LPI MANAGEMENT LTD.

Sheet Title: **BC BUILDING CODE PROVISION & SPATIAL SEPARATION CALCULATION**  
Drawn By: LHW  
Checked By: LHW  
Project Number: 202354  
Scale: AS NOTED  
Revision: ---  
Sheet Number: ---

**A0.06**



**GARBAGE COLLECTION BUILDING**  
BUILDING AREA = 25.16 SQ.M.  
FACING 1 STREET  
BUILDING HEIGHT = 1 STOREY  
SPRINKLERED  
FIRST FLOOR = LEVEL P1  
OCCUPANCY = GROUP F2 - GARBAGE COLLECTION

**CONSTRUCTION CLASSIFICATIONS:**  
GROUP F2  
- 3.2.2.81  
- COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION  
- FLOOR SHALL HAVE FIRE RESISTANCE RATING NOT LESS THAN 45 MIN. FOR COMBUSTIBLE CONSTRUCTION  
- STRUCTURE TO HAVE FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN. OR BE OF NONCOMBUSTIBLE CONSTRUCTION

**ESTIMATION FOR SPATIAL SEPARATION - GARBAGE ROOM:**

LEVEL	DIRECTION	OCCUPANCY	HEIGHT (m)	WIDTH (m)	AREA (sq.m.)	LIMITING DISTANCE (m)	LIMITING DISTANCE MEASUREMENT TO	SPRINKLERS	UNPROTECTED OPENING PERMITTED (%) ESTIMATED FROM B.C.B.C. (2024) TABLE 3.2.3.1-E	UNPROTECTED OPENING (U.P.O.) PROPOSED (%)	COMBUSTIBILITY OF WALL CONSTRUCTION FROM B.C.B.C. (2024) TABLE 3.2.3.7	COMBUSTIBILITY OF CLADDING FROM B.C.B.C. (2024) TABLE 3.2.3.7	REQUIRED FIRE RESISTANCE RATING FROM B.C.B.C. (2024) TABLE 3.2.3.7
P1	NORTH	GARBAGE COLLECTION ROOM (ASSUMED F2)	2.773	4.973	13.80	3.660	CENTER OF RAMP	NO	74.78	18.12	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE	1 HOUR
	EAST		CONNECTED TO RETAINING WALL AND UNDERGROUND		0	PROPERTY LINE	NO	0	N/A	N/A	N/A		
	SOUTH		37.661	PROPERTY LINE	NO	>100	N/A	N/A	N/A				
	WEST		2.773	6.026	16.90	26.803	CENTER OF ROAD	NO	>100	0	N/A	N/A	N/A

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WEST VANCOUVER  
12 TOWNHOMES DEVELOPMENT

LEVEL	A	B	C				D	E
	TOTAL FLOORPLATE AREA (SQ.M.) (B+C)	RESIDENTIAL (SQ.M.)	EXEMPTED				EXEMPTED	FAR AREA (SQ.M.) (B)
			BALCONY (SQ.M.)	STORAGE/BIKE STORAGE (SQ.M.)	SERVICES (SQ.M.)	PARKING (SQ.M.)	FRONT YARD/BACK YARD (SQ.M.)	
PARKING P1	1,449.83	312.51		66.07	87.76	988.83	411.12	312.51
LEVEL 1	1,022.86	925.39	97.47				661.41	925.39
LEVEL 2	952.12	924.59	27.53					924.59
TOTAL	3,424.81	2,162.49	125.00	66.07	87.76	988.83	1,072.53	2,162.49

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Project

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Sheet Title

**FAR AREA OVERLAY SUMMARY**

Drawn By bw	Checked LHW
Project Number 202354	Scale AS NOTED
Revision ---	Sheet Number ---

**A0.10**

Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP1 REZONING / OCP AMENDMENT	2025-01-28
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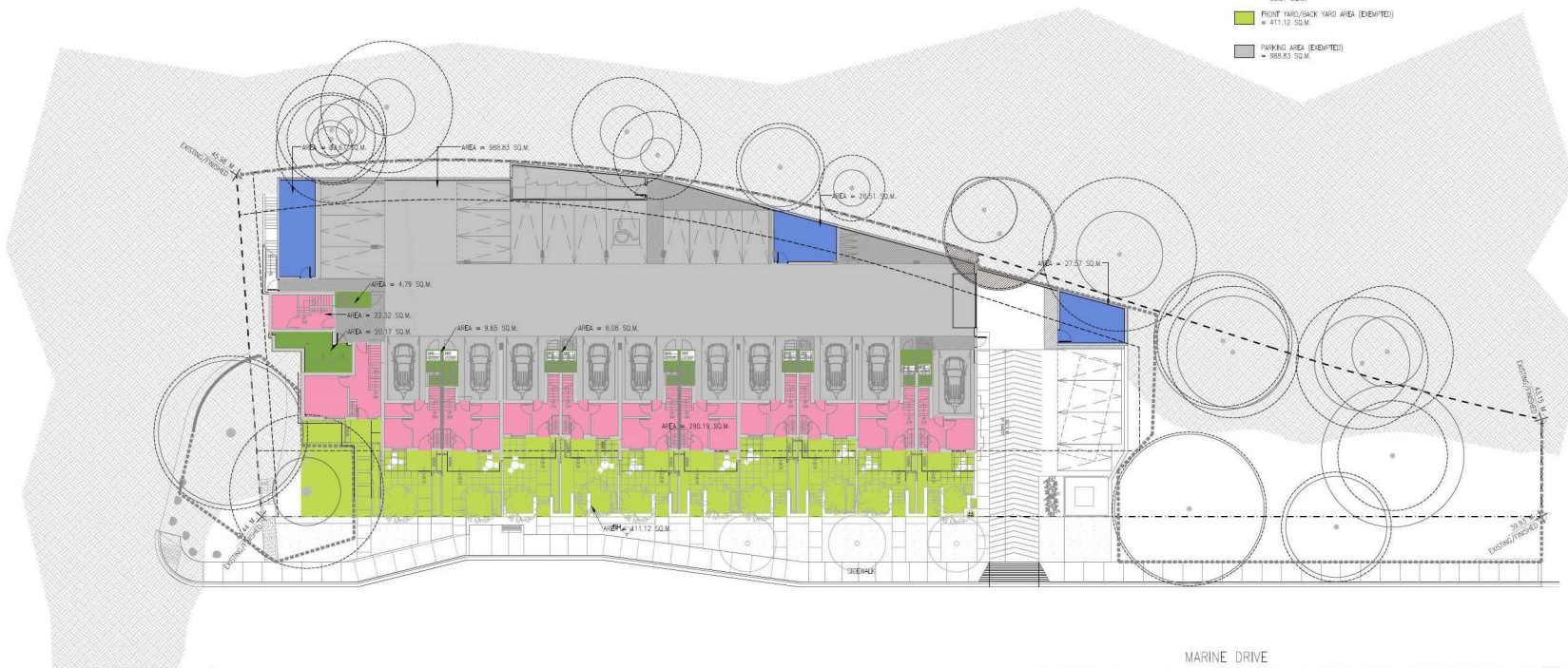
Project  
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For  
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Sheet Title  
**LEVEL 1 & PARKING FAR AREA OVERLAY**

Drawn By bw	Checked LHW
Project Number 202354	Scale AS NOTED
Revision ---	Sheet Number ---

**A0.11**

- PL LEVEL FAR AREA**
- RESIDENTIAL AREA (INCLUDED)  
= 250.19 SQ.M + 22.32 SQ.M = 312.51 SQ.M
  - SENSE AREA (EXEMPTED)  
= 33.87 SQ.M + 49.51 SQ.M + 27.57 SQ.M  
= 111.95 SQ.M
  - STORAGE/BIKE STORAGE AREA (EXEMPTED)  
= 20.17 SQ.M + 4.269 SQ.M + 20.65 SQ.M + 206.08 SQ.M  
= 251.16 SQ.M
  - FRONT YARD/BACK YARD AREA (EXEMPTED)  
= 411.12 SQ.M
  - PARKING AREA (EXEMPTED)  
= 985.83 SQ.M



1 LEVEL 1 PLAN  
SCALE = 1:200

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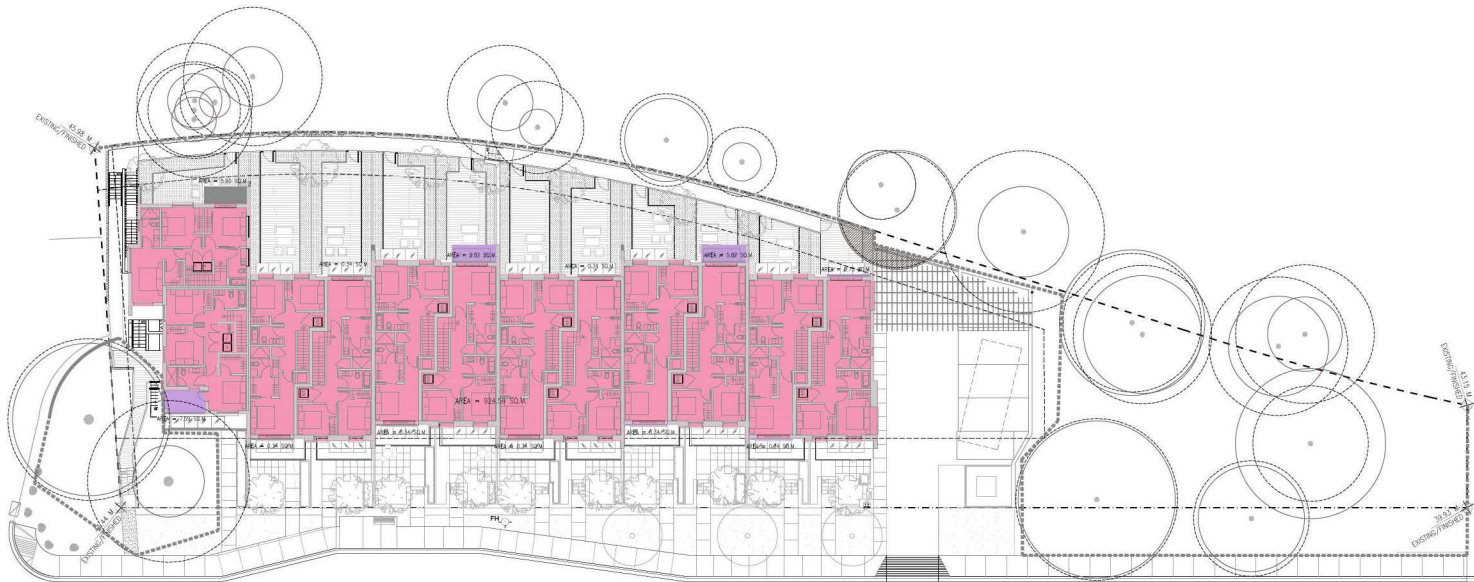
Sheet Title

**LEVEL 3 FAR AREA  
OVERLAY**

Drawn By	Checked
bw	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number
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**A0.13**

**LEVEL 3 FAR AREA**  
■ RESIDENTIAL AREA (INCLUDED)  
 = 924.59 SQ.M.  
■ BALCONY AREA (EXEMPTED)  
 = 4.60 SQ.M. + 693.34 SQ.M. + 230.82 SQ.M. + 7.58 SQ.M.  
 = 237.33 SQ.M.



1 LEVEL 3 PLAN  
A0.13 SCALE = 1:200

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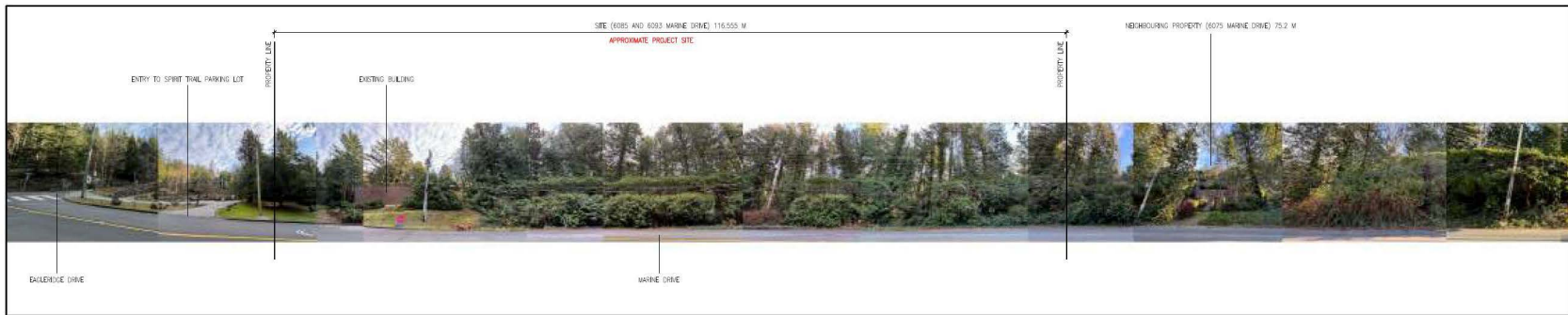
Sheet Title  
**LOCATION AND CONTEXT PLAN**

Drawn By CSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision ---	Sheet Number ---

**A1.01**



1 LOCATION AND CONTEXT PLAN  
A1.01 SCALE = 1:1,000



STREETSCAPE FROM MARINE DRIVE



1 VIEW FROM EAGLERIDGE DRIVE TOWARDS MARINE DRIVE



2 BUS STOP ACROSS MARINE DRIVE FROM SITE



3 VIEW FROM CAR PARK



4 VIEW TOWARDS THE EXISTING BUILDING ON SITE



5 VIEW FROM SEAWALK/SPIRIT TRAIL ENTRYWAY



6 VIEW FROM TRAIL TOWARDS EXISTING BUILDING ON SITE



7 VIEW FROM TRAIL TOWARDS SITE AND 6075



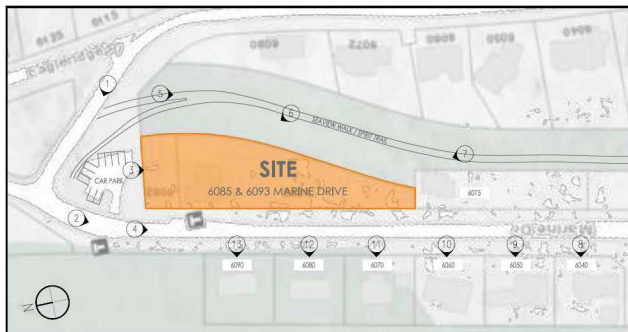
8 6040 MARINE DRIVE



9 6050 MARINE DRIVE



10 6060 MARINE DRIVE



1 KEY PLAN  
SCALE = 1:41.00



11 6070 MARINE DRIVE



12 6080 MARINE DRIVE



13 6090 MARINE DRIVE

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Sheet

Title **SITE PHOTOS**

Drawn By

CSB

Checked

LHW

Project Number

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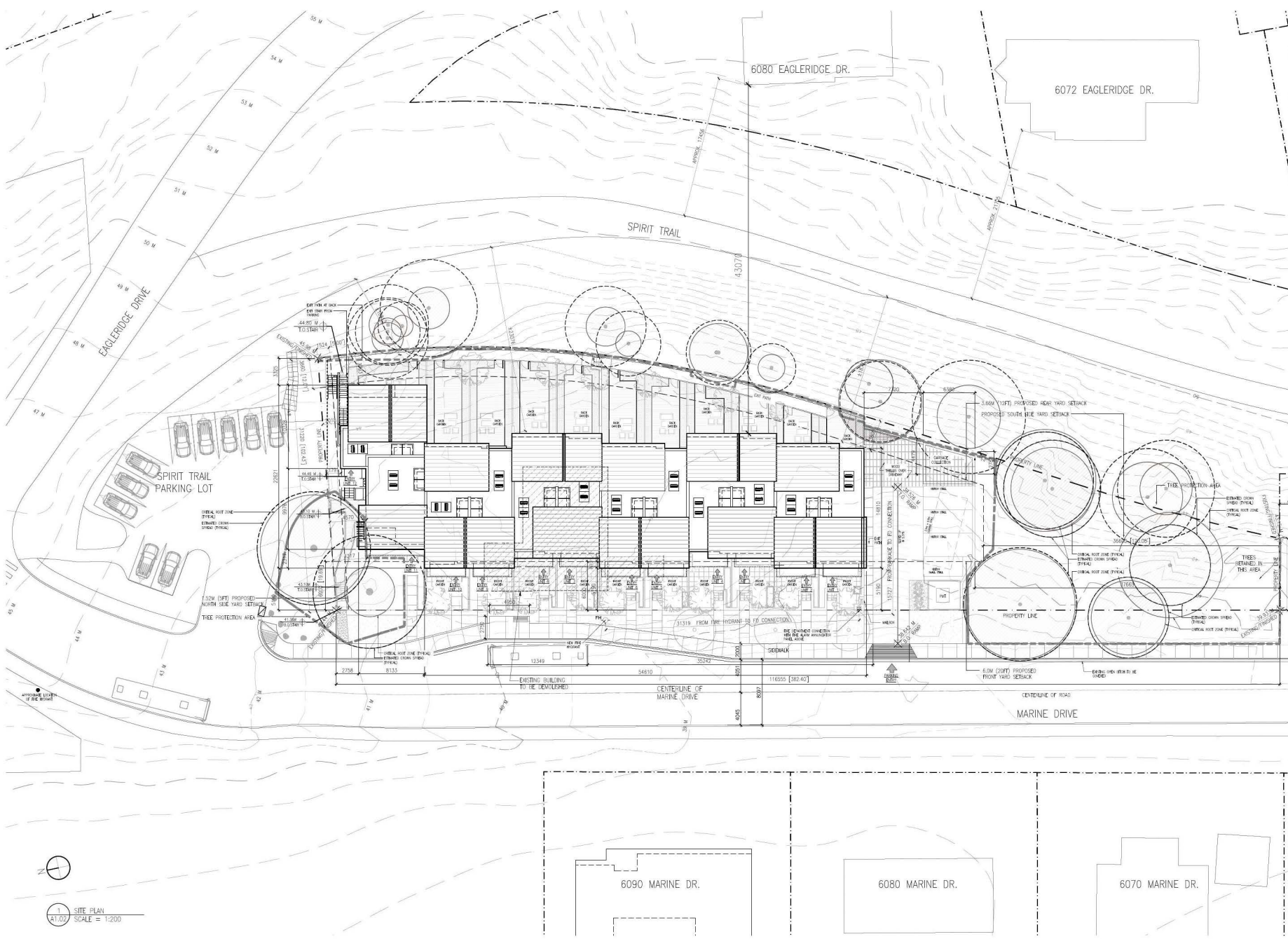
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Sheet Number

**A1.02**



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Sheet Title  
**SITE PLAN**

Drawn By  
 CSB/lw

Project Number  
 202354

Revision  
 ---

Checked  
 LHW

Scale  
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**A1.03**

1 SITE PLAN  
 81.03 SCALE = 1:200

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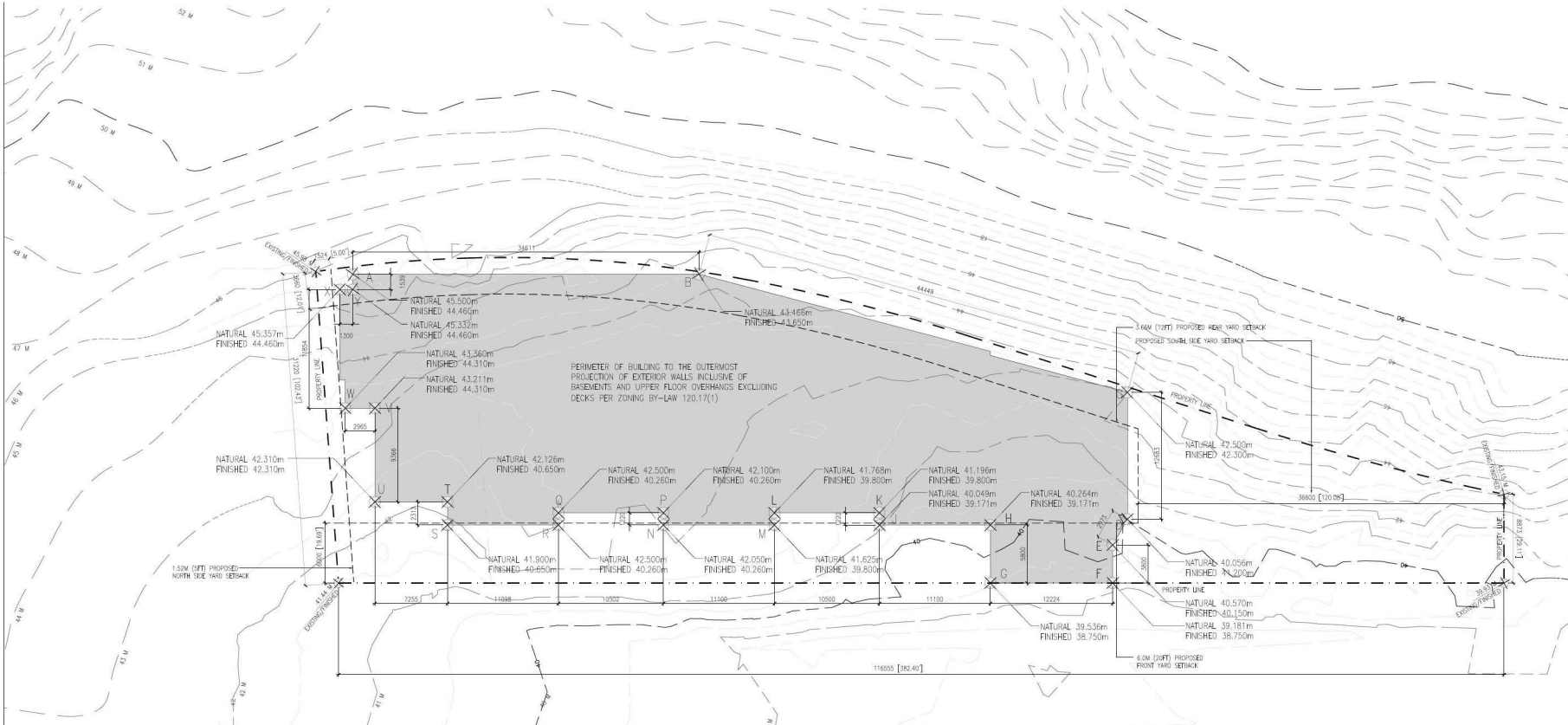
Sheet Title  
**AVERAGE GRADE CALCULATIONS**

Drawn By  Checked   
LHW LHW

Project Number  Scale   
202354 AS NOTED

Revision  Sheet Number

**A1.04**



**AVERAGE GRADE CALCULATION:**

POINTS	AVERAGE GRADE	LENGTH	RATED GRADE
A & B:	$(44.460+43.466)/2$	$34.611m$	$= 1,521.6034$
B & C:	$(43.466+42.300)/2$	$42.833m$	$= 1,901.3893$
C & D:	$(42.300+40.056)/2$	$13.091m$	$= 539.3083$
D & E:	$(40.056+40.150)/2$	$2.973m$	$= 119.2262$
E & F:	$(40.150+38.750)/2$	$3.800m$	$= 149.9100$
F & G:	$(38.750+38.750)/2$	$12.224m$	$= 473.6800$
G & H:	$(38.750+39.171)/2$	$5.800m$	$= 225.9709$
H & I:	$(39.171+39.171)/2$	$11.100m$	$= 434.7861$
I & J:	$(39.171+39.800)/2$	$1.220m$	$= 48.1723$
J & K:	$(39.800+39.800)/2$	$10.500m$	$= 417.9000$
K & L:	$(39.800+39.800)/2$	$1.220m$	$= 48.5560$
L & M:	$(39.800+40.260)/2$	$11.100m$	$= 444.3330$
M & N:	$(40.260+40.260)/2$	$1.220m$	$= 49.1172$
N & O:	$(40.260+40.260)/2$	$10.500m$	$= 422.8105$
O & P:	$(40.260+40.260)/2$	$1.220m$	$= 49.1172$
P & Q:	$(40.260+40.650)/2$	$11.098m$	$= 448.9696$
Q & R:	$(40.650+40.650)/2$	$2.313m$	$= 94.0235$
R & S:	$(40.650+42.310)/2$	$7.255m$	$= 300.9374$
S & T:	$(42.310+43.211)/2$	$9.366m$	$= 400.4948$
T & U:	$(43.211+43.360)/2$	$2.965m$	$= 128.3415$
U & V:	$(43.360+44.460)/2$	$11.854m$	$= 520.5091$
V & W:	$(44.460+44.460)/2$	$1.300m$	$= 57.9980$
W & X:	$(44.460+44.460)/2$	$1.539m$	$= 68.4239$
X & Y:			
Y & A:			
TOTAL:		$212.616m$	$8,865.3903$
AVERAGE GRADE =	$8,865.3903/212.616m$		$41.6967m$

- NOTES:**
- AVERAGE GRADES CALCULATION ACCORDING TO ZONING BYLAW 120.1
  - CALCULATION FROM LOWER OF NATURAL GRADE OR FINISHED GRADE
  - EXISTING (NATURAL) GRADES ARE ESTIMATED FROM CONTOUR
  - FINISHED GRADES ARE ESTIMATED FROM PROPOSED DESIGN

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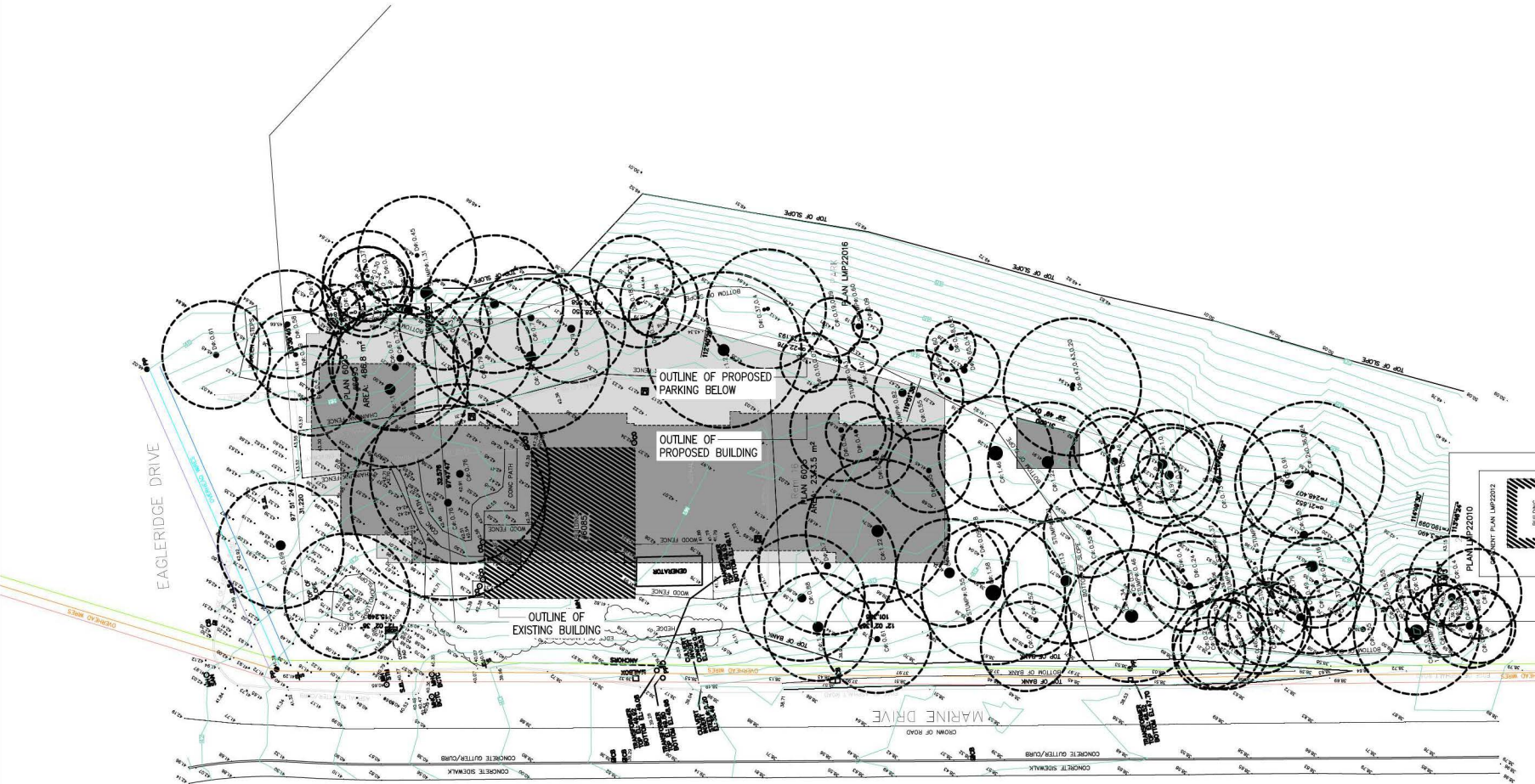


