



FRANCL  
ARCHITECTURE



RODGERS CREEK AREA 5  
3900 CYPRESS BOWL ROAD, WEST VANCOUVER

ISSUED FOR DEVELOPMENT PERMIT - 2024 10 08



**CIVIC ADDRESS:** ROAD 'J' WEST VANCOUVER

**ZONING:** 603 - CD3 (RODGERS CREEK)

**SITE AREA:** 4.96 ha

**TOTAL FAR AREA (PROPOSED):** 478,193 SF  
44,426 m2

**TOTAL SITE COVERAGE (PROVIDED):** 31.99%

**SETBACKS:** **FRONT YARD:** 6.0 m  
**REAR YARD:** 7.6 m  
**BACK YARD:** 6.0 m

**BUILDING HEIGHT:** **TOWER:** T1 - 16 STOREYS  
T2 - 14 STOREYS  
T3 - 13 STOREYS  
T4 - 13 STOREYS

**TOWNHOMES:** 2&3 STOREYS

**DWELLING COUNT:** 354 UNITS: 21 TOWNHOMES  
333 RESIDENTIAL UNITS

**UNIT MIX:** 42.1% UNIT SF < 1000 SF  
56.5% 1000 SF < UNIT SIZE < 2000 SF

**VEHICLE PARKING (PROVIDED):** 520 RESIDENTIAL STALLS  
77 VISITOR STALLS  
597 TOTAL STALLS

666 SECURE BICYCLE SPACES  
75 SHORT TERM BICYCLE SPACES  
741 TOTAL BICYCLE SPACES



Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author Project Name:

Reviewed By: Checker

Plot Date: 2024-10-08

Project No.: 22203

Client Title:

**PROJECT SUMMARY**

Drawing No.:

**A002**

Date:

# 1 Overview

The Rodgers Creek Area encompasses approximately 215 acres above the Upper Levels Highway and below the 1000 foot contour between Cave Creek West and Mar Creek in West Vancouver. Development in this area is clustered into four neighbourhoods, each having its own architectural character.

The area includes walking and cycling paths, public facilities, wildlife conservation areas, playing fields and public amenities, including to connect amenities of Cypress Village, which will be developed in a later phase.

The proposed building site, Rodgers Creek Area 5, is located in the Lower East Village Neighbourhood between Westmount Creek and Cave Creek West below upper Cypress Bowl Road and includes a mix of ground-oriented townhomes and high-rise apartment buildings with a neighborhood amenity building.

The lands are characterized by very steep slopes adjacent to lower Cypress Bowl Road, steep slopes adjacent to upper Cypress Bowl Road with a modernity sloping bench in between. With the challenging topography, the concentration of development into a compact cluster inside the Mountain Path allows for convenient access to the future Cypress Village site by foot or bicycle from Area 5.

# 2 Design Rationale

## 2.1 - Architectural Design

The design of Area 5 responds to the steep topography combined with the spectacular North Shore environment. The development provides 354 units over 2 levels of underground parking. The parking structure follows the topography to reduce additional slope retention.

The long and narrow building footprint of the proposed towers positioned along Strata Road 2 conforms to the existing topography as much as possible, minimizing excavation and environmental disruption.

The development is sited for outstanding views of the city, ocean and distant Vancouver Island. The building is oriented for optimal solar exposure, with deep overhangs providing solar shading.

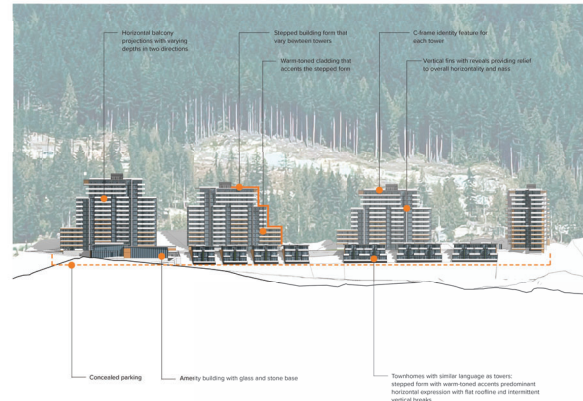
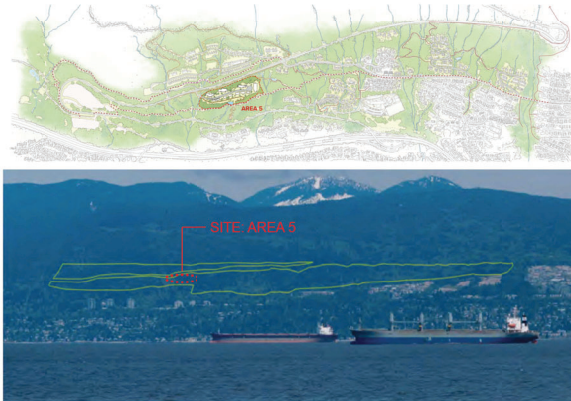
The development is comprised of four towers ranging from 13 to 16 stories, with a series of townhomes nestled into the slopes from Strata Road 1 to the Mountain Path. Upon entering from Cypress Bowl Road, a feature amenity building marks the gateway into the development.

The towers are spaced and oriented to maximize privacy to Cypress Road, as well as privacy between towers. Rather than maintaining a standard 80-foot separation between all towers, a variety of separations greater than 80 feet are provided between towers. Towers 2 and 3 are spaced especially further apart at 200 feet to provide for a generous landscaped community space at the heart of the development. The groups of townhomes are spaced for privacy, with green spacing favouring the connection points between Strata Road 1 and the secondary trail.

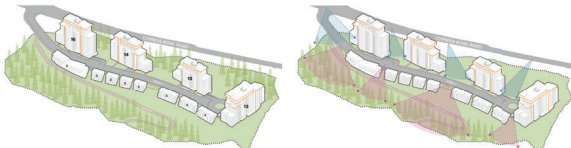
The towers have a dominant horizontal expression, with accents of warm-toned cladding that alternates in scale between towers. The balconies vary in their projections from the facade, allowing for variations in depth across the facade. A series of vertical fins and panels provide relief throughout the horizontal projections, while anchoring the overall facade expression. Finally, a c-shaped frame caps off the tower, providing a distinct identity to the building and a recognizable element throughout the development.

The townhomes with individual doorways onto Road 1 are human scaled and consist of a similar architectural expression as the towers, utilizing horizontality as the dominant element with vertical breaks.

The amenity building is a simple form of mainly stone and glass, with the identifiable c-shaped frame perched at the rooftop, marking the entry into the development.



## 2.2 - Concept Development



**01 - Density Distribution**  
The site features 4 towers (6, 14, 12, 13 stories) on the north side of Strata Road 1, with 3-story stacked townhomes and a 2-story amenity building located on the south side.



**02 - Visual Parity**  
The towers are arranged in pairs, positioned to maximize the site's openness to allow views into the site from Cypress Bowl Road. Likewise, the townhomes and amenity building are sited to connect views from the podium/road 1 looking South.



**03 - Site Permeability**  
Strata Road 2 connects the podium landscape areas to the secondary trail, allowing the landscape to flow around the townhomes through the spaces between buildings.



**04 - Building Siting**  
Buildings follow natural contours, reducing excavation and site disturbance with shallow and wide footprints.

## 2.3 - Open Space + Shared Circulation

The proposed architectural design serves as a catalyst for pedestrian activity, thoughtfully weaving a network of pathways and convenient shortcuts that permeate the entire site. A primary focus lies in seamlessly connecting the sidewalks along Strata Road 2 podium to the secondary trail. These connections will not only facilitate movement but also embrace the essence of outdoor communal living, as they feature gathering areas and terraces, offering an array of diverse and enriching outdoor experiences.

The entrances to the towers, the amenity building, and the townhomes located at the podium level will be accessed from the Strata Road 1. A landscaped buffer of 10-15 feet will be introduced between Strata Road 1 and the entrances to the townhomes to maintain privacy. Moreover, the lower-level townhomes have been designed to include south-facing private gardens, facilitating a seamless connection to the secondary trail.

To minimize disruptions to pedestrian flow, two driveways will provide access to the underground parking, seamlessly integrated into the overall site design.

Every opportunity is utilized to create outdoor community spaces on multiple levels for a better connectivity. The design also maintains a balance by incorporating ample areas of unstructured planting, aligning with the natural surroundings of the North Shore environment.



## 2.4 - Sustainability Summary

The project aims to employ a variety of strategies to reduce the development's carbon footprint and in support of the site's natural systems, these include:

**Orientation and Design**

- Orientation of the buildings to take best advantage of the site, available sun exposure and prevailing breezes.
- Designed to incorporate energy conserving features and systems, as well as to maximize energy over the course of the year.
- Building projections and roof overhangs in passive solar and sun-shading design strategies.
- The projections shade south-facing windows prevent overheated spaces in summer, without restricting penetration of morning sunlight in winter.
- South facades have higher glass ratios to capture views while window sizes are reduced on the north side where views are less desirable, and heat loss is greatest.
- Tower corner units and townhomes allow natural cross-ventilation. Buildings are oriented to access prevailing ocean breezes in the summer to optimize cooling.
- Connecting existing natural areas uphill and downhill of the site with landscaping to maintain the natural character, while enhancing wildlife corridors and habitat.
- Management of stormwater through Low Impact Development (LID).

**Energy Conservation**

- Minimize energy use through building design and careful selection of materials, fixtures and appliances.
- Energy modeling to guide the envelope design, which includes high performance glazing and wall assemblies.
- Minimize energy loss through the envelope by incorporating the following into the design:
  - Continuous, exterior-insulated walls on the north facade
  - Continuous, high performance roof insulation
  - High performance, thermally broken double-glazed over windows
  - Energy efficient heating and cooling systems
  - Best's Energy Star appliances
  - Install programmable thermostats
  - Install Heat Recovery Ventilation/Energy Recovery Ventilator (HRV/ERV) either centrally or in each unit.

**Lighting and Electrical**

- Maximize design through extensive glazing, and clerestories at the townhomes.
- Energy efficient light fixtures, with motion activated control systems in common areas and underground parking.
- EV charging stations (6, 12C)

**Water Conservation**

- Water-efficient fixtures including dual flush toilets
- Water-efficient dishwashers & clothes washers
- Drought tolerant landscaping materials
- Water-efficient irrigation systems only where necessary

**Waste Management**

- Minimize construction waste from landfill
- Designing for deconstruction

**Indoor Air Quality**

- Maximize cross ventilation opportunities in units.
- Low or zero formaldehyde insulation (Particulate Matter & SF for cabinets and shelving)
- Low VOC paints and adhesives
- ME radon gas test and mitigation
- Placed media filter with MERV 12-16 rated on all air handling systems

**Materials and Resources**

- Materials to be selected from local sources wherever possible for longevity and minimal environmental impact.
- Use of durable, quality materials including stone veneer, painted concrete, composite panel entrances, flooring, countertops.
- Use of materials with recycled content such as insulation, gypsum wall board, engineered wood products, steel studs

**Green Roof**

- Green roof applied to the townhomes, offering benefits such as prolonged life of waterproofing membranes, moisture retention and filtration, wildlife habitat and visual integration of the roof into the landscape backdrop.

**Additional Principles**

- The development will incorporate bio-friendly glass, to minimize impacts of flying birds against glass walls and windows.

