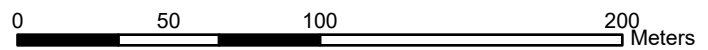











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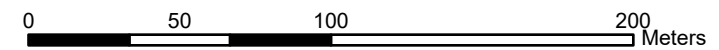


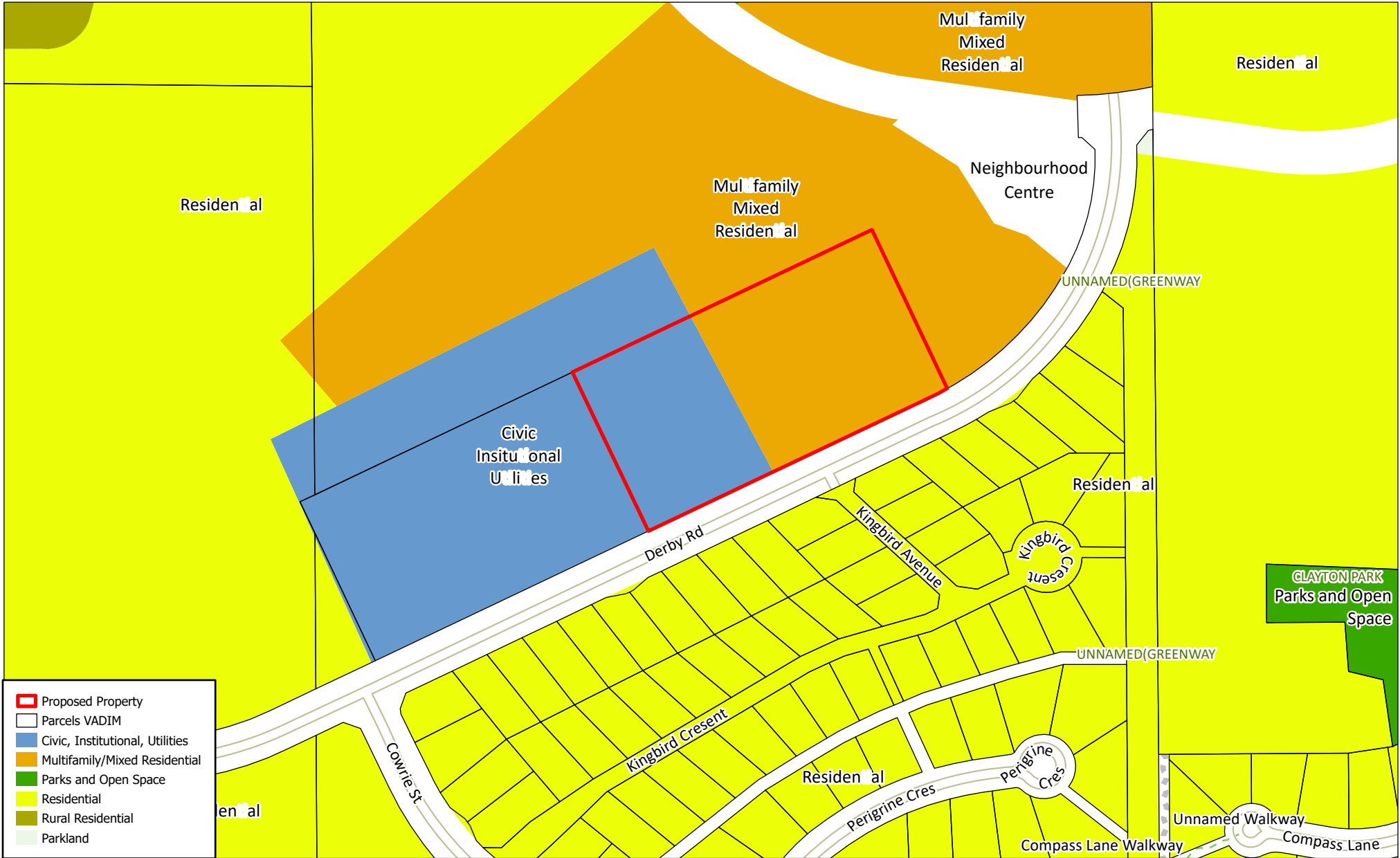
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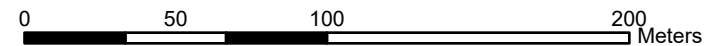
	Proposed Property
	Parcels VADIM
	R-2 Low Density Residential
	RU-1 Rural Residential
	PA-1 Park Conservation
	IN-1 Institutional One
	Parkland

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Aerial Context Photo

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# 1 Background

## Project Overview

The project is located on Derby Road in West Sechelt, just adjacent to the Trellis Seniors Project, the SilverStone Care Centre, which is now under construction and scheduled to open in late 2023. The Derby Townhomes development is the first of a number of multi-family projects scheduled to be built within the SilverStone Heights community. A series of eleven buildings are proposed, each being a cluster of 4-6 townhouses. A total of 52 townhomes are proposed, with a variety of 2, 3, and some 4-bedroom units provided. There are some two-storey and some three-storey units, using the natural slope of the land to provide these level changes, with access to units being lower on the south side than on the north side, where a partial basement condition is created, allowing for second floor at-grade access.

The site is in a zone designated in the OCP for multi-residential units. We have used side setbacks of 3.0m and front and back setbacks of 5.0m which fit within the new Zoning Bylaw R5.

OCP Map



Initial Site Layout Concept



## 2 Design Rationale

### Site Planning

The site is located on sloped land at some of the highest points of West Sechelt, with opportunities for panoramic ocean views. Townhomes were laid out in clusters moving up the natural slope in order to maximize views in a way that honoured the site topography. In addition, a central axis of entrance with a focus on a beautiful green amenity was envisioned, allowing for the identifier of this neighbourhood to be high quality outdoor space. The central anchor is the hub around which the spokes of the site spread, including half-road access points to building clusters which are surrounded by green spaces and landscaping.

### Architecture

A west coast architectural design was chosen, specific to our sense of place on the Sunshine Coast, with flat roofs and large canopies supported by post and beam timbers, large picture windows, a neutral natural colour palette, and large patio and balcony spaces to reinforce the connectivity to outdoors.



**Views of Existing Neighbourhood:**



Single Family Dwellings along the opposite side of Derby Road - in a mix of dark neutral colours with black windows and white trim, in an arts and crafts style. Materials include lapped siding, board and batten, shingles, and stone veneer.



Seniors Facility under construction




Single Family housing, pedestrian & cycling infrastructure, Derby Road

Kingbird Avenue, perpendicular to site

View of site in its current state

Single family residences and undeveloped land past Kingbird Ave.

**Project Colours & Finishes:**

			
<p>Deep Green</p>	<p>Medium Grey</p>	<p>Charcoal Grey</p>	<p>White</p>

**FINISHES**



**Infrastructure servicing**

Creus Engineering is the Civil Engineer of Record - please refer to the appended letter from Creus Engineering which details their approach.

**Landscape**

The landscape design of the project at Derby Road is responsive to the City of Sechelt OCP and to landscape design best practices. Irrigation will be designed to use rainwater stored on-site.

In considering the requirements of the OCP the design takes into account the relationship to adjacent uses by using extensive, low landscaping at the street edge and dense evergreen hedging and shrub planting at the side yards. Additionally, there will be a 6 metre buffer to the Trellis site which will include a pedestrian connector for the neighbourhood. Street facing patios are fenced – for the safety of any children or pets – proposed fencing is 3' height, visually permeable and buffered by substantial planting to limit its visual impact.

Sustainable tree planting is proposed, designed to allow light penetration or screening depending on seasonal requirements. Deciduous canopy trees are used for this purpose. Broadleaved evergreens and needle-bearing shrubs are used to screen for privacy and to provide visual relief where needed. Another sustainable design principle proposed is extensive planted areas are used to provide site permeability. Hardscape design and pedestrian circulation planning is such that the site is as accessible as possible. Planting is used to screen parking areas across the site. Parking is generally shown adjacent garages and where patios are shown, they are wrapped with hedging to limit the visual impact of adjacent parking. The outdoor amenity is made as flat as possible and is placed central to the site for best access.

Landscaping is used to create a residential frontage, with low shrub planting creating a sense of separation, while maintaining a visual connection to the street. Each unit is provided a tree to underline the permanency of the project. Tree and shrub planting at the property lines creates a buffer and visual screen to the project. The project is largely planted with coniferous (40% trees are needle-bearing) and broadleaved evergreen or coniferous shrub plantings.

Parking is screened from the adjacent projects and from the street by fencing and/or substantial hedging and coniferous tree plantings. The internal parking areas are punctuated by intervening planting beds.

### 3 Sustainability

The project incorporates various strategies for achieving a sustainable footprint, exceeding Building Code requirements.

- Landscape Planting – Preference for indigenous and drought tolerant plantings; create an environment that is an attractive habitat.
- Water conservation and efficiency – use low maintenance native plantings, low flush toilets, low-flow plumbing fixtures.
- Energy – All units will be constructed with use of high performance window glazing, passive solar where possible, and optimized heating and cooling strategies through energy modeling and the advice of consulting Engineers.
- Materials – use of durable materials, avoid use of disposable finishes, use of formaldehyde free and low VOC products.
- Avoid Light Pollution – minimize glare towards sky and neighbours by using downcast lighting fixtures
- Site Waste Management – implement construction waste recycling program
- Air Quality – Natural cross ventilation throughout and filtered conditioned air, carbon monoxide monitoring
- Indoor Environment – Low-emitting materials, Controllable ventilation and lighting systems, natural day lighting, access to views.
- Passive heating and cooling with large southern overhangs/decks to eliminate summer heat and let it in during the winter months when the sun is low on the horizon.
- Water - The developer has committed to construction of onsite stormwater management infrastructure including installation of an underground cistern and pumps that will provide sufficient water for the irrigation of all exterior common landscape areas without the need for District water supply. In addition, rain barrels will be installed to supply water for irrigation for gardens for all units.

## 4 Zoning & OCP Review



### Objectives

### Architectural Response to Objectives

<ul style="list-style-type: none"> <li>• Support of a Variety of housing forms that provides appropriate and affordable housing for all segments of the population</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed development contains 12 different townhome unit typologies in a combination of four different building types, in a range of sizes which provides options for a broad spectrum of the population.</li> </ul>
<ul style="list-style-type: none"> <li>• High quality of urban design and livability</li> </ul>	<ul style="list-style-type: none"> <li>• The design clusters townhomes in groups, providing larger outdoor spaces for amenity and landscaping purposes, allowing for a high quality of design with access to nature.</li> </ul>
<ul style="list-style-type: none"> <li>• Use of distinctive design character to create identifiable neighbourhoods.</li> </ul>	<ul style="list-style-type: none"> <li>• A West Coast Modern aesthetic was chosen with wood post and beam framework for large, overhanging decks and canopies, using a variety of neutral tones found in nature, combined to create a distinctive sense of place in this future hillside community.</li> </ul>

<ul style="list-style-type: none"> <li>• Ensure development is compatible with surrounding Uses</li> </ul>	<ul style="list-style-type: none"> <li>• The use fits within the OCP guidelines and townhomes, with their additional density are still close enough in form and character to the single family dwellings adjacent. This higher density is also a good fit with the future commercial node allotted for the neighbourhood, and the adjacent seniors complex under construction.</li> </ul>
--	---

**Site Planning**

**Architectural Response to Site Planning**

<ul style="list-style-type: none"> <li>• Protect natural features &amp; include them as amenities in the development</li> </ul>	<ul style="list-style-type: none"> <li>• The panoramic views and experience of nature will be included in this development, through a variety of landscaped areas, but primarily through a large central node of park-like space as an amenity. This will include benches, pathways, trees, childrens' play areas, among other things.</li> </ul>
<ul style="list-style-type: none"> <li>• Incorporate ocean views &amp; view corridors in the design, shape, &amp; massing of buildings</li> </ul>	<ul style="list-style-type: none"> <li>• The townhomes were arranged in clusters moving up the hill, with low sloped roofs which allow for every unit to have a view of the ocean. Additionally, gaps between the clusters and through the open center of the site allow for view corridors to the ocean.</li> </ul>



<ul style="list-style-type: none"> <li>• Provide adequate spacing between buildings to provide privacy, views, &amp; natural light to all buildings</li> </ul>	<ul style="list-style-type: none"> <li>• As noted above, views are maintained. Additionally, plantings and privacy screens provide for private outdoor spaces on patios and balconies. Large windows are incorporated to bring in natural light, particularly on south facades, which allows for the most daylighting in winter when heat gain is desired.</li> </ul>
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- Respect archaeological resources

- Archaeological field reconnaissance is being undertaken to respect all rules and regulations.

**Form & Character**

**Architectural Response to Form & Character**

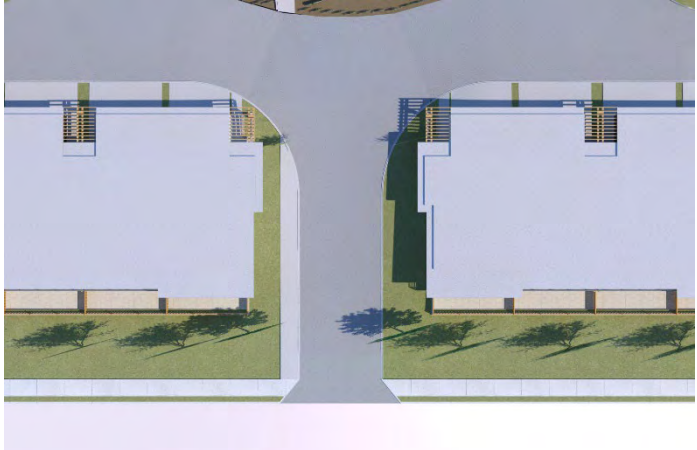
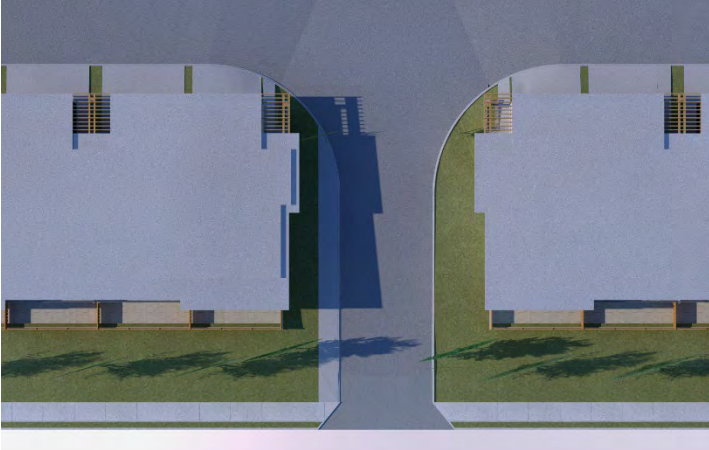


- Create pedestrian interest, integrate with adjacent buildings & streets

- The landscape design provides a variety of plantings and finishes, along with pedestrian routes to connect to public sidewalks.

- Reduce building massing through use of varied rooflines, varied building length/depth, and landscaping

- Townhouse units are offset from one another in order to create interesting and varied massing for the building clusters, and stepped back from floor to floor to further create steps in the buildings. Some units extend taller than others in order to vary roofline heights.

