



February 24, 2014

Mr. Richard Tak
Prudential Sussex Realty
2397 Marine Drive
West Vancouver, BC V7V 1K9

Dear Mr. Tak:

Re: Environmental Redevelopment Assessment of 3225 Mathers Avenue, West Vancouver

Sartori Environmental Services has assessed the redevelopment potential as it relates to the District of West Vancouver's Environmental Development Permit (EDP), at of 3225 Mathers Avenue, West Vancouver (The Site). The Site is presently developed, with a single family home, attached carport, and driveway crossing of Westmount Creek. Westmount Creek bisects the front of the property in an East – West alignment. The Site is moderately sloped (approximately 20%) from Mathers Ave to the rear (north) of the property.

Westmount Creek is a permanent flowing watercourse (flows greater than 6 months of the year) that has had some anthropogenic modifications to the banks and contains non-native decorative landscaping and lawn on the south side. No fish are expected within the subject property; however Cutthroat trout exist further downstream in the system.

As the property is bisected by an open watercourse (Westmount Creek), future redevelopment will require a Municipal EDP approval. This EDP process reviews the development application and its compliance with the environmental sections of the relevant municipal bylaws. In particular, the EDP reviews the proposals' compliance with the environmental setbacks from Westmount Creek. In existing neighbourhoods, as an absolute minimum, environmental setbacks must achieve a minimum of 5 metres from top of bank, and be located no closer than the existing development footprint.

Three limiting factors exist on the site that will determine the final footprint of the site:

1. Westmount Creek flows through the southern end of the Site and encumbers a significant portion of the property due to its environmental setbacks;
2. The existing driveway alignment and crossing of Westmount Creek will likely need to be maintained and will dictate the overall design of the new home to some degree; and,

3. The north end of the Site is predominantly bedrock and will also dictate the overall house design due to the limitation in the amount of rock blasting volumes that the District will allow.

The attached sketch (based on the Municipal orthophoto) shows an approximate developable footprint (subject to exact zoning setback determination) of 300m² that conforms to zoning setbacks and situated approximately 10 metres from top of bank. This proposed development footprint scenario would likely conform to the Districts EDP process, subject to a habitat compensation plan for impacts within 15 metre of top of bank (this would largely be offset by the existing development and riparian planting opportunities in the front yard).

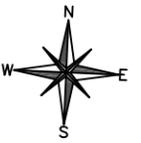
Sartori Environmental Services

Sincerely,



J. Alex Sartori, R.P.Bio.

Partner



3225 MATHERS
 ZONING RS 3
 LOT SIZE - APPROX 1,245 M²
 MAX SITE COVERAGE - 30%
 (373.5M²)
 SITE COVERAGE SHOWN - 300 M²

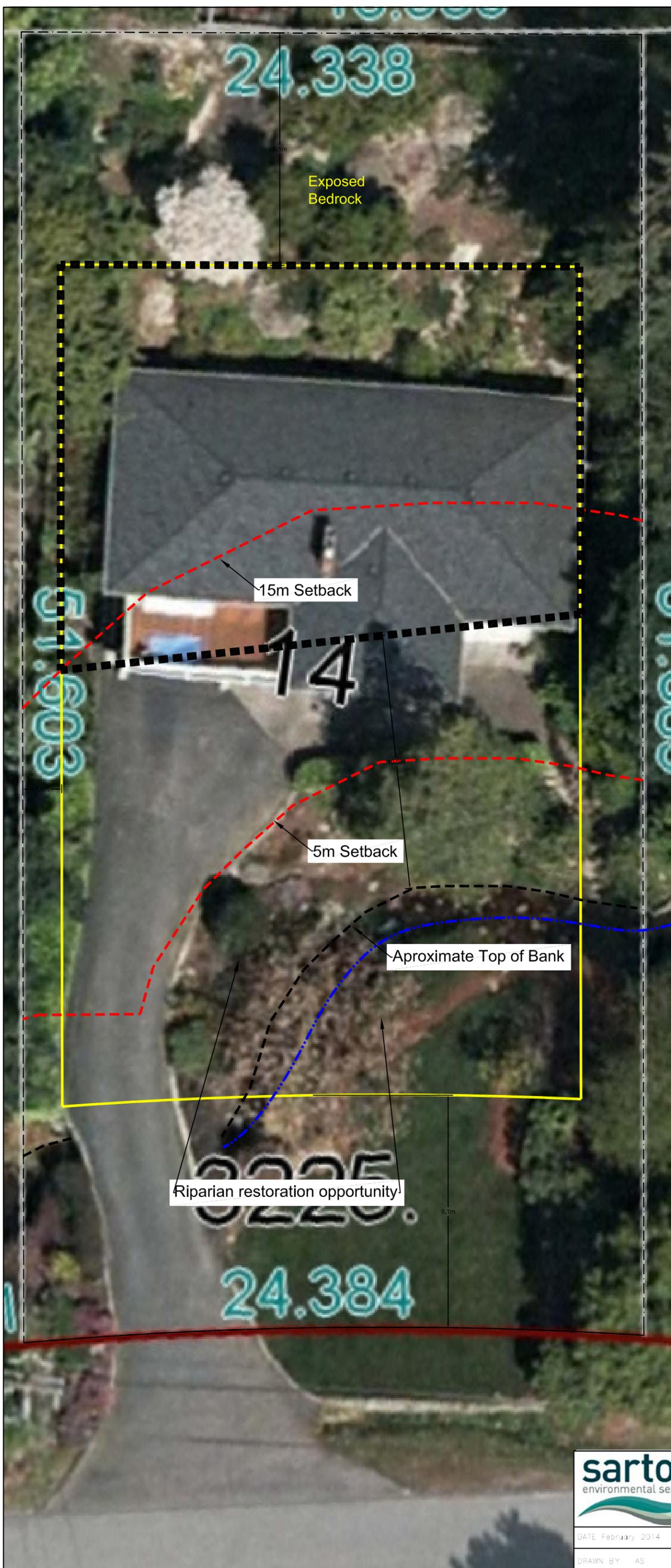
Existing conditions allow for a maximum 300m² development envelope, no closer than 10m from top of bank.

 Potential Development Footprint

 Environmental Setbacks

 Watercourse

 Zoning Setbacks



Note: All measurements approximate and based on aerial image and field observations.



**3225 Mathers -
 Environmental Site Conditions &
 Development Potential**

DATE February 2014

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SCALE 1:150

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