THE RESIDENCES ON MATHERS
REZONING & DEVELOPMENT PERMIT FOR
370 & 380 MATHERS AVENUE, WEST VANCOUVER

OCTOBER 9, 2015
October 9, 2015

OCP AMENDMENT and REZONING APPLICATION:
NORTH SHORE UNITARIAN CHURCH (NSUC) - REZONING RATIONALE

1. BACKGROUND

The NSUC Community

The North Shore Unitarian Church (NSUC) is a religious community of over 350 people based in West Vancouver that has served the North Shore for 45 years. It moved to its present location at 370 Mathers Avenue in 1984, when it purchased the church property from the Alliance Church, which had built the main church building in 1970. In 2002, NSUC constructed a $650,000 education building at the back of the property.

Problems with the Building:

With NSUC’s capital funds going toward the new education building, NSUC has never been able to modernize, upgrade or make necessary improvements to the 42-year old main building – the original heating, plumbing and electrical systems are still in place, the sanctuary is too small for the enlarged congregation, the kitchen and washrooms are woefully inadequate, and the structure has not been seismically upgraded. Of greatest concern, the building has never been made adequately accessible to the disabled, and lacks such essentials as an elevator to connect floors, and washrooms that are wheelchair accessible.

NSUC’s financial problems with keeping the old building functioning became painfully clear in 2006 with discovery of the need to make approximately $200,000 of repairs to the roof. Fully aware the roof problem might be just the tip of the iceberg, NSUC undertook a review of possible alternative strategies for coping with its financial quandary. Four alternatives were explored:

1. Stay in place and have a capital campaign to upgrade and modernize the building, make it accessible, etc.
2. Subdivide and sell the property for single family housing
3. Sell the property to a developer subject to rezoning for multifamily housing
4. Sell the property to another religious organization that could use it for building a much bigger church or other religious structure, taking advantage of our existing PA zoning that will permit a much larger structure

Of these alternatives, NSUC concluded alternative 1 was not feasible, and alternative 2 would not raise enough money to allow NSUC to buy and build elsewhere. It decided to explore alternative 3, selling to a developer for multifamily housing at a price high enough to buy and build a new church elsewhere on the North Shore. This was felt to be preferable to seeking out a religious buyer in need of a large new building.

Desire for More Accessible Location:

In addition to the major inadequacies and problems with the building itself, the site at 370 Mathers Avenue has major drawbacks as the location for NSUC:

• The location is not reachable by public transit. This is a major drawback for the NSUC congregation, with its strong environmental ethic and its commitment to being open and welcoming to people from any economic background and income level.
• The location, deep within a residential area, hides the church and makes it difficult for the greater community to know about and take advantage of the church’s services and activities.

Development Agreement with Darwin:

With NSUC’s decision in 2007 to follow the strategy of selling the property to a developer subject to rezoning for multifamily housing, the church contracted with Hynes Developments, a local developer, and Hynes submitted a rezoning application to the District. Due to financial and other difficulties encountered by Hynes in pursuing its application, the contract with Hynes was terminated in early 2011. Thereafter NSUC entered into a wholly new development agreement with Darwin Properties, with Darwin undertaking to design an entirely new development plan, and submitting an entirely new rezoning application. After reviews by District staff, the Design Review Committee and discussion with the neighbourhood, changes were made and the current resubmission.

2. PROPOSAL CONCEPT

Darwin’s proposal, known as the “The Residences on Mathers”, has gone through a number of iterations and now calls for 17 homes, including 9 detached houses and 8 duplexes. This is a reduction of two units from the original rezoning application in 2013. The proposed form and density are not unprecedented in the area. The proposed density is slightly less than the density of the Esker Lane development adjacent to the south.

The proposal is intended to broaden housing choices in West Vancouver by supplying smaller homes which would appeal to empty-nesters, small families and retirees. Currently, there is a shortage of such housing in the District, and the subject site is well-suited to accommodating a number of well-designed, compact homes.

