

MOUNTAIN MAPLE GARDEN & TREE SERVICE LTD.
#200, 8208 SWENSON WAY
DELTA, BC V4G 1J6
PHONE: 604 - 499 - 6568
MOUNTAIN.MAPLE@HOTMAIL.COM

April 12, 2018

RE: Arborist Report for Metric Architecture - For property located at 1805 Larch St., Vancouver, BC

Applicant: Metric Architecture
C/o: Scott Mitchell
Phone: 604 - 786 - 2868
Email: scott@metricarchitects.com

Due to a development proposal, it was requested that a report be compiled discussing trees located at and adjacent to the address named above. This site was inspected on February 7, 2018. Thirty-three trees and one shrub were assessed; they have been numbered 1 - 34 for the purpose of this report. Nineteen photographs and a copy of the site survey, preliminary site plan and level P1 and P2 floor plans have been included as part of this report. Servicing details have not been provided yet, and will require consideration if they enter into the protection zones of retained trees.

An original large scaled copy of the site plan indicating trees marked for removal, and the locations of Tree Protection Zone fencing has *not* been included with this report; this will be provided by the applicant if required.

GENERAL CONSTRUCTION & LANDSCAPING NOTES:

- Any permitted tree removal(s) must be performed by qualified professional to avoid contravention of Work Safe BC regulations.
- No grade changes are to occur within the Critical Root Zones of any retained trees. Any roots exposed from lines of excavation must be covered with burlap and then poly plastic in an effort to prevent desiccation of exposed roots; this root curtain must be removed prior to backfilling. Trees must be adequately watered during the entire construction process.
- The removal of existing organics within the Critical Root Zones of retained trees must be performed manually. When installing new plant material within the Critical Root Zones of retained trees, if large roots (1.5" diameter and larger) are encountered, then new plantings and must be shifted to accommodate. No more than 3" of additional soil for new landscaping may be added within any Critical Root Zone.
- Any excavation or work within the Protection Zone of retained trees requires the supervision of a Certified Arborist. This includes, but is not limited to; demolition, the installation or removal of any permeable or impermeable surfaces (concrete, asphalt, pavers, etc.), installation of permanent or temporary services (gas, sewer, storm, sanitary, communications, electrical, irrigation, etc.), during the installation of patios, driveways or any hardscape, during the installation of footings for fences, walls, decorative walls, retaining walls, decks and deck footings.
- Construction materials must not be stored within the Tree Protection Zones (TPZ) of trees to be retained, and TPZ fencing is to remain intact for the entire construction process. Signage must be clearly posted on each side of the barrier indicating 'TREE PROTECTION ZONE - DO NOT ENTER OR MODIFY'. Contact your project Arborist for any TPZ barrier issues.

Limitations: This report is based on a visual assessment, from the ground only. No core or tissue samples were taken; no root crown excavations were performed. This report provides no undertakings regarding the future condition or behaviour of the trees reviewed in it. Tree hazards and conditions do change over time, and the evaluation period for this report is valid for the day on which it was performed only. Recommendations are to serve only as a guideline for the care, retention and protection of the tree(s), and are made according to commonly accepted arboricultural practises, and do not guarantee the survival and/or safety of the specimen(s). No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by any reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

Yours truly,



Laura Leigh - sent electronically
ISA Certified Arborist #PN-7219A
ISA TRAQ Certified Tree Risk Assessor
Inter-Municipal Business License #20014651

<u>TREE</u>	<u>SPECIES</u>	<u>DBH</u>	<u>HEIGHT</u>	<u>CRZ</u>	<u>Condition</u>	<u>OBSERVATIONS & RECOMMENDATIONS</u>
#		(cm)	(m) est.	radius (ft.)		
1	Birch (<i>Betula sp.</i>)	16	7	3.3'	Fair	<p>This tree may be slightly shared ownership with the City. The south side of the canopy has been cut back to provide clearance to the communication cables, Hydro power pole, guywire and laneway. There is branch and twig dieback and fungal activity within the upper canopy; several limbs have already failed. This tree is on a slight slope; the grade slopes upward north of the stem and downward southwest of the stem.</p> <p>RECOMMENDATIONS: RETAIN. Install Tree Protection Zone fencing 5ft from the base of the stem on the north and west sides, adjacent to the laneway on the south side and adjacent to the City sidewalk on the east side. This tree should be monitored and reassessed in two years or sooner if signs of stress or decline are observed, and if any significant changes are noted.</p>
2	Birch (<i>Betula sp.</i>)	34	12	7'	Fair	<p>This tree somewhat forms part of a group. It is tall and spindly. It has a slight lean to the south. It lacks adequate trunk taper and basal flare, which is indicative of a grade change. The crown is asymmetrical and is heavily weighted to the south; due to the proximity of Tree #3, the canopies of these trees form one crown. The south side of the canopy has been cut back to provide clearance to the three-phase Hydro lines, communication cables and guy wire. The crown has been raised to provide clearance to the City sidewalk on the east side and the existing raised concrete patio and wood fence, which are 2.5ft from the north side of the stem; there is a 2.5ft grade difference. It has been reported this patio may be an addition to the existing building. There is also an existing concrete retaining wall 3.5ft from the west side of the stem; the grade on the west side of the wall is 7ft lower. There is an existing parking area at lower grade. Due to the proximity of the existing retaining wall and patio this tree lacks any supportive structural roots on the north and west sides of the stem; it is unknown if any roots were cut or damaged during the installation of the patio. This tree has exceeded the height of the surrounding and existing buildings, which will put it at risk of windthrow due to inadequate structural and supportive rooting. There is branch and twig dieback throughout the canopy. This tree is on a slight slope; the grade slopes downward south of the stem. The Critical Root Zone radius is 7ft. This tree is within the footprint of the proposed underground parkade.</p> <p>RECOMMENDATIONS: REMOVE. Removal of this tree is necessary to enable the proposed underground parkade. Demolition and removal of the existing adjacent retaining wall and patio will cause extensive Critical Root damage and soil disturbance causing instability. This tree also forms part of a group, which is proposed for removal.</p>

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#		(cm)	(m) est.	radius (ft.)		
3	Birch (<i>Betula sp.</i>)	29	14	6'	Fair	<p>This tree somewhat forms part of a group. It is tall and spindly. It has a slight lean to the southeast. It lacks adequate trunk taper and basal flare, which is indicative of a grade change. The crown is asymmetrical and is heavily weighted to the north; due to the proximity of Tree #2, the canopies of these trees form one crown. The northwest side of the canopy has been cut back to provide clearance to the existing building. The crown has been raised and cut back on the east side to provide clearance to the City sidewalk and on the west side to provide clearance to the existing raised concrete patio and wood fence, which are 1.5ft away; there is a 2.5ft grade difference. It has been reported this patio may be an addition to the existing building. Due to the proximity of the existing patio this tree lacks any supportive structural roots on the west side of the stem; it is unknown if any roots were cut or damaged during the installation of the patio. This tree has exceeded the height of the surrounding and existing buildings, which will put it at risk of windthrow due to inadequate structural and supportive rooting. There is branch and twig dieback throughout the canopy. This tree is on a slight slope; the grade slopes downward south and southeast of the stem. The Critical Root Zone radius is 6ft. This tree is within the footprint of the proposed underground parkade.</p> <p>RECOMMENDATIONS: REMOVE. Removal of this tree is necessary to enable the proposed underground parkade. Demolition and removal of the existing adjacent patio will cause extensive Critical Root damage and soil disturbance causing instability. This tree also forms part of a group, which is proposed for removal.</p>
4	Birch (<i>Betula sp.</i>)	31	16	6.4'	Fair	<p>This tree somewhat forms part of a group. It is tall and spindly. It has a slight lean to the southeast. It lacks adequate trunk taper and basal flare, which is indicative of a grade change. The west side of the canopy has been raised and cut back to provide clearance to the existing building, which is 6ft away and the existing raised concrete patio, walkway and wood fence, which are 1ft away. There is a 1.5ft grade difference between the base of the stem and the existing walkway; the grade difference increases to the south. It has been reported this patio and walkway may be an addition to the existing building. Due to the proximity of the existing patio and walkway this tree lacks any supportive structural roots on the west side of the stem; it is unknown if any roots were cut or damaged during the installation of the patio and walkway. This tree has exceeded the height of the surrounding and existing buildings, which will put it at risk of windthrow due to inadequate structural and supportive rooting. There is branch and twig dieback throughout the canopy. This tree is on a slight slope; the grade slopes downward south and southeast of the stem. The Critical Root Zone</p>

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#		(cm)	(m) est.	radius (ft.)		
						<p>radius is 6.4ft. This tree is within the footprint of the proposed underground parkade.</p> <p>RECOMMENDATIONS:</p> <p>REMOVE. Removal of this tree is necessary to enable the proposed underground parkade. Demolition and removal of the existing adjacent patio and walkway will cause extensive Critical Root damage and soil disturbance causing instability. This tree also forms part of a group, which is proposed for removal.</p>
5	Mountain Ash (<i>Sorbus sp.</i>)	22	10	4.5'	Fair	<p>The crown of this tree is asymmetrical and is heavily weighted to the east; the north side of the canopy has been raised and cut back to provide clearance to the existing building, which is 6ft away and the existing raised walkway and wood fence, which are adjacent to the west side and the existing covered front entry way and pillar, which are within the Critical Root Zone on the north side of the stem. There is a 1ft grade difference between the base of the stem and the existing walkway; the grade difference increases to the south. It has been reported the walkway may be an addition to the existing building. Due to the proximity of the existing walkway this tree lacks any supportive structural roots on the west side of the stem; it is unknown if any roots were cut or damaged during the installation of the walkway. The Critical Root Zone radius is 4.5ft. This tree is within the footprint of the proposed underground parkade.</p> <p>RECOMMENDATIONS:</p> <p>REMOVE. Removal of this tree is necessary to enable the proposed underground parkade. Demolition and removal of the existing adjacent walkway will also cause extensive Critical Root damage and soil disturbance causing instability.</p>
6	Pine (<i>Pinus sp.</i>)	35	7	7.2'	Fair	<p>This tree lacks basal flare, which is indicative of a grade change. It has been previously topped at 15ft. The crown has been raised and cut back on the east side to provide clearance to the City sidewalk and on the northwest side to provide clearance to the existing building. There is moderate sap sucker damage along the stem. The corner of the existing raised planter is 4ft from the south side and 2.5ft from the west side of the stem; there is a 2.5ft grade difference. It has been reported this planter may be an addition to the existing building; it is unknown if any roots were cut or damaged during its installation. There is an existing concrete retaining wall 6ft from the west side of the stem. The grade on the west side of the wall is terraced downward to the west; the overall grade difference is about 4ft. The Critical Root Zone radius is 7.2ft. The proposed underground parkade is 8.5ft from the south side and 7.5ft from the southwest side of the stem, not including the excavation required; a reduced line of excavation and shoring (vertical cut excavation and shotcrete) has been proposed for the portion of the north and east foundation walls of the proposed underground parkade to reduce the</p>

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#		(cm)	(m) est.	radius (ft.)		
						<p>excavation required into the Critical Root Zone of this tree.</p> <p>RECOMMENDATIONS:</p> <p>RETAIN. Install Tree Protection Zone fencing 10ft from the base of the stem on the north and south sides, adjacent to the existing retaining wall on the west side, adjacent to the existing planter on the south side and adjacent to the City sidewalk on the east side. Demolition and removal of the existing planter and retaining wall adjacent to this Zone must be supervised by a Certified Arborist.</p> <p>Any excavation for the proposed parkade that encroaches into the TPZ requires the supervision of a Certified Arborist. All exposed roots will be properly pruned, then they must be covered with burlap and poly plastic in an effort to prevent desiccation of exposed roots; poly plastic must be removed before shotcrete is applied.</p> <p>The entire canopy must be pruned back to contain and to balance the crown prior to any construction; this must be performed by a Certified Arborist using spurless climbing.</p>
7	Dogwood (<i>Cornus sp.</i>)	95 combined (34+33+28)	14	19.6'	Fair	<p>This tree belongs to the City; although, it does not appear to be something that would be planted and maintained by them. It has four stems commencing at 3ft; these stems divide further up. There is an accumulation of soil and some decay within the union; the bark is cracked and has begun to slough. The crown has been raised to provide clearance to the City roadway and sidewalk on the north side, the existing concrete walkway, which is 5ft from the west side and the existing paver walkway, which is 3ft from the south side of the stem. This tree is on a slight slope; the grade slopes downward west of the stem. The Critical Root Zone radius is 19.6ft; this is somewhat skewed based on the combined diameter of the stems. The corner of the elevated concrete staircase, which has been supported by a concrete retaining wall is 9ft from the south side and 5ft from the west side of the stem. This retaining wall must remain intact; otherwise, the removal of this wall will result in extensive Critical Root damage and soil disturbance causing instability of the adjacent retained tree. This wall may need to be reduced in height and structurally upgraded. The grade on the south side of the wall is about 6ft lower; the grade difference decreases to the west. The existing wood fence is 11.5ft away and the existing gravel play area is 12ft from the west side of the stem. There is an existing metal gate entry adjacent to the southeast side of the stem and landscaping within the Critical Root Zone.</p> <p>RECOMMENDATIONS:</p> <p>RETAIN. One large Zone shall Protect Tree #7 and Shrub #34. Install Tree Protection Zone fencing 16ft from the base of the stem on the east side of Tree #7, adjacent to the existing staircase on</p>

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#		(cm)	(m) est.	radius (ft.)		
						<p>the south side of Tree #7 and on the west side of Shrub #34, adjacent to the existing play area on the west side of Tree #7, adjacent to the existing retaining wall on the south side of Shrub #34 and adjacent to the City sidewalk on the north side of Tree #7. Demolition and removal of the existing staircase, wood retaining wall, walkways, patio and gate entry that is adjacent to and within this Zone must be supervised by a Certified Arborist. Removal of the existing vegetation within the TPZ must be performed manually; no further excavation can occur.</p> <p>Shrub #34 must be pruned back on all sides to contain prior to any construction; this must be performed by a Certified Arborist.</p>
						<p>This tree has two stems commencing at 25ft; the west stem has been suppressed. This tree has a slight corrected lean to the south. It lacks adequate trunk taper and basal flare, which is indicative of a grade change. The crown has been raised rather high to provide clearance to the existing building on the south side, and the existing adjacent concrete staircase and elevated wood deck that have been supported by an existing concrete retaining wall, which is 4ft from the east side of the stem. This retaining wall must remain intact; otherwise, the removal of this wall will result in extensive Critical Root damage and soil disturbance causing instability of this tree. This wall may need to be reduced in height and structurally upgraded. The grade on the south side of the wall is about 6ft lower; the grade difference decreases to the west. Several limbs have shed throughout the upper canopy. There is also evidence of boring insect activity. This tree is on a slight slope; the grade slopes upward north and east of the stem and downward west of the stem. There is an existing rock retaining wall immediately adjacent to the south side of the stem; this wall is proposed to remain. The grade on the south side of the wall is about 5.5ft lower. The roots have been deflected and have grown downward extending beyond this wall at lower grade. The existing north foundation wall of the building is about 8.5ft away and the existing asphalt walkway is 2ft from the south side of the stem; these are at lower grade. This walkway is cracked and has shifted due to the roots from this tree; it is proposed to be removed and replaced. There is another existing retaining wall 7ft from the east side of the stem; the grade on the east side of the wall is about 6.5ft higher. There is an existing wood fence 9.5ft away and a gravel play area within the Critical Root Zone on the north side of the stem at higher grade. The Critical Root Zone radius is 10.1ft. The footprint of the proposed underground parkade is 8ft away and the new retaining wall is 3.5ft from the south side of the stem, not including the excavation required; this is tolerable due to the location of the existing</p>
8	Douglas Fir (<i>Pseudotsuga menziesii</i>)	49	16	10.1'	Fair	<p>City of Vancouver - FOI File # 2018-527</p> <p>Page 417 of 494</p>

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#		(cm)	(m) est.	radius (ft.)		

foundation. Also, a reduced line of excavation and shoring (vertical cut excavation and shotcrete) has been proposed for the portion of the north foundation wall of the proposed underground parkade to reduce the excavation required into the Critical Root Zone of this tree.

RECOMMENDATIONS:

RETAIN. One large Zone shall protect Trees #8 - #12. Install Tree Protection Zone fencing 12ft from the base of the stem on the north side of Tree #8, 12ft from the base of the stem on the east side of Tree #11, 12ft from the base of the stem on the west and northwest sides of Tree #12, adjacent to the existing building on the south side of Trees #8 - #12, adjacent to the existing wood deck and retaining wall on the east side of Tree #8, and adjacent to the City sidewalk on the north side of Trees #8 - #12. Demolition and removal of the existing foundation, retaining wall, staircase, wood deck, driveway and walkway, adjacent to and within this Zone must be supervised by a Certified Arborist. Removal of the existing fences, gravel play area, wood tie border and play equipment within the TPZ must be performed manually.

Any excavation for the proposed parkade and sunken patio that encroaches into the TPZ requires the supervision of a Certified Arborist. All exposed roots will be properly pruned, then they must be covered with burlap and poly plastic in an effort to prevent desiccation of exposed roots; poly plastic must be removed before shotcrete is applied.

The proposed staircase that encroaches into the TPZ must be supported by Sonotube footings. Any excavation for the footings must be performed manually; no further excavation can occur. If large roots (1.5" diameter and larger) are encountered, then the footings must be shifted to accommodate. The portion of the new walkway and the proposed walkway that encroach into the TPZ must be installed above existing grade; no excavation can occur.

The proposed retaining wall that encroaches into the TPZ cannot have a continuous footing; it must be installed adjacent to the existing retaining wall and supported by a grade beam that spans between posts. The entire grade beam must be above existing grade; no excavation can occur. Any excavation for the posts must be performed manually. Installation of the new wall must be supervised by a Certified Arborist.

The canopies of Trees #8, #9 and #12 must be pruned back to provide clearance for construction activities and the new structure and to balance the remaining crown; all pruning must be performed by a Certified Arborist using spurless climbing and prior to any construction.