**Conclusion**

- The project will be certified at minimum B+C Green which requires 105 points from the 2019 B+C Green High Density Checklist and meeting minimum energy performance of BC Energy Step Code Level 2 for Part 3 buildings.



Project Name: Rodgers Creek Area 5	
Address: Rodgers Creek Area 1, West Vancouver, BC	
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Drawn by: Author	Project No.:
Reviewed by: Designer	
File Date: 2024 10 09	
Project No.: 22023	
Client No.:	
DESIGN RATIONALE	
Drawing No.:	
A003	
Date:	

# ZONING SUMMARY

CIVIC ADDRESS	Road 'J' West Vancouver		
LOCATION	Lot A, Area 5 of Rogers Creek		
ZONING	603 - CD3 (Rodgers Creek)		
SITE AREA	4.96 ha		
FAR AREA	Permitted	478,197 SF	44,426 m2
	Proposed	478,193 SF	44,426 m2
SITE COVERAGE	Permitted	35.00%	
	Proposed	31.99%	
# OF STOREYS	Permitted	16 Storeys	
	Proposed	Tower T1 - 16 Storeys	
		Tower T2 - 14 Storeys	
		Tower T3 - 13 Storeys	
Tower T4 - 13 Storeys			
BUILDING HEIGHT	Permitted	50.29 m	
	Proposed	58.49 m *	
* Proposed variance. The proposed building height is compliant with the Maximum Height Limit defined in the Height Restrictive Covenant (refer to dwg A105)			
SETBACKS	Permitted	Front yard	6.00 m
		Rear yard	7.60 m
		Side Yard	6.00 m
	Proposed	Various (the permitted setbacks are maintained - refer to site plan)	
CONSTRUCTION	Concrete		
RESIDENTIAL UNITS	Permitted	354	
	Proposed	354	
VEHICLE PARKING	Residential stalls	520	
	Visitor stalls	77	
BICYCLE PARKING	Secure bicycle spaces	666	
	Short term bicycle spaces	75	

## AREA CALCULATIONS

LEVEL	TOWER 1				TOWER 2				TOWER 3				TOWER 4				TH		AMENITY BLDG.	PARKING	
	Amenity	Other *	RESIDENTIAL	GFA	Amenity	Other *	RESIDENTIAL	GFA	Amenity	Other *	RESIDENTIAL	GFA	Amenity	Other *	RESIDENTIAL	GFA	RESIDENTIAL	GFA		BELOW-GRADE	
ROOF	285		0	285																	
16			4,812	4,812																	
15			5,131	5,131	285		4,812	4,812													
14			5,131	5,131			5,131	5,131	285		4,812	4,812	434		8,500	434					
13			5,131	5,131			5,131	5,131			5,131	5,131			10,476	10,476					
12			7,638	7,638			5,131	5,131			5,131	5,131			11,119	11,119					
11			7,638	7,638			5,131	5,131			5,131	5,131			11,119	11,119					
10			7,638	7,638			7,638	7,638			7,638	7,638			12,117	12,117					
9			7,638	7,638			7,638	7,638			7,638	7,638			12,117	12,117					
8			7,638	7,638			7,638	7,638			7,638	7,638			12,117	12,117					
7			7,638	7,638			7,638	7,638			7,638	7,638			12,117	12,117					
6			7,638	7,638			7,638	7,638			7,638	7,638			12,117	12,117					
5			8,811	8,811			8,811	8,811			7,638	7,638			13,714	13,714					
4			8,811	8,811			8,811	8,811			8,811	8,811			13,714	13,714					
3			8,811	8,811			8,811	8,811			8,811	8,811			11,334	11,334					
2			8,811	8,811			8,811	8,811			8,811	8,811			10,149	10,149					
1			4,406	5,432	10,310	3,197	1,731	9,928			1,605	8,081	417	8,234	2,693	11,344	10,488	10,488	3,869		
P1																	16,143	16,143	5,527	130,973	
P2																	14,126	14,125	737	134,211	
P3																					
SUBTOTAL	472	4,691	114,347		0	8,482	95,370		0	6,761	86,433		417	8,668	141,286		40,757		10,133	265,184	
FAR AREA/BUILDING	SF		114,347				95,370				86,433				141,286		40,757				
GFA AREA/BUILDING	M2		10,623				119,510				8,860				13,126		3,786		40,757	10,133	265,184
	M2			11,103	0		9,648				8,658				13,970		3,784		941	24,636	
<b>TOTAL</b>																					
FAR AREA			478,193 SF				44,426 M2														
CD3 AREA 5 BYLAW REQUIREMENT - max FLOOR AREA ALLOWED			478,197 SF				44,426 M2														
GFA (ABOVE GROUND) - L1 TO ROOF LEVEL			481,284 SF				44,713 M2														
GFA (ABOVE + BELOW GROUND) - P2 TO ROOF LEVEL			783,001 SF				72,743 M2														

\* Includes Bike Storages, Residential Storage, Main Lobby & Mail Room & Service Rooms



Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author

Reviewed By: Checker

Plot Date: 2024-10-04

Project No: 22020

Client Title:

PROJECT STATISTICS  
ZONING SUMMARY/AREA CALCULATION

Drawing No:

A010

Date:

**PARKING SUMMARY**

		PHASE 1						PHASE 2						TOTAL	
		UNITS					VISITORS	UNITS					VISITORS		
		1BR	2BR	3BR	PH	TH		1BR	2BR	3BR	PH	TH			
		< 70 m <sup>2</sup>	> 70 m <sup>2</sup>			20 % of units	< 70 m <sup>2</sup>	> 70 m <sup>2</sup>			20 % of units				
RESID. UNITS		40	82	27	4	9	-	50	105	19	6	12	-		
	<b>TOTAL</b>			<b>162</b>					<b>192</b>					<b>354</b>	
REQUIRED PARKING STALLS (min.)	Ratio	1	1.5	1.5	1.5	1.5	1.5	1	1.5	1.5	1.5	1.5			
	Stalls	40	0	123	41	6	14	33	50	0	158	29	9	18	39
	<b>TOTAL</b>			<b>257</b>					<b>303</b>					<b>560</b>	
REQUIRED PARKING STALLS (max.)	Ratio	2	2	2	2	2	2	2	2	2	2	2			
	Stalls	80	0	164	54	8	18	33	100	0	210	38	11	24	39
	<b>TOTAL</b>			<b>357</b>					<b>423</b>					<b>780</b>	
PROVIDED PARKING STALLS	Stalls			279 *			34				241 *			43	
	<b>TOTAL</b>			<b>313</b>			<b>*</b>				<b>284</b>			<b>*</b>	<b>597</b>

\* Phase 1 and Phase 2 parkades are interconnected

**DETAILED PARKING SUMMARY**

	PHASE 1						PHASE 2						TOTAL	
	Standard space	Residential Small space	Accessible Space	Garages*	Visitor Small Space	Accessible Space	Standard space	Residential Small space	Accessible Space	Garages*	Visitor Small Space	Accessible Space		
L1				17							12			12
P1 Parking	120	3		2	9	7	1	142	74	21	2		29	128
P2 Parking	125	11	2	16				154	112	3	5	24		144
P3 Parking														
	245	14	2	16				34	186	24	7	24		43
<b>TOTAL</b>				<b>313</b>								<b>204</b>		

\* : Number of Parking Stalls for Townhouses

**BIKE STORAGE SUMMARY**

	TOWER 1		TOWER 2		TOWER 3		TOWER 4		TH		AMENITY	
	SECURED BICYCLE PARK.	SHORT-TERM BICYCLE PARK.	SECURED BICYCLE PARK.	SHORT-TERM BICYCLE PARK.	SECURED BICYCLE PARK.	SHORT-TERM BICYCLE PARK.	SECURED BICYCLE PARK.	SHORT-TERM BICYCLE PARK.	SECURED BICYCLE PARK.	BICYCLE PARK.	SHORT-TERM BICYCLE PARK.	SHORT-TERM BICYCLE PARK.
UNIT COUNT		84		69		62		118		21		
MIN NUMBER OF BIKE LOCKERS REQ./UNIT	2	0.2	2	0.2	2	0.2	2	0.2	1.5	0.2		0
TOTAL NUMBER OF BIKE LOCKERS REQ. / TOWER	168	17	138	14	124	12	236	24	30	4		0
TOTAL NUMBER OF BIKE LOCKERS PROVIDED	168	17	138	14	124	14	236	24	*	4		2

\*. Bike Parking will be provided in garages

**RESIDENTIAL STORAGE SUMMARY**

	TOWER 1	TOWER 2	TOWER 3	TOWER 4
TOTAL UNITS	84	69	62	118
L1 - Residential Storage Lockers	-	62	31	-
PARKING 1 - Residential Storage Lockers	-	-	-	40
PARKING 2 - Residential Storage Lockers	88	7	38	79
MIN SPACE DESIGNATED FOR EACH LOCKER (sq.ft)			25	
TOTAL NUMBER OF STORAGE LOCKERS PROVIDED	88	69	69	119



Project Title:  
Rodgers Creek Area 5

Address: Rodgers Creek Area 5, Brentwood, BC  
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Drawn By: Author  
Reviewed By: Designer  
Plot Date: 2024-10-04  
Project No.: 22003

PROJECT STATISTICS  
PARKING/BIKE/STORAGE  
CALCULATION

Sheet No.:  
**A011**  
Date:

UNIT MIX

	TOWER 1				TOWER 2				TOWER 3				TOWER 4				TH.			
	1 BR	2 BR	3 BR	PH	1 BR	2 BR	3 BR	PH	1 BR	2 BR	3 BR	PH	1 BR	2 BR	3 BR	PH				
16				2																
15		2	1																	
14		2	1					2												
13		2	1									2							4	
12	2	3	1					2					2	4	2					
11	2	3	1					2					2	6	1					
10	2	3	1		2	3	1						2	6	1					
9	2	3	1		2	3	1						2	7	1					
8	2	3	1		2	3	1		2	3	1		2	7	1					
7	2	3	1		2	3	1		2	3	1		2	7	1					
6	2	3	1		2	3	1		2	3	1		2	7	1					
5	2	4	1		2	4	1		2	3	1		5	8						
4	2	4	1		2	4	1		2	4	1		5	8						
3	2	4	1		2	4	1		2	4	1		5	6						
2	2	4	1		2	4	1		2	4	1		5	5						
1		2	1											1						21
SUBTOTAL	22	45	15	2	18	37	12	2	16	33	11	2	34	72	8	4				21
TOWER SUBTOTAL	84				69				62				118				71			
% UNIT TOTAL	26.2%	53.6%	17.9%	2.4%	26.1%	53.6%	17.4%	2.9%	25.8%	53.2%	17.7%	3.2%	28.8%	61.0%	6.8%	3.4%				100.0%
TOTAL # of Units	354																			

UNIT MIX T1-T5	1BR	2BR	3BR	PH	TH	TOTAL
TOTAL	90	87	46	10	21	354
%	25.4%	52.8%	13.0%	2.8%	5.9%	100.0%

REQUIRED % (CD3 AREA 5 BYLAW)	min. 30%	min. 45%
REQUIRED AREA	<1000 sqft	1000sqft <= 2000sqft
TOTAL UNIT	149	200
TOTAL PROVIDED %	42.1%	56.5%

UNIT NUMBERS

	TOWER 1				TOWER 2				TOWER 3				TOWER 4				TH.			
	PH2		PH1		PH1		PH2		PH2		PH1		WEST		EAST					
16																				
15																				
14																				
13																				
12																				
11																				
10																				
9																				
8																				
7																				
6																				
5																				
4																				
3																				
2																				
1																				



Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author

Reviewed By: Checker

Plot Date: 2024-10-04

Project No.: 22003

Drawn Title:

PROJECT STATISTICS

UNIT MIX

Drawing No.:

A012

Date:





Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn by: Author

Reviewed by: Director

Plot Date: 2024-10-08

Project No.: 22050

Client Title:

Scale: 1:1000

CONTEXT PLAN

Drawing No.:

A101

Scale: 1:1000

1 CONTEXT PLAN  
1:1000



CYPRESS VILLAGE ARTISTIC CONCEPTS - BPP



HAWKSLEY



TREEHOUSE



STONECLIFF



COURTENAY



THE PEAK



Rev: 1 Date: 08/20/2018

Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author

Reviewed By: Director

Plot Date: 2018-08-08

Project No.: 22003

Client Title:

CONTEXTUAL PHOTOGRAPHS

Drawing No.:

A102

Scale: 1:100

VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6

SITE PHOTOGRAPHS  
1:100



Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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By the Office: Conditions that apply and/or modifications for all drawings on the date of this office. Date of the revision: All revisions shall be indicated on this drawing. Do not scale drawings.