The impacts of the proposed development on the adjacent community have been minimized by:

• retaining and enhancing vegetation around the perimeter of the property, providing visual screening;
• removing 2 formerly proposed single family units from the north-east quadrant of the site, adjacent to existing single family development;
• reorienting the single family homes along the eastern property line resulting in a better transition to the single family homes to the east meeting the OCP Housing Objective to “provide sensitive transitions in form and density between existing and new development”;
• the variety of architectural form and character has been revised to respond to surrounding development and the iconic Elliott House;
• increasing rear yard and side yard setbacks to minimize overfoot and obtrusiveness and increase on-site green space;
• limiting the heights of the homes to two storeys – often lower than neighbouring structures;
• ample on-site resident and visitor parking; and
• eliminating the one-way circulation system, thus obviating the need for an egress on to Lawson Avenue. This will eliminate through traffic on Lawson previously generated by the site.

Traffic impacts will be demonstrably reduced when compared to the current church and day care operations.

The proposal will be compact and unobtrusive in its neighbourhood setting – not visible from Mathers Avenue, and will have less traffic and parking impact on the street system than currently exists.
3. DISTRICT OF WEST VANCOUVER OFFICIAL COMMUNITY PLAN

The District of West Vancouver Official Community Plan (OCP) goals and objectives are generally supportive of multi-family development in order to accommodate a variety of lifestyles and housing needs. The Housing Objectives section states:

“Choice: Encourage a variety of housing types, forms, tenures, sizes and densities that meet diverse needs.” (OCP, Housing, pg. 49).

The OCP acknowledges the growing need for smaller homes to accommodate the changing lifestyle of residents, including downsizers:

“Demand for Smaller Homes and Multi-Family Housing: Changing lifestyles (activities outside the home, travel, dual working couples, older singles) and an aging population are creating increased demand for smaller homes that are more affordable, more energy-efficient and that require less maintenance than detached single-family houses on large lots…. Young adults also seek a range of non-single family options, including apartments and suites” (OCP, Housing, pg. 45).

The OCP also outlines the need to accommodate smaller homes in order to address housing turnover:

“Housing for Young Families: Meeting the housing needs of younger families has become increasingly difficult to achieve, given the high cost of land in West Vancouver. The limited availability of smaller lots and suites also impacts housing affordability. In addition, the degree to which older residents can move to other homes affects the turnover of homes to younger families” (OCP, Housing, pg. 45).

The OCP also discusses the importance of housing diversity in association with built form and neighbourhood character. Built Form Objectives section specifies this need:

“Support the development of a more complete community that addresses the needs of all residents and maintains and improves the quality of life—a community where residents can live, work, and play” (OCP, Built Form, pg 56).

The 2007 Community Dialogue on Neighbourhood Character and Housing echoes this policy direction. It recognizes the need for new housing types to accommodate a larger variety of lifestyles (OCP, Housing, 48).

In addition to supporting housing diversity and smaller footprints, the OCP also includes specific precedent-setting policies in the vicinity of the subject site. The site is located directly adjacent to the Esker Lane multi-family development which is allowed for under a Development Permit Area BF-B 8. The proposed development would provide similar discrete density, while providing alternate housing options for residents.

4. DESIGN, CHARACTER AND FEATURES

Site Plan

The surrounding neighbourhood context has been respected by:

- retaining and enhancing peripheral landscaping and fencing to screen neighbouring properties.
- increasing side and rear yards to improve livability and increase landscape screening;
- limiting the height of the proposed houses to less than that allowable in the adjacent single family zone. Low profile roofs further mitigate any visual impact of height and mass;
- fronting the new detached house at the northwest corner, on the site of the current Elliott House, directly on to Mathers to fit into the neighbourhood;
- providing visitor parking at, tucked into landscape and paved with permeable paving. Similarly, permeably paved driveways are sized to accommodate vehicles in addition to those in double garages to help ensure that visitors do not need to park on neighbourhoood streets; and
- preserving the significant copse of trees at the north end of the site by incorporating an “S” curve at the entrance. This not only helps preserve specimen trees, but ensures that there is limited visibility into the site from the surrounding neighbourhood.