<ul style="list-style-type: none"> <li>Use pitched roofs to enhance the relationship with adjacent residential areas. If low slope, show consistency with modern architectural design, provide improved public views, or are green roofs.</li> </ul>	<ul style="list-style-type: none"> <li>Low sloped roofs were selected as the architectural means of expression to provide a more modern aesthetic and also to assist in meeting the Site Planning objectives of providing ocean views and view corridors, while maintaining the natural grade of the land and not building up terraces to create views.</li> </ul>
<ul style="list-style-type: none"> <li>Buildings positioned to maintain sun exposure to sidewalks, pedestrian areas &amp; adjacent residential buildings.</li> </ul> <p>10 am June 21</p> 	<ul style="list-style-type: none"> <li>The sidewalk is to the south and will not be shadowed by buildings. The main north/south site pathway is on the west allowance where it will maintain maximum sun exposure.</li> </ul> <p>4pm June 21</p> 
<ul style="list-style-type: none"> <li>Integrate building foundation walls into the overall design of the building facades by use of exterior building material down to the point of finished grade or by cladding in compatible materials &amp; colours.</li> </ul>	<ul style="list-style-type: none"> <li>Exterior cladding will be carried down to the maximum allowed by the BCBC from grade.</li> </ul>
<ul style="list-style-type: none"> <li>Use recessed doorways, awnings &amp; canopies to provide visual relief &amp; weather protection.</li> </ul>	<ul style="list-style-type: none"> <li>All entries are covered and post and beam canopies used throughout the project.</li> </ul>

**Materials**

**Architectural Response to Materials**

<ul style="list-style-type: none"> <li>Select materials to reflect the residential setting &amp; pedestrian environment</li> </ul>	<ul style="list-style-type: none"> <li>Traditional residential construction materials of shiplap siding are used.</li> </ul>
<ul style="list-style-type: none"> <li>Use locally produced materials that reflect the west coast setting of Sechelt.</li> </ul>	<ul style="list-style-type: none"> <li>Lapped siding, wood trim, and wood post and beam timbers are used, typical of west coast architecture.</li> </ul>
<ul style="list-style-type: none"> <li>Establish overall colour scheme using typical coastal colours such as blue, brown, and green in deeper shades. Limit bright primary colours and white, as well as pastel schemes.</li> </ul>	<ul style="list-style-type: none"> <li>The colours chosen are muted greys ranging in tone, deep green, and white.</li> </ul>

**Relationship to Adjacent Uses**

**Architectural Response to Adjacent Uses**

<ul style="list-style-type: none"> <li>Development must respect the existing character of the neighbourhood</li> </ul>	<ul style="list-style-type: none"> <li>Finishes and colour scheme, as well as height, and massing tie into the existing neighbourhood.</li> </ul>
<ul style="list-style-type: none"> <li>Mass, shape, façade articulation, and siting should not overwhelm the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>The buildings set into the landscape, stepping up the hill gently rather than dominating the landscape.</li> </ul>
<ul style="list-style-type: none"> <li>Use similar building materials to adjacent residential areas.</li> </ul>	<ul style="list-style-type: none"> <li>Adjacent houses use similar building materials - refer to images of neighbouring developments.</li> </ul>
<ul style="list-style-type: none"> <li>Use extensive, low landscaping at the street edge and use dense landscaping adjacent to any residential uses.</li> </ul>	<ul style="list-style-type: none"> <li>Refer to Landscape plans to see planting layout - a dense planting program has been designed by the Landscape Architects.</li> </ul>

<ul style="list-style-type: none"> <li>• Present a 'friendly face' to the neighbourhood.</li> </ul>	<ul style="list-style-type: none"> <li>• The entryway to the development looks upon the large central landscaped amenity which is surrounded by a circular road.</li> </ul>
<ul style="list-style-type: none"> <li>• Windows &amp; doors should face the street, avoid the use of high fences or large garages facing the street.</li> </ul>	<ul style="list-style-type: none"> <li>• Garage access was kept off of Derby Road and limited to the laneways between the building clusters, keeping off the central roadway wherever possible. Large windows overlook the site, as well as deck spaces for gathering, therefore providing eyes on the street.</li> </ul>
<ul style="list-style-type: none"> <li>• Provide connectivity to adjacent residential areas</li> </ul>	<ul style="list-style-type: none"> <li>• Nodes of pedestrian connection will be provided throughout the site.</li> </ul>
<ul style="list-style-type: none"> <li>• Minimize light spill and casting shadow onto adjacent properties; reduce building heights adjacent to lower density uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate fixtures will be chosen to avoid light spill. The first row of townhomes along Derby road will only be two storeys in height as across the street are single family residential dwellings.</li> </ul>

**Accessibility**

<ul style="list-style-type: none"> <li>• Units which allow for living on the entry level are provided.</li> </ul>
---

**Sustainability**

<ul style="list-style-type: none"> <li>• Refer to Sustainability portion of narrative in Part 3.</li> </ul>
---

**Privacy, Outdoor Spaces**

<ul style="list-style-type: none"> <li>• Provide private usable outdoor open space for each unit</li> </ul>	<ul style="list-style-type: none"> <li>• Each unit will have private outdoor space in the form of a patio area and/or balcony space. Balconies are fully covered and patios partially covered. Refer to individual plans for sizes and statistics for areas.</li> </ul>
<ul style="list-style-type: none"> <li>• Common meeting rooms and storage spaces should be provided as a part of new developments.</li> </ul>	<ul style="list-style-type: none"> <li>• Since the form of this development is in townhomes and not apartments or condos, no common indoor space is provided. However, a large area of common outdoor space is provided. Each unit has its own garage and other areas in the home for storage purposes.</li> </ul>
<ul style="list-style-type: none"> <li>• Open space amenity areas should be at least as large as parking areas and designed to reflect the intended users.</li> </ul>	<ul style="list-style-type: none"> <li>• The central amenity area alone is over 7500 square feet, providing significantly more space than parking areas.</li> </ul>
<ul style="list-style-type: none"> <li>• Screen all parking from first floor windows of dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>• Guest parking has been laid out to be offset from unit views and will also be surrounded by landscaping.</li> </ul>
<ul style="list-style-type: none"> <li>• Provide fully accessible and usable open space/amenity areas and pathways that cater to all ages and abilities, including adults, seniors, and children.</li> </ul>	<ul style="list-style-type: none"> <li>• The outdoor amenity space provides these elements. Please refer to the Landscape Plans for more details.</li> </ul>

**Public Art**

<ul style="list-style-type: none"> <li>• The owner will commission a local artist to create a sculpture to be placed within the central landscape feature.</li> </ul>
---

**Safety & Security**

<ul style="list-style-type: none"> <li>• Design for natural surveillance, using CPTED principles, provide visibility for entrances, &amp; appropriate lighting levels</li> </ul>	<ul style="list-style-type: none"> <li>• The Derby Townhomes development is the first of a number of multi-family projects scheduled to be built within the SilverStone Heights community. The developers and project architects have taken into consideration the safety and comfort of the future residents of SilverStone Heights and have incorporated into the design of Derby Townhomes the following CPTED ("Crime Prevention Through Environmental Design") the following features:</li> </ul>
--	--

	<p>Site and Street Design:</p> <ul style="list-style-type: none"> <li>The grounds around the residences can be directly identified with the buildings within the Derby Townhomes project encouraging residents to take a personal interest in the use and upkeep of the area within the strata. Through proper site and street design the recreational area in the center of the landscape island will have, "multiple eyes," on it from the units that surround it and from residents entering and exiting the site. The solid waste recycling buildings will also bring residents to the central area which will provide homeowners with the opportunity to observe the grounds and ensure the strata is safe and secure.</li> </ul> <p>Natural Access Control:</p> <ul style="list-style-type: none"> <li>Access to the Derby Townhomes is limited to the central street entering the project. This design creates a sense of place for homeowners without completely disconnecting the project from adjacent subdivisions. The single, looped street through the project discourages high-speed and cut-through traffic increasing safety and security for residents.</li> </ul> <p>Landscaping and architectural design features:</p> <ul style="list-style-type: none"> <li>Landscaping unique to Derby Townhomes creates both an identity for homeowners and architectural design features such as well identified entrances to individual units and thoughtfully placed guest parking discourages access to private spaces. Placement of plantings is designed to avoid blind spots.</li> </ul>
<ul style="list-style-type: none"> <li>Provide safe pedestrian routes from parking areas to building entrances</li> </ul>	<ul style="list-style-type: none"> <li>Tenant parking will be right at their units. Visitor parking will be interspersed among the units at various exterior locations.</li> </ul>

**Landscaping**

<ul style="list-style-type: none"> <li>Refer to landscaping narrative.</li> </ul>
---

**Signage**

<ul style="list-style-type: none"> <li>Signs should show a high level of craftsmanship and be integrated with the building façade; Design signs with the appropriate character and size to not overwhelm the environment</li> </ul>	<ul style="list-style-type: none"> <li>Signage appropriate to the development will be designed.</li> </ul>
---	--

**Lighting**

<ul style="list-style-type: none"> <li>Design all exterior lighting to be non-glare, to light specific areas and avoid glare and light spill to adjacent properties</li> </ul>	<ul style="list-style-type: none"> <li>Acceptable light fixtures and lighting design will be provided at the Building Permit stage.</li> </ul>
<ul style="list-style-type: none"> <li>Use the same lamp standards throughout the area for both private and public projects in order to help unify the area over time.</li> </ul>	<ul style="list-style-type: none"> <li>Acceptable light fixtures and lighting design will be provided at the Building Permit stage.</li> </ul>

<ul style="list-style-type: none"> <li>• Use pedestrian level lighting for parking areas &amp; internal roadways</li> </ul>	<ul style="list-style-type: none"> <li>• Acceptable light fixtures and lighting design will be provided at the Building Permit stage.</li> </ul>
<ul style="list-style-type: none"> <li>• All lighting systems are to be designed by a qualified engineer, with luminance calculations &amp; distribution diagrams</li> </ul>	<ul style="list-style-type: none"> <li>• Acceptable light fixtures and lighting design will be provided at the Building Permit stage by the Electrical Engineer.</li> </ul>

**Parking**

<ul style="list-style-type: none"> <li>• Screen surface parking areas from adjoining developments by dense and continuous landscaping, solid fencing or a combination of the two</li> </ul>	<ul style="list-style-type: none"> <li>• Refer to landscape plan for screening</li> </ul>
<ul style="list-style-type: none"> <li>• Locate visitor parking to be easily accessible to access points of the development</li> </ul>	<ul style="list-style-type: none"> <li>• Visitor parking is distributed throughout the site to allow for multiple access points.</li> </ul>

**Screening**

<ul style="list-style-type: none"> <li>• Screen all refuse &amp; recycling containers with similar materials to the overall building materials.</li> </ul>	<ul style="list-style-type: none"> <li>• A pleasing structure in keeping with the design of the townhomes, and having a green roof will be built into the central amenity area.</li> </ul>
--	--

## 5 Attachments

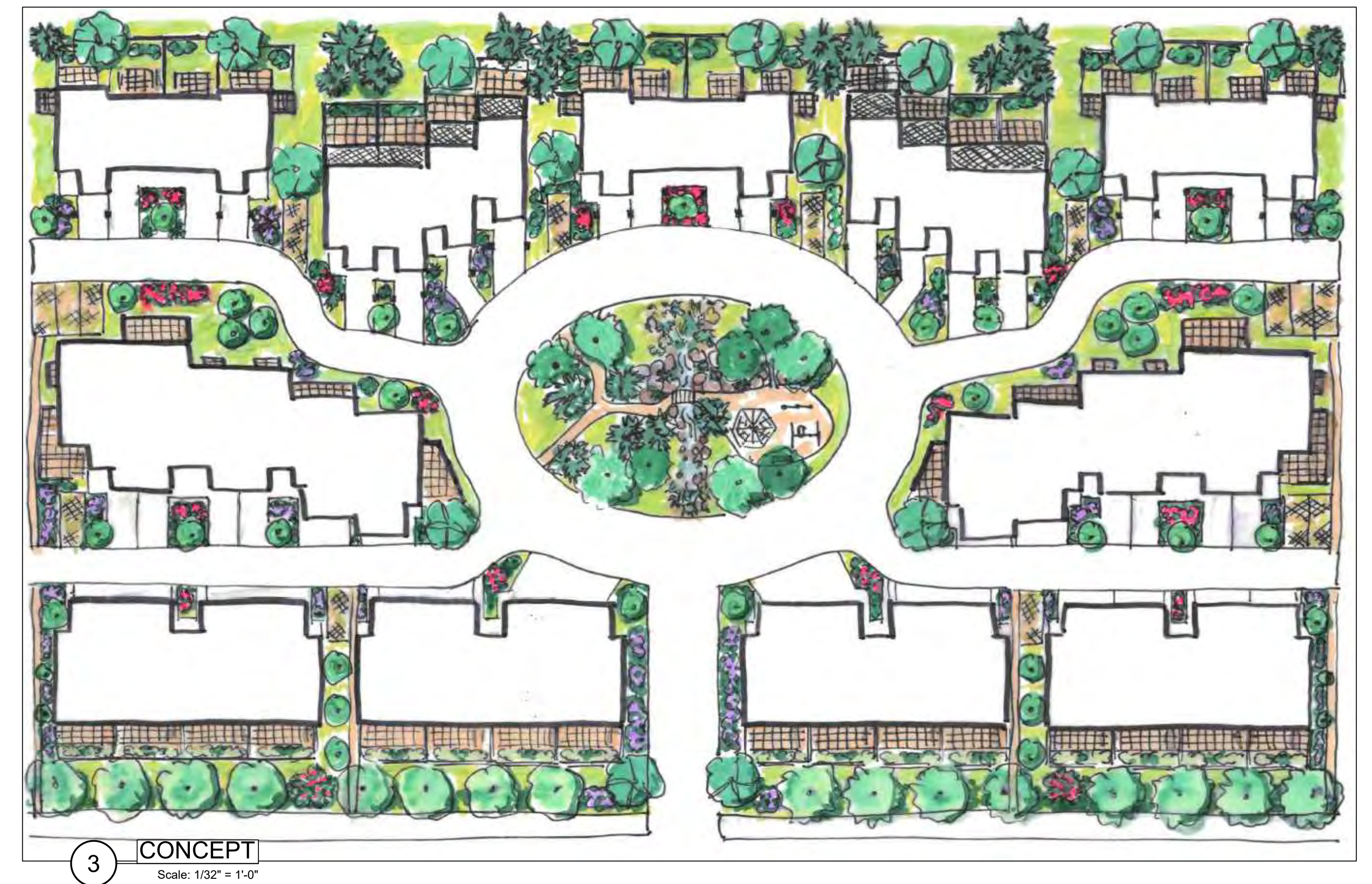
Architectural Drawings  
Landscape Drawings  
Civil Narrative Letter

# Derby Road, SECHELT

## DEVELOPMENT PERMIT

Attachment 3

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A-11.1	Main Floor - Building 1
A-12.1	Roof - Building 1
A-11.2	Main Floor - Building 2
A-12.2	Second Floor - Building 2
A-13.2	Third Floor - Building 2
A-14.2	Roof - Building 2
A-11.3	Main Floor - Building 3
A-12.3	Second Floor - Building 3
A-13.3	Third Floor - Building 3
A-14.3	Roof - Building 3
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A-14.4	Roof - Building 4
A-40.1	Site Section
A-50.1	Elevations Building 1
A-50.2	Elevations Building 2
A-50.3	Elevations Building 3
A-50.4	Elevations Building 4



