



## 3.0 SITE & AREA CONTEXT

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The Site within the District of West Vancouver Context

WENTWORTH LANDS

DUNDARAVE





Wentworth Lands in the Neighbourhood Context



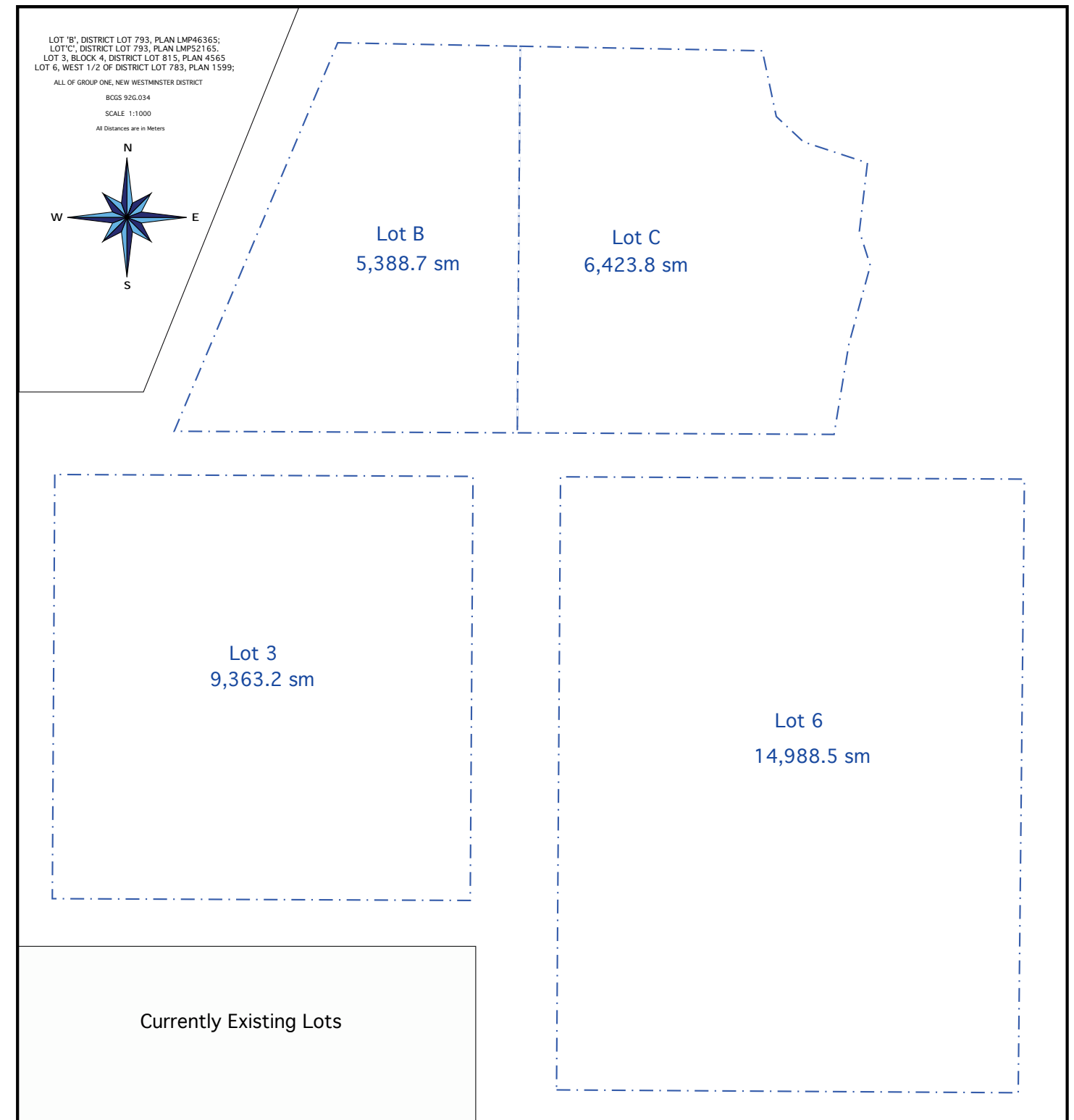


Figure 2 – Existing Lot Configuration

### 3.1 SITE LOCATION

The site is located 200 meters above the Upper Levels Highway and just west of the 22nd Street on-ramp to the westbound lanes of Highway 1. (Figure 2 and Figure 3)

### 3.2 LOT DESCRIPTION

The site is comprised of 4 lots totalling approximately 9 acres in area. (see Figure 2) For its size and location the land is relatively isolated and is bounded:

- To the north by 5 single-Family residences in the Marr Creek Court subdivision
- On the east by the Marr Creek Ravine,
- To the south by 4 single-family residences,
- To the west by Collingwood School

There are 2 unopened road allowances extending to the land, one is 20 meters wide running north from Skilift Road along the 25th Street alignment. (see Figure 3)

The second is 10 meters wide and runs west from the end of Wentworth Avenue along an alignment that extends from the existing road. (See Figure 4)





Figure 3 – Unopened Road Allowance from Skilift Road up 25th Street



Figure 4 – Unopened Road Allowance from Skilift Road up 25th Street

### 3.3 CURRENT CONDITION

The majority of the site has been cleared with some scattered existing mature and immature trees remaining. The trees are a mixture of western red cedar, Douglas fir and Hemlock. There are also areas of salmonberry and salal on the property. Skidder roads traversing all 4 lots accommodate 4-wheel drive vehicles.

There are no buildings currently on the land and there is no evidence that any buildings have existed in the past. A Stage 1 Preliminary Site Investigation Report concludes the land is “low risk” for the presence of contamination with a recommendation that “No further investigation is considered warranted” (refer to Appendix 7).



View South over the entire site





*View South - Lot 1 East*





*View South - Lot 5 West*



Marr Creek runs from north to south immediately east of Lot C and through the eastern edge of Lot 6. The creek flows at the bottom of a significant well-established ravine through a series of pools and small falls. The grade of the creek is consistent at approximately 20%.

The Marr Creek ravine, lays host to a mature forest of Douglas Fir and Western Red Cedar and Hemlock with diameters of up to 1.2 meters. There are also a variety of indigenous ferns and mosses.

A trail runs through the eastern portion of the property along the ravine about 6 to 8 meters down slope from, and roughly parallel to, the top of the ravine bank. The trail has an average grade of about 20%.



*View of the trail on Lot 6 in the Marr Creek ravine*

### **3.4 EXISTING NEIGHBOURHOOD AND LAND USES**

Although the subject property itself is undeveloped, there is residential development both above and below it. Above to the north there are 5 single-family residences located on nominal 500 square-meter lots. Below to the south there are 4 single-family residences, only one of which is visible from the property.

The land to the immediate west of the subject property is owned by Collingwood School. The school is located north of Wentworth Avenue, while the lot to the south of Wentworth, which is also owned by the school, has a gravel parking area. A stairway enabling access from the school's lower parking lot to the school access road above has been constructed on the undeveloped section of the Wentworth Avenue road allowance.

School children under supervision by their teachers use the subject property for games such as capture-the-flag and Frisbee golf. Aside from this, only the occasional dog walker and hiker currently make use of the land.





View of Lots B & C (foreground) & the 5 adjacent residences of Marr Creek Court to the north.



Collingwood School looking North towards the entrance



Large single-family residence under construction immediately south of lot 3.



Collingwood School



### 3.5 TOPOGRAPHY & SLOPE

The site slopes steadily to the south at a relatively consistent grade of 20% (or 11°). The lower end of the property is at an elevation of 210 meters, while the upper end of the property is at 260 meters (for larger version of the Topographic Survey refer to Appendix 20).