Architectural Treatment

The Elliott House (see Appendix A)

The Elliott House is an iconic presence on the site. While has significant architectural merit, a number of intrinsic flaws in its design and construction have seriously compromised its current condition, and its potential for retention in the project.

These design flaws include: no overhangs; face-sealed envelope; single glazing and jalousie windows; and a style of site-built glazing (small clerestory lights set into routed grooves) that could not be replaced with modern sealed units. The original house has been significantly modified over the years. Its windows have been closed in, because there was too much north-facing single glazing, overwhelming its antiquated heating system. As well, a carport, visible from Mathers Avenue and not part of the original design, has been added.

While using the palette of materials and colours used elsewhere in the development, the proposed detached house on the site of the existing Elliott House refers directly to the original architecture of the Elliott House (see accompanying comparison). Flat roofs and wide eaves contribute to its character, that of a mid-century modern house, a style contemporary with the original Elliott House.
Form and Character

In order to respond to the iconic historical influence of the Elliott House, to create a more sensitive transition to neighbourhood context, and to provide architectural variety in the development, 3 distinct yet related architectural character areas have been created on the site.

Area 1

This is the site of the original Elliott House. The footprint of proposed new building mirrors the original. Its’ form and character as described above are directly informed by the original design.

Area 2

Here the modernist language of the new building in Area 1, with its strong reference to the original Elliott House, is put in play.

Area 3

Here, to relate to the character of the directly adjacent single family development to the east, and Esker Lane to the south, a more traditional domestic, west coast influenced, architectural expression is applied. As in the other Areas, wood is used as a feature material, but architectural concrete is replaced with stone. Low profile hip roofs with wide eaves, a traditional west coast form found throughout West Vancouver, are used.

In general, varying roof forms enhance a mix of architectural styles throughout the site, providing variety while ensuring neighbourhood fit. Glazed garage doors throughout the development, provide a sense of light and scale without the utilitarian feel of typical garage doors. Maximum glazing in the main living areas provides the strong connection between indoor and outdoor space that is the hallmark of West Coast contemporary architecture. Wall surfaces, other than concrete, stained wood or stone, in each building are painted with a colour selected from a carefully chosen palette of earth tones so that no neighbouring buildings are the same colour.

Landscape Features

Of primary importance is the retention of significant existing trees to both to acknowledge their importance in creating a sense of place and to provide a privacy screen from Mathers Avenue and from adjacent properties.

The Mathers Avenue frontage and vehicle entry point will maintain the neighbourhood character and emulate the existing single family character.

The establishment of a strong internal streetscape is created through the planting of street trees. Tree species will be varied to highlight nodes along the roadway.

A specific landscape node, incorporating a native planting area at the south end of the property, will serve as both a focal point and provide spatial screening to Esker Lane to the south. Stormwater will be collected in two detention tanks and slowly released into the municipal storm system.

The pedestrian connection from the site to Lawson Avenue will be given special consideration as a street end and community linkage.

Aging in Place Features

Because part of the target market for the proposed housing includes retirees and empty nesters, more than one quarter of the units have a master bedroom on the main floor.

All units provide the sense of privacy, space, and interior appointments of a single family home without the need to maintain a single family lot.
Design Changes

In response to District and community feedback the following changes were made to the conceptual design:

A. Reduce the size and / or number of units and modify units to reduce density
   Response:
   • The number of units has been reduced from 19 to 17 (9 single family and 8 duplex)
   • The floor plans of the single family units has been refined and reduced slightly in area
   • Overall density has been reduced to 0.357 FSR

B. To provide for adequate visitor parking
   Response:
   • We are proposing six (6) visitor parking spaces distributed amongst the site
   • Exceeds the required number of visitor spaces
   • Driveways have been expanded and are large enough for additional visitors to park