## Derby Townhomes

### MULTI-FAMILY

## DERBY ROAD, SECHELT

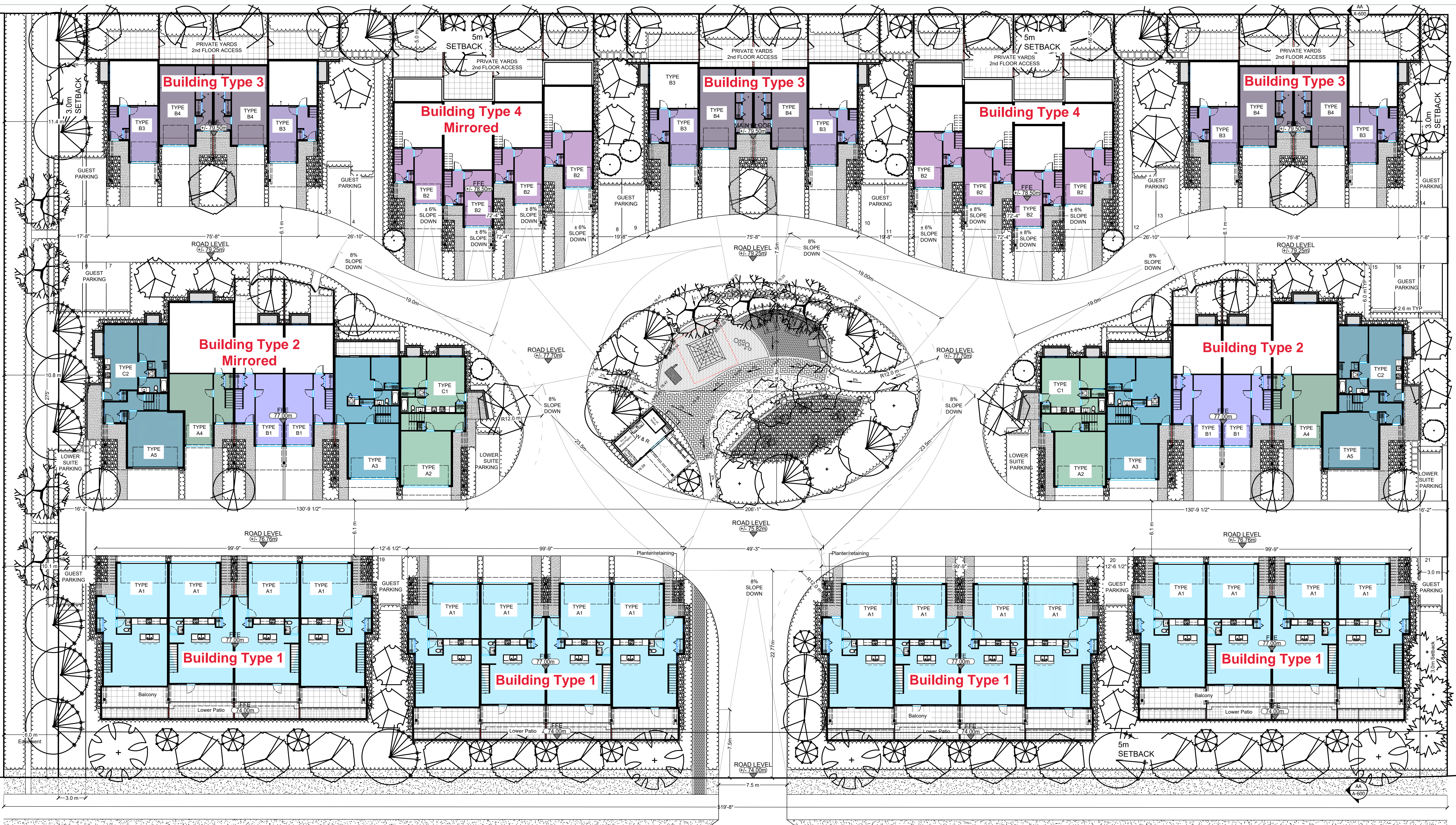
MOBIUS ARCHITECTURE  
3-4720 HIGHWAY 101  
SECHELT, B.C. V0N3A2  
PHONE: 604 885 4390  
FAX: 604 885 4312



### Cover Sheet

Project No.: 2211  
Date: November 9, 2022 Scale: 1/16" = 1'-0"  
Drawn: CB  
Sheet No.

# A-0



# Derby Townhomes

## MULTI-FAMILY DERBY ROAD, SECHELT

MOBIUS ARCHITECTURE  
3-4720 HIGHWAY 101  
SECHELT, BC, V0N3A2  
PHONE: 604 885 4390  
FAX: 604 885 4312



### Site Plan

Project No.: 2211

Date: November 9, 2022 Scale: 1/16" = 1'-0"

Drawn: CB

Sheet No.

# A-02

**Statistics - 2211 Derby Townhomes**

	ft <sup>2</sup>		m <sup>2</sup>		Ha	Acres
Lot Size	148,000	13,750	1.375	3.40		

**Gross Areas By Building**

Building	ft <sup>2</sup>		m <sup>2</sup>		No. of Buildings on Site	Coverage (m <sup>2</sup> ):	GFA (m <sup>2</sup> )
<b>Building 1</b>					4		
Basement	2533.6	235.38					
Patio (@ grade)	1092.0	101.45					
Level 1	4082.2	379.25					
Balconies	617.3	57.35					
Largest Roof	5249.7	487.71					
<b>Sum of Enclosed Space</b>	<b>6615.8</b>	<b>614.63</b>					
<b>Building 2</b>					2		
Main Floor	5789.1	537.82					
Patio (@ grade)	342.0	31.77					
Level 2	5648.1	524.73					
Balconies	1161.1	107.87					
Level 3	1217.2	113.08					
Largest Roof	7489.4	695.79					
<b>Sum of Enclosed Space</b>	<b>12654.4</b>	<b>1175.63</b>					
<b>Building 3</b>					3		
Main Floor	2283.5	212.14					
Patio (@ grade)	0.0	0.00					
Level 2	2518.3	233.96					
Balconies	649	60.29					
Yard Space	757	70.33					
Level 3	2356.8	218.95					
Largest Roof	3766.2	349.89					
<b>Sum of Enclosed Space</b>	<b>7158.6</b>	<b>665.06</b>					
<b>Building 4</b>					2		
Main Floor	2475.3	229.96					
Level 2	3340.7	310.36					
Yard Space	719.0	66.80					
Balconies	634.4	58.94					
Level 3	2427.4	225.51					
Largest Roof	4470.7	415.34					
<b>Sum of Enclosed Space</b>	<b>8243.4</b>	<b>765.84</b>					

<b>TOTAL COVERAGE (m<sup>2</sup>)</b>	5222.79	38%		
<b>PROJECT GFA (m<sup>2</sup>)</b>	8336.62			
Project Floor Area Ratio	0.61			
Number of Units	52			
Density (Units/Ha)	37.8	Units/Acre	15.3	

Roads	28109.00
Soft Landscaping (approx.)	45000.00

Coverage with Hardsc. 70%

UNIT STATISTICS									
UNIT TYPE	No. Units	No. Bath	No. Bedrooms	Garage	Lower	Main Floor	Upper	TOTAL Livable	Gross Built
A1.1	8	2.5	2	379	647	670		1317	1696
A1.2	8	2.5	2	379	616	607		1223	1602
A2	2	3	3	382	153	992		1145	1527
A3	2	3	3	382	575	920		1495	1877
A4	2	2	2	356	137	1019		1156	1512
A5	2	3	3	429	169	1114		1283	1712
B1	4	3	3	277	137	791	607	1535	1812
B2	8	3	3	220	96	835	606	1537	1757
B3	6	2.5	2	224	98	680	604	1382	1606
B4	6	2.5	2	390	154	544	578	1276	1666
C1	2	1	1	0	491			491	491
C2	2	1	1	0	614			614	614
	52								

PARKING		
	REQUIRED	PROVIDED
VEHICLE PARKING - Townhouses (2/unit)	96	96
VEHICLE PARKING - Suites (1/unit)	4	4
VISITOR PARKING (20%)	20	21

HEIGHT (feet)				
	TYPE 1	TYPE 2	TYPE 3	TYPE 4
SOUTH FACADE	20	29	29	29
NORTH FACADE	10	22.5	20	20
AVERAGE HEIGHT	15	25.75	24.5	24.5
AVG. HEIGHT (meters)	4.57	7.85	7.47	7.47

ZONING		
	OLD BYLAW	NEW BYLAW
	R4B	R5
HEIGHT	15m	10.5m
FRONT SETBACK	7.5m	5.0m
INT. SIDE SET.	6.0m	1.5m
EXT. SIDE SET.	3.0m	3.0m
DENSITY	1/20 sq. m.	35 /ha.
FAR		0.60
MAX COVERAGE	75%	50%

# Derby Townhomes

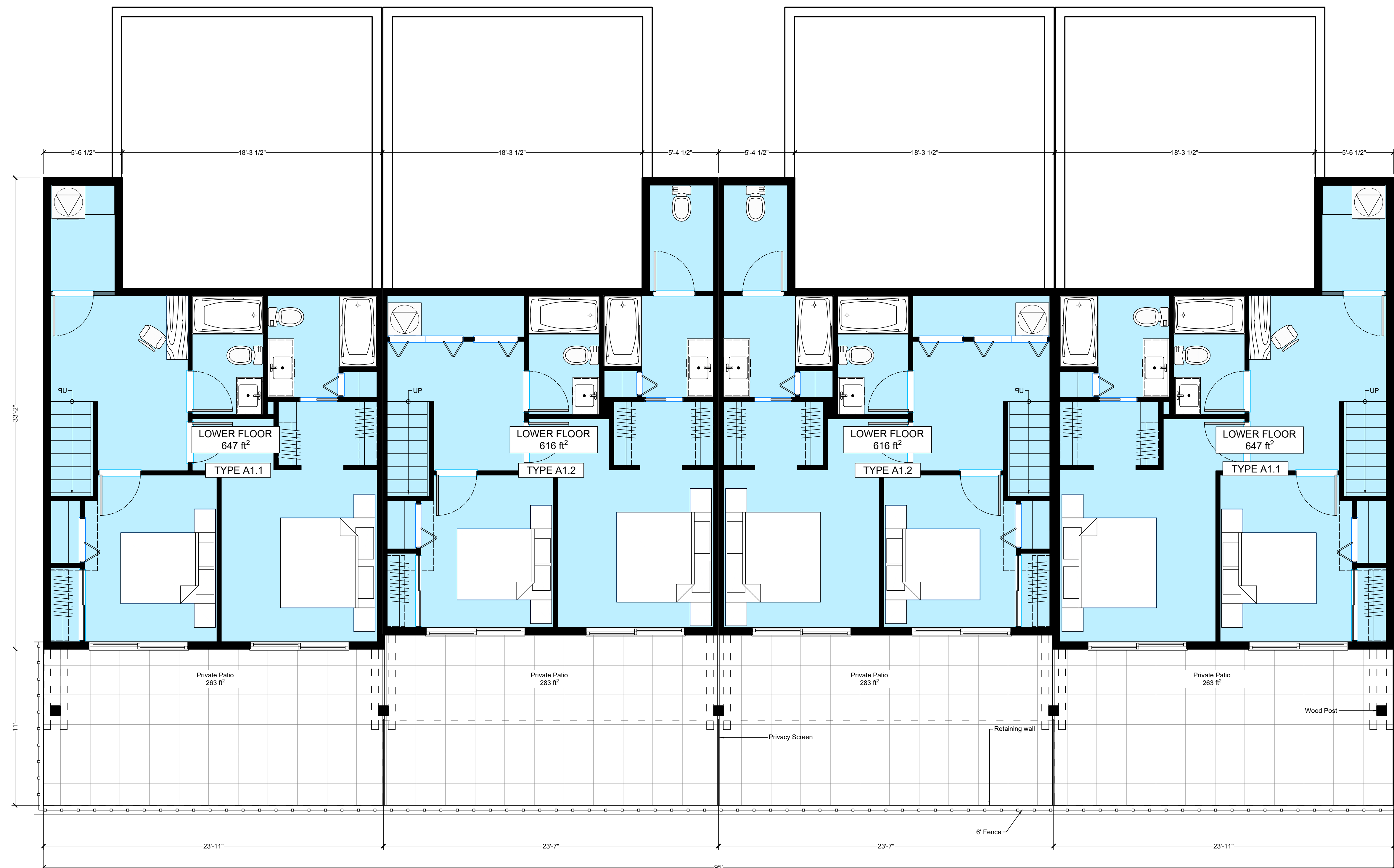
## MULTI-FAMILY

### DERBY ROAD, SECHELT

**Statistics**

Project No.:	2211
Date: November 9, 2022	Scale: NTS
Drawn: CB	
Sheet No.	

# A-03



# Derby Townhomes

## MULTI-FAMILY

### DERBY ROAD, SECHELT

MOBIUS ARCHITECTURE  
 3-4720 HIGHWAY 101  
 SECHELT, BC, V0N3A2  
 PHONE: 604 885 4390  
 FAX: 604 885 4312



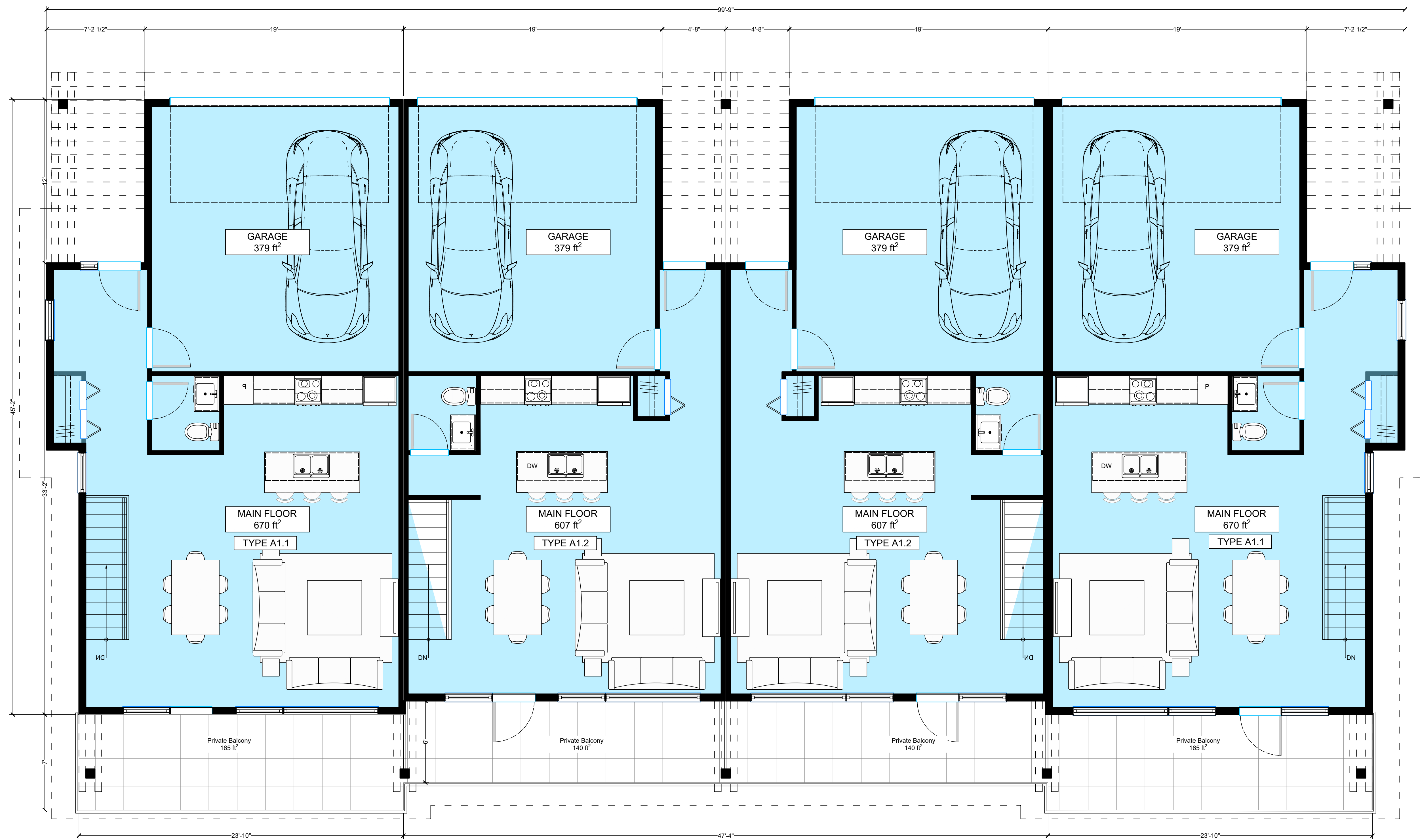
Basement - Building 1

Project No.: 2211

Date: October 24, 2022 Scale: 1/4" = 1'-0"