Due to the consistent grades, the site is well drained with no areas exhibiting signs of standing water on the property.

A relatively thick layer of alluvial till covers the entire property with no outcropping of bedrock. Consequently, it is anticipated that no blasting will be required for excavations associated with roadwork, services or foundation work.

The Marr Creek ravine is the most significant feature on the property. It is well established and runs north to south along the full length of the eastern side of the site. The ravine averages between 70 and 80 meters in width and 15 to 20 m in depth with steep ravine slopes, upwards of 50% (see Appendix 7).

Although the slopes are relatively steep, they are stable having been cut into a very well cemented alluvial till. There is no evidence of any mudslides along the ravine slopes and the existing forest covering the ravine is mature second-growth showing only little or no evidence of soil creep.

The grade of the creek is similar to the general grade of the property at approximately 20%. Elevation of the creek varies from 190 meters in the south to just over 240 meters at the north end. The creek averages between 5 and 10 meters in width.

More extensive details pertaining to the Marr Creek ravine are found in the Environmental Report in Appendix 9.

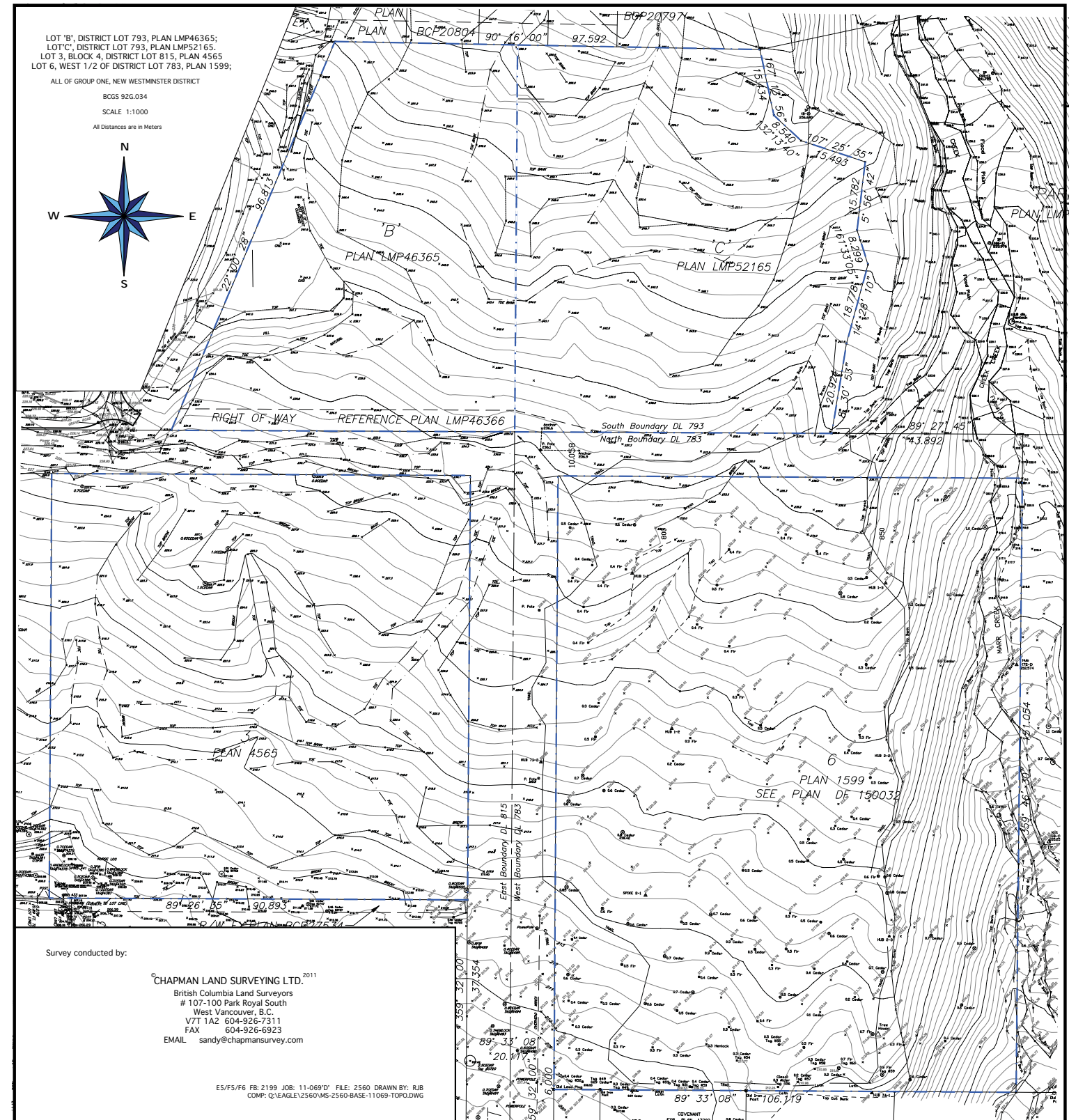


Figure 5 - Site Survey





*View of Lot 6 looking uphill to the north*



*View looking north along Marr Creek*



### 3.6 EXISTING VEGETATION

The majority of the land has been cleared with some areas having an intermittent mixture of immature trees and low bushes and a scattering of more mature tree stands.

In contrast to this the Marr Creek ravine and the 10 m wide strip of land adjacent to the top of the ravine bank have mature vegetation with Douglas fir, Western Red Cedar, Hemlock and a variety of low-level native vegetation including salal, Western Sword Fern and Coastal Wood Fern. The area beyond 10 m from the top of the ravine bank was logged and cleared 3 years ago.

There are a number of non-native species in the ravine. Holly can be found sporadically throughout the ravine, while English Ivy can be found more commonly towards the south end close to previously developed areas off of Skilift Road.