C. Provide more contextual information
   Response:
   • Additional context photos have been submitted as part of the formal resubmission package

D. To increase useable open space, provide outdoor space for the units and provide landscape buffers between the neighbours
   Response:
   • By reducing he unit count from 19 to 17, we were able to reconfigure and reorient the units to substantially increase the amount of useable open space
   • The reduction and reconfiguration also allowed for a generous increase in setbacks to the neighbouring properties equaling or exceeding those required for RS-3 single family dwellings
   • The increase in these setbacks allowed for additional and larger landscape buffers

E. To ensure ease of vehicle turnaround within driveways
   Response:
   • The reduction in unit count and reconfiguration allows for increased yards and driveways, allowing for easier on site manoeuvring

F. To introduce more variety, materiality and roof forms and consideration to the Elliott House
   Response:
   • In consideration of the Elliott House, form for the single family dwellings has been varied while ensuring harmony with neighbouring development.
   • Materials and colours have been further refined to lighten the previous colour palette as well as provide a variation of colour and natural material choices while still maintaining the context of the neighbourhood

G. To provide details about the proposed sustainability measures and landscape
   Response:
   • The Developer will undertake to ensure a minimum standard which is equivalent to LEED for Homes Silver or Built Green Silver. Further details about the proposed sustainability measures can be found in the Sustainability Overview.

Design Review Committee Comments and Response

On September 25, 2014 the project was re-submitted for review by the Design Review Committee. The committee’s comments and Darwin’s responses are as follows:

A. Planting plan to be reviewed with respect to size and spacing;
   Response:
   • Sizes and spacing have been clarified for this submission. All tree, shrub and groundcovers are now shown individually with appropriate spacing.

B. Viability of western lawns to be reviewed;
   Response:
   • The western lawn areas should be fine given there are a few trees or buildings immediately west to shade. The retained trees along this property line will cast shadows. We will specify a shade lawn seed. The shading is no worse than many suburban conditions but we have reviewed the west rear yards and made some minor adjustments to the lawn areas.

C. Consider comments made by the committee regarding an architectural vocabulary consistent with the Elliott House;
   Response:
   • While the iconic status of the Elliot House is acknowledged, varying architectural expression within the development is felt to be an important means of providing a variety that adds choice, interest, and responds to its incrementally developed neighbourhood context. As a response to DRC’s comment, the style of the building that fronts onto the extension of Lawson Avenue into the development has been changed to a more modernist aesthetic so that the rhythm of expression on the east side of the internal road, being more complex, is richer, and so that the north side of Lawson between the new development and 3rd Street is bookended by like expressions.

D. Develop the LEED and heating strategy;
   Response:
   • The Developer is committed to meeting a minimum LEED for Homes Silver or Built Green Silver rating for the project, including the provision of a heating system that is highly efficient and sustainable. As we proceed through the rezoning / development permit and into the building permit stage further detail on the chosen green rating system will be provided and agreed upon with the District of West Vancouver. Please see the Sustainability Overview for more details on the proposed sustainable strategies.

E. Storm water management plan should confirm that drainage still works if the permeable pavers are clogged;
   Response:
   • The drainage facilities proposed for the site are designed with enough capacity to handle the incremental increase in runoff; should the pavers not be maintained and clog up over time. The pavers are a benefit to the management of stormwater within the site, but not essential to the function of the site drainage design.
F. Consider simplifying the colour palette to reflect a more consistent relationship to mid-century architecture;

Response:

• The range of colours used historically in the architectural style that has come to be known as “mid-century modern” is very broad, ranging from the hot colours and pastels of Palm Springs California, the “homeland” for the mid-century modern style, to the earth tones and colours of indigenous materials in our region. The proposed colour scheme begins by borrowing from the colours of the iconic Elliot House, and subtly varying colours building to building along the internal road in a way that results in a harmonious palette of muted earth tones. All of the buildings are tied together by this scheme and a limited palette of materials. The result is, we feel, very much consistent with the mid-century modern architecture of British Columbia.