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#		(cm)	(m) est.	radius (ft.)		
9	Douglas Fir (<i>Pseudotsuga menziesii</i>)	40	16	8.3'	Fair	<p>This tree has a dogleg bend in the stem at 10ft. It lacks adequate trunk taper and basal flare, which is indicative of a grade change. The crown has been raised rather high to provide clearance to the existing building on the south side of the stem. Several limbs have failed within the upper canopy. A limb from an adjacent tree is in contact with the northeast side of the stem at 15ft causing minor surface bark damage due to friction. This tree is on a slight slope; the grade slopes upward north and east of the stem and downward west of the stem. There is an existing rock retaining wall immediately adjacent to the south side of the stem; this wall is proposed to remain. The grade on the south side of the wall is 3.5ft lower. The roots have been deflected and have grown downward extending beyond this wall at lower grade. The existing north foundation wall of the building is about 9ft away and the existing asphalt walkway is 2ft from the south side of the stem; these are at lower grade. This walkway is cracked and has shifted due to the roots from this tree; this walkway is proposed to be removed and replaced. There is an existing wood fence 4.5ft and 9ft away and an existing gravel play area within the Critical Root Zone on the north side of the stem. The Critical Root Zone radius is 8.3ft. The footprint of the proposed underground parkade is 8ft away and the proposed retaining wall is 3.5ft from the south side of the stem, not including the excavation required; this is tolerable due to the location of the existing foundation. Also, a reduced line of excavation and shoring (vertical cut excavation and shotcrete) has been proposed for the portion of the north foundation wall of the proposed underground parkade to reduce the excavation required into the Critical Root Zone of this tree.</p> <p>RECOMMENDATIONS: RETAIN. See recommendations for Tree #8. One large Zone shall protect Trees #8 - #12.</p>
10	Dogwood (<i>Cornus sp.</i>)	31	12	6.4'	Fair	<p>This tree belongs to the City; although, it does not appear to be something that would be planted and maintained by them. It lacks basal flare; there is an existing gravel play area around the base of the stem and within the Critical Root Zone. The crown is asymmetrical and is heavily weighted to the north due to the encroaching canopy of the adjacent tree. The crown has been raised to provide clearance to the City sidewalk on the north side of the stem. A limb has been removed on the north side of the stem at 3.5ft; this wound has begun to callus over, and decay is present. It is on a slight slope; the grade slopes downward west of the stem. There is an existing wood fence within the Critical Root Zone on the north side and existing playground equipment on the west side of the stem. The Critical Root Zone radius is 6.4ft. The proposed staircase and walkway are 7ft from the southwest side of the stem, not including the excavation required.</p>

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#		(cm)	(m) est.	radius (ft.)		
						<p>RECOMMENDATIONS:</p> <p>RETAIN. See recommendations for Tree #8. One large Zone shall protect Trees #8 - #12.</p>
11	Cherry (<i>Prunus sp.</i>)	53	7	10.9'	Fair	<p>The crown of this tree has been raised to provide clearance to the existing gravel play area, which is within the Critical Root Zone on all sides of the stem. The canopy has been cut back on all sides to contain and to provide clearance to the existing building on the south side of the stem. There are multiple pruning wounds, which have not fully callused over, and the exposed wood is desiccated. A limb on the southeast side of the stem is in contact with the stem of Tree #9 causing minor surface bark damage due to friction. There is branch and twig dieback throughout the canopy of Tree #11. There is also evidence of Tortix borer and it has canker. It is on a slight slope; the grade slopes downward south and west of the stem. There is an existing rock retaining wall 11.5ft from the south side of the stem; this wall is proposed to remain. The grade on the south side of this wall is about 3.5ft lower. There is an existing sandbox 5.5ft from the west side, an existing wood fence 4.5ft from the south side and 4ft from the east side, existing playground equipment within the Critical Root Zone on the northwest side and an existing wood tie border 4ft from the east side of the stem; the grade on the east side of the border is less than 1ft higher. The Critical Root Zone radius is 10.9ft. The proposed staircase and walkway are 6.5ft from the west side of the stem, not including the excavation required.</p> <p>RECOMMENDATIONS:</p> <p>RETAIN. See recommendations for Tree #8. One large Zone shall protect Trees #8 - #12.</p>
12	Cherry (<i>Prunus sp.</i>)	53	7	10.9'	Fair	<p>The crown of this tree has been raised to provide clearance to the existing driveway, which is 4ft from the west side of the stem; the driveway is cracked and has shifted due to the roots from this tree. The grade of the driveway slopes upward to the north. The crown is asymmetrical and is heavily weighted to the north. The canopy has been cut back on all sides to contain and to provide clearance to the existing building, which is about 11.5ft from the south side of the stem; the existing north foundation wall of the building is at lower grade. There are multiple pruning wounds, which have not callused over, and the exposed wood is desiccated, and some decay is present. There is some branch and twig dieback throughout the canopy. There is also evidence of Tortrix borer and it has canker. It is on a slight slope; the grade slopes upward north and east of the stem. There is an existing rock retaining wall 3ft from the southwest side and 2ft from the south side of the stem; these walls are proposed to remain. The grade on the south and west sides of these walls is 2.5ft lower. There is an existing metal fence and asphalt walkway 3ft from the south side of the stem</p>

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#		(cm)	(m) est.	radius (ft.)		
						<p>at lower grade; this walkway is proposed to be removed and replaced. There is an existing wood fence and gravel play area 4ft away and an existing sandbox within the Critical Root Zone on the north side of the stem at higher grade. The Critical Root Zone radius is 10.9ft. The footprint of the proposed underground parkade is 10ft from the south side and 9ft from the southwest side and the proposed sunken patio is 12ft from the west side of the stem, not including the excavation required; this is tolerable due to the location of the existing foundation. Also, a reduced line of excavation and shoring (vertical cut excavation and shotcrete) has been proposed for a portion of the north foundation wall of the proposed underground parkade and a portion of the east foundation wall of the proposed sunken patio to reduce the excavation required into the Critical Root Zone of this tree. The proposed retaining wall is 5.5ft from the south side and the proposed staircase and walkway are 8ft from the east side of the stem, not including the excavation required.</p> <p>RECOMMENDATIONS:</p> <p>RETAIN. See recommendations for Tree #8. One large Zone shall protect Trees #8 - #12.</p>
13	Japanese Maple (<i>Acer palmatum</i> <i>sp.</i>)	38 combined (14+12+12)	10	7.8'	Fair	<p>This tree belongs to the City; although, it does not appear to be something that would be planted and maintained by them. It has three stems commencing at the base. It has a slight lean to the east. The crown is asymmetrical and is heavily weighted to the east; it lacks canopy spread on the west side due to the encroaching canopy of the adjacent tree. The crown has been raised to provide clearance to the existing driveway, which is 1.5ft from the east side of the stem; the grade of the driveway slopes downward to the south. Several limbs on the east side of the stem have sustained minor surface bark damage due to vehicular traffic. There are multiple pruning wounds, which have not fully callused over, and some decay is present. It is on a slight slope; the grade slopes downward west of the stem. The Critical Root Zone radius is 7.8ft. The proposed sunken patio is 12ft away and the proposed staircase and walkway are 7ft from the southeast side of the stem, not including the excavation required.</p> <p>RECOMMENDATIONS:</p> <p>RETAIN. One large Zone shall protect Trees #13 - #33. Install Tree Protection Zone fencing 8ft from the base of the stem on the east and southeast sides of Tree #13, 13ft from the base of the stem on the south side of Tree #14, 13ft from the base of the stem on the south, east and southeast sides of Tree #33 and adjacent to the City sidewalk on the north side of Trees #13 - #15. Removal of the existing driveway and parking area within this Zone must be supervised by a Certified Arborist.</p> <p>Any excavation for the proposed parkade, sunken patio, PMT and staircase that encroaches into the</p>

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#		(cm)	(m) est.	radius (ft.)		
						<p>TPZ requires the supervision of a Certified Arborist. All exposed roots will be properly pruned, then they must be covered with burlap and poly plastic in an effort to prevent desiccation of exposed roots; poly plastic must be removed before shotcrete is applied. Absolutely no further grade changes can occur within the TPZ.</p> <p>The existing retaining wall within the TPZ must remain; its removal will cause unnecessary soil disturbance and root damage to the adjacent retained trees. If the existing fence within the TPZ is to be removed and replaced, it must be removed manually. The new fence must be placed in the same footprint using the existing post holes.</p> <p>The east side of Trees #17 - #33 must be trimmed and tied back where necessary to provide clearance for construction activities and the new structure; this must be performed by a Certified Arborist prior to any construction.</p>
14	Pine (<i>Pinus sp.</i>)	31	10	6.4'	Fair/poor	<p>This tree belongs to the City; although, it does not appear to be something that would be planted and maintained by them. There is Ivy growing along the entire stem, which impeded a thorough inspection. This tree is tall and spindly and has been suppressed due to the encroaching canopies of the adjacent trees. It has a significant phototropic lean to the south. The crown has been raised rather high. The canopy is asymmetrical and is heavily weighted to the southeast. There is branch and twig dieback throughout the crown. It is on a slight slope; the grade slopes downward west of the stem. The Critical Root Zone radius is 6.4ft. The proposed staircase and walkway are 10ft from the southeast side of the stem, not including the excavation required.</p> <p>RECOMMENDATIONS: RETAIN. See recommendations for Tree #13. One large Zone shall protect Trees #13 - #33.</p>
15	Douglas Fir (<i>Pseudotsuga menziesii</i>)	77	18	15.9'	Fair	<p>This tree belongs to the City; although, it does not appear to be something that would be planted and maintained by them. There is Ivy growing along the stem, which impeded a thorough inspection. It has several dogleg bends along the stem. It has a slight corrected lean to the east. The crown has been raised to provide clearance to the neighbouring property on the west side and the City sidewalk, which is 5ft on the north side of the stem; the sidewalk has been previously repaired. This tree has shed its top at 60ft. It is on a slight slope; the grade slopes downward west of the stem. The existing driveway is 19.5ft from the southeast side and the existing driveway approach is 17ft from the east side of the stem on City property; the grade of the driveway slopes downward to the south. The corner of the existing concrete retaining wall is 5ft from the south side and about 2ft from the west side of the stem. The grade of the</p>

<u>TREE</u>	<u>SPECIES</u>	<u>DBH</u>	<u>HEIGHT</u>	<u>CRZ</u>	<u>Condition</u>	<u>OBSERVATIONS & RECOMMENDATIONS</u>
#		(cm)	(m) est.	radius (ft.)		
						neighbouring property is less than 1ft lower; the grade difference slightly increases to the south. There is also an existing wood fence adjacent to the west side of the stem. The Critical Root Zone radius is 15.9ft. The proposed sunken patio is 20.5ft away and the proposed staircase and walkway are 18ft from the southeast side of the stem, not including the excavation required. RECOMMENDATIONS: RETAIN. See recommendations for Tree #13. One large Zone shall protect Trees #13 - #33.
16	Mountain Ash (<i>Sorbus sp.</i>)	22 combined (11+11)	6	4.5'	Fair	This tree is tall and spindly, and it has been suppressed due to the encroaching canopies of the adjacent trees. It has two stems commencing at the base; these stems are growing closely together. There is branch and twig dieback throughout the canopy. The Critical Root Zone radius is 4.5ft. There is an existing concrete retaining wall and wood fence adjacent to the west side of the stem. The grade of the neighbouring property is less than 1ft lower; the grade difference slightly increases to the south. RECOMMENDATIONS: RETAIN. See recommendations for Tree #13. One large Zone shall protect Trees #13 - #33.
17	Cedar (<i>Thuja plicata</i>)	37	6 - 10	7.6'	Fair	Trees #20, #22 and #25 are not of a size that require them to be protected by the City Tree By-Law. Trees #17 - #33 form a hedgerow; although, they have not been maintained as a formal hedge. They have a slight phototropic lean to the east. They lack basal flare, which is indicative of a grade change. They have been previously topped at 10ft - 15ft; there are multiple leaders commencing at this point. Some of the topping sites have not fully callused over and the exposed wood is desiccated, and some decay is present. The canopies have been raised to provide clearance to the neighbouring walkway on the west side and the existing asphalt parking area, which is about 2ft from the east side of the stems. The east side of the canopies have been trimmed back to provide clearance to the existing building and parking area and sections of the west side have been trimmed and cut back quite hard to provide clearance to the neighbouring building. Trees #31 and #32 have two stems commencing at the base. Tree #33 has two stems commencing at 4.5ft; the south stem forms a large diameter candelabra. There is an existing concrete retaining wall and wood fence adjacent to the west side of the stems of each tree, which may be shared ownership with the neighbouring property. The grade of the neighbouring property is less than 1ft lower; the grade difference increases to the south. The grade of the laneway adjacent to the southwest corner of the subject site is about 4ft - 6ft lower; the grade difference decreases to the east. The Critical Root Zone radius for each tree has been indicated in the CRZ radius column. The footprint of the proposed underground parkade is 8.5ft - 11ft

<u>TREE</u>	<u>SPECIES</u>	<u>DBH</u>	<u>HEIGHT</u>	<u>CRZ</u>	<u>Condition</u>	<u>OBSERVATIONS & RECOMMENDATIONS</u>
#		(cm)	(m) est.	radius (ft.)		
						from the east side of the stems of Trees #17 - #33, and the proposed sunken patio is 13ft from the east side of Tree #17, not including the excavation required; a reduced line of excavation and shoring (vertical cut excavation and shotcrete) has been proposed for the portion of the west foundation wall of the proposed underground parkade to reduce the excavation required into the Critical Root Zone of several of these trees. The proposed PMT is 9.5ft from the south side of Tree #33; it is proposed to be installed above existing grade and will require some excavation.
18	Cedar	31	6 – 10	6.4'	Fair	RECOMMENDATIONS: RETAIN. See recommendations for Tree #13. One large Zone shall protect Trees #13 - #33.
19	Cedar	35	6 – 10	7.2'	Fair	
20	Cedar	18	6 – 10	3.7'	Fair	
21	Cedar	22	6 – 10	4.5'	Fair	
22	Cedar	18	6 – 10	3.7'	Fair	
23	Cedar	25	6 – 10	5'	Fair	
24	Cedar	24	6 – 10	4.9'	Fair	
25	Cedar	16	6 – 10	3.3'	Fair	
26	Cedar	23	6 – 10	4.5'	Fair	
27	Cedar	25	6 – 10	5'	Fair	
28	Cedar	35	6 - 10	7.2'	Fair	
29	Cedar	33	6 – 10	6.8'	Fair	
30	Cedar	30	6 – 10	6.2'	Fair	
31	Cedar	52 comb. (30+22)	6 – 10	10.7'	Fair	
32	Cedar	65 comb. (23+21+21)	6 – 10	13.4'	Fair	
33	Cedar	63 comb. (33+30)	6 - 10	12.9'	Fair	
						This shrub is a mature specimen. It has two stems commencing at 1ft; these stems divide further up. There are multiple surface roots exposed due to soil erosion. These roots have sustained minor surface damage; the bark has begun to slough. The canopy has been cut back on all sides to contain. The Critical Root Zone radius is 7ft. There is an existing wood staircase 4.5ft away that has been supported by an existing concrete retaining wall, which is 7.5ft from the west side of the stem; the grade on the west side of the wall is about 2ft lower. This wall must remain intact; otherwise, its removal will result in extensive Critical Root damage and soil disturbance causing instability of the adjacent retained tree. This wall may need to be reduced in height and structurally upgraded. There is an existing paver patio 2.5ft from the east side and an existing wood tie retaining wall within the Critical Root Zone on the south side of the stem; the grade on the south side of the wall is about 3ft lower.
34	Pieris (<i>Pieris japonica</i>)	34 combined (13+11+10)	2.5	7'	Good	
						RECOMMENDATIONS: RETAIN. See recommendations for Tree #7. One large Zone shall protect Tree #7 and Shrub #34.



