

DISTRICT OF WEST VANCOUVER

750 17th STREET, WEST VANCOUVER, BC V7V 3T3

10.3.

**COUNCIL REPORT**

Attachments for item 10.3.  
provided under separate cover

Date: April 2, 2015 File: 1010-20-14-037  
From: Andrew Browne, Senior Community Planner  
Subject: **Development Permit No. 14-037 for Lots 1 to 8 of Rodgers Creek Area 4 (the 'Duplex Lots')**

**RECOMMENDED THAT:**

The Municipal Clerk give notice that Development Permit Application No. 14-037 for Lots 1 to 8 of Rodgers Creek Area 4, which would regulate the form and character of residential development and allow variances to Zoning Bylaw No. 4662, 2010, will be considered by Council at its meeting on May 11, 2015.

**Purpose**

The purpose of this report is to provide information to Council on Development Permit Application No. 14-037 for Lots 1 to 8 of Rodgers Creek Area 4, which would regulate the form and character of residential development and allow variances to Zoning Bylaw No. 4662, 2010, relating to building height, highest building face, and front yard setback.

Should Council schedule the application for consideration, the proposed Development Permit would be considered by Council at the May 11, 2015 meeting.

**1.0 Background**

1.1 Prior Resolutions: n/a

1.2 History

July 29, 2013 – Council approved Development Permit No. 10-051 for Rodgers Creek Area 4, which allowed for site development and subdivision for 2 apartment sites, 14 semi-attached homes, 6 small single-family home lots and 15 regular sized single family lots.

June 3, 2013 – Council approved Development Permit No. 12-083 for Rodgers Creek Area 4 Phase 1 (Entry Road and Bridge over Pipe Creek), which allowed for the construction of an entry road including a bridge over Pipe Creek, from Cypress Bowl Road into Rodgers Creek Area 4.

September 10, 2012 – Council approved Development Permit No. 12-026/027 (2758 & 2773 Highview Place), which regulated the form and character of twenty semi-detached cluster housing units within Rodgers Creek Area 2.

June 18, 2012 – Council approved Development Permit No. 09-049 for Rodgers Creek Area 3 West.

November 7, 2011 – Council approved Amendment No. 1 to Development Permit No. 09-008 for Lots 14 to 17 of Rodgers Creek Area 2, which allowed a unique building form for these steeply graded lots.

September 19, 2011 – Council approved Development Permit No. 09-025 for Rodgers Creek Area 3 East.

May 9, 2011 – Council approved Development Permit No. 10-050, which regulated the form and character of eighteen cluster housing units in three buildings within Rodgers Creek Area 1.

June 7, 2010 – Council approved Development Permit No. 09-008 for Rodgers Creek Area 2.

November 17, 2008 – Council approved Development Permit No. 08-035 for Rodgers Creek Area 1.

September 22, 2008 – Council adopted three bylaws to give effect to the Rodgers Creek Area Development Plan Overview Report.

## **2.0 Policy**

### **2.1 Policy**

The Official Community Plan designates the subject lands as Upper Lands Development Permit Area. The objective of this designation is to provide for the protection of the natural environment, its ecosystems and biological diversity, the protection of development from hazardous conditions, and the regulation of the form and character of development.

The subject lands have previously been the subject of a Development Permit authorizing site development and subdivision.

### **2.2 Bylaw**

The Zoning Bylaw establishes rules regarding the form and location of development on individual lots, including setbacks, building height, and highest building face.

The subject lands are zoned CD3 and are part of Rodgers Creek Area 4. In terms of density, the CD3 zone provides for Area 4 to have a maximum total floor area of 22,724 square metres and a maximum 88 dwelling units, of which at least 50% must be apartment units. Single family dwellings are restricted to 25% maximum of units.

### **3.0 Analysis**

#### **3.1 Discussion**

##### Context

Area 4 is part of the Mulgrave neighbourhood and is bounded by Area 3 East and Mulgrave School to the east, Area 3 West to the north, Cypress Bowl Road to the south, and Westmount Creek to the west (Appendix A).

##### The Proposal

British Pacific Properties is seeking a Development Permit to allow residential development on eight semi-detached (duplex) lots within Rodgers Creek Area 4. The Development Permit would regulate the form and character of the proposed homes and allow certain Zoning Bylaw variances relating to building height, highest building face, and front yard setback.

The proposal is for four buildings accommodating eight semi-detached residential units over eight lots (fee simple duplexes with a party wall agreement). All proposed units, as they are on the south side of the roadway, are 'downhill' configurations and feature walkout basements. Retaining walls are present toward the rear (downhill) side of the lots, and as is the case with most of the Rodgers Creek, the building foundations themselves also serve to 'make' grade.

There are three house floor plans used over the eight lots, of approximately 2500, 3000, and 3200 sq ft (net, excluding exempted areas such as mechanical rooms and the garage, but including basements<sup>1</sup>). Unit type 'A' is one storey plus a walkout basement and unit types 'B' and 'C' are two storeys plus a walkout basement (the third storey is modest in size – on the order of 600 sq ft). All unit types feature a three bedroom floor plan as well as a pre-designed 'flat' – essentially a small secondary suite that can be adapted to the needs of the owner, be it as a mortgage helper, an extra bedroom for a growing family or live-in caregiver, home office, or other purpose.

Materials employed include Hardie Shingle and Board, natural stone cladding, charcoal-coloured vinyl window frames, wood decorative elements, engineered wood soffits, and asphalt shingles.

Landscaping includes permeable paver driveways, separated driveways and walking entries, and a variety of drought-tolerant and native plantings.

Variances are proposed for the lots with respect to building height, highest building face, and front yard setback, but the specific extent of the variances differ from lot to lot and are summarized as follows. Full text of the variances can be found in Appendix B.

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<sup>1</sup> Note: The zoning in Rodgers Creek (CD3) allows for different floor area exemptions than are provided elsewhere in the District. As an example, in the CD3 zone, there is no exemption for basements.

	<b>Bylaw</b>	<b>Proposed</b>	<b>Variance</b>
1. Building height (for Lot 2)	7.62 m	9.14 m, where the driveway grade does not exceed 12% at any point along its length	1.52 m
2. Building height (for Lot 4)	7.62 m	8.8 m, where the driveway grade does not exceed 12% at any point along its length	1.18 m
3. Building height (for Lot 5)	7.62 m	8.44 m, where the driveway grade does not exceed 12% at any point along its length	0.82 m
4. Building height (for Lot 7)	7.62 m	8.9 m, where the driveway grade does not exceed 12% at any point along its length	1.28 m
5. Highest building face (for Lots 1 and 4)	6.7 m	8.34 m, where the driveway grade does not exceed 12% at any point along its length	1.64 m
6. Highest building face (for Lot 2)	6.7 m	8.59 m, where the driveway grade does not exceed 12% at any point along its length	1.89 m
7. Highest building face (for Lot 3)	6.7 m	8.65 m, where the driveway grade does not exceed 12% at any point along its length	1.95 m
8. Highest building face (for Lot 5)	6.7 m	8.47 m, where the driveway grade does not exceed 12% at any point along its length	1.77 m
9. Highest building face (for Lot 6)	6.7 m	7.9 m, where the driveway grade does not exceed 12% at any point along its length	1.2 m

	<b>Bylaw</b>	<b>Proposed</b>	<b>Variance</b>
10. Highest building face (for Lot 7)	6.7 m	7.54 m, where the driveway grade does not exceed 12% at any point along its length	0.84 m
11. Highest building face (for Lot 8)	6.7 m	7.06 m, where the driveway grade does not exceed 12% at any point along its length	0.36 m
12. Front yard (for Lots 1, 3, and 6 to 7)	7.6 m	5.5 m	2.1 m
13. Front yard (for Lots 2, 4 to 5, and 8)	4.5 m	3.0 m	1.5 m

Design Review Committee

The Design Review Committee reviewed the application on July 17, 2014 and passed the following resolution:

*THAT the Design Review Committee has reviewed the Development Permit application for Rodgers Creek Area 4 8 semi-detached units and recommends NON-SUPPORT based on the following:*

- *review home design with respect to grading in order to more closely follow the natural grade and reduce retaining walls;*
- *the design of the houses should more closely reflect the architectural precedents as presented;*
- *minimize or eliminate variances.*

The Design Review Committee reviewed the revised application on February 19, 2015 and passed the following resolution:

*THAT the Design Review Committee recommends SUPPORT of the Duplexes in Rodgers Creek Area 4; SUBJECT TO further review by staff of the following:*

- *support for the front yard variances and the overall height;*
- *the applicant is encouraged to further explore relationship between buildings and slope in order to reduce the extent and height of retaining walls at back;*
- *the applicant is encouraged to investigate the appearance of the retaining walls using natural materials and natural forms, and consider addition of trees in terraced slopes;*
- *simplify the material palette.*

*AND FURTHER THAT the Design Review Committee commends the applicant for the quality of the presentation.*

Since that time, the applicant team advise that they have made the following changes in response to the DRC resolution and comments during the meeting:

1. *The material palette has been simplified by eliminating the board form concrete elements on the buildings.*
2. *In order for the buildings to be more responsive to the site the south terrace areas at lower floor level were reduced in depth, which has allowed for a reduction in height of the retaining walls directly south of each terrace.*
3. *The material specified for the south retaining walls has been switched out to a natural split-faced blast rock from a manufactured concrete block.*
4. *Where space and grading constraints allow, the layout of the south retaining walls has been revised to have a more organic and meandering appearance.*
5. *Additional native tree species have been added to the planting areas below the south terraces.*

#### Analysis & Conclusion

The architect has responded well to the feedback of the Design Review Committee and has achieved a much-improved project. The semi-detached units fit well into the sites and achieve a good balance of visual distinction between the units without losing coherence. The units are modest in size, address the street well, and minimize the amount of retaining walls and visible grading required.

Staff consider the proposed form and character of development and the requested variances to be in the spirit of the Rodgers Creek Area Development Plan and **recommend Council approve issuance of the Development Permit.**

3.2 Sustainability: n/a

3.3 Consultation & Communications

Consistent with the Development Procedures Bylaw No. 3984, 1996, notification of the application being considered will be provided to property owners and occupants within 100 metres of the subject property.

#### **4.0 Options**

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

- (a) set the date for consideration of this application (recommended); or
- (b) set the date for consideration of this application and request that additional information (to be specified) be provided and available to assist in consideration of the application; or
- (c) defer further consideration pending receipt of additional information; or
- (d) reject the application.

- 4.2 When the application is considered by Council, Council may:
- (a) approve issuance of Development Permit No. 14-037 (recommended); or
  - (b) request more information (to be specified); or
  - (c) reject proposed Development Permit No. 14-037.

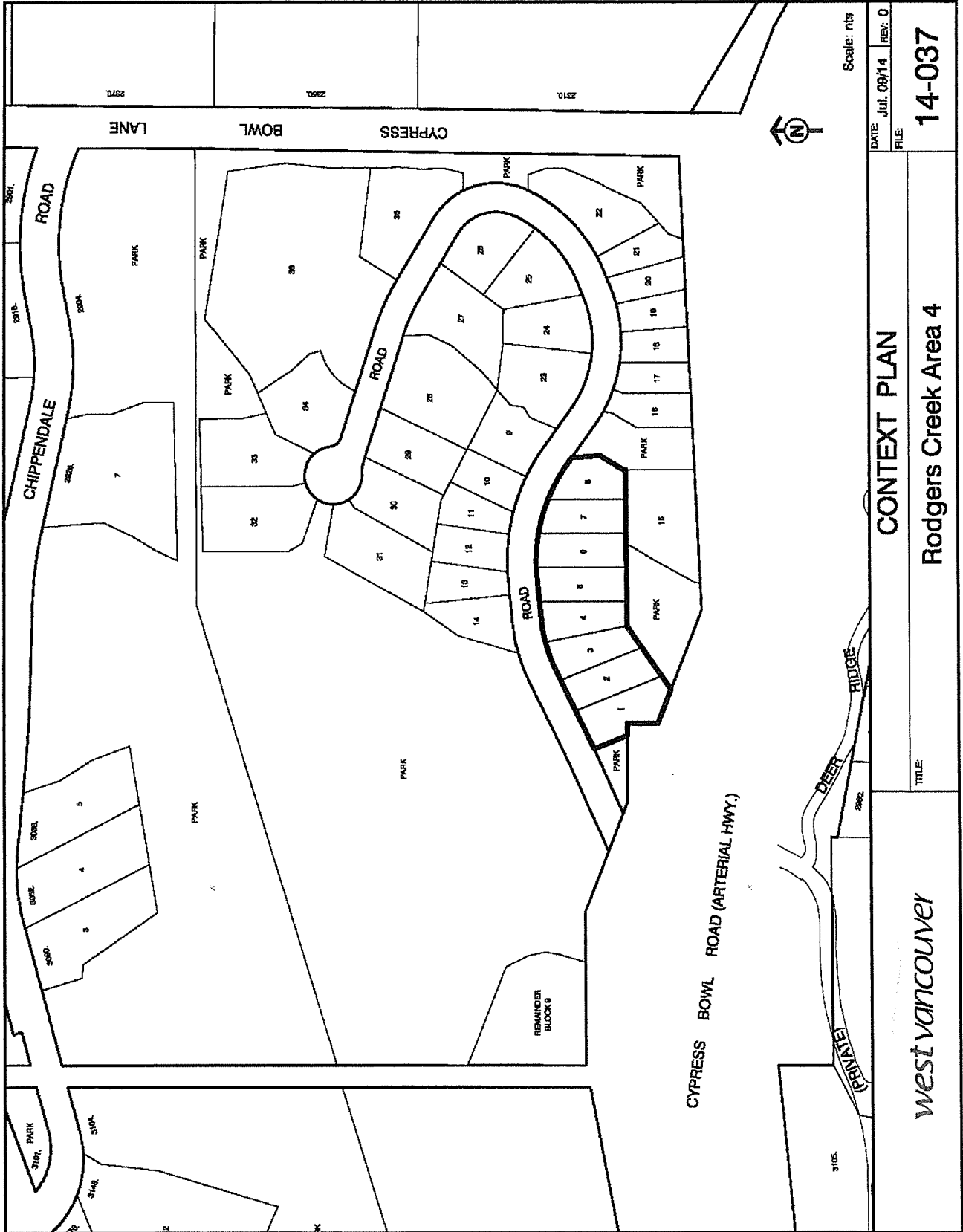
Author: A. Browne  
Andrew Browne

Appendices:  
A – Context plan  
B – Development Permit No. 14-037 (with Schedules)

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# District of West Vancouver

## Development Permit No. 14-037

Registered Owner: BRITISH PACIFIC PROPERTIES LIMITED

See attached Schedule A for full ownership information.

This Development Variance Permit applies to:

Civic Addresses: Various addresses on Burfield Place, West Vancouver, BC

Legal Description: LOTS 1 TO 8 DISTRICT LOT 817 GROUP 1 NEW  
WESTMINSTER DISTRICT PLAN EPP36310

See attached Schedule A for full legal descriptions and PIDs.

(the "Lands")

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### 1.0 This Development Permit:

- (a) imposes requirements and conditions for the development of the Lands: which are designated by the Official Community Plan as Rodgers Creek Area of the Upper Lands Development Permit Area to provide for the protection of the natural environment, its ecosystems and biological diversity, to provide for the protection of development from hazardous conditions and to regulate the form and character of intensive residential and multifamily development; and is subject to Guidelines UL8 and UL8.1 specified in the Official Community Plan; and
- (b) is issued subject to the Registered Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

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

2.1 Zoning Bylaw No. 4662, 2010, as amended, is varied as follows:

- (a) Section 603.06(1) is varied to allow a maximum building height as follows where the driveway grade does not exceed 12% at any point along its length (at the centerline), all as shown on Schedule B:
  - i. For Lot 2, 9.14 m;
  - ii. For Lot 4, 8.8 m;
  - iii. For Lot 5, 8.44 m;
  - iv. For Lot 7, 8.9 m;

- (b) Sections 130.10 and 603.07(1) are varied to allow a maximum highest building face envelope as follows where the driveway grade is no more than 12% at any point along its length (at the centreline), all as shown on Schedule B:
    - i. For Lots 1 and 4, 8.34 m;
    - ii. For Lot 2, 8.59 m;
    - iii. For Lot 3, 8.65 m;
    - iv. For Lot 5, 8.47 m;
    - v. For Lot 6, 7.9 m;
    - vi. For Lot 7, 7.54 m;
    - vii. For Lot 8, 7.06 m;
  - (c) For Lots 1, 3, and 6 to 7, Section 603.08(1) is varied to allow a front yard setback of 5.5 metres where a garage faces the street on a single family lot, all as shown on Schedule B;
  - (d) For Lots 2, 4 to 5, and 8, Section 603.08(1) is varied to allow a front yard setback of 3.0 metres where a garage does not face the street on a single family lot, all as shown on Schedule B.
- 2.2 Building, structures, on-site parking, driveways and site development must take place in accordance with the attached Schedule B.
  - 2.3 All balconies, decks and patios on the Lands shall at all times remain fully open, uncovered and unenclosed, except as shown on the attached Schedule B.
  - 2.4 Wood burning fireplaces must not be installed, constructed or otherwise permitted on the Lands or in any building on the Lands.
  - 2.5 Sprinklers must be installed in all areas of the building as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
  - 2.6 On-site landscaping must be installed at the cost of the Owner in accordance with the attached Schedule B.
  - 2.7 Sustainability measures and commitments must take place in accordance with the attached Schedule B.
- 3.0 Prior to issuance of a Building Permit for any building or structure on the Lands:**
    - 3.1 Engineering civil drawings detailing the storm water management measures and service connections must be submitted to and approved by the District's Manager, Development Engineering;

- 3.2 A Section 219 Covenant shall be placed on the Lands requiring:
- (a) all balconies, decks and patios to remain fully open, uncovered and unenclosed, except as shown on the attached Schedule B; and
  - (b) prohibiting wood burning fireplaces.

Except that a Section 219 Covenant need not be placed on the Lands if equivalent restrictions were placed on the Lands during subdivision.

- 3.3 Security for the due and proper completion of the on-site landscaping set forth in Section 2.6 of this Development Permit must be provided in the amount of \$[ESTIMATE] (the "Landscaping Deposit") to the District in the form of cash or an unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union and:

- (a) a minimum 20% of the initial value of the Landscaping Deposit shall be retained by the District for one year after installation of the landscaping, as a warranty deposit to ensure successful installation of the landscaping; and
- (b) the initial value of the Landscaping Deposit may only be reduced to the warranty level and the warranty shall only be released when the registered member of the BCSLA for the project provides a field report to the District confirming successful installation of the on-site landscaping in accordance with Schedule A to this Development Permit.

- 4.0 This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing or continuing the development by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the work shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY  
RESOLUTION PASSED ON [ date ].

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MAYOR

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MUNICIPAL CLERK

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THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. 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.

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Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTION 4, THIS PERMIT IS ISSUED ON [ date ].

Schedules:

A – Legal descriptions, PIDs, and land ownership information

B – Drawing booklet (Rodgers Creek Area 4 Lots 1-8 by Taylor Kurtz Architecture + Design)

## Schedule A to Development Permit No. 14-038

District of West Vancouver

Legal Description	PID	Registered Owner
LOT 1 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-632	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 2 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-641	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 3 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-659	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 4 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-667	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 5 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-683	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 6 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-691	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 7 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-705	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6
LOT 8 DISTRICT LOT 817 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP36310	029-473-713	BRITISH PACIFIC PROPERTIES LIMITED, INC.NO. BC0438330 1001 KAPILANO 100, 100 PARK ROYAL WEST VANCOUVER, BC V7V 3N6

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Rodgers Creek - Area 4 - Lots 1-8

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TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC





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Rodgers Creek - Area 4 - Lots 1-8

Cover Sheet

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Rodgers Creek - Area 4 - Lots 1-8  
Rodgers Creek Overall Plan  
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 BRITISH PACIFIC HOMES	 TAYLOR KURTZ ARCHITECTURE + DESIGN INC <b>TKA+D</b>
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Rodgers Creek - Area 4 - Lots 1-8

Area 4 Subdivision Plan

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## RODGERS CREEK – LOTS 1-8

### Design Rationale

#### Rodgers Creek Area Development Plan

The approach to the design of the 8 zero lot line single family homes located on lots 1-8 of Area 4 at Rodgers Creek is based on the extensive work undertaken by British Pacific Properties and the District of West Vancouver in the “Rodgers Creek Area Development Plan”. Some key objectives identified in the plan that the design specifically addresses are as follows:

- Develop a density and mix of housing types consistent with the OCP Policies.
- Provide non-single family housing types (such as duplexes) that provide ground oriented options that contribute to the vitality of the neighbourhood.
- Design Buildings that respond to the contours and minimize cut and fill while optimizing the benefits created by uphill and downhill conditions such as a reduced scale of the development from the street.
- Open front yard concepts and street oriented building design contributes to the animation of the streetscape.
- The creation of non-symmetrical duplex plans with alternating side and front facing garages create a varied streetscape avoiding a monotonous repetition of garage doors.

#### Affordability

Traditionally the housing products available in the British Properties are beyond the reach of many home buyers and such British Pacific Properties is attempting to introduce homes into the market that are more affordable than we have traditionally seen. A number of design strategies have been employed to assist in this regard and include:

- Smaller Floor plans
- Flexible unit plans with secondary suites that can be changed to suit the lifestyle of the occupants. E.g. as a mortgage helper or nanny flat for young families, changing to an extra bedroom for growing families and a caregiver flat for the elderly.
- Standardized economical wood framed construction systems.
- Economical Materials and finishes.

#### Architectural Form & Character

The architectural form and character of these homes seeks to attract a younger demographic and builds on the West Coast Modern architectural precedents by renowned local architects such as Arthur Erickson, Ron Thom, Fred Hollingsworth and Barry Downs (Refer precedent Images). These modernist principals have been blended with more traditional west coast and prairie style forms and materials to create a harmonious composition that maintains a contextual relationship with the existing homes elsewhere in the British Properties. Architectural devices that assist in this approach include:

- Floating roof planes with careful use of stained wood soffits.
- Roof planes are separated from the more rectilinear bases upon which they sit
- Planar wall arrangements that define indoor and outdoor spaces as well as providing privacy from neighbours.
- Careful use of durable but economical materials that sit comfortably within the natural rainforest setting.



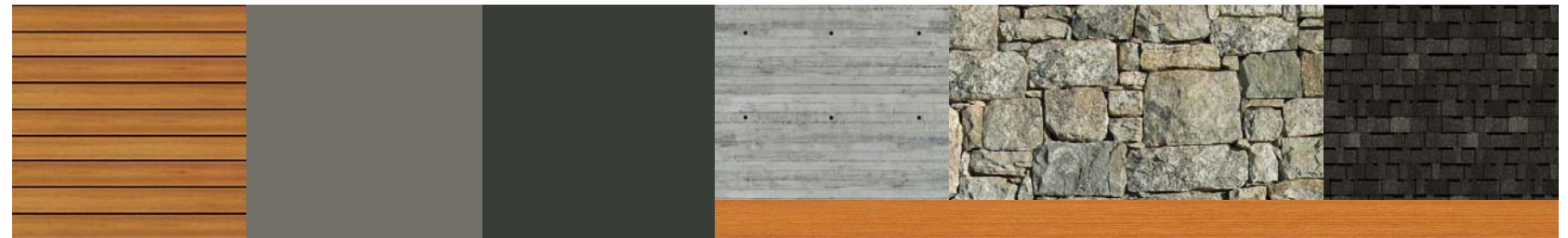
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RENDERING - TYPICAL A+B CLUSTER



HISTORICAL PRECEDENTS



PROPOSED MATERIALS

**The Rodgers Creek Area Development Plan Overview Report (March 7, 2008) notes that:**

*...the Rodgers Creek Area Development Plan is founded on a vision of environmental, social and economic sustainability... The vision of sustainability contained within the Rodgers Creek Area Development Plan complements and supports the District of West Vancouver's OCP, the Working Group's Key Organizing Principles and British Pacific Properties' "8 Pillars" approach. Sustainability is a common thread that runs throughout the fabric of the Rodgers Creek ADP as well as the future planning of the Cypress Village area.*

The Overview Report also details a Green Building Strategy for the Rodgers Creek Development Area that reduces energy and water consumption, reduces greenhouse gas emissions, enhances sustainability and creates a healthy living environment. The Phased Development Agreement between the District of West Vancouver and the Rodgers Creek land owners requires buildings in the Rodgers Creek development area to comply with these green building standards.

The Area 4 single family and two family homes will incorporate many of the sustainable development features detailed in the Green Building Strategy including:

**Green Building Standards**

- All units will be certified Built Green® Silver with a minimum EnerGuide Rating of 80.

**Energy Conservation**

- Energy efficient heating and cooling system using an Air Source Heat Pump (ASHP)
- Energy efficient, tankless "hot water on demand" domestic water heaters
- Passive solar design, including sun shading to minimize summer heat gain
- Natural cross ventilation
- Maximize daylighting opportunities through extensive glazing and siting of buildings as close to east/west orientation as possible
- High performance, energy efficient, Energy Star-rated windows
- Energy efficient light fixtures
- Energy efficient, Energy Star-labeled appliances
- Real-time energy meters ("Smart Meters") to monitor energy consumption (if acceptable technology is available at time of construction)
- Individual metering for energy use for each unit to encourage conservation
- Provide Energy Star-labeled programmable thermostats or programmable thermostat with dual set back & continuous fan setting
- Insulation levels to meet or exceed the Model National Energy Code for Buildings including a minimum of R-28 for roof insulation, R-20 for exterior wall insulation for non-glazed areas and R-20 for floors above non-heated parkade areas

**Water Conservation**

- Water-efficient fixtures including dual-flush toilets, low flow faucets with aerators and low flow showerheads
- Water-efficient dishwashers and front-loading clothes washers
- Water-efficient landscaping materials featuring drought-tolerant and native plants
- Water-efficient irrigation systems only where required

**Green Roof & Terraces**

- Extensive Green terraces

**Indoor Environmental Quality**

- Only low-emitting adhesives, sealants, sealant primers, paints and coatings and floor covering systems will be used
- Permanent carbon dioxide monitoring systems in all units

**Efficient Use of Materials & Resources**

- Use of locally and regionally supplied building materials
- Use of high performance, durable materials
- Recycling facilities for simplified separation and collection of recyclable materials within units
- Comprehensive recycling program for building site including education, site signage and bins
- Recycling of site-generated organics from construction activities to produce topsoil to be re-used on site or on nearby sites.

- Re-use of site-harvested trees for construction of homes, landscaping, trails and other amenities
- Re-use of site-generated rock for retaining walls, house detailing and trim, road and trail gravels, landscaping, creek restoration (e.g., ponds, weirs, cascades) and foreshore enhancement
- Re-use of excess structural fill from construction activities in close proximity to the development site. For example, excess structural fill from Area 4 building excavations will be used for road fill embankments and lot grading.
- Use of recycled materials in new home construction where practical, e.g., siding

**Sustainable Design**

- Bicycle storage to be provided in each garage
- A dedicated conduit or cable raceway from the electrical panel to an enclosed outlet box in the garage that will allow the future installation of an electrical circuit suitable for recharging electric vehicles or hybrid vehicle battery support to be provided in each garage
- LEED Accredited Professionals and Built Green Certified builder part of the design team
- An Integrated Design Process (IDP) that brings all project team members together early in the design process is being utilized for this project
- A home owner's manual outlining sustainability measures will be provided to all new home owners

**Integrated Stormwater Management**

- Protection, and where possible, enhancement of watercourses
- A suite of Low Impact Development strategies (LID's) have been developed and will be implemented as part of an Integrated Stormwater Management plan for both on and off-site stormwater.
- Techniques and strategies for managing stormwater include bioswales, rock exfiltration pits, rain gardens, constructed wetlands, absorbent landscaping, other percolation areas and permeable paving and permeable asphalt to give stormwater runoff multiple opportunities to infiltrate back into the ground before reaching a watercourse or piped system.

**BUILT GREEN PROGRAM**

Built Green® is a "green" new home building standard and third party certification program administered by Built Green Canada. British Pacific Properties Limited (BPP) and British Pacific Enterprises (BPE) are Certified Built Green® builders. The program concentrates on several different target areas including:

- Energy efficiency;
- Indoor air quality;
- Waste Management;
- Water Conservation;
- Resource Use; and
- Overall environmental impact.

The Built Green® Checklist provides the foundation of the program's criteria which includes energy efficiency requirements. To achieve a Built Green Silver level, a new home must achieve a minimum of 100 points from the Built Green® Checklist with a minimum of 30 points in the Envelope & Energy Section of the Checklist and be modeled, tested and rated in the EnerGuide Rating System (ERS) administered by Natural Resources Canada (NRCan).

All single family and two family homes in Area 4 will be built to a minimum level of Built Green Silver and a minimum EnerGuide Rating of 80 as certified by a Certified Energy Advisor. Upon completion, each new single family and two family home in Area 4 will receive an EnerGuide for New Houses rating label and the official Built Green® seal for the Built Green® home.

For more information about the Built Green® program, please visit [www.builtgreencanada.ca](http://www.builtgreencanada.ca).



