

PUBLIC HEARING BINDER

Heritage Designation and Revitalization 3526 Everglade Pl

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The Corporation of the District of North Vancouver

Bylaw 8802

A bylaw to designate property as heritage property

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Heritage Designation Bylaw 8802, 2026 (3526 Everglade Place – Perry Residence)”.

Heritage Designation Protection

2. The Council designates the following as protected heritage property pursuant to Section 611 of the *Local Government Act*:
 - a. the lands in the District of North Vancouver and legally described as: PID 009-366-326, Lot E Block G District Lot 617 Plan 10582; and
 - b. the exterior portion of the building on the Lands on the plans attached to this bylaw as Schedule A (the “Perry Residence”).

Authority to Issue Heritage Alteration Permit

3. Pursuant to Section 617 of the *Local Government Act*, the Council delegates to the General Manager - Planning, Properties & Permits the authority to issue heritage alteration permits to authorize interior and exterior alterations of the Perry Residence not otherwise permitted by this bylaw, provided that the alterations, including the materials used and the design, colour and texture are in the opinion of the General Manager - Planning, Properties & Permits appropriate to the general period and style for the building.

Severability

4. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time June 22, 2026

PUBLIC HEARING held

READ a second time

READ a third time

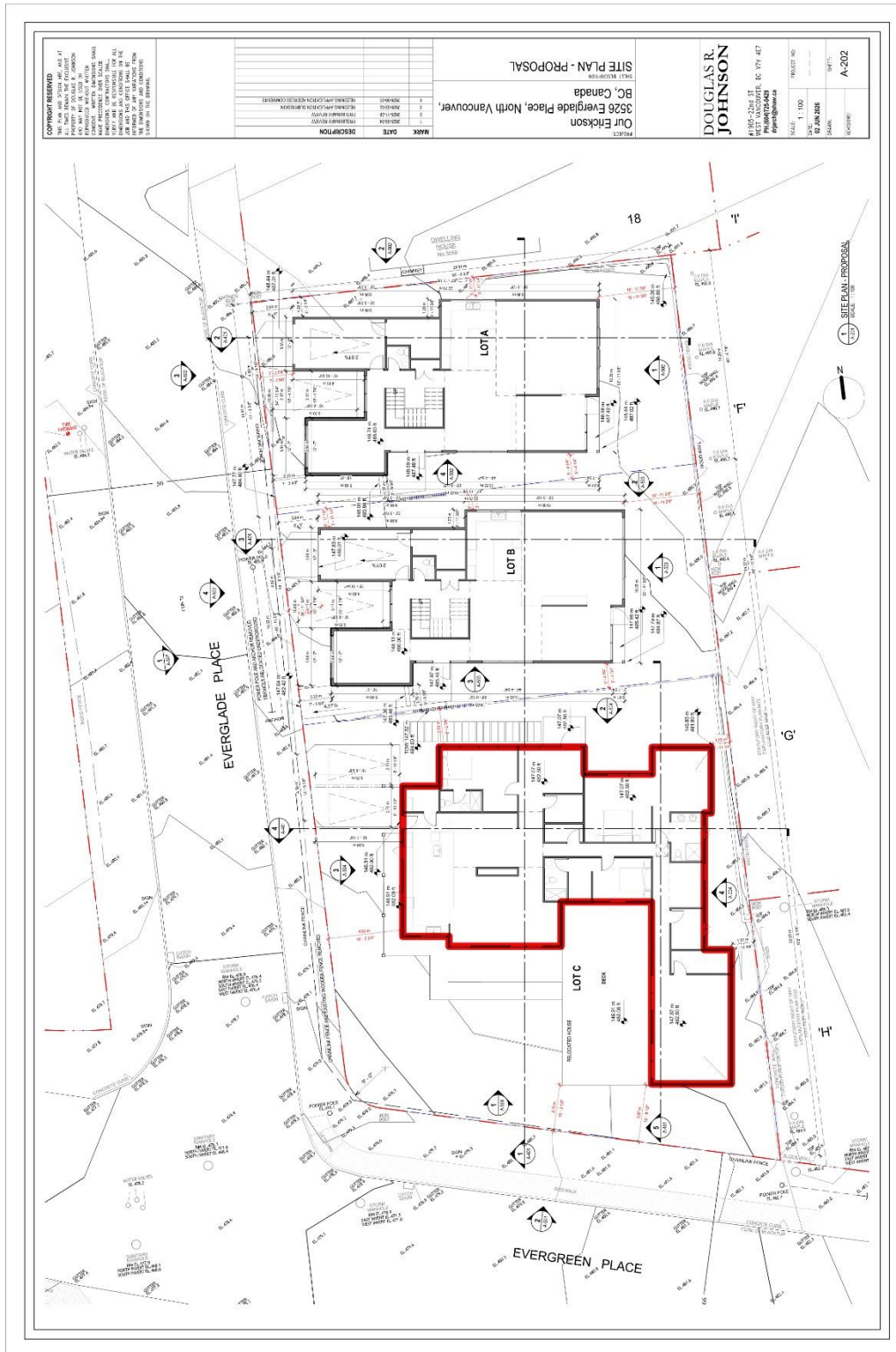
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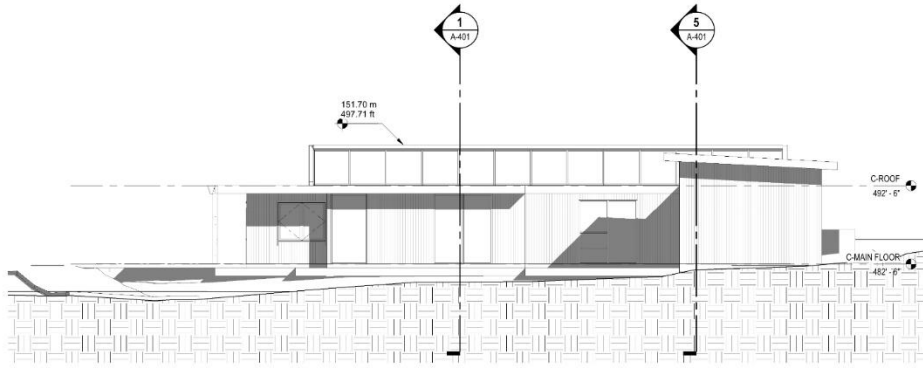
Mayor

Corporate Officer

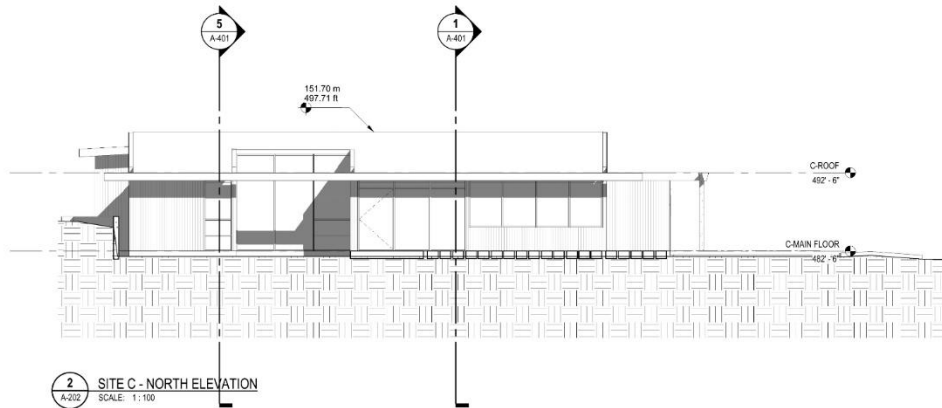
Schedule A to Bylaw 8802

PERRY RESIDENCE

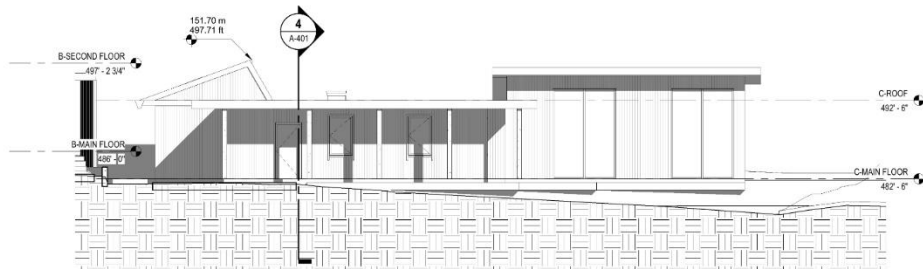




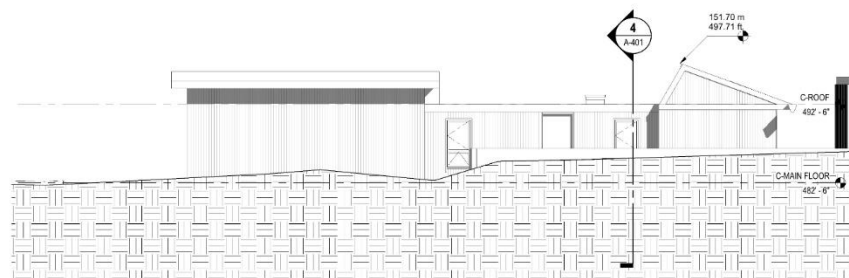
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A-202 SCALE: 1:100



2 SITE C - NORTH ELEVATION
A-202 SCALE: 1:100



3 SITE C - WEST ELEVATION
A-202 SCALE: 1:100



4 SITE C - EAST ELEVATION
A-202 SCALE: 1:100

The Corporation of the District of North Vancouver

Bylaw 8803

A bylaw to enter into a heritage revitalization agreement pursuant to section 610 of the *Local Government Act* (RSBC 2015, c.1)

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Heritage Revitalization Agreement Authorization Bylaw 8803, 2026 (3526 Everglade Place – Perry Residence)”.