Drawn By: Author

Reviewed By: Checker

Plot Date: 2024-10-04

Project No.: 22059

Client Title:

SITE PHOTOGRAPHS

Drawing No.:

A103

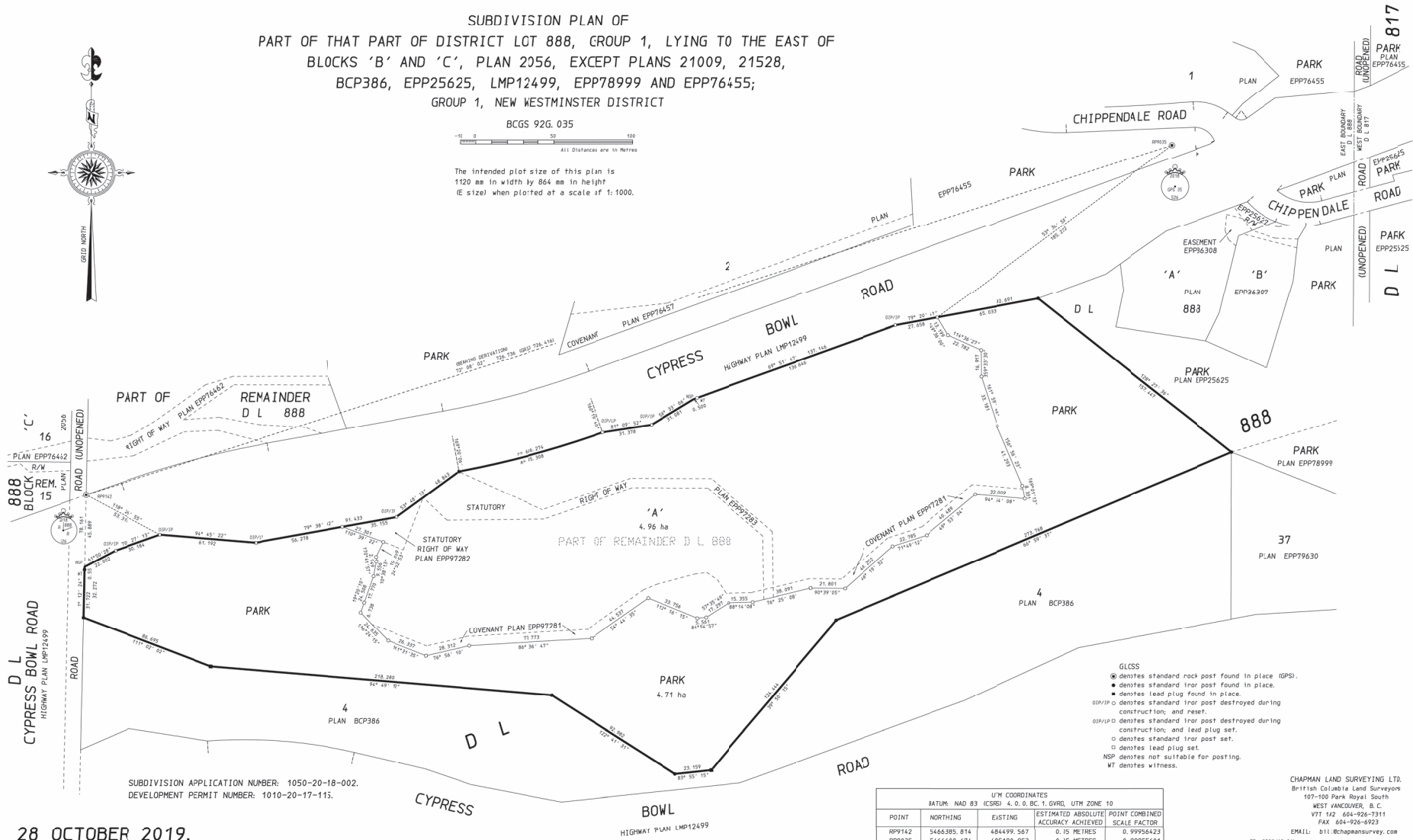
Scale: 1:100

COPY OF PORTION OF PLAN EPP97280

SUBDIVISION PLAN OF  
PART OF THAT PART OF DISTRICT LOT 888, GROUP 1, LYING TO THE EAST OF  
BLOCKS 'B' AND 'C', PLAN 2056, EXCEPT PLANS 21009, 21528,  
BCP386, EPP25625, LMP12499, EPP78999 AND EPP76455;  
GROUP 1, NEW WESTMINSTER DISTRICT



The intended plot size of this plan is  
1120 mm in width by 864 mm in height  
(E size) when plotted at a scale of 1:1000.



SUBDIVISION APPLICATION NUMBER: 1050-20-18-002.  
DEVELOPMENT PERMIT NUMBER: 1010-20-17-113.

28 OCTOBER 2019.

- GLSS
- denotes standard rock post found in place (GPS).
  - denotes standard iron post found in place.
  - denotes lead plug found in place.
  - denotes standard iron post destroyed during construction; and, reset.
  - denotes standard iron post destroyed during construction; and, lead plug set.
  - denotes standard iron post set.
  - denotes lead plug set.
  - NSP denotes not suitable for posting.
  - WT denotes witness.

U'M COORDINATES				
DATUM: NAD 83 (ICRS) 4, 0, 0, BC 1, 0VRL, UTM ZONE 10				
POINT	NORTHING	EASTING	ESTIMATED ABSOLUTE POINT COMBINED ACCURACY ACHIEVED	SCALE FACTOR
RP9142	5466385.814	484499.567	0.15 METRES	0.9995423
RP9035	5466608.674	485190.953	0.15 METRES	0.99955601

CHAPMAN LAND SURVEYING LTD.  
British Columbia Land Surveyors  
107-100 Park Royal South  
WEST VANCOUVER, B.C.  
V7T 1A2 604-926-7311  
FAX 604-926-6923  
EMAIL: btl@chapmansurveying.com

FB: 2388 112-261  
06, 06 JOB: 09-116 FILE: 1840 COMP: 28-04-MS, SLS



Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC  
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Drawn By: Author  
Checked By: Director  
Plot Date: 2020-10-08  
Project No.: 22003

SUBDIVISION PLAN

A107

Scale: 1:1000



VIEW 01 - Entry



VIEW 02 - Aerial View West



Project Title:

**Rodgers Creek Area 5**

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author

Reviewed By: Checker

Plot Date: 2024-10-08

Project No.: 22269

Draw Title:

**RENDERINGS**

Drawing No.:

**A110**

Date:



VIEW 03 - North



VIEW 04 - Aerial View East



Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author	Project Name:
Reviewed By: Designer	
Plot Date: 2024-10-08	
Project No.: 22020	

RENDERINGS

Drawing No.:

A111

Date:



VIEW 05 - Podium



VIEW 06 - Amenity



Rev: 1 Date: 05/20/2018

Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author

Reviewed By: Designer

Plot Date: 2018-05-08

Project No.: 22203

Client Name:

RENDERINGS

Drawing No.:

A112

Date:



VIEW 08 - Trail



VIEW 07 - Amenity



Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC  
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Drawn By: Author	Project Name:
Reviewed By: Checker	
Plot Date: 2024-10-08	
Project No.: 22003	

Drawing Title: RENDERINGS

Drawing No.: A113

Date:



STONE CLADDING - Light  
01a



STONE CLADDING - Dark  
01b



COMPOSITE METAL PANEL SYSTEM - Copper Tone  
Non-Combustible  
02a



COMPOSITE METAL PANEL SYSTEM - Blue  
Non-Combustible  
02b



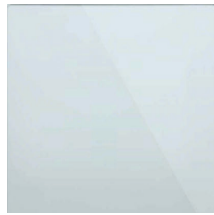
COMPOSITE METAL PANEL SYSTEM - Dark Grey  
Non-Combustible  
02c



COMPOSITE METAL PANEL SYSTEM - Light Grey  
Non-Combustible  
02d



ANODIZED ALUMINUM - Mullions  
Non-Combustible  
03



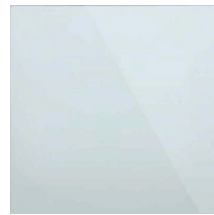
WINDOW WALL SYSTEM - Vision Glass  
04a



WINDOW WALL SYSTEM - Spandrel - Blue  
04b



WINDOW WALL SYSTEM - Dark Grey  
04c



CURTAIN WALL SYSTEM - Vision Glass - Capless  
05



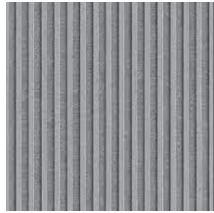
BALCONY GUARDRAIL SYSTEM - Ultra Clear Glass  
06



FROSTED GLASS SYSTEM - Balcony Partitions  
07



ARCHITECTURAL CONCRETE - White  
08



FIBER CEMENT FACADE PANEL - Textured - Grey  
Non-Combustible  
09



WOODEN TONE CLADDING SYSTEM  
Non-Combustible  
10



ANODIZED ALUMINUM - Louvers  
Non-Combustible  
11



TERRACE TILES  
12

STONE CLADDING

METAL PANEL SYSTEM

WINDOW WALL SYSTEM



Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author

Reviewed By: Checker

Plot Date: 2024-10-04

Project No.: 22003

Client Title:

MATERIALS PALETTE

Drawing No.:

A114

Scale: 1:250





FLOOR PLAN - L1 - PHASE 1



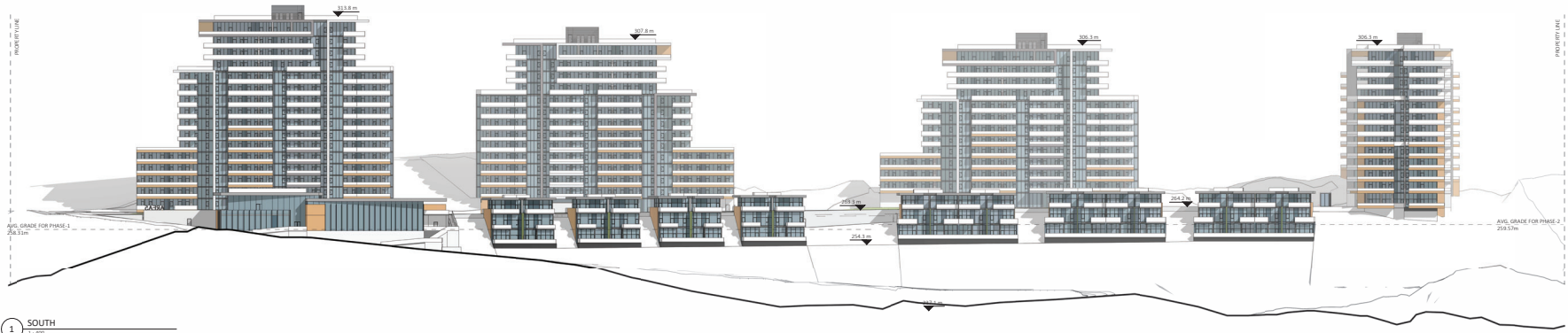
Project Title:		Rodgers Creek Area 5	
Address:		Rodgers Creek Area 5, West Vancouver, BC	
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Drawn By:	Author	Project Number:	158784
Reviewed By:	Director	Scale:	1:100
Plot Date:	2024-10-08	Project No.:	22003
Client Title:			
<p>FLOOR PLAN L1 - 1 PHASE 1</p>			
<p>A205</p>			
<p>Scale: 1:100</p>			



1 FLOOR PLAN L1 - PHASE 2  
1:200



Project Title:	
Rodgers Creek Area 5	
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Drawn By: Author	Project No: 1584784 BC Ltd
Reviewed By: Designer	
Plot Date: 2024-10-04	
Project No: 22003	
Client Title:	
FLOOR PLAN L1 - 2	
PHASE 2	
Drawing No: A206	
Scale: 1:200	

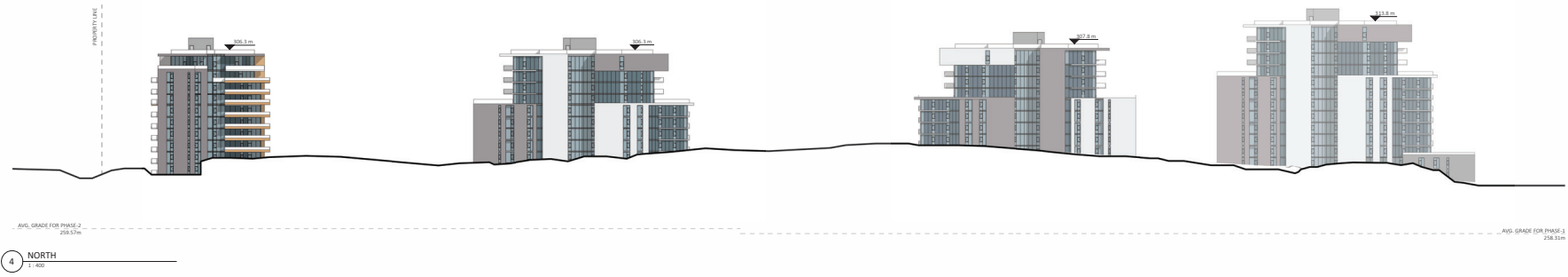


1 SOUTH  
1:400



2 EAST  
1:400

3 WEST  
1:400



4 NORTH  
1:400



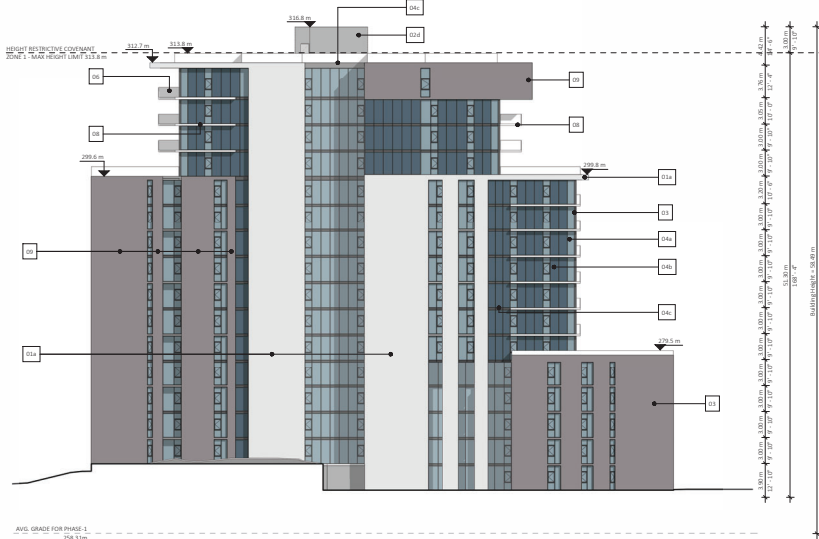
Project Title:	
Rodgers Creek Area 5	
Address: Rodgers Creek Area 5, West Vancouver, BC	
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Drawn by: Author	Project No.:
Reviewed by: Designer	
Plot Date: 2024-10-04	
Project No.: 22020	
Client Title:	
ELEVATIONS SITE	
Drawing No.: A301	
Scale: 1:400	



1 T1 SOUTH  
1:200



2 T1 EAST  
1:200



3 T1 NORTH  
1:200



4 T1 WEST  
1:200

MATERIALS LEGEND

- 01a STONE CLADDING - Light
- 01b STONE CLADDING - Dark
- 02a COMPOSITE METAL PANEL SYSTEM - Copper Tone  
Non Combustible
- 02b COMPOSITE METAL PANEL SYSTEM - Blue  
Non Combustible
- 02c COMPOSITE METAL PANEL SYSTEM - Dark Grey  
Non Combustible
- 02d COMPOSITE METAL PANEL SYSTEM - Light Grey  
Non Combustible
- 03 ANODIZED ALUMINUM SYSTEM - Dark Grey - Mullions  
Non Combustible
- 04a WINDOW WALL SYSTEM - Vision Glass
- 04b WINDOW WALL SYSTEM - Spandrel - Blue
- 04c WINDOW WALL SYSTEM - Spandrel - Dark Grey
- 05 CLIFFHANG WALL SYSTEM - Vision Glass - Capless
- 06 BALCONY GUARDRAIL SYSTEM - Glass-Clear Glass
- 07 FROSTED GLASS SYSTEM - Balcony Partitions
- 08 ARCHITECTURAL CONCRETE - White
- 09 FRESH CONCRETE FINISH PANELS - Textured - Grey  
Non Combustible
- 10 WOODEN TONG CLADDING SYSTEM  
Non Combustible
- 11 ANODIZED ALUMINUM - Light Grey - Louvers  
Non Combustible
- 12 TERRACE TILES



Project Title:  
**Rodgers Creek Area 5**

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author  
Reviewed By: Designer  
Plot Date: 2024-10-08  
Project No.: 22053  
Client Title:

ELEVATIONS T1

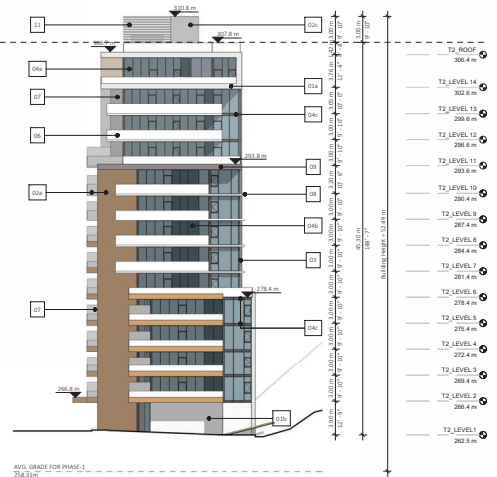
Sheet No.:

A302

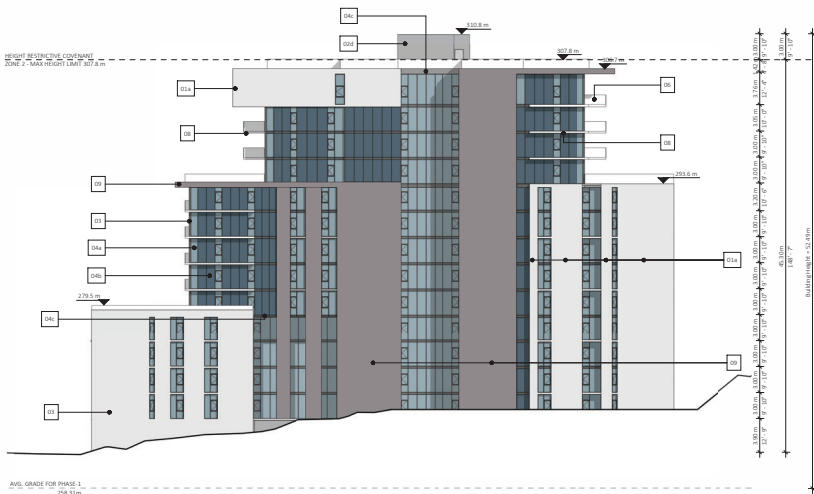
Scale: As Indicated



1 T2 SOUTH  
1:200



2 T2 EAST  
1:200



3 T2 NORTH  
1:200



4 T2 WEST  
1:200

**MATERIALS LEGEND**

O1a	STONE CLADDING - Light
O1b	STONE CLADDING - Dark
O2a	COMPOSITE METAL PANEL SYSTEM - Copper Tone Non Combustible
O2b	COMPOSITE METAL PANEL SYSTEM - Blue Non Combustible
O2c	COMPOSITE METAL PANEL SYSTEM - Dark Grey Non Combustible
O2d	COMPOSITE METAL PANEL SYSTEM - Light Grey Non Combustible
O3	ANODIZED ALUMINUM SYSTEM - Dark Grey - Mullions Non Combustible
O4a	WINDOW WALL SYSTEM - Vision Glass
O4b	WINDOW WALL SYSTEM - Spandrel - Blue
O4c	WINDOW WALL SYSTEM - Spandrel - Dark Grey
O5	CURTAIN WALL SYSTEM - Vision Glass - Capless
O7	FROSTED GLASS SYSTEM - Bakery Partitions
O8	ARCHITECTURAL CONCRETE - White
O9	FIBER CEMENT FACADE PANELS - Textured - Grey Non Combustible
10	WOODEN TONE CLADDING SYSTEM Non Combustible
11	ANODIZED ALUMINUM - Light Grey - Louvers Non Combustible
12	TERRACE TILES