5. COMMUNITY ENGAGEMENT

In addition to a number of meetings with individual neighbours, and the strata councils of Esker Lane and Mathers Mews, two neighbourhood events have been held to date.

Event Details:

Workshop:

Date: Wednesday, May 30, 2012
Time: 5:30 PM – 7:30 PM
Location: North Shore Unitarian Church (370 Mathers Avenue, West Vancouver)
Notification: Flyers were distributed by hand to residents living in the area
Attendees: 15

Community Meeting:

Date: Thursday, July 12, 2012
Time: 5:30 PM – 7:30 PM
Location: North Shore Unitarian Church (370 Mathers Avenue, West Vancouver)
Notification: Flyers were distributed by hand to residents living in the area
Attendees: 10

Feedback

Attendees of the two events raised the following issues:

• too dense for the character of the neighbourhood and the size of the site; and,
• concern over the Lawson extension and safety issues for pedestrians and children.

The following community amenity ideas were also raised by the attendees:

• small trails to improve access to existing trails;
• sidewalk on Mathers Avenue; and,
• traffic circle at Mathers Avenue and Hadden Drive.

Neighbourhood Meeting:

Date: Monday, August 18, 2014
Time: 4:00 PM – 5:00 PM
Location: 321 Mathers Avenue, West Vancouver
Notification: Coordinated through established neighbourhood contacts
Attendees: 8

Feedback

Attendees of the event raised the following issues:

• too dense for the character of the neighbourhood and the size of the site; and,

The following community amenity ideas were also raised by the attendees:

• a majority of the attendees liked the proposed reconfiguration of the easterly single family homes;
• a majority of the attendees appreciated the increased setbacks along the western property line.

Note: Attendees of the event were offered the opportunity to have a view analysis conducted from their residence.

Neighbourhood Meeting:

Date: Tuesday, November 25, 2014
Time: 6:30 PM – 8:30 PM
Location: Hugo Ray Cricket Club
Notification: Open House organized and hosted by the District Planning Department

Darwin had offered neighbours the opportunity to have a view analysis conducted from their residence. Views from viewpoints selected by neighbours who had responded to Darwin’s were presented along with material describing the updated proposal.
6. VIEW ANALYSIS

The View Analysis presented on the following pages is an accurate rendition subject to the quality of the information available.

In each of the images:

1. Existing structures have been left in place.

2. Existing landscape that will be retained or replaced has been left in place. New landscape that will augment this has not been shown.

3. The existing church, which will be removed, has been left in place.
360 MATHERS FROM UPPER REAR DECK LOOKING NORTH

MATHERS MEWS FROM BEDROOM DECK OFF NORTHEASTERLY-MOST UNIT

1455 3RD STREET FROM UPPER FLOOR HOME OFFICE

Note: The Site Model is shown as a Wire Frame since the buildings will be hidden in their entirety by existing construction and/or landscape
SUSTAINABILITY OVERVIEW
370 and 380 Mathers Ave, West Vancouver

Darwin is committed to developing an energy efficient and environmentally responsible project. This summary presents the preliminary sustainability strategy, which will be refined as the project progresses.

Site Sustainability
The project is located on a previously developed site within walking distance of Capilano Pacific Trail, and Hugo Ray Park. The site is within a ten-minute walk to bus routes connecting to Park Royal and to downtown Vancouver. Cycling routes along the Capilano Pacific Trail are in close proximity to the site with connections to downtown Vancouver, West Vancouver and other neighbourhoods.

To minimize impacts on the surrounding area, Erosion & Sedimentation Control measures will be implemented and monitored during construction to meet all the relevant local standards. The proposed stormwater management plan will contain stormwater within the site boundary through detention tanks and an oil interceptor, which will remove contaminants before slowly releasing it to the main storm sewer pipe. To promote onsite infiltration site grading will direct storm runoff toward landscaped areas. The site will maintain extensive landscaping for nearly 50% of the site area.

