

**LEGAL DESCRIPTION**  
 LOT 4 OF LOT 7, BLOCK 1  
 DISTRICT LOT 557, GROUP 1  
 NEW WESTMINSTER DISTRICT  
 PLAN 8000  
 LOT 4 P.I.D. 010-887-223

AND,  
 LOT 5 OF LOT 7, BLOCK 1  
 DISTRICT LOT 557, GROUP 1  
 NEW WESTMINSTER DISTRICT  
 PLAN 8000  
 LOT 5 P.I.D. 010-887-266

**CIVIC ADDRESS**  
 168 & 172 SOUTH OXLEY STREET,  
 WEST VANCOUVER, BC.

- LEGEND**
- EXISTING GRADE
  - FINISHED GRADE
  - TOP OF STAIR
  - BOTTOM OF STAIRS
  - TOP OF PAWL
  - BOTTOM OF WALL
  - EXISTING GRADE
  - TOP OF ROULDER BENCH
  - BOTTOM OF ROULDER BENCH
  - WATER LEVEL
  - BOTTOM OF POOL
- EXISTING TREES (TO BE RETAINED)
- EXISTING TREES (TO BE REMOVED)
- PROPOSED TREES

- GENERAL NOTES:**
- ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BCLA (FORM LANDSCAPE) (UNDEVELOPED) LATEST EDITION.
  - ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. LAIERS TO BE APPROVED BY LANDSCAPE ARCHITECT.
  - CONTRACTOR TO PROTECT THE EXISTING TREES AND VEGETATION (UNLESS OTHERWISE MENTIONED) DURING CONSTRUCTION.
  - TYPICAL 6" BARS FOR HARD LANDSCAPE TO BE 6" OF COMPACTED 3/4" FINE SAND FILL OVER BASE ON COMPACTED SUBGRADE (SAND, SPW) OR ON BEDROCK.
  - ALL FILL TO BE COMPACTED IN 6" LIFTS, TO 98% SPW UNDER PAVING AREAS AND 85% IN PLANTING AREAS. FILL TO BE FREE DRAINING AND VENTILATED. PROTECT EXISTING UTILITIES. TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
  - INSTALL 7" DIAMETER RINGSTEEL DRIFTING SLEEVES UNDER NEW PAVING AND PERFORATED WALLS EXPOSED BEYOND SCENIC TRAIL. ALL PLANTING AREAS ARE ACCESSIBLE FOR WRECKAGE/LOADING FLAG AND/OR TRUCK TRAIL.
  - INSTALL DRAINAGE SLOTTED W/SCREENS BY DRAINAGE PLAN.
  - INSTALL LIGHTING SLEEVES, SEE LIGHTING PLAN.
  - ANY BACKFILL SHALL BE THE GRAVIMETER OR WETNESS INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
  - ALL PROPOSED GRADES ARE IN FEET.
  - ALL DIMENSIONS ARE IN FEET AND INCHES.

DATE	REVISION
15.05.21	ISSUED FOR PERMIT
22.03.21	RE-ISSUED FOR PERMIT
23.02.21	RE-ISSUED FOR PERMIT
24.02.21	RE-ISSUED FOR PERMIT

DATE	PROJECT STATUS
15.05.21	CONCEPTUAL MASTER PLAN OF LANDSCAPE PERMIT
22.03.21	RE-ISSUED FOR PERMIT
23.02.21	TENDER CONSTRUCTION