Project Title:  
**Rodgers Creek Area 5**

Address: Rodgers Creek Area 5, West Vancouver, BC

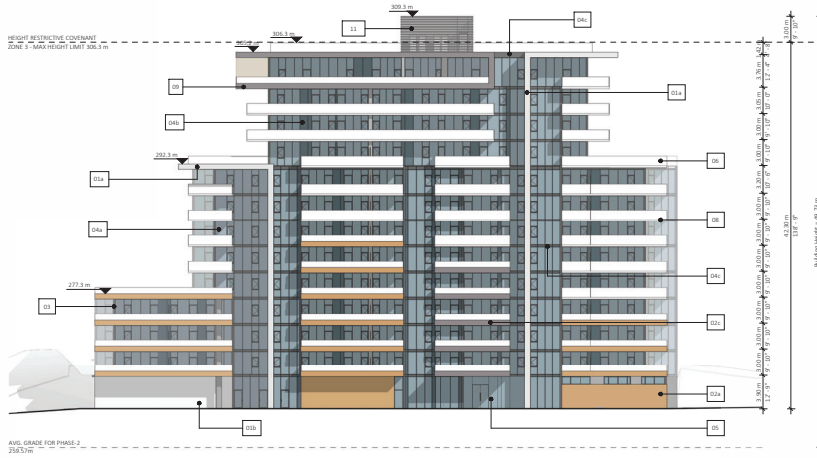
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Drawn by: Author  
Reviewed by: Checker  
Plot Date: 2024 10 08  
Project No.: 22053  
Client Title:

ELEVATIONS T2

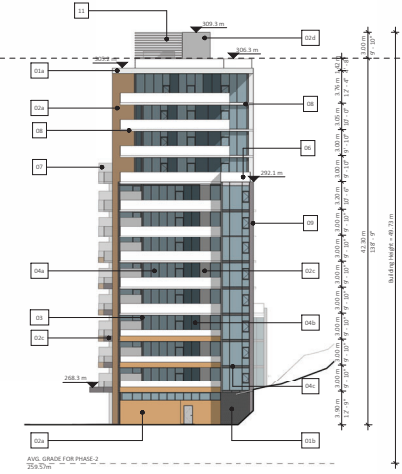
Crawing No.:  
**A303**

Scale: As Indicated



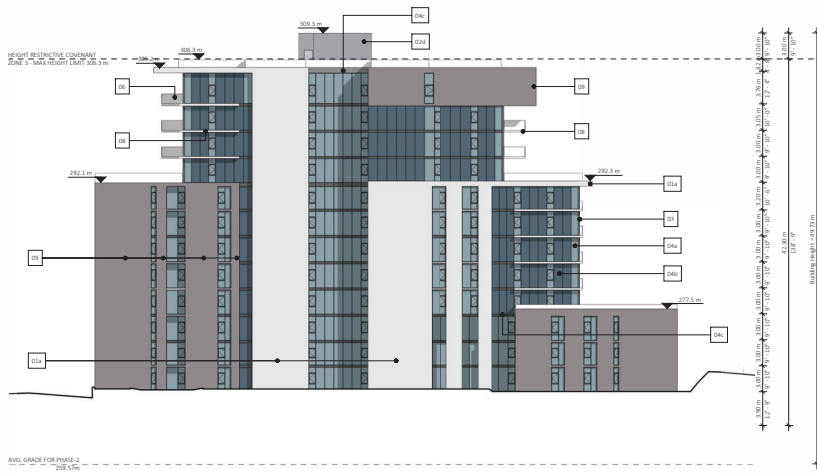
- T3 ROOF 304.9 m
- T3 LEVEL 13 301.1 m
- T3 LEVEL 12 298.1 m
- T3 LEVEL 11 295.1 m
- T3 LEVEL 10 292.1 m
- T3 LEVEL 9 289.9 m
- T3 LEVEL 8 285.9 m
- T3 LEVEL 7 282.9 m
- T3 LEVEL 6 279.9 m
- T3 LEVEL 5 276.9 m
- T3 LEVEL 4 273.9 m
- T3 LEVEL 3 270.9 m
- T3 LEVEL 2 267.9 m
- T3 LEVEL 1 264.0 m

1 T3 SOUTH  
1:200



- T3 ROOF 304.9 m
- T3 LEVEL 13 301.1 m
- T3 LEVEL 12 298.1 m
- T3 LEVEL 11 295.1 m
- T3 LEVEL 10 292.1 m
- T3 LEVEL 9 289.9 m
- T3 LEVEL 8 285.9 m
- T3 LEVEL 7 282.9 m
- T3 LEVEL 6 279.9 m
- T3 LEVEL 5 276.9 m
- T3 LEVEL 4 273.9 m
- T3 LEVEL 3 270.9 m
- T3 LEVEL 2 267.9 m
- T3 LEVEL 1 264.0 m

2 T3 EAST  
1:200



- T3 ROOF 304.9 m
- T3 LEVEL 13 301.1 m
- T3 LEVEL 12 298.1 m
- T3 LEVEL 11 295.1 m
- T3 LEVEL 10 292.1 m
- T3 LEVEL 9 289.9 m
- T3 LEVEL 8 285.9 m
- T3 LEVEL 7 282.9 m
- T3 LEVEL 6 279.9 m
- T3 LEVEL 5 276.9 m
- T3 LEVEL 4 273.9 m
- T3 LEVEL 3 270.9 m
- T3 LEVEL 2 267.9 m
- T3 LEVEL 1 264.0 m

3 T3 NORTH  
1:200



- T3 ROOF 304.9 m
- T3 LEVEL 13 301.1 m
- T3 LEVEL 12 298.1 m
- T3 LEVEL 11 295.1 m
- T3 LEVEL 10 292.1 m
- T3 LEVEL 9 289.9 m
- T3 LEVEL 8 285.9 m
- T3 LEVEL 7 282.9 m
- T3 LEVEL 6 279.9 m
- T3 LEVEL 5 276.9 m
- T3 LEVEL 4 273.9 m
- T3 LEVEL 3 270.9 m
- T3 LEVEL 2 267.9 m
- T3 LEVEL 1 264.0 m

4 T3 WEST  
1:200

MATERIALS LEGEND

- 01a STONE CLADDING - Light
- 01b STONE CLADDING - Dark
- 02a COMPOSITE METAL PANEL SYSTEM - Copper Tone Non Combustible
- 02b COMPOSITE METAL PANEL SYSTEM - Blue Non Combustible
- 02c COMPOSITE METAL PANEL SYSTEM - Dark Grey Non Combustible
- 02d COMPOSITE METAL PANEL SYSTEM - Light Grey Non Combustible
- 03 ANODIZED ALUMINUM SYSTEM - Dark Grey - Mullions Non Combustible
- 04a WINDOW WALL SYSTEM - Vision Glass
- 04b WINDOW WALL SYSTEM - Spandrel - Glass
- 04c WINDOW WALL SYSTEM - Spandrel - Dark Grey
- 05 CURTAIN WALL SYSTEM - Vision Glass - Clear
- 06 BALCONY GLAZING SYSTEM - Ultra-Clear Glass
- 07 FROSTED GLASS SYSTEM - Balcony Partitions
- 08 ARCHITECTURAL CONCRETE - White
- 09 FIBER GLASS FACED PANELS - Textured - Grey Non Combustible
- 10 WOODEN TONE CLADDING SYSTEM Non Combustible
- 11 ANODIZED ALUMINUM - Light Grey - Louvers Non Combustible
- 12 TERRACE TILES



Project Title:  
**Rodgers Creek Area 5**

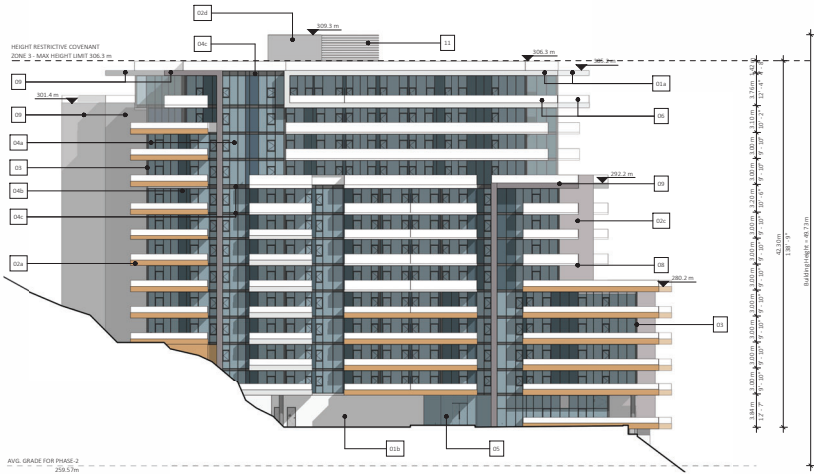
Address: Rodgers Creek Area 5, Brent Hawke Ave, BC  
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Drawn By: Author  
Reviewed By: Checker  
Plot Date: 2024-10-08  
Project No.: 22023

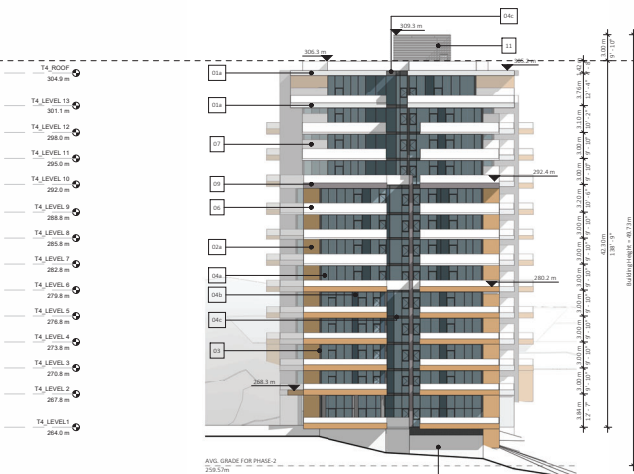
Client Title:  
**ELEVATIONS T3**

Drawing No.:  
**A304**

Scale: As Indicated



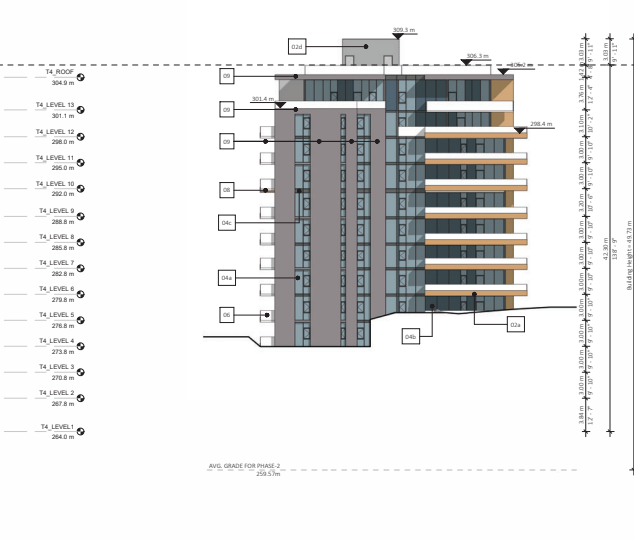
1 T4 WEST  
1:200



2 T4 SOUTH  
1:200



3 T4 EAST  
1:200



4 T4 NORTH  
1:200

MATERIALS LEGEND

- 01a STORE CLADDING - Light
- 01b STORE CLADDING - Dark
- 02a COMPOSITE METAL PANEL SYSTEM - Copper Tone
- 02b Non Combustible
- 02c COMPOSITE METAL PANEL SYSTEM - Blue
- 02d Non Combustible
- 02e COMPOSITE METAL PANEL SYSTEM - Dark Grey
- 02f Non Combustible
- 02g COMPOSITE METAL PANEL SYSTEM - Light Grey
- 02h Non Combustible
- 03 ANODIZED ALUMINUM SYSTEM - Dark Grey - Mullions
- 04 WINDOW WALL SYSTEM - Vision Glass
- 04b Non Combustible
- 04c WINDOW WALL SYSTEM - Spandrel - Blue
- 04d WINDOW WALL SYSTEM - Spandrel - Dark Grey
- 05 CURTAIN WALL SYSTEM - Vision Glass - Capless
- 05b Non Combustible
- 06 BALCONY GUARDRAIL SYSTEM - Ultra Clear Glass
- 07 FROSTED GLASS SYSTEM - Bulwary Partitions
- 08 ARCHITECTURAL CONCRETE - White
- 09 FIBER CEMENT FACED PANELS - Textured - Grey
- 10 Non Combustible
- 10 WOODEN TONE CLADDING SYSTEM
- 10 Non Combustible
- 11 ANODIZED ALUMINUM - Light Grey - Louvers
- 11 Non Combustible
- 12 TERRAZO TILES