Trees #1 - #5 – East side



Trees #4 - #1 – West side



Trees #1 – #5 – North side



Trees #2 – #5



Tree #6



Trees #7 - #11 & #15



Trees #8 - #11 – North side



Tree #7 – Existing site conditions



Trees #7 & #8 and Shrub #34 – Existing site conditions



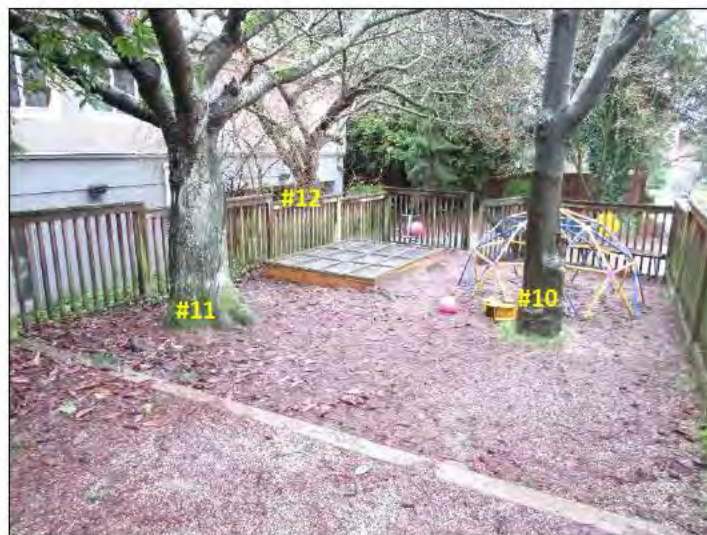
Trees #9 & #8 – South side



Tree #8 – Existing retaining walls on the south side of the stem



Tree #10



Trees #10 - #12 – Existing site conditions



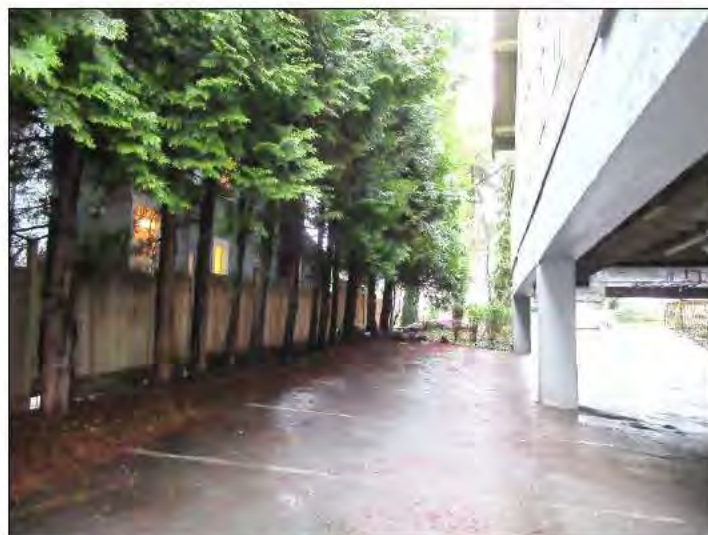
Trees #8, #9 & #12 – Southwest side



Trees #8 - #14



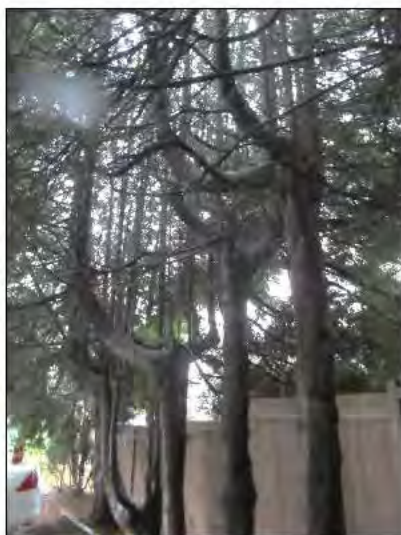
Trees #13 - #15



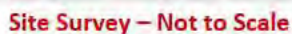
Trees #28 - #17 – East side

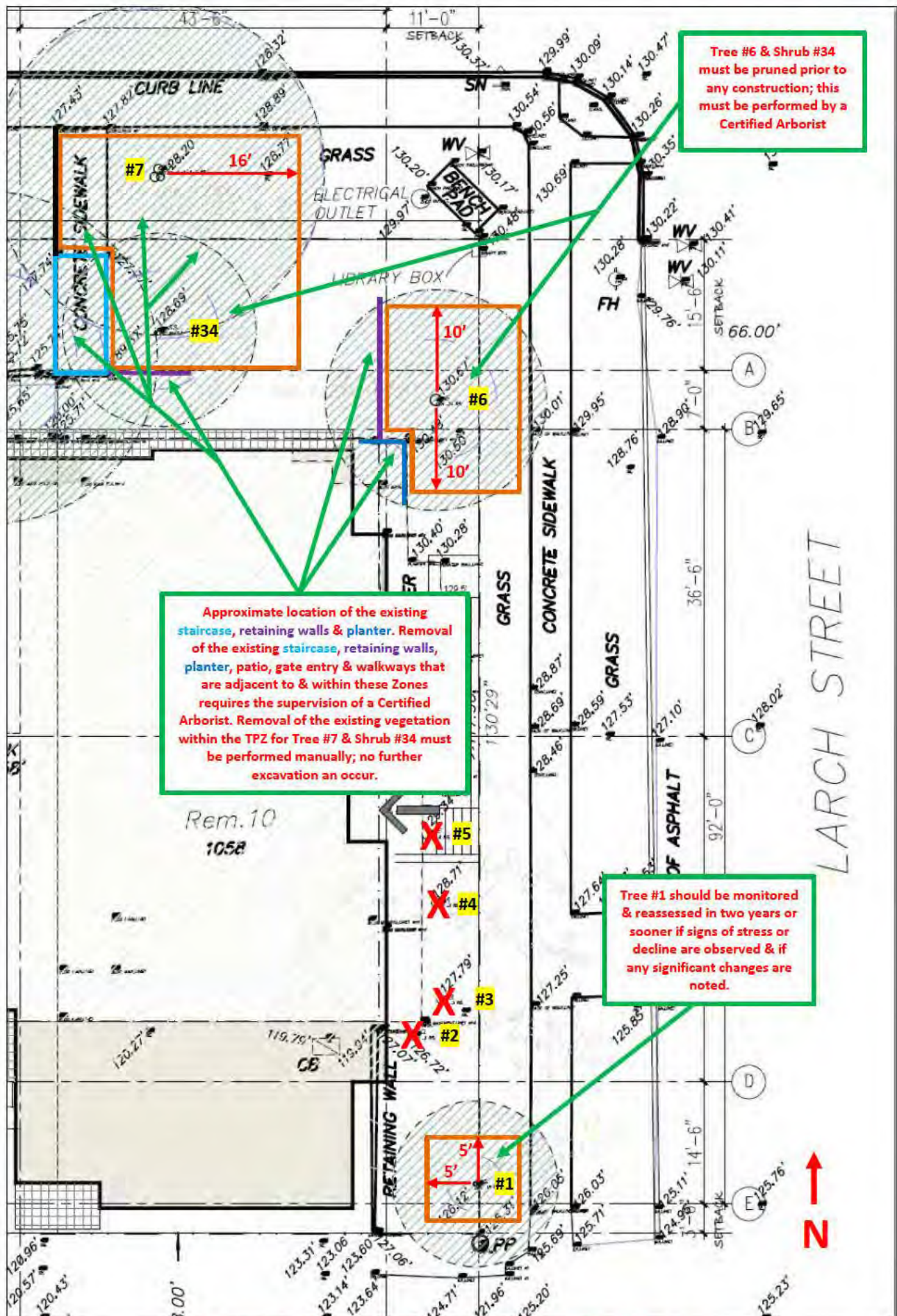


Trees #25 - #20 – West side

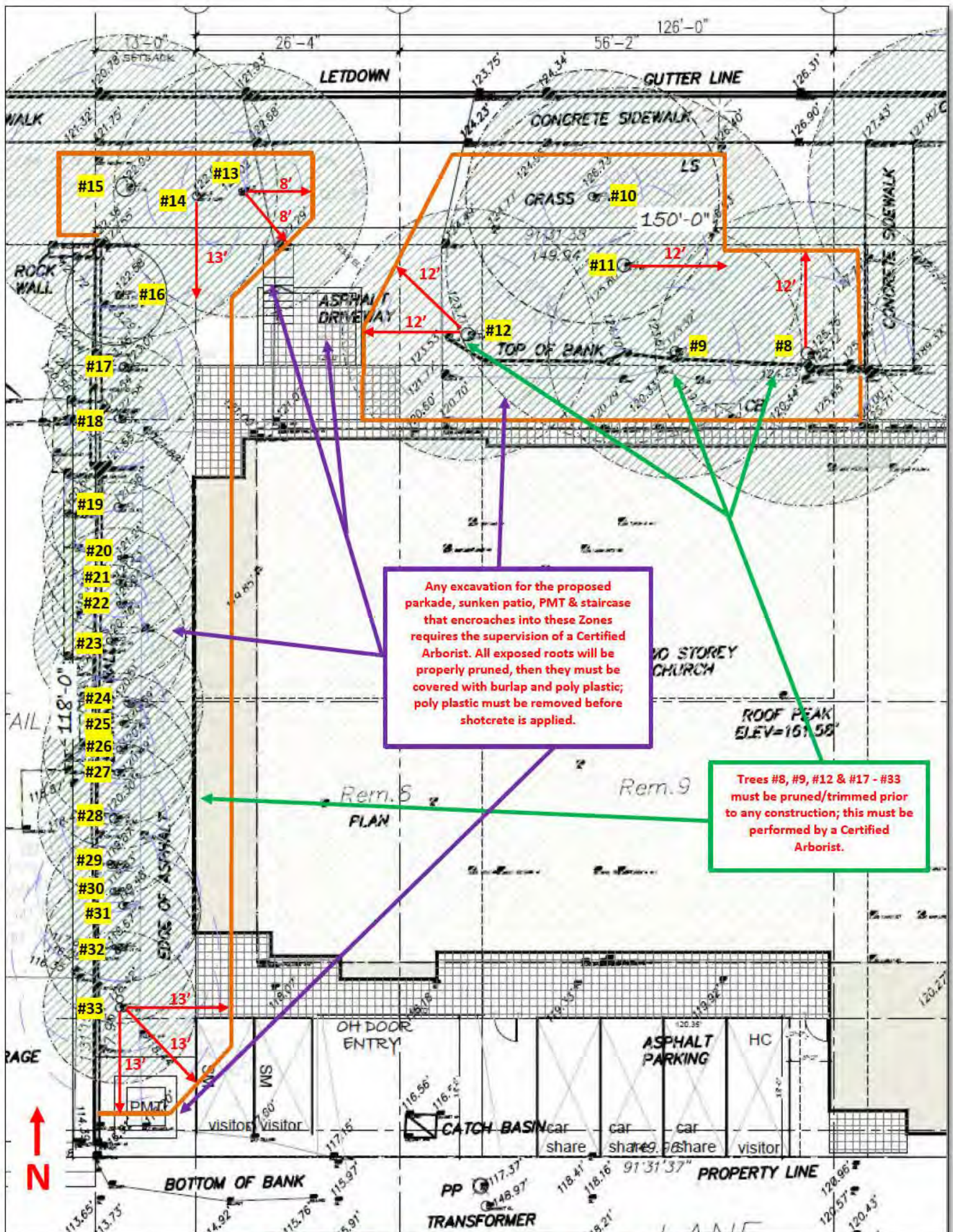


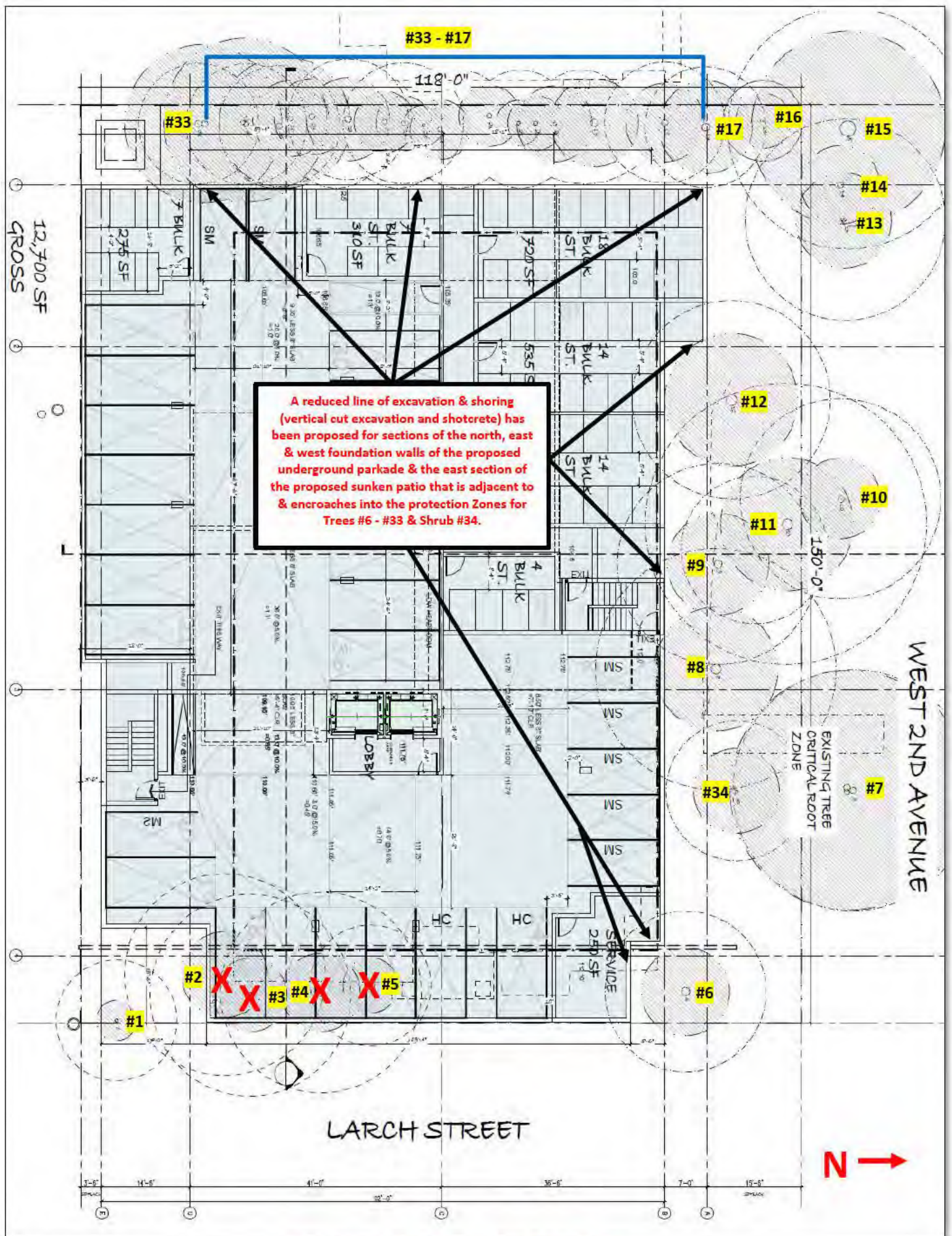
Trees #32 - #29





East Property Preliminary Tree Management Plan, Scale 1/16" = 1'





Preliminary Floor Plan Level P2 – Not to Scale



Address: 1805 Larch Street

Enquirer: Jameson Development Corporation

Date of Enquiry: April 13, 2018

Key Policy: Moderate Income Rental Housing Pilot Program (MIRHPP)

Staff Contact: T. Rougeau, K. Campbell, L. Beaulieu, T. Khulmann

Present Zone: RT-8

Proposed Zone: CD-1

MPSC: Routine

Site and Context:

- Three-parcel assembly at the corner of West 2nd Avenue and Larch Street in Kitsilano neighbourhood, currently zoned RT-8 and **developed with a vacant church.**
- Site size and dimensions: approx. 17,656 sq. ft. (190,048 sq m), with 150 ft. frontage along West 2nd Avenue and a site depth of 115 ft.
- Kitsilano Beach is a 10 minute walk north of the site and the surrounding context is composed of multiple-family dwellings zoned RT-8 and rental apartments zoned RM-4
- The site is serviced by the #4, #7, and 84 buses as well as being within a 10 minute walk to the nearest 99 B-line station.

Proposal:

- Rezone the subject site from RT-8 to CD-1 under MIRHPP to allow for development of a 6-storey residential building with 77 secured market rental units.
- 61 market rental units with 38% family units.
- 16 moderate income rental units with 44% family units.
- a total floor space ratio (FSR) of 3.0.
- a total floor area of 4,976.8 sq. m (53,570 sq. ft.) – 20% of the floor area is proposed for moderate income units.
- a height of 20 m (66 ft.).
- 46 vehicle parking spaces and 131 bicycle spaces over two levels of underground parking.
- The building is proposed to meet Passive House standards.

Applicable Policy:

- *Moderate Income Rental Housing Pilot Program (MIRHPP) (2017)*
 - 100% of residential floor area is secured rental.
 - 20% of residential floor area serves households earning \$30k-\$80k per year.
 - Pilot to select up to 20 proposals to submit full rezoning applications by July 1, 2019.
- *Housing Vancouver Strategy (2017)*
- *Rental Incentive Guidelines (2013, last amended 2018)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2017)*
- *Green Buildings Policy for Rezoning (2010, last amended 2017)*
- *Urban Forest Strategy (2014)*
- *Kitsilano Neighbourhood Plan (1977)*
- *Vancouver Development Cost Levy By-Law (2008, last amended 2017)*

Issues

- Form of Development
 - Overall height, density and massing of proposal is not compatible with the surrounding neighbourhood which includes primarily single family homes with 3- and 4-storey apartments in RM-4 and RT-8.
 - Building form does not respond to the slope of 7% from the north property line to the south property line, increasing its bulk.
 - Concerns with access to daylight for units at Parking Level 1 including a lack of private open space and possible conflicts due to tree retention.
 - Horizontal angle of daylight concerns for some bedrooms.
 - Unclear relationship in drawings between grade and ground floor units.

- Private outdoor space is not provided for all units.
- Size of outdoor amenity space is small relative to the number of units.
- Landscape
 - All 17 site trees are proposed for retention however, a number of these trees will affect the form of development.

Recommended Response

Staff support a rezoning application for affordable housing at this location; however, the proposal should be revised to respect and acknowledge the predominantly single-family context to the west. Staff recommend a revised submission which incorporates the staff advice provided below. The recommendations may result in a substantial re-design and commensurate reduction in density and unit count.

- Form of Development
 - Substantial massing change is required to provide a compatible form of development. A 4-storey ground oriented apartment style form of development (similar to what is anticipated in RM-4 zones) with stepping at the top floor (along the north and west) would be more appropriate for this site in relation to the surrounding RT-8 and RM-4 developments.
 - Delete the south-east 'wing' of the building to aid in the transition to the lane and to help decrease the overall massing off Larch Street.
 - Design ground oriented units with individual entrances to activate the streets and public realm.
 - Provide adequate natural light for all dwelling units by providing windows for bedrooms along the west elevation and providing a north/south section through 1B for units on Parking Level 1
 - Integrate balconies into architectural expression of the building.
 - Ensure adequate private outdoor space is provided.
 - Applicant to provide streetscape elevations that show the revised proposal in relation to the properties along both 2nd Avenue and Larch Street.
- Housing
 - Applicant will be required to register a Housing Agreement to secure both market and moderate income rental units.
 - Clarify if the applicant is seeking the DCL waiver. Staff encourage rental proposals to achieve the DCL waiver by meeting the criteria within the *Rental Incentives Guidelines*.
- Landscape
 - Retention of all trees recommended to be retained in the arborist report.
 - Elements of the building may need to be amended to achieve proposed tree retention.
- Engineering
 - Vehicle parking, bicycle parking, and loading is to be provided as per by-law requirements.
 - Recommend that one visitor space be sized as a disability space.
 - No PBS requirements for this site.
 - The applicant will be asked to provide the following improvements:
 - Concrete curb and gutter and asphalt repaving on Larch Street.
 - Public realm improvements along the site frontages such as, but not necessarily limited to: sidewalks, lighting, curb ramps, lane crossings, and street trees.
 - A sewer upgrade may be required and will be fully evaluated during the rezoning application process.

CAC Implications

MIRHPP projects will generally not be required to undergo a negotiated CAC process, however a 'learning proforma' for staff reference is an application requirement"

DCL Waiver

MIRHPP projects are eligible for the DCL waiver per the *Rental Incentive Guidelines*, provided they meet the criteria regarding average maximum starting rents, average maximum unit sizes, and construction costs.

MPSC Review

An MPSC review is not required.

Public Consultation

- A pre-application open house will be required following revisions to the proposal reflecting staff advice. Standard notification and an open house will be required during a City rezoning process.

DRM Conclusion:

- DRM supported staff's recommendation to reduce the massing of the building in order to a form more compatible with the surrounding area (RT-8).
- Height should be generally limited to four storeys, similar to an RM-4 apartment style expression, with an opportunity to explore a limited fifth storey. The entire building should be lowered to ensure the parkade is aligned with the lower grade on the site.
- Social Planning staff have requested the applicant extend the current lease of the childcare on subject site to ensure the services remain for the duration of the rezoning process and that the building not sit vacant. Staff would also like to explore opportunities to retain similar community uses on the site as part of the proposal.

REZONING ENQUIRY SUBMISSION:
1805 LARCH STREET @ WEST 2ND AVENUE

PROJECT DRAWING LIST
ARCHITECTURAL

- A 011

PROJECT STATS
- A 021

SITEPLAN - AERIAL
- A 031

SURVEY PLAN
- A 041

CONTEXT
- A 051

MASSING IN CONTEXT
- A061

STREET PHOTOS
- A081

AREA OVERVIEW
- A 091

SITEPLAN
- A 098

PLAN PARKING LEVEL P2
- A 099

PLAN PARKING LEVEL P1
- A 101

PLAN GROUND LEVEL
- A 102

PLAN LEVEL 2, 3, + 4
- A 105

PLAN LEVEL 5
- A 106

PLAN LEVEL 6
- A 107

PLAN ROOF LEVEL
- A 201

SECTION LONG E / W
- A 301

ELEVATION: NORTH FRONT -- 2ND AVE
- A 302

ELEVATION: EAST SIDE -- LARCH ST
- A 303

ELEVATION: WEST SIDE -- INTERNAL
- A 304

ELEVATION: SOUTH BACK -- LANE
- A 401

1/4" PLANS: TYP. SUITE LAYOUTS

- LANDSCAPE
- L01

DESIGN RATIONALE
- L02

LAYOUT PLAN GROUND LEVEL
- L03

LAYOUT PLAN LEVEL 5 + 6
- L04

PLANTING + DETAILS



VIEW LOOKING SOUTH WEST

SECURE MODERATE INCOME RENTAL DEVELOPMENT
LOW EMISSION GREEN BUILDING -- PERFORMANCE LIMITS PATH

SEAL	
ISSUED	2018 02 15 Prelim. Schematic 2018 04 03 Client Review 2018 04 09 Client Review 2018 04 13 Rezoning Enquiry
REVISION	
PROJECT	Jameson Development Corp. 1805 LARCH STREET @ 2ND AVENUE VANCOUVER, BC
DRAWING	
COVER PERSPECTIVE VIEW DRAWING LIST	
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DRAWN	DATE 2018 04 01
SCALE	REVIEWED
PROJECT NO	1805

LEGAL DESCRIPTION:
Lots 8, 9, and 10 Block 220A
Except the SOUTH 2 FEET NOW LANE
District Lot 526 Group 1
New Westminster District Plan 1058

CIVIC ADDRESS:
1805 LARCH STREET

ZONING:
currently RT-8 with RM-4 across Larch St.

SITE AREA:
150' x 118' = 17,700 SF

SITE COVERAGE:
maximum: N/A
proposed: 0.6 (11,120 SF)

FSR:
current: N/A
proposed: ± 3.0 (53,570 SF)

	Gross	Excl	FSR	Units	CIRC
P1	1,300 sf	- sf	1,300 sf	2	0
L1	9,160 sf	510 sf	8,650 sf	11	1,560
L2	9,460 sf	- sf	9,460 sf	15	1,150
L3	9,460 sf	- sf	9,460 sf	15	1,150
L4	9,460 sf	- sf	9,460 sf	15	1,150
L5	8,160 sf	- sf	8,160 sf	11	1,125
L6	7,080 sf	-sf	7,080 sf	8	1,025
Total	54,080 sf	510 sf	53,570 sf	77	7,160

77 Residential Units			
5	3 BED	(6.5 %)	
25	2 BED	(32.5 %)	= 39.0% Family Units
27	1 BED	(35.0 %)	
20	STUDIO	(26.0 %)	

OPEN RESIDENTIAL BALCONY AREA:
maximum 8% of FSR
allowed: 4,250 sf
proposed: 1,720 sf (3.2 %)

BUILDING HEIGHT:

Current	RT-8	10.7m	35'-0"
Adjoining	RM-4	10.7m	35'-0"
Adjoining similar	RM-3	36.0 m	120'-0"
Proposed:	CD-1	20.0 m	66'-0"

BUILDING SETBACKS:

Front Yard: (Larch St)	required avg.5.2m (17'-0")	proposed 3.35m (11'-0")
Exterior Side Yard:(2nd Ave)	1.5m (5'-0")	7.30m (24'-0")
Interior Side Yard: (Lane)	1.5m (5'-0")	0.90m (3'-0")
Rear Yard: (West P.L.)	N / A	3.85m (12'-8")

BULK STORAGE:

Above grade:
none

Below grade:
77 storage lockers with min 200 m3.