**DRAWING NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.**

**DATE:** 2024 MAY 22  
**SCALE:** 1/8" = 1'-0"  
**DESIGNED BY:** VSPS

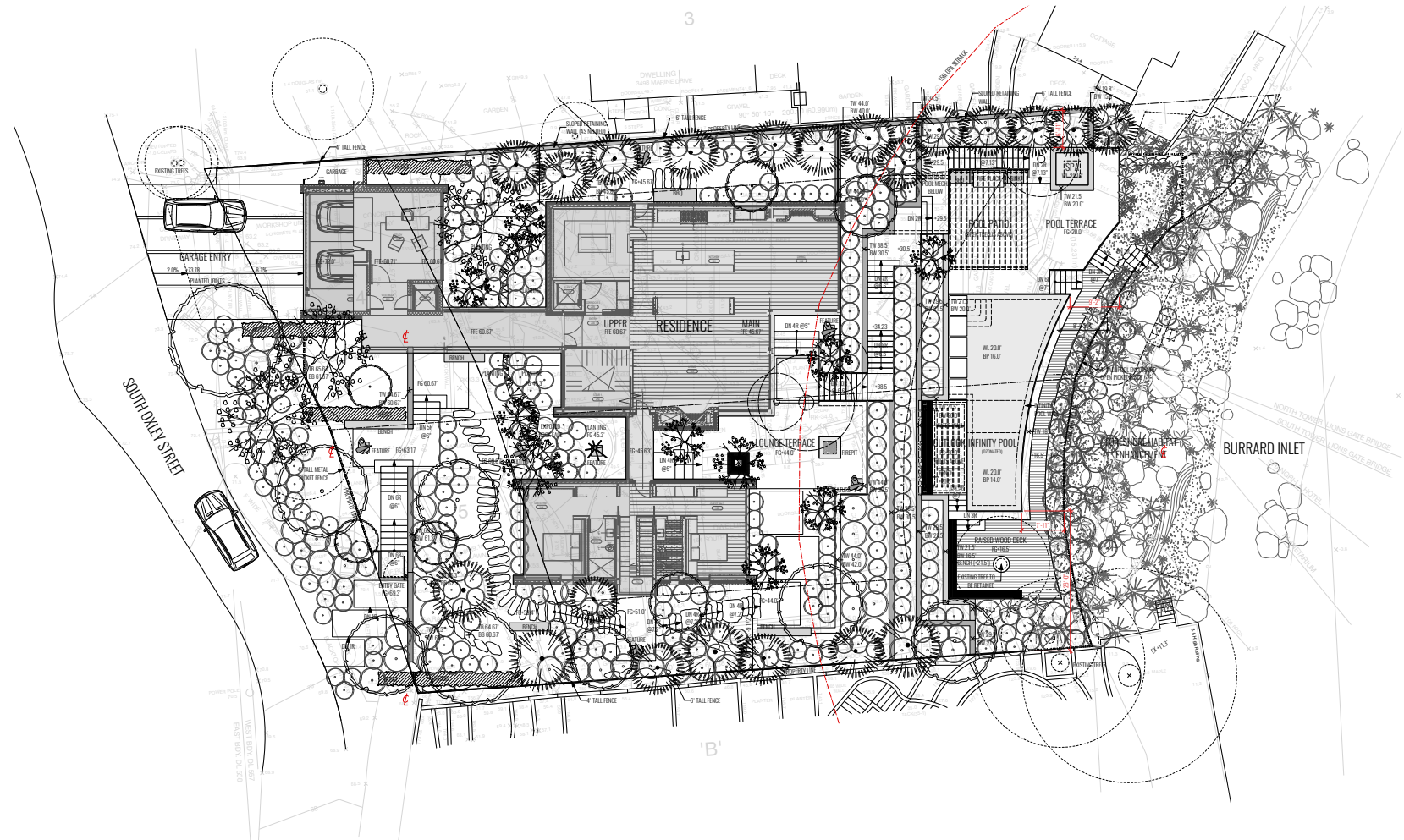
**PAUL SANGHA CREATIVE**

**PRIVATE RESIDENCE**  
 168 & 172 SOUTH OXLEY ST,  
 WEST VANCOUVER, BC

**LANDSCAPE MASTERPLAN**

**DATE:** 2024 MAY 22  
**SCALE:** 1/8" = 1'-0"  
**DESIGNED BY:** VSPS

**LBU-1.01** R0



**LANDSCAPE DESIGN RATIONALE AND KEY CONSIDERATIONS**

- MINIMIZE CUT AND FILL, USING SERIES OF STEPPED PLANTERS AND TERRACES, WORKING WITH STEEP SITE GRADES.
- MINIMIZE VISUAL IMPACT TO THE NEIGHBORS BY HAVING SMALLER PLANTED AREAS CASCADING DOWN TOWARDS THE FORESHORE.
- ADDING GREEN ROOFS, SOFTENING THE VISUAL PRESENCE OF THE HOUSE FROM THE STREET AT HIGHER ELEVATION AS WELL AS THE NEIGHBOURS.
- INCREASE CANOPY COVERAGE BY PROPOSING LARGE QUANTITY AND VARIETY OF TREES ADDING TO THE BIO-DIVERSITY & BIO-MASS.
- MAXIMIZE GARDEN SPACES AND THEREFORE PERMEABLE SURFACE AREAS.
- REMOVE EXISTING POOL HOUSE AND CONCRETE TERRACES FROM THE FORESHORE.
- PROTECT CURRENTLY ERODING FORESHORE BY ADDING SERIES OF STRATEGICALLY PLACED BOULDER CLUSTERS IN CONSULTATION WITH ENVIRONMENTAL AND FORESHORE CONSULTANTS TO CREATE A GRADUAL TRANSITION FROM UPLAND TO THE PUBLIC FORESHORE WHILE PROTECTING EXISTING PUBLIC INFRASTRUCTURE (SEWER PIPELINE)
- INCREASE INTERTIDAL RIPARIAN ZONE ADDING HABITAT VALUE
- USE MATERIALS SUCH AS LOCAL STONES IN NATURAL TEXTURES ADDING TO THE RICHNESS AND QUALITY OF THE BUILT ENVIRONMENT COMBINED WITH TRAILING VINES AND CLIMBERS DRAPING OVER RETAINING WALLS TO SOFTEN THE EXPOSED FACES.