Project Title:  
**Rodgers Creek Area 5**

Address: Rodgers Creek Area 5, West Vancouver, BC

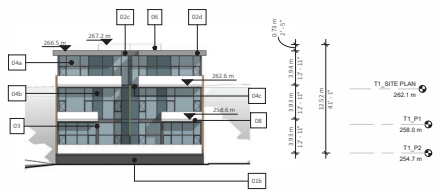
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Drawn By: Author  
Reviewed By: Designer  
Plot Date: 2024-10-08  
Project No.: 22020  
Client Title:

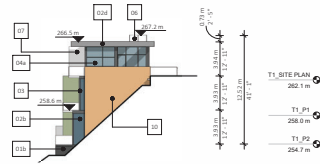
ELEVATIONS T4

Drawing No.:  
**A305**

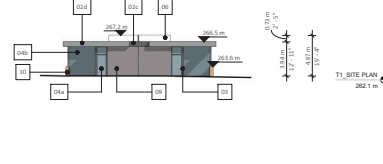
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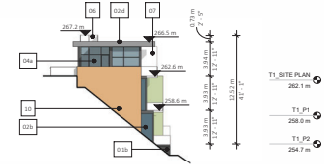
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1:200



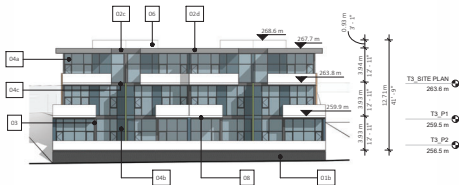
2 TH DUPLEX EAST  
1:200



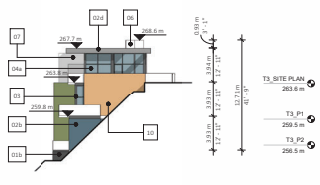
3 TH DUPLEX NORTH  
1:200



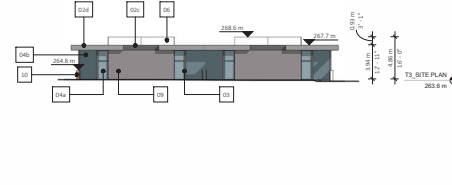
4 TH DUPLEX WEST  
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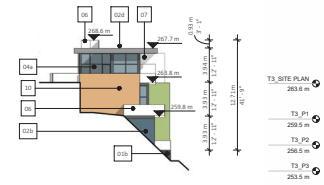
5 TH GROUP SOUTH  
1:200



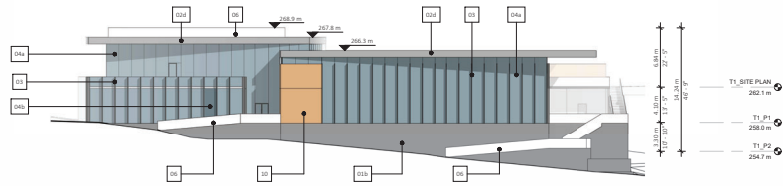
6 TH GROUP EAST  
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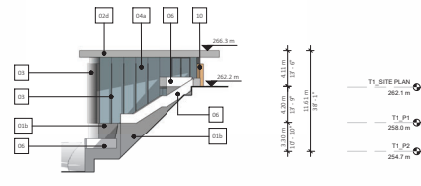
7 TH GROUP NORTH  
1:200



8 TH GROUP WEST  
1:200



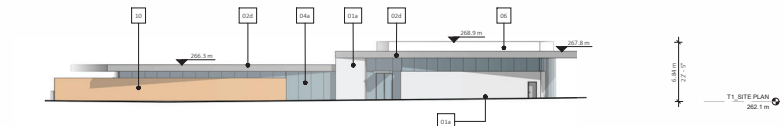
9 AM SOUTH  
1:200



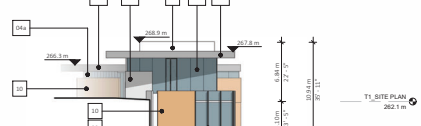
10 AM EAST  
1:200

MATERIALS LEGEND

- 01a STONE CLADDING - Light
- 01b STONE CLADDING - Dark
- 02a COMPOSITE METAL PANEL SYSTEM - Copper Tone
- 02b COMPOSITE METAL PANEL SYSTEM - Blue
- 02c COMPOSITE METAL PANEL SYSTEM - Dark Grey
- 02d COMPOSITE METAL PANEL SYSTEM - Light Grey
- 03 ANODIZED ALUMINUM SYSTEM - Dark Grey - Mullions
- 04a WINDOW WALL SYSTEM - Vision Glass
- 04b WINDOW WALL SYSTEM - Spandrel - Blue
- 04c WINDOW WALL SYSTEM - Spandrel - Dark Grey
- 05 CURTAIN WALL SYSTEM - Vision Glass - Capless
- 06 BALCONY GUARDRAIL SYSTEM - Ultra Clear Glass
- 07 FROSTED GLASS SYSTEM - Bakery Partitions
- 08 ARCHITECTURAL CONCRETE - White
- 09 FIBRE CEMENT TUCKER PANELS - Textured - Grey
- 10 WOODEN TONE CLADDING SYSTEM
- 11 ANODIZED ALUMINUM - Light Grey - Louvers
- 12 TERRACE TILES



11 AM NORTH  
1:200



13 PC WEST  
1:200



Author: Francl Architecture

Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Reviewed by: Checker

Plot Date: 2024-10-08

Project No.: 22020

Sheet No.:

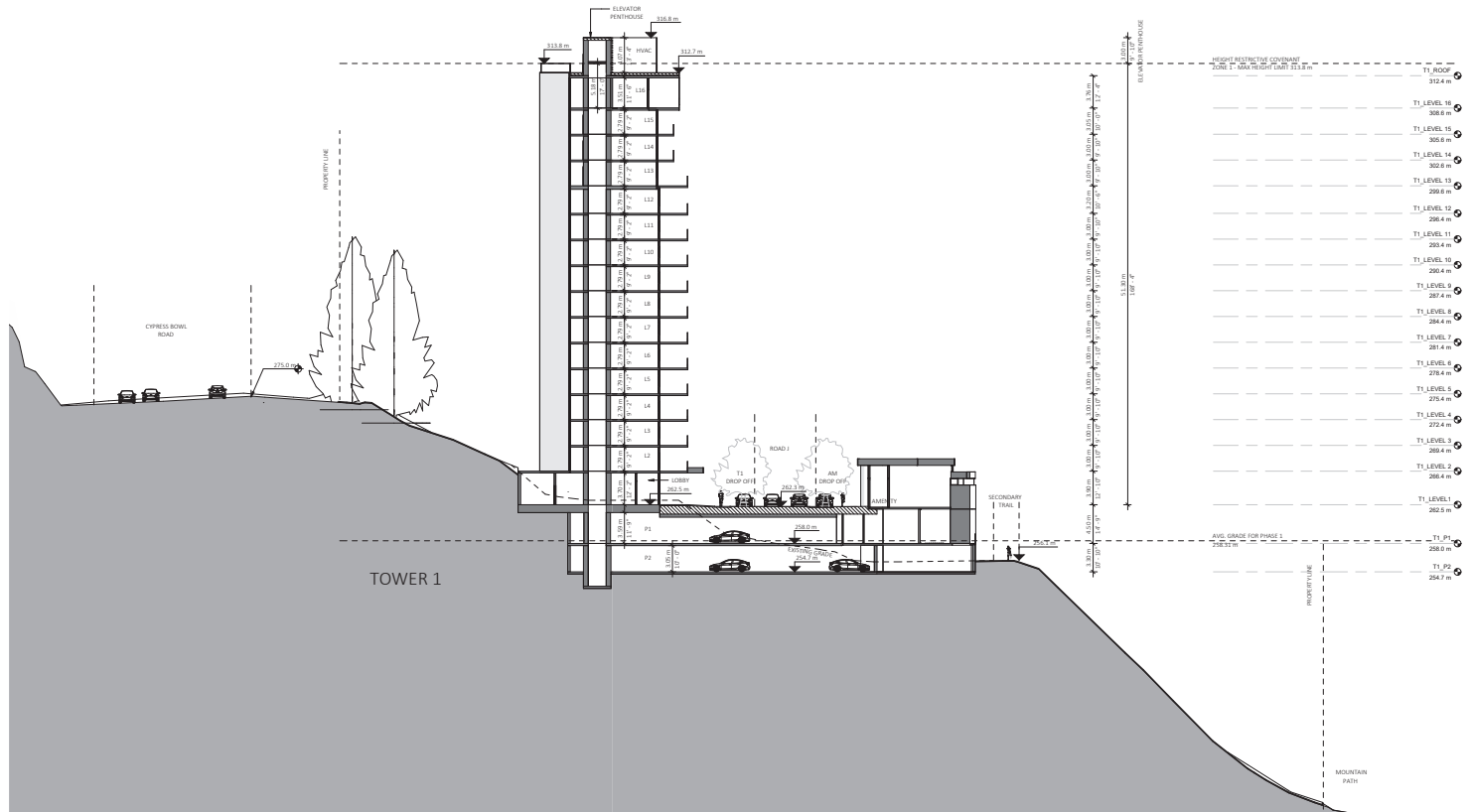
ELEVATIONS TH, AMENITY BLDG.