CAR PARKING:

4.5.B1 Secured Market Rental Housing
1 space / 125 sm gross floor area
(if two blocks intersection of two bus routes than 20% reduction)
1 space/125 sm = 4,965 / 125 = 40 spaces

visitor 7.5% of total units
77 units x .075 = 6 spaces

maximum spaces
= min spaces + 0.5 space / unit
= 40 + (78 x .05) = 74 spaces max.

Total required: 46 spaces (without 20% reduction)
Total provided: 46 stalls (or 61 COV count)

Car stalls provided

regular	25 (incl 2 visitor)	= 25
small	16 (incl 1 visitor)	= 16
accessible	3 (incl 1 visitor)	= 6
car share	2 (incl 2 visitor)	= 10
total	46	= 57 COV count

Accessible stall counts for 2 spaces
Car share counts for 5 spaces

Accessible Stall:
1 for first 7 units
+ 0.034 / additional units
1 + (70 x 0.034) = 3.38
3 accessible stall provided

BICYCLE PARKING:

Class A		
1.25 per unit		
up to 80 units = 100 bicycle stalls		
	Required	Provided
horizontal	50	67
vertical	30	44
locker	20	20
	100	131

Class B
6 bicycle stalls for minimum 20 units

LOADING:
No requirement

SEAL

ISSUED

2018 02 15 Prelim. Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

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DRAWN	DATE
	2018 04 01
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	1805



SEAL

ISSUED

- 2018 02 15 Prelim. Schematic
- 2018 04 03 Client Review
- 2018 04 09 Client Review
- 2018 04 13 Rezoning Enquiry

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**1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC**

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SITE CONTEXT PLAN

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DRAWN	DATE
SCALE	REVIEWED
1/16" = 1'-0"	
PROJECT NO	1805

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2018 02 15 Prelim. Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

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1805 LARCH STREET
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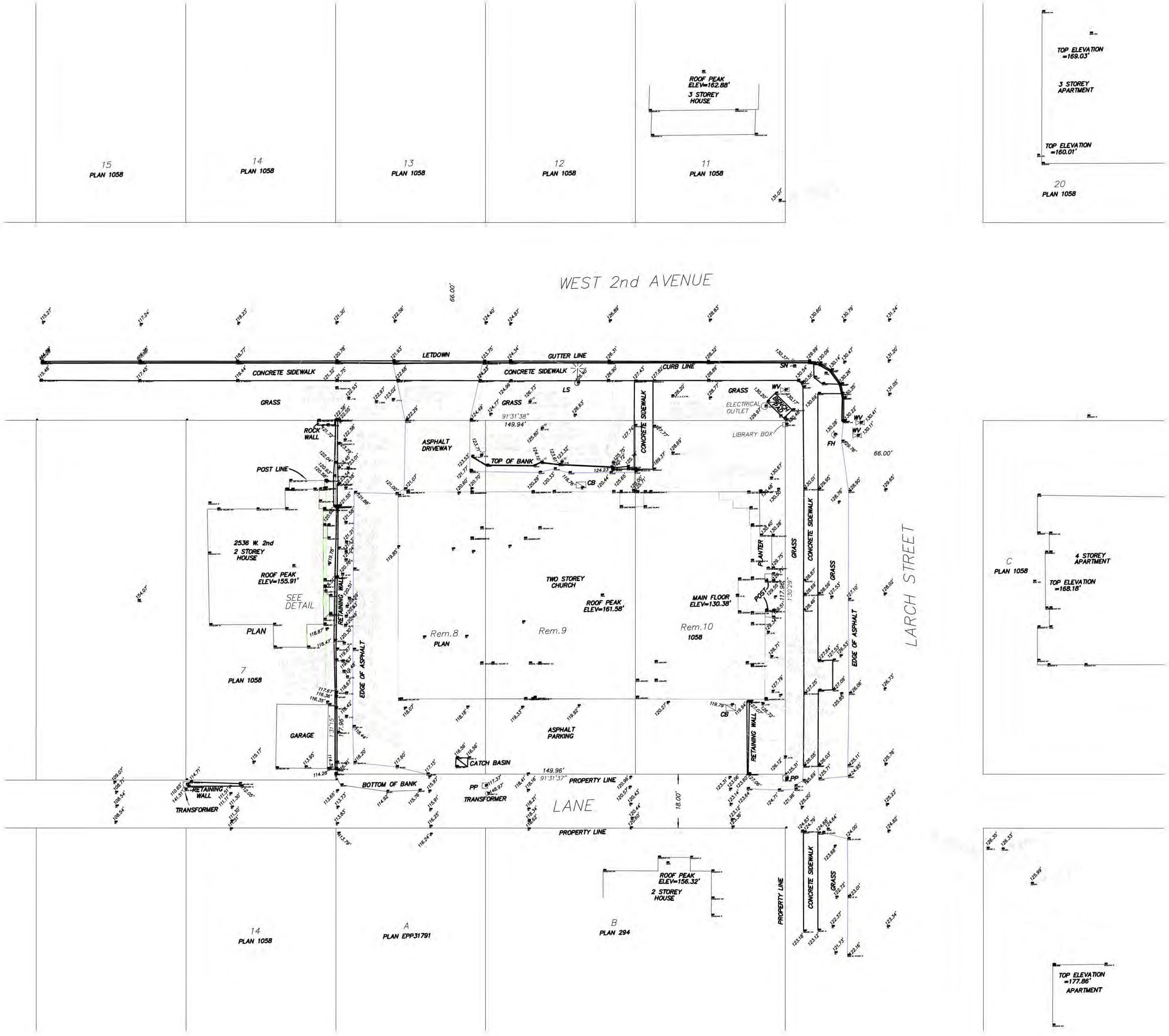
SURVEY

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SCALE	REVIEWED
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PROJECT NO	1805



SEAL

ISSUED

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2018 04 03 Client Review
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2018 04 13 Rezoning Enquiry

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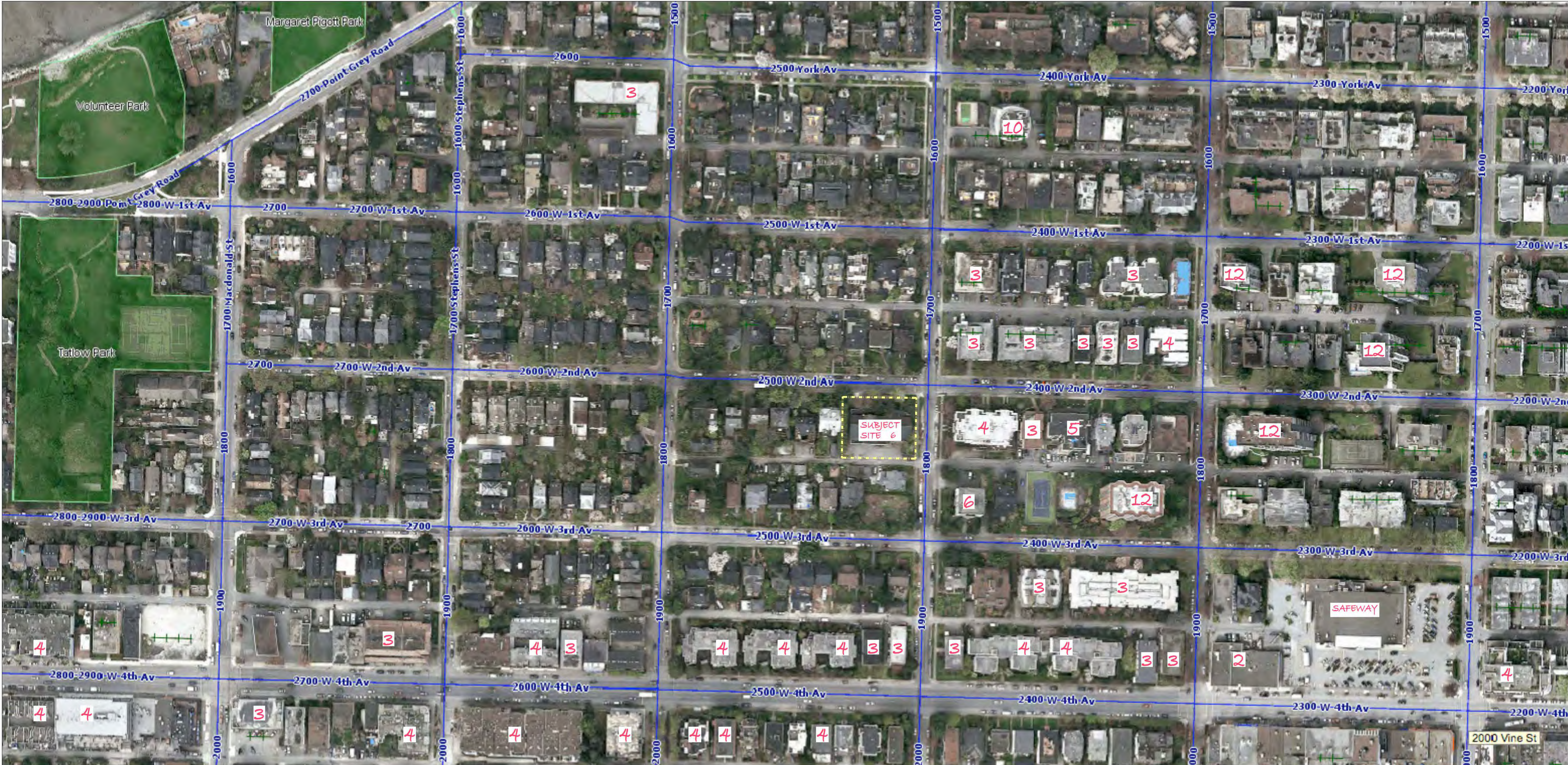
CONTEXT

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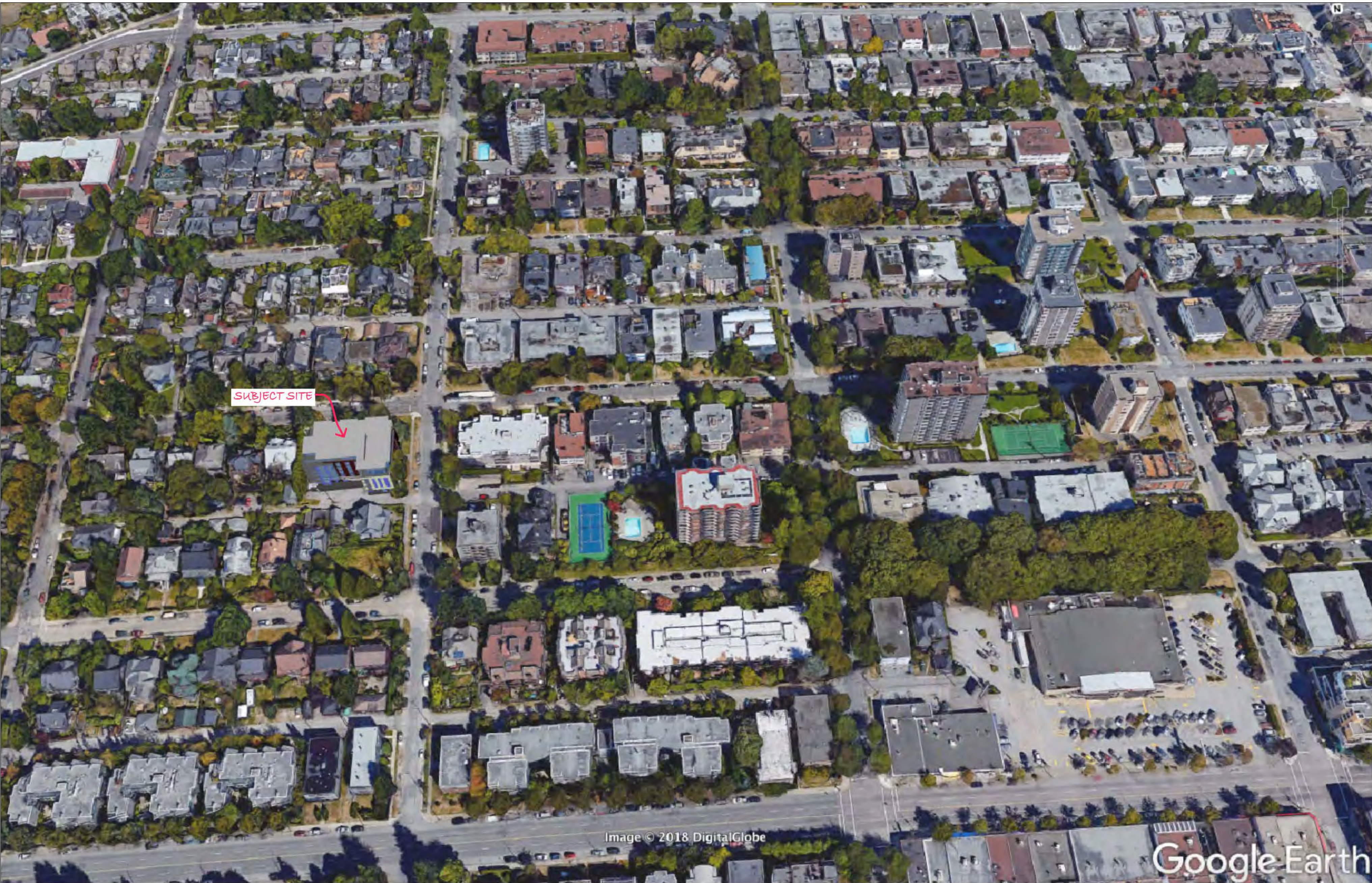
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	2018 04 01
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	1805



NEIGHBOURHOOD CONTEXT



NEIGHBOURHOOD CONTEXT



VIEW TO NORTHWEST - ENGLISH BAY



VIEW TO NORTHEAST - KITS POOL

METRIC

ARCHITECTURE

1645 West 5th Ave
Vancouver, BC
Canada V6J 1N5

OFFICE: 604.785.4315
E info@metricarchitects.com

JAMESON
DEVELOPMENT
CORP

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2018 02 15 Prelim. Schematic
2018 04 03 Client Review
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2018 04 13 Rezoning Enquiry

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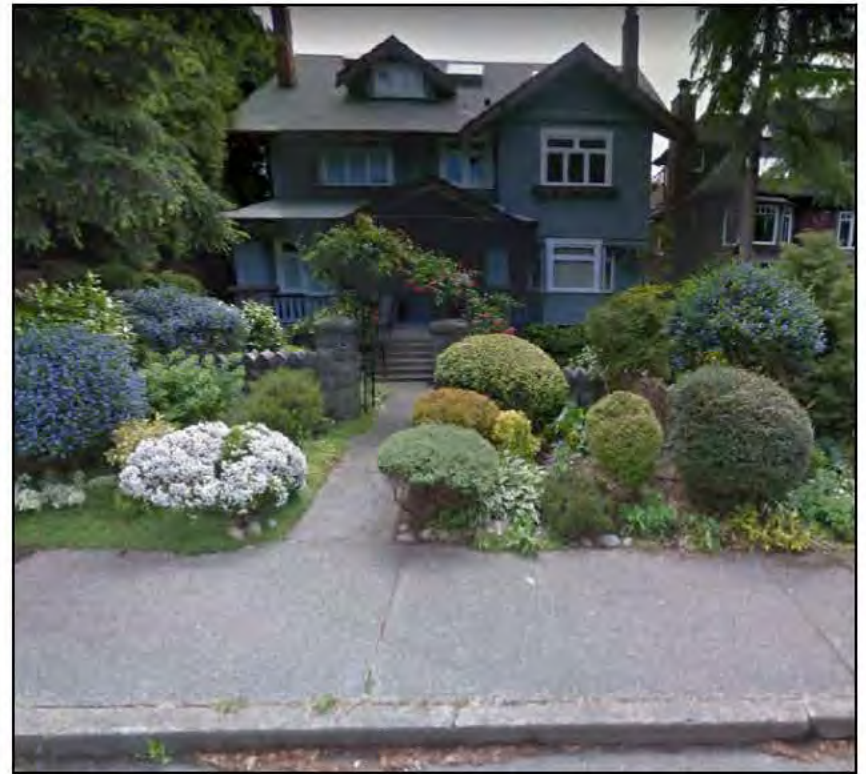
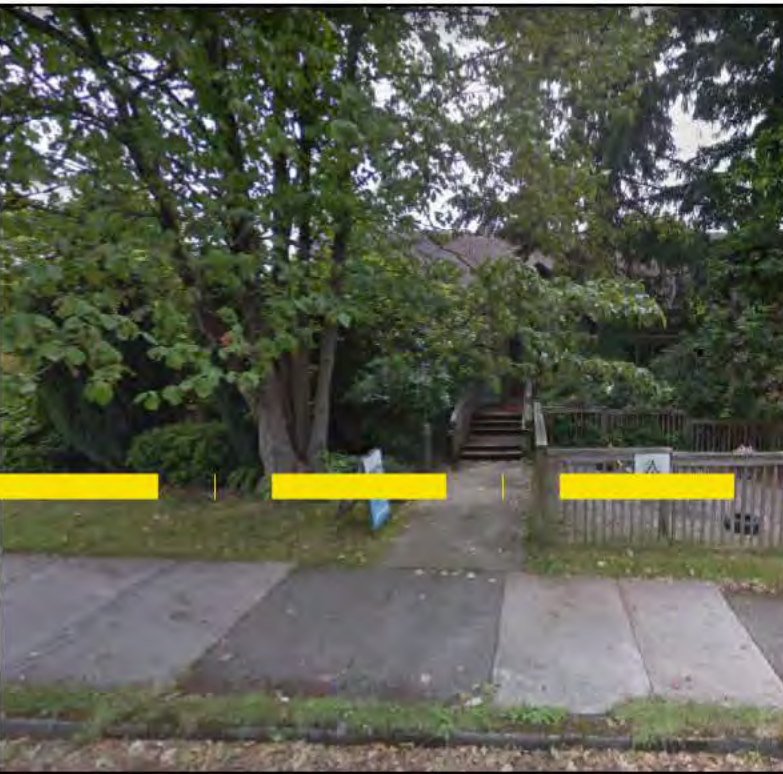
DRAWN DATE
2018 04 01