**EXISTING FORESHORE SITE CONDITIONS**



**VIEW LOOKING SOUTH**

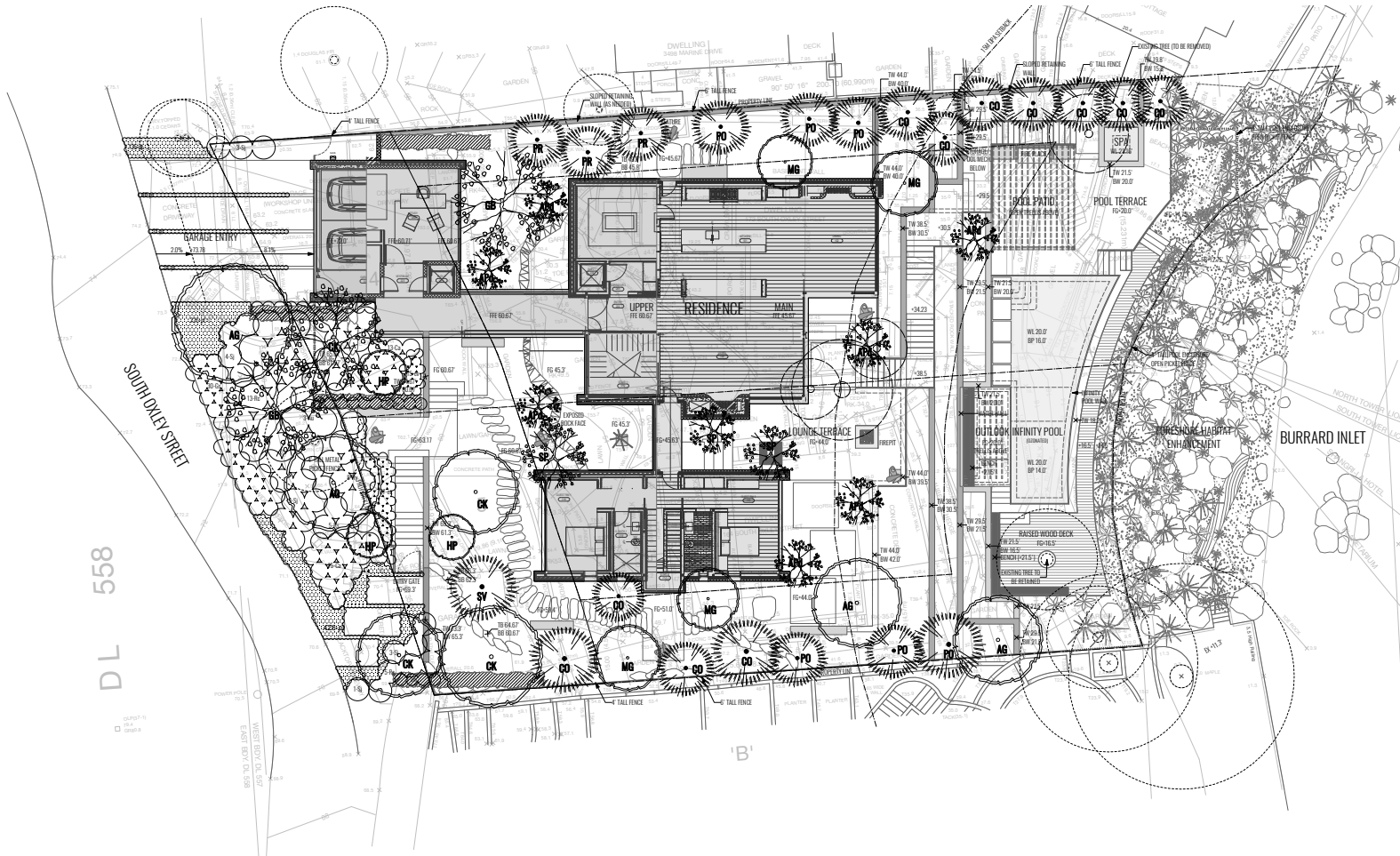
THE PORTION IN FRONT OF THE PROJECT SITE IS HEAVILY ERODED CREATING A SIGNIFICANT GRADE DIFFERENCE BETWEEN THE SOUTH NEIGHBOUR TERRACES AND EXPOSING THE SEWER PIPE INFRASTRUCTURE VISIBLE IN THE RIGHT SIDE OF THE IMAGE



**VIEW LOOKING NORTH**

THIS VIEW SHOWS THE EXISTING POOL HOUSE AND OTHER HARDSCAPE TERRACES ENCRDACHING INTO THE FORESHORE. THEY ARE PROPOSED TO BE REMOVED IN THE NEW DESIGN WITH ADDED SOFT COVERAGE OVER THE SEWER PIPE WHICH IS GETTING UNDERPINNED DUE TO EROSION.





**1** BOULEVARD PLANTING & TREE PLAN  
Scale: 1/8" = 1'-0"

**PLANTING NOTES:**

- CONTRACTOR TO PROVIDE SOIL REPORT LOW RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR REVIEW FROM INSTALLATION. REPORT SHALL BE DATED NO EARLIER THAN 90 DAYS PRIOR TO LANDSCAPE ARCHITECT RECOMMENDATIONS OF REPORT TO BE FOLLOWED BY CONTRACTOR.
- IRRIGATION PLAN TO BE PROVIDED FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
- ALL PLANT MATERIAL, INCLUDING TREES SUPPLIED BY CONTRACTOR, MUST BE COMPLETED NO GREATER THAN 45 DAYS PRIOR TO PURCHASE AND DELIVERY TO SITE.
- PLANT STOCK SHALL BE AS EXISTING OR LANDSCAPE STANDARDS. WHERE CONTRACTOR USE GREATER THAN 45 DAYS PRIOR TO A SPECIFIC DESCRIPTION OF PLANT STOCK, PLANT STOCK SHALL AS SPECIFIED FOR THE A.C.S.I. STANDARD UNLESS OTHERWISE SPECIFIED.
- ALL PLANT MATERIAL SUPPLIED TO THE SITE TO BE CERTIFIED SOIL FREE. SOIL CERTIFICATION TO BE PROVIDED BY EVERY SUPPLIER OF PLANT MATERIALS.
- LEARN TREE NO. 1 PROGRAM GRADE (LIMITED SOIL OR LEARN BED) TO BE EXISTING EXCEPT WHERE NOTED OR APPROVED OTHERWISE.
- LEARN SOIL MAY BE WEST COAST CARBON & TURF (L&T) OR APPROVED EQUIVALENT. ALL SOIL SHALL BE FREE OF PLASTIC AND ANY OTHER FOREIGN OBJECTS.
- PLANTING BED SOIL MAY BE WEST COAST CARBON GOLDEN SOIL OR APPROVED EQUIVALENT. ALL SOIL SHALL BE FREE OF PLASTIC AND ANY OTHER FOREIGN OBJECTS.
- TOP DRESS ALL PLANTING BEDS WITH 1-1/2" OF WEST COAST CARBON GOLDEN SOIL.
- SOIL SURFACE GRADE TO BE SLOPED TO DRAINAGE DRAINAGE PIPE.
- ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING THROUGH PLANTING SOIL TO BE RUN AGAINST THE BUILDING FACE.
- ALL PLANTING BEDS TO BE BURNED UP MINIMUM 4' ABOVE EXISTING FINISH GRADE SURFACE AND EXCEPT EXISTING EXISTING TREES, EXISTING TREES ARE TO REMAIN UNLESS INDICATED OTHERWISE.
- UNLESS NOTED OTHERWISE ON PLANTING PLAN, MINIMUM SOIL DEPTH TO BE 12" TO 14" ABOVE FINISH GRADE OR 18" ABOVE FINISH GRADE EXCEPT WHERE NOTED OTHERWISE TO BE DEEPER THAN INDICATED.
- FOR SPRINKLING AND IRRIGATION PLANTING AND PLANTING.
- ALL EXISTING PLANTS TO BE REMOVED AND TO BE PROTECTED DURING INSTALLATION/CONSTRUCTION. ROOT ZONES, AS DEMARCATED BY SOIL PROTECTION FENCING SHALL NOT BE USED FOR STORAGE OF ANY TYPE.
- ALL PLANT MATERIAL SHALL BE SOURCED FROM SAME LOCAL CLIMATE ZONE AS PROJECT LOCATION, ON THE LOWER LEVELS UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
- AREA OF PLANT SOURCING TO INCLUDE WESTERN CANADA AND WESTERN UNITED STATES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL, INCLUDING CONSTRUCTION TO MEET OR EXCEED THE BEST PRACTICE LANDSCAPE MAINTENANCE LEVELS GUIDE.
- STAKING OF TREES SHALL ONLY BE PERMITTED IN THE EVENT THAT SITE CONDITIONS OR CONSTRAINTS OF THE SITE ARE SUCH THAT THE TREE IS IMPROVED TO BE UNUSABLE. THE CONTRACTOR SHALL SUBMIT AN INSTANT FOR APPROVAL OF THE LANDSCAPE ARCHITECT, A REASON TO BE PROVIDED TO THE CONTRACTOR SHALL INCLUDE THE TYPE AND LOCATION REASON WHY STAKING IS NECESSARY AND THE STAKING METHOD TO BE USED.
- JOINTS IN CONCRETE TO BE FILLABLE WITH PLANTING TO SUPPORT ROOT SYSTEM ESTABLISHMENT.
- ALL PLANTING AREAS INCLUDING PLANTERS TO BE BRUSHED AND PRIMED ORIGINALLY. HOSE BEDS TO BE PROVIDED IN PRIVATE PATIO AREAS.
- SLOW RELEASE GRANULAR FERTILIZER TO BE ADDED TO ALL PLANTING BEDS, TREES AND HERBERS AFTER ALL THE PLANTS ARE INSTALLED.

**LEGAL DESCRIPTION**

LOT 4 OF LOT 7, BLOCK 1 DISTRICT LOT 557, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 8000 LOT 5 P.L.D. 010-987-223

AND

LOT 5 OF LOT 7, BLOCK 1 DISTRICT LOT 557, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 8000 LOT 5 P.L.D. 010-987-266

**CIVIC ADDRESS**

168 & 172 SOUTH OAKLEY STREET, WEST VANCOUVER, BC

**LEGEND**

EXISTING TREE	EXISTING TREE (TO BE REMOVED)
PROPOSED TREE	EXISTING TREES (TO BE REMOVED)
PROPOSED TREES	

**GENERAL NOTES:**

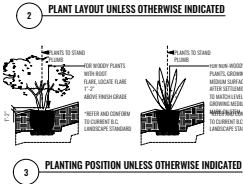
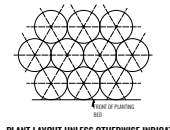
- ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BEST PRACTICE LANDSCAPE MAINTENANCE LEVELS GUIDE.
- ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. LAKEFILL TO BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO PROTECT THE EXISTING TREES AND VEGETATION (UNLESS OTHERWISE NOTED) DURING CONSTRUCTION.
- TYPICAL SOIL BASE FOR HARD LANDSCAPE TO BE 6" OF COMPACTED 2-1/2" MAXIMUM GRANULAR BASE ON COMPACTED SUBGRADE OVER SPOIL OR ON BEDROCK.
- ALL FILL TO BE COMPACTED IN 6" LIFTS TO 98% SPD UNDER PAVING AREAS AND 80% IN PLANTING AREAS. ALL TO BE BEFORE GRADING AND VERTICAL FINISHING. FILL TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- INSTALL DRAINAGE SCREENS WHERE INCLUDING DRAINAGE PLAN.
- INSTALL LIGHTING SLATES SEE LIGHTING PLAN.
- ALL BACKFILLS SHALL BE COMPACTED TO MEET OR EXCEED THE BEST PRACTICE TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
- ALL PROPOSED GRADES ARE IN METERS.

ISSUE DATE	ISSUES FOR REVISION
22.01.2024	01 - INITIAL PERMIT
22.01.2024	02 - AS-BUILT OR PERMIT
24.02.2024	03 - AS-BUILT OR PERMIT

ID	QUANTITY	LATIN NAME	COMMON NAME	SCHEDULED SIZE
01	1	CECYPHOCARPUS	COMMONWEALTH BERRY	2 1/2" COL. 10" FT. HIG. BDB
02	4	ACER PALMATA VAR. LACINIOSUM	REDLEAF LARCH	4" FT. HIG. BDB
03	1	QUERCUS FLETCHERI	BLACK OAK	2 1/2" COL. 10" FT. HIG. BDB
04	11	QUERCUS FLETCHERI	BLACK OAK	10" FT. HIG. BDB
05	2	QUERCUS FLETCHERI	BLACK OAK	2 1/2" COL. 6" FT. HIG. BDB
06	4	QUERCUS FLETCHERI	BLACK OAK	10" FT. HIG. BDB
07	6	QUERCUS FLETCHERI	BLACK OAK	10" FT. HIG. BDB
08	1	QUERCUS FLETCHERI	BLACK OAK	10" FT. HIG. BDB
09	3	QUERCUS FLETCHERI	BLACK OAK	10" FT. HIG. BDB

ID	LATIN NAME	COMMON NAME	SCHEDULED SIZE
01	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
02	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
03	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
04	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
05	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
06	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
07	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
08	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
09	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
10	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB

ID	LATIN NAME	COMMON NAME	SCHEDULED SIZE
01	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
02	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
03	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
04	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
05	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
06	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
07	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
08	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
09	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB
10	ACTINOPHYLLON	ACTINOPHYLLON	4" FT. HIG. BDB



**PAUL SANGHA CREATIVE**

PRIVATE RESIDENCE

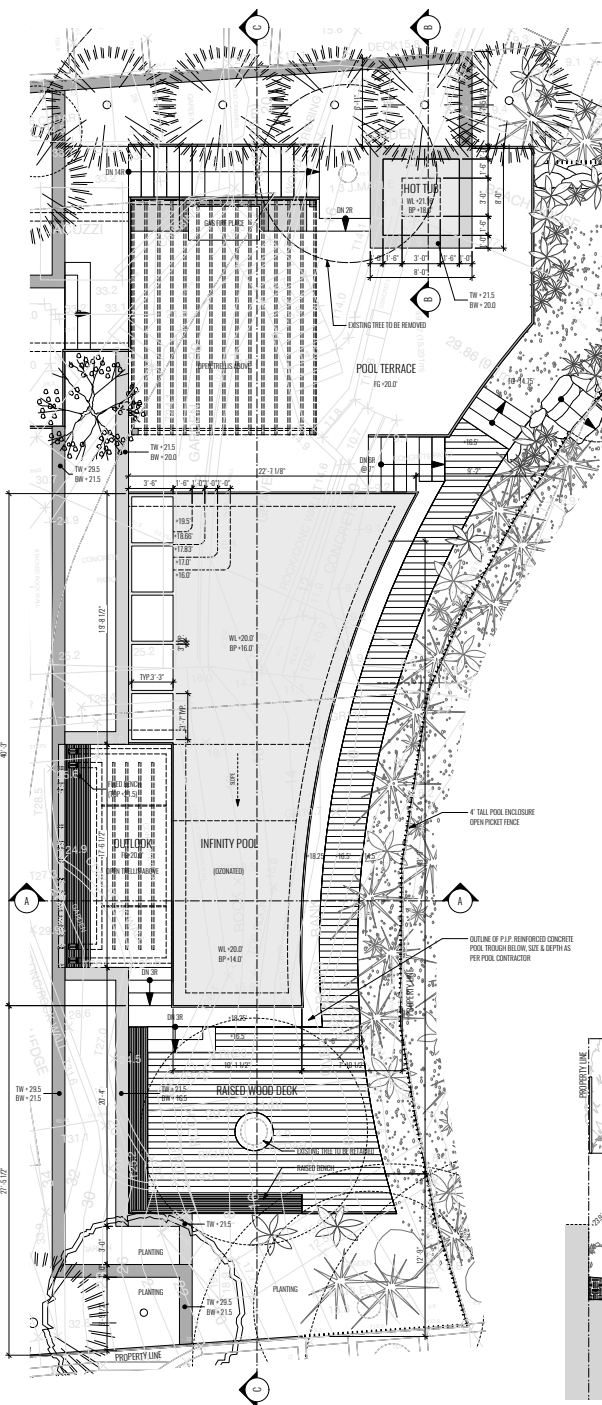
168 & 172 SOUTH OAKLEY STREET, WEST VANCOUVER, BC

BOULEVARD PLANTING & TREE PLAN

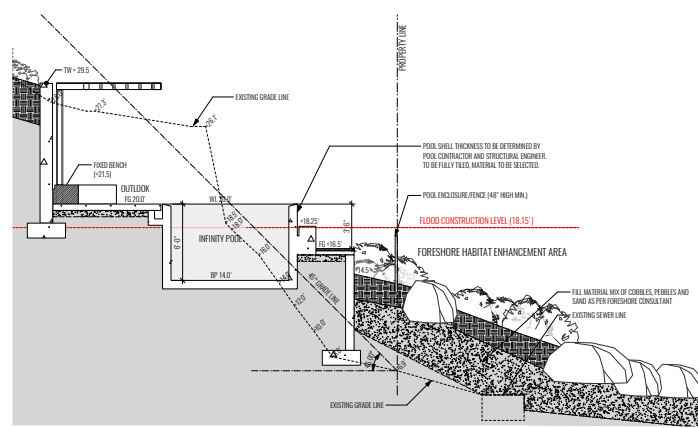
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SCALE: 1/8" = 1'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]

LBU-3.01

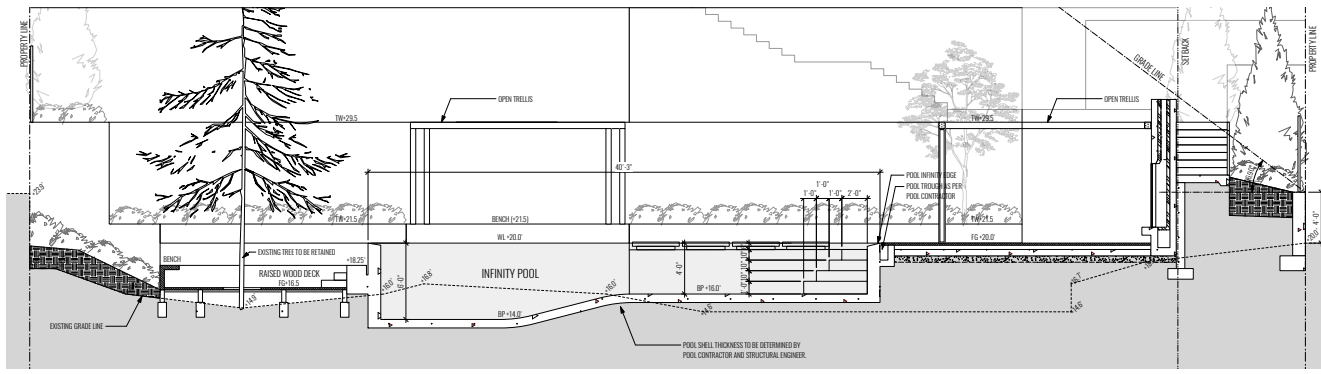




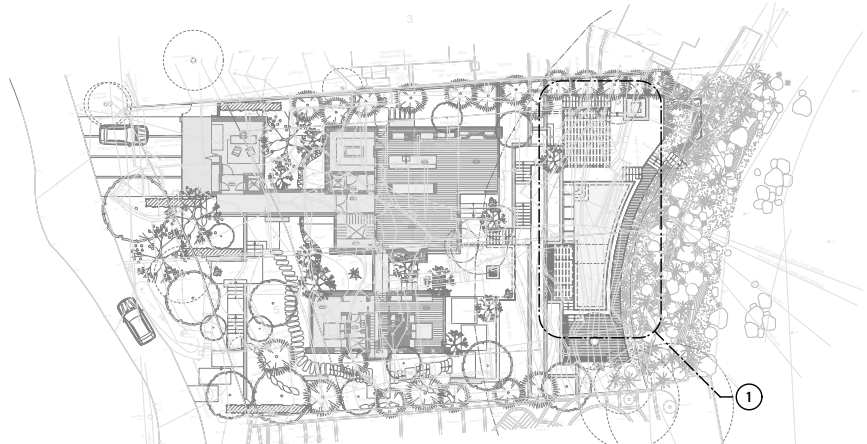
1 POOL & HOT TUB LAYOUT  
Scale: 1/4" = 1'-0"



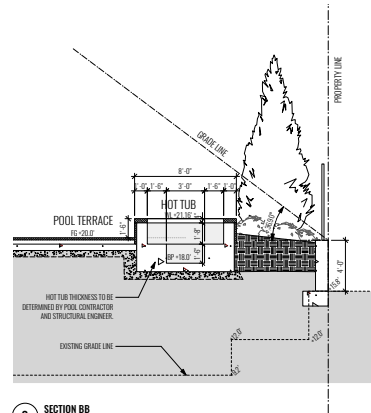
2 SECTION AA  
Scale: 1/4" = 1'-0"



4 SECTION CC  
Scale: 1/4" = 1'-0"



KEY PLAN  
Scale: 1/16" = 1'-0"



3 SECTION BB  
Scale: 1/4" = 1'-0"

**LEGAL DESCRIPTION**  
LOT 4 OF LOT 7, BLOCK 1  
DISTRICT LOT 557, GROUP 1  
NEW WESTMINSTER DISTRICT  
PLAN 6000  
LOT 4 P.I.D. 010-987-223  
AND,  
LOT 5 OF LOT 7, BLOCK 1  
DISTRICT LOT 557, GROUP 1  
NEW WESTMINSTER DISTRICT  
PLAN 6000  
LOT 5 P.I.D. 010-987-206

**CIVIC ADDRESS**  
168 & 172 SOUTH OXLEY STREET,  
WEST VANCOUVER, BC.

- LEGEND:**
- EXISTING GRADE
  - FINISHED GRADE
  - TOP OF STAIR
  - BOTTOM OF STAIRS
  - TOP OF WALL
  - BOTTOM OF WALL
  - EXISTING GRADE
  - TOP OF ROADSIDE BENCH
  - BOTTOM OF ROADSIDE BENCH
  - WATER LEVEL
  - BOTTOM OF POOL

- GENERAL NOTES:**
1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BEST PRACTICES (LATEST EDITION).
  2. ALL ELEVATIONS AND DIMENSIONS TO BE REFERRED TO SITE PRIOR TO CONSTRUCTION. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.
  3. CONTRACTOR TO PROTECT THE EXISTING TREES AND VEGETATION (UNLESS OTHERWISE NOTED) DURING CONSTRUCTION.
  4. TYPICAL 3/4" BARS FOR HARD LANDSCAPE TO BE 6" OR COMPACTED 3/4" FINE CRUSHED ROCK AND ON COMPACTED SURFACE (MIN. 3" OF OR BENCH).
  5. ALL TUBS TO BE CONSTRUCTED IN 4" LPTS. TO 3/4" SPS UNDER PAVING AREAS AND 3/4" UNDER PAVING AREAS. TUBS AND GRADING AND WEIGHT OF ORGANIC MATERIAL. FILL OR SLAB TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
  6. INSTALL 1" BARS OR MORE THIN LIGHTING SLEEVES UNDER PAVING AND THROUGH WALLS (BEFORE GRADING) SUCH THAT ALL PLANTING BEDS ARE ACCESSIBLE FOR IRRIGATION (LIGHTING, FLAG AND/OR BENCH).
  7. INSTALL DRAINAGE SLEEVES WHERE REQUIRED BY DRAINAGE PLAN.
  8. INSTALL LIGHTING SLEEVES SEE LIGHTING PLAN.
  9. ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BRIDGED TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
  10. ALL PROPOSED GRADES ARE IN FEET.
  11. ALL DIMENSIONS ARE IN FEET AND INCHES.

DATE	REVISION
11/01/23	ISSUED FOR PERMIT
11/01/23	AS ISSUED FOR PERMIT
11/01/23	AS ISSUED FOR PERMIT

DATE	PROJECT STATUS
11/01/23	CONCEPTUAL DESIGN PLAN
11/01/23	SCHEMATIC DESIGN
11/01/23	PERMITTING
11/01/23	CONSTRUCTION

**DRAWING NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED**  
COPY RIGHT RESERVED BY PAUL SANGHA CREATIVE AND ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF PAUL SANGHA CREATIVE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAUL SANGHA CREATIVE. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

**PAUL SANGHA CREATIVE**

**PRIVATE RESIDENCE**  
168 & 172 SOUTH OXLEY ST.  
WEST VANCOUVER, BC

**POOL & HOT TUB DETAILS**

DATE: 2024 JUN 23  
SCALE: 1/4" = 1'-0"  
DRAWN BY: VJPS  
CHECKED BY: VJPS





Photo 1. Aerial of 164 and 172 Oxley Street South and associated foreshore.