Drawing No.:

A306

Scale: As Indicated





1 T1\_Section 1  
1:200



Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Reviewed By: Checker

Plot Date: 2024-10-04  
Project No.: 22059

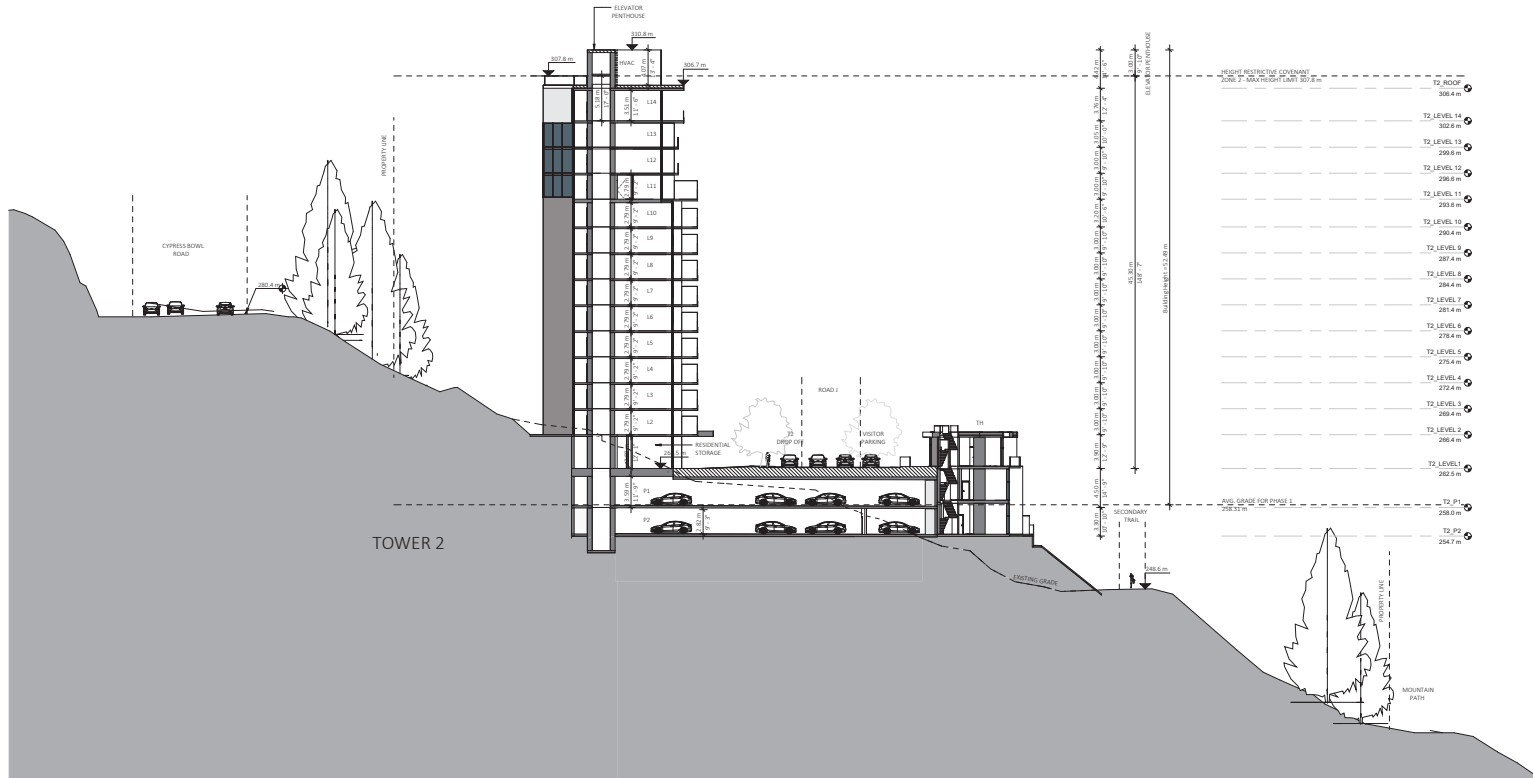
Client Title:

SECTION TOWER 1

Drawing No.:

A401

Scale: 1:200



1 T2 Section 1  
1:200



Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author

Reviewed By: Designer

Plot Date: 2024-10-04

Project No.: 22003

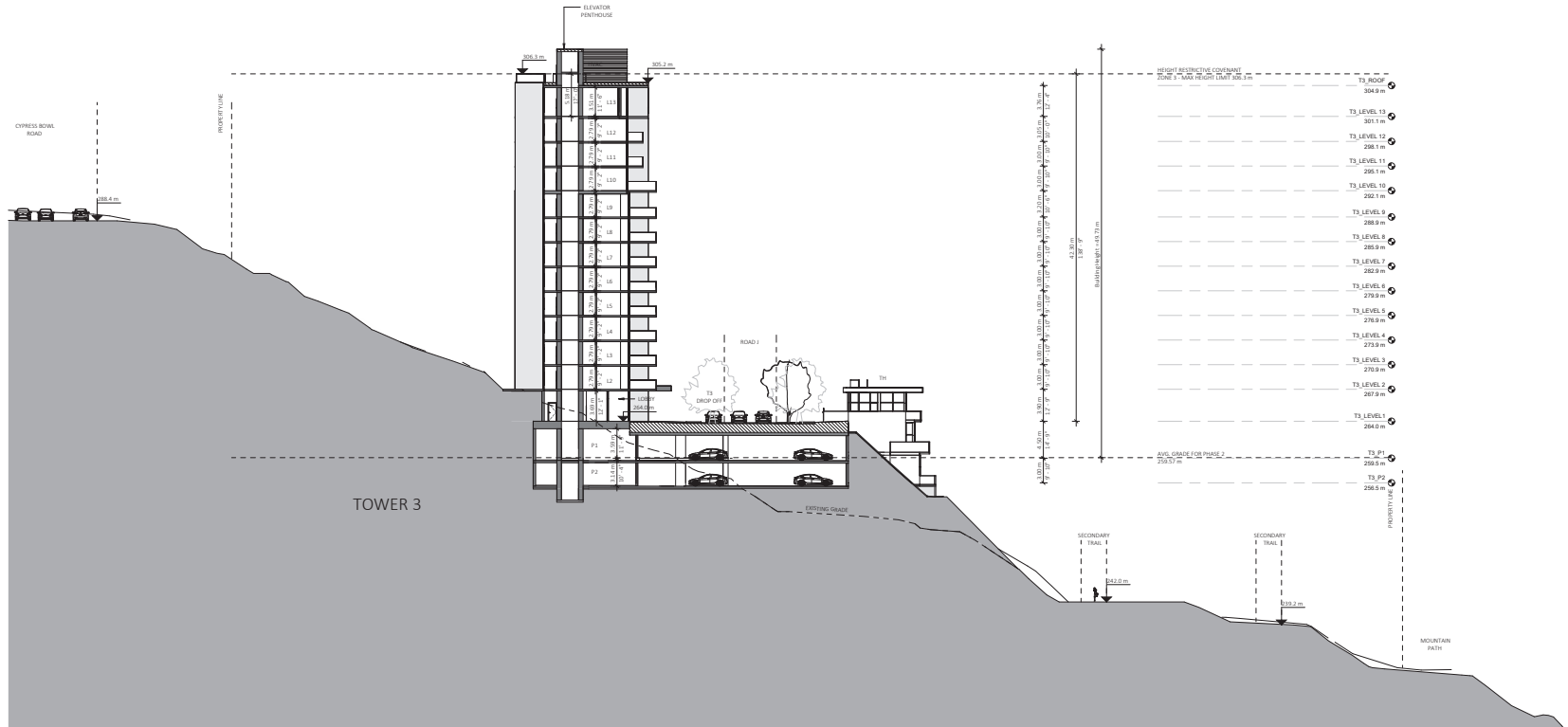
Client Title:

SECTION TOWER 2

Drawing No.:

A402

Scale: 1:200



Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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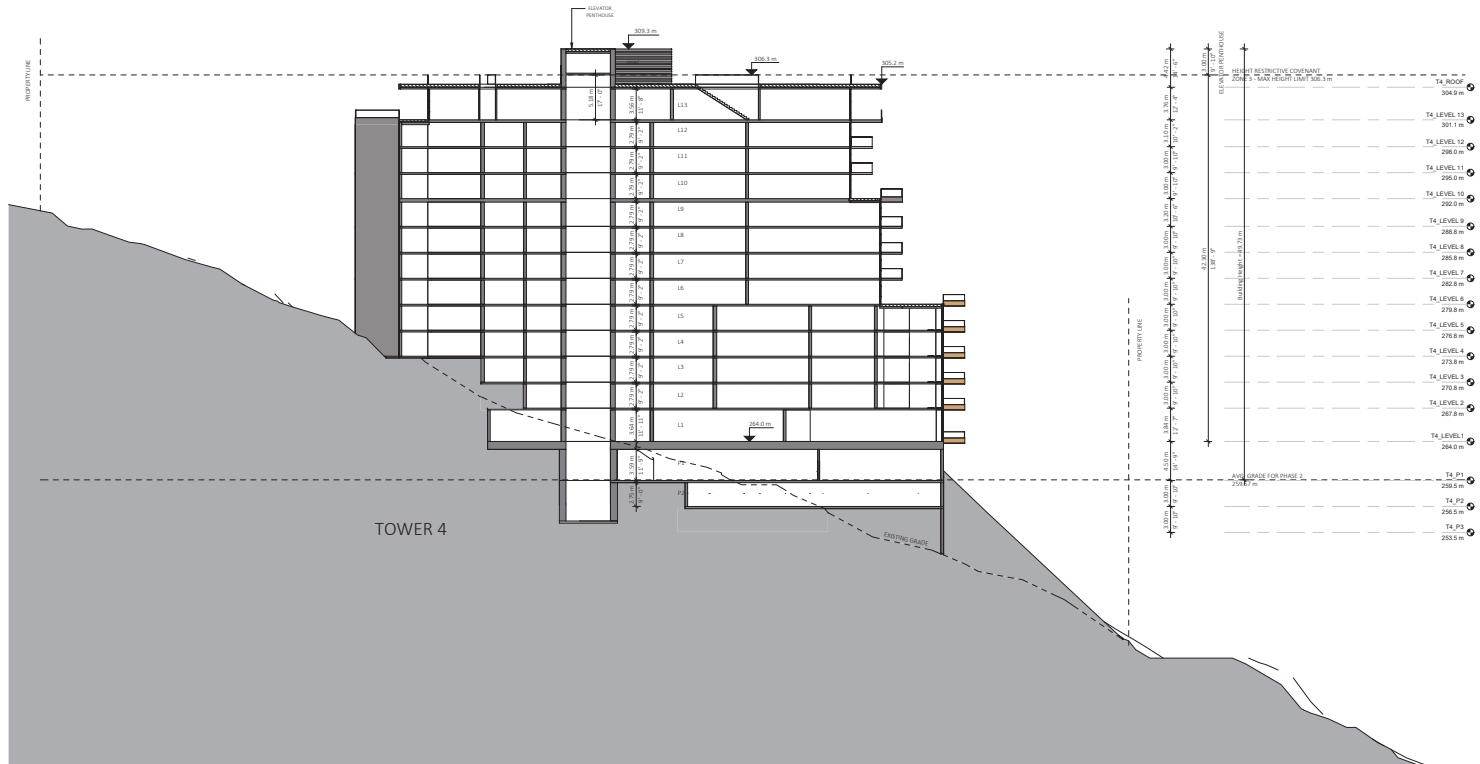
Drawn By: Author	Project Number:
Reviewed By: Designer	
Plot Date: 2024-10-08	
Project No.: 22059	

SECTION TOWER 3

Drawing No.: A403

Scale: 1:200

1 T3\_Section 1  
1:200



1 T4\_Section 1  
1:200



Project Title:

**Rodgers Creek Area 5**

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author  
Reviewed By: Checker

