



May 26, 2008

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

Dear Mr. Tak:

Re: Environmental Assessment of Redevelopment Potential at 2185 Gisby, West Vancouver.

Sartori Environmental Services has been retained to assess the redevelopment potential at 2185 Gisby, West Vancouver (The Site). The Site is presently developed, with a single family home, carport, sauna building and small pool structure. A series of concrete block walkways exist in the rear yard with one at the top of creek bank. The rear yard is vegetated with a mix of native and non-native plant species. The property is moderately sloped (approximately 30%) from Pipe Creek tributary to the top of the slope where the home is situated.

This tributary to Pipe Creek looks to be a permanent flowing watercourse (flows greater than 6 months of the year) that has been significantly altered with no natural substrate or bank material, and replaced by a concrete lining. No fish were observed within the subject property; however Cutthroat trout exist further downstream in 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 Pipe 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 2185 Gisby has been located at the top of the creek channel, as the slope beyond it has an average slope flatter than 33.3% (3:1 slope) over a 15 metre distance. 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 or side yards of the property could be requested to increase the available development footprint.

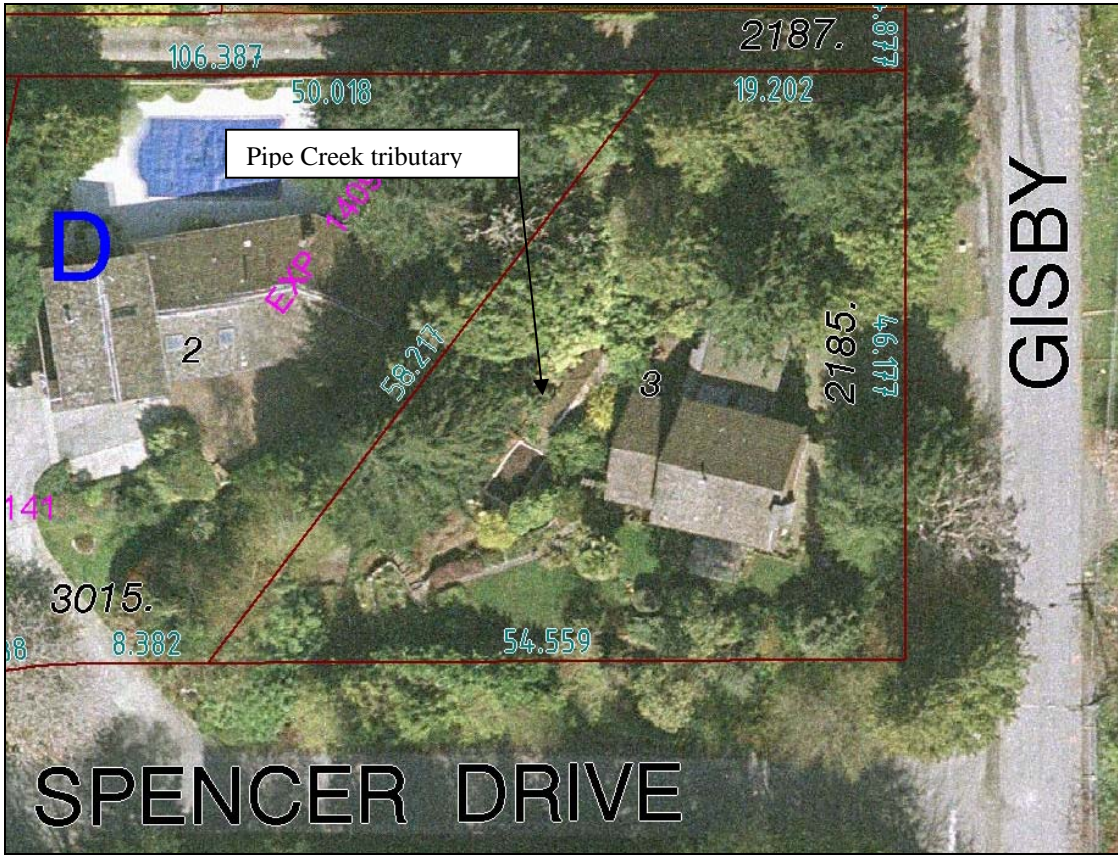


Photo 1. District of West Vancouver orthophoto showing the property and Pipe Creek.

The attached sketch (based on a provided house location sketch) shows an approximate developable footprint (subject to zoning setback determination) of 411m² for 2185 Gisby Street. 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,

J. Alex Sartori, RP Bio.
Principal



CLOSEST PERMANENT STRUCTURE TO TOP OF BANK IS THE SAUNA BUILDING - 2.6 METRES (STRUCTURE NOT SHOWN)

RIPARIAN HABITAT IMPROVEMENT POSSIBILITIES (IE. INVASIVE SPECIES REMOVAL, PERMANENT AND SEMI-PERMANENT STRUCTURE REMOVAL AND NATIVE REVEGETATION), EXIST WITHIN THE 15 METRE SETBACK

PIPE CREEK TRIBUTARY (APPROXIMATE LOCATION)

APPROXIMATE TOP OF BANK

5 METRE SETBACK

15 METRE SETBACK

EXISTING RESIDENCE & CARPORT

9.14M

9.14M

PROPERTY LINE

BUILDING ENVELOPE - 411M² (4424FT²)

*NOTE - ALL MEASUREMENTS APPROXIMATE, CREEK CENTERLINE AND TOP OF BANK LOCATION ARE BASED ON 1965 TOPOGRAPHIC DRAWINGS.

4.6.177M
GISBY STREET

TWO FRONT YARD SETBACKS (CORNER FLANKING LOT) - 9.14M (30FT)
**OPPORTUNITY EXISTS TO POSSIBLY REDUCE FRONT YARD SETBACK FOR ENVIRONMENTAL PURPOSES

19.202M

58.217M

54.559M

SPENCER DRIVE



2185 GISBY STREET
RIPARIAN SETBACKS & BUILDING ENVELOPE

DATE MAY 2008		REV
DRAWN BY AS, SS	SCALE 1:250	DRAWING NO. 2185GISBY_001