LEGEND

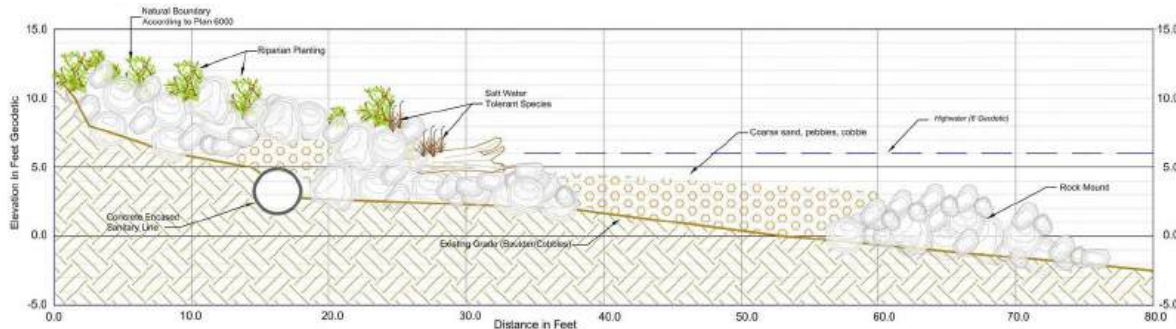
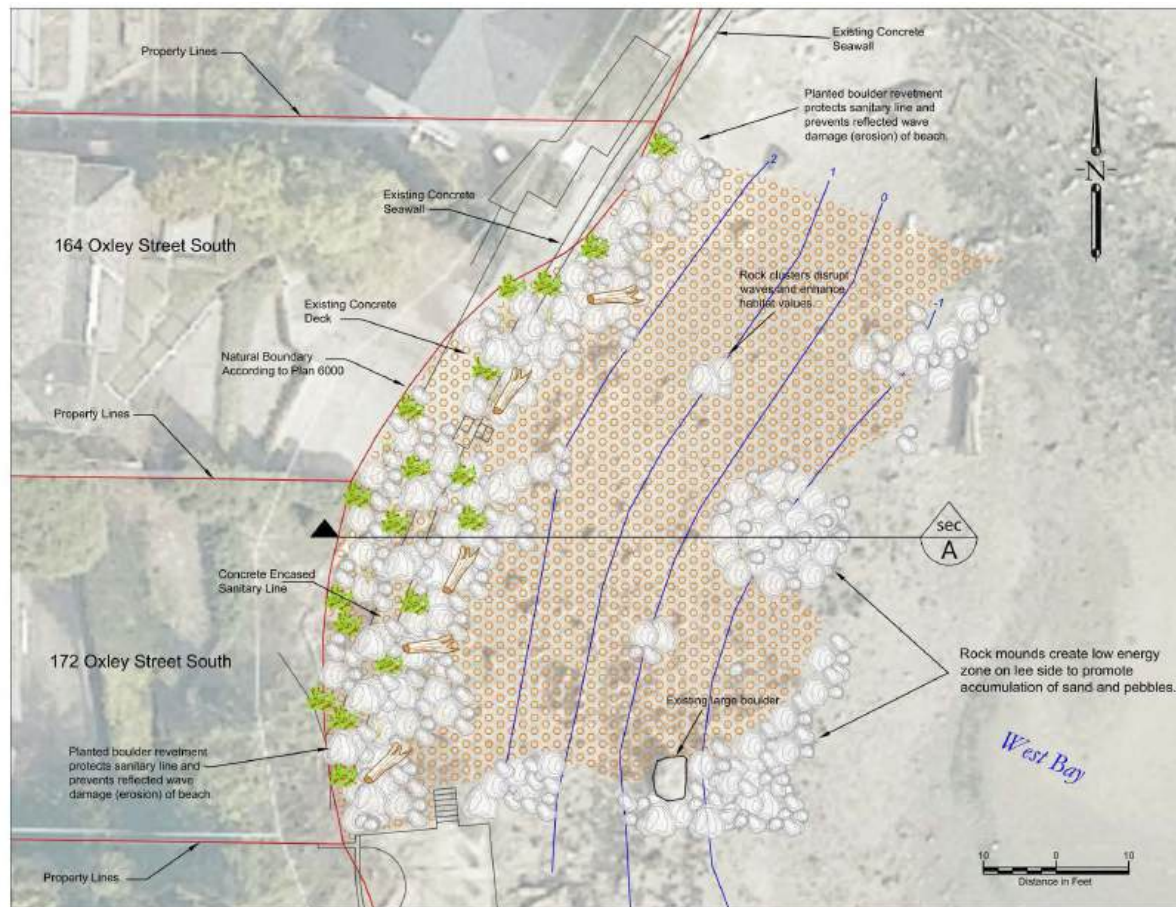
- New Boulders
- Contours (Feet Geodetic)
- Native Plantings
- Coarse Sand/Pebble/Cobble Mix
- Large Woody Debris



Photograph No.1: Looking south along shore.



Photograph No. 2 Looking North along the shore of the properties. Note exposed concrete encased sanitary line where surveyor is standing.