Project  
**Gleneagles**  
6085 & 6083 MARINE DRIVE  
WEST VANCOUVER  
For  
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Sheet Title  
**PROPOSED BUILDING SURVEY OVERLAY**

Drawn By	Checked
D&B	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

**A1.05**



1 SURVEY OVERLAY  
A1.05 SCALE = 1:200

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RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

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Project

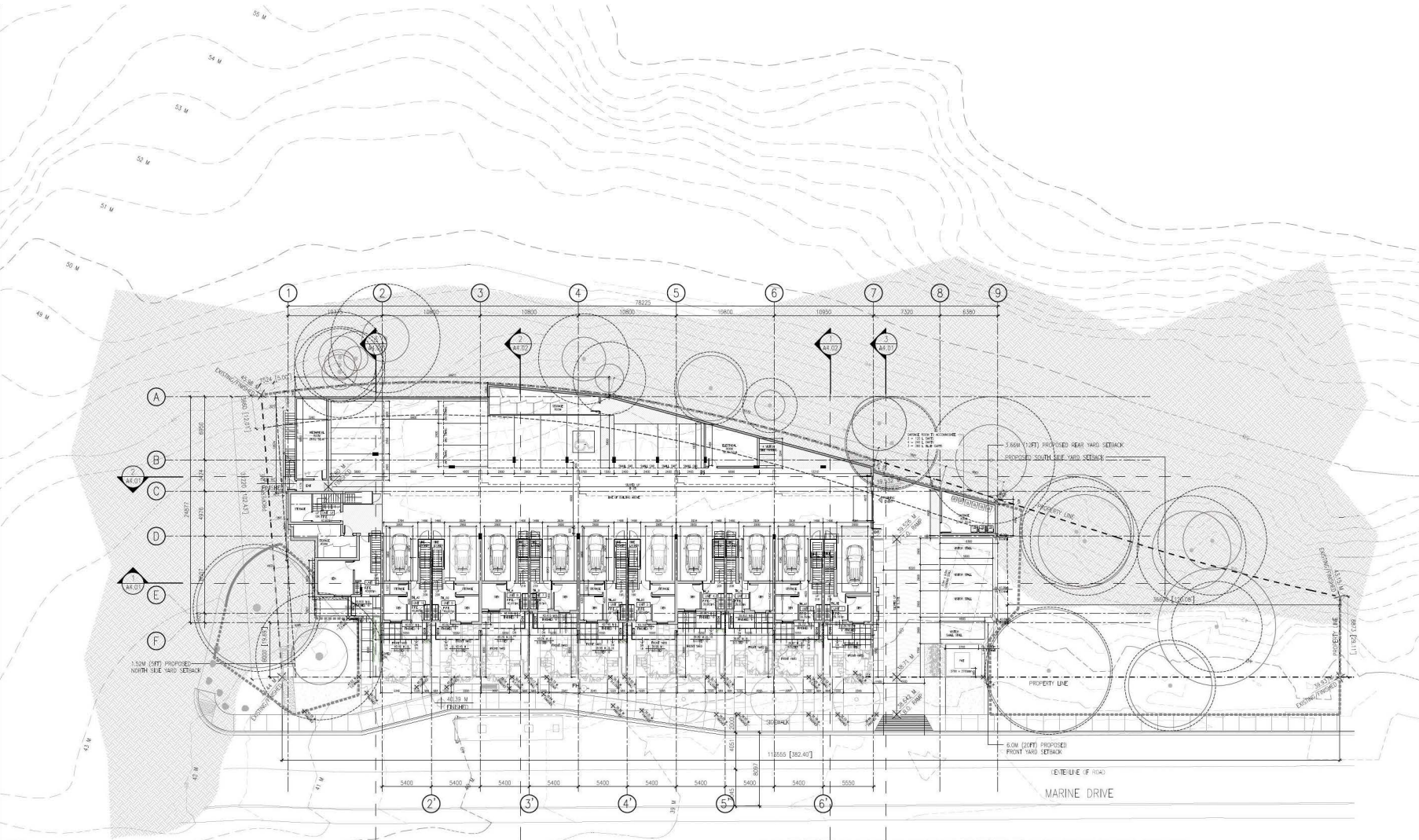
**Gleneagles**  
6085 & 6083 MARINE DRIVE  
WEST VANCOUVER  
For  
LPI MANAGEMENT LTD.

Sheet Title

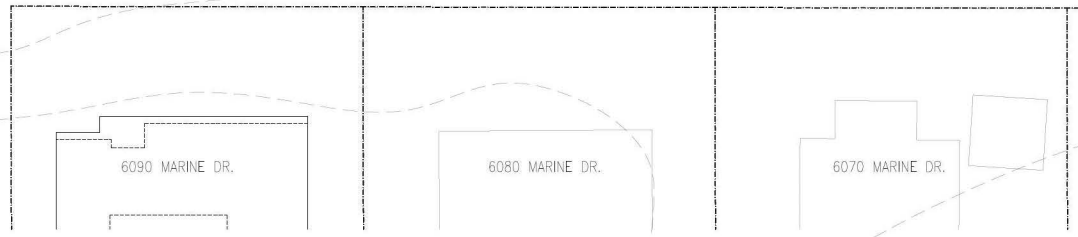
**LEVEL 1 & PARKING PLAN**

Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

**A2.01**

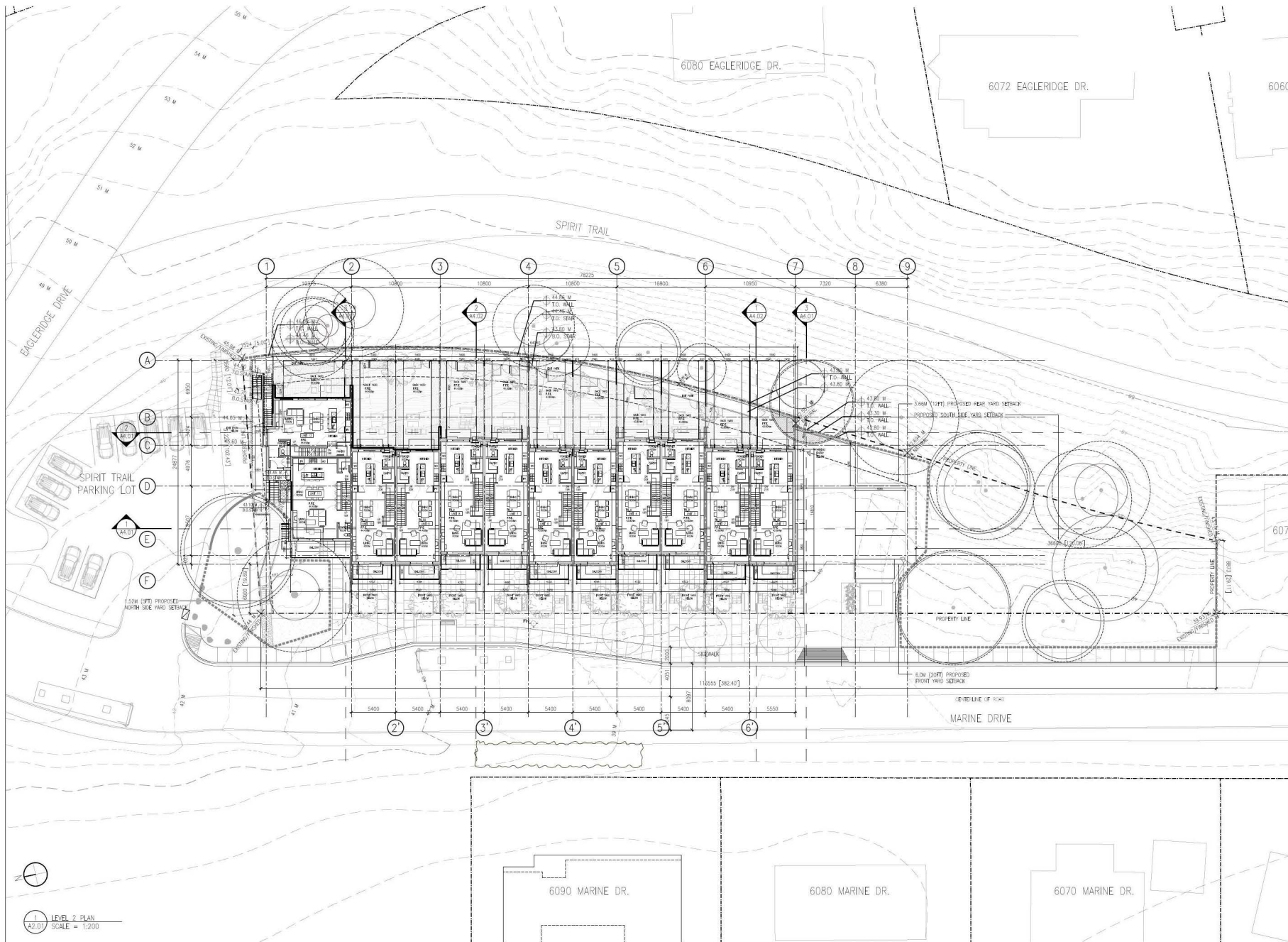


PERMEABLE VS IMPERMEABLE FRONT YARD AREA			
MATERIAL	AREA (SQ.M.)	PERMEABLE/ IMPERMEABLE	% OF TOTAL FRONT YARD AREA (786.72 SQ.M.)
PLANTING	458.78	PERMEABLE	58.32
GRAVEL DRIVEWAY	17.09	PERMEABLE	2.17
STONE / BRICK / PAVED / CONCRETE	310.81	IMPERMEABLE	39.51



1 LEVEL 1/PARKING PLAN  
SCALE = 1:200

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LEVEL 2 PLAN

Drawn By

Checked

CSB

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Project Number

Scale

202354

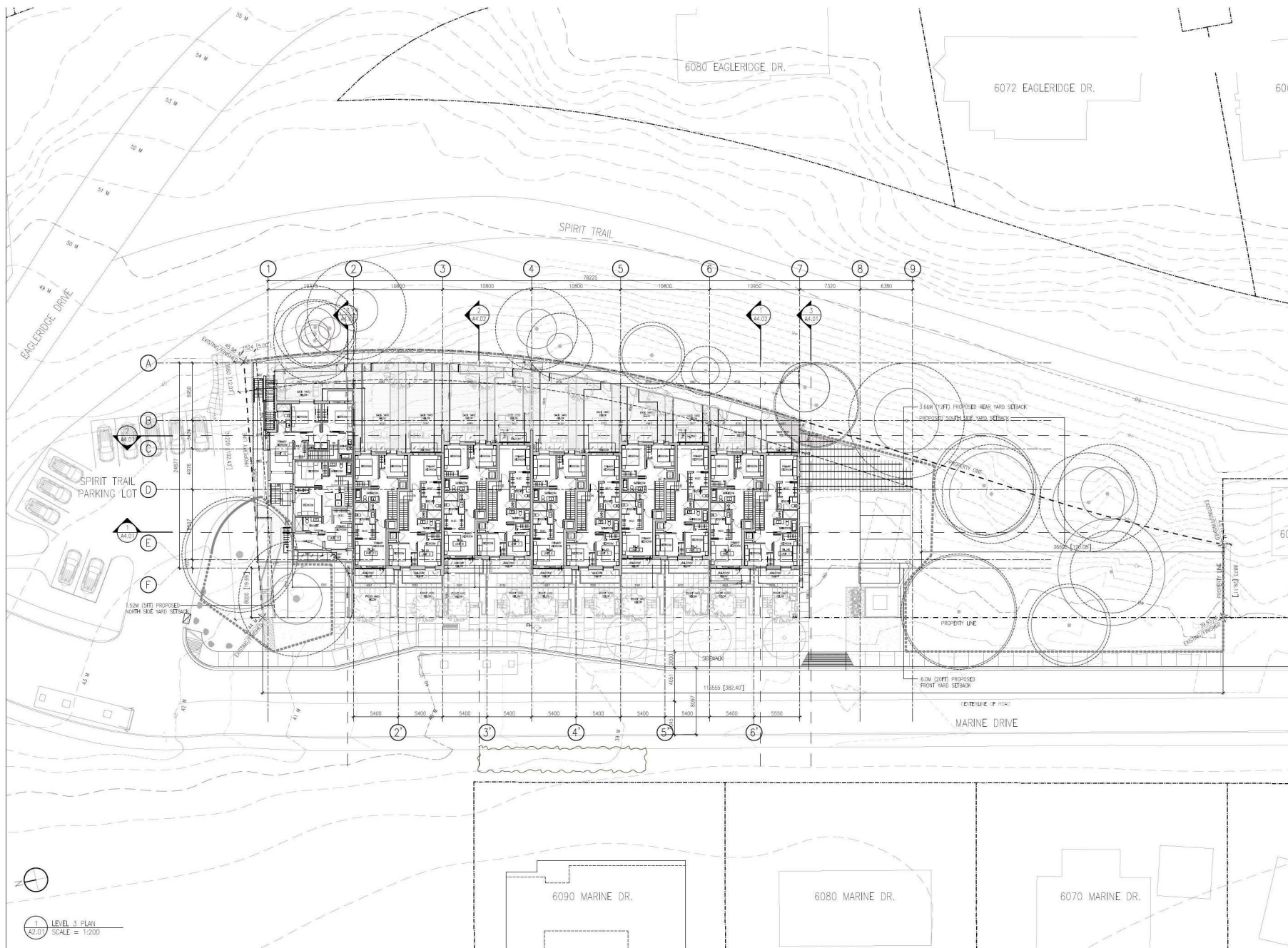
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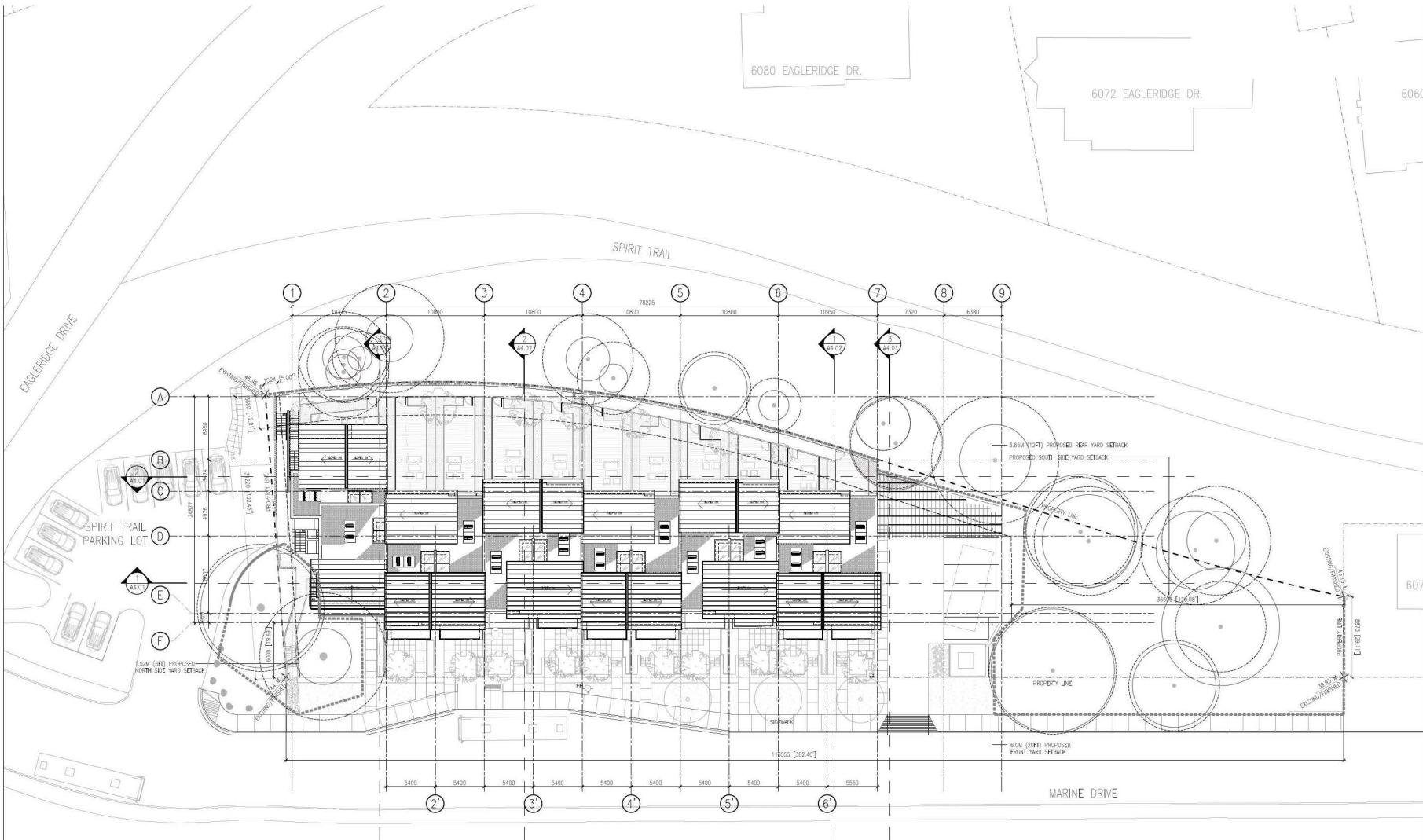
Sheet Title  
**LEVEL 3 PLAN**

Drawn By	Checked
CSB	LHW
Project Number	Scale
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Revision	Sheet Number

**A2.03**

1 LEVEL 3 PLAN  
SCALE = 1:200

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1 ROOF PLAN  
 42.00 SCALE = 1:200

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Sheet Title  
**ROOF PLAN**

Drawn By CSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision 	Sheet Number 

**A2.04**

Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP1 REZONING / OCP AMENDMENT	2025-01-28
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**STREETSCAPES**

Drawn By

Checked

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**A3.00**



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Sheet Title  
**WEST ELEVATION**

Drawn By \_\_\_\_\_ Checked LHW  
Project Number \_\_\_\_\_ Scale  
Revision \_\_\_\_\_ AS NOTED  
Sheet Number

**A3.01**



1 WEST ELEVATION  
SCALE = 1:100

**MATERIALS LEGEND**

① VERTICAL WOOD SIDING DARK SIDEWALL, BM = BACKWOODS 469	④ CONCRETE
② VERTICAL WOOD SIDING LIGHT GREEN, BM = CAMBRIDGE GREEN 468	⑦ GLASS RAILING
③ VERTICAL WOOD SIDING DARK SIDEWALL, BM = OXFORD BROWN EX-67	⑧ VERTICAL WOOD SLATS
⑤ VERTICAL WOOD SIDING LIGHT BROWN, BM = STONE BROWN 2112-30	⑨ GLASS CATCHES WITH METAL FRAME BLACK
⑥ STANDING SEAM METAL ROOF LIGHT GREY	⑩ WINDOWS WITH METAL SURROUND BLACK

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Project  
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Sheet Title  
**EAST ELEVATION**

Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number
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**A3.02**



1 EAST ELEVATION  
SCALE = 1:100

**MATERIALS LEGEND**

① VERTICAL WOOD SIDING DARK BROWN, BM = BACKWOODS 469	④ CONCRETE
② VERTICAL WOOD SIDING LIGHT GREEN, BM = CAMBRIDGE GREEN 468	⑦ GLASS RAILING
③ VERTICAL WOOD SIDING DARK BROWN, BM = CASPER BROWN EX-67	⑧ VERTICAL WOOD SLATS
⑤ VERTICAL WOOD SIDING LIGHT BROWN, BM = STONE BROWN 2112-30	⑨ GLASS CATCHES WITH METAL FRAME BLACK
⑥ STANDING SEAM METAL ROOF LIGHT GREY	⑩ WINDOWS WITH METAL SURROUND BLACK

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Sheet Title  
**NORTH ELEVATION**

Drawn By <b>CSB</b>	Checked <b>LHW</b>
Project Number <b>202354</b>	Scale <b>AS NOTED</b>
Revision <b>---</b>	Sheet Number <b>---</b>

**A3.03**



1 NORTH ELEVATION  
A3.03  
SCALE = 1:100

**MATERIALS LEGEND**

① VERTICAL WOOD SIDING DARK BROWN, BM = BACKWOODS 469	④ CONCRETE
② VERTICAL WOOD SIDING LIGHT GREEN, BM = CAMBRIDGE GREEN 468	⑦ GLASS RAILING
③ VERTICAL WOOD SIDING DARK BROWN, BM = CHEFBO BROWN EX-67	⑧ VERTICAL WOOD SLATS
⑤ VERTICAL WOOD SIDING LIGHT BROWN, BM = STONE BROWN 2112-30	⑨ GLASS CATCHES WITH METAL FRAME BLACK
⑥ STANDING SEAM METAL ROOF LIGHT GREY	⑩ WINDOWS WITH METAL SURROUND BLACK

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Sheet Title  
**SOUTH ELEVATION**

Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

**A3.04**



1 SOUTH ELEVATION  
SCALE = 1:100

**MATERIALS LEGEND**

① VERTICAL WOOD SIDING DARK GREEN, BM = BACKWOODS 468	④ CONCRETE
② VERTICAL WOOD SIDING LIGHT GREEN, BM = CAMBRIDGE GREEN 468	⑦ GLASS RAILING
③ VERTICAL WOOD SIDING DARK BROWN, BM = CHEFORD BROWN EX-57	⑧ VERTICAL WOOD SLATS
⑤ VERTICAL WOOD SIDING LIGHT BROWN, BM = STONE BROWN 2112-30	⑨ GLASS CATCHES WITH METAL FRAME BLACK
⑥ STANDING SEAM METAL ROOF LIGHT GREY	⑩ WINDOWS WITH METAL SURROUND BLACK

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**MATERIALS**

Drawn By CSB	Checked LHW
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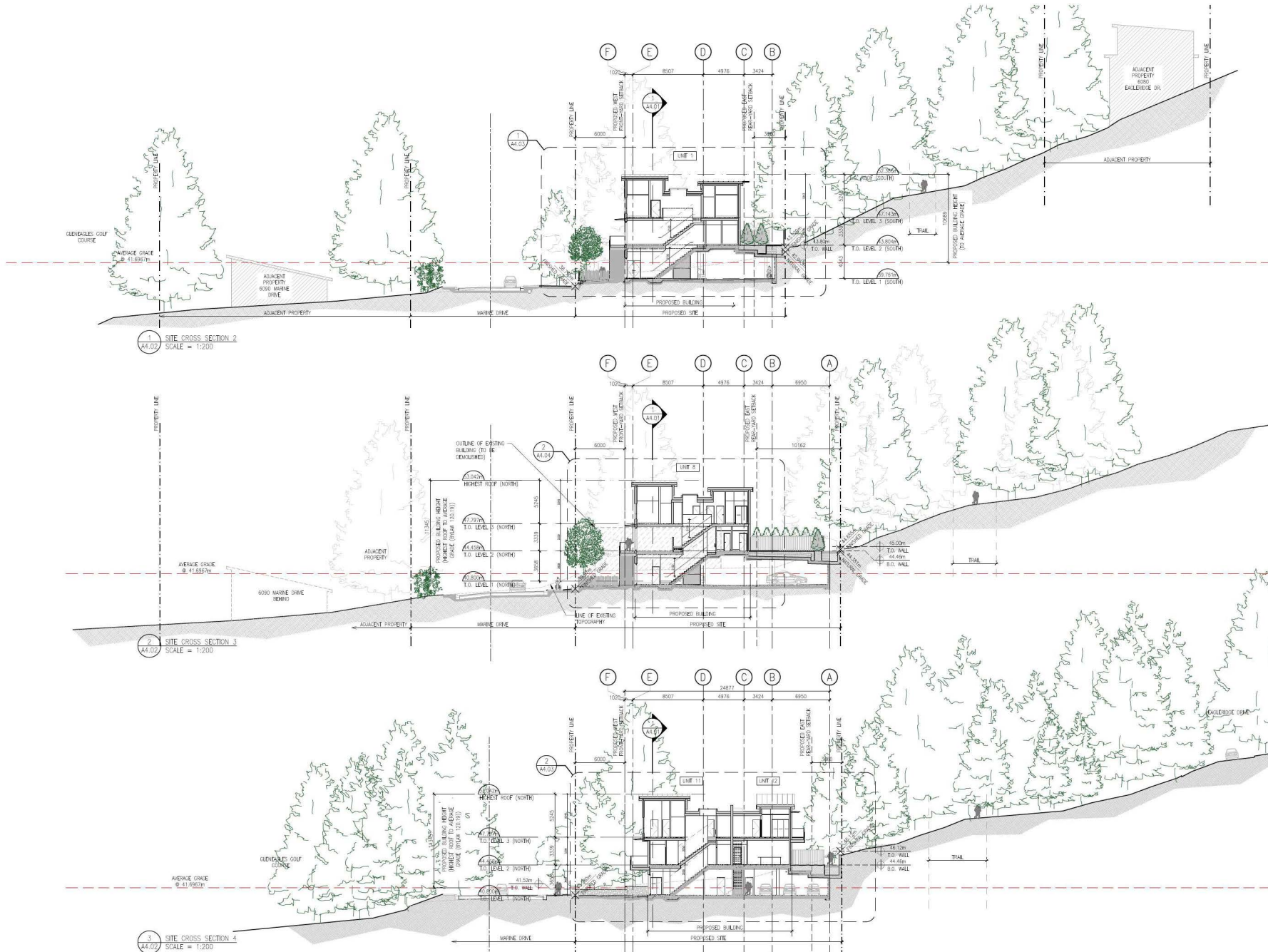


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Sheet Title  
**SITE CROSS SECTIONS**

