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2550 Queens - Introduction to Project

- The subdivision will provide two modest sized single-family houses with suites. (Suites are allowed in the zoning bylaw). The house sizes are following the RS3 zoning bylaw.
- One house will be the applicant's principal home. The family is moving into this house and that is the primary motivation for the project.
- The applicants have lived in West Vancouver for over 16 years
- The suite allows the applicants to age in place. They are seniors and the suite provides for a future caregiver or it allows them to have their daughter/son live upstairs with their family. This is a practical aging-in-place solution.
- The new houses will be high performance buildings and will replace a 1950s single family home that is at the end of its life cycle.
- Parking will be removed from the front yard off Queens. The current house has limited permeability as most of the front yard is paved. With front yard gardens the new houses have permeability above the zoning requirements.
- The parking bylaw requirements for a Single-Family house is met on Lot A and exceeded by 100% on Lot B. In addition to this, new street parking is provided for the neighbourhood by adding two stalls along Queens.
- The lots are on the 251 Queens Bus route with the stop less than a minute away.
- Webster Engineering is doing the civil engineering on the sites. Storm water retention will be provided so that the two new houses will perform much better than the existing 1950s house.
- The garages off the lane are only 21 ft. deep and do not extend under the houses. The slope of the site allows the garages to be integrated into the site with green roofs.
- Lot A has only 40% site coverage meeting the zoning bylaw requirements even with the garage included in the coverage calculation.
- Lot B has only 33% site coverage even with the garage included into the coverage calculation. This easily meets the zoning bylaw requirements.
- A professional landscape plan has been completed on the project.
- There is a long history of smaller lots in the RS3 zoning going back to 1912.
- This project has had 3 public information meetings with 70 notices sent out to the neighbourhood each time. The last public information meeting drew 5 people. Four people were from the neighbourhood and one was from Delta BC. One person provided written support and one written non-support (issue was traffic concern). Over the almost three years that the project has been worked on, 6 properties have voiced support and 4 have voiced non-support. In the non-support only one property has voiced strong opposition with multiple letters sent.

Note Changes to Project from May 13 2024 council meeting and May 10 2025 meeting.

- Combined Side Yard Setback bylaw requirement met. Variance deleted.
- Sloped Roof changed to Flat Roof.
- Location of Garbage room revised.
- CAC value determined at the maximum recommended by Coriolis Report.
- Houses proposed to be Net Zero Energy – solar panels added.
- Complete landscape drawings provided.

- Variances required to facilitate subdivision reduced to 2 minor variances that are already referred to in the RS3 Zoning
- House have different architectural treatment on Queens elevation with different color and material choices.

Neighbourhood Context Photos:



2208 Queens Avenue – A 377 sm RS3 House and Lot



1805 22 st. (22nd at Queens) 400.6 sm RS3 house and lot



2370 Palmerston – newer contemporary house with privacy hedge detail on street. Note house has very quiet presence on street. A similar landscape treatment is proposed on Queens except their will be lower landscaping in front of the hedge.



2370 Palmerston – Landscaped Entry court similar to Queen proposal.



2370 Palmerston – view from lane. House steps down the site similar to Queens proposal.

2550 Queens RS3 History and Variances

In reviewing the variances requested on 2550 Queens, it is helpful and necessary to understand the History of the RS3 lands. Mr. Bill Chapman has provided the following overview of RS3.

I have reviewed all the lots lying within the easterly RS3 Zoning in the West Vancouver Zoning Bylaw 4662, 2010. This contiguous area touches the easterly boundary of West Vancouver to the east; encompasses BPP, Glenmore, Chartwell, and Westhill to the north before dropping down to the Highway heading west. There are 30 lots above the Highway by Chairlift Road before heading to 28th Street to the west; then dropping down to Palmerston to 21st Street, then Mathers to approximately 8th Street, then approximately Esquimalt Avenue to Taylor Way, and finally dropping down to Duchess Avenue to the south.

Much of this area was cut up into rectangular lots before or shortly after West Vancouver was incorporated in 1912; and the original British Properties in 1938.

I believe the current Zoning areas were created in 1955 and expanded as development moved westerly.

There are over 200 lots (212 by my best estimate) that are considerably smaller than permitted in the RS3 Zone. Most of these lots were created, as discussed above, prior to zoning in West Vancouver. There were considerably more before the RS3 zone reduced its minimum area requirement from 1115 sq.m to 975 sq.m., and its width from 24.3 m to 18.3 m.

There are approximately 150 of these smaller lots close to Queens Avenue as it stretches from 11th Street to 28th Street, and 11 of these are found west of 22nd Street.

William R. Chapman, BSc., B.C.L.S., Life Member

President

Chapman Land Surveying Ltd.

~ since 1906 ~

Points from above:

- Smaller lots have always been part of the lands covered by RS3.
- The RS3 precedent for the smaller lots was set in 1912-1914.
- There are many examples of smaller RS3 lots in the neighbourhood including RS3 lots on Queens as small as 377 sm (4058sf).
- The RS3 Zoning Bylaw acknowledges the smaller RS3 Lots. 203.05 provides for lot coverage for lots less than 664sm (7147 sf) RS3 section 203.06 defines Floor Area Ratio of lots as small as 408.8sm (4400sf)
- The District Zoning Brochure – Zoning Bylaw setbacks Reg. G3.3 – shows a table with RS3 setback requirements for a lot 12.2M in width (40 ft.)

Variances Required to allow the Subdivision into 2 lots:

1. 203.03 Site Area. The minimum site area is 975 sm. Lot A is proposed to be 493.1 sm (5308 sf) and Lot B is proposed to be 618.5sm (6657sf)

RS3 zoning was established in 1955 when land was plentiful and cheap. The proposed site areas are already an established part of RS3 lands and reflect a return to the original historical lot sizes. Again RS3 Zoning in 203.06 specifically notes lots as small as 408.8 sm

2. 203.07 Site Width. The minimum lot width is 18.3m (60 ft) Lot A and Lot B are proposed to be 12.57M (41.2 ft)

The unique history of RS3 lands means that many RS3 lots do not meet the minimum width. Again these widths were established in the cheap land times of 1955. The zoning Brochure Reg. G3.3 specifically notes a 12.2M width for RS3 lots.

Both variance requests 1 and 2 above are in keeping with the historical land configuration of RS3 lots both in terms of lot size and lot width. With these two variances the project can be subdivided.

The following variance requests are not needed to facilitate the subdivision. They are optional variances to provide for a better design and more livable houses.

Optional Variance A

203.07 – Front Yard Setback. 8.8M min Proposed Lot A & Lot B 6.7M

The existing houses at 2558 Queens has a front yard setback of 5.42M and 2540 Queens has a front yard setback of 8.0M. It is good planning practice to reflect the setbacks on the immediate neighbours. We are proposing a transition from the 5.42m on the west to the 8.0 m on the east with a proposed average setback of 6.7 M. Planning supports a front yard setback variance.

Optional Variance B

130.08 4 (iii) Top of Floor structure no greater than 2.75M from top of basement floor to top of Main floor. We are proposing to dig down an additional 1 ft. so that the basement floor would have a 3.05M floor to floor measurement. This optional variance does not affect the building height because the basement is simply dug out deeper. The extra foot of clearance allows for a much more livable space. There are always mechanical drops in the basement and at 2.75M, clearances of only 2.13 M (7 ft) are likely. This is a poor design and construction practice.



COURTYARD CENTERPIECE
STONE
MOSS
PEBBLES



LOW GROUNDCOVER WITH BLACK
FENCE



PRECAST CONCRETE STAGGERED
PATTERN STEPS



2-3" BLACK ROUND DECORATIVE
AGGREGATE

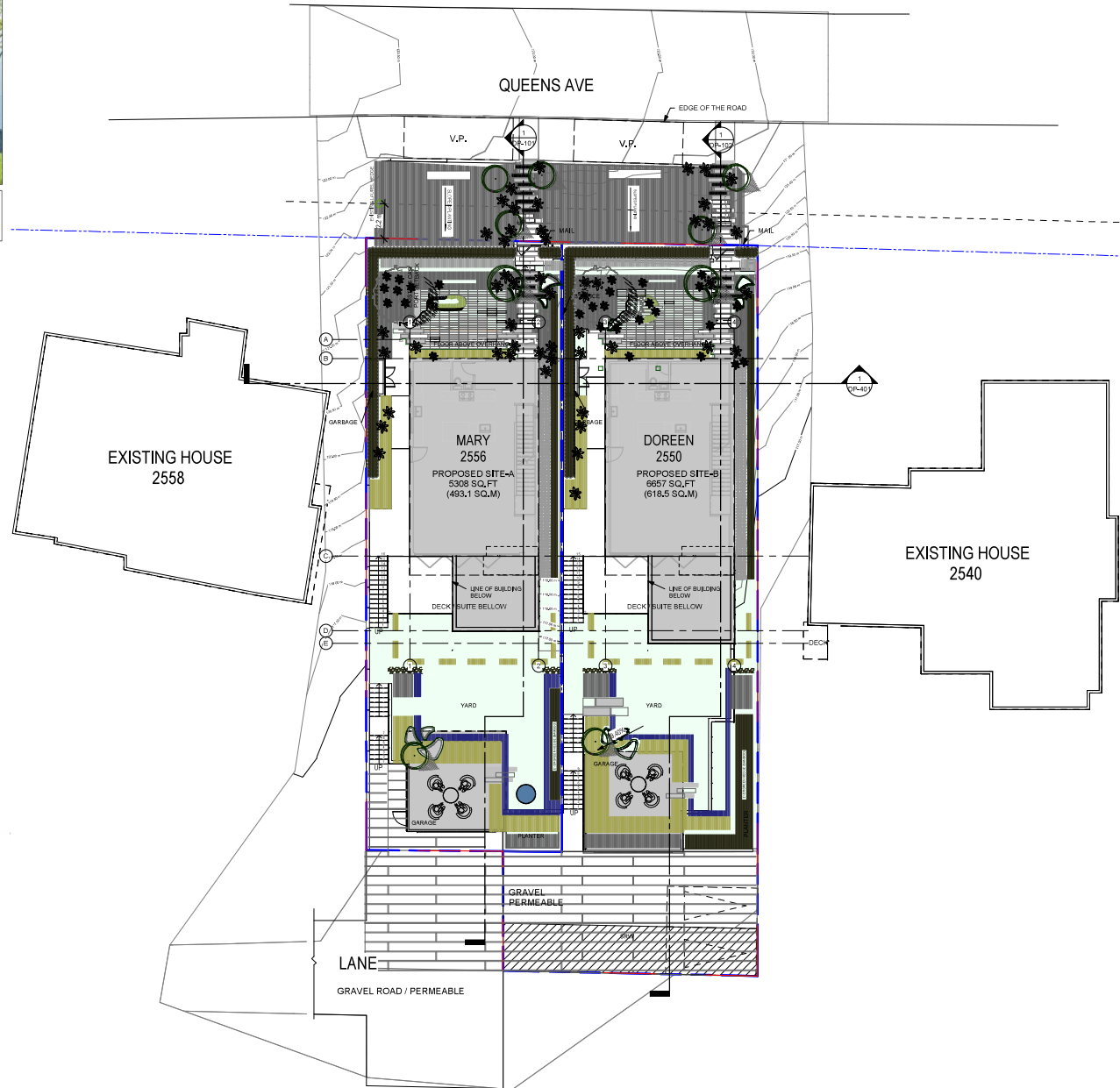


BARKMAN "BROADWAY" DARK AND
LIGHT PAVERS

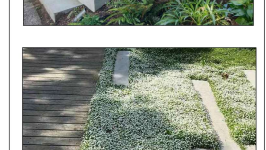
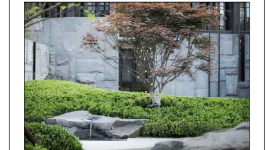


WILD FLOWERS AND ORNAMENTAL
GRASSES

LANDSCAPE PLAN
DP-207 1 : 130



**COURTYARD CENTERPIECE
OUTDOOR SCULPTURE**
(BLACK AND WHITE)
SCULPTURE BY LOCAL ARTIST: ARNO KORTSCHOT



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MARK	DATE	DESCRIPTION
1	2025-01-15	ISSUED FOR PERMITS
2	2025-01-15	ISSUED FOR PERMITS
3	2025-01-15	ISSUED FOR PERMITS
4	2025-01-15	ISSUED FOR PERMITS
5	2025-01-15	ISSUED FOR PERMITS
6	2025-01-15	ISSUED FOR PERMITS
7	2025-01-15	ISSUED FOR PERMITS

PROJECT: **THE MOTHER'S**
2550/2556 QUEENS AVE, WEST VANCOUVER, BC
SHEET DESCRIPTION: **LANDSCAPE PLAN**

DOUGLAS R. JOHNSON ARCHITECT LTD.
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SCALE: 1 : 130
DATE: JAN 2025
DRAWN: _____
PROJECT NO: _____
SHEET: _____
REVISIONS: DP-207

THE MOTHERS ON QUEENS (DOREEN) LOT B

DATA SHEET

Legal Description			
Name	Area	Area sqf	Area (acre)
Site A			
Net Site Area	493.14 m ²	5308.08 ft ²	0.12 acres
Gross Site Area	493.14 m ²	5308.08 ft ²	0.12 acres
Site B			
Net Site Area	618.54 m ²	6657.95 ft ²	0.15 acres
Gross Site Area	618.54 m ²	6657.95 ft ²	0.15 acres

STEP CODE 5 PROPOSED FOR BUILDING

Setbacks	Min Required	Proposed
(Inc. energy bonus)		
Front (North)	8.80m	6.70m (second floor)
Rear (South)	8.80m	21.23m (suite)
Side (East)	1.20m	1.50m
Side (West)	1.20m	2.80m (Building face)

Combined 4.30m 4.30m (Building face)

Max Height + Energy Bonus	Proposed
7.82 + 0.3m	7.63m
min. Permeable area required	Proposed
50% x 92.26 = 46.13 m ²	65.74 m ²

COVERAGE SITE B (RS3 40% + 8% ENERGY BONUS)

Name	Coverage Area	Coverage
Garage	41.70 m ²	6.74%
Garage	2.40 m ²	0.39%
Main Building	162.69 m ²	26.30%
	206.80 m ²	33.43%

Net Area Without Exclusions Site B

Name	Area	Area sqf
Site B		
Garage	41.71 m ²	443.63 ft ²
Basement	104.99 m ²	1130.11 ft ²
Main Floor	104.99 m ²	1130.11 ft ²
Second Floor	113.03 m ²	1216.64 ft ²
Attached Suite	30.80 m ²	331.53 ft ²
	365.03 m ²	4252.02 ft ²

SITE B NET AREA WITH EXCLUSIONS (m²)

Second Floor	113.03
Main Floor	104.99
Basement	0.00
Garage	0.00
Suite	0.00
Garage	0.00
Total	218.02
Max Area Permitted (8% energy bonus included)	220.73

SITE B MAIN BUILDING - AVERAGE GRADE CALCULATION

Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
A	118.98	118.90	A-B	13.97	118.90
B	118.58	118.55	B-B1	2.42	283.89
B1	118.58	116.07	B1-C1	8.34	968.02
C1	118.85	118.07	C1-C	2.75	322.74
C	118.85	118.52	C-D	13.97	1629.99
D	119.36	119.00	D-A	8.34	907.04
TOTALS				49.79	5885.27

MAIN BUILDING AVERAGE GRADE (m) 118.20

SITE B SUITE - AVERAGE GRADE CALCULATION

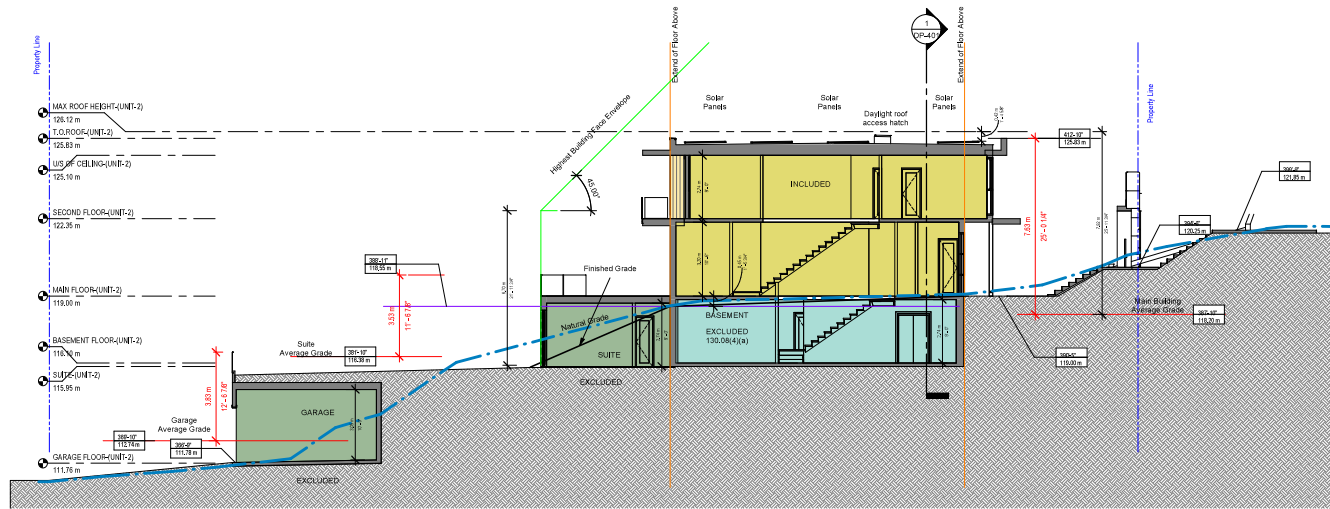
Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
G	116.43	116.07	G-B1	5.52	640.71
B1	118.58	116.07	B1-B	1.85	198.25
B	118.58	118.55	B-E	6.07	717.71
E	116.97	116.55	E-F	5.52	638.02
F	115.87	115.94	F-G	6.07	703.94
TOTALS				29.87	2984.23

SUITE AVERAGE GRADE (m) 116.38

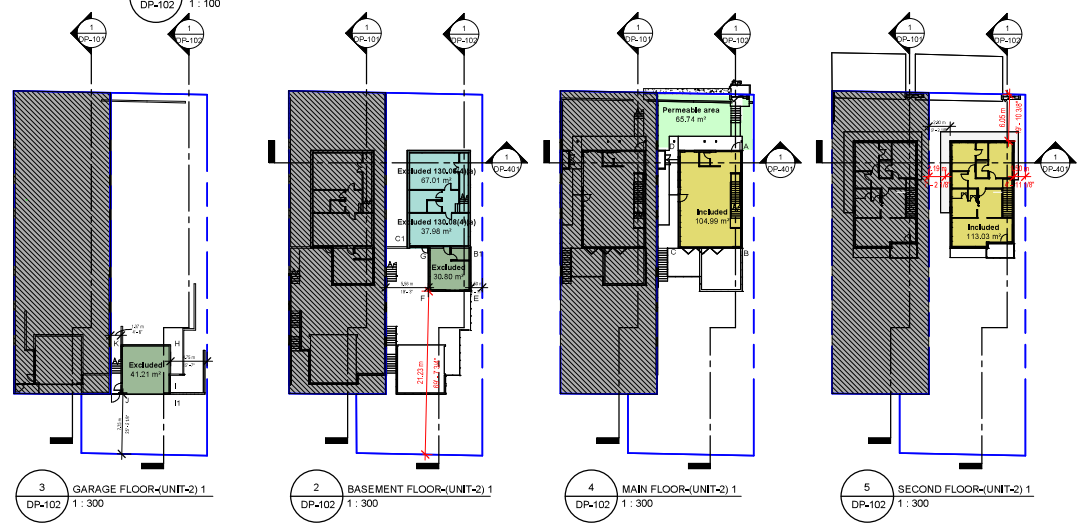
SITE B GARAGE - AVERAGE GRADE CALCULATION

Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
H	113.82	113.75	H-I	6.44	726.01
I	111.85	115.6	I-J	3.93	438.78
J	111.85	111.87	J-K	8.40	915.39
K	112.13	111.9	K-L	6.44	728.27
L	114.27	115.44	LH	6.4	729.89
TOTALS				29.81	3338.31

GARAGE AVERAGE GRADE (m) 112.74



LOT B SECTION - EXCLUSIONS



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MARK	DATE	DESCRIPTION
1	2025-02-27	ISSUED FOR PERMITS
2	2025-02-27	ISSUED FOR PERMITS
3	2025-02-27	ISSUED FOR PERMITS
4	2025-02-27	ISSUED FOR PERMITS
5	2025-02-27	ISSUED FOR PERMITS
6	2025-02-27	ISSUED FOR PERMITS
7	2025-02-27	ISSUED FOR PERMITS

PROJECT: **THE MOTHER'S**
2554/2556 QUEENS AVE, WEST VANCOUVER, BC
SHEET DESCRIPTION: **DATA SHEET - LOT B**

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SCALE: As indicated
DATE: JAN 2025
DRAWN: ---
SHEET: ---
REVISIONS: DP-102

THE MOTHERS ON QUEENS (MARY) LOT A

DATA SHEET

Legal Description			
Name	Area	Area sqf	Area (acres)
Site A			
Net Site Area	493.14 m ²	5308.08 ft ²	0.12 acres
Gross Site Area	493.14 m ²	5308.08 ft ²	0.12 acres
Site B			
Net Site Area	618.54 m ²	6667.95 ft ²	0.15 acres
Gross Site Area	618.54 m ²	6667.95 ft ²	0.15 acres

STEP CODE 5 PROPOSED FOR BUILDING

Setbacks	Min Required	Proposed
(Inc. energy bonus)		
Front (North)	8.80m	6.94m (second floor)
Rear (South)	8.80m	14.14m (suite)
Side (East)	1.20m	1.50m
Side (West)	1.20m	2.80m (Building face)
Combined	4.30m	4.30m (Building face)

Max Height + Energy bonus	Proposed
7.62m + 0.3	7.64m

min. Permeable area required	Proposed
50% x 95.33 = 47.67 m ²	66.83 m ²

COVERAGE SITE A (RSS 40% + 8% ENERGY BONUS)		
Name	Coverage Area	Coverage
Garage	41.42 m ²	8.40%
Garbage	2.40 m ²	0.49%
Main Building	158.23 m ²	32.08%
	202.02 m ²	40.57%

Net Area Without Exclusions Site A		
Name	Area	Area sqf
Site A		
Garage	41.21 m ²	443.63 ft ²
Basement	104.99 m ²	1130.11 ft ²
Main Floor	104.99 m ²	1130.11 ft ²
Second Floor	113.03 m ²	1216.64 ft ²
Attached Suite	26.40 m ²	284.17 ft ²
	360.63 m ²	4204.66 ft ²

SITE A NET AREA WITH EXCLUSIONS (m ²)	
Second Floor	113.03
Main Floor	104.99
Basement	0.00
Garbage	0.00
Suite	0.00
Garage	0.00
Total	218.02
Max Area Permitted (8% energy bonus included)	220.72

SITE A MAIN BUILDING - AVERAGE GRADE CALCULATION

Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
A	119.32	119.42	A B	13.97	1667.18
B	119.36	119.42	B B1	2.42	293.62
B1	119.36	116.69	B1 C1	8.34	913.19
C1	119.36	116.69	C1 C	2.75	324.57
C	119.36	119.42	C D	13.97	1669.30
D	119.48	119.60	D A	8.34	995.89
TOTALS					6914.66

MAIN BUILDING AVERAGE GRADE (m) 118.79

SITE A SUITE - AVERAGE GRADE CALCULATION

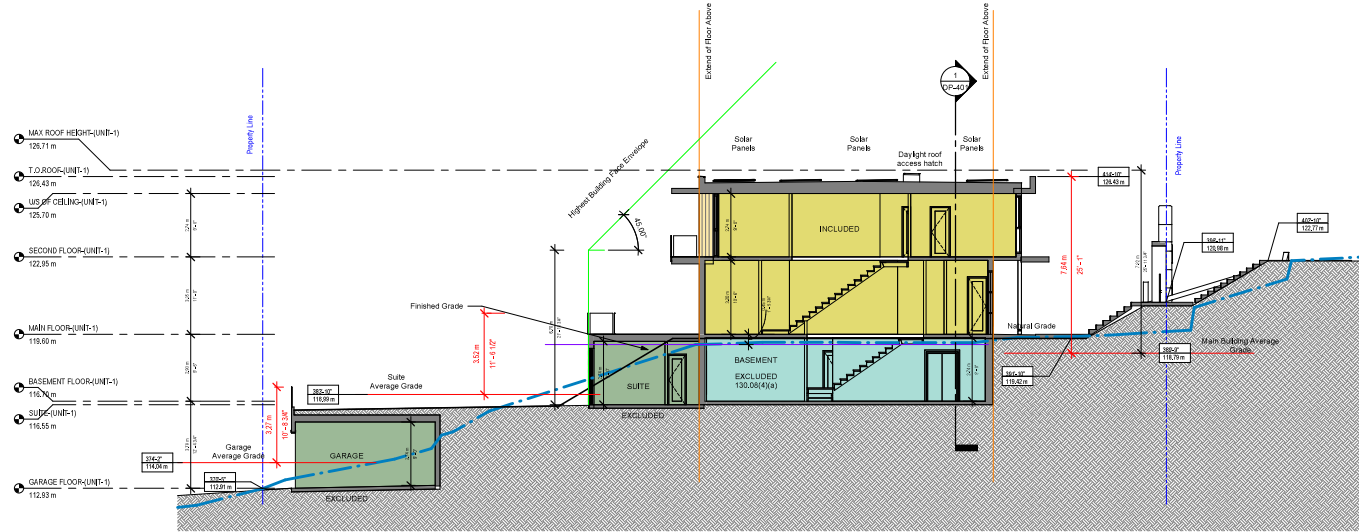
Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
C1	117.96	116.69	G B1	5.52	644.13
B1	119.36	116.69	B1 B	1.85	199.46
B	119.36	119.42	B E	6.07	715.29
E	116.32	117.18	E F	5.52	642.72
F	116.37	116.55	F G	6.07	707.88
TOTALS					2909.48

SUITE AVERAGE GRADE (m) 116.90

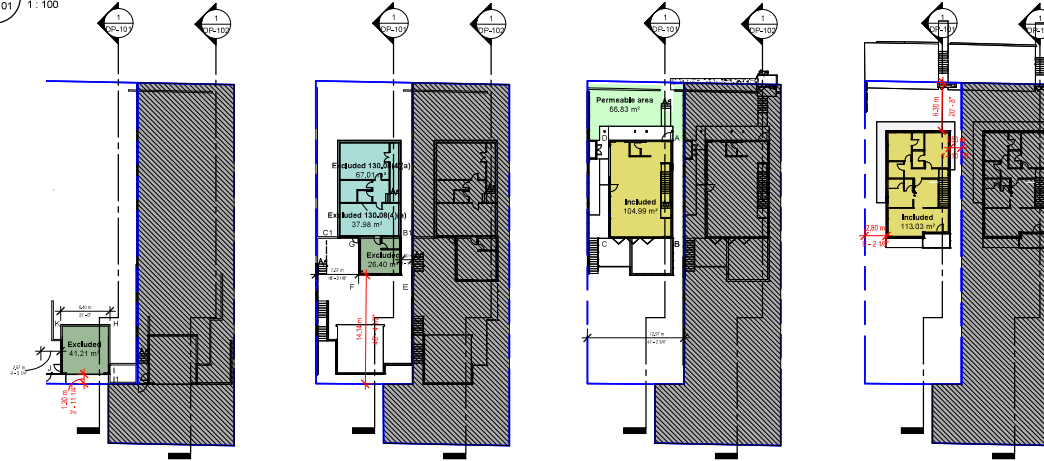
SITE A GARAGE - AVERAGE GRADE CALCULATION

Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
H	113.20	116.35	I J	1.69	191.08
I	113.20	112.93	J K	6.45	722.98
K	113.62	113.00	K L	6.44	734.64
L	119.15	116.55	L H	6.40	737.12
TOTALS					3121.27

GARAGE AVERAGE GRADE (m) 114.04



1 LOT A SECTION - EXCLUSIONS
DP-101 1:100



3 GARAGE FLOOR-(UNIT-2)
DP-101 1:300

2 BASEMENT FLOOR-(UNIT-2)
DP-101 1:300

4 MAIN FLOOR-(UNIT-2)
DP-101 1:300

5 SECOND FLOOR-(UNIT-2)
DP-101 1:300

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MARK	DATE	DESCRIPTION
1	2025-01-17	ISSUED FOR PERMITS
2	2025-01-17	ISSUED FOR PERMITS
3	2025-01-17	ISSUED FOR PERMITS
4	2025-01-17	ISSUED FOR PERMITS
5	2025-01-17	ISSUED FOR PERMITS
6	2025-01-17	ISSUED FOR PERMITS
7	2025-01-17	ISSUED FOR PERMITS

