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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; [Memorandum](#) from the Mayor dated April 24, 2025)

Schedules:

- A – Proposed Subdivision Plan dated March 7, 2022
- B - Architectural Plans dated May 2025
- C - Landscape Plans dated May 2025
- D - Tree Removal and Retention Plan and Arborist Report dated August 23, 2024

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SCHEDULE B

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THE MOTHERS ON QUEENS

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



MARK	DATE	DESCRIPTION
1	2022-05-12	PRELIMINARY SUBMISSION APPLICATION
2	2022-06-02	REVISIONS FOR COMMENTS
3	2022-06-24	ISSUE FOR PERM PERM
4	2022-07-08	PERM APPROVAL
5	2022-12-08	ISSUE FOR PERM PERM
6	2023-01-08	PERM APPROVAL
7	2023-02-15	ISSUE FOR PERM PERM
8	2023-02-15	PERM APPROVAL

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

DOUGLAS R. JOHNSON
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-2381
 FAX: (604) 998-0217
 drjohn@shaw.ca

SCALE:	PROJECT NO:
DATE: MAY 2025	---
DRAWN:	SHEET: DP-100
REVISIONS:	

2025-05-12 10:33 AM

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	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 (Inc. energy bonus)	Proposed
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 (RS3 40% + 8% ENERGY BONUS)		
Name	Coverage Area	Coverage
Garage	41.42 m ²	8.40%
Garbage	2.40 m ²	0.49%
Main Building	156.23 m ²	32.26%
	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	
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	1997.38
B	119.36	119.42	B B1	2.42	285.62
B1	119.36	116.69	B1 C1	8.32	973.19
C1	119.36	116.69	C1 C	2.76	324.57
C	119.36	116.42	C D	13.97	1688.20
D	119.48	119.69	D A	6.34	705.69
TOTALS				49.79	5914.66

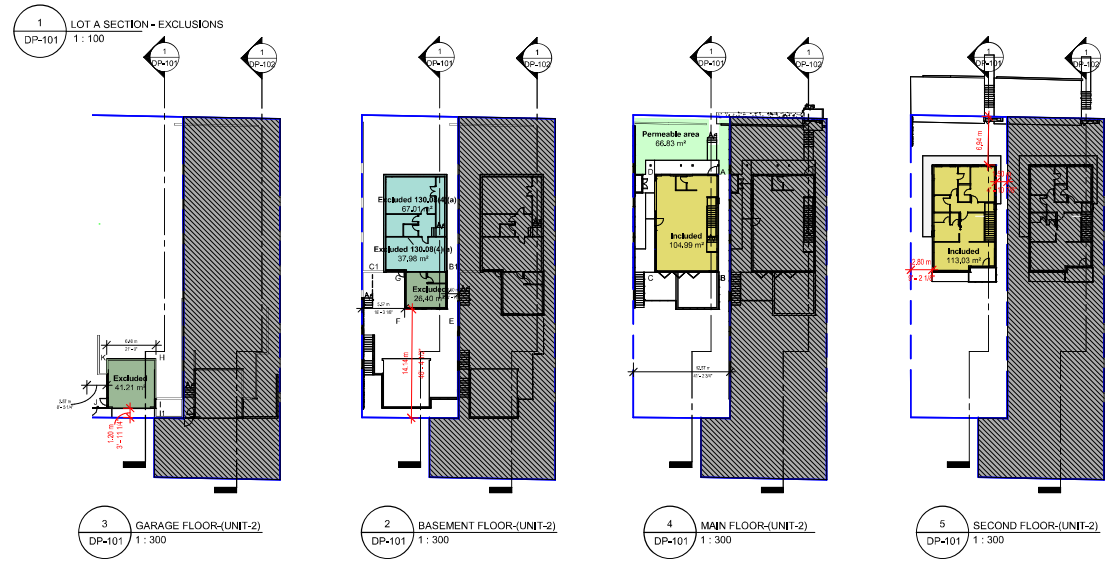
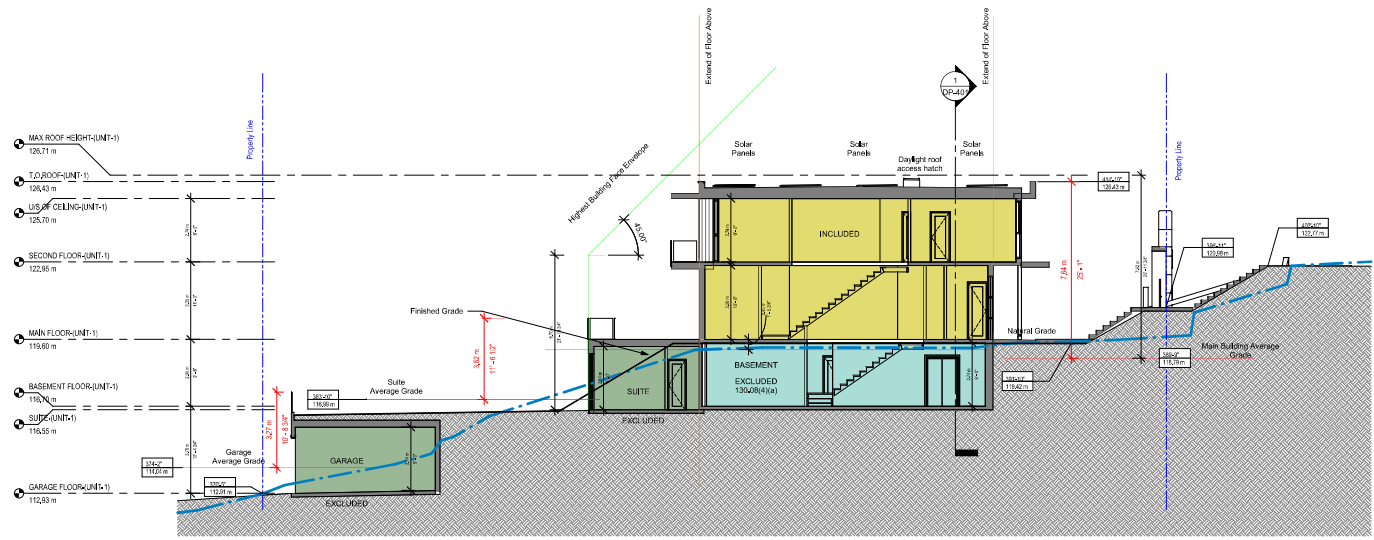
Excluded 130.084(m)

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)
G	116.59	116.69	G B1	5.52	644.13
B1	119.30	119.69	B1 B	1.68	199.40
B	119.36	119.42	B E	5.07	715.29
E	116.32	117.38	E F	5.52	642.72
F	116.37	116.55	F G	6.07	707.68
TOTALS				24.87	2909.48

SUITE AVERAGE GRADE (m) 116.96

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	116.20	116.39	H I	6.44	735.45
I	113.20	116.35	I J	1.69	191.08
J	113.20	112.93	J K	6.45	722.98
K	113.43	113.60	K L	6.46	744.84
L	116.15	116.35	L H	6.40	737.12
TOTALS				27.37	3121.27

GARAGE AVERAGE GRADE (m) 114.04



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MARK	DATE	DESCRIPTION
1	2025-05-14	ISSUED FOR PERMITS
2	2025-05-14	ISSUED FOR PERMITS
3	2025-05-14	ISSUED FOR PERMITS
4	2025-05-14	ISSUED FOR PERMITS
5	2025-05-14	ISSUED FOR PERMITS
6	2025-05-14	ISSUED FOR PERMITS
7	2025-05-14	ISSUED FOR PERMITS
8	2025-05-14	ISSUED FOR PERMITS
9	2025-05-14	ISSUED FOR PERMITS

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

DOUGLAS R. JOHNSON
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P8
PH: (604) 998-2381
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d.r.johnson@shaw.ca

SCALE: As indicated
DATE: MAY 2025
DRAWN: _____
SHEET: _____
REVISIONS: _____
PROJECT NO: _____
DP-101

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	7.62 + 0.3m	7.63m
min. Permeable area required	50% x 92.26 = 46.13 m ²	Proposed 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	41.21 m ²	442.63 ft ²
Basement	104.59 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
	396.03 m ²	4252.02 ft ²

SITE B 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 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	119.08	119.00	A-B	11.97	118.99	
B	118.58	118.55	B-B1	2.42	118.59	
B1	118.58	118.07	B1-C1	8.34	118.02	
C1	118.65	118.07	C1-C	2.75	118.24	
C	118.65	118.52	C-D	13.97	118.99	
D	119.36	119.00	D-A	8.34	119.04	
TOTALS					49.79	5885.27

MAIN BUILDING AVERAGE GRADE (m) 118.20

SITE B SUITE - AVERAGE GRADE CALCULATION

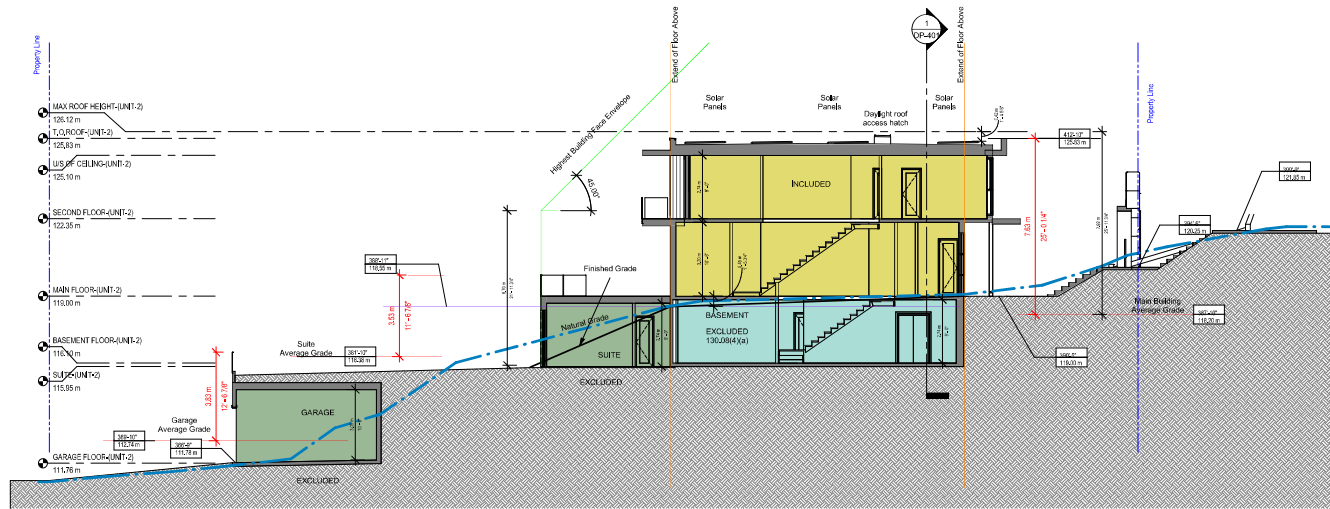
Natural Grade (m)	Finished Grade (m)	Lower of Natural or Finished Grade	Wall Section	Length (m)	Wall Section Average Grading (m)	
G	116.43	116.07	G-B1	2.52	116.25	
B1	118.58	116.07	B1-B	1.85	117.32	
B	118.58	116.55	B-E	6.07	117.11	
E	115.97	115.95	E-F	5.52	115.96	
F	115.87	115.94	F-G	6.07	115.94	
TOTALS					21.47	2884.43

SUITE AVERAGE GRADE (m) 116.38

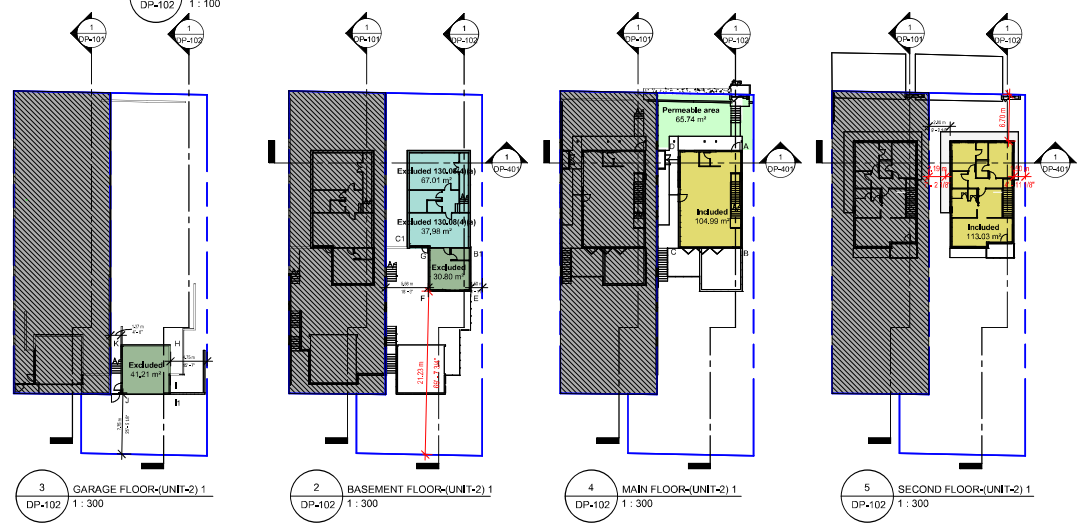
SITE B GARAGE - AVERAGE GRADE CALCULATION

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	H-I	6.44	114.78	
I	111.65	115.6	I-J	3.93	113.63	
J	111.65	111.67	J-K	6.49	111.66	
K	112.13	111.9	K-L	6.44	112.02	
L	114.27	115.44	L-I	6.4	114.86	
TOTALS					29.61	3338.31

GARAGE AVERAGE GRADE (m) 112.74



LOT B SECTION - EXCLUSIONS



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MARK	DATE	DESCRIPTION
1	2025-05-14	ISSUE FOR PERMITS
2	2025-05-14	ISSUE FOR PERMITS
3	2025-05-14	ISSUE FOR PERMITS
4	2025-05-14	ISSUE FOR PERMITS
5	2025-05-14	ISSUE FOR PERMITS
6	2025-05-14	ISSUE FOR PERMITS
7	2025-05-14	ISSUE FOR PERMITS
8	2025-05-14	ISSUE FOR PERMITS

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

DOUGLAS R. JOHNSON
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SCALE: As indicated
DATE: MAY 2025
DRAWN: DP-102
REVISIONS:
PROJECT NO: ---
SHEET: DP-102