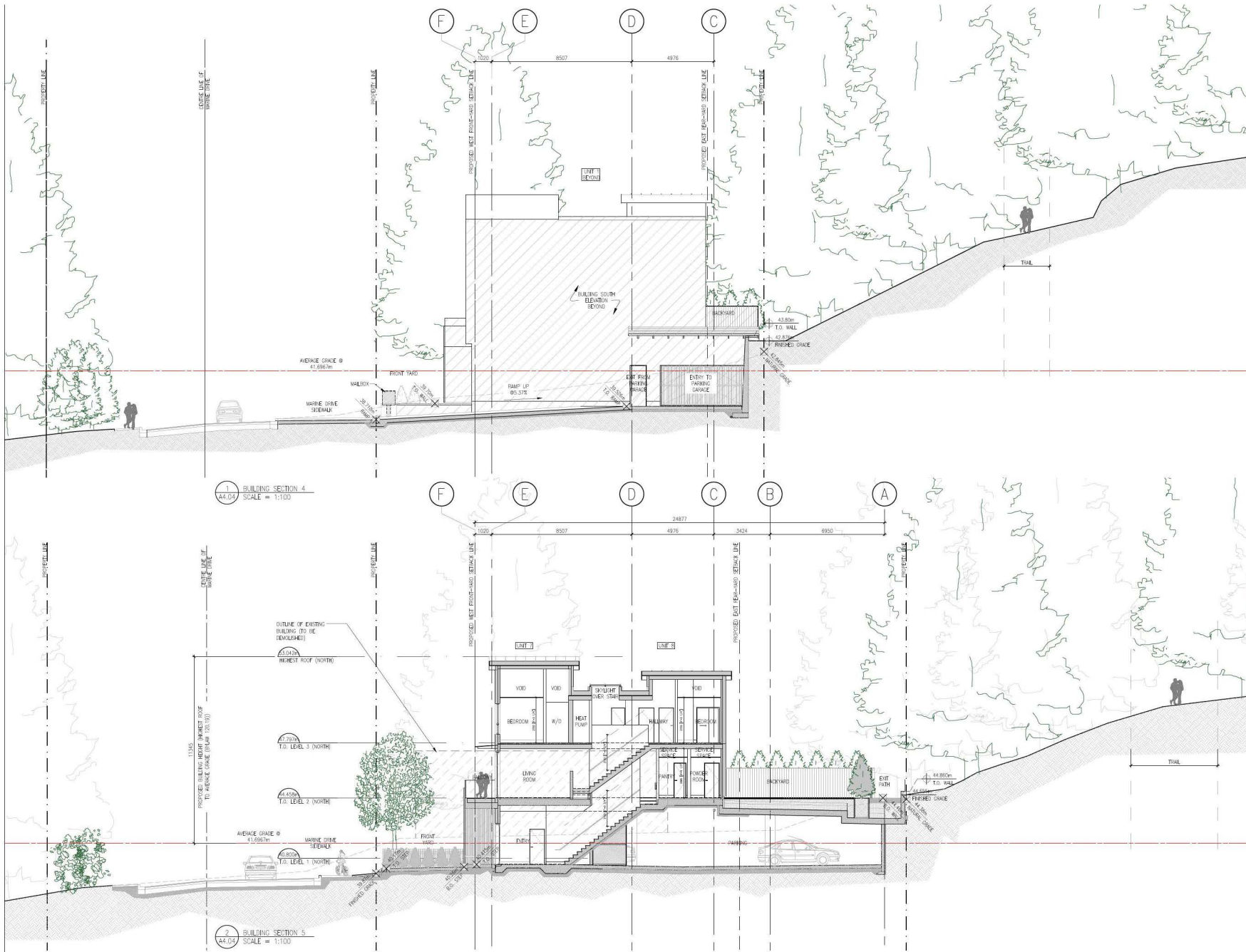
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lw	LHW
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**A4.02**



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1 BUILDING SECTION 4  
SCALE = 1:100

2 BUILDING SECTION 5  
SCALE = 1:100

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Sheet Title  
**BUILDING CROSS SECTIONS**

Drawn By  
lw

Checked  
LHW

Project Number  
202354

Scale  
AS NOTED

Revision

Sheet Number



1 LONGITUDINAL SECTION 1  
SCALE = 1:100

2 LONGITUDINAL SECTION 2  
SCALE = 1:100

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**BUILDING LONGITUDINAL SECTIONS**

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Drawn By  
bw

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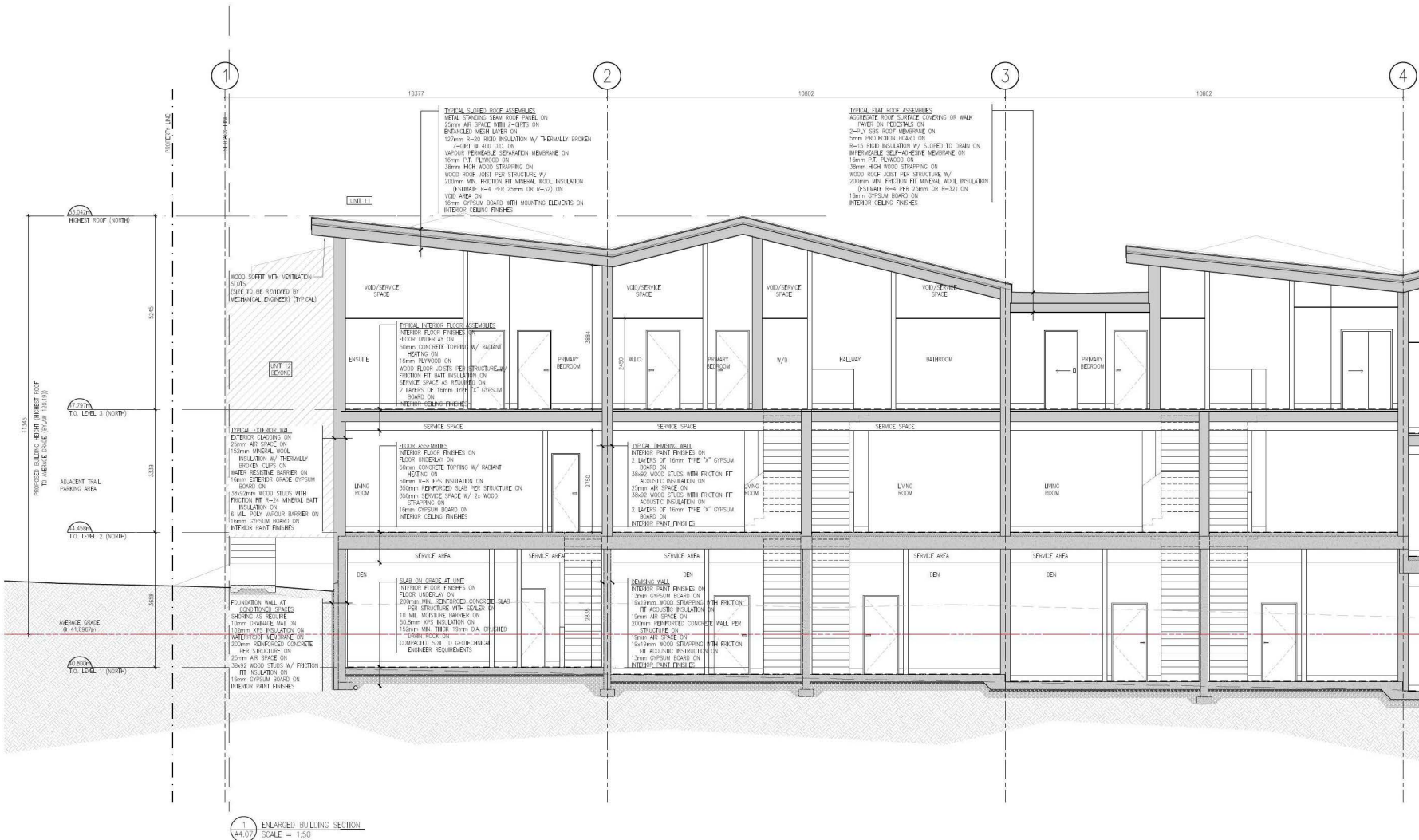
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**A4.07**



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1 SOUTH-WEST VIEW  
A5.01  
N/A



2 FRONT ENTRIES VIEW THROUGH MARINE DR.  
A5.01  
N/A

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Title  
**RENDERINGS**

Drawn By	Checked
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Project Number	Scale
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**A5.01**



1 NORTH - WEST VIEW  
A5.02 N/A



2 WEST ELEVATION NIGHT VIEW  
A5.02 N/A

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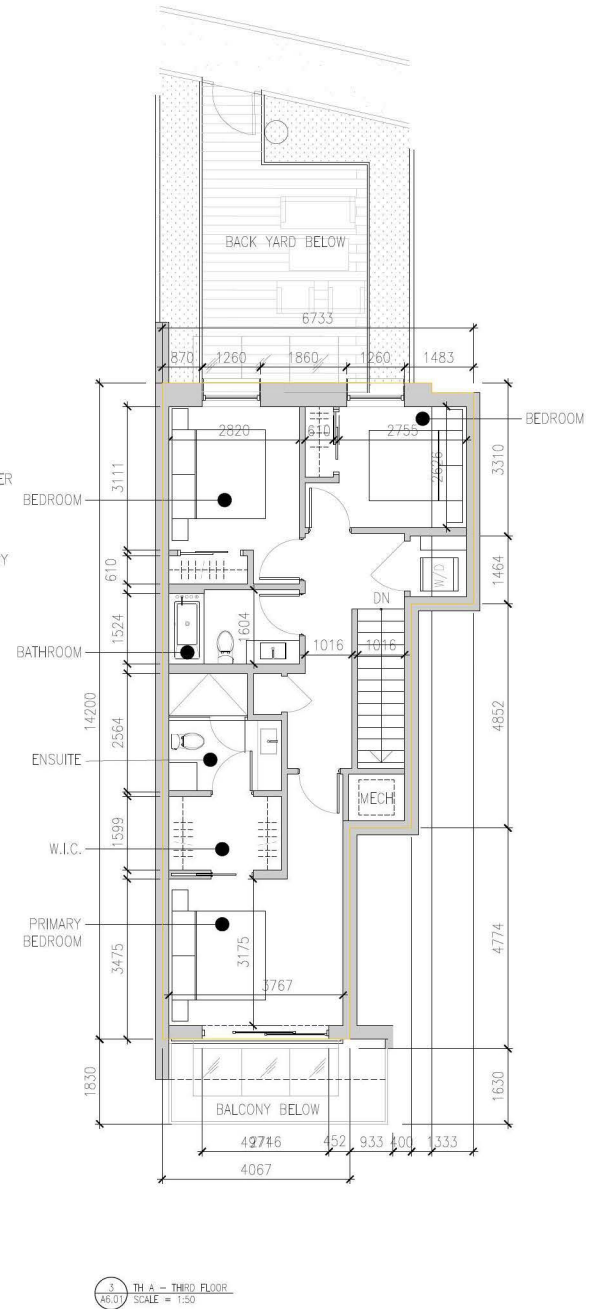
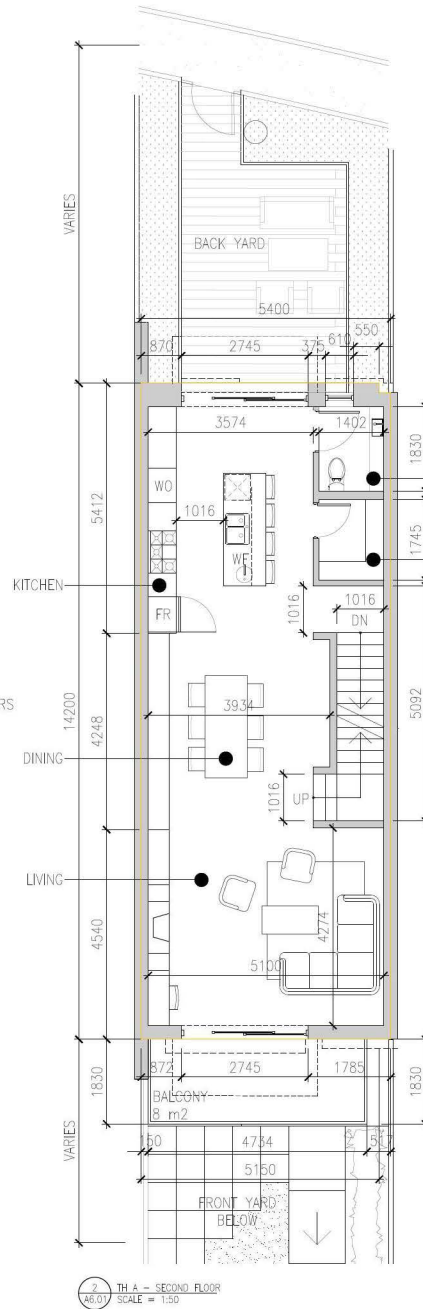
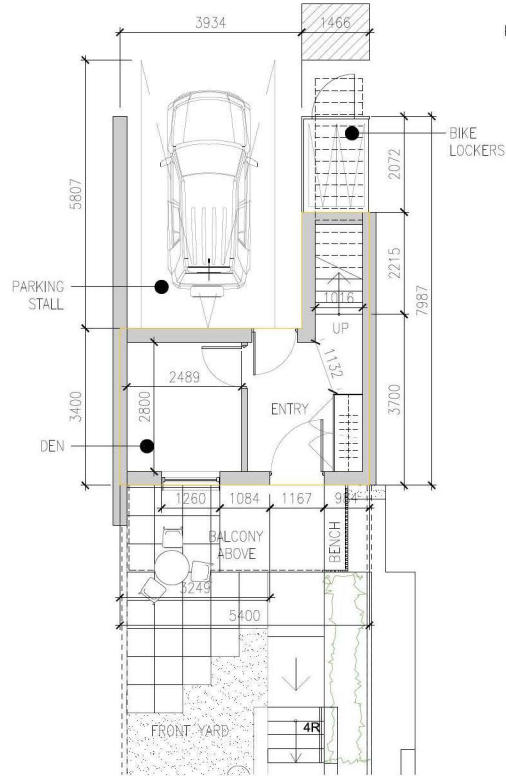
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Title  
**RENDERINGS**

Drawn By	Checked
CSB	LHW
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**A5.02**

INTERLOCK A - UNIT STATS		
LEVEL P1	22.05 sq.m.	237.34 sq.ft.
LEVEL 1	76.63 sq.m.	815.58 sq.ft.
LEVEL 2	76.76 sq.m.	828.61 sq.ft.
TOTAL	175.44 sq.m.	1,888.42 sq.ft.



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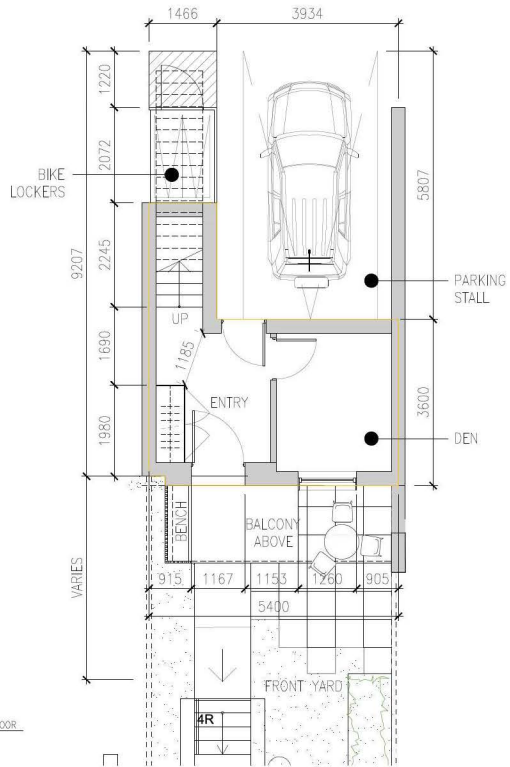
Project  
**Gleneagles**  
6085 & 6083 MARINE DRIVE  
WEST VANCOUVER  
For  
LPI MANAGEMENT LTD.

Sheet Title  
**UNIT PLANS - TH A**  
UNITS 4 & 8

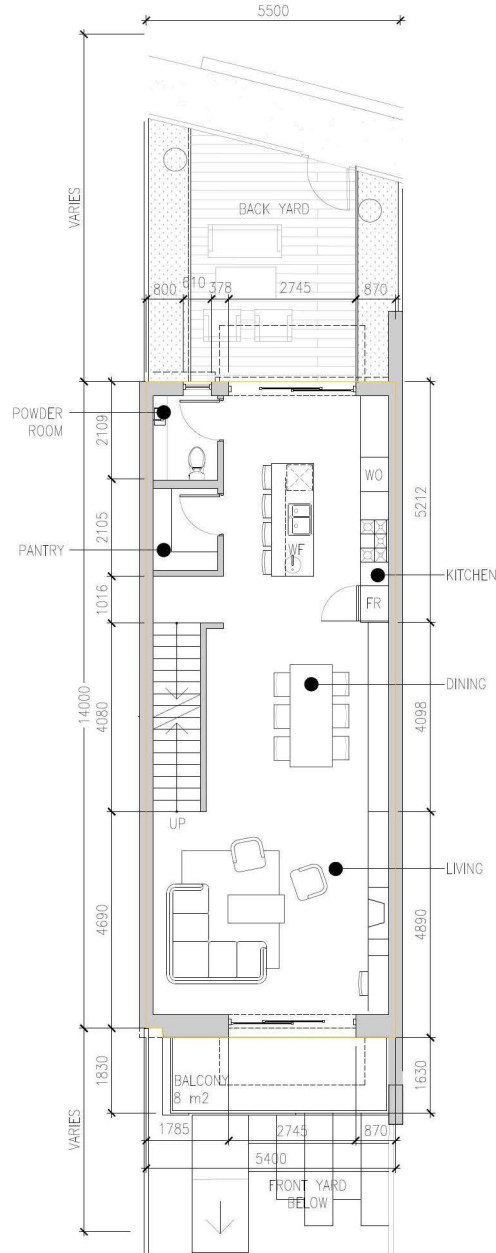
Drawn By CSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision	Sheet Number

**A6.01**

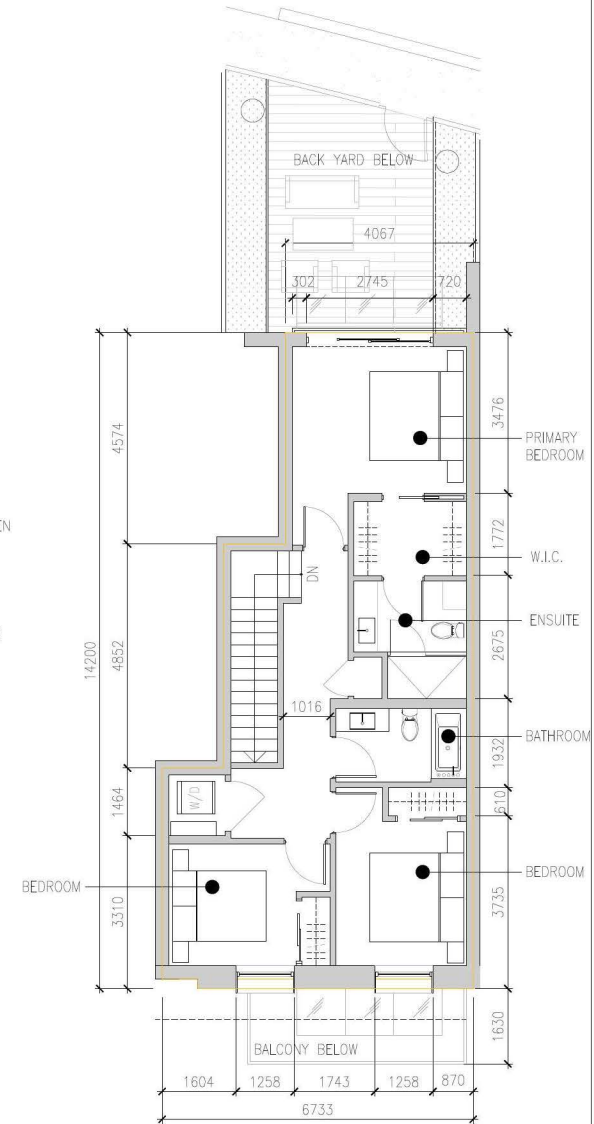
INTERLOCK B - UNIT STATS		
LEVEL P1	23.05 sq.m.	244.45 sq.ft.
LEVEL 1	76.61 sq.m.	815.58 sq.ft.
LEVEL 2	76.79 sq.m.	828.61 sq.ft.
TOTAL	176.45 sq.m.	1,899.29 sq.ft.



1 TH B - FIRST FLOOR  
SCALE = 1:50



2 TH B - SECOND FLOOR  
SCALE = 1:50



3 TH B - THIRD FLOOR  
SCALE = 1:50

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ARCHITECTURE

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DPY REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

Consultant



Project

**Gleneagles**  
6085 & 6083 MARINE DRIVE  
WEST VANCOUVER  
For  
LPI MANAGEMENT LTD.

Sheet

**UNIT PLANS - TH B**  
UNITS 3 & 7

Drawn By

Checked

CSB

LHW

Project Number

Scale

202354

AS NOTED

Revision

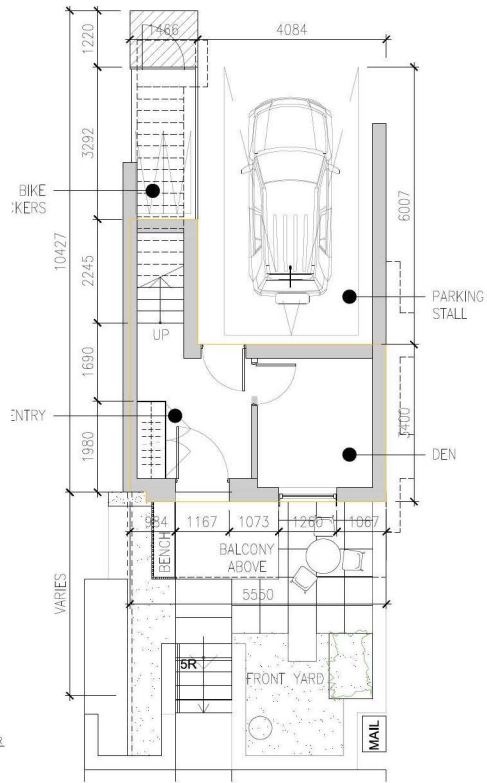
Sheet Number

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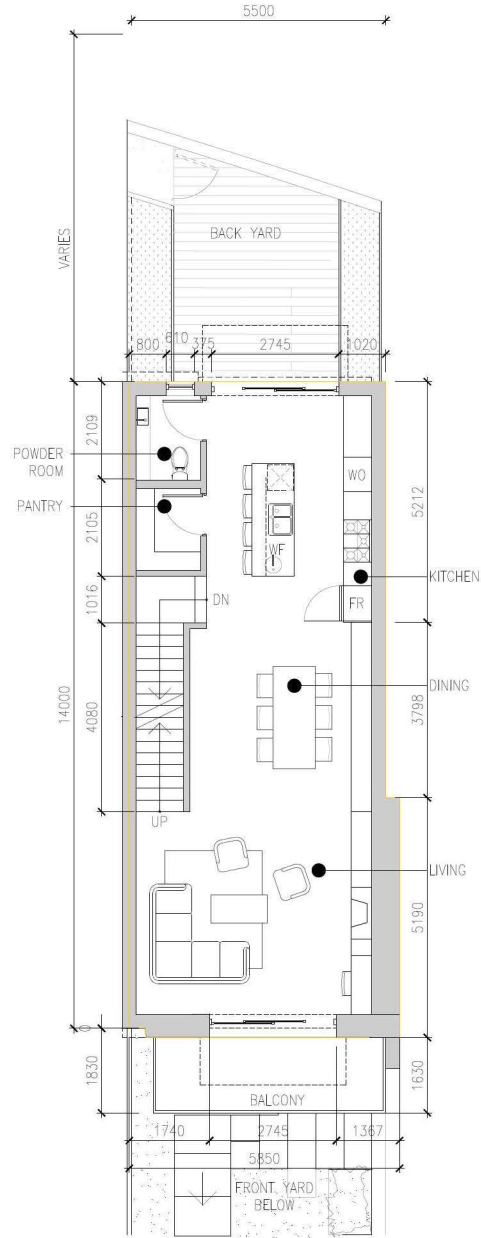
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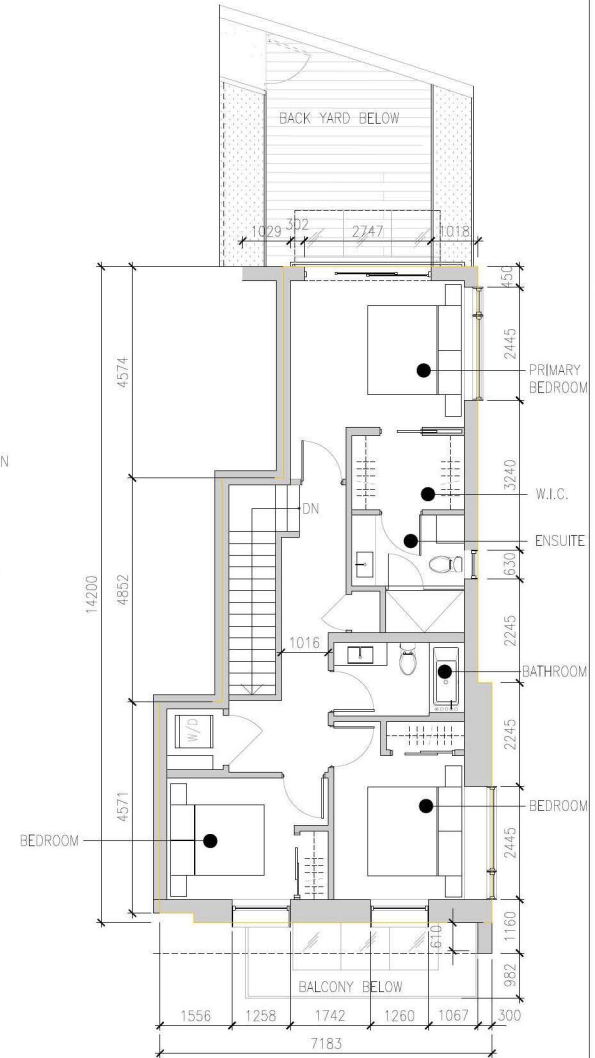
END INTERLOCK BE - UNIT STATS		
LEVEL P1	22.78 sq.m.	241.33 sq.ft.
LEVEL 1	80.30 sq.m.	854.44 sq.ft.
LEVEL 2	80.49 sq.m.	868.22 sq.ft.
TOTAL	183.57 sq.m.	1,975.99 sq.ft.