Heritage Revitalization Agreement

2. The Council of the District of North Vancouver is authorized to enter into a Heritage Revitalization Agreement substantially in the form of the agreement attached to this Bylaw (the “Heritage Revitalization Agreement”) with the owner of the property and building located at 3526 Everglade Place (the “Perry Residence”) and legally described as PID: 009-366-326; Lot E Block G District Lot 617 Plan 10582.

Execution of Agreement

3. The Mayor and Corporate Officer are authorized on behalf of the Council to sign the Heritage Revitalization Agreement substantially in the form attached as Schedule A and titled “Heritage Revitalization Agreement and Section 219 Covenants – Perry Residence” and forming part of this Bylaw.

Delegation

4. Wherever in the Heritage Revitalization Agreement a heritage alteration permit is required, the discretion to approve, refuse or issue such permit is delegated by the District to the General Manager of Planning, Properties & Permits (the “GM”) and:
 - a. such exercise of discretion relating to the issuance of the heritage alteration permit shall be made by the GM acting reasonably in accordance with sound municipal heritage and conservation practice;
 - b. such exercise of discretion, including any terms and conditions imposed, shall be consistent with the *Local Government Act*, and with the intent of preserving the heritage character and heritage value of the Perry Residence and its setting; and

- c. the GM may refer any exercise of discretion to the District of North Vancouver Community Heritage Committee for advice.

Severability

- 5. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw

READ a first time June 22, 2026

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8803

TERMS OF INSTRUMENT - PART 2

HERITAGE REVITALIZATION AGREEMENT AND SECTION 219 COVENANTS – PERRY RESIDENCE

BETWEEN:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipal corporation, having a civic address of 355 West Queens Road, North Vancouver, BC V7N 4N5

(the "**District**")

AND:

KATE ELIZABETH JOHNSON, having a civic address of 2550 Queens Avenue, West Vancouver, BC V7V 2Y8

AND:

STEVEN KEITH BAILEY, having a civic address of 2550 Queens Avenue, West Vancouver, BC V7V 2Y8

(Kate Elizabeth Johnson and Steven Keith Bailey are together, the "**Owner**")

WHEREAS:

- A. The Owner is the beneficial and registered Owner in fee simple of lands and premises having a civic address of 3526 Everglade Place in the District of North Vancouver, British Columbia, legally described as PID: 009-366-326, Lot E, Block G, District Lot 617, Plan 10582 (the "**Lands**");
- B. There is a building situated on the Lands known as the "Perry Residence" which the District and the Owner consider to have heritage value and character (the "**Heritage Building**") and which is listed in the District of North Vancouver Community Heritage Register;
- C. The Owner wishes to develop the Lands by relocating the Heritage Building to the south portion of the Lands, restoring and rehabilitating the Heritage Building, and subdividing the Lands into three lots to allow for the construction of two new single-family residential buildings on two new northern lots and for the restored and rehabilitated Heritage Building to remain on the southern lot;
- D. Section 610 of the *Local Government Act* authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property allowing variations of, and supplements to, *inter alia*, the provisions of a zoning bylaw; and

- E. In order to provide continuing protection to the Heritage Building and allow for the proposed development on the Lands, the Owner has agreed to the heritage designation of the Lands and Heritage Building as protected heritage property and the Owner and the District have further agreed to enter into this Heritage Revitalization Agreement and Section 219 Covenants to provide for the restoration, rehabilitation, long-term maintenance and preservation of the Heritage Building and to vary certain provisions of the District's by-laws in connection with the Lands pursuant to section 610 of the *Local Government Act*.

THEREFORE, pursuant to Section 610 of the *Local Government Act* and Section 219 of the *Land Title Act* and in consideration of the mutual obligations and benefits given herein and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1 DEFINITIONS

1.1 **Definitions.** In this Agreement, unless explicitly used differently elsewhere herein, the terms defined in this section have the meanings given to them here:

- (a) **"Approving Officer"** means the approving officer for the District appointed under the *Land Title Act*;
- (b) **"Chief Building Official"** means the District's chief building official or his or her designate;
- (c) **"District"** means The Corporation of the District of North Vancouver;
- (d) **"Conservation Plan"** means the *Conservation Plan for the Perry Residence – 3526 Everglade Place, North Vancouver* prepared by Susan Medville, M.A., CAHP, BCAHP at Mountain Heritage, dated February 11, 2026, together with such modifications and additional plans as may be approved by the GM from time to time at the GM's sole discretion a copy of which is attached as Schedule "A";
- (e) **"Development"** means the proposed development on the Lands described above in Recital C;
- (f) **"GM"** means the District's General Manager of Planning, Properties & Permits;
- (g) **"Heritage Alteration Permit"** means a permit to alter or change features of heritage buildings issued by the District pursuant to section 617 of the *Local Government Act*;
- (h) **"Heritage Building"** has the meaning given to it in Recital B;
- (i) **"Heritage Consultant"** means an independent, heritage building rehabilitation and conservation expert, knowledgeable and experienced in and duly qualified for planning and supervising rehabilitation and conservation work for heritage buildings;

- (j) **“Heritage Designation”** means the District’s designation of the Lands and the Heritage Building by bylaw as protected heritage property pursuant to sections 611 and 612 of the Local Government Act;
- (k) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, c.250;
- (l) **“Lands”** has the meaning given above in the introductory paragraphs hereto and includes any other parcels of land into which the Lands may at any time in any way be consolidated or subdivided;
- (m) **“Local Government Act”** means the Local Government Act, R.S.B.C 2015, c.1, as may be amended or superseded;
- (n) **“Lots”** means Lots A, B and C as shown on the Site Plan attached as Schedule “C” and “Lot” means any one of them;
- (o) **“New Buildings”** means the two new single-family residential buildings to be constructed on Lots A and B of the Lands as part of the Development and “New Building” means either one of them;
- (p) **“Owner”** means the registered owner or owners of the Lands and the successors and assigns thereof and;
- (q) **“Permits”** means any building permit(s), development permit(s) and Heritage Alteration Permits issued by the District in respect of the Development, as such permit(s) may be modified or amended from time to time, including, without limitation, all final reports, plans, drawings and specifications relating thereto and any amendments thereof;
- (r) **“Preliminary Plans and Drawings”** means the preliminary plans and drawings for the Development attached as Schedule “D”;
- (s) **“rehabilitate”** and **“rehabilitation”** mean the planning and carrying out of restoration, rehabilitation, construction and conservation work to restore, upgrade, improve and conserve the structure, support and heritage characteristics and features of a heritage building or real property heritage feature so as to revitalize it and extend its life and use as such;
- (t) **“Rehabilitation Work”** has the meaning given below herein;
- (u) **“Relocation”** means the relocation of the Heritage Building by a qualified contractor to the southern portion of the Lands to be known as Lot C, in accordance with the Preliminary Plans and Drawings, the Conservation Plan and the Relocation Plan;
- (v) **“Relocation Plan”** means the plan for the Relocation of the Heritage Building to the southern portion of the Lands to be known as Lot C, as prepared by Nickel Bros and dated May 27, 2026, a copy of which is attached as Schedule “E”;

- (w) **“Statement of Significance”** means the Statement of Significance prepared by Schueck Heritage Consulting and dated July 2025, a copy of which is attached as Schedule “B”.
- (x) **“Site Plan”** means the proposed plan for the Lands, showing the proposed Lots and location of the Heritage Building and New Buildings, a copy of which is attached as Schedule “C”;
- (y) **“Zoning Bylaw”** means the District of North Vancouver Zoning Bylaw No. 3210, 1965 as amended, consolidated, re-enacted or replaced from time to time.