Section A

FORESHORE DESIGN RATIONALE AND KEY CONSIDERATIONS

- INCREASE RELIEF AND AVAILABLE SURFACE AREA FOR INVERTEBRATES AND ALGAE TO COLONIZE.
- PROVIDE INTERSTITIAL SPACES AND UNDER BOULDER HABITAT FOR INVERTEBRATES TO UTILIZE.
- IMPROVE PUBLIC ACCESS AND OPPORTUNITIES TO UTILIZE THE CROWN FORESHORE.
- RETAIN FINER SURFACE SEDIMENTS (COARSE SAND AND PEBBLES) PROVIDING AN OPPORTUNITY FOR BENTHIC INVERTEBRATE COMMUNITIES TO BECOME ESTABLISHED.
- CREATE BOULDER REVETMENTS THAT PROTECT THE MRA AND INTERSTITIAL SPACES IN WHICH TO ESTABLISH NEARSHORE PLANT COMMUNITIES.

**LEGAL DESCRIPTION**  
 LOT 4 OF LOT 7, BLOCK 1  
 DISTRICT LOT 557, GROUP 1  
 NEW WESTMINSTER DISTRICT  
 PLAN 6000  
 LOT 4 P.I.D. 010-987-223  
 AND,  
 LOT 5 OF LOT 7, BLOCK 1  
 DISTRICT LOT 557, GROUP 1  
 NEW WESTMINSTER DISTRICT  
 PLAN 6000  
 LOT 5 P.I.D. 010-987-266  
**CIVIC ADDRESS**  
 168 & 172 SOUTH OXLEY STREET,  
 WEST VANCOUVER, BC.

DRAWING NOTES

- Boundaries, property lines and elevations taken from referenced Chusman Surveying Ltd. drawings.
- The information, including bathymetric and survey data, presented on the drawings may vary from current conditions due to the passage of time or seasonal changes in substrate and biota.

LEGEND

- Proposed Coarse Sand/Pebble/Cobble Mix
- Existing Grade
- Proposed Boulders (D > 50mm)

**BALANCED ENVIRONMENTAL**  
 1481 S. 4th Street, North Vancouver, B.C. V7P 1P8  
 (604) 988-3833 • 604-988-3434 • www.balancedenv.com

DATE	ISSUE / REVISION
17.02.21	ISSUE FOR PERMIT
23.02.21	RE ISSUE FOR PERMIT
23.02.21	RE ISSUE FOR PERMIT
24.02.21	RE ISSUE FOR PERMIT

DATE	PROJECT STATUS
17.02.21	CONCEPTUAL DESIGN PHASE
...	BY PERMITTING
...	UNDER CONSTRUCTION

DRAWING NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.

PAUL SANGHA CREATIVE

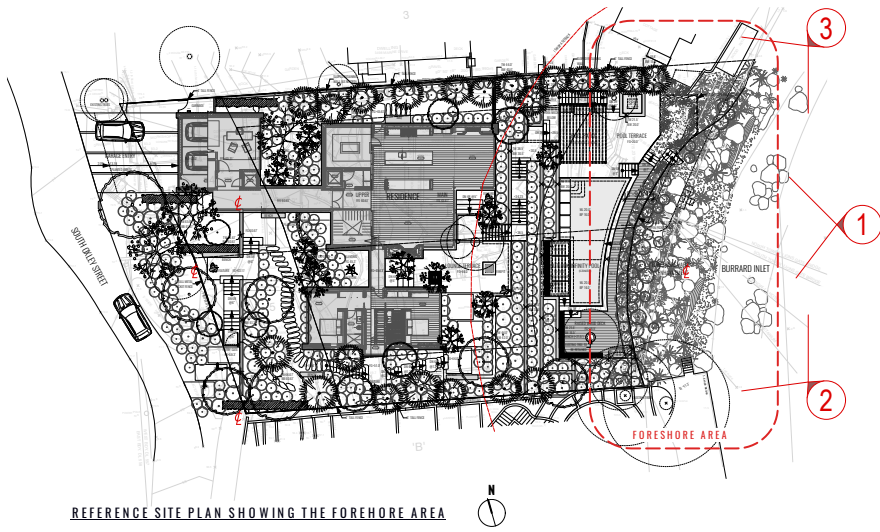
**PAUL SANGHA CREATIVE**

PRIVATE RESIDENCE  
 168, 172 SOUTH OXLEY ST.  
 WEST VANCOUVER, BC  
**FORESHORE CONCEPT**

DATE: 2016 Feb 23  
 SCALE: 20:1  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

LBU-5.01





REFERENCE SITE PLAN SHOWING THE FORESHORE AREA



1 VIEW 1 - CONCEPTUAL RENDERING LOOKING NORTH



2 VIEW 2 - CONCEPTUAL RENDERING LOOKING EAST



3 VIEW 3 - CONCEPTUAL RENDERING LOOKING WEST

**LEGAL DESCRIPTION**  
 LOT 4 OF LOT 7, BLOCK 1  
 DISTRICT LOT 557, GROUP 1  
 NEW WESTMINSTER DISTRICT  
 PLAN 6008  
 LOT 4 P.L.D. 010-897-223

AND,  
 LOT 5 OF LOT 7, BLOCK 1  
 DISTRICT LOT 557, GROUP 1  
 NEW WESTMINSTER DISTRICT  
 PLAN 6008  
 LOT 5 P.L.D. 010-897-266

**CIVIC ADDRESS**  
 168 & 172 SOUTH OXLEY STREET,  
 WEST VANCOUVER, B.C.

**BALANCED ENVIRONMENTAL**  
 Suite 3, Box 3, Sennar Road, North Vancouver, B.C., V7P 3H8  
 Tel: 604.986.2822 Fax: 604.986.2644 www.balancedenv.com

DATE	REVISION
23.02.23	ISSUED FOR PERMIT
24.02.23	RE ISSUED FOR PERMIT

DATE	PROJECT STATUS
19.06.20	CONCEPTUAL DESIGN PLAN
07.08.20	SP. PLAN FOR PERMIT
01.09.20	RE-BALANCED PERMIT
01.09.20	TENDER
01.09.20	CONSTRUCTION

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