PROJECT: **THE MOTHER'S**
2550/2556 QUEENS AVE, WEST VANCOUVER, BC
SHEET DESCRIPTION: DATA SHEET - LOT A

DOUGLAS R. JOHNSON ARCHITECT LTD.
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SCALE: As indicated
DATE: JAN 2025
DRAWN: ---
SHEET: ---
REVISIONS: DP-101



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MARK	DATE	DESCRIPTION
1	2025-01-28	ISSUED FOR PERMITS
2	2025-02-02	ISSUED FOR PERMITS
3	2025-02-26	ISSUED FOR PERMITS
4	2025-03-06	ISSUED FOR PERMITS
5	2025-03-06	ISSUED FOR PERMITS
6	2025-03-06	ISSUED FOR PERMITS
7	2025-03-15	ISSUED FOR PERMITS

PROJECT: **THE MOTHER'S**
 2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **3D VIEW-4**

DOUGLAS R. JOHNSON ARCHITECT LTD.
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SCALE:	PROJECT NO:
DATE: JAN 2025	---
DRAWN:	SHEET: DP-704
REVISIONS:	

2025-03-01 11:48:06 AM



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MARK	DATE	DESCRIPTION
1	2025-01-20	CONCEPT DESIGN
2	2025-02-05	PRELIMINARY DESIGN
3	2025-02-26	ISSUED FOR PERM. PM
4	2025-03-06	DP 30% DESIGN
5	2025-03-20	DP 40% DESIGN
6	2025-03-28	ISSUED FOR PM
7	2025-03-28	DP 30% DESIGN

PROJECT:
THE MOTHER'S
 2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION:
3D VIEW-3

DOUGLAS R. JOHNSON ARCHITECT LTD.
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SCALE:	PROJECT NO:
DATE: JAN 2025	---
DRAWN:	SHEET:
REVISIONS:	DP-703

2025-03-31 11:48:16 AM



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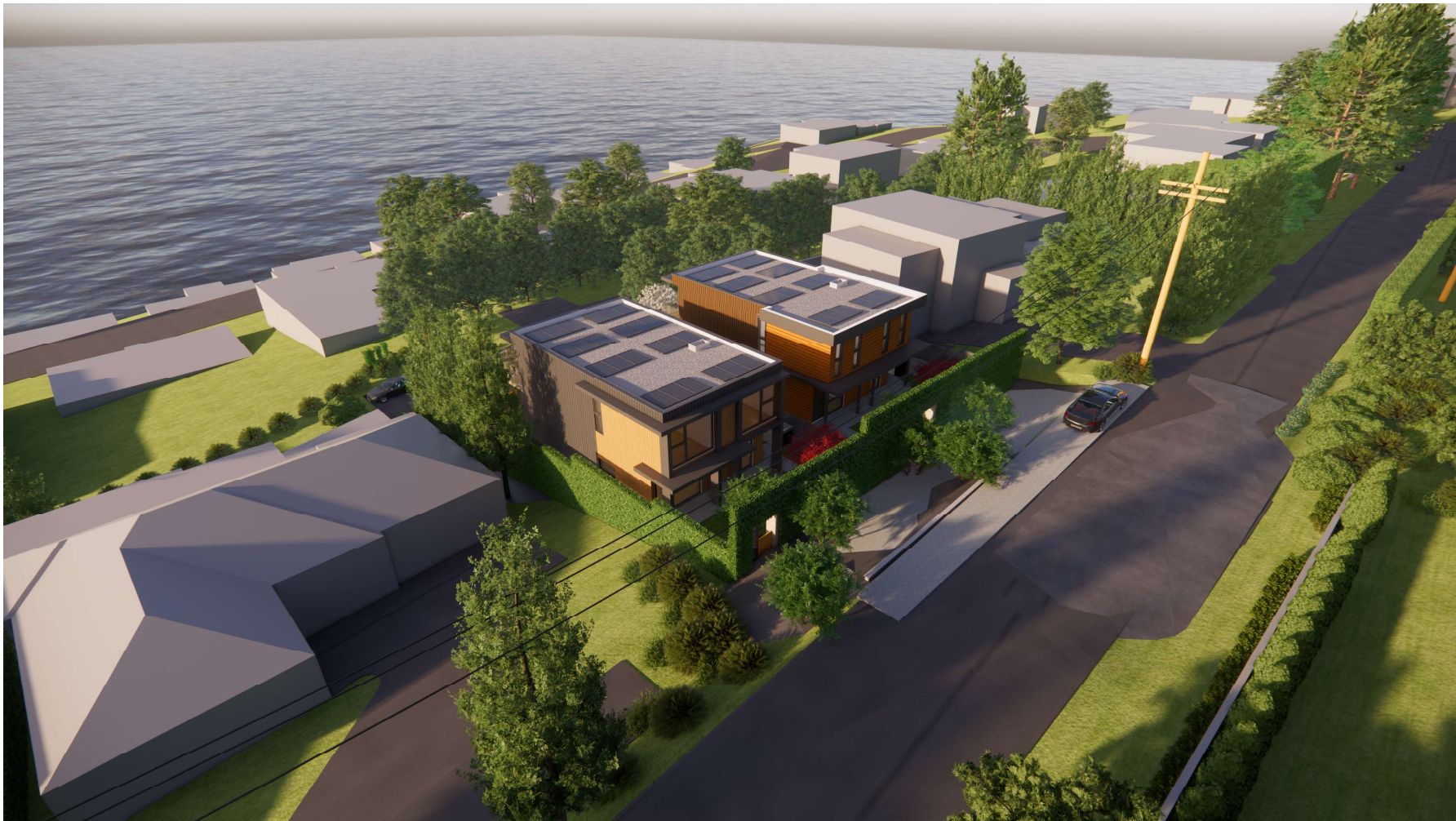
MARK	DATE	DESCRIPTION
1	2025-01-22	CONCEPT DESIGN APPROVAL
2	2025-02-05	SUBMISSION APPROVAL
3	2025-02-26	ISSUED FOR PERM PERM
4	2025-03-06	DP SET REVISION
5	2025-03-06	ISSUED FOR PERM
6	2025-03-08	ISSUED FOR PERM
7	2025-03-15	DP SET REVISION

PROJECT: **THE MOTHER'S**
 2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION:
3D VIEW-5

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 FAX: (604) 998-0217
 djrarch@shaw.ca

SCALE:	PROJECT NO:
DATE: JAN 2025	---
DRAWN:	SHEET: DP-705
REVISIONS:	

2025-03-11 11:48:36 PM



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MARK	DATE	DESCRIPTION
1	2025-01-20	ISSUED FOR PERMITS
2	2025-02-02	ISSUED FOR PERMITS
3	2025-02-26	ISSUED FOR PERMITS
4	2025-03-07	ISSUED FOR PERMITS
5	2025-03-10	ISSUED FOR PERMITS
6	2025-03-10	ISSUED FOR PERMITS
7	2025-03-15	ISSUED FOR PERMITS

PROJECT: **THE MOTHER'S**
 2550/2556 QUEENS AVE, WEST VANCOUVER, BC
 SHEET DESCRIPTION:
3D VIEW-2

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-0217
 d.r.j@rch@shaw.ca

SCALE:	PROJECT NO:
DATE: JAN 2025	---
DRAWN:	SHEET:
REVISIONS:	DP-702

2025-03-11 11:48:56 AM



COURTYARD CENTERPIECE
STONE
MOSS
PEBBLES



LOW GROUNDCOVER WITH BLACK
FENCE



PRECAST CONCRETE STAGGERED
PATTERN STEPS



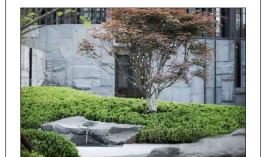
2"-3" BLACK ROUND DECORATIVE
AGGREGATE



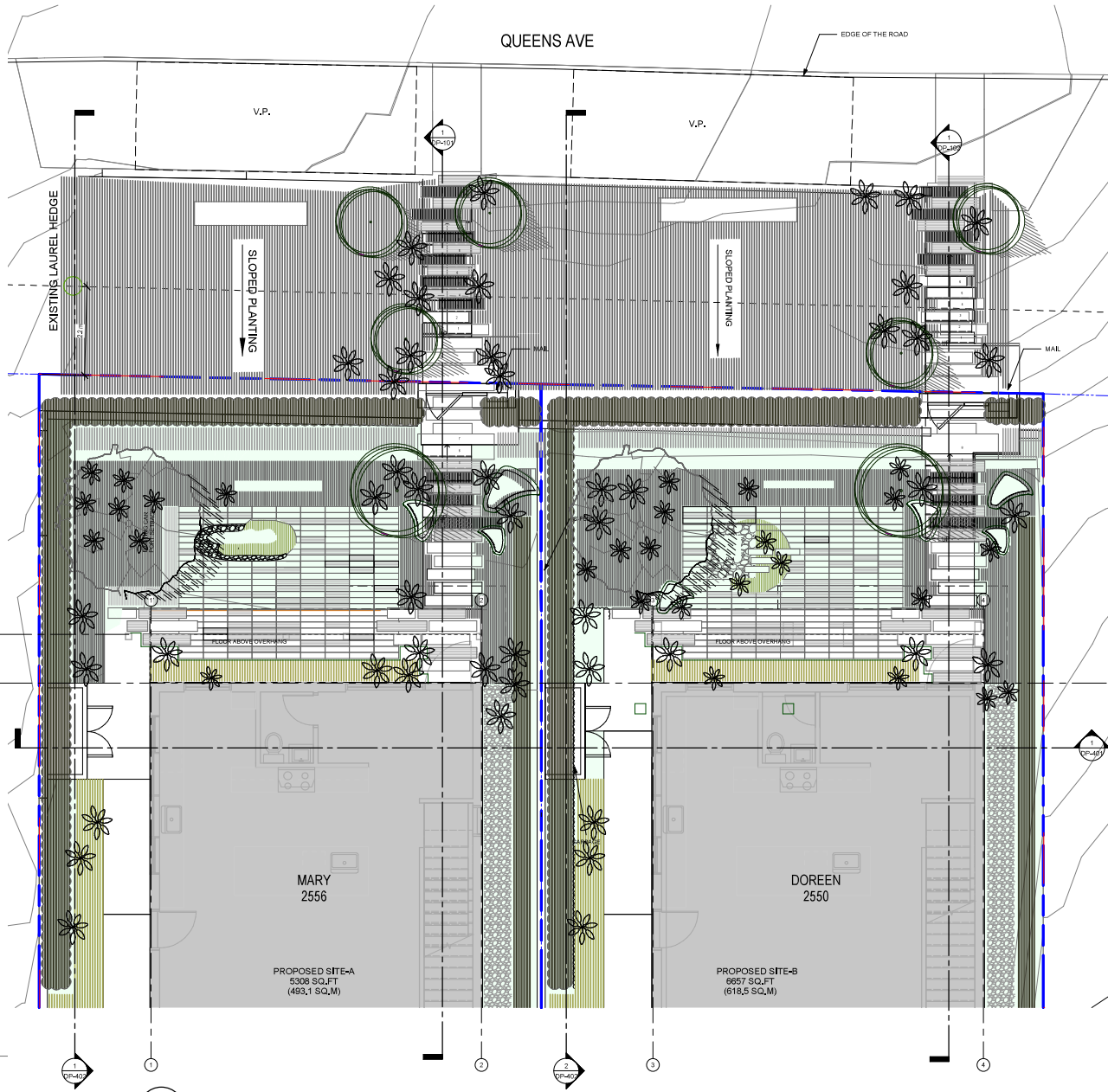
BARKMAN "BROADWAY" DARK AND
LIGHT PAVERS



COURTYARD CENTERPIECE
OUTDOOR SCULPTURE
(BLACK AND WHITE)
SCULPTURE BY LOCAL ARTIST: ARNO KORTSCHOT



CONCRETE PAVERS WITH
BOULDERS AND GROUNDCOVER



1 LANDSCAPE PLAN
DP-208 1 : 50

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MARK	DATE	DESCRIPTION
1	2022-01-15	PRELIMINARY LAYOUT
2	2022-02-02	SUBMISSION APPROVAL
3	2022-02-28	ISSUED FOR PERM. PM
4	2022-03-15	DP 301 REVISION
5	2022-03-28	ISSUED FOR PERM. DP 301 REVISION
6	2022-04-08	DP 301 REVISION
7	2022-05-15	DP 301 REVISION

PROJECT: **THE MOTHER'S**
2550/2556 QUEENS AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **LANDSCAPE FRONT YARD**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD. ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217
djarah@shaw.ca

SCALE: As indicated
DATE: JAN 2025
DRAWN: PROJECT NO: DP-208
SHEET: DP-208



BLACK MONDO GRASS



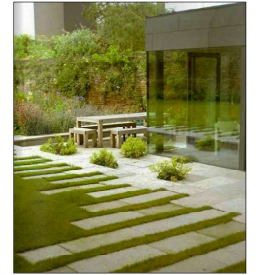
BLACK METAL PLANTERS
GREEN THEORY DESIGN (SUPPLIER)



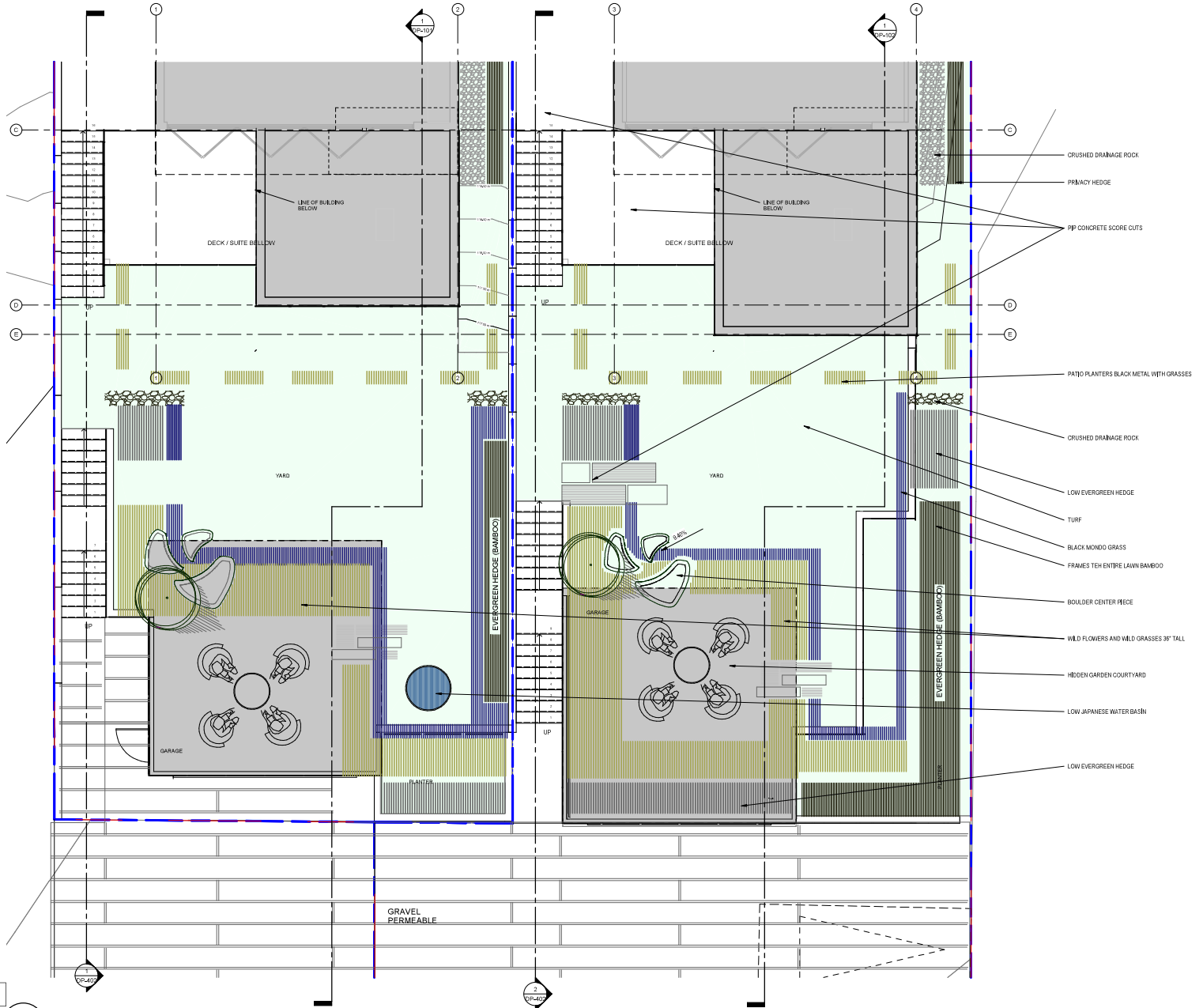
BLACK DECORATIVE PEBBLES



WILD FLOWERS & WILD GRASSES
36" TALL



STEPPING STONES LEADING FROM
GRASS TO GRAVEL SITTING AREA



1 LANDSCAPE PLAN
DP-206 1:50

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MARK	DATE	DESCRIPTION
1	2025-01-21	ISSUED FOR PERMITS
2	2025-02-02	ISSUED FOR SUBMISSION APPROVAL
3	2025-02-24	ISSUED FOR PERMITS
4	2025-03-04	ISSUED FOR PERMITS
5	2025-03-04	ISSUED FOR PERMITS
6	2025-03-04	ISSUED FOR PERMITS
7	2025-03-15	ISSUED FOR PERMITS

PROJECT: **THE MOTHER'S**
2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **LANDSCAPE BACKYARD**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217
djrarch@shaw.ca

SCALE:	PROJECT NO:
As indicated	---
DATE:	SHEET:
JAN 2025	DP-209
DRAWN:	REVISIONS:

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COUNCIL AGENDA

Date: March 10/2025 Item: 119



119

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

COUNCIL REPORT

Date:	February 18, 2025
From:	Michelle McGuire, Senior Manager of Current Planning and Urban Design
Subject:	Proposed Zoning Amendment and Development Variance Permit for 2550 Queens Avenue
File:	1010-20-23-055

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025” be considered for first, second, and third readings at the April 14, 2025 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that notice be given of the scheduled consideration.

1.0 Purpose

To present to Council a proposed zoning amendment and associated Development Variance Permit to allow subdivision of 2550 Queens Avenue.

2.0 Legislation/Bylaw/Policy

Local Government Act

As the proposed residential development does not require an amendment to the Official Community Plan (OCP), the Local Government Act (LGA) prohibits a Public Hearing being held on the proposed zoning amendment bylaw. In accordance with Section 467 of the LGA, notice of consideration of the bylaw must be provided.

Zoning Bylaw

The subject property is currently zoned Residential Single Family Dwelling Zone 3 (RS3). A zoning amendment is required to amend the subdivision standards within the RS3 zone to facilitate the proposed infill subdivision. Zoning bylaw variances are also requested through the Development Variance Permit application to vary lot width, front yard setbacks, and the calculation of the basement floor area exemption on each proposed lot to facilitate subdivision and construction of two new houses.

3.0 Council Strategic Objective(s)/Official Community Plan

2024-2025 Council Strategic Plan

The “2024-2025 Council Strategic Plan” generally aims to “Expand a diverse housing supply”. More specifically, objective 2.9 expects to

“Expand opportunities for selective small scale infill developments in single family residential zones”.

Official Community Plan (OCP)

The Official Community Plan (OCP) contains the following relevant policy:

- 2.1.1 Amend neighbourhood subdivision standards (including consideration of site-specific applications) and consider alternate site configurations, such as panhandle lots, to enable the development of smaller houses on smaller lots in existing detached residential areas;
- 2.1.8 Ensure that new single-family dwellings respect neighbourhood character by:
 - a. Reviewing regulations controlling the scale of new single-family dwellings;
 - b. Applying and updating built-form guidelines, as relevant, in regards to neighbourhood context and character, streetscape and natural features, and

Requiring all development permit applications, rezoning applications, and variance applications to include a section demonstrating how the proposed project respects or enhances existing neighbourhood character.

4.0 Financial Implications

4.1 Community Amenity Contribution

New developments are to deliver community amenities 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 and through a negotiated approach, the applicant offers a voluntary Community Amenity Contribution (CAC) of \$150,000 in cash. The CAC would flow into the District’s amenity reserve account(s) to contribute to future amenity projects as determined by Council.

4.2 Development Cost Charges

Development cost charges would also be applicable in compliance with the District’s Development Cost Charges Bylaw and Metro Vancouver Development Cost Charges Bylaws.

4.3 Infrastructure Upgrades

Land Development staff confirmed that redevelopment of the site will require in-ground servicing infrastructure upgrades (to be paid for by the applicant).

5.0 Background

The subject site is zoned RS3, 1,111.6 m² (11,965 sq. ft.) in area, and located within the Dundarave neighbourhood. The site is currently developed with a one-storey single-family dwelling and is surrounded by single-family dwellings (Figure 1 and **Appendix A**). Vehicle access is currently provided from Queens Avenue.

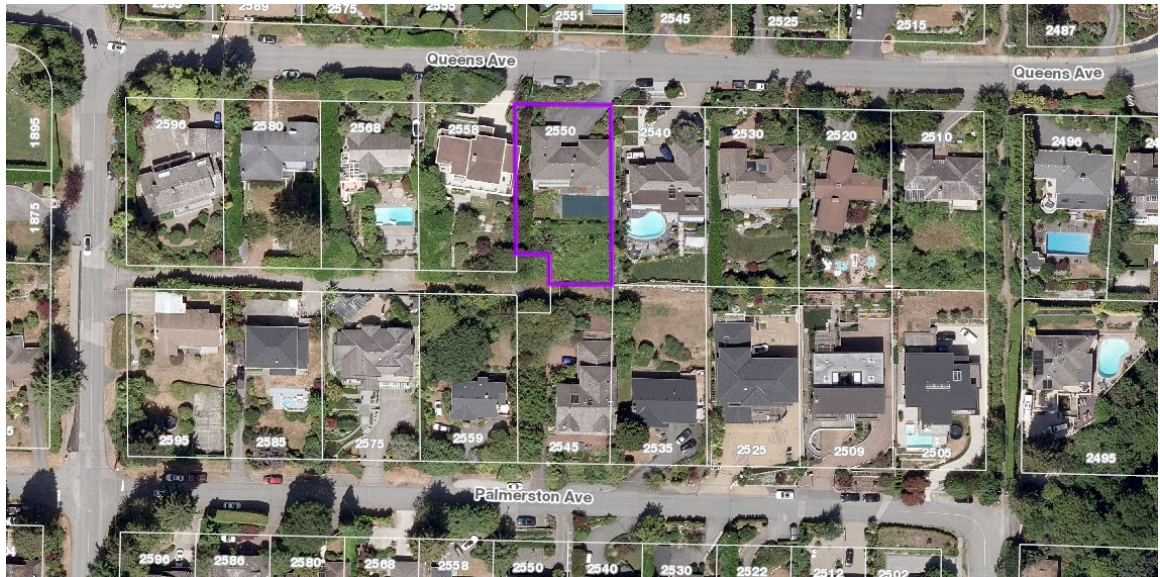


Figure 1 – Aerial Image of 2550 Queens Avenue

5.1 Previous Decisions

At its May 13, 2024 regular meeting, after considering staff's recommendation that the application be denied, Council passed the following resolution:

THAT Council directs staff to:

a) Review and process the proposed Zoning Bylaw amendment and Development Variance Permit for 2550 Queens Avenue; and

b) Bring forward proposed bylaws to amend the Zoning Bylaw and Development Variance Permit for 2550 Queens Avenue for Council consideration.

5.2 History

Not applicable

6.0 Analysis

6.1 Discussion

Proposal

The applicant proposes to amend the zoning for the property to facilitate subdivision to create a total of two lots (Figure 2). A zoning amendment is required to allow the subdivision as the proposed lots do not comply with the minimum lot area requirements of the RS3 zone. As shown in Figure 3, zoning bylaw variances are also proposed to vary lot width, front yard setback, and the calculation for basement exemption for each proposed lot to facilitate subdivision and construction of the proposed houses.

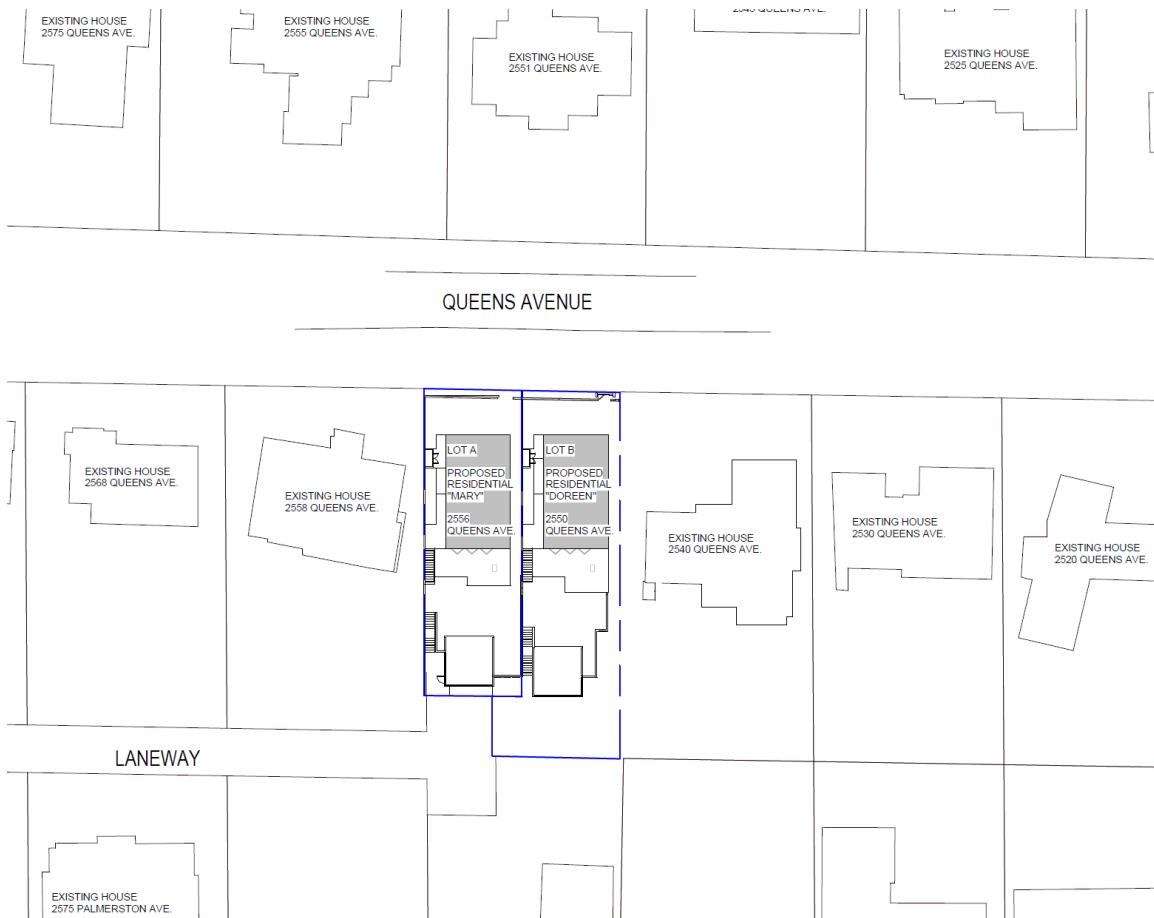


Figure 2 – Proposed Schematic Subdivision Plan

	Site Area:	Site Width:	Front Yard:	Basement Height (for floor area exemption calculation):
Lot A ("Mary" Queens Avenue)	493.1 m ²	12.6 m	6.3 m	3.1 m
Lot B ("Doreen" Queens Avenue)	618.5 m ²	12.6 m	6.1 m	3.1 m
RS3 Zone Minimum	975 m²	18.3 m	9.1 m	2.75 m
with Adjustment for High-Performance Buildings (Step 5)	975 m²	18.3 m	8.8 m	2.75 m

Figure 3 – Comparison of Proposed Site Sizes, Site Widths, Front Yard Setbacks, and Basement Height to Zoning Bylaw Requirements

The applicant proposes to construct one single-family dwelling with one abutting secondary suite on each lot. Vehicle access is proposed from the rear lane with a two-car garage proposed for each house. Development plans and renderings for the building designs are shown in Figures 4, 5 and 6 and are included with the proposed Development Variance Permit 23-055 (**Appendix C**).

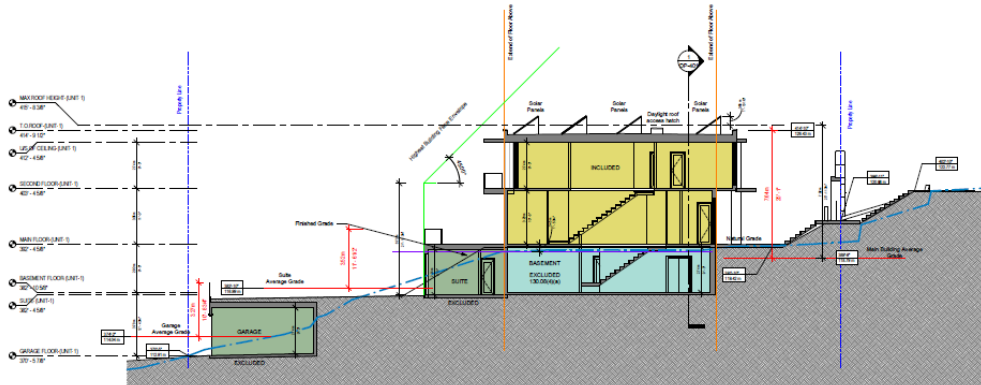


Figure 4 – Proposed Lot A Section Diagram

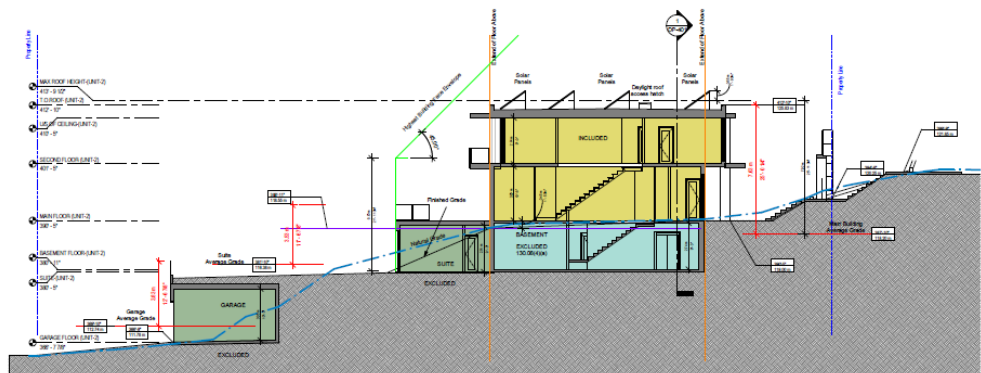


Figure 5 – Proposed Lot B Section Diagram



Figure 6 – Rendering Showing Proposed Houses

Development Variance Permit

Subject to Council consideration of the zoning amendment, the proposal will also require Council consideration of Development Variance Permit 23-055 (**Appendix C**). The proposed zoning variances include variance to site width, front yard setbacks and for basement height calculation for the purposes of exempting the floor area within the basement.

6.2 Climate Change & Sustainability

In compliance with the District’s Building Bylaw No. 4400, 2004 and the Sustainable Buildings Policy, the proposed houses will be required to obtain Step 5 of BC Energy Step Code and comply with the Zero Carbon Step Code Level EL-3. In addition, each vehicle parking stall will be required to provide for Level 2 (240 volt) electric vehicle charging capabilities.

6.3 Public Engagement and Outreach

Public Consultation/Notification to Date

In accordance with the *Preliminary Development and Public Consultation Policy*, the applicant held a Pre-application Information Meeting on April 26, 2023, to discuss the proposal with neighbourhood residents. As well, prior to initial consideration of the proposal by Council, the applicant sent

out a neighbourhood notice on March 28, 2024 inviting feedback on the formal application proposal for a period of two weeks.

Following Council direction to proceed with review of the formal application, the applicant held a Public Information Meeting on January 23, 2025 to further discuss the proposal with neighbourhood residents. A summary report was submitted by the applicant and is included as **Appendix D**.

Summary of Public Feedback to Date

Comments in response to the application have been mixed with some in support and some in opposition noting that the majority of correspondence sent directly to Council and staff has been in opposition to the proposal.

Supportive comments noted that the development would be a positive change to the community, would increase density leading to a more inclusive neighbourhood and maximize housing options, and would align with the character of the neighbourhood and long-term goals of the District.

Comments in opposition to the proposed development included concerns that:

- the proposal would have a negative impact on neighbourhood character and is not in keeping with the type of homes and lot sizes in the area;
- the proposal would result in more hardscape surfaces and less green landscaping for the site;
- the proposal is not supportable on such a steep sloped site;
- the proposal would set a precedent for future subdivisions on surrounding sites;
- the proposed increase in density would stress aging infrastructure and increase traffic and congestion in the area (specifically within the existing lane);
- the proposal would lead to loss of privacy; and
- the proposal would not increase affordability in the neighbourhood.

Bylaw Consideration and Notification

In compliance with the *Local Government Act (LGA)*, a Public Hearing is prohibited for the proposed zoning amendment bylaw (as the proposal does not require an amendment to the OCP). Should the proposed bylaw be scheduled for consideration, notice regarding the bylaw will be given to residents within 100 m of the site and a newspaper notice would be posted in accordance with LGA requirements and District procedures.

Signage

The applicant has already installed a development information sign in front of the property. Should the proposed bylaw be scheduled for consideration, the applicant will be required to update the development information sign.

Website

In alignment with current practice, a description of the proposal is available online and will be updated if the proposal advances.

6.4 Other Communication, Consultation, and Research

Planning staff have consulted with District staff from relevant departments as appropriate. The applicant has made revisions to respond to comments and conditions are included in the proposed Development Variance Permit to be satisfied at the subdivision and building permit stages, should the proposal be approved.

6.5 Conditions Precedent to Adoption

Prior to adoption of the bylaw and consideration of the development variance permit, the following requirement must be met:

- Payment of the community amenity contribution.

7.0 Options

7.1 Recommended Option

Set the date for first, second, and third readings of the proposed zoning amendment bylaw and direct staff to give public notice of the scheduled consideration.

7.2 Considered Options

At the time of consideration of this report, Council may:

- a) Set the date for first, second, and third readings of the proposed zoning amendment bylaw on different date (to be specified) and direct staff to give public notice of the scheduled consideration;
- 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

Council directed staff to review and process the proposed zoning amendment and development variance permit application for 2550 Queens Avenue. Staff completed review of the application and a proposed zoning amendment bylaw and development variance permit have been prepared and are attached for Council consideration.

Author:



Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

A – Context Plan

B – Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025

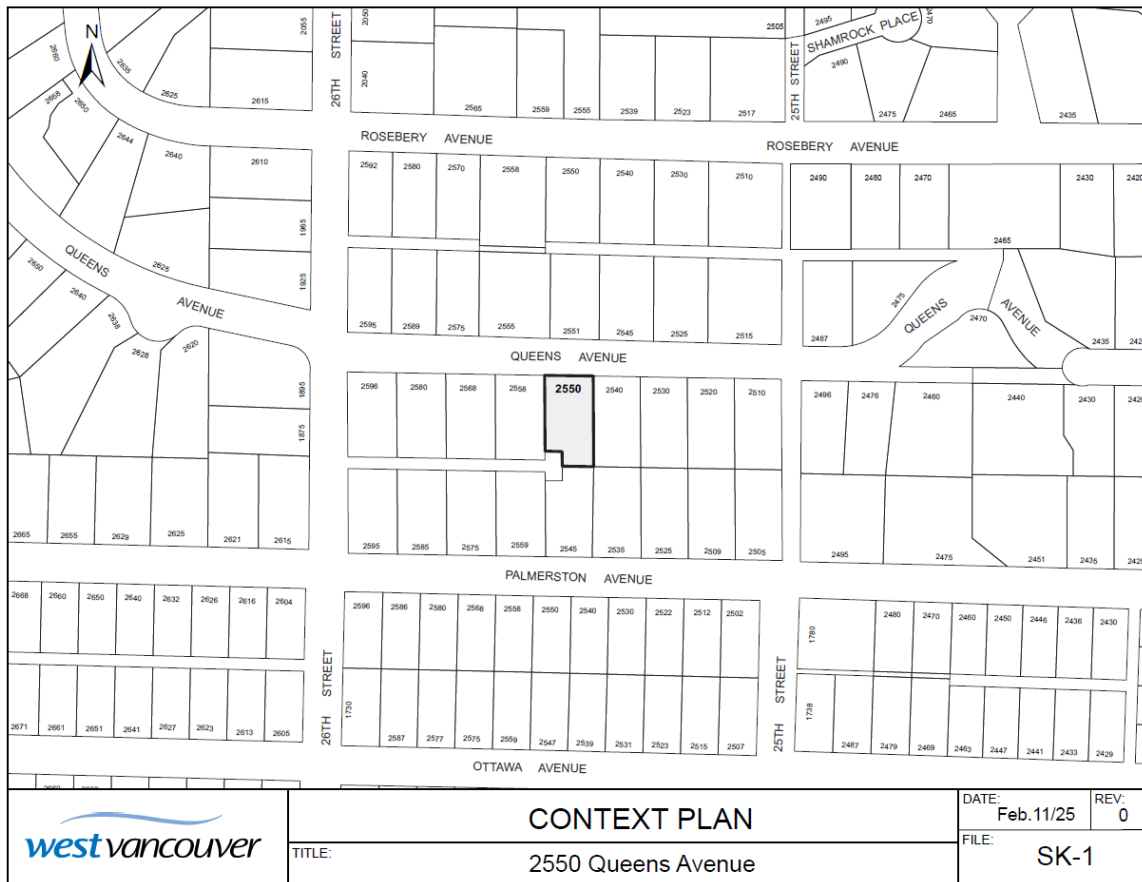
C – Proposed Development Variance Permit 23-055

D – Public Consultation Summary (provided by applicant)

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APPENDIX A Context Plan



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District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5379, 2025
(2550 Queens Avenue)**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025

Table of Contents

Part 1	Citation	1
Part 2	Severability	1
Part 3	Amends the RS3 Zone	1
Part 4	Offence and Penalty	2

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025

A bylaw to amend the subdivision standards with the RS3 zone to facilitate an infill subdivision at 2550 Queens Avenue.

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, 5223, 5270, 5281, 5321, 5328, 5338, 5336, 5351, 5293, 5347, 5339, 5206, 5361, 5356, and 5353.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an infill subdivision at 2550 Queens Avenue;

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. 5379, 2025.

Part 2 Severability

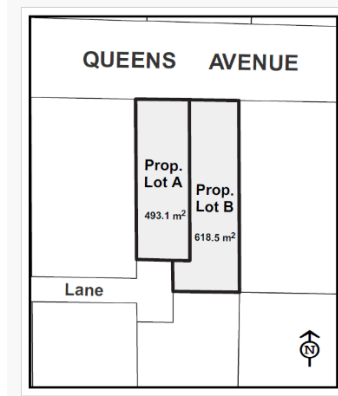
- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends the RS3 Zone

- 3.1 Zoning Bylaw No. 4662, 2010, Section 203 (RS3 Single Family Dwelling Zone 3), is hereby amended by adding the following new subsection to Section 203.13 (Alternative Zoning Standards) in numerical order:

Notwithstanding Section 203.03 for the Land legally known as Lot 1, Block 2, District Lot 815, Plan 9983 (PID: 009-541-381) at 2550 Queens Avenue as shown in the map below, for the purposes of infill subdivision the following shall apply:

Lots created by subdivision of 2550 Queens Avenue	Minimum Site Area (square metres)
Lot A	493.1 m ²
Lot B	618.5 m ²



Part 4 Offence and Penalty

- 4.1 Every person who violates a provision of this bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this bylaw, is guilty of an offence and is liable to the penalties imposed under this bylaw, and is guilty of a separate offence each day that a violation continues to exist.
- 4.2 Every person who commits an offence is liable on summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed by the *Offence Act*.

PUBLICATION OF NOTICE OF CONSIDERATION on

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

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District of West Vancouver
Proposed
Development Variance Permit No. 23-055

REGISTERED OWNER: Susan Elizabeth Power

THIS DEVELOPMENT VARIANCE PERMIT APPLIES TO:

CIVIC ADDRESSES: 2550 Queens Avenue

LEGAL DESCRIPTION: Lot 1, Block 2, District Lot 815, Plan 9983
 PID: 009-541-381
 (the 'Lands')

- 1.0 For the purposes of this Development Variance Permit, the Lands shall be developed in substantial compliance with the subdivision plan, attached as **Schedule A**, and the plans attached as **Schedule B** and **Schedule C** and specifically in compliance with the regulations and conditions listed hereunder.
- 2.0 This Development Variance Permit is issued and varies and supplements the District's Zoning Bylaw No. 4662, 2010, as amended, in accordance with plans attached as **Schedule A**.
- 3.0 Hedge removal (Hedge 2) and tree protection shall occur in accordance with the Tree Management Plan and Arborist Report included as **Schedule D**. The applicant's arborist must be on site monitoring excavation work to ensure the off-site trees and hedges proposed to be retained are not damaged.
- 4.0 Prior to removal of tree 7565 and 7566 on the District Boulevard a Municipal Property Tree Cutting Permit must to be obtained.
- 5.0 The minimum energy performance of the proposed new dwellings shall comply with the Zero Carbon Step Code Level EL-3 and meet Step 5, as defined by the British Columbia Energy Step Code. Compliance shall be demonstrated through provision of sufficient documentation to the satisfaction of the Chief Building Official.
- 6.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:
 - 4.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Manager of Development Engineering.
 - 4.2 Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Arborist.

- 4.3 Submit a Confirmation of Commitment by a Certified Arborist for the proposed construction activity within the tree protection barrier as outlined in **Schedule D** and in accordance with Tree Bylaw Section 5.3.1.
- 4.4 Submit a “Sediment and Erosion Plan” to the District’s Land Development Technician for approval, which the Owner shall comply with and be responsible for maintaining, repairing, and implementing the sediment control measures.
- 4.5 Provide a servicing plan prepared by a professional engineer, in accordance with District standards that would include the following requirements (but is not limited to):
 - (a) Water service upgrades for the east lot to a 25mm meter to the existing 38mm connection and for the west lot a new 38mm service complete with a 25mm meter;
 - (b) A new 150mm storm service c/w inspection chamber for the proposed west lot (a stormwater management plan will be required with the building permit application);
 - (c) A new 100mm sanitary service c/w inspection chamber for the proposed west lot;
 - (d) new boulevard plan along the frontage of the site; and
 - (e) a plan for reestablishment of the curb and roadway along the frontage of the Lands;

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

- 7.0 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.
- 8.0 This Development Variance Permit lapses if construction of the additions and renovations has not commenced, under an issued Building Permit, within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON [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 8.0, THIS PERMIT IS ISSUED ON [Date] .
(Council Report dated February 18, 2025; edocs #5802473)

Schedules:

- A – Proposed Subdivision Plan dated March 7, 2022
- B - Architectural Plans dated November 29, 2024
- C - Landscape Plans dated February 2023
- D - Tree Removal and Retention Plan and Arborist Report dated August 23, 2024

TOPOGRAPHIC PLAN OF
LOT 1, BLOCK 2,
DISTRICT LOT 815

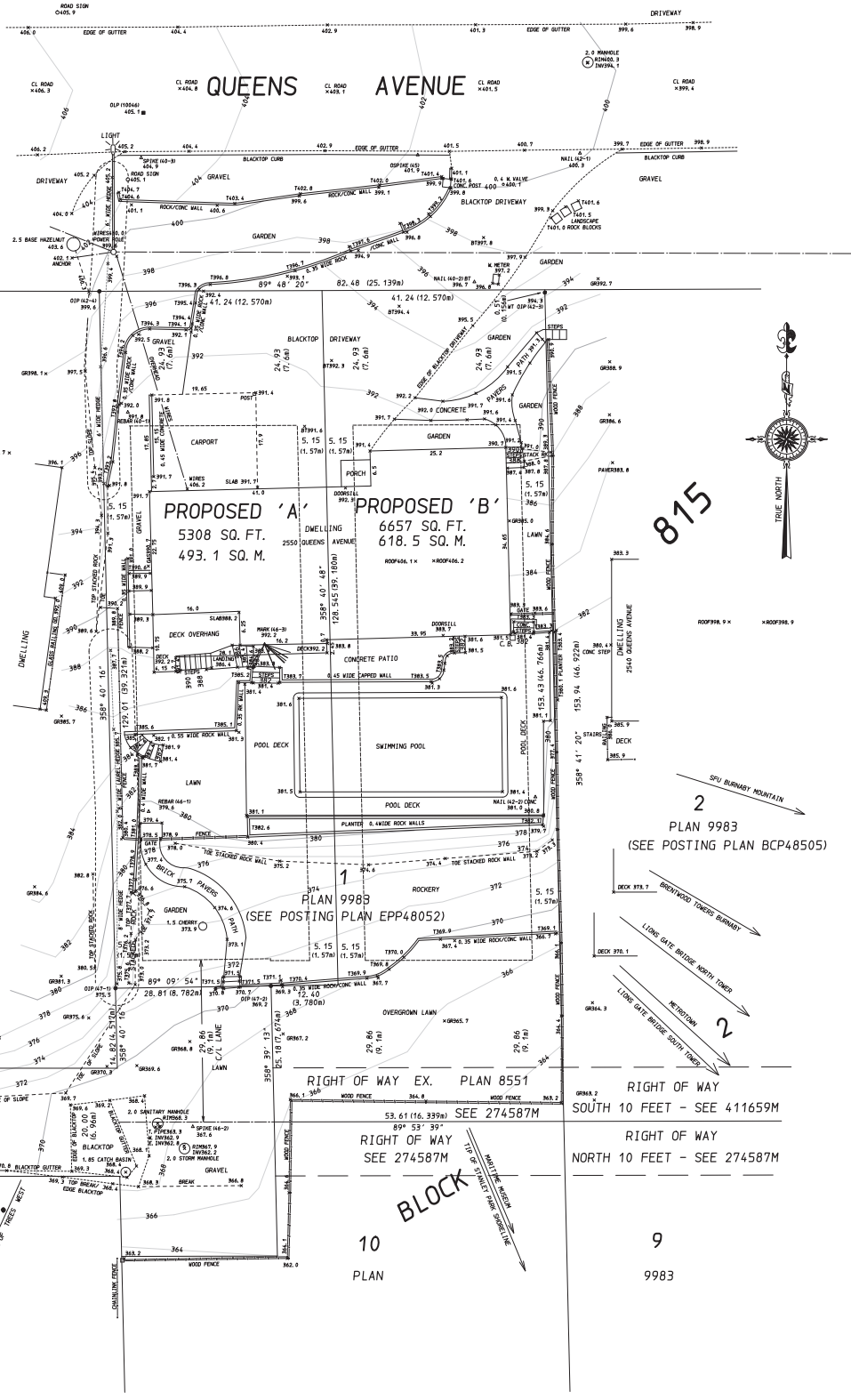
GROUP 1, NEW WESTMINSTER DISTRICT

PLAN 9983

P. I. D. 009-541-381

SCALE: 8 FEET TO 1 INCH

"SHOWING PROPOSED SUBDIVISION"



815

'B'
PLAN 7168
BLOCK 1

PROPOSED 'A'
5308 SQ. FT.
493.1 SQ. M.

PROPOSED 'B'
6657 SQ. FT.
618.5 SQ. M.

PLAN 9983
(SEE POSTING PLAN EPP48052)

2
PLAN 9983
(SEE POSTING PLAN BCP48505)

'C'
(SEE POSTING PLAN LMP9120)

BLOCK
10
PLAN

RIGHT OF WAY
SOUTH 10 FEET - SEE 411659M
RIGHT OF WAY
NORTH 10 FEET - SEE 274587M
9
9983

(SEE POSTING PLAN LMP43195)

'D'
PLAN 7168

CURRENT ZONING RS3
PROPOSED ZONING RS5

MIN. LOT AREA = 488 SQ. M. PROPOSED = 493 SQ. M. AND 618 SQ. M.
MIN. LOT WIDTH = 13.3M PROPOSED 12.57M.

SQUARE WIDTH = 41.235 (12.568m)
FRONT YARD SETBACK = 24.93 (7.6m)
REAR YARD SETBACK = 29.86 (9.1m)
MINIMUM SIDE YARD SETBACK = 4.99 (1.52m)
TOTAL SIDE YARD SETBACK = 10.31 (3.14m)

THIS PLAN SHOWS ALL "PROTECTED TREES" AS DEFINED IN DISTRICT OF WEST VANCOUVER TREE BYLAW NO. 4892, 2016.

Building envelope to be confirmed by the West Vancouver Building Department.

Note:
(10.00) denotes metric equivalent.

Elevations are to Geodetic Datum and are derived from Sanitary Manhole at Queens Avenue and 26th Street; Invert Elevation = 422.3 (128.72m)

© CHAPMAN LAND SURVEYING LTD. 2022
British Columbia Land Surveyors
107-100 Park Royal South
WEST VANCOUVER, B.C.
V7T 1A2 604-926-7311
EMAIL: bll@chaplansurvey.com

Field survey completed 17th February, 2022.
Not to be used for locating property lines.
This Document is not valid unless originally signed & sealed.

Certified Correct according to field survey and Land Title Office records:
William Chapman
L762H8
William R. Chapman
this 7th day of March, 2022.

- Sheet Index
- DP-100 COVER SHEET
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- DP-102 DATA SHEET - LOT B
- DP-202 NEIGHBOURHOOD CONTEXT PLAN
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- DP-204 STREET SCAPE VIEW
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- DP-303 BUILDING FLOOR PLANS
- DP-304 BUILDING FLOOR PLANS
- DP-401 BUILDING SECTIONS
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THE MOTHERS ON QUEENS

2550 - QUEENS AVENUE, WEST VANCOUVER, B.C.



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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	ISSUE FOR PERMIT
REV 2	2024-11-28	ISSUE FOR SETBACK
REV 3	2024-11-28	ISSUE FOR SETBACK

PROJECT: **THE MOTHER'S**
 2550 / 2556 QUEENS AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **COVER SHEET**

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 djrarch@shaw.ca

SCALE: _____ PROJECT NO: _____
 DATE: NOV 2024
 DRAWN: _____ SHEET: _____
 REVISIONS: DP-100

THE MOTHERS ON QUEENS (MARY) LOT A

DATA SHEET

Legal Description			
Name	Area	Area sqf	Area (acre)
Site A			
Net Site Area	493.14 m ²	5308.08 ft ²	0.12 acres
Gross Site Area	493.14 m ²	5308.08 ft ²	0.12 acres
Site B			
Net Site Area	618.54 m ²	6667.95 ft ²	0.15 acres
Gross Site Area	618.54 m ²	6667.95 ft ²	0.15 acres

STEP CODE 5 PROPOSED FOR BUILDING

Setbacks	Min Required (Inc. energy bonus)	Proposed
Front (North)	8.80m	6.30m (second floor)
Rear (South)	8.80m	14.14m (suite)
Side (East)	1.20m	1.50m
Side (West)	1.20m	2.80m (Building face)
Combined	4.30m	4.30m (Building face)

Max Height + Energy bonus	Proposed
7.62m + 0.3	7.64m

min. Permeable area required	Proposed
50% x 95.33 = 47.67 m ²	66.83 m ²

COVERAGE SITE A (RS3 40% + 8% ENERGY BONUS)		
Name	Coverage Area	Coverage
Garage	41.42 m ²	8.40%
Garage	2.40 m ²	0.49%
Main Building	158.20 m ²	32.08%
	202.02 m ²	40.97%

Net Area Without Exclusions Site A		
Name	Area	Area sqf
Site A		
Garage	41.21 m ²	443.63 ft ²
Basement	104.99 m ²	1130.11 ft ²
Main Floor	104.99 m ²	1130.11 ft ²
Second Floor	113.03 m ²	1216.64 ft ²
Attached Suite	26.40 m ²	284.17 ft ²
	390.63 m ²	4204.66 ft ²

SITE A NET AREA WITH EXCLUSIONS (m ²)	
Second Floor	113.03
Main Floor	104.99
Basement	0.00
Garage	0.00
Suite	0.00
Garage	0.00
Total	218.02
Max Area Permitted (8% energy bonus included)	220.72

SITE A MAIN BUILDING - AVERAGE GRADE CALCULATION

Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
A	119.32	119.42	A B	13.97	166.718
B	119.36	119.42	B B1	2.42	265.62
B1	119.36	116.69	B1 C1	8.34	972.19
C1	119.36	116.69	C1 C	2.75	324.57
C	119.36	119.42	C D	13.97	1668.30
D	119.48	119.60	D A	6.34	995.80
TOTALS				49.79	5914.66

Excluded 130.08(4)(a)

MAIN BUILDING AVERAGE GRADE (m) 118.79

SITE A SUITE - AVERAGE GRADE CALCULATION

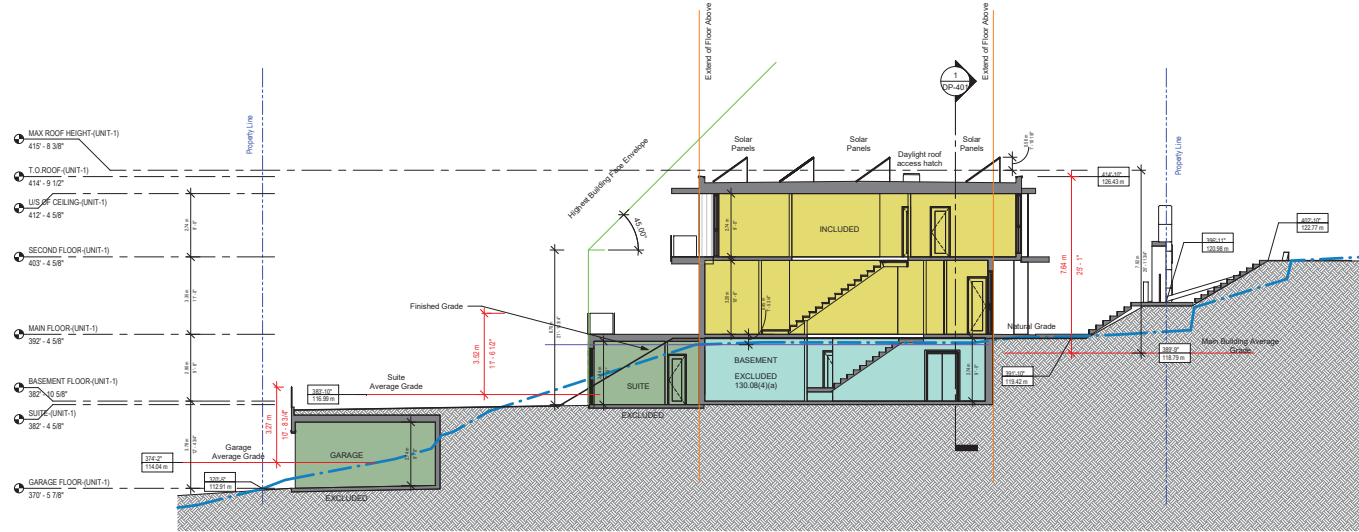
Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
C1	116.96	116.69	G B1	5.52	644.13
B1	119.36	116.69	B1 B	1.66	199.46
B	119.36	119.42	B E	6.07	715.29
E	116.32	117.18	E F	5.52	642.72
F	116.57	116.55	F G	6.07	707.68
TOTALS				24.87	2909.48

SUITE AVERAGE GRADE (m) 118.99

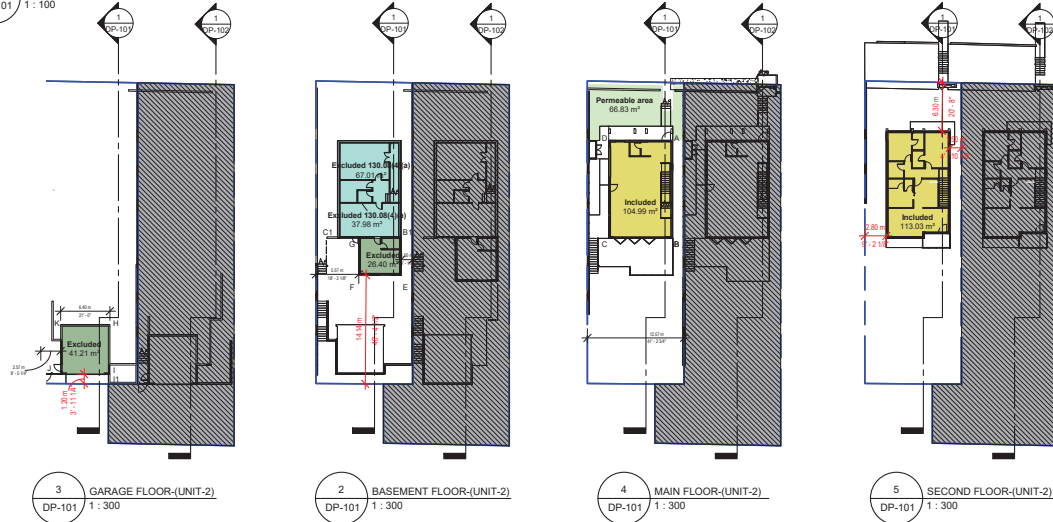
SITE A GARAGE - AVERAGE GRADE CALCULATION

Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
H	113.20	116.35	I H	6.44	735.45
I	113.20	116.35	I J	1.69	191.08
J	113.20	112.93	J K	6.40	722.98
K	113.62	113.00	K L	6.44	734.61
L	115.15	116.35	L H	6.40	737.12
TOTALS				27.37	3121.27

GARAGE AVERAGE GRADE (m) 114.04



1 LOT A SECTION - EXCLUSIONS
DP-101 1:100



3 GARAGE FLOOR (UNIT-2)
DP-101 1:300

2 BASEMENT FLOOR (UNIT-2)
DP-101 1:300

4 MAIN FLOOR (UNIT-2)
DP-101 1:300

5 SECOND FLOOR (UNIT-2)
DP-101 1:300

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MARK	DATE	DESCRIPTION
REV 1	2024-11-13	FOR SET REVISION
REV 2	2024-11-13	FOR SET REVISION
REV 3	2024-11-13	FOR SET REVISION

PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **DATA SHEET - LOT A**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-4217
dfjarch@shaw.ca

SCALE:	PROJECT NO.:
As indicated	---
DATE:	SHEET:
NOV 2024	DP-101
DRAWN:	REVISIONS:

THE MOTHERS ON QUEENS (DOREEN) LOT B

DATA SHEET

Legal Description			
Name	Area	Area sqf	Area (acre)
Site A			
Net Site Area	493.14 m ²	5308.08 ft ²	0.12 acres
Gross Site Area	493.14 m ²	5308.08 ft ²	0.12 acres
Site B			
Net Site Area	618.54 m ²	6657.95 ft ²	0.15 acres
Gross Site Area	618.54 m ²	6657.95 ft ²	0.15 acres

STEP CODE 5 PROPOSED FOR BUILDING

Setbacks	Min Required	Proposed
(Inc. energy bonus)		
Front (North)	8.80m	6.05m (second floor)
Rear (South)	8.80m	21.23m (suite)
Side (East)	1.20m	1.50m
Side (West)	1.20m	2.80m (Building face)
Combined	4.30m	4.30m (Building face)
Max Height + Energy Bonus	7.62 + 0.3m	Proposed 7.63m
min. Permeable area required	50% x 92.26 = 46.13 m ²	Proposed 67.74 m ²

COVERAGE SITE B (RS3 40% + 8% ENERGY BONUS)

Name	Coverage Area	Coverage
Garage	41.70 m ²	6.74%
Garbage	2.40 m ²	0.39%
Main Building	162.69 m ²	26.30%
	206.80 m ²	33.43%

Net Area Without Exclusions Site B

Name	Area	Area sqf
Site B		
Garage	41.21 m ²	443.63 ft ²
Basement	104.99 m ²	1130.11 ft ²
Main Floor	104.99 m ²	1130.11 ft ²
Second Floor	113.03 m ²	1216.64 ft ²
Attached Suite	30.80 m ²	331.53 ft ²
	395.03 m ²	4252.02 ft ²

SITE B NET AREA WITH EXCLUSIONS (m²)

Second Floor	113.03
Main floor	104.99
Basement	0.00
Garbage	0.00
Suite	0.00
Garage	0.00
Total	218.02
Max Area Permitted (8% energy bonus included)	220.72

SITE B MAIN BUILDING - AVERAGE GRADE CALCULATION

	Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
A	119.38	118.90	118.90	A-B	13.97	118.99
B	118.58	118.55	118.55	B-B1	2.42	283.89
B1	118.58	116.07	116.07	B1-C1	8.34	968.02
C1	118.65	116.07	116.07	C1-C	2.75	322.74
C	118.65	118.62	118.65	C-D	13.97	1629.79
D	119.36	119.00	119.00	D-A	8.34	992.04
TOTALS					49.79	5885.27

MAIN BUILDING AVERAGE GRADE (m) 118.20

SITE B SUITE - AVERAGE GRADE CALCULATION

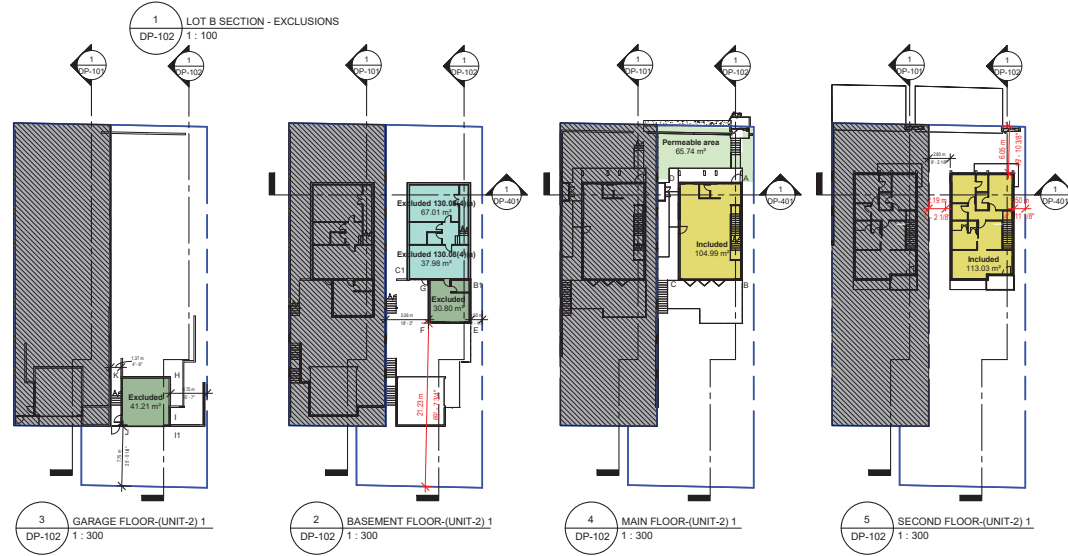
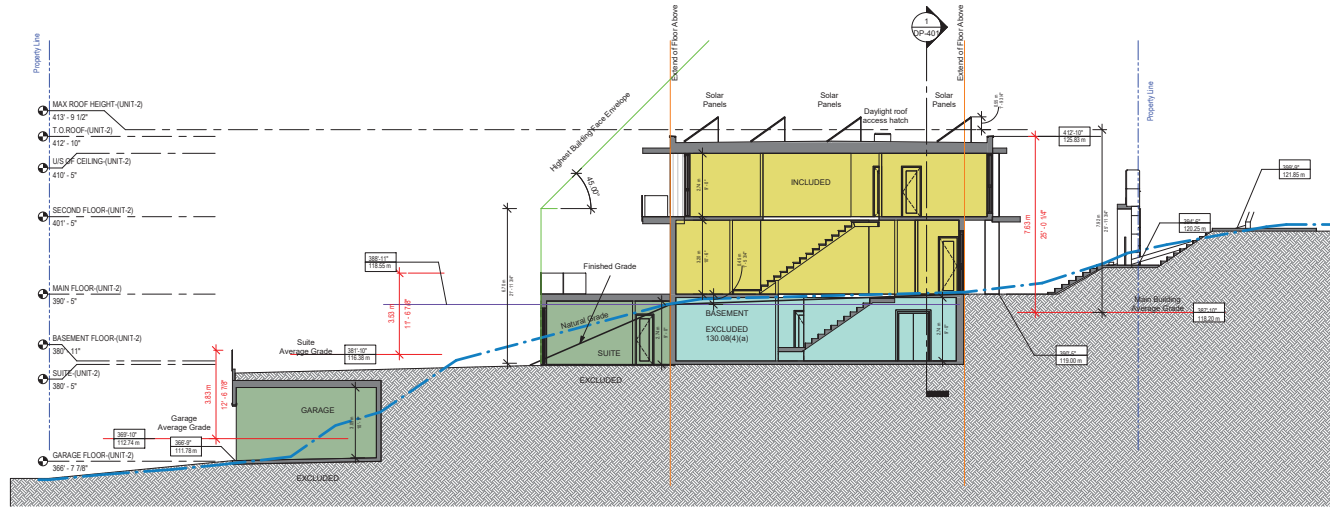
	Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
G	116.43	116.07	116.07	G-B1	5.52	640.71
B1	118.58	116.07	116.07	B1-B	1.69	198.25
B	118.58	118.55	118.55	B-E	6.07	711.71
E	115.97	115.95	115.95	E-F	5.92	638.62
F	115.87	115.94	115.87	F-G	6.07	703.94
TOTALS					24.87	2894.43

SUITE AVERAGE GRADE (m) 116.38

SITE B GARAGE - AVERAGE GRADE CALCULATION

	Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)
H	113.82	115.73	113.82	H-I	6.44	726.01
I	111.65	115.6	111.65	I-J	3.93	438.78
J	111.65	111.67	111.65	J-K	6.40	715.36
K	112.13	111.9	111.9	K-L	6.44	728.27
L	114.27	115.44	114.27	LH	6.4	729.89
TOTALS					29.61	3338.31

GARAGE AVERAGE GRADE (m) 112.74



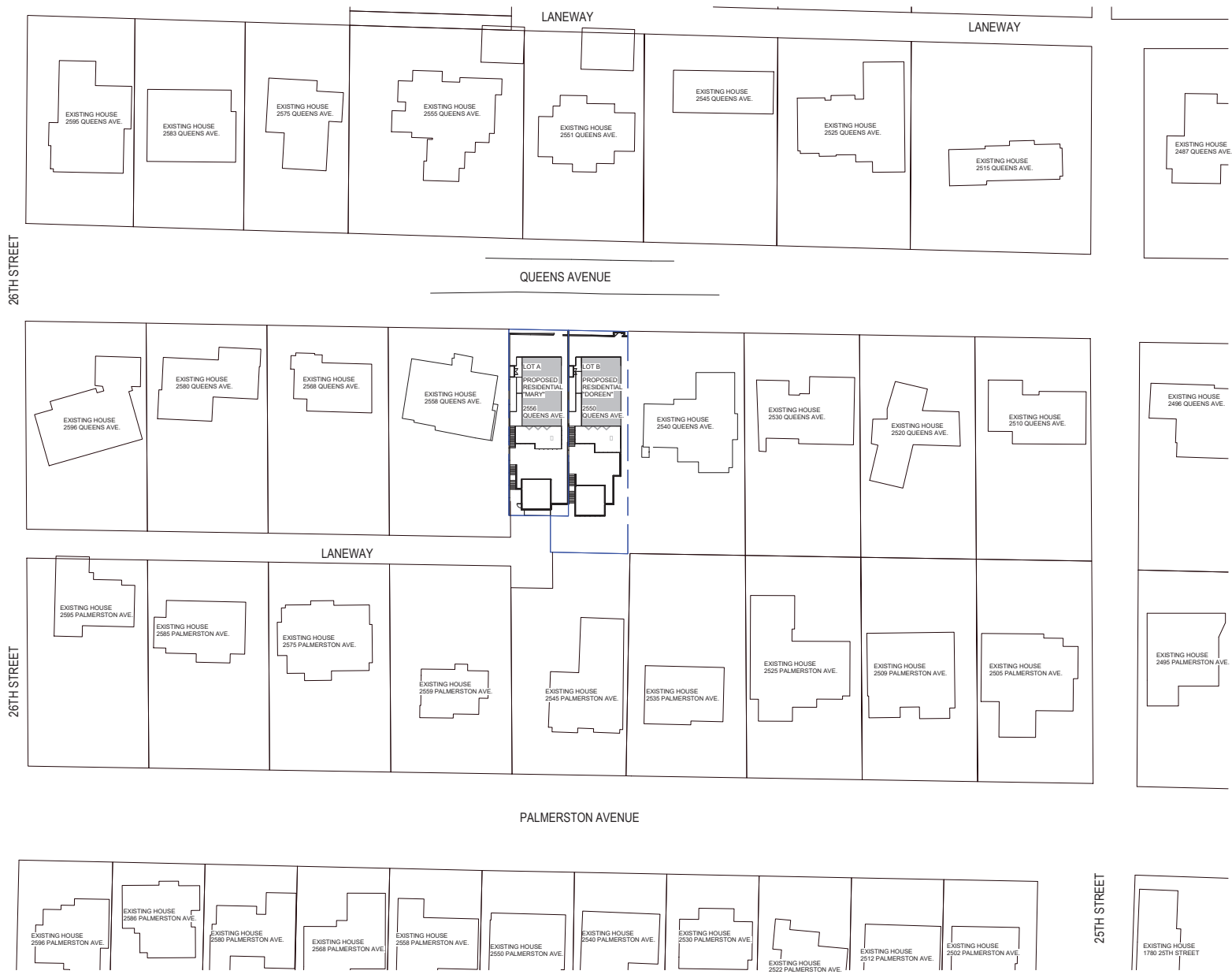
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MARK	DATE	DESCRIPTION
REV 1	2024-11-29	FOR SET DESIGN
REV 2	2024-11-29	FOR SET DESIGN

PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **DATA SHEET - LOT B**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-4217
drjarch@shaw.ca

SCALE:	PROJECT NO:
As indicated	---
DATE:	SHEET:
NOV 2024	DP-102
DRAWN:	REVISIONS:



26TH STREET

26TH STREET



1 NEIGHBOURHOOD CONTEXT PLAN
DP-202 1/32" = 1'-0"

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MARK	DATE	DESCRIPTION
PREP	2024-11-13	PREP
REV 1	2024-11-13	REV 1
REV 2	2024-11-13	REV 2

PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **NEIGHBOURHOOD CONTEXT PLAN**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-4217
drjarch@shaw.ca

SCALE: 1/32" = 1'-0"
DATE: NOV 2024
DRAWN: PROJECT NO: ---
SHEET: ---
REVISIONS: DP-202

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① 2550 QUEENS



② VIEW EAST ALONG QUEENS



③ 2551 QUEENS



④ 2558 QUEENS



⑤ 2540 QUEENS



⑥ 2545 QUEENS



⑦ 2525 QUEENS

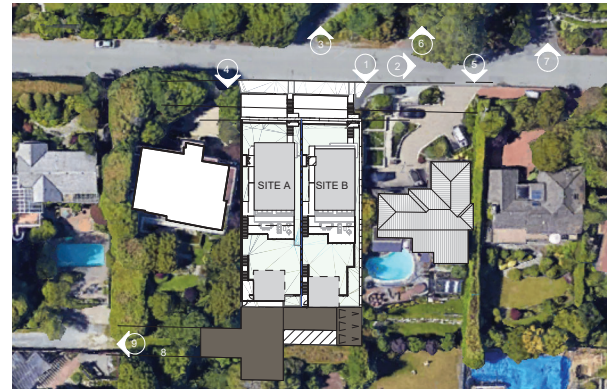


⑧ VIEW FROM LANE TOWARDS 2550 & 2540 QUEENS



⑨ WEST ALONG LANE

KEY PLAN



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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	ISSUE FOR PERMIT
REV 2	2024-12-09	ISSUE FOR SETBACK

PROJECT: **THE MOTHER'S**
 2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **PHOTO BOARD**

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 drjarch@shaw.ca

SCALE: 1" = 40'-0"
 DATE: NOV 2024
 DRAWN: SHEET: DP-203
 REVISIONS:

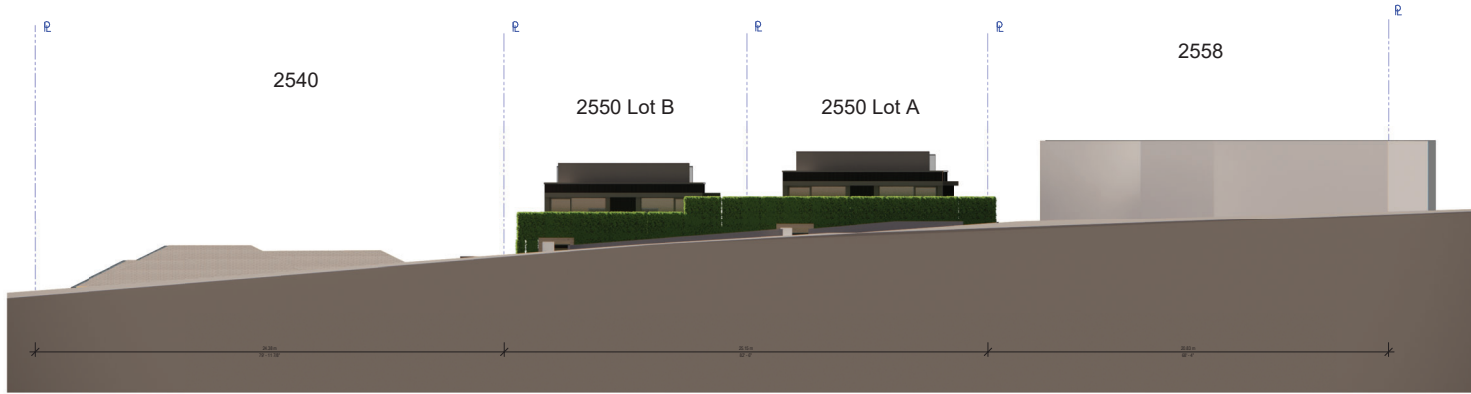
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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	ISSUE FOR PERMIT
REV 2	2024-12-09	ISSUE FOR SET BACK

PROJECT:	THE MOTHER'S
	2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION:	STREET SCAPE VIEW

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 djrarch@shaw.ca

SCALE:	1" = 10'-0"	PROJECT NO:	
DATE:	NOV 2024	DRAWN:	
DRAWN:		SHEET:	DP-204
REVISIONS:			



1 STREET SCAPE VIEW
 DP-204 1" = 10'-0"

2024.12.9 9:28:13 PM



1 SITE PLAN
DP-205 3/32" = 1'-0"



R3 Proposed Variances

Lot A					
Regulation	Required/Permitted	Proposed	Variance	Note	
203.03 Site Area	975 square metres minimum	493.1 sm	481.9 sm		
203.04 Site Width	18.3 m	12.57m	5.73M		
203.07 Front Yard	9.1M - 3M = 8.8M	6.3M	2.5M	(ii) 0.30 metre reduction in setback where the building meets Step 5	
(130.08 (4)- Floor Area -	(ii) the top of the floor structure immediately above is no greater than 2.75 metres above the basement floor,	3.05M	3M	*to facilitate more liveable suite - building height is not affected	

Lot B					
Regulation	Required/Permitted	Proposed	Variance	Note	
203.03 Site Area	975 square metres minimum	618.5 sm	356.5 sm		
203.04 Site Width	18.3 m	12.57m	5.73M		
203.07 Front Yard	9.1M - 3M = 8.8M	6.05M	2.75m		
(130.08 (4)- Floor Area -	(ii) the top of the floor structure immediately above is no greater than 2.75 metres above the basement floor,	3.05M	3M	*to facilitate more liveable suite - building height is not affected	

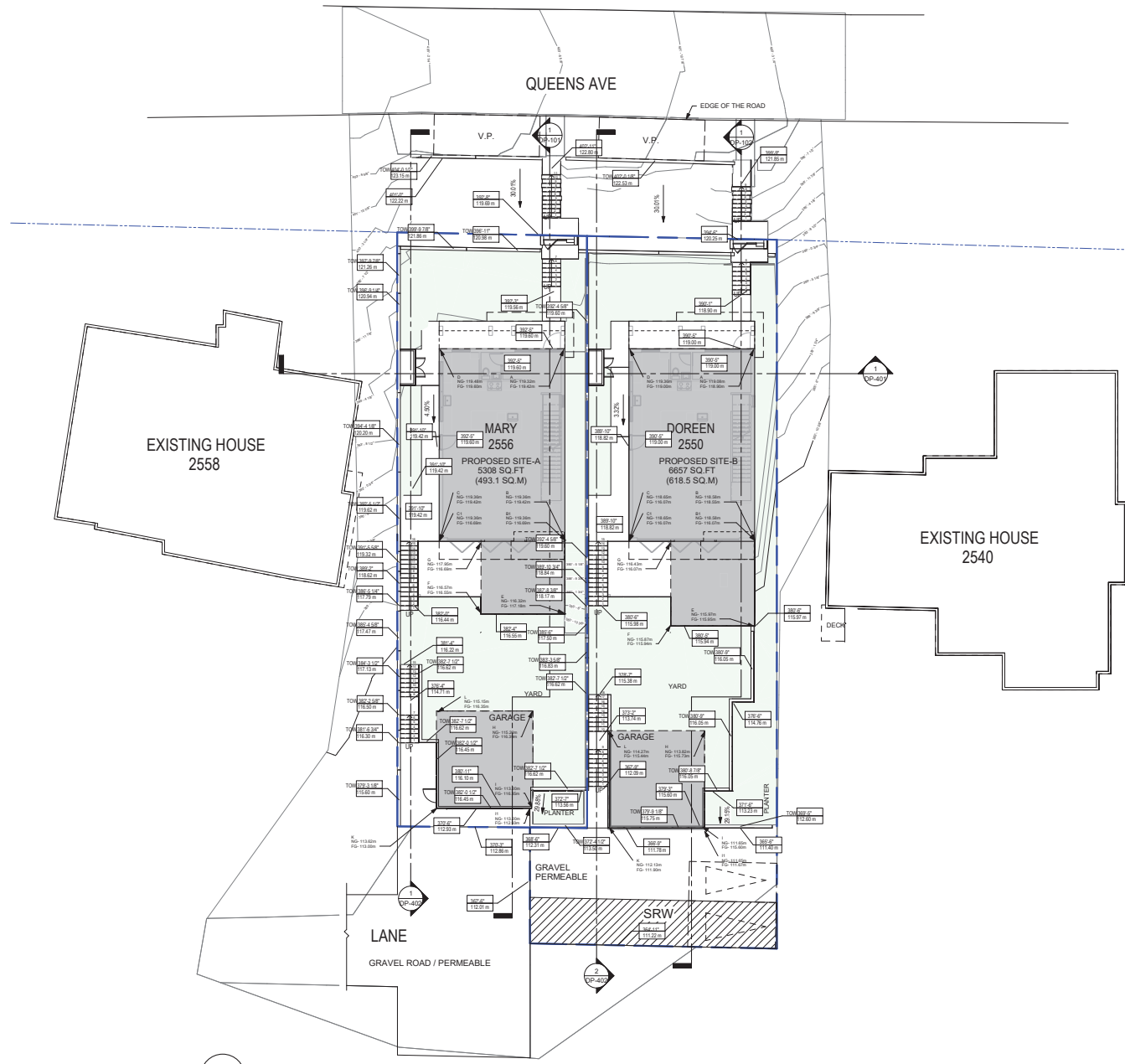
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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	FOR SET REVISION
REV 2	2024-11-28	FOR SET REVISION

PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **SITE PLAN**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-4217
djrarch@shaw.ca

SCALE: As indicated
DATE: NOV 2024
DRAWN: _____
SHEET: _____
REVISIONS: _____
PROJECT NO: _____
SHEET: DP-205



1 GRADING PLAN
DP-206 3/32" = 1'-0"

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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	FOR SET REVISION
REV 2	2024-11-28	FOR SET REVISION

PROJECT: **THE MOTHER'S**
2558 / 2556 QUEENS AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **GRADING PLAN**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-4217
djrarch@shaw.ca

SCALE: 3/32" = 1'-0"
DATE: NOV 2024
DRAWN: _____ SHEET: DP-206
REVISIONS: _____

2024.12.09.09.28.15.PW

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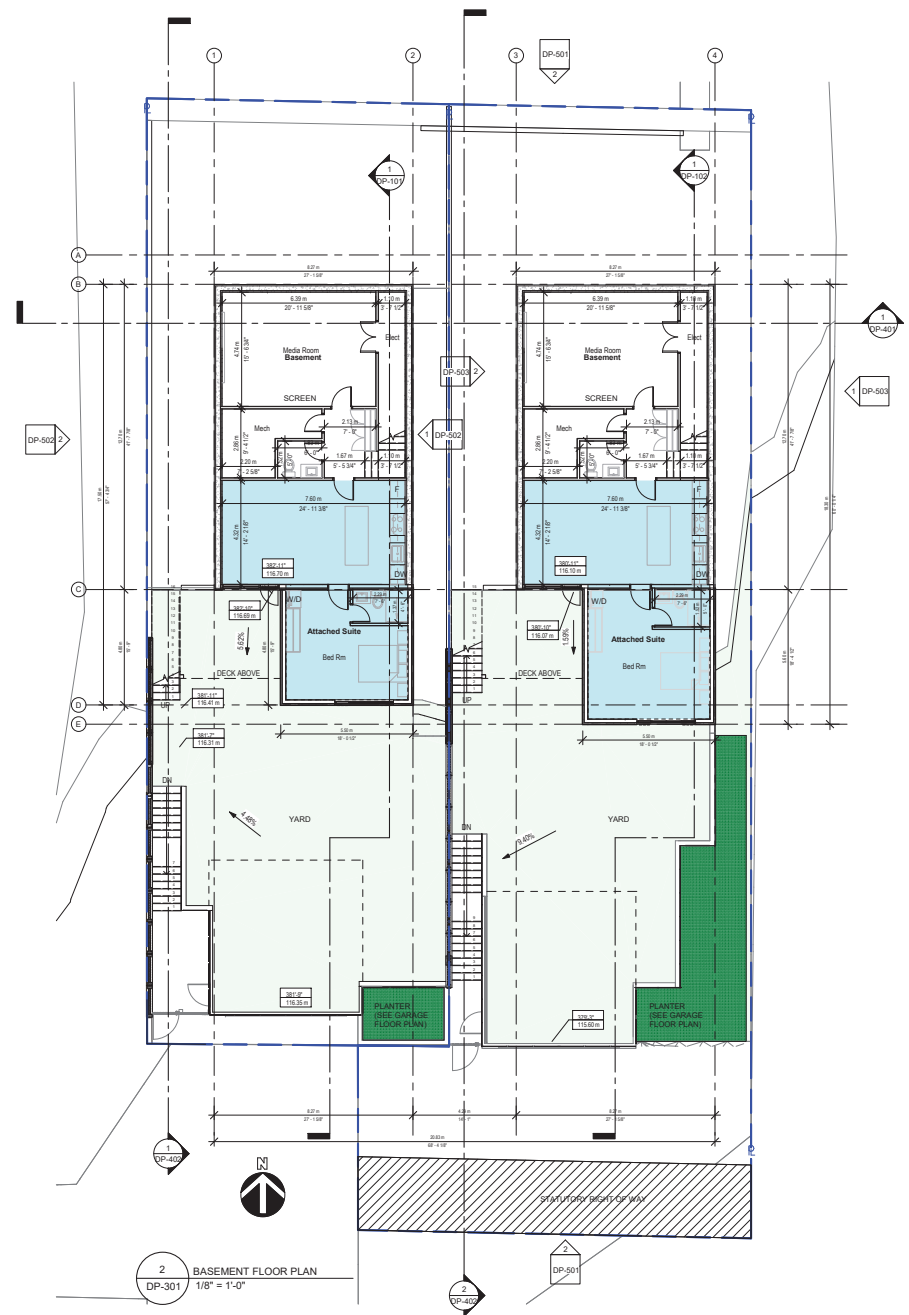
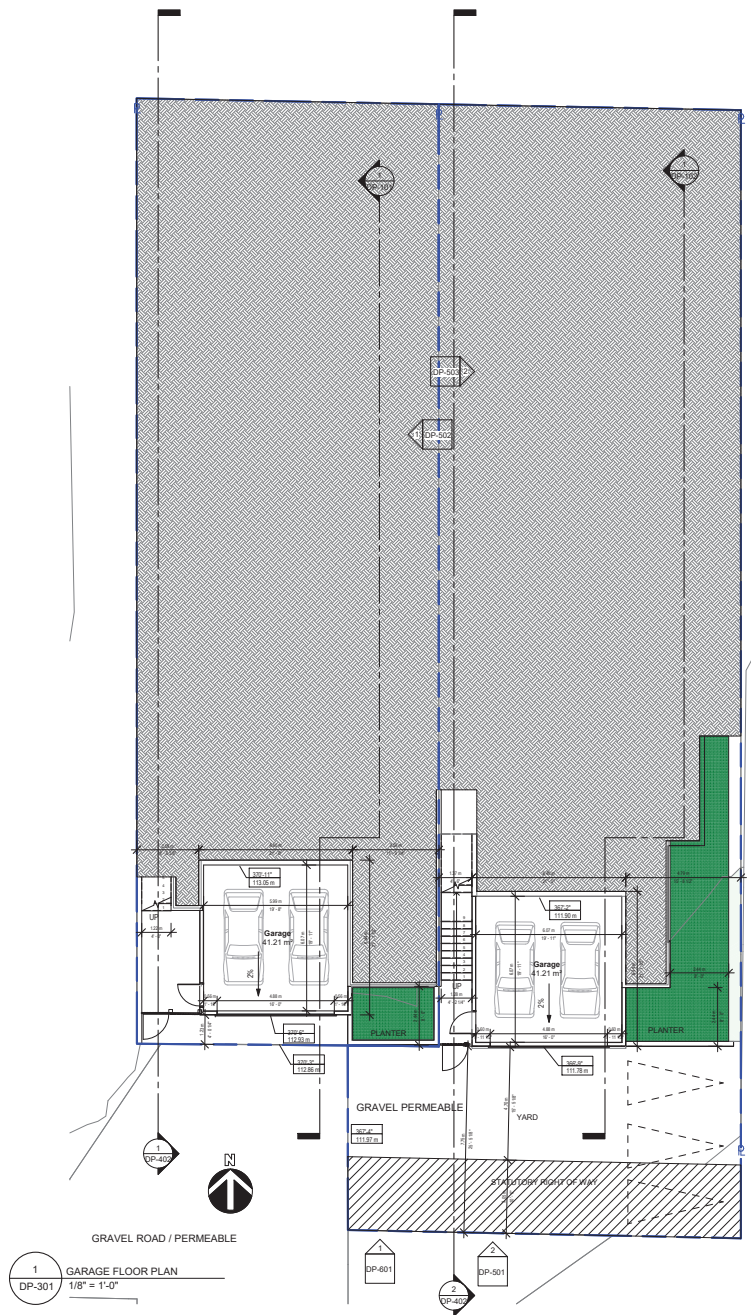
MARK	DATE	DESCRIPTION
REV 1	2024-11-13	DP 301
REV 2	2024-11-29	DP 301
REV 3	2024-11-29	DP 301

PROJECT: **THE MOTHER'S**
 2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **BUILDING FLOOR PLANS**

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD. ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 djrarch@shaw.ca

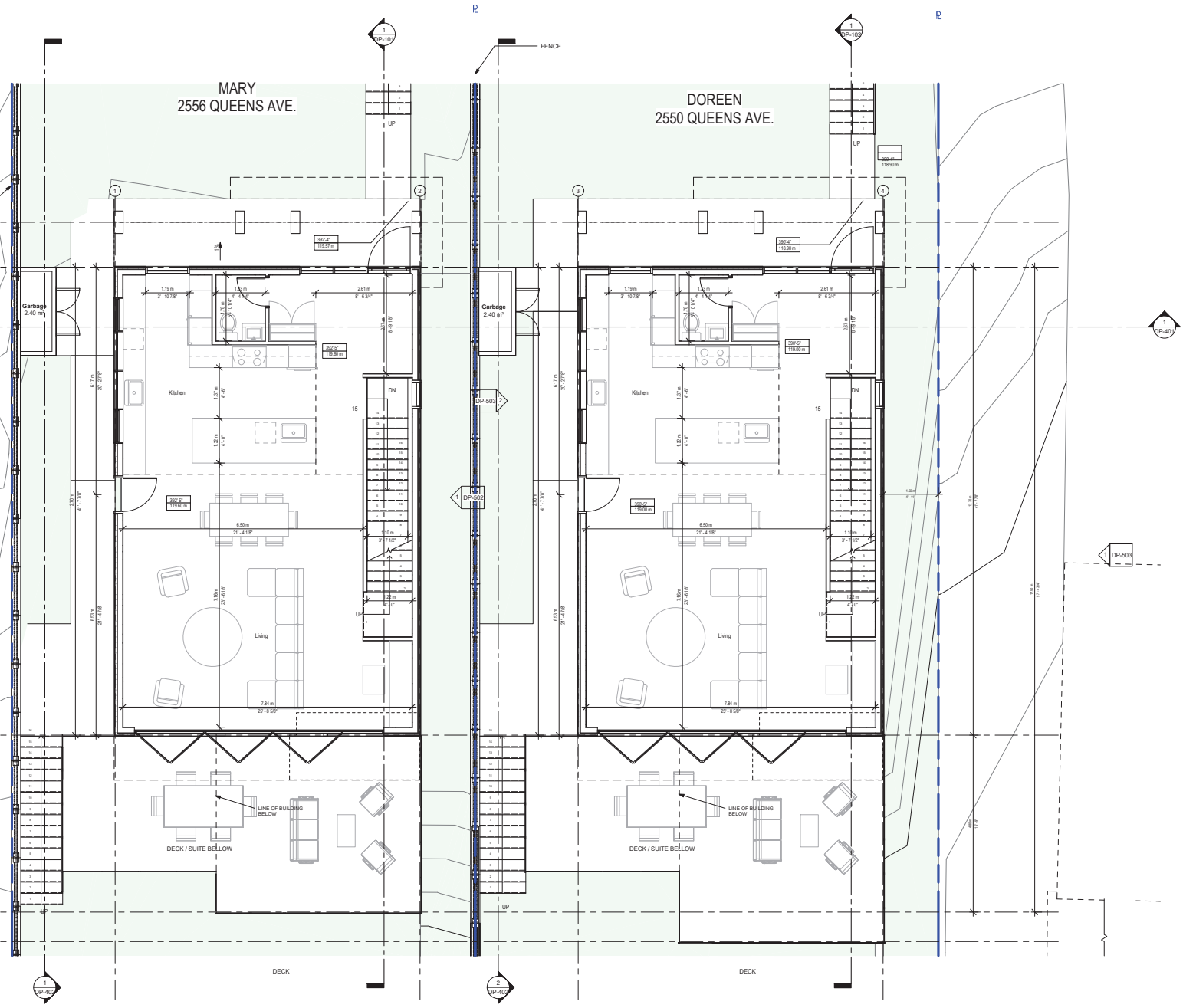
SCALE: 1/8" = 1'-0"
 DATE: NOV 2024
 DRAWN: DP-301
 PROJECT NO: _____
 SHEET: DP-301

2024.12.18.9.58.15 PM





1 MAIN FLOOR PLAN
 DP-302 1/4" = 1'-0"



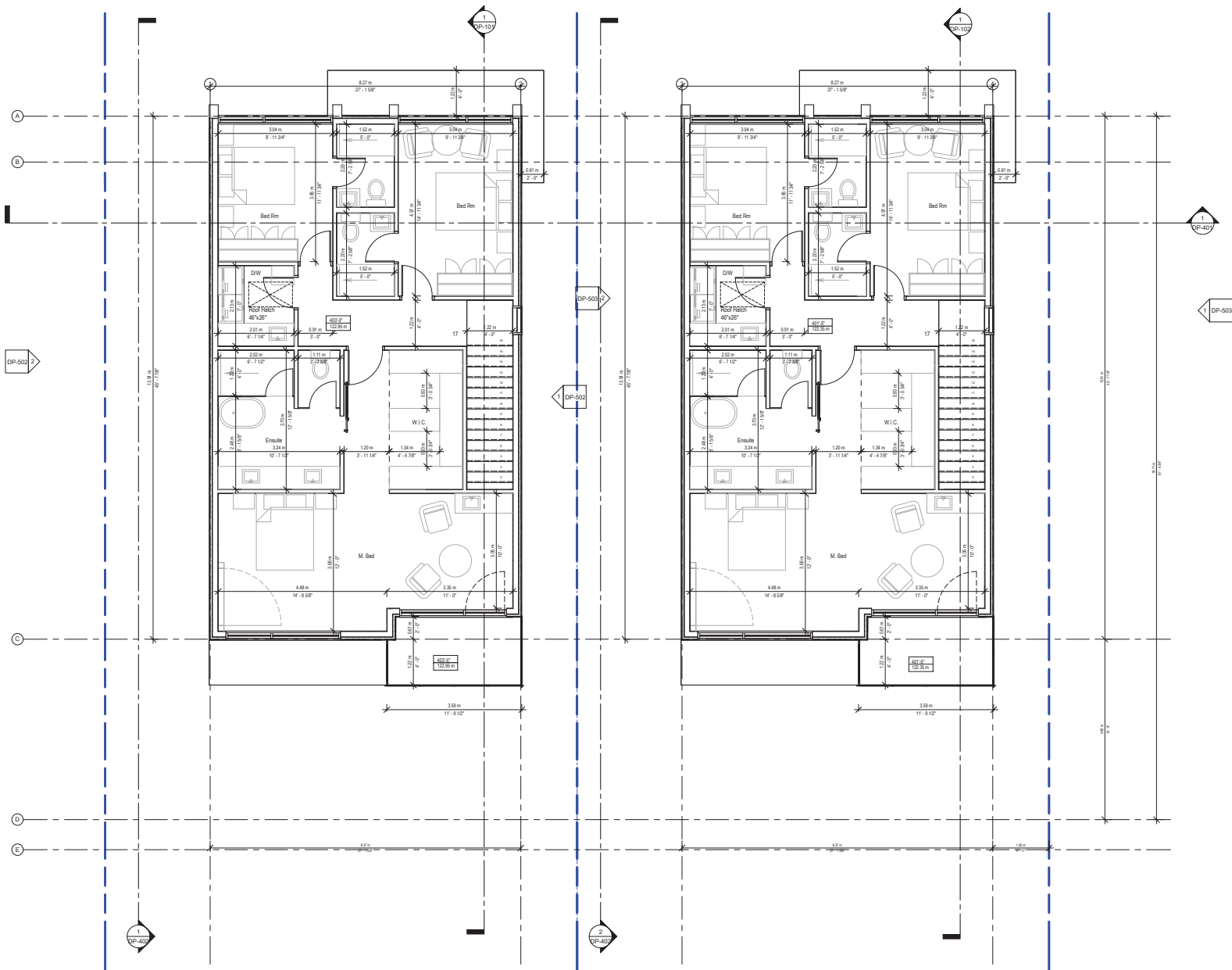
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MARK	DATE	DESCRIPTION
DP-302	NOV 2024	ISSUE FOR PERMIT
REV 1	2024-12-28	FOR SET DESIGN

PROJECT: **THE MOTHER'S**
 2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **BUILDING FLOOR PLANS**

DOUGLAS R. JOHNSON
 ARCHITECT LTD.
 #374-901 WEST 3RD.SI.
 NORTH VANCOUVER, BC V7P 3P9
 PH.(604)998-3381
 FAX.(604)998-4217
 drjarch@shaw.ca

SCALE: 1/4" = 1'-0"
 DATE: NOV 2024
 DRAWN: _____
 SHEET: DP-302
 REVISIONS:



1 SECOND FLOOR PLAN
DP-303 1/4" = 1'-0"

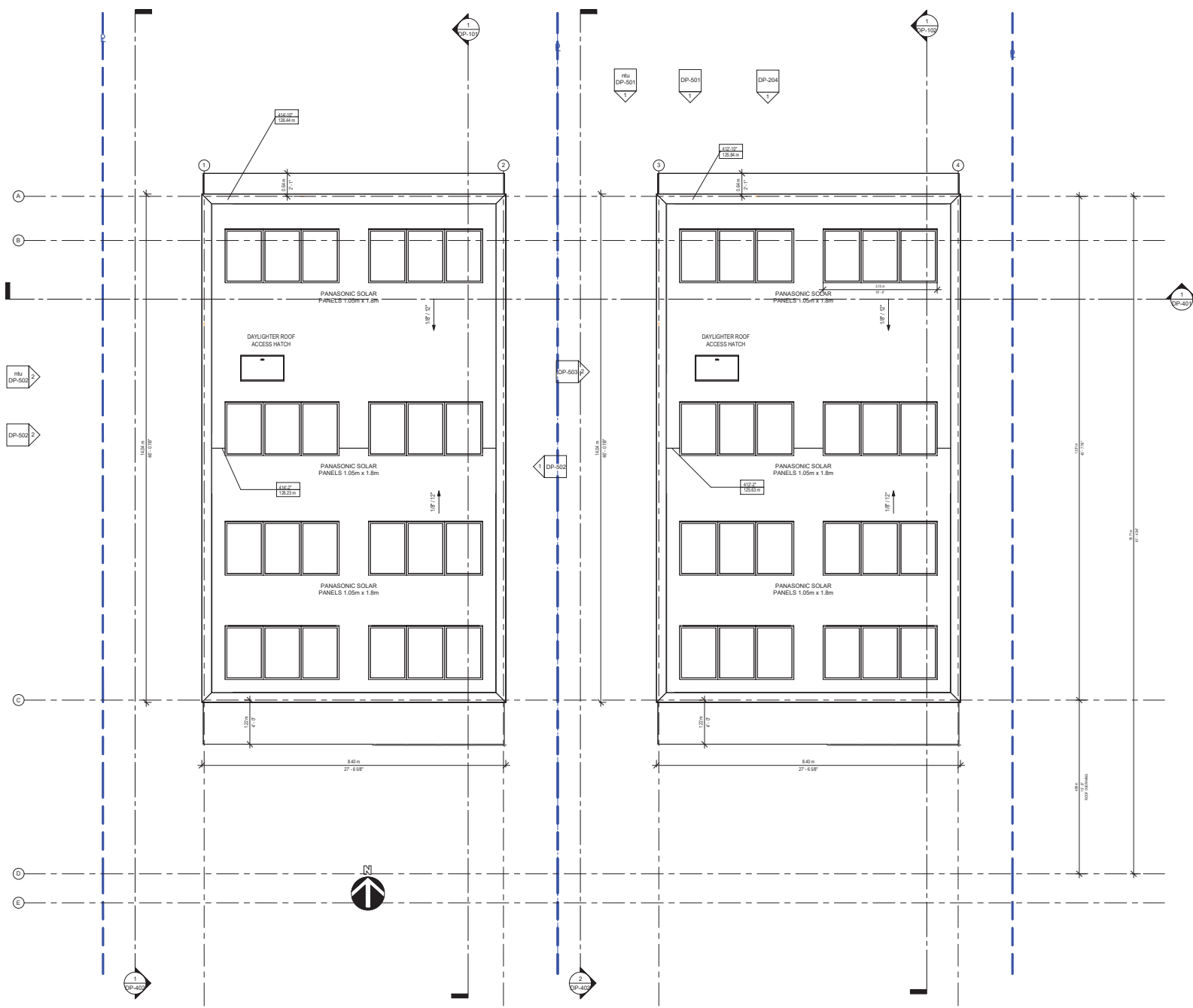
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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	DP 502
REV 2	2024-11-28	DP 503
REV 3	2024-11-28	DP 503

PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **BUILDING FLOOR PLANS**

DOUGLAS R. JOHNSON
ARCHITECT LTD.
#374-901 WEST 3RD. ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-4217
djrarch@shaw.ca

SCALE:	PROJECT NO:
1/4" = 1'-0"	---
DATE:	SHEET:
NOV 2024	DP-303
DRAWN:	REVISIONS:
---	---



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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	DP SET REVISION
REV 2	2024-11-28	DP SET REVISION
REV 3	2024-11-28	DP SET REVISION
REV 4	2024-11-28	DP SET REVISION
REV 5	2024-11-28	DP SET REVISION
REV 6	2024-11-28	DP SET REVISION
REV 7	2024-11-28	DP SET REVISION
REV 8	2024-11-28	DP SET REVISION
REV 9	2024-11-28	DP SET REVISION
REV 10	2024-11-28	DP SET REVISION

PROJECT: **THE MOTHER'S**
 2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **BUILDING FLOOR PLANS**

DOUGLAS R. JOHNSON
 ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 djrarch@shaw.ca

SCALE: 1/4" = 1'-0"
 DATE: NOV 2024
 DRAWN: PROJECT NO: DP-304
 SHEET: DP-304
 REVISIONS:

2024.12.9.9.28.17 PM

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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	FOR SET REVISION

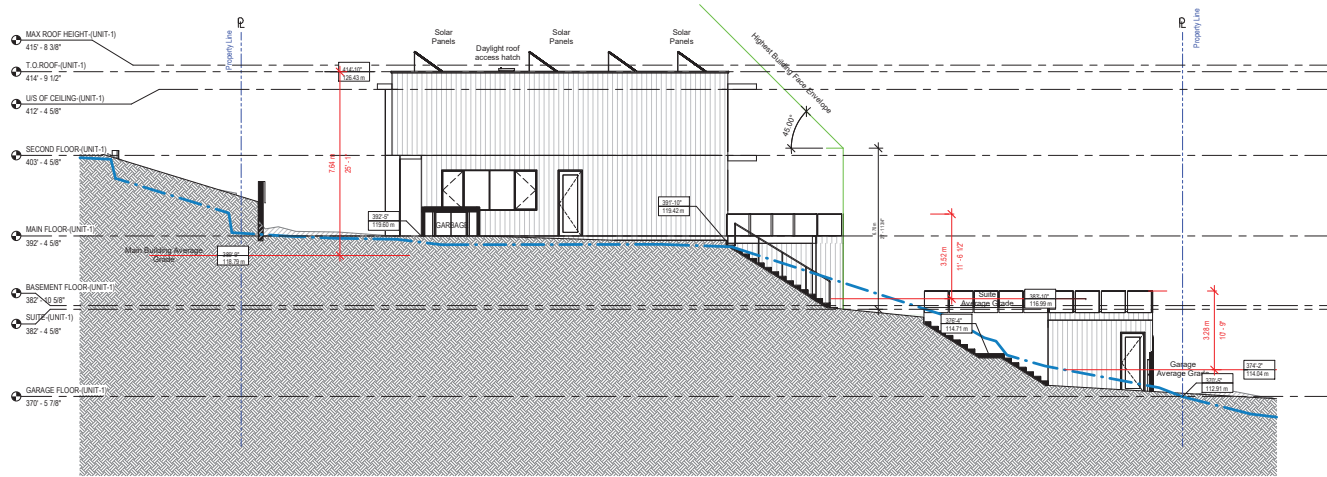
PROJECT: **THE MOTHER'S**
 2556/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **BUILDING SECTIONS**

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 djrarch@shaw.ca

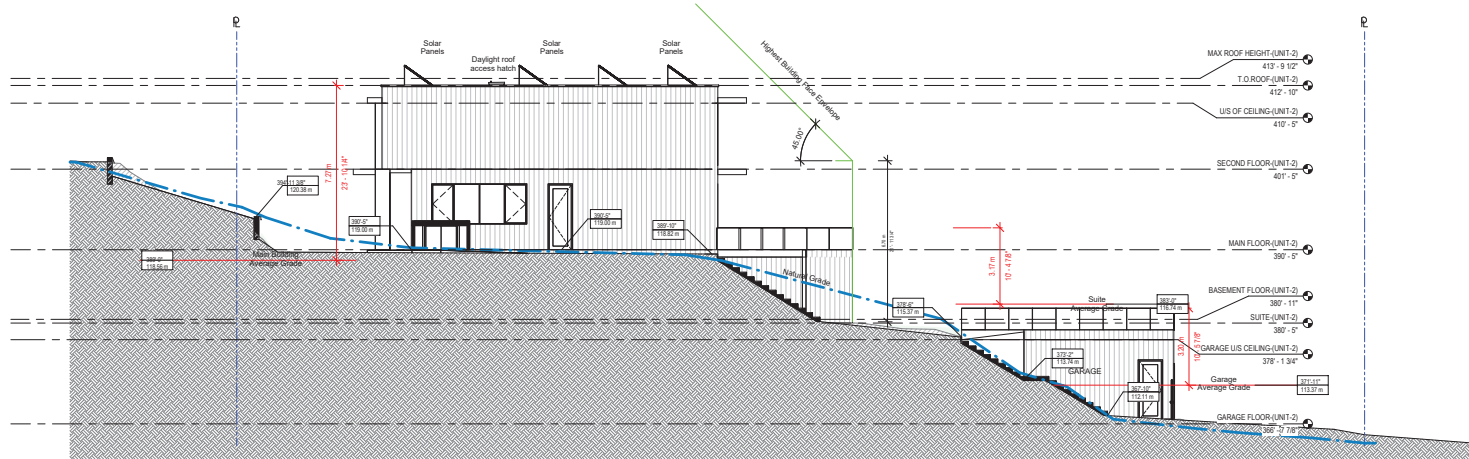
SCALE: 1/4" = 1'-0"
 DATE: NOV 2024
 DRAWN: PROJECT NO:
 SHEET: DP-401
 REVISIONS:



1 EAST-WEST BUILDING SECTION 1
 DP-401 1/4" = 1'-0"



1 Section 1
DP-402 1/8" = 1'-0"



2 Section 2
DP-402 1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
REV 1	2024-11-13	FOR SET REVISION
REV 2	2024-11-28	FOR SET REVISION

PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **BUILDING SECTIONS**

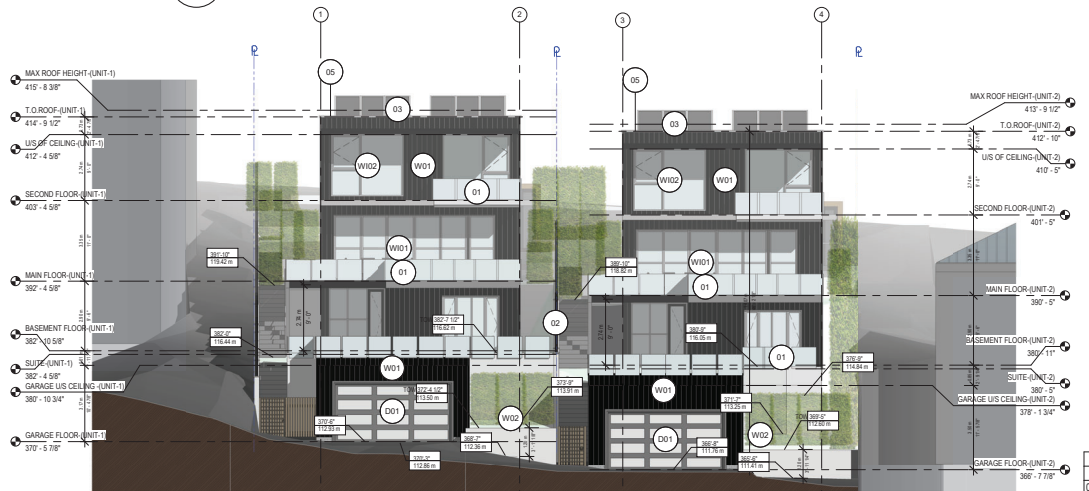
DOUGLAS R. JOHNSON
ARCHITECT LTD.
#374-901 WEST 3RD.SI.
NORTH VANCOUVER, BC V7P 3P9
PH: (604)998-3381
FAX: (604)998-4217
djrarch@shaw.ca

SCALE: 1/8" = 1'-0"	PROJECT NO: ---
DATE: NOV 2024	SHEET: ---
DRAWN:	REVISIONS: DP-402

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1 COLOURED NORTH ELEVATION
 DP-501 1/8" = 1'-0"



2 COLOURED SOUTH ELEVATION
 DP-501 1/8" = 1'-0"

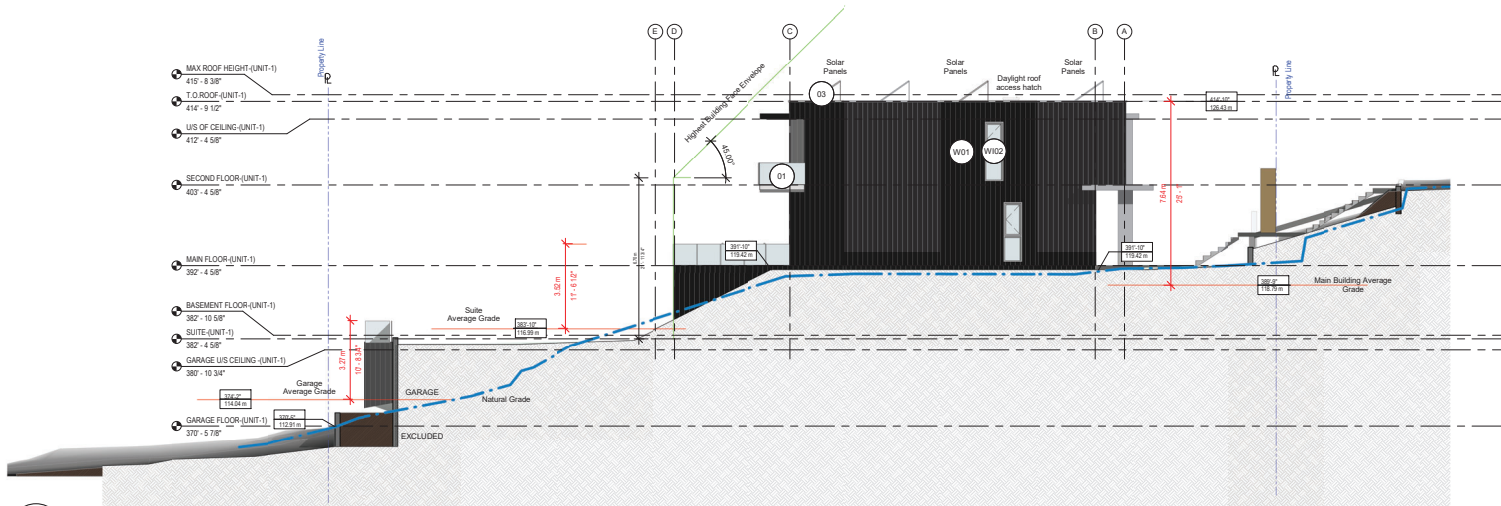
Key Value	Description
01	Frameless guard rail
02	Fence
03	Panasonic solar panels 1.05m x 1.8m
05	Parapet Cap
D01	Garage Door - 16' x 8' Garage - California 4 panels high x 4 wide
W01	Accoya S5S Burned and Brushed, Tongue and groove (vertical) 1" x 8" (Alternative high quality composite siding)
W02	Concrete wall
W03	Glulam columns
W01	Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847
W02	Windows - Cascadia Fiberglass Universal Series

MARK	DATE	DESCRIPTION
REV 1	2024-11-28	FOR SET REVISION
REV 2	2024-12-18	FOR SET REVISION

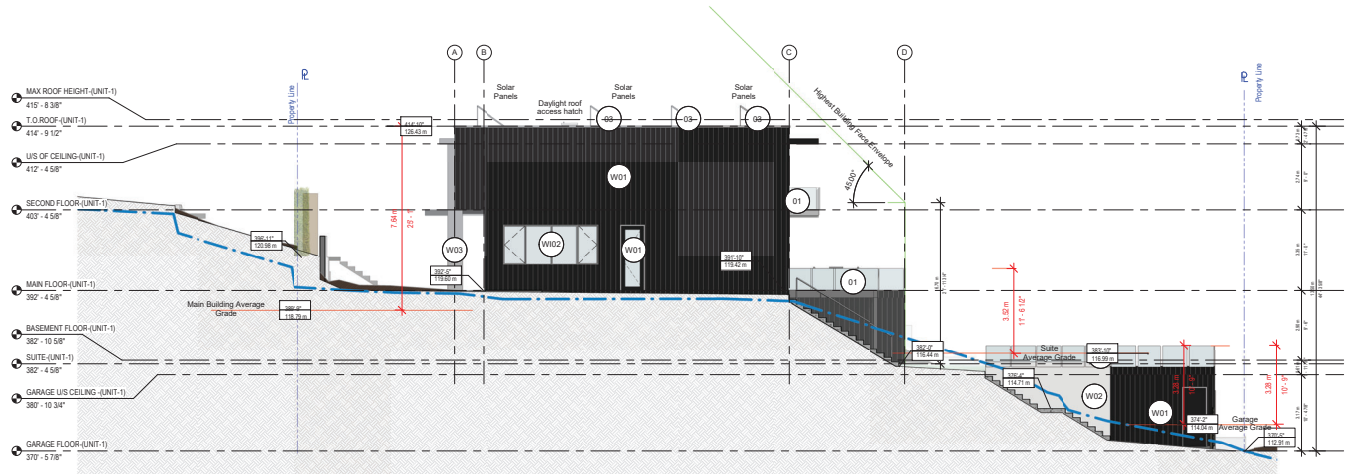
PROJECT: **THE MOTHER'S**
 2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **BUILDING COLOURED ELEVATIONS**

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 drjarch@shaw.ca

SCALE: 1/8" = 1'-0"
 DATE: NOV 2024
 DRAWN: _____
 REVISIONS: _____
 PROJECT NO: _____
 SHEET: _____
 DP-501



1 COLOURED EAST ELEVATION SITE A
1/8" = 1'-0"



2 COLOURED WEST ELEVATION SITE A
1/8" = 1'-0"

Key Value	Description
01	Frameless guard rail
02	Fence
03	Panasonic solar panels 1.05m x 1.8m
05	Parapet Cap
D01	Garage Door - 16' x 8' Garage - California 4 panels high x 4 wide
W01	Acoya SSB Burned and Brushed, Tongue and groove (vertical) 1" x 8" (Alternative high quality composite siding)
W02	Concrete wall
W03	Glulam columns
W01	Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847
W02	Windows - Cascadia Fiberglass Universal Series

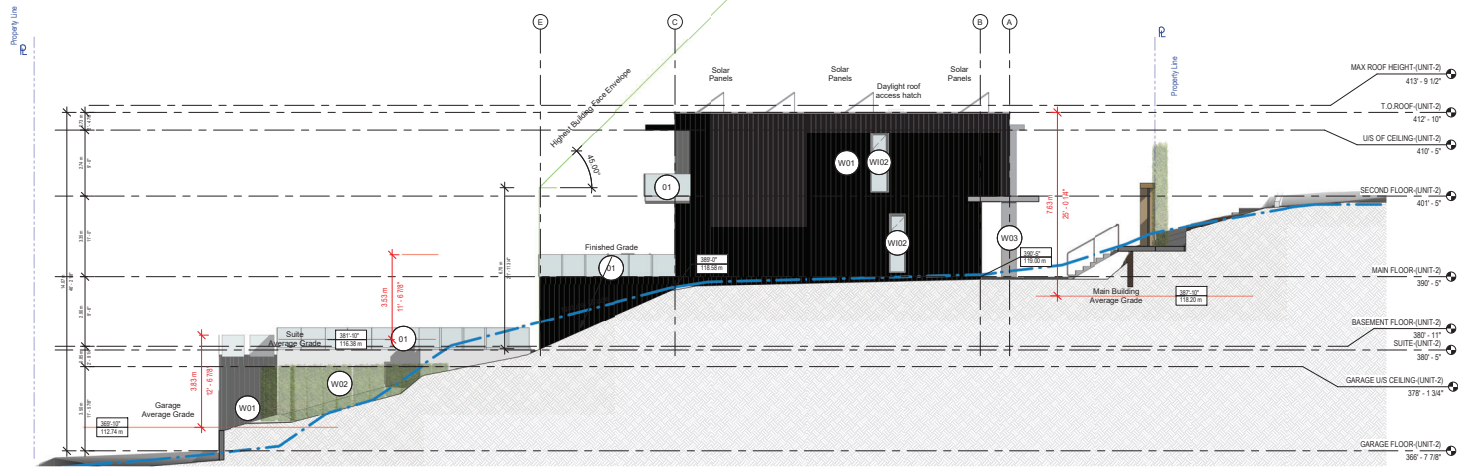
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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	FOR SET REVISION
REV 2	2024-11-28	FOR SET REVISION

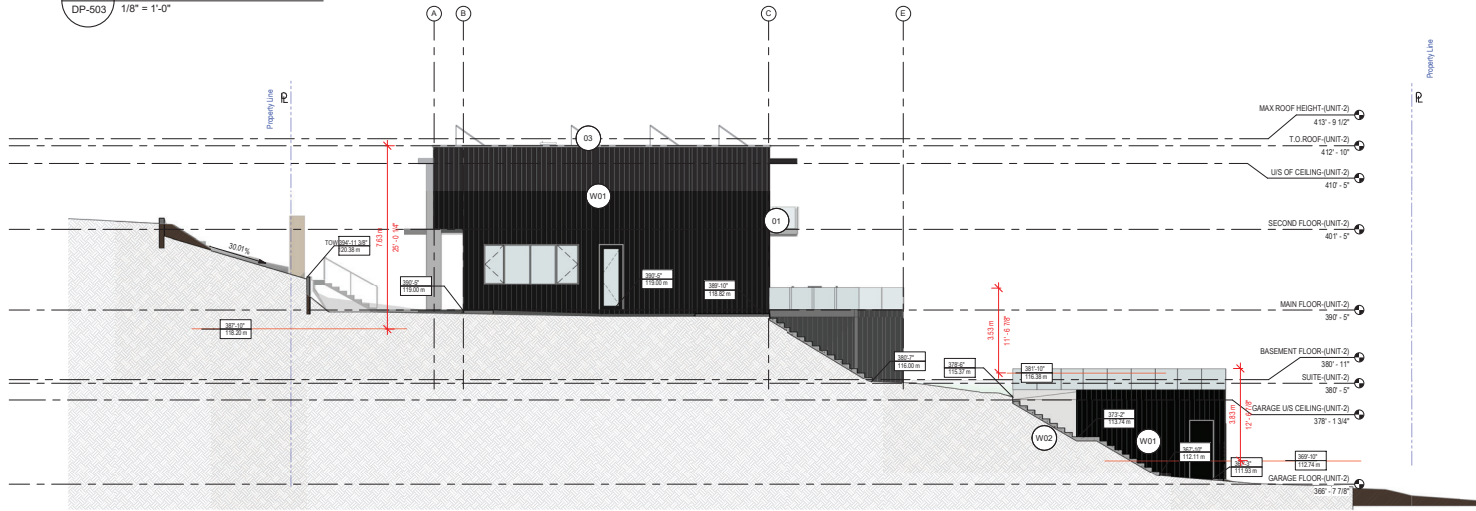
PROJECT: **THE MOTHER'S**
2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **BUILDING COLOURED ELEVATIONS SITE A**

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-4217
djr@rch@shaw.ca

SCALE: 1/8" = 1'-0"
DATE: NOV 2024
DRAWN: _____
SHEET: _____
REVISIONS: DP-502



1 COLOURED EAST ELEVATION SITE B
DP-503 1/8" = 1'-0"



2 COLOURED WEST ELEVATION SITE B
DP-503 1/8" = 1'-0"

Key Value	Description
D1	Frameless guard rail
01	Fence
03	Panasonic solar panels 1.05m x 1.8m
05	Piraxpett Cap
D01	Garage Door - 16' x 8' Garage - California 4 panels high x 4 wide
W01	Accoya SSS Burned and Brushed, Tongue and groove (vertical) 1" x 8" ("alternative high quality composite siding)
W02	Concrete wall
W03	Glulam columns
W01	Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847/Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847
W02	Windows - Cascadia Fiberglass Universal Series

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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	BY DR. SRT. REVISION
REV 2	2024-11-28	BY DR. SRT. REVISION

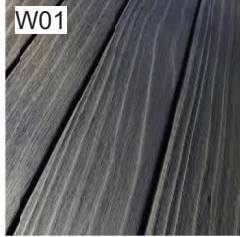
PROJECT: **THE MOTHER'S BUILDING COLOURED ELEVATIONS SITE B**
2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-4217
drjarch@shaw.ca

SCALE: 1/8" = 1'-0"
DATE: NOV 2024
DRAWN: SHEET: DP-503
REVISIONS:

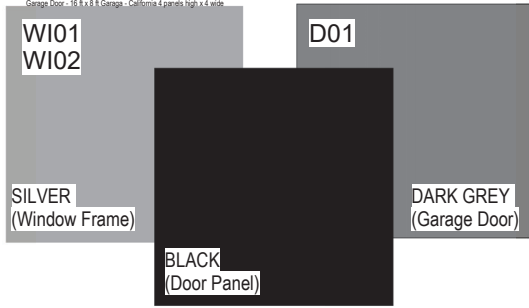
EXTERIOR CLADDING

Aczoys SSB Burned and Brushed, Tongue and groove (vertical) 1" x 8"
 Decking - Aczoys 1"x 8"



DOOR PANEL & WINDOWS FRAMES

Windows - Cascadia Fiberglass Universal Series
 Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847
 Garage Door - 16' x 8' Garage - California 4 panels high x 4 wide



ARCH CONCRETE & FRAMELESS GUARD RAIL DETAIL



1 MATERIAL BOARD
 DP-601 3/16" = 1'-0"

Key Value	Description
01	Frameless guard rail
02	Fence
03	Panasonic solar panels 1.05m x 1.8m
05	Parapet Cap
D01	Garage Door - 16' x 8' Garage - California 4 panels high x 4 wide
W01	Aczoys SSB Burned and Brushed, Tongue and groove (vertical) 1" x 8" (alternative high quality composite siding)
W02	Concrete wall
W03	Glulam columns
W01	Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847
W02	Windows - Cascadia Fiberglass Universal Series

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MARK	DATE	DESCRIPTION
REV 1	2024-12-28	REVISED PER CLIENT
REV 2	2024-12-28	REVISED PER CLIENT
REV 3	2024-12-28	REVISED PER CLIENT
REV 4	2024-12-28	REVISED PER CLIENT
REV 5	2024-12-28	REVISED PER CLIENT
REV 6	2024-12-28	REVISED PER CLIENT
REV 7	2024-12-28	REVISED PER CLIENT
REV 8	2024-12-28	REVISED PER CLIENT
REV 9	2024-12-28	REVISED PER CLIENT
REV 10	2024-12-28	REVISED PER CLIENT

PROJECT: **THE MOTHER'S**
 2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: MATERIAL BOARD

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 d.r.jarch@shaw.ca

SCALE: 3/16" = 1'-0"
 DATE: NOV 2024
 DRAWN: DP-601
 SHEET: DP-601
 PROJECT NO: DP-601
 REVISIONS:

2024-12-28 9:26:51 PM



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MARK	DATE	DESCRIPTION
REV 1	2024-11-29	FOR SET DESIGN

PROJECT: **THE MOTHER'S**
 2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION:
3D VIEW-1

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604)998-3381
 FAX: (604)998-4217
 drjarch@shaw.ca

SCALE:	PROJECT NO:
DATE: NOV 2024	
DRAWN:	SHEET: DP-701
REVISIONS:	



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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	ISSUE FOR PERMIT
REV 2	2024-11-29	ISSUE FOR SET BACK

PROJECT: THE MOTHER'S
 2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION:
 3D VIEW-2

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 drjarch@shaw.ca

SCALE:	PROJECT NO:
DATE: NOV 2024	
DRAWN:	SHEET:
REVISIONS:	DP-702

2024.12.19.9.26.51 PM



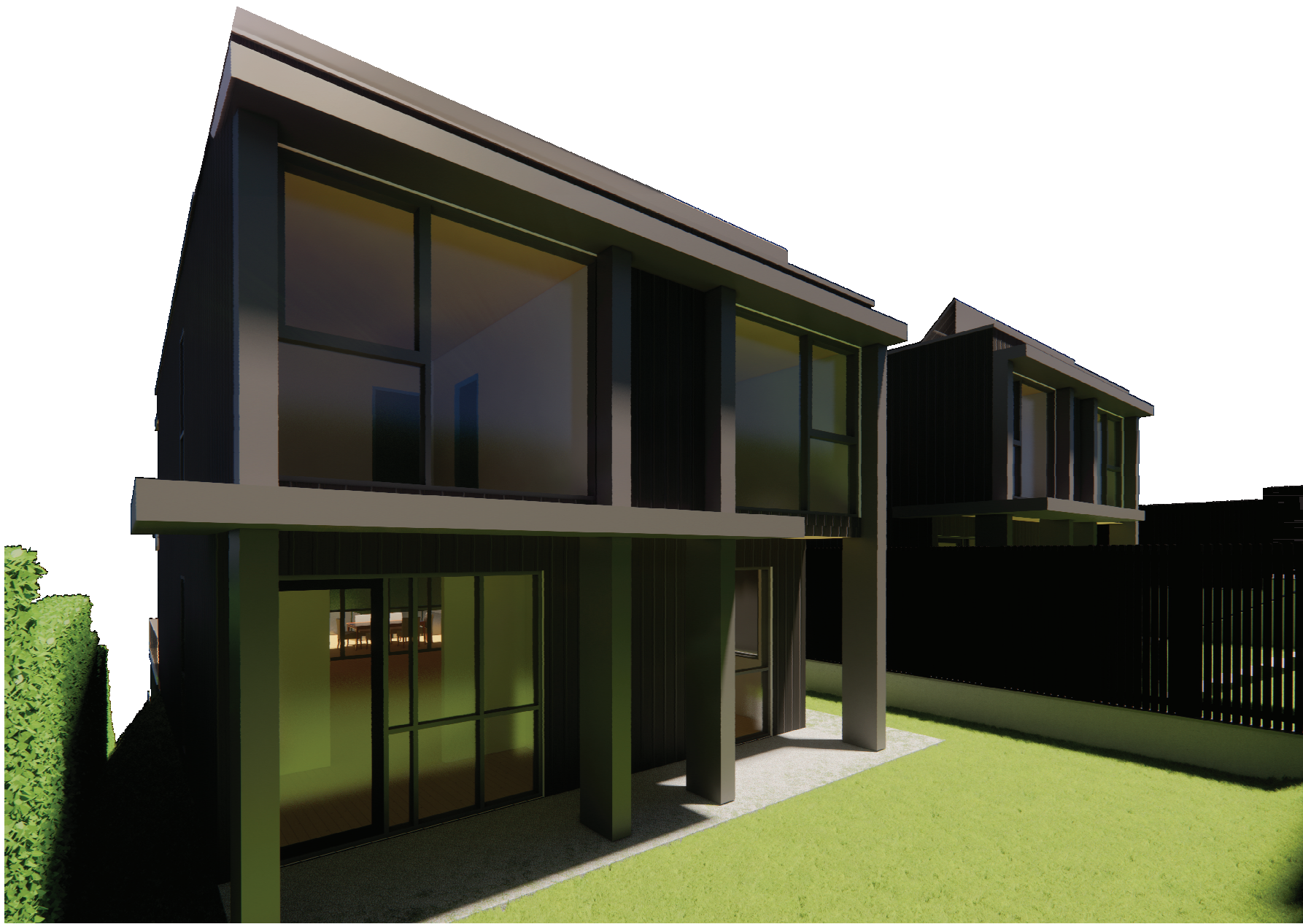
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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	REVISED PER SET REVISION

PROJECT: **THE MOTHER'S**
 2550 /2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **3D VIEW-3**

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD.SI.
 NORTH VANCOUVER, BC V7P 3P9
 PH.(604)998-3381
 FAX.(604)998-4217
 djrarch@shaw.ca

SCALE:	PROJECT NO:
DATE: NOV 2024	
DRAWN:	SHEET:
REVISIONS:	DP-703



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MARK	DATE	DESCRIPTION
REV 1	2024-11-28	REVISED BY DR. JOHNSON
REV 2	2024-12-08	REVISED BY DR. JOHNSON

PROJECT: **THE MOTHER'S**
 2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION:
3D VIEW-4

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-4217
 drjarch@shaw.ca

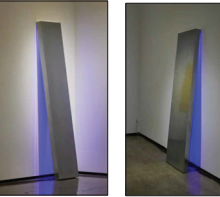
SCALE:	PROJECT NO:
DATE: NOV 2024	---
DRAWN:	SHEET: DP-704
REVISIONS:	

2024.12.09.08:52 PM

F R O N T Y A R D
D O R E E N



NEON LIGHTING STRIPS



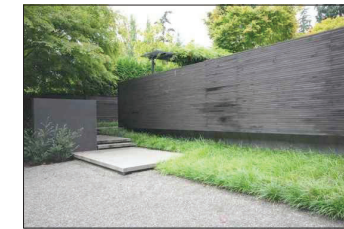
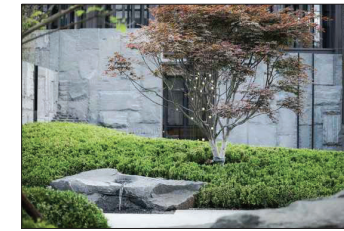
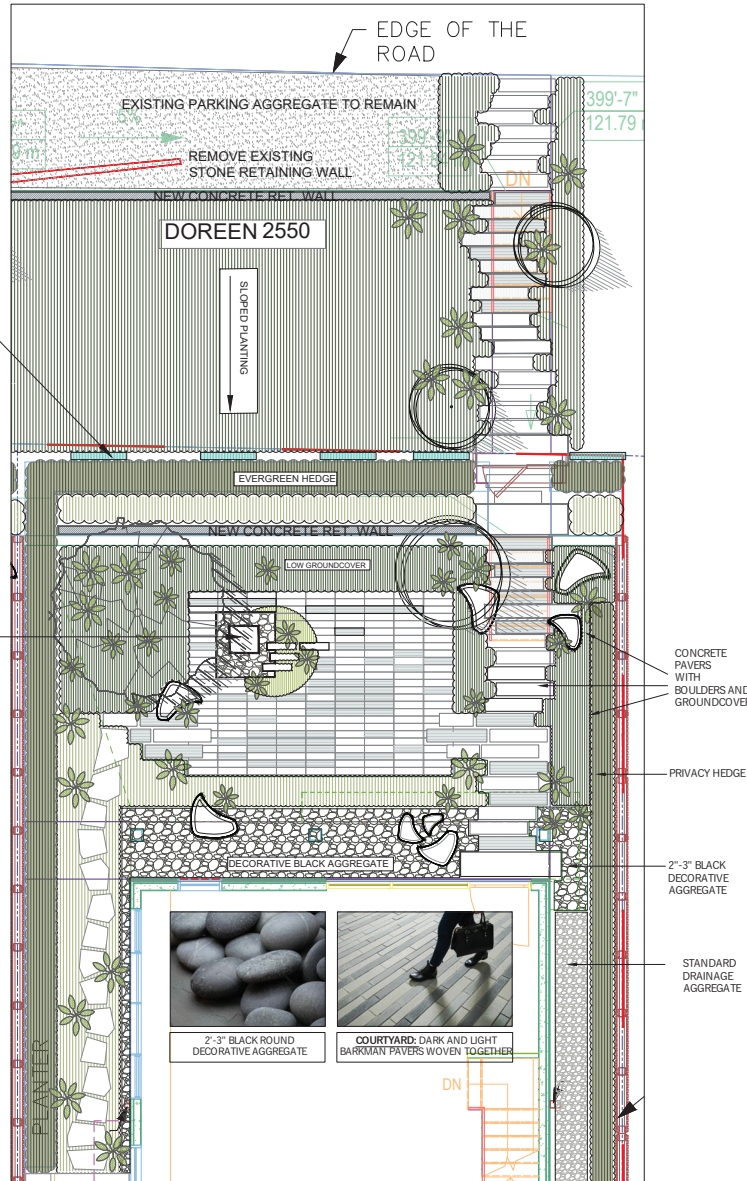
ARNO KORTSCHOT (LOCAL ARTIST)
OFTEN USES NEON LIGHTING STRIPS TO HI-LITE HIS WORK
ARNO KORTSCHOT WAS BORN IN THE NETHERLANDS AND TRAINED AS A SCULPTOR/SPIRITUAL DESIGNER AT THE ACADEMY OF FINE ARTS HAARLEM, COMMISSIONED FOR MANY PRIVATE AND PUBLIC RELATION TO THE ENVIRONMENT WITH STRONG INFLUENCES OF MINIMALISM AND GEOMETRIC ABSTRACTION, ESPECIALLY PRESENT IN THE ARCHITECTURE AND DESIGN OF HIS NATIVE LAND.



COURTYARD CENTERPIECE
OUTDOOR SCULPTURE
(BLACK AND WHITE)
SCULPTURE BY LOCAL ARTIST, ARNO KORTSCHOT



CURVED FORMS: INSPIRATION FOR CENTERPIECE IN COURTYARD



PRECAST CONCRETE PAVERS WITH BOULDERS AND GROUNDCOVER AND BLACK FENCING



TKL DESIGN INC.
THOMAS@TKL-DESIGN.COM
604 783 3732
1518 ATLAS LANE
VANCOUVER BC
V6P-0E1



DATE	COMMENT
REVISIONS	

PROJECT TITLE

2550 QUEENS AVE

SHEET TITLE

FRONT YARD OPT. #1

SCALE:

1/4" = 1'-0"

DATE:
FEB 2023

TKL DESIGN INC. PROJECT #	SHEET NUMBER
23	L1

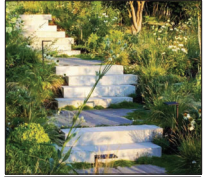
F R O N T Y A R D
MARY AND DOREEN



COURTYARD CENTERPIECE
STONE
MOSS
PEBBLES



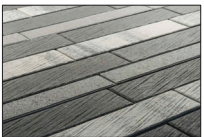
LOW GROUNDCOVER WITH BLACK FENCE



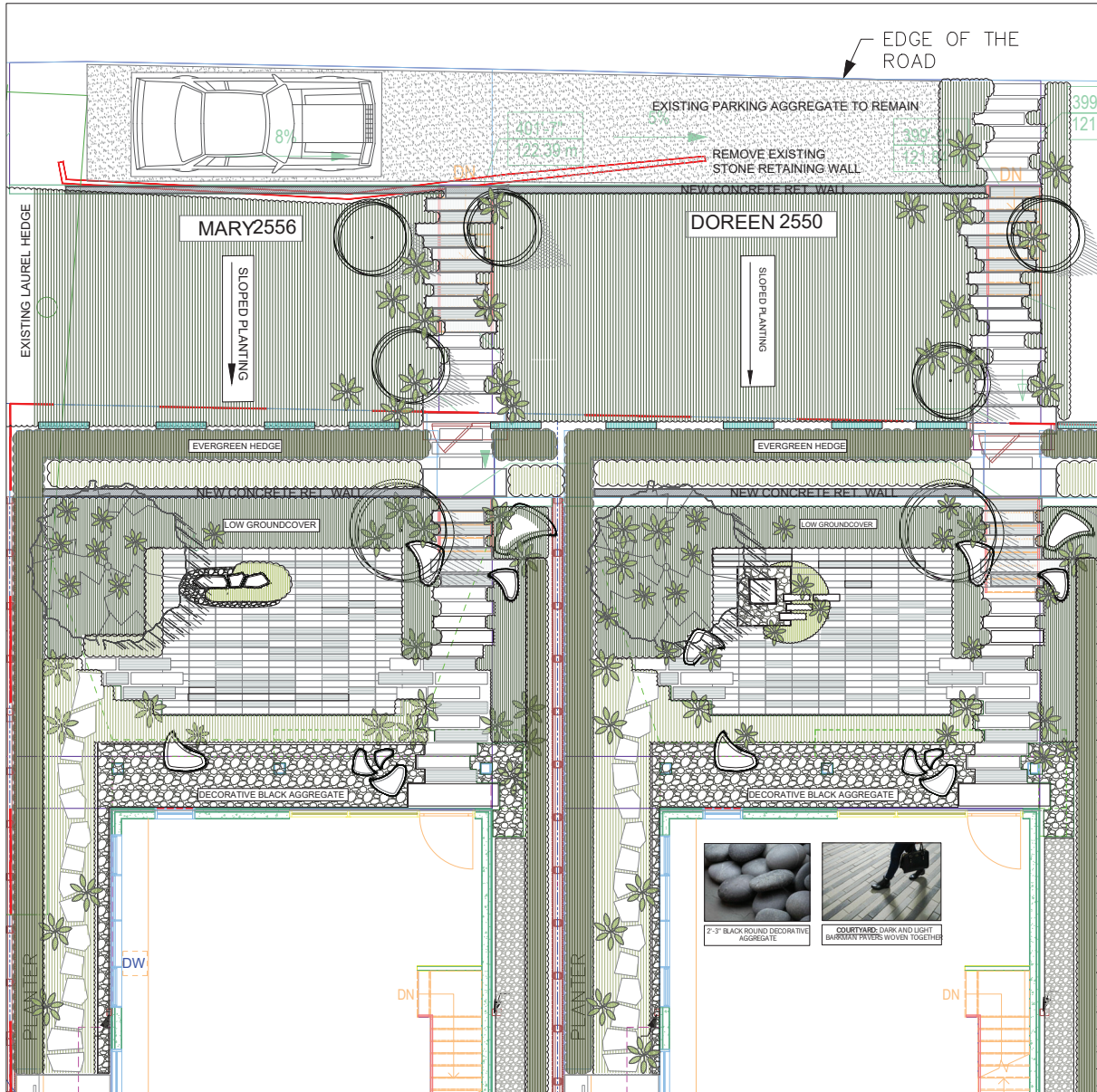
PRECAST CONCRETE STAGGERED PATTERN STEPS



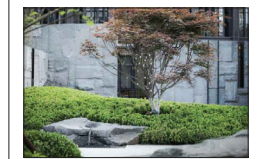
2-3" BLACK ROUND DECORATIVE AGGREGATE



BARKMAN "BROADWAY" DARK AND LIGHT PAVERS



COURTYARD CENTERPIECE
OUTDOOR SCULPTURE
(BLACK AND WHITE)
SCULPTURE BY LOCAL ARTIST: ARNO KORTSCHOT



CONCRETE PAVERS WITH BOULDERS AND GROUNDCOVER



TKL DESIGN INC.
THOMAS@TKL-DESIGN.COM
604 783 3732
1518 ATLAS LANE
VANCOUVER BC
V6P-0E1



DATE	COMMENT
REVISIONS	
PROJECT TITLE	
2550 QUEENS AVE	
SHEET TITLE	
FRONT YARD	
SCALE:	
1/4" = 1'-0"	
DATE:	
FEB 2023	
TKL DESIGN INC. PROJECT #	SHEET NUMBER
23	L2



BLACK MONDO GRASS



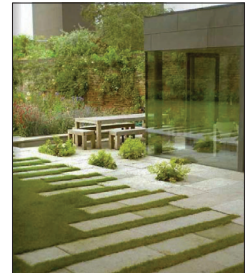
BLACK METAL PLANTERS
GREEN THEORY DESIGN (SUPPLIER)



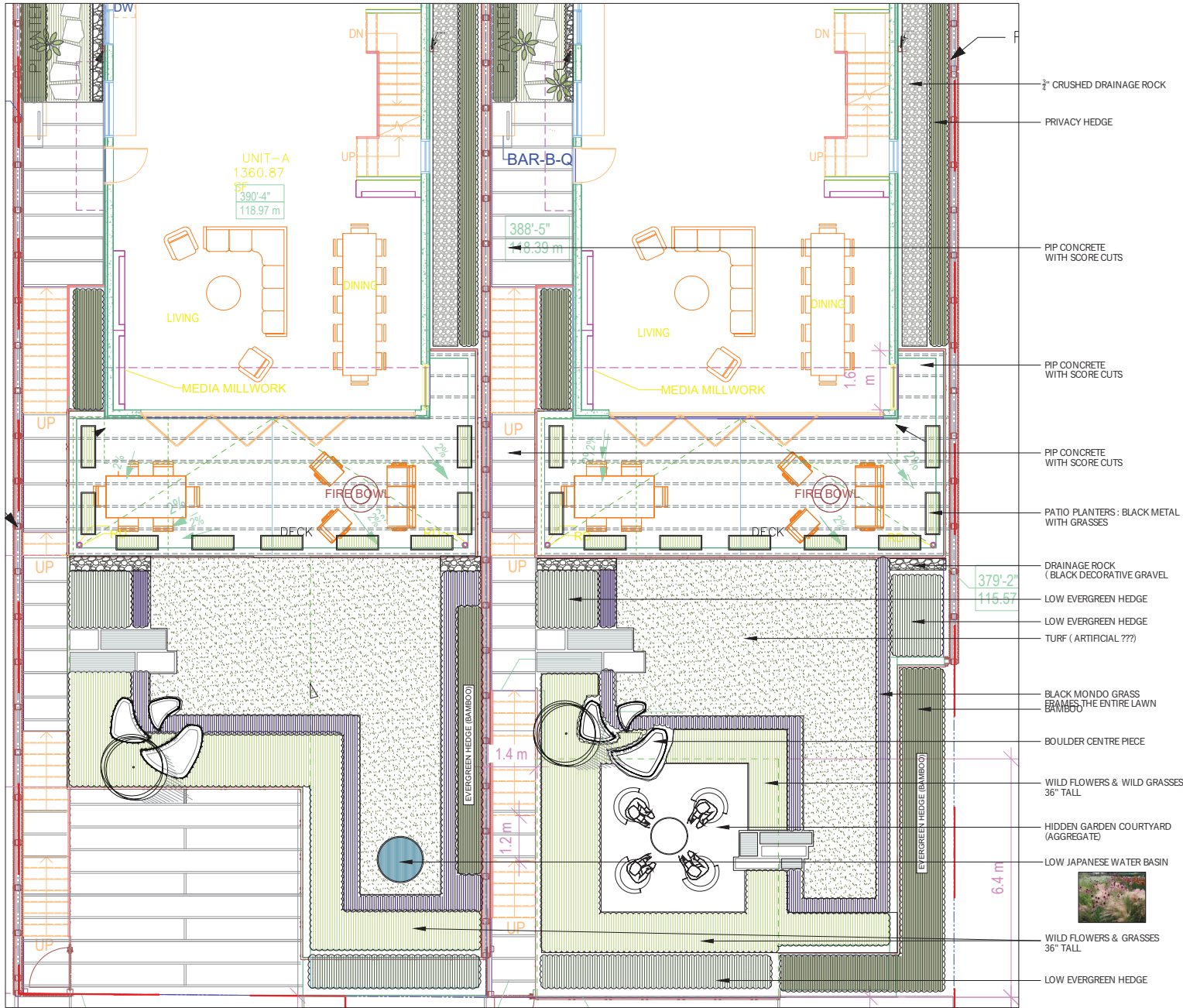
BLACK DECORATIVE PEBBLES



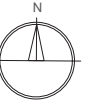
WILD FLOWERS & WILD GRASSES
36" TALL



STEPPING STONES LEADING FROM
GRASS TO GRAVEL SITTING AREA



TKL DESIGN INC.
THOMAS@TKL-DESIGN.COM
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VANCOUVER BC
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DATE	COMMENT
REVISIONS	

PROJECT TITLE
2550 QUEENS AVE

SHEET TITLE
BACKYARD

SCALE:
1/4" = 1'-0"

DATE:
FEB 2023

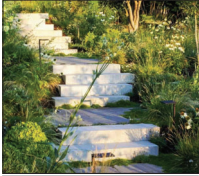
TKL DESIGN INC. PROJECT # 23	SHEET NUMBER L3
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COURTYARD CENTERPIECE
STONE
MOSS
PEBBLES



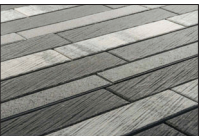
LOW GROUNDCOVER WITH BLACK FENCE



PRECAST CONCRETE STAGGERED PATTERN STEPS



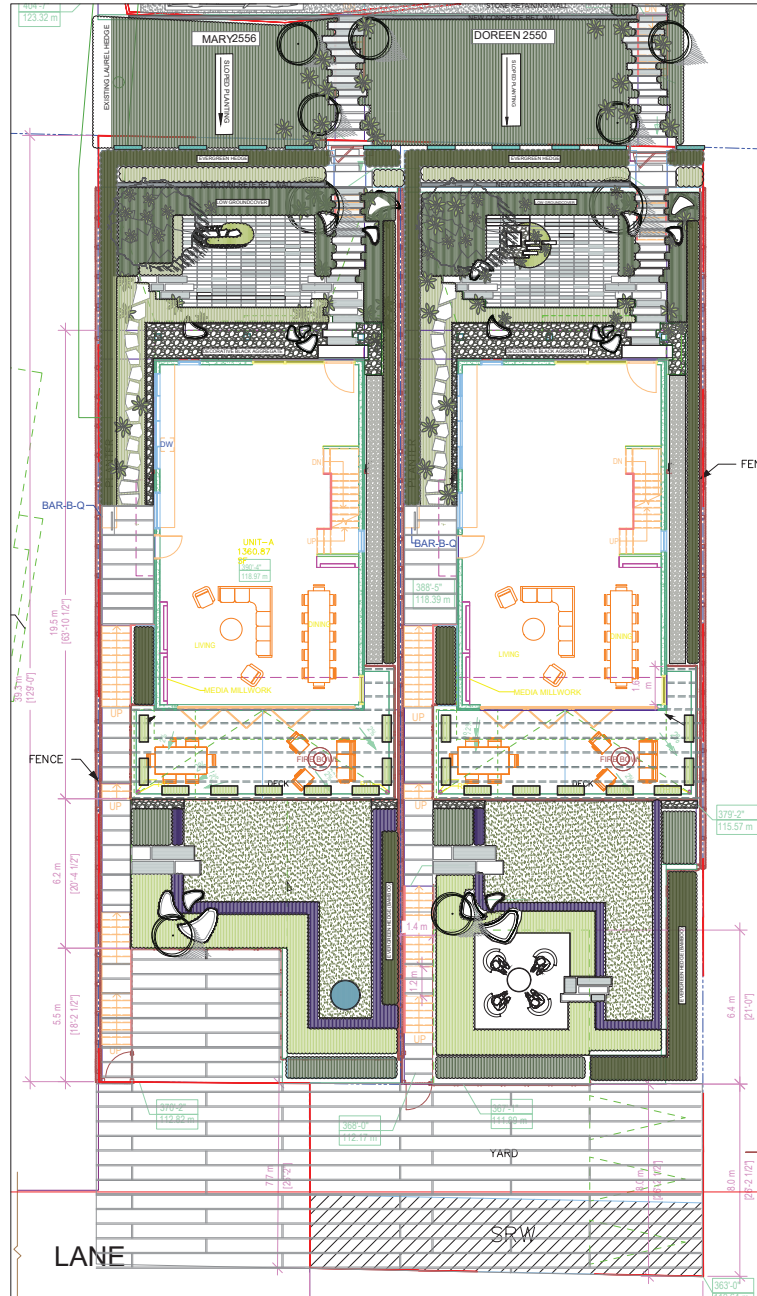
2-3" BLACK ROUND DECORATIVE AGGREGATE



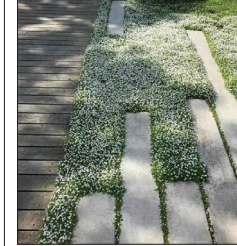
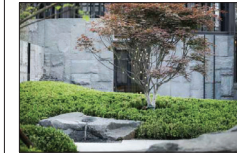
BARKMAN "BROADWAY" DARK AND LIGHT PAVERS



WILD FLOWERS AND ORNAMENTAL GRASSES



COURTYARD CENTERPIECE
OUTDOOR SCULPTURE
(BLACK AND WHITE)
SCULPTURE BY LOCAL ARTIST: ARNO KORTSCHOT

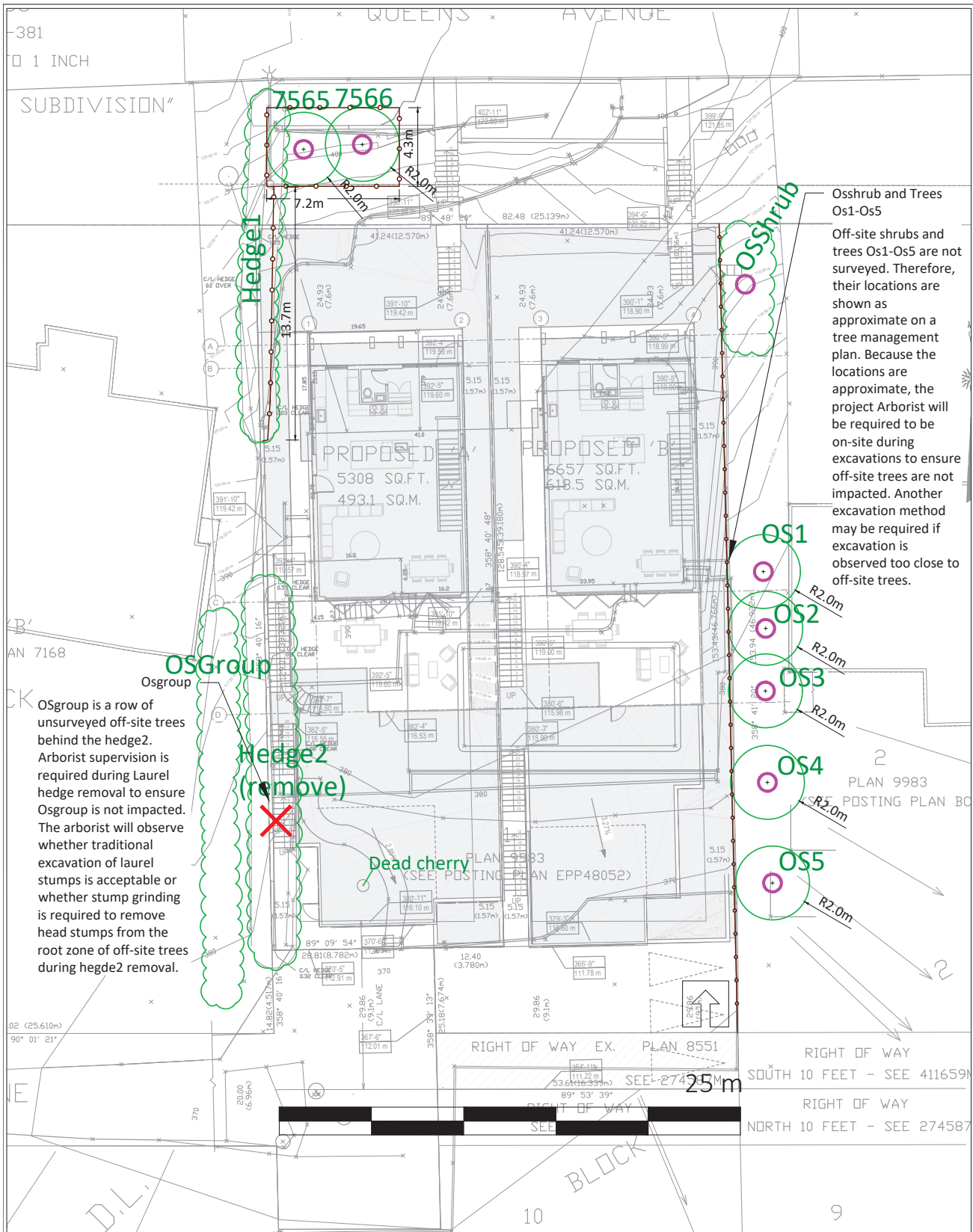


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VANCOUVER BC
V6P-0E1



DATE	COMMENT.

DATE	COMMENT.
REVISIONS	
PROJECT TITLE	
2550 QUEENS AVE	
SHEET TITLE	
FRONT YARD	
SCALE:	
1/4" = 1'-0"	
DATE:	
FEB 2023	
TKL DESIGN INC. PROJECT #	SHEET NUMBER
23	L4



OsShrub and Trees Os1-Os5
 Off-site shrubs and trees Os1-Os5 are not surveyed. Therefore, their locations are shown as approximate on a tree management plan. Because the locations are approximate, the project Arborist will be required to be on-site during excavations to ensure off-site trees are not impacted. Another excavation method may be required if excavation is observed too close to off-site trees.

OSgroup
 OSgroup is a row of unsurveyed off-site trees behind the hedge2. Arborist supervision is required during Laurel hedge removal to ensure OSgroup is not impacted. The arborist will observe whether traditional excavation of laurel stumps is acceptable or whether stump grinding is required to remove head stumps from the root zone of off-site trees during hedge2 removal.

LEGEND
 - Critical Root Zone (Green line)
 - Tree Protection Zone and Fencing (Red line with dots)
 - Surveyed Tree to be Retained (Green circle with dot)
 - Un-surveyed Tree to be Retained (Must be Surveyed) (Purple circle with dot)
 - Surveyed Tree to be Removed (Red circle with X)
 - Un-surveyed Tree to be Removed (Must be Surveyed) (Red circle with X)

REFERENCE DRAWINGS
 1. Base Survey by: Chapman Land Surveying Ltd.

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET
 VANCOUVER BC | V5N 4E8
 T 604.733.4886

Drawing title: Tree Management Plan
 Project address: 2550 Queens Avenue, West Vancouver
 Client: Douglas Johnson Architect Ltd.

Drawing No: 001
 Date: 2024/09/04
 Drawn by: NM
 Page Size: TABLOID 11"x17"

Page #
 1 of 1

Arboricultural Inventory and Report

For:
Douglas Johnson Architect Ltd.

Site Location:
2550 Queens Avenue
West Vancouver, BC

To be submitted with Tree Retention and Removal Plan
dated August 23th 2024

Submitted to:
Attn: Doug Johnson
Douglas Johnson Architect Ltd.
Phone: 604-725-0429
Email: drjohnson6@shaw.ca

Date: August 23th 2024

Submitted by:



The following Diamond Head Consulting staff conducted the on-site tree inventory and prepared or reviewed the report.


All general and professional liability insurance and staff accreditations are provided below for reference.

Supervisor:
Signature



Trevor Cox, MCIP, RPP
ISA Certified Arborist (PN-1920A)
Tree Risk Assessor Qualified
BC Parks Wildlife Danger Tree Assessor

Project Staff:
Signature



Nick Mantegna
ISA Certified Arborist (PN-10041A)
Bachelor of Urban Forestry Degree

Contact Information:

Phone: 604-733-4886
Fax: 604-733-4879
Email: trevor@diamondheadconsulting.com
Website: www.diamondheadconsulting.com

Insurance Information:

WCB: # 657906 AQ (003)
General Liability: Northbridge General Insurance Corporation - Policy #CBC1935506, \$10,000,000
Errors and Omissions: Lloyds Underwriters – Policy #1010615D, \$1,000,000

Scope of Assignment:

An Arborist Report with a Tree Protection Plan is required due to the following:

- Proposed dwelling on the west side, the excavation footprint may impact the root protection zone of the shared hedge (2558 Queens) within the front yard setback in which they are requesting a variance.
- Proposed garage on the west side, the excavation footprint may impact the root protection zone of shared hedges (2558 Queens) along the south property line.
- A proposed garage on the east side with a patio, may have a construction footprint within the root protection zone of hedges and trees within neighbouring property at 2450 Queens Avenue. This subject vegetation is next to the shared property line at 2558 Queens Avenue between the proposed patio/garage and the existing pool and patio.

Diamond Head Consulting Ltd. (DHC) was retained to complete an arboricultural assessment to supplement the proposed development application for 2550 Queens Avenue, West Vancouver. This report contains an inventory of trees and summarizes management recommendations with respect to future development plans and construction activities. The approximate location and general health of off-site trees are included, as a limited assessment, because there is a legal obligation to protect them. This report is produced with the following primary limitations, detailed limitations specified in Appendix 7:

- 1) Our investigation is based solely on visual inspection of the trees during our last site visit. This inspection is conducted from ground level. We do not conduct aerial inspections, soil tests or below grade root examinations to assess the condition of tree root systems unless specifically contracted to do so.
- 2) Unless otherwise stated, tree risk assessments in this report are limited to trees with a *high* or *extreme* risk rating in their current condition, and in context of their surrounding land use at the time of assessment. The time frame for assessment of the likelihood of failure is 2 years.
- 3) The scope of work is primarily decided by site boundaries. Only trees specified in the scope of work were inventoried.
- 4) Beyond six months or if there are significant changes to the site or to the trees, from the date of this report, the client must contact DHC to confirm its validity because site base plans and tree conditions may change beyond the original report's scope. Added site visits and report revisions may be needed after this point to ensure report accuracy for the municipality's development permit application process. Site visits and reporting needed after the first submission are not included within the original proposal fee and will be charged to the client at an additional cost.

The client is responsible for:

- Obtaining a tree removal permit from the relevant authority prior to any tree cutting.

- Reviewing this report to understand and implement all tree **risk**, removal and protection requirements related to the project.
- Understanding that we have shown trees along the outskirts of the property boundary but not shrubs or other material that could be impacted by your contractors working at your property. The trees we have located are approximate locations and a legal survey is required to determine proper ownership of a tree. It is your responsibility to ensure that all plant material that may have roots passing property lines are protected.
- Obtaining relevant permission from adjacent property owners before removing off-site trees and vegetation.
- Obtaining a timber mark if logs are being transported offsite.
- Ensuring the project is compliant with the tree permit conditions.
- Constructing and maintaining tree protection fencing.
- Ensuring an arborist is present onsite to supervise any works in or near tree protection zones
- Ensuring they (the client) carry out the risk mitigation recommendations in a reasonable time frame as noted in the Risk Rating Matrice Appendix

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1.0 Introduction

1.1 Site Overview

The site consists of one 1,116-square-meter residential parcel in West Vancouver surrounded by parcels of similar size. Hedges line the property's borders, and no bylaw-size trees are on site.

1.2 Proposed Land Use Changes

The proposed development consists of subdividing the residential parcel into two residential lots.

In preparing this report, we reviewed the following information:

- Site survey provided by client
- Site plan provided by client

1.3 Report Objective

This report has been prepared to ensure the proposed development complies with the West Vancouver Tree Bylaw No. 4892, 2016. Refer to Bylaw No 4892 for the complete definition of protected trees, summarized below:

a) Any tree greater than 75 cm DBH, or in the case of a tree with multiple stems, a combined stem DBH of 75 cm or more;

b) Any replacement tree;

c) Any retained tree;

d) Any heritage tree;

e) Any tree located within a Watercourse Protection Area;

f) Any tree of the following species, greater than 20 cm DBH:

i. Arbutus (*Arbutus menziesii*);

ii. Garry Oak (*Quercus garryana*);

iii. Pacific yew (*Taxus brevifolia*);

iv. Pacific dogwood (*Cornus nuttallii*);

v. Yellow cedar (*Cupressus nootkatensis*);

vi. Shore pine (*Pinus contorta* var *contorta*) that lie within the protected shoreline area as defined using the Provincial ecosystem zone mapping;

g) Any tree that contains an active nest of any bird, or the nest, whether active or not, of an eagle, peregrine falcon, gyrfalcon, heron, osprey, or burrowing owl; or

h) Any tree that constitutes the habitat of a protected wildlife species under the Provincial Wildlife Act or Federal Migratory Bird Act.

Additionally, park trees within 3 m of the property line or any neighbouring trees with a tree protection zone that extends into the subject site have been captured in the arborist report.

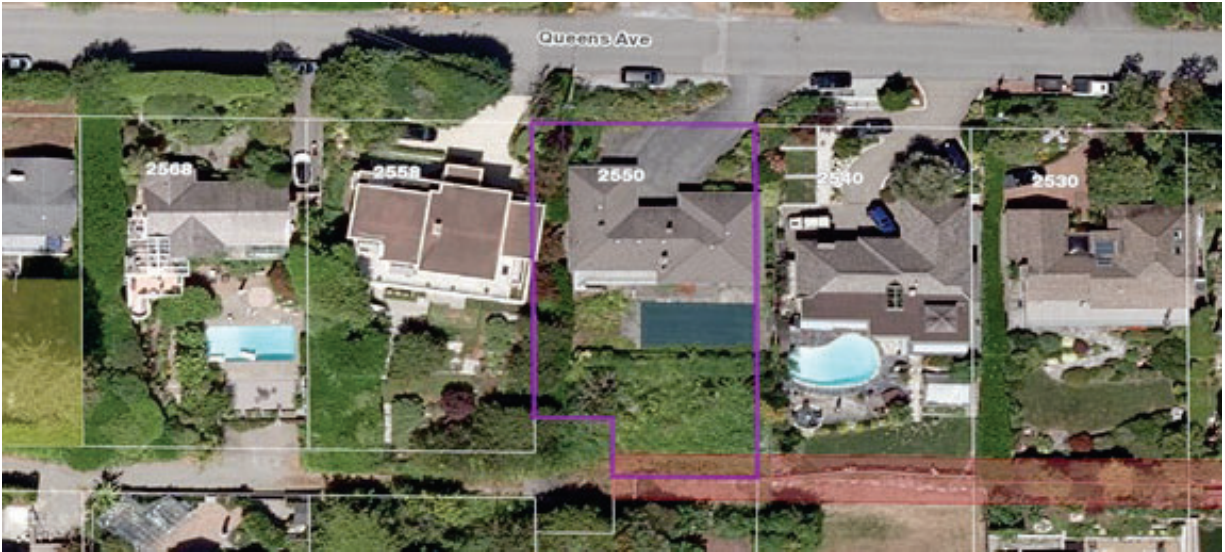


Figure 1. 2550 Queens Avenue in the context of the surrounding landscape and infrastructure.

2.0 Process and Methods

Nick Mantegna of Diamond Head Consulting (DHC) visited the site on August 7th, 2024. The following methods and standards are used throughout this report.

Select trees on site and shared with adjacent properties were marked with a numbered tag and assessed for attributes including: species; height measured to the nearest meter; and, diameter at breast height (DBH) measured to the nearest centimeter at 1.4 m above grade. Off-site trees had a limited visual assessment and their locations have been noted, but not tagged. The general health and structural integrity of each tree was assessed visually and assigned to one of five categories: *excellent*; *good*; *moderate*; *poor*; or *dying/dead*. Descriptions of the health and structure rating criteria are given in Appendix 3.

Tree retention value, categorized as *high*, *medium*, *low*, or *nil*, was assigned to each tree or group of trees based on their health and structure rating, and potential longevity in a developed environment.

Descriptions of the retention value ratings are given in Appendix 4. Recommendations for tree retention or removal were determined by taking in to account a tree's retention value rating, its location in relation to proposed building envelopes and development infrastructure.

2.1 Tree Risk Assessment

Tree risk assessments were completed following methods of the ISA Tree Risk Assessment Manual¹. This methodology assigns risk based on the likelihood of failure, the likelihood of impact and the severity of consequence if a failure occurs. Only on-site trees that had *high* or *extreme* risk ratings in their current condition and in context of their surrounding land use were identified, if present. Appendix 5 gives the likelihood and risk rating matrices used to categorize tree risk. DHC recommends that on-site trees be re-assessed for risk after the site conditions change (e.g. after damaging weather events, site disturbance from construction, creation of new targets during construction or in the final developed landscape).

2.2 Tree Protection

Tree protection zones were calculated for each tree according to a 10 x DBH radius but may be modified based on professional judgement of the project arborist to accommodate species specific tolerances and site specific growing conditions.

¹ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois.

3.0 Findings: Tree Inventory and Risk Assessment

3.1 Tree Inventory

Appendix 1 contains the complete tree inventory.

Tree Risk Assessment

No trees on this site posed a *high* or *extreme* risk to targets at the time of assessment.

4.0 Tree Replacement

The District of West Vancouver Tree Bylaw enables the requirement that replacement trees be planted for trees that are removed. The District will decide the quantity of replacement trees required and the project arborist or landscape architect can then prepare a tree replacement plan showing the location and species.

5.0 Discussion and Summary

5.1 Trees On-site

There is no on-site bylaw tree on the subject site. One partially shared hedge (Hedge-1) will be retained. The fully on-site hedge (Hedge-2) will be removed, and this hedge is not covered under the bylaw.

5.2 Trees on Adjacent Properties

Os-shrub and Trees Os1-Os5

Off-site shrubs and trees Os1-Os5 are not surveyed. Therefore, their locations are shown as approximate on a tree management plan. Because the locations are approximate, the project Arborist will be required to be on-site during excavations to ensure off-site trees are not impacted.

Os-group

OS-group is a row of unsurveyed off-site trees behind the hedge2. Arborist supervision is required during Laurel hedge removal to ensure Osgroup is not impacted. The arborist will observe whether traditional excavation of laurel stumps is acceptable or whether stump grinding is required to remove head stumps from the root zone of off-site trees during hegde2 removal.

Appendix 1 Complete Tree Inventory Table

The complete tree inventory below contains information on tree attributes and recommendations for removal or retention. Tree ownership in this inventory table is not definitive, its determination here is based on information available from the legal site survey, GPS locations, and field assessment during site visits. Tree Protection Zones are measured from the outer edge of a tree’s stem. If using these measurements for mapping the tree protection zone, ½ the tree’s diameter must be added to the distance to accommodate a survey point at the tree’s center. Where tree protection fencing is proposed to vary from the minimum municipal TPZ, comments will be included in the Retention/TPZ comments and shown on the Tree Retention and Removal Plan.

*TPZ is the tree protection zone size required by the relevant municipal bylaw or, if not defined, the project arborist.

*Locations are approximate because of the lack of a survey that includes undersize tree and hedge locations.

Surveyed?	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/Remove	Tree Protection Comments	CRZ
No	7565	Shared-District	Magnolia	Magnolia spp.	15	4	4	Moderate	Multi-stem tree that may be on district property.	Medium	Retain	Protect as required	2
No	7566	Shared-District	Rhododendron	Rhododendron denudatum	13	3	2	Moderate	Multi-stem tree that may be on district property.	Medium	Retain	Protect as required	2
Yes	Hedge1	Partially Shared	Common laurel	Prunus laurocerasus	20	6	3	Moderate	Hedge along the West border of the property	Medium	Retain	Note parts of the hedge are shared with the neighbour. Protect as shown on TMP	2
Yes	Hedge2	On-site	Common laurel	Prunus laurocerasus	25	8	3	Moderate	The hedge along the West border of the property. Mixed pioneer species along South of Hedge	Medium	Remove	In conflict with the proposed development.	2

Surveyed?	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/Remove	Tree Protection Comments	CRZ
No	OSShrub	Off-site	Multiple species	Multiple species	10	2	2	Moderate	Offsite shrub cluster to protect	Medium	Retain	Protect as required	
No	OS1	Off-site	Katsura-tree	Cercidiphyllum japonicum	10	8	2	Good	Within 4m of the PL	High	Retain	Protect as required	2
No	OS2	Off-site	Katsura-tree	Cercidiphyllum japonicum	10	8	2	Good	Within 4m of the PL	High	Retain	Protect as required	2
No	OS3	Off-site	Katsura-tree	Cercidiphyllum japonicum	10	8	2	Good	Within 4m of the PL	High	Retain	Protect as required	2
No	OS4	Off-site	Kousa dogwood	Cornus kousa	13	6	2	Good	Within 4m of the PL	High	Retain	Protect as required	2
No	OS5	Off-site	Japanese maple	Acer palmatum	14	7	2	Good	Within 4m of the PL	High	Retain	Protect as required	2
No	OSGroup	Off-site	Persian ironwood	Parrotia persica	20	10	3	Good	Group of 3 trees Within 3-6m of the PL. Very limited visual assessment by arborist from the lane	High	Retain	Protect as required	2

Appendix 2 Site Photographs



Photo 1. Off site trees OS1, OS2, OS3 along the East side of the property.



Photo 2. The district shared trees 7565 and 7566 along the North edge of the property, bordering city property to the North and neighbouring property to the West.



Photo 3. Dead on-site cherry tree, West side of the property on the left of the image.



Photo 4. View of the Southwest side of the property. The picture was taken from the pool.



Photo 5. Fence assimilated to Laurel hedge2 on the West side of the property.



Photo 6. The upper section of hedge2 is growing within the bounds of a retaining wall on the West side of the property



Photo 7. The upper section of hedge1 is growing within the bounds of a retaining wall on the West side of the property

Appendix 3 Tree Health and Structure Rating Criteria

The tree health and structure ratings used by Diamond Head Consulting summarize each tree based on both positive and negative attributes using five stratified categories. These ratings indicate health and structural conditions that influence a tree's ability to withstand local site disturbance during the construction process (assuming appropriate tree protection) and benefit a future urban landscape.

Excellent: Tree of possible specimen quality, unique species or size with no discernible defects.

Good: Tree has no significant structural defects or health concerns, considering its growing environment and species.

Moderate: Tree has noted health and/or minor to moderate structural defects. This tree can be retained, but may need mitigation (e.g., pruning or bracing) and monitoring post-development. A moderate tree may be suitable for retention within a stand or group, but not suitable on its own.

Poor: Tree is in serious decline from previous growth habit or stature, has multiple defined health or structural weaknesses. It is unlikely to acclimate to future site use change. This tree is not suitable for retention within striking distance of most targets.

Dying/Dead: Tree is in severe decline, has severe defects or was found to be dead.

Appendix 4 Tree Retention Value Rating Criteria

The tree retention value ratings used by Diamond Head Consulting provide guidance for tree retention planning. Each tree in an inventory is assigned to one of four stratified categories that reflect its value as a future amenity and environmental asset in a developed landscape. Tree retention value ratings take in to account the health and structure rating, species profile*, growing conditions and potential longevity assuming a tree's growing environment is not compromised from its current state.

High: Tree suitable for retention. Has a good or excellent health and structure rating. Tree is open grown, an anchor tree on the edge of a stand or dominant within a stand or group. Species of *Populus*, *Alnus* and *Betula* are excluded from this category.

Medium: Tree suitable for retention with some caveats or suitable within a group**. Tree has moderate health and structure rating, but is likely to require remedial work to mitigate minor health or structural defects. Includes trees that are recently exposed, but wind firm, and trees grown on sites with poor rooting environments that may be ameliorated.

Low: Tree has marginal suitability for retention. Health and structure rating is moderate or poor; remedial work is unlikely to be viable. Trees within striking distance of a future site developments should be removed.

Nil: Tree is unsuitable for retention. It has a dying/dead or poor health and structure rating. It is likely that the tree will not survive, or it poses an unacceptable hazard in the context of future site developments.

* The species profile is based upon mature age and height/spread of the species, adaptability to land use changes and tree species susceptibility to diseases, pathogen and insect infestation.

** Trees that are 'suitable as a group' have grown in groups or stands that have a single, closed canopy. They have not developed the necessary trunk taper, branch and root structure that would allow them to be retained individually. These trees should only be retained in groups.

Appendix 5 Risk Rating Matrices

Trees with a *probable* or *imminent* likelihood of failure, a *medium* or *high* likelihood of impacting a specified target, and a *significant* or *severe* consequence of failure have been assessed for risk and included in this report (Section 3.2). These two risk rating matrices showing the categories used to assign risk are taken without modification to their content from the International Society of Arboriculture Tree Risk Assessment Qualification Manual.

Matrix 1: Likelihood

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat Likely	Likely	Very Likely
Probable	Unlikely	Unlikely	Somewhat Likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat Likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2: Risk Rating

Likelihood of Failure and Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat Likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Guidelines for Mitigation Actions

<p>extreme-risk trees mitigate as soon as possible</p>
<p>high-risk trees mitigate as soon as work schedule allows</p>
<p>moderate-risk trees retain and monitor and/or mitigate, as necessary</p>
<p>low-risk trees retain and monitor or mitigate if desired</p>

Appendix 6 Construction Guidelines

Tree management recommendations in this report are made under the expectation that the following guidelines for risk mitigation and proper tree protection will be adhered to during construction.

Respecting these guidelines will prevent changes to the soil and rooting conditions, contamination due to spills and waste, or physical wounding of the trees. Any plans for construction work and activities that deviate from or contradict these guidelines should be discussed with the project arborist so that mitigation measures can be implemented.

Tree protection Zones

Tree protection zones (TPZs) are specifically intended to protect a tree's roots from negative construction impacts. TPZs are required to retain good health and vigor of the tree during development and in the future landscape. The TPZ boundary is measured as a radius in all directions from the outer surface of the tree's stem. The TPZ radius is determined by the extent of tree protection zones according to local municipal bylaw specifications and may be modified based on professional judgement of the project arborist to accommodate species specific tolerances and site specific growing conditions.

Tree Protection Zones

Tree protection zones (TPZs) are fenced areas around the recommended TPZ. Within a TPZ, no construction activity, including materials storage, grading or landscaping, may occur without project arborist approval. Within the TPZ, the following are tree preservation guidelines based on industry standards for best practice and local municipal requirements:

- No soil disturbance or stripping.
- Maintain the natural grade.
- No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree driplines.
- Any planned construction and landscaping activities affecting trees should be reviewed and approved by a consulting arborist.
- Install specially designed foundations and paving when these structures are required within TPZs.
- Route utilities around TPZs.
- Excavation within the TPZs should be supervised by a consultant arborist.
- Surface drainage should not be altered in such a way that water is directed in or out of the TPZ.

- Site drainage improvements should be designed to maintain the natural water table levels within the TPZ.

Tree Protection Fences

Prior to any construction activity, tree protection fences must be constructed at the root protection zone perimeter. The protection barrier or temporary fencing must be at least 1.2 m in height and constructed of 2" by 4" lumber with orange plastic mesh screening. Tree protection fences must be constructed prior to tree removal, excavation or construction and remain intact throughout the entire duration of construction.

Tree Crown Protection and Pruning

All heavy machinery (excavators, cranes, dump trucks, etc.) working within five meters of a tree's crown should be made aware of their proximity to the tree. If there is to be a sustained period of machinery working within five meters of a tree's crown, a line of colored flags should be suspended at eye-level of the machinery operator for the length of the protected tree area. Any concerns regarding the clearance required for machinery and workers within or immediately outside tree protection zones should be referred to the project arborist so that a zone surrounding the crowns can be established or pruning measures undertaken. Any wounds incurred to protected trees during construction should be reported to the project arborist immediately.

Unsurveyed Trees

Unsurveyed trees identified by DHC in the Tree Retention Plan have been hand plotted for approximate location only using GPS coordinates and field observations. The location and ownership of unsurveyed trees cannot be confirmed without a legal surveyed. The property owner or project developer must ensure that all relevant on- and off-site trees are surveyed by a legally registered surveyor, whether they are identified by DHC or not.

Removal of logs from sites

Private timber marks are required to transport logs from privately-owned land in BC. It is property owner's responsibility to apply for a timber mark prior to removing any merchantable timber from the site. Additional information can be found at: <http://www.for.gov.bc.ca/hth/private-timber-marks.htm>

Regulation of Soil Moisture and Drainage

Excavation and construction activities adjacent to TPZs can influence the availability of moisture to protected trees. This is due to a reduction in the total root mass, changes in local drainage conditions,

and changes in exposure including reflected heat from adjacent hard surfaces. To mitigate these concerns the following guidelines should be followed:

- Soil moisture conditions within the tree root protection zones should be monitored during hot and dry weather. When soil moisture is inadequate, supplemental irrigation should be provided that penetrates soil to the depth of the root system or a minimum of 30 cm.
- Any planned changes to surface grades within the TPZs, including the placement of mulch, should be designed so that any water will flow away from tree trunks.
- Excavations adjacent to trees can alter local soil hydrology by draining water more rapidly from TPZs more rapidly than it would prior to site changes. It is recommended that when excavating within 6 m of any tree, the site be irrigated more frequently to account for this.

Root Zone Enhancements and Fertilization

Root zone enhancements such as mulch, and fertilizer treatments may be recommended by the project arborist during any phase of the project if they deem it necessary to maintain tree health and future survival.

Paving Within and Adjacent to TPZs

If development plans propose the construction of paved areas and/or retaining walls close to TPZs, measures should be taken to minimize impacts. Construction of these features would raise concerns for proper soil aeration, drainage, irrigation and the available soil volume for adequate root growth. The following design and construction guidelines for paving and retaining walls are recommended to minimize the long-term impacts of construction on protected trees:

- Any excavation activities near or within the TPZ should be monitored by a certified arborist. Structures should be designed, and excavation activities undertaken to remove and disturb as little of the rooting zone as possible. All roots greater than 2 cm in diameter should be hand pruned by a Certified Arborist.
- The natural grade of a TPZ should be maintained. Any retaining walls should be designed at heights that maintain the existing grade within 20 cm of its current level. If the grade is altered, it should be raised not reduced in height.
- Compaction of sub grade materials can cause trees to develop shallow rooting systems. This can contribute to long-term pavement damage as roots grow. Minimizing the compaction of

subgrade materials by using structural soils or other engineered solutions and increasing the strength of the pavement reduces reliance on the sub-grade for strength.

- If it is not possible to minimize the compaction of sub-grade materials, subsurface barriers should be considered to help direct roots downward into the soil and prevent them from growing directly under the paved surfaces.

Plantings within TPZs

Any plans to landscape the ground within the TPZ should implement measures to minimize negative impacts on the above or below ground parts of a tree. Existing grass layer in TPZs should not be stripped because this will damage surface tree roots. Grass layer should be covered with mulch at the start of the project, which will gradually kill the grass while moderating soil moisture and temperatures. Topsoil should be mixed with the mulch prior to planting of shrubs, but new topsoil layer should not be greater than 20 cm deep on top of the original grade. Planting should take place within the newly placed topsoil mixture and should not disturb the original rooting zone of the trees. A two-meter radius around the base of each tree should be left unplanted and covered in mulch; a tree's root collar should remain free from any amendments that raise the surface grade.

Monitoring during construction

Ongoing monitoring by a consultant arborist should occur for the duration of a development project. Site visits should be more frequent during activities that are higher risk, including the first stages of construction when excavation occurs adjacent to the trees. Site visits will ensure contractors are respecting the recommended tree protection measures and will allow the arborist to identify any new concerns that may arise.

During each site visit the following measures will be assessed and reported on by a consulting arborist:

- Health and condition of protected trees, including damage to branches, trunks and roots that may have resulted from construction activities, as will the health of. Recommendations for remediation will follow.
- Integrity of the TPZ and fencing.
- Changes to TPZ conditions including overall maintenance, parking on roots, and storing or dumping of materials within TPZ. If failures to maintain and respect the TPZ are observed, suggestions will be made to ensure tree protection measures are remediated and upheld.
- Review and confirmation of recommended tree maintenance including root pruning, irrigation, mulching and branch pruning.
- Changes to soil moisture levels and drainage patterns; and
- Factors that may be detrimentally impact the trees.

Appendix 7 Report Assumptions and Limiting Conditions

- 1) Unless expressly set out in this report or these Assumptions and Limiting Conditions, Diamond Head Consulting Ltd. (“Diamond Head”) makes no guarantee, representation or warranty (express or implied) regarding this report, its findings, conclusions or recommendations contained herein, or the work referred to herein.
- 2) The work undertaken in connection with this report and preparation of this report have been conducted by Diamond Head for the “Client” as stated in the report above. It is intended for the sole and exclusive use by the Client for the purpose(s) set out in this report. Any use of, reliance on or decisions made based on this report by any person other than the Client, or by the Client for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. Diamond Head accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution or publication of this report (except for the internal use of the Client) without the express written permission of Diamond Head (which consent may be withheld in Diamond Head’s sole discretion) is prohibited. Diamond Head retains ownership of this report and all documents related thereto both generally and as instruments of professional service.
- 3) The findings, conclusions and recommendations made in this report reflect Diamond Head’s best professional judgment given the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report on the date of this report. Except as expressly stated in this report, the findings, conclusions and recommendations it sets out are valid for the day on which the assessment leading to such findings, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.
- 4) Conditions affecting the trees subject to this report (the “Conditions”, include without limitation, structural defects, scars, decay, fungal fruiting bodies, evidence of insect attack, discolored foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise stated information contained in this report covers only those Conditions and trees at the time of inspection. The inspection is limited to visual

examination of such Conditions and trees without dissection, excavation, probing or coring. While every effort has been made to ensure that any trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will not be subject to structural failure or decline. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or groups of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification of Conditions change or additional information becomes available.

- 5) Nothing in this report is intended to constitute or provide a legal opinion and Diamond Head expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title and ownership of real or personal property and matters relating to cultural and heritage values). Diamond Head makes no guarantee, representation or warranty (express or implied) as to the requirements of or compliance with applicable laws, rules, regulations, or policies established by federal, provincial, local government or First Nations bodies (collectively, "Government Bodies") or as to the availability of licenses, permits or authorizations of any Government Body. Revisions to any regulatory standards (including by-laws, policies, guidelines an any similar directions of a Government Bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if any such regulatory standard is revised.
- 6) Diamond Head shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 7) In preparing this report, Diamond Head has relied in good faith on information provided by certain persons, Government Bodies, government registries and agents and representatives of each of the foregoing, and Diamond Head assumes that such information is true, correct and accurate in all material respects. Diamond Head accepts no responsibility for any deficiency, misinterpretations or fraudulent acts of or information provided by such persons, bodies, registries, agents and representatives.
- 8) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 9) Loss or alteration of any part of this report invalidates the entire report.

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2550 West Queens Avenue Subdivision

Public Information Meeting Summary Report

Event Date:	January 23, 2025
Time:	5pm – 7pm
Location:	Cedar Room, West Vancouver Community Centre
Attendance:	5 members of the public signed in. 1 Councillor attended.
Comments:	2 written submissions: 1 in favour and 1 opposed.
Meeting Purpose:	1) To present development application materials to neighbours 2) To provide an opportunity for neighbours to ask questions about the development 3) To provide an opportunity for neighbours to comment on the proposal.

Notification:

Invitation Brochures

Invitations were delivered to 62 addresses within 100m of the site, meeting District requirements. Appendix A includes a copy of the invitation.

Attendance:

Five members of the public signed in for the meeting. Three participants are neighbours who live on the same block as the subject site.

A copy of the sign-in sheets is included in Appendix B.

The following City representatives and project team members were in attendance:

District of West Vancouver:

- Lisa Berg, Senior Community Planner
- Councillor Cassidy

Project Team members:

- Doug Johnson, Architect and project owner

Facilitators:

- Steven Petersson RPP MCIP, Petersson Planning Consulting

Meeting Format:

The meeting was held in an Open House format. Meeting participants could browse 10 display boards and a 3-D animated rendering, and engage with the owner/architect team directly.

Participants were encouraged to submit written comments for inclusion in this report. Two chose to do so: one expressed support for the proposal, and one expressed opposition. Copies of each written submission are included in Appendix C.

Participants who wanted to share comments for the benefit of other participants were encouraged to note their comments on a flip chart for all to see: none chose to do so.

Comment Sheet Summary

Participants were invited to submit written comments for inclusion in this report. Both respondents live on the same block as the subject site.

One participant expressed support for the proposal. The respondent did not provide a rationale for supporting the project.

One participant welcomed the owner/architect to the neighbourhood and opposed the project. The respondent did not provide a rationale for opposing the project.

Discussion Summary

Some participants asked questions about the project as they browsed the display boards. Some asked clarifying questions about the proposed laneway improvements.

Conclusion

The purpose of this Public Information Meeting was to present to neighbours updates to the development proposal that were made after the applicant responded to City requirements, prior to the application being considered by Council. The intent was to seek feedback from neighbours on the updated development application, provide them with an opportunity to ask clarifying questions and comment on the proposal.

62 invitations were sent to all owners and tenants within 100m of the site. 5 neighbours signed in and attended the Open House.

The public could participate in this process in four ways:

- browsing boards
- talking to the project team and City Planner
- writing comments on a flip chart
- submitting written comments.

Two comment sheets were submitted to the facilitator: one expressed support, and one expressed opposition to the proposal. No comments were written on the flip chart.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening.

Appendix A: Notification

Notification Letter

Applicant Hosted Development Application Information Meeting

Site: 2550 Queens Avenue

Date & Time: Jan. 23 2025 5:00 to 7:00 p.m.

Place: Cedar Room – Community Centre 2121 Marine Dr. West Vancouver

Douglas Johnson is hosting this meeting regarding a single-family subdivision proposal at “2550 Queens Ave”. As required by the District of West Vancouver, the applicant is required to conduct an “Applicant Hosted Public Information Meeting” prior to Council consideration.

Proposal: To subdivide the existing property (Lot area: 1111 m² / 11958.7sqft), and to facilitate subdivision of this lot into two smaller properties. The created west lot would be approximately 493 sm in area and the east lot will have approximately 618 sm in area. Each lot will have an approximately 265 sm of residential building.

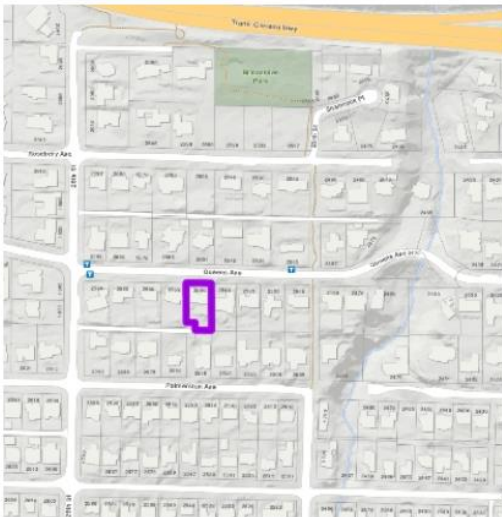
Meeting Topic: The purpose of this meeting is presenting and discussing the new development in our neighbourhood, and we would love to hear your comments about this project.

Information and drawings on the proposal may be viewed using the following link:

<https://sites.google.com/view/themothersonqueens>

If you have questions, please contact us or visit our website for more information.
Applicant Doug Johnson Phone **604-725-0429** or email drjarch@shaw.ca

Thank you, we look forward to seeing you all.



This Development Information meeting is not a District of West Vancouver function. The District Council may formally consider the proposal at a later date.”

If you have any questions, please contact us or visit our webpage for more information.

District File Planner (if you have any questions for the District)
Michelle McGuire
Phone: **604-925-7059**
email: mmcguire@westvancouver.ca

Appendix B – Sign-In Sheet:

Sign-In-Sheet

Site: 2550 Queens Avenue
West Vancouver

Date & Time: Jan 23 2025 5:00 to 7:00 p.m.:

Name	Address
1 [REDACTED]	[REDACTED]
2 [REDACTED]	[REDACTED]
3 [REDACTED]	[REDACTED]
4 [REDACTED]	[REDACTED]
5 [REDACTED]	[REDACTED]
6	
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Appendix C – Public Comments: Written Submissions:

Project – The Mothers on Queens – 2550 Queens ave. West Vancouver

The Project

It is our pleasure to submit a Preliminary Development Proposal in the Dundarave neighbourhood that will replace a 1950s structure with a sensitive infill housing project in conformance with the recent Neighbourhood Character Working Group recommendations, including:

1. Reduced maximum building size
2. Adding a Secondary suite
3. Limited visual impact of buildings from the street, and
4. Improve the landscaping substantially from current conditions.

Project Management and Owners – Doug Johnson & Susan Power

I am an Architect and I am responsible for design of the homes. My wife and I will be living in one of the homes as our retirement home. While we have been homeowners in the District from 2008 to 2021, we are currently renting a few blocks away. We are eagerly awaiting moving back into our own designed and built home. The 2550 Queens Avenue site offers good access to services as well as the ambience which we have come to cherish in the Dundarave neighbourhood

Drawings presented –Development Application Package – Douglas R. Johnson Architect Ltd.

Neighbour's Name - _____

Address - _____

I have reviewed the above proposal and:

- I support the project

- I do not support the project

- No Comment on the project

Additional Comments:

Signature - _____ Date _____

Project – The Mothers on Queens – 2550 Queens ave. West Vancouver

The Project

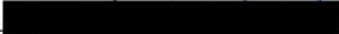
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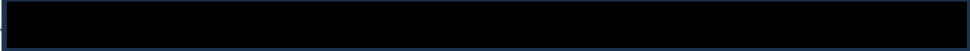
1. Reduced maximum building size
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3. Limited visual impact of buildings from the street, and
4. Improve the landscaping substantially from current conditions.

Project Management and Owners – Doug Johnson & Susan Power

I am an Architect and I am responsible for design of the homes. My wife and I will be living in one of the homes as our retirement home. While we have been homeowners in the District from 2008 to 2021, we are currently renting a few blocks away. We are eagerly awaiting moving back into our own designed and built home. The 2550 Queens Avenue site offers good access to services as well as the ambience which we have come to cherish in the Dundarave neighbourhood

Drawings presented –Development Application Package – Douglas R. Johnson Architect Ltd.

Neighbour's Name - 

Address - 

I have reviewed the above proposal and:

- I support the project

- I do not support the project

- No Comment on the project

Additional Comments: *I am really happy having you as our neighbour you're welcome. but I am against the proposal.*

Signature 

Date *01/23/2025*

2550 Queens Avenue



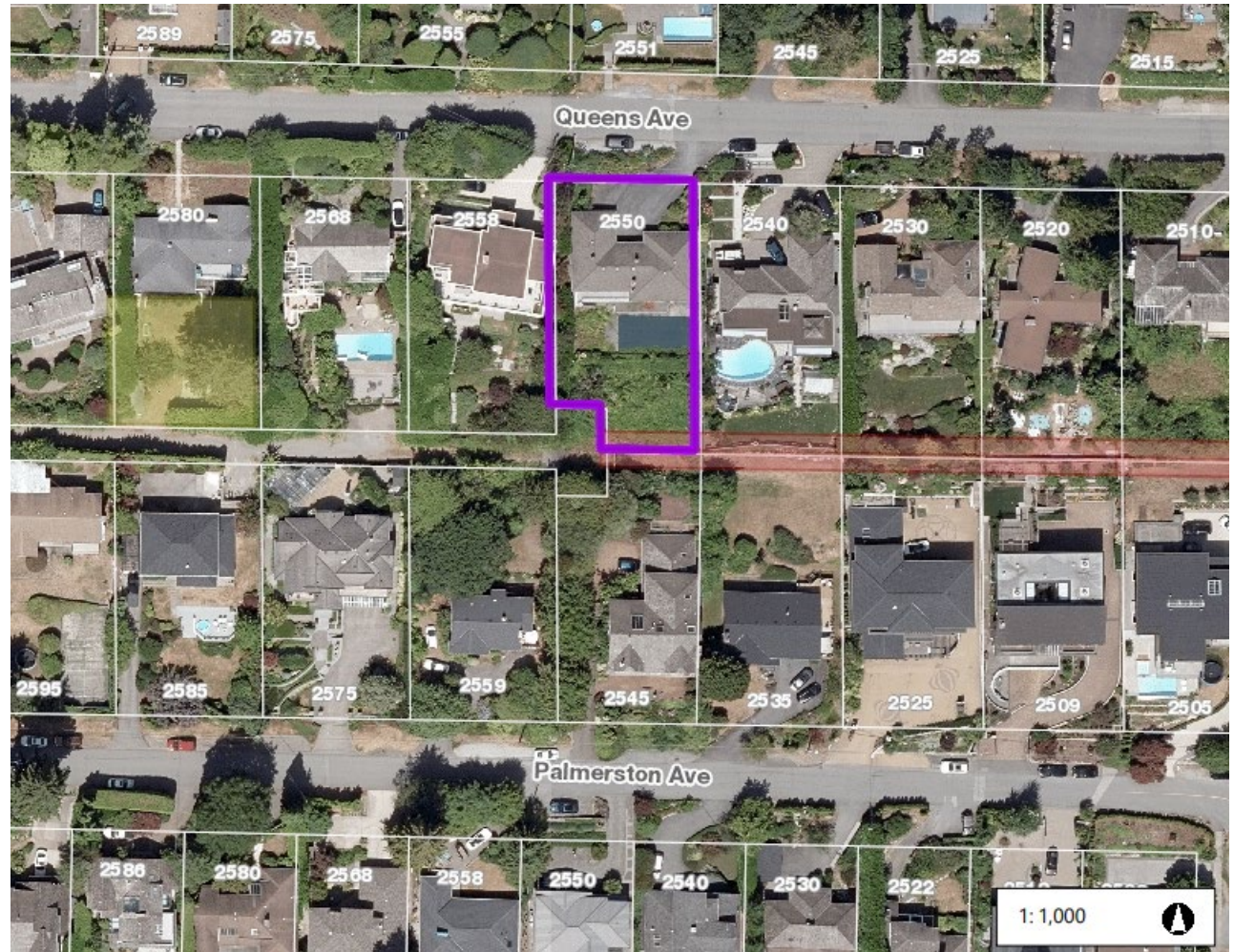
**Proposed Zoning Amendment and Development Variance
Permit to Allow Subdivision**

Council Meeting

March 10, 2025

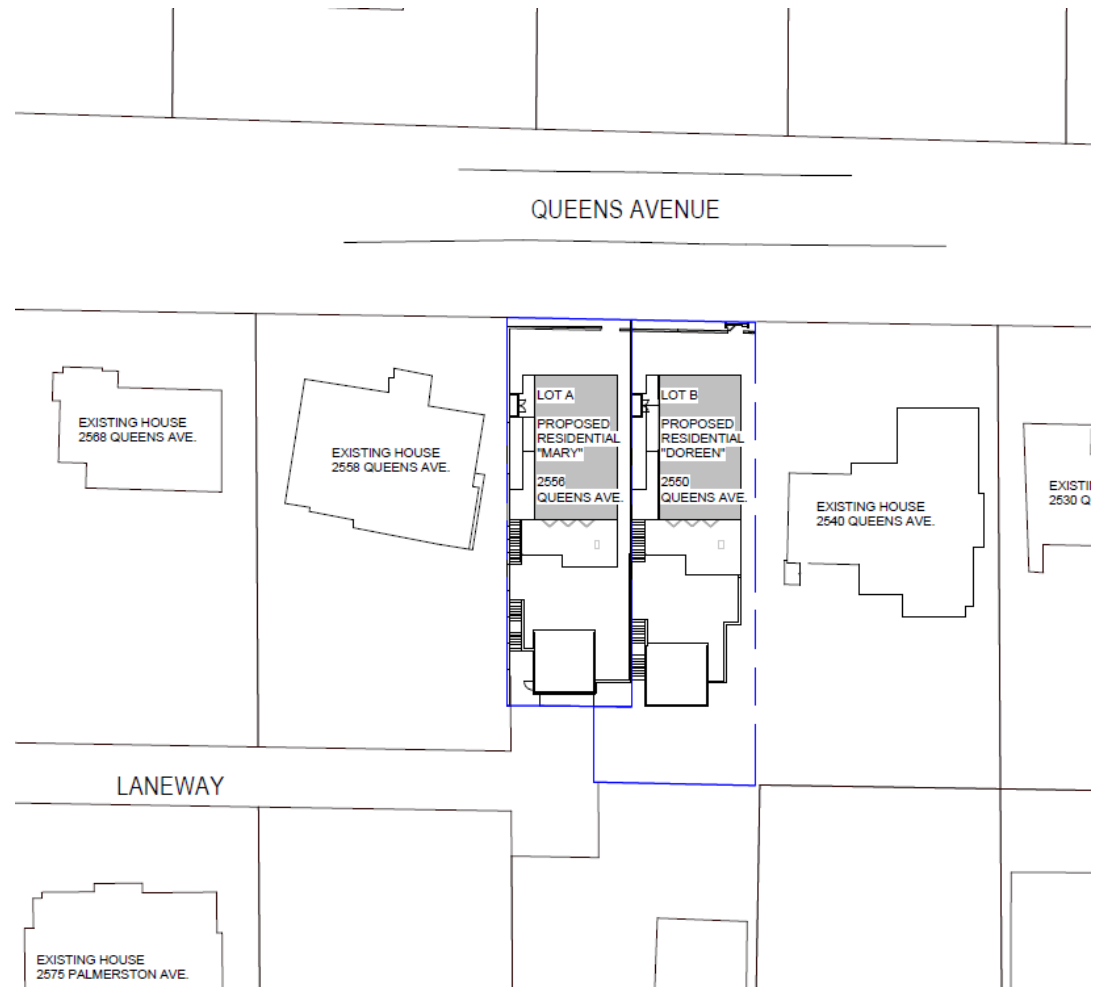
Subject Property & Context

- Total site area: 1,111.6 m² (11,965 sq. ft.)
- Located within Dundarave neighbourhood
- Currently zoned RS3
- Currently one-storey house on site
- Driveway access on Queens Avenue



Proposal

- Proposed text amendment to RS3 zone to allow subdivision for lot area
- Zoning bylaw variances to vary lot width, front yard setback, and basement height (for floor area exemption)
- Proposing one single-family dwelling with one secondary suite proposed on each lot
- Driveway access from rear lane and a 2-car garage for each house



	Area:	Width:	Front Yard:	Basement Height:
Lot A ("Mary" Queens Avenue)	493.1 m ² (5,308 ft ²)	12.6 m (41 ft)	7.9 m (26 ft)	3.1 m (10.2 ft)
Lot B ("Doreen" Queens Avenue)	618.5 m ² (6,658 ft ²)	12.6 m (41 ft)	7.6 m (20 ft)	3.1 m (10.2 ft)
RS3 Zone Minimum with Adjustments for High-Performance Buildings (Step 5)	975 m² (10,495 ft²)	18.3 m (60 ft)	8.8 m (29 ft)	2.75 m (9 ft)

Neighbourhood Context

Existing Context:

- Existing homes built 1940s – 1950s
- RS3 zoned lots surrounding site with single-family dwellings
- RS4 and RS5 zoned lots to the south of Palmerston Avenue
- Surrounding properties range between approximately 770.8 m² (8,300 sq. ft.) to 1,672.4 m² (18,000 sq. ft.) in area and 19.5 m (64 ft) to 38.3 m (126 ft) in width



Staff Analysis – Policy Considerations

Official Community Plan

- OCP Policy 2.1.1 – Consideration of site-specific applications to enable development of smaller houses on smaller lots; and

Sustainable Building Policy

Zero-carbon and Step 5 of BC Energy Step Code

Public Amenity Policy

CAC - \$150,000

Subdivision

Subdividing large lots into smaller lots can allow for smaller homes.



Public Engagement

- April 26, 2023: Pre-application Information Meeting
- March 28, 2024: Applicant mail out notices
- January 24, 2025: Information Meeting

Feedback received to date

- Feedback both in support and with concerns
- Support –
 - Positive change to neighbourhood
 - More housing options
 - Is aligned with neighbourhood character
- With Concerns –
 - Negative impact on neighbourhood character (home not in keeping with size of homes and/or lots in the area)
 - Precedent
 - Lack of green landscaping
 - Not suitable due to steep sloped nature of site
 - Traffic and parking – specifically within adjacent lane

Consideration

THAT the proposed zoning amendment bylaw for 2550 Queens Avenue be scheduled for consideration of first, second and third readings for April 14, 2025 and that notice be given of the bylaw consideration.

If the bylaw is adopted consideration of the Development Variance Permit would be required at a subsequent Council meeting.

Thank You!
Questions?