ARTICLE 2
SECTION 219 COVENANT -
RELOCATION, REHABILITATION AND CONSERVATION OF HERITAGE BUILDING

2.1 Pursuant to Section 219 of the *Land Title Act*, the Owner covenants and agrees, as a covenant and agreement running with, charging and binding the Lands, that:

- (a) the Owner will not subdivide, use or develop the Lands and Heritage Building except as specifically set out in this Agreement;
- (b) the Lands and Heritage Building have heritage value, deserving of protection and conservation and the Owner specifically agrees to maintain, preserve and protect the heritage character of the Heritage Building in accordance with this Agreement and will not demolish the Heritage Building, in whole or in part, nor alter or change in any manner, any exterior feature of the Heritage Building unless the Owner first obtains a Heritage Alteration Permit from the District;
- (c) the Owner, at the Owner's expense, and to the satisfaction of the GM:
 - (i) apply for and obtain from the District all necessary Permits prior to commencing and part of the Development including any Relocation or alteration to the Heritage Building;
 - (ii) within twenty-four (24) months after the date upon which the Permits are issued authorizing the Development on the Lands, plus any additional time by which the date of expiry of the Permit may be extended under the provisions of the *Zoning Bylaw* or other bylaws of the District, shall carry out the Relocation and rehabilitate or cause the rehabilitation of the Heritage Building in accordance with this Agreement, the Permits, the Statement of Significance and the Conservation Plan (the **“Rehabilitation Work”**);
 - (iii) shall ensure that a Heritage Consultant supervises the Relocation of the Heritage Building and the Rehabilitation Work;
 - (iv) shall ensure that, at all times during the carrying out of the Rehabilitation Work, the Heritage Building is secure from vandalism and occupation by squatters; and

- (v) on completion of the Relocation and the Rehabilitation Work as required by this Agreement, shall cause a Heritage Consultant to submit to the GM, a signed statement stating explicitly that the Relocation and Rehabilitation Work has been completed in accordance with any issued Permits, the Statement of Significance, the Relocation Plan and the Conservation Plan;
- (d) the parties agree that notwithstanding the provisions of District bylaw requirements related to the zoning applicable to the Lands, the Lands may be used and developed in the following manner:
 - (i) the Owner must not make an application to subdivide the Lands to create the Lots until the Relocation of the Heritage Building has been completed;
 - (ii) following the Relocation of the Heritage Building to the southern portion of the Lands to be known as Lot C, the Owner may apply for the Lands to be subdivided to create the Lots as generally shown on the Site Plan;
 - (iii) the Heritage Building must be Relocated to Lot C strictly in accordance with the Site Plan, Relocation Plan, Conservation Plan and with the Preliminary Plans and Drawings attached as Schedule "D", as may be modified with the approval of the GM;
 - (iv) one new single-family residential building may be constructed on each of Lot A and B as shown in the Site Plan within the building envelope outlined on the Site Plan and Preliminary Plans and Drawings attached as Schedule "D",

all in accordance with the terms, limitations and conditions of this Agreement all laws and bylaws including the Zoning Bylaw, as varied hereby;
- (e) nobody will in any way use or occupy either the New Buildings or the Heritage Building or any part thereof and nobody will apply for or take any other action to compel the District, and, notwithstanding that either the New Buildings or the Heritage Building may be ready for occupancy, the District will be under no obligation to issue any occupancy permit occupy either the New Buildings or the Heritage Building or any part thereof at any time after this Agreement is registered on title to the Lands, until:
 - (i) the Relocation and Rehabilitation Work has been completed in accordance herewith;
 - (ii) the Owner, as required above herein, has submitted or caused to be submitted to the GM the signed written statement referred to in Section 2.1(c)v); and
 - (iii) the District has given the Owner a written notice or confirmation by which the District explicitly accepts or confirms its acceptance that the Relocation and Rehabilitation Work has been completed in accordance herewith;
- (f) the District may revoke at any time any occupancy permit(s) issued to occupy either the New Buildings or the Heritage Building prior to completion of the

Rehabilitation Work, unless such occupancy permit(s) was obtained in accordance with this Agreement, and in such circumstances the Owner, on reasonable notice from the District, will ensure that anyone occupying any part of any such building vacates it immediately on such revocation of occupancy permit(s), and if anyone continues to occupy any portion of any part of occupy either the New Buildings or the Heritage Building in contravention of such revocation, this Agreement and any applicable District bylaws, the District, at the Owner's expense, may pursue all remedies available to it, including, without limitation, injunctive relief, to ensure that either the New Buildings or the Heritage Building is vacated and unoccupied in accordance with this Agreement;

- (g) the Owner acknowledges and agrees that the Rehabilitation Work carried out in accordance with the Conservation Plan describes a minimum enhancement to the heritage appearance of the Heritage Building. Other technical upgrades may be required in accordance with applicable District's bylaws or Provincial building codes.
- (h) after completion of the Rehabilitation Work in accordance herewith, the Owner, at the Owner's expense, will do all things reasonably necessary to conserve the Heritage Building as rehabilitated, keep it in good condition in all respects at all times and maintain the Heritage Building in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada and in accordance with the Conservation Plan;
- (i) at all times after and while this Agreement is registered on title to the Lands, the Owner, at the Owner's expense, shall keep the Heritage Building insured to full replacement value against all perils, including, without limitation, damage or destruction by earthquake;
- (j) except for maintenance and repair work, the Owner will not and will not suffer or permit anyone else to do anything at any time to renovate, alter, modify or reconfigure or that will result in any alteration, modification or reconfiguration of the Heritage Building in any way except as may be permitted or required by this Agreement, the Conservation Plan and/or any development and/or Heritage Alteration Permits issued by the District;
- (k) wherever the Owner is issued a Heritage Alteration Permit to restore, rehabilitate, replicate, repair, replace, maintain or in any way alter improvements on, or features of the Heritage Building, or to construct or maintain other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the Heritage Alteration Permit and all plans and specifications forming part thereof and shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice;
- (l) in the event that the Heritage Building is damaged, the parties agree that the Owner must repair the building, in which event the Owner shall forthwith commence the repair work and complete the same within one year of the date of damage. In the event that the Heritage Building is accidentally damaged or destroyed to the extent of 75% or more of its value above its foundations, as

determined by the Chief Building Official, the terms of this Agreement which relate to the Heritage Building shall cease to be of any effect and thereafter all use and occupation of Lands shall be in accordance with the District Zoning Bylaw No. 3210, as amended, and in accordance with all other bylaws or regulations of the District or any other laws of any other authority having jurisdiction;

- (m) if at any time, in default under this Agreement, the Owner, in the District's opinion, fails to perform its obligations as required hereby to rehabilitate and conserve the Heritage Building and fails to rectify any such default within thirty (30) days, or within such other longer time as the District may explicitly permit, after notice from the District to so rectify such default, the District, on the Owner's behalf and at the Owner's expense, may, but will be under not be obligated to, enter onto the Lands or into the Heritage Building to rectify the Owner's default; and
- (n) the Owner acknowledges and agrees that, notwithstanding that this Agreement and the Heritage Designation and this Agreement may result in restrictions with respect to the future use and development of the Lands and any Lots into which the Lands may be subdivided and therefore may affect the value of the Lands, the Owner has received full and fair compensation therefor by the development rights and variances set out in this Agreement and the Owner hereby waives and renounces any and all claims for any further or other compensation by reason of this Agreement and/or the Heritage Designation and acknowledges and agrees that the requirements of Section 613(1) of the *Local Government Act* have been fully satisfied, and the Owner hereby releases the District and its officials, officers, employees and agents from any liability for any loss, injury, damage or expense of any kind the Owner may suffer, incur or experience and the Owner will indemnify the District for any loss, injury, damage or expense the District may incur, suffer or experience and for any complaint, demand, claim, action, suit or judgment for any loss, injury, damage or expense anyone else may suffer, incur or experience arising out of or in any way connected with this Agreement and/or the Heritage Designation. The release and promise of indemnification contained in this paragraph will survive discharge and termination of this Agreement.

ARTICLE 3 OPTION TO PROVIDE LETTER OF CREDIT

3.1 Notwithstanding the occupancy restrictions set out in Article 2 in respect of the New Buildings and the Heritage Building, the District, in its discretion, may issue occupancy permits therefor and, on that basis either the New Buildings or the Heritage Building or both, may be occupied prior to the time that the Rehabilitation Work is completed in accordance herewith, provided:

- (a) the Owner duly applies to the District for any and all occupancy permits required therefor and pays all fees required therefor;
- (b) this Agreement has been fully registered in the Land Title Office to the District's satisfaction;
- (c) the District has issued a building permit and/or Heritage Alteration Permit in respect of the Rehabilitation Work;

- (d) all legal requirements for occupancy of the New Buildings and the Heritage Building have been fulfilled;
- (e) the Owner has delivered to the District, in all respects to the District's satisfaction, a letter of credit in the amount equal to one hundred and twenty percent (120%) of the then estimated cost to complete the Rehabilitation Work, with such estimate to be made in writing by the Consultant and explicitly accepted in writing by the District;
- (f) the Owner, at the time of application for any such occupancy permits, is not, in the District's opinion, in breach of any of its obligations under this Agreement or any other agreement between the District and the Owner with respect to the New, Buildings, the Heritage Building and/or the Lands; and
- (g) the District, in its opinion, is satisfied that the Rehabilitation Work is being carried out diligently.

