



August 14, 2006

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

Dear Mr. Tak:

**Re: Environmental Assessment of Redevelopment Potential at 1770 Ottawa Place, West Vancouver.**

Sartori Environmental Services has been retained to assess the redevelopment potential at 1770 Ottawa Place, West Vancouver (The Site). The Site is presently developed, with a single family home, carport and rear yard pool. The rear yard is vegetated below the pool deck and garden with a mix of native and non-native plant species. A series of trails wind their way down to the edge of Lawson Creek which flows near the westerly property line. The property is moderately sloped (35% to 40 %) from Lawson Creek to the top of the retaining wall, which is defined as the top of bank on this site.

Lawson Creek is a permanent flowing watercourse (flows year round) that has been significantly altered with large concrete weirs and riparian encroachments. Cutthroat trout were observed adjacent to the property and reside throughout most of the system.

Due to the fact that the property is bordered by an open watercourse, any future redevelopment would require a municipal Environmental Development Permit Application (EDP). 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 Lawson Creek. In existing neighbourhoods, environmental setbacks must achieve a minimum of 5 metres from top of bank or be located no closer than the existing development footprint (whichever is greater).

Top of bank at 1770 Ottawa is located at the top of the retaining wall mid-way up the rear yard, as this is the first slope break flatter than 33.3% (3:1 slope) on the property (Figure 1). Development would then have to be located a minimum 5 metres beyond the top of bank. Accommodation for a relaxed zoning setback along the front of the property could be requested to increase the available development footprint.



Photo 1. District of West Vancouver orthophoto showing the property and Lawson Creek.

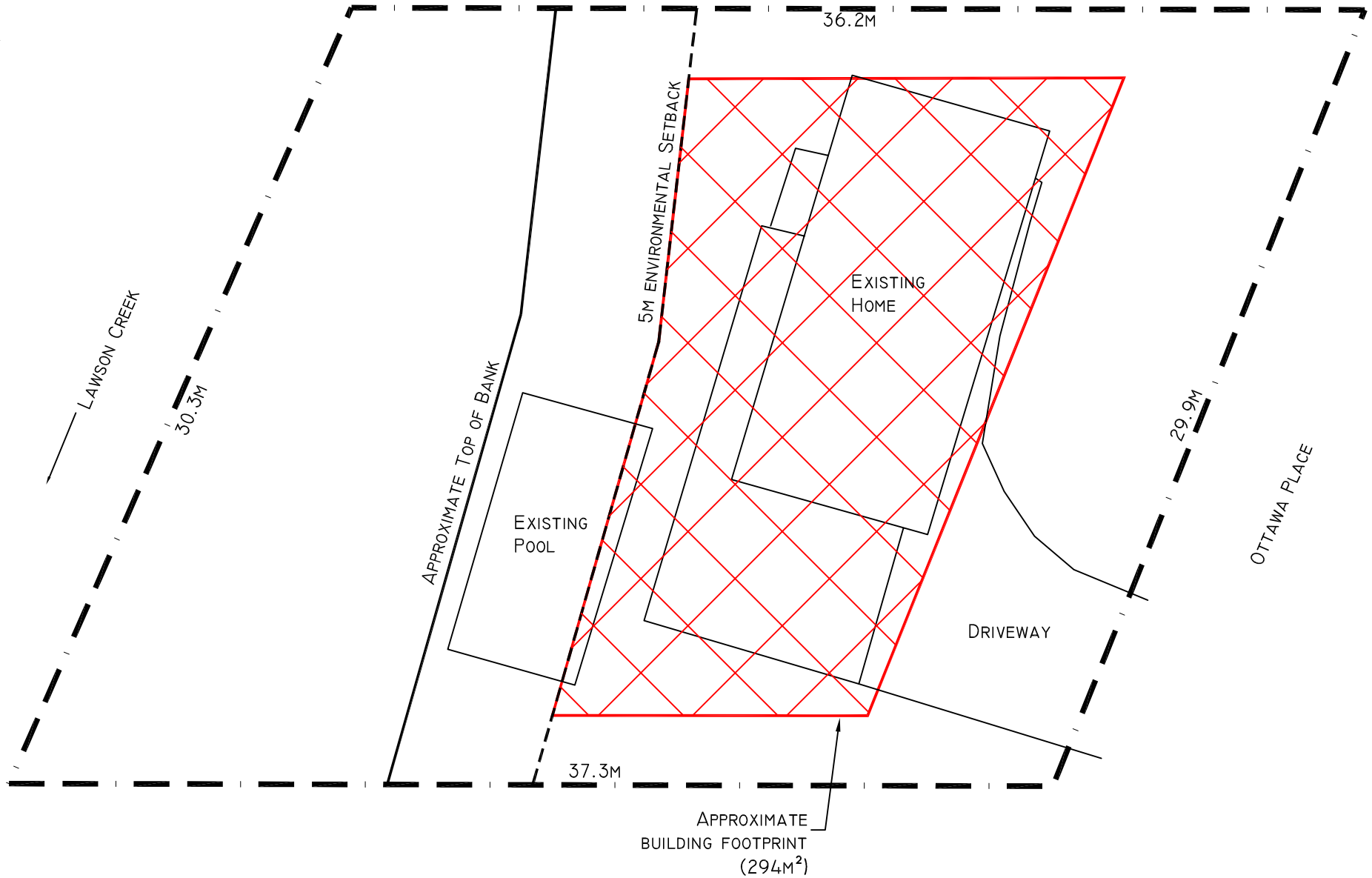
The attached sketch (based on a provided house location survey) shows an approximate developable footprint (subject to zoning setback determination) of 294m<sup>2</sup> for 1770 Ottawa Place. This proposed development footprint scenario would conform to the Districts EDP process, subject to a habitat compensation plan for impacts within 15 metre of top of bank (this would largely be offset by the existing development).

If you require any further information or clarification regarding this report, please call me at (604) 987-5588.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Sartori'.

**J. Alex Sartori, RP Bio.**  
Principal



NOTE: TOP OF BANK LOCATION IS APPROXIMATE AND BASED ON FIELD MEASUREMENTS.

——— TOP OF BANK  
- - - - - 5M SETBACK

<b>sartori</b> environmental services	1770 Ottawa Place- Development Footprint	
	DATE August, 2006	REV
DRAWN BY A. Sartori	SCALE 1:200	DRAWING NO. 1770Ottawa-001