1 TH BE - FIRST FLOOR  
SCALE = 1:50



2 TH BE - SECOND FLOOR  
SCALE = 1:50



3 TH BE - THIRD FLOOR  
SCALE = 1:50

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

Consultant



Project

**Gleneagles**  
6085 & 6083 MARINE DRIVE  
WEST VANCOUVER  
For  
LPI MANAGEMENT LTD.

Sheet

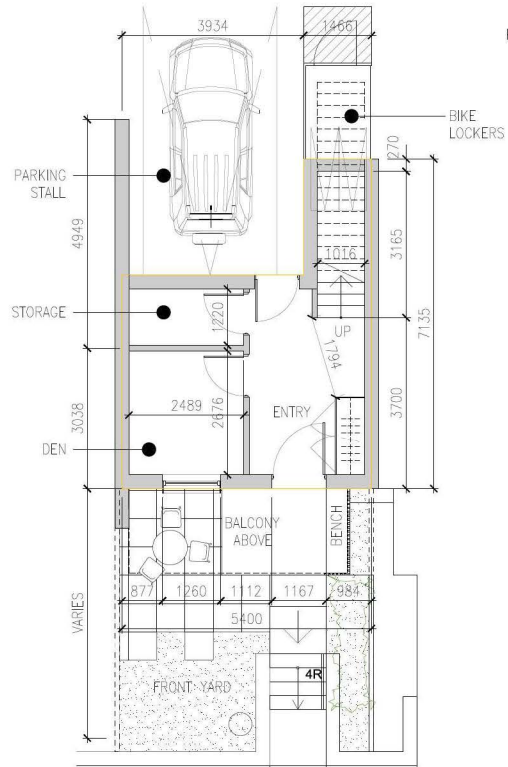
Title  
**UNIT PLANS - TH BE**  
UNIT 1

Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number
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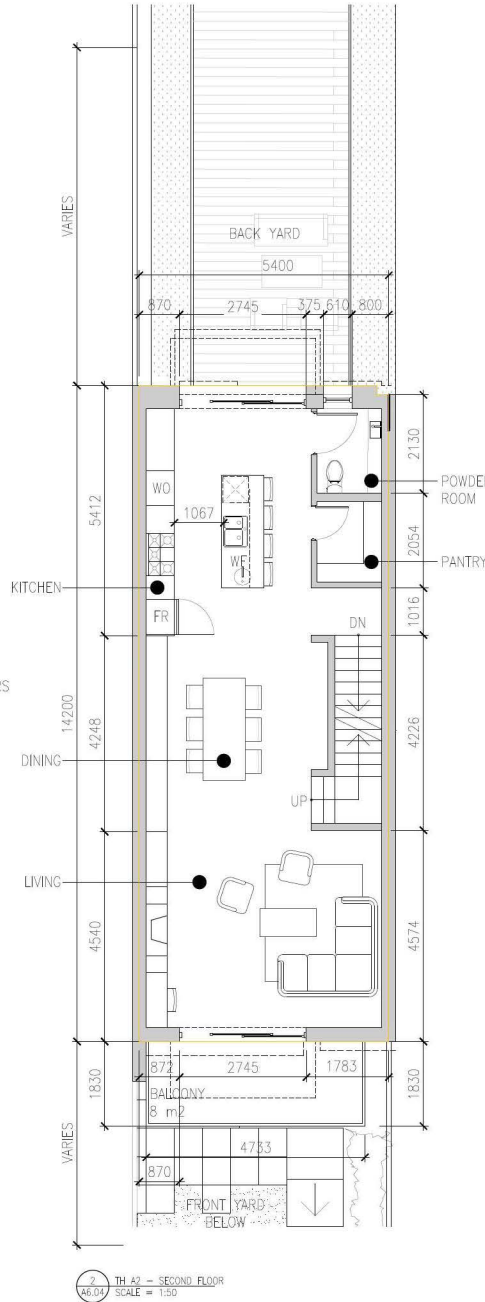
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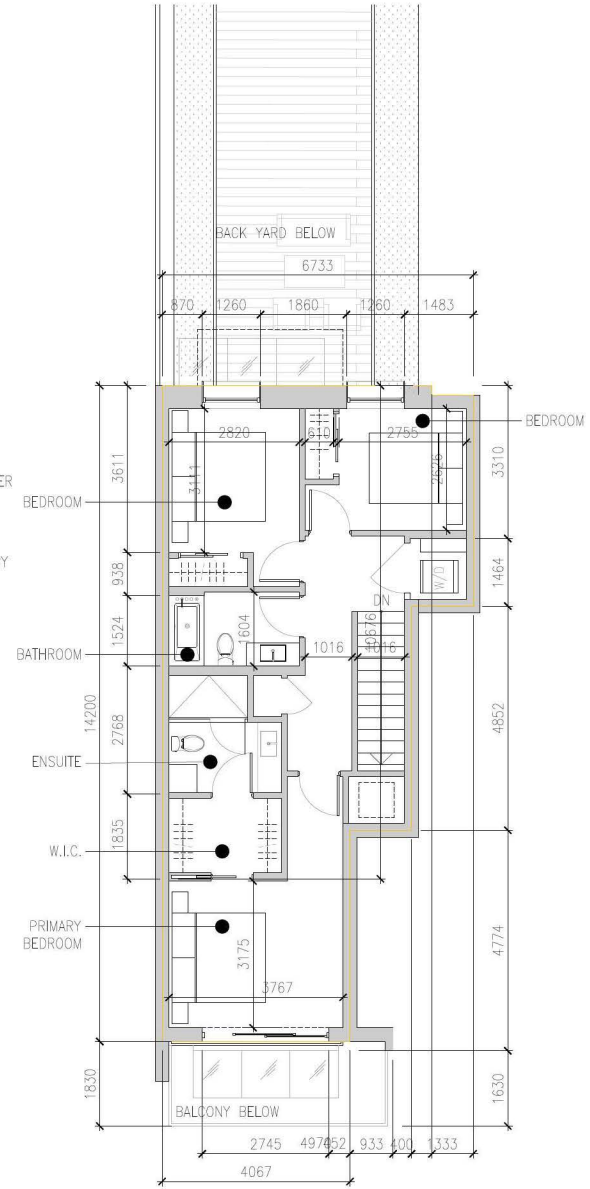
INTERLOCK A2 - UNIT STATS		
LEVEL P1	28.63 sq.m.	308.17 sq.ft.
LEVEL 1	76.63 sq.m.	815.58 sq.ft.
LEVEL 2	76.76 sq.m.	828.61 sq.ft.
TOTAL	182.02 sq.m.	1,959.27 sq.ft.



1 TH A2 - FIRST FLOOR  
SCALE = 1:50



2 TH A2 - SECOND FLOOR  
SCALE = 1:50



3 TH A2 - THIRD FLOOR  
SCALE = 1:50

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

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Project

**Gleneagles**  
6085 & 6083 MARINE DRIVE  
WEST VANCOUVER  
For  
LPI MANAGEMENT LTD.

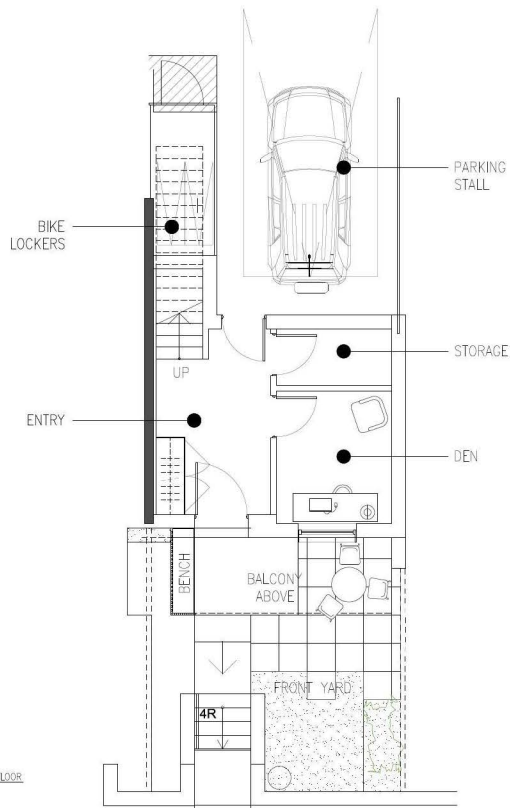
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Title  
**UNIT PLANS - TH A2**  
UNITS 2, 6 & 10

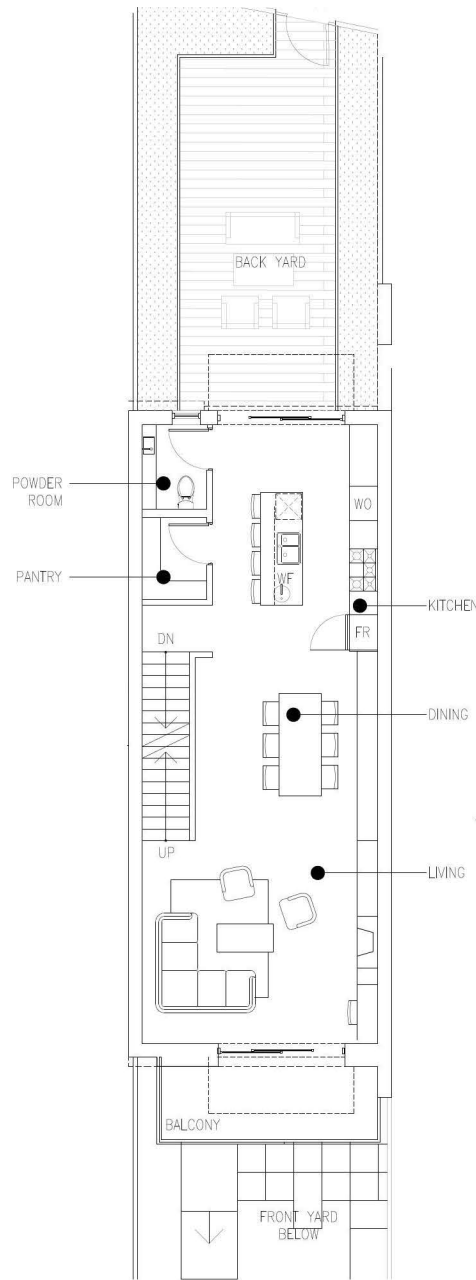
Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

**A6.04**

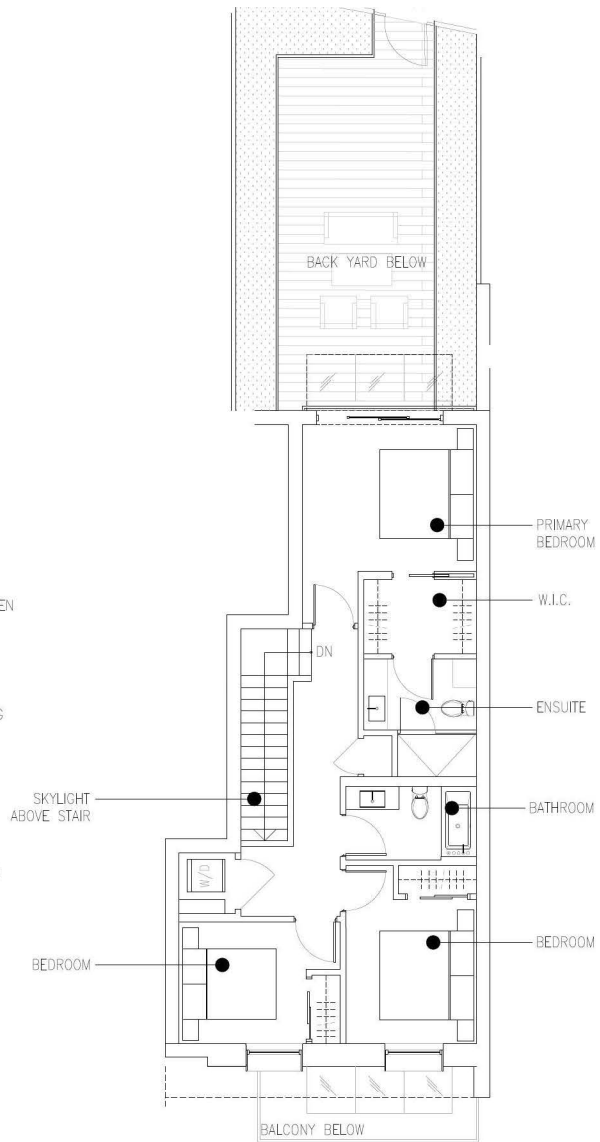
INTERLOCK B2 - UNIT STATS		
LEVEL P1	27.50 sq.m.	296.01 sq.ft.
LEVEL 1	76.58 sq.m.	815.58 sq.ft.
LEVEL 2	76.82 sq.m.	828.61 sq.ft.
TOTAL	180.9 sq.m.	1,947.19 sq.ft.



1 TH B2 - FIRST FLOOR  
SCALE = 1:50



2 TH B2 - SECOND FLOOR  
SCALE = 1:50



3 TH B2 - THIRD FLOOR  
SCALE = 1:50

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP/REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

Consultant



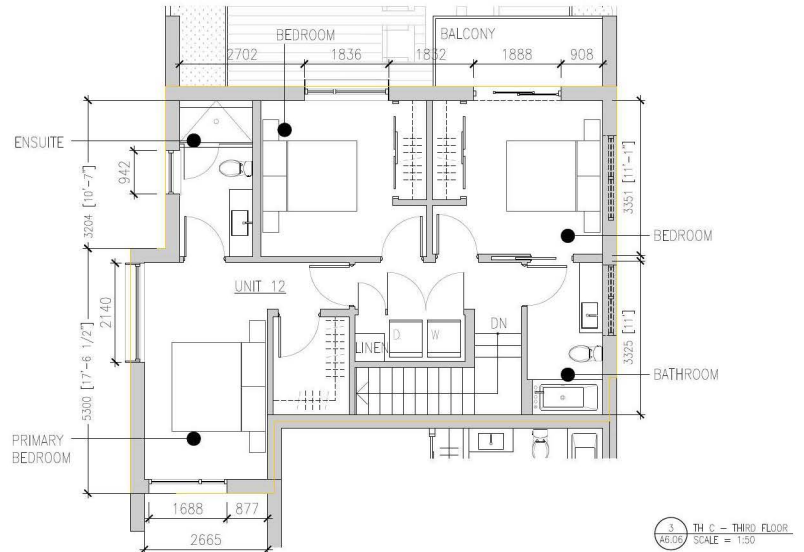
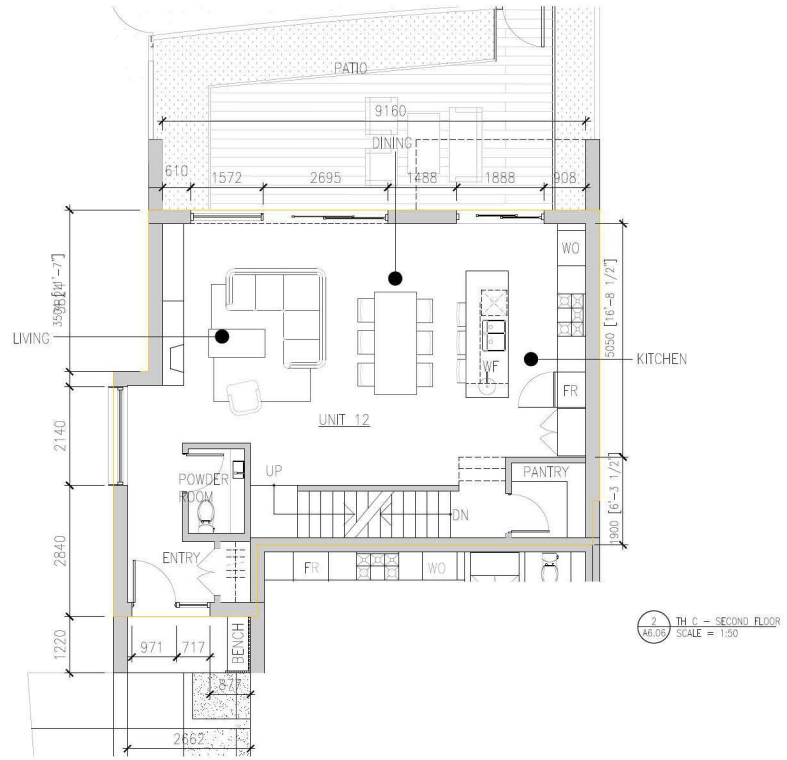
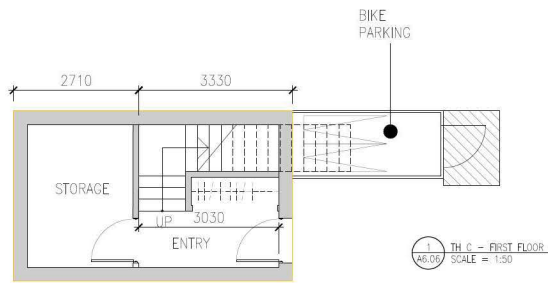
Project  
**Gleneagles**  
6085 & 6083 MARINE DRIVE  
WEST VANCOUVER  
For  
LPI MANAGEMENT LTD.

Sheet Title  
**UNIT PLANS - TH B2**  
UNITS 5 & 9

Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

**A6.05**

TOWNHOME UNIT C		
	UNIT 12	
LEVEL P1	22.31 sq.m.	240.14 sq.ft.
LEVEL 1	78.31 sq.m.	842.92 sq.ft.
LEVEL 2	78.31 sq.m.	842.92 sq.ft.
TOTAL	178.93 sq.m.	1,925.99 sq.ft.



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Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

Consultant



Project

**Gleneagles**  
6085 & 6083 MARINE DRIVE  
WEST VANCOUVER  
For  
LPI MANAGEMENT LTD.

Sheet

**UNIT PLANS - TH C**  
UNIT 12

Drawn By

Checked

CSB

LHW

Project Number

Scale

202354

AS NOTED

Revision

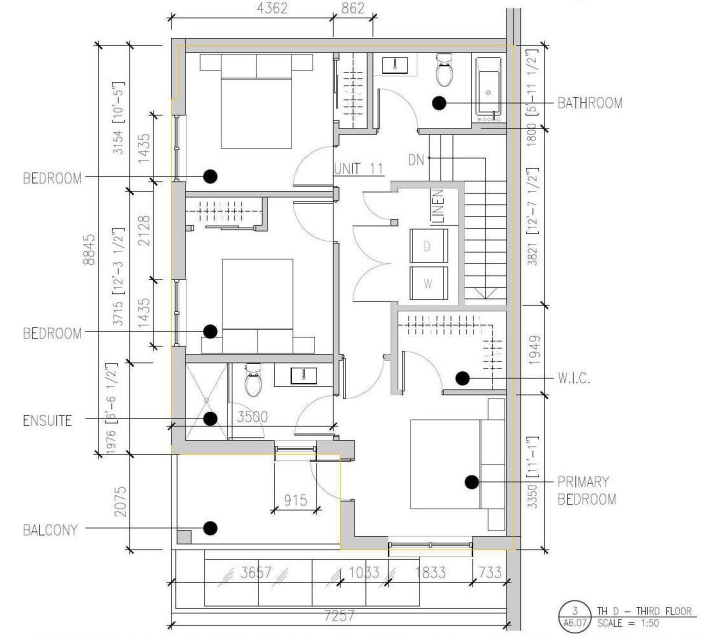
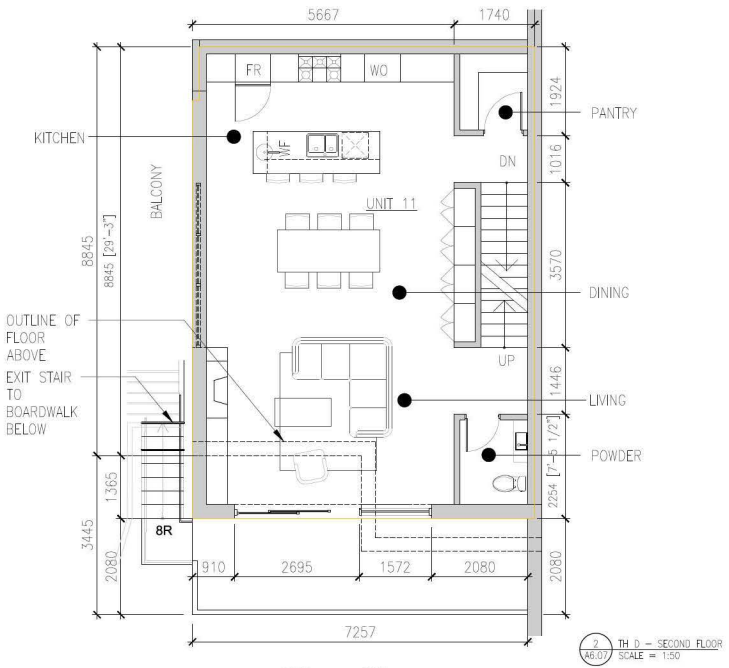
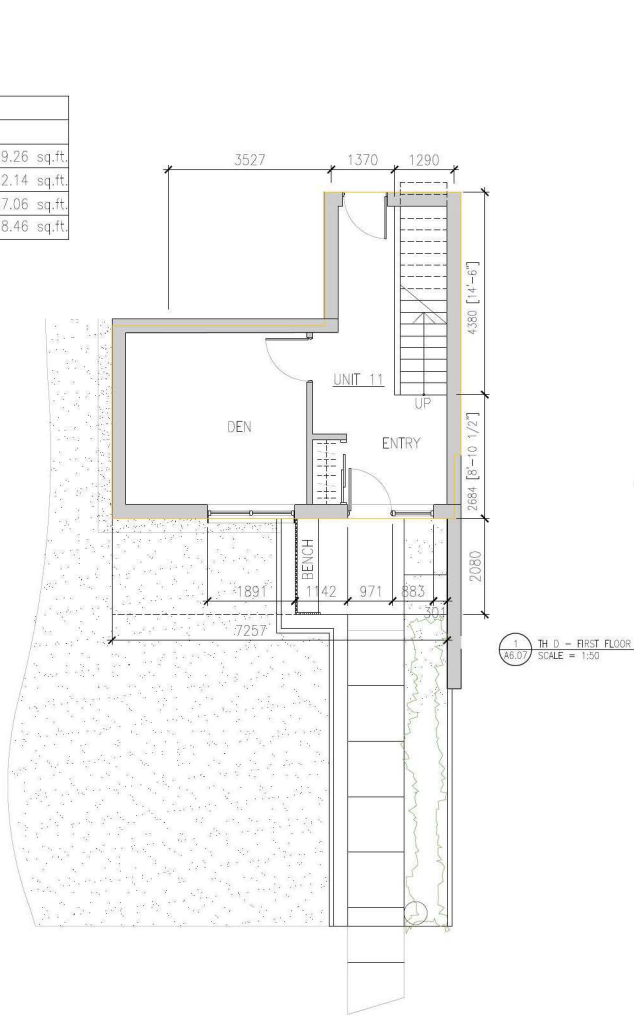
Sheet Number

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**A6.06**

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TOWNHOME UNIT D		
	UNIT 11	
LEVEL P1	39.88 sq.m.	429.26 sq.ft.
LEVEL 1	75.45 sq.m.	812.14 sq.ft.
LEVEL 2	73.12 sq.m.	787.06 sq.ft.
TOTAL	188.45 sq.m.	2,028.46 sq.ft.



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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP/ REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP	2025-12-09
RE-ISSUE / OCP AMENDMENT	

Consultant



Project  
**Gleneagles**  
6085 & 6083 MARINE DRIVE  
WEST VANCOUVER  
For  
LPI MANAGEMENT LTD.

Sheet Title  
**UNIT PLANS - TH D**  
UNIT 11

Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

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# DP 25-012 Schedule B



Perry + Associates  
Landscape Architecture  
Site Planning  
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Vancouver, BC V5T 1V9  
T: 604.738.4118  
perryandassociates.ca

Issues	No.	Description	Date
	1	Issued for DR/Resizing/OCP Amendment	2025-01-28
	2	Re-issued for DP / Resizing / OCP Amendment	2025-07-31
	3	Re-issued for DP / Resizing / OCP Amendment	2025-12-09



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Client:  
**LPI Management Ltd.**

Project Title:  
**Gleneagles**  
6085 & 6083 MARINE DRIVE  
WEST VANCOUVER, BC

Drawing Title:  
**Overall Context Plan**

Project North: Drawn By: **KC**  
Checked By: **TH/MP**  
Scale: **1:200** Job No.: **24-016**  
Sheet No.:

**L0.0**


Issues	No.	Description	Date
	1	Issued for DP / Rezoning / OCP Amendment	2025-01-28
	2	Re-issued for DP / Rezoning / OCP Amendment	2025-07-31
	3	Re-issued 2 for DP / Rezoning / OCP Amendment	2025-12-09

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Client:  
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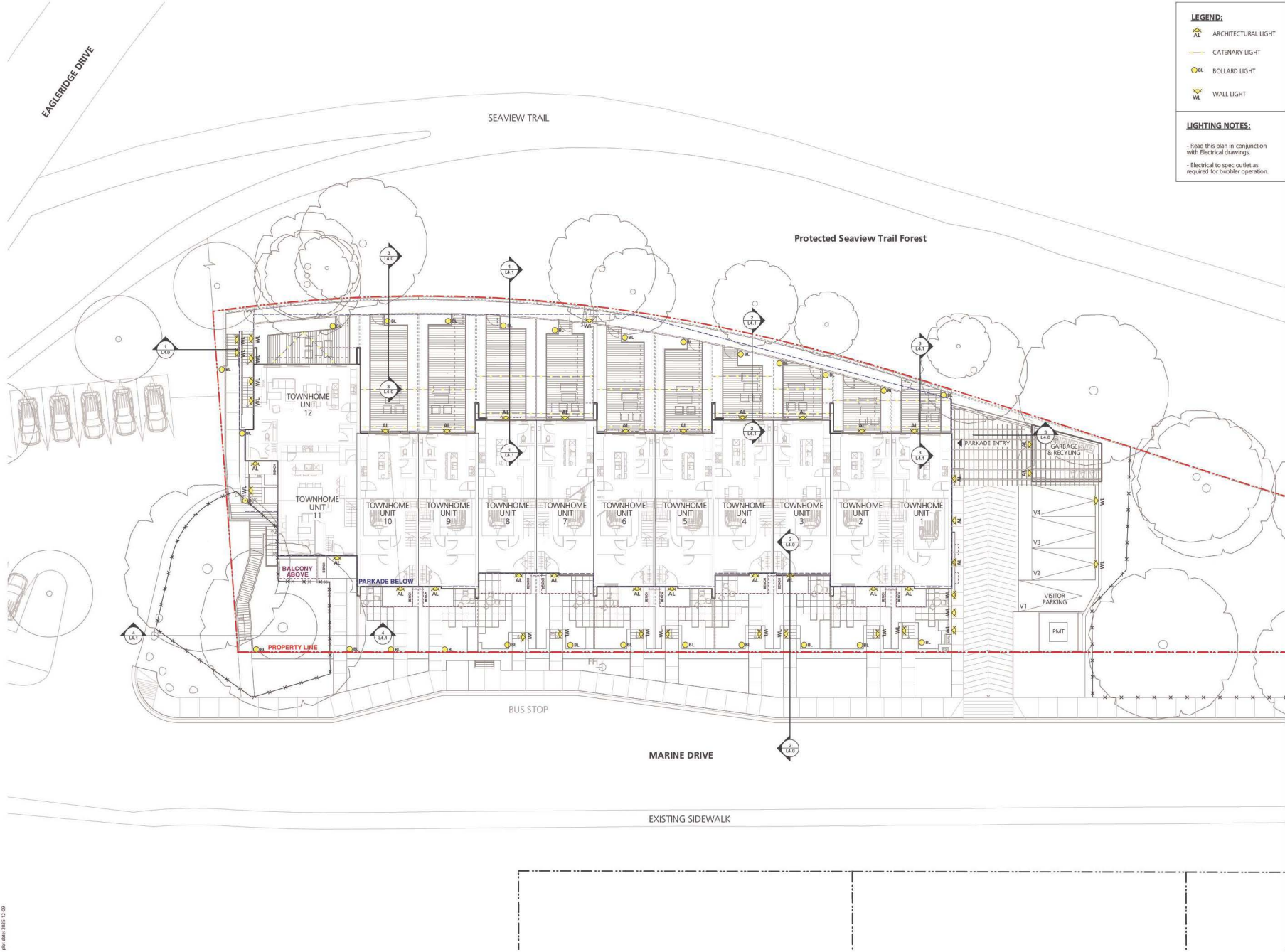
Project Title:  
**Gleneagles**  
6065 & 6060 Marine Drive  
West Vancouver, BC

Drawing Title:  
**Landscape Plan**

Project North:  Drawn By: **KC**  
Checked By: **TH/MP**  
Scale: **1:150** Job No.: **24-016**  
Sheet No.:

**L1.0**





- LEGEND:**
- ARCHITECTURAL LIGHT
  - CATENARY LIGHT
  - BOLLARD LIGHT
  - WALL LIGHT

- LIGHTING NOTES:**
- Read this plan in conjunction with Electrical drawings.
  - Electrical to spec outlet as required for bubbler operation.

