



<u>COUNCIL AGENDA</u>	
Date: <u>November 27, 2023</u>	Item: <u>4.</u>



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

COUNCIL REPORT

Date:	November 16, 2023
From:	Megan Roberts, Assistant Planner
Subject:	Proposed Rezoning and Development Permit for 2229 Folkestone Way (Salmon House Site)
File:	1010-20-22-109

RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated November 16, 2023, 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. 5280, 2023" be read a first time.

RECOMMENDATION

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023" be read a first time.

RECOMMENDATION

THAT proposed "Land Use Contract (Development Area Agreement 1957) Discharge Bylaw 5282, 2023" be read a first time.

RECOMMENDATION

THAT proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5280, 2023," proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023" and "Land Use Contract (Development Area Agreement 1957) Discharge Bylaw 5282, 2023" be presented at a Public Hearing scheduled for January 22, 2024 at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software), and that the Municipal Clerk give statutory notice of the scheduled public hearing.

RECOMMENDATION

THAT proposed Development Permit No. 22-109 be presented at a public meeting scheduled for Monday, January 22, 2024 at 7 p.m. in the Municipal Hall Council Chamber, to be held concurrently with the public hearing scheduled for January 22, 2024, at 7 p.m. in the Municipal Hall Council Chamber, and that the Municipal Clerk give notice of the scheduled public meeting.

1.0 Purpose

This report outlines a development application to amend the CD10 zone located at 2229 Folkestone Way (**Appendix A**) to allow for an 8-unit, 3 storey townhome development and new commercial building for a restaurant and offices. Presented as part of the development are:

- Bylaws serving to amend the Official Community Plan and Zoning bylaws;
- A bylaw to discharge the Land Use Contract; and
- A development permit to regulate the form and character of the proposal.

2.0 Legislation/Bylaw/Policy

Provincial Legislation

The *Local Government Act* requires that a Public Hearing be held on the proposed OCP amendment bylaw, Zoning amendment bylaw and Land Use Contract Discharge bylaw, in accordance with Sections 464 through 470.

Transportation Act

As the subject site is located within a “controlled area¹”, in compliance with Section 52 of the Transportation Act, the Ministry of Transportation and Infrastructure (MOTI) will be required to approve rezoning of the subject site to accommodate the proposal.

Official Community Plan Bylaw

The OCP amendment proposes to add the site to the Local Commercial Sites Development Permit Area. Proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5282, 2023” is attached as **Appendix B**.

Zoning Bylaw

The subject site is zoned CD10 (Folkestone Way) and is identified as “Parcel 7” within the CD10 zone. The zoning amendment proposes to amend text within the CD10 to facilitate the development proposal. Proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023” is attached as **Appendix C**.

Land Use Contract

The site is regulated under Land Use Contract (LUC) No. 1957 which is proposed to be discharged from the property. Proposed “Land Use Contract Discharge Bylaw No. 5283, 2023” is attached as **Appendix D**.

¹ Land located within a radius of 800 m from an intersection of a MOTI controlled access highway
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3.0 Council Strategic Objective(s)/Official Community Plan

Council Strategic Objectives

Objective 1.1: Approve an average of 250 net new housing units each year, including accessible housing, of which approximately 100 are market or non-market rental, approximately 75 are infill or missing middle (such as coach houses, multiplexes, and townhouses), and approximately 75 are strata apartment or mixed-use.

Official Community Plan (OCP)

This proposal is a mixed-use redevelopment (up to 3 storeys) of a commercial site in accordance with Policy 2.1.5, which states:

“2.1.5: Encourage mixed-use and live-work development on existing commercial use and marine commercial sites District-wide (see Map 10) by:

- a. Permitting residential uses above street-level commercial on commercial use sites;*
- b. Considering residential uses in addition to marine commercial uses where both can be accommodated on marine commercial sites; and*
- c. Allowing a maximum of three storeys where there is not a height limit established through Local Area Plans or Guidelines.”*

Furthermore, the OCP recognizes that townhouses form only approximately 3% of the existing housing stock in West Vancouver. In order to address the needs of the present and future generations within the District, the OCP intends to expand ground-oriented family units (i.e. townhouses) with an estimated 1,000 new units.

4.0 Financial Implications

Community Amenity Contribution:

New developments are to deliver Community Amenity Contributions (CACs) related to the impacts of new development. The value of the amenity is proportional to the increased potential of land use in comparison with existing zoning and land uses onsite. 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.

Consistent with District policy, the applicant offers a voluntary community amenity contribution (CAC) of \$264,000 in cash. District staff, in discussion with a third-party financial consultant, reviewed similar developments in the District and the resultant CACs in those cases. The offered CAC is generally consistent with a previous townhouse project in the upper lands. That project includes a CAC in the amount of \$397,000 for the development of 12-unit cluster housing project (approximately

\$33,083 per unit). Staff recommend acceptance of the community amenity contribution (CAC). Acceptance of the CAC would flow into the District's amenity reserve account(s) to contribute to future amenity projects as determined by Council.

Development Cost Charges

The proposal will also deliver Development Cost Charges (DCCs). DCCs fund upgrades or provision of infrastructure services resulting from development. DCCs are collected at the building permit stage.

Infrastructure Upgrades

All required servicing upgrades and public realm improvements would be paid for by the applicant and secured through a development covenant.

5.0 Background

5.1 Background/History

During the 1970s, the provincial *Municipal Act* enabled local governments to enter into agreements with property owners specifying areas or site-specific land uses and conditions of development (e.g., density, site coverage, setbacks, heights, etc.). The intent was to allow more flexibility than traditional zoning. Panorama Ridge Land Use Contract No. 1957 came into effect on October 18, 1973, and applies to seven properties (Figure 1). In 2014, the Provincial Government amended the Local Government Act to terminate all existing LUCs on June 30, 2024. However, since the redevelopment proposal is proceeding prior to the LUC termination, the discharge of LUC 1957 from 2229 Folkestone Way is required to enable the proposed development.

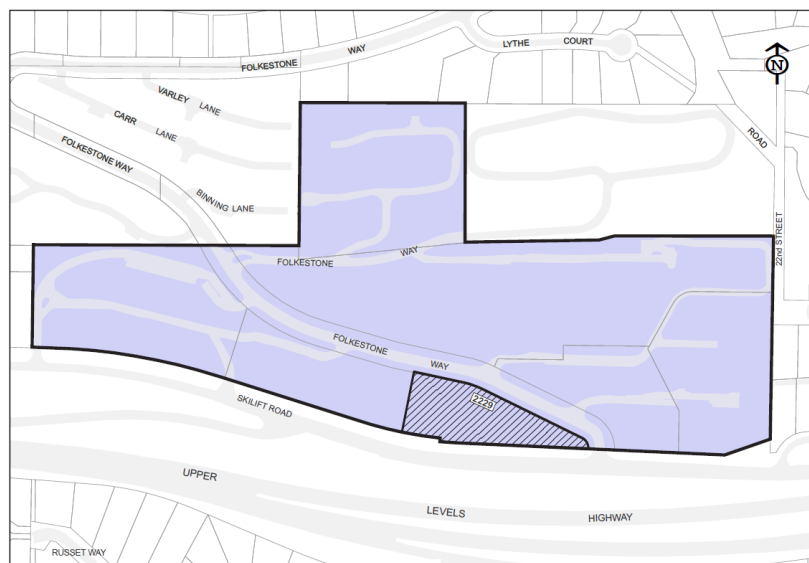


Figure 1 – Panorama Ridge Land Use Contract Boundaries

The property located at 2229 Folkestone Way was the only parcel within the LUC that permitted commercial uses including a restaurant, gasoline

station and convenience store. The original commercial building was approved in 1976. Phase two of the commercial development was approved by Council on July 19, 1977, and included a 4,950 sq. ft. addition to accommodate offices and a restaurant extension. The Salmon House on the Hill has operated as a neighbourhood restaurant specializing in west coast cuisine for over four decades.

6.0 Analysis

6.1 Discussion

Site Context

The subject property is located at 2229 Folkestone Way, north of the Trans-Canada Highway and fronts both Skilift Road and Folkestone Way (Figure 2). The site is approximately 5,570.3 m² and is currently developed with the Salmon House restaurant and offices. To the north, west and east of the site there are multifamily buildings including apartments and townhomes, known as Panorama Village, that was developed in the late seventies and early eighties.



Figure 2 – Site Context

The site slopes south from Folkestone Way and is generally flat except for the area adjacent to the north property line. Trees within or immediately adjacent to the site include a mixture of coniferous and deciduous trees and shrubs.

The Proposal

The applicant proposes to rezone the site and construct 8 three-storey townhomes and a new commercial building. The site plan is shown in Figure 3 and Development Permit 22-109 (**Appendix E**). Renderings of the proposal are shown in Figures 4 and 5. Key features of the proposal are:

- a total FAR of 0.43;
- 8 three-bedroom townhome units of approximately 190 m² (2,040 sq. ft.);
- a two storey commercial building of 858 m² (9,232 sq. ft.);
- 16 underground parking stalls in the residential building, 6 visitor stalls and 24 surface level parking stalls for the commercial building;
- public realm additions including pedestrian connections, a new sidewalk extension west along the northern side of Skilift Road and extensive landscaping;
- a modest outdoor gathering space with a bench;
- 8.5 m maximum height for the commercial building and 9.6 m height for the townhomes;
- 21 secure and 8 short term bicycle parking stalls; and
- 27% site coverage.

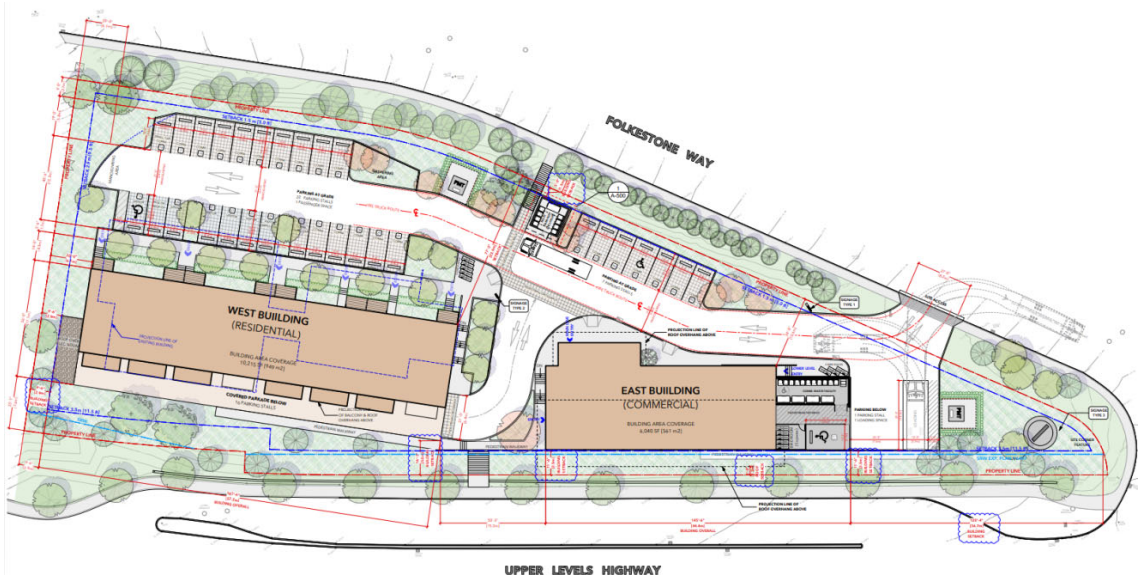


Figure 3 – Site Plan



Figure 4 – Rendering of the townhouse proposal (facing Skilift Road)



Figure 5 – Rendering of the proposed commercial building (facing Skilift Road)

Evaluation

Overall

The application proposes redevelopment of the site intended to be compatible to the surrounding residential neighbourhood context and character while providing “missing middle” housing as identified in the OCP. The proposed development would offer three-bedroom townhomes and responds to directions in the OCP to promote diversified housing in the community. Staff review of the proposal concludes that it is generally consistent with the directions of Policy 2.1.5 to encourage a mixed-use development on an existing commercial site.

Density

The project has a modest density of 0.43 FAR (Floor Area Ratio). The proposed restaurant is approximately 418 m² or (4,500 sq. ft) smaller than the existing restaurant. With the addition of the townhomes the proposal has a net increase of approximately 0.25 FAR.

Site Design and Architecture

The proposal is designed based on a West Coast Modern Contemporary aesthetic and includes two separate buildings that are both under three storeys. Given the size and topography of the property there is opportunity for the proposal to fit within the existing neighbourhood character and not unduly impact views.

The townhomes are designed to step the massing of the proposed development up the hill and away from the south edge. The townhouse structure has been divided into two main components: a lower parking section with balcony space above and two storeys of residential stepped back above the parking area.

A new commercial building has a multilevel flat roof structure, exposed columns and timber beams, and an expansive overhang on the south elevation. There is also the use of textured concrete and metal slats as part of the exterior appearance.

To minimize site disturbance the project proposes to use the existing driveway. All vehicle access is provided on the north-east corner of the site from the existing driveway off Folkestone Way.

Trees and Landscaping

All existing trees were assessed by an arborist and identified for retention or removal based on the proposal. Trees in the south-west area of the site are proposed for removal to accommodate the townhomes including two cedar, two hemlock and a birch tree. There was one cedar tree identified as being greater than 75 cm in diameter in fair condition that will require a tree cutting permit for removal. A cedar hedge is present on the north-east corner of the site and is proposed for removal to improve site lines and safety for entry and exit to the site. Along Folkestone Way, there is a mixed row of approximately 36 trees growing at the north perimeter of the property and on the District boulevard; 6 are on private property, 3 are shared with DWV property and 27 are on District property. They consist of fir, pine, cedar, birch, arbutus and maple trees. These trees are in fair condition overall and will be retained with the exception of vegetation east of the driveway. Secured through the proposed development permit is a replating plan that would include replacement trees at a ratio of a minimum of 3:1.

Transportation and Parking

A traffic and parking study was commissioned by the applicant for the proposed redevelopment project. The study was reviewed and accepted by District staff. The study concluded that the proposed development is not expected to have a discernible traffic impact and will be able to be accommodated by the existing road infrastructure. To improve roadway sightlines at the driveway to the site, the study recommends that the vegetation east of the driveway be trimmed and on-street parking west of the driveway on Folkestone Way be prohibited at all times.

The proposal exceeds the vehicle and bicycle parking requirements of the Zoning Bylaw by providing 8 additional parking stalls for visitors to the residential townhomes and 9 additional bicycle parking spaces. As well, the proposal includes paths throughout the site to allow convenient walking routes in the neighbourhood including access to Skilift Road and the existing bus stop.

Design Review Committee

The development proposal was reviewed by the Design Review Committee (DRC) on June 15, 2023 and September 28, 2023. At its September 28, 2023 meeting, the DRC supported the proposal subject to further design development with staff on specified items. The applicant provided further information and improvements to the development to address DRC comments and staff are satisfied with the responses. Final specific design changes included modifications to the landscaping, adding permeable paving to the parking areas, reorientation of parking stalls, adding an upper storey balcony to the townhomes, and improvements to the south elevation of the townhomes to improve the articulation of this facade.

Servicing

If Council approves the application, the District will (at the building permit stage) analyze the on- and off-site servicing requirements in conjunction with system modelling to identify if any upgrades to District infrastructure will be required to service the proposed development. Should upgrades be necessary, the applicant will be required to enter into a Works and Services Agreement with the District to ensure that it is adequately serviced and does not place burden on existing utility infrastructure. All servicing costs associated with the development are the responsibility of the developer. Servicing costs are in addition to CACs and Development Cost Charges (DCCs).

6.2 Climate Change & Sustainability

Rezoning proposals are expected to deliver high-performance buildings, including exceeding the minimum step of the BC Energy Code required by the Building Bylaw in accordance with Council's Sustainable Building Policy. The commercial building is proposed to comply with Step 3 with Low-Carbon Energy System pathway, as defined by the British Columbia Energy Step Code. The residential townhomes will comply with the current stop code regulation, Step 4 or Step 5, as the Step Code increased on November 1, 2023 and the redevelopment application was received prior to this date. Additionally, all residential parking spaces will be required to comply with the Zoning Bylaw to include EV charging. Secure bicycle storage is proposed for each townhome unit as well as in the commercial building.

6.3 Public Engagement and Outreach

Public Information Meeting

Prior to submission of the formal application the applicant hosted a virtual Preliminary Public Information Meeting on March 16, 2022. A summary of the meeting is provided in **Appendix F**. Should the proposal advance, the applicant will be required to notify neighbours within 100 m and conduct a second public information meeting prior to the public hearing.

Signage

Should the proposal advance, the applicant will be required to install a development information sign with particulars about the second public information meeting and public hearing.

Public Hearing and Notification

A public hearing must be held to consider the proposed bylaws. The recommendation herein projects the public hearing to be held on January 22, 2024. Notice of the public hearing and consideration of the development permit will be given in accordance with District procedures.

Website

In alignment with current practise, a description of the proposal, applicable dates and architectural drawings have been placed on the District website. The website will be updated should the proposal advance.

6.4 Conditions Precedent to Adoption

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

- Registration of a 219 development covenant requiring completion of appropriate servicing modelling with the details of any servicing works to be included within a Works and Services Agreement (if required);
- Payment of the community amenity contribution; and
- Ministry of Transportation and Infrastructure (MOTI) approval of proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023.

6.5 Other Communication, Consultation, and Research

Planning staff have consulted with District staff from various departments including: Engineering, Land Development, Environment, Fire, and Permits and Inspections. The applicant has worked to address each departments comments, subject to further detailed review during the building permit phase, should the proposal be approved.

7.0 Options

7.1 Recommended Option

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

7.2 Considered Options

- 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 the receipt of additional information (to be specified) to assist in the consideration of the application; or
- c) reject the application.

8.0 Conclusion

Staff review of the redevelopment proposal has concluded the project is appropriate and supportable based on relevant OCP policy. The proposal is generally consistent with the Local Commercial Sites DPA, meets the intent of OCP Policy 2.1.5, and will deliver missing middle housing. The proposal will also contribute to the public realm through new sidewalks, landscaping and pedestrian connections. Staff recommends that the application be referred to a public hearing and public meeting, together with the development package including the proposed amending bylaws and development permit.

Author:



Megan Roberts, Assistant Planner

Concurrence



Michelle McGuire, Senior Manager of Current Planning and Urban Design

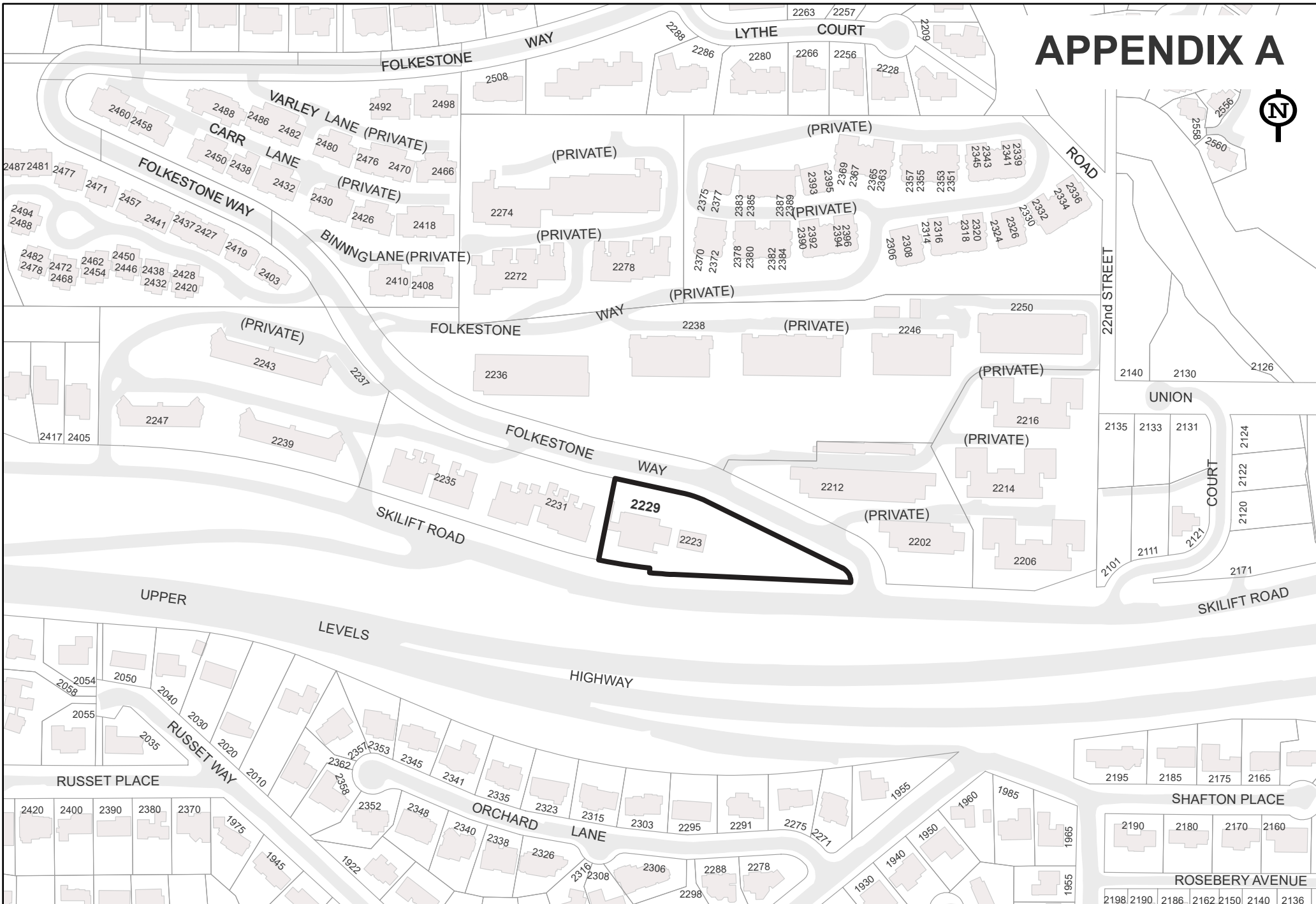
Appendices:

- A. Context Map
- B. OCP Amendment Bylaw
- C. Zoning Amendment Bylaw
- D. Land Use Contract Discharge Bylaw
- E. Development Permit 22-109
- F. Preliminary Public Information Meeting Summary

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APPENDIX B



District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5280, 2023

Effective Date:

**Official Community Plan Bylaw No. 4985,
2018,
Amendment Bylaw No. 5280, 2023**

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 Schedule B – Proposed “Development Permit Area Designation Map BF-C 8” 2

District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5280, 2023

A bylaw to amend the Official Community Plan to include 2229 Folkstone Way within Development Permit Area BF-C 8 “Local Commercial Sites”.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5321 and 5222.

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 include 2229 Folkstone Way within the “Local Commercial Sites” development permit area;

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. 5280, 2023.

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 Area-Specific Policy

- 3.1 Schedule ii of Official Community Plan Bylaw No. 4985, 2018 is amended as follows:
- 3.1.1 By amending Policy BF-C 8 “Local Commercial Sites” as follows:
- (a) Add 2229 Folkstone Way, PID 007-649-908, and legally described as LOT D BLOCK 17 DISTRICT LOT 783 PLAN 15565 as a designated property of the Development Permit Area.
 - (b) On page 62 of Schedule ii forming part of Official Community Plan Bylaw No. 4985, 2018 delete Schedule A and insert in its place Schedule B .

Schedules

Schedule A – Current “Development Permit Area Designation Map BF-C 8”
Schedule B – Proposed “Development Permit Area Designation Map BF-C 8”

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 on [Date]

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

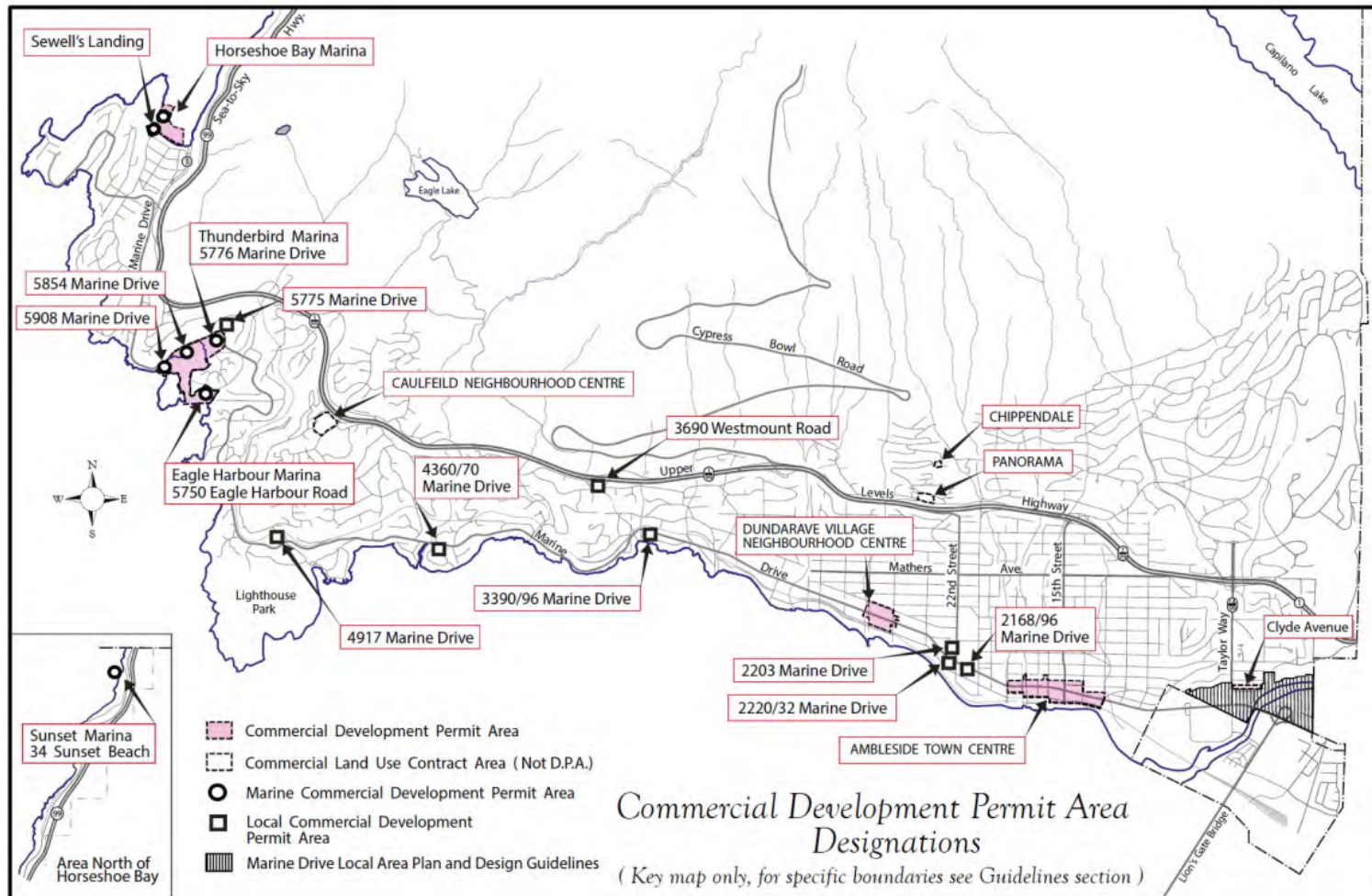
READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

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

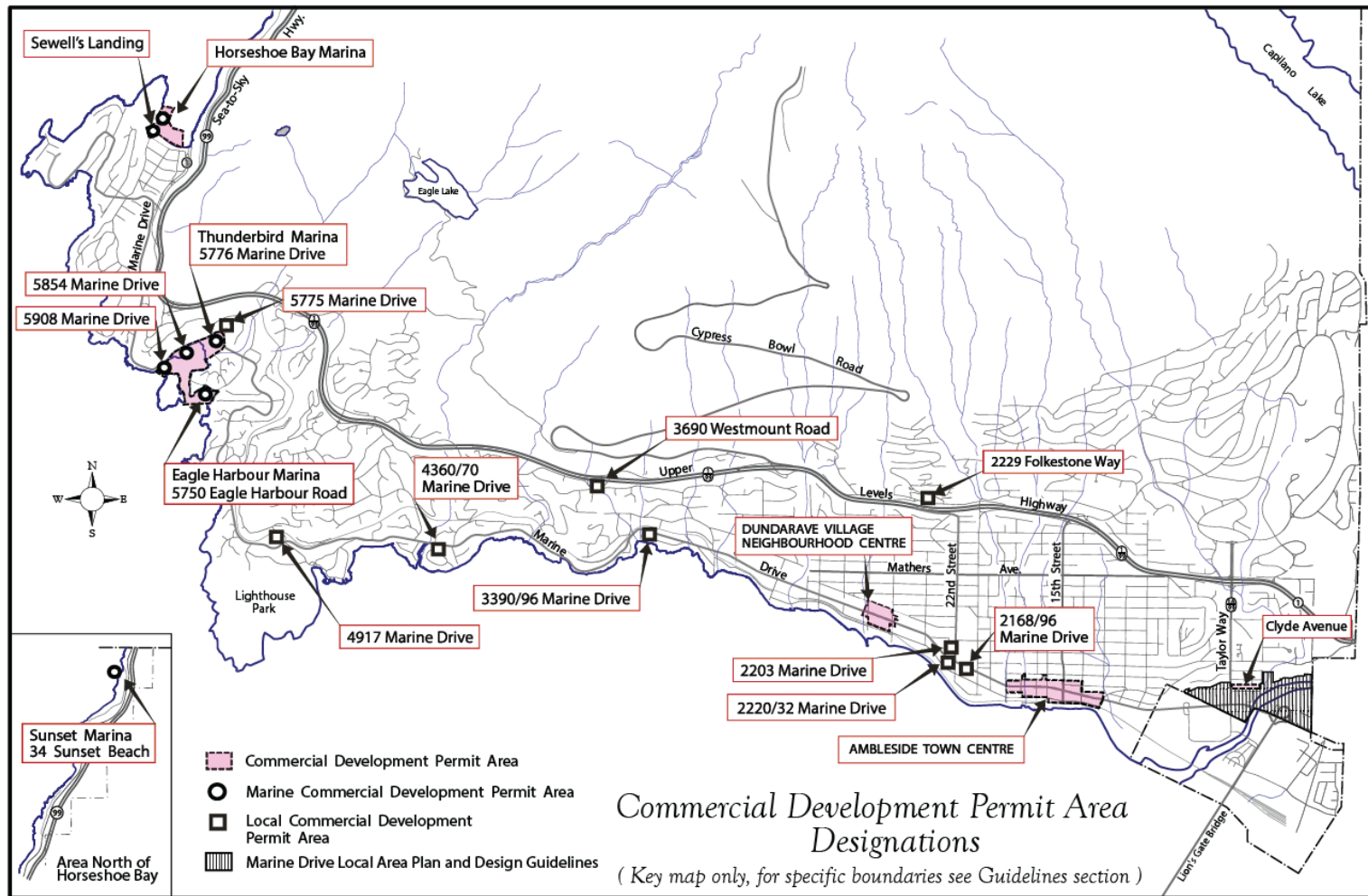
Mayor

Corporate Officer

Schedule A – Current “Development Permit Area Designation Map BF-C 8”



Schedule B – Proposed “Development Permit Area Designation Map BF-C 8”



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APPENDIX C



District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023 (2229 Folkestone Way)

Effective Date:

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5281, 2023**

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5281, 2023

A bylaw to amend Parcel 7 of the CD10 zone (Folkestone Way) to allow an 8-unit townhome development and commercial building with offices.

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, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081 and 5223.

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. 5281, 2023.

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 CD10

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 610.03 “Conditions of Use” is amended by:
- 3.1.1 Deleting subsection 610.02(v) and 610.02(vi) and replacing it with “v. Commercial uses included in the C1 zone on Parcel 7 only”.
 - 3.1.2 Deleting section 610.03(2) in its entirety and replacing it with “For Parcel 7 Commercial uses are permitted as well as townhouses”
 - 3.1.3 Deleting section 610.03(3) in its entirety and renumbering the remaining subsections accordingly.
- 3.2 Zoning Bylaw No. 4662, 2010, Schedule A, Section 610.04 “Maximum Floor Area Ratio (FAR)” is amended by:
- 3.2.1 Deleting subsection 610.04(1)(vii) in its entirety and replacing it with “vii. Parcel 7 development: 2,378 m²”.
 - 3.2.2 Deleting subsections 610.04(3) and 610.04(4) in its entirety and replacing it with “(3) All development combined, excluding the recreation complex - 49,108.3 m² maximum”.
- 3.3 Zoning Bylaw No. 4662, 2010, Schedule A, Section 610.05 “Setbacks” is amended by:
- 3.3.1 Deleting subsections 610.05(1) and 610.05(2) and renumbering the remaining subsections accordingly.
 - 3.3.2 Adding section 610.05(4) as follows:
 - “Minimum setbacks for Parcel 7:
 - North: 10.6 m, except the accessory building setback may be reduced to 1.5 m.
 - South: 3.5 m, except roof overhangs are exempt from the setback requirement.

West: 2.9 m”.

3.4 Zoning Bylaw No. 4662, 2010, Schedule A, Section 610.06 “Number of Storeys”

3.4.1 Adding subsection 610.06(3):

“Townhouses on Parcel 7 – maximum 2 storeys, viewed from Folkestone Way and a maximum 3 storeys viewed from Skilift Road”.

3.5 Zoning Bylaw No. 4662, 2010, Schedule A, Section 610.07 “Off-Street Parking”

3.5.1 Update subsection 610.07(5) by replacing the text “Parcel 1” with “Parcel 7”

3.6 Zoning Bylaw No. 4662, 2010, Schedule A, add Section 610.09 “Building Height”

3.6.1 Adding the following subsections:

- (a) No building or structure shall exceed a maximum height of 9.6 metres on Parcel 7
- (b) Notwithstanding Section 120.17 building height shall be calculated using finished grade as defined in Section 110.

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 Minister of Transportation and Infrastructure on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer



District of West Vancouver

Land Use Contract (Development Area Agreement 1957) Discharge Bylaw No. 5282, 2023

Effective Date:

**Land Use Contract (Development Area
Agreement 1957) Discharge Bylaw No. 5282,
2023**

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District of West Vancouver

Land Use Contract (Development Area Agreement 1957) Discharge Bylaw No. 5282, 2023

A bylaw to discharge the Land Use Contract from 2229 Folkestone Way.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to discharge the Land Use Contract currently registered against title to the parcel of land located at 2229 Folkestone Way, with parcel identifier 007-649-908, and legally described as LOT D BLOCK 17 DISTRICT LOT 783 PLAN 15565 (the “Subject Parcel”);

AND WHEREAS the owner of the Subject Parcel has agreed to the discharge of the Land Use Contract from the Subject Parcel;

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 Land Use Contract (Development Area Agreement 1957) Discharge Bylaw No. 5282, 2023.

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 Discharge of Land Use Contract

- 3.1 The Land Use Contract between the District of West Vancouver and International Land Corporation Ltd., registered in the Land Title Office under charge number A71704, is hereby discharged in respect only of the Subject Parcel.

Schedules

Schedule A – “Context Map” is attached to this bylaw only for the purpose of conveniently identifying the general location, boundaries and context of the Subject Parcel, but is not intended to have any legal effect.

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]

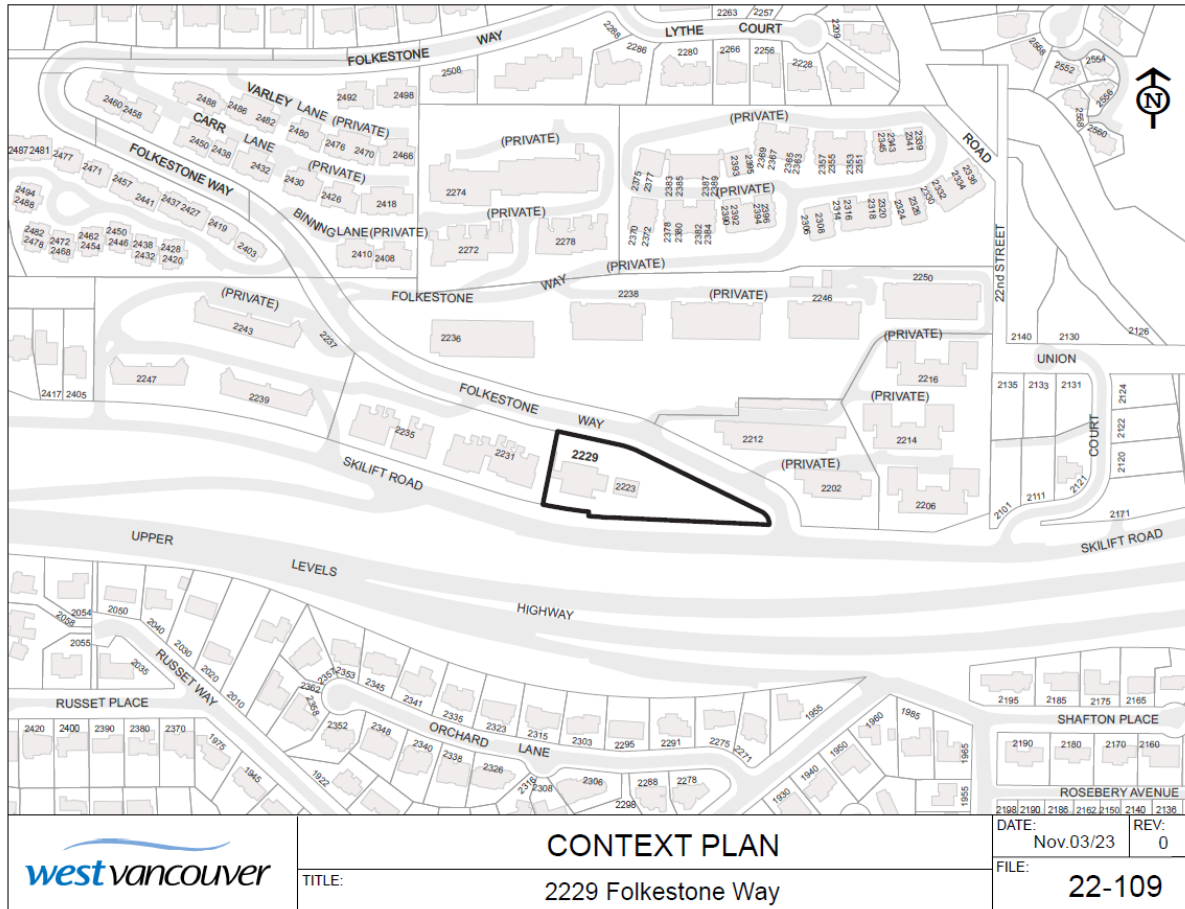
READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Schedule A – Context Map





District of West Vancouver *Proposed* Development Permit No. 22-109

CURRENT OWNER: TOSEKI ENTERTAINMENT LTD., INC. NO. 383448
302-6333 WEST BOULEVARD
VANCOUVER, BC
V6M 0C1

THIS DEVELOPMENT PERMIT APPLIES TO:

CIVIC ADDRESS: 2229 Folkestone Way

LEGAL DESCRIPTION: 007-649-908
LOT D BLOCK 17 DISTRICT LOT 783 PLAN 15565
(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 Local Commercial Sites Development Permit Area to promote compatible development of local commercial sites within their residential settings subject to Guidelines BF-C 8 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 accordance with the attached **Schedule A**.
- 2.2 On-site landscaping shall be installed at the cost of the Owner in accordance with the attached **Schedule B**.
- 2.3 Trees are to be removed and replaced in accordance with the Arborist report as per **Schedule C**.
- 2.4 The commercial building (assuming it is a Part 3 building) shall confirm to Step 3 with a low carbon energy system. Compliance with the required step shall be demonstrated through provision of sufficient documentation to the satisfaction of the Chief Building Official.
- 2.5 All balconies decks and patios are to remain fully open and unenclosed and 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 Land Development.
- 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, including but not limited to:
 - (a) storm water management measures in accordance with "Non-single family lot redevelopment rainwater management guidelines" (available on our website westvancouver.ca/land) will be required with building permit submission;
 - (b) an off-site storm water control plan in accordance with MMCD guidelines;

- a. Show storm main sizes, service sizes, and grades.

Note to Applicant: The control plan should analyze the minor system for the 10 year storm event and the major system for the 100 year storm event. The drainage expected from the proposed development should be included in the analysis.

- (c) Only one sanitary connection is permitted for the lot. Applicant's engineer to provide service size and location recommendation.
 - a. Service location should avoid conflict with existing stairs from Skilift Road; and
 - b. CCTV condition inspection of the sanitary main shall be conducted to see if an upgrade is necessary; and
 - c. Show sanitary main sizes, service sizes, and grades; and
 - d. South foundation for the east building shall extend to or below inverts of the sanitary in the ROW for future excavation/maintenance of the pipe in the ROW.
 - (d) One water service, complete with meter, will be permitted for the lot.
 - a. Water distribution modelling shall be conducted to see the effects of the new demands on the system.
 - b. Show proposed water service size, meter size and location. Show existing service(s) to be abandoned. Provide detailed design for all services.

Note to Applicant: Applicant's engineer to provide an analysis and recommendation on service size required for new development based on the water demand and FUS calculations provided to the District.

- (e) new boulevard plan along the frontage of the site including:

- i. Remove all vegetation over 60 cm within 3 m of the roadway between the driveway and Skilift Road. Vegetation over 60 cm should be removed from the entire boulevard which is about 4 m wide behind the sidewalk east of the driveway to improve sightlines; and
- ii. Sidewalk extension westward on the northern section of Skilift Road

which must be submitted for acceptance, and security provided for the due and proper completion of the works, all to the satisfaction of the District's Manager of Land Development.

- 4.2 Landscaping adjacent to or within the Right of Way must adhere to the District's "Guidelines for Statutory Right of Way Encroachments"
- 4.3 No parking is to be permitted on the south side of Folkestone Way adjacent to the site. Signage to be installed at the applicant's expense.

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 2.1 of this Development Permit (the "Landscaping Works") shall be provided in the amount of \$134,726.50 (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 A; and
 - b. any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:
 - i. any adjustments to retaining walls,
 - ii. changes to the mixture or sizes of any plant materials or trees,
 - iii. completion of any off-site or boulevard works,
 - iv. any areas that received alternative treatment,
 - v. any paving changes, or
 - vi. any other additional or omitted plantings or alterations,

together with a clear rationale and explanation thereof and stating

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

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

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

6.3 Additional Landscape Security

- (a) No occupancy shall be issued nor will any other final approvals be given for any individual building site identified as a "Parcel" 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.

- 6.4 In the event that the Landscaping Works are not completed as provided for in this Permit, the District may, at its option, enter upon, carry out and complete the Landscaping Works so as to satisfy the terms of the Development Permit, and recover the costs of doing so from the security deposited or recover any costs incurred over and above the amount of the security deposited, including the costs of administration and supervision.

- 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.

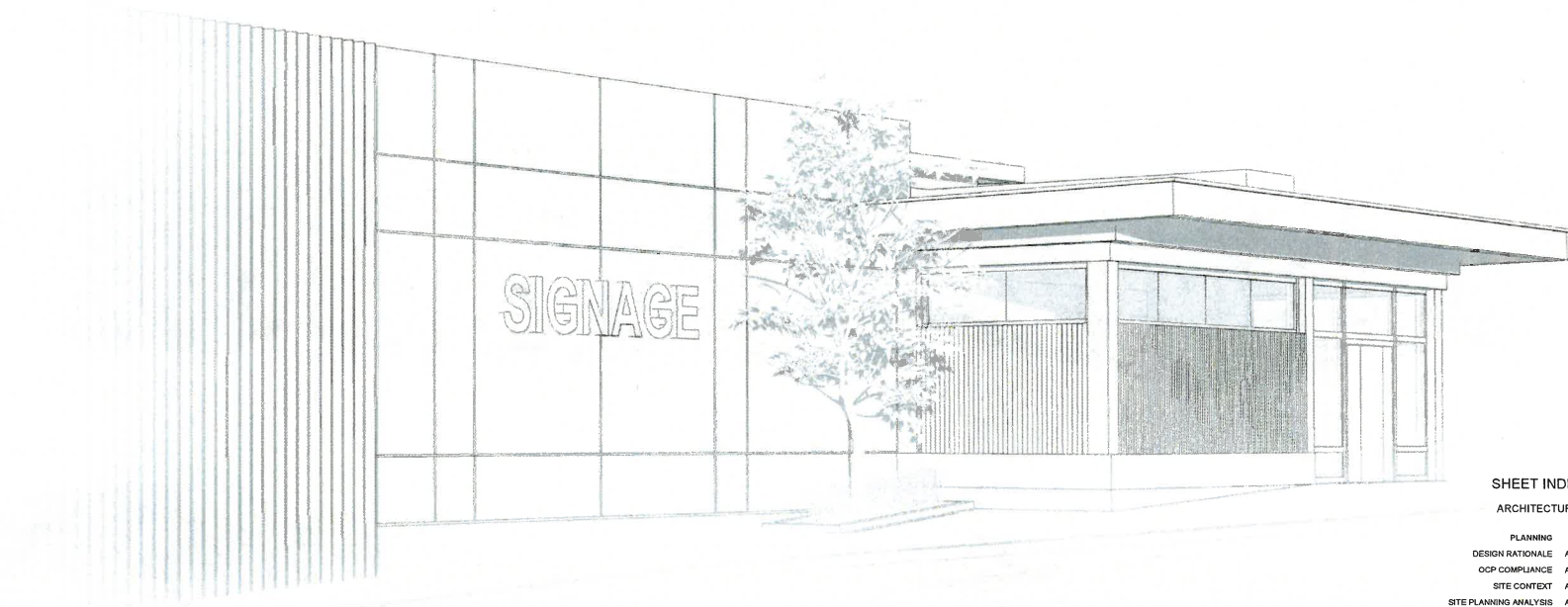
FOR THE PURPOSES OF SECTION 7.0 THIS PERMIT IS ISSUED ON [INSERT DATE] .
Council report dated November 16, 2023 & Document #5670136)

Schedules:

- A. Architectural Drawings prepared by MGBA Architecture dated November 10, 2023
- B. Landscape Drawings prepared by Vaughan Landscape Planting and Design dated
November 11, 2023
- C. Arborist Report prepared by Burley Boys dated July 22, 2022

SCHEDULE A

MGBA
MALLEN GOWING BERZINS
ARCHITECTURE
SUITE 300 - 7 EAST SIXTH AVENUE
VANCOUVER, BRITISH COLUMBIA, CANADA
604.684.6285 mallen@mgba.com www.mgba.com



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NOTE:
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DETAILS AND ADDITIONAL INFORMATION.

LIST OF CONTACTS

ARCHITECT

MGBA - MALLEN GOWING BERZINS ARCHITECTURE INC.
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LANDSCAPE ARCHITECT

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c/o Mark Vaughan
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tel 604-618-5500
mark@vaughanplanning.com

CIVIL

CREUS ENGINEERING
c/o Fred Ciambrelli, P.Eng
#919 EAST TOWER - 221 ESPLANADE WEST
NORTH VANCOUVER, B.C.
tel 604-987-9070
fciambrelli@creus.ca

OWNER

TOSEKI ENTERTAINMENT LTD
c/o Tom Tsukada
2229 FOLKESTONE WAY
WEST VANCOUVER, B.C.
tel 604-618-6524
tsukadatom@gmail.com

PROJECT LOCATION

CIVIC ADDRESS

2221 - 2229 FOLKESTONE WAY,
WEST VANCOUVER, BC

LEGAL ADDRESS

LOT 3, BLOCK 17, DISTRICT LOT 783, PLAN 15565

01	000001	PROPOSED FOR THE DEVELOPMENT OF A LOT	AL	PLAN
02	000002	PROPOSED FOR THE DEVELOPMENT OF A LOT	AL	PLAN
03	000003	PROPOSED FOR THE DEVELOPMENT OF A LOT	AL	PLAN
04	000004	PROPOSED FOR THE DEVELOPMENT OF A LOT	AL	PLAN
05	000005	PROPOSED FOR THE DEVELOPMENT OF A LOT	AL	PLAN
06	000006	PROPOSED FOR THE DEVELOPMENT OF A LOT	AL	PLAN
07	000007	PROPOSED FOR THE DEVELOPMENT OF A LOT	AL	PLAN
08	000008	PROPOSED FOR THE DEVELOPMENT OF A LOT	AL	PLAN
09	000009	PROPOSED FOR THE DEVELOPMENT OF A LOT	AL	PLAN
10	000010	PROPOSED FOR THE DEVELOPMENT OF A LOT	AL	PLAN

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN METERS AND TO THE FACE OF THE CONSTRUCTION.

ALL DIMENSIONS ARE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE SPECIFIED.

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DATE: 11/10/2023

PROJECT: SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE: COVER

DATE: 11/10/2023

SCALE: AS NOTED

DATE: 11/10/2023

DATE: 11/10/2023

DATE: 11/10/2023

DATE: 11/10/2023

DATE: 11/10/2023

DATE: 11/10/2023

DATE: 11/10/2023

DESIGN RATIONALE

The existing Salmon House restaurant and attached ancillary office building is nearing end-of-life, clocking in at more than 4 decades of continual use. The Ownership group seeks to replace the existing building to serve as a restaurant to continue on operations of this local neighbourhood restaurant.

The proposal also seeks to gently densify the site through the addition of an 8-unit townhouse building where the restaurant once stood. The new restaurant will be shifted east closer to the existing entry.

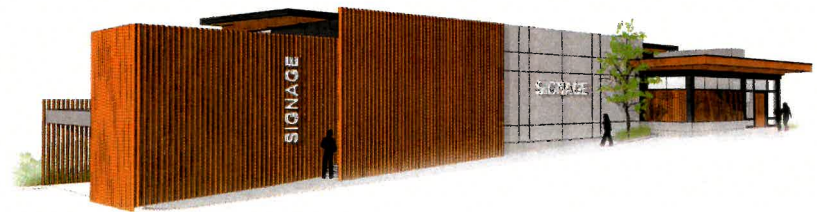
The proposal is low-rise, planned and massed to fit within the confines of the existing residential neighbourhood and its urban pattern of development. The project also seeks to comply with all aspects of the OCP guidelines that apply to the subject site: BF C-8, 'Local Commercial Sites'.



RESTAURANT - NW



TOWNHOME - NW



RESTAURANT - NE



TOWNHOME - SOUTH



RESTAURANT - SE

NOTE:
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DETAILS AND ADDITIONAL INFORMATION.

01	30211111	REVISION FOR REVISION 1.01	AL	1/20
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PROJECT:
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

DESIGN RATIONALE

PROJECT NO.: 21050
DATE: Nov. 10, 2023
BY: AS NOTED

REVISION NO.: A-001

05

OCF COMPLIANCE

PERTINENT ASPECTS OF OCP GUIDELINE BF C-8:	ARCHITECTURAL RESPONSE:
Encourage compatible development of local commercial sites within their residential settings.	The project is a commercial redevelopment with a residential component.
1a. Respect the residential scale and character through appropriate siting and design.	The project is comprised of two low-rise buildings organized similarly to local mid-rise buildings in terms of location, scale, and architectural character.
2a&b. Construct new buildings to a maximum height of three storeys at any point; Design buildings and structures to have a low, unobtrusive scale.	The new buildings are two and three storeys respectively at their highest perceived points. Large and extensive landscape setbacks and screens at the site's perimeter are preserved and enhanced with minimal affect on existing sightlines from neighbouring buildings.
2c. Face ground floor commercial space toward the street and provide high pedestrian accessibility.	Local street systems are arterial in nature and are not particularly pedestrian intensive. The commercial entires engage the surface parking area (with accessible parking) and on-street parking along Skilift Road.
2d. Express commercial entrances through the use of building volume.	The restaurant entry is defined through an undulation in the building footprint to create a foyer; this adjunct features a different, lower roof line with weather protection canopy.
2e. Discourage the use of unarticulated blank walls and large, undifferentiated expanses of metal, glass or concrete when visible from public areas.	The two visible frontages along Skilift Road feature shortened structural bays with changes in form, material, and roof line in general. These frontages are held back from Skilift Road with a deep, dense, mature landscape groundcover setback, and differ in elevation from the public street by approximately 1 storey in elevation.
2f. Minimize the impact of on-site services, including loading areas, mechanical equipment and garbage bins on adjacent properties and the streetscape, by their location within a building or, where not possible, visual and acoustical screening.	Refuse and loading for the restaurant is situated at the east side of the site, away from existing and new residential uses. The refuse function is totally internalized, and is also screened significantly from existing, dense mature trees to the east. Mechanical equipment is similarly ganged on the east side on a flat roof area, screened, and obscured from view from upper residential neighbours. The main commercial roof space remains unincumbered with roof top equipment.
2g. Design and locate garage doors so that they are not a dominant feature of the building.	The residential garage door is situated perpendicular from public view and from the building entires with architectural screening and a vegetated buffer.
2h. Design signage to be compatible with the building design and residential setting.	Fascia signage is modest and screened on the north side from public view. Two new low monument signs will replace existing site signage.
4a. Minimize traffic impacts on local residential streets.	Adequate parking has been maintained on site to serve the restaurant and commercial uses in consultation with our traffic consultant. Surface stalls have been reduced from 34 provided to 29 provided, and greatly reduced from the existing condition of 58 surface stalls.
4b. Discourage large expanses of ground level paved parking, particularly when visible from or directly adjacent to a street.	Surface parking has been reduced by 15% to minimal levels; groups of stalls have been minimized and are broken with landscape beds and islands; surface parking is invisible from public view along streets, screened by either the existing, dense forested setback to the north or the new building forms to the south.
4c. Separate commercial from residential parking areas in mixed-use buildings.	Commercial parking is exclusively at the surface level, residential parking is contained underground. Residential visitor parking at the surface level at the residential entries is delineated with specific paving.
4c. Design commercial underground parking to be readily accessible to and easily used by customers.	No underground parking is specific to the use of public customers. A single accessible stall for the office use is designated at the east side of the commercial building at the lowest level, proximate to an entry.

NOTE:
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 DETAIL AND ADDITIONAL INFORMATION.

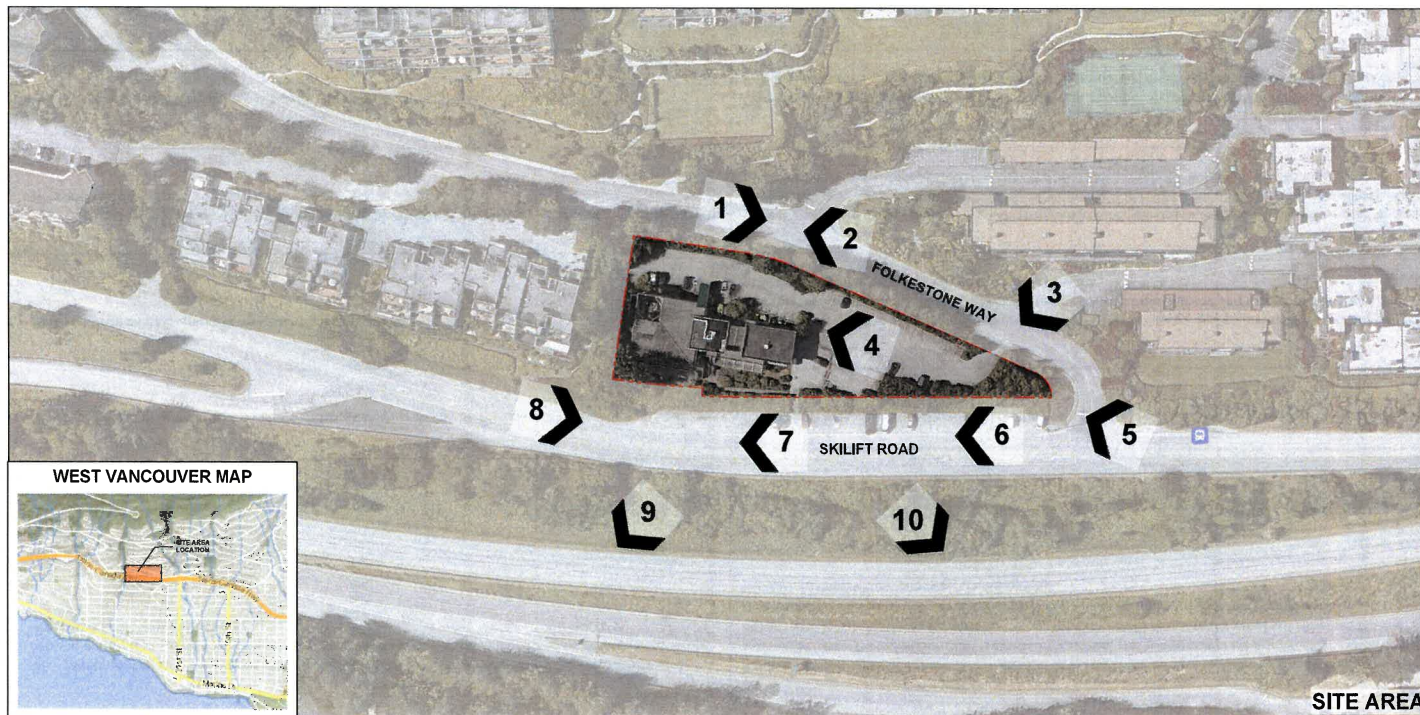
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09	2010.10.14	REVISION FOR CLARIFICATION	MB	MB
10	2010.10.14	REVISION FOR CLARIFICATION	MB	MB

PREPARED BY: MB
 CHECKED BY: MB
 DATE: 2010.10.14

PROJECT:
 SALMON HOUSE
 2221 - 2229 FOLKESTONE WAY
 WEST VANCOUVER, BC

SHEET TITLE:
 OCF COMPLIANCE

DESIGNER:	DATE:	NOV. 10, 2023
21050	SCALE:	AS NOTED
DESIGNED BY:	DATE:	NOV. 10, 2023
A-002	SCALE:	AS NOTED



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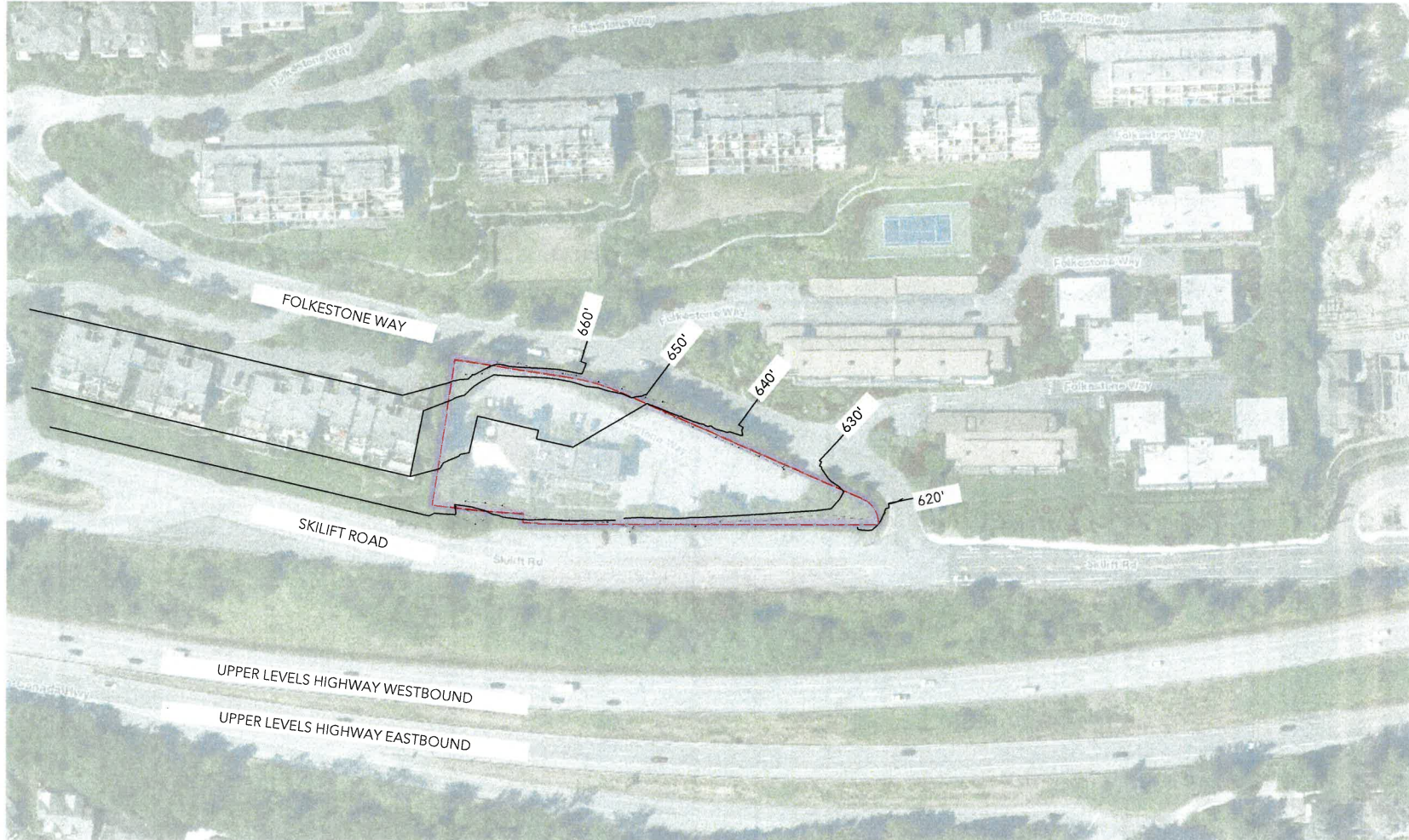
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PROJECT:
SALMON HOUSE
2221 - 2228 FOLKESTONE WAY
WEST VANCOUVER, BC

WEEK 01:
SITE CONTEXT

PROJECT NO.	21050	DATE	Nov. 10, 2023
SCALE	AS NOTED	BY	
DESIGN NO.	A-003	REVISED	05

SITE TOPOGRAPHY



NOTE:
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NO.	DESCRIPTION	DATE	BY
01	PRELIMINARY	2023.10.10	JLB
02	REVISION	2023.10.10	JLB
03	REVISION	2023.10.10	JLB
04	REVISION	2023.10.10	JLB
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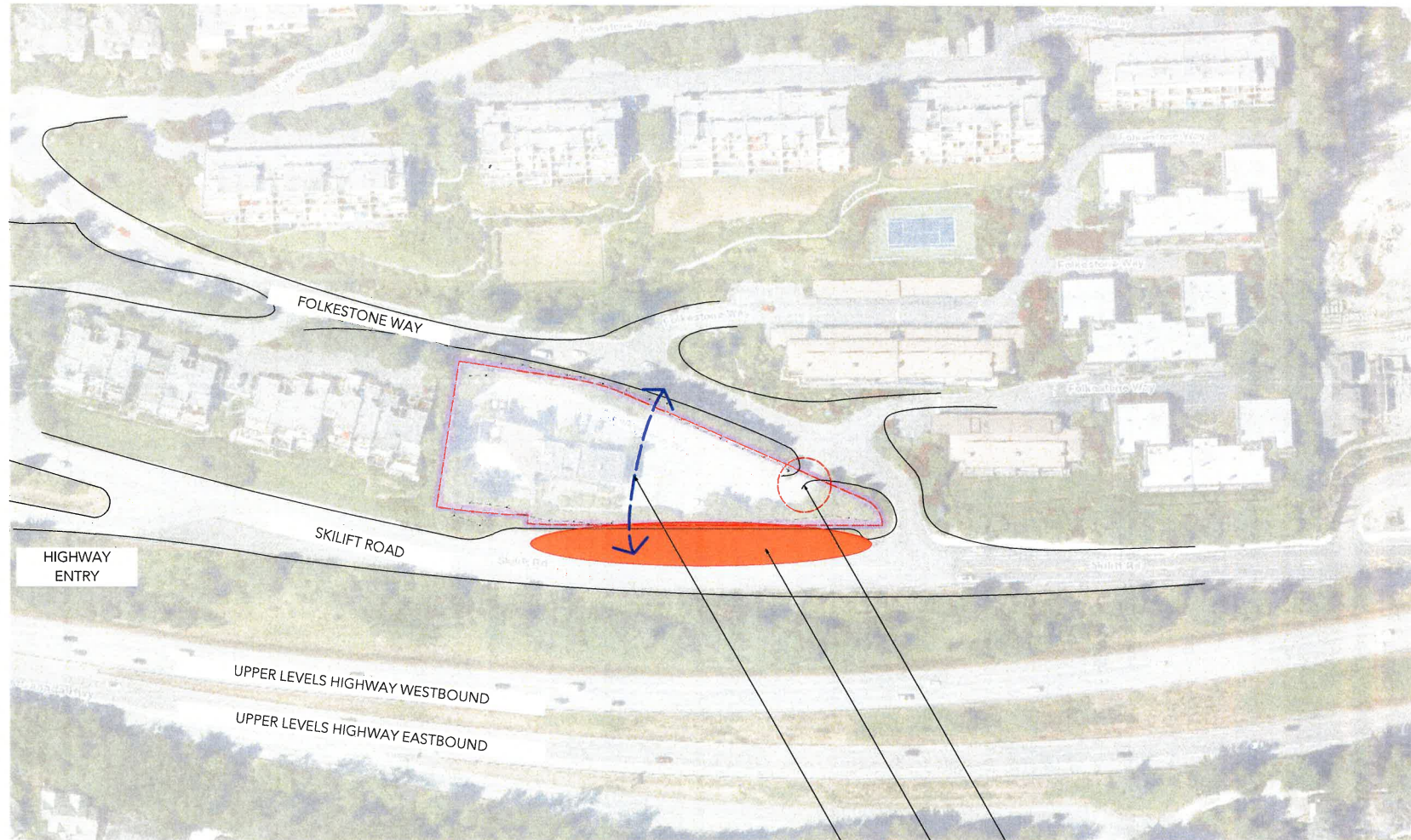
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PROJECT
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE
SITE PLANNING ANALYSIS

PROJECT NO.	21050	DATE	Nov. 10, 2023
DESIGNED BY	WXY	AS NOTED	
CHECKED BY		DATE	
DATE		DATE	

LOCAL ROAD SYSTEM



SKILIFT ROAD



FOLKESTONE WAY

EXISTING SITE ENTRY TO BE PRESERVED

ON-STREET PARKING

EXISTING PEDESTRIAN CONNECTION



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01	DESIGNITY	REVIEWED FOR REVISIONS & L.A.	AL	P&A
02	DESIGNITY	REVIEWED FOR REVISIONS & L.A. PREPARED	AL	P&A
03	DESIGNITY	REVIEWED FOR REVISIONS	AL	P&A
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05	DESIGNITY	REVIEWED FOR REVISIONS	AL	P&A
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08	DATE	CONSTRUCTION	DATE	

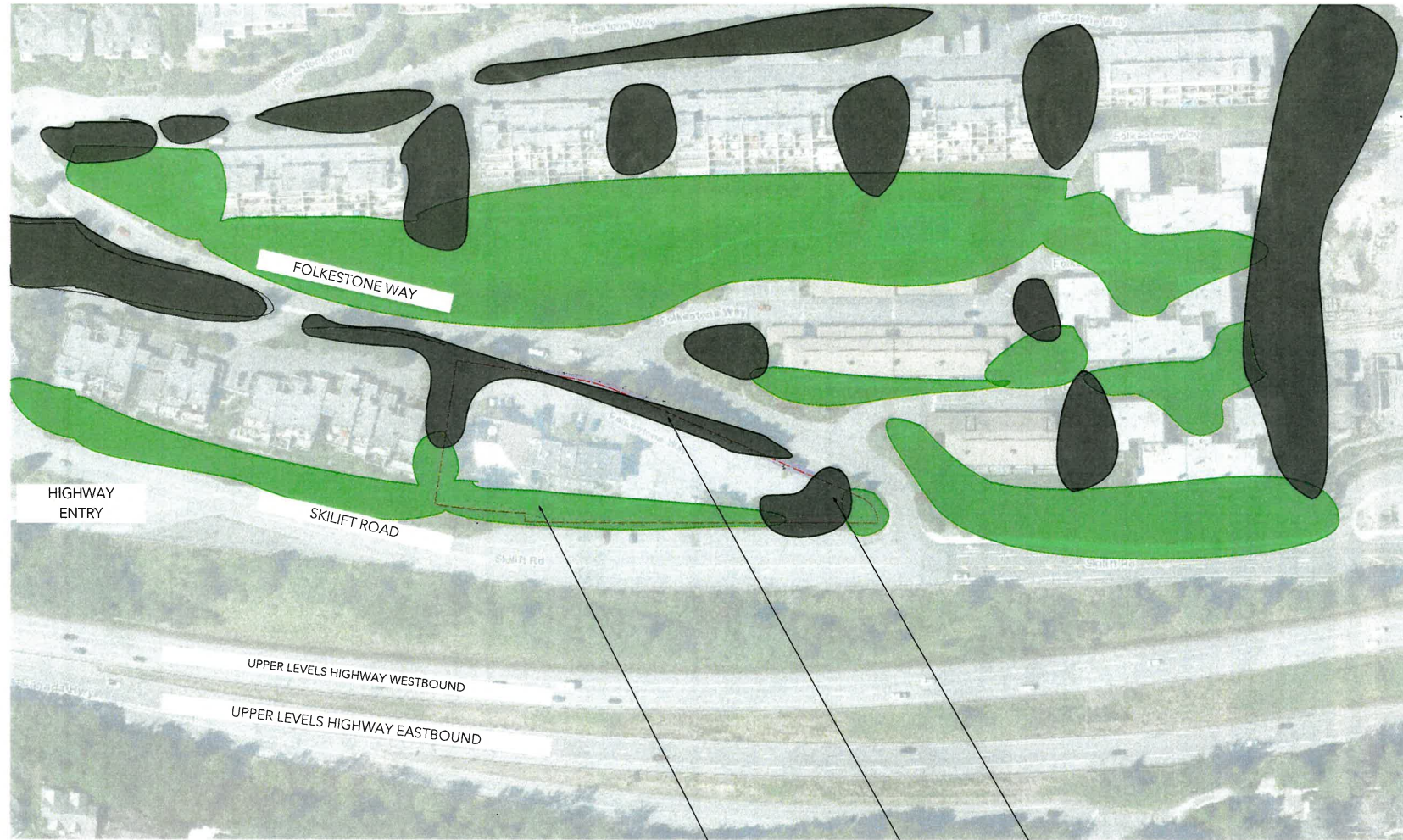
PREPARED BY: SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SITE PLANNING ANALYSIS

PROJECT NO.	21050	DATE	Nov. 10, 2023
REVISION NO.		DATE	AS NOTED
REVISION	A-005	DATE	05

EXISTING LANDSCAPE EDGES



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01	PRELIMINARY FOR M. JONES & CO.	01/11/19	ML
02	REVISION FOR M. JONES & CO. REVISION	02/11/19	ML
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05	REVISION FOR M. JONES & CO. REVISION	05/11/19	ML
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07	REVISION FOR M. JONES & CO. REVISION	07/11/19	ML
08	REVISION FOR M. JONES & CO. REVISION	08/11/19	ML
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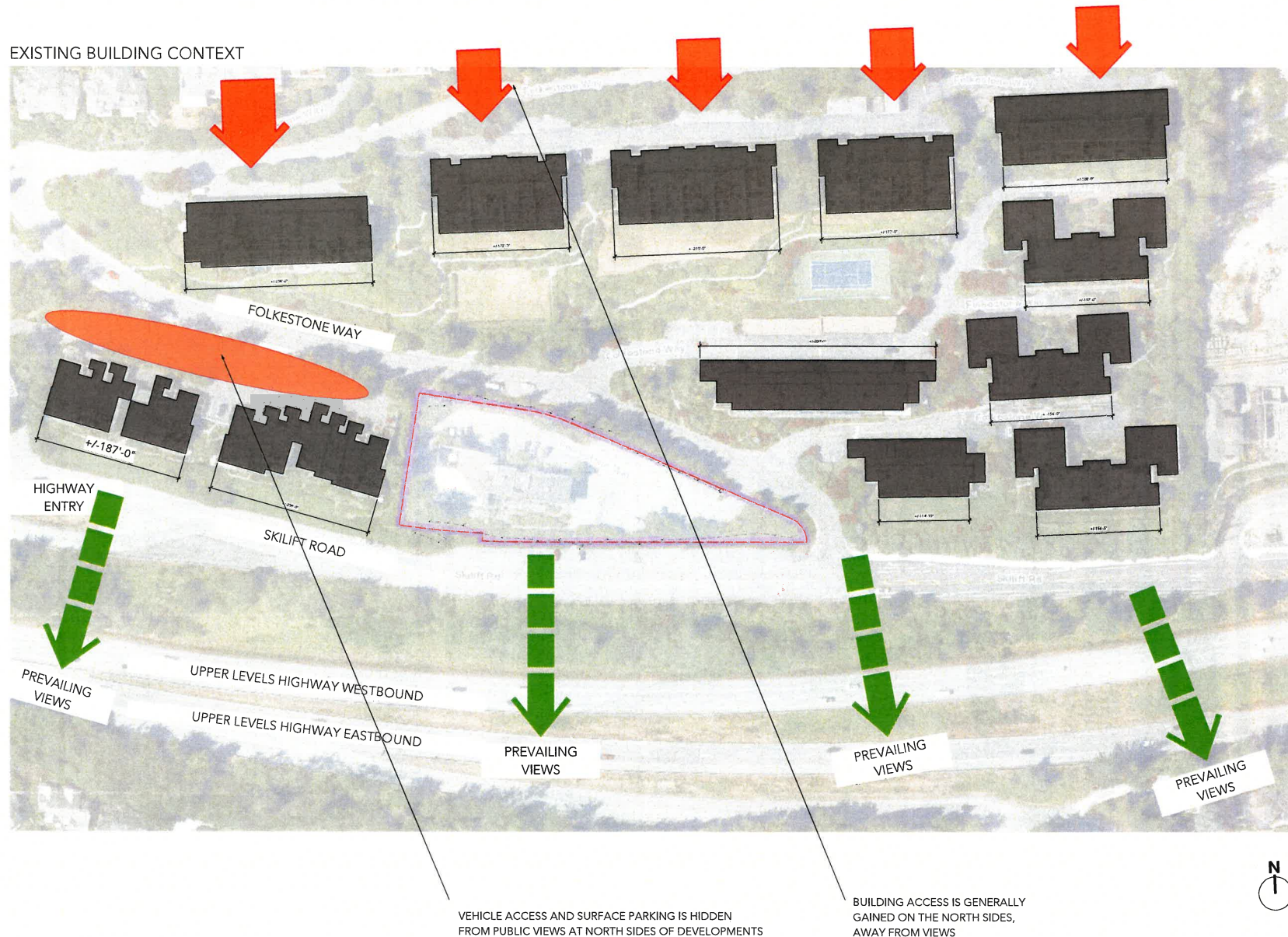
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PROJECT
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

PROJECT TITLE
SITE PLANNING ANALYSIS

PROJECT NO.	21050	DATE	Nov. 10, 2023
SCALE	AS NOTED		
DRAWING NO.	A-006	REVISED	05

EXISTING BUILDING CONTEXT



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NO.	DESCRIPTION	DATE	BY
01	REVISIONS		
02	REVISIONS		
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20	REVISIONS		

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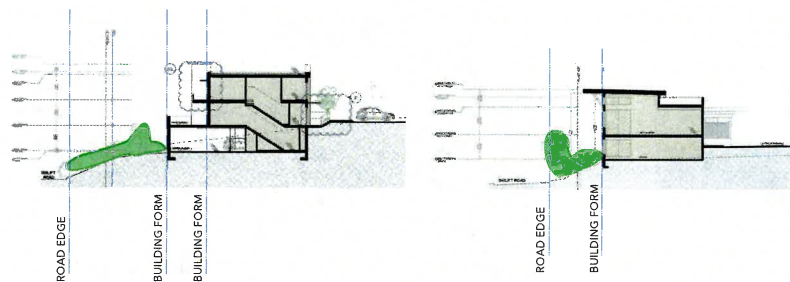
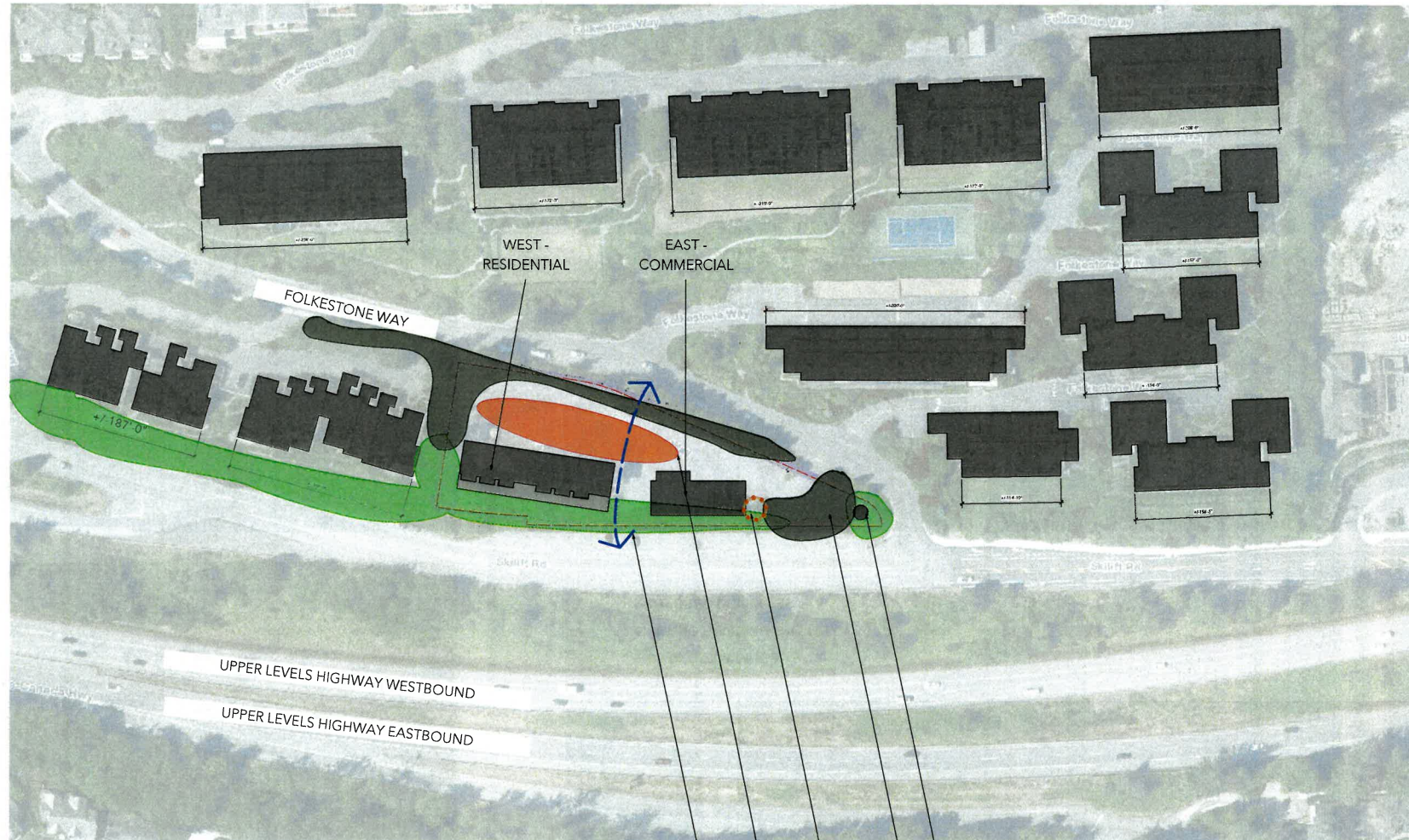
PROJECT
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE
SITE PLANNING ANALYSIS

PROJ. NO. 21050
DATE Nov. 10, 2023
BY AS NOTED

CLIENT NO. A-007
SHEET NO. 05

MASSING AND PLANNING APPROACH



BUILDING MASS IS SET BACK FROM THE ROAD TO SOFTEN THE EDGE CONDITION

AN UPDATED SIGN AND PODIUM WILL REUSE THE CORNER

THE HEAVILY FORESTED BUFFER WILL SCREEN THE EAST SIDE OF THE COMMERCIAL BUILDING FROM PUBLIC VIEW

LOADING AND REFUSE FUNCTIONS WILL BE HIDDEN FROM PUBLIC VIEW AND AWAY FROM RESIDENTIAL USES

THE PEDESTRIAN CONNECTION WILL BE MAINTAINED AND REINFORCED

SURFACE PARKING WILL BE REDUCED, AND HIDDEN FROM PUBLIC VIEW



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DETAILS AND ADDITIONAL INFORMATION.

NO.	REVISION	DATE	BY
01	REVISION FOR 10.10.2023	10.10.2023	AM
02	REVISION FOR 10.10.2023	10.10.2023	AM
03	REVISION FOR 10.10.2023	10.10.2023	AM
04	REVISION FOR 10.10.2023	10.10.2023	AM
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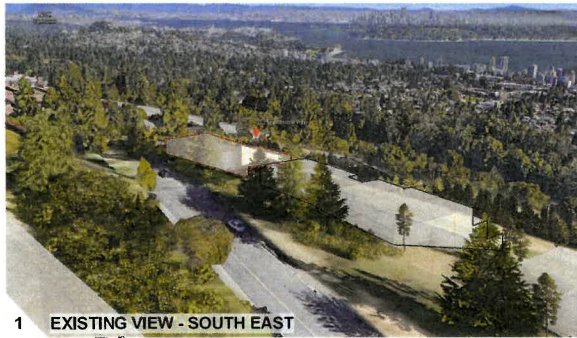
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PROJECT
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

PROJECT TITLE
SITE PLANNING ANALYSIS

PROJECT NO. 21050
DATE Nov. 10, 2023
SCALE AS NOTED

DRAWING NO. A-008
SHEET NO. 05



1 EXISTING VIEW - SOUTH EAST



1 PROPOSED VIEW - SOUTH EAST



2 EXISTING VIEW - SOUTH



2 PROPOSED VIEW - SOUTH



3 EXISTING VIEW - SOUTH WEST



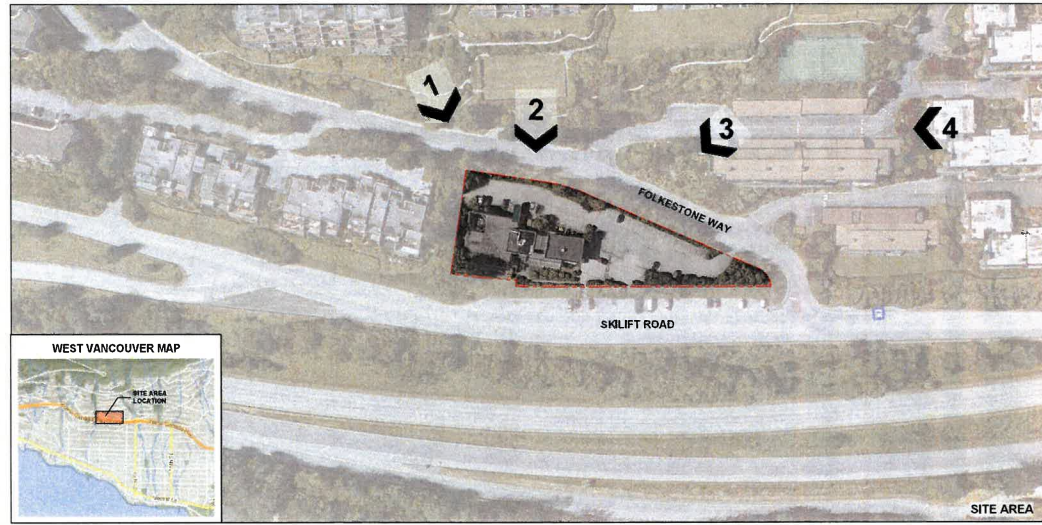
3 PROPOSED VIEW - SOUTH WEST



4 EXISTING VIEW - WEST



4 PROPOSED VIEW - WEST



- EXISTING BUILDINGS
- EXISTING BUILDING ON SITE
- PROPOSED BUILDINGS



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NO.	REVISION	DATE	BY
01	REVISION 1	2023	MM
02	REVISION 2	2023	MM
03	REVISION 3	2023	MM
04	REVISION 4	2023	MM
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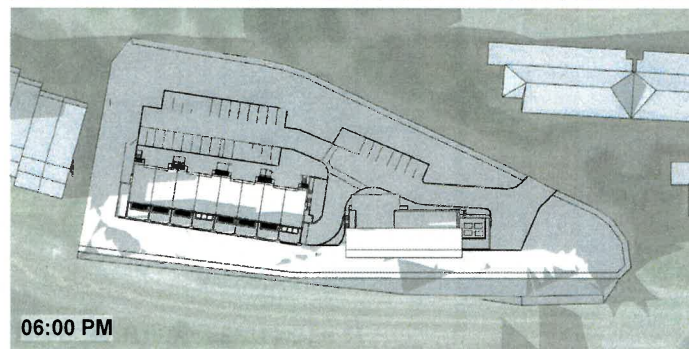
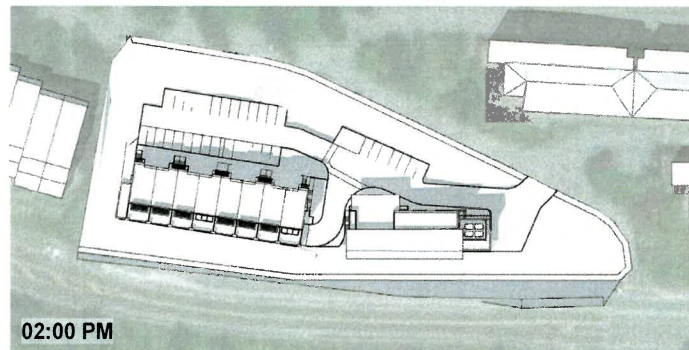
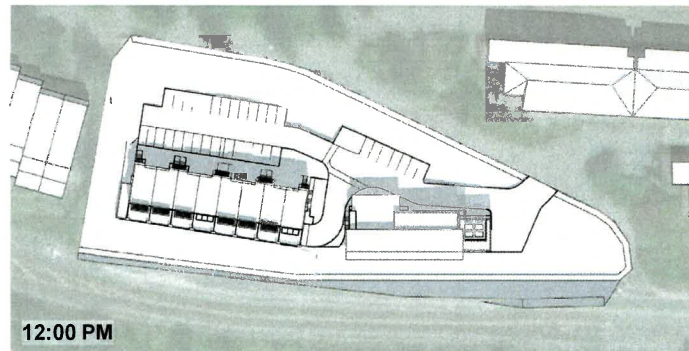
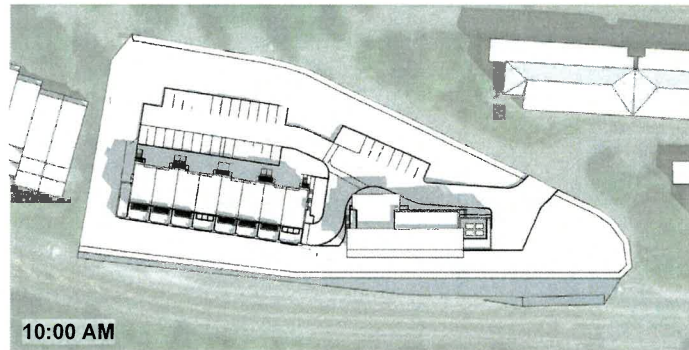
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PROJECT:
SALMON HOUSE
2221 - 2226 FOLKESTONE WAY
WEST VANCOUVER, BC

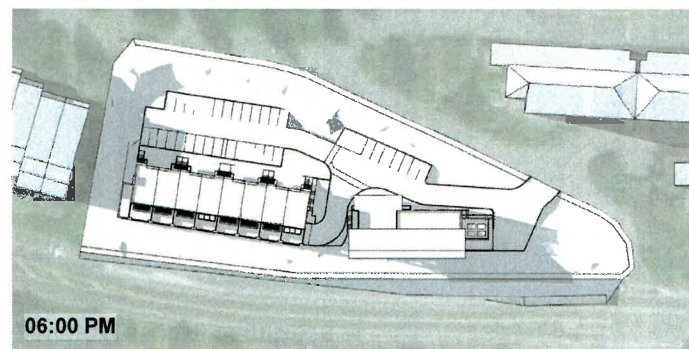
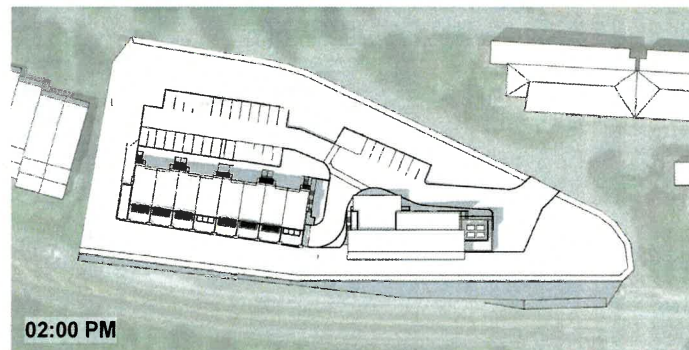
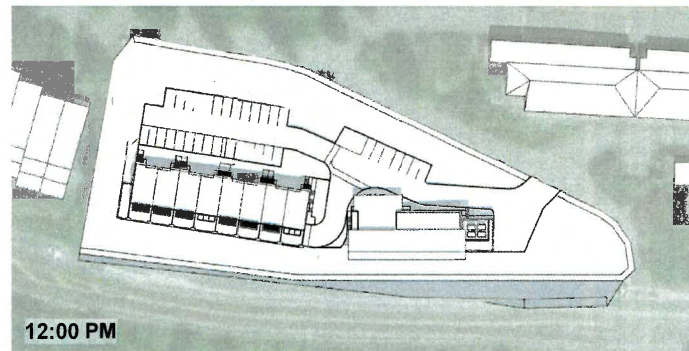
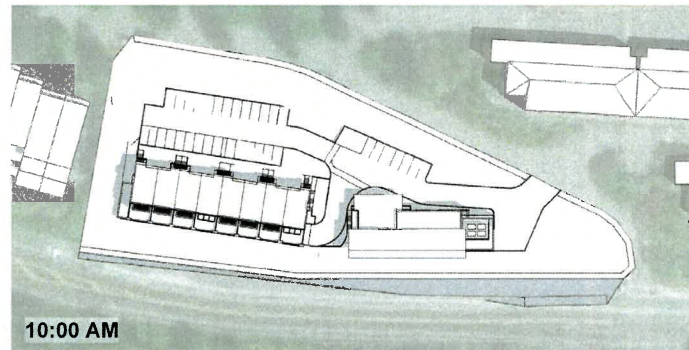
VIEW IMPACT ANALYSIS

PROJECT NO.	DATE	NOV. 10, 2023
21050	SCALE	AS NOTED
DRAWING NO.	05	

SHADOW STUDY - MARCH 21



SHADOW STUDY - JUNE 21



NOTE:
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DETAILS AND ADDITIONAL INFORMATION.

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PROJECT
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

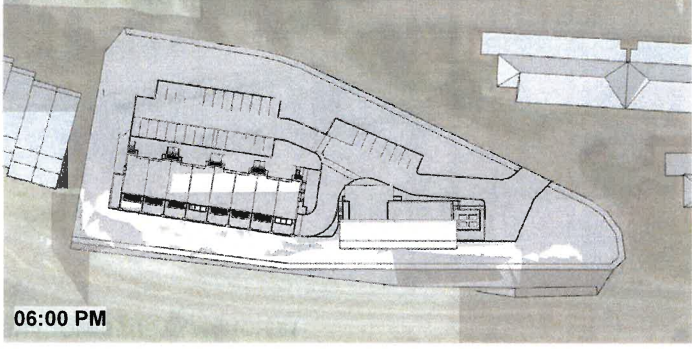
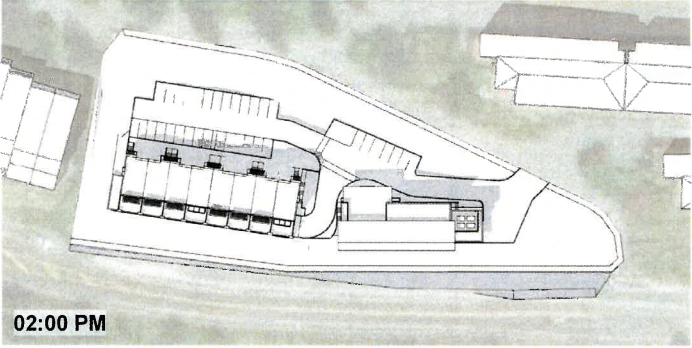
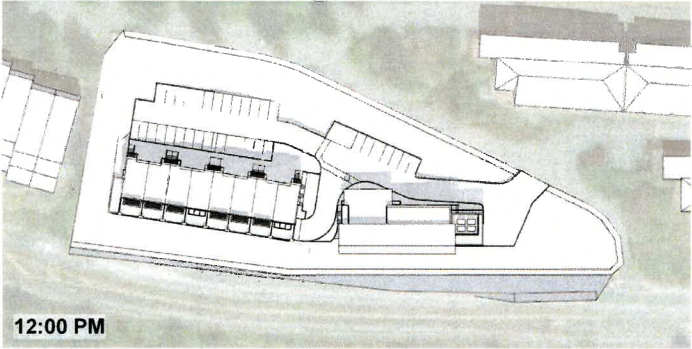
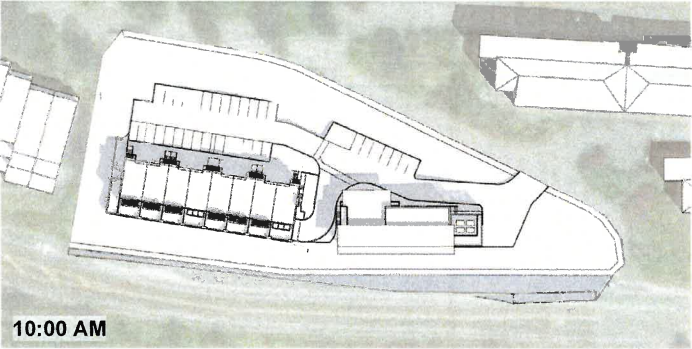
SHEET TITLE
SHADOW ANALYSIS

PROJECT NO. 21050 DATE Nov. 10, 2023
SCALE AS NOTED

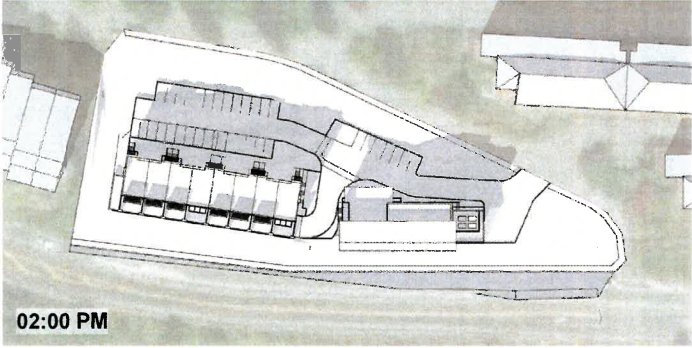
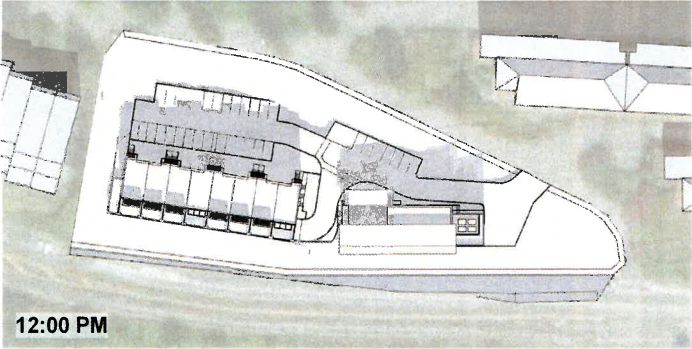
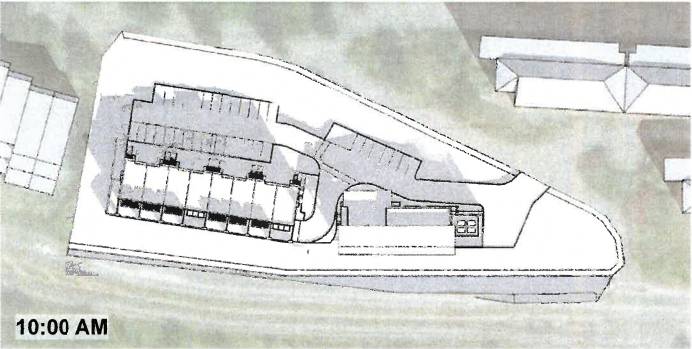
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SHADOW STUDY - SEPTEMBER 21



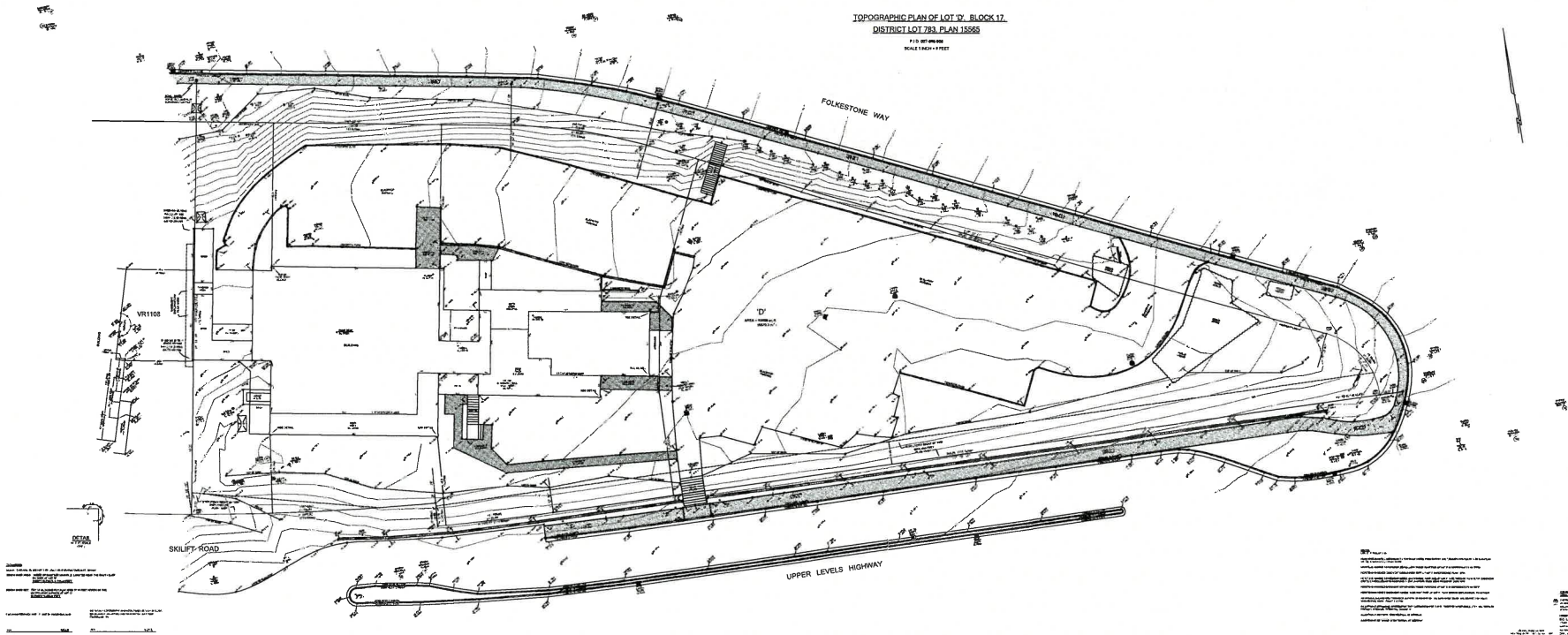
SHADOW STUDY - DECEMBER 21



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NO.	DESCRIPTION	DATE	BY
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TOPOGRAPHIC PLAN OF LOT IV, BLOCK 17,
DISTRICT LOT 783, PLAN 18555
1:10 METRIC
SCALE 1"=20'-0"



SURVEY - FOR REFERENCE ONLY
NOT TO SCALE

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	DESCRIPTION	DATE	BY
01	REVISION	2023	MB
02	REVISION	2023	MB
03	REVISION	2023	MB
04	REVISION	2023	MB
05	REVISION	2023	MB
06	REVISION	2023	MB
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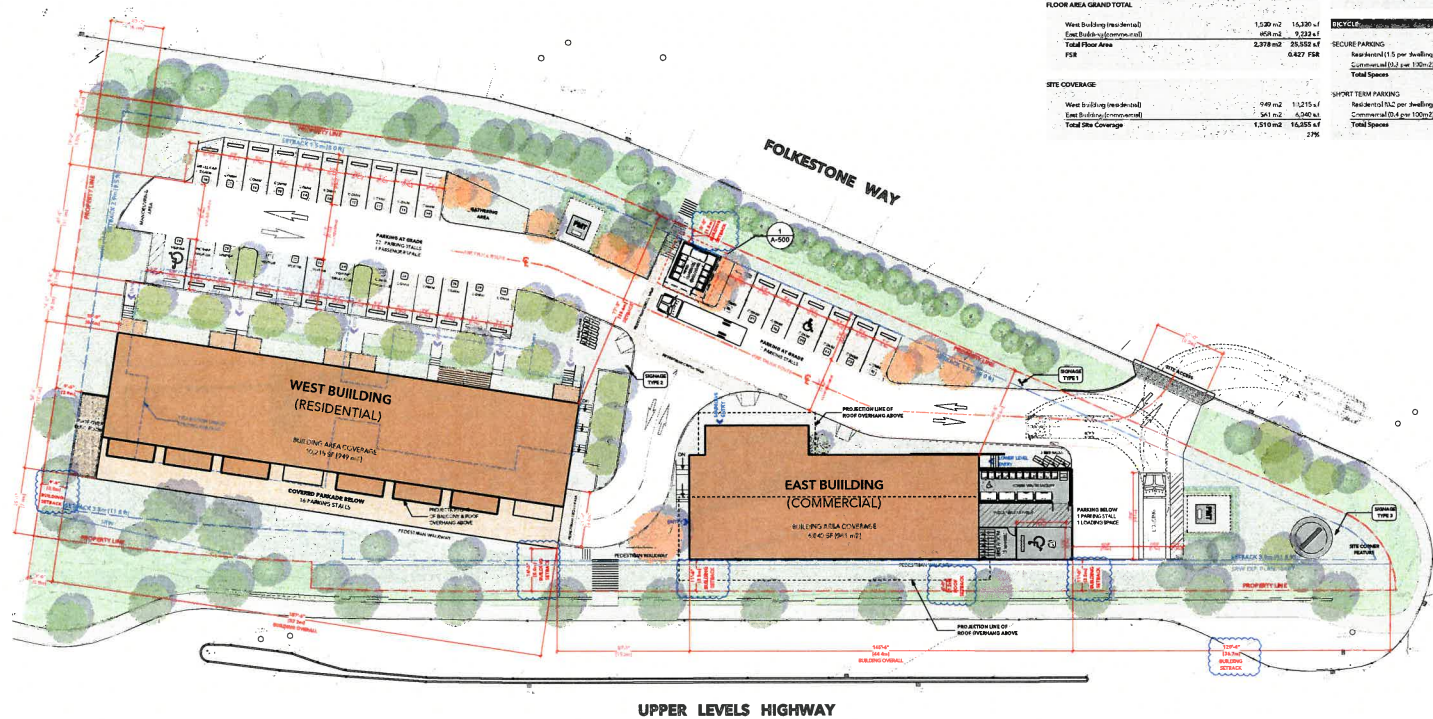
APPROVED FOR SUBMITTAL TO THE CITY OF VANCOUVER
DATE: 2023-11-10
BY: MB

PROJECT:
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:
SURVEY PLAN

PROJECT NO.	21050	DATE	Nov. 10, 2023
SCALE	AS NOTED		
DRAWING NO.	A-012	OF SHEET	05





1 OVERALL PLAN - SITE PLAN
Scale: 1/16" = 1'-0"

PROJECT STATS			
CARC ADDRESS:	21 - 2229 FOLKESTONE WAY WEST VANCOUVER	LEGAL ADDRESS:	LOT 3, BLOCK 17, DISTRICT LOT 793 PLAN 15565
SITE AREA:	5,570 m ² 5,095 s.f.	Z-ONING:	COMPREHENSIVE DEVELOPMENT CD
PROPOSED HEIGHT		PROPOSED SETBACKS	
West Building (residential)	3 stories 9.6 m 31.5'	West	5.7 m 18.7'
East Building (commercial)	2 stories 9.3 m 30.5'	North	1.5 m 4.9'
		East	26.7 m 87.8'
		South	3.5 m 11.5'
AREA SUMMARY		BUILDING	
WEST BUILDING (RESIDENTIAL)		RESIDENTIAL	
FLOOR AREA PER UNIT		Townhomes (2 per dwelling unit)	8 units 16 units
Lower Level (residential)	26 m ² 280 s.f.	Rate based unit in full require (8)	16 units 32 units
Upper Level (residential)	80 m ² 860 s.f.	Total Residential	16 units 32 units
Total per unit	106 m ² 1,140 s.f.		
TOTAL FLOOR AREA (DWELLING UNITS)		COMMERCIAL	
Lower Level	278 m ² 2,981 s.f.	Restaurant (1 space per 37.2 m ²)	439 m ² 4,711 s.f.
Upper Level	656 m ² 7,040 s.f.	Office (1 space per 37.2 m ²)	439 m ² 4,711 s.f.
Total West Building	1,520 m ² 16,320 s.f.	Total Commercial	878 m ² 9,422 s.f.
EAST BUILDING (COMMERCIAL)		TOTAL PARKING	
FLOOR AREA		Residential	16 units 32 units
Lower Level (commercial)	479 m ² 5,142 s.f.	Commercial	439 m ² 4,711 s.f.
Upper Level (commercial)	479 m ² 5,142 s.f.	Total	878 m ² 9,422 s.f.
Total East Building	958 m ² 10,284 s.f.		
FLOOR AREA GRAND TOTAL		BICYCLE	
West Building (residential)	1,520 m ² 16,320 s.f.	Secure Parking	8 units 16 units
East Building (commercial)	958 m ² 10,284 s.f.	Residential (1.5 per dwelling unit)	24 units 48 units
Total Floor Area	2,478 m ² 26,604 s.f.	Commercial (0.4 per 100 m ²)	352 m ² 3,782 s.f.
FSR	0.427 FSR	Total Spaces	48 units 96 units
SITE COVERAGE		SHORT TERM PARKING	
West Building (residential)	949 m ² 10,215 s.f.	Residential (0.2 per dwelling unit)	32 units 64 units
East Building (commercial)	949 m ² 10,215 s.f.	Commercial (0.4 per 100 m ²)	352 m ² 3,782 s.f.
Total Site Coverage	1,898 m ² 20,430 s.f.	Total Spaces	64 units 128 units

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
USE A SECTOR TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	NOV. 10, 2023	MM
2	ISSUED FOR PERMIT	NOV. 10, 2023	MM
3	ISSUED FOR PERMIT	NOV. 10, 2023	MM
4	ISSUED FOR PERMIT	NOV. 10, 2023	MM
5	ISSUED FOR PERMIT	NOV. 10, 2023	MM
6	ISSUED FOR PERMIT	NOV. 10, 2023	MM
7	ISSUED FOR PERMIT	NOV. 10, 2023	MM
8	ISSUED FOR PERMIT	NOV. 10, 2023	MM
9	ISSUED FOR PERMIT	NOV. 10, 2023	MM
10	ISSUED FOR PERMIT	NOV. 10, 2023	MM

ALL NOTES TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL AND THE SPECIFICATIONS. THE PROJECT MANUAL AND THE SPECIFICATIONS ARE THE SOLE AUTHORITY FOR THE PROJECT. THE PROJECT MANUAL AND THE SPECIFICATIONS ARE THE SOLE AUTHORITY FOR THE PROJECT. THE PROJECT MANUAL AND THE SPECIFICATIONS ARE THE SOLE AUTHORITY FOR THE PROJECT.

PROJECT
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE
SITE PLAN

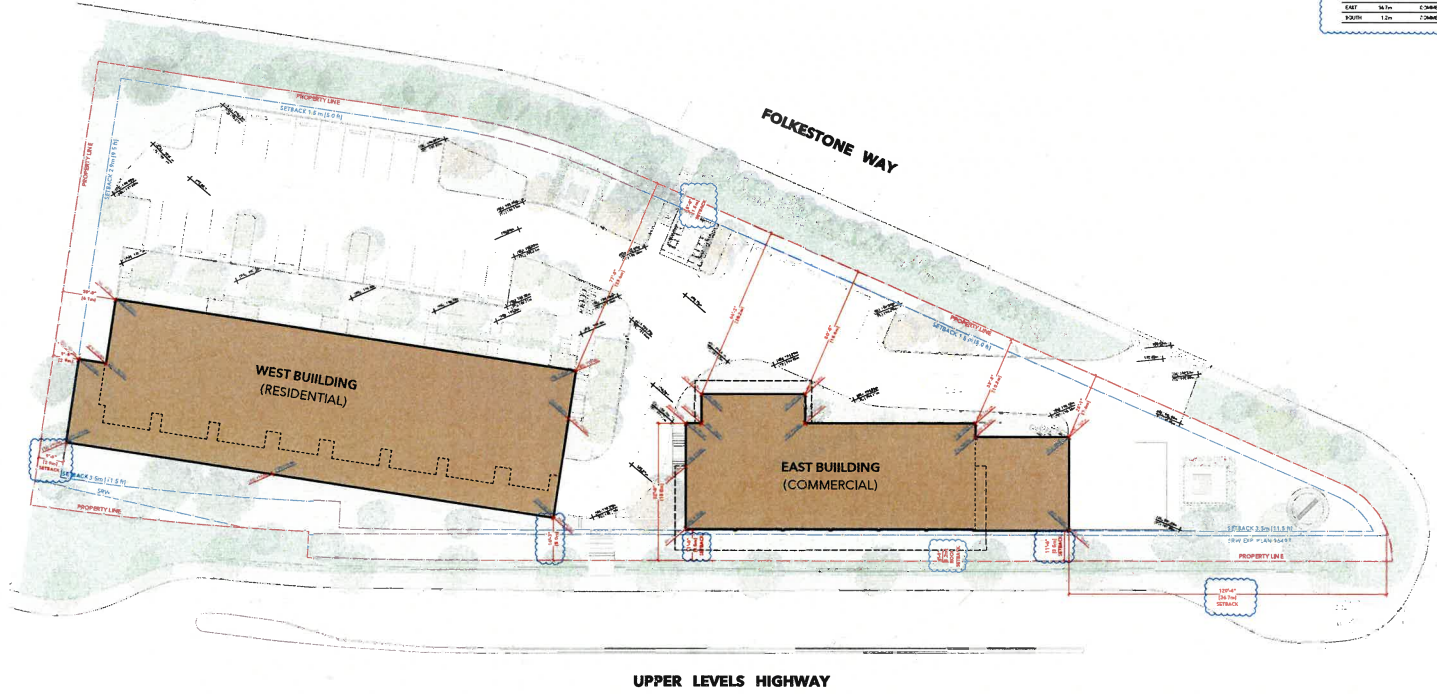
PROJECT NO.	21050	DATE	NOV. 10, 2023
REVISION NO.	AS NOTED	DATE	NOV. 10, 2023
DESIGNER	A-100	DATE	NOV. 10, 2023



GRADE LEGEND	
	EXISTING GRADE
	FINISHED BUILDING GRADE
	PROPOSED GRADE

NOTE
REFER TO ENLARGED PLANS FOR GRADE CALCULATIONS ON SHEETS A-6 AND A-700.

SETBACK SUMMARY	
BUILDING SETBACK	REFERENCE
WEST 2ND	RESIDENTIAL BUILDING - SERVICE YARD BACKING GRADE BY WEST LEVEL
WEST 1ST	RESIDENTIAL BUILDING - SERVICE YARD BACKING GRADE BY WEST LEVEL
EAST 1ST	COMMERCIAL BUILDING - SERVICE YARD BACKING GRADE BY EAST LEVEL
EAST 2ND	COMMERCIAL BUILDING - SERVICE YARD BACKING GRADE BY EAST LEVEL
SETBACK SUMMARY	REFERENCE
WEST 2ND	RESIDENTIAL BUILDING - SERVICE YARD BACKING GRADE BY WEST LEVEL
WEST 1ST	RESIDENTIAL BUILDING - SERVICE YARD BACKING GRADE BY WEST LEVEL
EAST 1ST	COMMERCIAL BUILDING - SERVICE YARD BACKING GRADE BY EAST LEVEL
EAST 2ND	COMMERCIAL BUILDING - SERVICE YARD BACKING GRADE BY EAST LEVEL



1 OVERALL PLAN - GRADING
Scale: 1/16" = 1'-0"

NO. 1001	REVISION FOR THE DESIGN TEAM	NO. 1001
NO. 1002	REVISION FOR THE DESIGN TEAM	NO. 1002
NO. 1003	REVISION FOR THE DESIGN TEAM	NO. 1003
NO. 1004	REVISION FOR THE DESIGN TEAM	NO. 1004
NO. 1005	REVISION FOR THE DESIGN TEAM	NO. 1005
NO. 1006	REVISION FOR THE DESIGN TEAM	NO. 1006
NO. 1007	REVISION FOR THE DESIGN TEAM	NO. 1007
NO. 1008	REVISION FOR THE DESIGN TEAM	NO. 1008
NO. 1009	REVISION FOR THE DESIGN TEAM	NO. 1009
NO. 1010	REVISION FOR THE DESIGN TEAM	NO. 1010

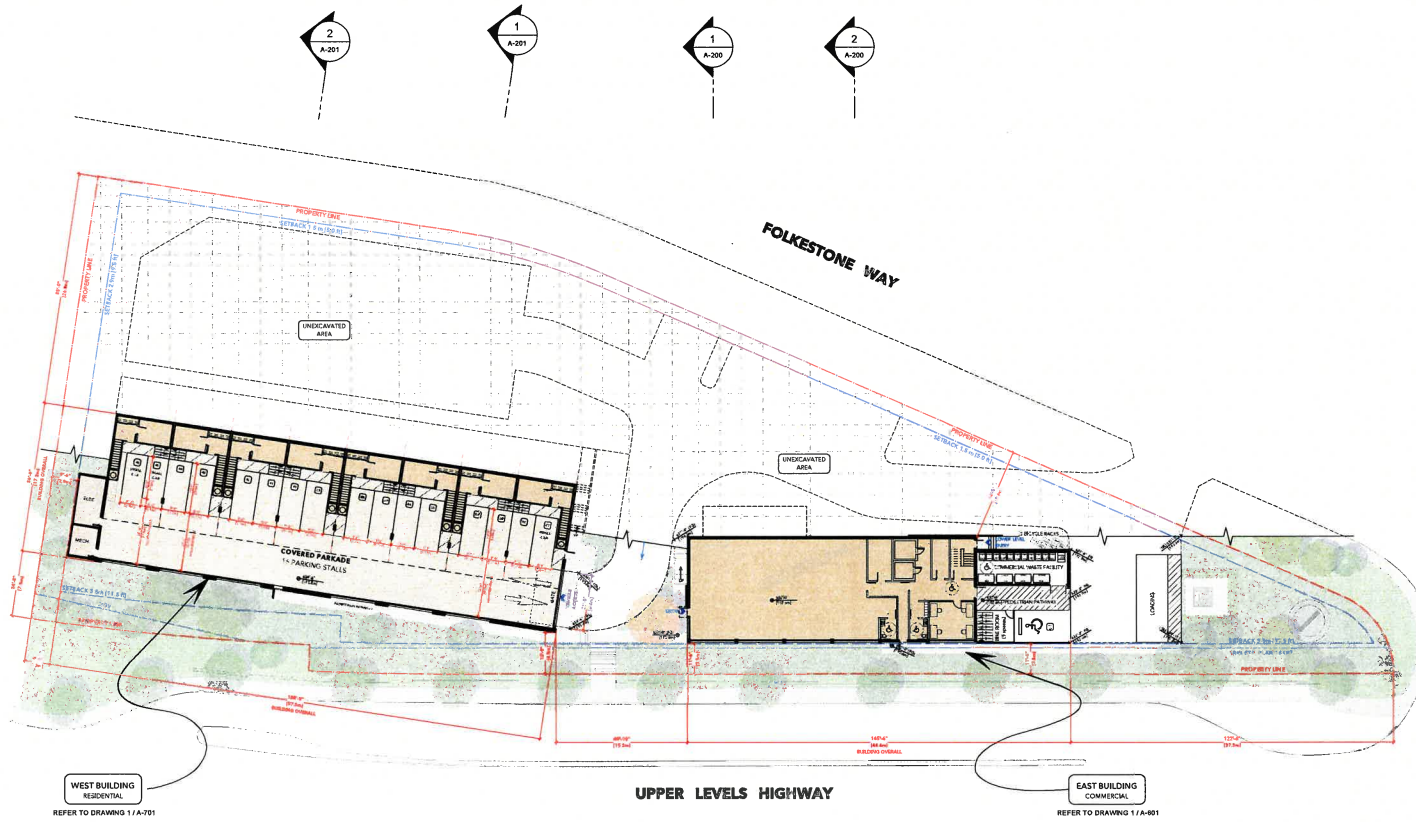
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PROJECT
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE
GRADING & SETBACKS

PROJECT NO.	21050	DATE	Nov. 10, 2023
DESIGNED BY	REX	AS NOTED	
CHECKED BY			
DATE			
NO. 1001			
NO. 1002			
NO. 1003			
NO. 1004			
NO. 1005			
NO. 1006			
NO. 1007			
NO. 1008			
NO. 1009			
NO. 1010			





WEST BUILDING
RESIDENTIAL
REFER TO DRAWING 1/A-701

UPPER LEVELS HIGHWAY

EAST BUILDING
COMMERCIAL
REFER TO DRAWING 1/A-901

1 OVERALL PLAN - LOWER LEVEL
Scale: 1/16" = 1'-0"

NOTE:
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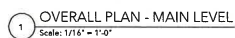
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18	REVISION	REVISION FOR REVISION 101	AL	10/10
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20	REVISION	REVISION FOR REVISION 101	AL	10/10

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PROJECT:
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC
SHEET TITLE:
LOWER LEVEL

PROJECT NO.	21050	DATE	Nov. 10, 2023	BY	AS NOTED
CHECKED BY		DATE		BY	
DESIGNED BY		DATE		BY	
PROJECT NO.	A-102	SHEET NO.	05		





05.	2023/1/19	КЕРӨНӨРГӨ ҒАМ МЭ ДОНАМД А Б	МЭ
06.	2023/01/14	КЕРӨНӨРГӨ ҒАМ МЭ ДОНАМД -ДОНАМД РЕКОМЕНД	МЭ
07.	2023/04/29	КЕРӨНӨРГӨ ҒАМ МЭ ДОНАМД	МЭ
08.	2023/01/25	КЕРӨНӨРГӨ ҒАМ МЭ ДОНАМД	МЭ
09.	2023/06/09	МӘДӘНІ ҒАМ РЕКОМЕНД	МЭ
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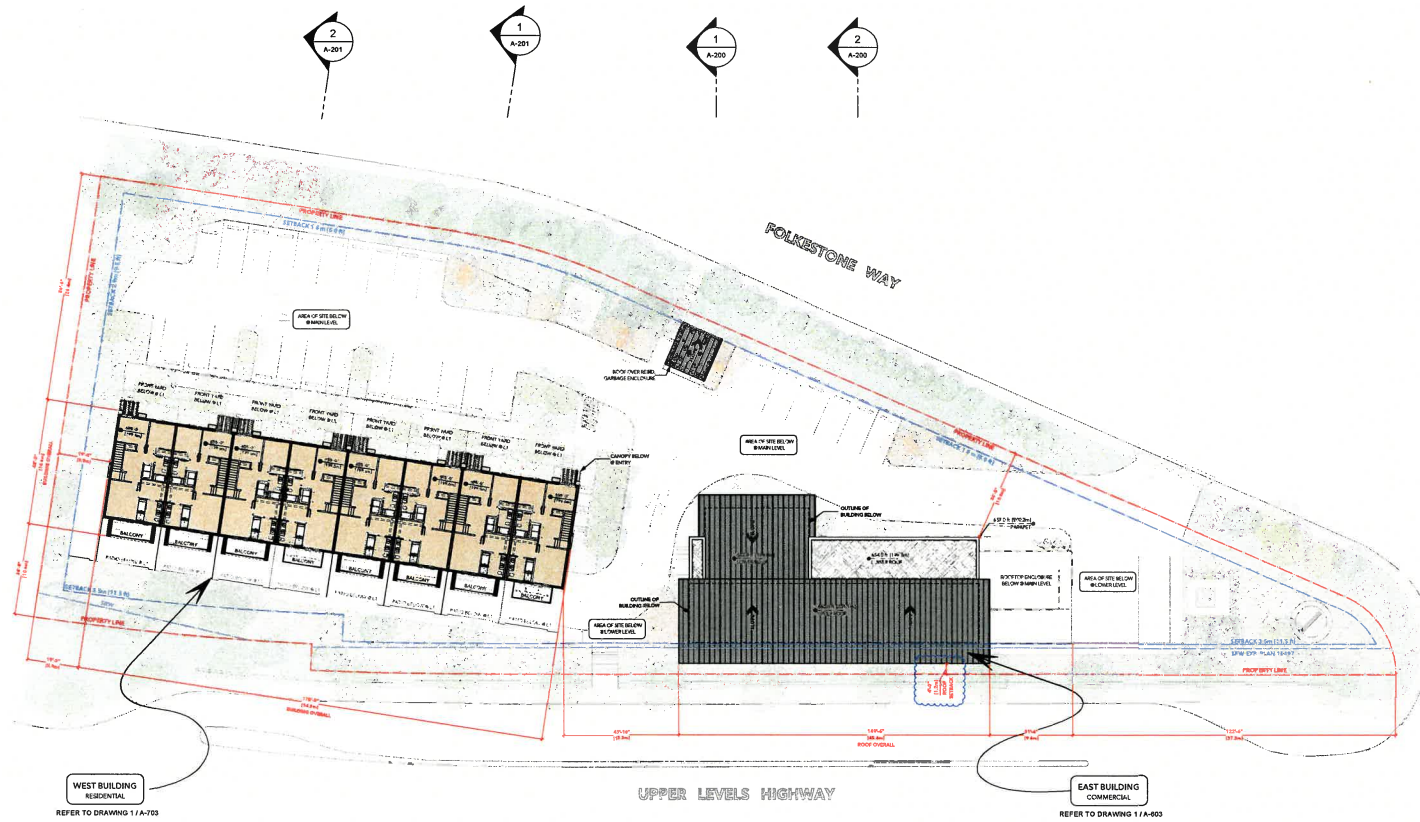
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ENCLOSURE

SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

MAIN LEVEL

PROJECT NO. 21050	PLT DATE Nov. 10, 2023	
	SCALE AS NOTED	
DRAWING NO. A-103		REF. NO. 05



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01	PREPARE FOR CONSTRUCTION	AL	PM
02	PREPARE FOR CONSTRUCTION	AL	PM
03	PREPARE FOR CONSTRUCTION	AL	PM
04	PREPARE FOR CONSTRUCTION	AL	PM
05	PREPARE FOR CONSTRUCTION	AL	PM
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07	PREPARE FOR CONSTRUCTION	AL	PM
08	PREPARE FOR CONSTRUCTION	AL	PM
09	PREPARE FOR CONSTRUCTION	AL	PM
10	PREPARE FOR CONSTRUCTION	AL	PM

REVISIONS TO CONSTRUCTION DOCUMENTS
ALL REVISIONS TO BE MADE BY THE ARCHITECT
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PROJECT
SALMON HOUSE
2221 - 2229 FOLKSTONE WAY
WEST VANCOUVER, BC

WORK TYPE
UPPER LEVEL

PROJ. NO.	21050	DATE	Nov. 10, 2023
SCALE	AS NOTED	BY	AS NOTED
DRAWING NO.	A-104	REV.	05



[illegible]

PROJECT

SALMON HOUSE

SALMON HOUSE

2221 - 2229 FOLKESTONE WAY

WEST VANCOUVER, BC

SHEET TITLE

ROOF

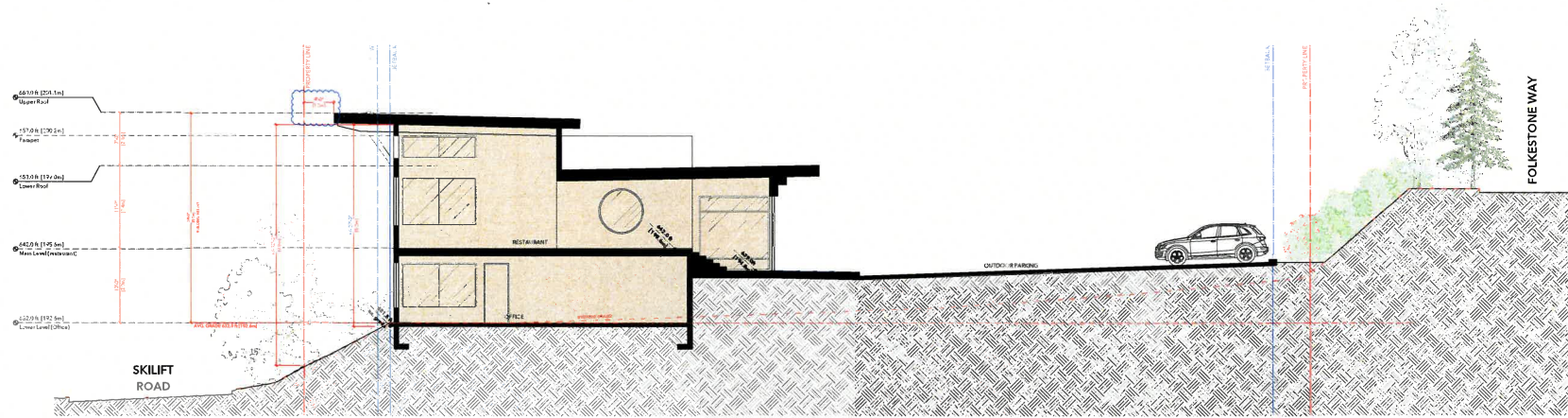
PROJECT NO.	FLUT DATE	
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21050	Nov. 10, 2023
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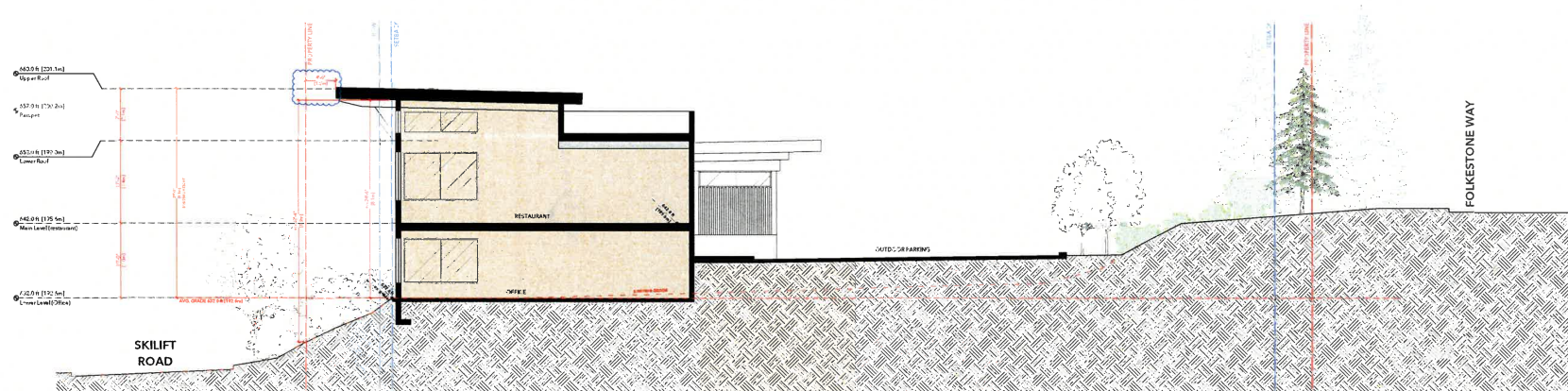
	AS NOTED	
AS NOTED		

A-105

A-103	
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1 SECTION A
Scale: 3/16" = 1'-0"



2 SECTION B
Scale: 3/16" = 1'-0"

NOTE:
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NO.	DESCRIPTION	DATE	BY
01	SECTION A	NOV. 10, 2023	ML
02	SECTION B	NOV. 10, 2023	ML
03	SECTION C	NOV. 10, 2023	ML
04	SECTION D	NOV. 10, 2023	ML
05	SECTION E	NOV. 10, 2023	ML
06	SECTION F	NOV. 10, 2023	ML
07	SECTION G	NOV. 10, 2023	ML
08	SECTION H	NOV. 10, 2023	ML
09	SECTION I	NOV. 10, 2023	ML
10	SECTION J	NOV. 10, 2023	ML

ALL DIMENSIONS ARE IN FEET AND INCHES.

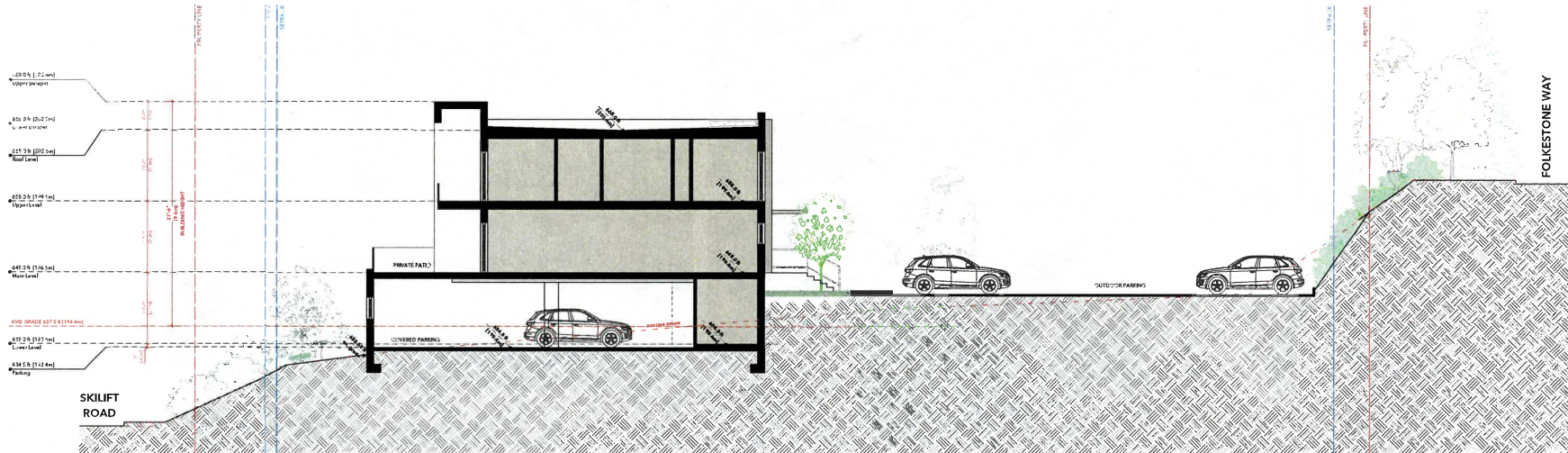
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PROJECT: SALMON HOUSE

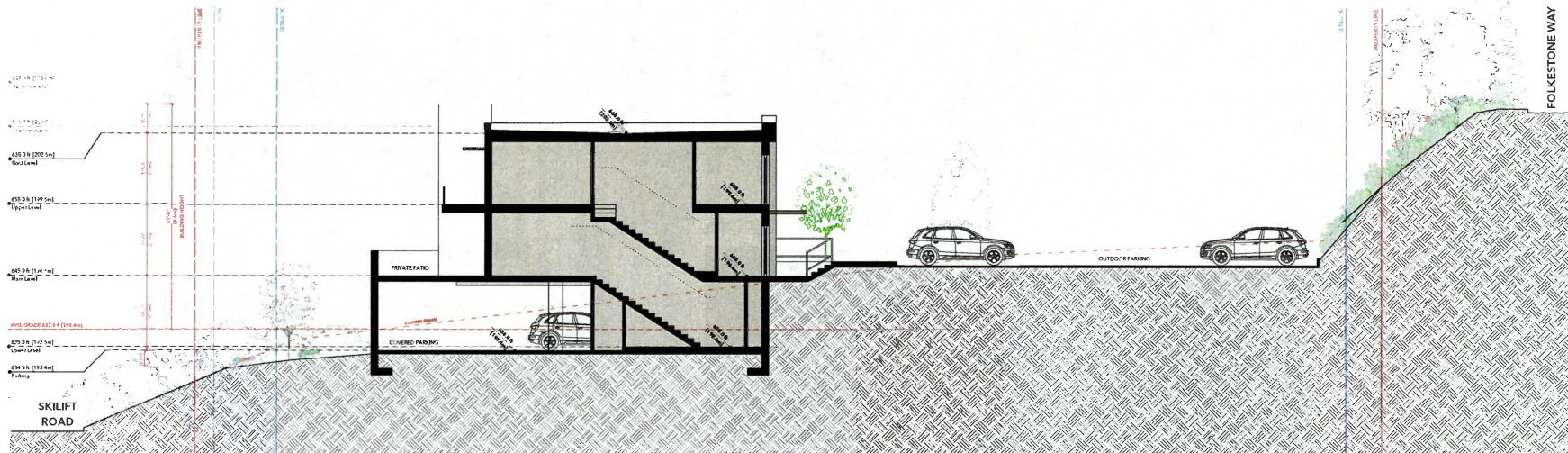
2221 - 2228 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE: SECTIONS

PROJECT NO.	DATE	BY	DATE
21050	Nov. 10, 2023	ML	AS NOTED
DATE	NOV. 10, 2023	BY	ML
05			



1 SECTION C
Scale: 3/16" = 1'-0"



2 SECTION D
Scale: 3/16" = 1'-0"

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NO.	REVISION	DATE	BY
01	ISSUED FOR PERMIT	10/10/2023	AS
02	REVISION: ADDITIONAL LANDSCAPE	10/10/2023	AS
03	REVISION: ADDITIONAL LANDSCAPE	10/10/2023	AS
04	REVISION: ADDITIONAL LANDSCAPE	10/10/2023	AS
05	REVISION: ADDITIONAL LANDSCAPE	10/10/2023	AS
06	REVISION: ADDITIONAL LANDSCAPE	10/10/2023	AS
07	REVISION: ADDITIONAL LANDSCAPE	10/10/2023	AS
08	REVISION: ADDITIONAL LANDSCAPE	10/10/2023	AS
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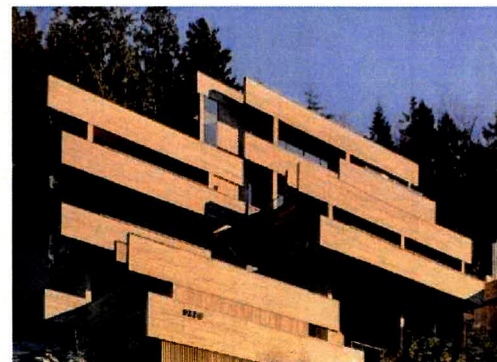
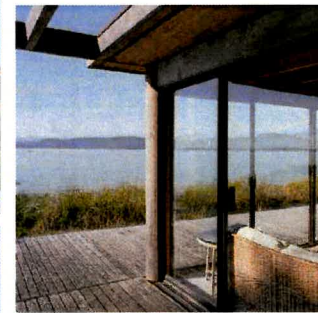
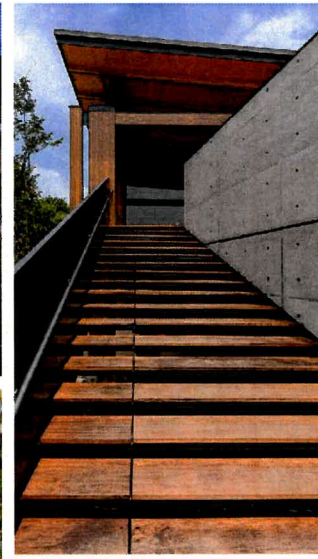
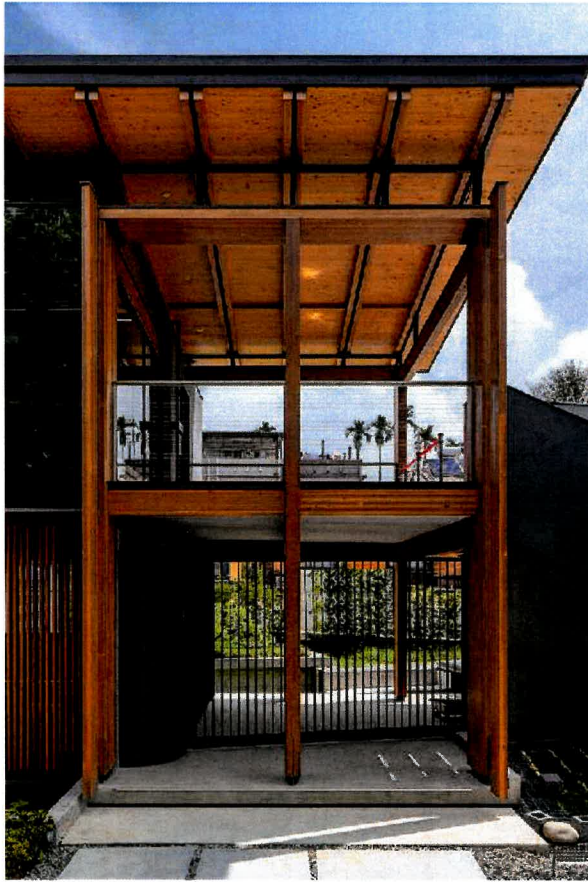
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PROJECT: SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE: SECTIONS

PROJECT NO.	21050	DATE	Nov. 10, 2023
DESIGNED BY:	AS NOTED	DATE	AS NOTED
CHECKED BY:	AS NOTED	DATE	AS NOTED
APPROVED BY:	AS NOTED	DATE	AS NOTED



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NO.	REVISION	DATE	BY	CHKD.
01	REVISION 1	NOV. 10, 2023	AB	NOTED
02	REVISION 2	NOV. 10, 2023	AB	NOTED
03	REVISION 3	NOV. 10, 2023	AB	NOTED
04	REVISION 4	NOV. 10, 2023	AB	NOTED
05	REVISION 5	NOV. 10, 2023	AB	NOTED
06	REVISION 6	NOV. 10, 2023	AB	NOTED
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10	REVISION 10	NOV. 10, 2023	AB	NOTED

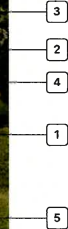
REVISIONS:
1. REVISION 1: ADDITIONAL LANDSCAPE DETAILS.
2. REVISION 2: ADDITIONAL LANDSCAPE DETAILS.
3. REVISION 3: ADDITIONAL LANDSCAPE DETAILS.
4. REVISION 4: ADDITIONAL LANDSCAPE DETAILS.
5. REVISION 5: ADDITIONAL LANDSCAPE DETAILS.
6. REVISION 6: ADDITIONAL LANDSCAPE DETAILS.
7. REVISION 7: ADDITIONAL LANDSCAPE DETAILS.
8. REVISION 8: ADDITIONAL LANDSCAPE DETAILS.
9. REVISION 9: ADDITIONAL LANDSCAPE DETAILS.
10. REVISION 10: ADDITIONAL LANDSCAPE DETAILS.

PROJECT:
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

PRECEDENT IMAGES

PROJECT NO.	DATE	REVISION	DATE
21050	NOV. 10, 2023	AB	NOTED
REVISION NO.			
A-400.			05

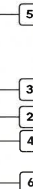
SITE ENTRANCE - FREESTANDING SIGNAGE



WAYFINDING - FREESTANDING SIGNAGE



SITE CORNER - FREESTANDING SIGNAGE



1. METAL
COLOUR - DARK GREY

2. SLAT
COLOUR - WOODGRAN

3. SLAT
COLOUR - WOODGRAN

4. SLAT
COLOUR - WOODGRAN

5. CONCRETE
COLOUR - DARK GREY

6. STONE
COLOUR - DARK GREY

05	2025/1/19	PERFORMED FOR NEIGHBOR L&P	NC	PMA
04	2025/6/14	PERFORMED FOR NEIGHBOR - DR. PERFORMANCE	NC	PMA
03	2025/6/02	PERFORMED FOR NEIGHBOR	NC	PMA
02	2025/5/25	PERFORMED FOR NEIGHBOR	NC	PMA
01	2025/06/18	PERFORMED FOR NEIGHBOR	NC	PMA
-	2025/06/02	PERFORMED FOR NEIGHBOR - DR. PERFORMANCE	NC	PMA
DATE	DESCRIPTION	STATUS		

PROJECT

SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

--	--

PROJECT NO.	PLANT DATE	
21050	Nov. 10, 2023	
	REAL	AS NOTED

(A) 100-00-00	00-00-00
A-501	05

[illegible]



ALL RIGHTS ARE RESERVED.

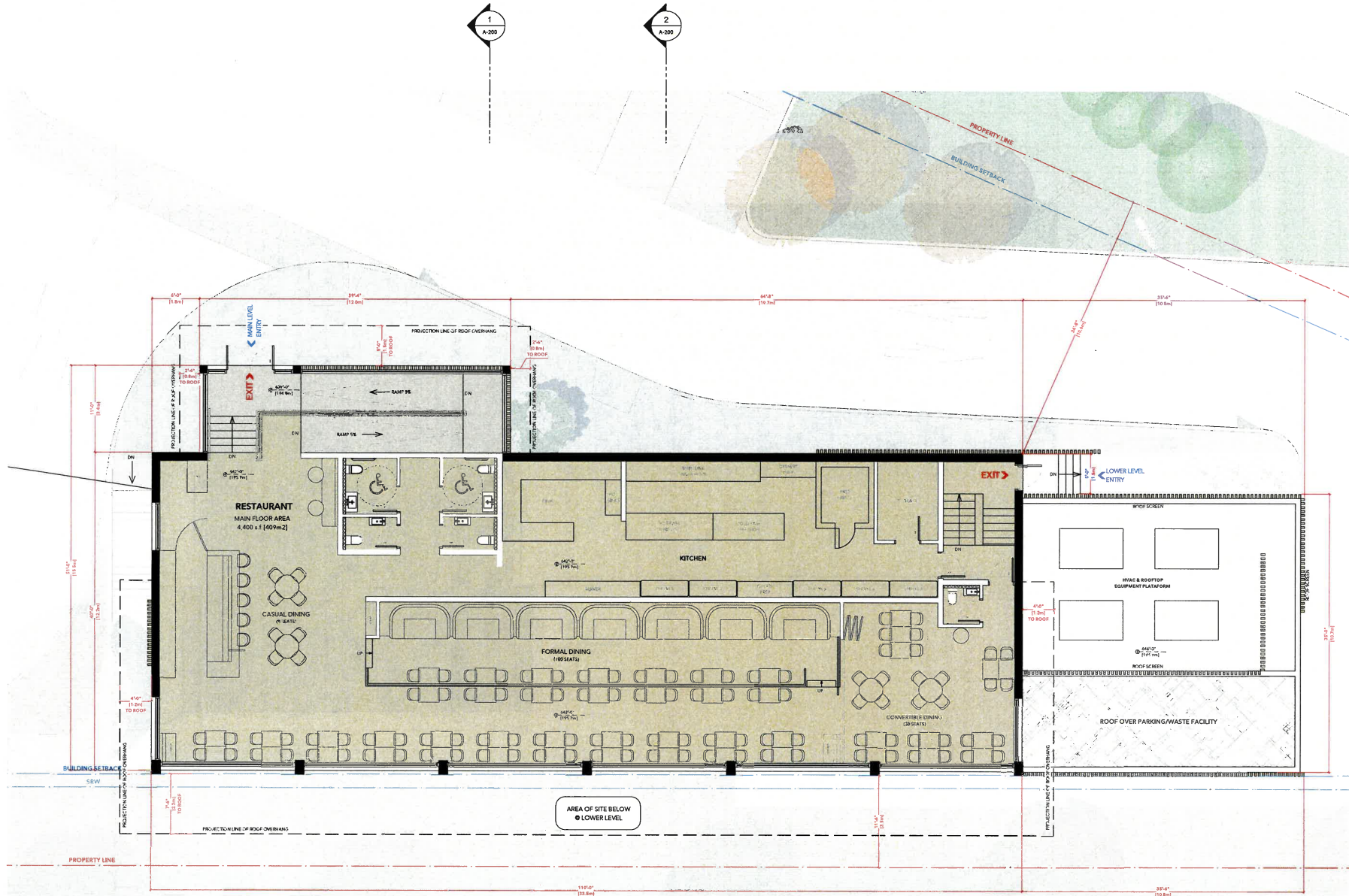
SHEET TITLE

LOWER LEVEL

EAST BUILDING
(RESTAURANT)

PROJECT NO. 21050	PLOT DATE Nov. 10, 2023 SCALE AS NOTED	
DRAWING NO. A-601		REV. 05 05





1 MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	DESCRIPTION	REVISION	DATE
01	ISSUED FOR PERMIT		10/10/2023
02	REVISION: ADDITION OF LOWER LEVEL ENTRY		10/10/2023
03	REVISION: ADDITION OF LOWER LEVEL ENTRY		10/10/2023
04	REVISION: ADDITION OF LOWER LEVEL ENTRY		10/10/2023
05	REVISION: ADDITION OF LOWER LEVEL ENTRY		10/10/2023
06	REVISION: ADDITION OF LOWER LEVEL ENTRY		10/10/2023
07	REVISION: ADDITION OF LOWER LEVEL ENTRY		10/10/2023
08	REVISION: ADDITION OF LOWER LEVEL ENTRY		10/10/2023
09	REVISION: ADDITION OF LOWER LEVEL ENTRY		10/10/2023
10	REVISION: ADDITION OF LOWER LEVEL ENTRY		10/10/2023

REVISIONS AND REVISIONS TO THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PROJECT:

SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:

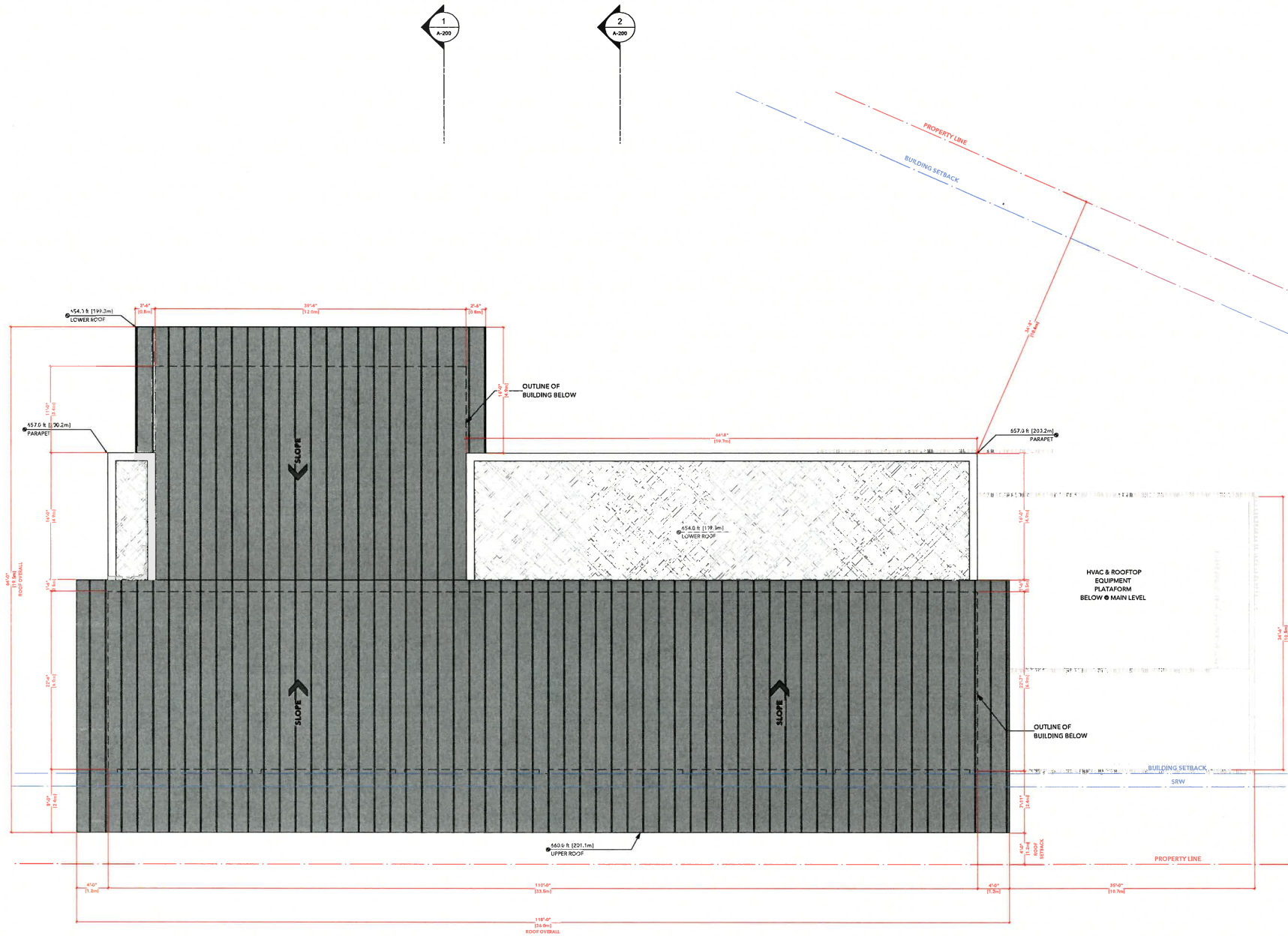
MAIN LEVEL

EAST BUILDING (RESTAURANT)

PROJECT NO.	DATE	REVISION
21050	NOV. 10, 2023	AS NOTED

DATE	05
------	----



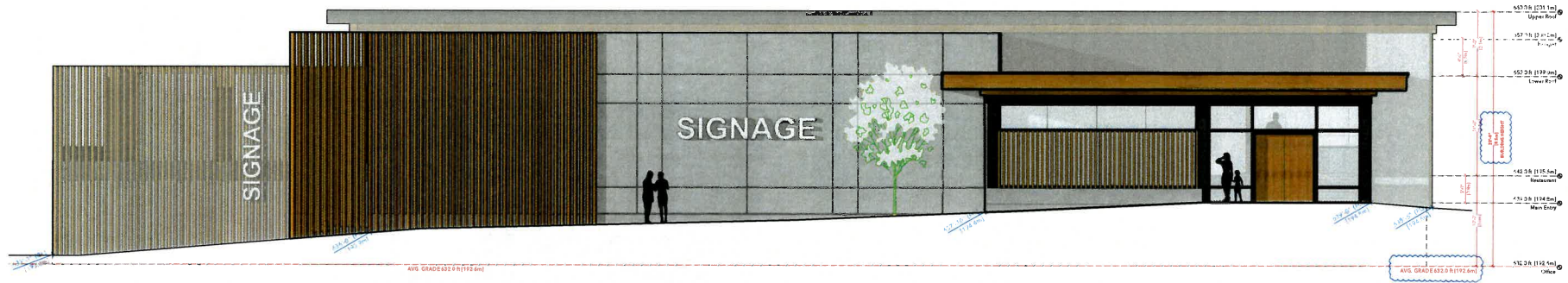


1 ROOF PLAN
Scale: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR PERMIT	04.10.2023	MB
02	REVISED FOR MGBA ARCHITECTS	06.10.2023	MB
03	REVISED FOR MGBA ARCHITECTS	07.10.2023	MB
04	REVISED FOR MGBA ARCHITECTS	08.10.2023	MB
05	REVISED FOR MGBA ARCHITECTS	09.10.2023	MB
06	REVISED FOR MGBA ARCHITECTS	10.10.2023	MB
07	REVISED FOR MGBA ARCHITECTS	11.10.2023	MB
08	REVISED FOR MGBA ARCHITECTS	12.10.2023	MB

NOTES:
1. THE LANDSCAPE IS SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE PROJECT FOR DETAILS AND ADDITIONAL INFORMATION.

PROJECT:	SALMON HOUSE
2221 - 2229 FOLKESTONE WAY WEST VANCOUVER, BC	
SHEET TITLE:	ROOF PLAN EAST BUILDING (RESTAURANT)
PROJECT:	FUTURE
21050	Nov. 10, 2023
SCALE:	AS NOTED
DRAWING NO.:	A-603
05	



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR PERMITTING	10/15/2023	MB
02	ISSUED FOR PERMITTING	10/15/2023	MB
03	ISSUED FOR PERMITTING	10/15/2023	MB
04	ISSUED FOR PERMITTING	10/15/2023	MB
05	ISSUED FOR PERMITTING	10/15/2023	MB
06	ISSUED FOR PERMITTING	10/15/2023	MB
07	ISSUED FOR PERMITTING	10/15/2023	MB
08	ISSUED FOR PERMITTING	10/15/2023	MB
09	ISSUED FOR PERMITTING	10/15/2023	MB
10	ISSUED FOR PERMITTING	10/15/2023	MB

ALL PROJECTS ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF VANCOUVER AND THE BC BUILDING DEPARTMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE CLIENT ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.

PROJECT:
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

WEST TITLE
ENLARGED ELEVATIONS
EAST BUILDING
(RESTAURANT)

PROJECT NO. 21050
DATE Nov. 16, 2023
SCALE AS NOTED

DRAWN BY: A-630
REVISED: 05



FILE	DATE	LOCATION	STATUS
<p>UPDATES AND SPECIALTIES, A REPRESENTATIVE OF THE FBI, ARE THE PROPERTY OF THE FBI AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE FBI. ANY REPRODUCTION OR USE OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF THE FBI IS A VIOLATION OF THE FBI POLICY AND IS SUBJECT TO PROSECUTION.</p> <p>ALL INFORMATION IS UNCLASSIFIED</p> <p>THE INFORMATION HAS BEEN PLACED IN THE PUBLIC DOMAIN AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE FBI. ANY REPRODUCTION OR USE OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF THE FBI IS A VIOLATION OF THE FBI POLICY AND IS SUBJECT TO PROSECUTION.</p>			

PROJECT:

SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

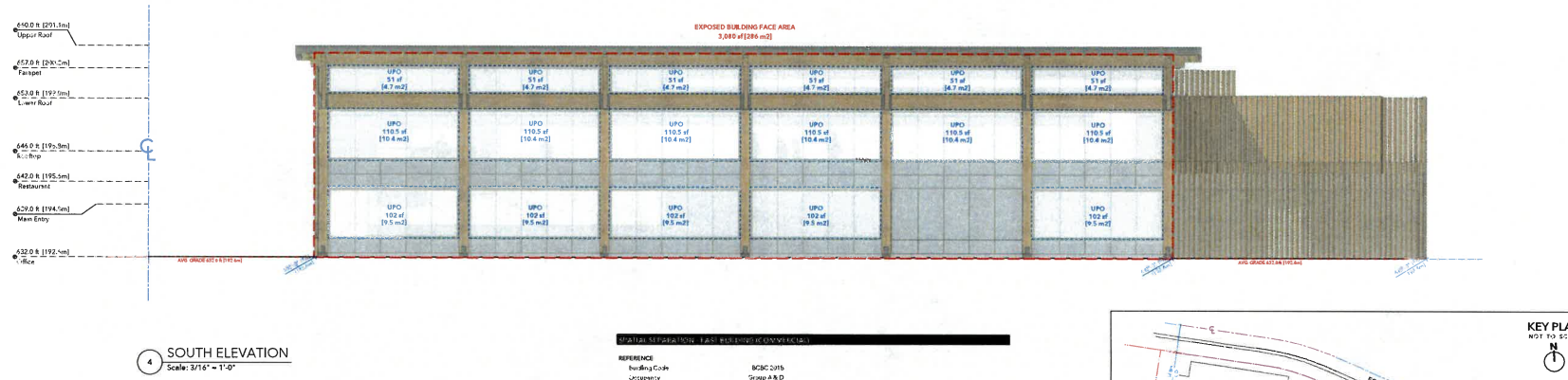
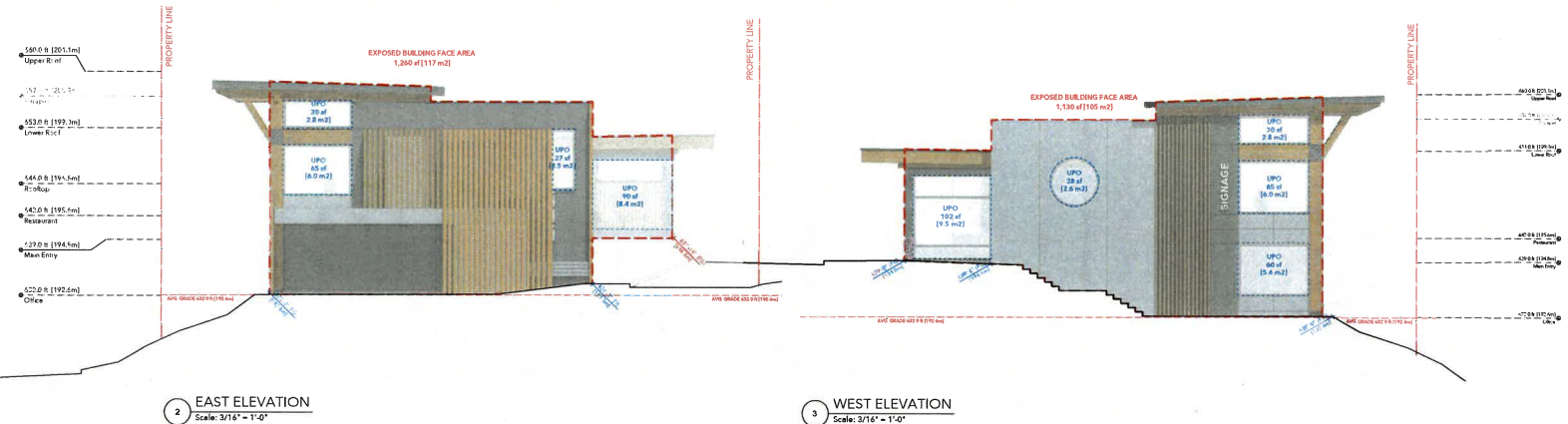
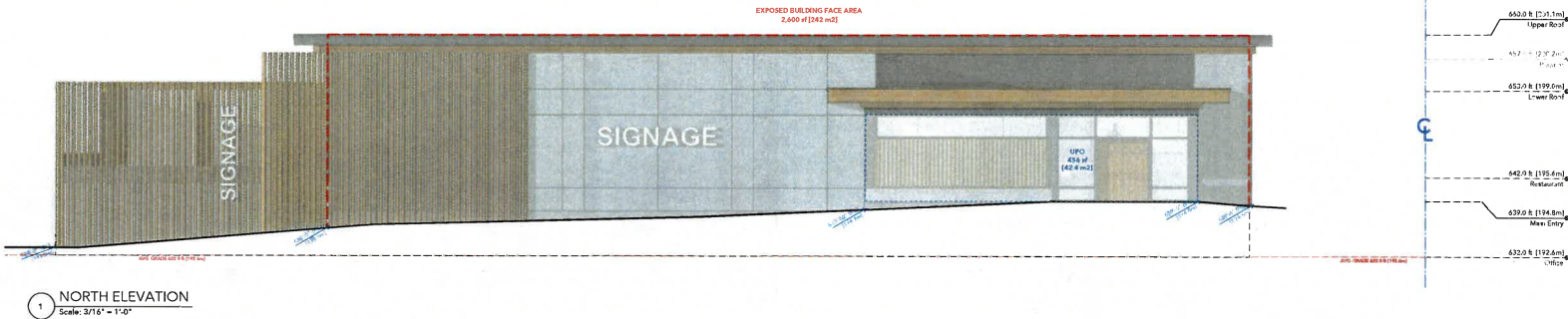
WORKSHEET TITLE:

ENLARGED ELEVATIONS

EAST BUILDING
(RESTAURANT)

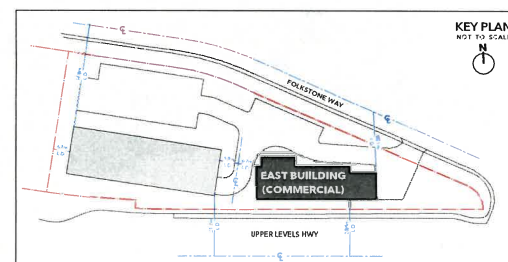
PROJECT NO.	PLANT DATE	
21050	Nov. 10, 2023	
	SCALE	
	AS NOTED	

COLUMBIA INC. A-631	REP. NUMBER <div style="border: 1px solid black; padding: 2px; display: inline-block;">05</div>
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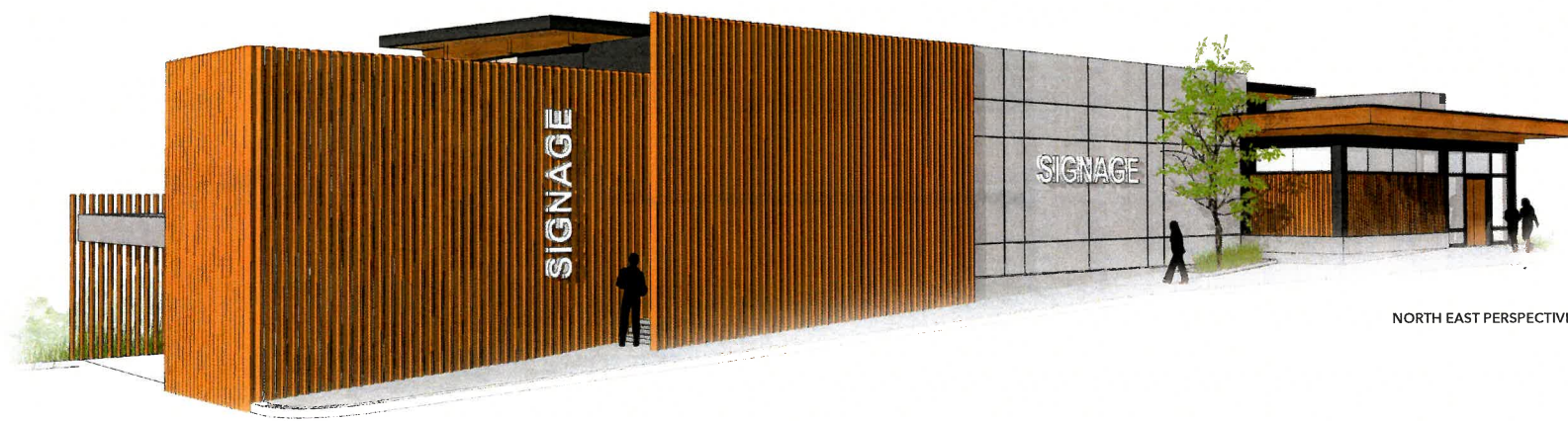
SPATIAL SEPARATION - EAST BUILDING (COMMERCIAL)

REFERENCE	NOTES	WEST	SOUTH	EAST
Building Code	BCBC 2015	193.3 m	193.3 m	193.3 m
Unprotected Opening	Table 2.2.3.1-2	14.7 m	14.7 m	14.7 m
Exposed Building Face	Table 2.2.3.1-2	240 m ²	105 m ²	296 m ²
Unprotected Opening	Table 2.2.3.1-2	101.6 m	101.6 m	101.6 m
Exposed Building Face	Table 2.2.3.1-2	17.5 m	17.5 m	17.5 m
Construction	Table 2.2.3.1-2	180	180	180



NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/10/2023	AS NOTED
2	FOR CONSTRUCTION	10/10/2023	AS NOTED
3	FOR CONSTRUCTION	10/10/2023	AS NOTED
4	FOR CONSTRUCTION	10/10/2023	AS NOTED
5	FOR CONSTRUCTION	10/10/2023	AS NOTED
6	FOR CONSTRUCTION	10/10/2023	AS NOTED
7	FOR CONSTRUCTION	10/10/2023	AS NOTED
8	FOR CONSTRUCTION	10/10/2023	AS NOTED
9	FOR CONSTRUCTION	10/10/2023	AS NOTED
10	FOR CONSTRUCTION	10/10/2023	AS NOTED
11	FOR CONSTRUCTION	10/10/2023	AS NOTED
12	FOR CONSTRUCTION	10/10/2023	AS NOTED
13	FOR CONSTRUCTION	10/10/2023	AS NOTED
14	FOR CONSTRUCTION	10/10/2023	AS NOTED
15	FOR CONSTRUCTION	10/10/2023	AS NOTED
16	FOR CONSTRUCTION	10/10/2023	AS NOTED
17	FOR CONSTRUCTION	10/10/2023	AS NOTED
18	FOR CONSTRUCTION	10/10/2023	AS NOTED
19	FOR CONSTRUCTION	10/10/2023	AS NOTED
20	FOR CONSTRUCTION	10/10/2023	AS NOTED



NORTH EAST PERSPECTIVE VIEW



NORTH WEST PERSPECTIVE VIEW



SOUTH EAST PERSPECTIVE VIEW



SOUTH WEST PERSPECTIVE VIEW

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR PERMIT	06	MB
02	ISSUED FOR PERMIT	06	MB
03	ISSUED FOR PERMIT	07	MB
04	ISSUED FOR PERMIT	07	MB
05	ISSUED FOR PERMIT	07	MB
06	ISSUED FOR PERMIT	07	MB
DATE	DESCRIPTION	DATE	BY

FOR THE PROJECT, THE ARCHITECT HAS BEEN ADVISED BY THE CITY OF VANCOUVER THAT THE PROJECT IS SUBJECT TO THE CITY OF VANCOUVER'S LANDSCAPE DESIGN AND INSTALLATION GUIDELINES. THE ARCHITECT HAS BEEN ADVISED THAT THE PROJECT IS SUBJECT TO THE CITY OF VANCOUVER'S LANDSCAPE DESIGN AND INSTALLATION GUIDELINES. THE ARCHITECT HAS BEEN ADVISED THAT THE PROJECT IS SUBJECT TO THE CITY OF VANCOUVER'S LANDSCAPE DESIGN AND INSTALLATION GUIDELINES.

PROJECT			
SALMON HOUSE			
2221 - 2229 FOLKESTONE WAY WEST VANCOUVER, BC			
PROJECT TITLE			
PERSPECTIVES			
EAST BUILDING (RESTAURANT)			
PROJECT NO.	DATE	NOV. 10, 2023	
21050	SCALE	AS NOTED	
CUSTOMER NO.			REVISED
A-640			05

MATERIAL LEGEND



1. STUCCO
COLOUR: GREY
FINISH: SMOOTH



2. PAINTED DOOR
COLOUR: DARK GREY



3. SLATS
COLOUR: WOODGRAIN
MATERIAL: COMPOSITE WOOD



4. SOFFIT & FASCIA
MATERIAL: WOOD



5. GLAZING SYSTEM
COLOUR: BLACK FRAME
TRANSPARENT GLASS



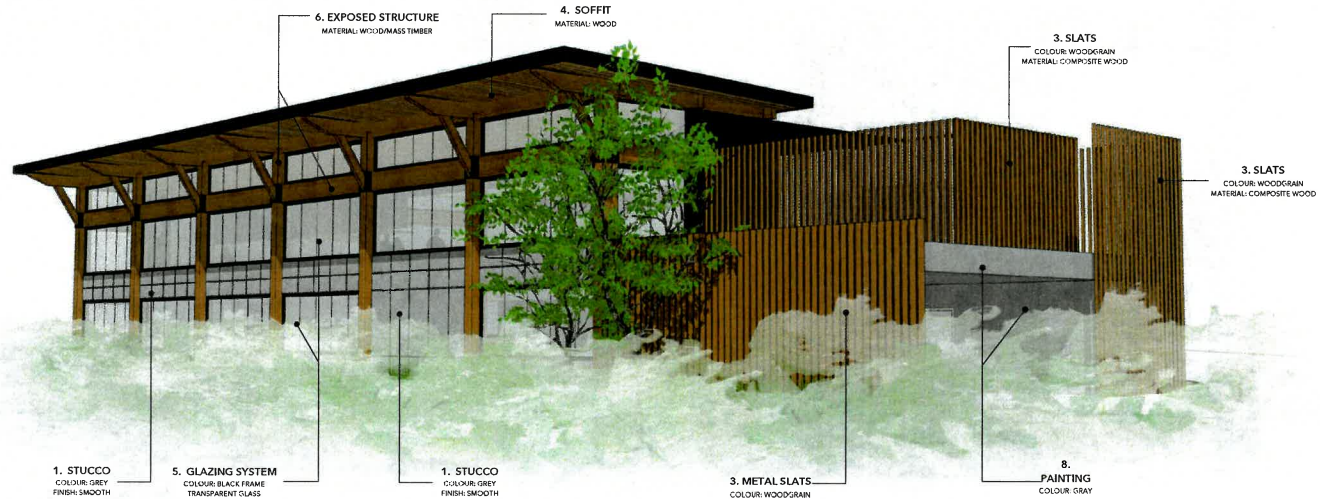
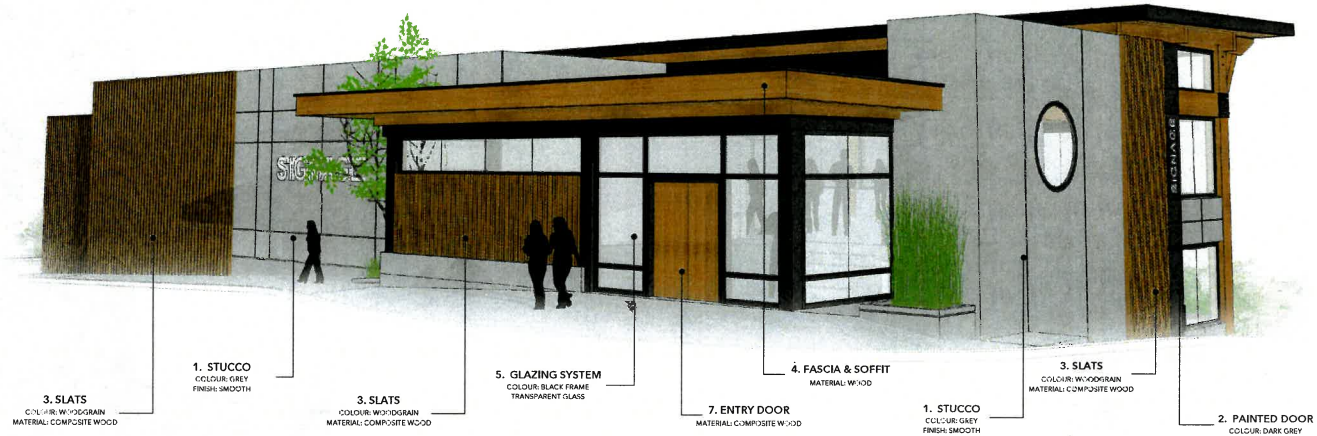
6. EXPOSED STRUCTURE
MATERIAL: WOOD / MASS TIMBER



7. ENTRY DOOR
MATERIAL: COMPOSITE WOOD



8. PAINTING
COLOUR: GRAY



NOTE:
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ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	REVISION	DATE	BY	CHK
01	ISSUED FOR PERMIT	2023.10.10	MB	MB
02	REVISION 1	2023.10.10	MB	MB
03	REVISION 2	2023.10.10	MB	MB
04	REVISION 3	2023.10.10	MB	MB
05	REVISION 4	2023.10.10	MB	MB
06	REVISION 5	2023.10.10	MB	MB

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PROJECT
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE
MATERIAL BOARD
EAST BUILDING
(RESTAURANT)

PROJECT NO. 21050
DATE Nov. 10, 2023
SHEET 05
AS NOTED

DATE 05
A-641

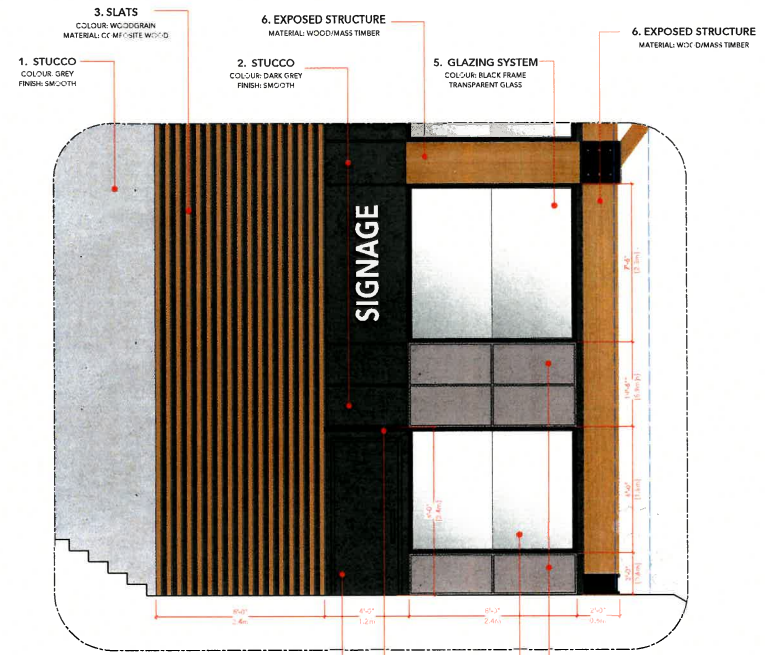


1 WEST ELEVATION
Scale: 3/16" = 1'-0"

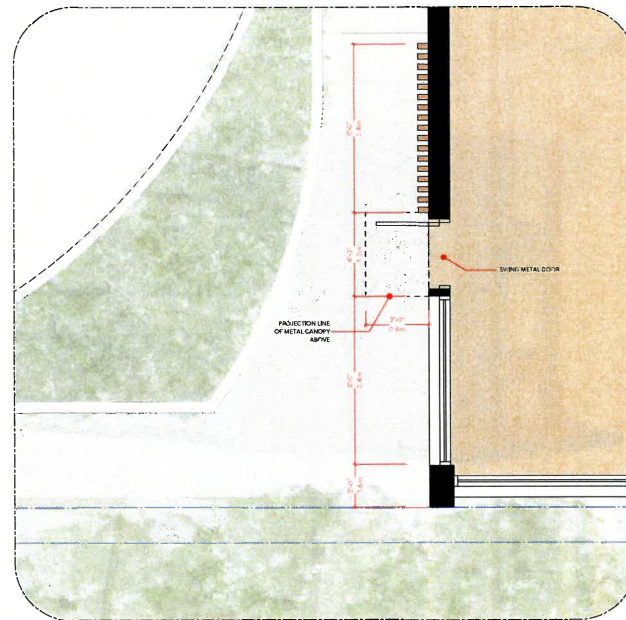
MATERIAL LEGEND



4 PERSPECTIVE @ NW CORNER
Scale: 1/2" = 1'-0"



2 ENLARGED ELEVATION
Scale: 1/2" = 1'-0"



3 ENLARGED PLAN - LOWER LEVEL
Scale: 1/2" = 1'-0"

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	DATE	DESCRIPTION	BY	CHKD
01	01/11/2023	PRELIMINARY FOR REVISIONS	ML	ML
02	01/11/2023	REVISIONS FOR REVISIONS	ML	ML
03	01/11/2023	REVISIONS FOR REVISIONS	ML	ML
04	01/11/2023	REVISIONS FOR REVISIONS	ML	ML
05	01/11/2023	REVISIONS FOR REVISIONS	ML	ML
06	01/11/2023	REVISIONS FOR REVISIONS	ML	ML
07	01/11/2023	REVISIONS FOR REVISIONS	ML	ML
08	01/11/2023	REVISIONS FOR REVISIONS	ML	ML
09	01/11/2023	REVISIONS FOR REVISIONS	ML	ML
10	01/11/2023	REVISIONS FOR REVISIONS	ML	ML

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PROJECT TITLE

SALMON HOUSE

2221 - 2229 FOLKESTONE WAY

WEST VANCOUVER, BC

PROJECT TITLE

OFFICE ENTRY

EAST BUILDING

(RESTAURANT)

PROJECT NO.

21050

DATE

Nov. 10, 2023

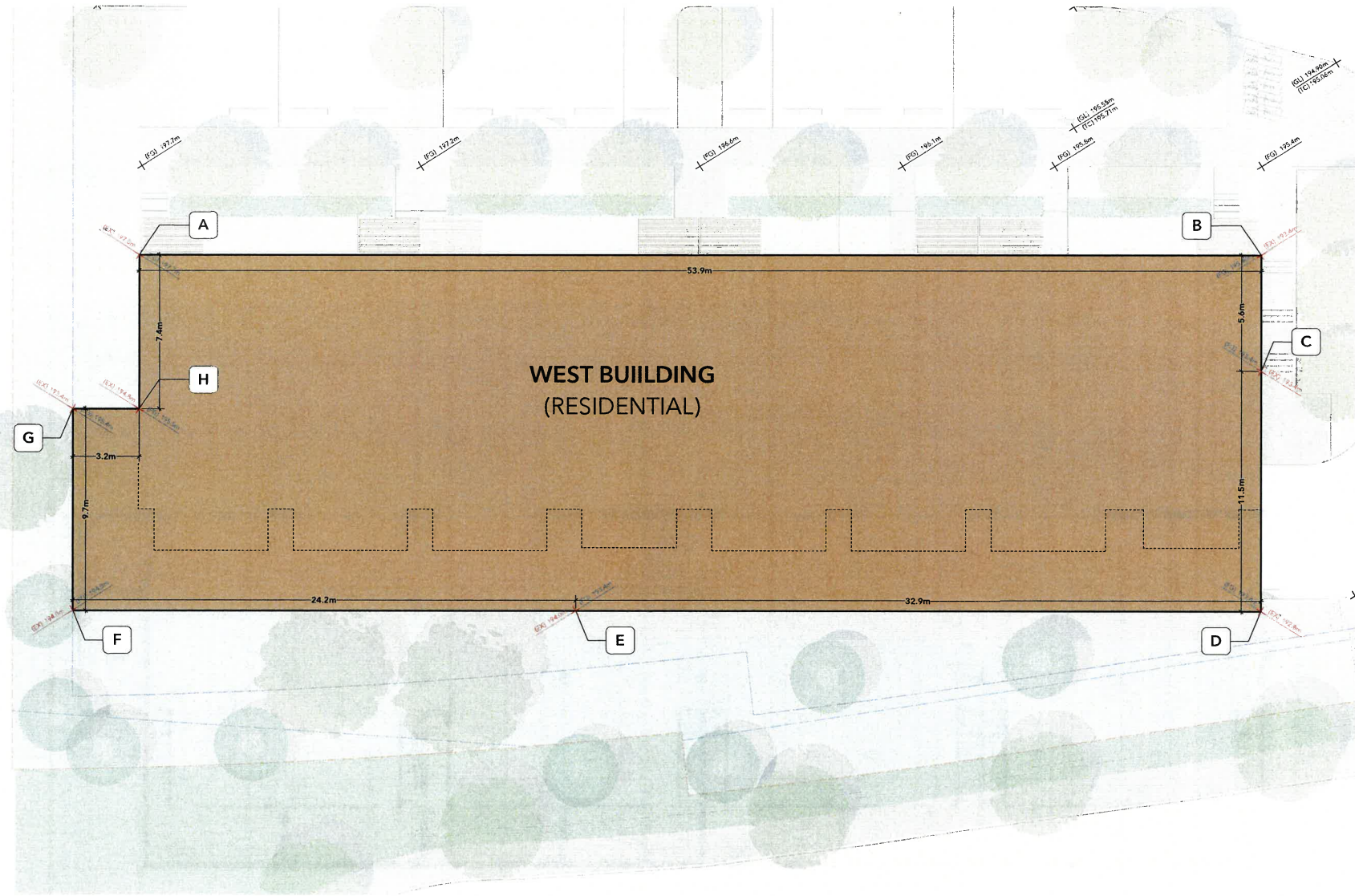
SCALE

AS NOTED

DATE

A-650

05



1 GRADE PLAN
Scale: 3/16" = 1'-0"

LEGEND

EXISTING GRADE
FINISHED BUILDING GRADE
PROPOSED GRADE

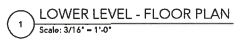
NOTE:
REFER TO ENLARGED PLANS FOR GRADE CALCULATIONS
ON SHEETS A-609 AND A-730

WEST BUILDING GRADE CALCULATION									
ZUNING BY-LAW SECTION 1201.17									
EXISTING GRADE					FINISHED GRADE				
LINE	START	END	LENGTH	AVG. GRADE	LINE	START	END	LENGTH	AVG. GRADE
A-B	(197.5m + 192.4m) / 2 X	53.9m	15,321.2m		A-B	(192.2m + 195.4m) / 2 X	53.9m	10,584.9m	
B-C	(192.4m + 192.4m) / 2 X	5.0m	1,000.0m		B-C	(195.4m + 192.4m) / 2 X	5.0m	1,388.5m	
C-D	(192.4m + 192.5m) / 2 X	11.5m	2,220.7m		C-D	(195.4m + 192.4m) / 2 X	11.5m	2,224.1m	
D-E	(192.5m + 194.3m) / 2 X	32.9m	5,742.9m		D-E	(195.4m + 192.4m) / 2 X	32.9m	4,382.9m	
E-F	(194.3m + 194.3m) / 2 X	24.2m	4,646.6m		E-F	(195.4m + 194.2m) / 2 X	24.2m	4,687.5m	
F-G	(194.3m + 195.4m) / 2 X	9.7m	1,809.4m		F-G	(194.0m + 194.4m) / 2 X	9.7m	1,909.4m	
G-H	(195.4m + 194.8m) / 2 X	3.2m	624.3m		G-H	(195.4m + 195.5m) / 2 X	3.2m	625.4m	
H-A	(194.8m + 197.3m) / 2 X	7.4m	1,447.7m		H-A	(195.7m + 197.7m) / 2 X	7.4m	1,454.4m	
TOTALS		189.4m	26,645.2m		TOTALS		189.4m	26,453.1m	
			AVG. EXISTING GRADE	194.4m				AVG. FINISHED GRADE	194.9m

NOTE:
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ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	10/10/2023
02	ISSUED FOR PERMIT	10/10/2023
03	ISSUED FOR PERMIT	10/10/2023
04	ISSUED FOR PERMIT	10/10/2023
05	ISSUED FOR PERMIT	10/10/2023
06	ISSUED FOR PERMIT	10/10/2023
07	ISSUED FOR PERMIT	10/10/2023
08	ISSUED FOR PERMIT	10/10/2023
09	ISSUED FOR PERMIT	10/10/2023
10	ISSUED FOR PERMIT	10/10/2023

PROJECT	
SALMON HOUSE	
2221 - 2229 FOLKESTONE WAY WEST VANCOUVER, BC	
SHEET TITLE	
GRADE PLAN	
WEST BUILDING (RESIDENTIAL)	
PROJECT NO.	21050
DATE	Nov. 10, 2023
AS NOTED	
DRAWN BY:	A-700
CHECKED BY:	05



12	20231119	TESTED FOR READING & DP	PC	PJM
14	20230714	TESTED FOR READING - B&P PERSONAL	PC	PJM
13	20230628	TESTED FOR READING	PC	PJM
15	20231121	TESTED FOR READING	PC	PJM
11	20230819	TESTED FOR READING	PC	PJM
-	20230820	TESTED FOR READING - JUNE APPLICATION	PC	PJM
REV	DATE	DESCRIPTION		CHG

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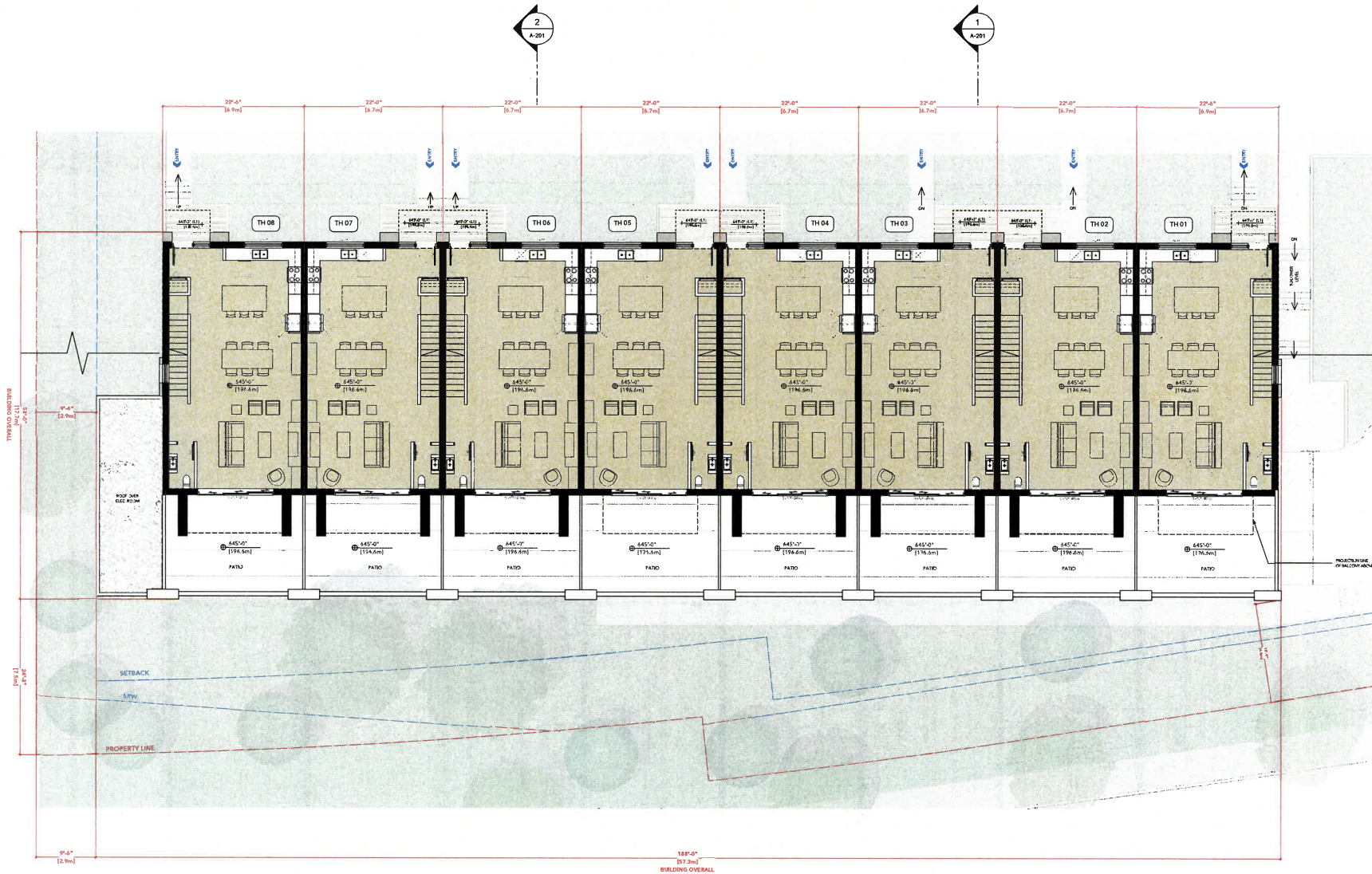
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

LOWER LEVEL

WEST BUILDING
(RESIDENTIAL)

PROJECT NO. 21050	FLIGHT DATE	Nov. 10, 2023
	REMARKS	AS NOTED

A-701



1 MAIN LEVEL - FLOOR PLAN
Scale: 3/16" = 1'-0"

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

01	2023/11/19	REPLACES FOR ME ZAMBO LO	AC	PJAB
14	2023/01/14	REPLACES FOR ME ZAMBO LOH MICHAM	MC	PJAB
07	2023/04/04	REPLACES FOR READING	PC	PJAB
05	2023/12/01	REPLACES FOR ME ZAMBO	PC	PJAB
11	2023/09/19	REPLACES FOR ME ZAMBO	MC	PJAB
1	2023/08/19	REPLACES FOR ME ZAMBO JIVE MICHAM	PC	PJAB
DATE	DATE	DATE	DATE	DATE

[illegible]

INCLUST

SALMON HOUSE

2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

MAIN LEVEL

WEST BUILDING
(RESIDENTIAL)

PROJECT NO.	PLT DATE	
21050	Nov. 10, 2023	
	SCALE	
	AS NOTED	
DR. NO. 10.		NOT RECORDED

A-702	05
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1 UPPER LEVEL - FLOOR PLAN
Scale: 3/16" = 1'-0"

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

05	20230101/9	PERMITS FOR NE ADJACENT LSP	INC
06	20230101/4	PERMITS FOR NE ADJACENT -COP PERMITS	INC
07	20230101/8	PERMITS FOR NE ADJACENT	INC
08	20230101/2	PERMITS FOR NE ADJACENT	INC
09	20230101/3	PERMITS FOR NE ADJACENT	INC
10	20230101/5	PERMITS FOR NE ADJACENT	INC
11	20230101/6	PERMITS FOR NE ADJACENT	INC
-	20230101/0	PERMITS FOR NE ADJACENT -COP APPLICATION	INC

[illegible]

PROJECT:

SALMON HOUSE

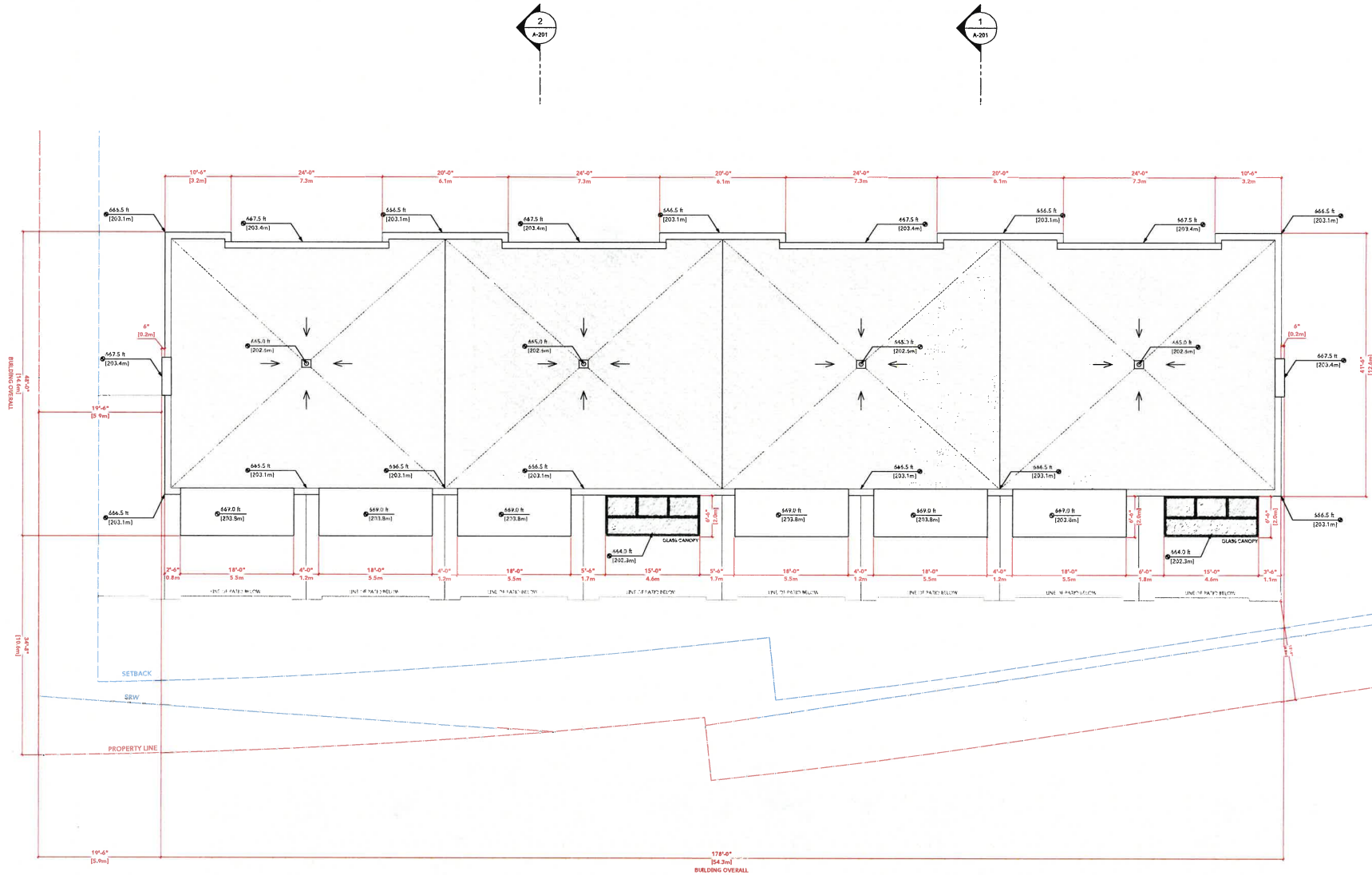
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE

UPPER LEVEL

WEST BUILDING
(RESIDENTIAL)

PROJECT NO.	PLANT DATE	Nov. 10, 2023
21050	SCALE	
		AS NOTED
DRAWING NO.		REV
A-703		05



1 ROOF PLAN
Scale: 3/16" = 1'-0"

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

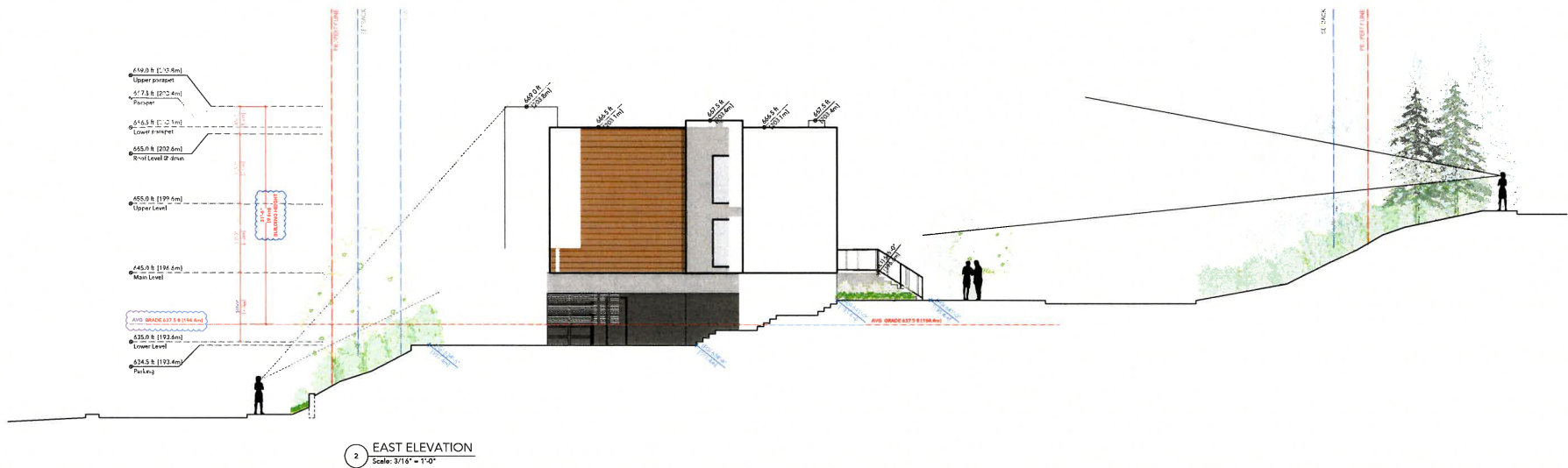
NO.	DESCRIPTION	DATE
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02	ISSUED FOR PERMIT	10/10/2023
03	ISSUED FOR PERMIT	10/10/2023
04	ISSUED FOR PERMIT	10/10/2023
05	ISSUED FOR PERMIT	10/10/2023
06	ISSUED FOR PERMIT	10/10/2023
07	ISSUED FOR PERMIT	10/10/2023
08	ISSUED FOR PERMIT	10/10/2023
09	ISSUED FOR PERMIT	10/10/2023
10	ISSUED FOR PERMIT	10/10/2023

PROJECT:
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

PROJECT TITLE:
ROOF PLAN
WEST BUILDING
(RESIDENTIAL)

PROJECT NO.	DATE	BY
21050	Nov. 10, 2023	AS NOTED

DATE	BY	NO.
A-704	05	



NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	REVISION	DATE	BY
01	ISSUED FOR PERMIT	10/10/2023	MB
02	ISSUED FOR PERMIT	10/10/2023	MB
03	ISSUED FOR PERMIT	10/10/2023	MB
04	ISSUED FOR PERMIT	10/10/2023	MB
05	ISSUED FOR PERMIT	10/10/2023	MB
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07	ISSUED FOR PERMIT	10/10/2023	MB
08	ISSUED FOR PERMIT	10/10/2023	MB
09	ISSUED FOR PERMIT	10/10/2023	MB
10	ISSUED FOR PERMIT	10/10/2023	MB

ALL DIMENSIONS ARE IN METERS
UNLESS OTHERWISE NOTED

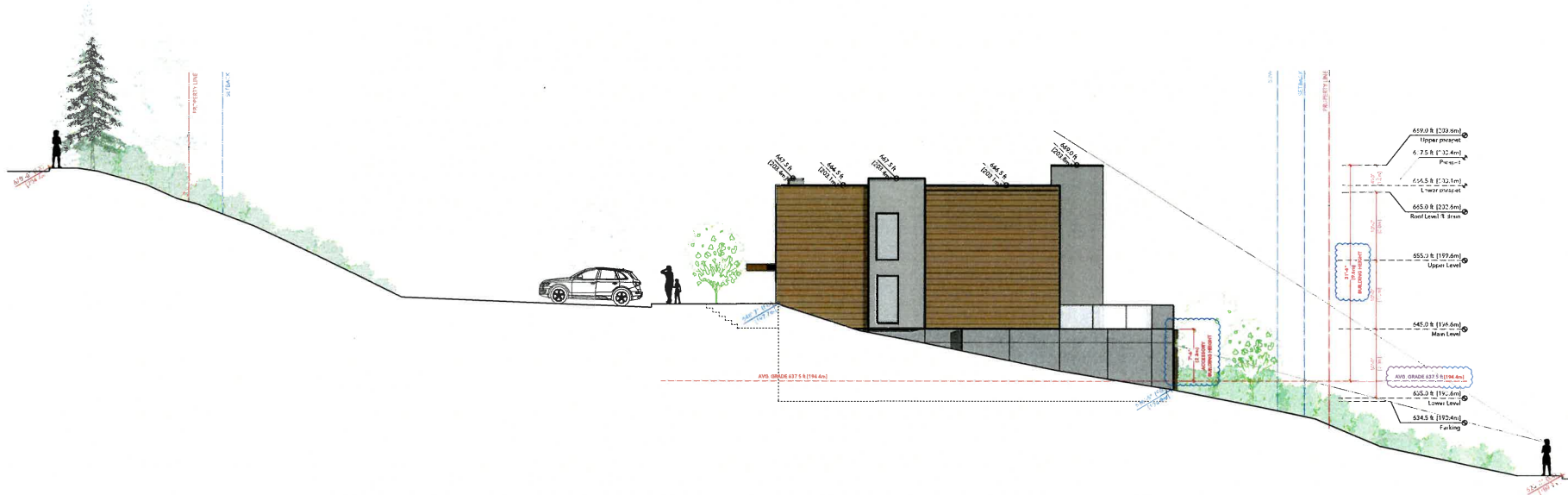
PROJECT:
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:
ENLARGED ELEVATIONS
WEST BUILDING
(RESIDENTIAL)

PROJECT NO.	21050	DATE	Nov. 10, 2023
SCALE	AS NOTED	BY	MB
DRAWN BY	A-730	CHECKED BY	MB



1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 WEST ELEVATION
Scale: 3/16" = 1'-0"

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	DESCRIPTION	DATE	BY
01	CONCEPT	2021.01.15	MG
02	SCHEMATIC	2021.02.15	MG
03	PRELIMINARY	2021.03.15	MG
04	FINAL	2021.04.15	MG

PROJECTIONS AND DIMENSIONS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

PROJECT	SALMON HOUSE
2221 - 2229 FOLKESTONE WAY	
WEST VANCOUVER, BC	
PROJECT NO.	21050
DATE	Nov. 10, 2023
SCALE	AS NOTED
DRAWING NO.	A-731
REV	05



NORTH EAST PERSPECTIVE VIEW



SOUTH EAST PERSPECTIVE VIEW

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	DESCRIPTION	NO.	DATE
01	REVISIONS	01	2023
02	REVISIONS	02	2023
03	REVISIONS	03	2023
04	REVISIONS	04	2023
05	REVISIONS	05	2023
06	REVISIONS	06	2023
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16	REVISIONS	16	2023
17	REVISIONS	17	2023
18	REVISIONS	18	2023
19	REVISIONS	19	2023
20	REVISIONS	20	2023

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PROJECT:
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:
PERSPECTIVES
WEST BUILDING
(RESIDENTIAL)

PROJ. NO. 21050
DATE Nov. 10, 2023
SCALE AS NOTED

DESIGNER NO. A-740
REVISION 05

MATERIAL LEGEND



NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE ARCHITECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	DATE	DESCRIPTION	BY	CHK.
01	2023/11/10	ISSUED FOR PERMIT	AL	AL
02	2023/11/10	ISSUED FOR PERMIT, REVISED	AL	AL
03	2023/11/10	ISSUED FOR PERMIT	AL	AL
04	2023/11/10	ISSUED FOR PERMIT	AL	AL
05	2023/11/10	ISSUED FOR PERMIT	AL	AL
06	2023/11/10	ISSUED FOR PERMIT	AL	AL
07	2023/11/10	ISSUED FOR PERMIT	AL	AL

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PROJECT:
SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

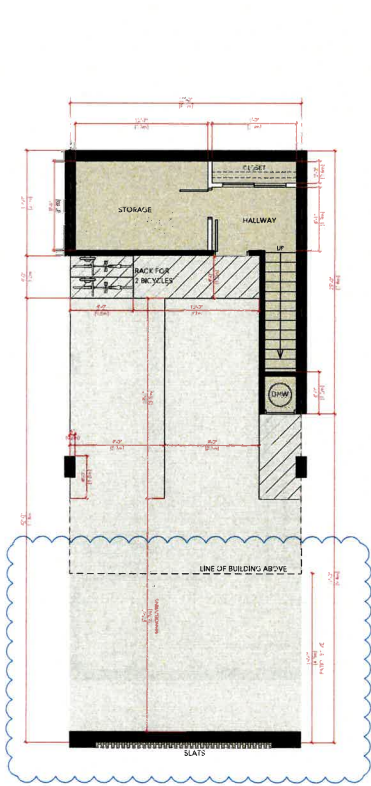
SHEET TITLE:
MATERIAL BOARD
WEST BUILDING
(RESIDENTIAL)

PROJECT NO.: 21050
DATE: Nov. 10, 2023
SCALE: AS NOTED

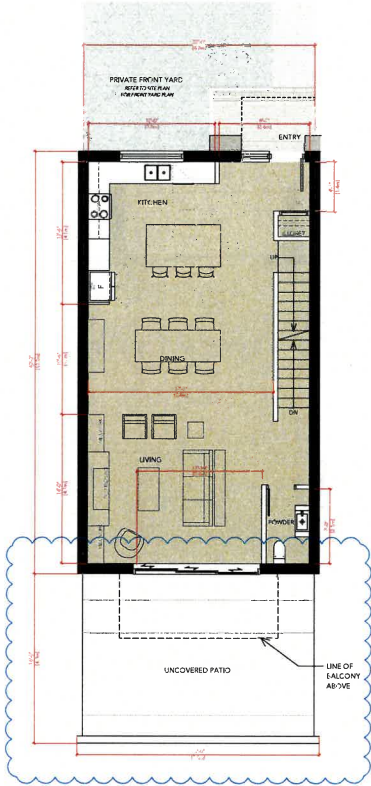
DRAWING NO.: A-741
REVISION: 05

TOWNHOUSE TYPE 1

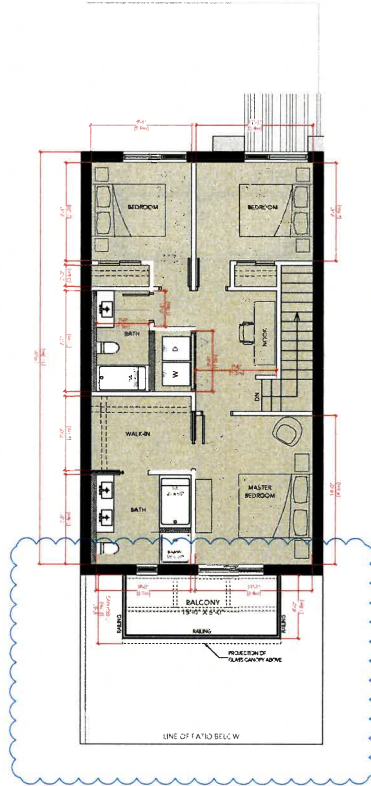
UNITS: TH.01, TH.05



1 LOWER FLOOR PLAN
Scale: 1/4" = 1'-0"



2 MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"



3 UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

TOWNHOUSE AREA (per unit)	
LEVEL 1	= 280 sf
LEVEL 2	= 880 sf
LEVEL 3	= 880 sf
TOTAL	= 2,040 sf

NOTE:
THE LANDSCAPE IS SHOWN FOR REFERENCE
ONLY. REFER TO LANDSCAPE PROJECT FOR
DETAILS AND ADDITIONAL INFORMATION.

NO.	DESCRIPTION	DATE	BY
01	CONCEPT PLAN	01/10/2023	MB
02	CONCEPT PLAN	01/10/2023	MB
03	CONCEPT PLAN	01/10/2023	MB
04	CONCEPT PLAN	01/10/2023	MB
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18	CONCEPT PLAN	01/10/2023	MB
19	CONCEPT PLAN	01/10/2023	MB
20	CONCEPT PLAN	01/10/2023	MB

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PROJECT:

SALMON HOUSE
2221 - 2229 FOLKESTONE WAY
WEST VANCOUVER, BC

SHEET TITLE:

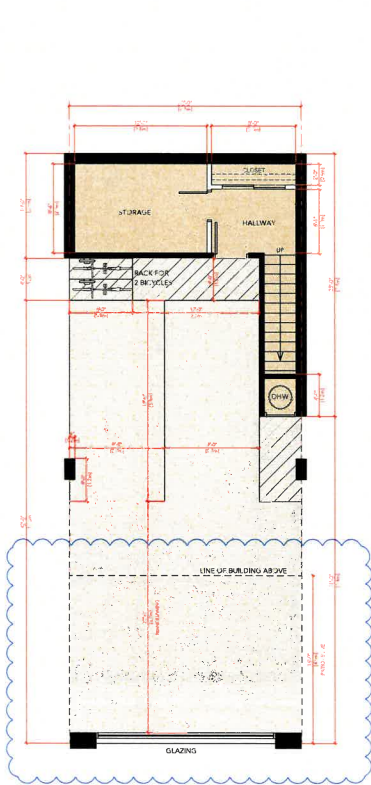
ENLARGED PLANS
WEST BUILDING
(RESIDENTIAL)

PROJECT NO.	DATE	REVISION
21050	Nov. 10, 2023	AS NOTED
DESIGNED BY:	DATE	REVISION
A-750		05

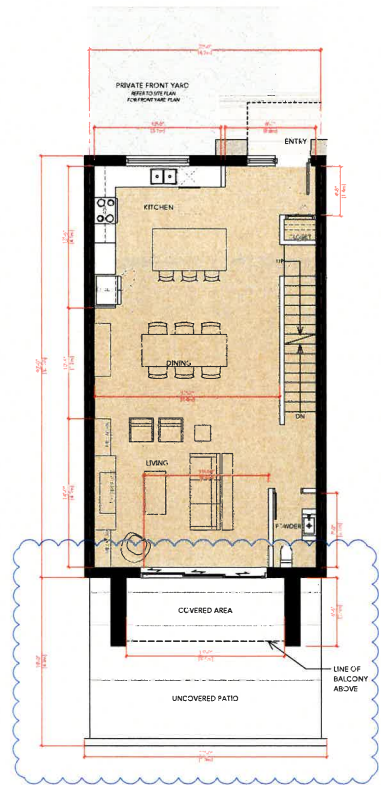


TOWNHOUSE TYPE 2

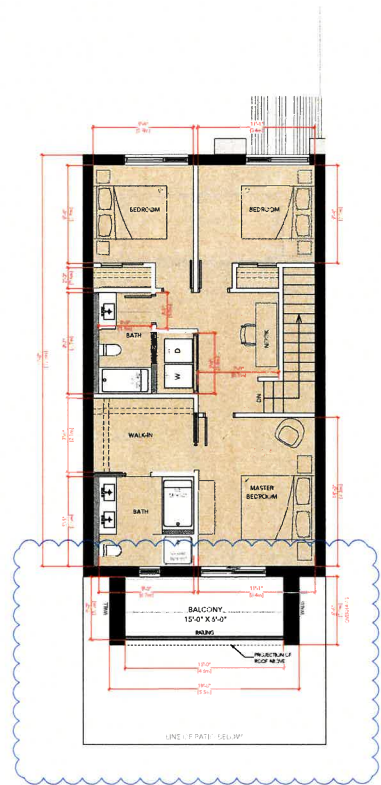
UNITS: TH.02, TH.03, TH.04, TH.06, TH.07, TH.08



1 LOWER FLOOR PLAN
Scale: 1/4" = 1'-0"



2 MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"



3 UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

MGBA

MALLEN GOWING BERZINS

ARCHITECTS

SUITE 300 - 7 EAST SIXTH AVENUE

VANCOUVER BRITISH COLUMBIA CANADA

604.683.8888 mgbgbc.com mgbgbc.com

TOWNHOUSE AREA

(per unit)

LEVEL 1 = 280 sf

LEVEL 2 = 880 sf

LEVEL 3 = 880 sf

TOTAL = 2,040 sf

NOTE:

THE LANDSCAPE IS SHOWN FOR REFERENCE

ONLY. REFER TO LANDSCAPE PROJECT FOR

DETAILS AND ADDITIONAL INFORMATION.

NO.	DESCRIPTION	DATE	BY
01	PREPARED FOR THE CLIENT	01/01/2023	MB
02	REVISIONS	01/01/2023	MB
03	REVISIONS	01/01/2023	MB
04	REVISIONS	01/01/2023	MB
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99	REVISIONS	01/01/2023	MB
100	REVISIONS	01/01/2023	MB

PROJECT:

SALMON HOUSE

2221 - 2229 FOLKESTONE WAY

WEST VANCOUVER, BC

SHEET TITLE:

ENLARGED PLANS

WEST BUILDING

(RESIDENTIAL)

PROJ. NO.

21050

FLY DATE

Nov. 10, 2023

REVISION

AS NOTED

REVISION

05

REVISION

05

96

SCHEDULE B



LEGEND



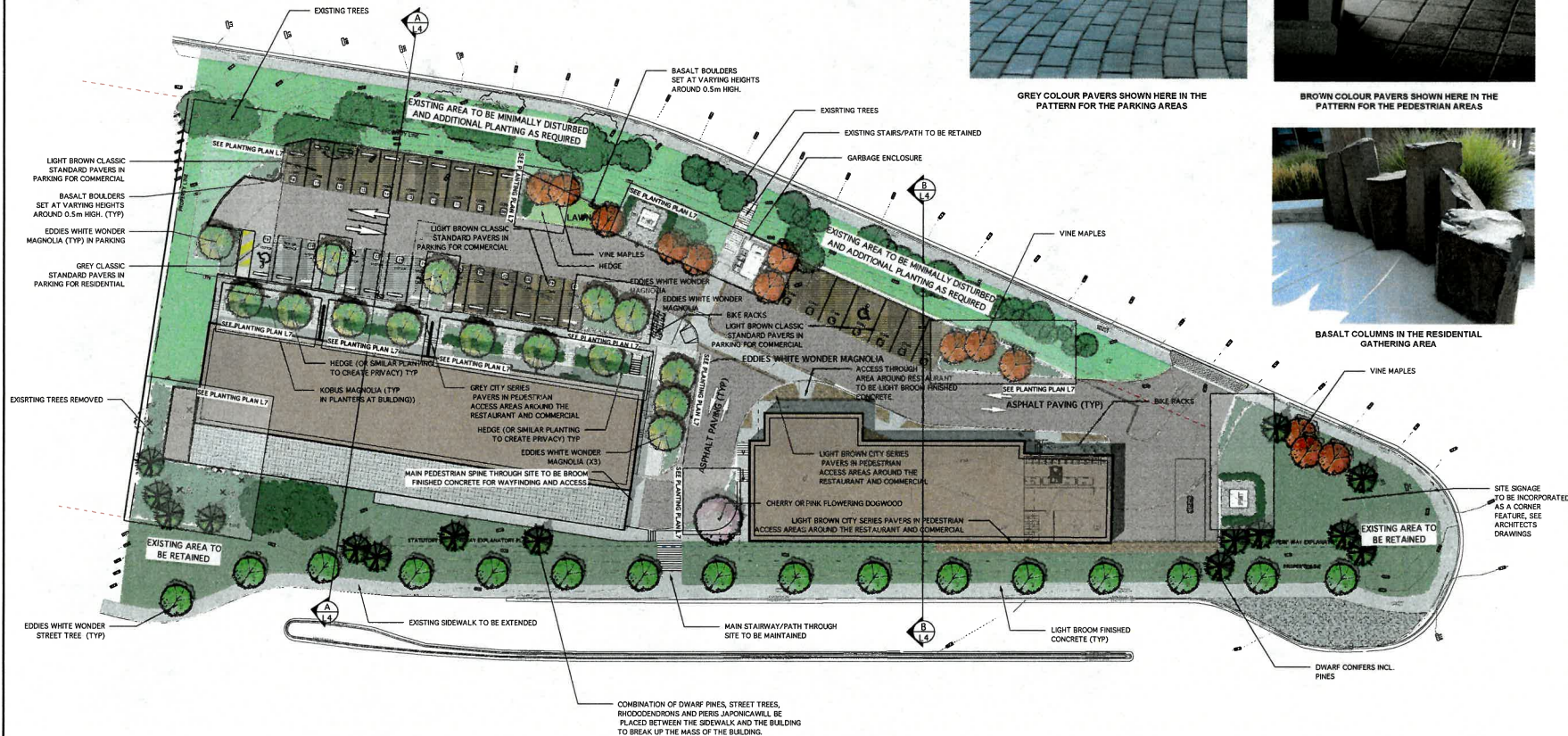
GREY COLOUR PAVERS SHOWN HERE IN THE
PATTERN FOR THE PARKING AREAS



**BROWN COLOUR PAVERS SHOWN HERE IN THE
PATTERN FOR THE PEDESTRIAN AREAS**



BASALT COLUMNS IN THE RESIDENTIAL GATHERING AREA



DATE		ISSUED
JUN 28		RE-ISSUED FOR DP
5	NOV 17, 2023	REMOVED STAIRCASE, ADDED PATH ADDED HAMMERSHEAD
4	OCT 12, 2023	ADDITIONAL REVISIONS IN RESPONSE TO DESIGN PANEL COMMENTS
3	SEPT 7, 2023	FINAL REVISIONS AFTER CITY COMMENTS
2	AUG 27, 2023	ADDITIONAL REVISIONS AFTER CITY COMMENTS
1	JUNE 28, 2023	REVISIONS BASED ON DESIGN PANEL COMMENTS
REV.	DATE	DESCRIPTION

SALMON HOUSE
2229 Folkestone Way
West Vancouver, BC

Vaughan
Landscape Planning
and Design

1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7T 1G1
PH: 922-1885
FAX: 922-5485

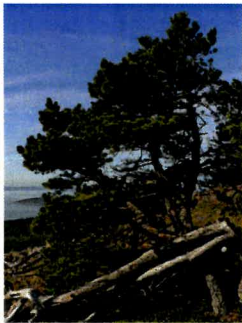
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1" = 20'-0"
DATE	April 2, 2022

TITLE
LANDSCAPE PLAN

	DRAWING NO.	REV
	L1	5

THIS REVISION SUPERCEDES DRAWINGS
BEARING PREVIOUS REVISION NUMBER _____



LEGEND

DATE	ISSUED

REV.	DATE	DESCRIPTION

SOMERSET HOMES
2229 Folkestone Way
West Vancouver, BC

Vaughan
Landscape Planning
and Design
1406 Clyde Ave.
West Vancouver, B.C.
Canada V7T 1G1
PH: 602-1885
FAX: 602-5485
office@vaughanplanning.com

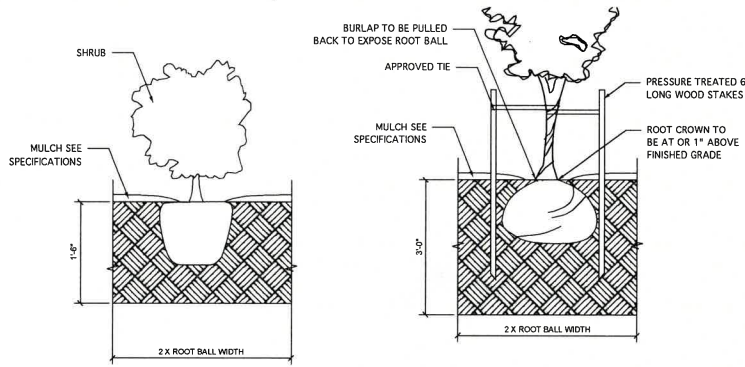
DESIGNED	MCV
SCALE	1/8" = 1'-0"
DATE	April 2, 2022

TITLE: **PRECEDENT IMAGES**

DRAWING NO.	REV
L2	

THIS REVISION SUPERSEDES DRAWINGS
BEARING PREVIOUS REVISION NUMBER

PLANTING DETAILS



NOTES:

ALL PLANT MATERIAL IS TO CSLA/CNTA STANDARDS
DID THE PLANTING HOLE A MINIMUM OF 2X THE ROOT BALL IN WIDTH
ALWAYS LIFT THE TREE BY THE ROOT BALL, NEVER THE TRUNK
AFTER THE TREE IS SET IN PLACE REMOVE BURLAP, WIRE AND STRAPS FROM
AT LEAST THE UPPER 1/3 OF THE ROOT BALL
APPLY 2" OF MULCH - SEE SPECIFICATIONS

SHRUB PLANTING DETAIL

SCALE 1 : 10

TREE PLANTING DETAIL

SCALE 1 : 10

PLANT IMAGES:

TREES



Coe Cornus Edulis White Wonder Dogwood



Cof Cornus Florida rubra Pink Flowering Dogwood



Acc Acer circinnatum Vine Maple



Prs Prunus serrulata 'Shirotae' Mt. Fuji Cherry

SHRUBS



Ho Hosta sieboldii Hosta - variety of selections



Polystichum munilum Western Sword Fern



Ga Gaultheria shallon Salal



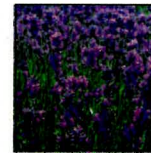
SA Symphocarpus albus Common Snowberry



Ep Echinacea purpurea Purple Coneflower



Ec Erica carnea 'Springwood White' Winter flowering heather



La Lavandula angustifolia 'Nana' Lavender Fern



Lp Lonicera pileata Privet Honeysuckle

PLANT LIST FOR INTERNAL ZONE

Sym	Latin Name	Common Name	Size	Code
Trees				
Acc	Acer circinnatum	Vine Maple	1.5 m. ht.	#10 pot
Acc	Cornus Edulis White Wonder	Edibles White Wonder Dogwood	5 cm. cal.	Cage
Prs	Prunus serrulata 'Kiranosa'	Kiranosa Japanese Flowering Cherry	6 cm. cal.	B&B
Prs	Prunus serrulata 'Mt. Fuji'	Mt. Fuji Japanese Flowering Cherry	7 cm. cal.	B&B
Styl	Styax japonica	Japanese Snowbell Tree	2.5 m. ht.	B&B
Shrubs				
Aw	Azalea 'Gumpo White'	Gumpo White Azalea	0.3 m. ht.	#3 pot
Cev	Ceanothus velutinus	Snowbush ceanothus	1.0 m. ht.	#3 pot
Chi	Chydrea tentata	Mexican Orange	0.5 m. ht.	#3 pot
Ec	Erica carnea 'Springwood White'	Springwood White Flowering Heather	0.5 m. ht.	#3 pot
Ho	Hosta sieboldii	Hosta	0.2 m. ht.	#1 pot
Lp	Lonicera pileata	Box-leaf Honeysuckle	0.3 m. ht.	#3 pot
Pol	Polystichum munilum	Western Sword Fern		#1 pot
Rh	Rosa meiland Yellow	Meiland Rose Yellow	0.3 m. ht.	#3 pot
Groundcovers and Perennials				
An	Aster novi-belgii	New York Aster		#1 pot
Ep	Echinacea purpurea	Purple Coneflower	0.3 m. ht.	#3 pot
Fo	Festuca ovina 'Chica'	Elfin Blue Fescue		#1 pot
Fc	Fragaria chiloensis	Coastal Strawberry	10 cm pot	
Ga	Gaultheria shallon	Salal	10 cm pot	
La	Lavandula angustifolia 'Nana'	Dwarf Lavender	0.3 m. ht.	#3 pot
Ph	Phlox subulata 'Showfata'	Cragging Phlox	10 cm pot	
Rh	Rubicecia lutea 'Goldstrum'	Black Eyed Susan	0.3 m. ht.	#3 pot

PLANT LIST FOR NORTH AND WEST OF SITE

Sym	Latin Name	Common Name	Size	Condition
Trees				
Acc	Acer circinnatum	Vine Maple	3.5 m. ht.	B&B
Bep	Betula papyrifera	Paper Birch	2.0 m. ht.	B&B
SHRUBS				
Ac	Achnatherum calamagrostis	Needle Grass	0.3 m. ht.	#3 pot
Aw	Azalea 'Gumpo White'	Gumpo White Azalea	0.3 m. ht.	#3 pot
Bl	Blechnum spicant	Deer Fern		#1 pot
Cev	Ceanothus velutinus	Snowbush ceanothus	1.0 m. ht.	#3 pot
Fc	Fragaria chiloensis	Coastal Strawberry	10 cm pot	
Ga	Gaultheria shallon	Salal	10 cm. pot	
Phl	Philadelphus lewisii	Lewis's Mock Orange	1.0 m. ht.	#5 pot
Pol	Polystichum munilum	Western Sword Fern		#1 pot
Rh	Rhododendron var.	Varied species of Rhododendron	1.0 m. ht.	#5 pot
Ris	Ribes sanguineum	Red Flowering Currant	1.5 m. ht.	#5 pot
Sya	Symphocarpus albus	Common Snowberry	0.3 m. ht.	#3 pot
Vap	Vaccinium parvifolium	Red Huckleberry	0.6 m. ht.	#3 pot
All work to CSLA/CNTA Standards				

PLANT LIST FOR SOUTH AND EAST OF SITE

Sym	Latin Name	Common Name	Size	Condition
Trees				
Acc	Acer circinnatum	Vine Maple	3.5 m. ht.	B&B
CaVW	Cornus Edulis White Wonder	Edibles White Wonder Dogwood	5 cm. cal.	Cage
Po	Picea Omorika 'Nana'	Dwarf Serbian Spruce	1.0 m. ht.	#5 pot
Pc	Pinus oembra 'Chalet'	Chalet Swiss Stone Pine	1.0 m. ht.	#5 pot
Ps	Pinus strobus 'Nana'	Dwarf Eastern White Pine	1.0 m. ht.	#5 pot
SHRUBS				
Ac	Achnatherum calamagrostis	Needle Grass	0.3 m. ht.	#3 pot
Aw	Azalea var.	Azalea varieties of colours	0.3 m. ht.	#3 pot
Cev	Ceanothus velutinus	Snowbush ceanothus	1.0 m. ht.	#3 pot
Ec	Erica carnea 'Springwood White'	Springwood White Flowering Heather	0.3 m. ht.	#3 pot
Phl	Philadelphus lewisii	Lewis's Mock Orange	1.0 m. ht.	#5 pot
Pj	Pieris japonica	Japanese Andromeda	1.5 m. ht.	#5 pot Special order
Rh	Rhododendron var.	Varied species of Rhododendron	1.0 m. ht.	#5 pot
Ris	Ribes sanguineum	Red Flowering Currant	1.5 m. ht.	#5 pot
Groundcovers and Perennials				
Acc	Arctostaphylos uva ursi	Kinnikinnik	10 cm. pot	
Fc	Fragaria chiloensis	Coastal Strawberry	10 cm pot	
Ga	Gaultheria shallon	Salal	10 cm pot	
All work to CSLA/CNTA Standards				



LEGEND

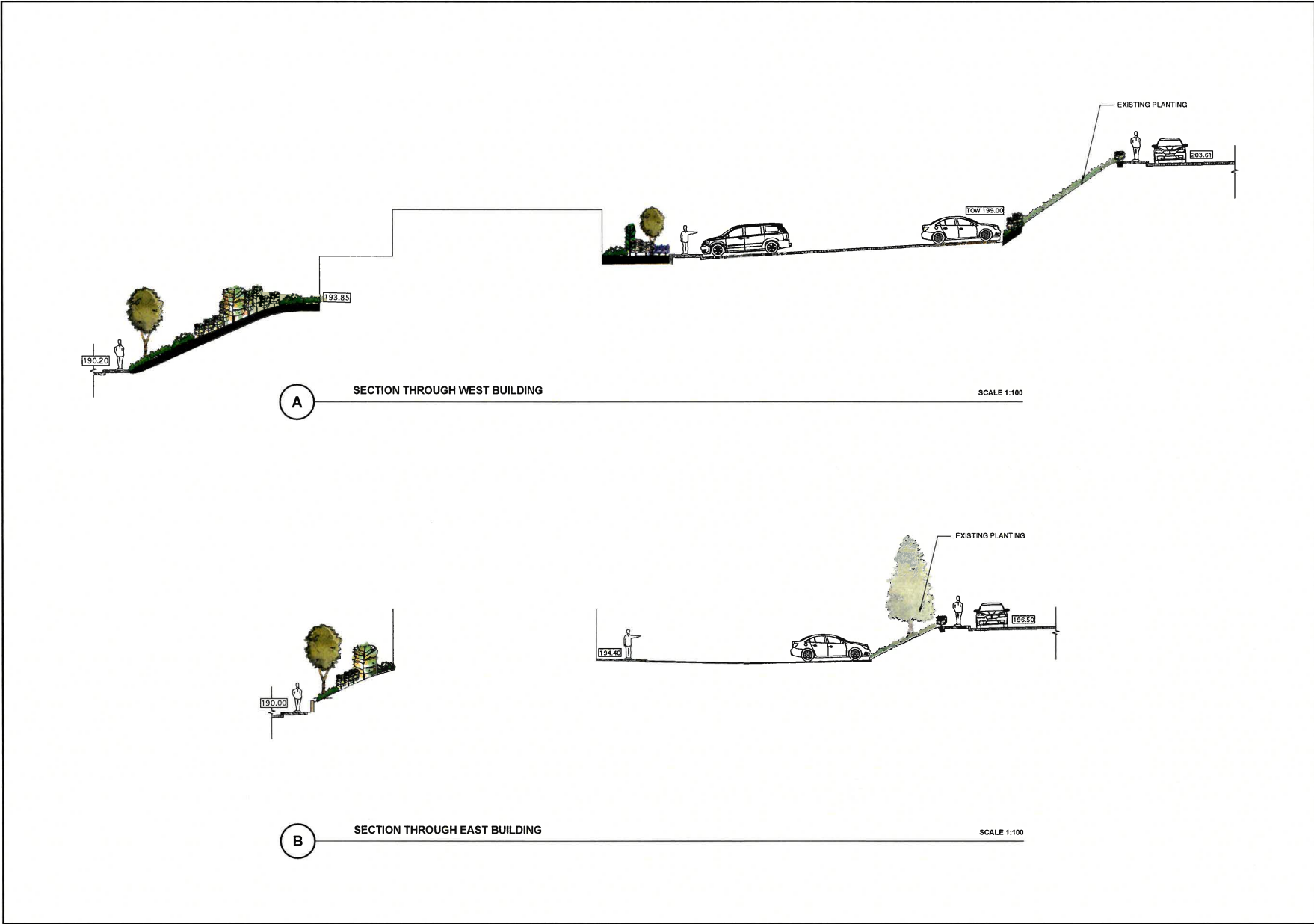
DATE	ISSUED
JUN 28	RE-ISSUED FOR DP

4	OCT 12, 2023	ADDITIONAL REVISIONS IN RESPONSE TO DESIGN PANEL COMMENTS
3	SEPT 7, 2023	FINAL REVISIONS AFTER CITY COMMENTS
2	AUG 27, 2023	ADDITIONAL REVISIONS AFTER CITY COMMENTS
1	JUNE 28, 2023	REVISIONS BASED ON DESIGN PANEL COMMENTS
REV.	DATE	DESCRIPTION

SALMON HOUSE
2229 Folkestone Way
West Vancouver, BC

Vaughan
Landscape Planning
and Design
1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7T 1G1
PH: 922-1885
FAX: 922-5485
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1" = 20'-0"
DATE	April 2, 2022
TITLE	
PLANT LISTS	
DRAWING NO.	REV
L3	4
THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER	



LEGEND

DATE	ISSUED
JUN 28	RE-ISSUED FOR DP

REV.	DATE	DESCRIPTION
4	OCT 12, 2023	ADDITIONAL REVISIONS IN RESPONSE TO DESIGN PANEL COMMENTS
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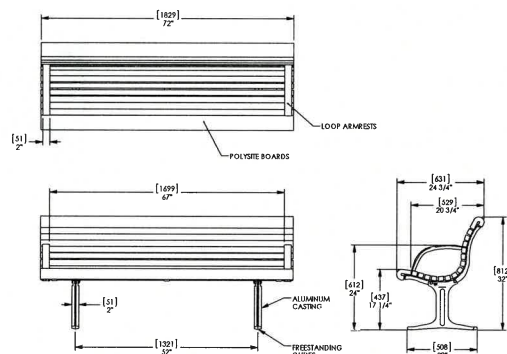
SALMON HOUSE
2229 Folkestone Way
West Vancouver, BC

Vaughan
Landscape Planning
and Design
1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7T 1G1
PH: 922-1805
FAX: 922-5485
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1" = 20'-0"
DATE	April 2, 2022

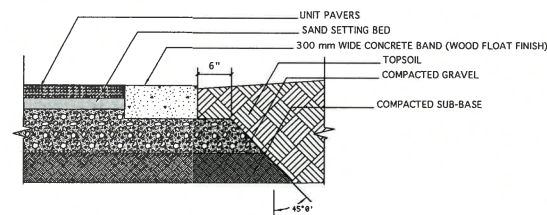
TITLE
SECTIONS

DRAWING NO.	REV
L4	4
THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER	



www.bushnips.com
 Drawing: GF133-00
 Drawn items are in inches (mm)

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TYPICAL SECTION THROUGH PAVING EDGE

SCALE 1:10



LEGEND

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SALMON HOUSE
2229 Folkestone Way
West Vancouver, BC

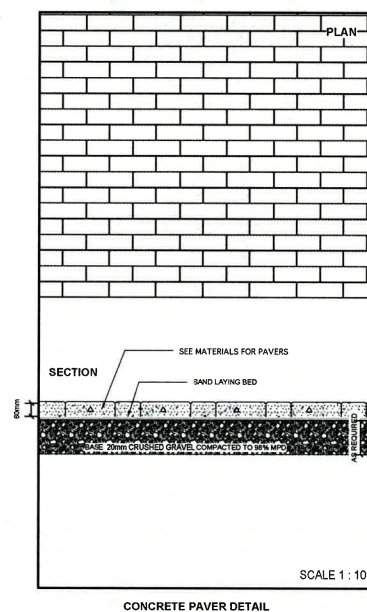
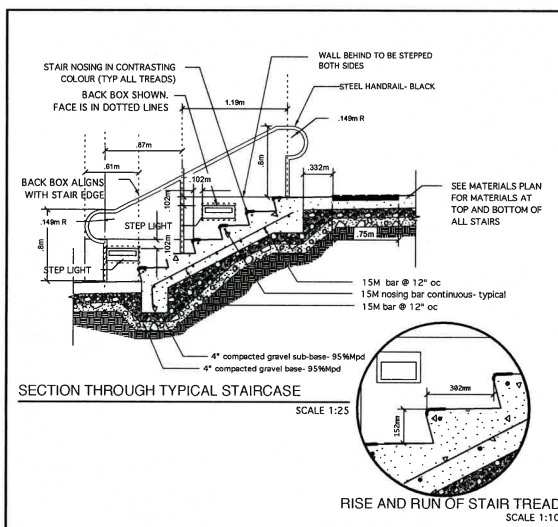


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DATE	April 2, 2022

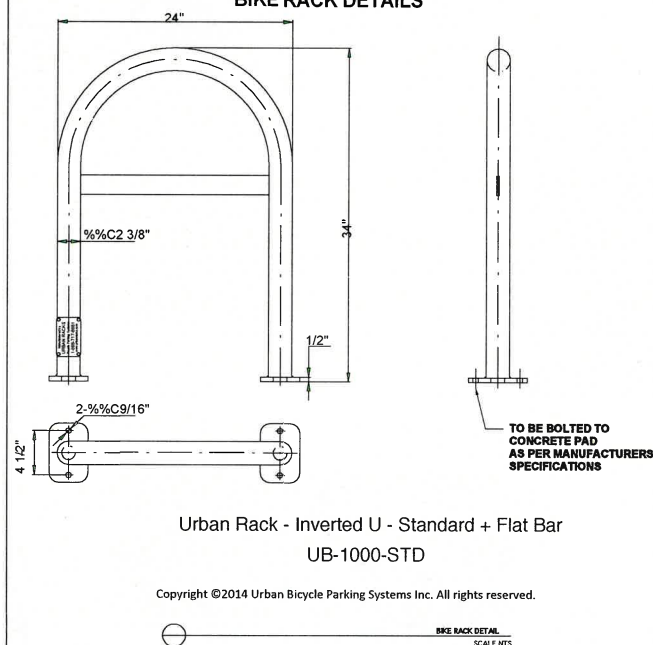
TITLE	DETAILS
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	DRAWING NO.	R
	L5	4

THIS REVISION SUPERCEDES DRAWINGS
BEARING PREVIOUS REVISION NUMBER

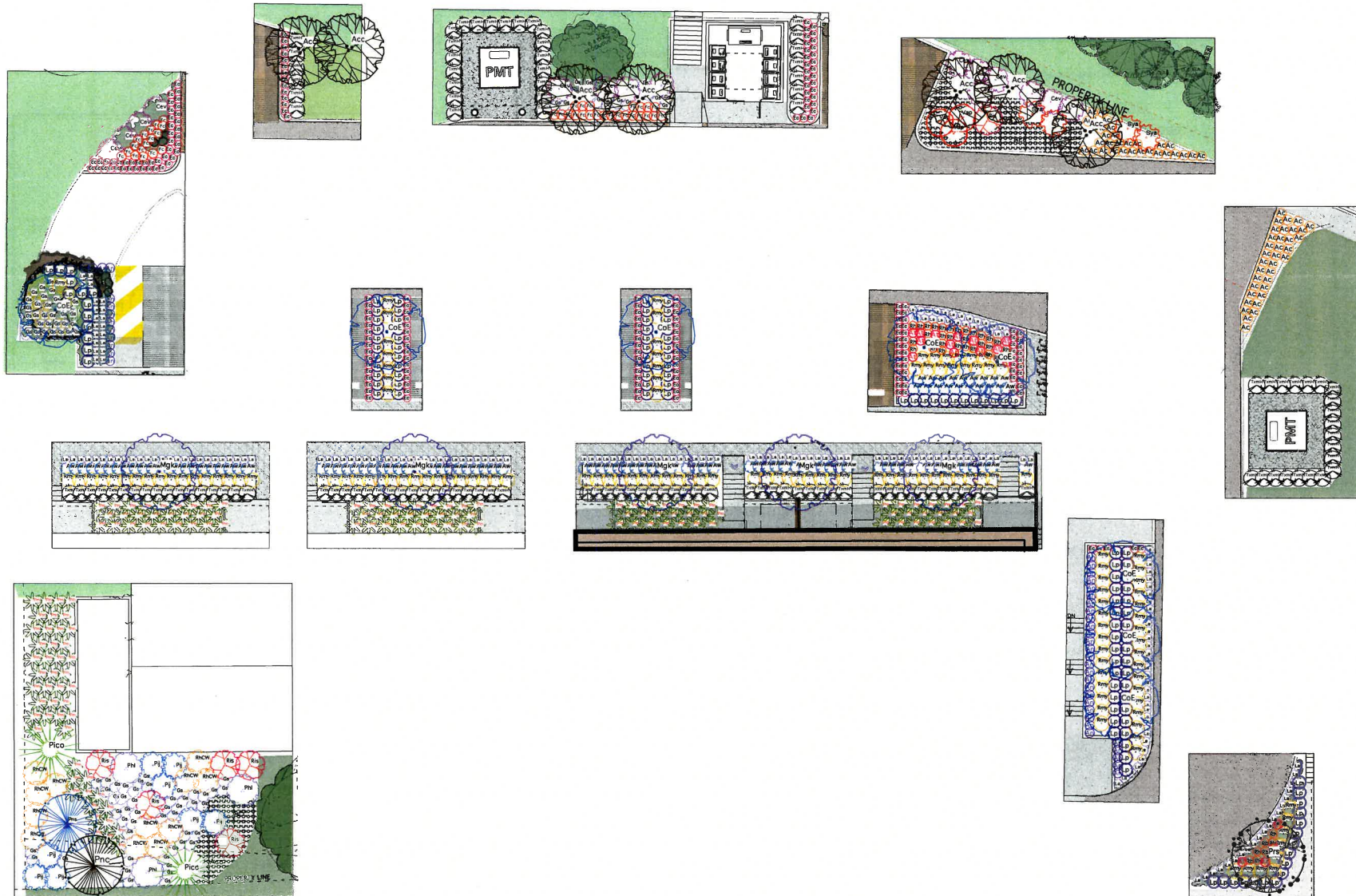


BIKE RACK DETAILS



Urban Rack - Inverted U - Standard + Flat Bar
UB-1000-STD

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LEGEND

DATE		ISSUED
JUN 28		RE-ISSUED FOR DP
5	NOV 11, 2023	REMOVED STAIRCASE, ADDED PATH ADDED HAMMERHEAD
4	OCT 12, 2023	ADDITIONAL REVISIONS IN RESPONSE TO DESIGN PANEL COMMENTS
3	SEPT 7, 2023	FINAL REVISIONS AFTER CITY COMMENTS
2	AUG 27, 2023	ADDITIONAL REVISIONS AFTER CITY COMMENTS
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SALMON HOUSE
2229 Folkestone Way
West Vancouver, BC

Vaughan
Landscape Planning
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Canada V7T 1G1
PH: 922-1855
FAX: 922-5485
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1" = 20'-0"
DATE	April 2, 2022

TITLE **PLANTING PLAN**

DRAWING NO.	REV
L6	5

THIS REVISION SUPERSEDES DRAWINGS
BEARING PREVIOUS REVISION NUMBER



604-926-8733 | office@burleyboys.com | www.burleyboys.com

Arborist Report

Authorized by: Sean Wightman
ISA Certification #: PN2013A

File #:	22-077
Date:	22 July 22
Weather:	Overcast
Client:	Somerset Homes
Telephone:	604-671-5202
Email:	shawn@somersetcustomhomes.ca
Site Address:	2225 Folkestone Way, West Vancouver, British Columbia V7S 2Y6

Purpose:

Burley Boys Tree Service Ltd. has been contracted to provide a preliminary tree removal/retention outline for the property at 2225 Folkestone Way, West Vancouver, BC. Plans for the property include the redevelopment of the existing commercial building on the property & construction of a new multi-unit, mixed use building.

This report is intended to accompany a development permit for the property which includes the removal of 1 oversized tree on private property, which is noted as being in poor condition, with little or no long-term retention value, or inside/too close to required excavations; not suitable for retention.

Any recommended tree removal should be considered in conjunction with an approved replanting/landscape plan.

Method:

The site was visited with all trees being assessed from the ground only, using the Visual Tree Assessment (VTA) technique. No trees were climbed or cored during the site visit. Assessed trees and their Critical Root Zones (CRZ) are noted in the Appendix below. These CRZ should be noted for design purposes and to avoid/limit any excavations or grade changes too close to the trees as part of the proposed development.

Limitations:

Copyright 2022, Burley Boys Tree Service Ltd. This report is based on the method of assessment on the day of the assessment only. It is not to be copied, reprinted, published or otherwise distributed without prior approval by Burley Boys Tree Service Ltd. This report is to be used in its entirety, for its purpose only. Only the subject trees were inspected, and no others. This report does not imply or in any other way infer that other trees on the property or on neighbouring sites are sound and healthy.

The inherent characteristics of trees or parts of trees to fall due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavoured to use his skill, education and judgement to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report.

It is the sole responsibility of the client or their representatives to follow through with all recommendations for future consultations or site inspections.

Observations:

6 trees, or groups of trees, within or near the property were assessed. The trees are not individually tagged, but they are referred to as Trees #1 through #6 in the Appendix below.

The proposed redevelopment consists of a new mixed use building on the property, including the construction of new residential townhomes & a new restaurant.

Tree #1 is a hemlock. It measures 57 cm DBH. This tree is in poor condition; it has a dead top & shows early stages of decline. This tree is inside the proposed excavation area & is unsuitable for long-term retention. It is proposed to be removed to facilitate the redevelopment of the property.

Tree #2 is a hemlock. It measures 46.5 cm DBH and is in fair condition. This tree is inside the proposed excavation area and is proposed to be removed to facilitate the redevelopment of the property.

Tree #3 is a cedar. It measures 76 cm DBH and is in fair condition. This tree is inside the proposed excavation area and is proposed to be removed to facilitate the redevelopment of the property; *An oversize tree permit is required.*

Tree #4 is a 62 cm DBH cedar. This tree is in fair condition. It is too close to the proposed building envelope, and cannot be safely retained, therefore, this tree is proposed to be removed to facilitate the redevelopment of the property.

Tree #5 is a 39 cm DBH birch. This tree is in poor condition; it has a history of previous topping cuts, and evidence of tip dieback due to suspected bronze birch borer. This tree is in conflict with the proposed excavation area & will require removal to facilitate the development.

Tree #6 is a mixed row of approximately 36 trees growing at the north perimeter of the property and on the DWV blvd; 6 are on private property, 3 are shared with DWV property and 27 are on District property. They consist of fir, pine cedar, birch, arbutus and maple. These trees measure 20-60cms DBH and are in fair condition overall. They are to be retained; tree protection barriers are to be placed at the edge of sidewalk & parking area to allow for pedestrian & site access. This will provide safe retention of these trees; the existing concrete parking area will have prevented significant root growth into the site. No disruption is anticipated to their CRZ, provided the TPB remains intact during the development.

Conclusions:

All removal/retention recommendations are based on both the trees' current health, condition, and long-term viability as a retained tree and their relative proximities to required excavations.

The critical root zones of retained trees should be observed and protected from any excavations, grade changes or storage of construction materials.

Any recommended tree removals should be considered in conjunction with a District approved re-planting/landscape plan.

Tree Retention Outline:

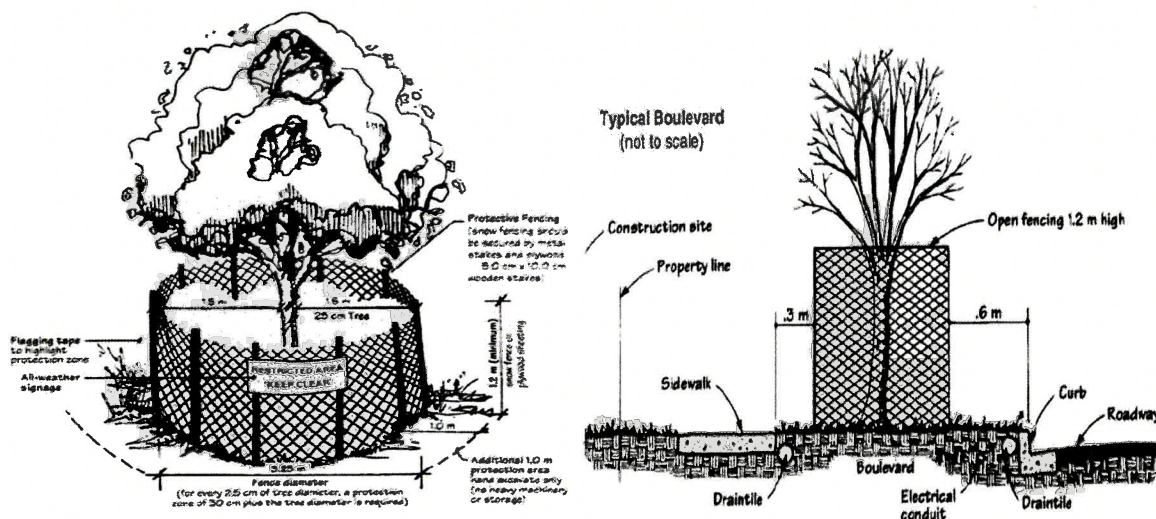
A tree preservation fence must be constructed around the root areas of all trees that are to be retained. Wherever possible, the radius of the tree preservation fence should extend as far as the drip line of the tree's canopy. If this is not possible, the fence should be located no closer than the determined CRZ for each individual tree. This will ensure that the critical root zone for each tree is protected. Protecting the tree's critical root zones will help reduce the amount of soil compaction to the root areas, and will also aid in retaining the moisture in the soils during the construction period.

Should any excavations be required within 1m of the determined critical root zone of any tree to be retained, a certified arborist must be on site to assess and document the roots being affected and mitigate appropriately. If any roots are expected to be uncovered, damaged or cut, it is recommended that a certified arborist be retained to supervise the excavations and mitigate any damaged roots accordingly.

Heavy machines should be kept out of the drip line of all trees on the property. Designated roadways for machines to move through the property may prove beneficial. Construction materials, particularly concrete, should not be stored inside the root zones. Waste concrete should not, under any circumstances, be disposed of inside root zones. This includes hosing down tools used to mix or spread concrete. Any large roots (over 15cm) exposed by excavation should have broken ends sawn off cleanly.

Standard and Boulevard Tree Protection Barrier (TPB) guide/outline (Fig 3)

TPB is to be erected in accordance with municipal bylaw. Traditionally it is composed of wooden 2x4 construction and orange snow fencing material. It is to be erected in a suitable geometrical form or shape to encompass the outlined areas in the above mentioned report, or as described by development services. It is to be a permanent structure that can be maintained for the entire development process. It is to be adhered to and the inside area is not to be used for storage of supplies or rubbish. Any reduction in TPB should be supervised and Arborist consultation is mandatory.



Arborist Letter of Retention:

This confirms that Burley Boys Tree Service Ltd. has been retained to monitor, through scheduled site visits, that tree protection is maintained in good order for the duration of the project and to ensure that all works for the development project have been completed in accordance with this report.

The scope of work for the arborist includes but not limited to the following:

- *Provide guidance and supervise work within or near protection zones of trees to be retained on and offsite. To include but not limited to – method/design statements, pruning, root pruning, low impact excavation/construction, etc.*
- *Arrange for the impact mitigation, remediation and soil reinstatement as required within the protected root zones.*
- *Ensure that barriers and/or ground protection is installed or re-installed according to municipal specifications and/or approved plans/reports and to monitor, through scheduled site visits, that tree protection is maintained in good order for the duration of the project.*

It is the responsibility of the developer to provide adequate notice for required site visits for excavations.

Signatures:

Property Owner Name: Toseki Entertainment Ltd. – Tom Tsukada

Signature:



Contractor Name: Somerset Homes – Shawn Hilliard

Signature:



Arborist Name: Sean Wightman

Signature:



Appendix:

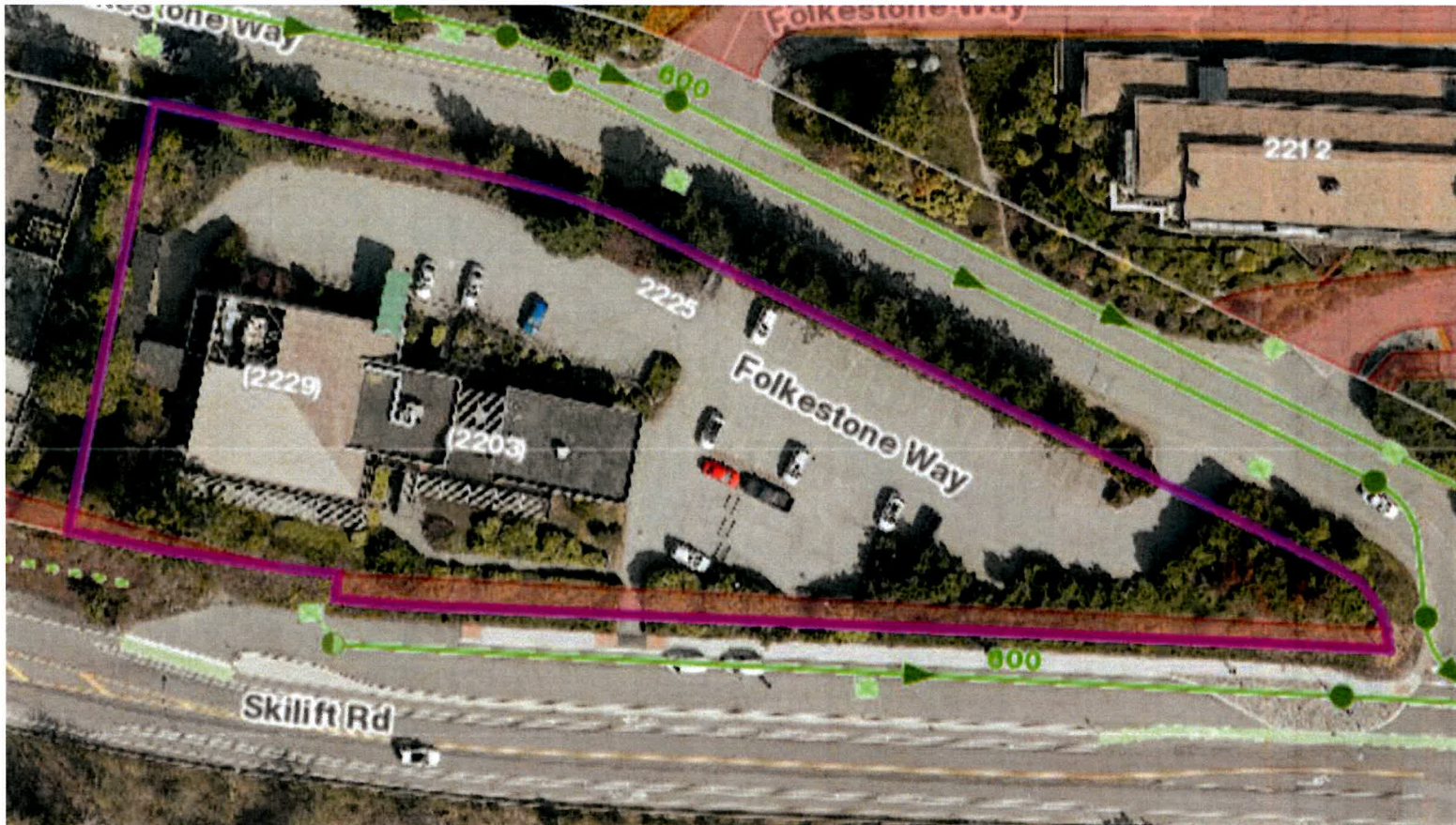
Below details the tree assessed. "DBH" is the main trunk diameter of the tree measured approximately 1.4m from grade. The determined condition of each tree is relative to its health, canopy structure, colour and vigour and any defects noted in the stem, canopy or root plate. Retention values are based on the tree species profile, growing conditions & viability as long-term. "CRZ" is the determined Critical Root Zone of each tree. Preferred & Minimum CRZs are outlined below. The Preferred CRZ measurement is based on 12xDBH, as recommended by PNW-ISA; Tree protection barriers should be located no closer to the trunk than this distance. It should be noted trees with excavations required inside the Preferred CRZ can often be retained.

Tree /Tag #	Species	DBH (cm)	Condition Good Fair Poor Dead/Dying	Retention Value High Moderate Low Unsuitable	CRZ (Min) (m)	CRZ (Pref'd) (m)	Comments & Recommendations
1	Hemlock	57	Poor	Low	3.42	6.84	<ul style="list-style-type: none"> Dead top Early stages of decline Conflict with required excavations Recommend: <ul style="list-style-type: none"> Remove to facilitate proposed development
2	Hemlock	47	Fair	Moderate	2.82	5.64	<ul style="list-style-type: none"> Conflict with required excavations Recommend: <ul style="list-style-type: none"> Remove to facilitate proposed development
3	Cedar	76	Fair	Moderate	4.56	9.12	<ul style="list-style-type: none"> Conflict with required excavations Recommend: <ul style="list-style-type: none"> Remove to facilitate proposed development Permit required
4	Cedar	62	Fair	Moderate	3.72	7.44	<ul style="list-style-type: none"> Too close to required excavations Recommend: <ul style="list-style-type: none"> Remove to facilitate proposed development
5	Birch	39	Poor	Unsuitable	2.34	4.68	<ul style="list-style-type: none"> Previously topped Evidence of dieback; suspected bronze birch borer Conflict with required excavations Recommend: <ul style="list-style-type: none"> Remove to facilitate proposed development
6	Fir, Pine, Cedar, Birch, Arbutus, Maple (36)	20-60	Fair	Moderate	1.20-3.60	2.40-7.20	<ul style="list-style-type: none"> Mixed row of trees at north perimeter & north blvd; 6 private, 3 shared with DWV, 27 DWV blvd. Recommend: <ul style="list-style-type: none"> Retain, install tree protection barrier at edge of sidewalk/parking area

Tree Removal/Retention Summary:

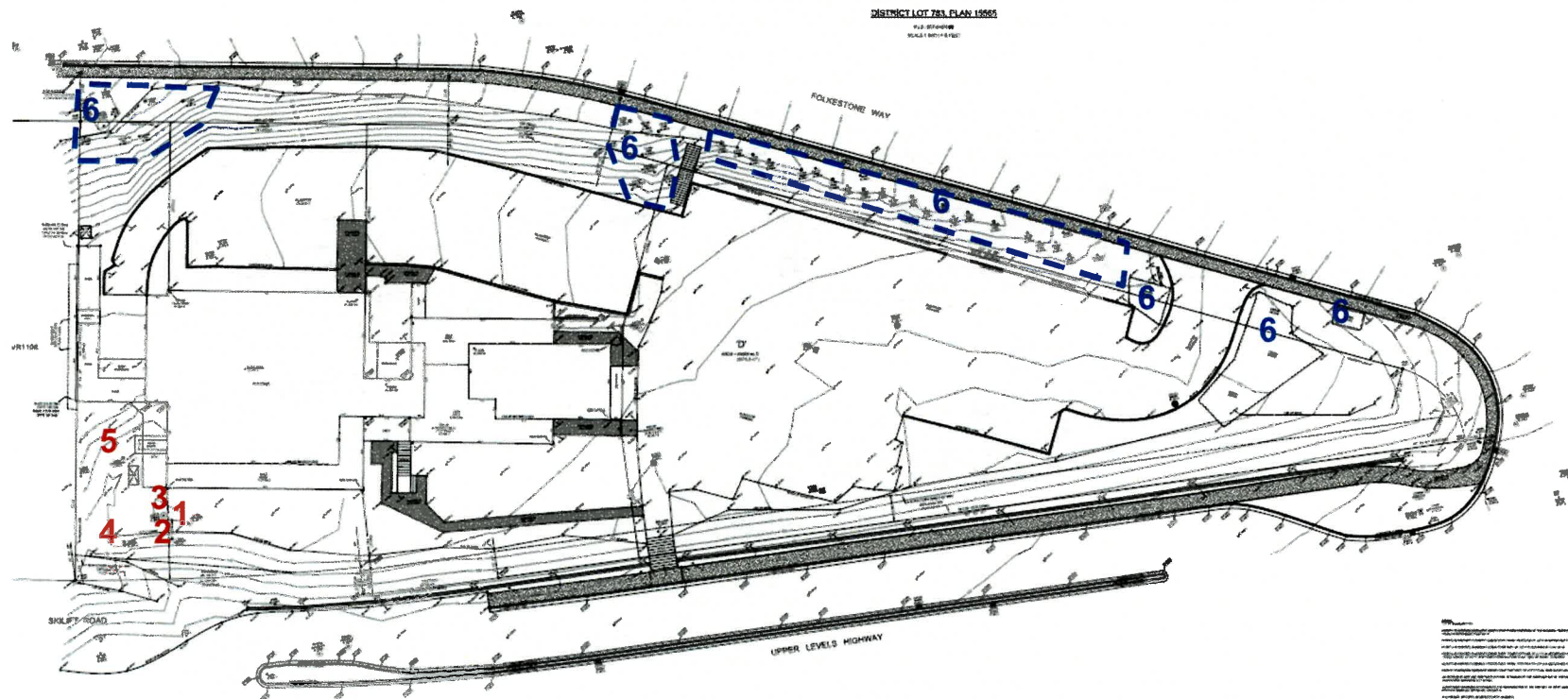
Number of permit protected trees to be removed:	1
Number of non-permit protected trees to be removed:	4
Number of retained trees on site:	36

Site Map:



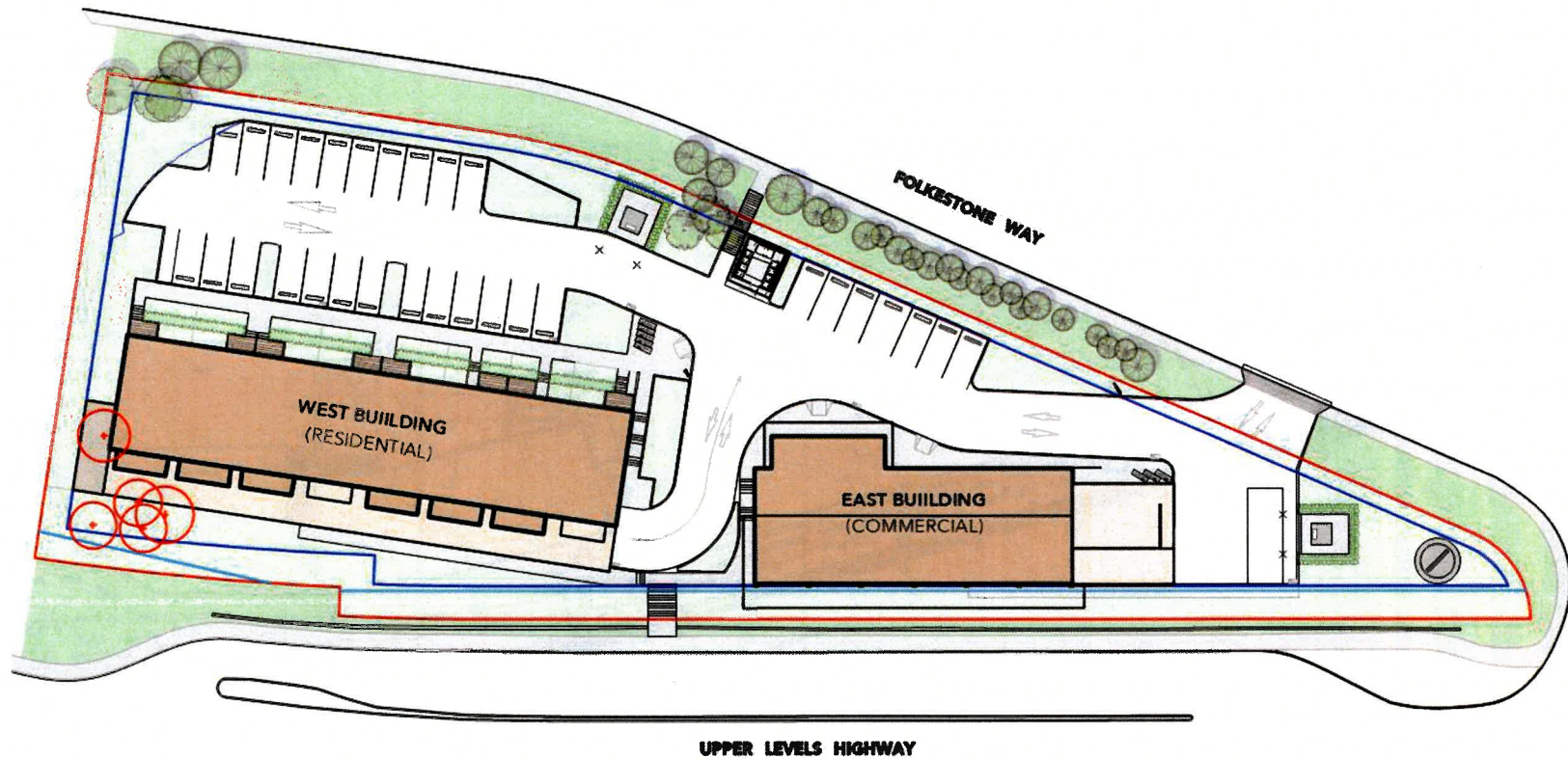
Site Survey:

The below site survey plots tree locations and outlines removal / retention recommendations (*Retain*, *Remove*).



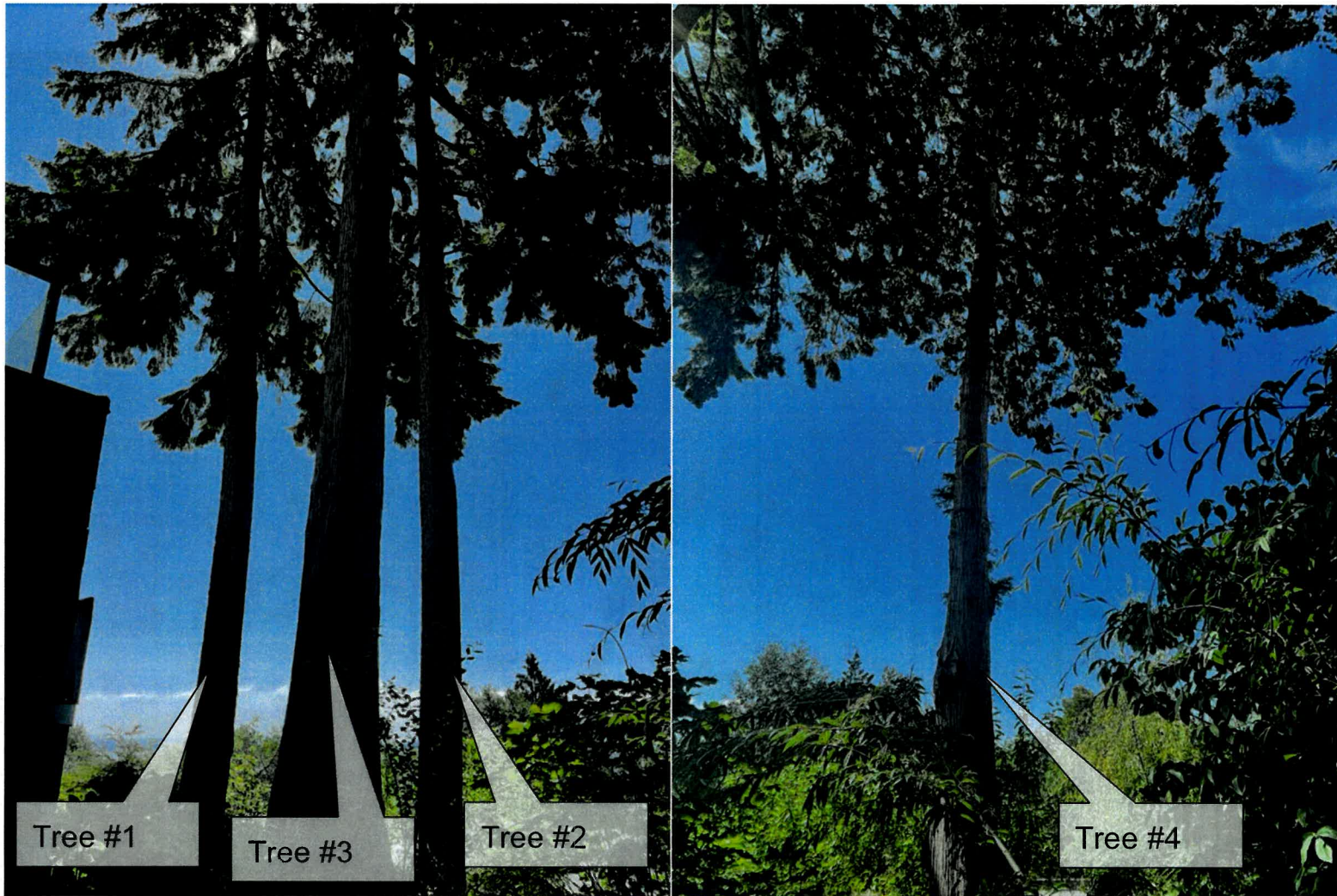
Site Plan:

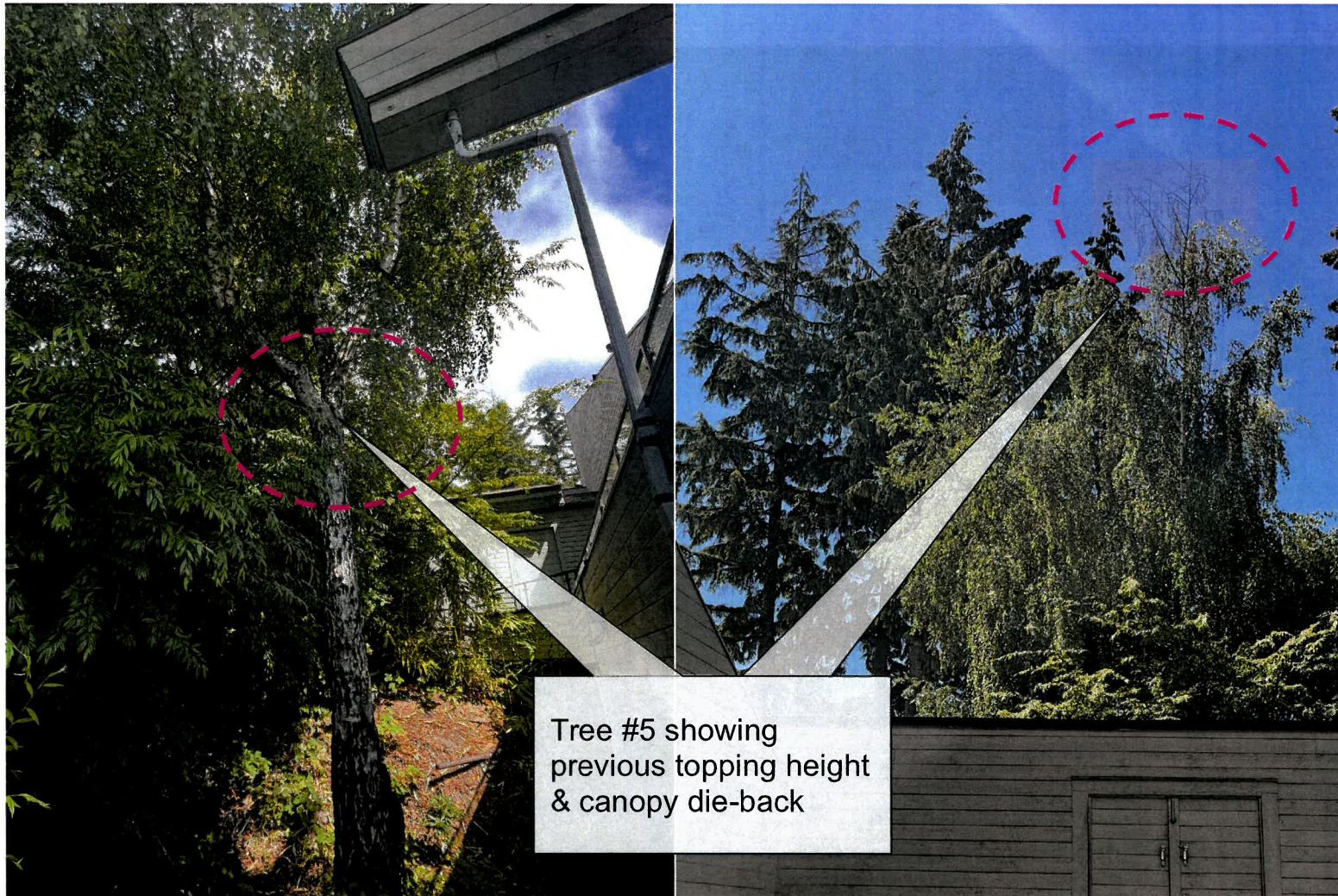
An original large scaled copy of the site plan indicating trees marked for removal, and the locations of Tree Protection Zone fencing has not been included with this report; this is to be provided by the applicant, if required.

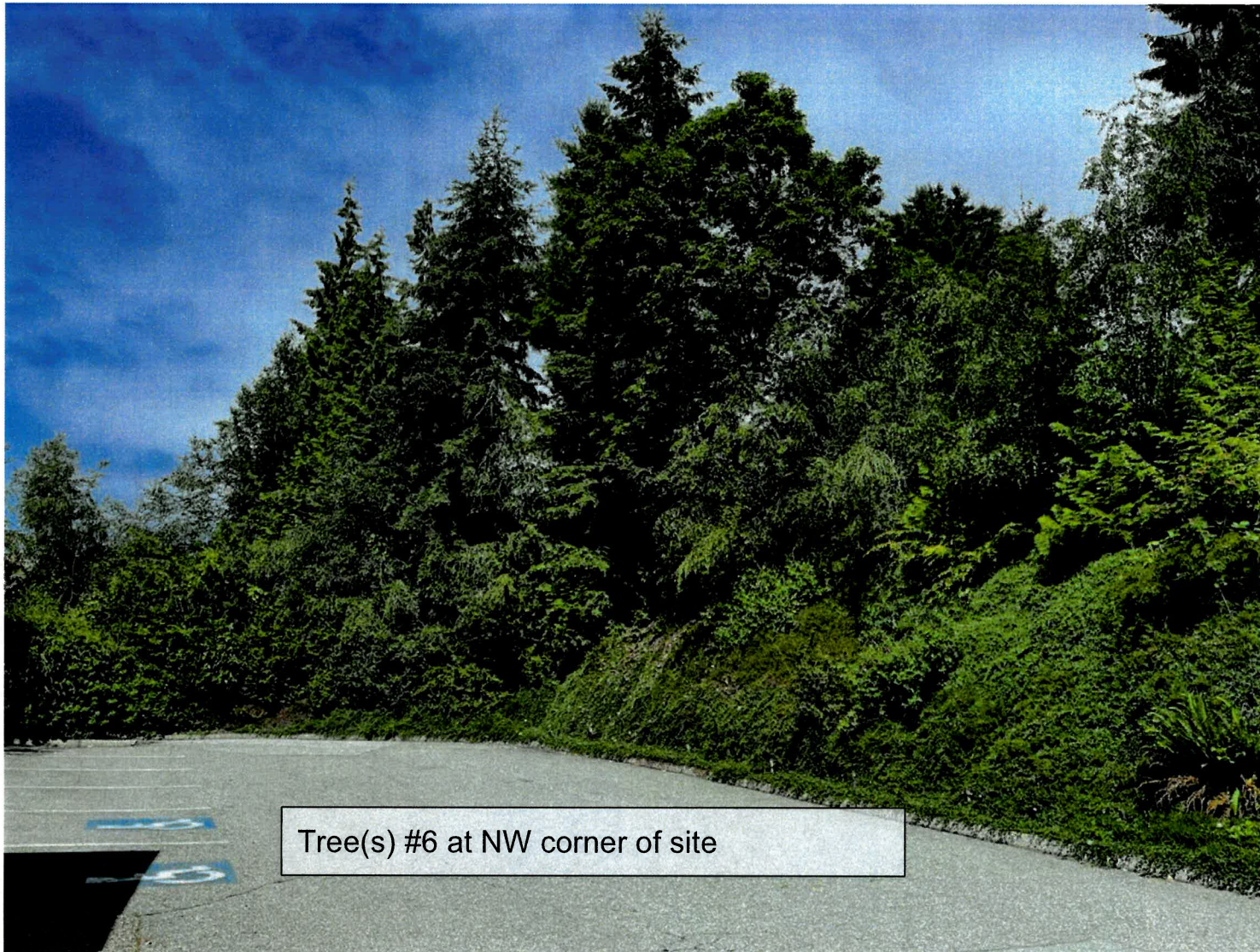


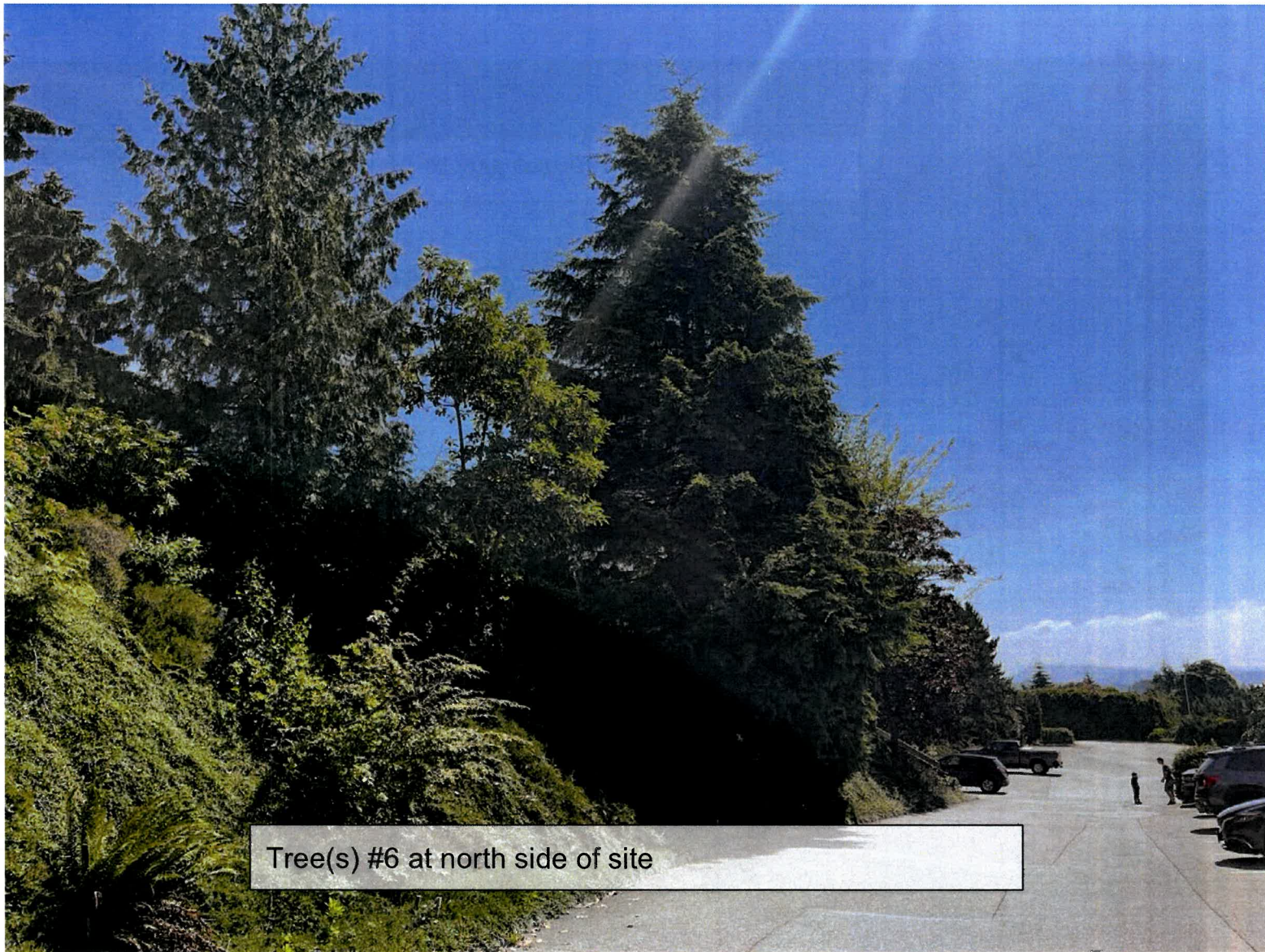
— TREES TO BE REMOVED

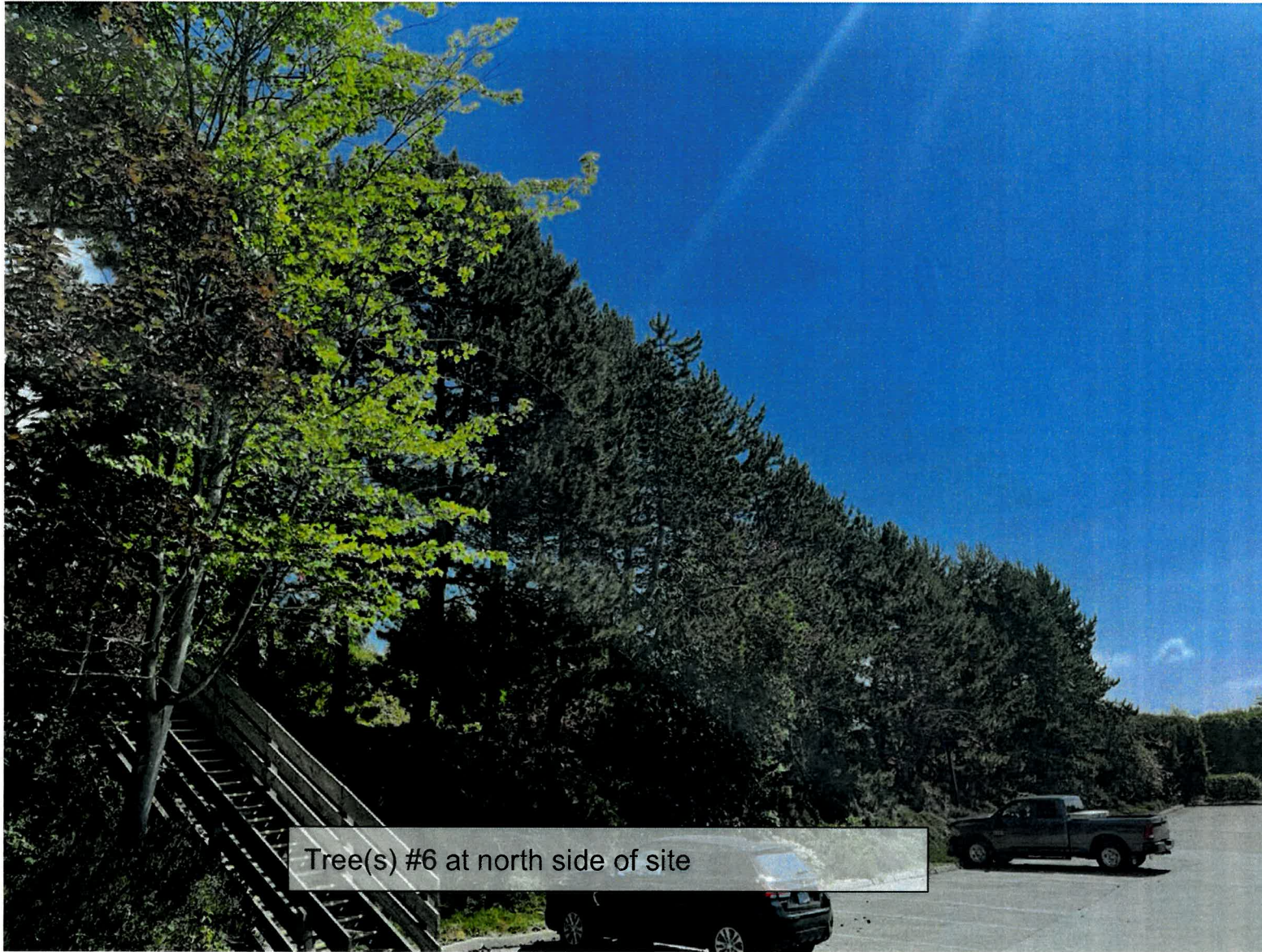
Images:













Tree(s) #6 at NE corner of site

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October 17, 2023
MGBA Job No. 21050

District of West Vancouver
750 17th Street,
West Vancouver

Attn.: Megan Roberts
Assistant Planner

Re.: 2229 Folkestone Way, the 'Salmon House'
Response to DRC Comments Received September 26

Megan,

Thanks very much for meeting with the team to discuss the remaining milestones and issues remaining with the approval of the project.

We have reviewed the feedback received during our initial Public Information Meeting in March 2022, which took place prior to the formal rezoning application. During that meeting, the project was in its early and schematic stage. Since then, we have carefully considered the comments and concerns raised by the local community, leading to significant project developments that reflect these inputs. In this document, we present a summary of the comments and the notes from that meeting for your reference. We have also compiled a comprehensive list of concerns and our corresponding responses, which are outlined as follows:

Concern: the look of the finished roofs.

Response: We expect that the townhome roofs will have only a minimal number of exhaust vents for plumbing at this stage. The heating and cooling system, most likely utilizing a heat pump, will have its equipment placed at ground level, which we can position and shield on the north side behind landscaping.



As for the commercial building, all substantial rooftop equipment will be situated on the east side of the building, away from nearby neighbors who have expressed concerns. This represents a significant improvement compared to the current situation, where the restaurant is located quite far to the west on the property in question.

Concern: what trees may be removed.

Response: The new design plan aims to retain the majority of the current perimeter landscaping. However, there are several overgrown trees, primarily in the southwest and west areas of the site, that are scheduled for removal. The removal and renovation of these specific landscape elements should result in improved sightlines from the existing units to the west.

Concern: view impacts of the new townhouse structure on the west residents.

The initial scheme presented at the 2022 Public Information Meeting considered a townhouse 3-storey form very close to the southern reach of the property. Since that time, the design has evolved to step the massing of the proposed development up the hill and away from the south edge, increasing the views from the west neighbours to the east towards Stanley Park and the Lion's Gate bridge.

Concern: view line from the west neighbours.

Response: The townhouse structure has been divided into two main components: a lower parking podium and two stories of residential units situated above the podium. These units will be positioned further back to the north, away from the southern section of the site, which might otherwise obstruct the views from neighboring properties to the west.

The lower structure will come within 24 feet and 10 inches of the southern property line, with the upper structure stepped back an additional 16 feet, extending just over

40 feet from the southern property line. In contrast, the existing restaurant currently extends beyond the southern property line by a little over 33 feet.

The new townhouse units will be situated at an elevation of 645 feet, slightly lower than the existing restaurant at 647 feet. Furthermore, the parapet height of the townhouse units will be at 666 feet, significantly lower than the highest point of the existing restaurant, which stands at 672 feet.

Adjacent to the townhouse units, there is a neighboring deck with an elevation of 644 feet, roughly aligning with the proposed townhouse units.

The townhouse structure will be set back from the western property line by 20 feet, in contrast to the existing condition where the west setback varies. Currently, there is a loading area and shed right at the western property line, with the main restaurant building set back at 26 feet.

The proposal aims to maintain the existing setback and enhance screening where previous loading and storage spaces were located along the western border. Additionally, on the southwest side of the site, some of the overgrown trees will be cleared, thereby improving views for the neighbor looking through the site to the east.

Concern: Noise potential from mechanical equipment.

Response: The heating and cooling system, most likely utilizing a heat pump, will have its equipment placed at ground level, which we can position and shield on the north side behind landscaping.

Concern: The timeline for construction.

Response: It is anticipated that the construction duration would be between 18 months and 24 months' time, starting following the release of a building permit, likely in fall of 2024.

Concern: The number of units.

Response: The unit count has fallen from 10 units at the time of the original Public Information Meeting to 8 units.

Concern: The nature of the residential tenancy (i.e., rental versus strata).

Response: At this time, the ownership group intends to hold the townhouses as rentals.

Concern: The existing nature of the loading and storage areas serving the restaurant and the nature of what will be in the proposed setback area with the townhouse proposal.

Response: The restaurant has been consciously situated at the east side of the subject property, away from the existing residential neighbours to the east. Moreover, loading and storage functions have been located to the east of the new building, at the furthest point away from the existing residential neighbours to the west.

The setback will contain an enhanced landscape screen only, and will feature only a single parking stall within the 20'-0" setback along the western frontage.

Concern: The configuration of Skilift Road

Response: Skilift road will feature an enhanced sidewalk, but no other changes to the parking condition.

Concern: When the Council meeting(s) may occur.

Response: The project is on target to be considered by Council at the end of 2023 and with a Public Hearing in early 2024.

Concern: Rental rates.

Response: It is unclear at this early juncture what the rental rates would be, but the project is intended to be market rental.

Concern: Whether further office space might be provided in the project.

Response: The scheme includes for replacement office space below the restaurant along Skilift Road.

Concern: Whether trees would be removed as part of the scheme.

Response: The project is committed to preserving the majority of the current landscaping surrounding the entire site. Nevertheless, a selection of the tall trees in the southwest area of the project will be removed to accommodate construction and create unobstructed views for residents to the west, offering vistas towards Mount Baker and the Lions Gate Bridge.

Concern: Whether the ownership group considered building a taller structure.

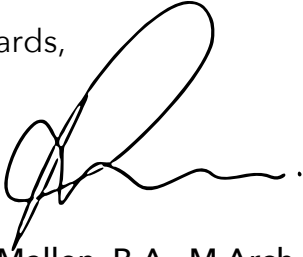
Response: The project stays within the confines of a 3-storey form as outlined in the Official Community Plan design guidelines for these commercial sites. It has also been a goal for the project to not obscure existing views for any of the nearby neighbours.

Concern: Existing views have been eroded due to lack of landscape maintenance.

Response: A selection of the tall trees in the southwest area of the project will be removed to accommodate construction and create unobstructed views for residents to the west, offering vistas towards Mount Baker and the Lions Gate Bridge.

We look forward to hearing back from staff and look forward to reviewing the report to Council.

Regards,



P.J. Mallen, B.A., M.Arch., AIBC, AAA, SAA, OAA
Principal



Folkestone Development PIM Meeting Notes

March 16, 2022

([REDACTED]) What will the roofs look like – the air conditioner unit on the roof is currently is not that attractive. I want to know what I'm going to be looking at.

- As were early in development we understand that the roof design approach will have any mechanical equipment on the east side screened off so it is enclosed and so you can't see it from above. We are going for west coast modern look– metal roof for belly of the restaurant on the west side. It will have a residential quality look so it doesn't look super industrial.
- In addition, you will be looking on to the residential units not the restaurant. There will be active roof decks with some patio umbrella and furniture.

([REDACTED]) What tress are we going to be taking out?

Our intention is to preserve everything as much as possible and not modify that mature landscaping. Most development will be redesigning on hard surfaces to preserve as many site trees as possible. There is an existing pedestrian connection from the Chairlift road that will be preserved and updated.

- We'll identify trees being removed in more detailed documents down the road, but the intention is to best leave the mature perimeter planting as possible.
- We'll identify trees being removed in more detailed documents down the road, but the intention is to best leave the mature perimeter planting as possible.

([REDACTED]) We live closest to the restaurant, directly west. Our view line is south and east viewing mount baker and the harbour. What height are they going to be and what relationship will they have with our building?

- The units are each ten feet floor to floor. So about 30 foot habitable space. We are trying to keep it as close to the ground as possible. Existing restaurant is about 20 feet and 2.5-3 stories. The impact is going to be largely the same. We can take some photography from your view and show how it will have impact .

([REDACTED]) What kind of heating and heat pumps will you have? We are most impacted by this site. We invite you to come take photos of our property and see what we're referring to.

- We're not required to deal with cooling but with this level of units we might. Noise will be something we are keeping an eye and obviously we don't want to introduce noisy equipment. Of course we are hearing about heat pump in the multifamily developments all the time but the newer ones today are fairly quiet. We're still going to have the green strip on west of building that will help buffer

noise plus we're going with guidelines of the district of West Vancouver. We will come to your property and take photos and show you what it would look like.

([REDACTED]) **-Our place is currently tenanted so we want to know how long this would take?**

- It is still too early to come up with timeline. We are starting the process now and we will keep moving forward but something like this doesn't happen overnight. We are easily a couple years out. It takes a while for this thing to start construction but when it does start, it is safe to say probably 18 months to 2 years.

([REDACTED]) **Is it 10 units that are three stories high or is it 30 units?**

- 10 units 3-stories high.
- 10 3-level townhomes with internalized garages.

([REDACTED]) **Are all rentals intended to be held by ownership group**

Yes

([REDACTED]) **- Presently beside the restaurant they have storage and garbage It is not a pleasant thing to have beside our unit - What would it be like with residences there?**

- Right away we relocated the restaurant to the east side of the property because we have heard of issues from the west so we did that right off the gate. The garbage currently there won't be to that extent but pickup for residential is TBD but we will take into consideration.

([REDACTED]) **Municipal parking is below the site right now. The lane below the restaurant parking, will that stay the same?**

- We won't be touching anything off site and Chairlift road will be as is.

When is the district council meeting?

- Typically for rezoning timelines, it is about 1 year as it includes municipal review, circulation to the other departments and then back and forth. It may end up in council within 10 months of that depending on the process but each process is different. Once it goes to council and comes back for public hearing, all neighbors would be notified.

([REDACTED]) **What do you expect that Rental rate to be?**

Not a clue- haven't even done the preliminaries on that

([REDACTED]) **Do you plan to keep office space in the restaurants building?**

- Office space is yet TBD but is on the table.

([REDACTED]) **- Wil those trees be cleared out in the future?**

- We will maintain as best we can depending on quality of the trees

([REDACTED]) Why not building something taller?

The ownership group wanted something small that won't disappoint the neighbours. If it was someone else this could be a lot larger scale project. They want to keep it small and quaint and fit in nicely in the neighborhood. Views will be maintained. Density is basically what it is now. This is a win for everyone in the neighborhood, which is a hope for the ownership group.

([REDACTED]) We used to have a 180 view and the view hasn't been maintained and now the view is more like 100 degrees.

- We will take that into consideration to have the trees maintained.

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