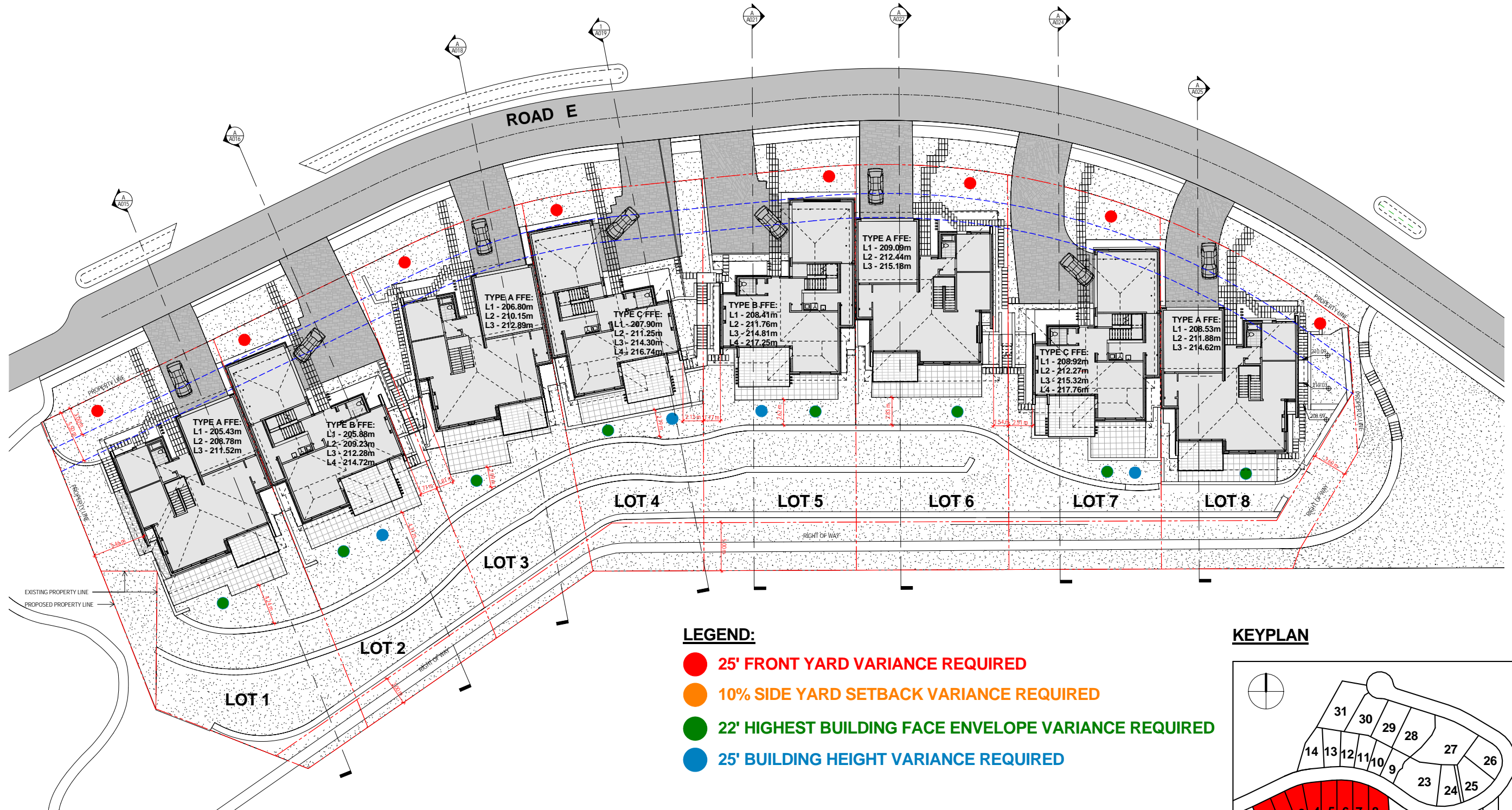
HISTORICAL PRECEDENTS



CONTEMPORARY PRECEDENTS

RODGERS CREEK - LOTS 1-8  
 Precedent Images  
 11/28/2014 4:06:27 PM  
 A006



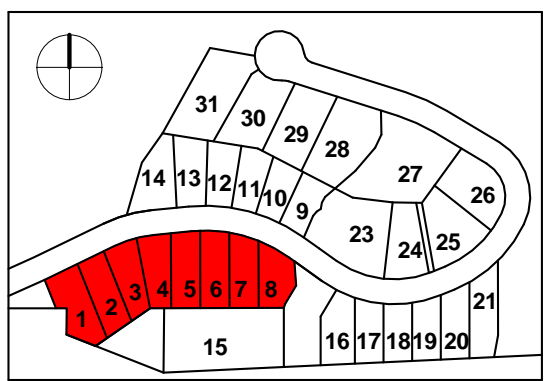


1 Site  
1/16" = 1'-0"

**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

**KEYPLAN**



Rodgers Creek - Area 4 - Lots 1-8

Site Plan  
3/23/2015 3:47:59 PM Scales 50% @ 11"x17"  
A007

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ARCHITECTURE + DESIGN INC

BRITISH PACIFIC HOMES

**TKA+D**



**REQUESTED VARIANCES LOT 1 - 8**

LOT	● FRONT YARD			● REAR YARD			● SIDE YARD			● HIGHEST BLDG FACE			● BUILDING HIGHT		
	REQUIRED	PROVIDED	VARIANCE REQUIRED	REQUIRED	PROVIDED	VARIANCE REQUIRED	MINIMUM REQUIRED	PROVIDED	VARIANCE REQUIRED	REQUIRED	PROVIDED	VARIANCE REQUIRED	REQUIRED	PROVIDED	VARIANCE REQUIRED
LOT 1	7.6 M (25')	5.5 M (18')	2.1 M (7')	12.2 M (40')	18.28 M (60')	N/A	1.5 M (4.9')	5.46 M (17.9')	N/A	6.71 M (22')	8.34 M (27.4')	1.63 M (5.4')	7.62 M (25')	6.97 M (22.88')	N/A
LOT 2	4.5 M (14.8')	3.0 M (9.8')	1.5 M (4.9')	7.6 M (25')	20.54 M (67.4')	N/A	1.5 M (4.9')	1.77 M (5.8')	N/A	6.71 M (22')	8.59 M (28.2')	1.88 M (6.2')	7.62 M (25')	9.14 M (30')	1.52M (5')
LOT 3	7.6 M (25')	5.5 M (18')	2.1 M (7')	7.6 M (25')	20.13 M (66')	N/A	1.5 M (4.9')	2.14 M (7')	N/A	6.71 M (22')	8.65 M (28.4')	1.94 M (6.4')	7.62 M (25')	7.16 M (23.5')	N/A
LOT 4	4.5 M (14.8')	3.0 M (9.8')	1.5 M (4.9')	7.6 M (25')	18.93 M (62.1')	N/A	1.5 M (4.9')	2.12 M (6.96')	N/A	6.71 M (22')	8.34 M (27.38')	1.63 M (5.38')	7.62 M (25')	8.8 M (28.86')	1.18 M (3.86')
LOT 5	4.5 M (14.8')	3.0 M (9.8')	1.5 M (4.9')	7.6 M (25')	20.32 M (66.7')	N/A	1.5 M (4.9')	1.77 M (5.8')	N/A	6.71 M (22')	8.47 M (27.8')	1.76 M (5.8')	7.62 M (25')	8.44 M (27.7')	0.82 M (2.7')
LOT 6	7.6 M (25')	5.5 M (18')	2.1 M (7')	7.6 M (25')	20.13 M (66')	N/A	1.5 M (4.9')	1.54 M (5')	N/A	6.71 M (22')	7.9 M (25.9')	1.19 M (3.9')	7.62 M (25')	6.7 M (21.96')	N/A
LOT 7	7.6 M (25')	5.5 M (18')	2.1 M (7')	7.6 M (25')	15.32 M (50.3')	N/A	1.5 M (4.9')	2.51 M (8.2')	N/A	6.71 M (22')	7.54 M (24.75')	0.83 M (2.75')	7.62 M (25')	8.9 M (29.25')	1.28 M (4.25')
LOT 8	4.5 M (14.8')	3.0 M (9.8')	1.5 M (4.9')	7.6 M (25')	11.70 M (38.4')	N/A	1.5 M (4.9')	7.76 M (25.5')	N/A	6.71 M (22')	7.06 M (23.17')	0.35 M (1.17')	7.62 M (25')	6.53 M (21.4')	N/A

**20 TOTAL VARIANCES**

Rodgers Creek - Area 4 - Lots 1-8

**Requested Variances**

3/20/2015 4:08:53 PM Scales 50% @ 11"x17"

**A008**

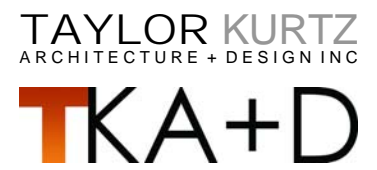


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Rodgers Creek - Area 4 - Lots 1-8  
Rendering - View from NE - Close Up  
3/20/2015 4:08:54 PM Scales 50% @ 11"x17"  
A009





Rodgers Creek - Area 4 - Lots 1-8

Rendering - View from NW

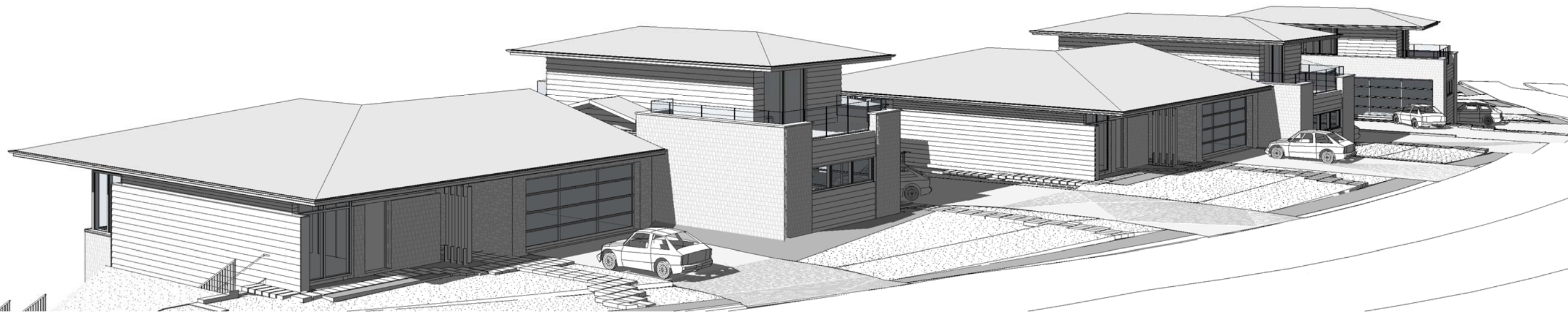
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A010



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Site View from North East



Aerial View from North West

Rodgers Creek - Area 4 - Lots 1-8

Site Views

3/20/2015 4:09:32 PM Scales 50% @ 11"x17"

A011

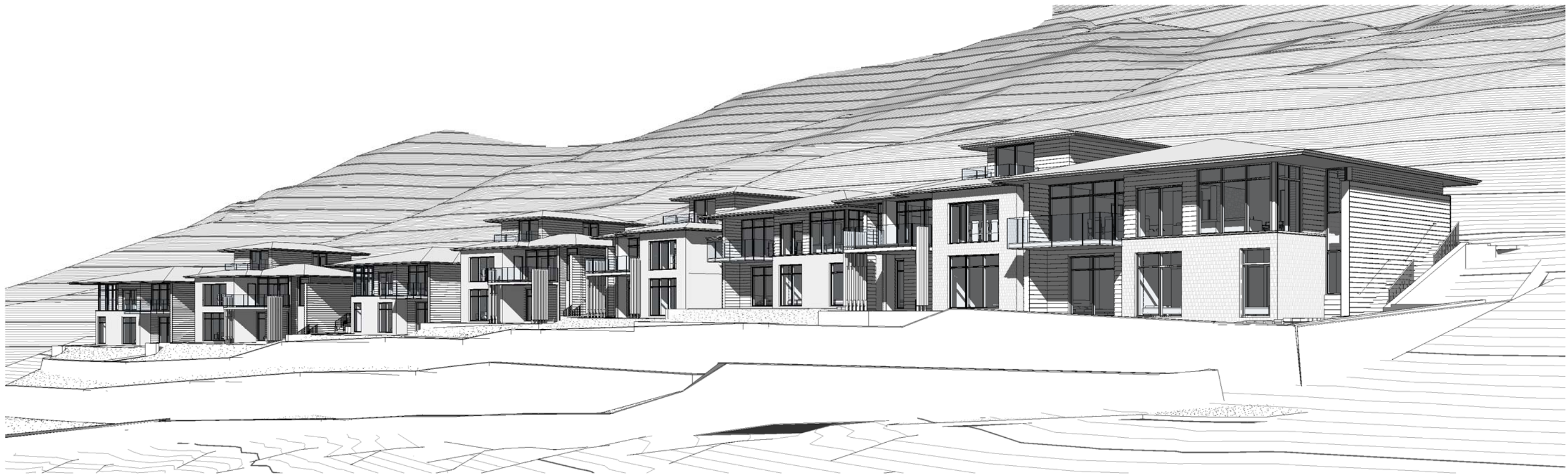


TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC





Areal View View from South West



Site View from South East

Rodgers Creek - Area 4 - Lots 1-8

Site Views

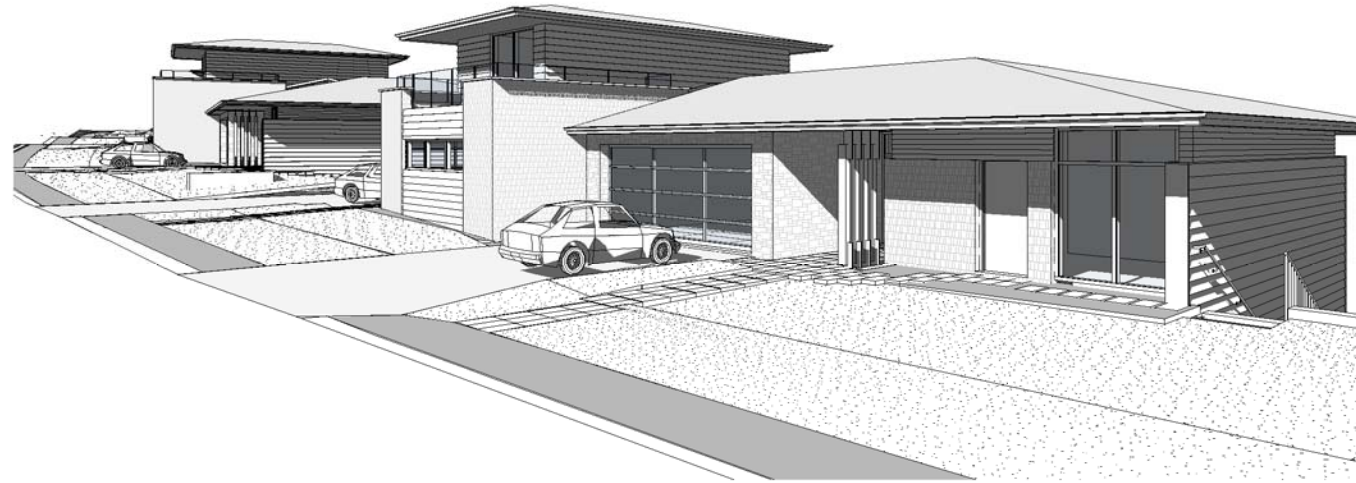
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A012

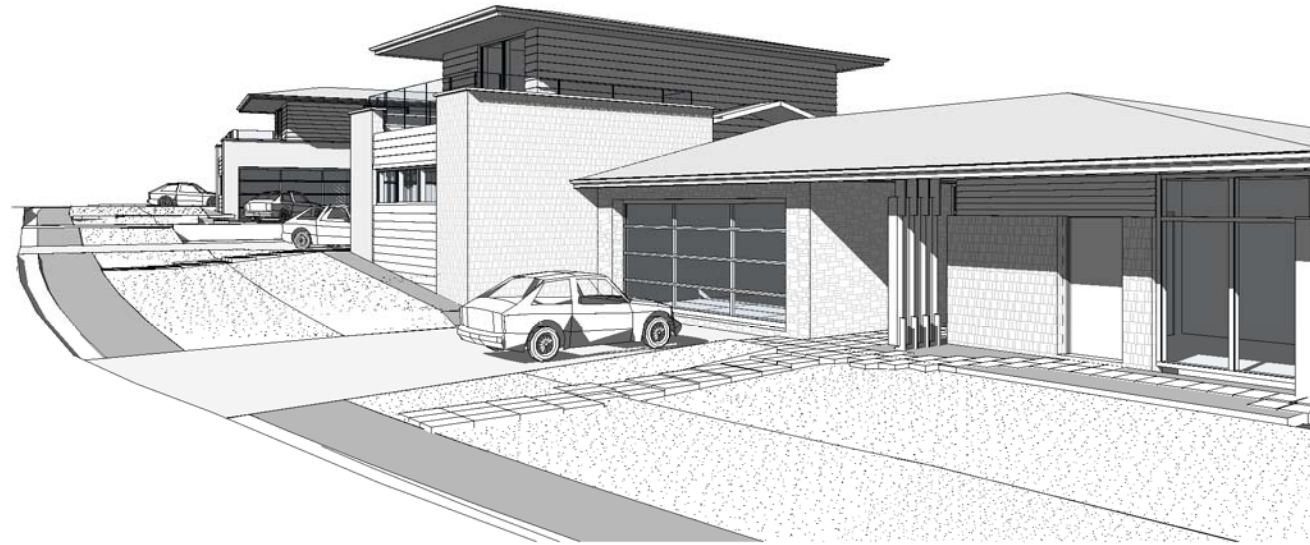


TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC

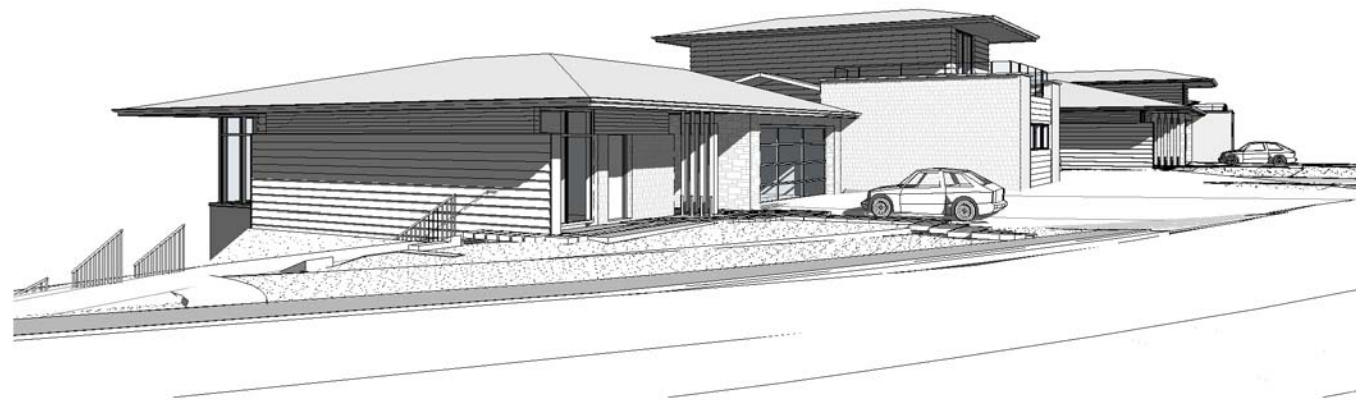




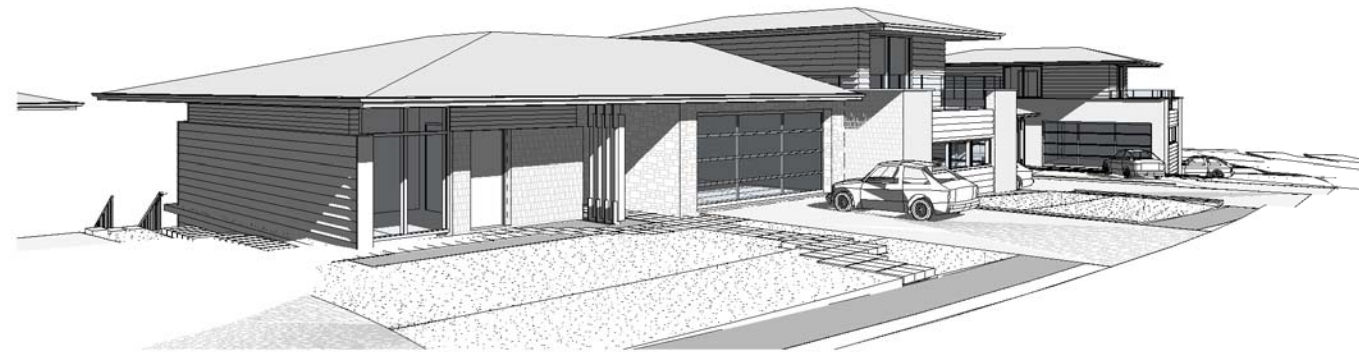
Street View from Bridge looking North East



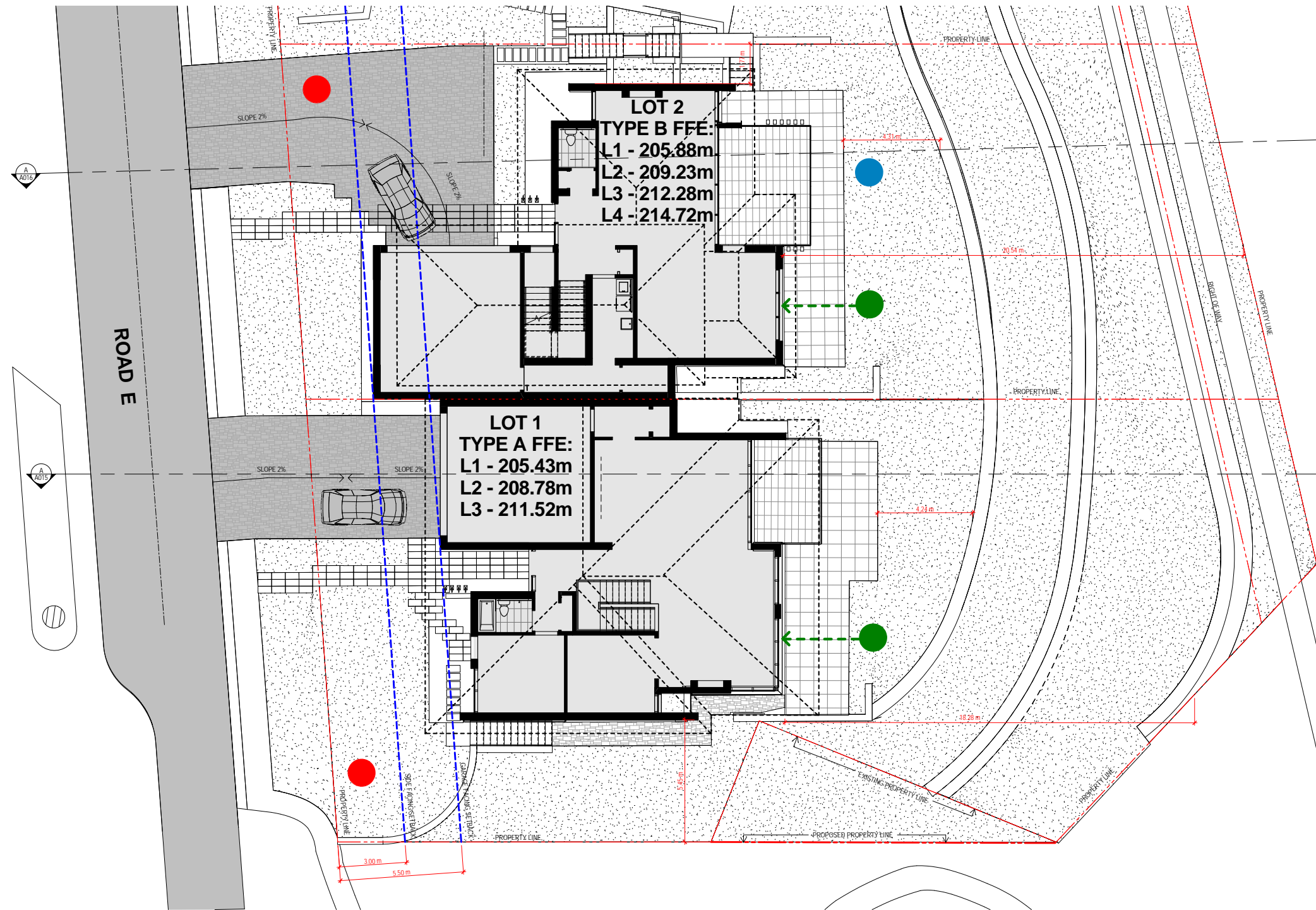
Street View at Lot 3 looking East



Street View from North East



Street View at Lot 6 Looking South West

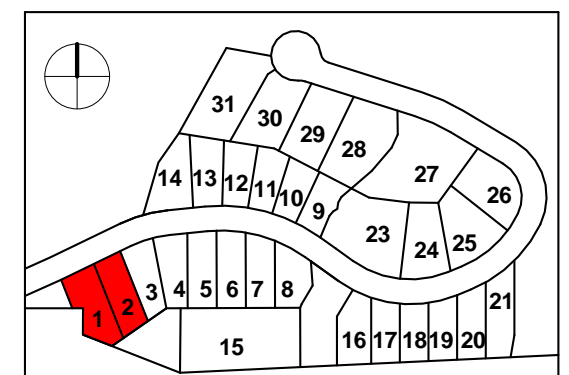


① Lots 1 & 2  
1/8" = 1'-0"

**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

**KEYPLAN**



Rodgers Creek - Area 4 - Lots 1-8

Site Plan - Lot 1 & 2

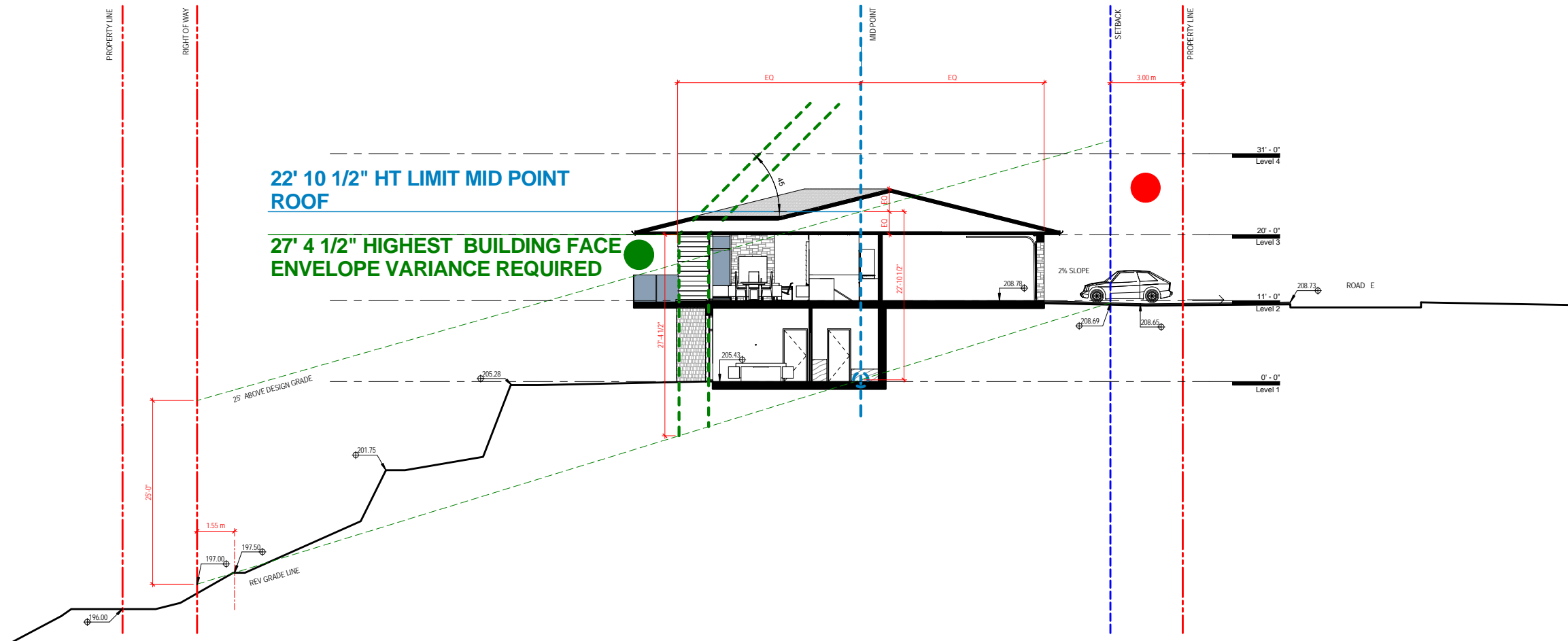
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A014



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ARCHITECTURE + DESIGN INC





(A) Section A - Lot 1  
1/8" = 1'-0"

**REQUESTED VARIANCES LOT 1**

	REQUIRED	PROVIDED	VARIANCE REQUIRED
FRONT YARD	7.6 M (25')	5.5 M (18')	2.1 M (7')
REAR YARD	12.2 M (40')	18.28 M (60')	N/A
SIDE YARD	1.5 M (4.9')	5.46 M (17.9')	N/A
HIGHEST BLDG FACE	6.71 M (22')	8.34 M (27.4')	1.63 M (5.4')
BUILDING HEIGHT	7.62 M (25')	6.97 M (22.88')	N/A