3.2 All letters of credit required under this Article will be issued by a Schedule I Canadian chartered bank or other financial institution acceptable to the GM and will be unconditional, irrevocable and self-renewing and otherwise in a form and content which is acceptable to the GM and will be provided for a period of one (1) year with a provision for an automatic renewal or extension without amendment from year to year.

3.3 The District may call upon the letter or letters of credit provided to it pursuant to the preceding paragraphs herein and apply the proceeds therefrom for any purpose and in any manner it may choose in connection with the Rehabilitation Work, if:

- (a) the bank issuing the letter of credit refuses to extend or renew the expiry date of the letter of credit;
- (b) the Owner becomes insolvent or commits any act of bankruptcy or becomes bankrupt or takes the benefit of any act or legislation that may be enforced for bankrupt or insolvent debtors;
- (c) the Owner, in the District's opinion, has not been diligently carrying out the Rehabilitation Work; or
- (d) the District in any way undertakes all or any part of the Rehabilitation Work pursuant to this Agreement.

3.4 Within a reasonable time of the Owner's request after completion of the Rehabilitation Work in accordance with this Agreement, the District will, as the case may be, return to its issuer any letter of credit provided to the District hereunder or, if the District has called upon the letter of credit, deliver to the Owner any remaining balance therefrom.

ARTICLE 4

SECTION 219 COVENANT - NO SEPARATE SALE

4.1 Pursuant to Section 219 of the *Land Title Act*, the Owner covenants and agrees, as a covenant and agreement running with, charging and binding the Lands, that no portion of the

Lands will at any time be sold separately from any other portion of the Lands and that all of the Lands will be owned at all times by the same person or persons.

4.2 Within a reasonable time of the Owner's request after the relocation of the Heritage Building to Lot C has been completed in accordance with this Agreement, the District, at the Owner's expense, will discharge from title to the Lands the Section 219 covenant contained in this Article 4 and Lots A and B may be separately sold.

ARTICLE 5 DEBTS OWED TO DISTRICT

5.1 If the District, pursuant to this Agreement, enters upon the Lands or any of them to perform any of the Owner's obligations hereunder to carry out the Rehabilitation Work or to conserve, repair or replace or replicate the Heritage Building:

- (a) there will be no express or implied warranties as to the quality of any work the District may so carry out or the suitability of the materials for the purposes for which they are put; and
- (b) the Owner will pay to the District, forthwith on demand, to the extent the District has not taken payment for such costs from any letters of credit provided to the District hereunder, as reimbursement for expenses incurred, the full amount of all costs the District incurs to carry out work to rehabilitate, conserve, repair or replace the Heritage Building, plus twenty percent (20%) of such costs as fair compensation for the District's overhead, and any such amounts the Owner does not pay or fails to pay to the District forthwith on demand will bear interest, until paid in full, at a rate of 6% per annum calculated and compounded monthly from the date such cost or expense was incurred or payment or expenditure was made by the District. Such amounts required to be paid by the Owner shall constitute a debt due and owing to the District.

ARTICLE 6 BYLAW VARIATIONS

6.1 Pursuant to the provisions of Section 610(2)(b) of the *Local Government Act*, the following variances to the Zoning Bylaw are granted through this Agreement to enable the proposed renovations to and rehabilitation of the Heritage Building on the Lands and the Development:

- (a) Minimum lot area: 407.74 m² on Lot A and 408.06 m² Lot B;
- (b) Minimum lot width: 14.20 m on Lot A and 14.32 m on Lot B;
- (c) Minimum lot depth: 28.50 m on Lots A, B, and C;
- (d) Maximum Floor Space Ratio: 0.78 on Lots A and B
- (e) Maximum building depth: 21.22 m on Lot A, 21.21 m on Lot B, and 24.20 m on Lot C;
- (f) Maximum building coverage: 50.6% on Lot A, 50.5% on Lot B, and 37.4% on Lot C;

- (g) Maximum building height: 8.50 m on Lots A and B;
- (h) Minimum front yard setback: 2.20 m on Lots A and B, 4.90 m on Lot C;
- (i) Minimum rear yard setback: 5.17 m on Lot A, 5.16 m on Lot B, and 1.20 m on Lot C;
- (j) Minimum side yard setback: 1.20 m on Lots A and B;
- (k) Minimum combined side yard setback: 2.83 m on Lots A and B; and
- (l) Minimum flanking side street setback: 3.10 m on Lot C.

ARTICLE 7 SUBDIVISION

7.1 **Subdivision.** If the Lands are subdivided at any time hereafter either under the provisions of the *Land Title Act* or under other similar legislation enacted from time to time then upon the deposit of a plan of subdivision or similar plan as the case may be:

- (a) the rights and benefits of this Agreement herein granted will be annexed to and run with each of the new parcels, lots, or other subdivided parcels and areas so created; and
- (b) the burdens, obligations and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided parcels and areas so created,

provided that following the proposed subdivision to create the Lots, the parties acknowledge and agree that the obligations and covenants contained in Sections 2.1(h) to (m) of the Section 219 Covenant contained in Article 2 hereof will be limited to the Owner of Lot C, being the Lot that contains the Heritage Building.

7.2 The Owner expressly acknowledges and agrees that it is a condition of entering into this Agreement that prior to the Approving Officer's approval of the proposed subdivision, the Owner's solicitor will have provided to the District his or her written professional undertaking to deposit the proposed subdivision plan only as an all or nothing package with any charges required by the Approving Officer, including without limitation:

- (a) a Section 219 development covenant securing the development conditions on Lots A, B, and C, including building form, character, materials, and unit count, registered against title to each lot in favour of the District in priority to all financial charges;
- (b) a stormwater management covenant; and
- (c) an Engineering Servicing Agreement,

all of which covenants must be in a form acceptable to the District's Municipal Solicitor.

ARTICLE 8 GENERAL

8.1 Agreement's Relation to Subdivision Approval. The Owner agrees that the Approving Officer is, with respect to any preliminary or final application for approval of the Proposed Subdivision, entitled (but not required) to consider whether the proposed subdivision complies with the applicable requirements under this Agreement or whether the requirements of this Agreement have been complied with and to reject the application if any of those requirements have not, in the opinion of the Approving Officer, been complied with. Nothing in this Agreement commits the Approving Officer to approve any proposed subdivision plan, which approval remains at the discretion of the Approving Officer.

8.2 Heritage Alteration Permits. The Owner acknowledges that the issuance of a Heritage Alteration Permit is at the sole discretion of the District and the District is at no time under any obligation to issue a Heritage Alteration Permit to the Owner. Any application for a Heritage Alteration Permit must be consistent with the Conservation Plan and may be considered by the GM pursuant to the authority delegated to the GM by the District Council in Heritage Revitalization Agreement Authorization Bylaw No. 8803.

8.3 Adoption of Bylaw. This Agreement, following execution by the parties, shall become effective only upon the adoption by District Council of Heritage Revitalization Agreement Authorization Bylaw No. 8803 authorizing this Agreement.

8.4 Amendment. As required by the *Local Government Act*, parties acknowledge and agree that this Agreement may only be amended by one of the following means:

- (a) by bylaw with the consent of the parties provided that a public hearing shall be held if an amendment would permit a change to use or density of use on the Lands, or
- (b) by Heritage Alteration Permit issued pursuant to Section 617 of the *Local Government Act*.

8.5 Representations. It is mutually understood and agreed that the District has made no representations, covenants, warranties, promises or agreements, express or implied, other than those contained in this Agreement.

8.6 Statutory Functions. Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the District in the exercise of its statutory functions and responsibilities, including, but not limited to, the *Local Government Act* and its rights and powers under any enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Property.

8.7 No Liability to District. In no case shall the District be liable or responsible in any way for:

- (a) any personal injury, death or consequential damage of any nature whatever, however caused, that may be suffered or sustained by the Owner or by any other person who may be on the Lands; or

- (b) any loss or damage of any nature whatever, however caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from, or in any way related to, the entering into of this Agreement, compliance with the conditions, restrictions and requirements in this Agreement, the Proposed Subdivision, wrongful or negligent failure or omission to comply with the conditions, restrictions and requirements herein, or from the enforcement or non-enforcement of any restrictions or requirements herein or with any other term condition or provision of this Agreement.