Community
The project will promote the growing need for smaller home alternatives for West Vancouver residents looking to downsize and stay in the community, as well as housing options for young families wishing to make West Vancouver their home. To support ‘aging in place’ market the designed community provides more than one-quarter of units with the master bedroom on the main floor. All residents will enjoy the close connection with the outdoors, daylight, inspiring views, and proximity to a range of amenities that promote health and wellness.

Energy Efficiency and Water Conservation
Through a combination of energy conservation strategies, the project’s overall energy performance will be at least EnerGuide 80. The design approach will prioritize the reduction of overall energy loads by means of a high-performance building envelope followed by energy efficient HVAC, domestic hot water, lighting systems and Energy Star appliances

The project is aiming to achieve water use reductions by incorporating water efficient toilets and faucets. Outdoor water conservation strategies will include water conscious landscaping incorporating drought-tolerant planting.

Materials
Following best practices, at least 75% of the demolition and construction waste will be diverted from landfill. For the occupants, easily accessible dedicated areas for the collection and storage of materials for recycling will be centrally located in the homes providing dedicated space for storing municipal totes used for the collection of paper, cardboard, glass, plastics, metals, and organics.

Materials will be selected for the project based on their durability, functionality, aesthetics and environmental footprint. Priority will be given to materials that have been extracted, harvested, recovered and processed locally, as well as those containing recycled content.

Indoor Environmental Quality
This project will strive to create healthy indoor environments for residents by incorporating a range of strategies in both design and construction.

Low-emitting materials will be selected that offer low or no toxic off-gassing where possible. These materials will include paints and coatings, adhesives and sealants, carpet systems and flooring. All ventilation fans will meet or exceed the Energy Star requirements.

An indoor air quality management plan will be also be implementation during construction, keeping all ventilation ducts sealed and installing high efficiency filtration media on HVAC system.
REFERENCES THE ELLIOT HOUSE

The top drawing to the right shows the principal elevation of the Elliott House, facing Mathers Avenue, as it was originally conceived by Wensley and Rand Architects in 1960. The drawing below shows the same view of the proposed design.

The proposed design refers to the original building in many ways, beginning with its fundamental massing. Exposed concrete used at the base in the lower east quadrant, to anchor the mass in the way the original design used concrete block. The pattern of fenestration, particularly at the lower level, is similar. The overall proportions of glass panels is similar. Glazing goes all the way to ceiling with a similar proportion of transom to full height in each panel. In the proposed design, at the upper level, the amount of glazing is reduced and sill heights raised in recognition of the need for privacy to upper floor bedrooms, noting that the original building bedroom windows on this street-facing elevation were ultimately permanently boarded up with plywood cladding. Floor to ceiling glass in the main living spaces on the west end in both the original and proposed design, produce the ambiguous boundary between indoors and out, a hallmark of west coast modernism.

The original building has no overhangs. In the proposed design, in recognition of current accepted building envelope design principles and construction practice overhangs have been added. While this is different from the original design, at the same time these overhangs help to emphasize “horizontality”, an important aspect of the character of the original.

The original design had no covered parking, though a carport was eventually added. The proposed building has a garage, a concrete mass with a glazed panel door, in recognition of current market expectation and to add to the general strategy of producing enough on-site parking to ensure that neither residents or visitors need to park on neighbourhood streets.