Drawn: CB

Sheet No. **A-10.1**



# Derby Townhomes

## MULTI-FAMILY DERBY ROAD, SECHELT

MOBIUS ARCHITECTURE  
 3-4720 HIGHWAY 101  
 SECHELT, BC, V0N3A2  
 PHONE: 604 885 4390  
 FAX: 604 885 4312



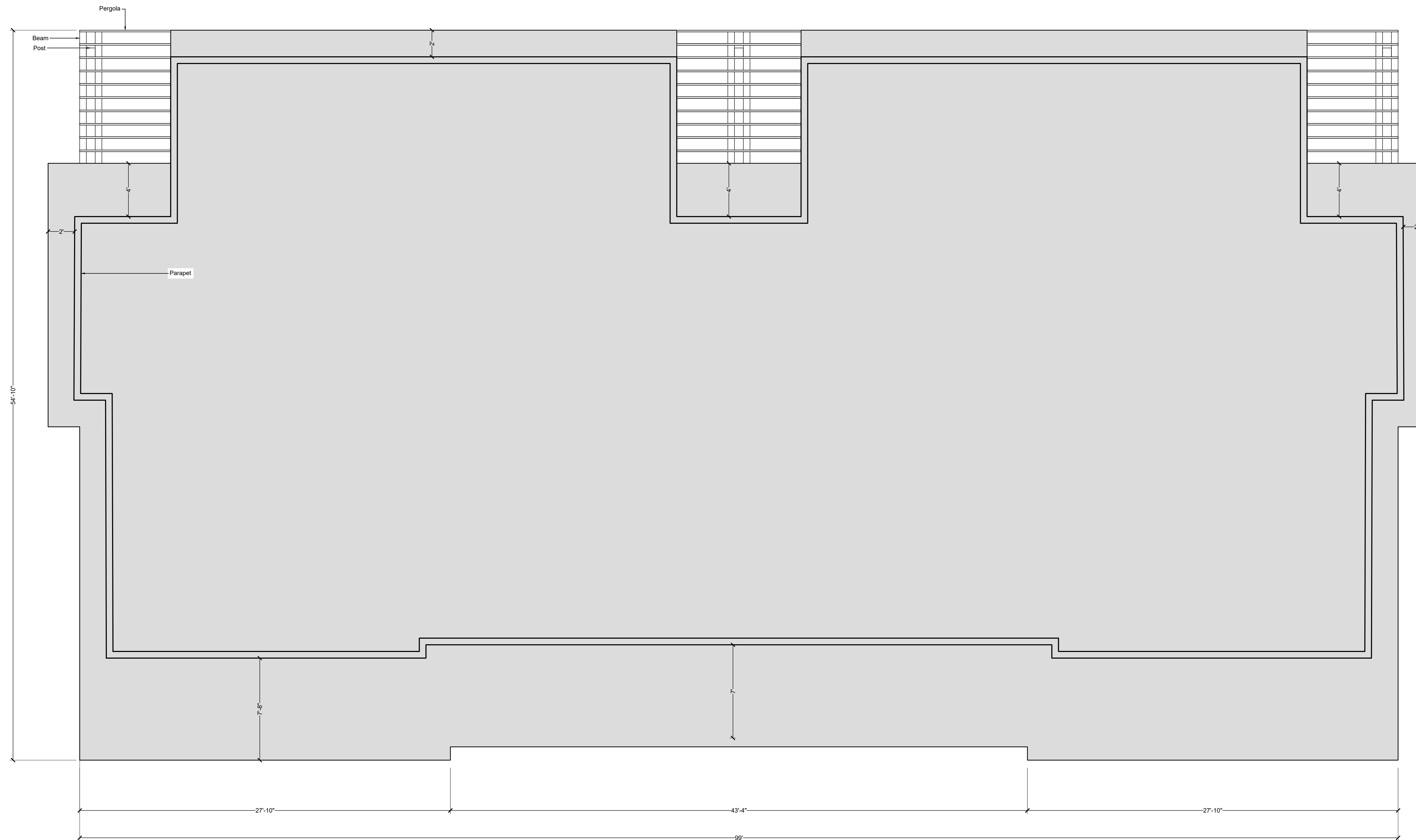
### Main Floor - Building 1

Project No.: 2211

Date: October 24, 2022 Scale: 1/4" = 1'-0"

Drawn: CB

Sheet No. **A-11.1**



# Derby Townhomes

## MULTI-FAMILY

### DERBY ROAD, SECHELT

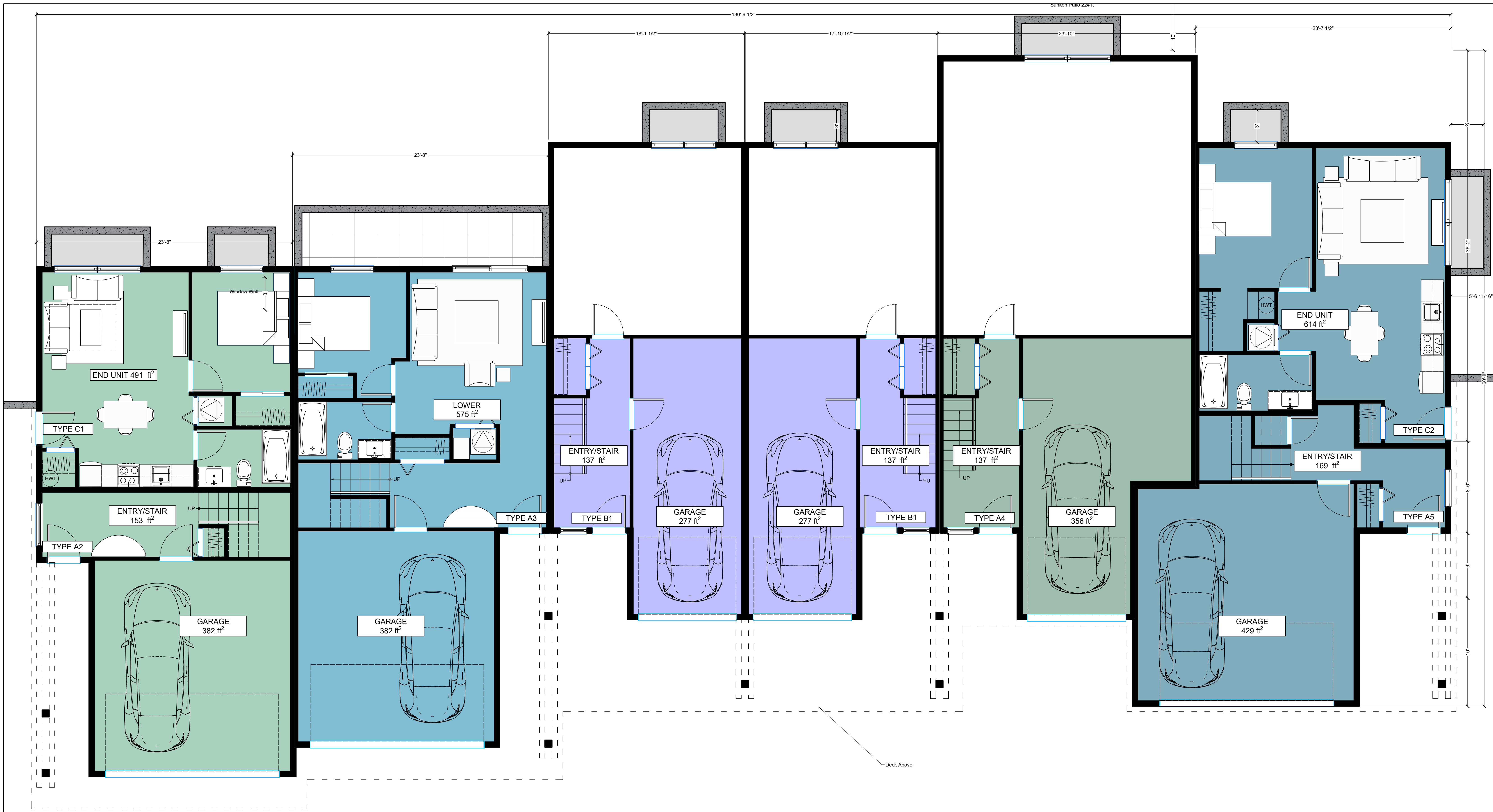
MOBIUS ARCHITECTURE  
 3-4720 HIGHWAY 101  
 SECHELT, BC, V0N3A2  
 PHONE: 604 885 4390  
 FAX: 604 885 4312



#### Roof - Building 1

Project No.:	2211
Date: October 24, 2022	Scale: 1/4" = 1'-0"
Drawn: CB	

Sheet No. **A-12.1**



# Derby Townhomes

## MULTI-FAMILY DERBY ROAD, SECHELT

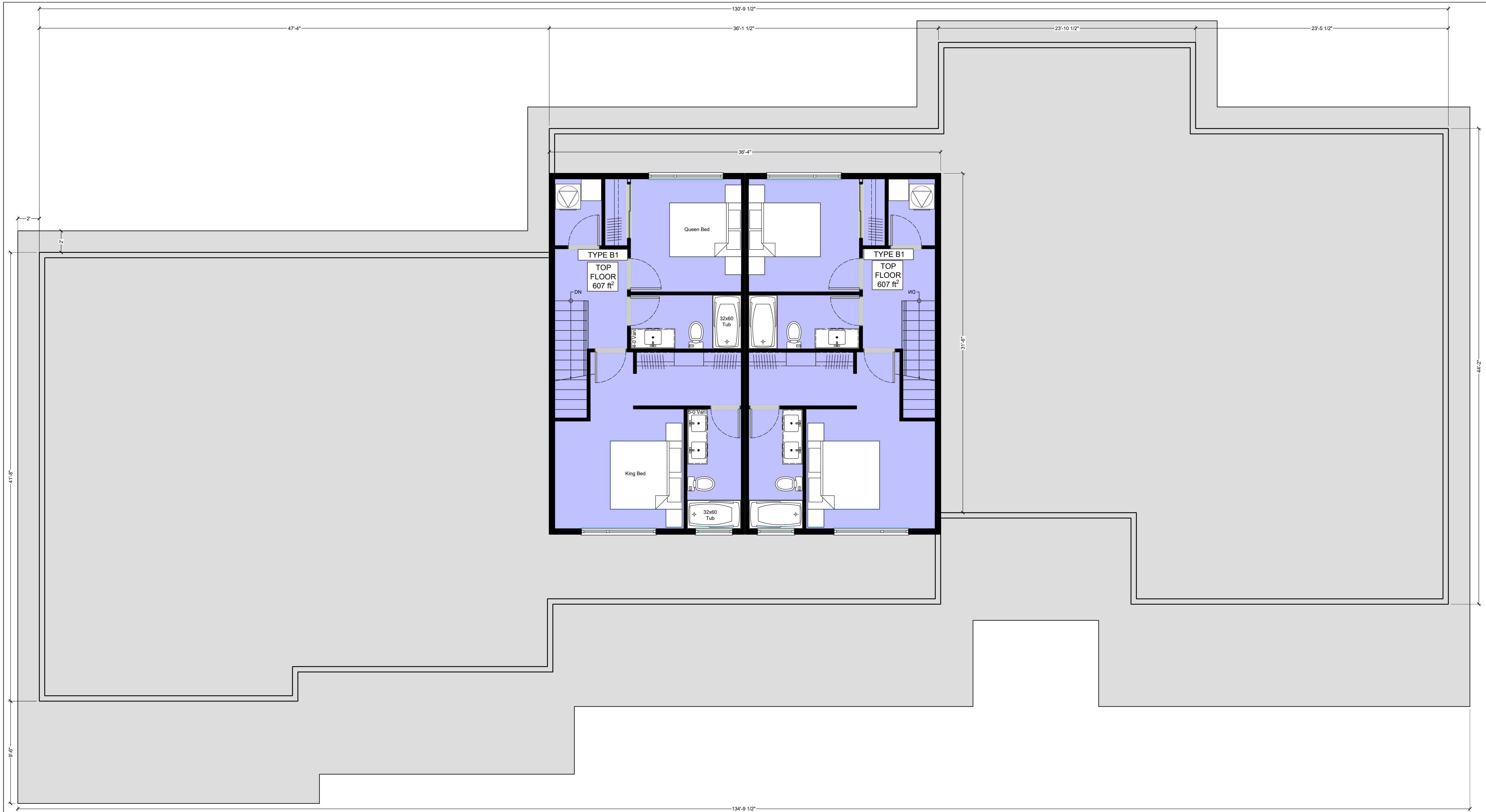
Main Floor - Building 2

Project No.: 2211

Date: November 9, 2022 Scale: 1/4" = 1'-0"

# A-11.2





# Derby Townhomes

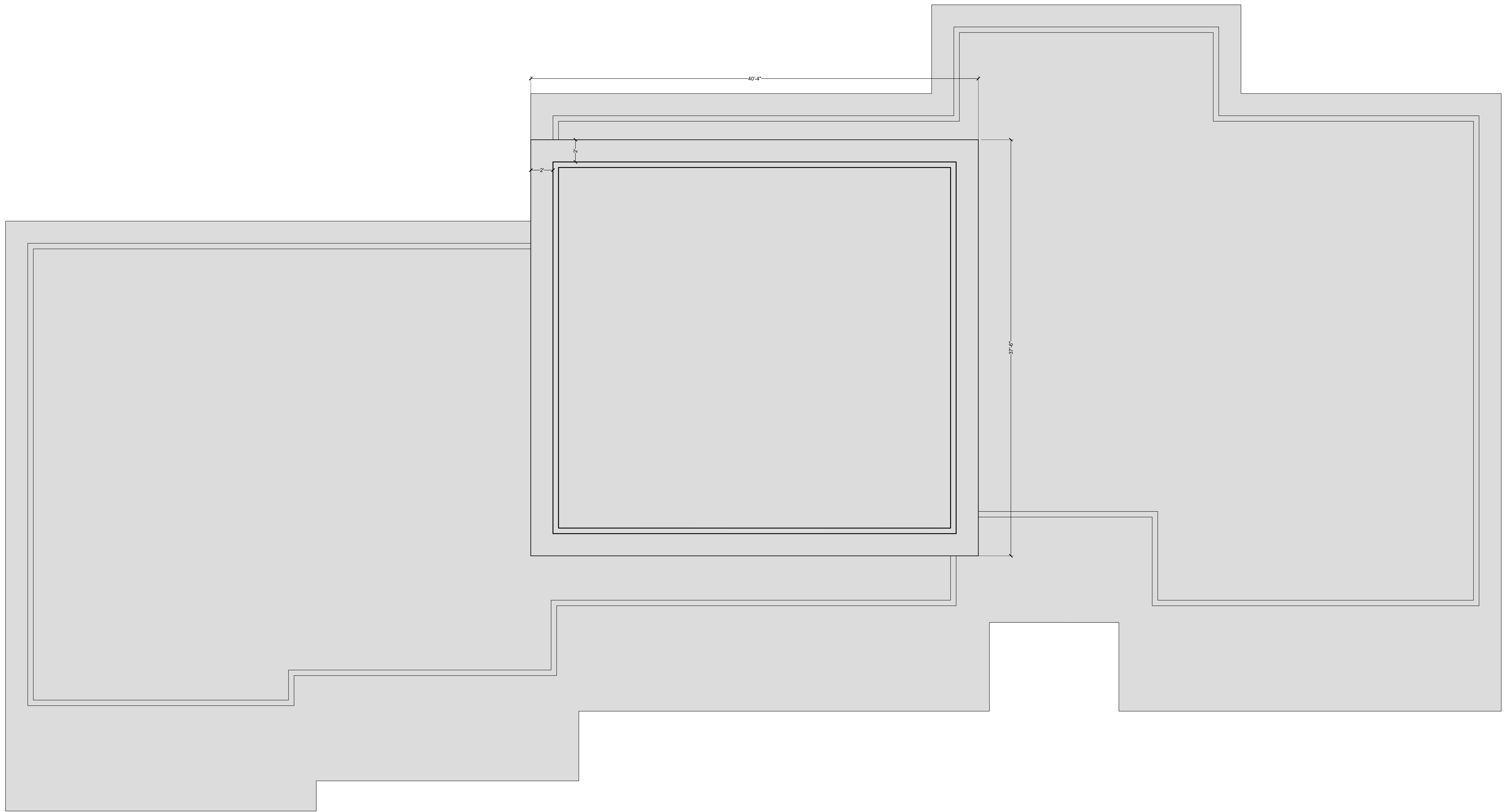
## MULTI-FAMILY DERBY ROAD, SECHELT

Third Floor - Building 2

Project No.: 2211

Date: November 9, 2022 Scale: 1/4" = 1'-0"