SCALE REVIEWED

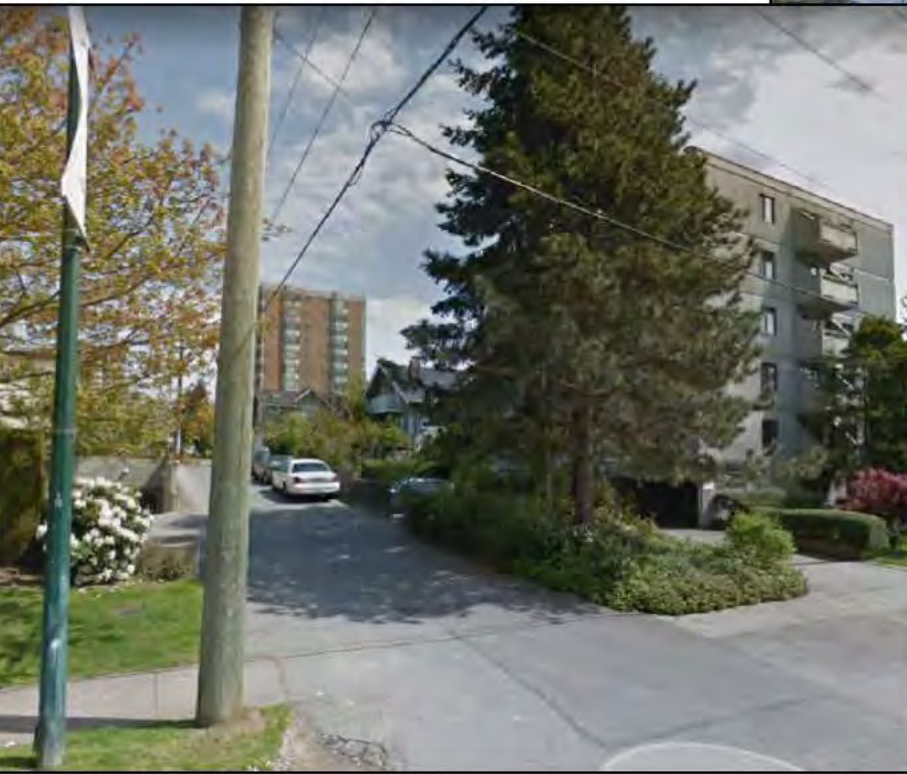
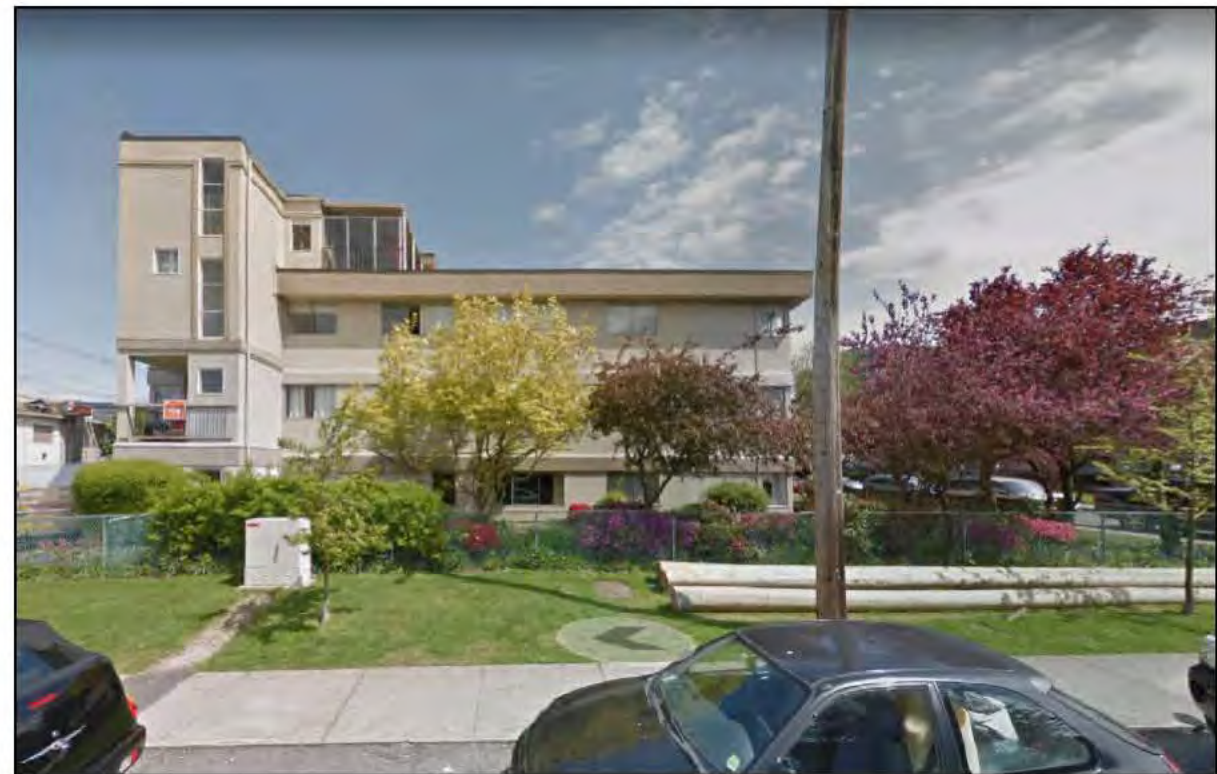
PROJECT NO 1805

A-051-CON

Page 442 of 494
36 x 24 @ FULL SIZE



2ND AVENUE STREETSCAPE : LOOKING SOUTH



LARCH STREET STREETSCAPE : LOOKING EAST



LARCH STREET STREETSCAPE : LOOKING WEST



2ND AVENUE STREETSCAPE : LOOKING NORTH

METRIC

ARCHITECTURE

1645 West 5th Ave
Vancouver, BC
Canada V6J 1N5
OFFICE: 604.785.4315
E info@metricarchitects.com

JAMESON
DEVELOPMENT
CORP

SEAL

ISSUED

- 2018 02 15 Prelim. Schematic
- 2018 04 03 Client Review
- 2018 04 09 Client Review
- 2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

STREETSCAPES

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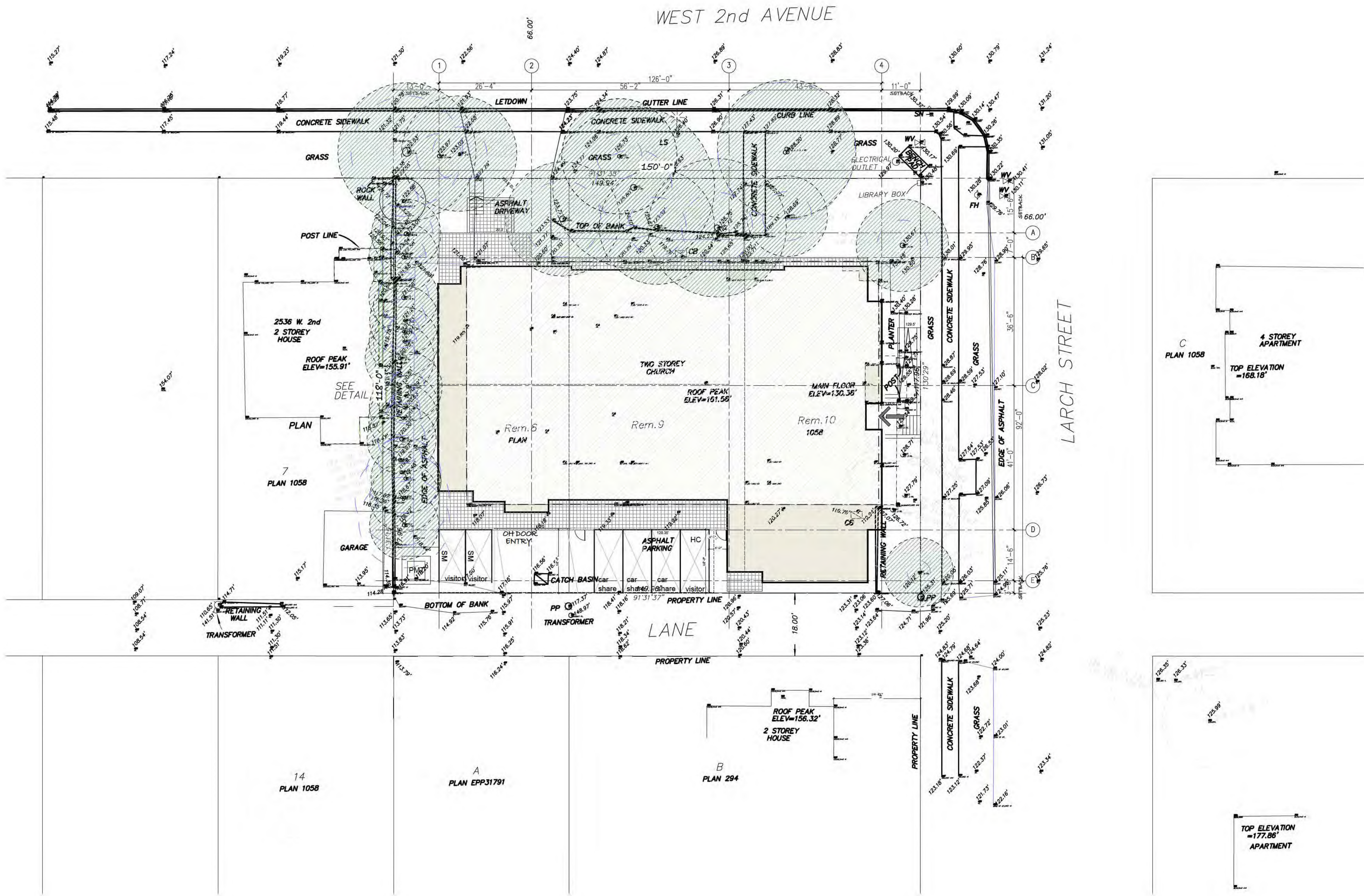
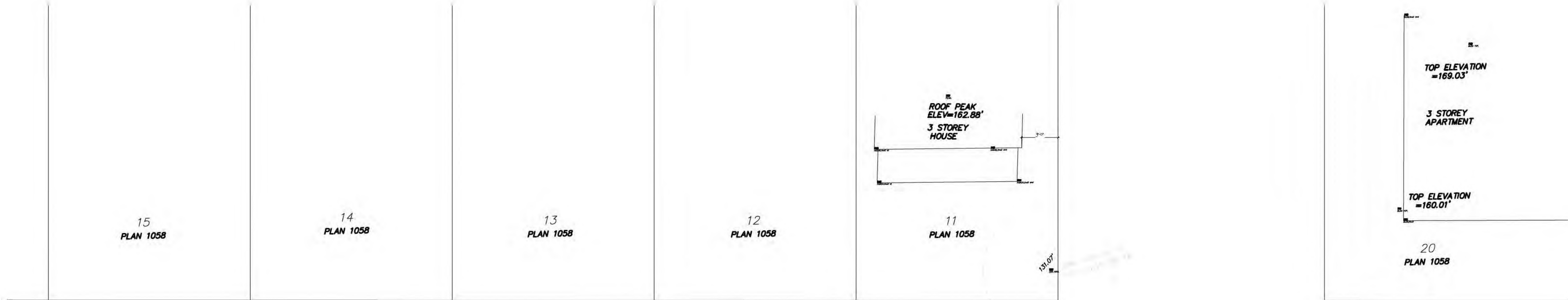
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DRAWN	DATE
SCALE	REVIEWED

PROJECT NO	1805
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A-061-ST





SEAL

ISSUED

2018 02 15 Prelim. Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

SITE CONTEXT PLAN

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DRAWN	DATE
SCALE	REVIEWED
PROJECT NO	1805

- AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- STORAGE / PARKING

SEAL

ISSUED

- 2018 02 15 Prelim. Schematic
- 2018 04 03 Client Review
- 2018 04 09 Client Review
- 2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

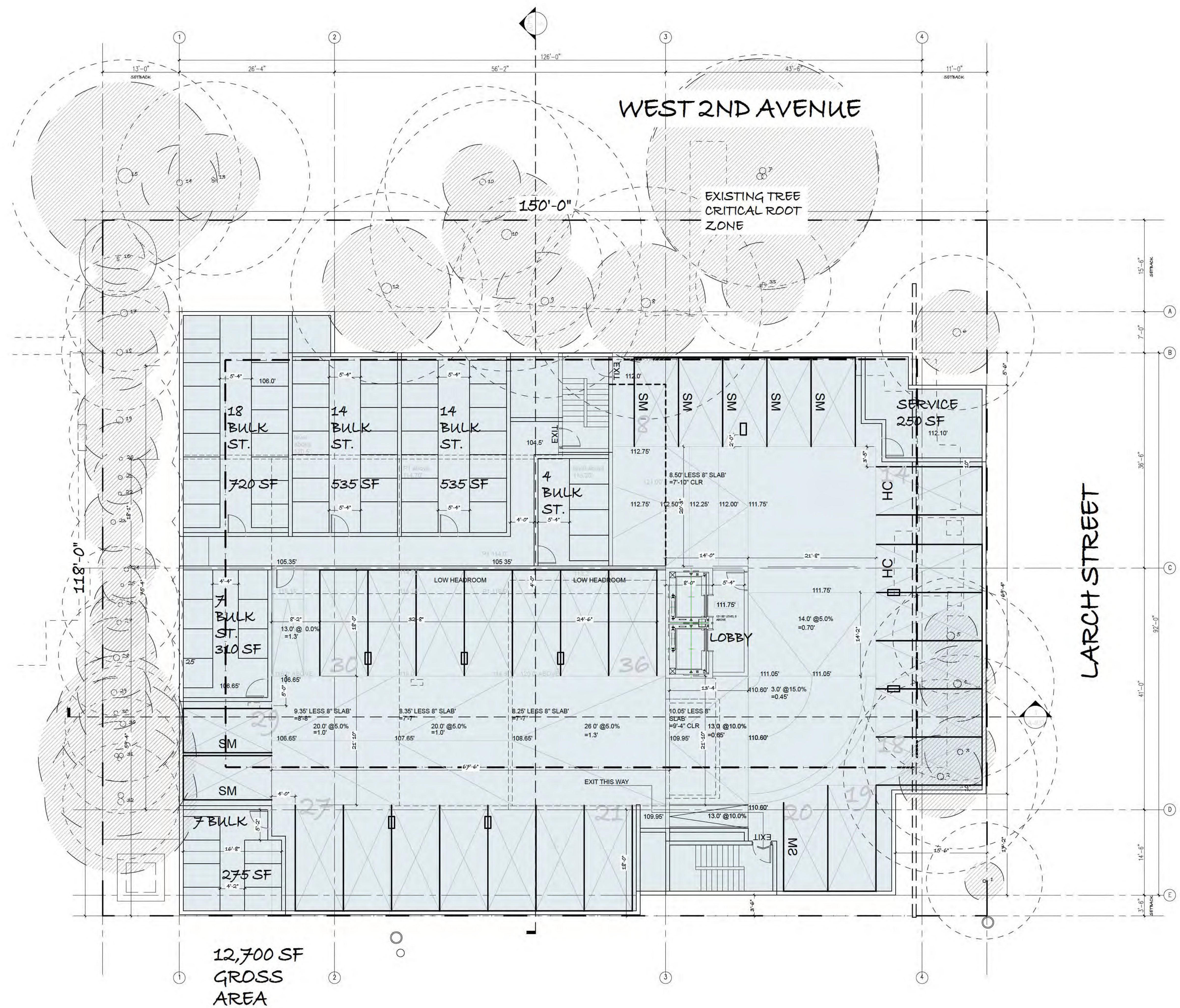
FLOOR PLAN
LEVEL P2

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DRAWN	DATE
SCALE	REVIEWED
PROJECT NO	1805



- AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- STORAGE / PARKING

SEAL

ISSUED

2018 02 15 Prelim Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

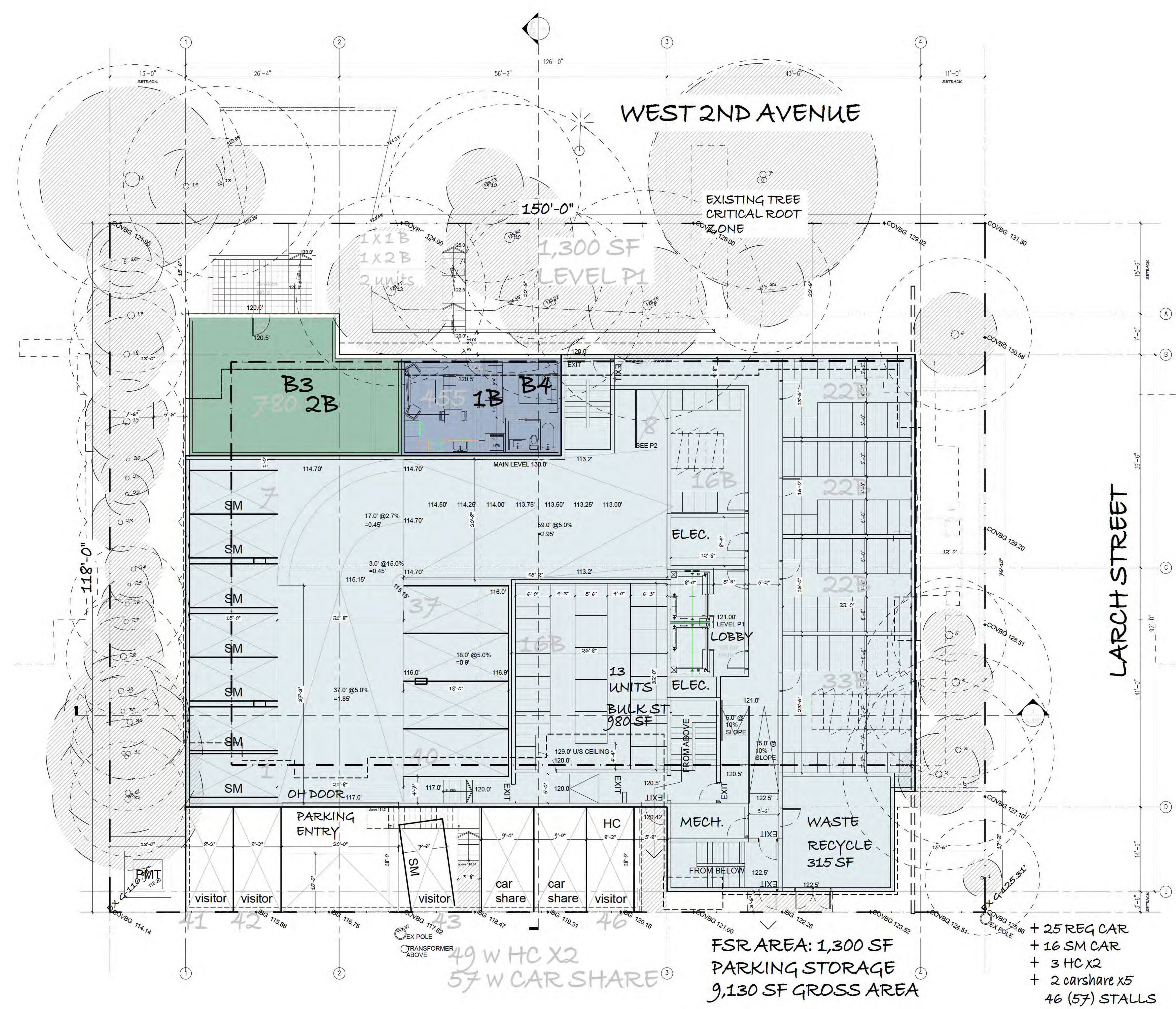
FLOOR PLAN
LEVEL P1

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DRAWN	DATE
1/8" = 1'-0"	2018 04 01
PROJECT NO	REVIEWED
	1805



- AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- STORAGE / PARKING

SEAL

ISSUED

- 2018 02 15 Prelim. Schematic
- 2018 04 03 Client Review
- 2018 04 09 Client Review
- 2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