Plot Date: 2024-10-08  
Project No.: 22020

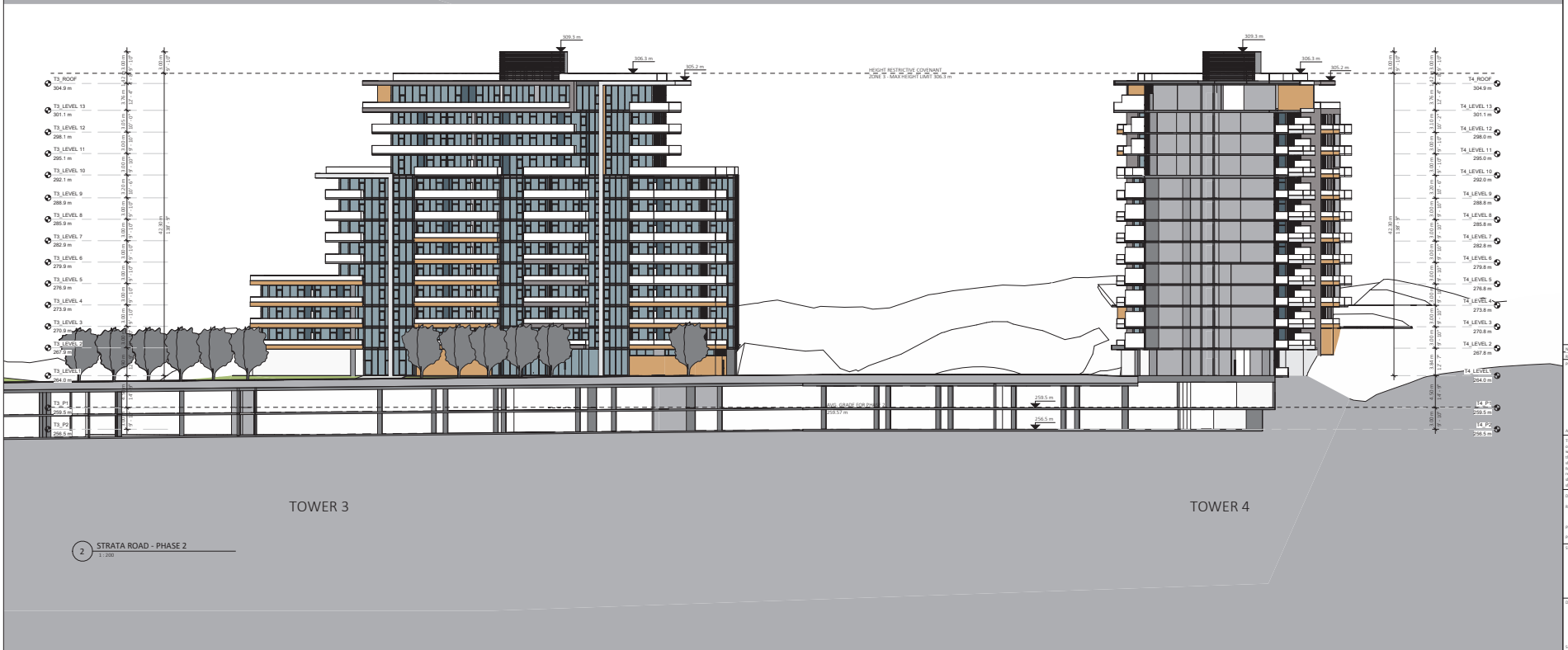
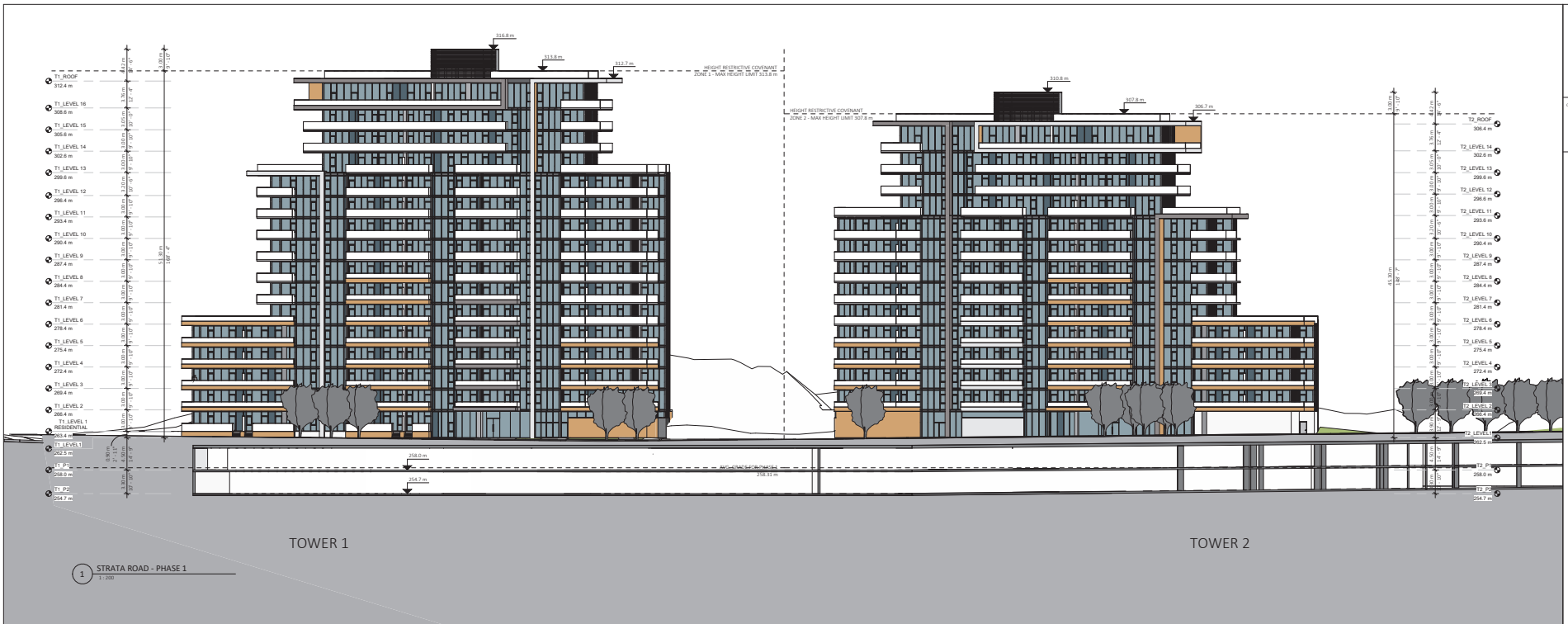
Sheet Title:

**SECTION TOWER 4**

Drawing No.:

**A404**

Scale: 1:200



Project Title: Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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 Reviewed By: Designer  
 Plot Date: 2024-10-04  
 Project No.: 22053  
 Draw Title: SECTION STRATA ROAD

Drawing No.: A405

Scale: 1:200

VIEW 01 - FROM AREA 6/TRESTLE BRIDGE/UPPER MOUNTAIN PATH



VIEW 02 - FROM AREA 6/ROAD H (ABOVE HAWKSLEY BUILDING)



REFERENCE DIAGRAM



VIEW 03 - FROM UPPER MOUNTAIN PATH



Client Name: 158794 BC Ltd

Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, West Vancouver, BC

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Drawn By: Author

Reviewed By: Checker

Date: 2024-10-08

Project No: 22023

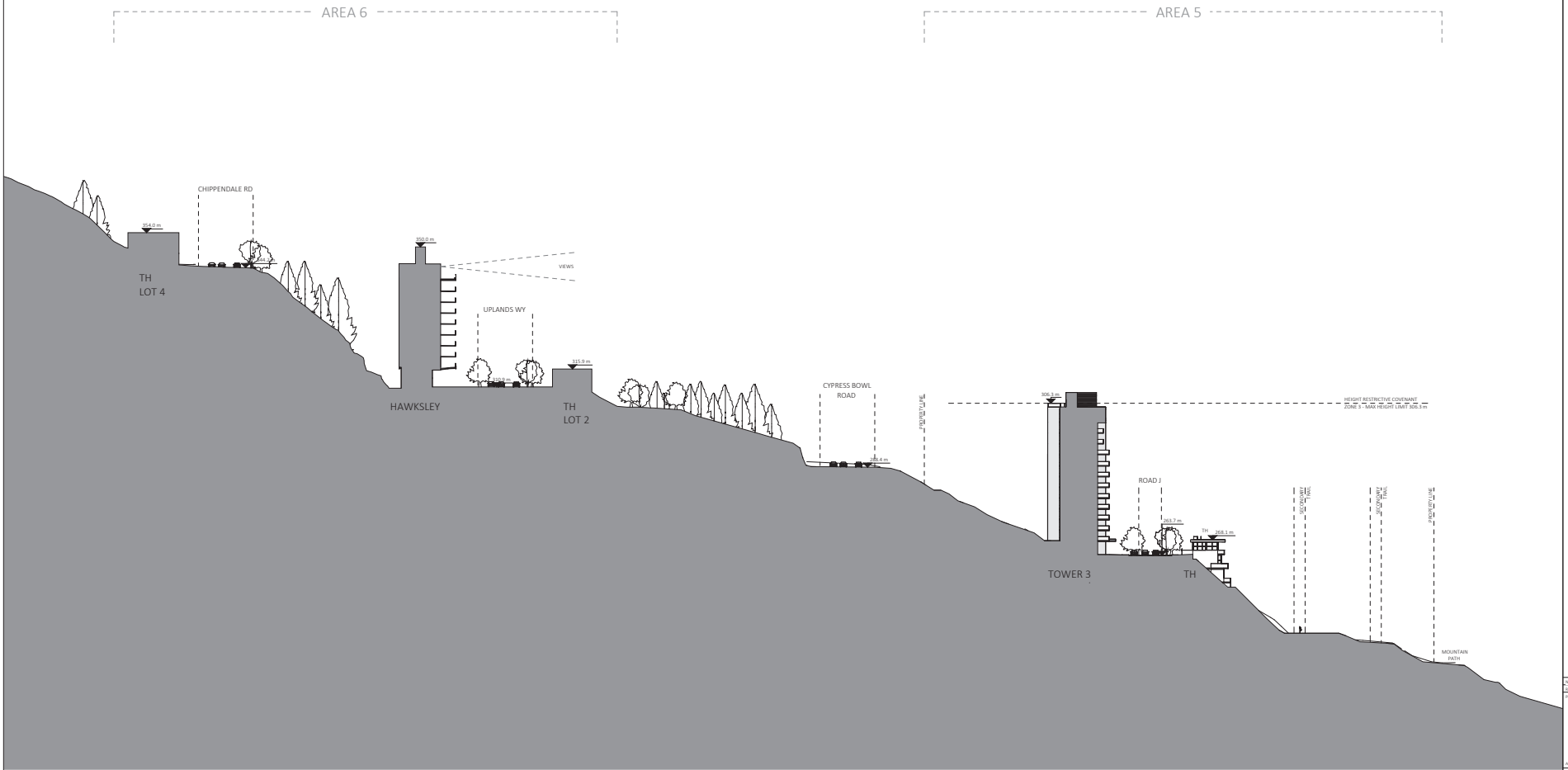
Client Name: 158794 BC Ltd

VIEW ANALYSIS Area 6

Drawing No:

A701

Date:



Project Title:

Rodgers Creek Area 5

Address: Rodgers Creek Area 5, Brent Hawkeville, BC

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Reviewed by: Checker	
Plot Date: 2024-10-08	
Project No.: 22003	

VIEW ANALYSIS Area 6 Section

Drawing No.:

A702

Scale: 1:400



Project Title:  
**Rodgers Creek Area 5**

Address: Rodgers Creek Area 5, West Vancouver, BC  
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Reviewed By: Director	
Plot Date: 2024-10-08	
Project No.: 22059	

Client Title:  
**VIEW ANALYSIS Kstlano**

Drawing No.:  
**A703**

Date: