

The Mothers On Queens
2550 Queens Avenue, West Vancouver, B.C.

PUBLIC INFORMATION MEETING
APRIL 2023

Hosted by Kasian Architecture, Interior Design & Planning



District of West Vancouver - Official Community Plan (2018): Full-Page Screenshot Excerpts (Pages 24 and 25)



POLICIES

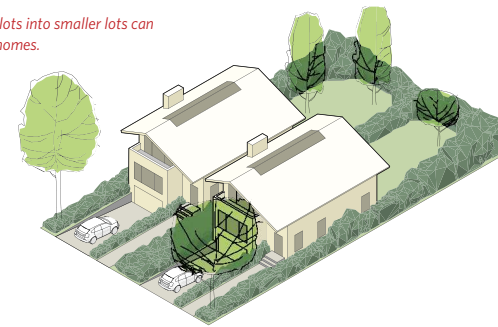
Regenerating our neighbourhoods with an estimated 300–400 new sensitive infill units

- 2.1.1 Amend neighbourhood subdivision standards (including consideration of site-specific applications) and consider alternate site configurations, such as panhandle lots, to enable the development of smaller houses on smaller lots in existing detached residential areas (see Map 1).
- 2.1.2 Update zoning provisions (including consideration of site-specific applications) to increase the supply of coach houses (“detached secondary suites”) in existing detached residential areas (see Map 1) by:
 - a. Allowing coach houses to be stratified to increase home ownership opportunities;
 - b. Providing floor area exemptions for rental coach houses secured through Housing Agreements;
 - c. Considering allowance of a coach house and a basement suite on a single lot; and
 - d. Removing other potential regulatory barriers to the supply of coach houses (e.g., enabling more flexible off-street parking requirements).
- 2.1.3 Expand opportunities for duplex housing by:
 - a. Reviewing regulations to ensure the development viability of the building form;
 - b. Continuing to allow a basement suite in a duplex;
 - c. Identifying areas appropriate for rezoning to allow duplex construction; and
 - d. Considering site-specific rezoning applications to allow duplex construction appropriate to the subject site and context.

The following illustrations show examples of subdivisions, coach houses and duplexes, which can provide sensitive infill options that respect the scale and character of our neighbourhoods.

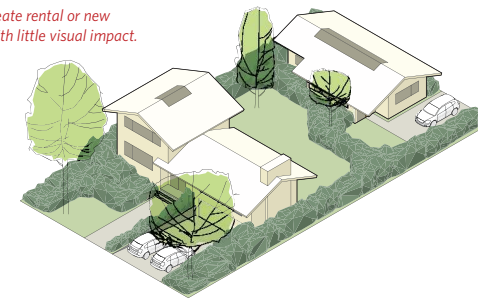
Subdivision

Subdividing large lots into smaller lots can allow for smaller homes.



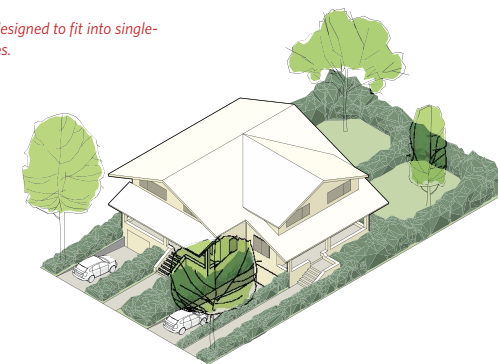
Coach house

Coach houses can create rental or new ownership options with little visual impact.



Duplex

Duplexes can be designed to fit into single-family streetscapes.



(Images provided for illustrative purposes only.)

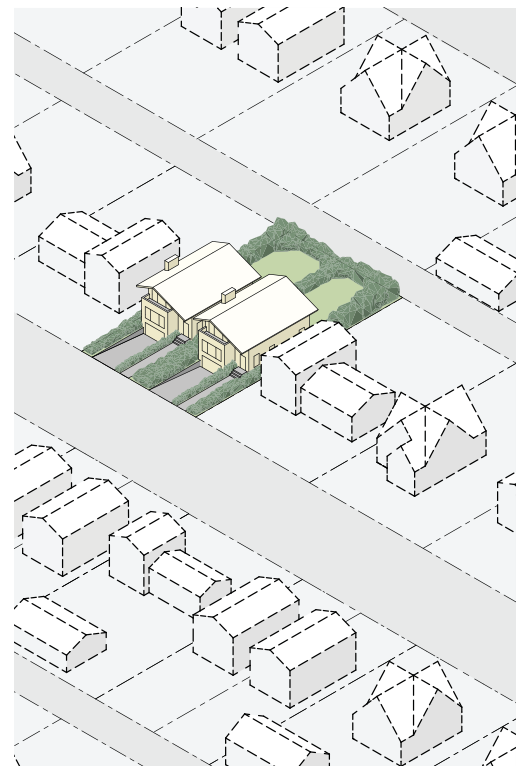
HOUSING &
NEIGHBOURHOODS

Preliminary Development Proposal for Sensitive Infill Housing

POLICIES

Regenerating our neighbourhoods with an estimated 300-400 new sensitive infill units

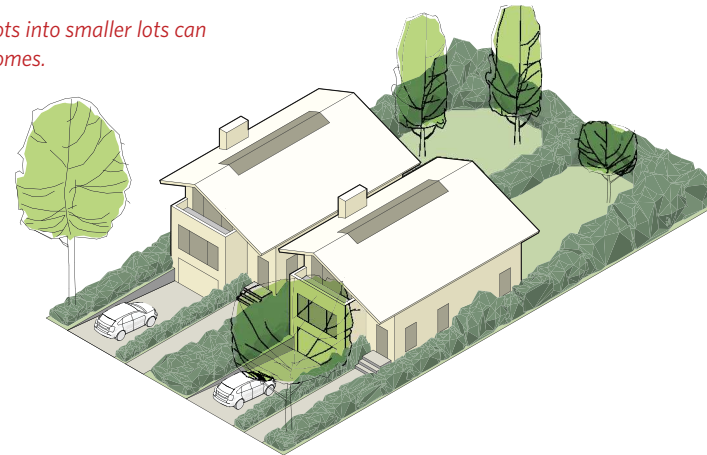
- 2.1.1** Amend neighbourhood subdivision standards (including consideration of site-specific applications) and consider alternate site configurations, such as panhandle lots, to enable the development of smaller houses on smaller lots in existing detached residential areas (see Map 1).



The following illustrations show examples of subdivisions, coach houses and duplexes, which can provide sensitive infill options that respect the scale and character of our neighbourhoods.

Subdivision

Subdividing large lots into smaller lots can allow for smaller homes.



HOUSING & NEIGHBOURHOODS



The Mothers On Queens
Proposed Design

The Mothers on Queens' Project

It is our pleasure to submit a Preliminary Development Proposal in the Dundarave neighbourhood that will replace a 1950s structure with a sensitive infill housing project that responds to the recent Neighbourhood Character Working Group recommendations, including:

1. Reduced maximum building size,
2. Adding a Secondary suite to the homes,
3. Limited visual impact of buildings from the street, and
4. Substantially improve the landscaping from current conditions.

Project Management and Owners

I will be managing the design and my wife will manage the construction of the homes. My wife and I will be living in one of the homes as our retirement home. Our project is called "The Mothers on Queens". The houses are named after our mothers who have left us in body but not spirit. We strive to honour them with a project that is both personal and important to us. Our hope is that Doreen and Mary will grace the neighbourhood for many generations.