Issues	No.	Description	Date
	1	Issued for DP / Rezoning / OCP Amendment	2025-01-28
	2	Re-issued for DP / Rezoning / OCP Amendment	2025-07-31
	3	Re-issued 2 for DP / Rezoning / OCP Amendment	2025-12-09

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
Project Title:  
**Gleneagles**  
 6085 & 6093 MARINE DRIVE  
 WEST VANCOUVER, BC

Drawing Title:  
**Schematic Lighting  
 Coordination Plan**

Project North: Drawn By: **KC**  
 Checked By: **TH/MP**  
 Scale: **1:150** Job No.: **24-016**  
 Sheet No.:

**L1.1**

**LEGEND**

-  Existing tree to be retained
-  Critical Root Zone (CRZ) as per arborist report
-  Existing tree to be removed
-  Tree protection barrier as per arborist report

**NOTES**

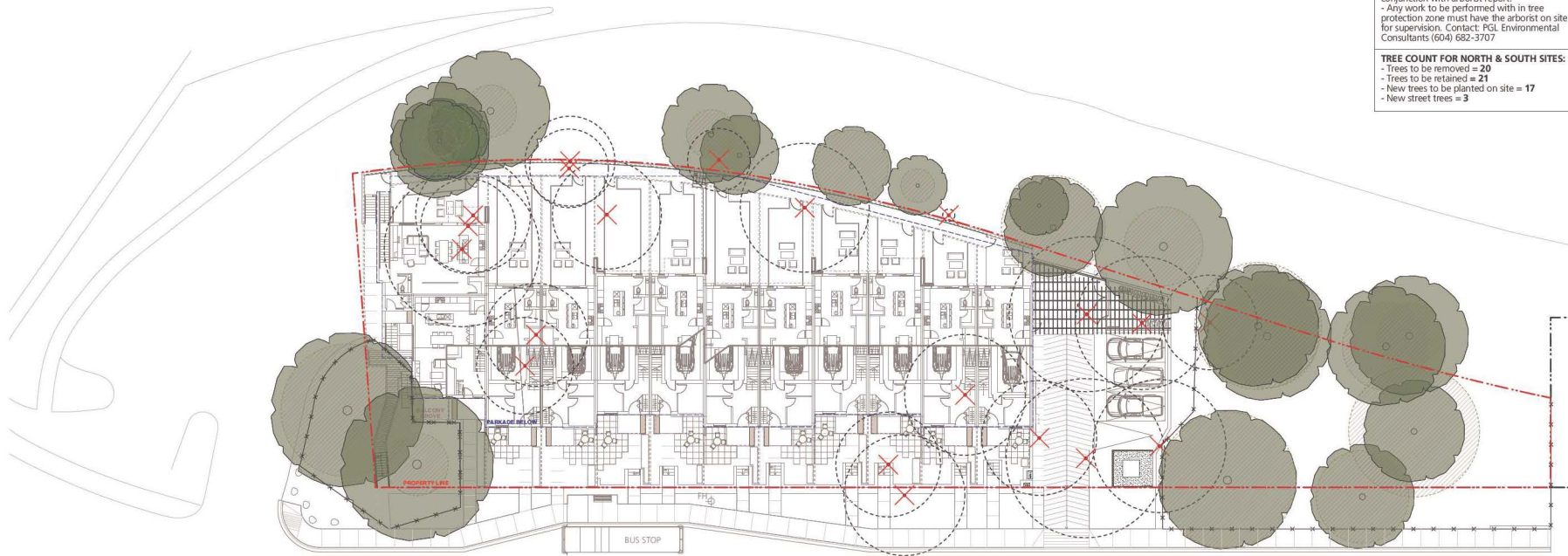
- Tree management plan is to be read in conjunction with arborist report.
- Any work to be performed within tree protection zone must have the arborist on site for supervision. Contact PGL Environmental Consultants (604) 682-3707

**TREE COUNT FOR NORTH & SOUTH SITES:**

- Trees to be removed = 20
- Trees to be retained = 21
- New trees to be planted on site = 17
- New street trees = 3

**Issues**

No.	Description	Date
1	Issued for DP / Rezoning / OCP Amendment	2025-01-28
2	Re-issued for DP / Rezoning / OCP Amendment	2025-07-31
3	Re-issued for DP / Rezoning / OCP Amendment	2025-12-09




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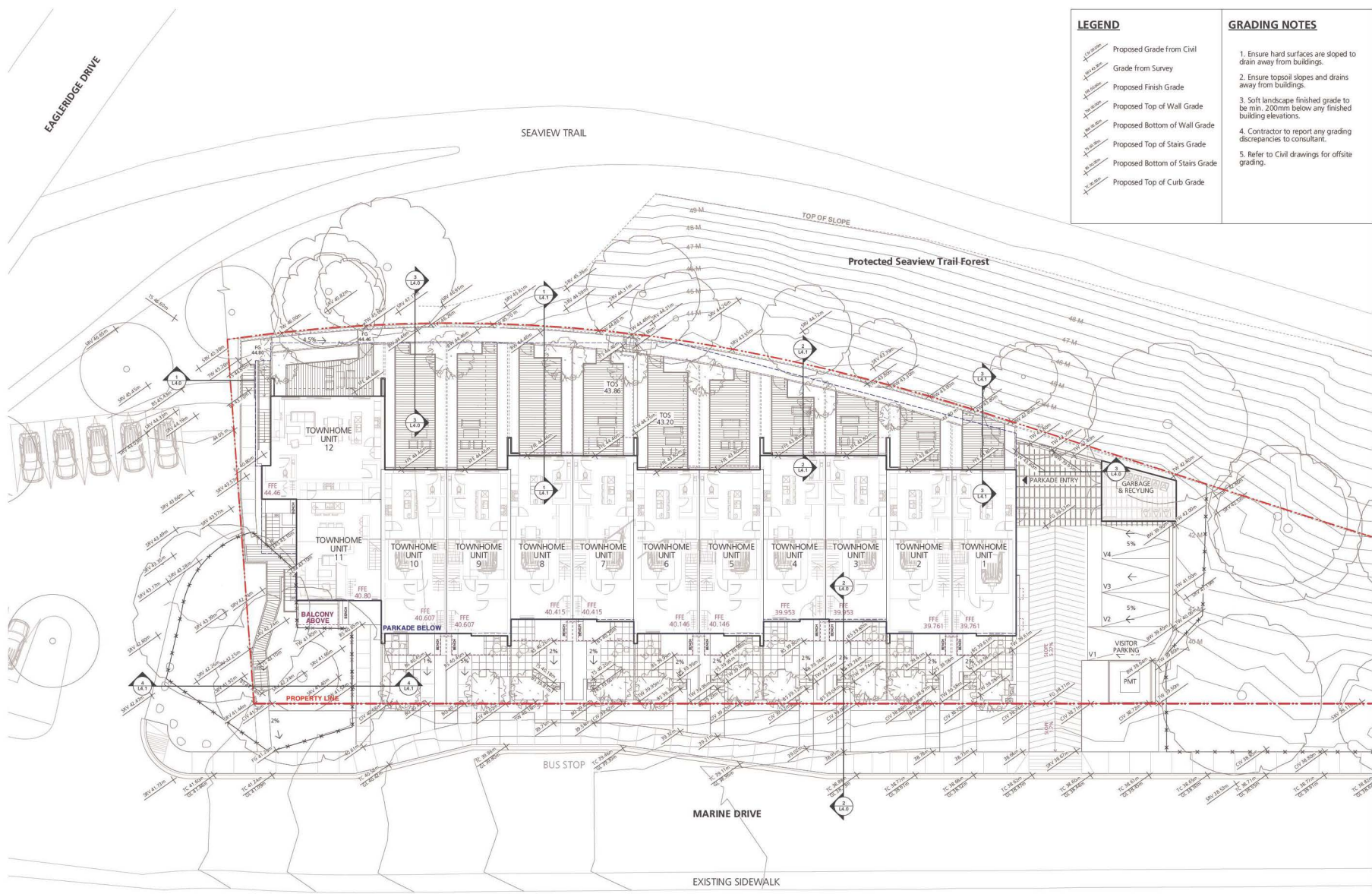
Client:  
**LPI Management Ltd.**

Project Title:  
Gleneagles

Drawing Title:  
Tree Management Plan

Project North:  Drawn By: KC  
Checked By: TH/MP  
Scale: 1:150 Job No.: 24-016  
Sheet No.:

**L1.2**



**LEGEND**

- Proposed Grade from Civil
- Grade from Survey
- Proposed Finish Grade
- Proposed Top of Wall Grade
- Proposed Bottom of Wall Grade
- Proposed Top of Stairs Grade
- Proposed Bottom of Stairs Grade
- Proposed Top of Curb Grade

- GRADING NOTES**
1. Ensure hard surfaces are sloped to drain away from buildings.
  2. Ensure topsoil slopes and drains away from buildings.
  3. Soft landscape finished grade to be min. 200mm below any finished building elevations.
  4. Contractor to report any grading discrepancies to consultant.
  5. Refer to Civil drawings for offsite grading.

**Issues**

No.	Description	Date
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3	Re-issued 2 for DP / Rezoning / OCP Amendment	2025-12-09



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Client:  
**LPI Management Ltd.**

Project Title:  
**Gleneagles**  
6065 & 6060 Marine Drive  
West Vancouver, BC

Drawing Title:  
**Landscape Grading Plan**

Project North: Drawn By: **KC**  
Checked By: **TH/MP**  
Scale: **1:150** Job No.: **24-016**  
Sheet No.:

**L2.0**

EAGLERIDGE DRIVE

SEAVIEW TRAIL

Protected Seaview Trail Forest

BUS STOP

MARINE DRIVE

EXISTING SIDEWALK

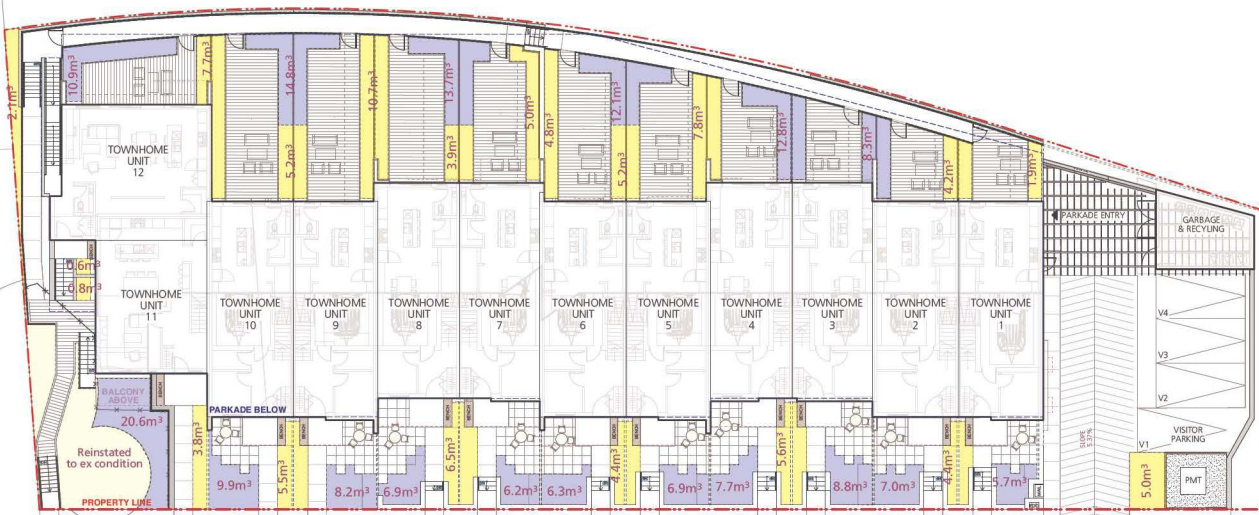
**LEGEND:**  
SOIL DEPTH

Min. 0.6m

Min. 1.0m

Issues

No.	Description	Date
1	Issued for DP / Rezoning / OCP Amendment	2025-01-28
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3	Re-issued for DP / Rezoning / OCP Amendment	2025-12-09



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Client:  
**LPI Management Ltd.**

Project Title:  
Gleneagles

Drawing Title:  
Soil Volume Plan

Project North: Drawn By: KC  
Checked By: TH/MP  
Scale: 1:150 Job No.: 24-016  
Sheet No.:

**L2.1**

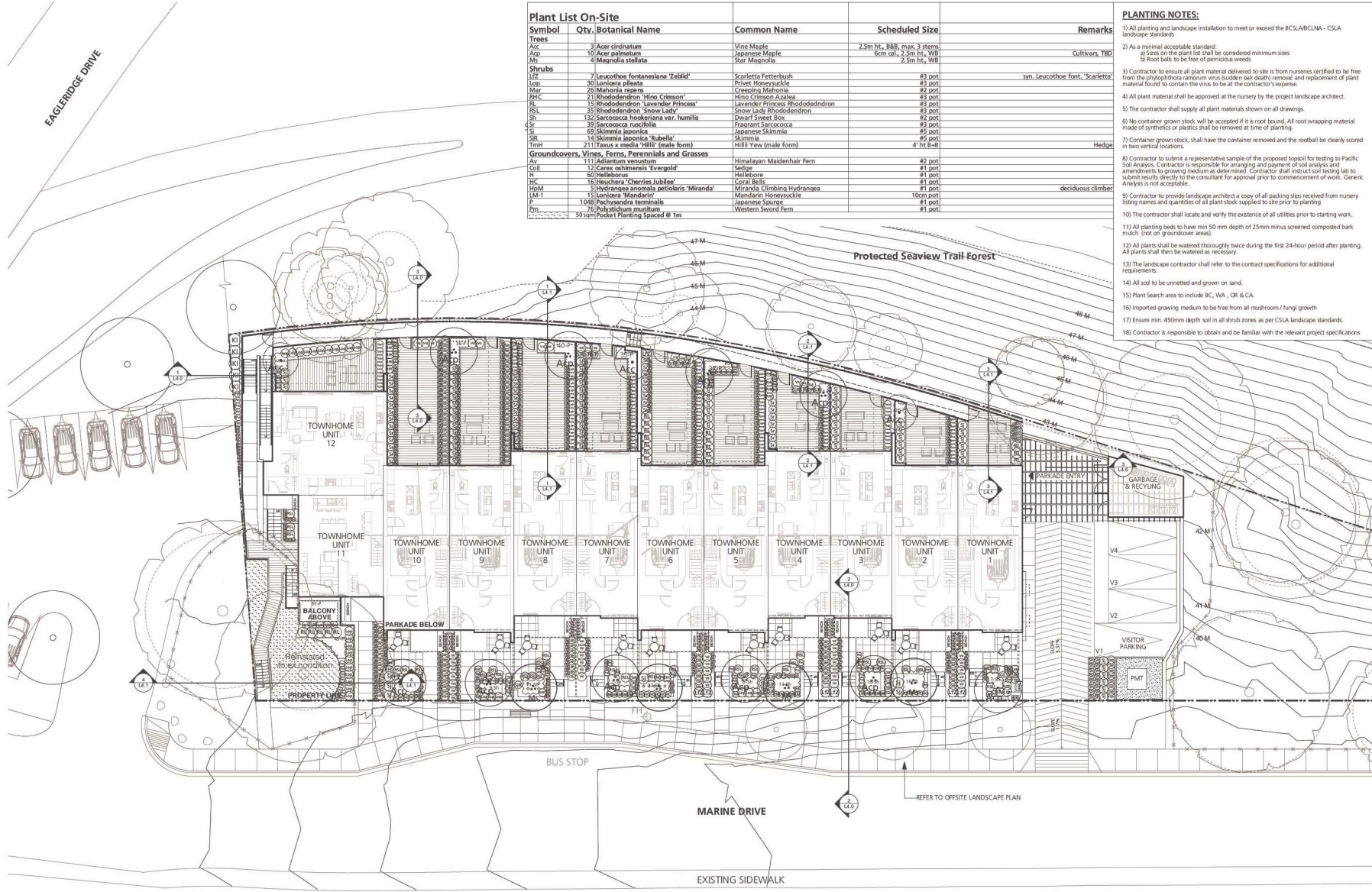
P&A 001-10335-12-09

Plant List On-Site				
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size
<b>Trees</b>				
Acc	3	<i>Acer circinatum</i>	Vine Maple	2.5m ht., 8.8", max. 3 stems
Asp	10	<i>Acer palmatum</i>	Japanese Maple	6cm cal., 2.5m ht., W8
Ms	4	<i>Magnolia stellata</i>	Star Magnolia	
<b>Shrubs</b>				
LZ	7	<i>Leucothoe fontanesiana 'Zelkii'</i>	Scarletta Fetterbush	#3 pot
Lop	30	<i>Lonicera pileata</i>	Privet Honeyuckle	#3 pot
Mir	26	<i>Moronea repens</i>	Cresting Mahonia	#2 pot
RHC	21	<i>Rhododendron 'Hino Crimson'</i>	Hino Crimson Azalea	#3 pot
RL	15	<i>Rhododendron 'Lavender Princess'</i>	Lavender Princess Rhododendron	#3 pot
PSL	35	<i>Rhododendron 'Snow Lady'</i>	Snow Lady Rhododendron	#3 pot
Sh	132	<i>Sarcococca hookeriana var. humilis</i>	Dwarf Sweet Box	#2 pot
Sc	39	<i>Sarcococca nuscicola</i>	Fraserian Sarcococca	#3 pot
Sl	69	<i>Skimmia japonica</i>	Japanese Skimmia	#5 pot
SR	14	<i>Skimmia japonica 'Nubella'</i>	Skimmia	#5 pot
TmH	211	<i>Taxus x media 'Hilli'</i> (male form)	Hilli Yew (male form)	4" ht B+8
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>				
Av	111	<i>Adiantum venustum</i>	Himalayan Maidenhair Fern	#2 pot
GE	12	<i>Carex oshimensis 'Evergold'</i>	Seagoe	#1 pot
H	60	<i>Helleborus</i>	Hellebore	#1 pot
HC	16	<i>Heuchera 'Cherries Jubilee'</i>	Coral Bell	#1 pot
HdM	3	<i>Hydrangea anomala petiolaris 'Miranda'</i>	Miranda Climbing Hydrangea	#1 pot
LM-1	15	<i>Lonicera 'Mandarin'</i>	Mandarin Honeyuckle	10cm pot
P	1948	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 pot
Pm	76	<i>Polystichum muratum</i>	Western Sword Fern	#1 pot
50 sqm Pocket Planting Spaced @ 1m				

- PLANTING NOTES:**
- All planting and landscape installation to meet or exceed the BC SLA/BCSLA - CSLA landscape standards.
  - As a minimal acceptable standard:
    - a) Size on the plant list shall be considered minimum size
    - b) Root balls to be free of perennous weeds
  - Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
  - All plant material shall be approved at the nursery by the project landscape architect.
  - The contractor shall supply all plant materials shown on all drawings.
  - No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
  - Container grown stock, shall have the container removed and the rootball be clearly scored in two vertical locations.
  - Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall not start soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
  - Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting.
  - The contractor shall locate and verify the existence of all utilities prior to starting work.
  - All planting beds to have min 50 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
  - All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
  - The landscape contractor shall refer to the contract specifications for additional requirements.
  - All soil to be unmetted and grown on sand.
  - Plant Search area to include BC, WA, OR & CA.
  - Imported growing medium to be free from all mushroom / fungi growth.
  - Insure min. 450mm depth soil in all shrub zones as per CSLA landscape standards.
  - Contractor is responsible to obtain and be familiar with the relevant project specifications.

**ISSUES**

No.	Description	Date
1	Issued for O/P / Processing / OCP Amendment	2025-01-29
2	Re-issued for O/P / Reissuing / OCP Amendment	2025-07-31
3	Re-issued 2 for O/P / Reissuing / OCP Amendment	2025-12-09



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Client:  
**LPI Management Ltd.**

Project Title:  
**Gleneagles**  
6065 & 6060 Marine Drive  
West Vancouver, BC

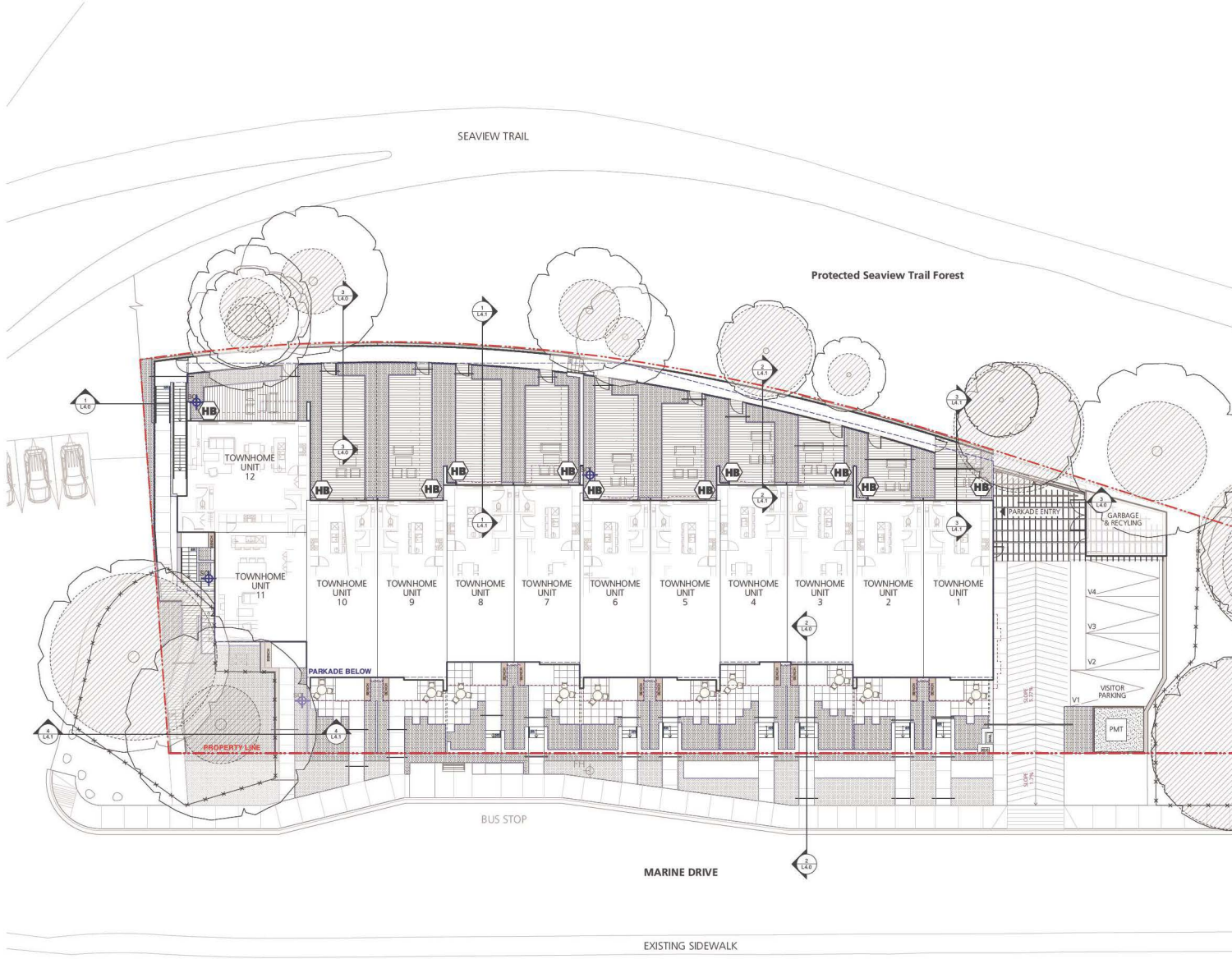
Drawing Title:  
**Landscape Planting Plan**

Project North: Drawn By: **KC**  
Checked By: **TH/MP**

Scale: **1:150** Job No.: **24-016**

Sheet No.: **L3.0**

Issues	No.	Description	Date
1	Revised by RP / Reviewing / OCP Amendment	2025-07-31	
2	Revised 2 for CR / Reviewing / OCP Amendment	2025-12-09	



**625 sqm**

**LEGEND:**

- SHRUB ZONE ON SITE  
Use Rainbird Sprayheads, Valves and Driplines.
- IRRIGATION SLEEVES  
2" Diameter Sleeve
- STUBOUTS  
1.5" Ball Valve & #30C in 1419 box, 70 PSI @ 35L/GPM  
QTY: TBD
- SHRUB ZONE
- LAWN ZONE
- HOSE BIB  
QTY: 11

- ELECTRICAL COORDINATION:**
1. Provide 120V power source for irrigation controller in water entry room.
  2. Provide conduit with pull string (for low voltage wiring by others) from water entry room to all stub-out locations.

- MECHANICAL COORDINATION:**
1. Provide back-flow-preventer, blow-out-tee and irrigation controller in water entry rooms.
  2. Provide piping from water entry room to all stub-out locations indicated on drawings.
  3. Provide copper to PVC fitting at each stub-out.

- GENERAL NOTES:**
1. The irrigation contractor to provide a complete and functioning design-build landscape irrigation system.
  2. The irrigation contractor shall confirm on site the location of the stub-outs provided by the Mechanical contractor.
  3. The mechanical contractor shall install the double check valve and a blow out connection in the water entry room and run supply lines to all stub out locations. See plans.
  4. The Electrical contractor shall supply a 120V outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
  5. The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
  6. Provide rain sensor on system, location to be determined.
  7. Flow thru all piping not to exceed 5ft/sec
  8. Irrigation contractor to ensure all sleeves, conduits and location of the rain sensor are coordinated with general contractor.
  9. The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
  10. The irrigation system shall be installed as per the landscape architect's specifications and IABC standards or better.
  11. The irrigation contractor shall provide irrigation system for all street trees and boulevard to District of West Vancouver standards.
  12. The irrigation contractor to submit shop drawings for approval prior to installation.
  13. The irrigation contractor to provide as-built drawings following construction.
  14. All Irrigation products to be "Rainbird" brand, or approved equivalent.
  15. Irrigation for Off-site area to meet District of West Vancouver specification.
  16. Provide separate zones for offsite irrigation.