8.8 Indemnity. The Owner shall at all times indemnify and save harmless the District of and from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suites of any nature whatsoever by whomsoever brought for which the District shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements herein, or breach or non-performance by the Owner of any covenant, term or provision hereof, or by reason of any work or action of the Owner in performance of its obligations hereunder, or by reason of any wrongful act or omission, default or negligence of the Owner.

8.9 Damages. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, replace or maintain the building, structure, improvement on or feature of the Lands having heritage value to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the District in its sole discretion.

8.10 Specific Performance. The Owner agrees that the District is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in preserving the heritage value and character of the Heritage Building.

8.11 Priority of Registration. The Owner, at his, her or its expense, after execution of this Agreement, shall do or cause to be done all things and acts necessary to ensure that this Agreement is registered against title to the Lands with priority over all other encumbrances on title to the Lands as the District may require.

8.12 Perfection of Intention. The parties hereto will do such things and execute such further and other documents and instruments and do such further and other acts as may be reasonably necessary to implement and carry out the provisions and intent of this Agreement and to ensure timely and effective registration in the Land Title Office.

8.13 Waiver. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the District unless a written waiver authorized by resolution of the Council and signed by an officer of the District has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the District on previous occasions of any default nor any previous written waiver shall be taken to operate as a waiver by

the District of any subsequent default or in any way to defeat or affect the rights of remedies the District.

8.14 **Time of Essence.** Time will be of the essence in respect of this Agreement.

8.15 **Successor's Bound.** All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements herein on the part of the Owner. The District will file a notice of this Agreement in the Land Title Office in accordance with section 610(10) of the *Local Government Act* and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the land affected by this Agreement.

8.16 **District's Other Rights and Obligations.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the District or, if the District so elects, prejudice or affect the District's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter*, and the *Local Government Act*, or any other Act of the legislature of British Columbia, as amended from time to time. The rights given to the District by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the District to the Owner or anyone else, and nothing in this Agreement obliges the District to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

8.17 **Compliance with Laws.** Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the District and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty days' written notice to the District shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

8.18 **Notices.** Any notice to be given hereunder shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

To the District:

District of North Vancouver
355 West Queens Road,
North Vancouver, BC V7N 4N5

Attention: Municipal Clerk

If to the Owner:

Kate Elizabeth Johnson and Steven Keith Bailey
 2550 Queens Avenue,
 West Vancouver, BC V7V 2Y8

Any party hereto may at any time give notice in writing to the other of any change of address and after the third day of the giving of such notice the address therein specified shall be the address of such party for the giving of notices.

8.19 **Interpretation.** The following provisions regarding interpretation apply to this Agreement:

- (a) Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular; and
- (b) The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

8.20 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

8.21 **Severability.** If any part of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion is to be severed from the rest of this Agreement and the decision that it is invalid does not affect the validity of the remainder of this Agreement.

8.22 **District Approvals.** In this Agreement, where District "approval", "acceptance", "consent" or similar authorization or agreement is required, unless provided for otherwise in this Agreement, such "approval", "acceptance", "consent" or similar District agreement or authority must be provided in writing, by the District departments, employees, officers or designates, as the case may be, that are authorized to provide such "approval", "acceptance", "consent" or similar authorization or agreement. Any purported "approval", "acceptance" "consent" or similar authorization or agreement provided by a District department, employee, officer or designate, as the case may be, that is not authorized to provide the same, shall be of no force or effect.

IN WITNESS WHEREOF the parties have executed this Agreement on Form C which is a part hereof.

SCHEDULE "A"
CONSERVATION PLAN

Conservation Plan for the Perry Residence 3526 Everglade Place, North Vancouver



Perry Residence- Selwyn Pullan Photograph, circa 1960s

Prepared For: Steven Bailey

Prepared By: Mountain Heritage, Susan Medville, M.A., CAHP, BCAHP

February 11, 2026

Revised- May 26, 2026 (See revisions highlighted in yellow, pages 7-8, 12)

Revised – June 4, 2026 (Interior recommendations added, pages 15-19)



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Introduction

Name of Building	Perry Residence
Address	3526 Everglade Place
Municipality	District of North Vancouver
Legal Description	LOT E BLOCK G DISTRICT LOT 617 PLAN 10582
Parcel Identifier (PID)	009-366-326
Year Built	1963
Original Owner	Frank Perry
Builder	Unknown
Architect/ Designer	Arthur Erickson
Heritage Status	Listed in the District of North Vancouver Community Heritage Register and listed as a secondary building in The Modern Architecture of North Vancouver 1930-196 Heritage Building Inventory

In November of 2025, Steven Bailey, property owner of 3526 Everglade Place, District of North Vancouver requested that a Conservation Plan be completed by Mountain Heritage. This work is being done in conjunction with the Mr. Bailey's plans of rehabilitating the property to better serve current housing needs and to ensure the long-term conservation of the structure and based on the understanding that as a historic property it represents a unique, valuable and irreplaceable resource.

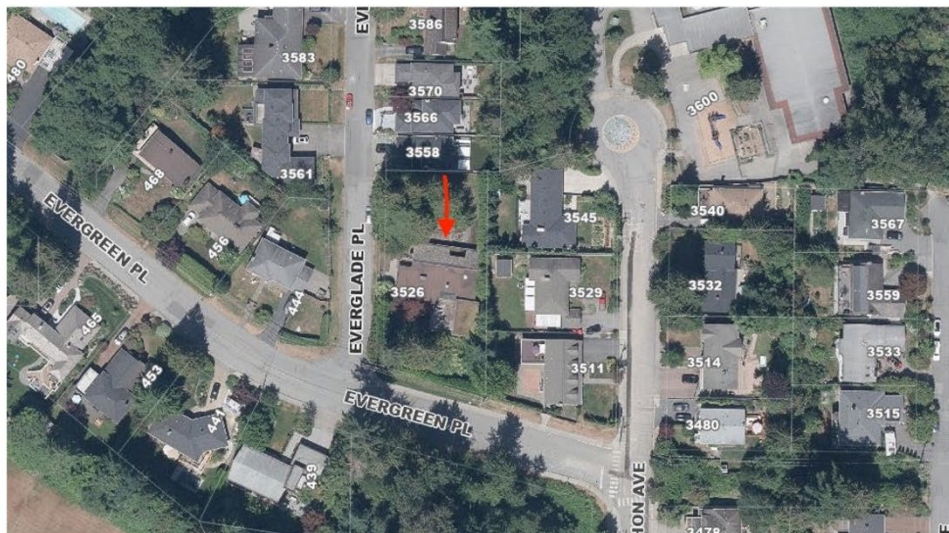
A Statement of Significance (SOS) was developed for the residence in July of 2025 by Schueck Heritage Consulting (see Appendix I). The SOS provides, baseline heritage data on the building. The Conservation Plan takes the SOS into full consideration to ensure any work that is done on the site will be conducted with the Heritage Values and Character Defining Elements in mind and their preservation well planned for. The Conservation Plan inclusive of the SOS should be used as a guide to assist any specialist or contractors involved with any work at the building to understand the importance of the building's Heritage Values and Character Defining Elements.



(Arthur Erikson sketch of building, circa 1960s)

Site Location

For the purposes of this report the front elevation of the building is identified as the north elevation. The north elevation is the location of the building's formal double doored entrance. The west elevation faces Everglade Place. The building is located in the Norwood Queens - Delbrook neighbourhood of the District of North Vancouver, BC.



(Source: Google Maps, 2025)

Methodology

The project began December 10, 2025, with a meeting with property owner Mr. Bailey, project Architect Doug Johnson, and Mountain Heritage on site. Mr. Bailey and Mr. Johnson provided background information on the property and the research materials used in the development of the Statement of Significance. Observations were made during a walk around the property, focusing on the building's exterior of which photographs and field notes were taken. Historic photographs and informed observation of materials in place show that very few changes have taken place to the structure since its construction and it has been moderately well maintained, leaving most of the historic fabric of the structure intact.

Based on the information gathered on site, consultation, inclusion of the Statement of Significance and following the Park's Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* the Conservation Plan has been developed. The Conservation Plan was submitted to Mr. Bailey and Mr. Johnson, February 11, 2026. Revisions were made to the plan May 26 and June 4, 2026.

Background

The owner has expressed that their end goal is to conserve the historic house located 3526 Everglade Place in a way which allows for livability and functionality, allowing for continued residential use of the building and the creation of additional housing on north end of the property.

The owner's intent is to move the subject building approximately 35 feet to the south and five feet to the east on the lot, retaining its current orientation on the property. This move will require a removal of the existing foundation and the construction of a new foundation. The north-west portion of the lot will be subdivided to allow for two additional stand-alone residences.

This Conservation Plan addresses the interventions and maintenance recommendations that should be followed when developing a scope of work for the future care and conservation of the subject building.