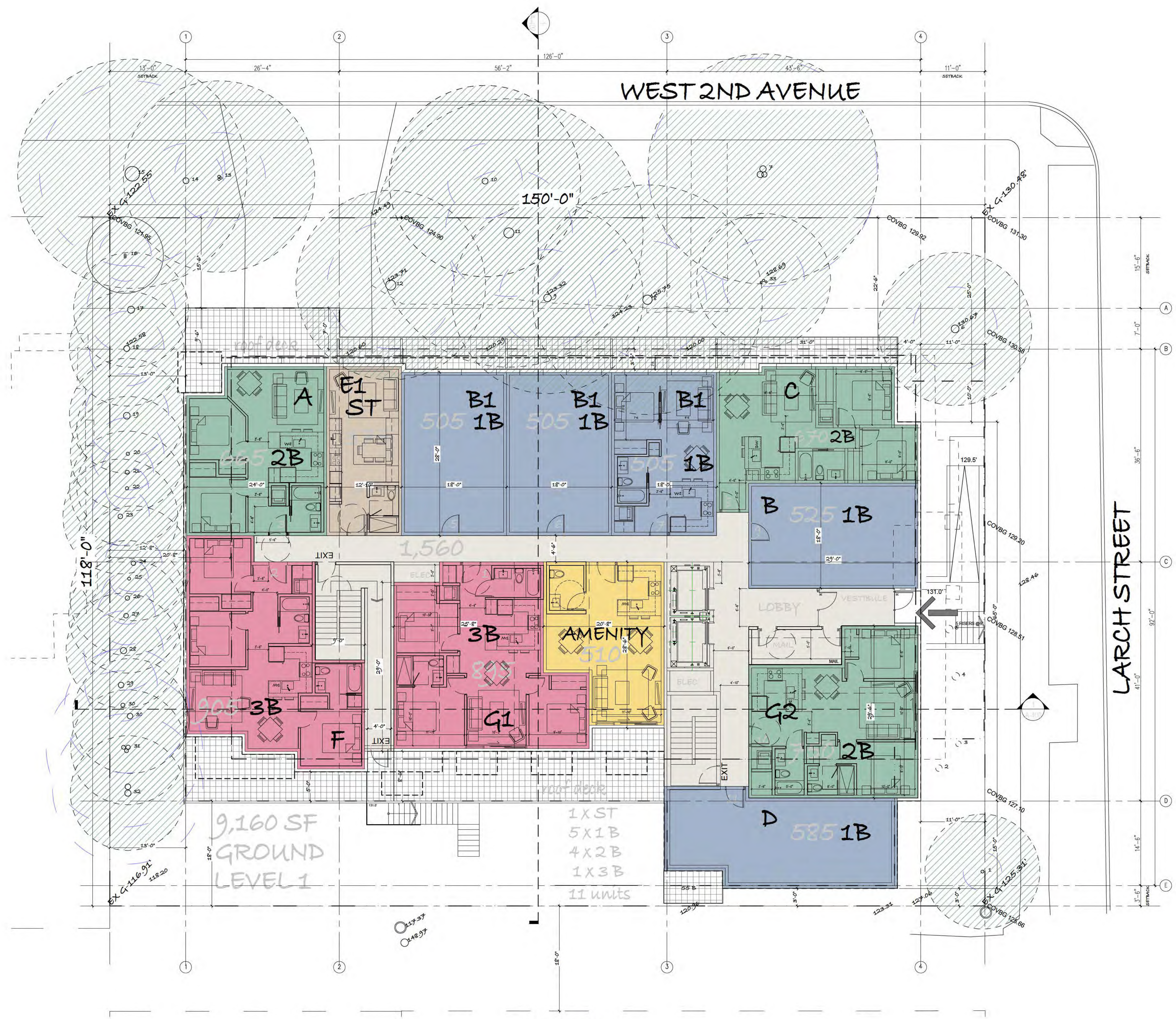
FLOOR PLAN
LEVEL 1

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DRAWN	DATE
SCALE	REVIEWED
PROJECT NO	1805



- AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- STORAGE / PARKING

SEAL

ISSUED

2018 02 15 Prelim Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

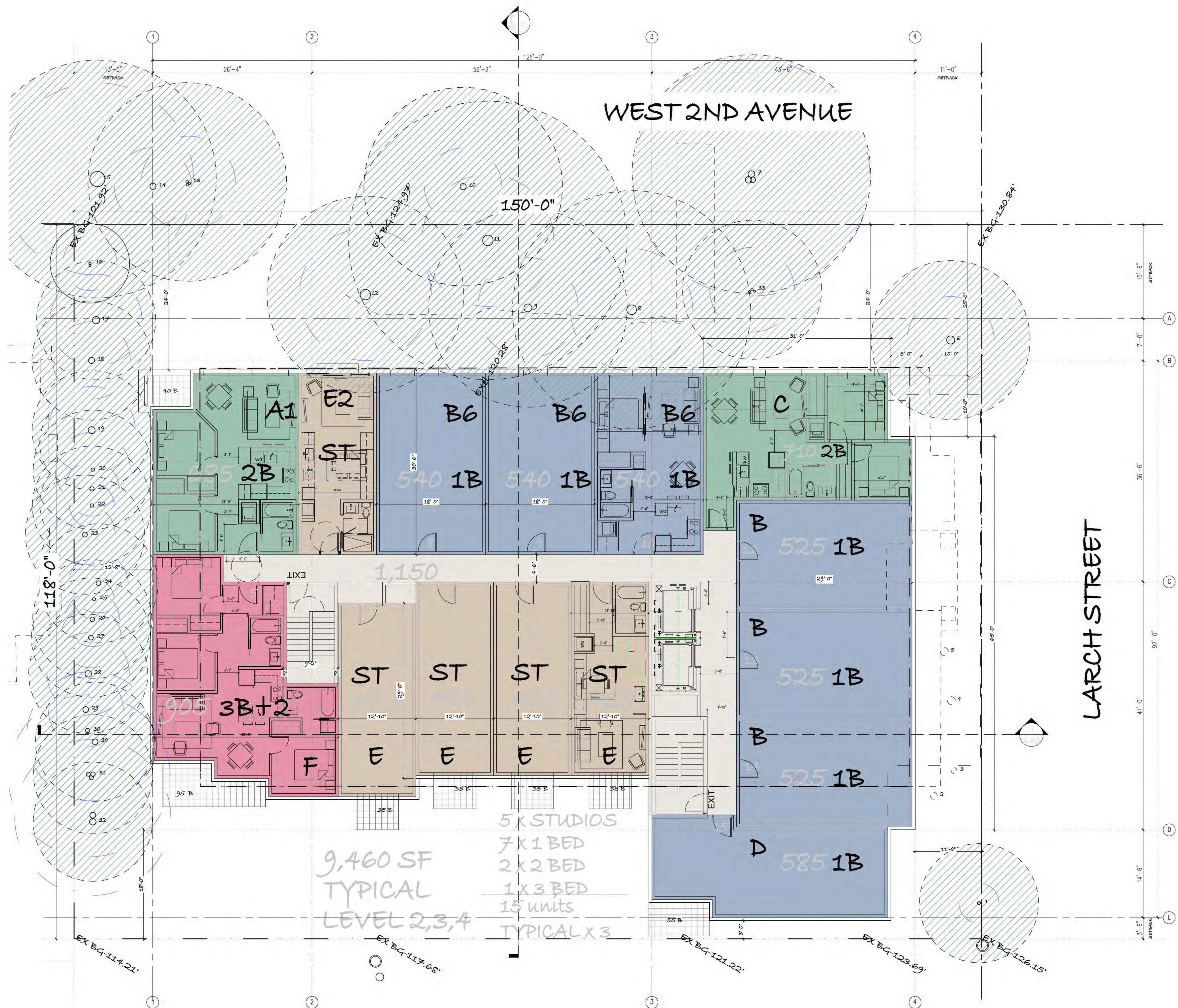
FLOOR PLAN
LEVEL 2,3,4

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DRAWN	DATE
SCALE	REVIEWED
PROJECT NO	1805



- AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- STORAGE / PARKING

SEAL

ISSUED

2018 02 15 Prelim. Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

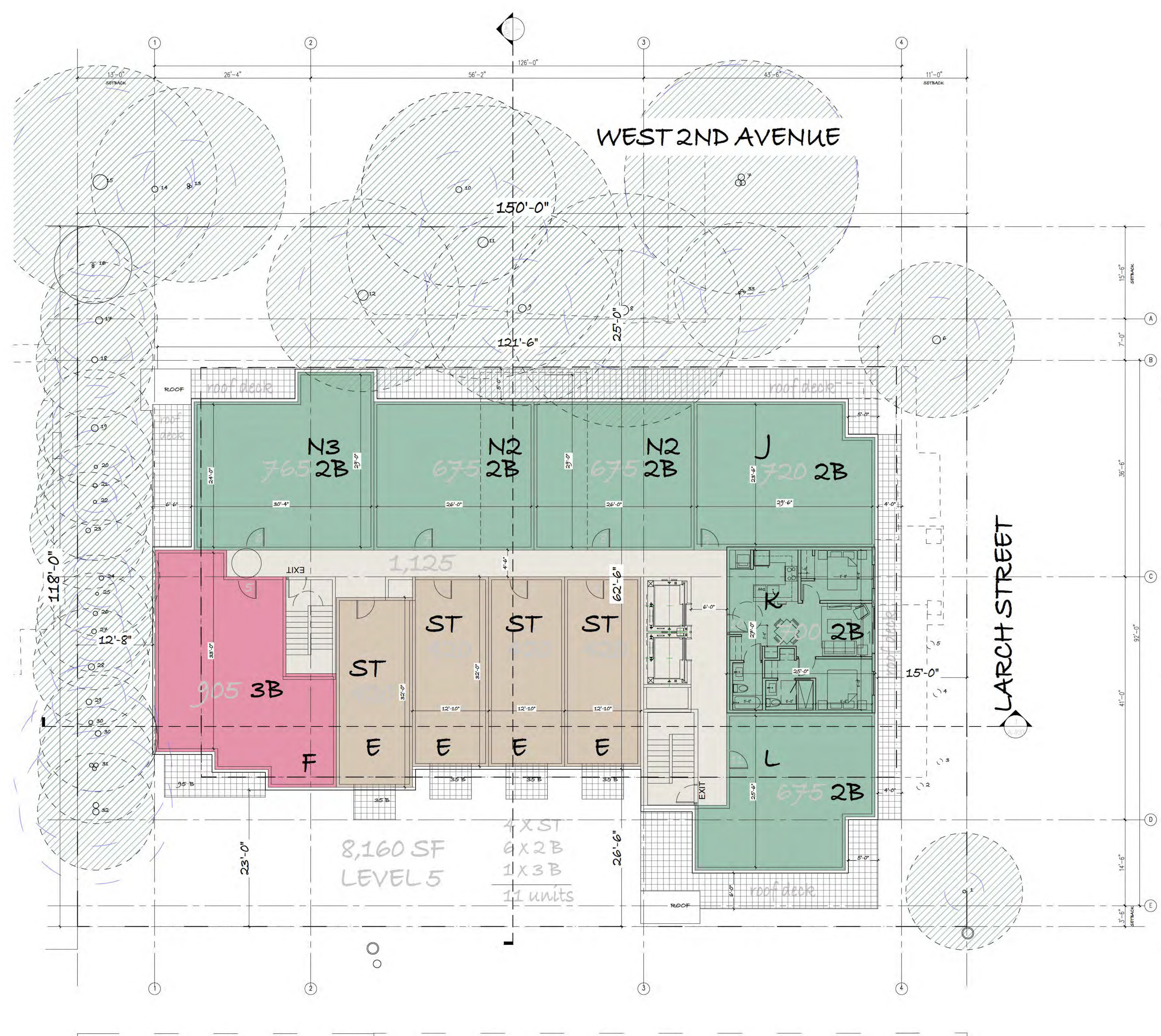
FLOOR PLAN
LEVEL 5

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DRAWN	DATE
SCALE	REVIEWED
PROJECT NO	1805



- AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- STORAGE / PARKING

SEAL

ISSUED

2018 02 15 Prelim Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

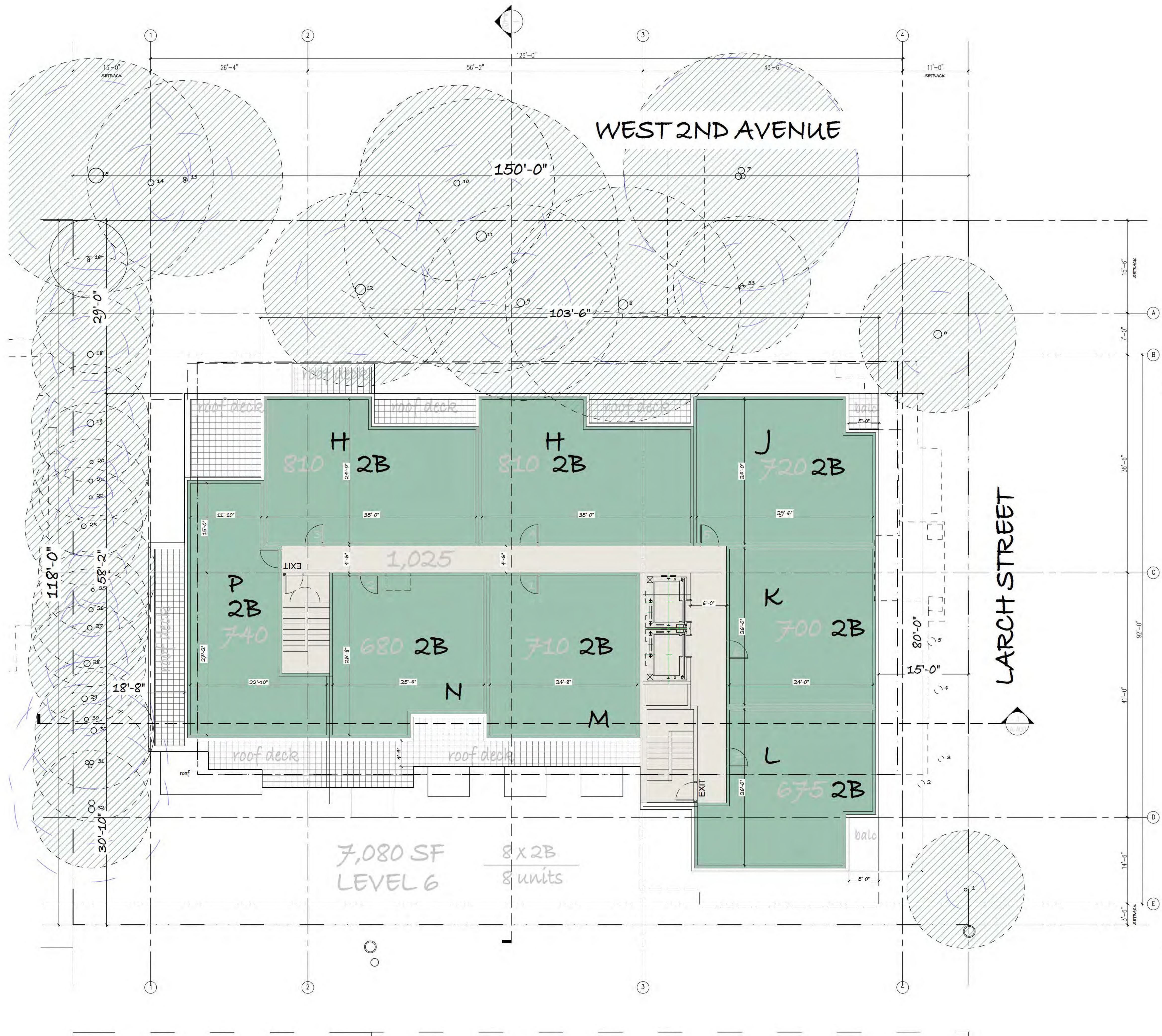
FLOOR PLAN
LEVEL 6

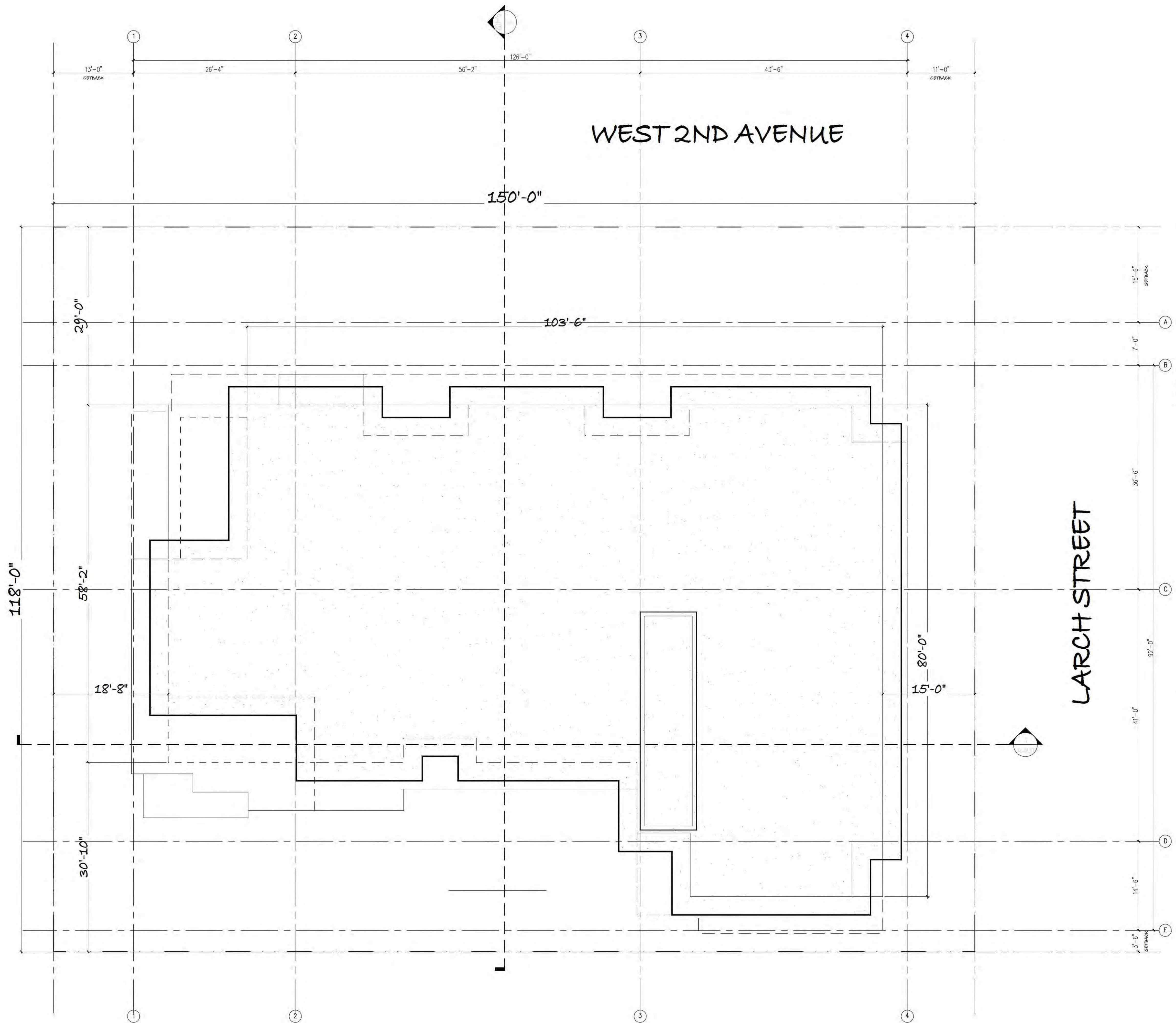
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DRAWN	DATE
SCALE	REVIEWED
PROJECT NO	1805





SEAL

ISSUED

2018 02 15	Prelim. Schematic
2018 04 03	Client Review
2018 04 09	Client Review
2018 04 13	Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ **2ND AVENUE**
VANCOUVER, BC

DRAWING

FLOOR PLAN
ROOF

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DRAWN	DATE
	2018 04 01
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	1805

ISSUED

2018.04.03 Client Review

2018 04 09 Client Review

2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.

**1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC**

DRAWING

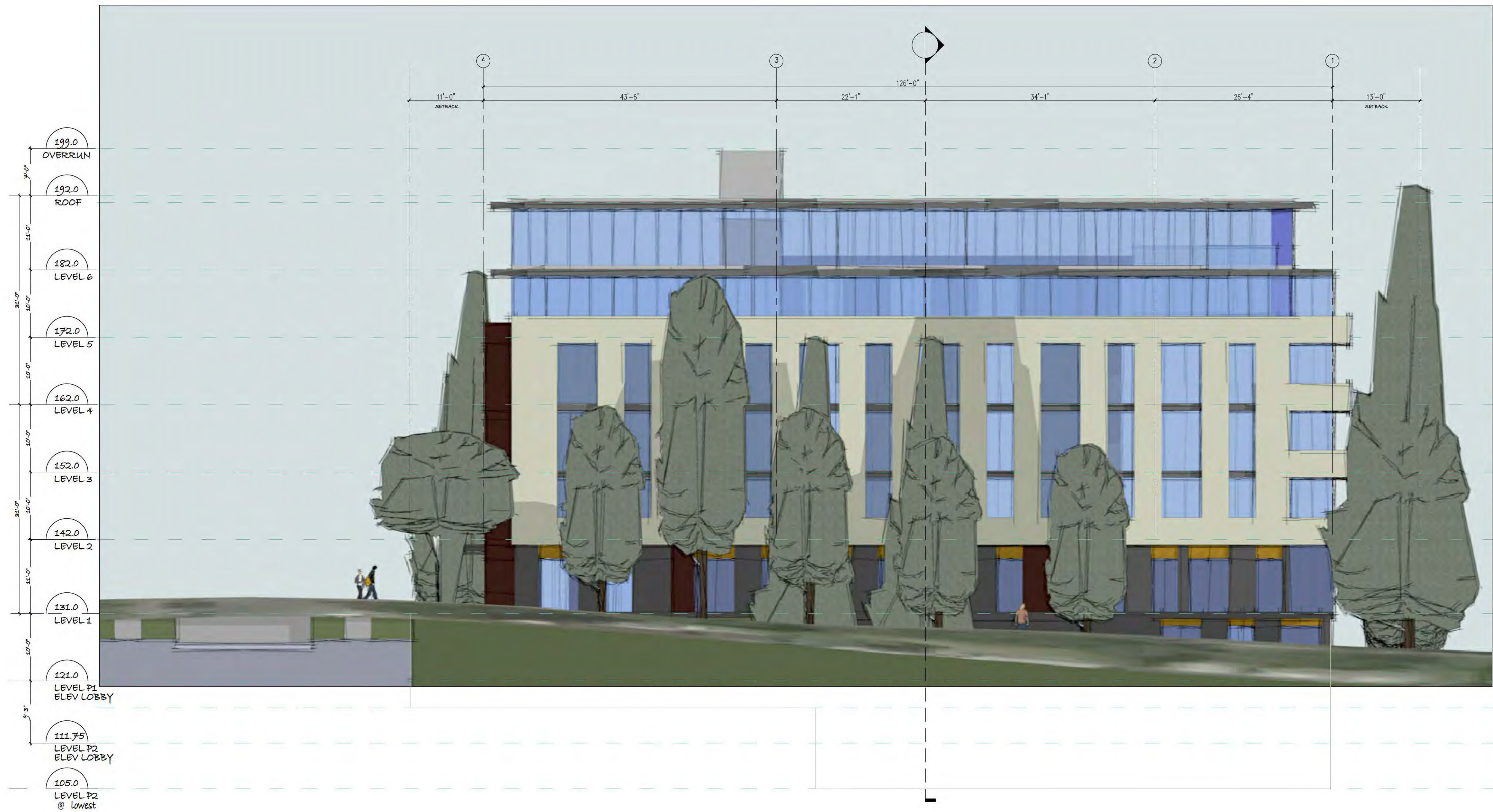
SECTION LONG E / W

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DRAWN	DATE
	2018 04 01
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	1805



NORTH ELEVATION

SEAL

ISSUED

2018 02 15 Prelim Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

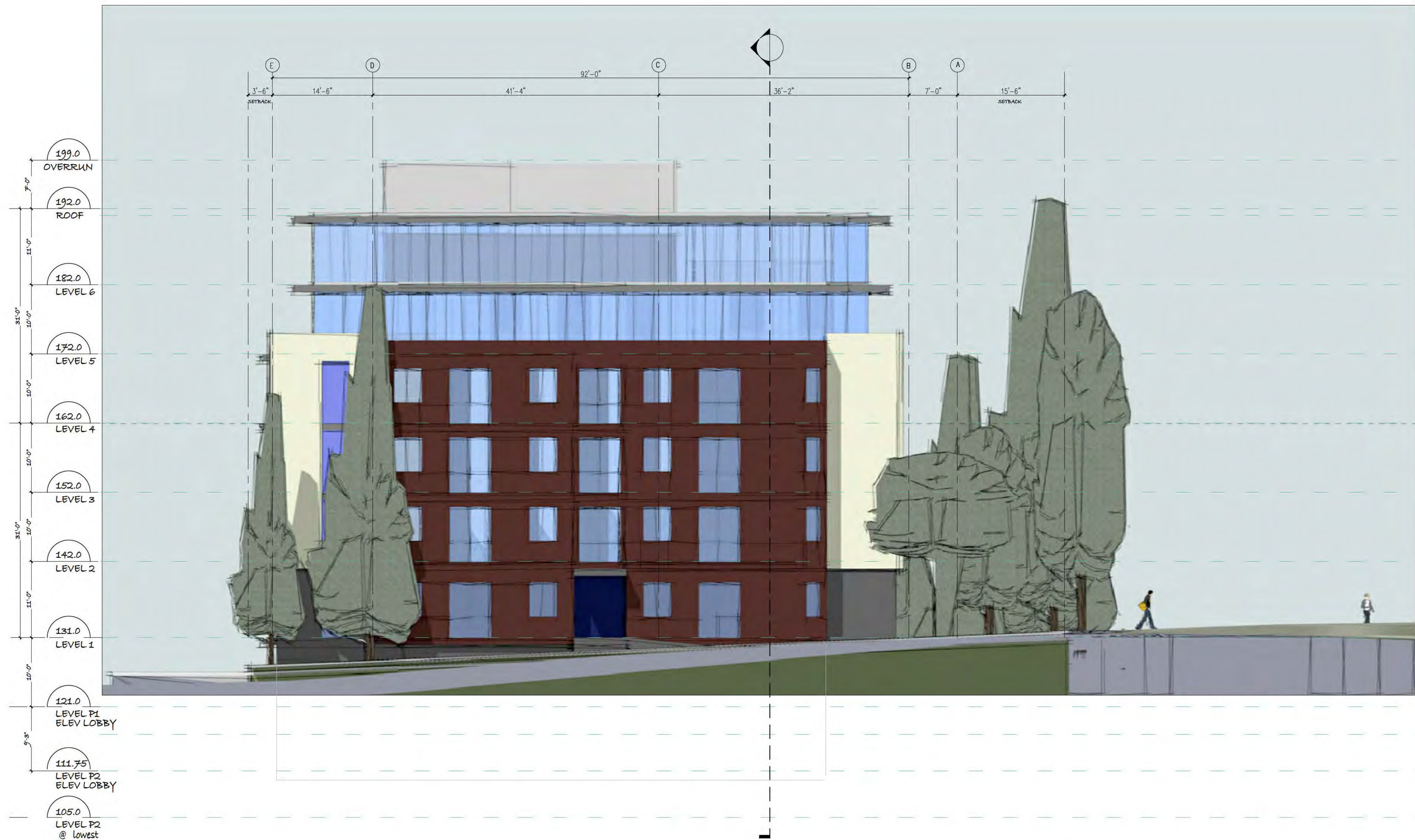
NORTH ELEVATION

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DRAWN	DATE
	2018 04 01
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	1805



EAST ELEVATION

SEAL

ISSUED

2018 02 15 Prelim. Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

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1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

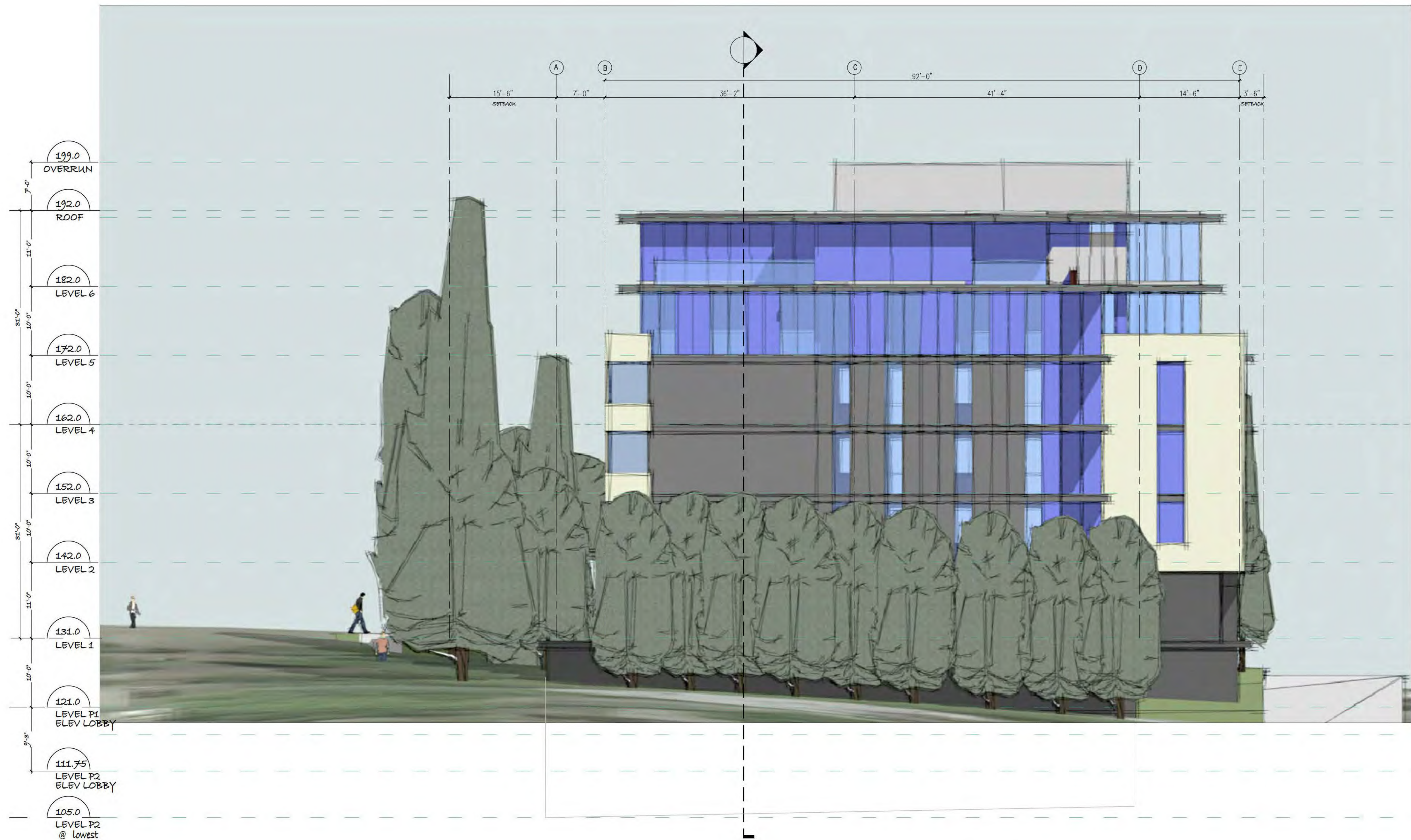
EAST ELEVATION

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DRAWN	DATE
SCALE	2018 04 01
1/8" = 1'-0"	REVIEWED
PROJECT NO	1805



WEST ELEVATION

SEAL

ISSUED

2018 02 15 Prelim Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

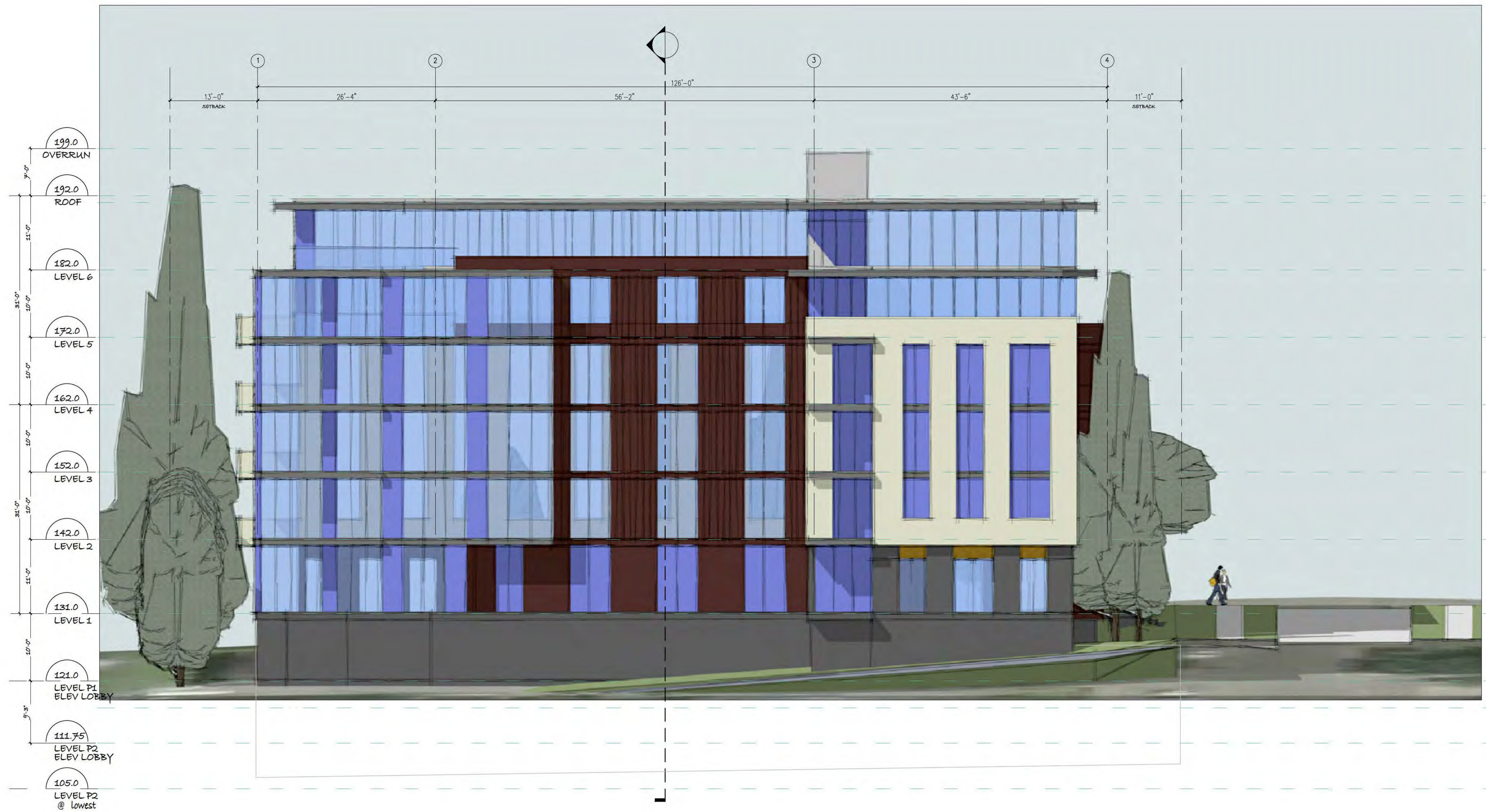
WEST ELEVATION

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DRAWN	DATE
	2018 04 01
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	1805



SOUTH ELEVATION

SEAL

ISSUED

2018 02 15 Prelim Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

SOUTH ELEVATION

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DRAWN	DATE
	2018 04 01
SCALE	REVIEWED
1/8" = 1'-0"	
PROJECT NO	1805