While we have been homeowners in the District from 2008 to 2021, we are currently renting a few blocks away as we search for a site to build our ideal retirement home. We are eagerly awaiting moving back into our own designed and built home. The 2550 Queens Avenue site offers good access to services as well as the ambience which we have come to cherish in the Dundarave neighbourhood.



The Mothers On Queens
Proposed Design

Current Status

The lot at 2550 Queens Avenue is 1,112 m² featuring a home constructed in the 1950s which is nearing the end of its economic life. Queens Avenue is on the 251, 30-minute service bus route and is a designated major bicycle route. The site is on the downslope, south-side of Queens Avenue and drops approximately 8 m down from Queens to the lane at the rear of the lot. The site is well suited to development as it would not impact any existing natural watercourse or sensitive habitat. No protected trees have been identified on the site survey.

Official Community Plan Guidance and Zoning Regulation

The subject site is zoned Residential Single Family Dwelling Zone 3 (RS3). To give effect to Council Official Community Plan [OCP] Policy encouraging and regenerating existing neighbourhoods with new sensitive infill units, a text amendment is required to amend the subdivision standards within the RS3 zone to facilitate the proposed infill subdivision.

In reviewing the 2018 Official Community Plan Policy 2.1.1, we believe this site is ideally suited for consideration of a site-specific zoning amendment application to enable the development of smaller house on smaller lots in the Dundarave neighbourhood. We also propose to incorporate secondary suites and high-performance energy conservation, in conformance with recently updated zoning provisions. The proposed homes would respond to new regulations controlling the scale of new single family dwellings and within that reduced scale context, continue to respect neighbourhood context, history, character, streetscape and natural features (See Slide 6 for further details into the proposed house designs).

Following the lead of the OCP Policy, implementation requires a zoning amendment to enable subdivision. In responding to the OCP policy, we submit no OCP amendment is required.

Respectively, the District of West Vancouver Official Community Plan and Zoning Bylaw may be accessed at:

<https://westvancouver.ca/government-administration/strategies-reports/strategies-plans/official-community-plan>.

<https://westvancouver.ca/government-administration/bylaws-licensing/find-bylaw/zoning-bylaw>.

Design Considerations

We will be applying the Energy Step Code 5 to advance community energy efficiency and reduce GHG emissions. Adding some gentle density in this location supports the operation of Queens Avenue as a major bicycle route and a transit route. Access to the new homes will be from the lane, so it will not impact Queens Avenue for operation of either bicycles or transit vehicles. In fact the new homes remove the existing auto access from Queens. In its place we have the opportunity to do courtyard features and enhance the pedestrian, cycling and transit experience along the street.

As part of the design team we will have landscape architect designing soft and hard landscaping to integrate the house into the neighbourhood.

Design of the homes features:

- a) Sensitive landscaping and placement of windows to minimize impact on neighbours to the east and west,
- b) The site slopes down from the west to the east.
The permitted and proposed roof elevation is approximately 2.5 m higher than the existing home.
The houses will have low roof profiles to minimize visual impact on views from neighbouring homes.
- c) Elimination of Queens driveway access and the creation of pedestrian friendly entry courtyards.
- d) Utilization of the existing lane to provide garage access in keeping with the zoning bylaw.
- e) Employment of low-impact storm and rain water management techniques including infiltration and absorbent landscaping to mimic natural conditions and move the site back towards pre-development drainage conditions.
- f) Building massing that is complementary to neighbouring contemporary home designs.
- g) Energy efficient design (glazing, heat pumps, water conserving features, solar panels, electric vehicle charging stations).
We will be exploring leading edge energy efficient design and are targeting Passive Haus certification.
- h) Quality materials. Materials will be chosen for green attributes, maintenance ease, durability and compatibility with the neighbourhood.
- i) The houses are designed to accommodate a one bedroom suite on the lowest level.

Neighbourhood Context - General

The subject site is zoned RS3 and is 1,112 sq. m. in area. The site is developed with a two-storey (south face) single family dwelling with vehicle access from Queens Avenue, and a lane access (currently unused by this lot) on the south. The property, located in the Dundarave neighbourhood, is surrounded by single family dwellings. The site survey identified no protected trees, and the landscaping would benefit from replacement.

We propose to subdivide 2550 Queens into two smaller lots. A rezoning is required to allow the subdivision as the proposed lots (493 sq. m. for Lot A, and 619 sq. m for Lot B) do not comply with the current minimum site area of 975 sq. m. (Zoning Bylaw Section 203.3). In order to permit the creation of the new lots and accommodate the proposed development zoning variances are required (see Zoning Variances).

The immediate neighbourhood is historically comprised of modest homes, and recently larger single family homes, built from approximately 1945 to 2023. The site sizes within a '10-minute City' walk of 2550 Queens have a huge range from 377 sq. m to 2,300 sq. m. or more (WestMap), reflecting the historical development of this part of West Vancouver from the early 20th Century. Within a 5-minute walk, current lot sizes range from approximately 670 sq. m to 2,300 sq. m.; while within an immediate 1-2-minute walk (+/- 100 m radius) lot sizes still have a considerable range from 771 sq. m to 1,673 sq. m.

Neighbourhood Context - House and Lot Sizes

Like the variety of lot sizes, existing house sizes also vary widely in the immediate and walkable neighborhood. Their sizes are approximately 140 sq. m (1,500 sq. ft.) bungalows to large 500 sq. m+ (1382 sq. ft.+) houses which typically make up the majority of current single family development applications. Again, the house sizes reflect the diverse development history of West Vancouver and the original Dundarave neighbourhood. While responding to the OCP Policy direction to support smaller lots in selected locations, the proposed lot sizes are also within the range of existing historical lot sizes within a convenient walk from the site.

In supporting infill, the proposed site areas are still significantly greater than the smallest lot allowed in a single family zone in the District (325 sq. m.), and larger than lots being developed regularly in greenfield sites in other jurisdictions. The existing RS-3 zone in the District has numerous historical examples of lots of these sizes on Queens, Roseberry and Palmerston Avenues, one as small as 377 sq. m.. Recently, Council has supported other infill lots of 509-600 sq. m.(see RS-4 Sec. 204.15 (2)).

Neighbourhood Context - Immediate Neighbours - Positive Impacts

The subject site is bordered by single properties to the east and west, and a lane and a single property to the south. The south shared lot boundary is subject to a utility access right of way, with installed sanitary and storm services.

The proposed front yard setback aligns with the location of the building fronts of the neighbouring homes to the west and east.

Under existing zoning regulations, the lot could be developed with a house of approximately 410 sq. m. (4,400 sq. ft.) plus additional basement area below grade.

The proposed subdivision will have a positive impact on the Queens Avenue streetscape as the creation of new homes move direct access to the lane and eliminate a driveway access onto Queens Avenue; improving the pedestrian, bus and cycling access to the street, while also improving the view of the site through soft and hard landscaping from the street.

The proposal for two relatively smaller houses will also provide a positive benefit to the neighbourhood character by reducing overall building bulk. If approved, the resulting houses on each of the new lots will be consistent in design character with surrounding properties. Further, the proposed combined site coverage of 23% is less than the 40% permitted on the existing un-subdivided lot.

Smaller houses would be in keeping with the scale and character of the historical homes in the neighbourhood. Subdivision of the lot also helps to meet objectives in the OCP by preserving neighbourhood character with regeneration of an existing single family neighbourhood. The proposal offers a relatively more affordable family-friendly smaller detached housing project. Also, the subdivision would avoid the current trend of constructing houses in existing neighbourhoods that are much larger than those around them, and historically available in Dundarave.

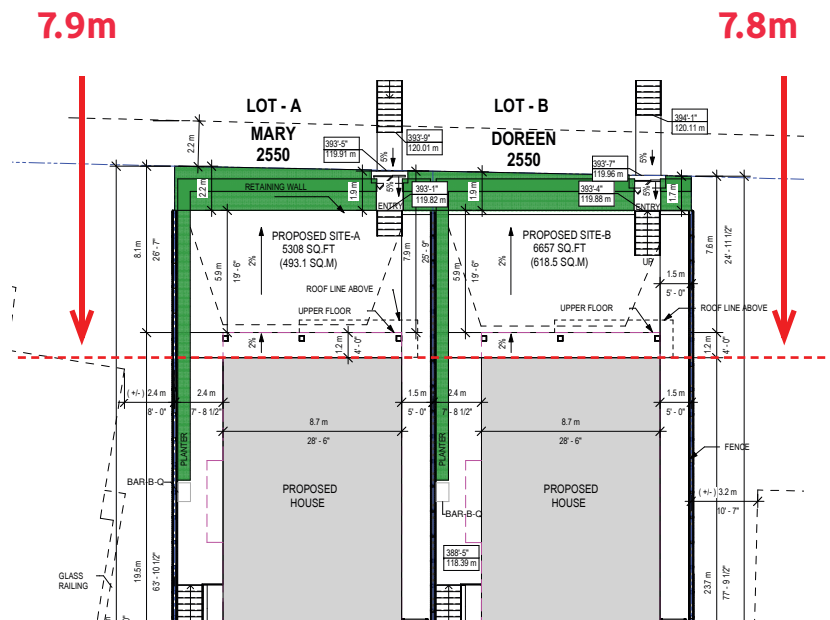
Zoning Variance

A simple, effective mechanism to achieve an OCP policy goal such as gentle density and sensitive infill while also respecting community building standards and unique topography is to encourage a site-specific approach to both the zone and standard setbacks. A site-specific zoning amendment and related development variance permit is proposed.

Anticipated variances proposed to be considered along with the Zoning amendment are for front yard, combined side yard and site width.

FRONT YARD

Front yards have been set for consistency with setbacks on existing houses to the west and east to help maintain neighbourhood character.



VARIANCE TYPE	BYLAW SECTION	REQUIRED	PROPOSED	VARIANCE
Front Yard (minimum)	203.07, 120.29 (4) (a) (ii)	8.8 m ¹	Lot A: 7.9 m Lot B: 7.6 m	Lot A: 0.9 m Lot B: 1.2 m

1. 120.29 (4) (a) (ii)

Proposed Front Yard Setback Compared to Neighbouring Homes.
 (See Slide 25 - Site Plan)

Zoning Variance - Continued:

‘COMBINED’ SIDE YARD

Variance is proposed only for the combined side yard minimum criteria (0.7 to 0.9 m variance). The proposed variance is consistent with a sensitive infill that respects neighbourhood character and side yards in nearby zones (RS-4 through RS-9).

VARIANCE TYPE	BYLAW SECTION	REQUIRED	PROPOSED	VARIANCE
Side Yard and Combined Side Yard(minimum)	203.09 (1), 120.29 (4) (a) (ii)	(a) 1.22 m (b) combined, 20% of site width, no less than 4.6 m or more than 12. 4 m ¹	(a) 1.52 m - 2.5 m (b) Lot A: 31% of site width, 3.9 <u>m</u> . Lot B: 29% of site width, 3.7 m.	a) no variance b) % of width – no variance b) Combined. Lot A: 0.7m; Lot B: 0.9 m

1. 120.29 (4) (a) (ii)

SITE WIDTH

In supporting an infill approach, the proposed site width of each respective Lot (Lots A and B) is still significantly greater than the narrowest width allowed in a single family zone in the District (8.7 m), and wider than lots being developed regularly in other jurisdictions.

VARIANCE TYPE	BYLAW SECTION	REQUIRED	PROPOSED	VARIANCE
Site Width (minimum)	203.04	18.3 m	12.6 m	5.7 m

Implementing the Zoning Bylaws

The RS3 zone is proposed to be amended to allow the proposed subdivision of 2550 Queens Avenue only. Site-specific subdivisions where text amendments to zoning is necessary is considered by Council on a case-by-case basis.

Sustainability

The proposed rezoning will facilitate an infill subdivision recognized as a sustainable land use tool within the OCP. Infill subdivisions allow new ground oriented family friendly housing to be integrated within existing neighbourhoods including utilization of existing infrastructure such as roads, sewer and water.

The proposed buildings will comply with the District's current Sustainable Building Policy, targeting a Step 5 high-performance standard under the BC Energy Step Code and Passiv Haus certification. The applicant acknowledges inclusion of energy efficient design will be a likely condition of the District issuing a Development Variance Permit.

Public Consultation Overview

A zoning amendment in the District requires three readings of a bylaw by Council, followed by consideration of adoption. A development variance permit may be considered concurrently with the zoning amendment. If approved, the zoning amendment and the development variance permit would then facilitate a separate application to the District for subdivision, followed by application for building permits and finally construction.

Public input is provided through the District's Development Procedures Bylaw which may be accessed here:

<https://westvancouver.ca/sites/default/files/media/documents/4940%20DEVELOPMENT%20PROCEDURES%20BYLAW%204940%202017%20%28CONSOLIDATED%20UP%20TO%20AMENDMENT%20BYLAW%205224%202022%29.pdf>

And Preliminary Public Consultation Policy which may be accessed here:

https://westvancouver.ca/sites/default/files/dwv/assets/gov/docs/bylaws/DWV-_1270066-v1-PRELIMINARY_PUBLIC_CONSULTATION_POLICY.pdf.

This Pre-Application Public Information Meeting is a first step in public input. Other input opportunities may be provided by either the applicant or at the discretion of District staff and Council. The applicant will be required to install a development information sign in front of the property prior to public hearing. Should the proposal advance, the applicant will be required to update the sign information with particulars about the required public hearing and any other required public meetings.

At a minimum, in compliance with the Local Government Act (LGA) and Development Procedures Bylaw No. 4940, 2017, the proposed zoning amendment bylaw is subject to a public hearing. Notice of the public hearing will be given in accordance with LGA requirements and District procedures.

Summary:

The infill housing proposal for the 2550 Queens site as illustrated through the attached slides meet multiple District objectives. The proposed infill housing achieves local and regional housing diversity goals: the regeneration of an existing neighbourhood that is supported by its local businesses with new gentle density that is reduced in scale and continues to respect the existing history, character and context of its surroundings in terms of quality, architectural design, building massing, landscaping, natural features and vehicular and pedestrian access. We would be proud owners and continue to be residents of the neighbourhood we have spent our lives in through the realization of this development.

Douglas Johnson, Architect AIBC, Applicant and Project Architect
Susan Power, Owner and Project Manager



THE MOTHERS ON QUEENS (DOREEN) LOT - B 2550-QUEENS AVE, WEST VANCOUVER

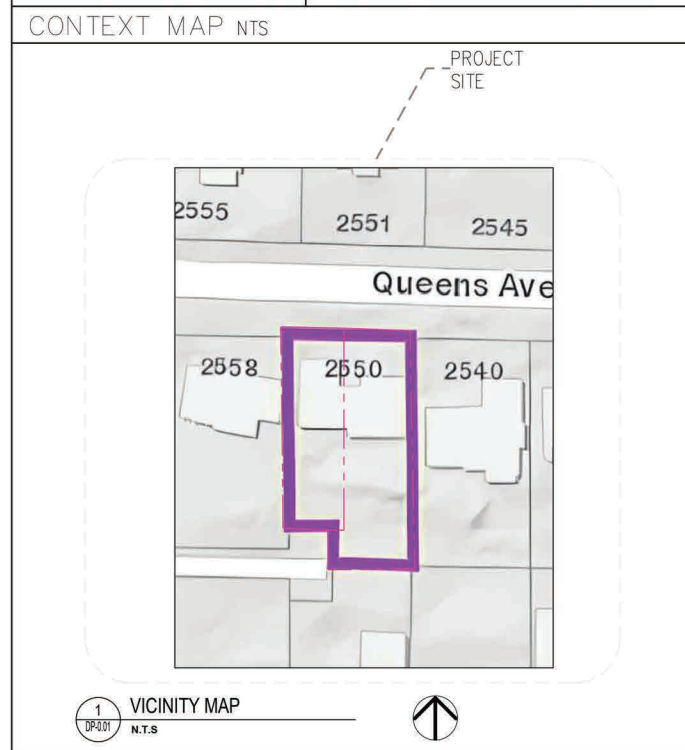


**Kasian Architecture
Interior Design
and Planning Ltd**

1500 West Georgia Street, Suite 1685
Vancouver, BC Canada V6G 2Z6
T: 604.683.4145 F: 604.693.2627
www.kasian.com

DATA SHEET						
SINGLE FAMILY 24th JAN 2023						
PROJECT NAME: THE MOTHERS ON QUEENS - DOREEN LOT - B						
ADDRESS: 2550-QUEENS AVE, WEST VANCOUVER, B.C						
LEGAL DESCRIPTION :						
GROSS SITE AREA 6657.00 Sq. Ft., or 618.46 Sq. M., or 0.15 Acres						
NET SITE AREA 6657.00 Sq. Ft., or 618.46 Sq. M., or 0.15 Acres						
SETBACKS:						
	REQUIRED	PROPOSED				
FRONT (NORTH)	8.8M	7.6M				
REAR (SOUTH)	8.8M	23.2M				
SIDE (EAST)	1.2M	1.5M				
SIDE (WEST)	1.35M	2.2M				
COMBINED	2.55M	3.8M				
High Performance Applied Sec. 120.29						
ALLOWED FLOOR AREA :						
DISTRICT OF WEST VANCOUVER, ZONING RS3						
LOT COVERAGE = BUILDING FLOOR PLATE / NET SITE AREA						
	1134.5	/	6657	17%	40% ALLOWED RS3	
AREA CALCULATIONS						
		Sq. Ft.	Sq. M.			
GARAGE		441.00	40.97			
BASEMENT FLOOR		138.00	12.82			
As per grade calculations 27% of partial area						
MAIN FLOOR		1134.50	105.40			
UPPER FLOOR		1095.50	101.78			
TOTAL UNIT AREA		2809	261			
EXCLUDE STORED VEHICLES		-441.32	-41.00			
TOTAL NET AREA PROPOSED		2367.68	219.96			
ALLOWED FLOOR AREA : W/ ENERGY BONUS (HIGH PERFORMANCE)%						
		2367.68	220.00			
REQUIRED PARKING						
TOTAL PARKING / STALL PLUS /STALL FOR SUITE				2	STALLS	
PROPOSED PARKING						
HOUSE PARKING				2	STALLS	
SUITE PARKING				1	STALLS	
VISITOR PARKING				2	STALLS	
				TOTAL	5	STALLS
FROM 130.05 A,B (2)						
FROM 120.29 (2)						

SHEET INDEX	
SHEET NO.	SHEET NAME
DP-0.01	DATA SHEET
DP-0.02	DATA SHEET
DP-2.11	CONTEXT PLAN
DP-2.11A	CONTEXT SITE PLAN
DP-2.11B	CONTEXT AERIAL VIEW
DP-2.11C	ILLUSTRATION
DP-2.12	PHOTO BOARD
DP-2.13	STREET SCAPE VIEW
DP-2.14	3D-VIEW- STREET VIEW FROM QUEENS
DP-2.15	3D- VIEW - FROM LANE LOOKING NORTH EAST
DP-2.16	SITE PLAN
DP-3.11	BUILDING FLOOR PLANS
DP-3.12	BUILDING FLOOR PLANS
DP-3.13	BUILDING FLOOR PLANS
DP-6.11	BUILDING COLOR ELEVATIONS
DP-6.12	BUILDING COLOR ELEVATIONS
DP-7.11	MATERIAL BOARD



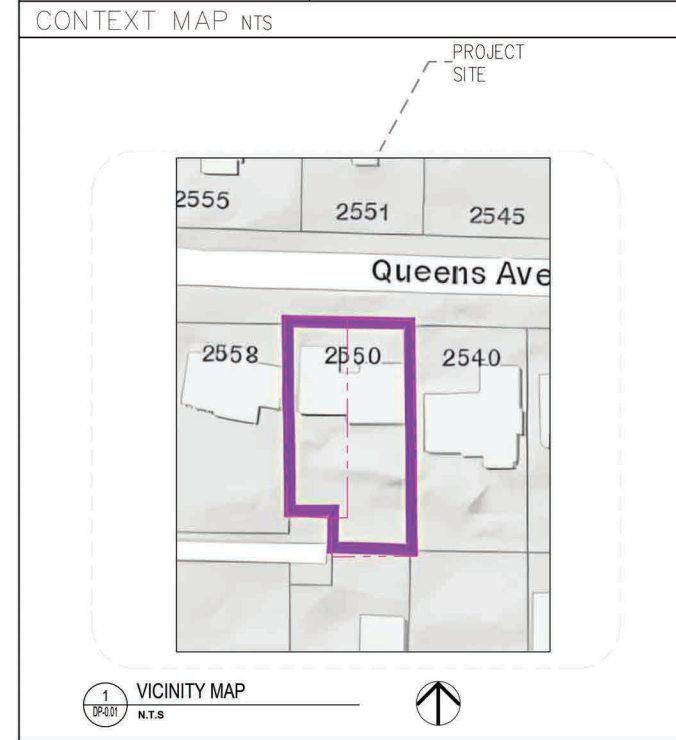
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PROJECT			
THE MOTHER'S 2550 QUEENS WEST VANCOUVER B.C			
DRAWING TITLE			
DATA SHEET			
DRAWING ISSUE			
SUBDIVISION APPLICATION			
PROJECT NO.	PLOT DATE	DRAWN	NP
SCALE	2023-04-26	REVIEWED	SD
DRAWING NO.	AS INDICATED	REVISION	
DP-0.02		5	


THE MOTHERS ON QUEENS (MARY) LOT - A 2550-QUEENS AVE, WEST VANCOUVER

DATA SHEET						
SINGLE FAMILY	24th JAN 2023					
PROJECT NAME:	THE MOTHERS ON QUEENS - MARY LOT-A					
ADDRESS:	2550-QUEENS AVE, WEST VANCOUVER, B.C					
LEGAL DESCRIPTION :						
GROSS SITE AREA	5308.00	Sq. Ft., or	493.13	Sq. M., or	0.12	Acres
NET SITE AREA	5308.00	Sq. Ft., or	493.13	Sq. M., or	0.12	Acres
SETBACKS:						
	REQUIRED	PROPOSED				
FRONT (NORTH)	8.8M	7.9M				
REAR (SOUTH)	8.8M	15.5M				
SIDE (EAST)	1.2M	1.5M				
SIDE (WEST)	1.35M	2.4M				
COMBINED	2.55M	3.8M				
High Performance Applied Sec. 120.29						
ALLOWED FLOOR AREA :						
DISTRICT OF WEST VANCOUVER, ZONING RS3						
LOT COVERAGE = BUILDING FLOOR PLATE / NET SITE AREA						
	1134.5	/	5308	21%	40% ALLOWED RS3	
AREA CALCULATIONS						
		Sq. Ft.	Sq. M.			
GARAGE		441.00	40.97			
BASEMENT FLOOR		138.00	12.82			
As per grade calculations 26% of partial area						
MAIN FLOOR		1134.50	105.40			
UPPER FLOOR		1095.50	101.78			
TOTAL UNIT AREA		2809	261			
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TOTAL NET AREA PROPOSED		2368.06	220.00			
ALLOWED FLOOR AREA : W/ ENERGY BONUS (HIGH PERFORMANCE)%						
		2368.06	220.00			
REQUIRED PARKING						
TOTAL PARKING / STALL PLUS /STALL FOR SUITE				2	STALLS	
PROPOSED PARKING						
TOTAL PARKING PROVIDED				1	STALLS	
TOTAL SUITE PARKING				1	STALLS	
				TOTAL	2 STALLS	
FROM 130.05 A,B (2)						
FROM 120.29 (2)						

SHEET INDEX	
SHEET NO.	ARCHITECTURAL
DP-0.01	DATA SHEET
DP-0.02	DATA SHEET
DP-2.11	CONTEXT PLAN
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DP-6.12	BUILDING COLOR ELEVATIONS
DP-7.11	MATERIAL BOARD



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Kasian Architecture
Interior Design
and Planning Ltd

1555 West Georgia Street, Suite 1655
Vancouver, BC Canada V6G 2Z9
T 604 683 4145 F 604 683 2827
www.kasian.com

4 2023-04-26 ISSUED FOR PRE APPLICATION

4 2023-03-28 ISSUED FOR PIM

3 2023-03-01 ISSUED FOR PRELIM PIM

2 2023-08-02 SUBDIVISION APPLICATION

1 2022-07-07 PRELIMINARY DESIGN LAYOUT

REV. YYYY-MM-DD REVISION / DRAWING ISSUE REVIEW

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PROJECT

THE MOTHER'S
2550 QUEENS WEST VANCOUVER B.C

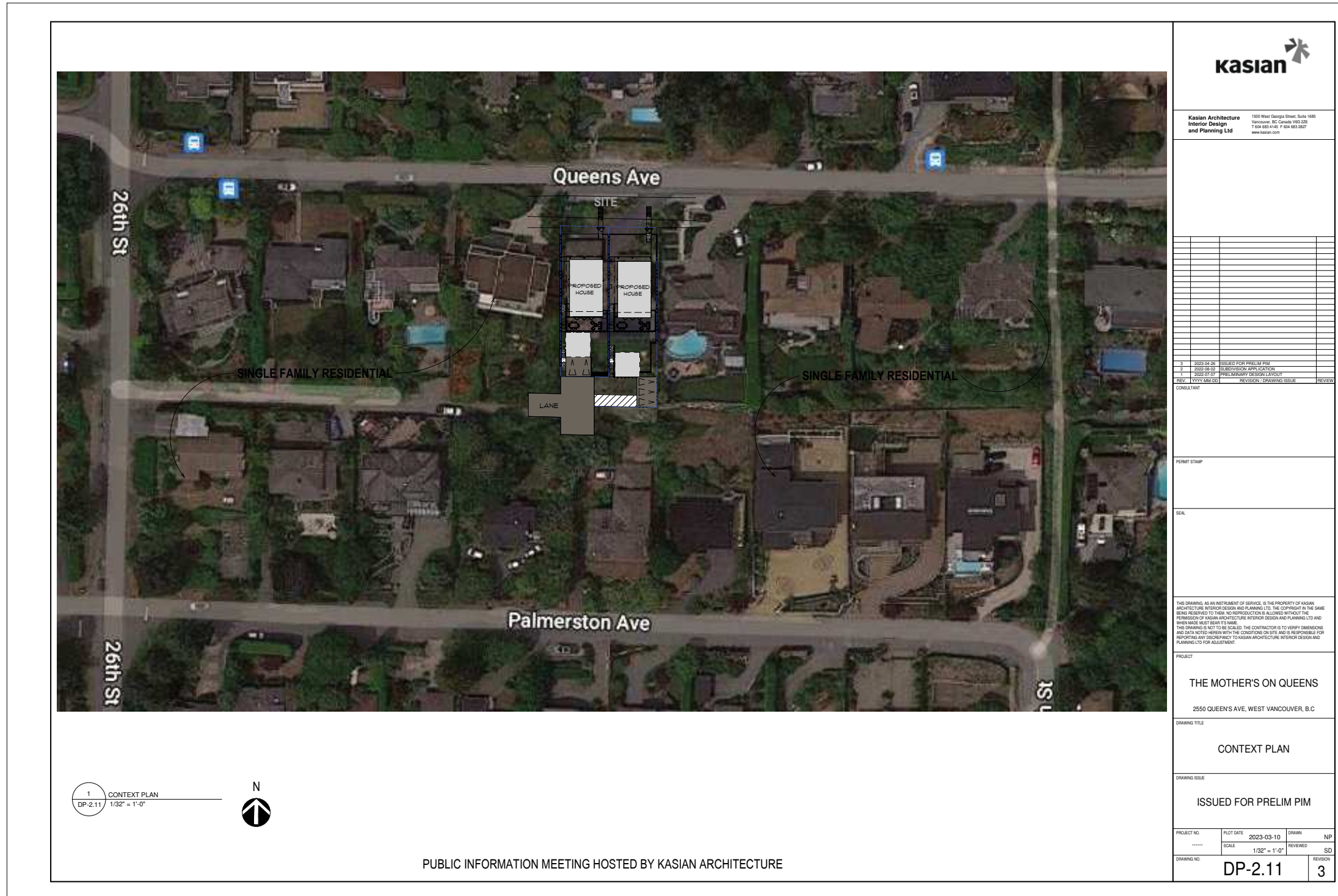
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DATA SHEET

DRAWING ISSUE

SUBDIVISION APPLICATION

PROJECT NO.	PLOT DATE	DRAWN	NP
-----	2023-04-26	REVIEWED	SD
DRAWING NO.	SCALE	REVISION	
DP-0.01	AS INDICATED	5	





1 CONTEXT PLAN
 DP-2.11A 1/32" = 1'-0"

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**Kasian Architecture
 Interior Design
 and Planning Ltd**

1500 West Georgia Street, Suite 1605
 Vancouver, BC Canada V6G 2Z6
 T 604 683-4145 F 604 683-2827
 www.kasian.com

NO.	DATE	REVISION	BY	CHKD
3	2023-04-26	ISSUED FOR PRELIM PIM		
2	2023-03-02	SUBMISSION APPLICATION		
1	2023-02-03	PRELIMINARY DESIGN LAYOUT		
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

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PROJECT

THE MOTHER'S ON QUEENS
 2550 QUEEN'S AVE, WEST VANCOUVER, B.C

DRAWING TITLE

CONTEXT SITE PLAN

DRAWING ISSUE

ISSUED FOR PRELIM PIM

PROJECT NO.	DATE	2023-03-10	DRAWN	Author
SCALE	1/32" = 1'-0"	REVIEWED	Checker	

DRAWING NO.	DP-2.11A	REVISION	3
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1 ILLUSTRATION
DP-2.11C 12" = 1'-0"

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**Kasian Architecture
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NO.	DATE	DESCRIPTION	BY	CHKD	APPD

3	2023-04-28	ISSUED FOR PRELIM PIM			
2	2023-03-02	SUBMISSION APPLICATION			
1	2023-02-02	PRELIMINARY DESIGN LAYOUT			
REV.	YYYY MM DD	REVISION / DRAWING ISSUE			REVIEW

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PROJECT
THE MOTHER'S ON QUEENS
2550 QUEEN'S AVE, WEST VANCOUVER, B.C

DRAWING TITLE
ILLUSTRATION

DRAWING ISSUE
ISSUED FOR PRELIM PIM

PROJECT NO.	PLOT DATE	2023-03-10	DRAWN	Author
SCALE	12" = 1'-0"	REVIEWED	Checker	REVISION
DRAWING NO.	DP-2.11C			3

				 kasian Kasian Architecture Interior Design and Planning Ltd <small>1500 West Georgia Street, Suite 1605 Vancouver, BC Canada V6G 2Z8 T 604 683 4145 F 604 683 2827 www.kasian.com</small>														
① 2550 QUEENS	② VIEW EAST ALONG QUEENS	③ 2551 QUEENS	④ 2558 QUEENS															
																		
⑤ 2540 QUEENS	⑥ 2545 QUEENS	⑦ 2525 QUEENS	⑧ VIEW FROM LANE TOWARDS 2550 & 2540 QUEENS															
	  PUBLIC INFORMATION MEETING HOSTED BY KASIAN ARCHITECTURE																	
⑨ WEST ALONG LANE																		
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PROJECT THE MOTHER'S ON QUEENS 2550 QUEEN'S AVE, WEST VANCOUVER, B.C. DRAWING TITLE PHOTO BOARD DRAWING ISSUE ISSUED FOR PRELIM PIM																		
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PROJECT NO.	PLOT DATE	2023-03-10	DRAWN	NP														
SCALE	1" = 40'-0"	REVIEWED	SD															
DRAWING NO.	DP-2.12	REVISION	3															



1 STREET SCAPE VIEW
 DP-2.13 1" = 10'-0"

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REV.	DATE	DESCRIPTION	BY

NO.	DATE	DESCRIPTION	BY	CHKD
3	2023-04-26	ISSUED FOR PRELIM PIM		
2	2023-03-02	SUBMISSION APPLICATION		
1	2023-02-02	PRELIMINARY DESIGN APPROVAL		
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE		

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PROJECT:
 THE MOTHER'S ON QUEENS
 2550 QUEEN'S AVE, WEST VANCOUVER, B.C

DRAWING TITLE:
 STREET SCAPE VIEW

DRAWING ISSUE:
 ISSUED FOR PRELIM PIM

PROJECT NO.	DATE	2023-03-10	DRAWN	NP
SCALE	1" = 10'-0"	REVIEWED	SD	
DRAWING NO.	DP-2.13	REVISION		3



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REV.	DATE	DESCRIPTION	BY	CHECKED
3	2023-04-28	ISSUED FOR PRELIM PIM		
2	2023-03-02	SUBMISSION APPLICATION		
1	2023-02-02	PRELIMINARY DESIGN LAYOUT		
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

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PROJECT

THE MOTHER'S ON QUEENS
 2550 QUEEN'S AVE, WEST VANCOUVER, B.C

DRAWING TITLE

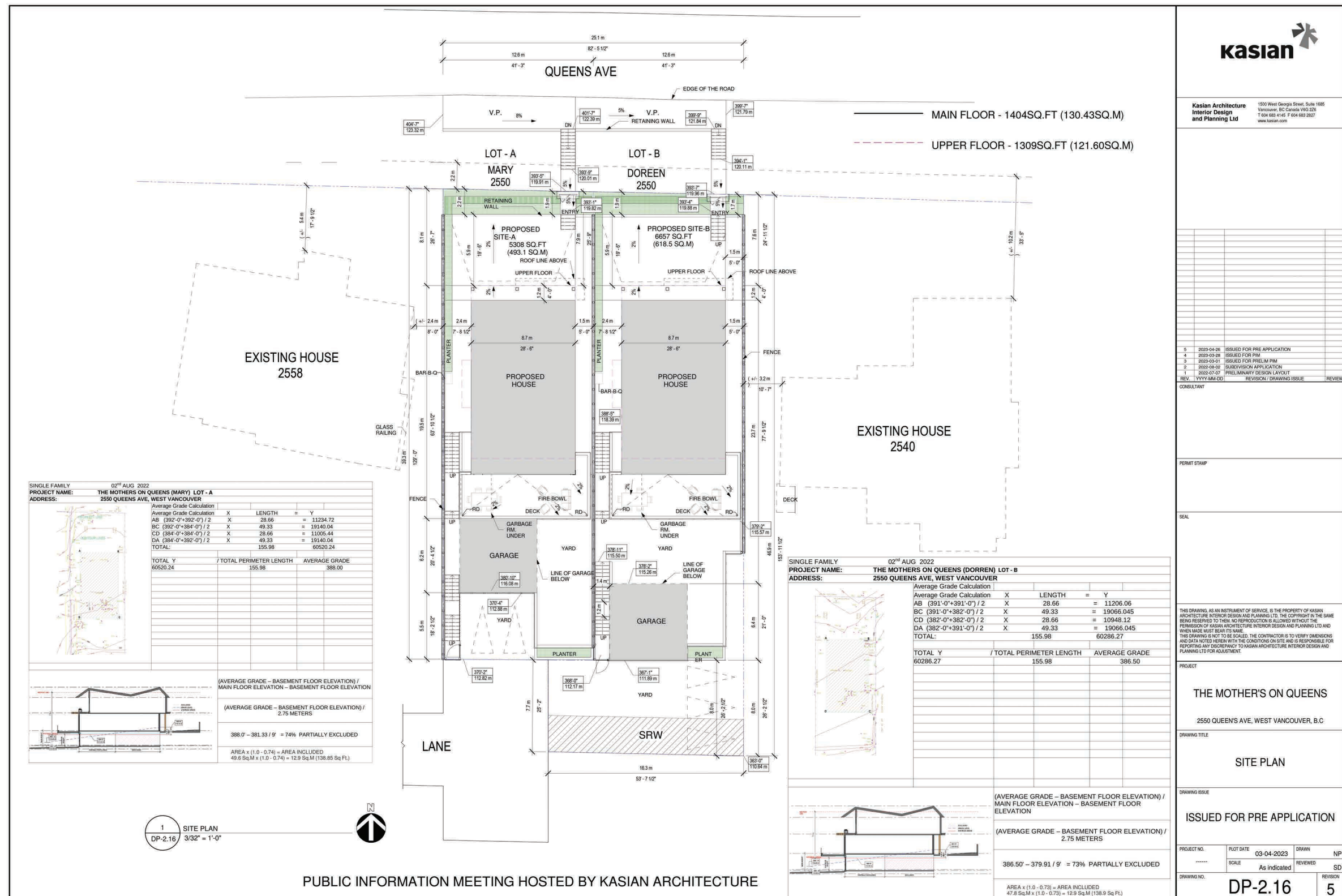
3D- VIEW - FROM LANE LOOKING NORTH EAST

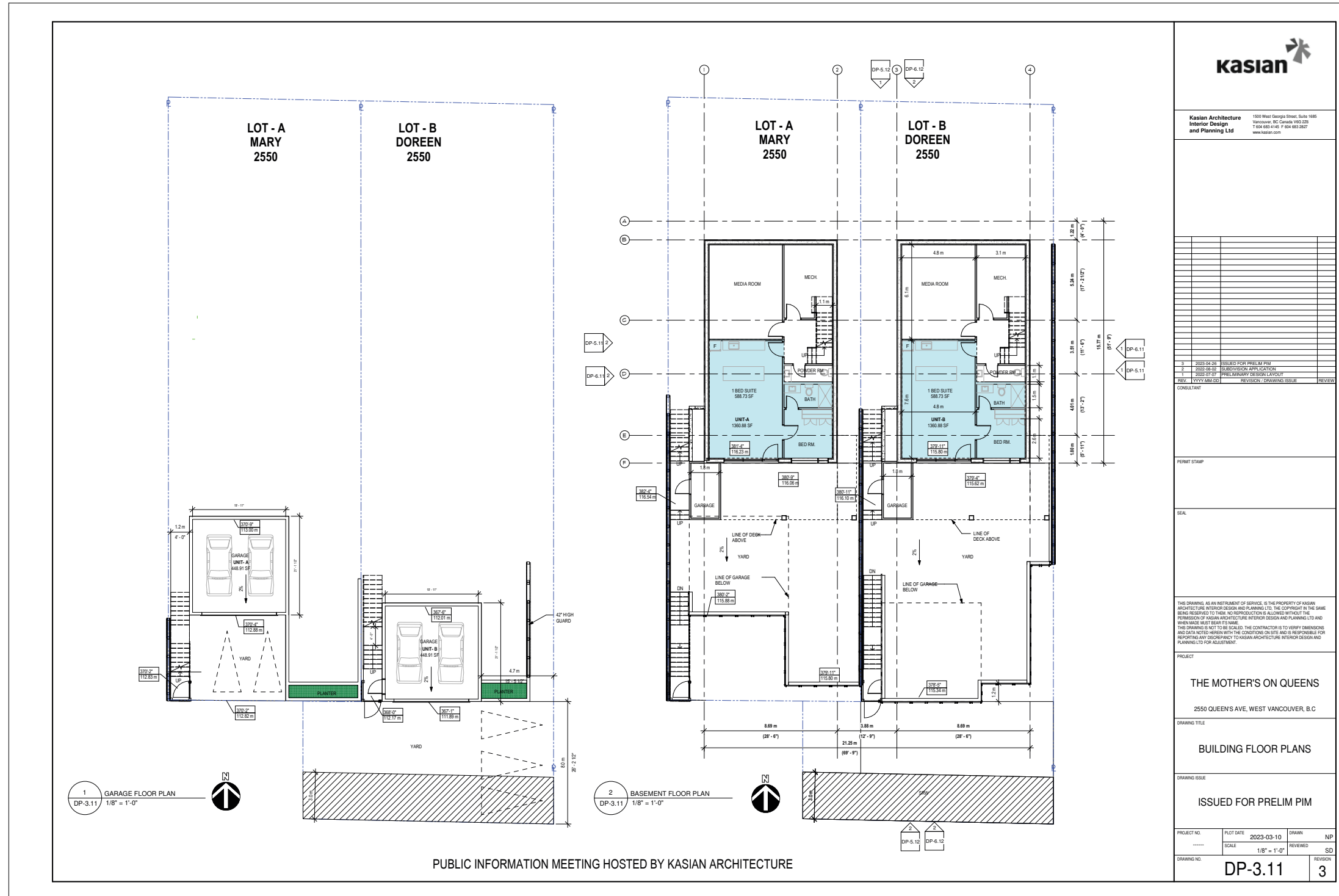
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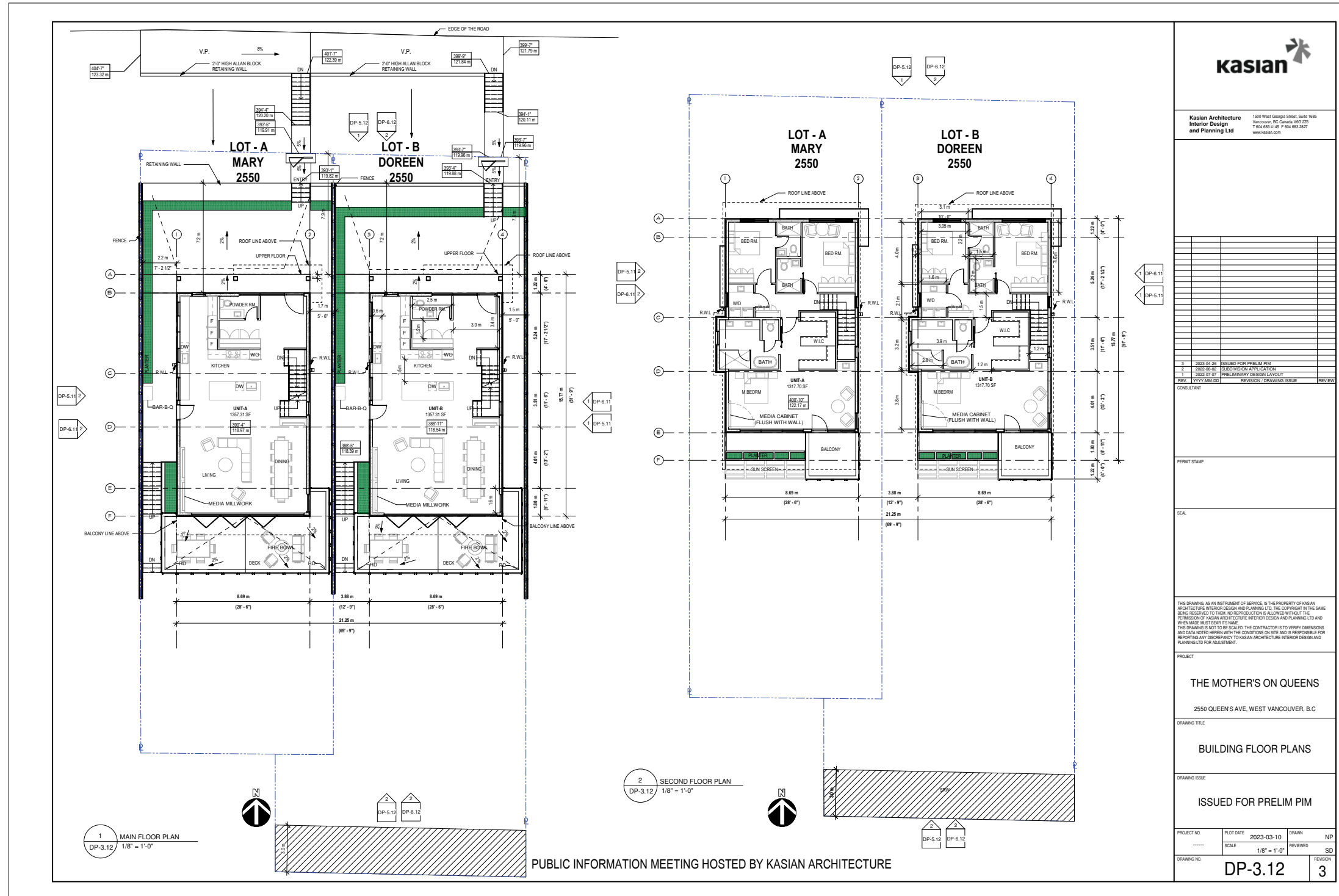
ISSUED FOR PRELIM PIM