**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 1

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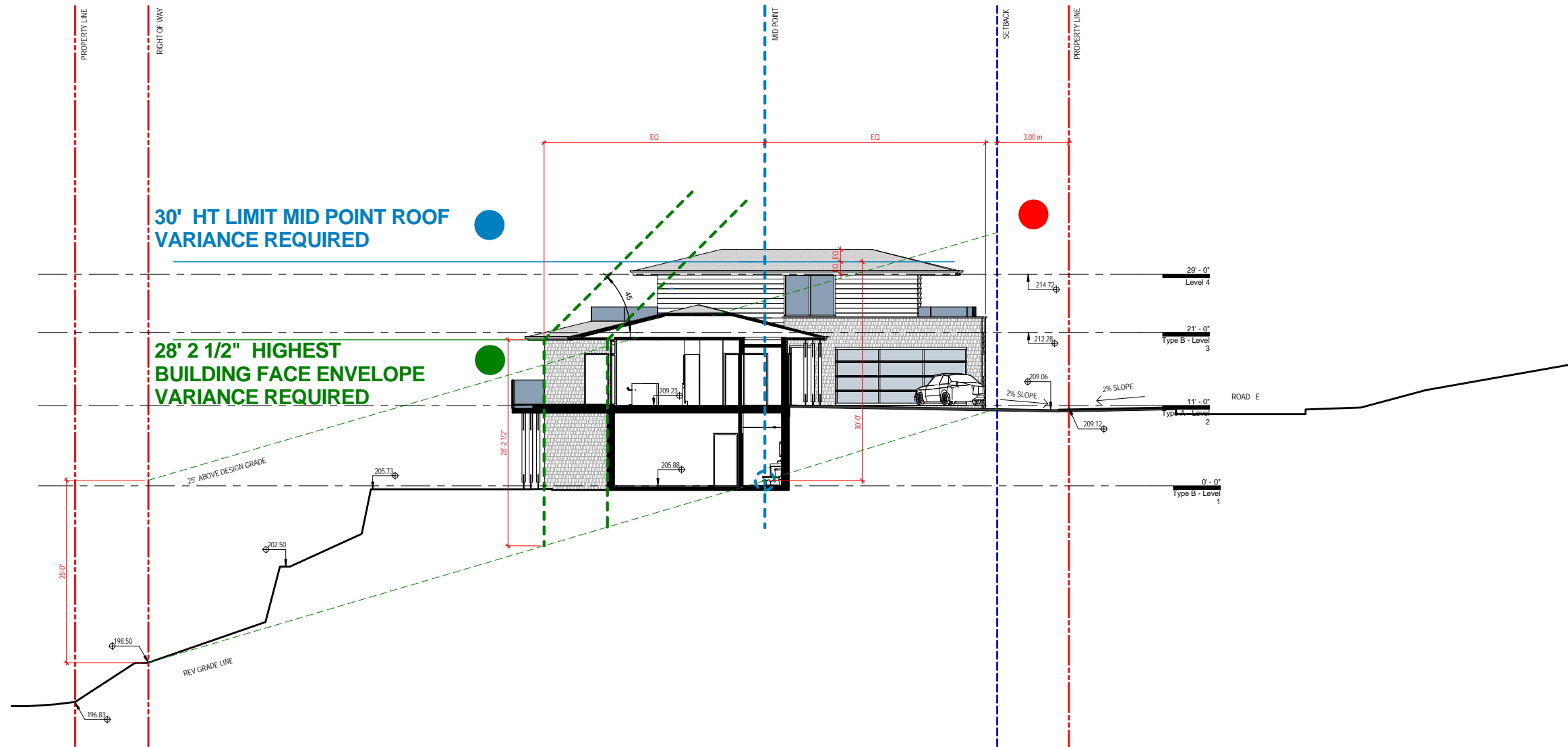
A015



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ARCHITECTURE + DESIGN INC







Section A - Lot 2  
1/8" = 1'-0"

**REQUESTED VARIANCES LOT 2**

	REQUIRED	PROVIDED	VARIANCE REQUIRED
FRONT YARD	4.5 M (25')	3.0 M (9.8')	1.5 M (4.9')
REAR YARD	7.6 M (25')	20.54 M (67.4')	N/A
SIDE YARD	1.5 M (9.8')	1.77 M (5.8')	N/A
HIGHEST BLDG FACE	6.71 M (22')	8.59 M (28.2')	1.88 M (6.2')
BUILDING HEIGHT	7.62 M (25')	9.14 M (30')	1.52 M (5')

**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 2

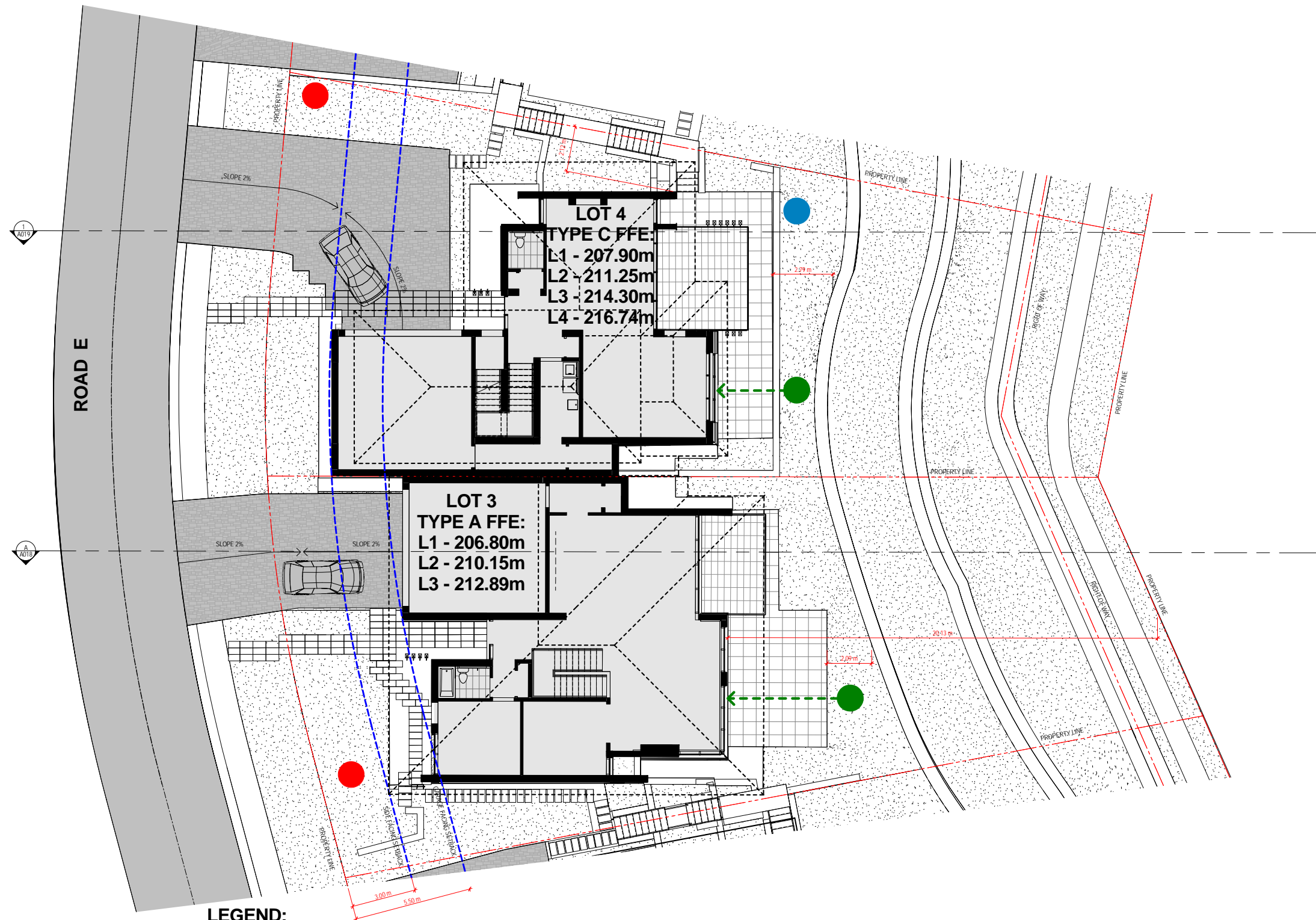
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A016

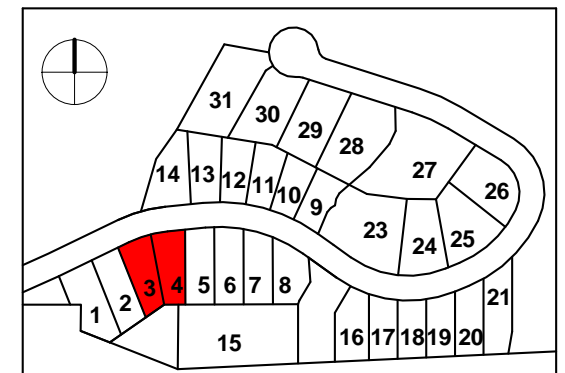


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ARCHITECTURE + DESIGN INC





**KEYPLAN**



**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

① Lots 3 & 4  
1/8" = 1'-0"

Rodgers Creek - Area 4 - Lots 1-8

Site Plan - Lot 3 & 4

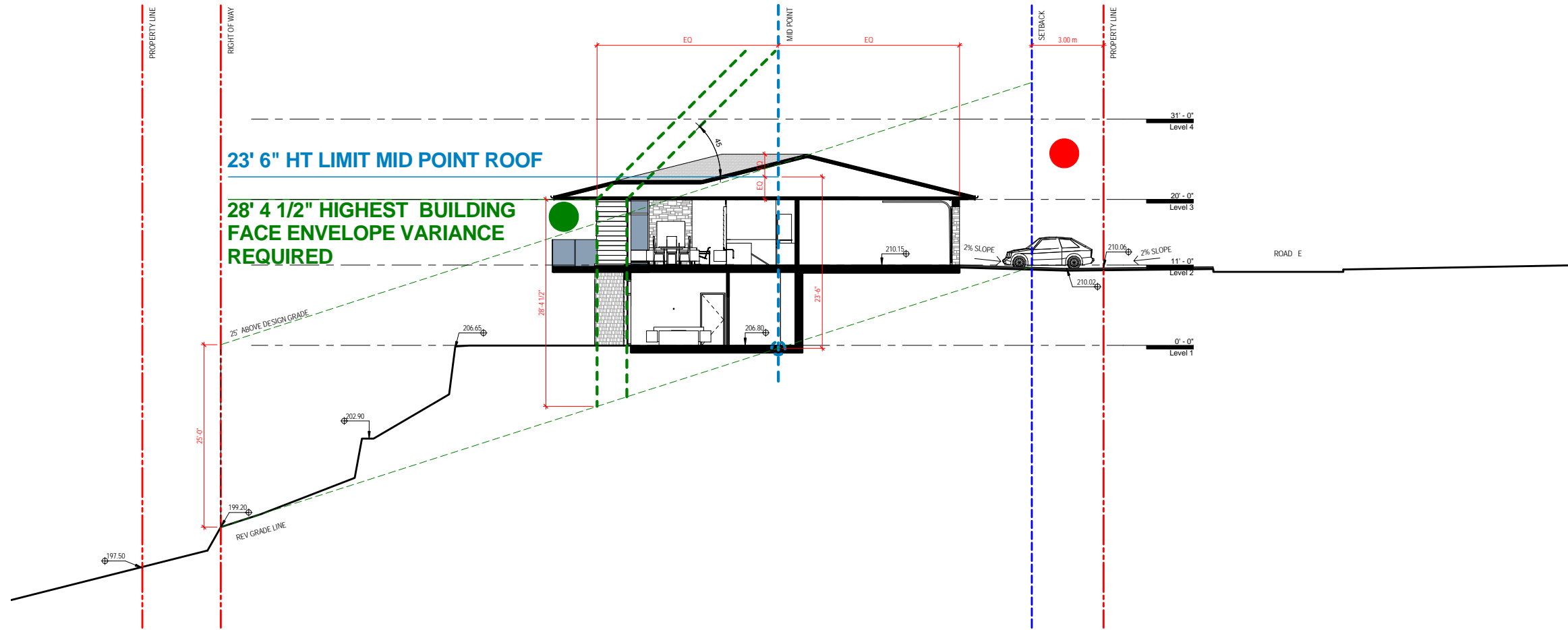
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A017



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(A) Section A - Lot 3  
1/8" = 1'-0"

**REQUESTED VARIANCES LOT 3**

	REQUIRED	PROVIDED	VARIANCE REQUIRED
● FRONT YARD	7.6 M (25')	5.5 M (18')	2.1 M (7')
● REAR YARD	7.6 M (25')	20.13 M (66')	N/A
● SIDE YARD	1.5 M (4.9')	2.14 M (7')	N/A
● HIGHEST BLDG FACE	6.71 M (22')	8.65 M (28.4')	1.94 M (6.4')
● BUILDING HEIGHT	7.62 M (25')	7.16 M (23.5')	N/A

**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 3

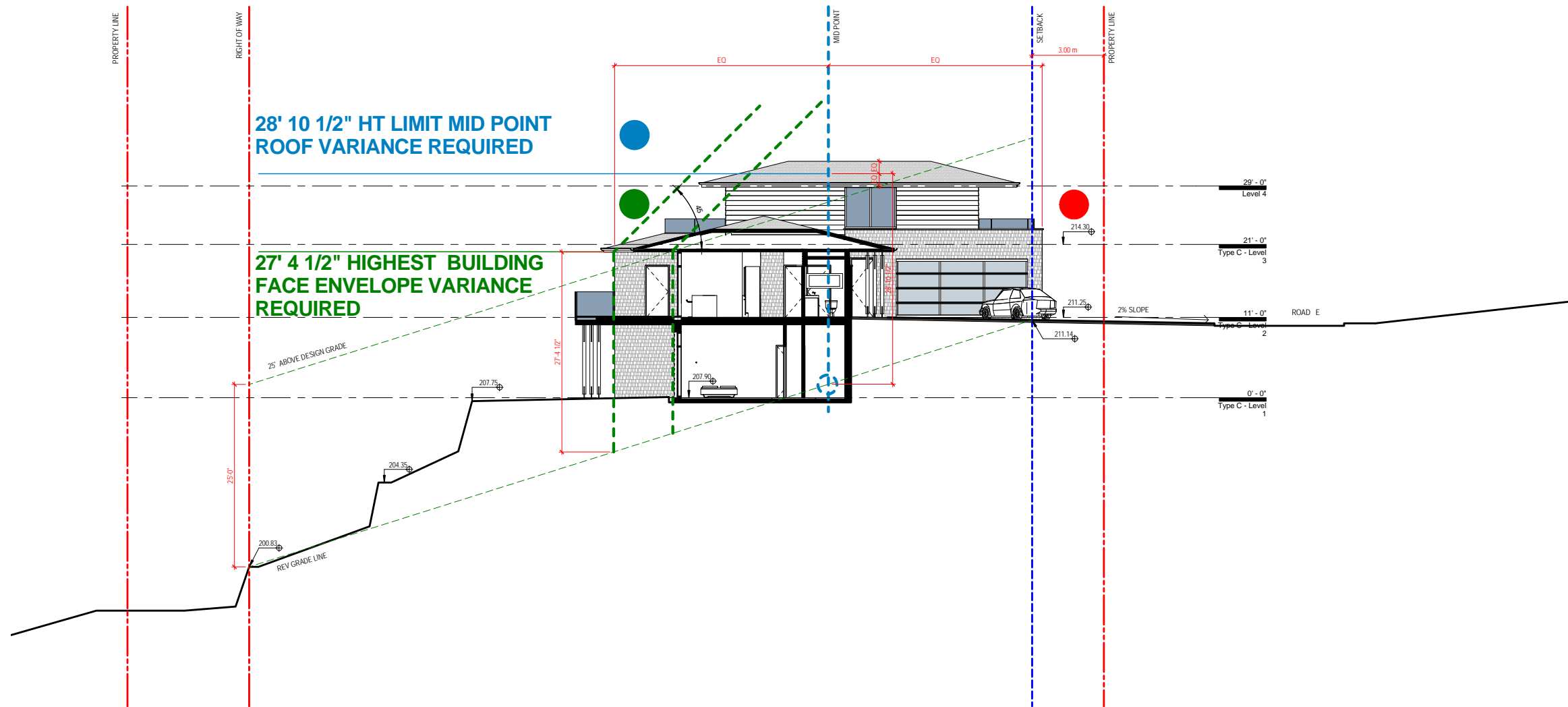
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A018



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ARCHITECTURE + DESIGN INC





1 Section A - Lot 4  
1/8" = 1'-0"

**REQUESTED VARIANCES LOT 4**

	REQUIRED	PROVIDED	VARIANCE REQUIRED
FRONT YARD	4.5 M (14.8')	3.0 M (9.8')	1.5 M (4.9')
REAR YARD	7.6 M (25')	18.93 M (62.1')	N/A
SIDE YARD	1.5 M (4.9')	2.12 M (6.96')	N/A
HIGHEST BLDG FACE	6.71 M (22')	8.34 M (27.38')	1.63 M (5.38')
BUILDING HEIGHT	7.62 M (25')	8.8 M (28.86')	1.18 M (3.86')

**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 4

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A019



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ARCHITECTURE + DESIGN INC



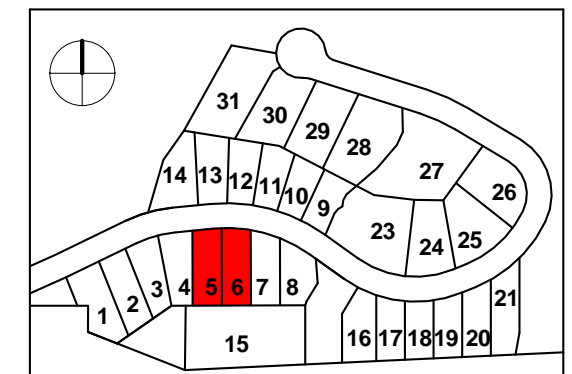


① Lots 5 & 6  
1/8" = 1'-0"

**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

**KEYPLAN**



Rodgers Creek - Area 4 - Lots 1-8

Site Plan - Lot 5 & 6

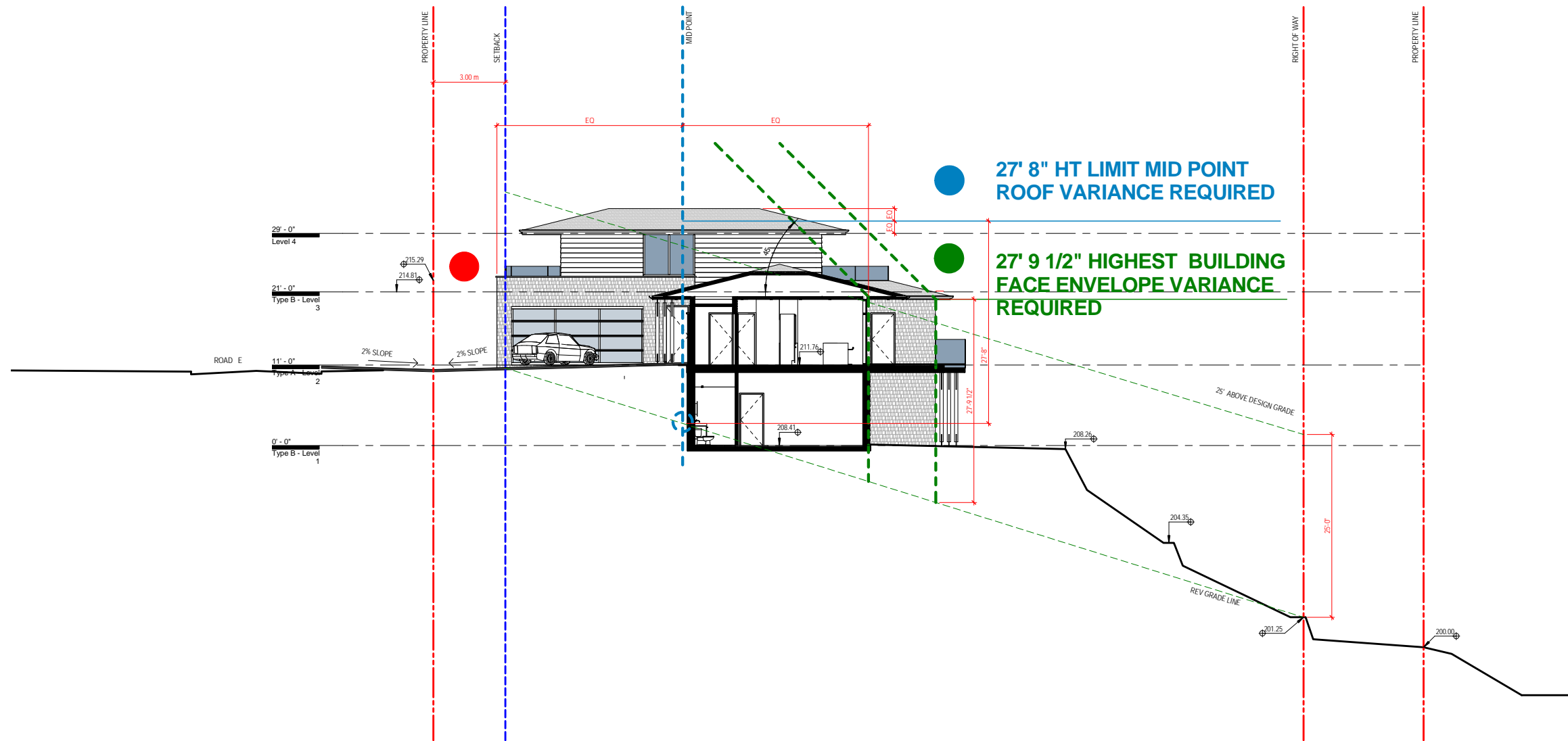
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A020



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ARCHITECTURE + DESIGN INC





(A) Section A - Lot 5  
1/8" = 1'-0"

**REQUESTED VARIANCES LOT 5**

	REQUIRED	PROVIDED	VARIANCE REQUIRED
FRONT YARD	4.5 M (14.8')	3.0 M (9.8')	1.5 M (4.9')
REAR YARD	7.6 M (25')	20.32 M (66.7')	N/A
SIDE YARD	1.5 M (4.9')	1.77 M (5.8')	N/A
HIGHEST BLDG FACE	6.71 M (22')	8.47 M (27.8')	1.76 M (5.8')
BUILDING HEIGHT	7.62 M (25')	8.44 M (27.7')	0.82 M (2.7')

**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 5

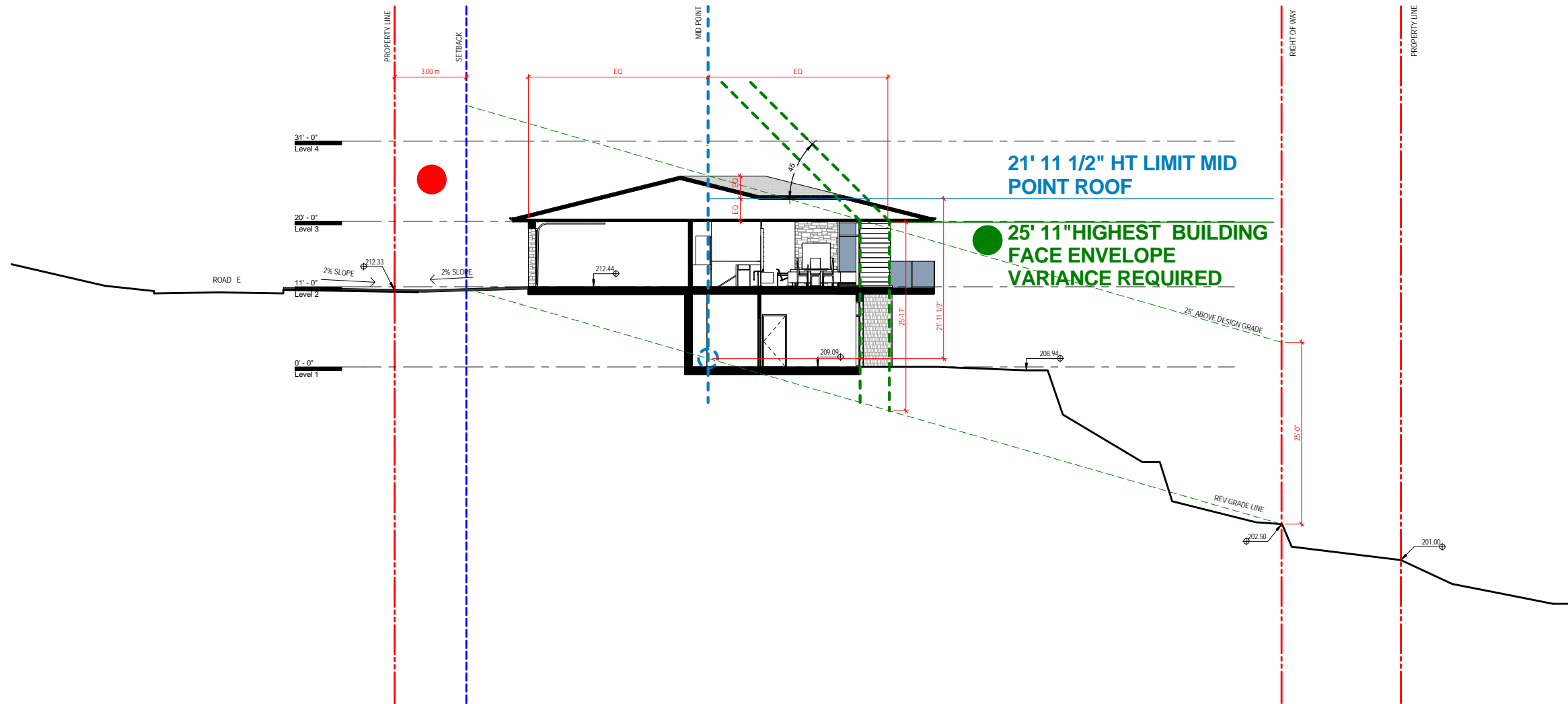
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A021



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ARCHITECTURE + DESIGN INC





(A) Section A - Lot 6  
1/8" = 1'-0"

**REQUESTED VARIANCES LOT 6**

	REQUIRED	PROVIDED	VARIANCE REQUIRED
● FRONT YARD	7.6 M (25')	5.5 M (18')	2.1 M (7')
● REAR YARD	7.6 M (25')	20.3 M (66.9')	N/A
● SIDE YARD	1.5 M (4.9')	1.54 M (5')	N/A
● HIGHEST BLDG FACE	6.71 M (22')	7.9 M (25.9')	1.19 M (3.9')
● BUILDING HEIGHT	7.62 M (25')	6.7 M (21.96')	N/A

**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 6

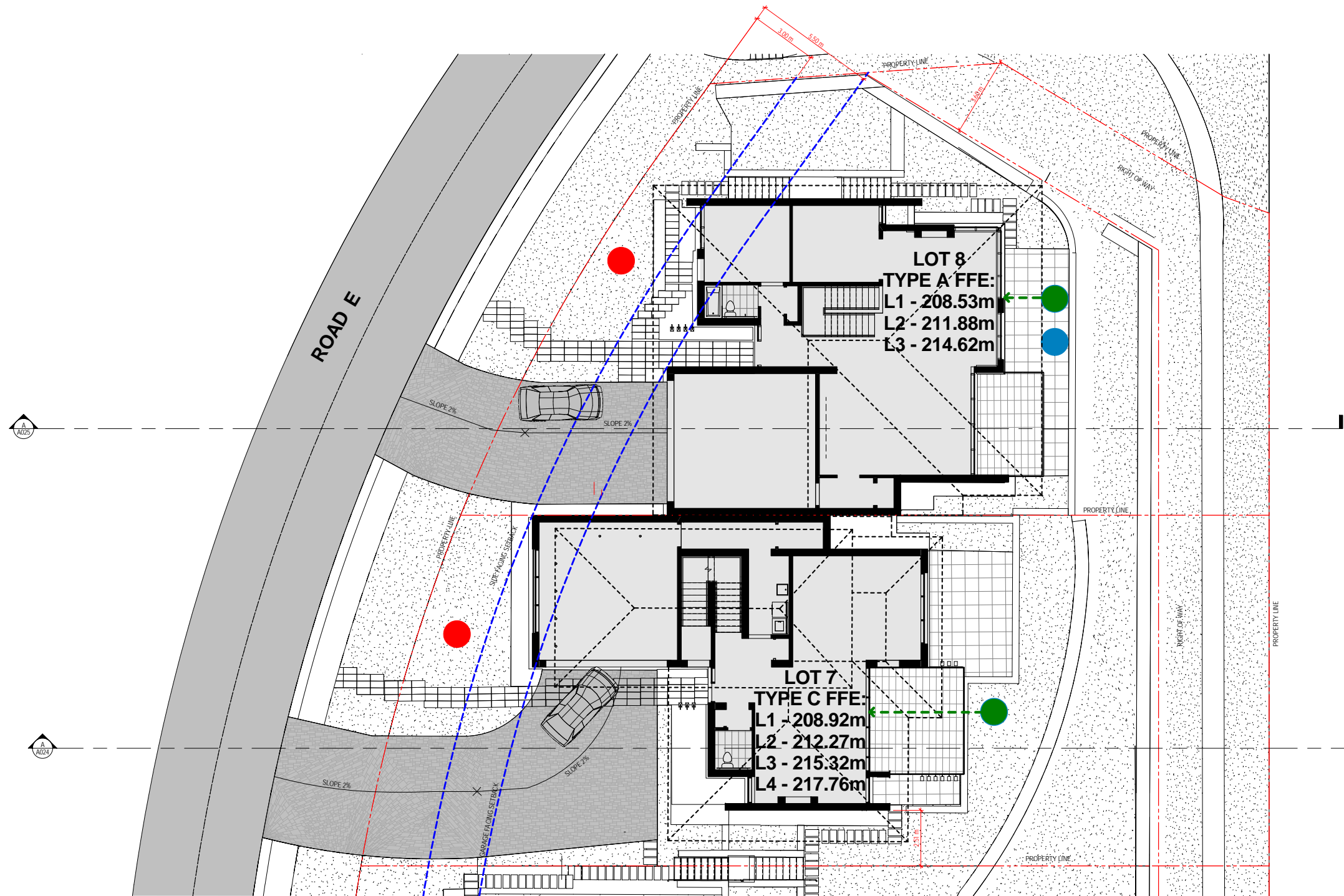
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A022