SEAL

ISSUED

2018 02 15 Prelim. Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

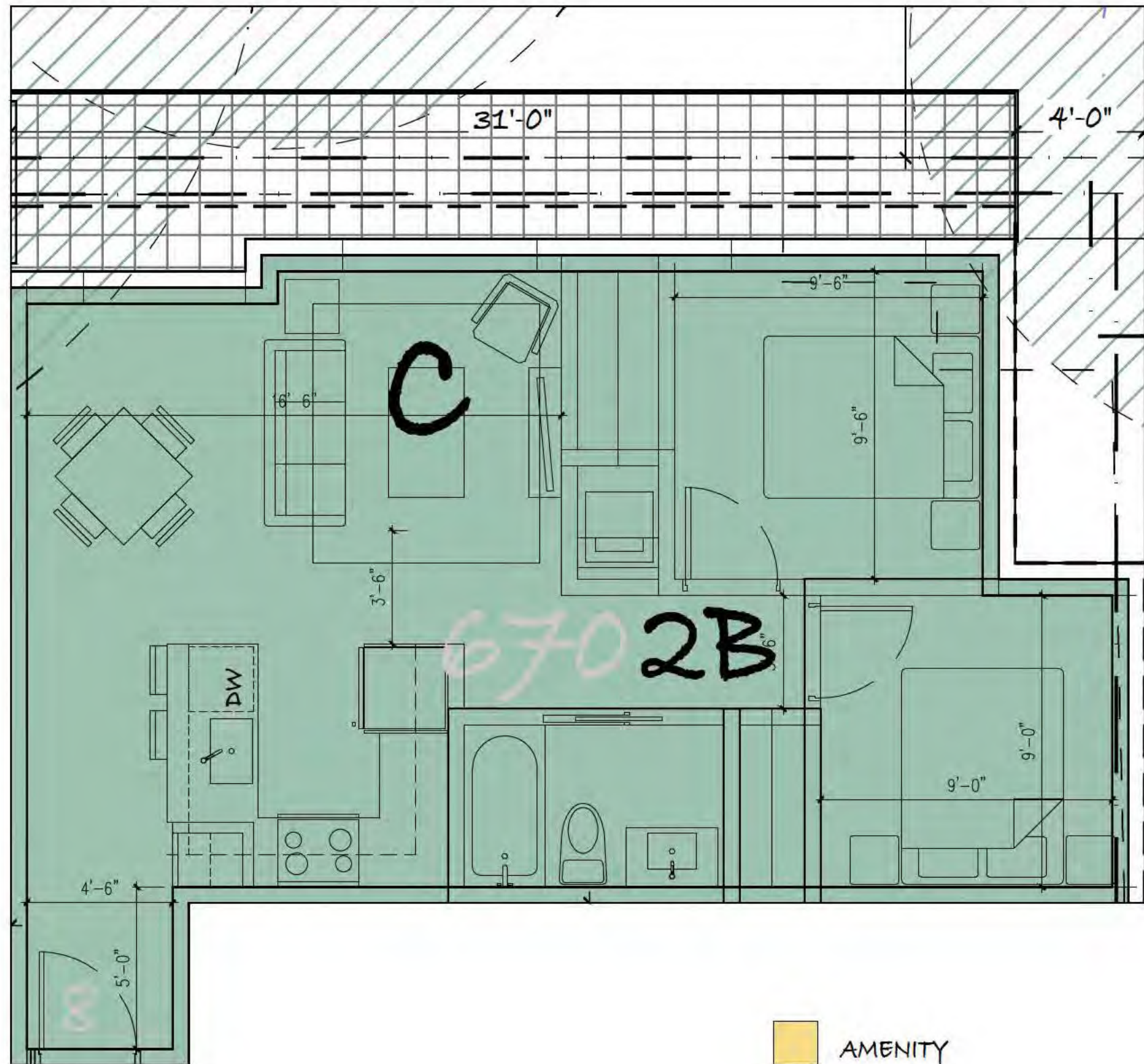
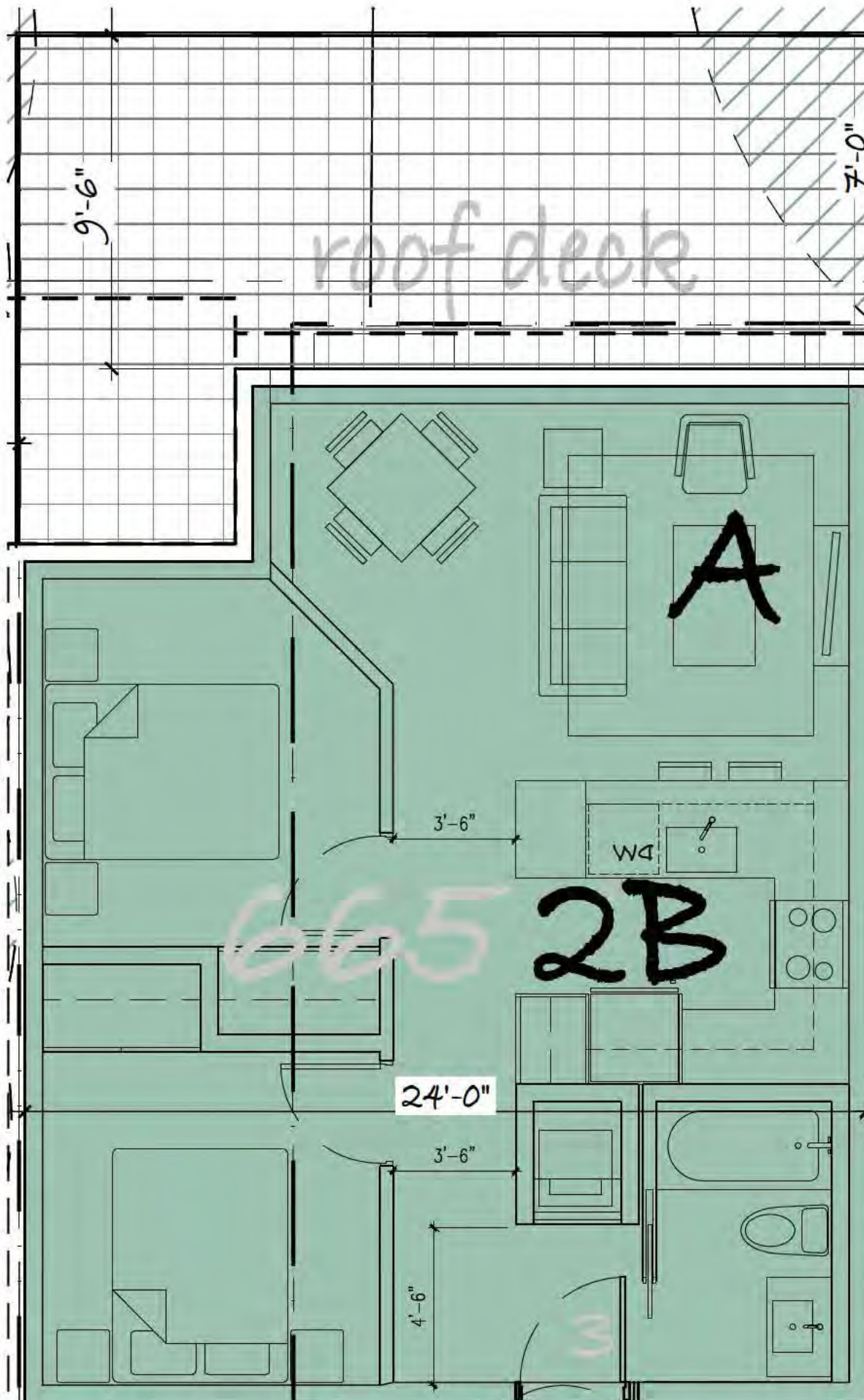
1/4' PLANS:
TYP. SUITE LAYOUTS
LEVEL 1

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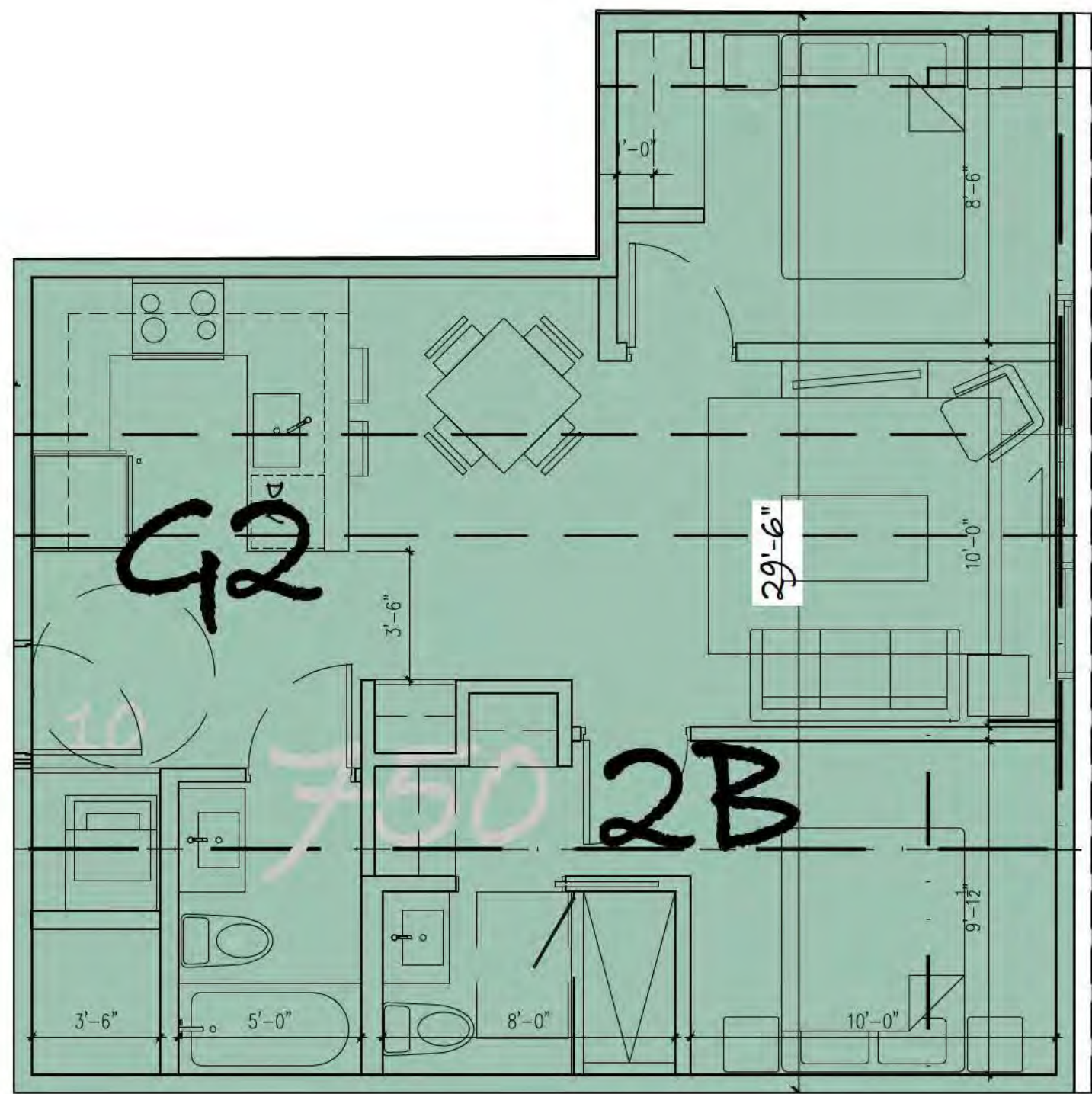
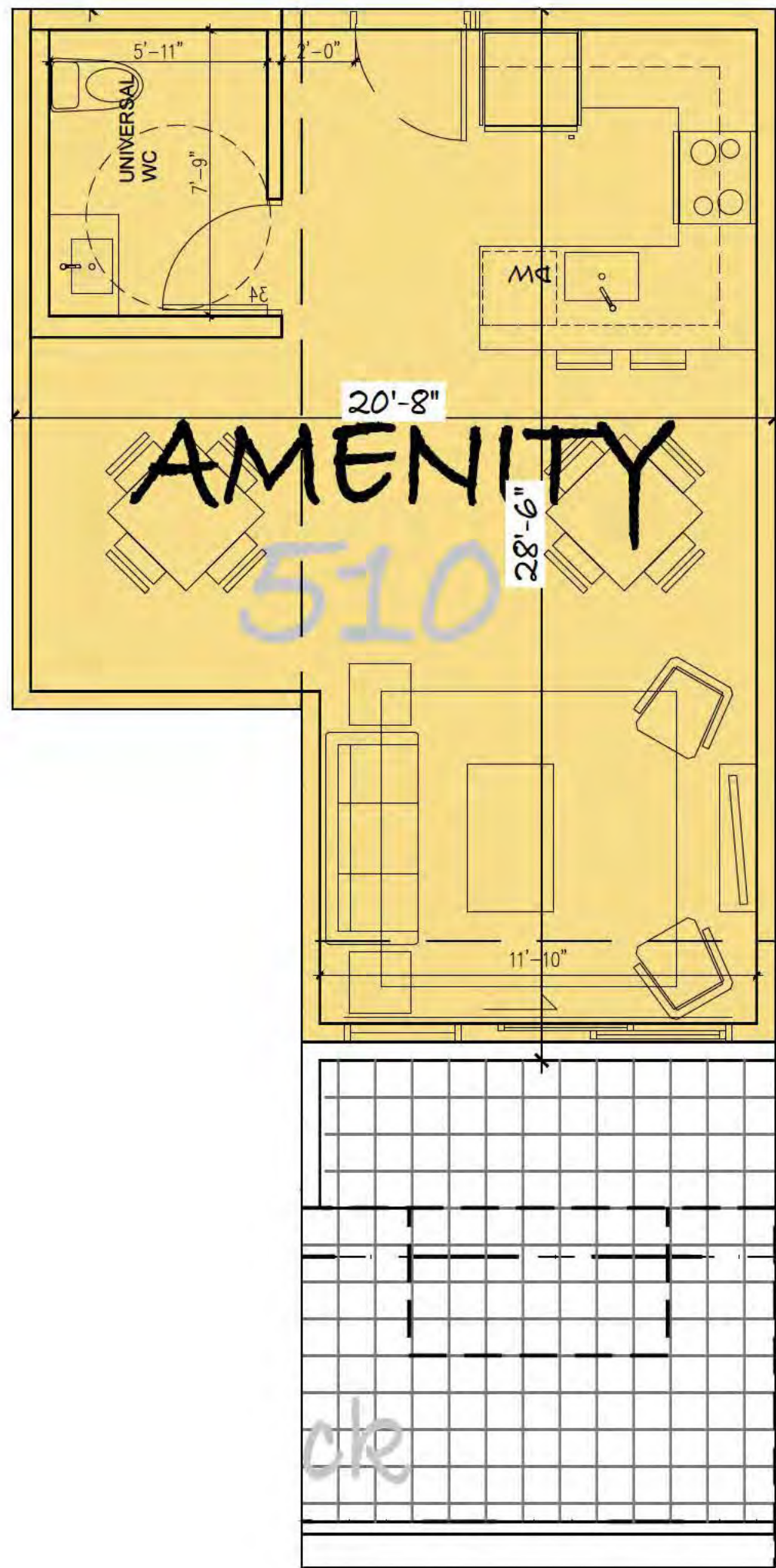
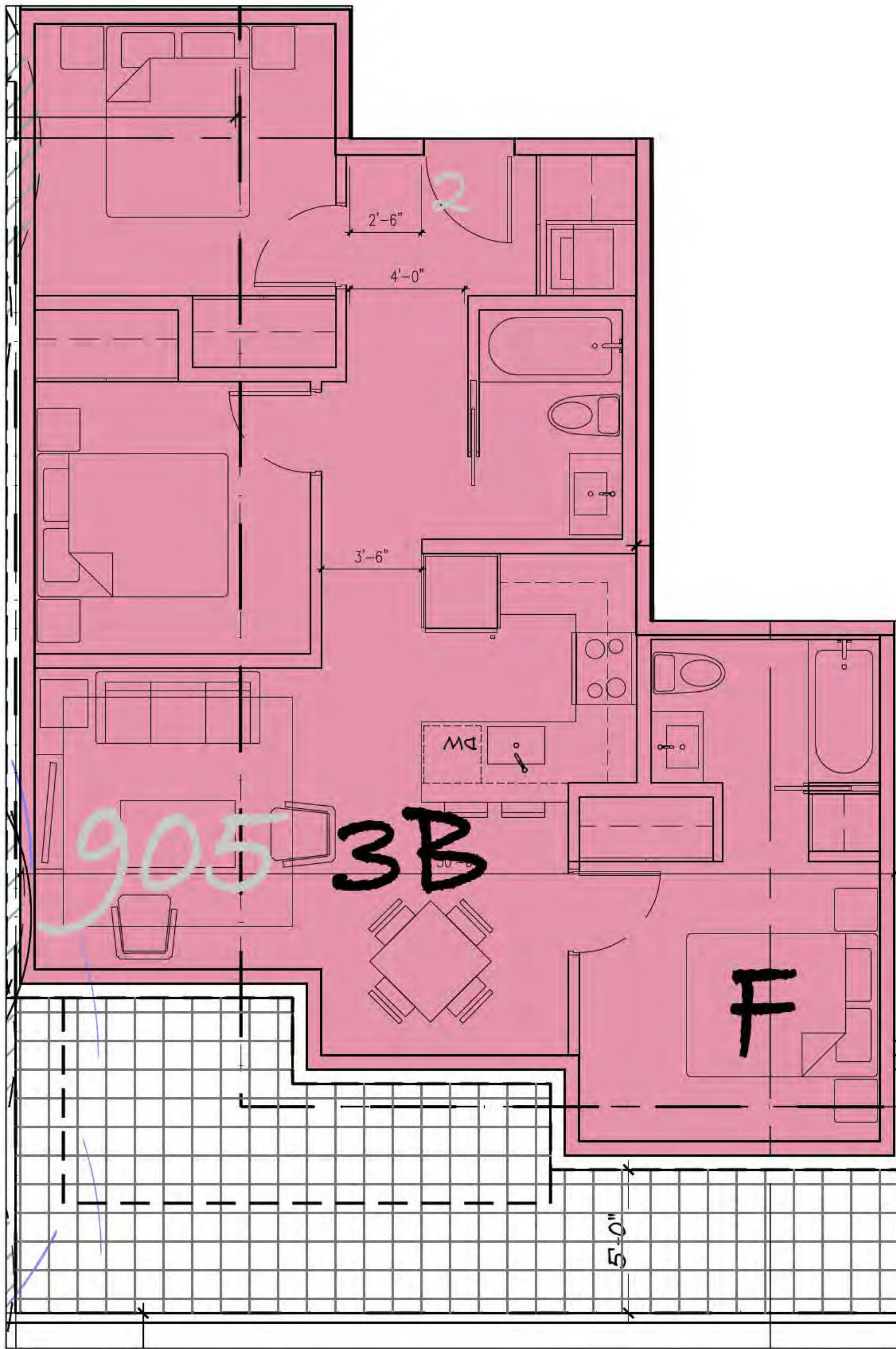
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DRAWN	DATE
	2018 04 01
SCALE	REVIEWED
1/4" = 1'-0"	
PROJECT NO	1805



- AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- STORAGE / PARKING



SEAL

ISSUED

2018 02 15 Prelim. Schematic
2018 04 03 Client Review
2018 04 09 Client Review
2018 04 13 Rezoning Enquiry

REVISION

PROJECT

Jameson Development Corp.
1805 LARCH STREET
@ 2ND AVENUE
VANCOUVER, BC

DRAWING

SHADOW STUDY

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DRAWN	DATE
	2018 04 01
SCALE	REVIEWED
1/16" = 1'-0"	
PROJECT NO	1805



MARCH 21 @ 10 AM

NO SHADOW TO REAR YARD
OF 2536 W2ND AVE.



MARCH 21 @ 12 PM



MARCH 21 @ 2 PM



MARCH 21 @ 4 PM



SEPTEMBER 21 @ 10 AM

NO SHADOW TO REAR YARD
OF 2536 W2ND AVE.



SEPTEMBER 21 @ 12 PM



SEPTEMBER 21 @ 2 PM



SEPTEMBER 21 @ 4 PM

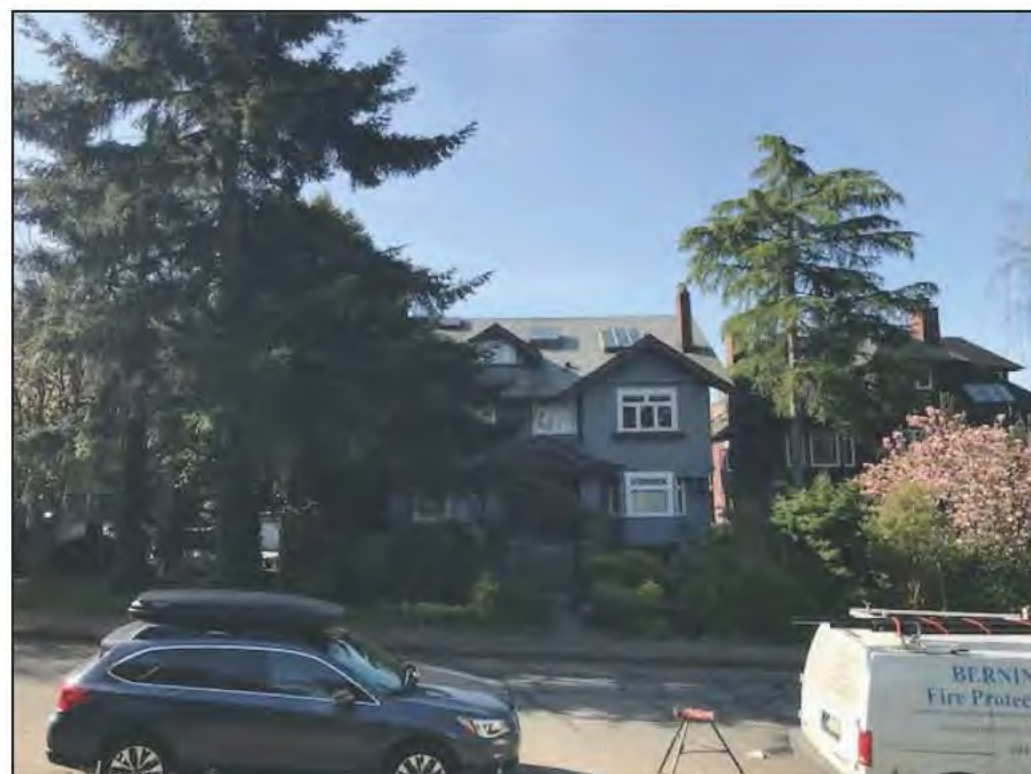


PHOTO 1

EXISTING CONDITION
Photo taken on April 24 @ 9:34 am
approximates
MARCH 21 and SEPT 21 @ 10 AM

FRONT YARD
MOSTLY IN SHADOW
FROM TALL FIR AND
CEDAR HEDGE

2536 W2ND AVE



PHOTO 2

EXISTING CONDITION
Photo taken on April 23 @ 3:30 pm
approximates
MARCH 21 and SEPT 21 @ 4 pm

FRONT YARD
MOSTLY IN SHADOW
FROM TREES AND
BUILDING

2490 W2ND AVE