The below portion of the plan provides a policy framework that will ensure any potential work done is being conducted with the building's Heritage Values and Character Defining Elements in mind and their heritage conservation planned for.

The following Conservation Plan identifies the following items:

- Listing of **proposed interventions** or work that needs to take place on and in the building.
- The **Character Defining Elements** (CDEs) that have potential to be impacted by the work.
- The **conservation strategy**- succinct statements of intent for each action.
- **Maintenance** recommendations.

Prior to undertaking any work on the building, *The Standards and Guidelines for the Conservation of Historic Places in Canada*, found in Appendix II, should be reviewed by both the individuals involved in the oversight of the project and by any professionals such as an architect or building engineer and contractors hired to do the work. These guidelines along with best practices for heritage conservation, have been taken into consideration with the below Conservation Plan in regard to the proposed interventions currently needed to ensure the longevity of the structure. Every effort should be made to familiarize those working on the project with the planned conservation approach and actions and to ensure they understand the scope project and importance of the building's character-defining elements.

Before any work is to take place, it is recommended that a Qualified Hazardous Material Specialist experienced in the restoration of heritage structures to be consulted prior to any work, which may disturb possible hazardous materials such as paint, materials that may contain asbestos or mold. No hazardous material surveys were undertaken in the course of this report. It is also recommended that a qualified Structural Engineer and Licensed Electrician experienced in successful heritage conservation projects be further consulted to ensure all work is done in compliance with current codes and building regulations. These professionals should be knowledgeable to alternative compliances and heritage variances that may be available to the Perry Residence as a listed home on the North Vancouver Heritage Register allowing for a higher retention of heritage materials and conservation.

Project Conservation Strategy

The overall long-term **conservation** strategy for the Perry Residence at 3256 Everglade Place is a combination of **restoration**, **rehabilitation** and **preservation**. These strategies follow as defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

Conservation: all actions or processes that are aimed at safeguarding the Character-defining elements of an historic place so as to retain its Heritage Value and extend its physical life. This may involve preservation, rehabilitation, restoration or a combination of these actions or processes.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

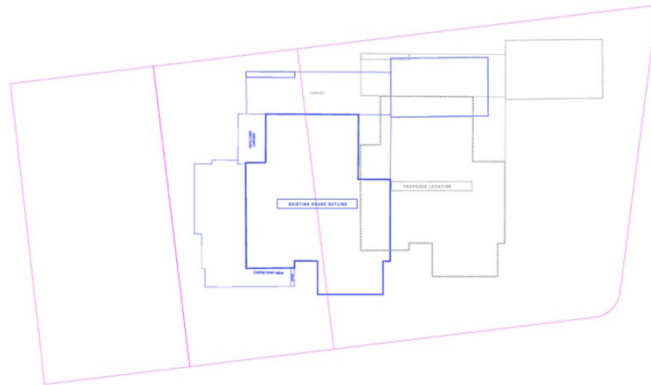
Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will repair and upgrade the building. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Conservation Plan

Site and Landscape



Site Plan, TKL Design, 2026.

Proposed Intervention

The Perry Residence currently sits in the center of a 0.4 acre-lot. The north portion of the lot is covered with cedar trees, the willow tree on this side of the property mentioned in Erickson's 1963 plans is no longer standing. Erickson did not include any additional notes or drawings in his plans in relation to the landscaping on the site. The southern end of the lot is dense with both native plants and holly, black berry, bamboo and a planted maple. The landscaping has not been maintained. The dense vegetation around the south side of the property has created a natural barrier between the structure and Everglade Place. The movement of the Perry Residence will allow for the northern part of the lot to be redeveloped and the conservation of the historic building. It is proposed that the building moved on lot approximately 35 feet to the south and five feet to the east on the property maintaining same orientation. The north and west side decking of the heritage building will be rehabilitated to accommodate proposed property line realignments. Gardens and landscaping will be rehabilitated as per the *Primary Landscape Design Objective for the Perry Residence*, TKL Design, 2026.

Impacted Character Defining Elements

- Location in the Norwood Queens-Delbrook neighborhood of the District of North Vancouver.
- The physical and visual connection of the house and studio to the natural setting.

Conservation Strategy

Preservation and Rehabilitation

- Preserve the orientation of the building. Frontages of the building facing Everglade Place and Evergreen Place will remain the same.
- Rehabilitate landscape and gardens around the building so that building maintains its relationship with outdoor and indoor connections per recommendations *Primary*

Landscape Design Objective for the Perry Residence, TKL Design and taking into special consideration the three following bullet points below.

- Retain and incorporate into the landscape plan any mature non-invasive plants and trees currently on the south side of the lot that are outside of the relocated footprint of the structure and decking.
- Retain plantings and establish new plantings that will shield the house from view from Everglade Place, preserving the structure's connection to the natural environment.
- Ensure any new plantings or existing plantings are not directly abutting the historic fabric of the structure or overhang above its roof.
- New structures to the north of the heritage building should be designed to be 'physically and visually compatible with, subordinate to and distinguishable from the historic place' as recommended in Standard 11. (See Appendix II)

Overall Form, Scale and Massing



Proposed Intervention

Exterior footprint of house will be preserved. The house's current configuration is a main single-story structure connected by a carport to the Perry studio with extensive decking on the north and south elevations and moderate decking on the west elevation. The form and scale will change minimally with the enclosure of the carport on the east elevation and enclosure of the porch on the west elevation. Massing of the decking will be reduced on the north and west elevations.

Character Defining Elements

- Original residential form, scale and massing as expressed by its one-story height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- Large wood decks surrounding the house
- Small private courtyard garden off the main bedroom
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Rehabilitation and Preservation

- Preserve the overall scale and massing of the building.
- The rehabilitation of the west elevation porch encloses a 8'x10' portion creating a pantry and kitchen. (See sections on Walls and Fenestration for additional details.)
- The rehabilitation of the carport from covered space with open walls to an enclosed interior living space with windows. (See sections on Walls and Fenestration for additional details.)
- Because the overall form, scale and massing of the house are important character-defining elements, it is recommended that no other changes be made in the form of additions or alterations.
- The rehabilitation of the bedroom courtyard by the repositioning of bedroom courtyard wood-screen 90 degrees to west.
- The decking will be altered on the north and west elevation of the building. It will be reduced in size on both elevations. Any replacement decking should be constructed of like material.

Roof



Proposed Interventions

The roof lines and gutter system will be preserved on the structure; the roof will be re-membraned to address leaks. The loose river stones which clad the roof presently will be replaced with a like product of river stone replicas in same size, shape and color as the existing but of a lighter material. Sky lights and clerestory windows will be replaced with windows of the same dimensions and a like material. The brick chimney will be removed.

Character Defining Elements

- The physical and visual connection of the house and studio to the natural setting

- Original residential form, scale and massing as expressed by its one-story height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines
- Skylights
- Clerestory windows
- Roof cladding comprised of medium-sized smooth river rock

Conservation Strategy

Preservation and Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its angled roof and flat planed roof and deep overhangs.
- Roofing membrane and cladding system will be rehabilitated. River stones of the same dimension are the preferred material for cladding and should match original. If replicas are used for weight considerations, they should match the originals as closely as possible.
- Replace roofing materials when it comes time to reroof.
- Preservation of gutter system, any rehabilitation with like for like materials and dimensions. Any replacement of parts of the gutter system will match existing materials and colors.
- Ensure adequate rainwater disposal system is installed and ensure proper drainage from the site is maintained.
- Replacement of skylights and clerestory windows, flashing and trim with like for like materials, exact in dimension to originals.

Maintenance

- Annually remove any debris or moss from roof with sweeping and gentle hosing. Do not use high pressure hose or harsh cleaning agents.
- Annually inspect flashing, repair as needed.
- Yearly interior and exterior inspection to note any changes such as damaged roofing materials, leaks or pin holes and changes to be immediately addressed.
- Expected roof material replacement on a twenty-year cycle.
- Observe how gutters are functioning on a very wet day. See where failures are occurring repair or replace as needed. Make sure there are no blockages at outlets of gutters.
- Expected gutter material replacement on a twenty-year cycle.

Foundation



Proposed Intervention

The residence will be moved approximately 35 feet to the south and five feet to the east on maintaining same orientation on property lot, on a new foundation.

Character Defining Element

- Original residential form, scale and massing as expressed by its one-storey height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- Transition through rooms, especially from the dining room to the living room.

Conservation Strategy

Rehabilitation

- New material should match original in appearance, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade to assist drainage and hardscaping to prevent splash back.

Maintenance

- Annual inspection of exterior and interior foundations, where visible, for signs of undue settlement, deformation, or cracking.
- If any of the above found, obtain immediate advice from a professional structural engineer.
- Repointing work of damaged areas should be done with mortar like existing formula.
- Annually check that perimeter drainage piping is functional.
- Arrange a drainage inspection every three to five years.