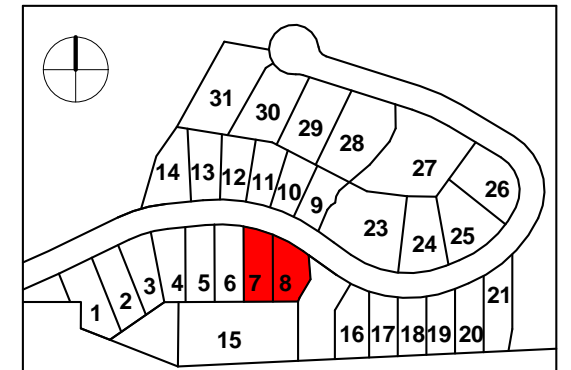


TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC





**KEYPLAN**



① Lots 7 & 8  
1/8" = 1'-0"

**LEGEND:**

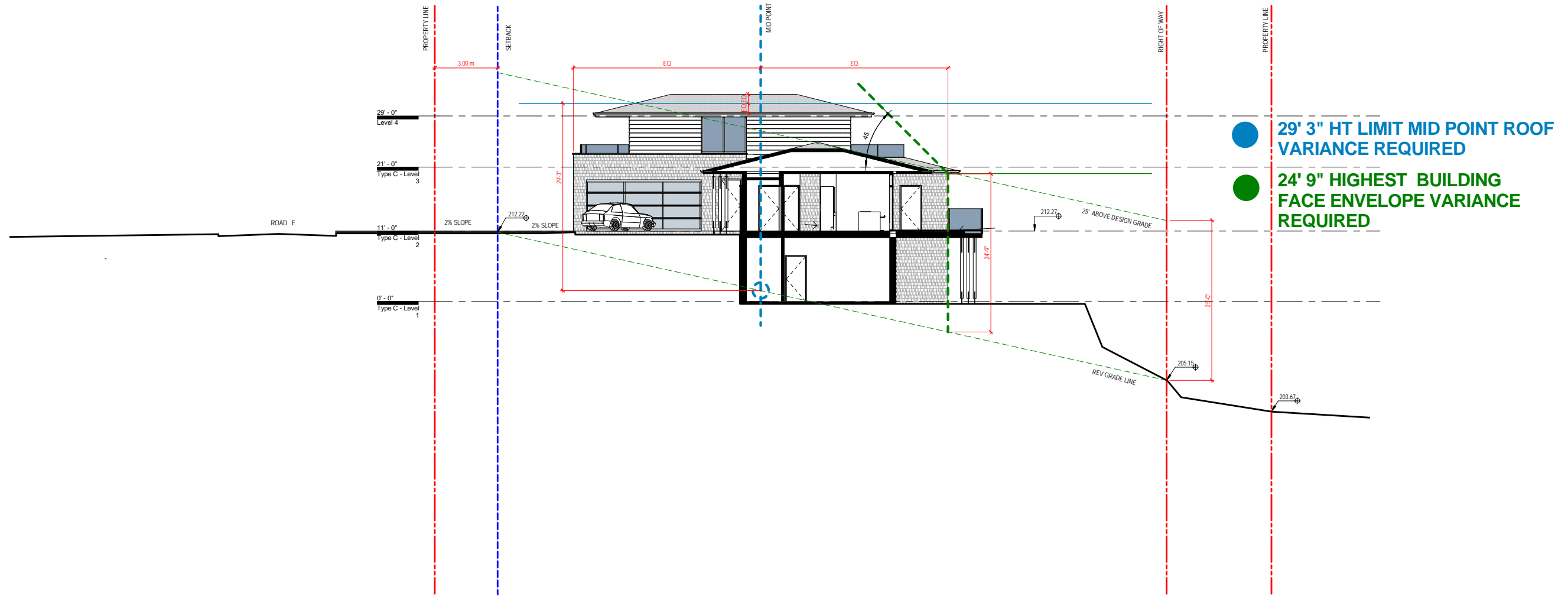
- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

Rodgers Creek - Area 4 - Lots 1-8

Site Plan - Lot 7 & 8  
3/23/2015 3:50:13 PM Scales 50% @ 11"x17"  
A023

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- 29' 3" HT LIMIT MID POINT ROOF VARIANCE REQUIRED
- 24' 9" HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED

(A) Section A - Lot 7  
1/8" = 1'-0"

**REQUESTED VARIANCES LOT 7**

	REQUIRED	PROVIDED	VARIANCE REQUIRED
<span style="color: red;">●</span> FRONT YARD	7.6 M (25')	5.5 M (18')	2.1 M (7')
<span style="color: magenta;">●</span> REAR YARD	7.6 M (25')	15.32 M (50.3')	N/A
<span style="color: orange;">●</span> COMBINED SIDE YARD	1.5 M (4.9')	2.51 M (8.2')	N/A
<span style="color: green;">●</span> HIGHEST BLDG FACE	6.71 M (22')	7.54 M (24.75')	0.83 M (2.75')
<span style="color: blue;">●</span> BUILDING HEIGHT	7.62 M (25')	8.9 M (29.25')	1.28 M (4.25')

**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 7

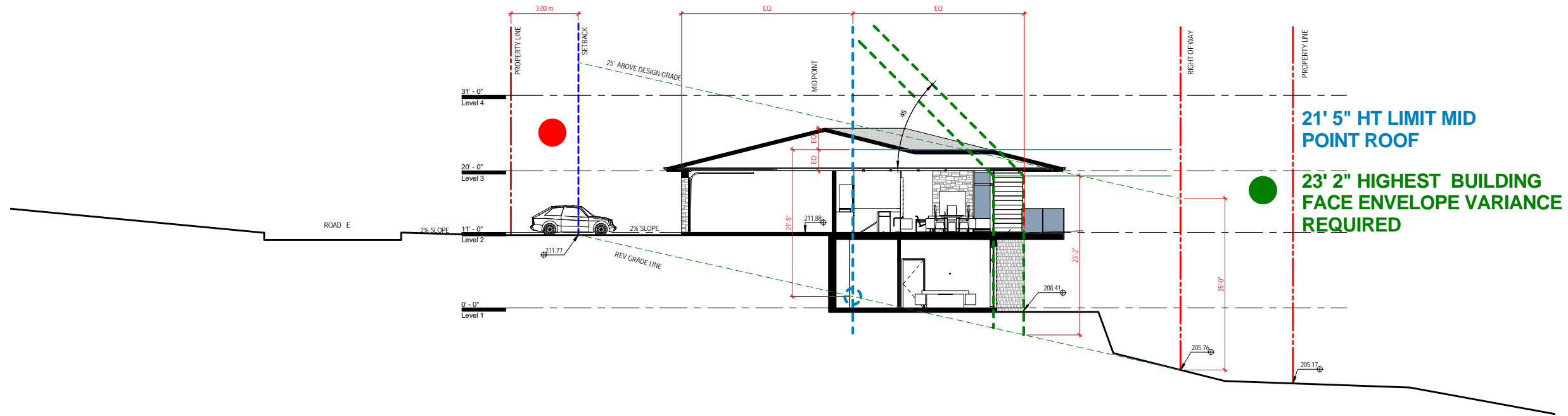
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A024



TAYLOR KURTZ ARCHITECTURE + DESIGN INC





21' 5" HT LIMIT MID POINT ROOF

23' 2" HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED

(A) Section A - Lot 8  
1/8" = 1'-0"

**REQUESTED VARIANCES LOT 8**

	REQUIRED	PROVIDED	VARIANCE REQUIRED
FRONT YARD	4.5 M (14.8')	3.0 M (9.8')	1.5 M (4.9')
REAR YARD	7.6 M (25')	11.7 M (38.4')	N/A
COMBINED SIDE YARD	1.5 M (4.9')	7.76 M (25.5')	N/A
HIGHEST BLDG FACE	6.71 M (22')	7.06 M (23.17')	0.35 M (1.17')
BUILDING HEIGHT	7.62 M (25')	6.53 M (21.4')	N/A

**LEGEND:**

- 25' FRONT YARD VARIANCE REQUIRED
- 10% SIDE YARD SETBACK VARIANCE REQUIRED
- 22' HIGHEST BUILDING FACE ENVELOPE VARIANCE REQUIRED
- 25' BUILDING HEIGHT VARIANCE REQUIRED

Rodgers Creek - Area 4 - Lots 1-8

Section A - Lot 8

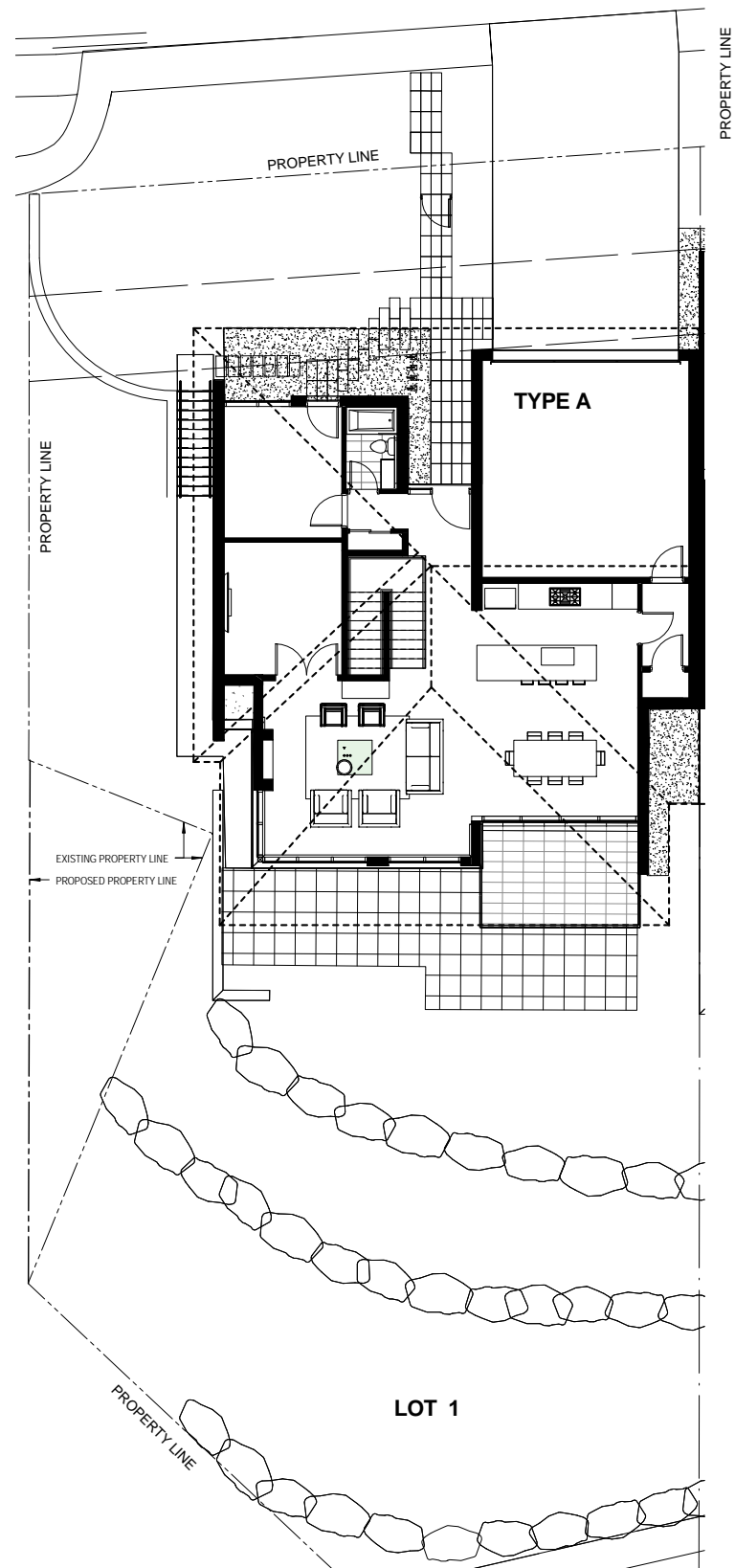
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A025

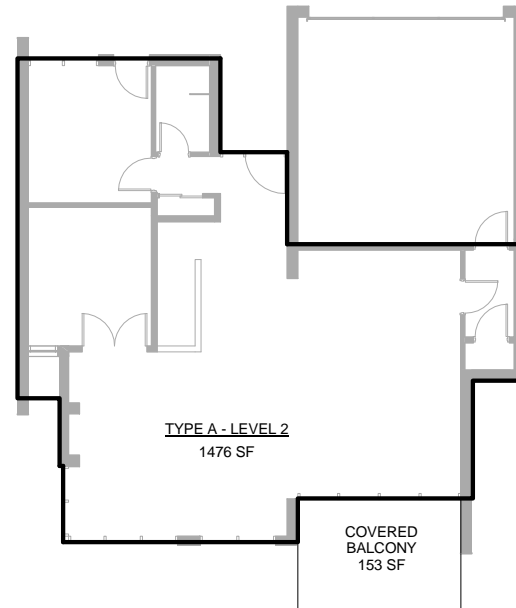


TAYLOR KURTZ ARCHITECTURE + DESIGN INC

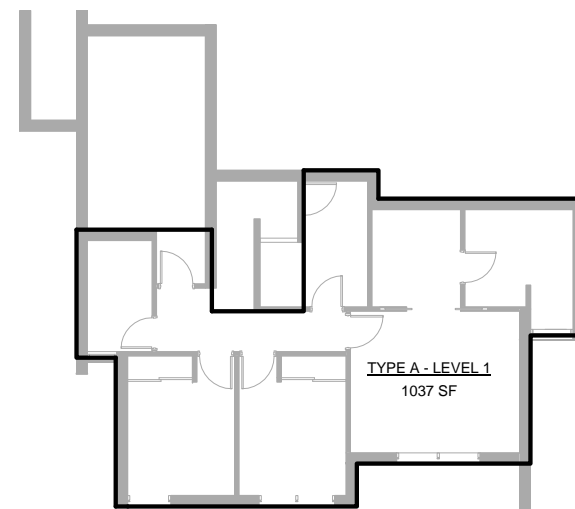




1 Site - Unit Type A  
1/8" = 1'-0"



Type A - Level 2

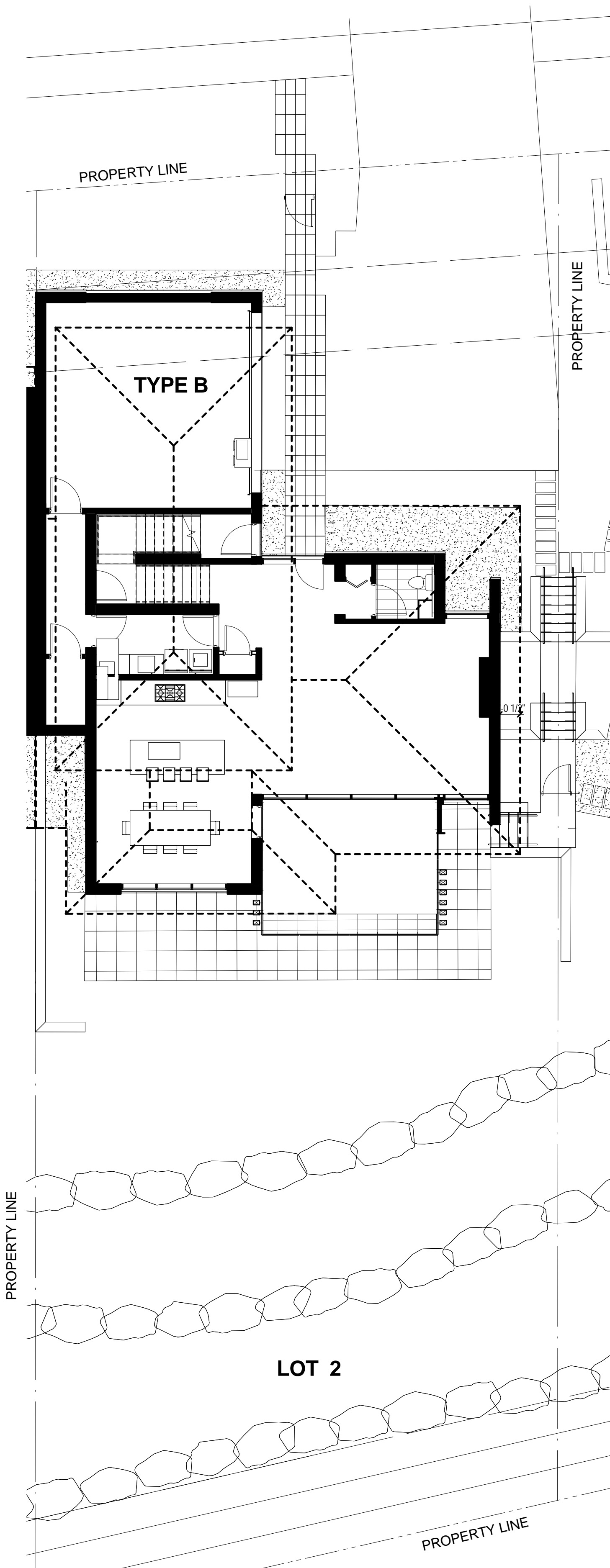


Type A - Level 1

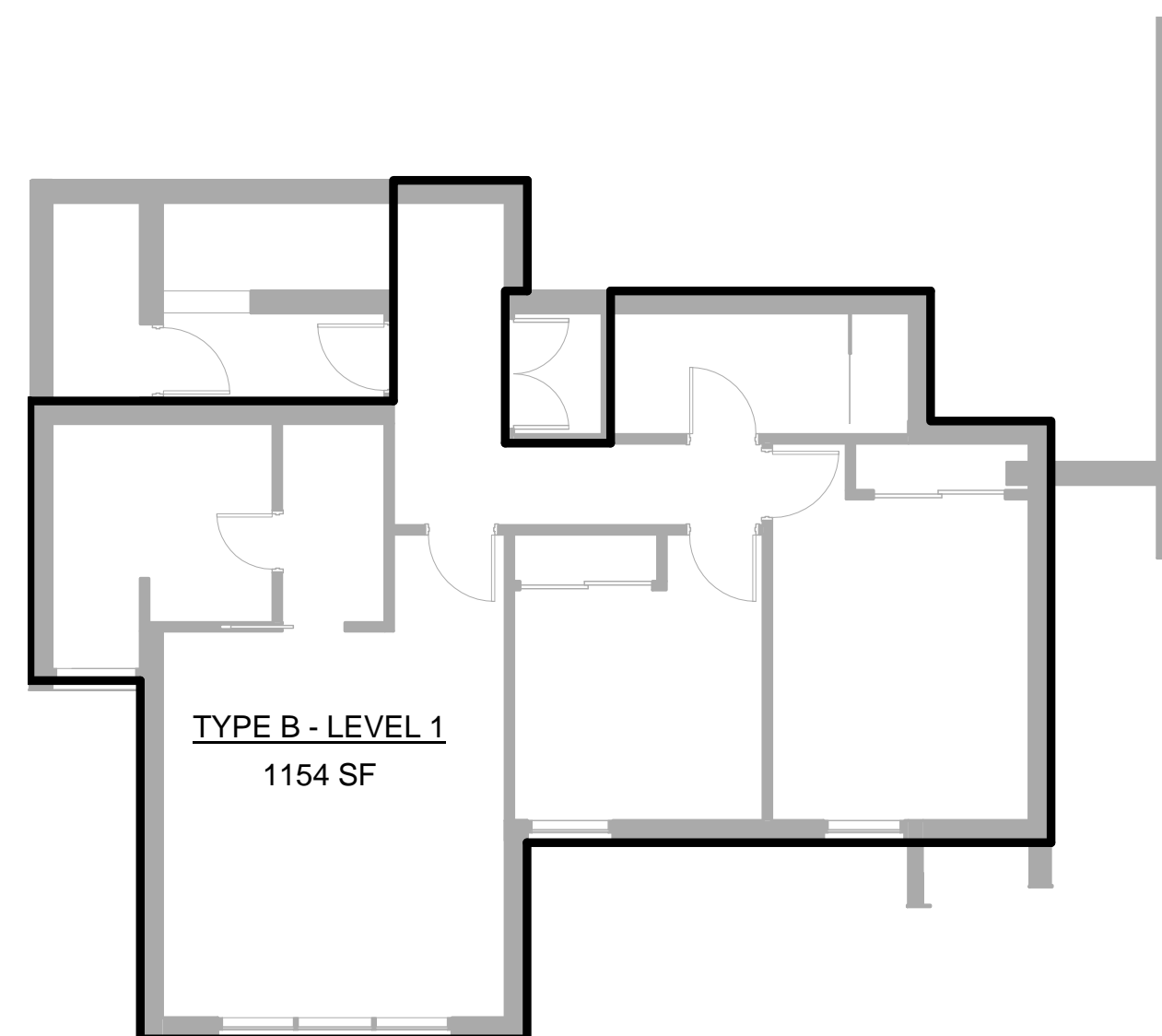
**Area Schedule (F.A.R.) - Unit Type A**

Name	Area	Comments
TYPE A		
TYPE A - LEVEL 1	1037 SF	TYPE A
TYPE A - LEVEL 2	1476 SF	TYPE A
	2513 SF	
Grand total: 2	2513 SF	

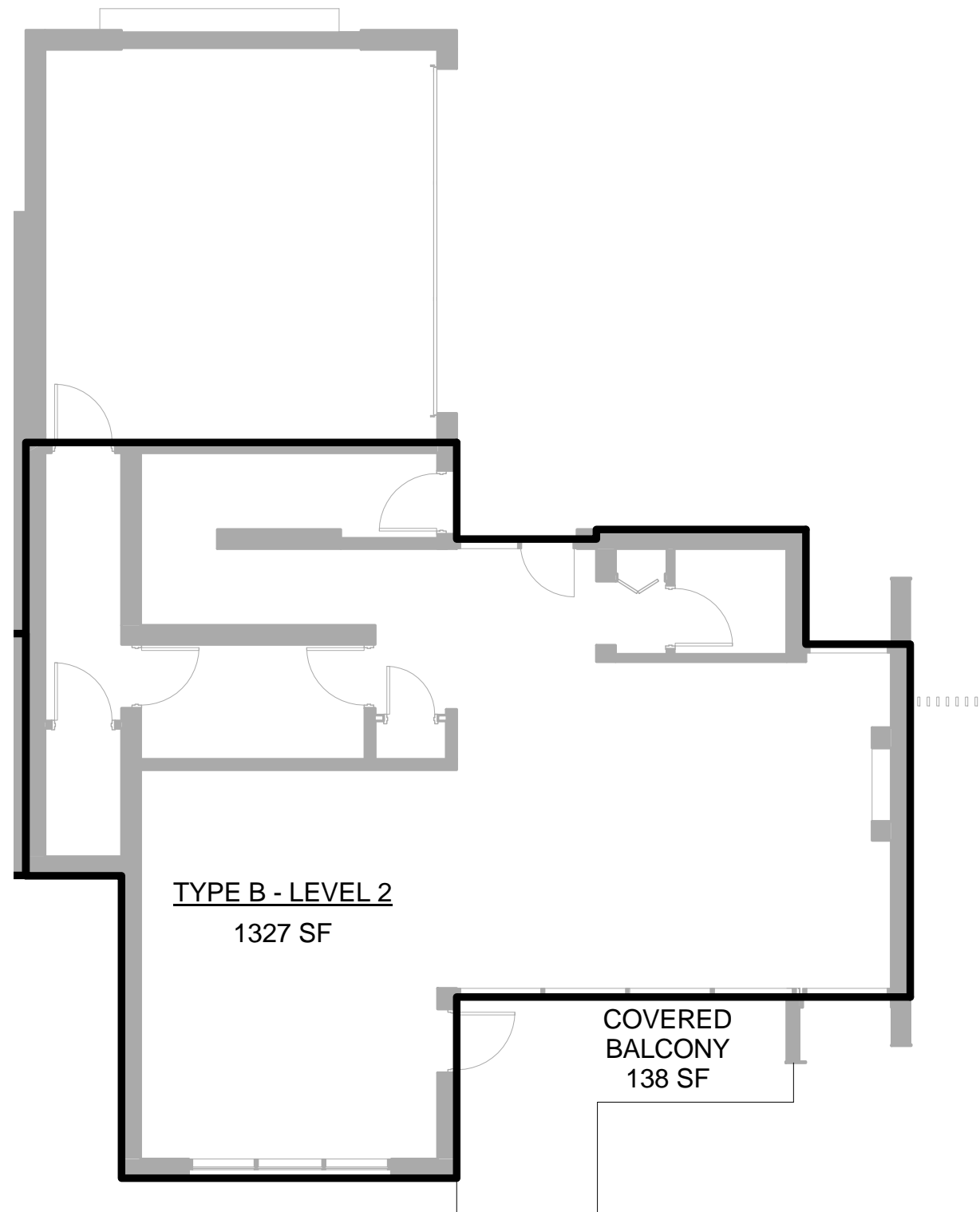
**TYPE A**  
 Enclosed FAR - 2513sf  
 Allowable Covered Balcony = 2480sf x 6% = 150.8sf  
 Actual Covered Balcony Area = 153sf (Extra of 2.2sf)  
 Total FAR = 2513 + 2.2 = **2,515.2sf**



Site - Unit Type B



Type B - Level 1



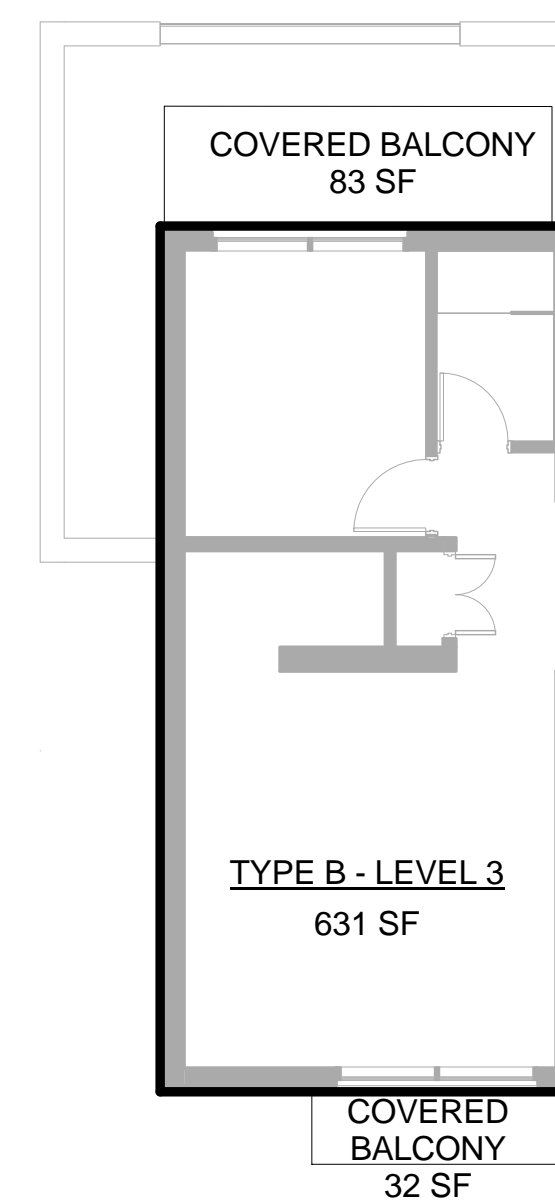
Type B - Level 2

**Area Schedule (F.A.R.) - Unit Type B**

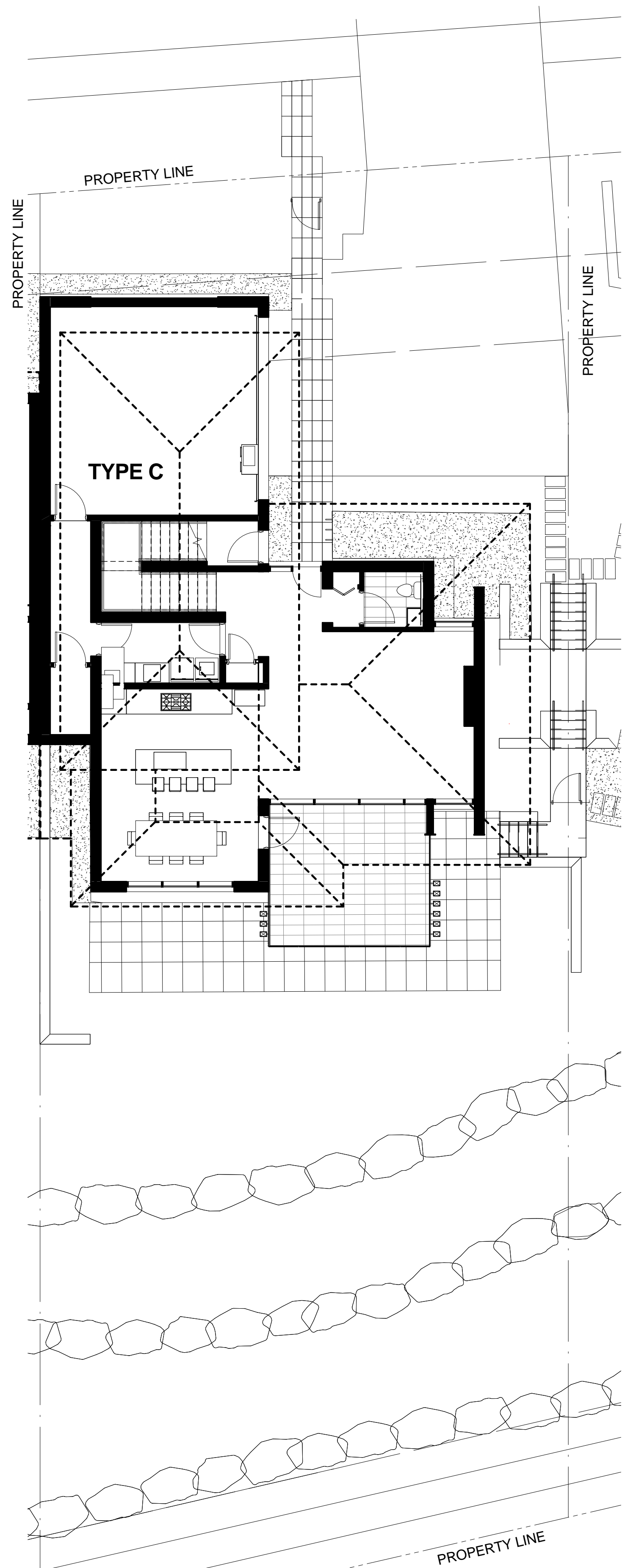
Name	Area	Comments
TYPE B		
TYPE B - LEVEL 1	1154 SF	TYPE B
TYPE B - LEVEL 2	1327 SF	TYPE B
TYPE B - LEVEL 3	631 SF	TYPE B
	3113 SF	
Grand total: 3	3113 SF	

**TYPE B**

Enclosed FAR – 3113sf  
 Allowable Covered Balcony = 3113sf x 6% = 187sf  
 Actual Covered Balcony Area = 253sf (Extra of 66sf)  
 Total FAR = 3113 + 66 = **3,179sf**



Type B - Level 3



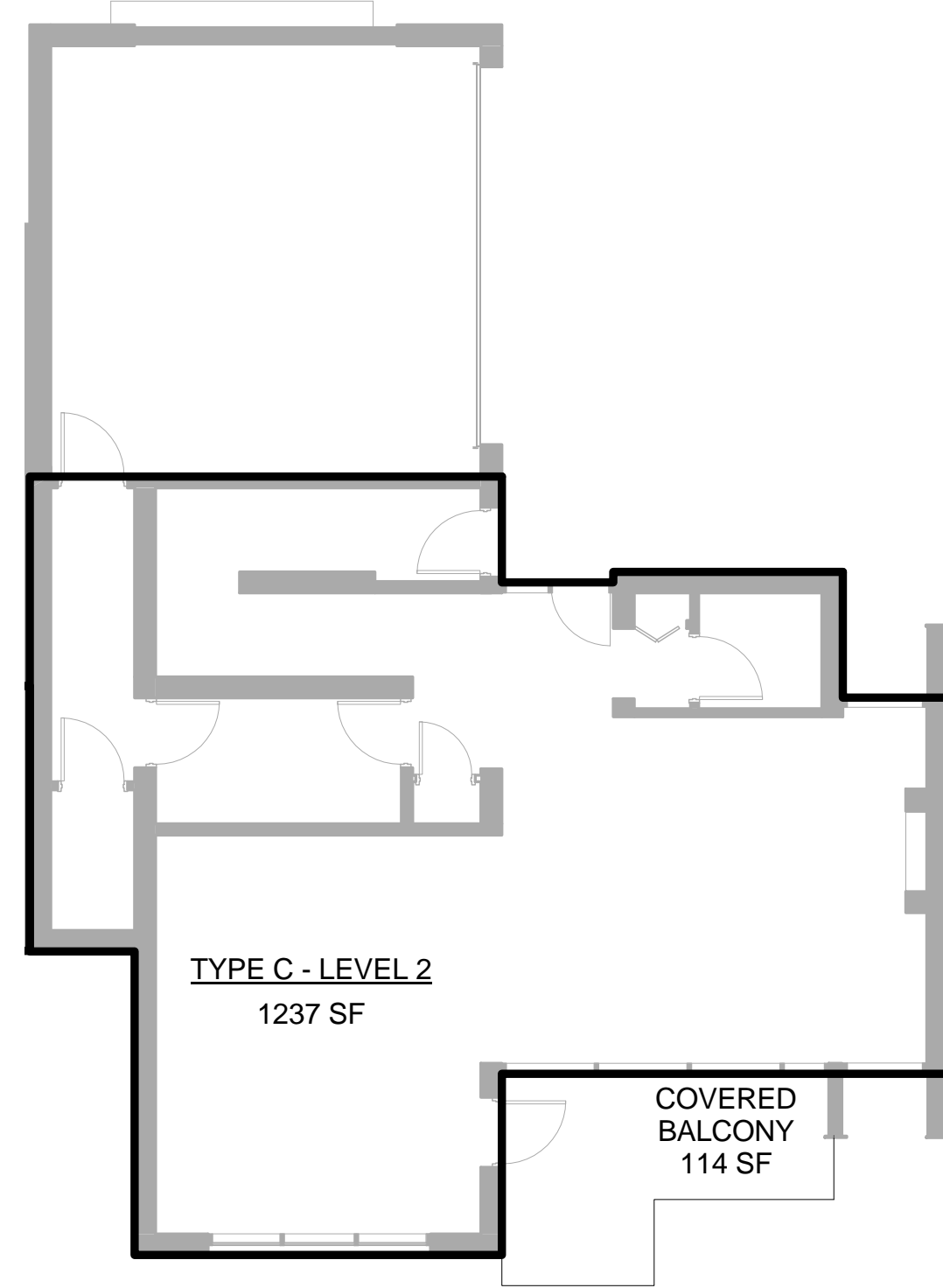
1 Site - Unit Type C  
1/8" = 1'-0"

**Area Schedule (F.A.R.) - TYPE C**

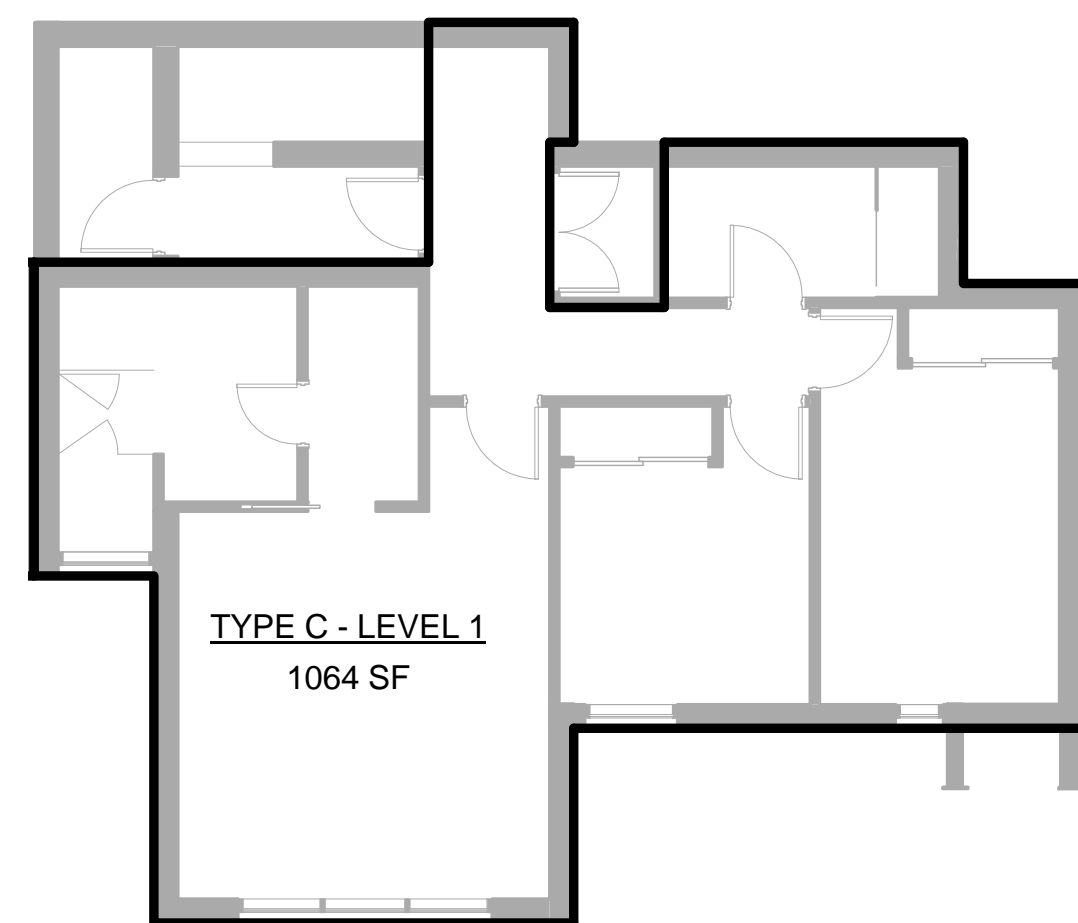
Name	Area	Comments
TYPE C		
TYPE C - LEVEL 1	1064 SF	TYPE C
TYPE C - LEVEL 2	1237 SF	TYPE C
TYPE C - LEVEL 3	596 SF	TYPE C
	2897 SF	
Grand total: 3	2897 SF	

**TYPE C**

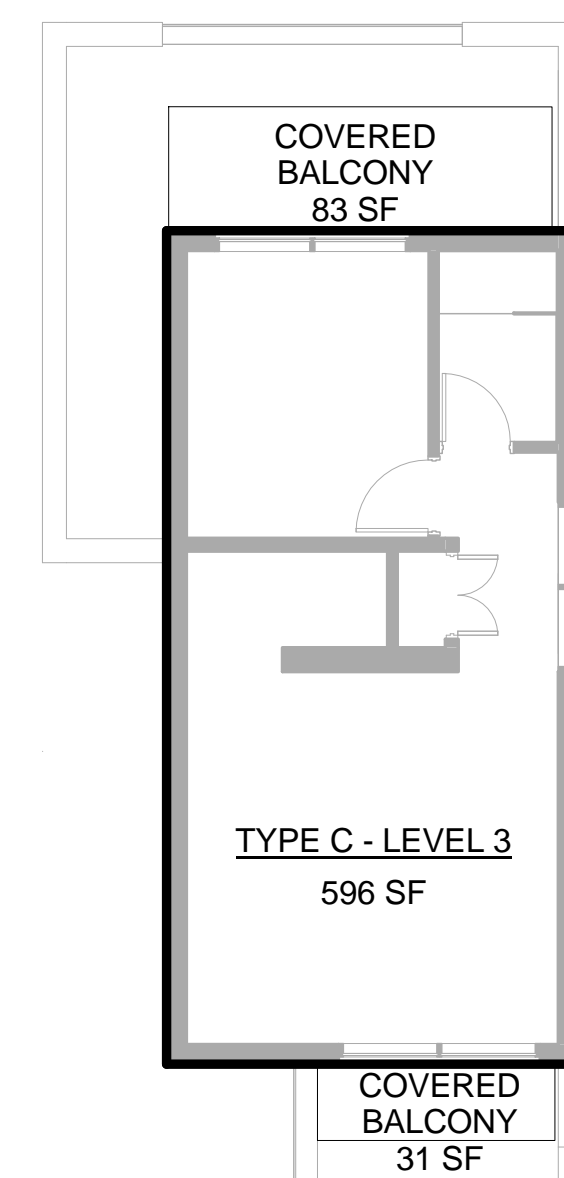
Enclosed FAR = 2897sf  
 Allowable Covered Balcony = 2897sf x 6% = 174sf  
 Actual Covered Balcony Area = 228sf (Extra of 54sf)  
 Total FAR = 2897 + 54 = **2,951sf**



Type C - Level 2



Type C - Level 1



Type C - Level 3

RODGERS CREEK - AREA 4 - LOTS 1-8

TYPICAL SITE PLAN - UNIT C

3/17/2015 4:34:16 PM

A102



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① Type A - Level 1  
1/4" = 1'-0"

RODGERS CREEK - AREA 4 - LOTS 1-8

TYPE A - FLOOR PLAN - L1

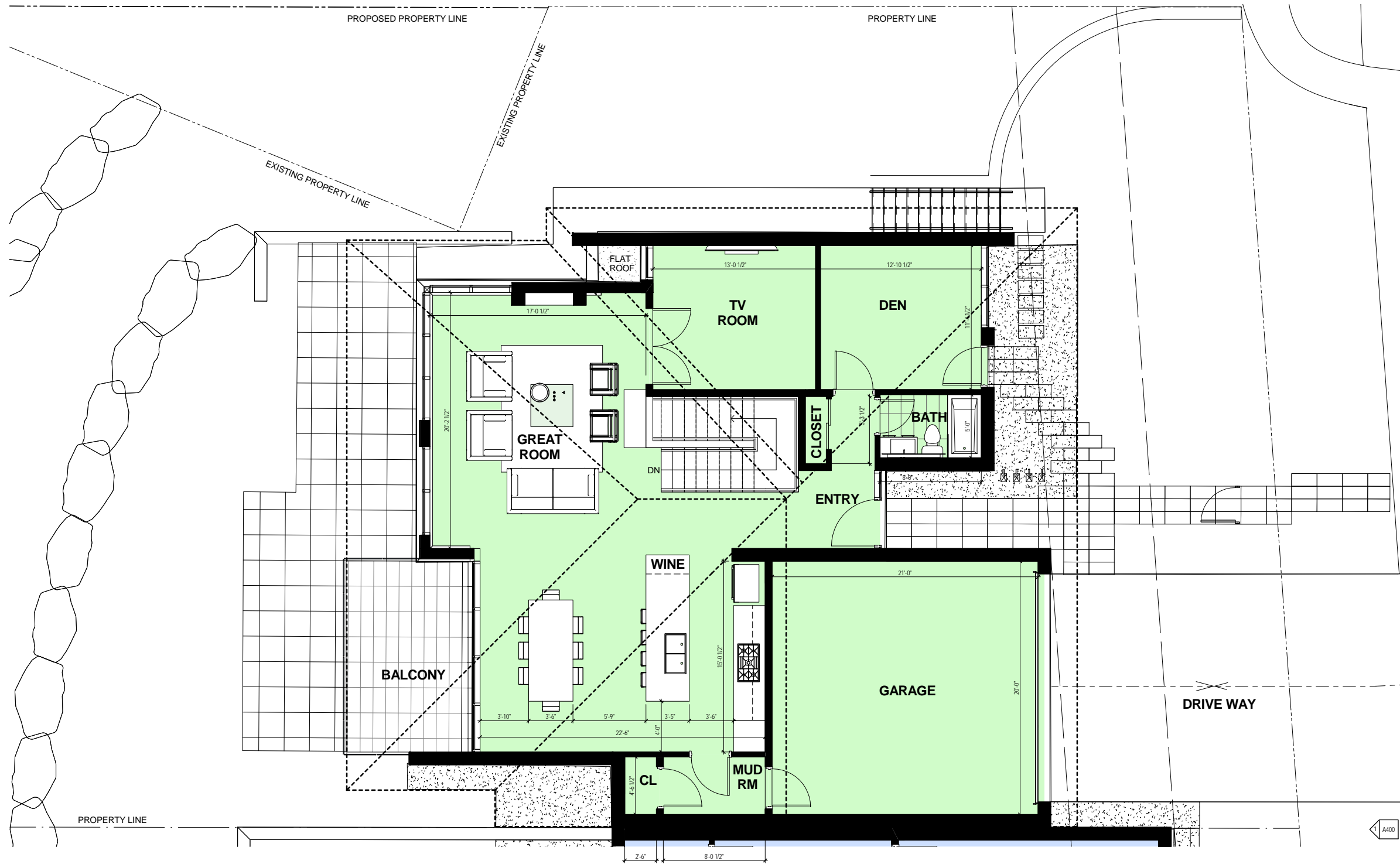
3/23/2015 3:20:07 PM

A111



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1 Type A - Level 2  
 1/4" = 1'-0"

RODGERS CREEK - AREA 4 - LOTS 1-8

TYPE A - FLOOR PLAN - L2

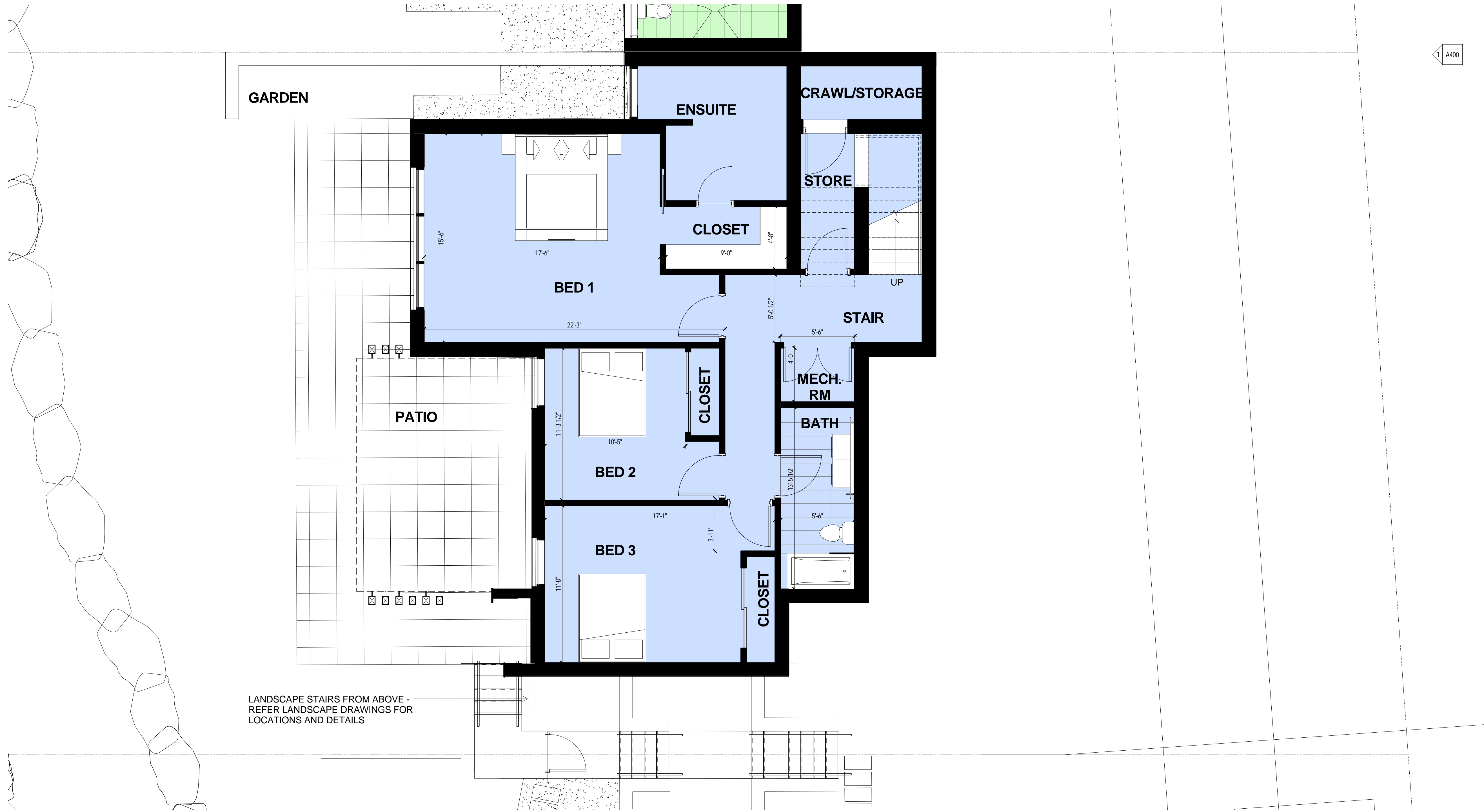
3/23/2015 3:18:12 PM

A112



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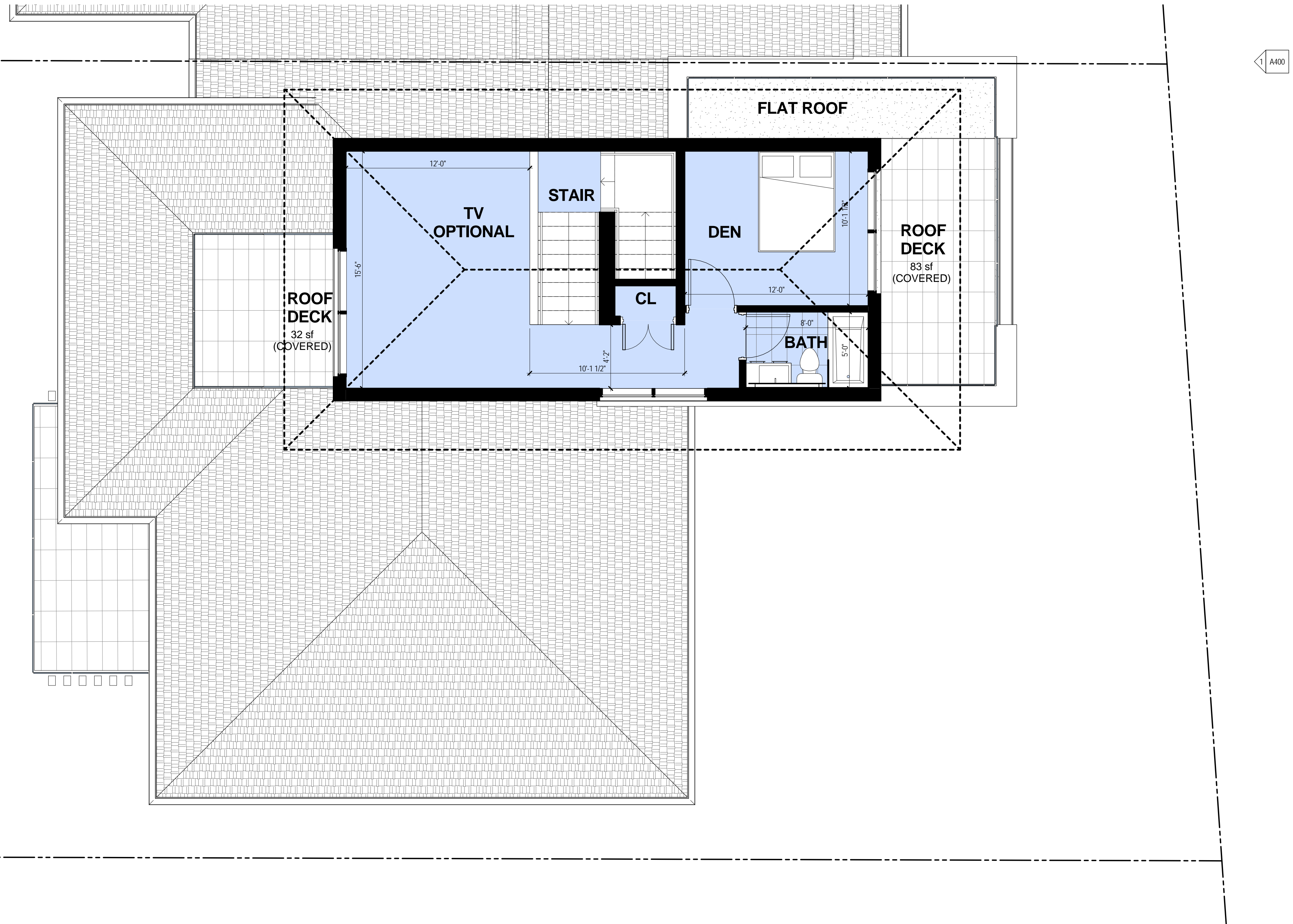




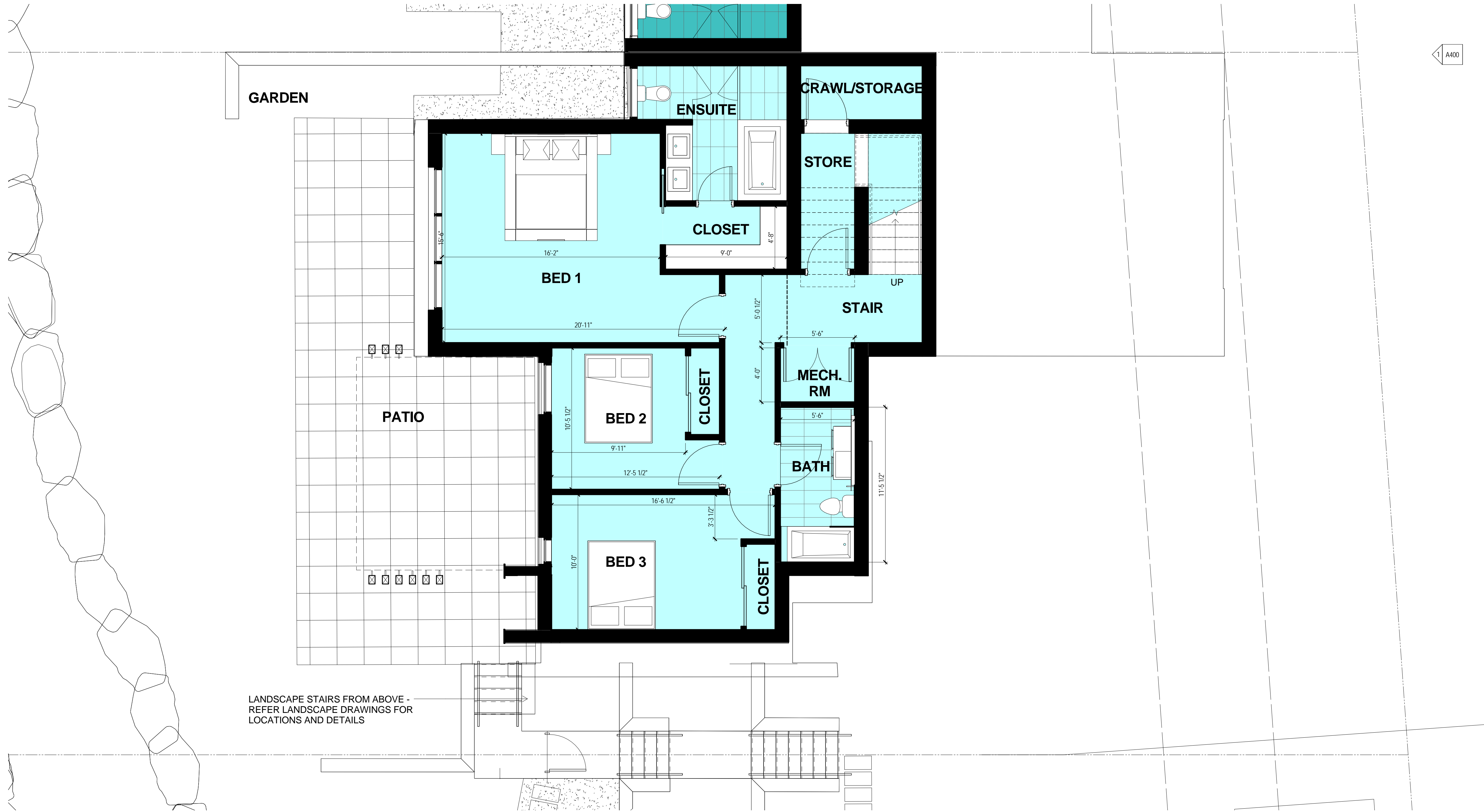
1 Type B - Level 1  
1/4" = 1'-0"



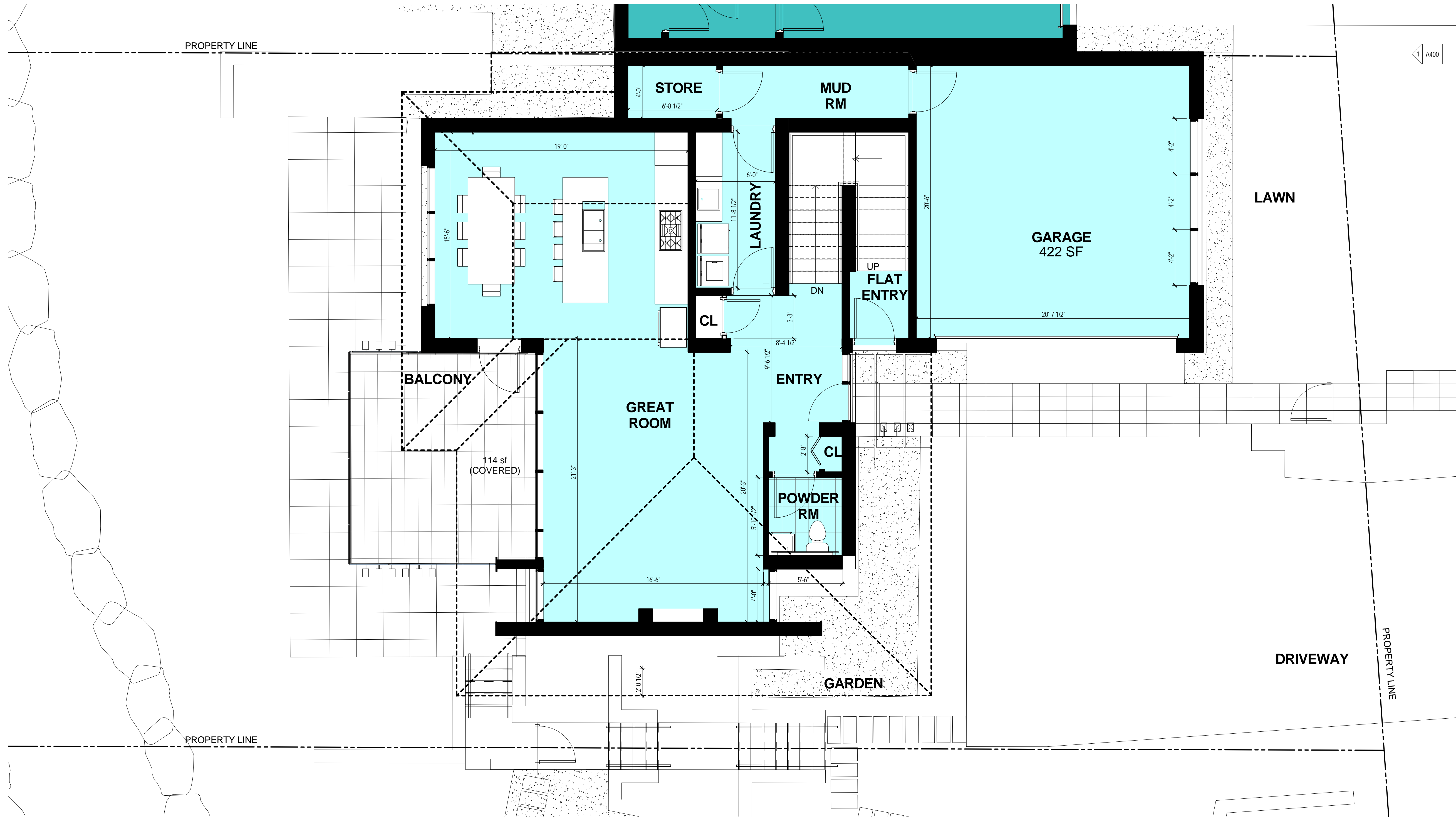




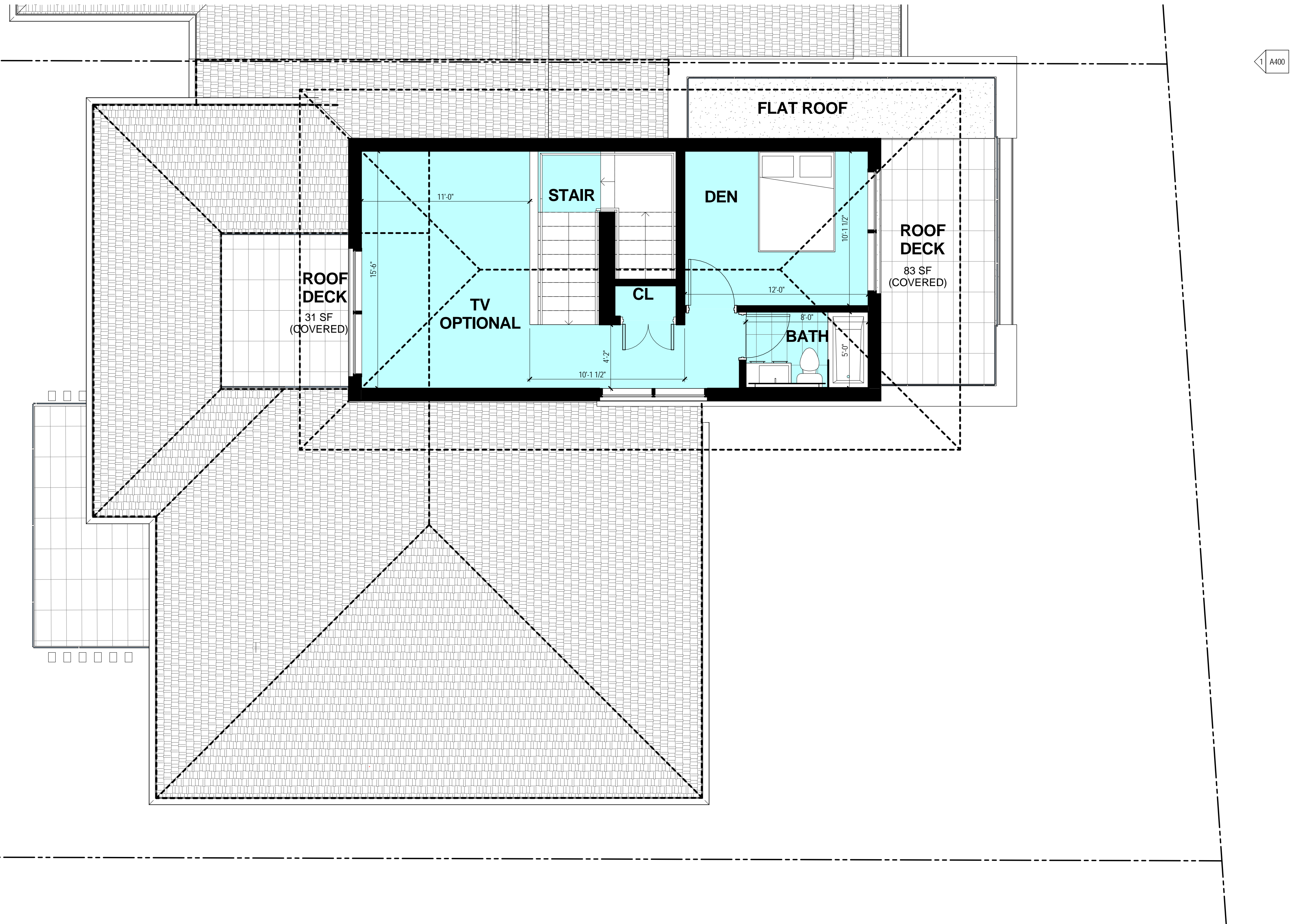
1 Type B - Level 3  
1/4" = 1'-0"



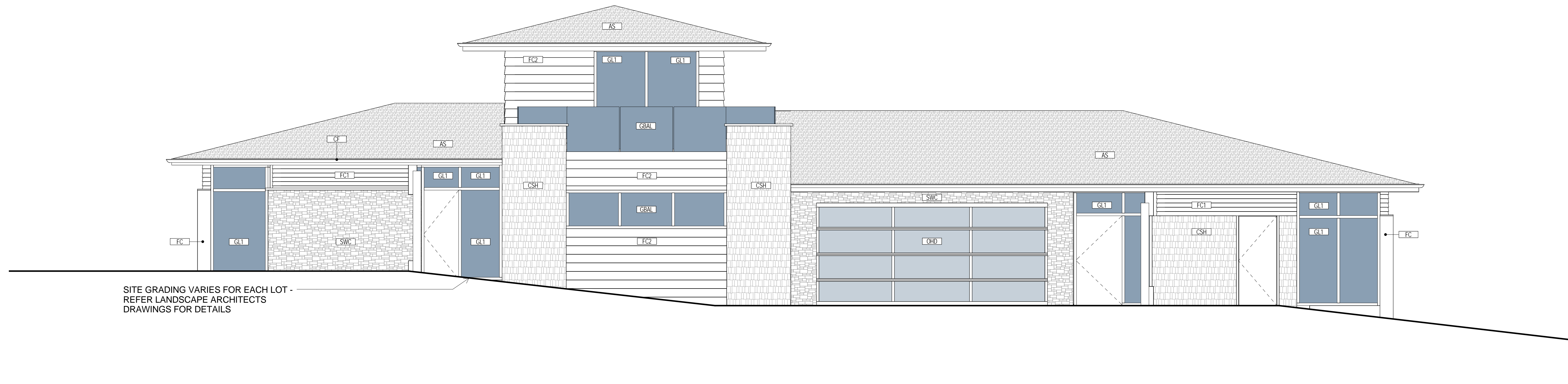
1 Type C - Level 1  
1/4" = 1'-0"



① Type C - Level 2



1 Type C - Level 3  
1/4" = 1'-0"



1 North  
1/4" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
AS	ASPHALT SHINGLES
CF	CEDAR FASCIA
CSH	CEDAR SHINGLES
FC	FIBRE CEMENT
FC1	FIBRE CEMENT - TYPE 1
FC2	FIBRE CEMENT - TYPE 2
GBAL	FRAMELESS GLASS BALUSTRADE
GL1	GLAZING - TYPE 1
OHD	OVERHEAD DOOR
SWC	STONE WALL CLADDING

RODGERS CREEK - AREA 4 - LOTS 1-8

**NORTH ELEVATION**

3/17/2015 12:28:22 PM

A201



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1 South  
1/4" = 1'-0"

RETAINING WALLS AND SITE GRADING VARY FOR EACH LOT. REFER L'SCAPE DWGS FOR LOCATION AND DETAILS

KEYNOTE LEGEND

TAG	DESCRIPTION
AS	ASPHALT SHINGLES
CF	CEDAR FASCIA
CSH	CEDAR SHINGLES
FC2	FIBRE CEMENT - TYPE 2
FG75	FROSTED GLASS - 75%
GBAL	FRAMELESS GLASS BALUSTRADE
GL1	GLAZING - TYPE 1

RODGERS CREEK - AREA 4 - LOTS 1-8

**SOUTH ELEVATION**

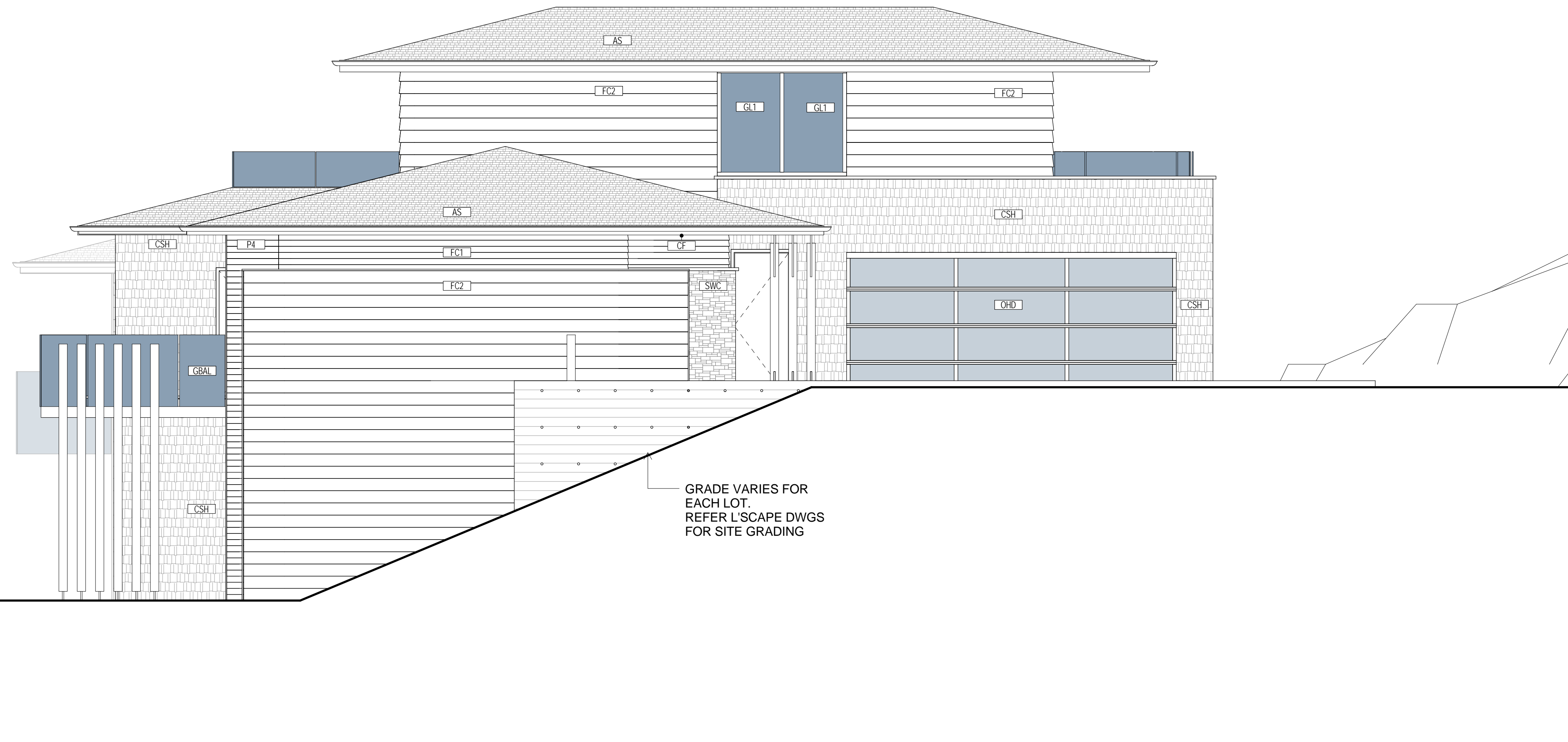
3/17/2015 12:28:25 PM

A202



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ARCHITECTURE + DESIGN INC





RETAINING WALLS VARY FOR EACH LOT. REFER L'SCAPE DWGS FOR LOCATION AND DETAILS

GRADE VARIES FOR EACH LOT. REFER L'SCAPE DWGS FOR SITE GRADING

1 East  
1/4" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
AS	ASPHALT SHINGLES
CF	CEDAR FASCIA
CSH	CEDAR SHINGLES
FC1	FIBRE CEMENT - TYPE 1
FC2	FIBRE CEMENT - TYPE 2
GBAL	FRAMELESS GLASS BALUSTRADE
GL1	GLAZING - TYPE 1
OHD	OVERHEAD DOOR
P4	PAINT - COLOUR 4
SWC	STONE WALL CLADDING

RODGERS CREEK - AREA 4 - LOTS 1-8

EAST ELEVATION

3/17/2015 12:28:27 PM

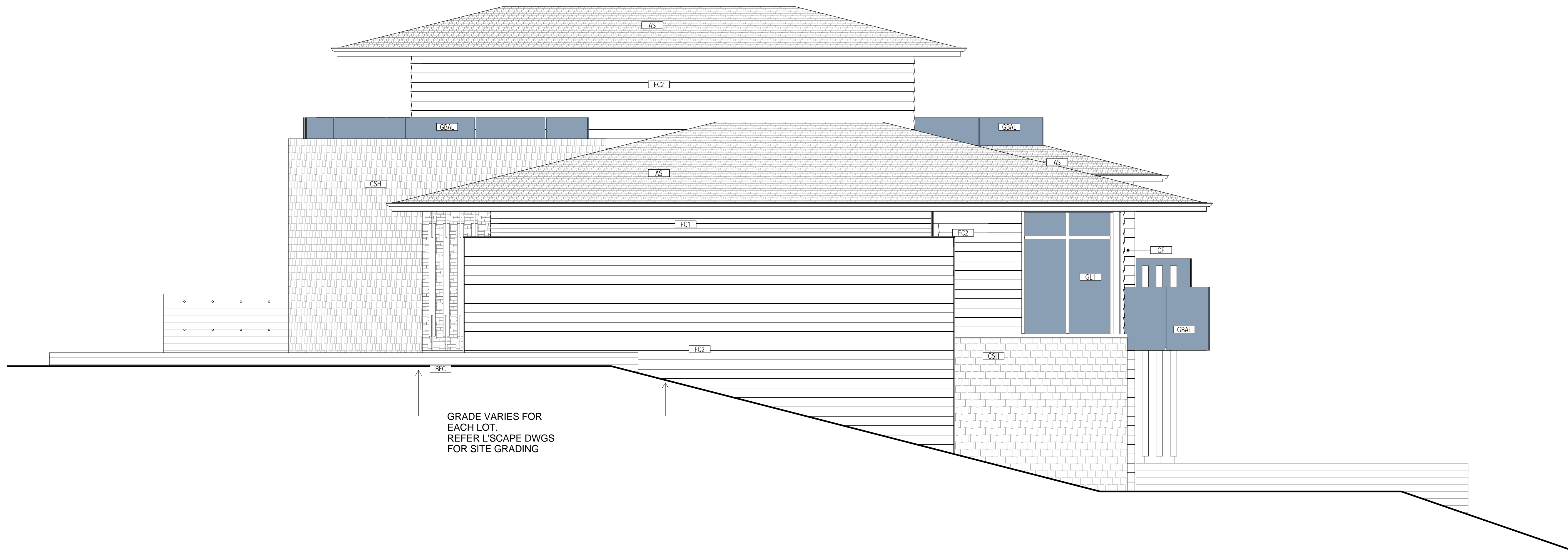
A203



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1 West  
1/4" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
AS	ASPHALT SHINGLES
BFC	BOARD FORM CONCRETE
CF	CEDAR FASCIA
CSH	CEDAR SHINGLES
FC1	FIBRE CEMENT - TYPE 1
FC2	FIBRE CEMENT - TYPE 2
GBAL	FRAMELESS GLASS BALUSTRADE
GL1	GLAZING - TYPE 1

RODGERS CREEK - AREA 4 - LOTS 1-8

WEST ELEVATION

3/17/2015 12:28:28 PM

A204

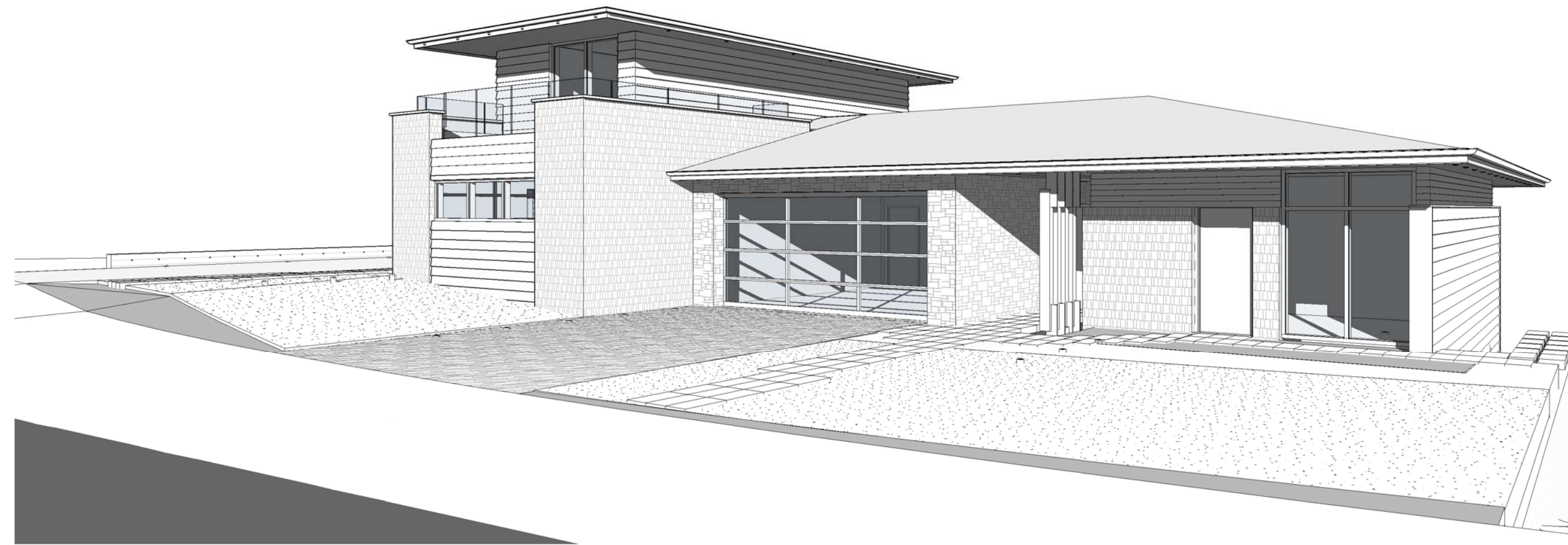


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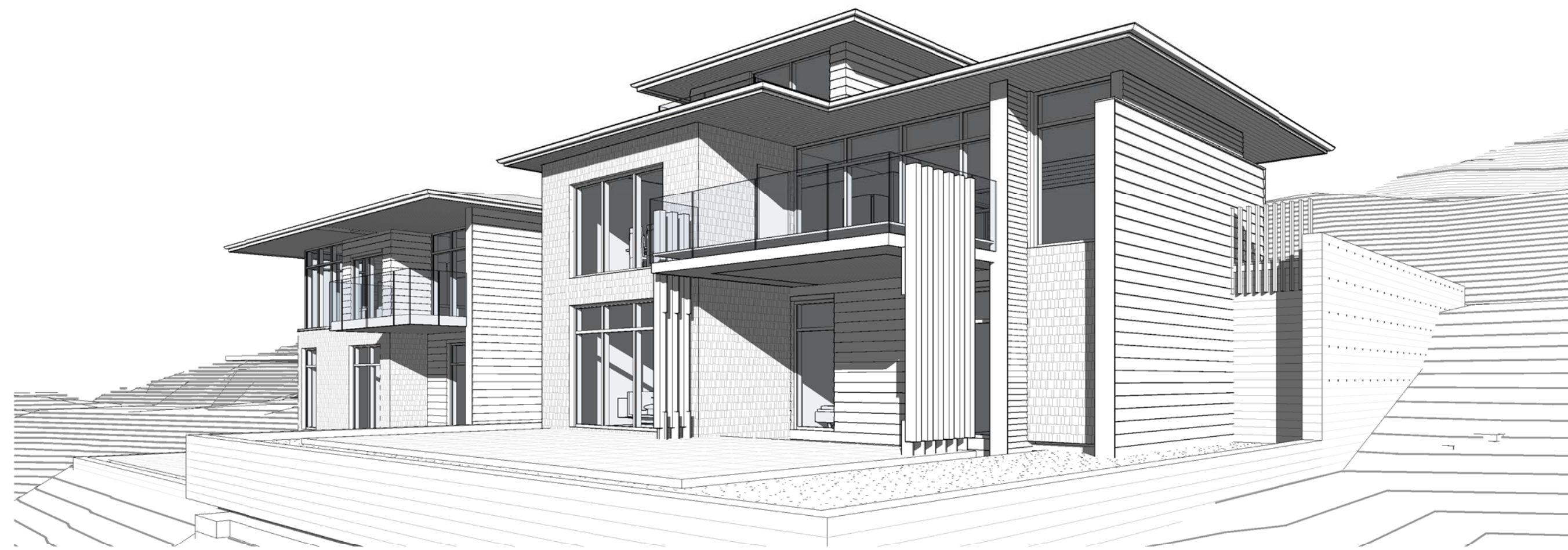




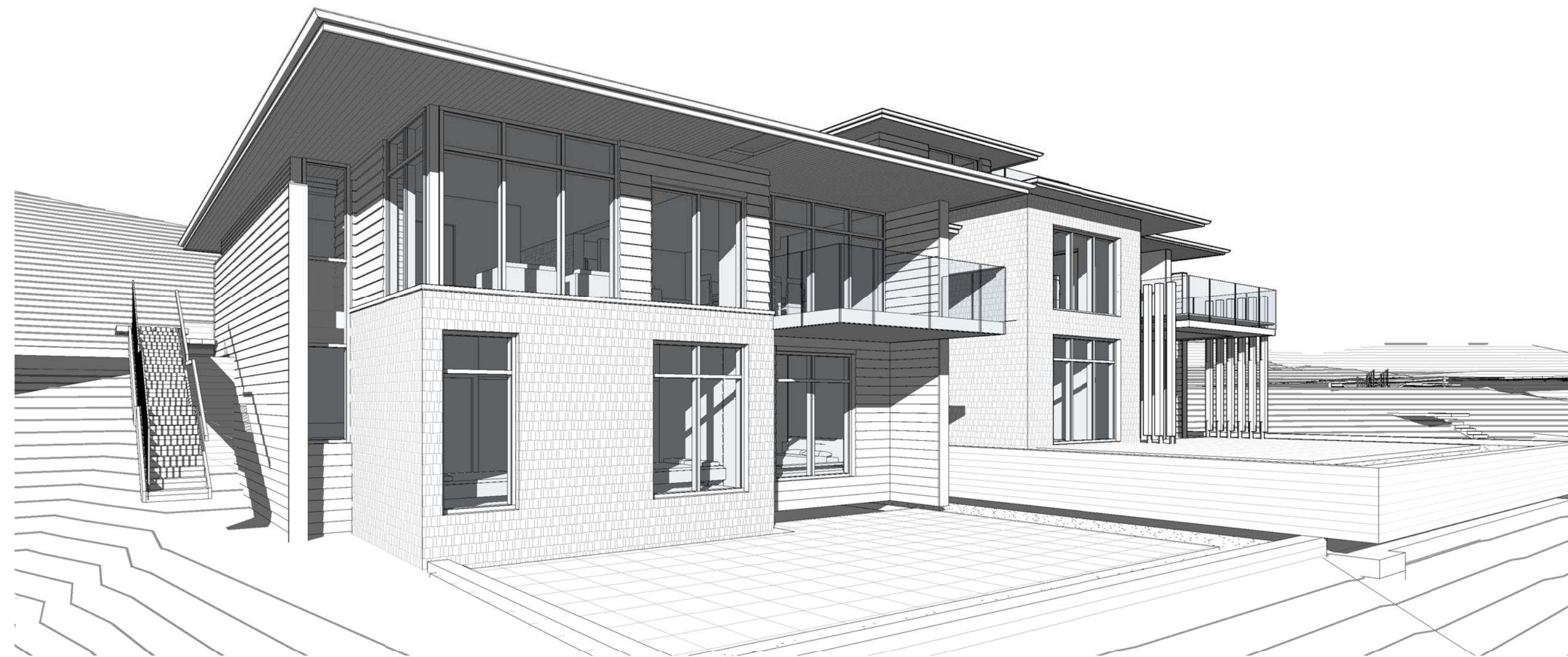
View from North East



View from North West



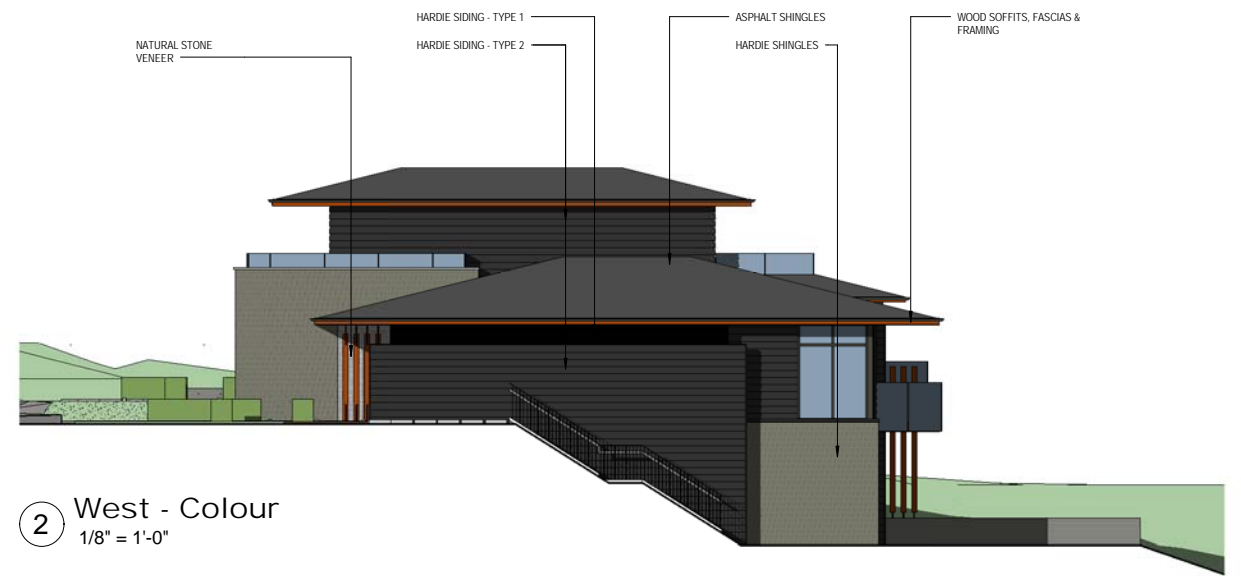
View from South East



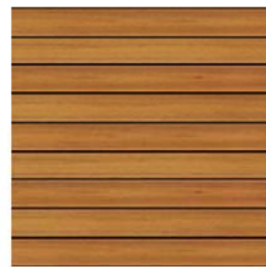
View from South West



① North - Colour  
1/8" = 1'-0"



② West - Colour  
1/8" = 1'-0"



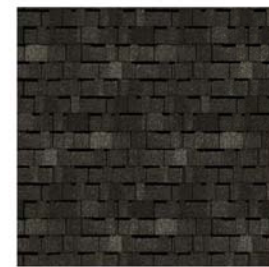
Soffits - Stained Douglas Fir (Engineered Siding) - 1x4



Hardie Board Siding - Type 1 (FC1) 8" Boards - Painted Cloverdale - Opening Night (8301)  
Hardie Board Siding - Type 2 (FC2) 8" Boards - Painted Cloverdale - Iron (CA207)  
Hardie Shingles - Painted Cloverdale - Brushed Nickel (CA205)



Natural Stone Veneer Wood Framing - Stained Douglas Fir



Asphalt roof Shingles Black

**Colour Scheme - Option 1 (cool)**



Soffits - Stained Douglas Fir (Engineered Siding) - 1x4



Hardie Board Siding - Type 1 (FC1) 4" Boards - Painted Cloverdale - French Roast (CA213)  
Hardie Board Siding - Type 2 (FC2) 8" Boards - Painted Cloverdale - Storm (CA211)  
Hardie Shingles - Painted Cloverdale - Evening Shade (5758)



Natural Stone Veneer Wood Framing - Stained Douglas Fir



Asphalt roof Shingles Brown

**Colour Scheme - Option 2 (warm)**

**RODGERS CREEK - AREA 4 - LOTS 1-8**

**MATERIALS AND FINISHES**

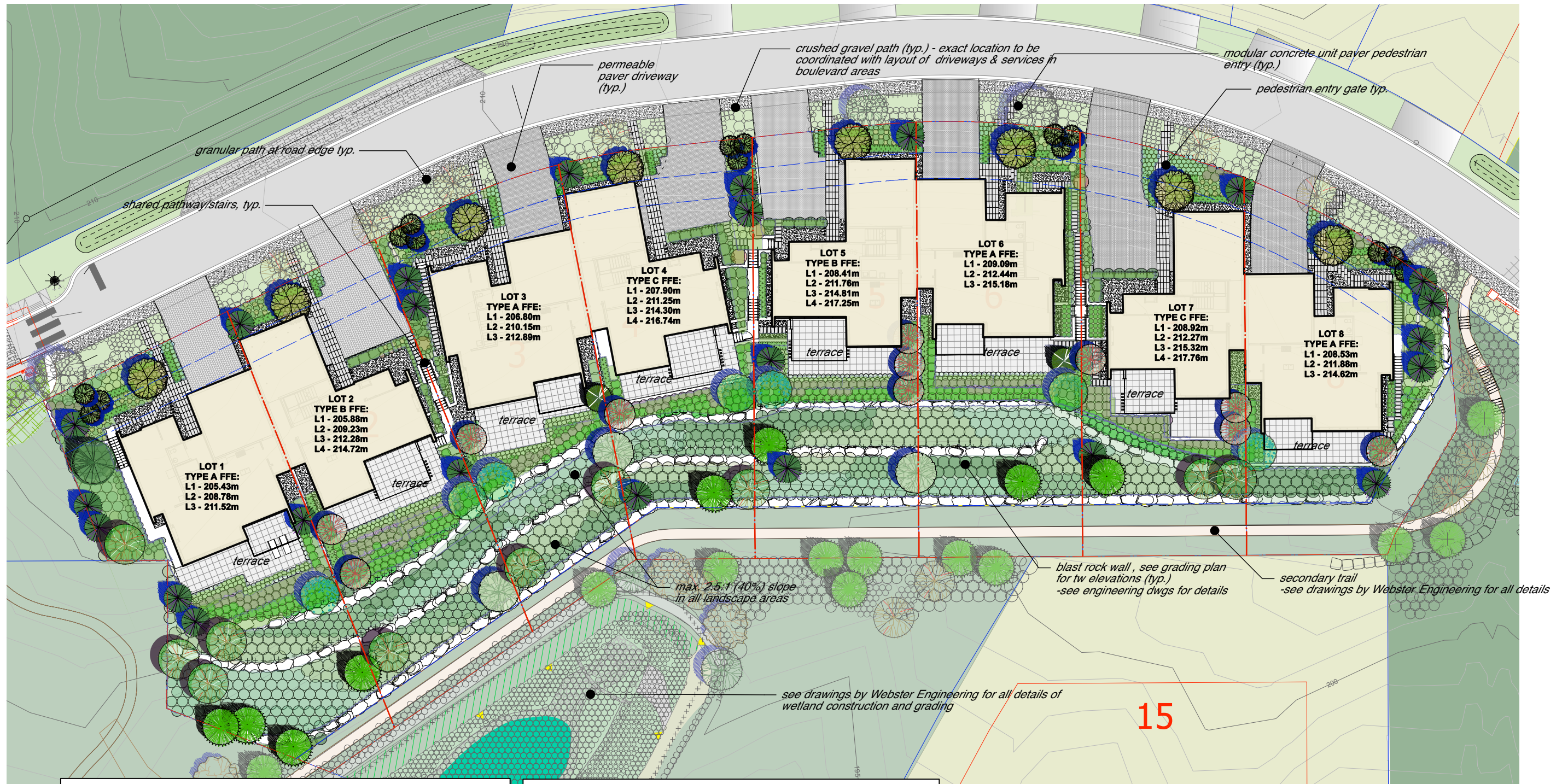
3/25/2015 7:59:36 AM

A400

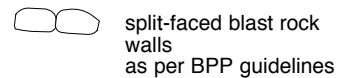
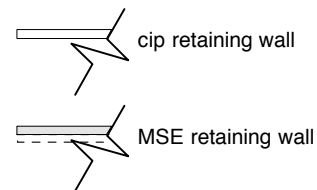


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**DRAWING LEGEND:**



**GENERAL NOTES:**

- 1: All walls to be inspected and approved by geotech and structural engineer.
- 2: Ensure positive drainage behind all walls and throughout site.
- 3: All walls to conform to West Vancouver municipal bylaws and Rodgers Creek Design Guidelines
- 4: All landscape works (including boulevard areas) to be automatically irrigated
- 5: Where soft landscape areas meet building foundation wall, 12-18" wide gravel drain strip to be installed at landscape grade.

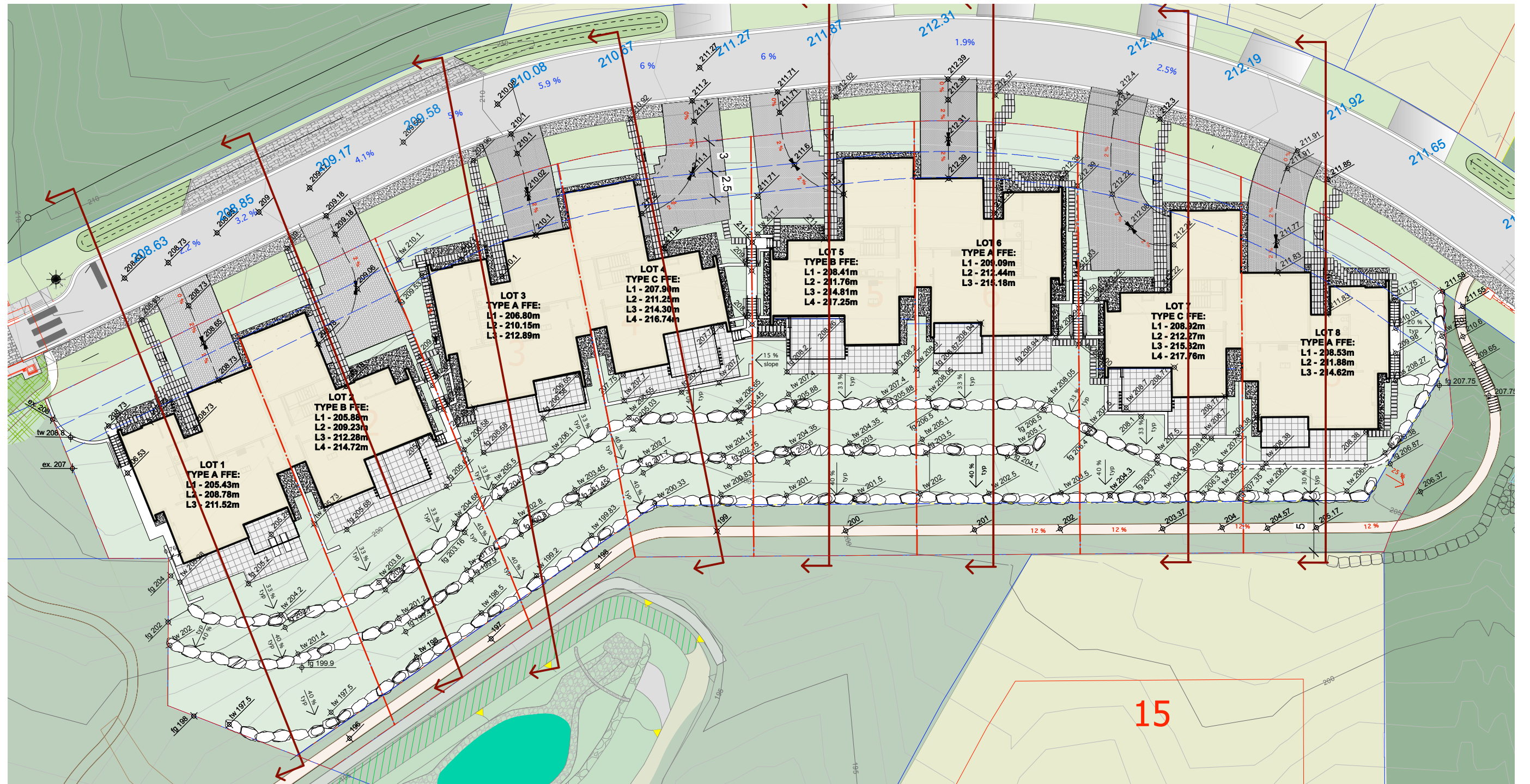
**RODGERS CREEK - DUPLEXES 1-8**

rev as per DRC 18/03/2015

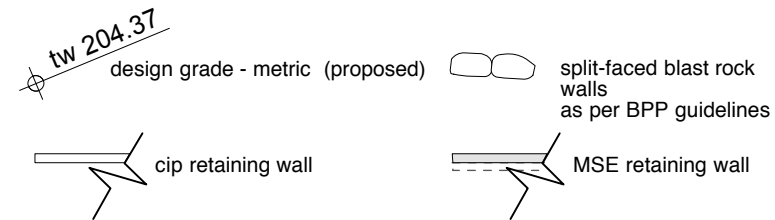
Site Plan  
Scale  
1:400  
L1



FORMA DESIGN INC.



**DRAWING LEGEND:**



**GENERAL NOTES:**

- 1: All walls to be inspected and approved by geotech and structural engineer.
- 2: Ensure positive drainage behind all walls and throughout site.
- 3: All walls to conform to West Vancouver municipal bylaws and Rodgers Creek Design Guidelines
- 4: All landscape works (including boulevard areas) to be automatically irrigated
- 5: Where soft landscape areas meet building foundation wall, 12-18" wide gravel drain strip to be installed at landscape grade.

**RODGERS CREEK - DUPLEXES 1-8**  
Grading Plan

rev as per DRC 18/03/2015 Scale 1:400

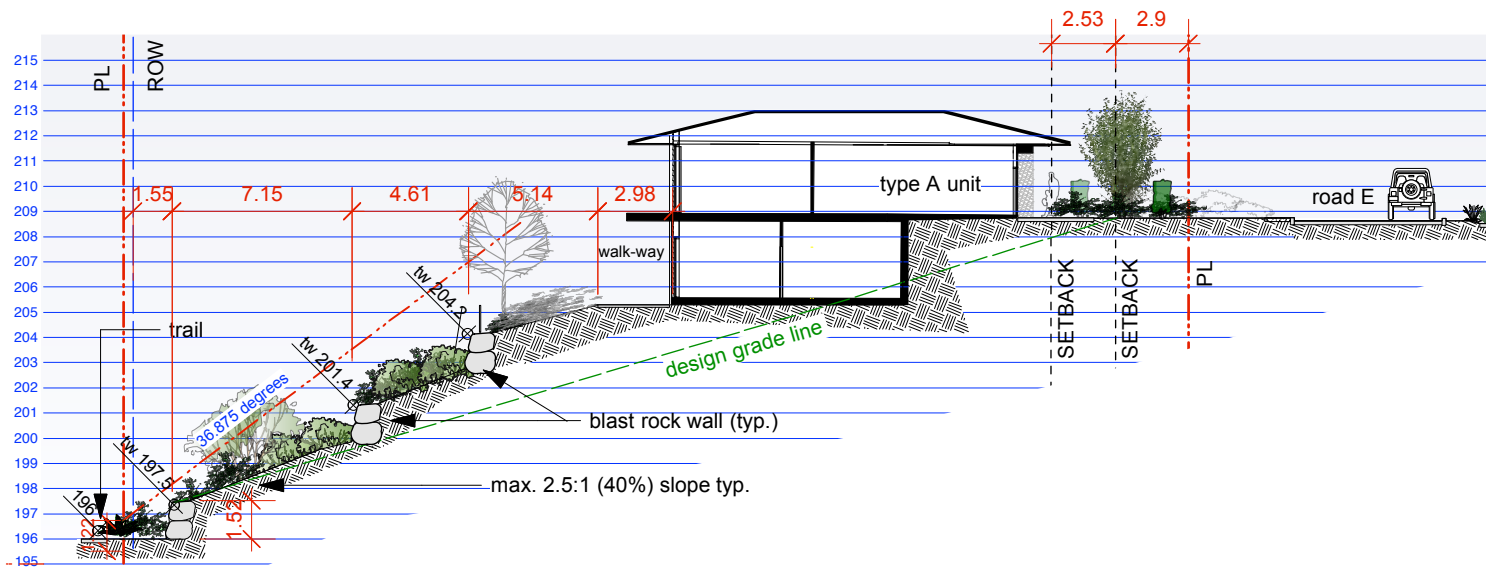
L2



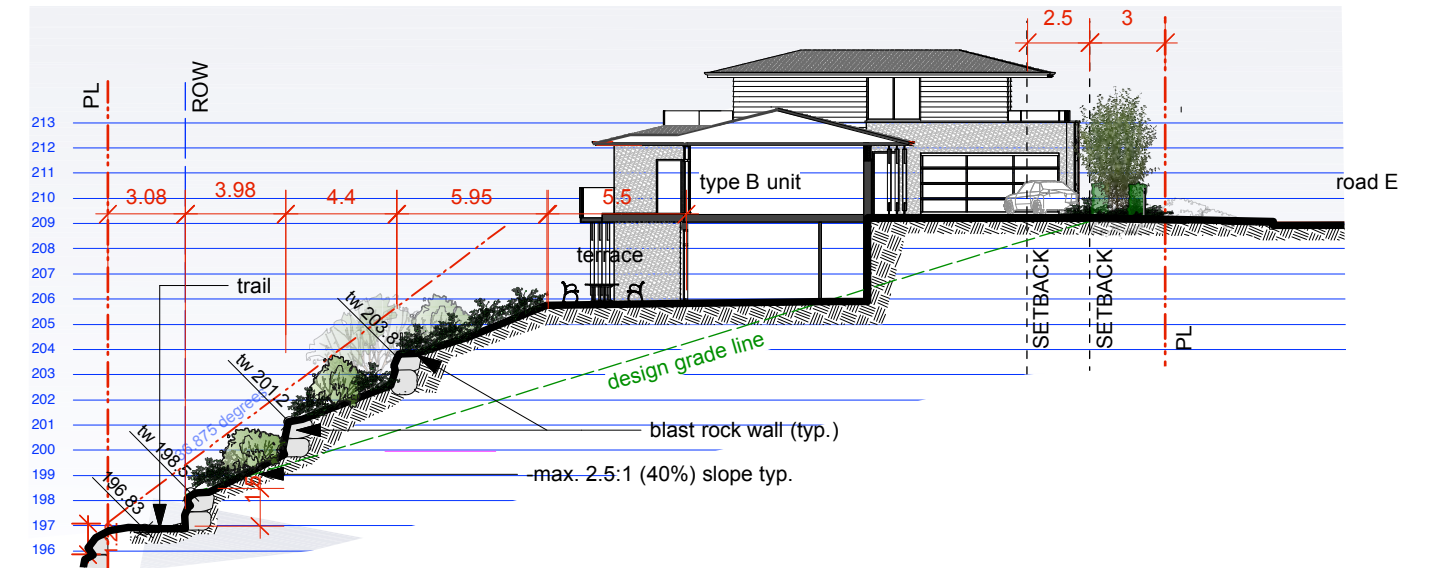
**TAYLOR KURTZ**  
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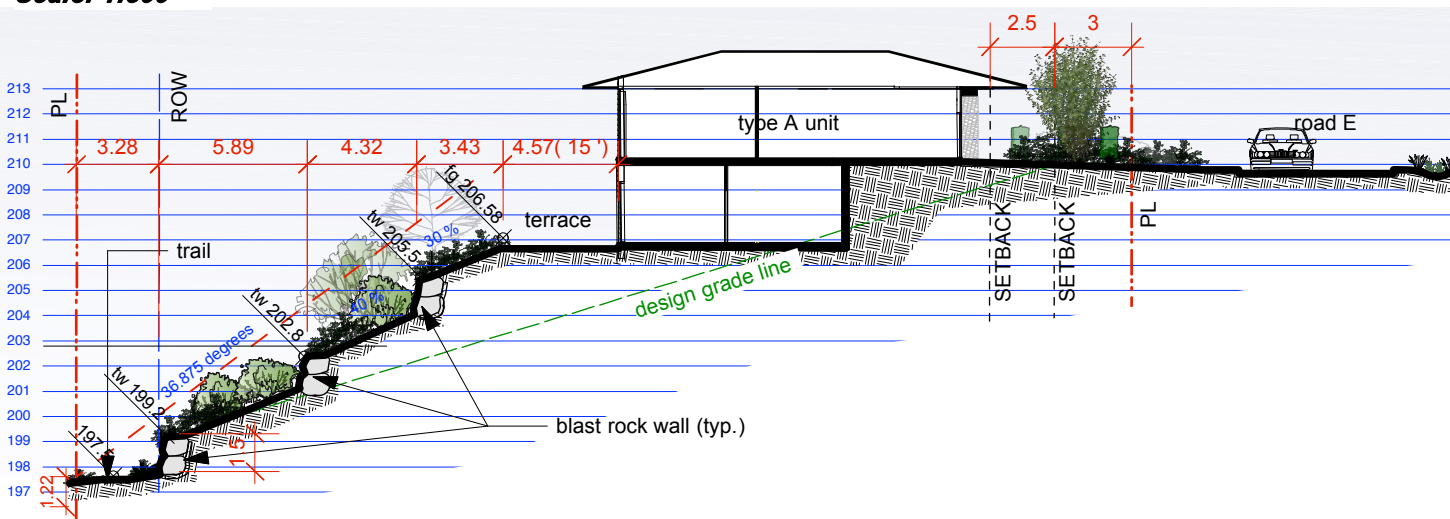
FORMA DESIGN INC.



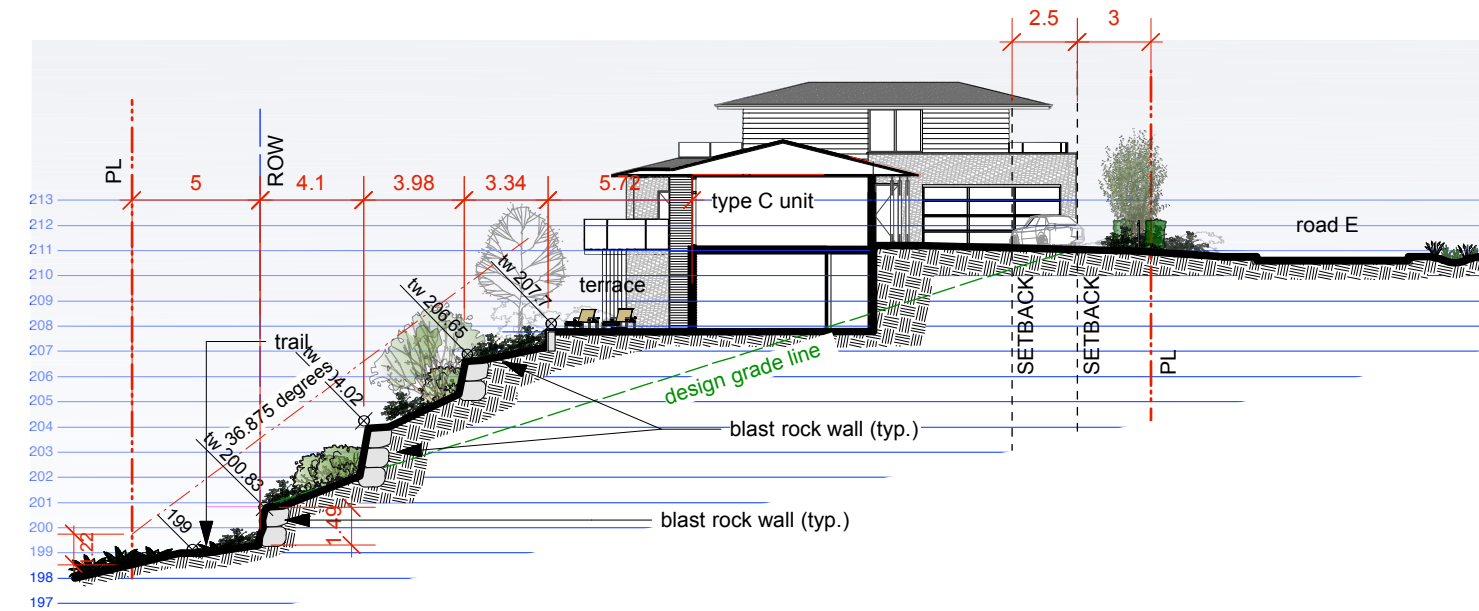
**Site Section 1,1**  
Scale: 1:300



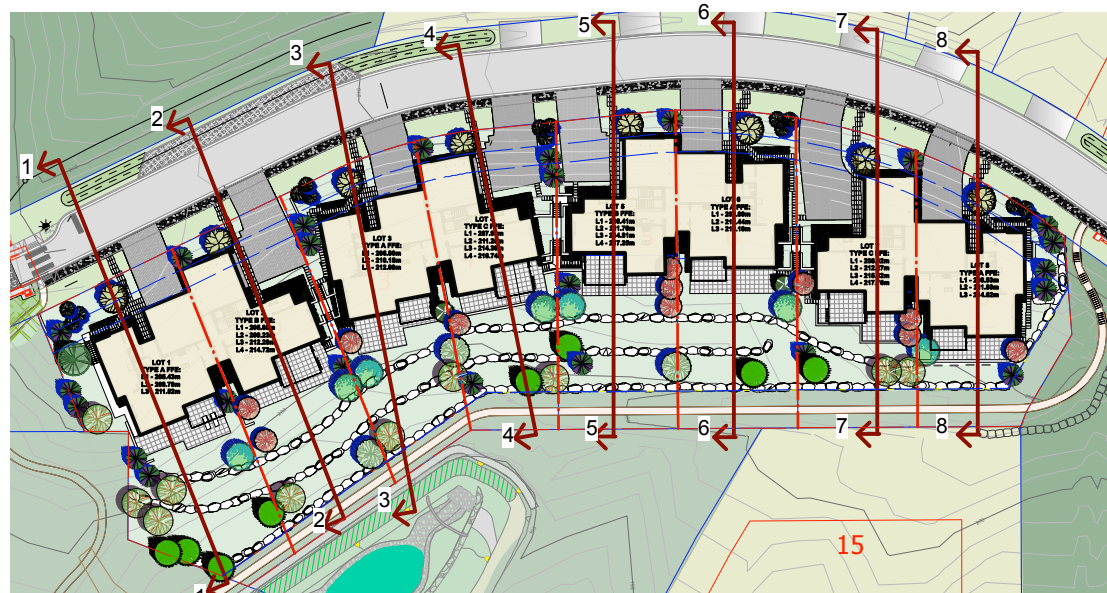
**Site Section 2,2**  
Scale: 1:300



**Site Section 3,3**  
Scale: 1:300



**Site Section 4,4**  
Scale: 1:300



**Key Plan - NTS**

**RODGERS CREEK - DUPLEXES 1-8**

Sections Plan

rev as per DRC 18/03/2015 Scale as shown

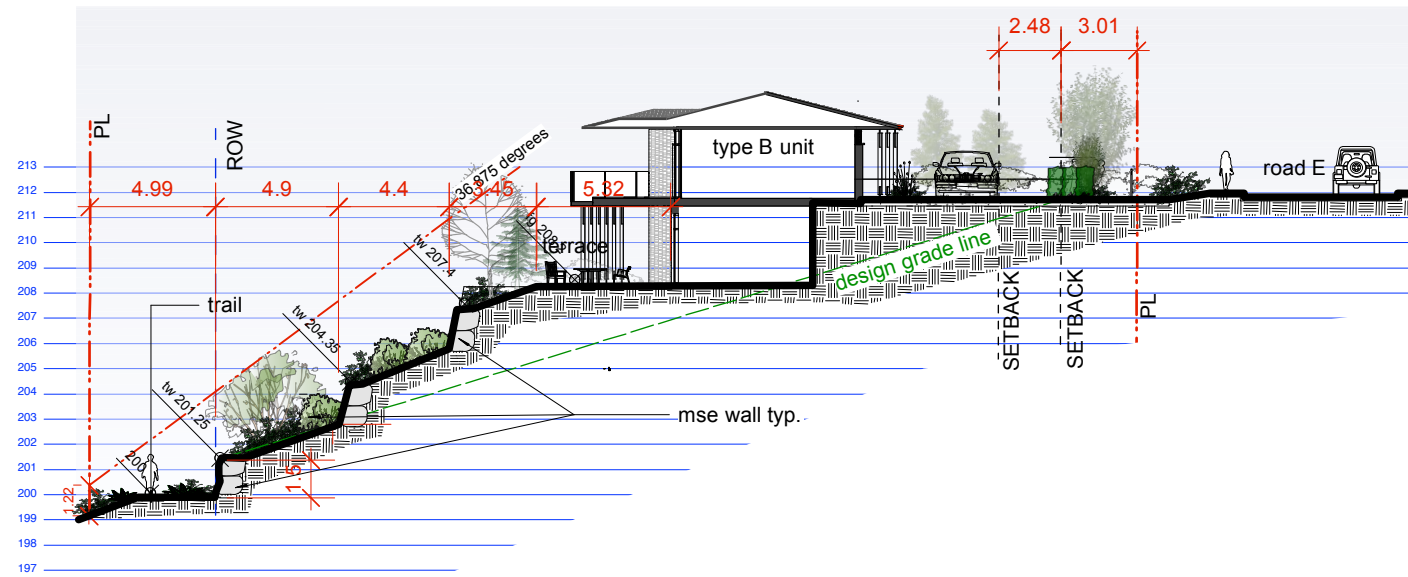
L3



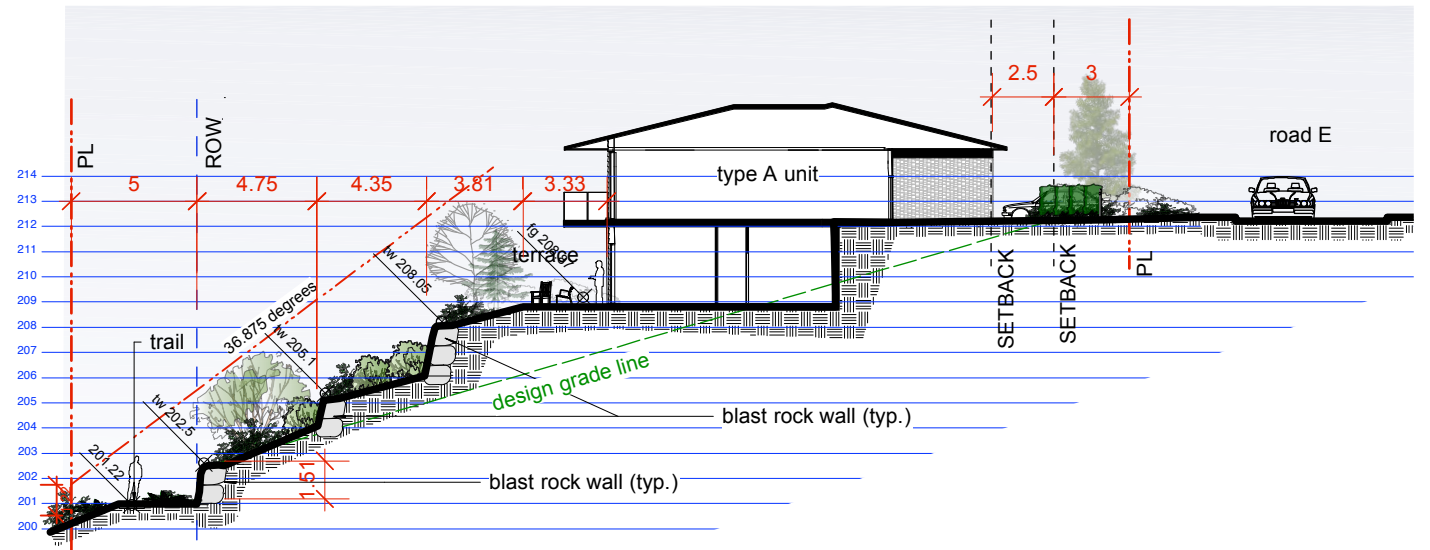
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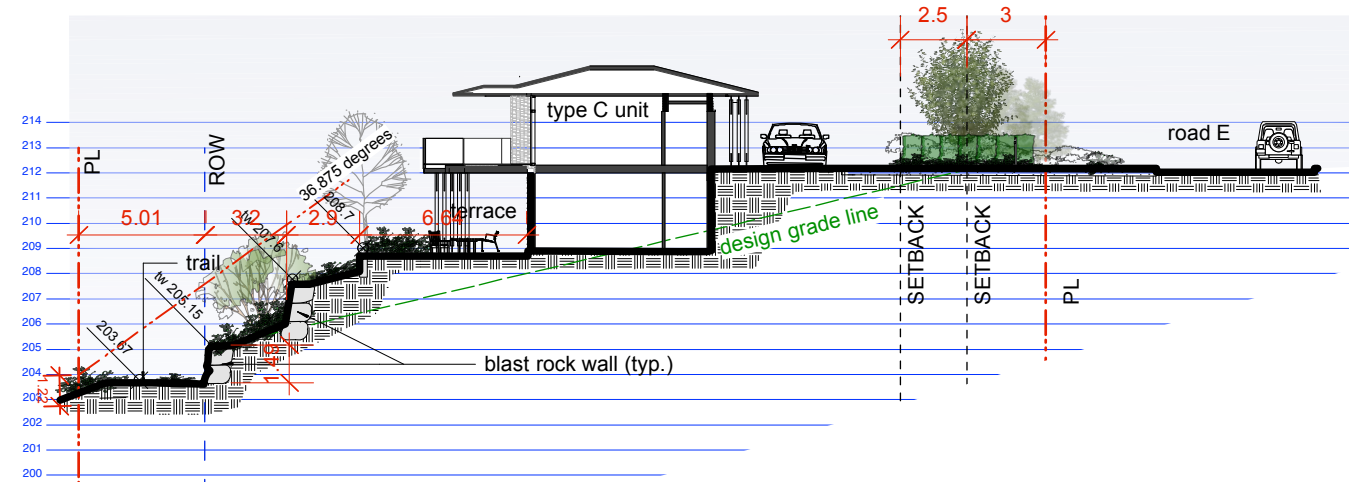
FORMA DESIGN INC.



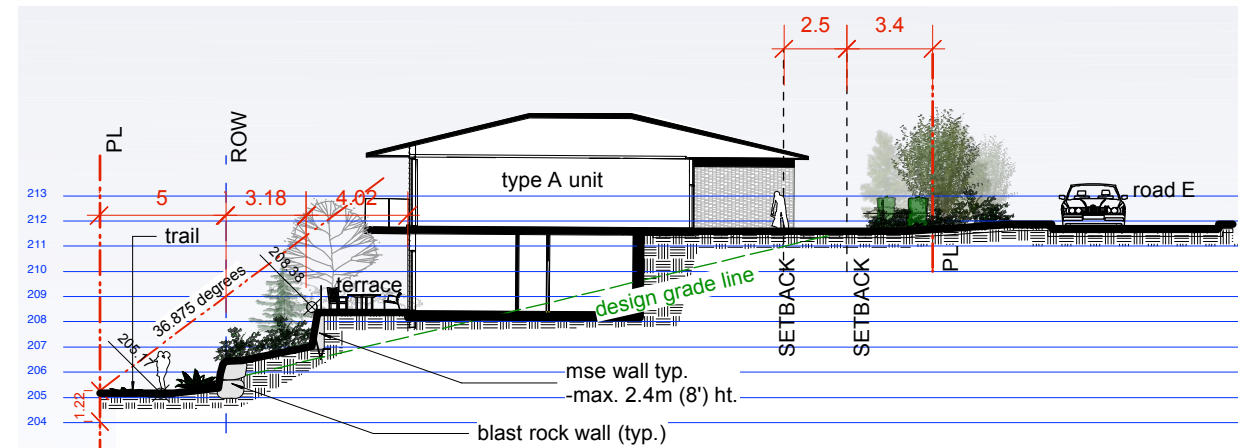
**Site Section 5,5**  
Scale: 1:300



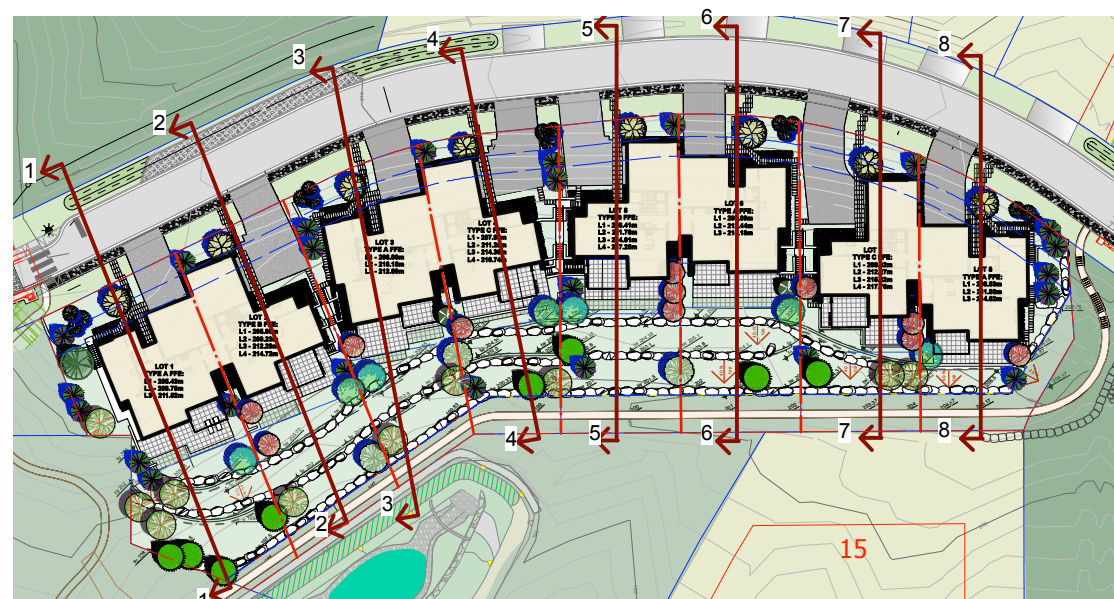
**Site Section 6,6**  
Scale: 1:300



**Site Section 7,7**  
Scale: 1:300



**Site Section 8,8**  
Scale: 1:300



**Key Plan - NTS**

**RODGERS CREEK - DUPLEXES 1-8**  
Sections Plan  
rev as per DRC 18/03/2015 Scale as shown  
L4



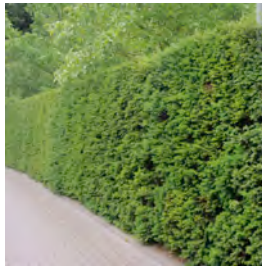
**Softscape components**



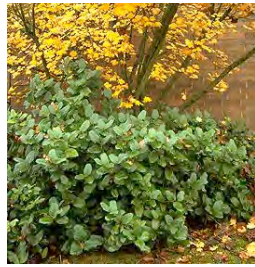
*Cornus 'Starlight'*  
(Starlight Dogwood)



*Tilia 'Summer Sprite'*  
(Summer Sprite Linden)



*Taxus x media 'Hicksii'*  
(Yew)

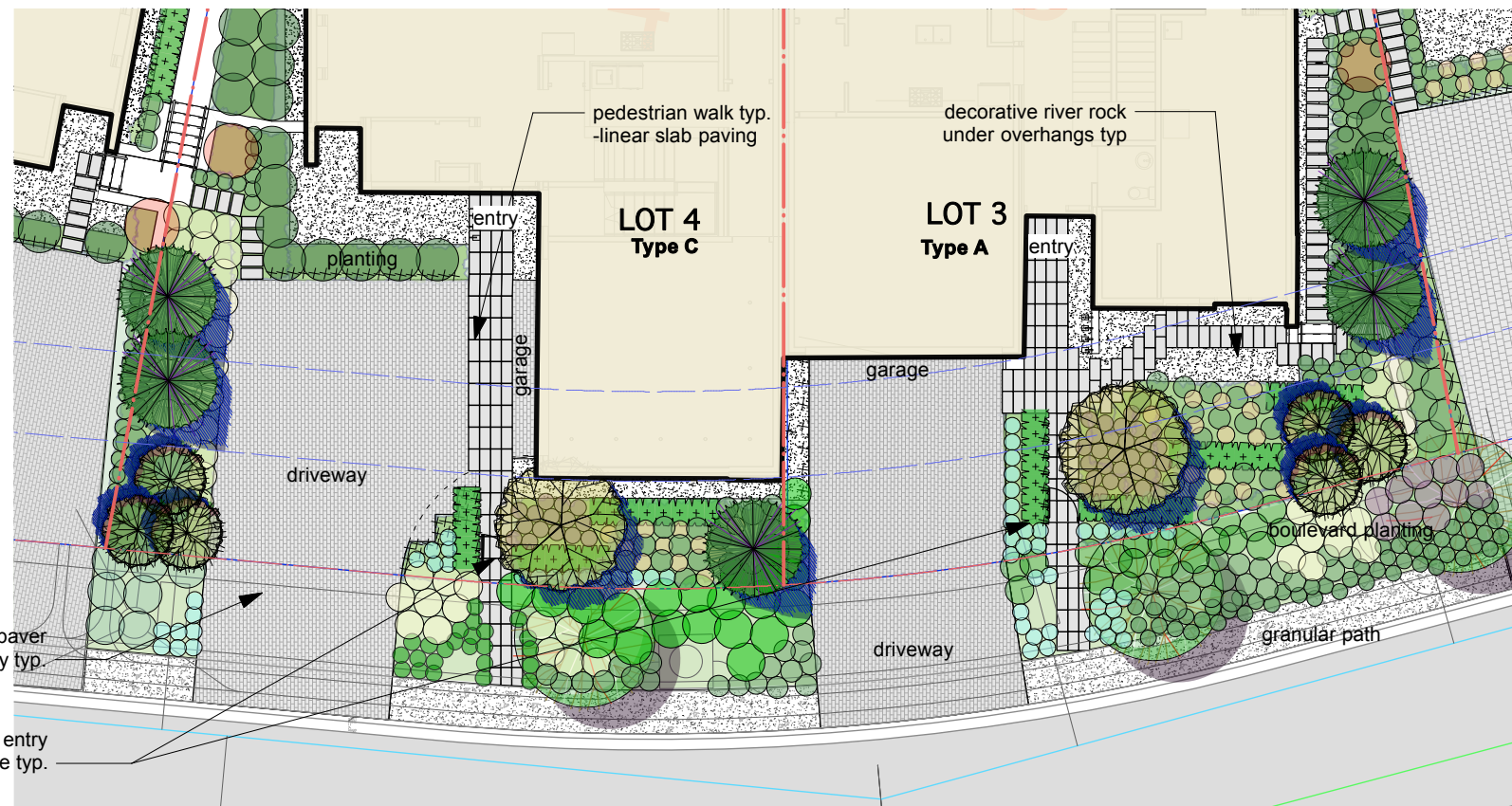
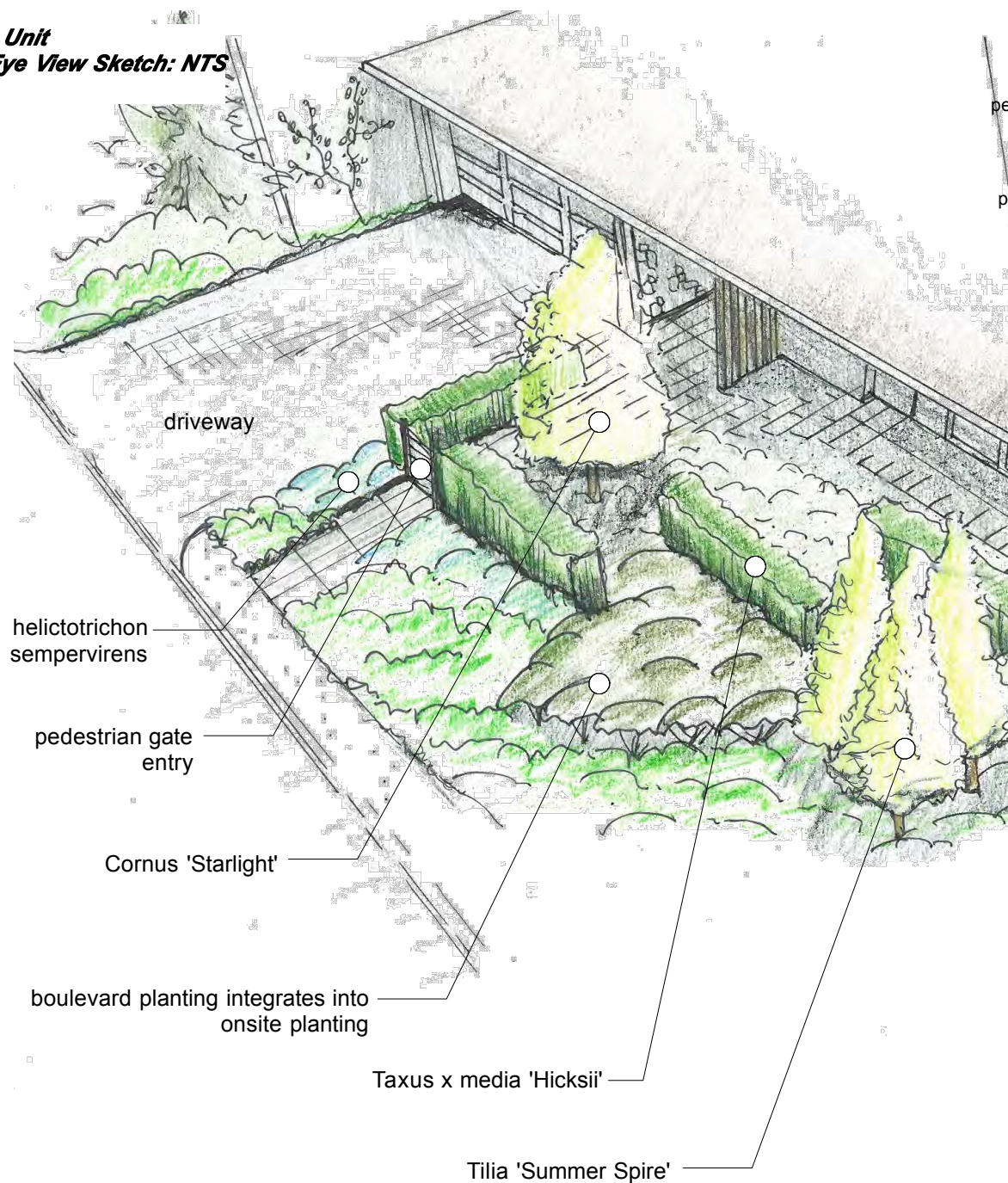


*Gaultheria shallon*  
(Salal)

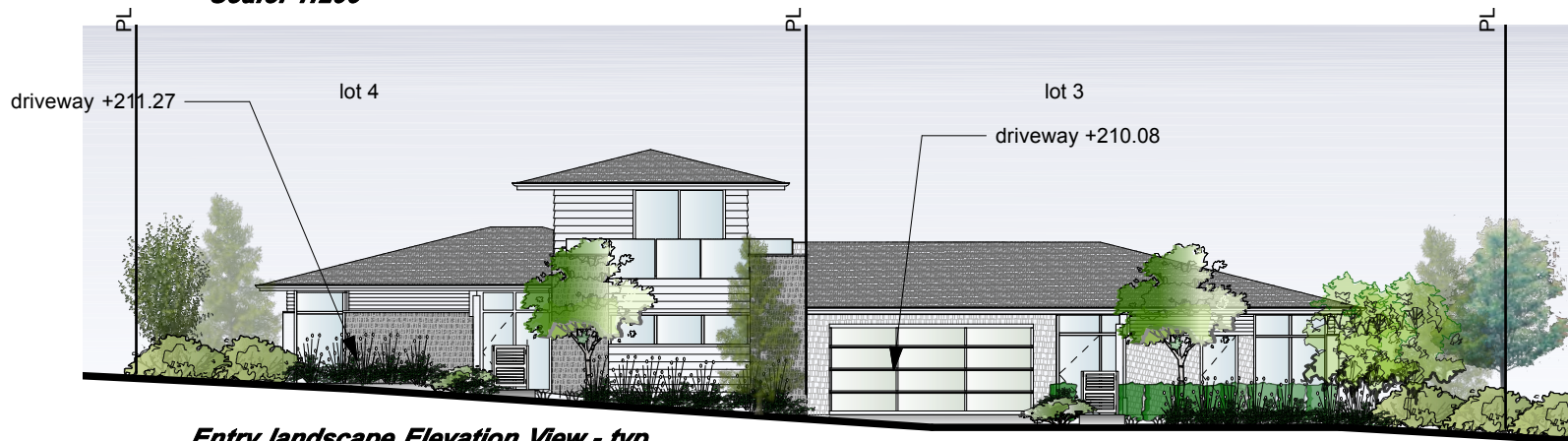


*Polystichum munitum*  
(western sword fern)

**Type A Unit  
Birds Eye View Sketch: NTS**



**Entry Landscape Plan View - typ.**  
Scale: 1:200

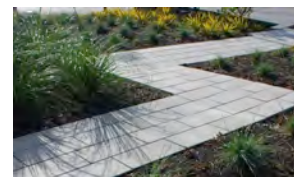


**Entry landscape Elevation View - typ.**  
Scale: 1:200

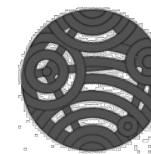
**Hardscape components**



permeable paver



linear slab paver



area drain



conceptual pedestrian gate

**RODGERS CREEK - DUPLEXES 1-8**

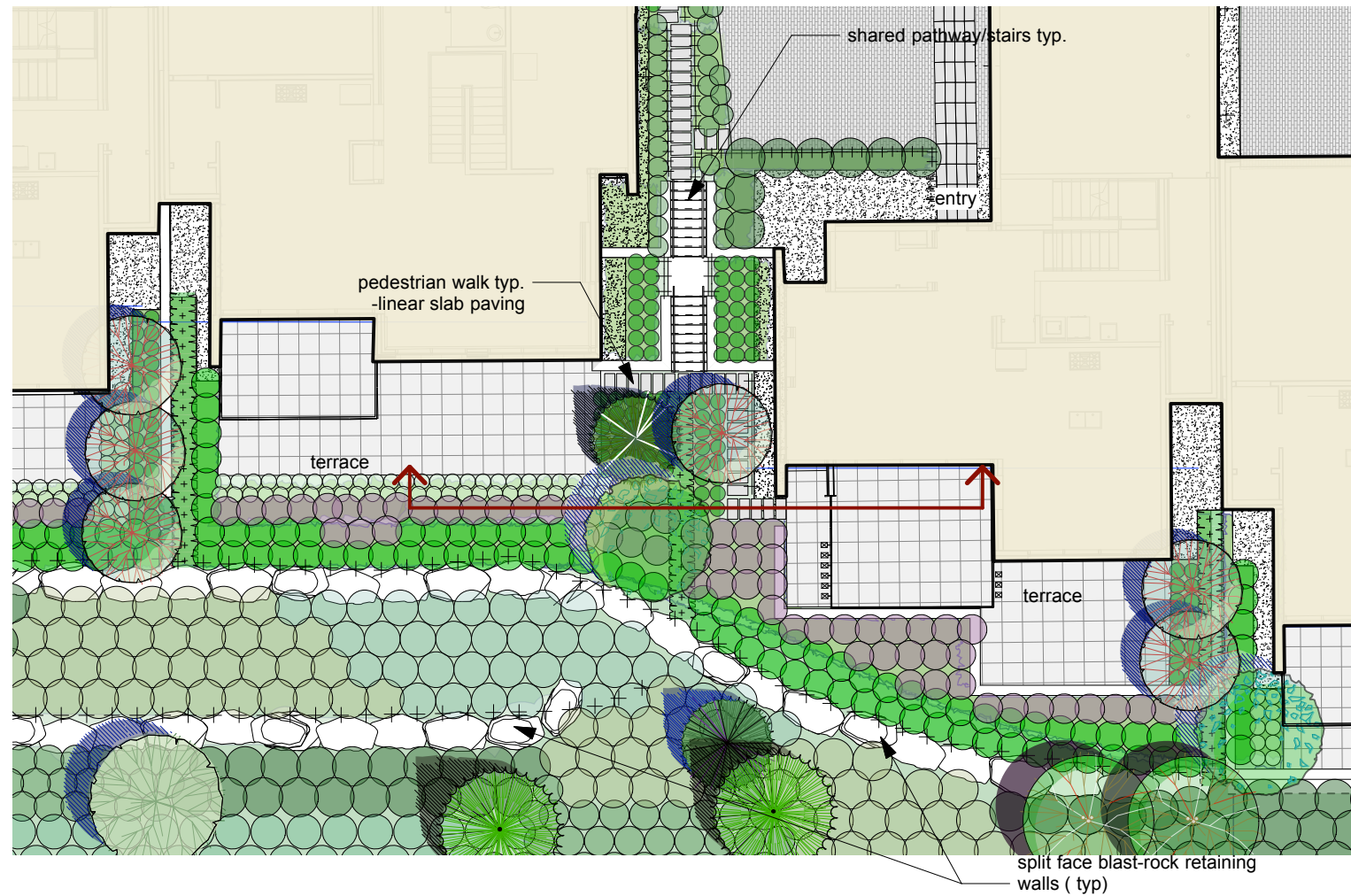
**Entry Landscape Character Materials**  
rev as per DRC 18/03/2015 Scale as shown  
**L5**



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**Plan View - Lots 6&7**  
Scale: 1:200



**Section View - Lots 6&7**  
Scale: 1:100

**Drought tolerant native and ornamental species planted on sunny, south-facing terraces**



*Taxus x media 'Hicksii'*  
(Hick's Yew)

*Cercis chinensis 'Avondale'*  
(Avondale Redbud)

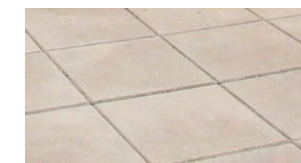
*Magnolia loebneri 'Leonard Messel'*  
(Pink Lobner Magnolia)

*Gaultheria shallon*  
(Salal)

*Magnolia Elizabeth*  
(Elizabeth Magnolia)

*Lavandula angustifolia 'Munstead'* *Arctostaphylos uva-ursa 'Vancouver Jade'*  
(Munstead Lavender) (Kinnickinnick)

**Hardscape components**



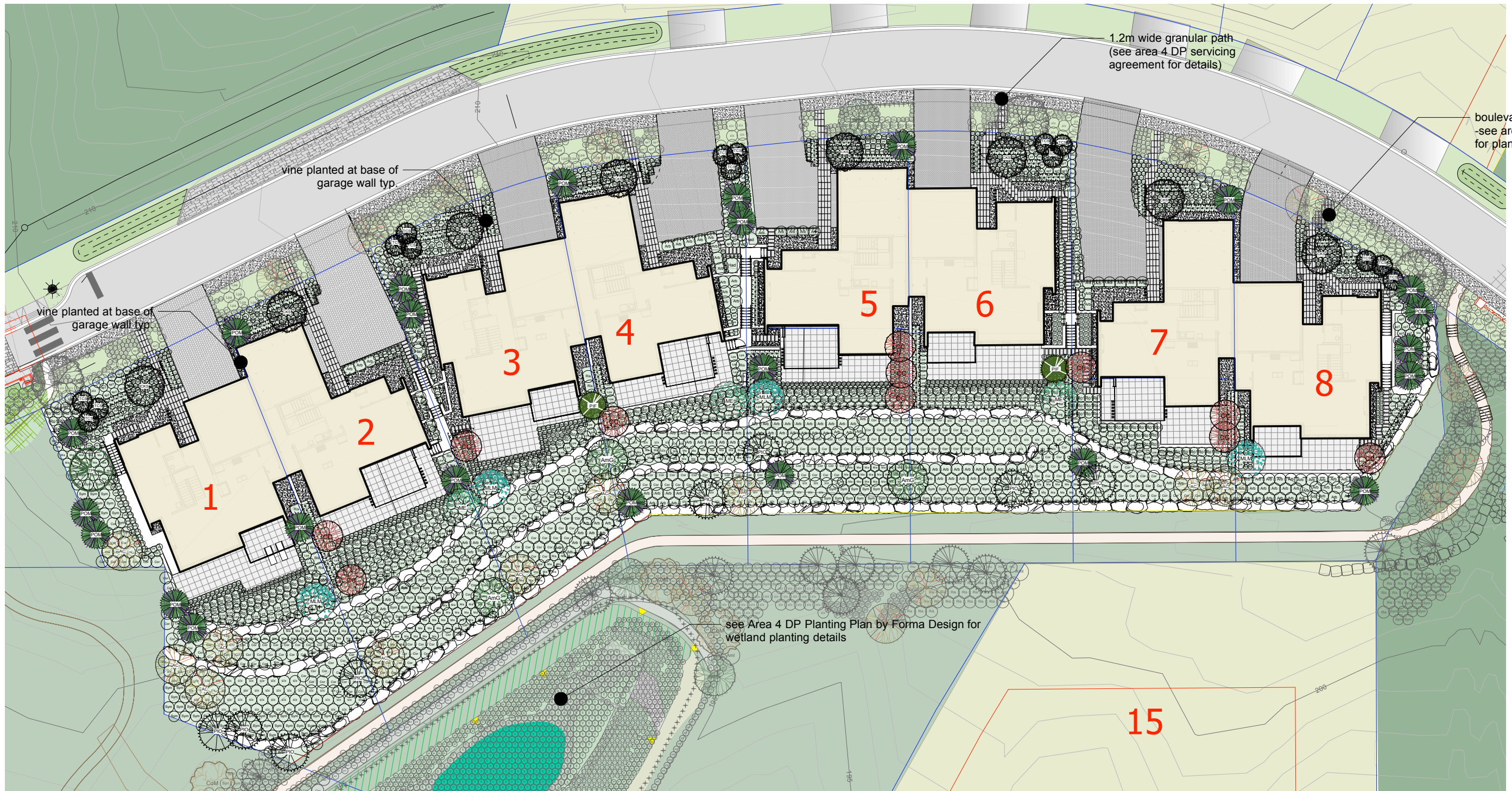
hydropressed slab patio



linear slab paver

**RODGERS CREEK - DUPLEXES 1-8**  
South Terrace Landscape Character Materials  
rev as per DRC 18/03/2015 Scale as shown  
L6





**RODGERS CREEK - DUPLEXES 1-8**  
**Planting Plan**  
 rev as per DRC 18/03/2015 Scale 1:400  
**L7**



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ID	Latin Name	Common Name	Quantity	Scheduled Size
<b>TREES (DECIDUOUS &amp; CONIFEROUS)</b>				
AC	Acer circinatum	Vine Maple ( multi-stemmed)	10	2.5m ht.
AmG	Acer ginnala	Amur Maple ( multi-stemmed )	3	5 cm cal.
CC	Cercis chinensis 'Avondale'	Avondale Redbud	11	6' multi-stem B&B
CKS	Cornus kousa 'Starlight'	Starlight Dogwood	8	3.0m ht.
ME	Magnolia x 'Elizabeth'	Elizabeth Magnolia	3	2.5m
MLM	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Magnolia	4	2.5m
POM	Picea omorika	Serbian Spruce	24	3.0m
PIO	Pinus contorta var. contorta	Shore Pine	8	3.0m
PIF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	2	3.0m
TP	Thuja plicata	Western Red Cedar	1	3.0m
TCS	Tilia cordata 'Summer Sprite'	Summer Sprite Linden	15	5cm cal.
<b>SHRUBS</b>				
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	200	#3 pot
Cor	Cornus sericea	Red Twig Dogwood	271	#1 pot
gs	Gaultheria shallon	Salal	264	#1 pot
Had	Hamamelis x intermedia 'Diane'	Diane Witch Hazel	4	#5 pot
Lpa	Lonicera pileata	Boxleaf Honeysuckle	332	#2 pot
Ma	Mahonia aquifolium	Oregon Grape Holly	269	#2 pot
Mn	Mahonia nervosa	Dwarf Oregon Grape	111	#3 pot
Ris	Ribes sanguineum	Red Flowering Currant	17	#2 pot
Ro1	Rosa rugosa 'Purple Pavement'	Purple pavement Rugosa Rose	248	#2 pot
slx	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	193	#2 pot
sbT	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	96	#2 pot
Sym	Symphoricarpos alba	Snowberry	125	#2 pot
Txh	Taxus x media 'Hicksii'	Hick`s Yew	333	#3 pot
<b>PERENNIALS &amp; GROUNDCOVERS</b>				
ar	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry, Kinnikinick	492	#1 pot
arm	Armeria maritima	Sea Pink, Thrift Seapink	284	#1 pot
astr	Astrantia major	Greater Masterwort	126	#1 pot
hhr	Helleborus niger 'Lenten Rose'	Christmas Rose	185	#1 pot
lsa	Lavandula angustifolia	English Spike Lavender	351	#1 pot
pol	Polystichum munitum	Western sword fern	251	#1 pot
<b>ORNAMENTAL GRASSES &amp; BAMBOOS</b>				
hel	Helictotrichon sempervirens	Blue Oat Grass	230	#1 pot
<b>VINES</b>				
ptr	Parthenocissus tricuspidata	Boston Ivy	7	#1 pot

**Planting Notes**

- 1.All materials and execution of landscape works shall conform to the B.C.S.L.A./B.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.
2. All landscape works ( including boulevard) to be automatically irrigated.
- 3.The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4.Minimum planting medium depths:  
lawn - 6"/150mm.  
groundcover - 12"/300 mm.  
shrubs - 18"/450 mm.  
trees - 24"/600 mm (around & beneath rootball)

- 5.All plant material shall meet minimum size requirements as indicated in plant list. Quality of plant material and grading of site to conform to the B.C.N.T.A. standard for container grown stock.
6. All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certificaion Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
- 7.Tree Protection Measures  
Where construction, demolition, or excavation is to take place within 4m of the drip line of a tree to be retained, a protection barrier at least 4'0" (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier must be constructed of snow fencing staked every 3' (1m), plywood sheets fastened to wooden stakes or of another form approved by the municipality. The barrier shall be constructed prior to any site work and remain intact until all construction is complete.The barrier shall clearly display all-weather signage indicating that the area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.

**Note: Refer to Landscape Plans by Forma Design Inc for offsite plant numbers, species, spacing, etc. Final layout to be adjusted as per driveway & service locations.**