Departing somewhat from the original massing, a mass has been added to the east end of the lower level. This mass houses a main floor master bedroom provided for the aging-in-place empty-nester target market. Essentially hidden from view from Mathers by existing trees, this mass also provides the opportunity of a covered roof deck that will enjoy significant city views to the south.
PROPERTY LINE

19'0" MAIN
10'-0"
0'0"
10'-0"
8'-0"

UPPER
TOP OF PLATE

12
5
6
4
6
12
7
6
7
6
3
6
7
6

19'0" MAIN
10'-0"
0'0"
10'-0"
8'-0"

UPPER
TOP OF PLATE

8'-0"
LOWEST AVERAGE GRADE
REFER TO SITE PLAN
BUILDING HEIGHT REFER TO SITE PLAN

EXTERIOR FINISH SCHEDULE

MATERIAL/ELEMENT
FINISH
COLOUR
COMMENT
1) CONCRETE
2) CONCRETE EXTERIOR STEPS
3) GRANITE
RANDOM ASHLAR PATTERN, LOCAL GREY
4) WOOD SIDING
SEMI-TRANSPARENT STAIN
BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY
5) STUCCO
PAINT
SEE BASE COLOUR SCHEDULE
6) WOOD
SEMI-TRANSPARENT STAIN
BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY
TREATED
7) ALUMINUM WINDOW SASH
PREFINISHED BLACK
8) GLASS SPANDREL
PREFINISHED DARK GREY
9) WOOD DOOR
SEMI-TRANSPARENT STAIN
BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY
10) GARAGE DOOR
PREFINISHED BLACK SASH, OPAQUE GLASS PANELS
11) GARAGE MAN-DOOR
SEMI-TRANSPARENT STAIN
BENJAMIN MOORE, ARBORCOAT, POTTERS CLAY
12) ALUMINUM FLASHING
PREFINISHED MATCH EXTERIOR FINISH MATERIAL
13) ROOF
ASPHALT SHINGLES
IKO DUAL BLACK
14) ALUMINUM & GLASS PATIO DOOR
PREFINISHED BLACK SASH, SAFETY GLASS
15) ALUMINUM & GLASS RAILING
PREFINISHED BLACK, SAFETY GLASS
16) GLASS CANOPY
PREFINISHED BLACK, SAFETY GLASS

BASE COLOUR SCHEDULE

BUILDING 1 & 12
BENJAMIN MOORE 2112-70 AMERICAN WHITE
2, 5, 6 & 11
BENJAMIN MOORE CC-490 SMOKY TAUPE
3 & 7
BENJAMIN MOORE OC-23 CLASSIC GRAY
4
BENJAMIN MOORE CC-560 RRAINTREE GREEN
8
BENJAMIN MOORE CC-546 METROPOLIS
9
BENJAMIN MOORE HC-104 Copley Gray
10
BENJAMIN MOORE HC-105 ROCKPORT GRAY
13
BENJAMIN MOORE 2128-30 EVENING DOVE

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5. STUCCO
6. WOOD
7. ALUMINUM WINDOW SASH
8. GLASS SPANDREL
9. WOOD DOOR
10. GARAGE DOOR
11. GARAGE MAN-DOOR
12. ALUMINUM FLASHING
13. ROOF
14. ALUMINUM & GLASS PATIO DOOR
15. ALUMINUM & GLASS RAILING
16. GLASS CANOPY

BASE COLOUR SCHEDULE

BUILDING 1 & 12
BENJAMIN MOORE 2112-70 AMERICAN WHITE

BUILDING 2, 5, 6 & 11
BENJAMIN MOORE CC-490 SMOKY TAUPE

BUILDING 3 & 7
BENJAMIN MOORE OC-23 CLASSIC GRAY

BUILDING 4
BENJAMIN MOORE CC-560 RAINTREE GREEN

BUILDING 8
BENJAMIN MOORE CC-546 METROPOLIS

BUILDING 9
BENJAMIN MOORE HC-104 COPLEYS GRAY

BUILDING 10
BENJAMIN MOORE HC-105 ROCKPORT GRAY

BUILDING 13
BENJAMIN MOORE 2128-30 EVENING DOVE

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NOTE: TREE MANAGEMENT PLAN TO BE BEACH IN CONJUNCTION WITH THE ARBORIST REPORT PREPARED BY WOOGGERS CITY, TREE CONSULTANTS DATE APRIL 13TH, 2015.