Exterior Walls



Proposed Intervention

Wall will be rehabilitated on the west elevation for the kitchen addition and with the conversion of the carport to living space. The wall on the west elevation will see the addition of cladding with the 8'x10' enclosure of porch. The opening for the carport on the north elevation will be enclosed as will the east elevation carport elevation. Cladding in other areas will be preserved and restored where it has suffered damage from moisture or other factors.

Character Defining Element

- All wood cladding including very narrow vertical strips
- Inverted triangular fascias

Conservation Recommendation

Rehabilitation, Preservation and Restoration

- Preserve original siding on all elevations, if possible, and clean surfaces for refinishing.
- High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.
- If needed **historic** wood should be refinished to match original cladding.
- Determine the original **historic color and finish** of cladding, restore original color scheme.
- **Color samples should be tested in natural light prior to final application of stain to ensure it matches and will weather to be compatible to existing stain.**
- New cladding used for rehabilitations of carport and west porch should be physically and visually compatible with, subordinate to and distinguishable from the historic walls.
- **New cladding will be of the same dimensions and material (compatible) as the historic fabric however the new material will be distinguishable through the finish use of Shui Sogi Ban instead of staining.**

Maintenance

- In yearly building inspection make note of cladding condition.
- Ensure that no plants (trees, ground plantings, vines, or moss) are touching the building.
- Schedule bi-annual cleaning of exterior, with removal of any insect or animal nests. Washing gently with low pressure garden hose when needed. Do not use high pressure hose, power washer or harsh cleaning agents.

- Yearly check for water ingress, ensuring there is not staining, rot or mould.

Fenestration

The windows and doors of the historic structure are fundamental to the building's appearance and tie directly to its heritage value. The placement of windows and doors in the historic place are what allow for the visual connection of the house and studio to the natural setting, one of its principal Character Defining Elements.

Windows



Proposed Intervention

With the rehabilitation of the west side of the building for additional kitchen space and the rehabilitation of the carport to living space, there will be the limited addition of new windows and doors and the removal of some historic windows and doors. The clerestory lights are failing and will be rehabilitated.

Character Defining Elements

- The physical and visual connection of the house and studio to the natural setting.
- Large wood framed windows, including sliding glass double doors
- Skylights
- Clerestory windows
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Preservation and Rehabilitation

- Complete an inspection and detailed inventory list of all windows to determine extent of recommended repair or replacement.
- Preserve and repair as possible, using in kind repairs where feasible.
- If single glazed windows are to be rehabilitated to accommodate double-glazing. Double glazed units should be visually consistent with original windows.
- If windows or clerestory lights are replaced, they are to be replaced in kind.

- New windows used for rehabilitations of carport and west porch should be physically and visually compatible with, subordinate to and distinguishable from the historic windows.

Maintenance

- Annual inspection to ensure the windows are functioning correctly and conducting repair as needed following conservation standards.
- Do not use high pressure hose or harsh cleaning agents on windows.

Doors



Proposed Intervention

With the rehabilitation of the west side of the building for additional kitchen space there will removal of the wood door facing Everglade Place.

Character Defining Element

- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.
- Carving on front door purportedly by Bill Reid.

Conservation Strategy

Preservation and Restoration

- Complete an inspection and detailed inventory list of all doors to determine extent of recommended repair or replacement.
- Retain the door openings in their original locations and preserve and repair all original doors.
- Retain original doors hardware.
- If original doors or sliding glass doors are replaced, they are to be replaced in kind.
- Any newly installed doors should be visually compatible with existing doors.
- Bill Reid carving will be removed from door and installed in the interior of the building to ensure safe keeping.

Maintenance

- In yearly building inspection make note of door operation and condition of hardware (no rust or breakage).
- At inspection lubricate hardware.
- Replace any broken glass as it happens in doors.
- Check weather stripping for wear and replace as needed.
- Do not use high pressure hose or harsh cleaning agents on doors.

Interior

The Perry Residence features several character-defining interior architectural features that appear to date to the building's original construction. These interior elements should be preserved where possible. Rehabilitation measures may be introduced as required to accommodate functional modern needs or building code upgrades. Any interventions should be made in a manner that is sympathetic to the historic character of the building. If any historic material is to be removed from the building it is recommended that it is done in such a manner that it will allow for the salvage and/or recycling of all architectural elements, siding, lumber, wood flooring, historic doors, windows, brass hardware and other materials.

Ceiling



(Ceiling of existing master bedroom and ceiling in transition from existing dining room to gallery hall and living area)

Proposed Intervention

- Retention and preservation of the existing wood ceilings throughout.

Character Defining Elements

- Extensive use of wood on floors, walls and ceilings
- Wood slat ceiling in the living room

Conservation Strategy

Preservation and Restoration

- Most of the wood ceilings in the structure are in good condition with the exception of a few places where water damage has occurred.
- Complete investigation of condition of ceiling, and repair as required to match existing.
- Roof and skylight details and joints should be inspected, and any leaks should be repaired to prevent further damage to ceilings.

Maintenance

- Maintain wood ceilings with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot clean ceilings to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying. Test detergent solution in an obscured area of the ceiling prior to use to ensure it does not damage it.

Interior Walls



(Left to right- existing entryway, wall between existing entry way and dining area, studio)

Proposed Interventions

- Preservation and rehabilitation of the re-sawn strip of fir wall material in entryway and dining area as entryway will be expanded to include part of the existing dining area.
- Removal of the variety of panel wood walls and replacement with drywall finish throughout remainder of building.
- Rehabilitation of studio and garage areas into integrated living space with the rest of the building.

Character Defining Elements

- Extensive use of wood on floors, walls and ceilings
- Transition through rooms, especially from the dining room to the living room
- Re-sawn strips of fir as wall cladding
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Rehabilitation and Preservation

- The re-sawn strips of fir used as a dividing wall currently between the entryway and the dining area will be preserved. The existing wall will be moved a few feet to the west to accommodate the new floor plan.
- The revised entry way floor plan will allow for transition from the entry way to the living area.
- The garage is being rehabilitated to accommodate additional living space, the expanse of windows will be rehabilitated, and the exterior garage doors will be replaced with exterior siding as noted in the recommendations for the section Exterior Walls and the interior garage door by interior drywall.

Maintenance

- Maintain interior walls with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot clean walls to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying.

Test detergent solution in an obscured area of the wall prior to use to ensure it does not damage the wall.

Floors



(Wood flooring in existing dining area and tile in existing living room abutting wood floor of den area)

Proposed Intervention

- Removal and replacement of all existing flooring.

Character Defining Element

- Extensive use of wood on floors, walls and ceilings

Conservation Strategy

Non-Applicable

- Wood floors throughout will be replaced with wood flooring at owner's preference for a unified flooring material throughout the structure.
- It is recommended that any deconstruction of the building take place in such a manner that it will provide for the salvage and/or recycling of all architectural elements, siding, lumber, wood flooring, historic doors, windows, brass hardware and other materials.

Maintenance

- Non-Applicable

Furnishings



(Cabinetry in kitchen, den and front door carving)

Proposed Intervention

- Relocation and rehabilitation of built in cabinetry in kitchen, it will be repurposed for use in the new laundry room in the portion of the house which is currently the garage.
- Preservation of built in cabinetry in den.
- Preservation of purported Bill Reid door carving panel. Door carving panel will be relocated into the interior of the structure and on display.

Character Defining Elements

- Wood kitchen cabinets with gull-wing doors
- Hidden pass-through between the kitchen and the dining room, with wine storage underneath
- Carving on front door purportedly by Bill Reid.

Conservation Strategy

Preservation and Rehabilitation

- Rehabilitate the existing kitchen cabinetry to be re-used in the future laundry room.
- Preserve the den cabinetry.
- Preserve and relocate the door carving to the interior of the building.

Maintenance

- Maintain cabinetry with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot cabinetry to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying. Test detergent solution in an obscured area of cabinetry prior to use to ensure it does not damage the cabinetry.

Appendixes

Appendix I: Statement of Significance

Prepared by: Schueck Heritage Consulting
July 2025

Description:

Designed in the West Coast Modern style in 1963, the Perry Residence is located on a wooded property on the upper slopes of the District of North Vancouver, British Columbia. It is a one-storey, wood frame house clad in narrow vertical cedar siding, with a combination of angled and flat roof forms clad in river rock and with deep overhangs. It has large expanses of glazing and clerestory windows and is surrounded by a wide wooden deck.

Heritage Values:

The heritage significance of the Perry Residence lies primarily in its aesthetic, cultural and historic values. It is a rare example of a West Coast Modern house, designed by Arthur Erickson just before he became famous, that has essentially retained its original design and materials on both the exterior and interior.