1 NEIGHBOURHOOD CONTEXT PLAN
DP-202 1 : 400

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MARK	DATE	DESCRIPTION
1	2022-05-12	PRELIMINARY LAYOUT
2	2022-05-12	SUBMISSION APPLICATION
3	2022-05-24	SUBMIT FOR P.M. PM
4	2022-05-24	FOR P.M. JOHNSON
5	2022-05-24	FOR P.M. JOHNSON
6	2022-05-24	FOR P.M. JOHNSON
7	2022-05-24	FOR P.M. JOHNSON
8	2022-05-24	FOR P.M. JOHNSON

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

DOUGLAS R. JOHNSON

#374-901 WEST 3RD.SI.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-2381
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drjohn@shaw.ca

SCALE: 1 : 400	PROJECT NO: ---
DATE: MAY 2025	SHEET: ---
DRAWN:	REVISIONS: DP-202

2025-05-14 12:18:39 AM



① 2550 QUEENS



② VIEW EAST ALONG QUEENS



③ 2551 QUEENS



④ 2558 QUEENS



⑤ 2540 QUEENS



⑥ 2545 QUEENS



⑦ 2525 QUEENS

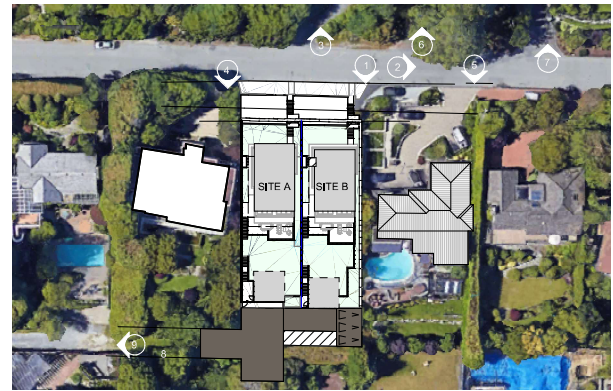


⑧ VIEW FROM LANE TOWARDS 2550 & 2540 QUEENS



⑨ WEST ALONG LANE

KEY PLAN



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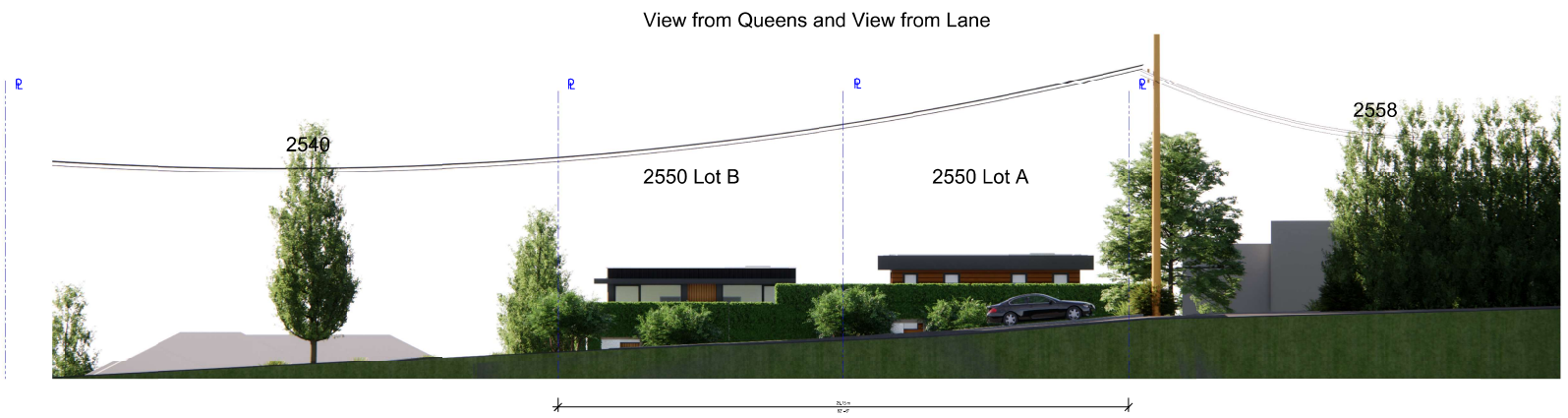
MARK	DATE	DESCRIPTION
1	2022-05-12	ISSUED FOR PERMIT
2	2022-05-12	ISSUED FOR PERMIT
3	2022-05-12	ISSUED FOR PERMIT
4	2022-05-12	ISSUED FOR PERMIT
5	2022-05-12	ISSUED FOR PERMIT
6	2022-05-12	ISSUED FOR PERMIT
7	2022-05-12	ISSUED FOR PERMIT
8	2022-05-12	ISSUED FOR PERMIT
9	2022-05-12	ISSUED FOR PERMIT

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

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 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
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 drjohn@shaw.ca

SCALE: 1 : 480
 DATE: MAY 2022
 DRAWN: PROJECT NO:
 SHEET: DP-203

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1 STREET SCAPE VIEW
 DP-204 1 : 100

MARK	DATE	DESCRIPTION
1	2025-05-12	PROPOSED LAYOUT SUBMISSION APPLICATION
2	2025-05-12	ISSUED FOR PERM PH
3	2025-05-12	PHASE 1 SUBMISSION
4	2025-05-12	PHASE 2 SUBMISSION
5	2025-05-12	PHASE 3 SUBMISSION
6	2025-05-12	PHASE 4 SUBMISSION
7	2025-05-12	PHASE 5 SUBMISSION
8	2025-05-12	PHASE 6 SUBMISSION

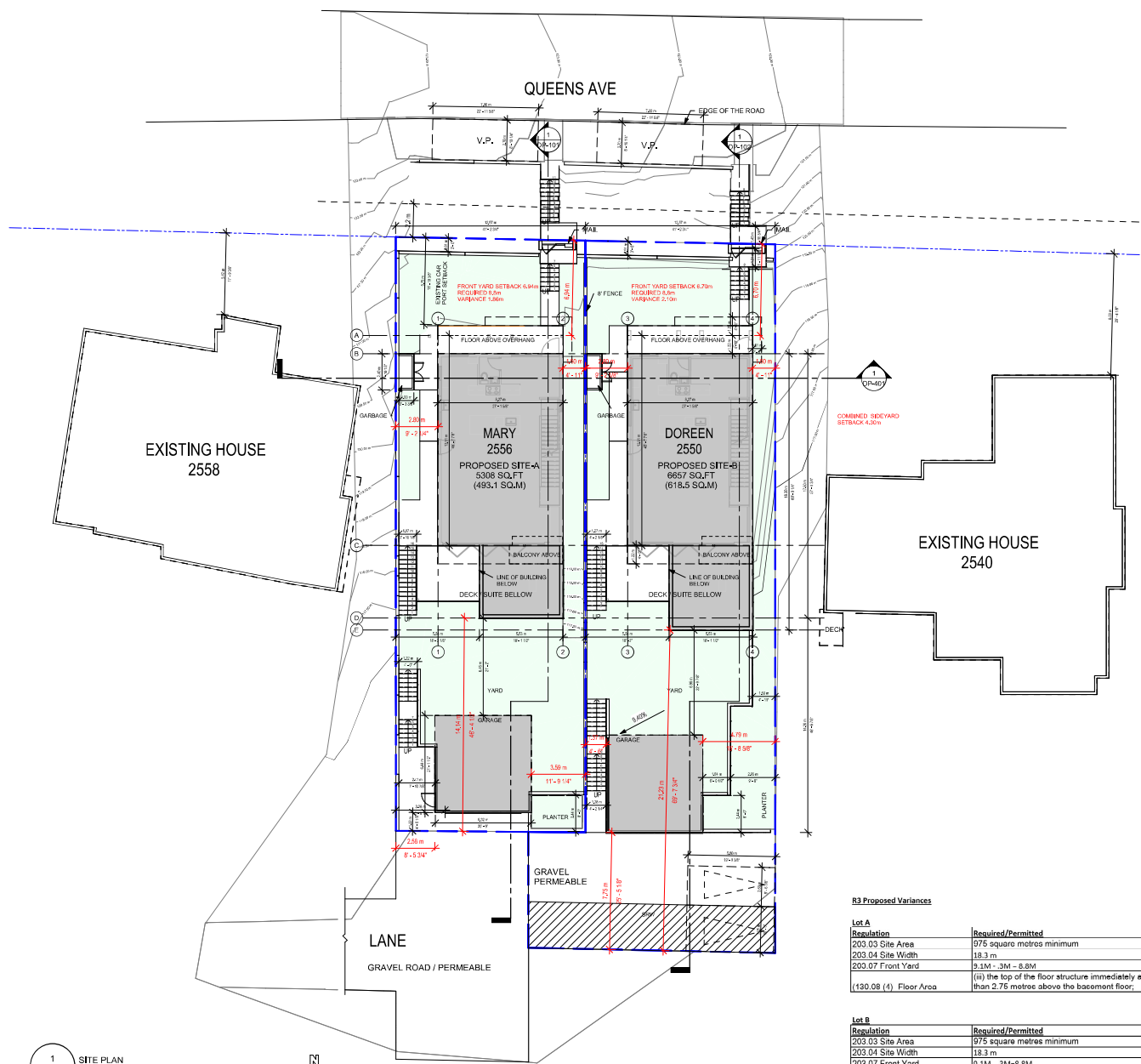
PROJECT: **THE MOTHER'S**
 2550 / 2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION: **STREET SCAPE VIEW**

DOUGLAS R. JOHNSON
 #374-901 WEST 3RD.SI.
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 djrjrch@shaw.ca

SCALE: 1 : 100	PROJECT NO: ---
DATE: MAY 2025	SHEET: ---
DRAWN: ---	REVISIONS: DP-204

2025-05-12 12:18:40 AM

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1 SITE PLAN
 DP-205 1:130

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		12.57 m	5.73M	
203.07 Front Yard		9.3M - 3M - 8.8M		6.94M	1.66M	(i) 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		12.57 m	5.73M	
203.07 Front Yard		9.1M - 3M - 8.8M		6.70M	2.10m	
(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

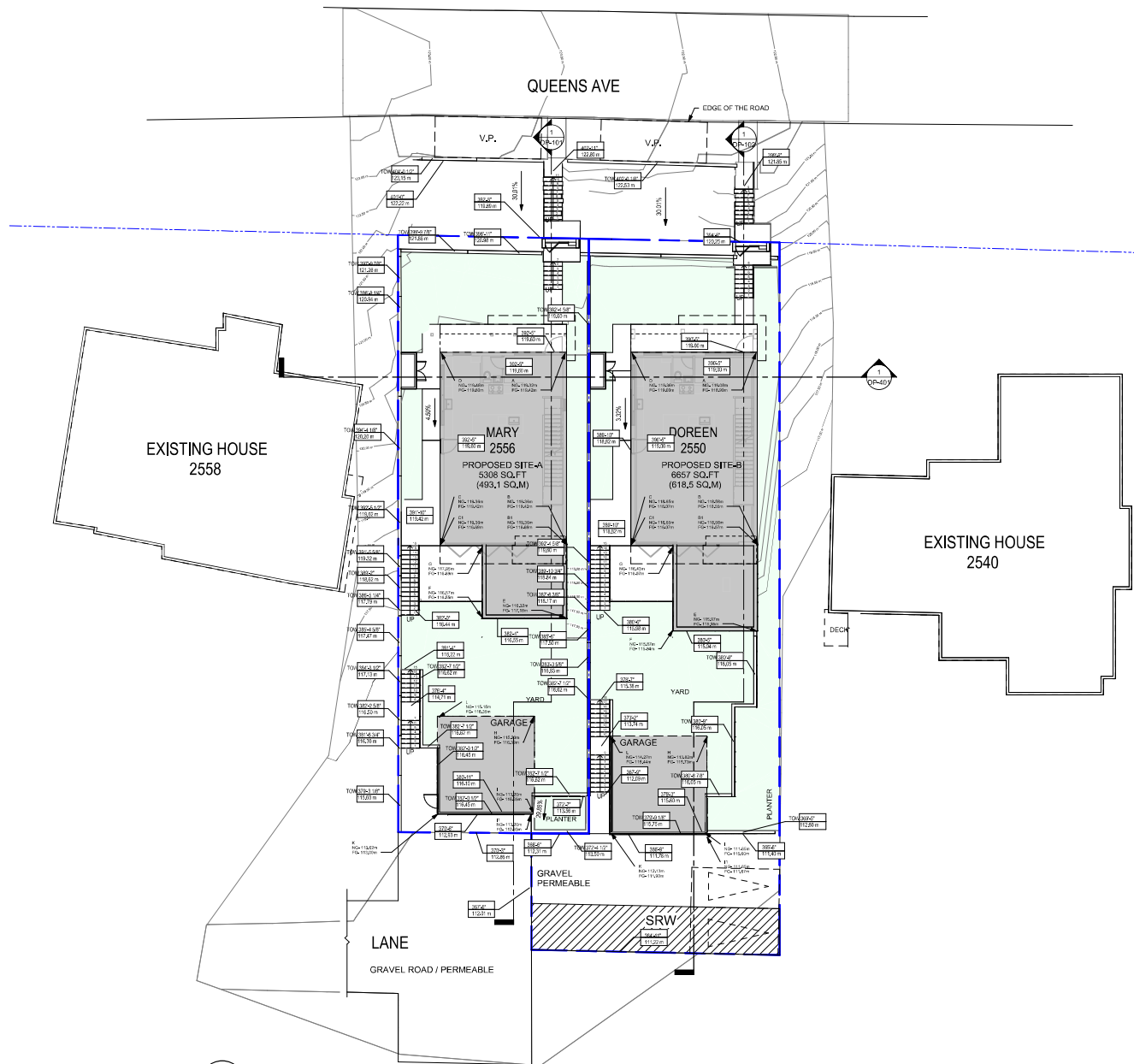
MARK	DATE	DESCRIPTION
1	2025-05-12	PROPOSED SUBMISSION
2	2025-05-12	REVISIONS
3	2025-05-28	REVISIONS
4	2025-05-28	REVISIONS
5	2025-05-28	REVISIONS
6	2025-05-28	REVISIONS
7	2025-05-28	REVISIONS
8	2025-05-28	REVISIONS

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

DOUGLAS R. JOHNSON

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

SCALE: As indicated
 DATE: MAY 2025
 DRAWN: _____
 SHEET: DP-205
 REVISIONS: _____
 PROJECT NO: _____



1 GRADING PLAN
DP-206 1: 130

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MARK	DATE	DESCRIPTION
1	2022-05-11	PROPOSED GRADING PLAN
2	2022-05-11	REVISIONS
3	2022-05-11	REVISIONS
4	2022-05-11	REVISIONS
5	2022-05-11	REVISIONS
6	2022-05-11	REVISIONS
7	2022-05-11	REVISIONS
8	2022-05-11	REVISIONS

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

DOUGLAS R. JOHNSON
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SCALE: 1 : 130
DATE: MAY 2022
DRAWN: SHEET:
REVISIONS: DP-206

2022-05-11 12:16:03 AM



COURTYARD CENTERPIECE
STONE
MOSS
PEBBLES



LOW GROUNDCOVER WITH BLACK
FENCE



PRECAST CONCRETE STAGGERED
PATTERN STEPS



2-3" BLACK ROUND DECORATIVE
AGGREGATE

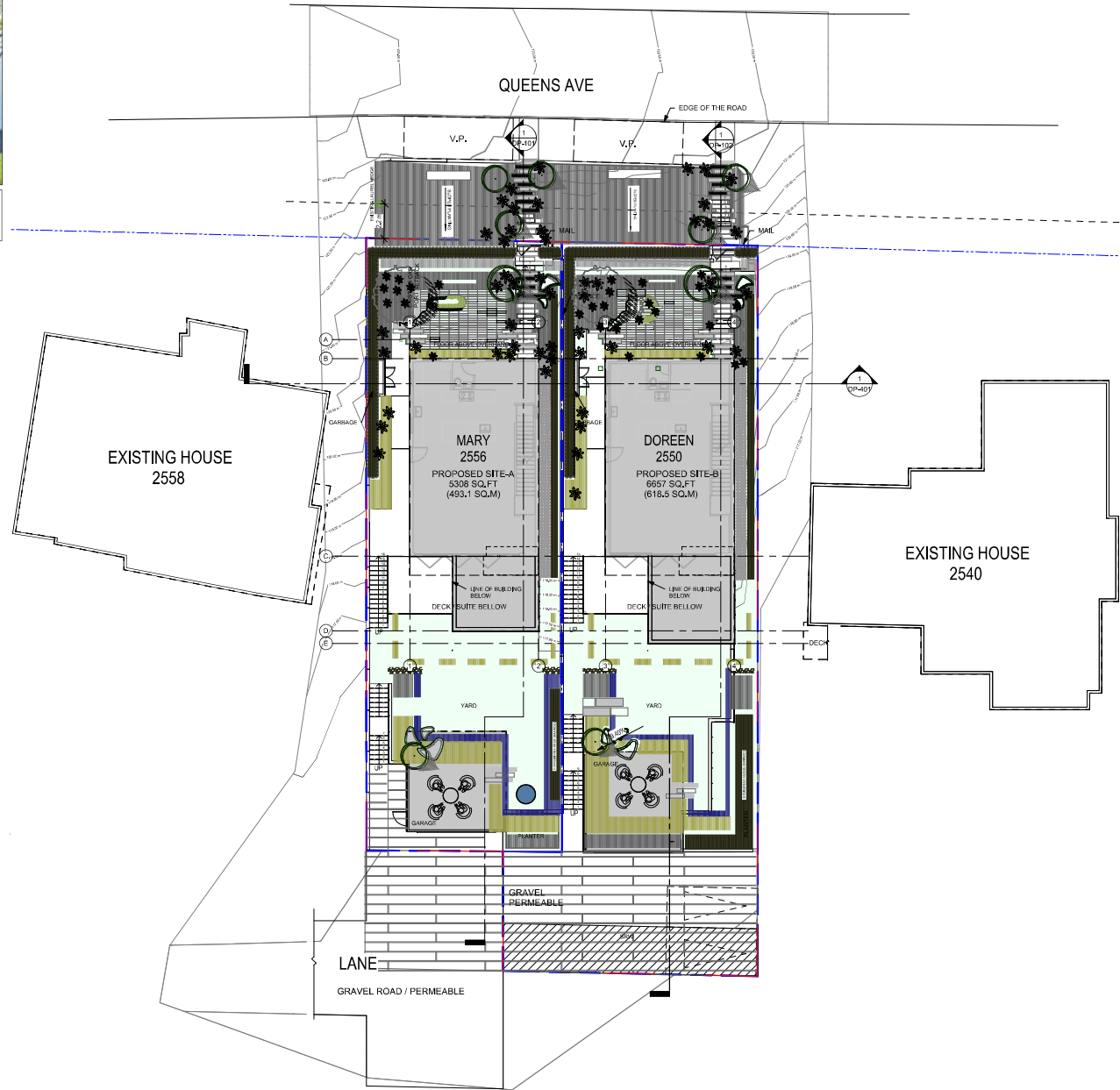


BARKMAN "BROADWAY" DARK AND
LIGHT PAVERS

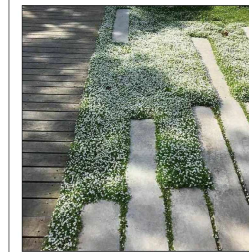
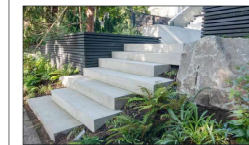
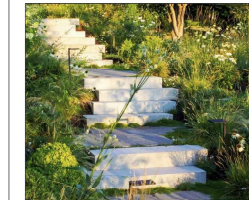
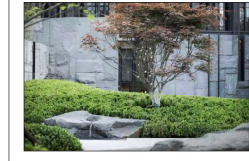


WILD FLOWERS AND ORNAMENTAL
GRASSES

1 LANDSCAPE PLAN
DP-207 1 : 130



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



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MARK	DATE	DESCRIPTION
1	2025-05-12	ISSUE FOR PERMIT
2	2025-05-12	ISSUE FOR PERMIT
3	2025-05-12	ISSUE FOR PERMIT
4	2025-05-12	ISSUE FOR PERMIT
5	2025-05-12	ISSUE FOR PERMIT
6	2025-05-12	ISSUE FOR PERMIT
7	2025-05-12	ISSUE FOR PERMIT
8	2025-05-12	ISSUE FOR PERMIT

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

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d.r.johnson@shaw.ca

SCALE: 1 : 130
DATE: MAY 2025
DRAWN: _____
PROJECT NO: _____
SHEET: _____
REVISIONS: _____
DP-207



COURTYARD CENTERPIECE
STONE
MOSS
PEBBLES



LOW GROUNDCOVER WITH BLACK FENCE



PRECAST CONCRETE STAGGERED PATTERN STEPS



2-3" BLACK ROUND DECORATIVE AGGREGATE



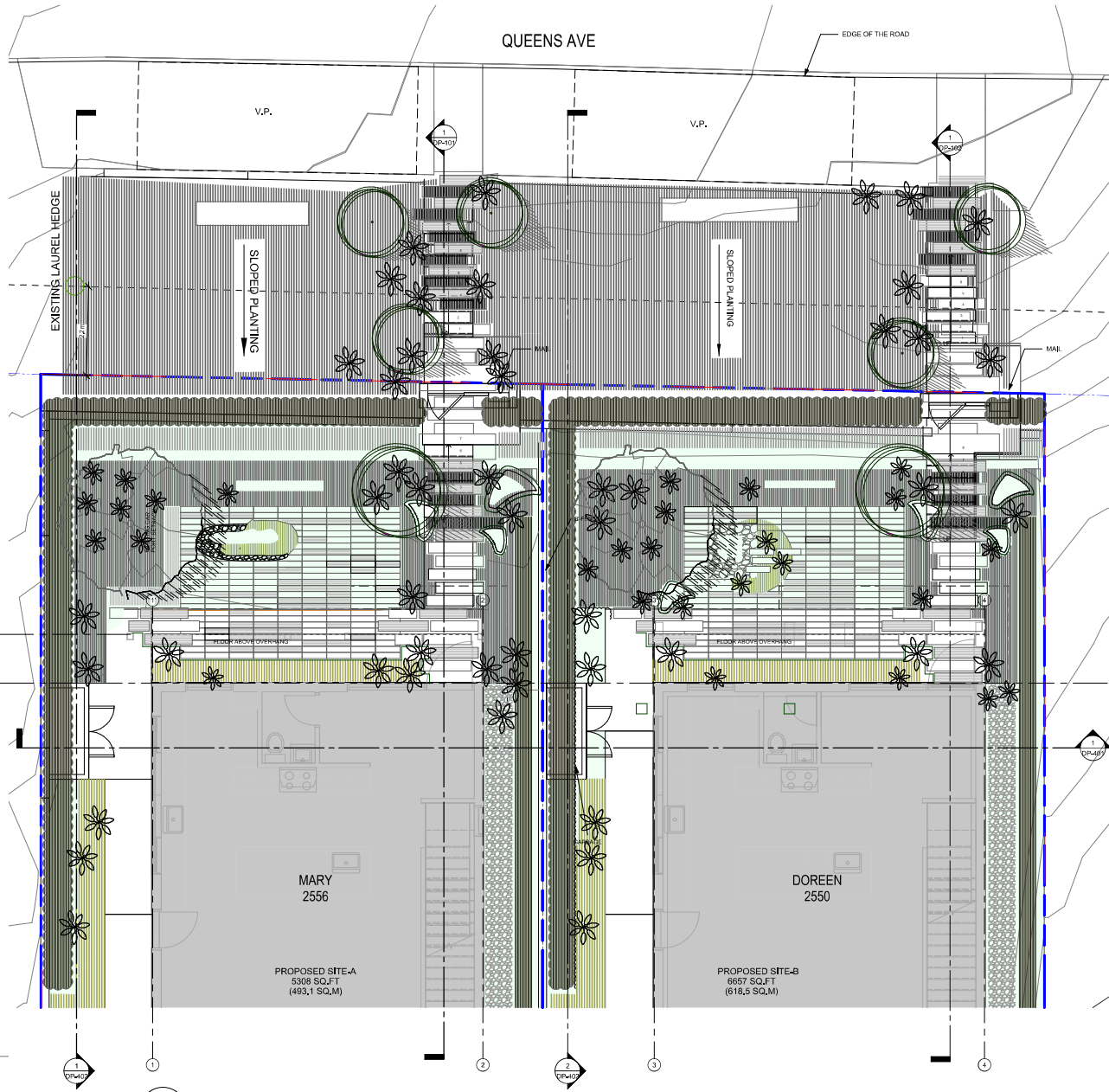
BARKMAN "BROADWAY" DARK AND LIGHT PAVERS



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	2022-05-11	PRELIMINARY LAYOUT
2	2022-05-12	SUBMISSION APPLICATION
3	2022-05-24	ISSUE FOR PERM PERM
4	2022-05-24	PERM APPROVAL
5	2022-05-24	PERM APPROVAL
6	2022-05-24	ISSUE FOR PERM PERM
7	2022-05-24	PERM APPROVAL
8	2022-05-24	PERM APPROVAL

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

DOUGLAS R. JOHNSON

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SCALE: As indicated	PROJECT NO.: ---
DATE: MAY 2025	
DRAWN:	SHEET:
	DP-208
REVISIONS:	

2025-05-11 12:18:46 AM



BLACK MONDO GRASS



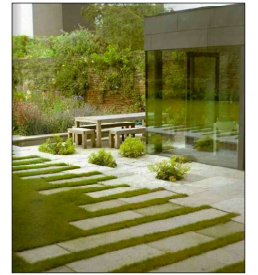
BLACK METAL PLANTERS
GREEN THEORY DESIGN (SUPPLIER)



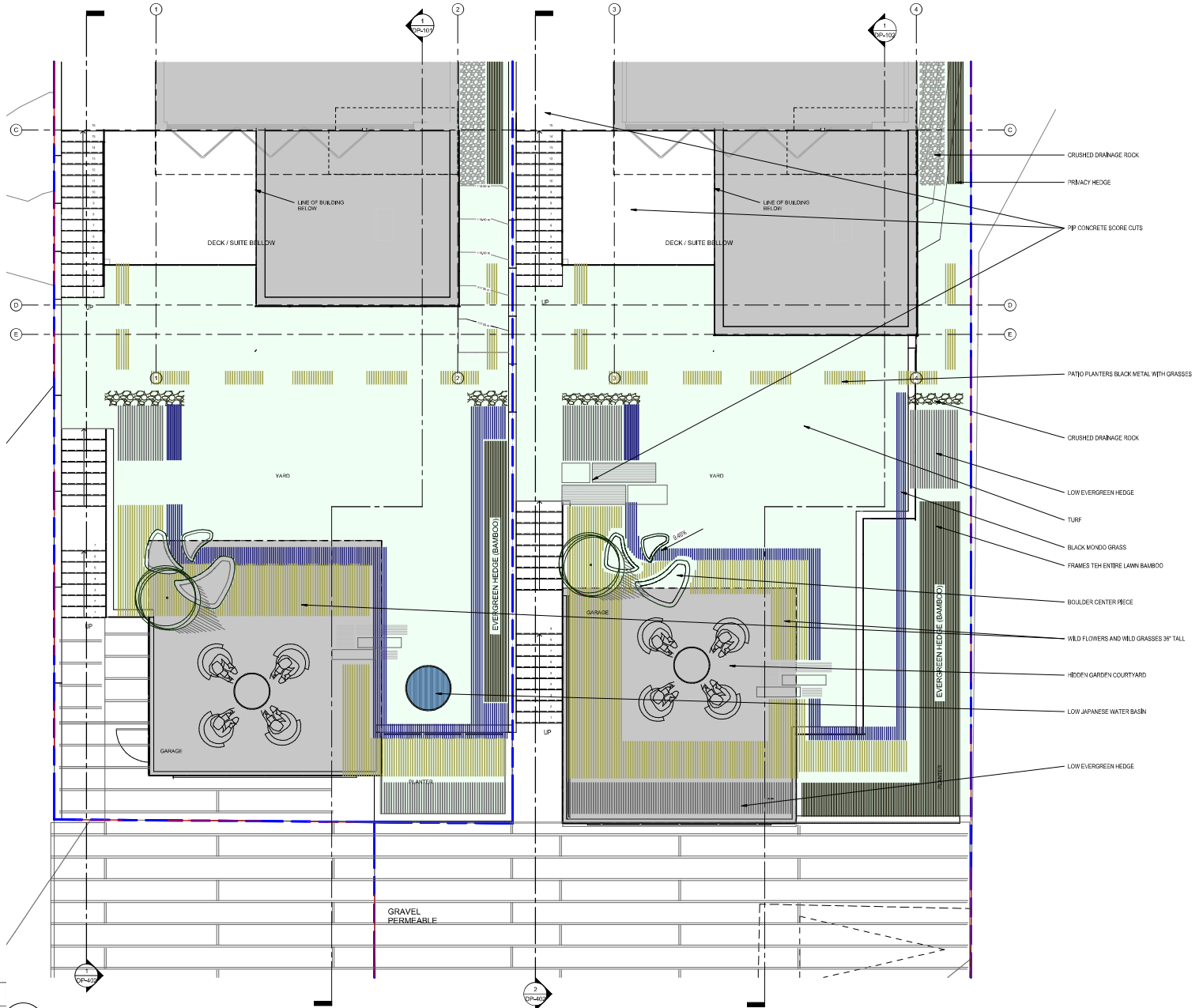
BLACK DECORATIVE PEBBLES



WILD FLOWERS & WILD GRASSES
36" TALL



STEPPING STONES LEADING FROM
GRASS TO GRAVEL SITTING AREA



1 LANDSCAPE PLAN
DP-209 1:50

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MARK	DATE	DESCRIPTION
1	2022-05-11	PRELIMINARY LAYOUT
2	2022-05-12	REVISIONS APPROVAL
3	2022-05-24	ISSUE FOR PERM
4	2022-05-24	PERM APPROVAL
5	2022-05-24	ISSUE FOR PM
6	2022-05-24	PERM APPROVAL
7	2022-05-24	ISSUE FOR PM
8	2022-05-24	PERM APPROVAL

PROJECT:
THE MOTHER'S
2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C

SHEET DESCRIPTION:
LANDSCAPE BACKYARD

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drjohn@shaw.ca

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

2025-05-11 12:16:48 AM

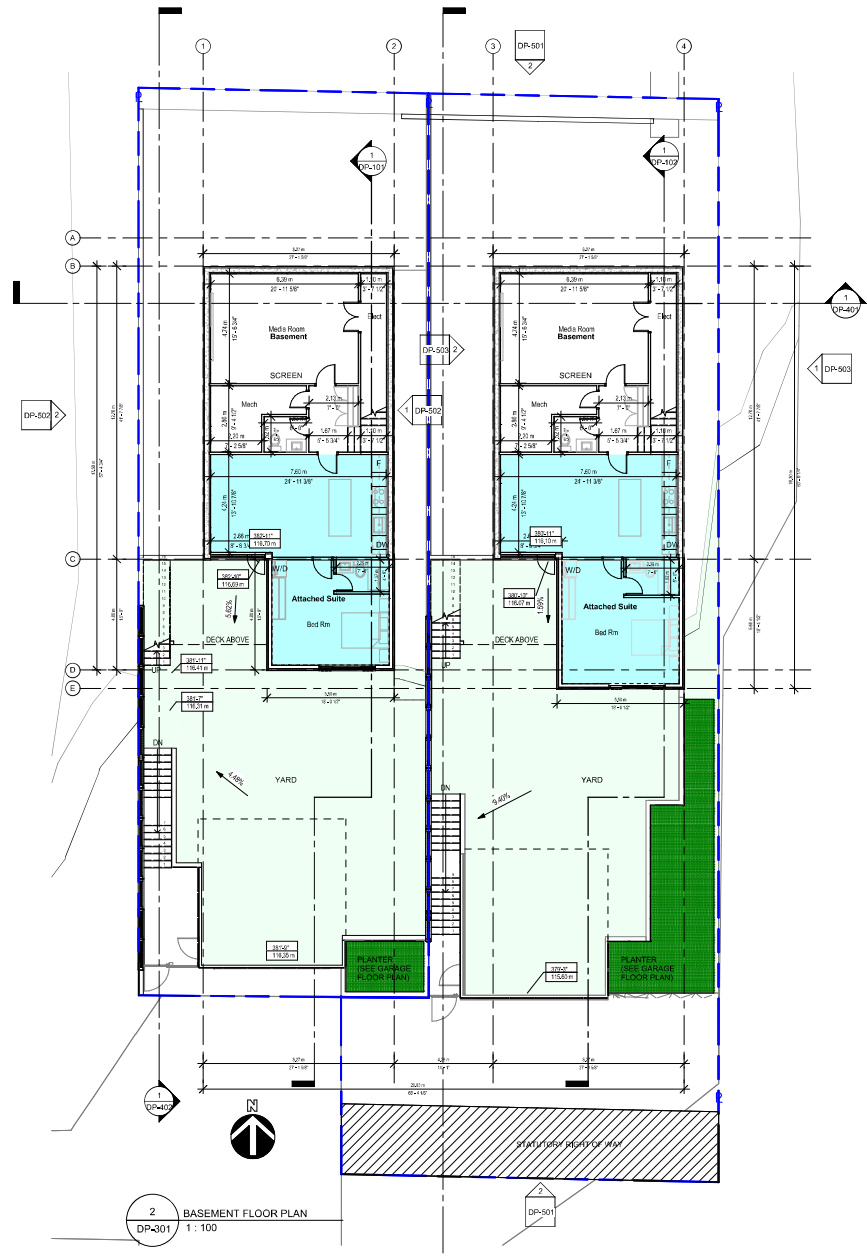
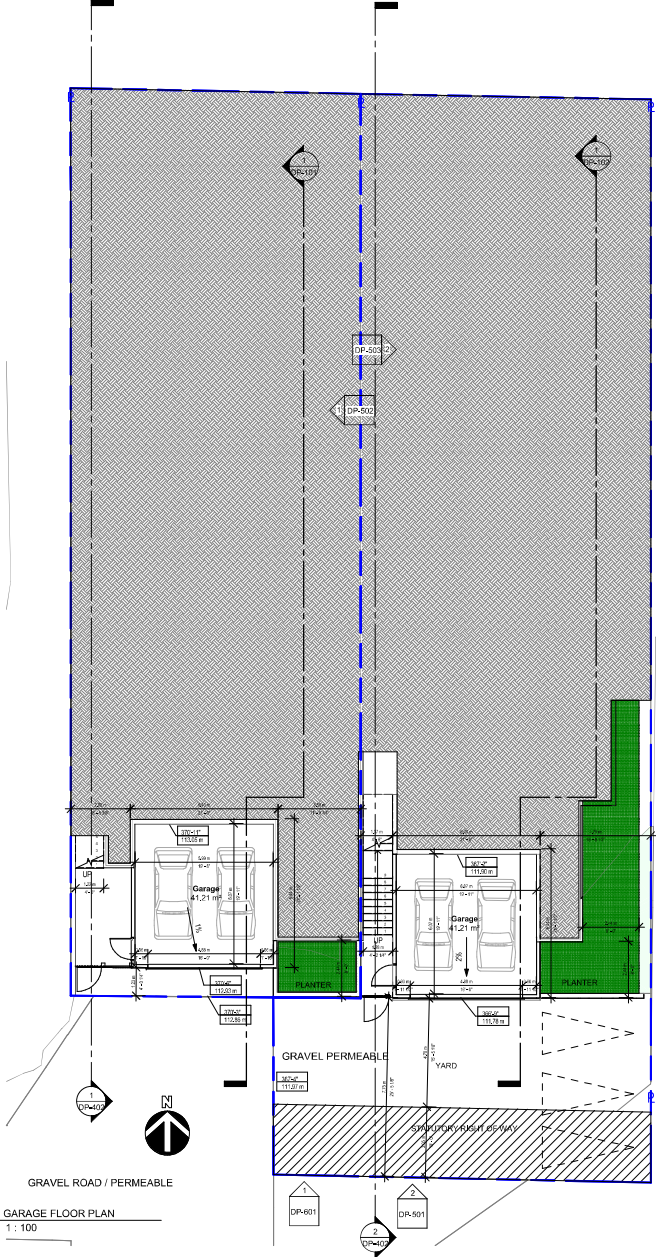
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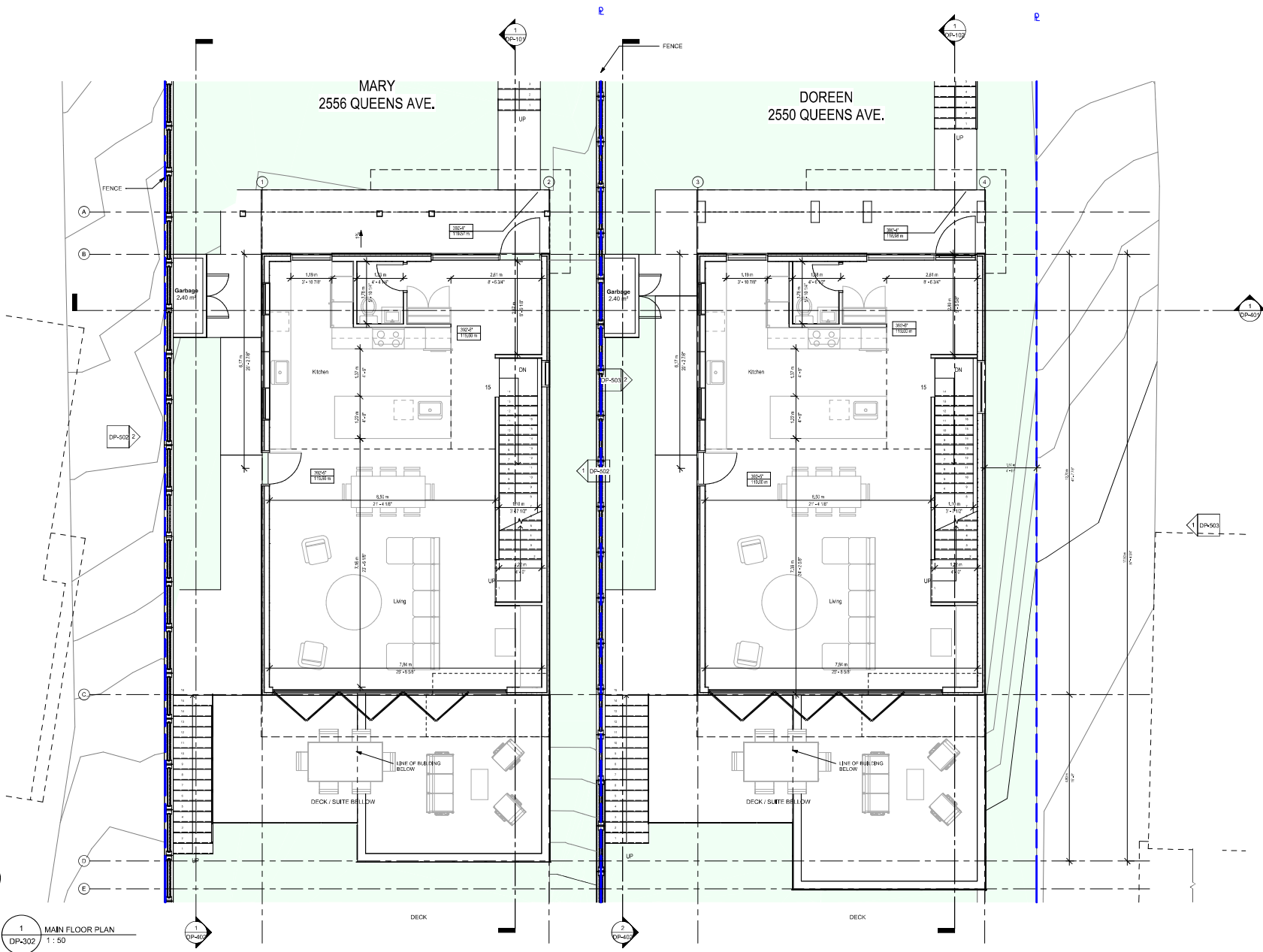
MARK	DATE	DESCRIPTION
1	2022-05-11	PRELIMINARY SUBMISSION
2	2022-05-11	REVISIONS
3	2022-05-11	REVISIONS
4	2022-05-11	REVISIONS
5	2022-05-11	REVISIONS
6	2022-05-11	REVISIONS
7	2022-05-11	REVISIONS
8	2022-05-11	REVISIONS

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

DOUGLAS R. JOHNSON
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 PH: (604) 998-2381
 FAX: (604) 998-0217
 drjarch@shaw.ca

SCALE: 1:100
 DATE: MAY 2025
 DRAWN: _____
 PROJECT NO: _____
 SHEET: _____
 REVISIONS: DP-301





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MARK	DATE	DESCRIPTION
1	2002-05-01	PRELIMINARY LAYOUT
2	2002-05-02	SUBMISSION APPROVAL
3	2002-05-02	SUBMIT FOR PERM PER
4	2002-05-02	PERM APPROVAL
5	2002-05-02	PERM APPROVAL
6	2002-05-02	PERM APPROVAL
7	2002-05-02	PERM APPROVAL
8	2002-05-02	PERM APPROVAL

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

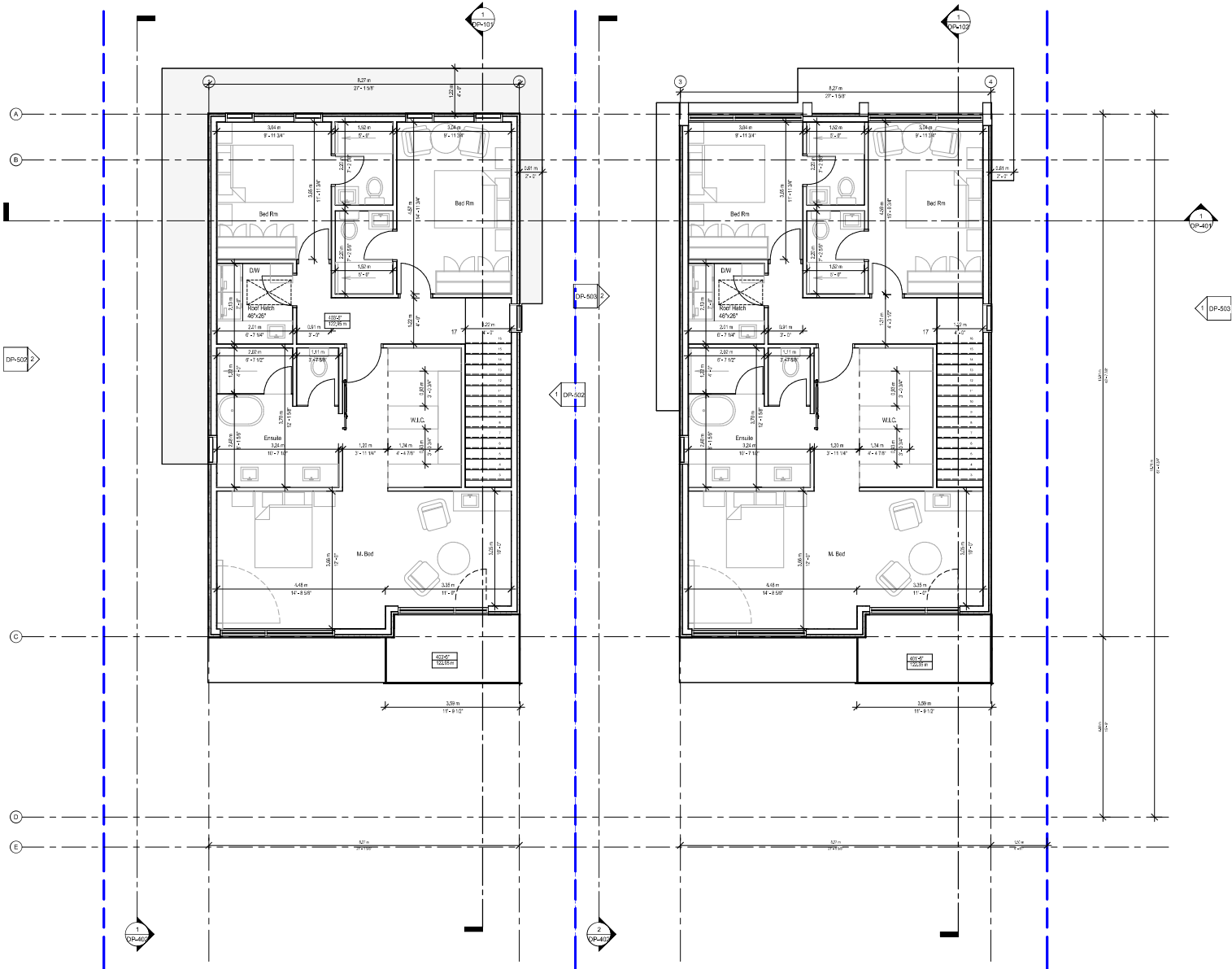
DOUGLAS R. JOHNSON

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 FAX: (604) 998-0211
 drjohn@shaw.ca

SCALE: 1 : 50	PROJECT NO: ---
DATE: MAY 2002	---
DRAWN: ---	SHEET: ---
REVISIONS: ---	DP-302

1 MAIN FLOOR PLAN
 DP-302 1 : 50

2002-05-04 12:18:52 AM



1 SECOND FLOOR PLAN
DP-303 1 : 50

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MARK	DATE	DESCRIPTION
1	2022-05-12	PROPOSED WORK
2	2022-05-12	PROPOSED WORK
3	2022-05-12	PROPOSED WORK
4	2022-05-12	PROPOSED WORK
5	2022-05-12	PROPOSED WORK
6	2022-05-12	PROPOSED WORK
7	2022-05-12	PROPOSED WORK
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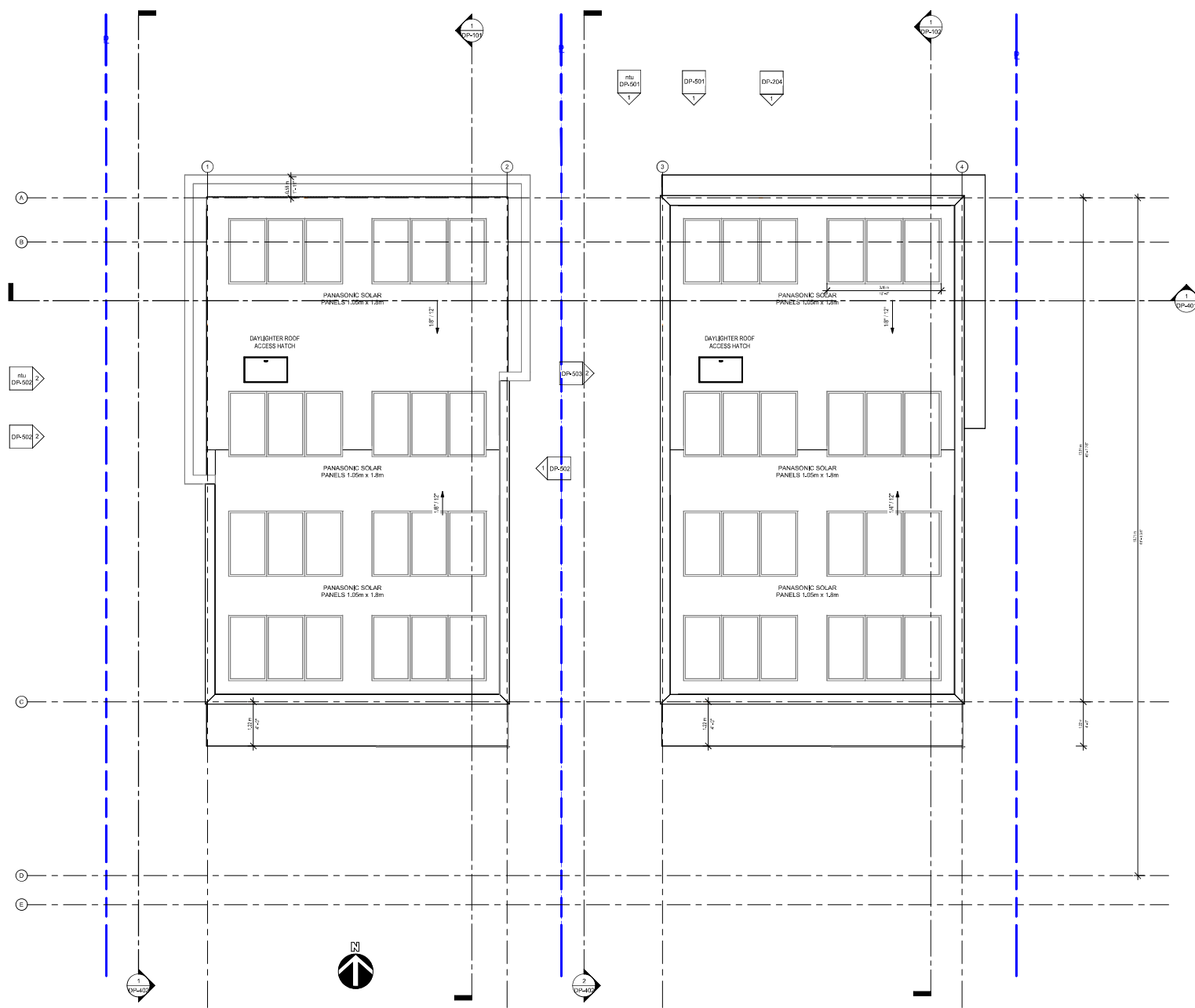
PROJECT: **THE MOTHER'S**
2550/2556 QUEEN'S AVE, WEST VANCOUVER, B.C.
SHEET DESCRIPTION: **BUILDING FLOOR PLANS**

DOUGLAS R. JOHNSON

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djrarch@shaw.ca

SCALE:	1 : 50	PROJECT NO.:	
DATE:	MAY 2022		
DRAWN:		SHEET:	
REVISIONS:		DP-303	

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MARK	DATE	DESCRIPTION
1	2022-05-12	ISSUED FOR PERMITS
2	2022-05-12	ISSUED FOR PERMITS
3	2022-05-12	ISSUED FOR PERMITS
4	2022-05-12	ISSUED FOR PERMITS
5	2022-05-12	ISSUED FOR PERMITS
6	2022-05-12	ISSUED FOR PERMITS
7	2022-05-12	ISSUED FOR PERMITS
8	2022-05-12	ISSUED FOR PERMITS

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

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 PH: (604) 998-3381
 FAX: (604) 998-0217
 djrjrch@shaw.ca

SCALE:	1 : 50	PROJECT NO.:	
DATE:	MAY 2025	DRAWN:	
DRAWN:		SHEET:	
REVISIONS:		DP-304	

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MARK	DATE	DESCRIPTION
1	2022-05-11	PRELIMINARY SUBMISSION APPLICATION
2	2022-05-11	REVISIONS
3	2022-05-24	SUBMITTED FOR PERM. PM
4	2022-05-24	PERM. APPROVAL
5	2022-05-24	PERM. APPROVAL
6	2022-05-24	PERM. APPROVAL
7	2022-05-24	PERM. APPROVAL
8	2022-05-24	PERM. APPROVAL

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

DOUGLAS R. JOHNSON

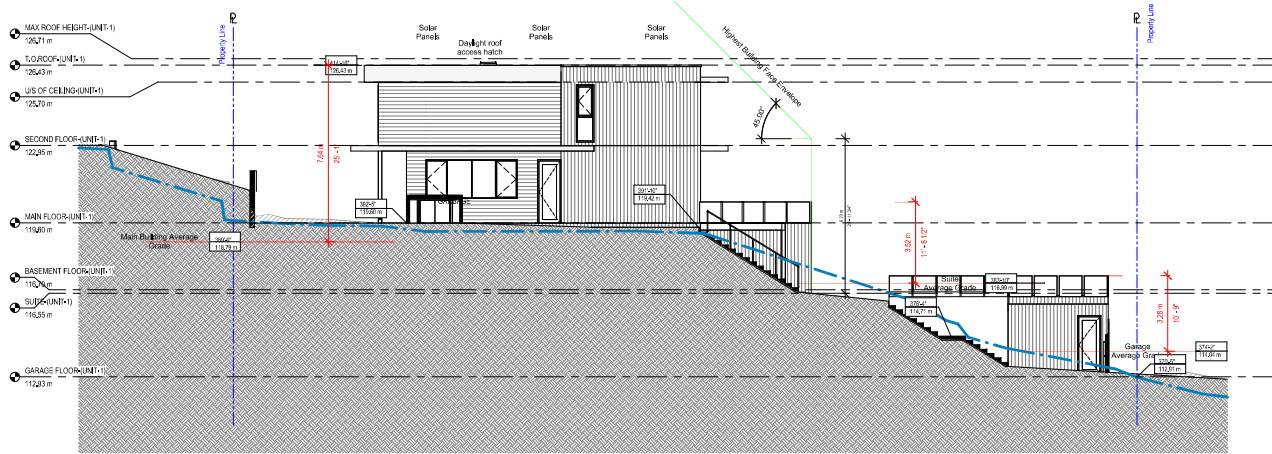
#374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-2381
 FAX: (604) 998-0217
 drjrch@shaw.ca

SCALE:	PROJECT NO:
1 : 50	
DATE:	SHEET:
MAY 2025	DP-401
DRAWN:	REVISIONS:

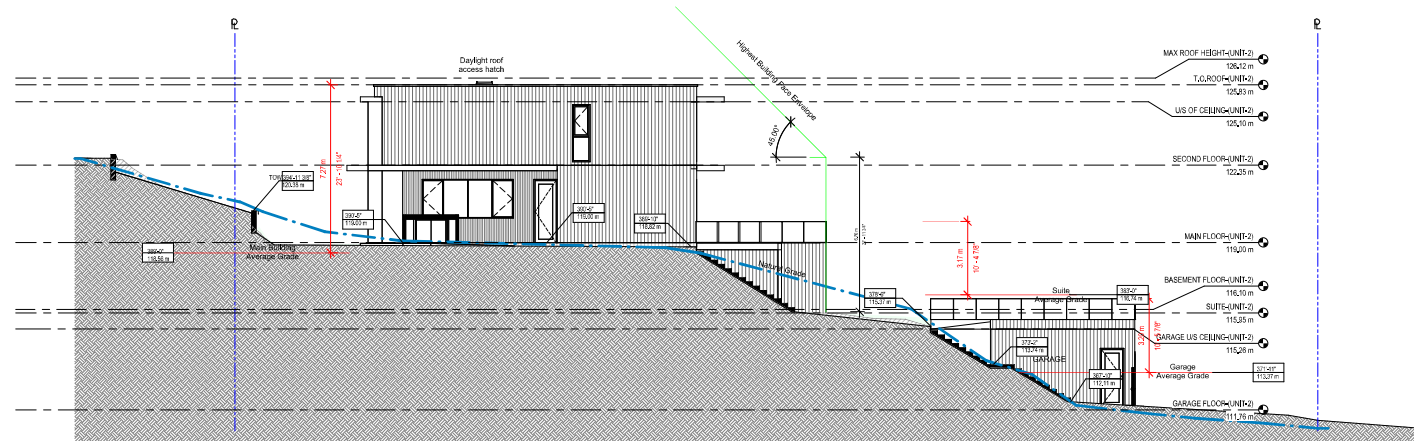
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1 EAST-WEST BUILDING SECTION 1
 DP-401 1 : 50



1 Section 1
DP-402 1:100



2 Section 2
DP-402 1:100

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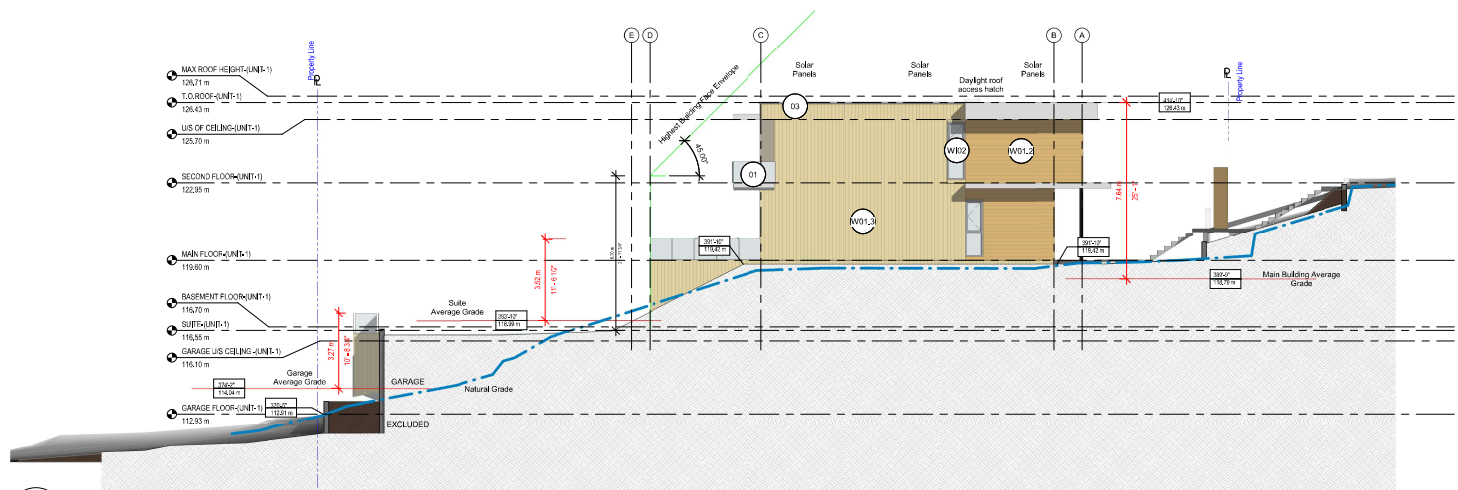
MARK	DATE	DESCRIPTION
1	2022-05-11	ISSUED FOR PERMITS
2	2022-05-11	ISSUED FOR PERMITS
3	2022-05-11	ISSUED FOR PERMITS
4	2022-05-11	ISSUED FOR PERMITS
5	2022-05-11	ISSUED FOR PERMITS
6	2022-05-11	ISSUED FOR PERMITS
7	2022-05-11	ISSUED FOR PERMITS
8	2022-05-11	ISSUED FOR PERMITS

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

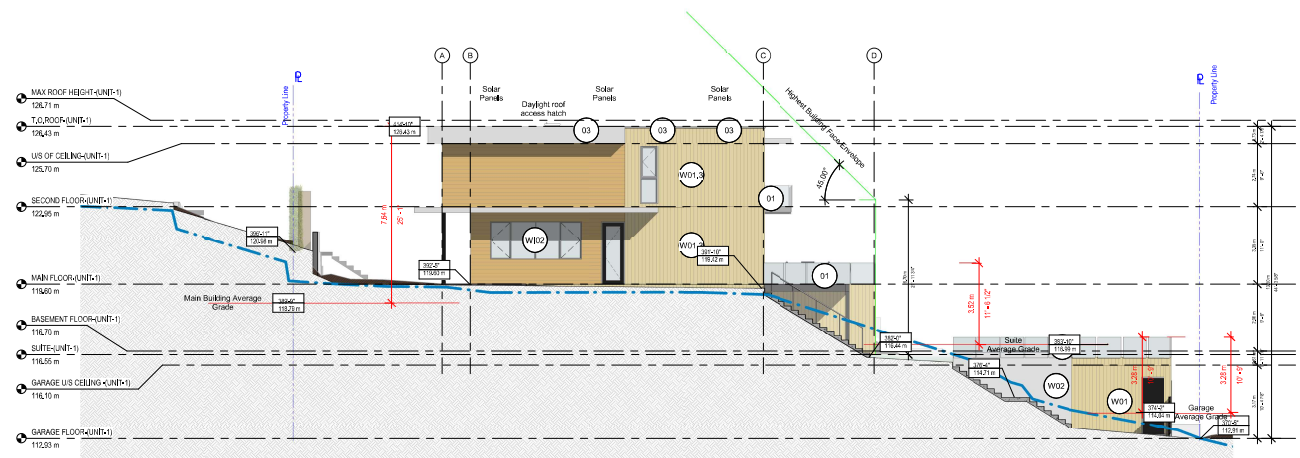
DOUGLAS R. JOHNSON
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217
drjrch@shaw.ca

SCALE:	PROJECT NO:
1:100	
DATE:	
MAY 2022	
DRAWN:	SHEET:
	DP-402
REVISIONS:	

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1 COLOURED EAST ELEVATION SITE A
 DP-502 1 : 100



2 COLOURED WEST ELEVATION SITE A
 DP-502 1 : 100

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	Acroya SSB Burned and Brushed, Tongue and groove (vertical) 1" x 8" (*alternative high quality composite siding) - Grey
W01.1	Acroya vertical timber slat cladding - Brown
W01.2	Acroya SSB Burned and Brushed, Tongue and groove (horizontal) 1" x 8" (*alternative high quality composite siding) - Brown
W01.3	Acroya SSB Burned and Brushed, Tongue and groove (horizontal) 1" x 8" (*alternative high quality composite siding) - Light Brown
W02	Concrete wall
W03	Glulam columns
W001	Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 8477 Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced 847
W002	Windows - Cascadia Fiberglass Universal Series

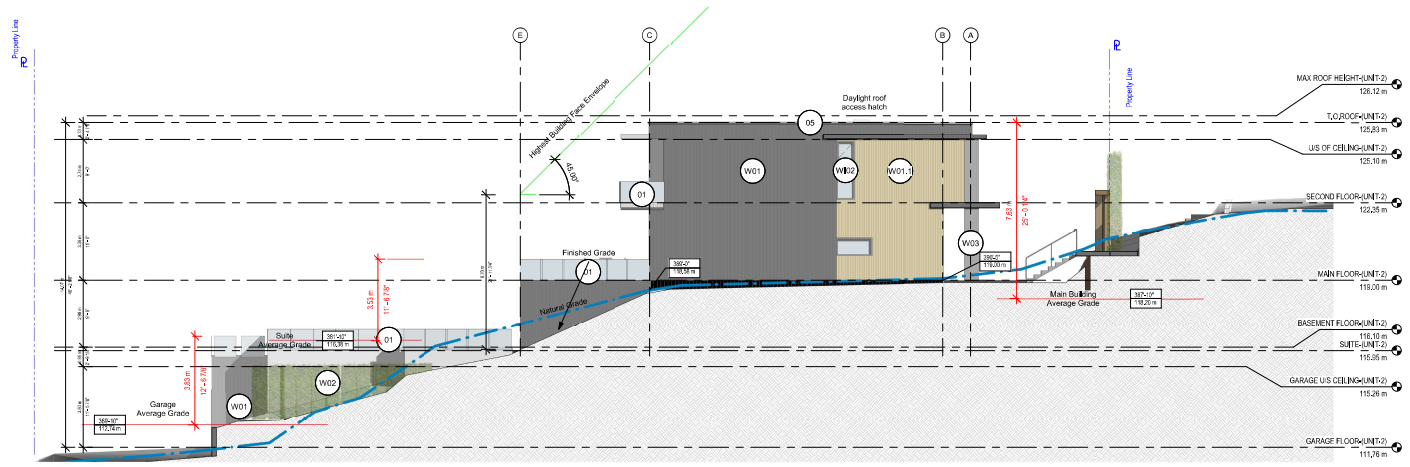
MARK	DATE	DESCRIPTION
1	2022-05-02	ISSUED FOR PERMITS
2	2022-05-02	ISSUED FOR SUBMISSION APPLICATION
3	2022-05-02	ISSUED FOR PERMITS
4	2022-05-02	ISSUED FOR PERMITS
5	2022-05-02	ISSUED FOR PERMITS
6	2022-05-02	ISSUED FOR PERMITS
7	2022-05-02	ISSUED FOR PERMITS
8	2022-05-02	ISSUED FOR PERMITS

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

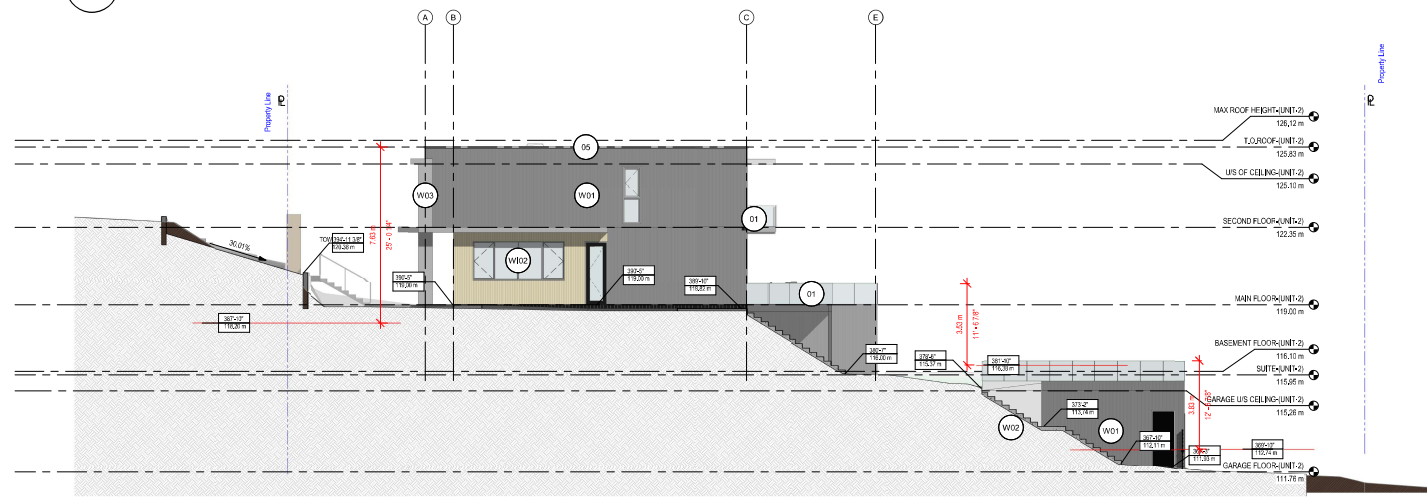
DOUGLAS R. JOHNSON

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 NORTH VANCOUVER, BC V7P 3P8
 PH: (604) 998-3381
 FAX: (604) 998-3217
 drjohn@shaw.ca

SCALE: 1 : 100
 PROJECT NO: ---
 DATE: MAY 2025
 DRAWN: ---
 SHEET: DP-502
 REVISIONS: ---



1 COLOURED EAST ELEVATION SITE B
DP-503 1 : 100



2 COLOURED WEST ELEVATION SITE B
DP-503 1 : 100

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MARK	DATE	DESCRIPTION
1	2022-06-27	PROPOSED WORK
2	2022-06-28	REVISION APPLICATION
3	2022-06-28	ISSUED FOR PERM. PM
4	2022-07-28	ISSUED FOR PERM. PM
5	2022-11-28	ISSUED FOR PERM. PM
6	2022-01-08	ISSUED FOR PERM. PM
7	2022-02-15	ISSUED FOR PERM. PM
8	2022-02-11	ISSUED FOR PERM. PM

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

DOUGLAS R. JOHNSON

#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217
djohnson@shaw.ca

SCALE: 1 : 100
DATE: MAY 2025
DRAWN:
REVISIONS:

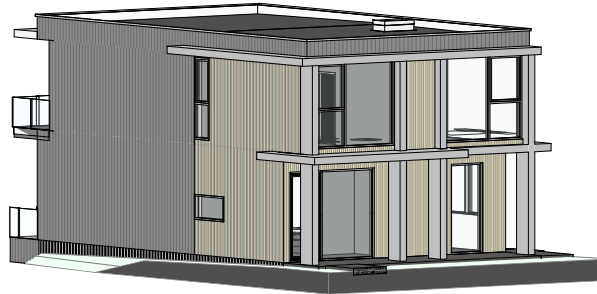
PROJECT NO:

SHEET:
DP-503

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 SSB Burned and Brushed, Tongue and groove (vertical) 1' x 8' (alternative high quality composite siding) - Grey
W01.1	Accoya vertical timber slat cladding - Brown
W01.2	Accoya SSB Burned and Brushed, Tongue and groove (horizontal) 1' x 8' (alternative high quality composite siding) - Brown
W01.3	Accoya SSB Burned and Brushed, Tongue and groove (horizontal) 1' x 8' (alternative high quality composite siding) - Light Brown
W02	Concrete wall
W03	Column columns
W01	Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced #4 Folding wall system - Nana Wall - Generation 4 Folding wall NW Reinforced #47
W02	Windows - Cascadia Fiberglass Universal Series



2 3D MATERIAL BOARD SITE A
DP-601



3 3D MATERIAL BOARD SITE B
DP-601



1 MATERIAL BOARD
1:50

EXTERIOR CLADDING

Acoya SSB Burned and Brushed, Tongue and groove (vertical) 1" x 8"
Decking—Acoya 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



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) - Grey
W01.1	Acoya vertical timber slat cladding - Grey
W01.2	Acoya SSB Burned and Brushed, Tongue and groove (horizontal) 1" x 8" (alternative high quality composite siding) - Brown
W01.3	Acoya SSB Burned and Brushed, Tongue and groove (horizontal) 1" x 8" (alternative high quality composite siding) - Light Brown
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	ISSUED FOR	BY	DATE	DESCRIPTION	ISSUED FOR	BY
1	2022-08-07	PERMIT APPLICATION	PERMIT	DR				
2	2022-08-24	PERMIT APPLICATION	PERMIT	DR				
3	2022-04-28	ISSUED FOR PERM.	PERM.	DR				
4	2022-01-28	ISSUED FOR PERM.	PERM.	DR				
5	2022-01-28	ISSUED FOR PERM.	PERM.	DR				
6	2022-01-28	ISSUED FOR PERM.	PERM.	DR				
7	2022-01-15	ISSUED FOR PERM.	PERM.	DR				
8	2022-01-15	ISSUED FOR PERM.	PERM.	DR				

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

DOUGLAS R. JOHNSON

#374—901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 5P9
PH: (604) 998-3381
FAX: (604) 998-0217
djohnson@shaw.ca

SCALE: 1:70 PROJECT NO: ---
DATE: MAY 2025
DRAWN: SHEET: DP-601
REVISIONS:



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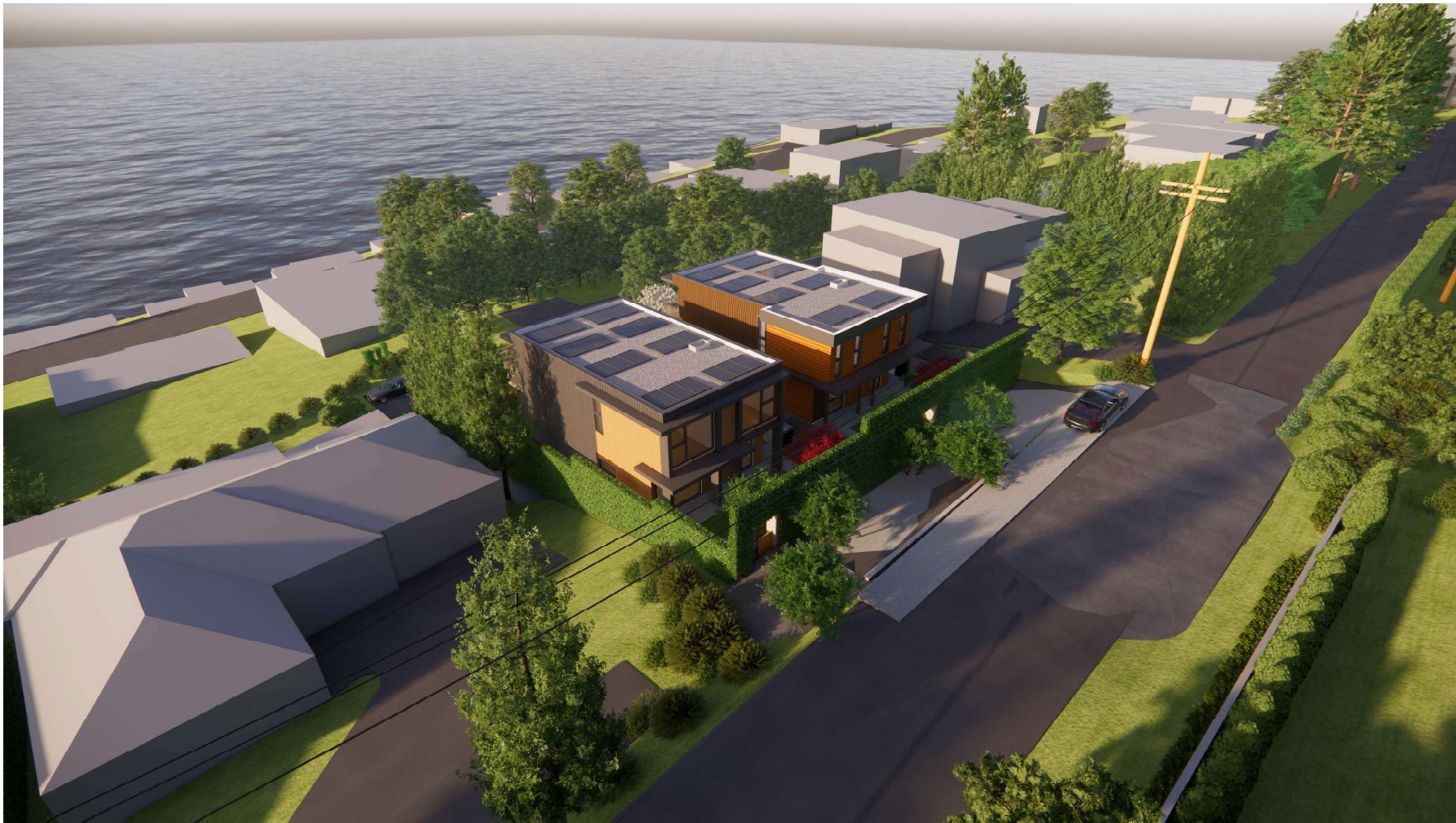
MARK	DATE	DESCRIPTION
1	2025-05-01	PRELIMINARY LAYOUT
2	2025-05-02	SUBMISSION APPLICATION
3	2025-05-24	ISSUED FOR PERM PER DP 361 JOHNSON
4	2025-05-24	ISSUED FOR PERM PER DP 361 JOHNSON
5	2025-05-24	ISSUED FOR PERM PER DP 361 JOHNSON
6	2025-05-24	ISSUED FOR PERM PER DP 361 JOHNSON
7	2025-05-24	ISSUED FOR PERM PER DP 361 JOHNSON
8	2025-05-24	ISSUED FOR PERM PER DP 361 JOHNSON

PROJECT: **THE MOTHER'S**
 2350/2356 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION
3D VIEW-5

DOUGLAS R. JOHNSON
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-2381
 FAX: (604) 998-0217
 drjohn@shaw.ca

SCALE:	PROJECT NO:
DATE: MAY 2025	---
DRAWN:	SHEET: DP-701
REVISIONS:	

2025-05-14 12:17:29 AM



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MARK	DATE	DESCRIPTION
1	2022-02-22	CONCEPTUAL SKETCH
2	2022-02-22	PRELIMINARY SUBMISSION APPROVAL
3	2022-02-22	SUBMIT FOR PERM PER
4	2022-02-22	PERM APPROVAL
5	2022-02-22	PERM APPROVAL
6	2022-02-22	PERM APPROVAL
7	2022-02-22	PERM APPROVAL
8	2022-02-22	PERM APPROVAL

PROJECT: **THE MOTHER'S**
 2350/2356 QUEEN'S AVE, WEST VANCOUVER, B.C.
 SHEET DESCRIPTION
3D VIEW-2

DOUGLAS R. JOHNSON

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 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-2381
 FAX: (604) 998-0217
 drjohn@shaw.ca

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

2025-05-14 12:17:29 AM



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MARK	DATE	DESCRIPTION
1	2025-05-12	PRELIMINARY LAYOUT
2	2025-05-12	PRELIMINARY LAYOUT
3	2025-05-12	SUBMISSION APPLICATION
4	2025-05-12	ISSUED FOR PERM. PM
5	2025-05-12	ISSUED FOR PERM. PM
6	2025-05-12	ISSUED FOR PERM. PM
7	2025-05-12	ISSUED FOR PERM. PM
8	2025-05-12	ISSUED FOR PERM. PM

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

DOUGLAS R. JOHNSON
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-2381
 FAX: (604) 998-0217
 djrarch@shaw.ca

SCALE:	PROJECT NO:
DATE: MAY 2025	---
DRAWN:	SHEET:
REVISIONS:	DP-703

2025-05-12 12:39 AM



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MARK	DATE	DESCRIPTION
1	2025-05-14	PRELIMINARY LAYOUT
2	2025-05-14	SUBMISSION APPLICATION
3	2025-05-28	ISSUED FOR PERM PERM
4	2025-05-28	PERM PERM
5	2025-05-28	PERM PERM
6	2025-05-28	PERM PERM
7	2025-05-28	PERM PERM
8	2025-05-28	PERM PERM

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

DOUGLAS R. JOHNSON

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 NORTH VANCOUVER, BC V7P 3P9
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 FAX: (604) 998-0217
 drjohn@shaw.ca

SCALE:	PROJECT NO:
DATE: MAY 2025	---
DRAWN:	SHEET: DP-704
REVISIONS:	

2025-05-14 12:17:30 AM

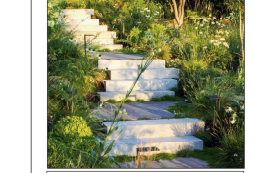
SCHEDULE C



COURTYARD CENTERPIECE
STONE
MOSS
PEBBLES



LOW GROUNDCOVER WITH BLACK FENCE



PRECAST CONCRETE STAGGERED PATTERN STEPS



2-3" BLACK ROUND DECORATIVE AGGREGATE

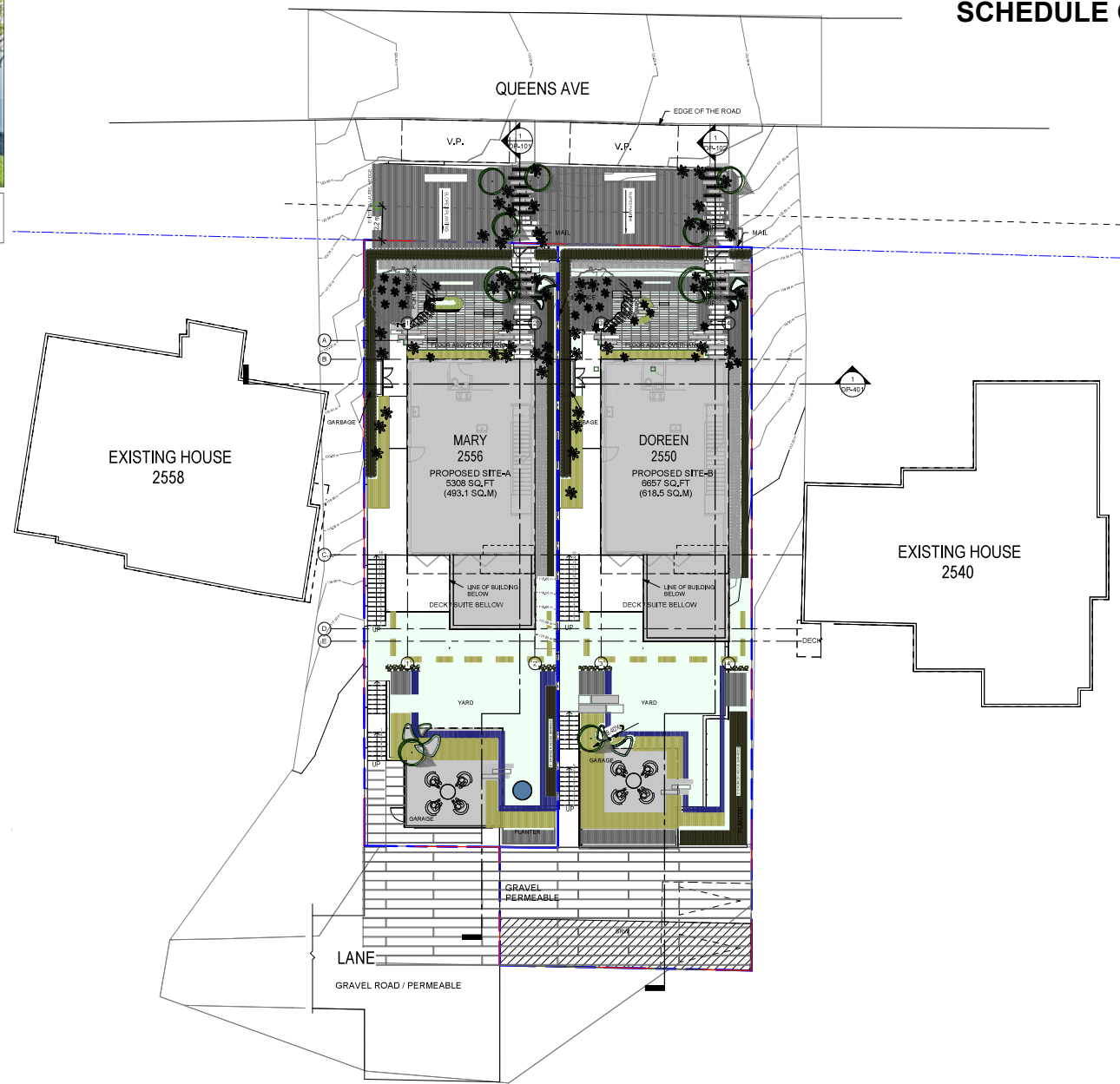


BARKMAN "BROADWAY" DARK AND LIGHT PAVERS

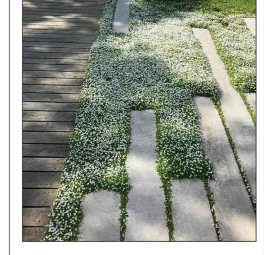
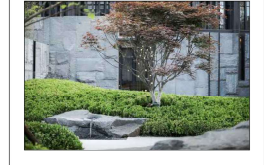


WILD FLOWERS AND ORNAMENTAL GRASSES

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	2022-05-01	ISSUED FOR PERMITS
2	2022-05-02	ISSUED FOR PERMITS
3	2022-05-02	ISSUED FOR PERMITS
4	2022-05-02	ISSUED FOR PERMITS
5	2022-05-02	ISSUED FOR PERMITS
6	2022-05-02	ISSUED FOR PERMITS
7	2022-05-02	ISSUED FOR PERMITS
8	2022-05-02	ISSUED FOR PERMITS

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

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

SCALE: 1 : 130
DATE: MAY 2025
PROJECT NO.: ---
DRAWN: ---
SHEET: ---
REVISIONS: DP-207



COURTYARD CENTERPIECE
STONE
MOSS
PEBBLES



LOW GROUNDCOVER WITH BLACK
FERN



PRECAST CONCRETE STAGGERED
PATTERN STEPS



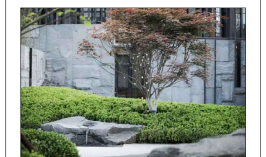
2"-3" BLACK ROUND DECORATIVE
AGGREGATE



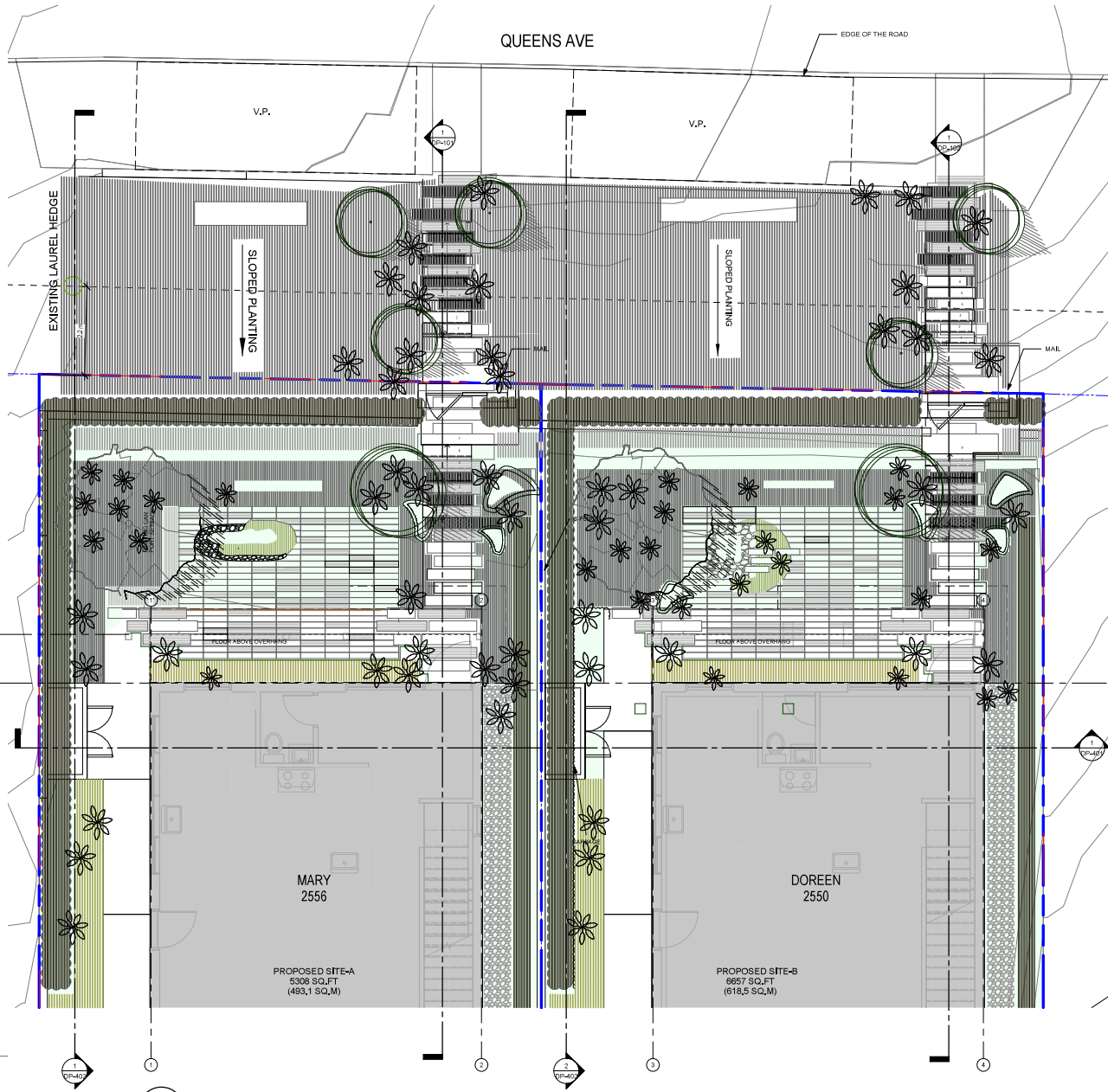
BARKMAN "BROADWAY" DARK AND
LIGHT PAVERS



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	2022-05-11	ISSUED FOR PERM. APPROVAL
2	2022-06-02	ISSUED FOR PERM. APPROVAL
3	2022-06-28	ISSUED FOR PERM. APPROVAL
4	2022-07-08	ISSUED FOR PERM. APPROVAL
5	2022-07-08	ISSUED FOR PERM. APPROVAL
6	2022-07-08	ISSUED FOR PERM. APPROVAL
7	2022-07-15	ISSUED FOR PERM. APPROVAL
8	2022-07-15	ISSUED FOR PERM. APPROVAL

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

DOUGLAS R. JOHNSON

#374-901 WEST 3RD.SI.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-8217
djrarch@shaw.ca

SCALE: As indicated	PROJECT NO.: ---
DATE: MAY 2025	SHEET: ---
DRAWN:	REVISIONS: DP-208



BLACK MONDO GRASS



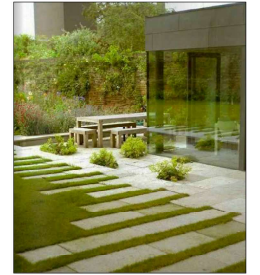
BLACK METAL PLANTERS
GREEN THEORY DESIGN (SUPPLIER)



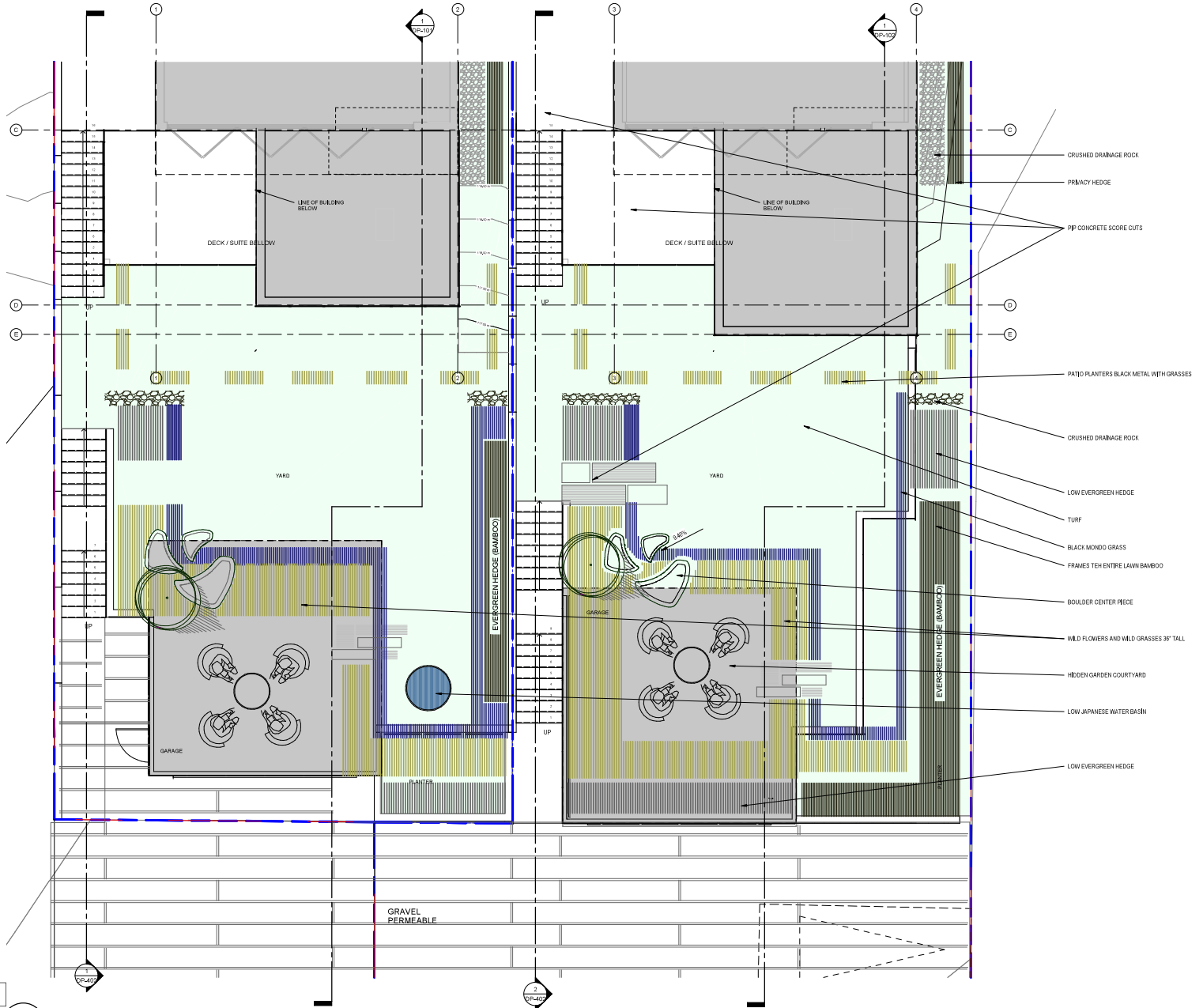
BLACK DECORATIVE PEBBLES



WILD FLOWERS & WILD GRASSES
36" TALL



STEPPING STONES LEADING FROM
GRASS TO GRAVEL SITTING AREA



1 LANDSCAPE PLAN
DP-209 1:50

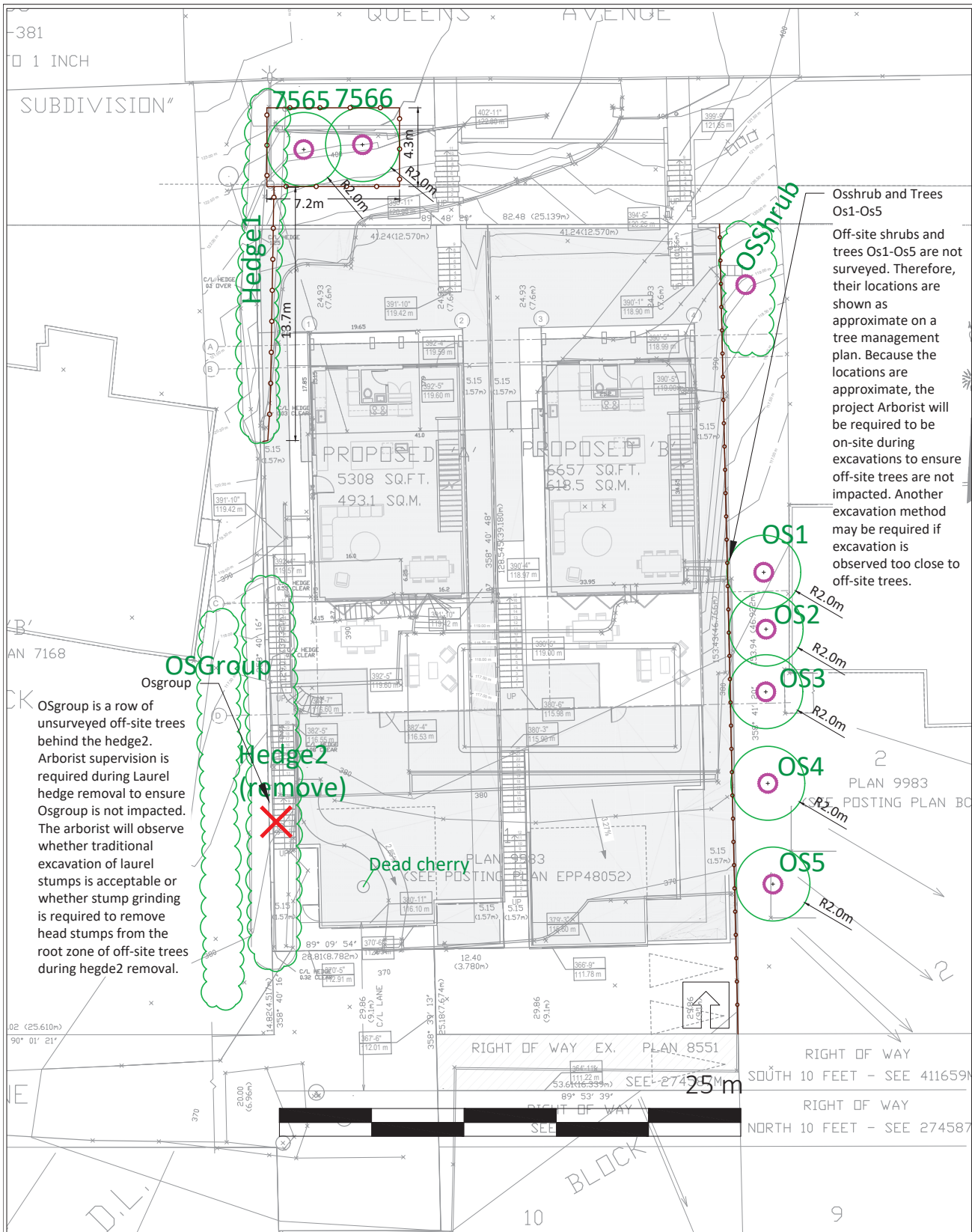
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MARK	DATE	DESCRIPTION
1	2022-05-11	ISSUED FOR PERMITS
2	2022-05-11	ISSUED FOR SUBMISSION APPROVAL
3	2022-05-11	ISSUED FOR PERMITS
4	2022-05-11	ISSUED FOR PERMITS
5	2022-05-11	ISSUED FOR PERMITS
6	2022-05-11	ISSUED FOR PERMITS
7	2022-05-11	ISSUED FOR PERMITS
8	2022-05-11	ISSUED FOR PERMITS

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

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

SCALE: As indicated
DATE: MAY 2025
DRAWN: [Signature]
PROJECT NO: [Blank]
SHEET: [Blank]
REVISIONS: DP-209



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 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.

<p>LEGEND</p> <ul style="list-style-type: none"> — CRITICAL ROOT ZONE TREE PROTECTION ZONE AND FENCING SURVEYED TREE TO BE RETAINED UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED) X SURVEYED TREE TO BE REMOVED X UN-SURVEYED TREE TO BE REMOVED (MUST BE SURVEYED) 	<p>REFERENCE DRAWINGS</p> <ol style="list-style-type: none"> 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.

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.

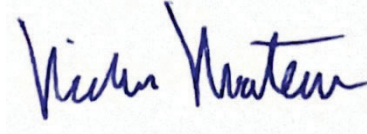
All general and professional liability insurance and staff accreditations are provided below for reference.

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.

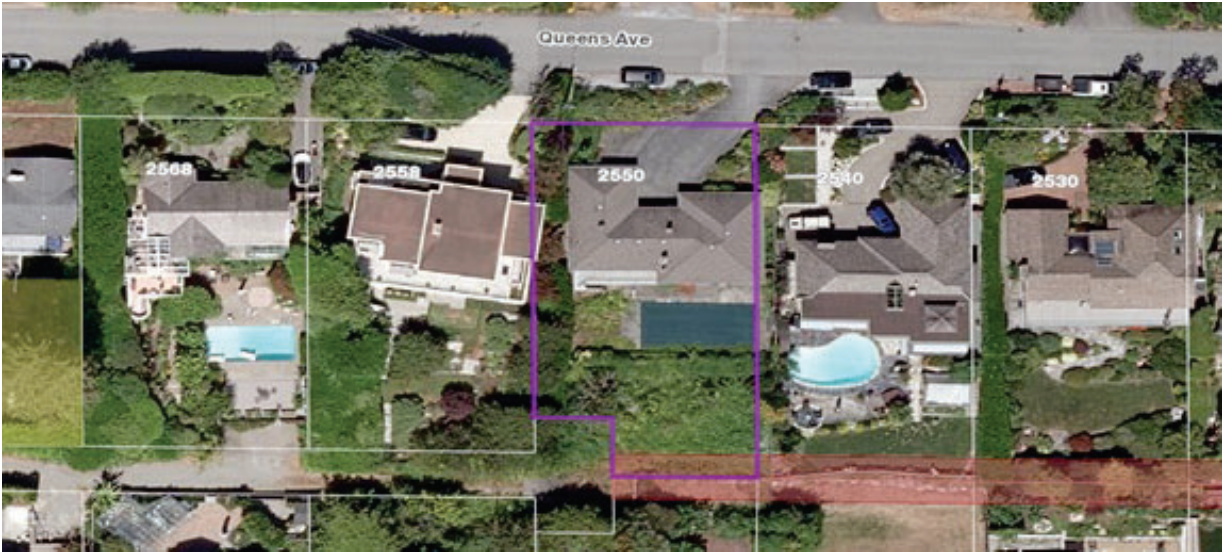


Figure 1. 2550 Queens Avenue in the context of the surrounding landscape and infrastructure.

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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