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Client:  
**LPI Management Ltd.**

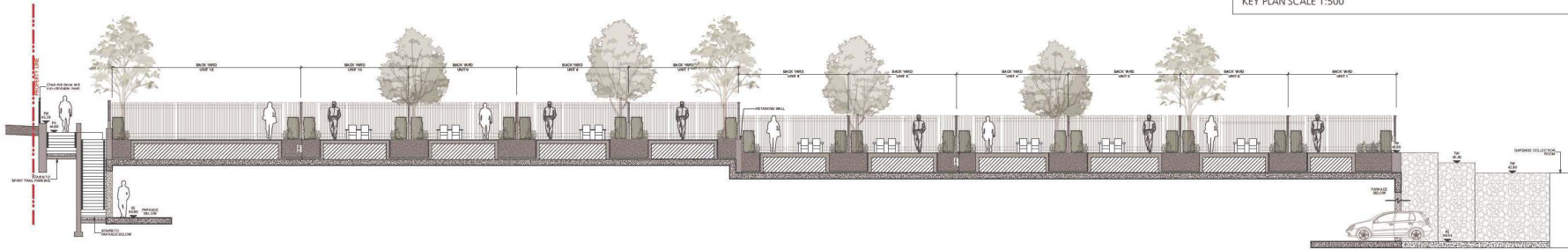
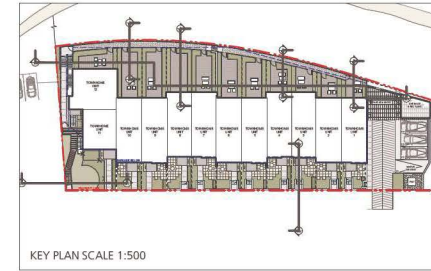
Project Title:  
**Gleneagles**  
6065 & 6060 Marine Drive  
West Vancouver, BC

Drawing Title:  
**Schematic Irrigation Plan**

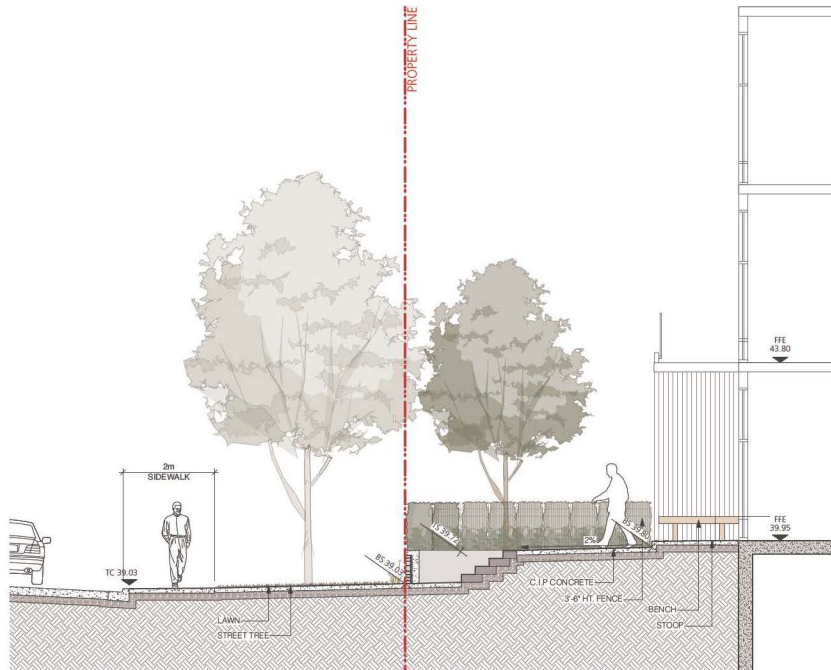
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		Checked By:	TH/MP
Scale:	1:150	Job No.:	24-016
Sheet No.:			

**L3.1**

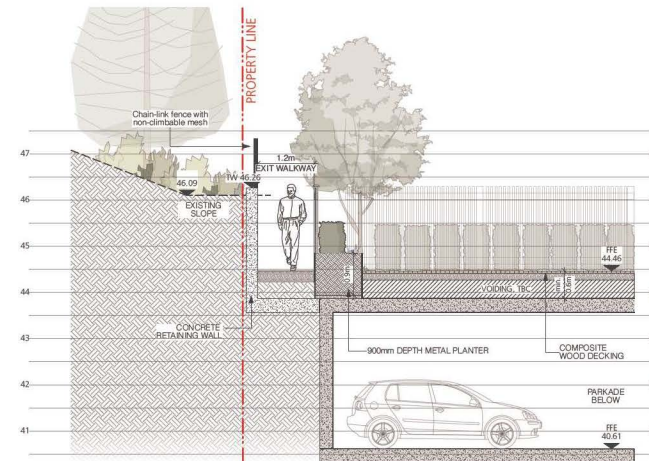
Issues	No.	Description	Date
	1	Issued for DP / Rezoning / OCP Amendment	2025-01-28
	2	Re-issued for DP / Rezoning / OCP Amendment	2025-07-31
	3	Re-issued for DP / Rezoning / OCP Amendment	2025-12-09



1 Section at Back Yards  
Scale: 1:100



2 Section between Unit 3 to Marine Drive  
Scale: 1:50



3 Section between Exit and Unit 10  
Scale: 1:50

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Client:  
**LPI Management Ltd.**

Project Title:  
**Gleneagles**  
6085 & 6090 Marine Drive  
West Vancouver, BC

Drawing Title:  
**Landscape Sections**

Drawn By: KC

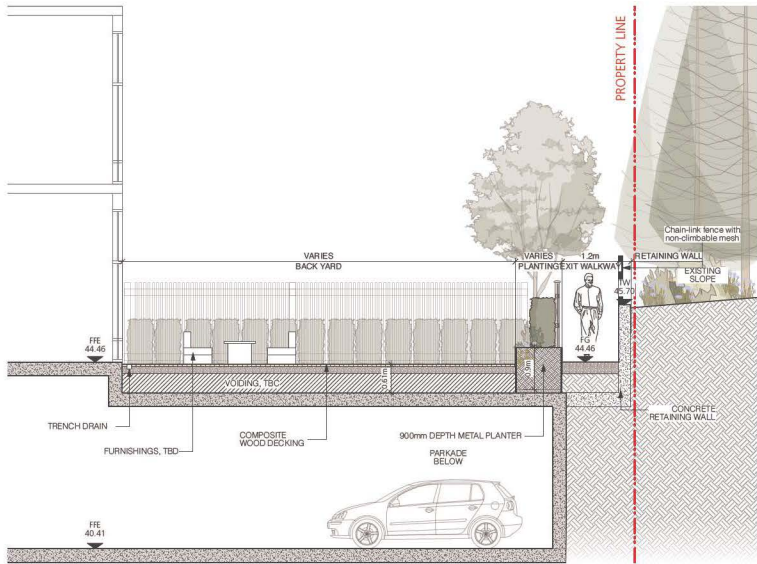
Checked By: TH/MP

Scale: AS NOTED Job No.: 24-016

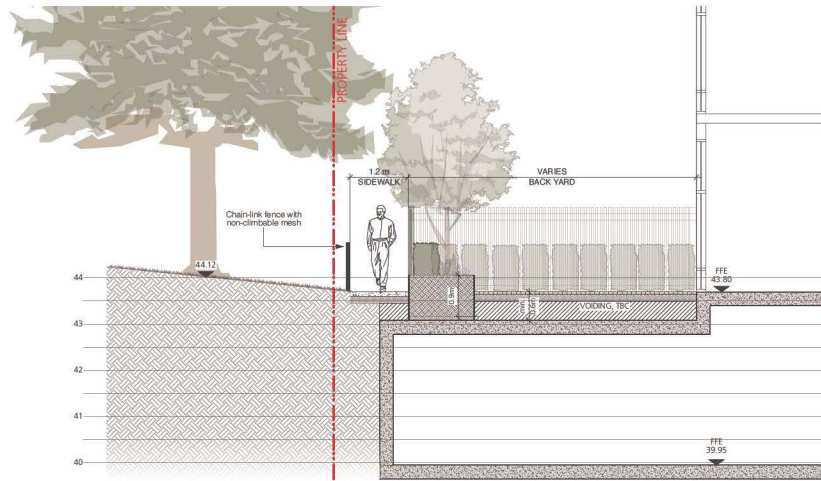
Sheet No.:

L4.0

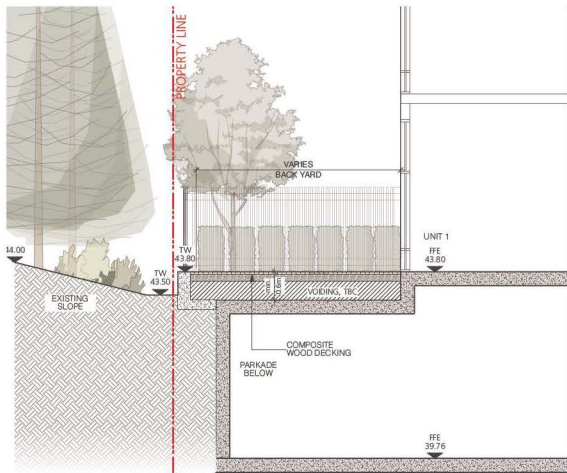
Issues	No.	Description	Date
	1	Issued for DP / Rezoning / OCP Amendment	2025-01-28
	2	Re-issued for DP / Rezoning / OCP Amendment	2025-07-31
	3	Re-issued for DP / Rezoning / OCP Amendment	2025-12-09



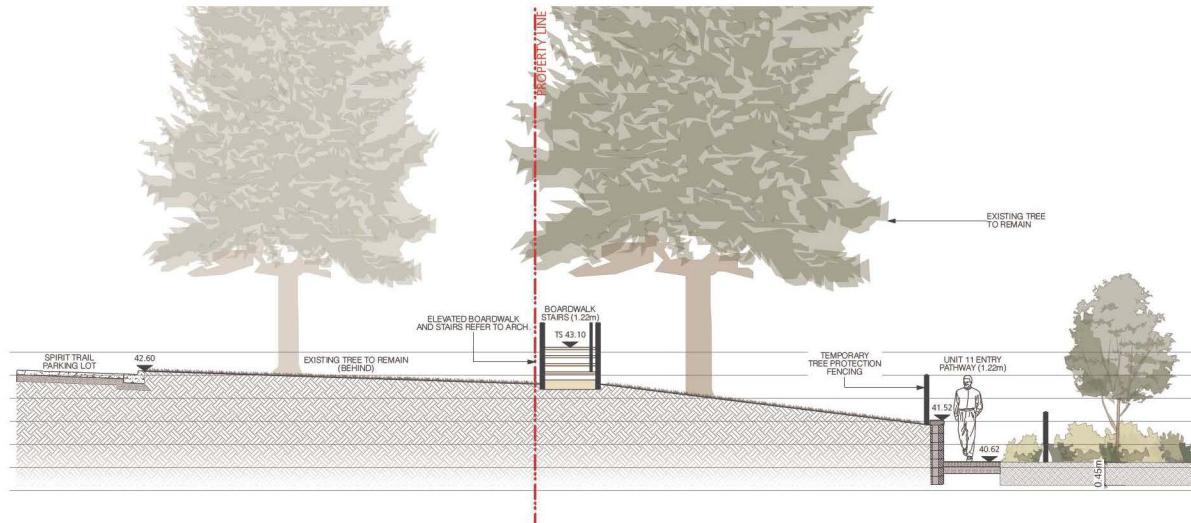
1 Section between Back Pathway and Unit 8  
Scale: 1:50



2 Section between Exit and Unit 4  
Scale: 1:50



3 Section between Exit and Unit 1  
Scale: 1:50



4 Section at Northwest PL  
Scale: 1:50

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Client:  
**LPI Management Ltd.**

Project Title:  
**Gleneagles**  
6085 & 6090 Marine Drive  
West Vancouver, BC

Drawing Title:  
**Landscape Sections**

Drawn By: KC

Checked By: TH/MP

Scale: AS NOTED Job No.: 24-016

Sheet No.:

L4.1



Composite wood - neutral colour



Catenary Lighting over rear yard deck



Rear yard - Privacy fence option: vertical slats



Metal & wood combination



Rosetta Kodah - stone faced retaining wall



Precast Concrete - Roman stair treads



Lower elevation planter at rear yards



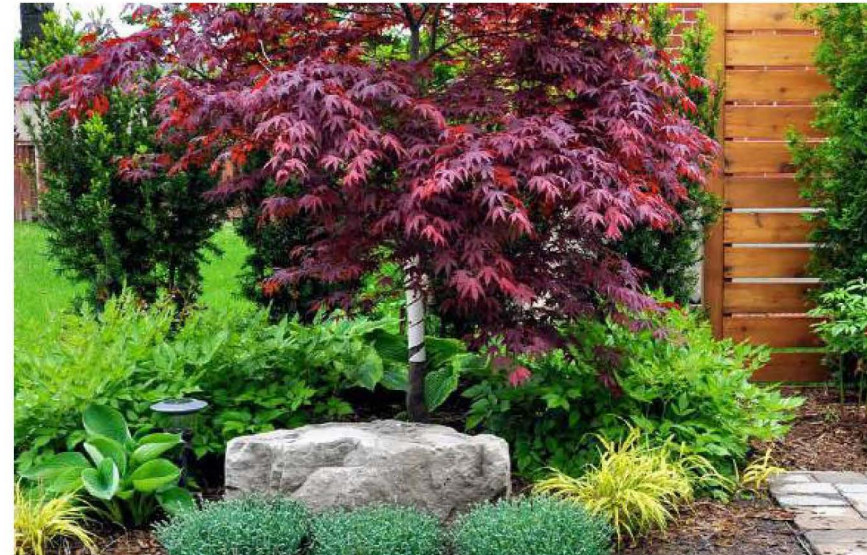
Hydrapressed slabs at front yard patios



Cast in Place - Shotcrete Feature Wall



Compacted gravel at rear yard exit walkway



Front yard shade garden planting palette - Diversity in size, colour and texture.

Issues	No.	Description	Date
	1	Issued for DP Planning / OCP Amendment	2025-01-28
	2	Re-issued for DP/Reopening/OCP Amendment	2025-07-31
	3	Re-issued 2 for DP / Rezoning / OCP Amendment	2025-12-09

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Client:  
**LPI Management Ltd.**



Project Title:  
**Gleneagles**  
6065 & 6020 Marine Drive  
West Vancouver, BC

Drawing Title:  
**Precedent Images**

Drawn By: **KC**  
Checked By: **THMP**  
Scale: **1:1** Job No.: **24-016**  
Sheet No.:

Issues	No.	Description	Date
	1	Revised by DP / Revision / OCP Amendment	2025-07-31
	2	Revised 2 for DP / Revision / OCP Amendment	2025-12-09

**MATERIAL LEGEND:**

-  CIP CONCRETE PAVING
-  SODDED LAWN
-  PLANTING
-  Protected Seaview Trail Forest
-  EXISTING BYLAW TREES TO BE RETAINED PER ARBORIST REPORT
-  CRITICAL ROOT ZONE OF EXISTING TREES
-  PROPOSED TREE TREES




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Client:  
**LPI Management Ltd.**

Project Title:  
**Gleneagles**  
6085 & 6090 Marine Drive  
West Vancouver, BC

Drawing Title:  
**Off-site  
Landscape Plan**

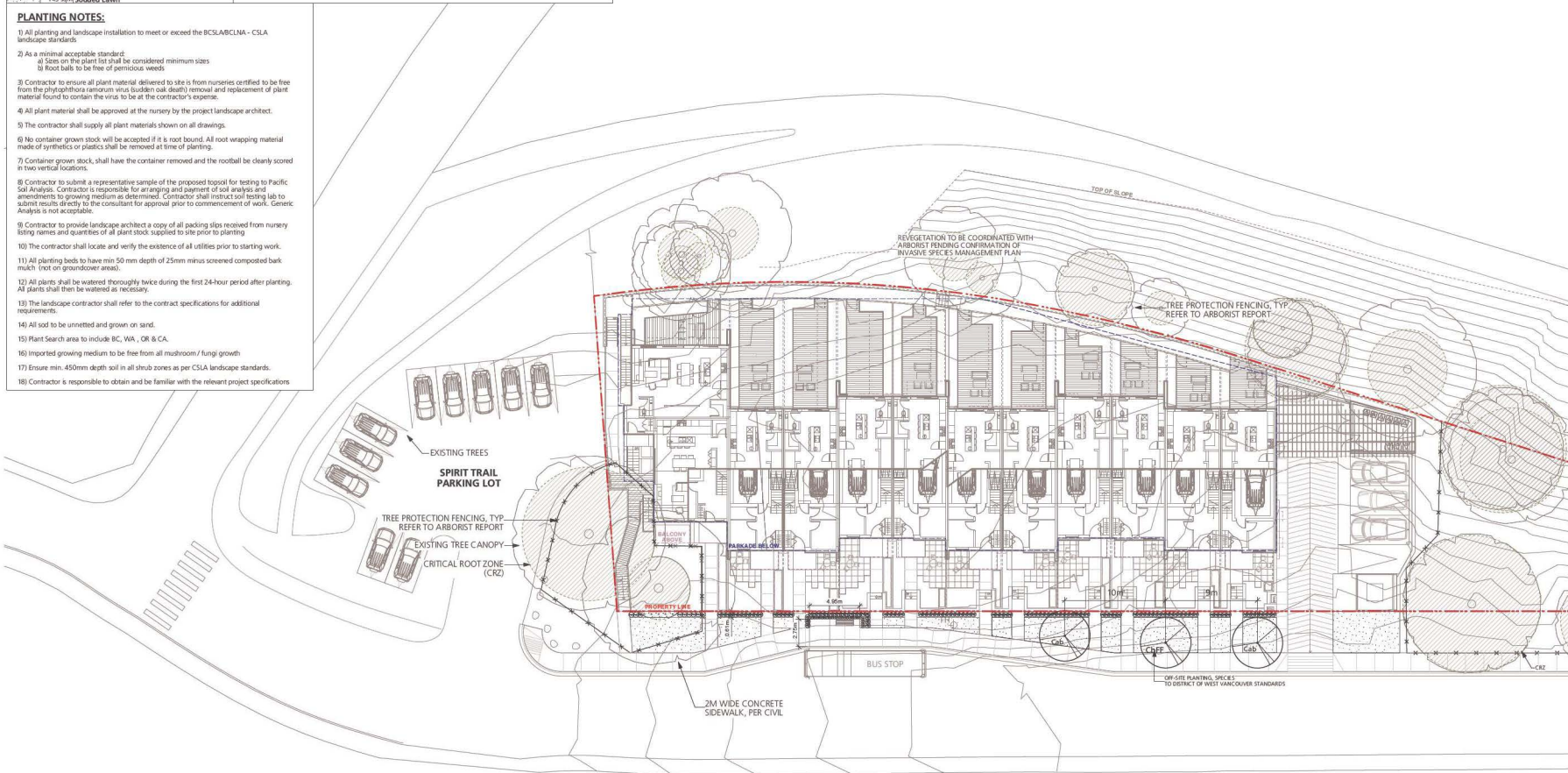
Project North:  Drawn By: **KC**  
Checked By: **TH/MP**  
Scale: **1:200** Job No.: **24-016**  
Sheet No.:

**L1.0**

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>					
CB	2	<i>Carpinus betulus</i>	European Hornbeam	6cm cal. WB	
CBFF	1	<i>Carpinus betulus 'Frans Fontaine'</i>	Frans Fontaine Hornbeam	6cm cal. WB	
<b>Shrubs</b>					
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>					
AV	111	<i>Adiantum venustum</i>	Himalayan Maidenhair Fern	#2 pot	
P	24	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 pot	
PM	9	<i>Polygonatum multiflorum</i>	Western Sword Fern	#1 pot	
	145	various	Sodded Lawn		

**PLANTING NOTES:**

- 1) All planting and landscape installation to meet or exceed the BC S/LABCLMA - CSLA landscape standards.
- 2) As a minimal acceptable standard:
  - a) Sizes on the plant list shall be considered minimum sizes
  - b) Root balls to be free of pernicious weeds
- 3) Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytoplasma ramsburyi virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
- 4) All plant material shall be approved at the nursery by the project landscape architect.
- 5) The contractor shall supply all plant materials shown on all drawings.
- 6) No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
- 7) Container grown stock, shall have the container removed and the rootball be cleanly scored in two vertical locations.
- 8) Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- 9) Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting.
- 10) The contractor shall locate and verify the existence of all utilities prior to starting work.
- 11) All planting beds to have min 50 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
- 12) All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
- 13) The landscape contractor shall refer to the contract specifications for additional requirements.
- 14) All sod to be unnetted and grown on sand.
- 15) Plant Search area to include BC, WA, OR & CA.
- 16) Imported growing medium to be free from all mushroom / fungi growth
- 17) Ensure min. 450mm depth soil in all shrub zones as per CSLA landscape standards.
- 18) Contractor is responsible to obtain and be familiar with the relevant project specifications




Issues	Description	Date
1	Revised by DP / Revision / OCP Amendment	2025-07-31
2	Revised 2 for DP / Revision / OCP Amendment	2025-12-09

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Client:  
**LPI Management Ltd.**

Project Title:  
**Gleneagles**  
6085 & 6090 Marine Drive  
West Vancouver, BC

Drawing Title:  
**Off-site Planting Plan**

Project North:  Drawn By: **KC**  
Checked By: **TH/MP**  
Scale: Job No.: **24-016**  
Sheet No.:

**L1.1**

# CREUS Engineering

Civil Engineers & Project Managers  
#810 EAST TOWER - 221 ESPLANADE WEST, NORTH VANCOUVER BC, V7M3J3  
PH: 604-987-9070 WEBSITE: www.creus.ca

DP 25-012  
Schedule C

PROJECT:

## 6085 & 6093 MARINE DRIVE WEST VANCOUVER, BC

CLIENT:

### LPI MANAGEMENT LTD.



DRAWING LIST	
DWG No.	
KEY	KEY PLAN
SERV	SERVICING PLAN
SMP	STORMWATER MANAGEMENT
R-1	ROADWORKS

**2025-12-09**

**RE-ISSUED FOR DEVELOPMENT PERMIT**



SEE DRAWING KEY FOR GENERAL NOTES  
 SEE DRAWING R-1 FOR ROADWORKS NOTES  
 SEE DRAWING SERV FOR WATERWORKS NOTES  
 SEE DRAWING SERV FOR STORM & SANITARY NOTES

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

**LEGAL DESCRIPTION**

LOT A OF LOT 16; BLOCK 4; DL 771; GROUP 1, NEW WESTMINSTER DISTRICT; PLAN 6025

**BENCHMARK INFORMATION**

ELEVATIONS ARE METRIC, GEODETIC DATUM, AND DERIVED FROM PUBLISHED SEWER INVERT DS WITH NORTH INVERT EL: 43.690m (143.34')

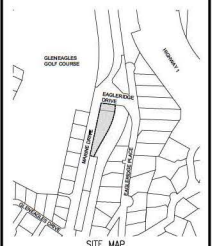
**GENERAL NOTES**

- ALL CONSTRUCTION MUST CONFORM TO THE DISTRICT OF WEST VANCOUVER & MMCO SPECIFICATIONS AND MUST PASS THE ENGINEER'S INSPECTION UPON COMPLETION OF EACH STAGE OF CONSTRUCTION.
- ALL CONSTRUCTION WITHIN THE PROPERTY MUST CONFORM TO THE MUNICIPAL STANDARDS, MASTER MUNICIPAL SPECIFICATIONS, CURRENT B.C. BUILDING CODE, & B.C. PLUMBING CODE.
- THE CONTRACTOR MUST NOTIFY ENGINEER THEN THE DISTRICT OF WEST VANCOUVER, 48 HOURS PRIOR TO STARTING CONSTRUCTION TO ESTABLISH AN INSPECTION SCHEDULE.
- THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS REQUIRED FOR THE PROPOSED WORK HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING BETWEEN ENGINEER, THE CONTRACTOR, AND DISTRICT OF WEST VANCOUVER IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- A PORTION OF THE CONTRACT DOCUMENTS IS INCLUDED BY REFERENCE. COPIES OF THESE DOCUMENTS HAVE BEEN REFERENCED IN THE TENDER PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT CURRENT RELEVANT COPIES OF ALL DRAWINGS AND CONTRACT DOCUMENTS ARE FORWARDED TO SUBMITTERS, TESTING AGENCIES, SUBCONTRACTORS, SUBMITTANTS, ESTIMATORS, PROJECT MANAGERS, SITE STAFF AND ANY OTHER RELEVANT PARTIES. CONTRACTOR CONFIRMS THEY HAVE REVIEWED SAME PRIOR TO SUBMITTING TENDER.
- THE CONTRACTOR WILL CONSTRUCT ALL WORKS TO THE SATISFACTION OF THE INSPECTORS FROM THE ENGINEER AND THE REGULATORY AUTHORITY. IF PLEASED ADDITIONALLY, THE TELLUS WORKS UNDER THE DIRECTION AND TO THE SATISFACTION OF THE TELLUS INSPECTOR. HYDRO WORKS TO SATISFACTION OF THE BC HYDRO INSPECTOR. TERASEN WORKS TO SATISFACTION OF THE TERASEN INSPECTOR. SHAW WORKS TO SATISFACTION OF THE SHAW INSPECTOR. THE CONTRACTOR WILL FORWARD TO THE ENGINEER CERTIFICATION OF ACCEPTANCE OR APPROVAL FROM THE ABOVE NOTED INSPECTORS ON COMPLETION OF THE WORK. ELECTRICAL WORKS, IF APPLICABLE TO ALSO BE UNDER PERMIT WITH BC ELECTRICAL SAFETY BRANCH WITH A COPY OF PERMIT AND SIGN OFF TO BE FORWARDED TO THE ENGINEER. CONTRACTOR TO GIVE TIMELY NOTICE TO RELEVANT INSPECTOR TO ALLOW FOR INSPECTION ON WORKS AND UPDATE ENGINEER ON SAME.
- THE CONTRACTOR WILL PERFORM AT HIS OWN COST ALL TESTING REQUIRED BY THE REGULATORY AUTHORITY, MMCO AND THE ENGINEER. TESTING SHALL BE DONE BY AN INDEPENDENT SPECIALTY TESTING FIRM. CONTRACTOR TO GIVE ENGINEER NOTICE ON ALL TESTING. COPIES OF TESTS TO BE FORWARDED DIRECTLY BY THE TESTING FIRM TO ENGINEER AND GEOTECHNICAL ENGINEER BY EMAIL.
- SUB-CONTRACTORS SHALL NOT COMMUNICATE WITH THE ENGINEERS OR OWNER DIRECTLY ON ANY CONTRACTUAL OR TECHNICAL ISSUE. THEY SHALL DIRECT THEIR ISSUES TO THE CONTRACTOR DIRECTLY WHOSE RESPONSIBILITY IT IS TO DEAL WITH THESE ISSUES ON THEIR BEHALF WITH THE ENGINEER. REVIEW AND APPROVAL OF ANY CONTRACTUAL MATTER INCLUDING PROGRESS PAYMENT, CHANGE ORDER, PAYMENT OF HOLDBACK, FINAL PAYMENT, INSURANCE AND WARRANTY, ETC. SHALL BE DIRECTED TO THE ENGINEER. CONTRACTOR MUST ONLY TAKE DIRECTION FROM THE ENGINEER IN REGARDS TO CHANGES TO DESIGN OR EXTRA WORKS.
- UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR NOTIFIED TO THE CONTRARY BY THE ENGINEER, THE CONTRACTOR IS THE "PRIME CONTRACTOR" FOR THE PURPOSES OF ALL APPLICABLE LAWS RELATIVE TO OCCUPATIONAL HEALTH AND SAFETY, INCLUDING THE DISCHARGE OF ALL DUTIES OF THE "PRIME CONTRACTOR" UNDER THE WORKERS COMPENSATION ACT (BRITISH COLUMBIA), NOTWITHSTANDING THAT THE ENGINEER, THE OWNER OR AN OTHER CONTRACTOR MAY PROVIDE FROM TIME TO TIME SOME OF THE SERVICES NORMALLY PROVIDED BY SUCH "PRIME CONTRACTOR". IN THIS SECTION "PRIME CONTRACTOR" MEANS THE CONTRACTOR SO DEFINED UNDER THE WORKERS COMPENSATION ACT (BRITISH COLUMBIA).
- LOCATIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN DETERMINED FROM UTILITY AS-CONSTRUCTED DRAWINGS. CONTRACTOR TO CONTACT BC ONE CALL AND PROVIDE COPIES TO ENGINEER AND VERIFY THE LOCATION OF ALL EXISTING SERVICES AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS PRIOR TO BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR EXISTING SERVICES AND ANY SERVICES DISTURBED ARE TO BE REPLACED TO THE SATISFACTION OF DNV, THE ENGINEER AND/OR APPROPRIATE UTILITY CORPORATION.
- THE CONTRACTOR'S SURVEYOR WILL RECORD AND CERTIFY ALL INFORMATION REQUIRED FOR THE ENGINEER TO PROVIDE A COMPLETE SET OF AS-CONSTRUCTED DRAWINGS INCLUDING CENTERLINE, FOG LINE, EDGE OF ASPHALT, SIGNS, AND ALL APPURTENANCES. SEE SUPPLEMENTAL SPECIFICATION FOR DETAILS.
- WHEN NO IMPROVEMENTS ARE PROPOSED UNDER THIS CONTRACT, THE EXISTING SECTION(S) OF ROADWAY SHALL BE KEPT CLEAN AND CLEAR FOR THE DURATION OF CONSTRUCTION AND LEFT IN SAME CONDITION AS PRIOR TO CONSTRUCTION.
- TRAFFIC CONTROL FOR THE MAINTENANCE OF TRANSPORTATION TRAFFIC MANUAL FOR WORK ON ROADWAYS AND AS PER THE TRANSPORTATION ASSOCIATION OF CANADA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. CONTRACTOR TO SUBMIT PLAN FOR TRAFFIC MANAGEMENT FOR APPROVAL AND RECEIVE SAME PRIOR TO PROCEEDING WITH WORKS.
- VEHICULAR ACCESS TO EXISTING DWELLINGS TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONTRACT.
- PEDESTRIANS SHALL BE PROTECTED AT ALL TIMES. ANY CLOSURES OF THE SIDEWALK OR LANES TO BE COORDINATED WITH AND APPROVED BY THE ENGINEER AND A PERMIT FROM REGULATORY AUTHORITY OBTAINED AND FORWARDED TO ENGINEER. CONTRACTOR TO PROVIDE REQUIRED NOTICES.
- RESIDENTS DIRECTLY AFFECTED BY CONSTRUCTION OF THIS PROJECT SHALL BE GIVEN 48 HOURS WRITTEN NOTICE OF THE PROPOSED START OF CONSTRUCTION. IF CONSTRUCTION ENTERS ONTO PRIVATE PROPERTY, THE CONTRACTOR OR DEVELOPER'S AGENT WILL REQUIRE WRITTEN AUTHORIZATION FROM THE PRIVATE PROPERTY OWNER.
- RETAINING DESIGNATED TREES IS OF PRIME IMPORTANCE. WHEN WORKING IN PROXIMITY TO A DESIGNATED TREE OR WHEN ROOTS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONSULT A CERTIFIED ARBORIST BEFORE PROCEEDING TO PREVENT DAMAGE TO TREES.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THAT NO SILT IS DISCHARGED TO THE STORM DRAINAGE SYSTEM, ROADWAYS OR ADJACENT PROPERTIES DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH DFO/AG/ELP'S "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT"
- FOR BC HYDRO, TELLUS, AND TERASEN INSTALLATION, SEE APPROPRIATE UTILITY COMPANY DRAWINGS AND SPECIFICATIONS.
- UPON COMPLETION OF WORKS, OWNER MUST CONDUCT CCTV TEST TO ENSURE NO CROSS CONNECTIONS & CONDITION OF PIPES. A COPY OF THE REPORT IS TO BE FORWARDED TO THE DISTRICT OF WEST VANCOUVER UTILITIES.
- SEE LANDSCAPE DRAWINGS FOR PLANTING DETAILS.
- SEE ELECTRICAL DRAWINGS FOR STREETLIGHTING PLANS.

**CREUS Engineering**

Civil Engineers & Project Managers  
 #101 EAST TOWER - 251 BURNHAMME WEST NORTH VANCOUVER BC V8M 1G5  
 TEL: 604-447-9475 FAX: 604-447-9476 WEB SITE: www.creus.ca

PERMIT TO PRACTICE # 1001543



**DRAWING LEGEND**

LEGAL LINE	EXISTING	PROP.	TO BE REMOVED
SEWER	---	---	---
STORM	---	---	---
WATER	---	---	---
ELECTRICAL	---	---	---
GAS	---	---	---
FREE HYDRANT	---	---	---
GATE VALVE	---	---	---
AIR VALVE	---	---	---
INSPECTION CHAMBER	---	---	---
WATER METER	---	---	---
CPA	---	---	---
MANHOLE	---	---	---
STREETLIGHT	---	---	---



client  
**LPI MANAGEMENT LTD.**

project  
**6085 & 6093 MARINE DRIVE  
 WEST VANCOUVER, BC**

title  
**KEY PLAN**

no.	description	revision	DATE
4	25/12/08	RE-ISSUED FOR DEVELOPMENT PERMIT	AFG
3	25/10/08	REVISED PER DWG COMMENTS	AFG
2	25/07/01	REVISED PER DWG COMMENTS	AFG
1	25/01/08	ISSUED FOR COMBINED REZONING, DEVELOPMENT PERMIT & OCP AMENDMENT	AFG

engineer of record	FMC	scale	hor: 1:300	vert:
designed by	AFG	file no.	24167	
drawn by	AFG	drawing no.	KEY	
date	24/07/11			



**LEGAL DESCRIPTION**

LOT 4 OF LOT 16, BLOCK 4, D/L 771, GROUP 1,  
NEW WESTMINSTER DISTRICT, PLAN 6025

**BENCHMARK INFORMATION**

ELEVATIONS ARE METRIC, GEODESIC DATUM, AND DERIVED  
FROM PUBLISHED SEWER INVERT DS WITH NORTH INVERT  
E: 43.690m (143.34')

SEE DRAWING KEY FOR GENERAL NOTES  
SEE DRAWING R-1 FOR ROADWORKS NOTES  
SEE DRAWING SERV FOR WATERWORKS NOTES  
SEE DRAWING SERV FOR STORM & SANITARY NOTES

CONTRACTOR TO VERIFY & LOCATE  
EXISTING MAINS & SERVICE  
CONNECTIONS & NOTIFY THE  
ENGINEER OF ANY DISCREPANCIES  
PRIOR TO BEGINNING CONSTRUCTION

**WATERWORKS NOTES**

- VALVES AND HYDRANTS OF EXISTING SYSTEM TO NOT BE OPERATED WITHOUT THE PERMISSION OF THE ENGINEER AND WATER UTILITY.
- THE DISTRICT OF WEST VANCOUVER SHALL MAKE "E-IN" TO THE EXISTING WATERMAIN(S) AT THE COST OF THE DEVELOPER. THE CONTRACTOR SHALL GIVE THE CITY & ENGINEER 72 HOURS NOTICE PRIOR TO THE "E-IN".
- ALL WATERMAIN PIPING TO BE DUCTILE IRON (D.I.) WATERMAIN CLASS 50 TO AWMA C151, CEMENT MORTAR LINED TO AWMA C104, UNLESS NOTED OTHERWISE. TYTON JOINTS TO AWMA C111 AND ASTM D3113.9 & GASKET TO ASTM F477.
- TYTON JOINTS TO AWMA C111 AND ASTM D3113.9 & GASKET TO ASTM F477.
- TESTING OF THE WATERMAIN TO BE COMPLETED BY THE CONTRACTOR AS NOTED IN THE CONSTRUCTION SPECIFICATIONS & MMCO (LATEST EDITION). ENGINEER & REGULATORY AUTHORITY MUST BE NOTIFIED 48 HOURS IN ADVANCE OF ANY TESTING.
- ALL WORKS TO BE PER MMCO, MUNICIPAL REQUIREMENTS, CONTRACT DOCUMENTS AND ALSO THE BCBC WITHIN PROPERTY LIMITS.
- HYDRANTS TO BE TERMINAL CITY NO. 20P & SURROUNDED BY 1.0m RADIUS ASPHALT APRON. HYDRANTS TO BE PAINTED WHITE WITH RED BONNET & CAP. HYDRANT PUMPER PORT TO BE 0.30m TO 1.0m ABOVE FINISHED GRADE. HYDRANT BODY TO BE INSTALLED 150mm ABOVE FINISHED GRADE.
- SERVICE CONNECTIONS UP TO 50MM TO PROPERTY LINE TO BE TYPE "K" ANNEALED COPPER TO ASTM B88M AND SIZED AS SPECIFIED. SERVICE CONNECTIONS C/W WATER METER (50mm SERVICE/20mm METER OR 38mm SERVICE/20mm METER) & CHAMBER TO BE INSTALLED BY DISTRICT OF WEST VANCOUVER CROWN AT THE DEVELOPER'S COST. CONTRACTOR TO ENSURE THE CONNECTION AND METER ARE INSTALLED IN ACCORDANCE WITH THE DRAWING AND PROVIDE DISTRICT CROWN WITH FINAL GRADES. SERVICE AS PER DWG STD DWG MW-2A.
- SERVICE CONNECTIONS UP TO 50mm FROM THE PROPERTY LINE TO BE POLYBUTYLENE TO AWMA C902 CLASS 160, POLYETHYLENE TO AWMA C901, PRESSURE CLASS TUBING TO CSA B137.1 OR ENGINEER APPROVED ALTERNATIVE UNLESS SPECIFIED OTHERWISE.
- ALL FITTINGS TO BE DUCTILE IRON TO AWMA C110 OR C153, CEMENT MORTAR LINED TO AWMA C104, TYTON JOINTS TO AWMA C111, WITH CLOSED LUGS.
- SERVICE CONNECTIONS TO BE MARKED WITH A 40mm x 90mm POST PAINTED BLUE AT TERMINATION. SERVICES TO BE TERMINATED 1m BEYOND THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
- DURING CONSTRUCTION AND AT ANY TIME PRIOR TO ACCEPTANCE AND PRESSURIZING OF MAINS, THE CONTRACTOR SHALL PLACE A 0.3m SQUARE 20mm SHEET OF PLYWOOD OVER THE PUMPER NOZZLE OF THE HYDRANT TO INDICATE THE HYDRANT IS NOT IN USE.
- WATERMAIN TO BE CONSTRUCTED A MINIMUM OF 0.5m ABOVE STORM OR SANITARY SEWERS AND MAINTAIN 3.0m HORIZONTAL CLEARANCE. IN AREAS WHERE LESS THAN 0.5m VERTICAL OR 3.0m HORIZONTAL CLEARANCE CAN NOT BE MAINTAINED, ALL JOINTS TO BE HEAT SHRINK WRAPPED OR TAPE WRAPPED AS PER MINISTRY OF HEALTH STANDARDS. ANG/AWMA C214 (FACTORY APPLIED) ANG/AWMA C309 (FIELD APPLIED) ANG/AWMA C217-90 (PETROLIUM TAPE) ALL TO MINISTRY OF HEALTH STANDARDS. WATERMAIN CROSSINGS OF STORM OR SANITARY SEWER TO BE MADE AT MIDPOINT OF PIPE.
- WHERE SEWER MAIN CROSSES WATERMAIN AND CLEARANCE IS LESS THAN 0.5m, THE UPPER PIPE SHALL BE CONCRETE ENCASED PER MMCO STD. DWG. C4.
- WHERE WATERMAIN PIPE GRADE EXCEEDS 15% PIPE TO BE ANCHORED AS PER MMCO STD DWG G6. JOINT RESTRAINTS TO MMCO SPECIFICATION SECTION 02666 TO BE INSTALLED WHERE GRADE EXCEEDS 20%.
- PIPE BEDDING TO CONFORM WITH MMCO STANDARDS. SEE MMCO STD. DWG G4 AND BE COMPACTED TO 95% MODIFIED PROCTOR PRIOR TO BACKFILLING TRENCH.
- EXCAVATION AND PAVEMENT RESTORATION TO BE COMPLETED BY CONTRACTOR PER REGULATORY AUTHORITY REQUIREMENTS, MMCO STANDARDS AND CONTRACT DOCUMENTS. CONTRACTOR TO GIVE NOTICE PRIOR TO COMPLETING WORKS.
- CONTRACTOR SHALL MAKE "E-IN" TO EXISTING WATERMAIN(S) UNDER SUPERVISION OF ENGINEER. CONTRACTOR TO ADVISE ENGINEER 48 HOURS PRIOR TO THE "E-IN".
- INSTALLATION, TESTING AND CHLORINATING TO BE PERFORMED IN ACCORDANCE WITH C.N.V. MMCO CONSTRUCTION SPECIFICATIONS, AWMA C900 AND AWMA C901. ENGINEER AND DWP TO BE GIVEN 48 HOURS NOTICE PRIOR TO TESTING AND CONTRACTOR TO INSURE TESTING IS COMPLETED IN THE PRESENCE OF THE ENGINEER.
- MINIMUM COVER ON WATERMAIN = 1.0m.
- THRUST BLOCKS AS PER MMCO STD DWG W1.
- SERVICE CONNECTIONS AS PER MMCO STD DWG W2A.
- BLOW OFF AND AIR VALVES AS PER MMCO STD DWGS W6 AND W8.
- PIPE BEDDING TO CONFORM WITH MMCO STANDARDS. SEE MMCO STD. DWG G4 AND BE COMPACTED TO 95% MODIFIED PROCTOR PRIOR TO BACKFILLING TRENCH.
- COVERS FOR INSPECTION CHAMBERS, VALVE RISERS AND METER CHAMBERS LOCATED WITHIN DRIVEWAYS SHALL BE SUITABLE FOR TRAVELLED LOADING.
- SITE SERVICING WORKS TO COMMENCE ONLY AFTER OFFSITE SERVICE CONNECTION HAS BEEN INSTALLED & VERIFIED.

**STORM AND SANITARY NOTES**

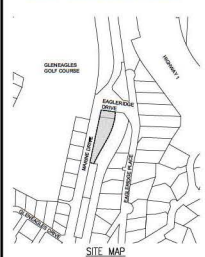
- SANITARY GRAVITY SEWERS TO BE PVC SDR 28 FOR SERVICE CONNECTIONS AND SDR 35 FOR MAIN LINES WHEN TESTED IN ACCORDANCE WITH ASTM D3034 & CSA B182.1. PIPE STIFFNESS (1/2") SHALL BE 314 kPa AT 2.5% DEFLECTION WHEN TESTED IN ACCORDANCE WITH ASTM D2412 UNLESS NOTED OTHERWISE.
- STORM GRAVITY SEWERS TO BE EITHER PVC SDR 28 FOR SERVICE CONNECTIONS AND SDR 35 FOR MAIN LINES AND CB LEADS WHEN TESTED IN ACCORDANCE WITH ASTM D3034 & CSA B182.1 (PIPE STIFFNESS (1/2") SHALL BE 314 kPa AT 2.5% DEFLECTION WHEN TESTED IN ACCORDANCE WITH ASTM D2412 UNLESS NOTED OTHERWISE) OR CONCRETE AND SHALL MEET ASTM C14 CLASS 1 OR IF INDICATED ON DRAWINGS SDR 35 FOR MAIN LINES WHEN TESTED IN ACCORDANCE WITH ASTM D3034 & CSA B182.1 (PIPE STIFFNESS (1/2") SHALL BE 314 kPa AT 2.5% DEFLECTION WHEN TESTED IN ACCORDANCE WITH ASTM D2412 UNLESS NOTED OTHERWISE).
- SANITARY FORCE MAINS ARE TO BE PVC TO AWMA C900 CLASS 150 OR HIGH DENSITY POLYETHYLENE SERIES 100 (DR17) OR BETTER, TO ASTM F714-85 & ASTM D-1248-84.
- STORM SERVICES TO BE MINIMUM SDR28 P.V.C. 150mm MIN C/W INSPECTION CHAMBER AT PROPERTY LINE AS PER MMCO STD. DWG S7
- SANITARY SERVICES TO BE MINIMUM SDR28 P.V.C. 100mm MIN C/W INSPECTION CHAMBER AT PROPERTY LINE AS PER MMCO STD. DWG S7
- CATCH BASIN RIMS TO BE SET 25mm BELOW OUTER LINE ELEVATION.
- TESTING OF SEWERS TO BE PERFORMED IN THE PRESENCE OF ENGINEER INSPECTORS. 48 HOURS PRIOR NOTICE REQUIRED.
- ALL SEWERS TO BE T.V. CAMERA INSPECTED. T.V. CAMERA INSPECTION TO BE ARRANGED AND PAID FOR BY THE CONTRACTOR.
- ALL SEWER SERVICE CONNECTIONS ENTERING MANHOLES TO HAVE INVERT ELEVATION AT CROWN ELEVATION OF DOWNSTREAM SEWER OUTLET EXCEPT WHERE NOTED OTHERWISE.
- WHERE SANITARY PIPE GRADE EXCEEDS 15% PIPE TO BE ANCHORED AS PER MMCO STD. DWG G8.
- MINIMUM GRADE ON SERVICE CONNECTIONS TO BE 2%, UNLESS NOTED OTHERWISE. SERVICE CONNECTIONS AS PER MMCO STD. DWG S7 AND S8.
- PIPE BEDDING TO CONFORM WITH MMCO STANDARDS. SEE MMCO STD. DWG G4 AND BE COMPACTED TO 95% MODIFIED PROCTOR PRIOR TO BACKFILLING TRENCH.
- ALL MANHOLES TO BE TO MMCO STD DWG S1, MINIMUM 1050 UNLESS OTHERWISE NOTED.
- EXCAVATION AND PAVEMENT RESTORATION TO BE COMPLETED BY CONTRACTOR PER REGULATORY AUTHORITY REQUIREMENTS, MMCO STANDARDS AND CONTRACT DOCUMENTS. CONTRACTOR TO GIVE NOTICE PRIOR TO COMPLETING WORKS.
- SERVICE CONNECTIONS TO BE MARKED WITH A 40mm x 90mm POST PAINTED RED FOR SANITARY AND GREEN FOR STORM AT TERMINATION. SERVICES TO BE TERMINATED 1m BEYOND THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
- MIN. COVER FOR SANITARY = 1.5m UNDER TRAVELED AREAS AND 1.0m UNDER NON-TRAVELED AREAS.
- SITE SERVICING WORKS TO COMMENCE ONLY AFTER OFFSITE SERVICE CONNECTION HAS BEEN INSTALLED & VERIFIED.

**CREUS Engineering**

Civil Engineers & Project Managers

4810 EAST TOWER, 201 BURNABY WEST NORTH VANCOUVER BC, V8G 4G4  
PH: 604-447-9070 WEBSITE: www.creus.ca

PERMIT TO PRACTICE # 1001543



**DRAWING LEGEND**

LEGAL LINE	EXISTING	PROP.	TO BE REMOVED
WATERMAIN	—	—	—
SANITARY	—	—	—
STORM	—	—	—
HYDRANT	—	—	—
STREETLIGHT	—	—	—
GAS	—	—	—

FIRE HYDRANT	EXISTING	PROP.	TO BE REMOVED
GATE VALVE	—	—	—
VALVE	—	—	—
INSPECTION CHAMBER	—	—	—
CATCH BASIN (CB)	—	—	—
MANHOLE	—	—	—
STREETLIGHT	—	—	—



client  
**LPI MANAGEMENT LTD.**

project  
6085 & 6093 MARINE DRIVE  
WEST VANCOUVER, BC

title  
**SERVICING PLAN**

no.	description	revision	DATE
4	25/10/28	RE-ISSUED FOR DEVELOPMENT PERMIT	AFG
3	25/10/28	REVISED PER DWV COMMENTS	AFG
2	25/07/21	REVISED PER DWV COMMENTS	AFG
1	25/01/28	ISSUED FOR COMBINED REZONING, DEVELOPMENT PERMIT & OCP AMENDMENT	AFG

engineer of record	FMC	scale	hor: 1:300 vert:
designed by	AFG	file no.	24167
drawn by	AFG	drawing no.	
date	24/07/17		SERV



- NOTES:
1. SITE GRADES SHOWN FOR REFERENCE ONLY. DETAILED SITE GRADING BY OTHERS.
  2. SITE DRAINAGE SHOWN RELATES TO STORMWATER MANAGEMENT ONLY. CONTRACTOR TO ENSURE ADEQUATE DRAINAGE PROVIDED.
  3. ALL WORKS TO CONFORM TO CURRENT MUNICIPAL AND BC BUILDING & PLUMBING CODE REQUIREMENTS.
  4. INFILTRATION TRENCH LOCATIONS AND EXTENTS TO BE COORDINATED IN FIELD WITH ENGINEER.
  5. MUNICIPAL SERVICE CONNECTION IS TO BE INSTALLED & VERIFIED PRIOR TO THE INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM.
  6. ONSITE AREA DRAIN CONNECTIONS MAY VARY DEPENDING ON SITE CONDITIONS.
  7. ENGINEER TO APPROVE ANY ALTERNATE INFILTRATION/DETENTION TANK PRODUCTS.
  8. CONTRACTOR TO ENSURE THAT WATER FROM AN INFILTRATION TANK WILL NOT DIRECTLY ENTER THE BUILDING PERIMETER DRAINAGE SYSTEM. UNDESIRABLE INACTIVE MATERIAL TO BE LEFT IN PLACE BETWEEN INFILTRATION TANK EXCAVATION AND HOUSE EXCAVATION TO PREVENT DIRECT CROSS-CONNECTION TO PERIMETER DRAINAGE SYSTEM. THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IF THERE IS A POTENTIAL FOR CROSS-CONNECTION BETWEEN AN INFILTRATION TANK AND THE BUILDING PERIMETER DRAINAGE SYSTEM OR IF THE MATERIAL FOUND AT THE SITE OF THE TANK IS UNSUITABLE FOR INFILTRATION.
  9. REFER TO SUPPLIERS OPERATION AND MAINTENANCE MANUAL FOR SYSTEM MAINTENANCE DETAILS. SUMPS TO BE PERIODICALLY CLEARED OF SEDIMENT AS REQUIRED.

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

+EL.123.45 EXISTING ELEVATION  
+ 123.45 PROPOSED ELEVATION

CREUS Engineering Ltd		Civil Engineers																									
<b>SMP Calculations</b>																											
Project: Stormwater Management Plan		File: 2407																									
Client: SMP Source Control Calculations		Drawn: R.L.																									
<p><b>Objectives:</b></p> <ol style="list-style-type: none"> <li>1) Reduce runoff to the first 20mm of rainfall on impervious surfaces and the first 20mm of rainfall on pervious surfaces.</li> <li>2) Meet or beat 85% of runoff from 24 hours from all pervious and impervious surfaces.</li> <li>3) Limit runoff from the 1-10 Year Storm Event to the Development Limits.</li> </ol>																											
<p><b>Site Data:</b></p> <ul style="list-style-type: none"> <li>Site Elevation: + 123.45</li> <li>Connection Factor: 1.00</li> <li>Peak Type: 100mm</li> <li>Peak System: 100mm</li> <li>Flow Rate: 100 mm</li> </ul>																											
<p><b>Pre-Development Catchment Area</b></p> <table border="1"> <tr><th>Area</th><th>C Value</th></tr> <tr><td>Roof Area (Impervious)</td><td>2000</td></tr> <tr><td>Hardscape Area (Impervious)</td><td>400</td></tr> <tr><td>Landscape Area (Pervious)</td><td>1000</td></tr> <tr><td>Natural Woodlands (Pervious)</td><td>200</td></tr> <tr><td><b>Total Area</b></td><td><b>3600</b></td></tr> </table>				Area	C Value	Roof Area (Impervious)	2000	Hardscape Area (Impervious)	400	Landscape Area (Pervious)	1000	Natural Woodlands (Pervious)	200	<b>Total Area</b>	<b>3600</b>												
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<p><b>Stormwater Capture Systems</b></p> <p>Capture Objective = Capture or reuse the first 20mm of rainfall on impervious surfaces and the first 20mm of rainfall on pervious surfaces</p> <p>Required Capture Required - Impervious Area = 30 mm</p> <p>Impervious Area = 2000 m²</p> <p>Storage Volume Required = 20 m³</p> <p>Total Volume(s) Capture Provided = 78 m³</p>																											
<p><b>Post-Development</b></p> <p>Required Capture Required - Pervious Area = 30 mm</p> <p>Landscape Area = 370 m²</p> <p>Storage Volume Required = 40 m³</p> <p>Impervious Drained to Landscape = 0 m³</p> <p>Off-Road = 0 m³</p> <p>Landscape Water Holding Capacity = 0.00</p> <p>Minimum Soil Depth = 0.00 m</p> <p>Water That Falls on Landscape is Captured and Stored by Landscape</p>																											
<p><b>Water Quality Treatment</b></p> <p>Objective = Treat the first 20mm of rain in 24 hours from all pervious and impervious surfaces</p> <p>*An oil and grit separator will be installed to treat runoff from the travelled areas</p>																											
<p><b>Pre-Development Release Rate</b></p> <table border="1"> <tr><th>Area of Site</th><th>C Value</th><th>Runoff Rate (mm/hr)</th></tr> <tr><td>Roof Area (Impervious)</td><td>2000</td><td>6.00</td></tr> <tr><td>Hardscape Area (Impervious)</td><td>400</td><td>6.00</td></tr> <tr><td>Landscape Area (Pervious)</td><td>1000</td><td>0.00</td></tr> <tr><td>Natural Woodlands (Pervious)</td><td>200</td><td>0.00</td></tr> </table>				Area of Site	C Value	Runoff Rate (mm/hr)	Roof Area (Impervious)	2000	6.00	Hardscape Area (Impervious)	400	6.00	Landscape Area (Pervious)	1000	0.00	Natural Woodlands (Pervious)	200	0.00									
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# CREUS Engineering

Civil Engineers & Project Managers  
 #10 EAST TOWER, 201 SPRINGMOUNT WEST, NORTH VANCOUVER, BC, V7M1G3  
 TEL: 604-441-8875 WEBSITE: WWW.CREUS.CA

PERMIT TO PRACTICE # 1001543

SITE MAP

DRAWING LEGEND

EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---
LANDSCAPE	---	---
SEWAGE	---	---
SANITARY	---	---
WATER	---	---
STREETLIGHT	---	---
TRAVEL	---	---
BIKEWAY	---	---
STREETLIGHT	---	---
GAS	---	---

EXISTING	PROP.	TO BE REMOVED
FIRE HYDRANT	---	---
GATE VALVE	---	---
PIE VALVE	---	---
INSPECTION CHAMBER	---	---
CATCHBAY (STREET)	---	---
CAP	---	---
MANHOLE	---	---
STREET LIGHT	---	---

Approved:

Client: LPI MANAGEMENT LTD.

Project: 6085 & 6093 MARINE DRIVE WEST VANCOUVER, BC

Site: STORMWATER MANAGEMENT

NO.	DATE	DESCRIPTION	BY
4	25/12/20	RE-ISSUED FOR DEVELOPMENT PERMIT	AFG
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Drawn by: R.L. (240717) Scale: 1:250

Checked by: R.L. Scale: 1:250

Project No: 240717

Sheet No: 4 of 4

Client: LPI MANAGEMENT LTD.

Project: 6085 & 6093 MARINE DRIVE WEST VANCOUVER, BC

Site: STORMWATER MANAGEMENT

Drawn by: R.L. (240717) Scale: 1:250

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Client: LPI MANAGEMENT LTD.

Project: 6085 & 6093 MARINE DRIVE WEST VANCOUVER, BC

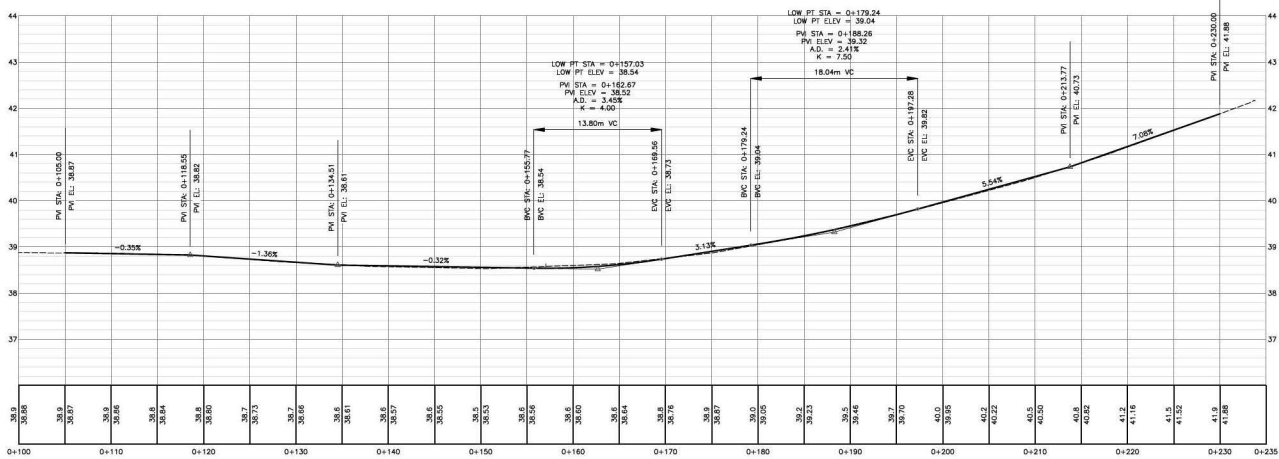
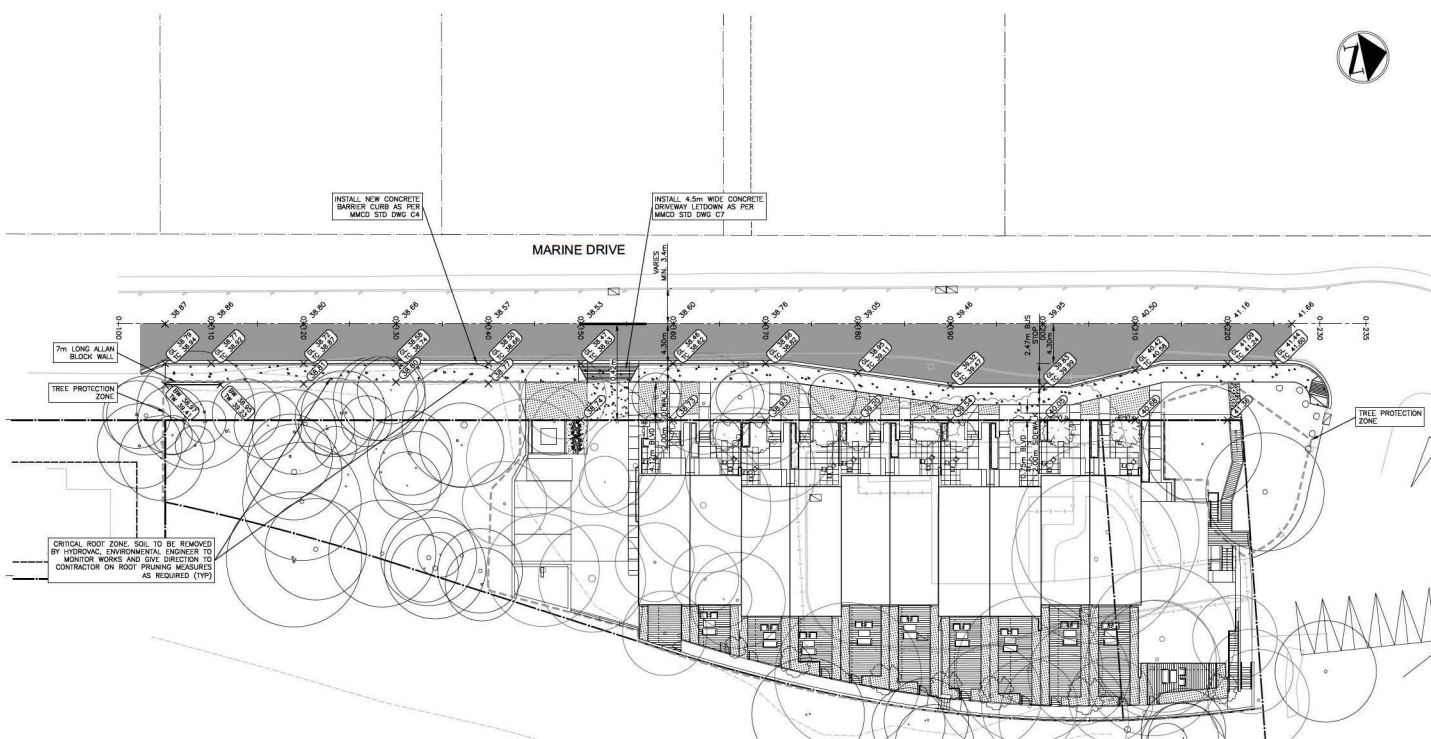
Site: STORMWATER MANAGEMENT

SEE DRAWING KEY FOR GENERAL NOTES  
 SEE DRAWING R-1 FOR ROADWORKS NOTES  
 SEE DRAWING SERV FOR WATERWORKS NOTES  
 SEE DRAWING SERV FOR STORM & SANITARY NOTES

CONTRACTOR TO VERIFY & LOCATE  
 EXISTING MAINS & SERVICE  
 CONNECTIONS & NOTIFY THE  
 ENGINEER OF ANY DISCREPANCIES  
 PRIOR TO BEGINNING CONSTRUCTION

**ROADWORKS NOTES**

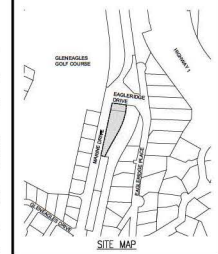
1. ALL ROADWORKS CONSTRUCTION AND METHODS MUST BE IN ACCORDANCE WITH MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD).
2. PAVING CAN ONLY PROCEED IN THE PRESENCE OF THE ENGINEER OR DESIGNATED INSPECTORS.
3. CONTRACTOR TO SUBMIT SEME TEST AND SOURCE DATA FOR AGGREGATES AND MIX DESIGN FOR ASPHALT AT BEGINNING OF CONTRACT FOR REVIEW AND APPROVAL.
4. ALL LOOSE AND ORGANIC MATERIAL TO BE EXCAVATED FROM ROADWAY. ALL SUBGRADES TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY. SUBGRADE TO BE INSPECTED BY ENGINEER PRIOR TO PLACEMENT OF GRAVEL. SUBGRADE ANY WATER SATURATED SUBGRADE TO BE PLACED WITH GRAVEL AND THE GRADE RESTORED WITH GRANULAR SOILS COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
5. THE BASE AND SUBBASE MATERIALS SHALL BE PROPERLY PLACED AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DRY DENSITY (ASTM D1557).
6. THE CONTRACTOR WILL GIVE ENGINEER THEN D.W.V. 48 HOURS NOTICE PRIOR TO SUBGRADE PROF. ROLL, BASE COMPACTION AND PAVING.
7. THE CONTRACTOR MUST NOTIFY ENGINEER 48 HOURS PRIOR TO STARTING CONSTRUCTION TO ESTABLISH AN INSPECTION SCHEDULE.
8. A PORTION OF THE CONTRACT DOCUMENTS IS INCLUDED BY REFERENCE. COPIES OF THESE DOCUMENTS HAVE BEEN REFERENCED IN THE TENDER PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT CURRENT RELEVANT COPIES OF ALL DRAWINGS AND CONTRACT DOCUMENTS ARE FORWARDED TO SUPERVISOR, ESTIMATING AGENCIES, SUBCONTRACTORS, SUPERINTENDENTS, ESTIMATORS, PROJECT MANAGERS, SITE STAFF AND ANY OTHER RELEVANT PARTIES. CONTRACTOR CONFIRMS THEY HAVE REVIEWED SAME PRIOR TO SUBMITTING TENDER.
9. ALL CUTS IN EXISTING ASPHALT REQUIRED FOR CONSTRUCTION SHALL BE VERTICAL, FULL DEPTH, WITH A DIAMOND SAW AND REPLACED TO FULL / DESIGN DEPTH WITH MINIMUM 80MM ASPHALT CONCRETE. FOR MAIN ROADS AND DRIVEWAYS ASPHALT CONCRETE FOR DRIVEWAYS, FENCES, ETC. ARE TO BE RESTORED TO THE SATISFACTION AND APPROVAL OF THE CITY WHEN NO IMPROVEMENT IS PROPOSED UNDER THIS CONTRACT.
10. TOP LIFT OF ASPHALT TO BE MINIMUM 40 mm OR AS NOTED.
11. ALL PAVEMENTS, BOULEVARDS, DRIVEWAYS, FENCES, ETC. ARE TO BE RESTORED TO ORIGINAL CONDITION WHEN NO IMPROVEMENT IS PROPOSED UNDER THIS CONTRACT. CONTRACTOR TO ROUGHGRADE THE BOULEVARDS AT THE SAME TIME AS ROAD GRADING.
12. CHANGES IN GRADE TO BE FORMED WITH SMOOTH CURVES.
13. COVERS FOR INSPECTION CHAMBERS AND VALVE RISERS IN DRIVEWAYS SHALL BE SUITABLE FOR TRAVELED AREAS.
14. ALL MAN-HOLE LIDS, VALVE COVERS, CATCH-BASIN RIMS AND LIDS OF OTHER STRUCTURES TO BE SET AT FIRST LIFT ROAD ELEVATIONS AND RAISED WHEN FINAL LIFT INSTALLED.
15. ENSURE ALL NEW PAVEMENT WORKS ARE KEYED INTO EXISTING ASPHALT AS PER MMCD STANDARD.



**CREUS Engineering**

Civil Engineers & Project Managers  
 #100 EAST TOWER - 221 BELLARIVE WEST NORTH VANCOUVER BC V8M 1A4  
 PH: 604-447-8076 WEBSITE: WWW.CREUS.CA

PERMIT TO PRACTICE # 1001543



**DRAWING LEGEND**

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EASEMENT	---	---	---
SEWER	---	---	---
SANITARY	---	---	---
STORM	---	---	---
HYDRO	---	---	---
STREETLIGHT	---	---	---
GAS	---	---	---

	EXISTING	PROP.	TO BE REMOVED
FIRE HYDRANT	---	---	---
GATE VALVE	---	---	---
VALVE	---	---	---
INSPECTION CHAMBER (CATCHBASIN)	---	---	---
MANHOLE	---	---	---
STREETLIGHT	---	---	---



client  
**LPI MANAGEMENT LTD.**

project  
**6085 & 6093 MARINE DRIVE  
 WEST VANCOUVER, BC**

title  
**ROADWORKS  
 MARINE DRIVE  
 PLAN & PROFILE**

no.	date	revision	description
4	25/10/28	RE-ISSUED FOR DEVELOPMENT PERMIT	AFG
3	25/10/28	REVISED PER DWV COMMENTS	AFG
2	25/07/21	REVISED PER DWV COMMENTS	AFG
1	25/01/28	ISSUED FOR COMBINED REZONING, DEVELOPMENT PERMIT & OCP AMENDMENT	AFG

engineer of record	AFG	scale	hor: 1:250 vert: 1:50
designed by	AFG	file no.	24167
drawn by	AFG	drawing no.	
date	24/07/17	sheet	R-1

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# 6085 & 6093 Marine Drive

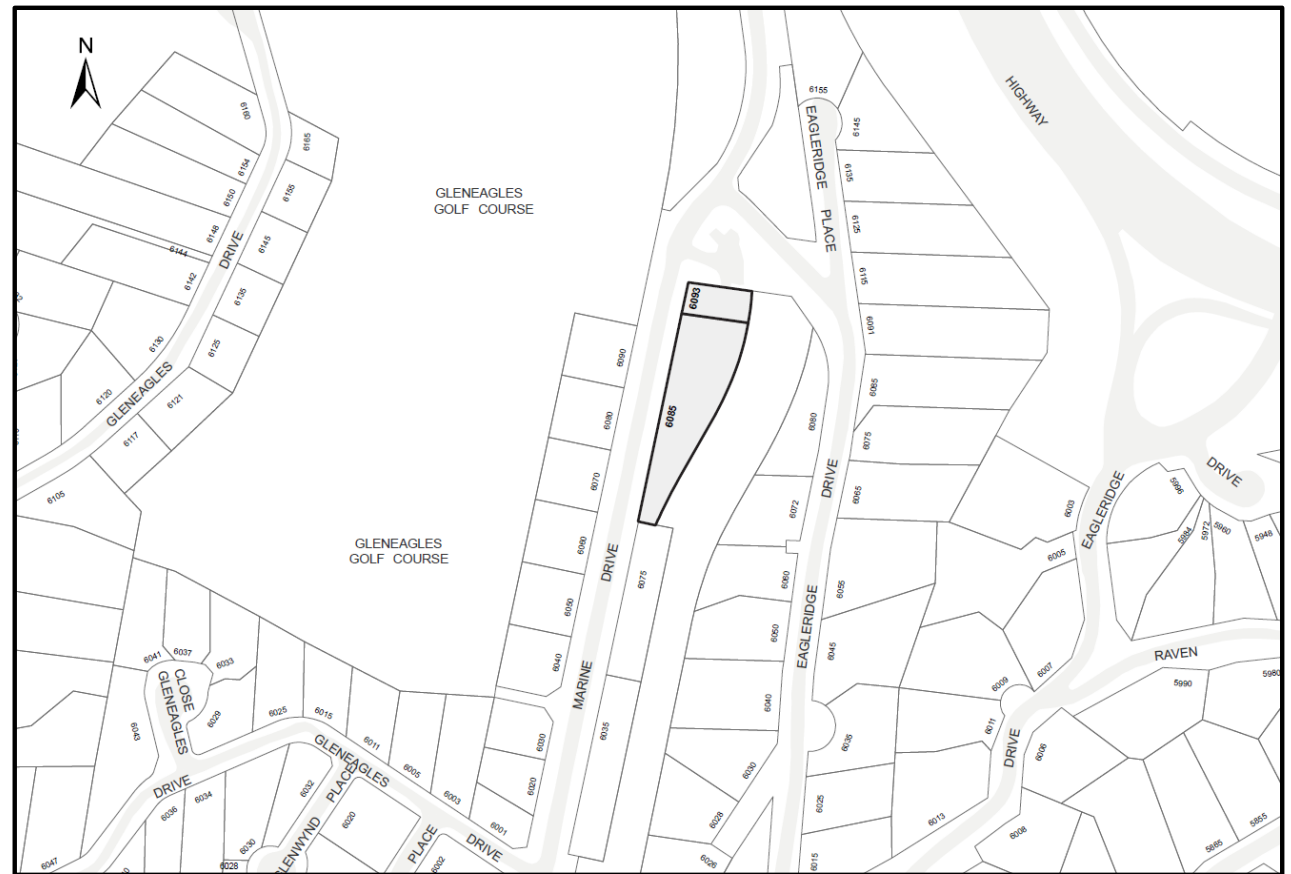


Council Meeting

January 26, 2026

# Site Context

- Two properties totalling 2,850 sq m
- Decommissioned Telus building
- Bounded by:
  - DWV Parking Lot (North)
  - Single Family Dwelling (South)
  - Seaview Walk / Spirit Trail (East)
  - Marine Drive (West)
- Current access via parking lot
- Steep slope east site of property, leading up to the trail

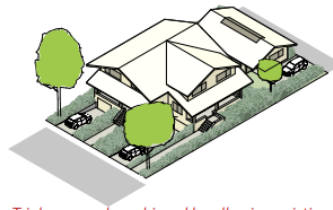


- Majority of lot is dominated by mature conifers (along with invasive plants)
- Bus Stop (#250) adjacent to site (westbound to HSB)

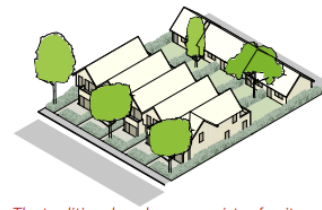
# OCP Policy

- Policy 2.1.5: Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites around (for example) transit routes, schools, places of worship, parks, recreational facilities, and local commercial nodes by:
  - Considering proposals and designs in relation to site characteristics (e.g., site location, area, configuration, access) and compatibility with neighbourhood context and character; and
  - Enabling a range of housing types including multiplexes, rowhouses, live-work, and townhouses to a maximum of three storeys.

The following illustrations show examples of triplex, rowhouse and townhouse units—some of the missing middle housing types provided for in this plan.



*Triplices can be achieved by allowing existing homes to stratify into small units, or by allowing duplex with a coach house.*



*The traditional rowhouse consists of units arranged side by side, each with their own front door and outdoor area.*



*Stacked townhomes expand upon the rowhouse concept with one unit placed above another.*

*(Images provided for illustrative purposes only)*

# The Proposal

- 12-unit Townhouse Development
- FAR 0.70
- 3 storeys
- Underground parking (2 spaces / unit)
- Surface visitor parking (3 spaces)
- Building design, materials and articulation in response to surrounding area
- New frontage works including sidewalk, formalized & accessible bus stop
- Invasive species removal adjacent trail area
- No cash CAC applicable

# Planning Committee

April 23, 2025 recommendation:

1. For the proposed roof design ensure that the design works for both the exterior expression and view from Seaview Walk trail users and for the livability of the dwelling units;
2. Design development to consider improvements to the expression and design of the overall proposal; and
3. Ensure that the proposed high quality of the materials are maintained in the overall design.



# Public Information Meeting

- October 30, 2024: On Preliminary Proposal (prior to formal application)
- May 13, 2025: On formal application
  - Feedback was generally supportive:
    - Delivery of housing diversity
    - Design and fit
    - Proximity to community amenities
    - Timely delivery
    - Various other features
  - One response expressed concern:
    - Affordability
    - Visitor parking
    - Process transparency

# Recommendation

Council give the proposed bylaws first reading and set the date for the public hearing on February 23, 2026.

Staff assessment is that the proposal is appropriate and supportable based on:

- Consistency with OCP Policy 2.1.5;
- Responds to the development permit guidelines;
- Supported by Council's strategic objective to expand a diverse housing supply; and
- Provides a suitable "missing middle" development within the Gleneagles neighbourhood that is close to the community centre and the Seaview Walk / Spirit Trail and is supported by transit.

**Thank You!**  
**Questions?**

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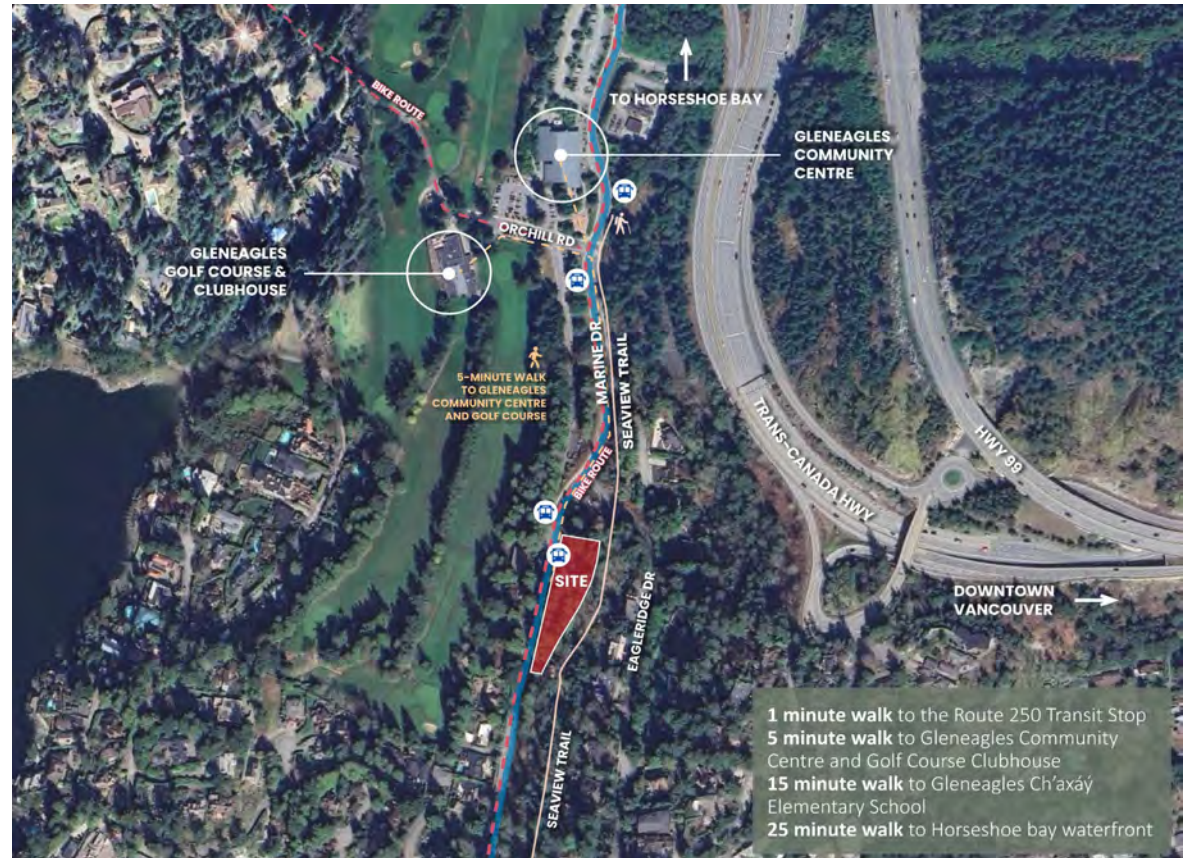
# 6085 & 6093 Marine Drive

January 26, 2026 | Applicant Presentation

# Neighbourhood Context

Nearby recreational amenities include the 250-bus route, Seaview Trail, Gleneagles Golf Course, Gleneagles Community Centre and Gleneagles Ch'axáy Elementary School.

The Horseshoe Bay waterfront is a 25-minute walk or short drive away.



# Existing Site Condition

Adjacent uses include the Seaview Trail to the east, a trailhead parking lot to the north, and single-family homes to the south and west.

The existing telecom facility has been identified for removal. This creates an opportunity to transition the site toward a more context-appropriate use that meaningfully enhances and complements the Gleneagles neighbourhood, while supporting the District's housing objectives.



# Overview

- 12 townhomes
- 1,860 – 1,960 sq ft
- 3 beds + 2.5 baths each
- Den in most homes
- Front yards on Marine Dr
- Back yards along the forest edge
- 2 parking stalls per unit
- 4 visitor parking stalls



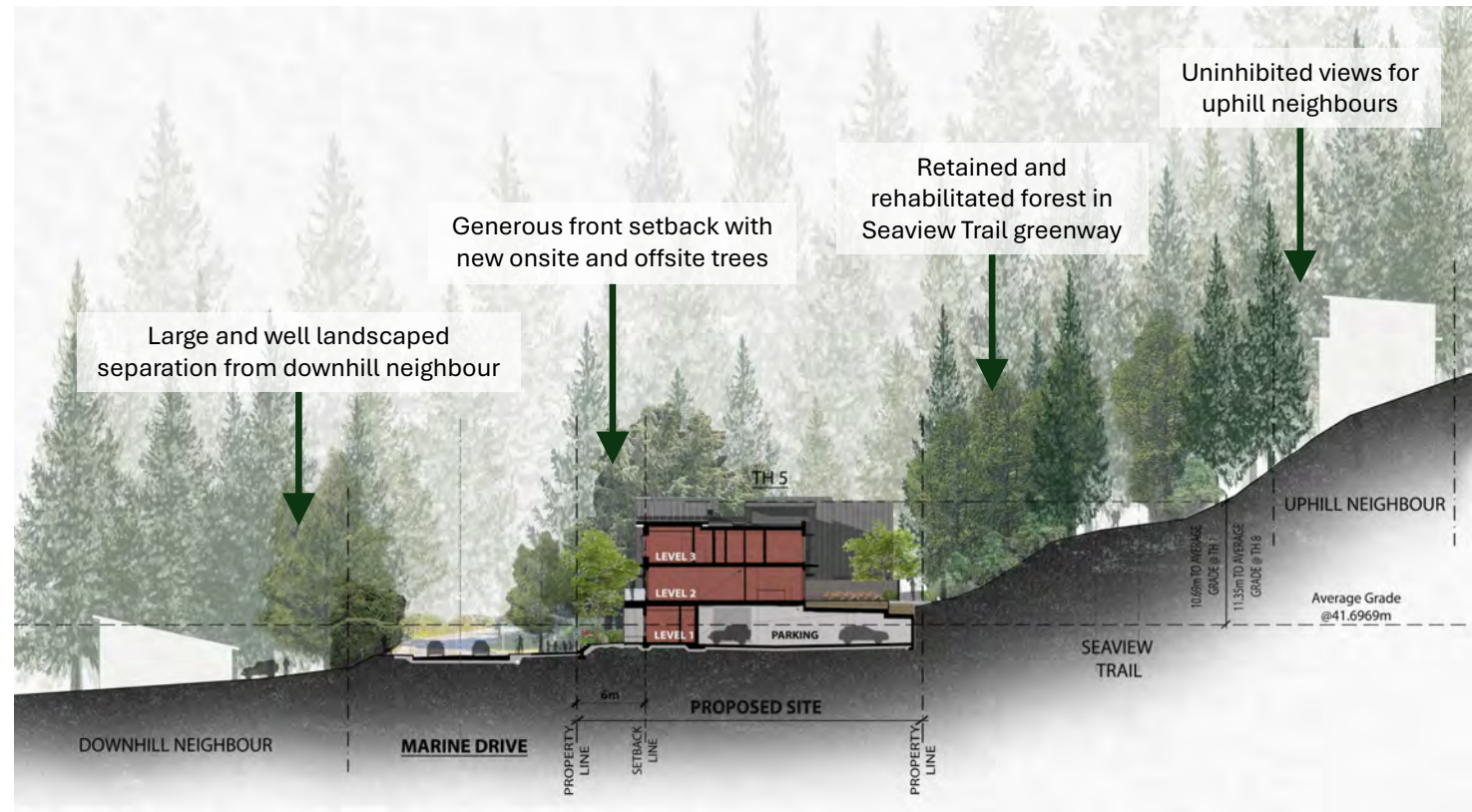
# Principles

- 1** Provide strategic and impactful tree retention.
- 2** Conceal utilitarian site functions.
- 3** Enhance and activate the streetscape.
- 4** Respect the privacy and views of our neighbours.
- 5** Work with the natural topography – keep it low!
- 6** Make the homes livable and family-friendly.
- 7** Reflect the quality and character of West Van.



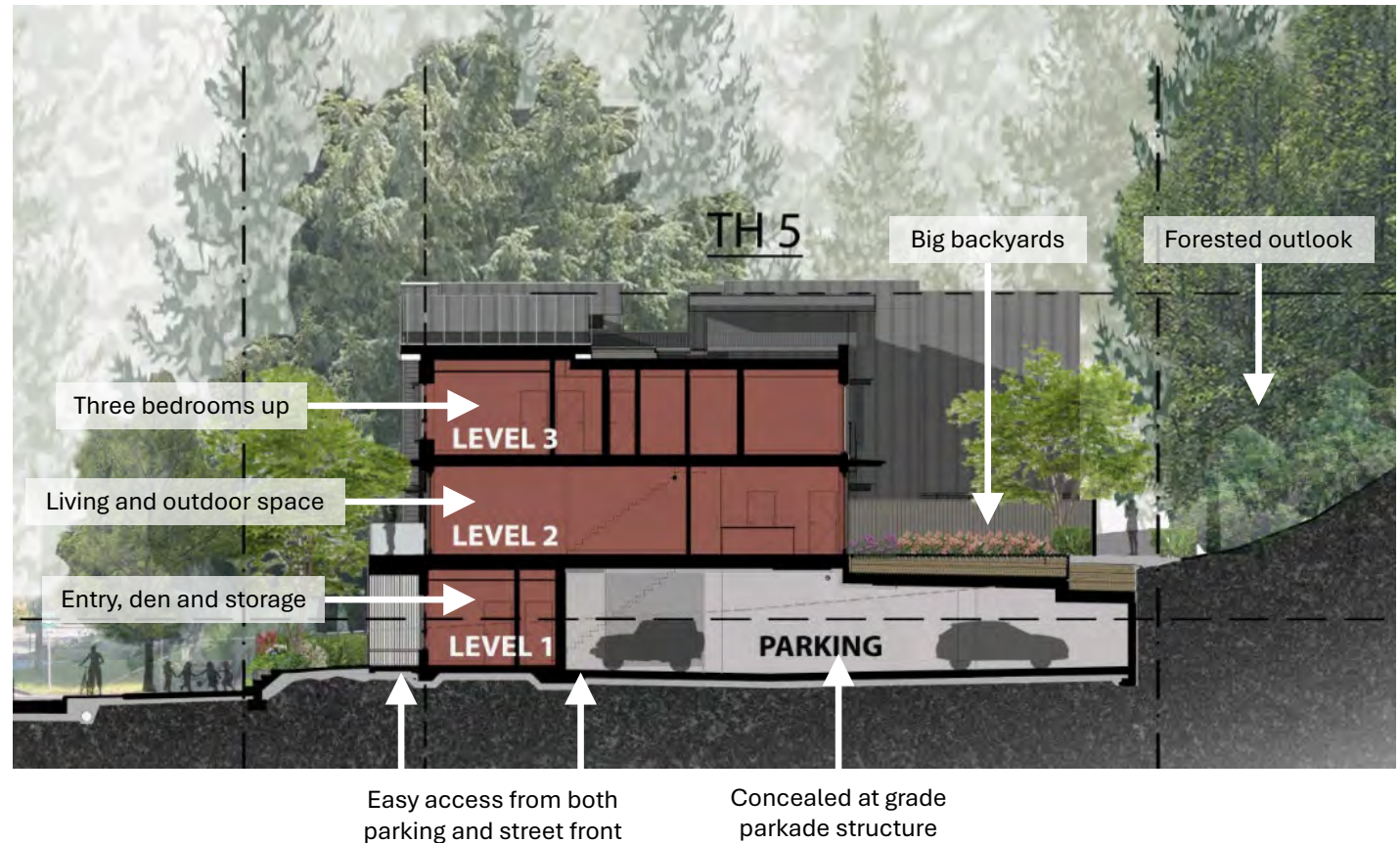
# Neighbourhood Fit

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# Form and Function

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# Architecture

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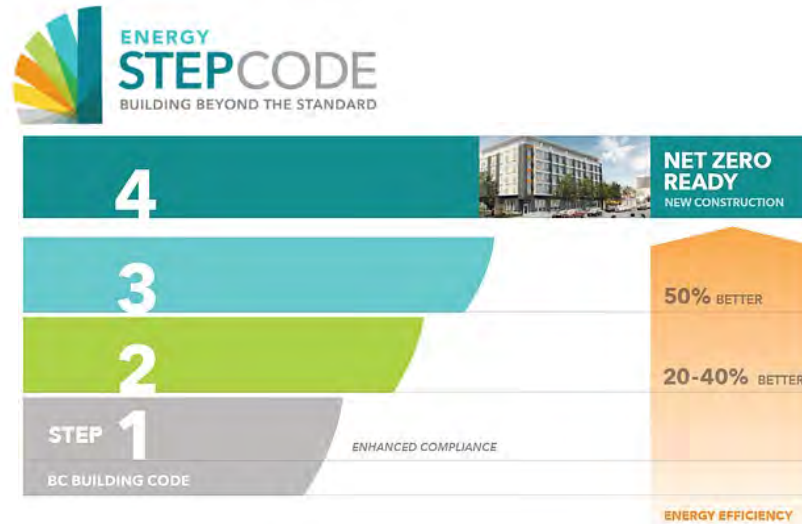
WEST ELEVATION (MARINE DR)



EAST ELEVATION (SEAVIEW TRAIL)

# Sustainability

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- 6 Make the homes livable and family-friendly.
- 7 Reflect the quality and character of West Van.



# Community Benefits

Housing alternatives to single family homes in a neighbourhood hub

Restoration and revegetation of adjacent Seaview Walk forest.

High performance construction through sustainable design

Multi-modal transportation upgrades on Marine Drive





Thank You!

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