View of Lot 3 looking east

### 3.7 SITE ACCESS

Access is via the Wentworth Avenue road allowance that extends from where Wentworth Avenue currently terminates.

An on-site logging road currently runs from the east end of Collingwood School's parking lot off of Wentworth Avenue on to the property and continuing through all 4 lots. It was previously created to enable clearing and partial grubbing of the land.

There is a second road allowance off of Skilift Road along the 25th Street alignment. Creus carefully considered the possibility of utilizing this road allowance as a surface access route to the proposed subdivision. The grade, however, is comparatively steep with existing grades ranging from 25% to 35%. Because of the steep grade, Creus concluded that the 25th Street road allowance is unable to accommodate a viable surface access road.

### 3.8 EXISTING SERVICES

#### WATER:

There is an existing 200 mm diameter main along Wentworth Avenue. However, it is part of a zone that is unable to provide sufficient pressure for the upper areas of Lots B and C.

The zone that has the capacity to provide adequate pressure to service Lots B and C is located on Chairlift immediately north of Collingwood School.

#### STORM:

There is an existing 450 mm diameter stub located at the south end of Lot 3. There is also a 450 mm diameter storm sewer that runs along Skilift passing by the 25th Street road allowance.

#### SANITARY:

The site can be serviced by gravity through the 25th Street road allowance connecting to the existing 200 mm diameter pipe that runs along the north side of Skilift Road and passes by the south end of the road allowance. There is also an opportunity to service lots from a 200 mm diameter pipe that currently terminates at the property line at the southwest corner of Lot 3.



**ELECTRICAL/TELEPHONE/CABLE:**

Power exists on the property via a BC Hydro three-phase line that runs up the 25th Street road allowance from Skilift Road. The line turns west where the 25th Street road allowance terminates against the east-west Wentworth Avenue road allowance. From that point, the line runs west along the Wentworth Avenue road allowance for a short distance before being heading underground.

For a more thorough account refer to the Civil Engineering Brief.