# A-13.2



# Derby Townhomes

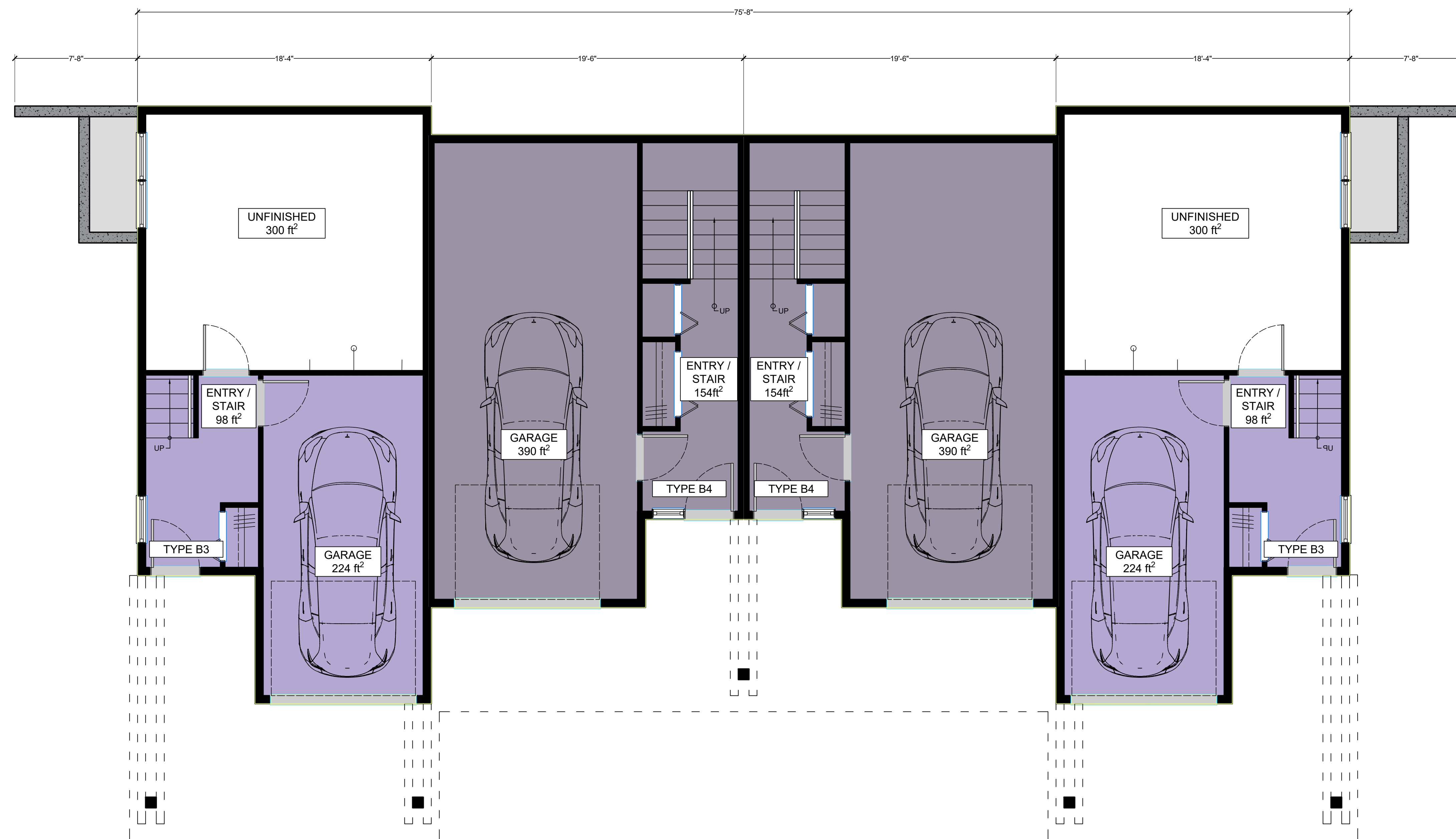
## MULTI-FAMILY DERBY ROAD, SECHELT

### Roof - Building 2

Project No.: 2211

Date: October 24, 2022 Scale: 1/4" = 1'-0"

# A-14.2



# Derby Townhomes

## MULTI-FAMILY DERBY ROAD, SECHELT

Main Floor - Building 3

Project No.: 2211

Date: October 24, 2022 Scale: 1/4" = 1'-0"

# A-11.3



# Derby Townhomes

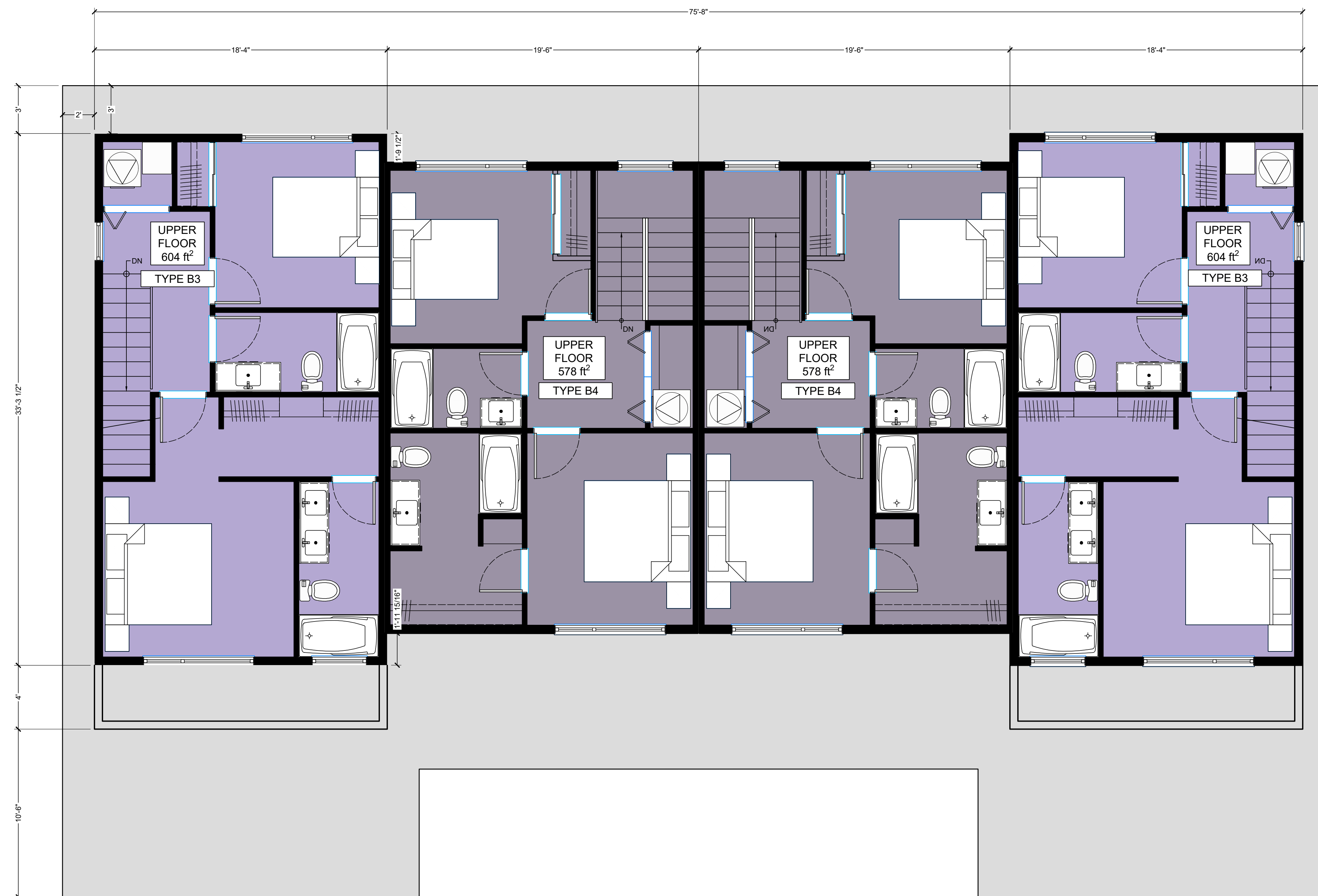
## MULTI-FAMILY DERBY ROAD, SECHELT

Second Floor - Building 3

Project No.: 2211

Date: October 24, 2022 Scale: 1/4" = 1'-0"

# A-12.3



# Derby Townhomes

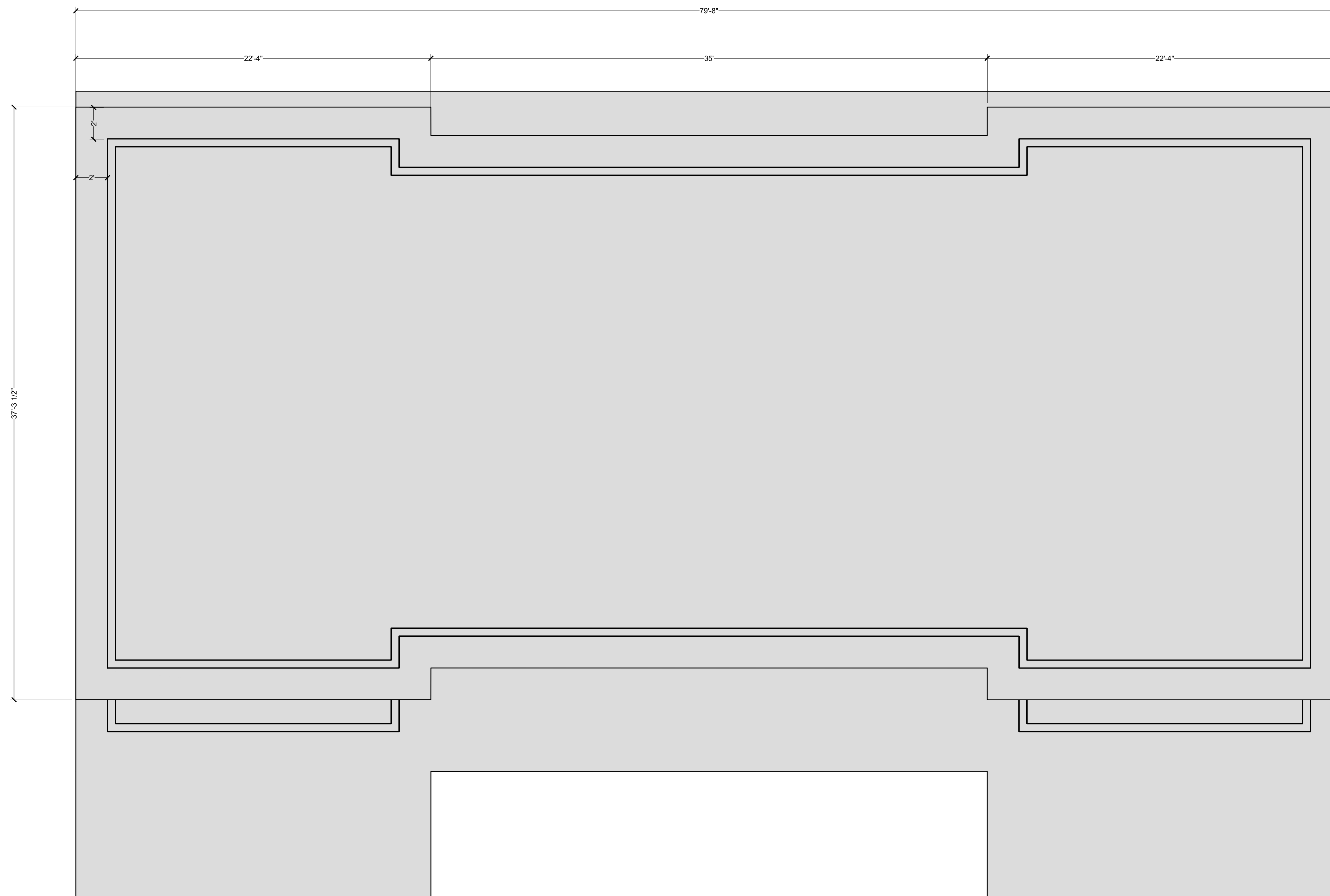
## MULTI-FAMILY DERBY ROAD, SECHELT

Third Floor - Building 3

Project No.: 2211

Date: October 24, 2022 Scale: 1/4" = 1'-0"

# A-13.3



# Derby Townhomes

## MULTI-FAMILY DERBY ROAD, SECHELT

MOBIUS ARCHITECTURE  
 3-4720 HIGHWAY 101  
 SECHELT, BC, V0N3A2  
 PHONE: 604 885 4390  
 FAX: 604 885 4312

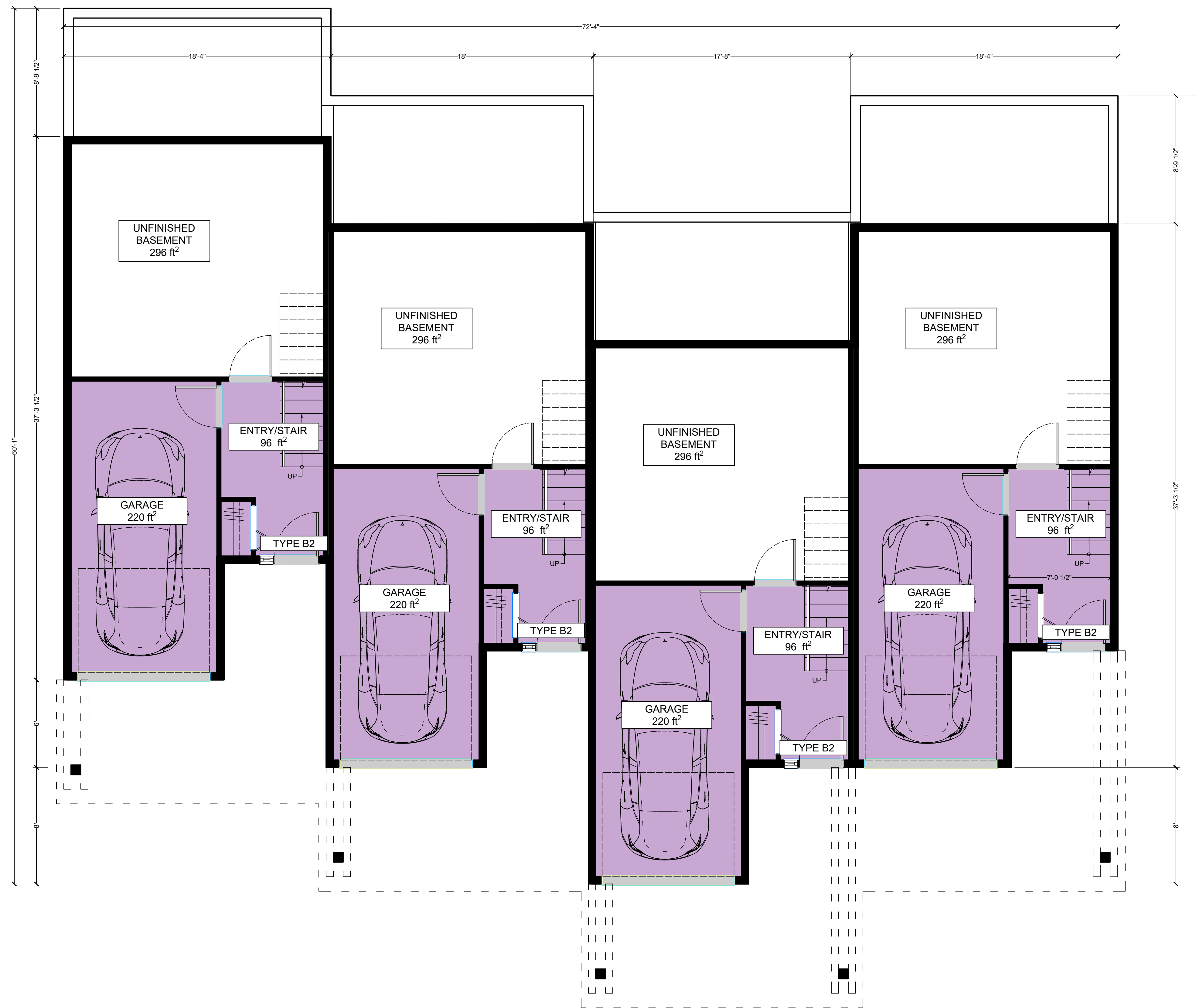


### Roof - Building 3

Project No.: 2211

Date: October 24, 2022 Scale: 1/4" = 1'-0"

# A-14.3



# Derby Townhomes

## MULTI-FAMILY DERBY ROAD, SECHELT

MOBIUS ARCHITECTURE  
 3-4720 HIGHWAY 101  
 SECHELT, BC, V0N3A2  
 PHONE: 604 885 4390  
 FAX: 604 885 4312



### Main Floor - Building 4

Project No.: 2211

Date: October 24, 2022 Scale: 1/4" = 1'-0"

# A-11.4



# Derby Townhomes

## MULTI-FAMILY DERBY ROAD, SECHELT

Second Floor - Building 4

Project No.: 2211

Date: October 24, 2022 Scale: 1/4" = 1'-0"

# A-12.4



# Derby Townhomes

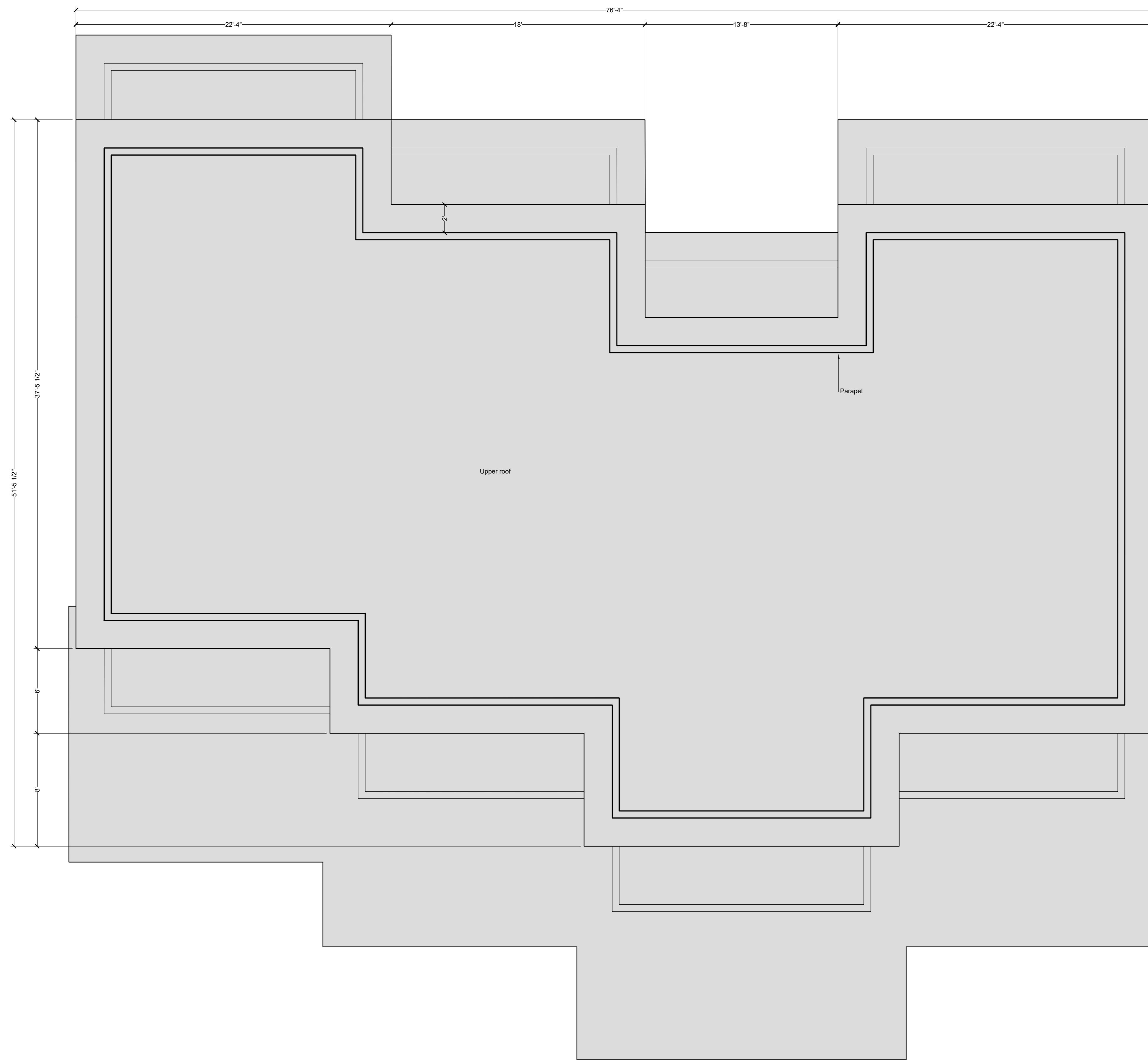
## MULTI-FAMILY DERBY ROAD, SECHELT

Third Floor - Building 4

Project No.: 2211

Date: October 24, 2022 Scale: 1/4" = 1'-0"

# A-13.4



Derby Townhomes

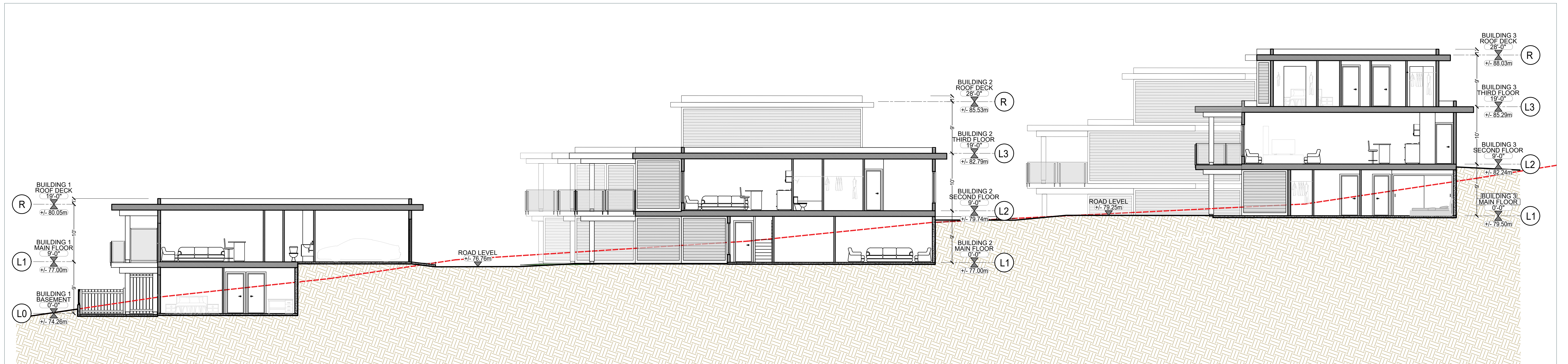
MULTI-FAMILY  
DERBY ROAD, SECHELT

Roof - Building 4

Project No.: 2211

Date: October 24, 2022 Scale: 1/4" = 1'-0"

**A-14.4**




1 SITE SECTION  
Scale: 1/8" = 1'-0"

# Derby Townhomes

## MULTI-FAMILY

### DERBY ROAD, SCHELT

MOBIUS ARCHITECTURE  
3-4720 HIGHWAY 101  
SCHELT, BC, V0N3A2  
PHONE: 604 885 4390  
FAX: 604 885 4312



#### Site Section

Project No.: 2211

Date: October 24, 2022 Scale: 1/16" = 1'-0"

Drawn: CB

Sheet No.

# A-40.1



1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



2 EAST ELEVATION  
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



4 WEST ELEVATION  
Scale: 1/8" = 1'-0"

# Derby Townhomes

## MULTI-FAMILY

### DERBY ROAD, SCHELT

MOBIUS ARCHITECTURE  
3-4720 HIGHWAY 101  
SCHELT, BC, V0N3A2  
PHONE: 604 885 4390  
FAX: 604 885 4312



#### Elevations - Building 1

Project No.: 2211

Date: October 24, 2022 Scale: 1/16" = 1'-0"

Drawn: CB

Sheet No. **A-50.1**



1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



2 EAST ELEVATION  
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



4 WEST ELEVATION  
Scale: 1/8" = 1'-0"

# Derby Townhomes

## MULTI-FAMILY

### DERBY ROAD, SCHELT

MOBIUS ARCHITECTURE  
3-4720 HIGHWAY 101  
SCHELT, BC, V0N3A2  
PHONE: 604 885 4390  
FAX: 604 885 4312



#### Elevations - Building 2

Project No.: 2211

Date: October 24, 2022 Scale: 1/16" = 1'-0"

Drawn: CB

Sheet No. **A-50.2**



1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



2 EAST ELEVATION  
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



4 WEST ELEVATION  
Scale: 1/8" = 1'-0"

# Derby Townhomes

## MULTI-FAMILY

### DERBY ROAD, SCHELT

MOBIUS ARCHITECTURE  
3-4720 HIGHWAY 101  
SCHELT, BC, V0N3A2  
PHONE: 604 885 4390  
FAX: 604 885 4312



#### Elevations - Building 3

Project No.: 2211

Date: October 24, 2022 Scale: 1/16" = 1'-0"

Drawn: CB

Sheet No. **A-50.3**



1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



2 EAST ELEVATION  
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



4 WEST ELEVATION  
Scale: 1/8" = 1'-0"

# Derby Townhomes

## MULTI-FAMILY

### DERBY ROAD, SCHELT

MOBIUS ARCHITECTURE  
3-4720 HIGHWAY 101  
SCHELT, BC, V0N3A2  
PHONE: 604 885 4390  
FAX: 604 885 4312



#### Elevations - Building 4

Project No.: 2211

Date: October 24, 2022 Scale: 1/16" = 1'-0"

Drawn: CB

Sheet No. **A-50.4**

SEAL:



- 6' HT. PRIVACY SCREEN; TYP.
- 3' HT. WOOD LATH FENCE; TYP.
- 18" WIDTH 2-3" DIA. RIVER ROCK BORDER UNDER BUILDING OVERHANG; TYP.
- HEDGE
- WINDOW WELL BY ARCH; TYP.
- ACER CIRCINATUM
- 24" SQ. HYDRAPRESSED SLABS; TYP.
- ACER GINNALA 'FLAME'
- PINUS NIGRA 'ARNOLD SENTINEL'
- 6' HT. PRIVACY SCREEN; TYP.
- 4' HT. WOOD FENCE; TYP.
- 3' HT. WOOD LATH FENCE; TYP.
- 5M SETBACK
- 3M SETBACK
- PROPERTY LINE
- PICEA OMORIKA 'BRUNS'

NO.	DATE	REVISION DESCRIPTION	DR.
4	22.OCT.24	REVISE PER NEW SITE PLAN	CJ
3	22.SEP.14	REVISE DRIVEWAYS / DETAILS	CJ
2	22.AUG.29	PLANTING PLAN	WZ
1	22.AUG.25	NEW SITE PLAN / AMENITY AREA CHANGE	CJ/CLG

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

**DERBY ROAD  
SECHLT, BC**

DRAWING TITLE:  
**LANDSCAPE  
PLAN**

DATE: 22.JUL.29 DRAWING NUMBER:  
SCALE: 1" = 20'-0"  
DRAWN: CJ  
DESIGN: CJ  
CHK'D: PCM

**L1**

OF 7

**HARDSCAPE LEGEND**

- 2" SQ. HYDRAPRESSED CONCRETE SLABS
- CONCRETE UNIT PAVERS W/ 6" CONCRETE APRON, HALF OFFSET PATTERN
- CONCRETE UNIT PAVERS W/ 6" CONCRETE APRON, HERRINGBONE PATTERN
- RIVER ROCK, 2-3" DIA., 3" DEPTH UNDER BUILDING OVERHANGS; WIDTH AS SHOWN ON PLANS
- FIBAR PLAY SAFETY SURFACE; SEE DETAIL

**FENCE LEGEND**

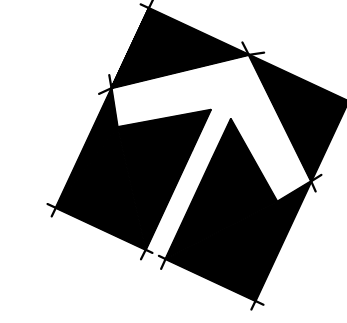
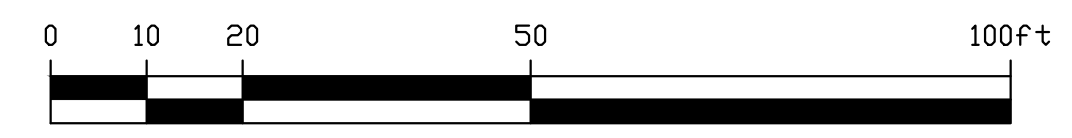
- 3' HEIGHT WOOD LATH FENCE
- 4' HEIGHT WOOD FENCE
- 6' HEIGHT WOOD FENCE
- 6' HEIGHT PATIO SCREEN

**TREE SCHEDULE**

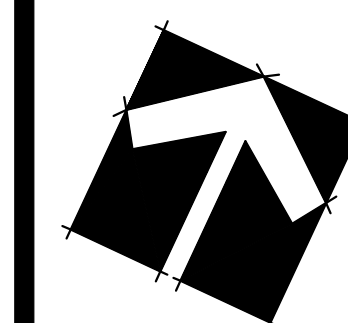
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	21	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B&B; 3 STEM CLUMP
	10	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2.5M HT; 1.8M STD
	10	ACER JAPONICUM 'VITIFOLIUM'	FULLMOON MAPLE	2.5M HT; B&B
	6	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6CM CAL; B&B
	9	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	2M HT; B&B
	4	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; 2.5M HT; B&B
	3	MAGNOLIA GRANDIFLORA 'VICTORIA'	VICTORIA SOUTHERN MAGNOLIA (EVERGREEN)	2M HT; B&B
	24	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	1.5M HT; B&B
	3	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	2.5M HT; B&B
	17	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	7	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL; 1.5M STD; B&B
	25	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL; B&B

PMG PROJECT NUMBER: 22-151

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
4	22.OCT.24	REVISE PER NEW SITE PLAN	CI
3	22.SEP.14	REVISE DRIVEWAYS / DETAILS	CI
2	22.AUG.29	PLANTING PLAN	WZ
1	22.AUG.25	NEW SITE PLAN / AMENITY AREA CHANGE	CJ/CLG

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

**DERBY ROAD  
SECHELT, BC**

DRAWING TITLE:

**SHRUB ENLARGEMENT  
PLAN**

DATE: 22.JUL.29 DRAWING NUMBER:

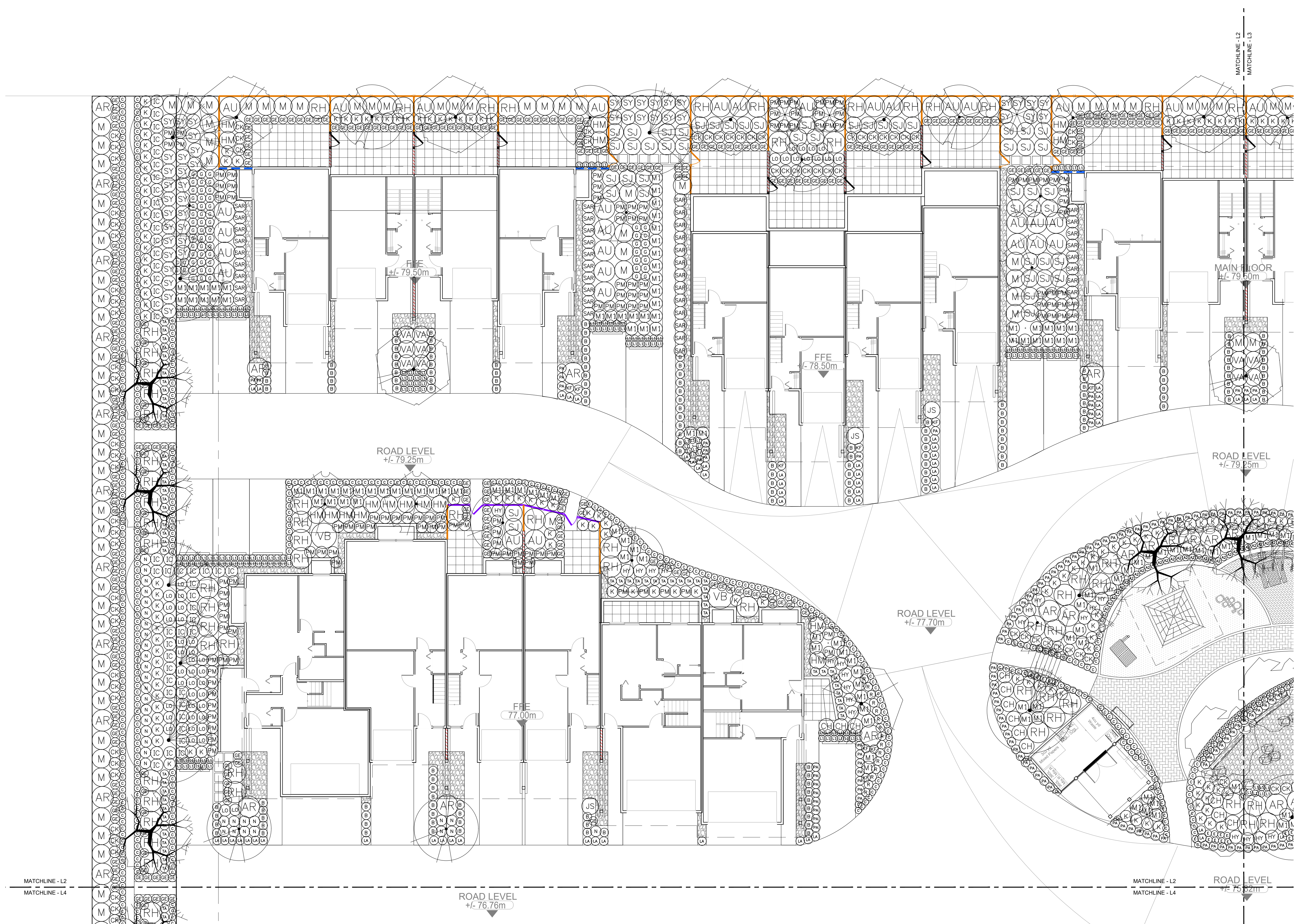
SCALE: 1" = 10'-0"

DRAWN: CI

DESIGN: CI

CHK'D: PCM

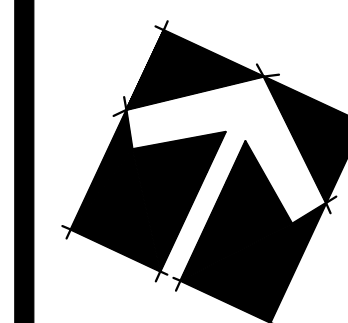
PMG PROJECT NUMBER: 22151-5-ZIP **22-151**



**L2**

**OF 7**

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
4	22.OCT.24	REVISE PER NEW SITE PLAN	CI
3	22.SEP.14	REVISE DRIVEWAYS / DETAILS	CI
2	22.AUG.29	PLANTING PLAN	WZ
1	22.AUG.25	NEW SITE PLAN / AMENITY AREA CHANGE	CJ/CLG

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

**DERBY ROAD  
SECHELT, BC**

DRAWING TITLE:

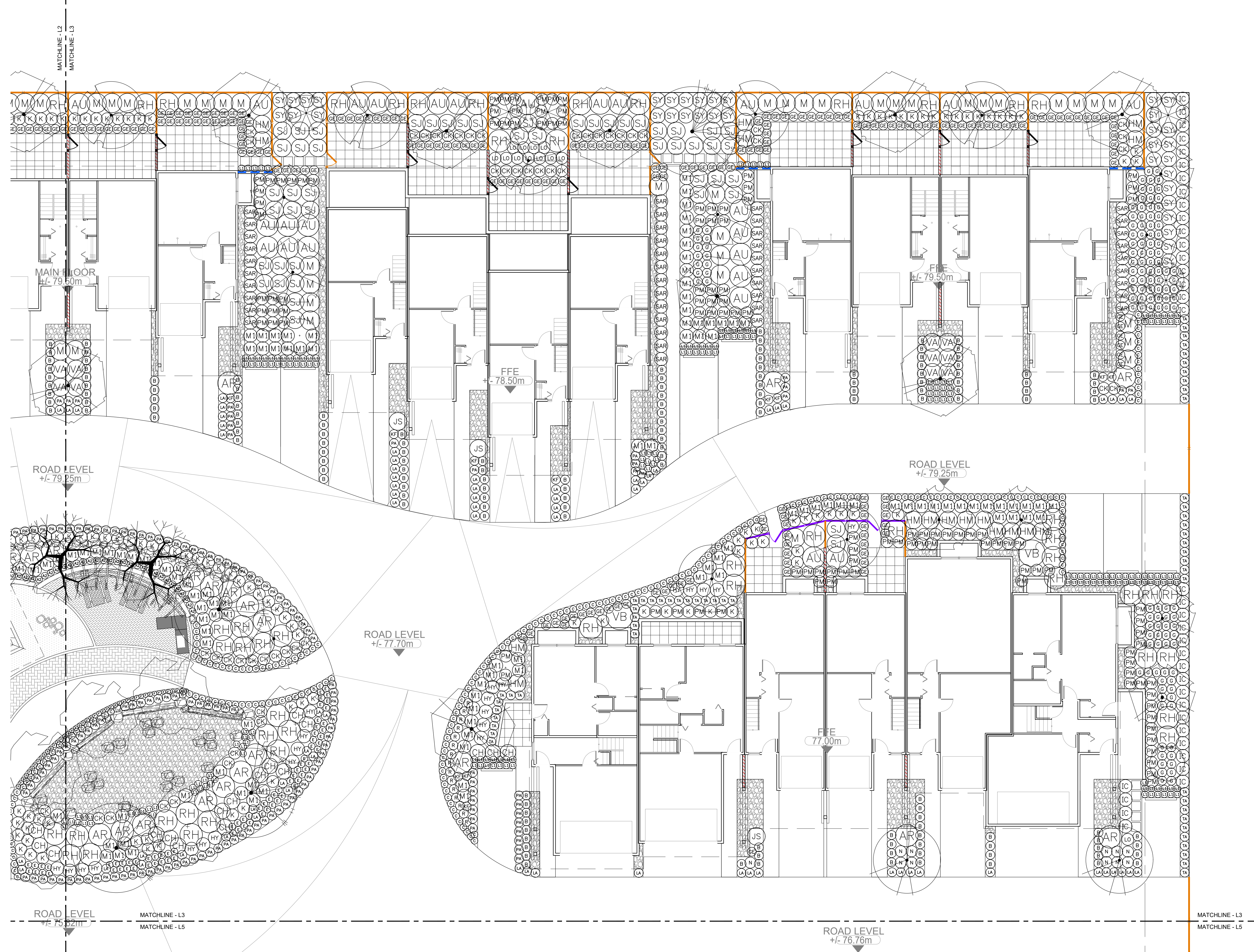
**SHRUB ENLARGEMENT  
PLAN**

DATE: 22.JUL.29 DRAWING NUMBER:  
SCALE: 1" = 10'-0"  
DRAWN: CI  
DESIGN: CI  
CHK'D: PCM

**L3**

**OF 7**

PMG PROJECT NUMBER: 22-151

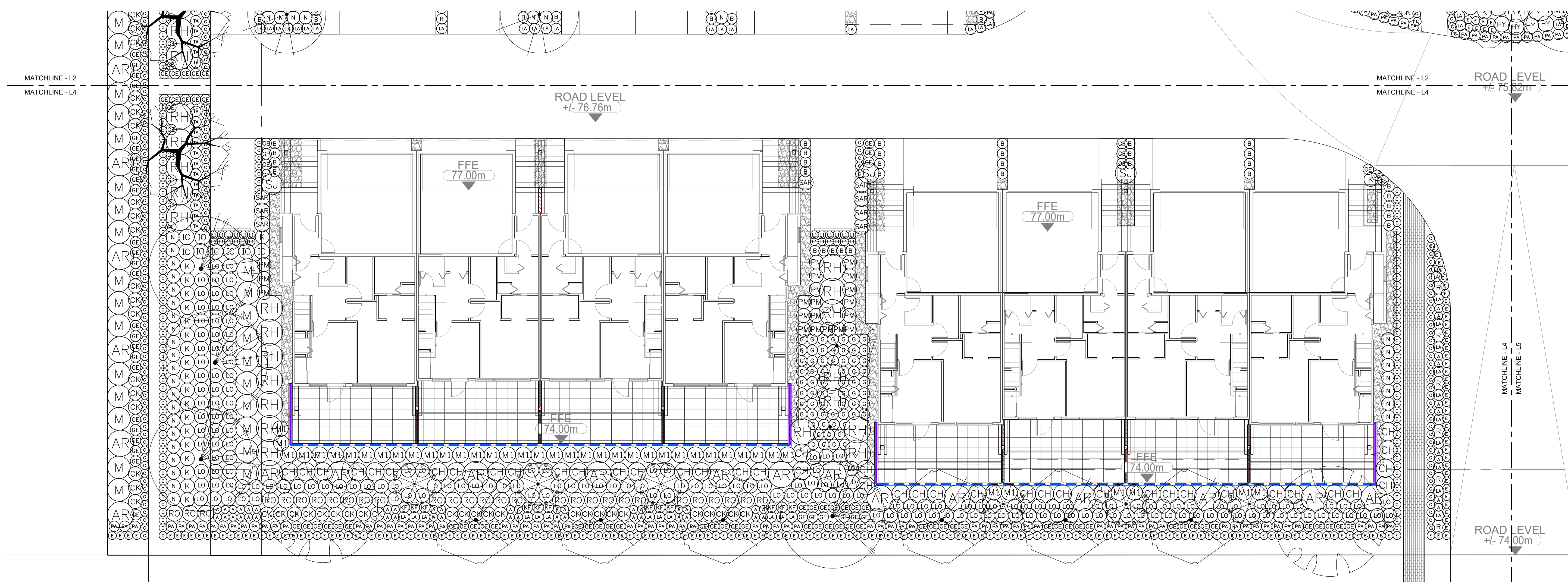
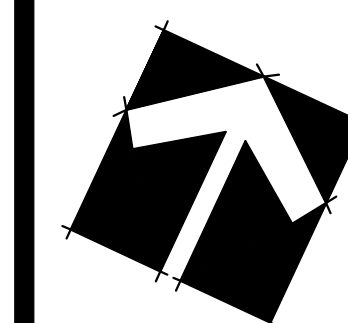


ROAD LEVEL +/- 75.21m

ROAD LEVEL +/- 76.76m



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
4	22.OCT.24	REVISE PER NEW SITE PLAN	CI
3	22.SEP.14	REVISE DRIVEWAYS / DETAILS	CI
2	22.AUG.29	PLANTING PLAN	WZ
1	22.AUG.25	NEW SITE PLAN / AMENITY AREA CHANGE	CJ/CLG

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
**DERBY ROAD**  
**SECHLT, BC**

DRAWING TITLE:  
**SHRUB ENLARGEMENT PLAN**

DATE: 22.JUL.29 DRAWING NUMBER:  
SCALE: 1" = 10'-0"  
DRAWN: CI  
DESIGN: CI  
CHK'D: PCM

**L4**

**OF 7**

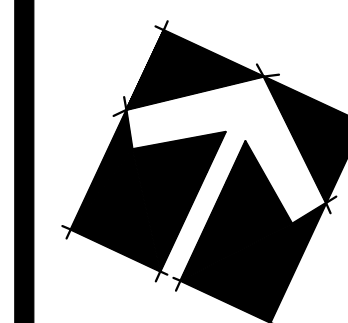
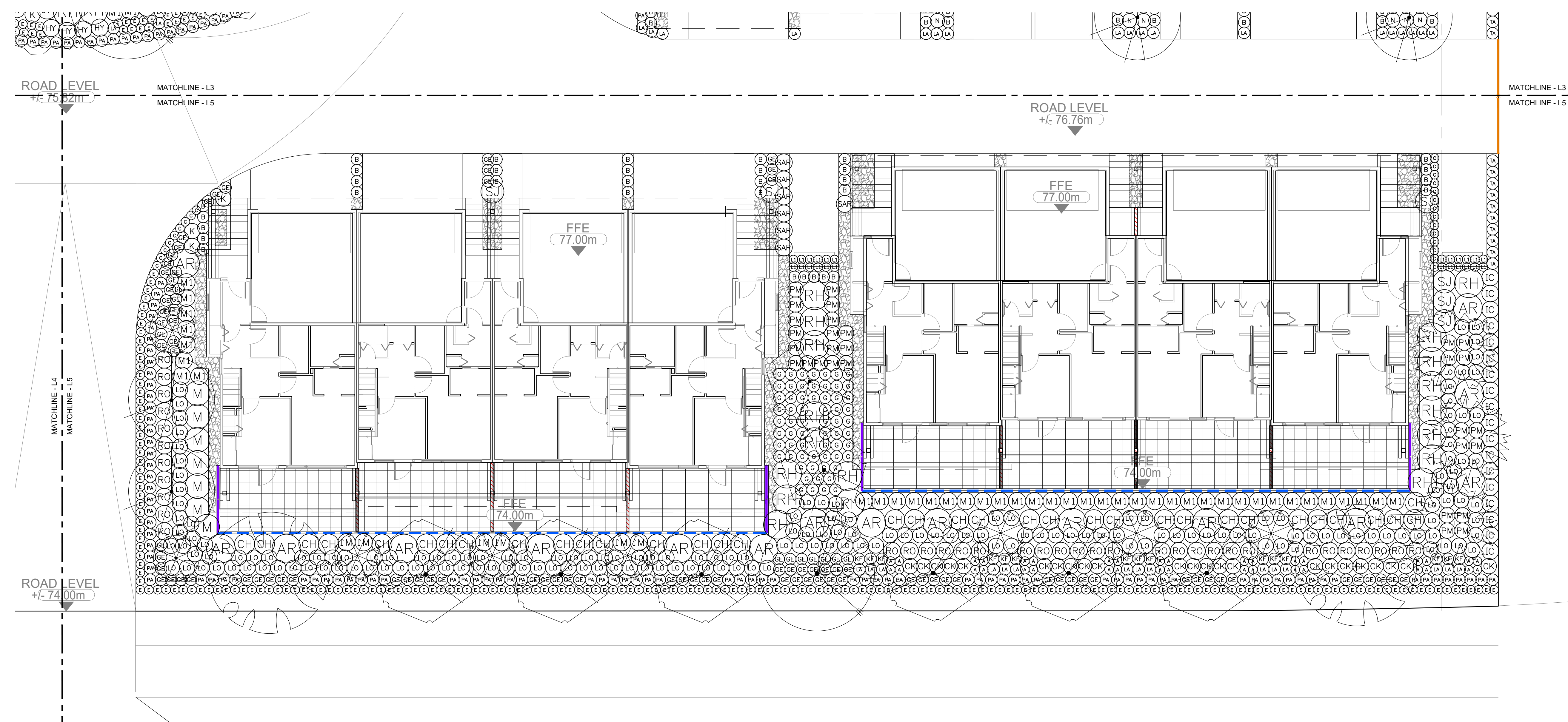


SEAL:

PLANT SCHEDULE		PMG PROJECT NUMBER: 22-151		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(AR)	77	ARBUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
(AUC)	56	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT; 50CM
(BUX)	344	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(CHO)	103	CHOISYA TERENATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
(COR)	177	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#3 POT; 80CM
(HYD)	34	HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIGLEAF HYDRANGEA; WHITE	#3 POT; 80CM
(HYD)	40	HYDRANGEA QUERCIFOLIA 'SIKES DWARF'	'SIKES DWARF' OAKLEAF HYDRANGEA	#3 POT; 80CM
(ILE)	111	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 50CM
(JUN)	6	JUNIPERUS 'SKYROCKET'	SKYROCKET JUNIPER	1.25M HT, B&B
(KAL)	235	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
(MAH)	134	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#3 POT; 50CM
(NAN)	72	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
(RHOD)	142	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
(ROSA)	65	ROSA MEIDELAND 'BONICA'	MEIDLAND ROSE; PINK	#3 POT; 60CM
(SAR)	99	SARCOCOCCA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SARCOCOCCA	#2 POT; 30CM
(SKIM)	107	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
(SYM)	80	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT; 30CM
(TAX)	138	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.5M B&B
(VIB)	16	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
(VIB)	4	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	1.0M HT, B&B; TREE FORM
GRASS				
(CAL)	47	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
(CARE)	958	CAREX OSHIMENSIS 'EVEREST'	EVEREST VARIEGATED SEDGE	#1 POT; 20CM
(PEN)	394	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT; 25CM

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
VINE				
(CLE)	4	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#2 POT; 60CM; STAKED
PERENNIAL				
(ACH)	86	ACHILLEA 'ANTHEA'	YELLOW YARROW	15CM POT
(GER)	670	GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'	BEVAN'S VARIETY HARDY GERANIUM	15CM POT
(LAV)	157	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER; PURPLE	15CM POT; #1 POT
(LIR)	409	LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT
(RUB)	36	RUDBECKIA FULGIDA VAR SULLIVANTII	'GOLDSTURMRUDBECKIA'; YELLOW	15CM POT
GC				
(ARCT)	49	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 POT; 20CM
(ERICA)	471	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT
(FRAG)	45	FRAGARIA VESCA	WOODLAND STRAWBERRY	9CM POT
(GAUL)	311	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
(LON)	420	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 25CM
(MAH)	309	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM
(POL)	281	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



NO.	DATE	REVISION DESCRIPTION	DR.
4	22.OCT.24	REVISE PER NEW SITE PLAN	CI
3	22.SEP.14	REVISE DRIVEWAYS / DETAILS	CI
2	22.AUG.29	PLANTING PLAN	WZ
1	22.AUG.25	NEW SITE PLAN / AMENITY AREA CHANGE	CJ/CLG

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

**DERBY ROAD  
SECHLT, BC**

DRAWING TITLE:

**SHRUB ENLARGEMENT  
PLAN**

DATE: 22.JUL.29 DRAWING NUMBER:  
SCALE: 1" = 10'-0"  
DRAWN: CI  
DESIGN: CI  
CHK'D: PCM

**L5**

**OF 7**







# CREUS Engineering Ltd

610 – EAST TOWER, 221 ESPLANADE WEST, N. VANCOUVER, BC V7M 3J3  
P: 604-987-9070 F: 604-987-9071 www.creus.ca

Civil Engineers & Project Managers

January 4, 2022

File No. 22653

Mobius Architecture Inc.  
Suite 3 - 4720 Sunshine Coast Highway  
Sechelt BC  
V0N 3A2

## Re: Derby Townhomes, Sechelt, BC

### **Attention: Coralee Brin**

Creus Engineering is the Civil Engineer of Record for the Silverstone Care project as well as associated upgrades on Derby Road. Creus have also worked on the preliminary Silverstone Heights site to the west of Silverstone Care. The Derby Townhouse site is to the east of Silverstone Care site as shown in Figure 1. Creus has also worked on numerous other projects within the District of Sechelt (DOS) and SCR D, and as such has a good understanding of the servicing needs for the project.

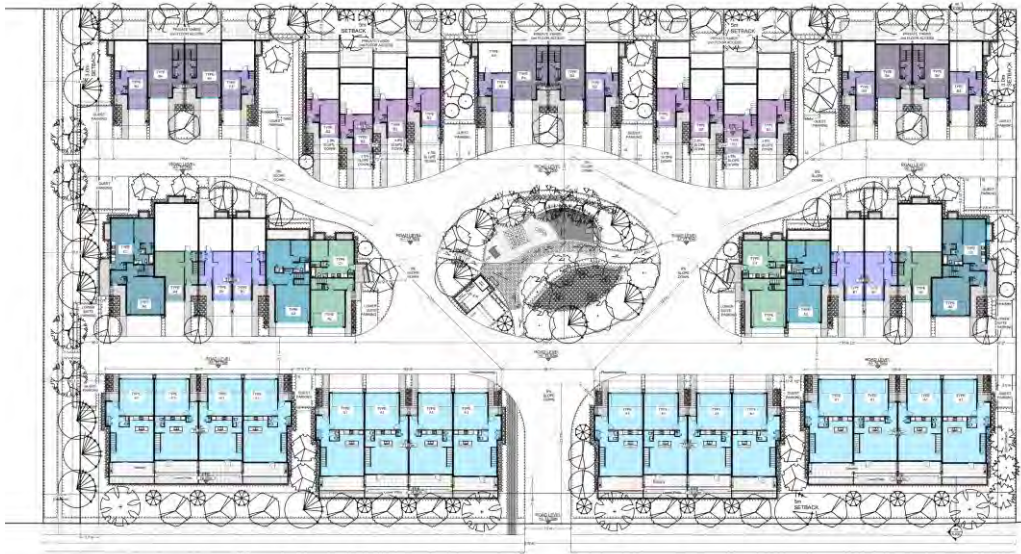


*Figure 1: Site Context*

Creus has been retained as the Civil Engineer for Derby Townhouse. Creus has reviewed your preliminary plans below and reviewed general servicing opportunities and constraints. The site slopes grades from the North- Northwest to the South-southeast at grades from 7-10% generally perpendicular to Derby Road. Based on investigation works on Silverstone Care site, the soils are expected to be conducive to supporting standard civil design. The Derby Road typical section includes two 3.6 m lanes and a multi-use path to provide good road and trail connections as used at Silverstone Care. Initial reviews indicate that sight lines are conducive to access off of Derby Road.

The site is serviced by a 400 mm SCR D watermain that was proved to have adequate pressure and fire flows for the Care facility needs at similar elevations. The site is also fronting on 250 mm Sanitary Sewer that has existing capacity for the intended catchment. It flows to the west to Cowrie Street. The existing Derby Road storm is 600 mm and was designed for the upstream

catchment per Aplin Martin master drainage analysis. It also flows to the west to Cowrie. The initial onsite layout is as shown in Figure 2 below, though we understand there will be changes based on input from the owner, DOS and the team.



*Figure 2: Concept Layout*

Analysis at the adjoining Silverstone Care has provided better knowledge of low flow groundwater conditions that will need to be integrated into the overall stormwater Management objectives and green space opportunities. This will include information gained from an ongoing groundwater monitoring program in the area. We understand the proponent is looking to incorporate water conservation features on the site and we have had preliminary discussion with them in that regard. This is something Creus is currently working on for other projects on the coast and has historically worked on in other areas such as Bowen Island. Based on our discussion, we understand the developer has committed to construction of onsite infrastructure to address both stormwater and non-potable water storage to provide sufficient water for the annual irrigation needs of all exterior common landscape areas. We have discussed opportunities to incorporate excess stormwater and or/near surface groundwater in a combination of possible storage devices such as ponds, tanks or cisterns, rainwater cisterns, etc to be a source of supply for the irrigation needs. We understand this would be designed to meet landscaping needs of both the common area as well as the individual unit exterior irrigation requirements without relying on SCR D potable water. We see this as a viable objective that can be reached with known and proven technology. The exact design solution will be resolved with the design team including input from landscape, geotechnical, groundwater, civil consultant, and owner team to work with District staff to optimize a viable sustainable solution.

If you have further questions in this regard, please do not hesitate to contact me

Respectfully yours,

**CREUS Engineering Ltd.**

Kevin Healy, P.Eng.  
Senior Engineer  
Permit to Practice 1001543

# Sustainability Checklist for Development Applications 2019

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## Purpose of the Checklist:

The checklist has been developed to assist in the assessment of development applications with respect to the District's overall future vision, strategic priorities and policies. The checklist is intended to assist developers/applicants to plan projects that further the sustainability objectives of the OCP and the ICSP.

## How is The Checklist Used?

The checklist will be provided to a development applicant at the pre-application meeting and should be submitted as part of a complete application.

Staff will consider the input received from the applicant and the preliminary checklist will form part of the evaluation of the development application. The finalized checklist is prepared by staff, not the applicant, and will be included in the report(s) to Council for their consideration.

## Who Needs To Submit A Sustainability Checklist?

This is required for the following types of applications and proposals:

1. OCP Amendment applications
2. Rezoning applications
3. Development Permit applications (Major DPs)
4. Subdivision Applications

## Things to Note:

1. Not all elements may be applicable to all applications. If you think a particular element is not applicable, please explain.
2. Statements such as "will consider" and "attempt to be" do not constitute a proposed outcome and are not acceptable. The statements must be realistic and propose attainable results.
3. All applicants shall have regard for the policies of the OCP and planning principles of the District of Sechelt Vision Plan

PLANNING ELEMENT	SUSTAINABILITY CONSIDERATION	Y	N	N/A	COMMENTS/EXPLAIN
<b>Growth Management</b>					
1	Is the development located within a priority growth area and/or sewer service area?				Yes, OCP multiresidential expansion area
2	Is there adequate capacity to support the development? (e.g. water, liquid waste, transportation, geotechnical conditions)				Water is an issue for the entire District. Other considerations are sufficient.
3	Is the development adjacent to existing development and services to ensure cost-effective extension of services?				Yes.
4	Does the development make efficient use of land?				Yes. Multiple units joined together uses less land than single family developments.
<b>Sustainable Community Development</b>					
5	Does the development include measures to minimize site disturbance and changes to the existing topography and landscape features?				Yes. The units will be set into and move up the natural slope.
6	Does the development balance the scale and massing of buildings in relation to adjoining properties?				The scale is smaller than the property to the west and somewhat larger than the SFD to the south.
7	Does the development provide opportunities for aging in place or for people with disabilities?				Yes in some units. Others require use of stairs.
8	Does the development provide for a diversity of housing types, forms and price levels?				There are 12 types ranging in size from 491sf to 1537sf
9	Does the development include seniors housing or supportive housing?				No.
10	Will the housing units incorporate adaptable features and high levels of accessibility?				No.
<b>Economic Prosperity</b>					
12	Does the development include a non-residential				

PLANNING ELEMENT	SUSTAINABILITY CONSIDERATION	Y	N	N/A	COMMENTS/EXPLAIN
	component?				No.
13	Does the development provide opportunities for affordable space for small business?				No.
14	Does the development add to the diversity of the local economy?				Yes.
<b>Environmental</b>					
15	Is the development sited to preserve sensitive ecosystems on the site and areas adjacent to the site?				
16	If a waterfront development: is it compliant with the 15m foreshore setback?				N/A
17	Does the development preserve significant trees?				No.
18	Does the development retain or enhance the urban forest?				It creates a new urban landscape
19	Does the development incorporate Dark Sky Principles? (environmentally responsible outdoor lighting)				Yes.
<b>Sustainable Transportation</b>					
20	Is the development accessible by multiple modes of transport, emphasizing walking and transit accessibility?				Yes. Bicycle, transit, car.
21	Does the development include an interconnected road system? E.g. modified grid, multiple street connections, short block lengths, limited cul-de-sacs.				One connection at present. (No developments behind or to the east at present).
22	Are the streets connected with sidewalks and pathways?				Yes.
23	Can shops and services be accessed safely and				

PLANNING ELEMENT	SUSTAINABILITY CONSIDERATION	Y	N	N/A	COMMENTS/EXPLAIN
	within easy walking distance?				West Sechelt does not have many services.
24	Is the development accessible to transit services? E.g. within 400m of an existing or planned route?				SilverStone Heights has bus service
25	Does the development incorporate alternative road standards and/or slope-sensitive road standards?				No.
<b>Resource Efficiency</b>					
26	Does the development incorporate best management practices in the management of stormwater?				Yes.
27	Does the development include efficient on-site stormwater management options? E.g. rain barrels, pervious parking pads, absorbent landscaping?				Yes.
28	Does the development employ other water conserving measures that would promote the reuse of captured rainwater and water storage for irrigation?				No.
29	Does the landscape plan use drought-tolerant plants and non-water dependant materials in the landscape design?				Yes.
<b>Climate Adaptation</b>					
30	Does the development include climate-sensitive design features to minimize the impact of flooding, wildfire, wave action and erosion?				Please explain what you are looking for.
31	Does the development utilize green-shore principles?				N/A
32	Does the development buffer the effects of extreme water flows by retaining adequate riparian zones?				Yes. There is an abundance of planting and a central water retaining feature.

PLANNING ELEMENT	SUSTAINABILITY CONSIDERATION	Y	N	N/A	COMMENTS/EXPLAIN
33	Does the development include any renewable energy generation such as solar electricity, wind power, heat recover or district heating?				No.
<b>Engagement</b>					
34	Is a public information meeting planned for this development?				
35	Was the development modified as a result of public input?				