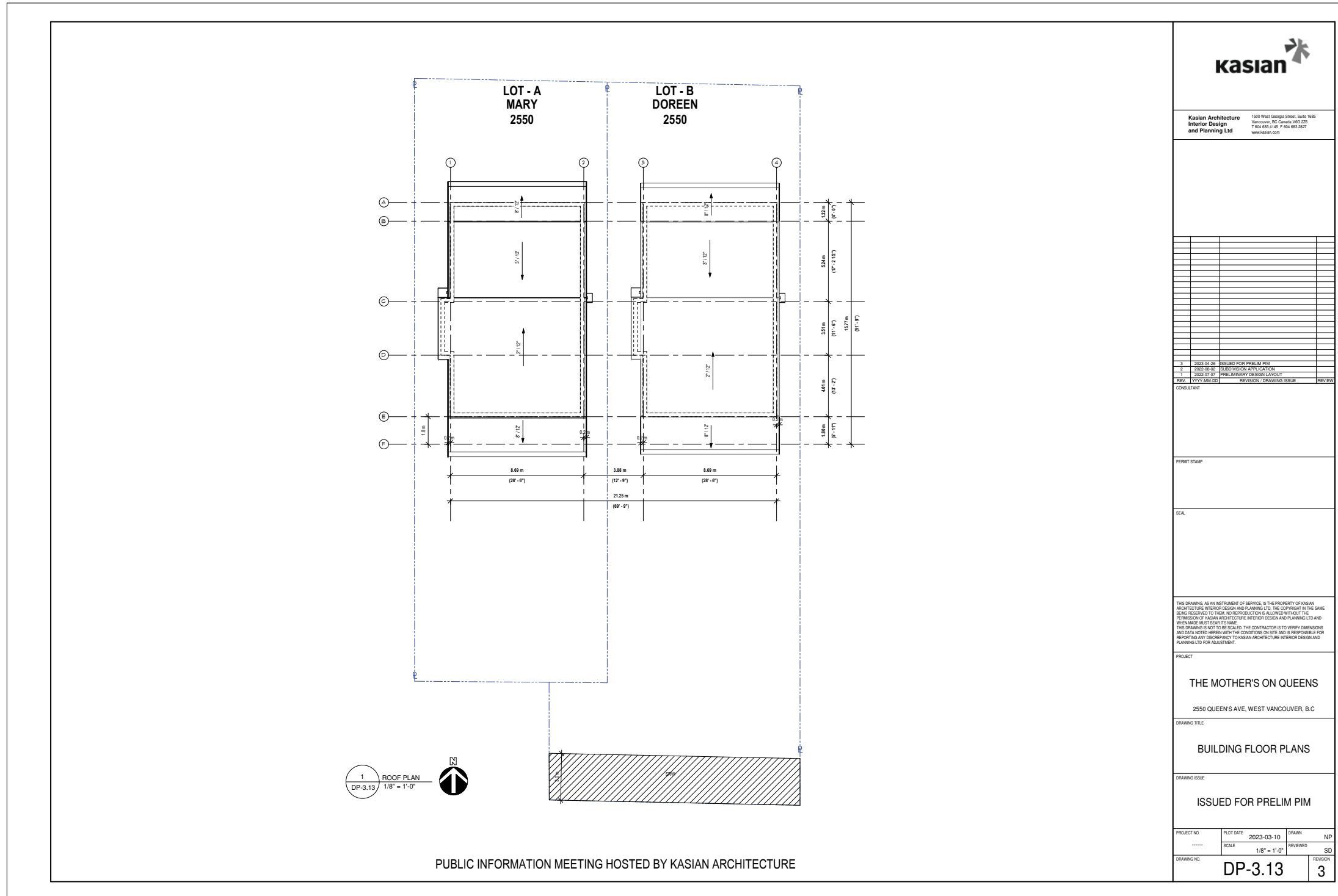
PROJECT NO.	PLOT DATE	2023-03-10	DRAWN	NP
SCALE			REVIEWED	

DRAWING NO.	REVISION
DP-2.15	3









1 COLOURED EAST ELEVATION
 DP-6.11 1/8" = 1'-0"

2 COLOURED WEST ELEVATION
 DP-6.11 1/8" = 1'-0"

Material Mark	Material Description
1	FLASHING : ZINC
2	FASCIA : SWISSPEARL BLACK
3	6" ACCOYA JAPANESE CHARRED SIDING : BLACK
4	WINDOW AND DOOR FRAME : SILVER
5	DOORS : BLACK
6	ZINC METAL ROOF
7	GARAGE DOOR : DARK GREY

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PROJECT
THE MOTHER'S ON QUEENS
 2550 QUEEN'S AVE, WEST VANCOUVER, B.C

DRAWING TITLE
BUILDING COLOURED ELEVATIONS

DRAWING ISSUE
ISSUED FOR PRELIM PIM


PROJECT NO.	PLLOT DATE	2023-03-10	DRAWN	NP
SCALE	1/8" = 1'-0"	REVIEWED	SD	
DRAWING NO.	DP-6.11	REVISION	3	

EXTERIOR CLADDING

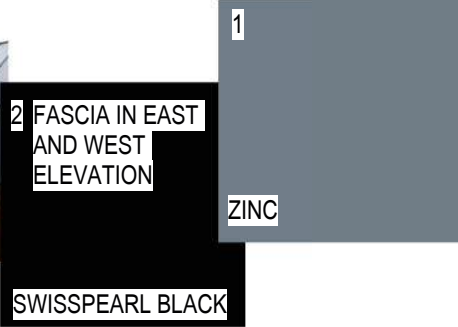


3
ACCOYA JAPANESE CHARRED SIDING

ROOF, FASCIA & FLASHING

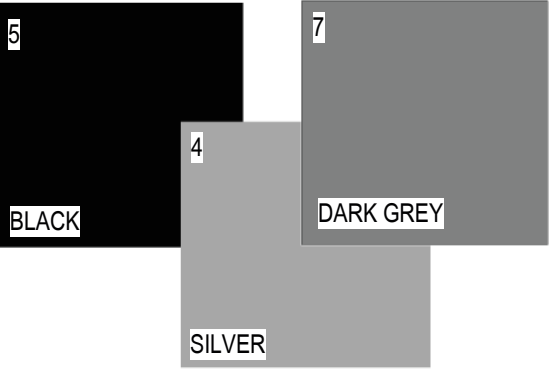


6
ZINC METAL ROOF




1 ZINC
 2 FASCIA IN EAST AND WEST ELEVATION
 SWISSPEARL BLACK


DOOR PANEL & WINDOWS FRAMES



5 BLACK
 4 SILVER
 7 DARK GREY




ARCH CONCRETE & GUARD RAIL DETAIL



8 & 9

1 MATERIAL BOARD
 DP-7.11 3/16" = 1'-0"

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2	2023-03-10	SUBMISSION APPLICATION		
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PROJECT

THE MOTHER'S ON QUEENS
 2550 QUEEN'S AVE, WEST VANCOUVER, B.C

DRAWING TITLE

MATERIAL BOARD

DRAWING ISSUE

ISSUED FOR PRELIM PIM

PROJECT NO.	PLAT DATE	2023-03-10	DRAWN	NP
	SCALE	3/16" = 1'-0"	REVIEWED	SD
DRAWING NO.	DP-7.11		REVISION	3



The Mothers On Queens
2550 Queens Avenue, West Vancouver, B.C.

PUBLIC INFORMATION MEETING
APRIL 2023

Hosted by Kasian Architecture, Interior Design & Planning