The house has aesthetic value primarily for its West Coast Modern design as evidenced by its overall form and details. It is a modest, one-storey structure with Japanese Shinto design influences. “An ode to Japanese minimalism transplanted into the rugged Canadian forest, the house exemplifies the concept of *Wabi Sabi* that marries the rough and the refined.”¹ Other aspects of Shinto residential design that can be seen in the Perry Residence and which contribute to the ethos of West Coast Modernism include its connection to nature through the use of large windows, clerestory windows, skylights and sliding glass doors that provide natural light and ventilation. Additionally, the house sits in harmony with nature through the extensive use of local materials and through its physical and visual connection to the outside.

The house is clad in narrow vertical wood siding stained dark brown. The deep roof overhangs are both practical (providing shelter to the house and decks from sun and rain) and they help to reinforce the strong horizontal massing. Of particular note on the exterior are the inverted triangular fascia boards, the clerestory glazing and skylights, and the way the angled roof on the north side and the flat roof on the south side work together. Apparently, they were angled to match the declination of the earth so that on December 21st, there is no shadow inside the house.² The cladding on the angled roof is unusual – medium-sized smooth river rock – an aesthetically pleasing method for keeping the roof cool and protecting it from large snowfalls and strong winds.

The interior of the house also has strong aesthetic value and continues the references to West Coast Modern and Shinto design principles through its uncluttered spaces and extensive use of natural materials. The rooms are small but feel spacious due to the amount of glazing and the high ceilings. Particularly effective is the transition from room to room, such as walking through a low-ceilinged hallway into the high-ceilinged living room. The floor in the living room is noteworthy for its Japanese

¹ Hadani Ditmars. “Explore the Perry Estate, a lesser-known Arthur Erickson project in Canada.” *Wallpaper**, 18 February 2025.

² Ibid.

mother-of-pearl tiles, some shiny and some matte to give a shimmering effect, and for the pine slat ceiling. The kitchen, while small, has wood counters and cupboards with doors that open upwards in a gull-wing style. There is a clever pass-through with a wine storage area underneath. A great deal of thought has clearly gone into the design of the interior spaces, down to the nail pattern on the fascias (pairs of nails starting close together and widening out as they go along). The main bedroom has a small, private courtyard garden that brightens the room and provides the connection to the outside that so reflects the West Coast Modern style.

The Perry Residence has strong cultural/historic significance for its year of construction (1963) and for its connections to Frank Perry, Bill Reid and Arthur Erickson. Frank Perry (1923-2006) was born in Vancouver, graduating from the University of British Columbia and teaching high school history in North Vancouver for 30 years. He was also a successful sculptor in bronze, brass, stone and wood, deriving inspiration from Henry Moore, Constantin Brancusi and the German Expressionists. He trained locally, in London England and in Florence Italy. His commissions included work for municipal halls, civic theatres and private homes. He received the Order of Canada and was a member of the Royal Academy of the Arts, Northwest Institute of Sculpture, B.C. Society of Artists, Sculptors' Society of Canada, and the Royal Canadian Academy. He won awards for his work, such as the Burnaby Outdoor Sculpture Show in 1958 and the Centennial Sculpture competition in Vancouver in 1967, with a piece that is now outside the Playhouse Theatre.³ Married to Doris, nee Olson, (1926-1972), also a schoolteacher, they lived together in the house from 1963 (when it replaced a small house and studio) until her death in 1972. Frank continued to live in the house until selling it in 2002.

The Perry Residence is also associated with local artist Bill Reid (1920-1998), who was a good friend of Mr. Perry, likely working in the large, bright studio from time to time. A plaque on one of the bedroom doors states that Mr. Reid lived in the house from 1974-1975. Born in Victoria, Mr. Reid was an "internationally recognized Haida artist, frequently credited with the revival and innovative resurgence of Northwest Coast Indigenous arts in the contemporary world."⁴ Of special note is that the front door to the house has a carved inlay that is purported to be by Mr. Reid, who did something similar for the Cliff House designed by Zoltan Kiss.

The house was designed by architect Arthur Erickson (1924-2009). Born in Vancouver, he received his formal education at McGill and the University of British Columbia, followed by architectural training in 1950. He spent time in Asia while serving in the Armed Forces. In 1953, he opened an architectural practice in Vancouver with Geoffrey Massey. He designed the Perry Residence in 1963, the same year that he and Mr. Massey won the design competition for Simon Fraser University. Known nationally and internationally for both residential and major commissions, Mr. Erickson's design of the Perry Residence is an example of his residential work just as he became famous. It is an excellent and early example of the type of designs for which he became known: "The hallmark of much of Erickson's work through the 1960s and 1970s was the interpretation of exterior and interior spaces within a post-and-beam framework that is tightly controlled but not fixed to a rigid grid."⁵ A well-respected local architect also known for his West Coast Modern buildings, Barry Downs (1930-2022) wrote of his contemporaries' work including Mr. Erickson's: "Open floor plans, simple post

³ Dictionary of Canadian Artists – artist file on Frank Perry, National Gallery of Canada Archives

⁴ The Canadian Encyclopedia website.

⁵ Harold Kalmon, *A History of Canadian Architecture*, Volume 2. Oxford University Press, Ontario. 1994, p. 795.

and beam structures, flat planar roofs, use of skylights and large glass areas, characterized their work.”⁶ – a description that could be about the Perry Residence.

Character Defining Elements

Key elements that define the heritage character of the building include its:

- Location in the Norwood Queens/Delbrook neighbourhood of the District of North Vancouver.
- The physical and visual connection of the house and studio to the natural setting.
- Original residential form, scale and massing as expressed by its one-storey height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- West Coast Modern style, as seen on the exterior through the:
 - All wood cladding including very narrow vertical strips
 - Inverted triangular fascias
 - Large wood framed windows, including sliding glass double doors
 - Skylights
 - Clerestory windows
 - Roof cladding comprised of medium-sized smooth river rock
 - Large wood decks surrounding the house
 - Small private courtyard garden off the main bedroom
- West Coast Modern style, as seen on the interior through the:
 - Extensive use of wood on floors, walls and ceilings
 - Transition through rooms, especially from the dining room to the living room
 - Wood slat ceiling in the living room
 - Re-sawn strips of fir as wall cladding
 - Wood kitchen cabinets with gull-wing doors
 - Hidden pass-through between the kitchen and the dining room, with wine storage underneath
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.
- Carving on front door purportedly by Bill Reid.

⁶ Barry Downs, *The Poetics of West Coast Modernism in West Vancouver – Three Exhibitions on Architecture*. West Coast Cultural Services, 2005, p.3.

Appendix II: The Standards for the Conservation of Historic Places in Canada

The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place which, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any Intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Source: Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, Ottawa, 2010. (<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>)

Appendix III: Site Photographs, December 10, 2025



West elevation



North elevation

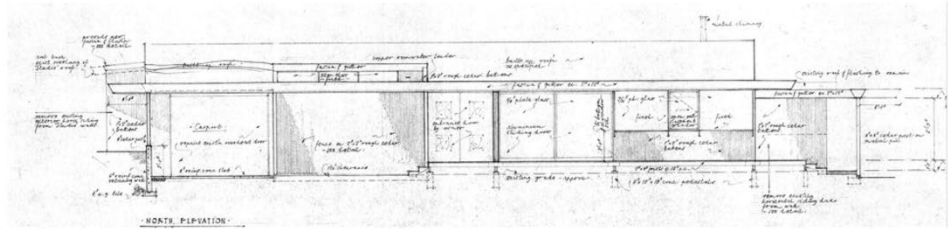


South elevation

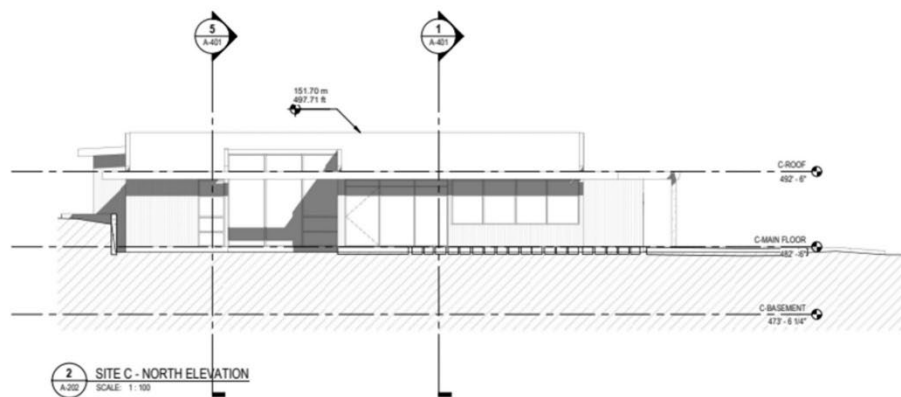


East elevation

Appendix IV: Elevation Comparisons



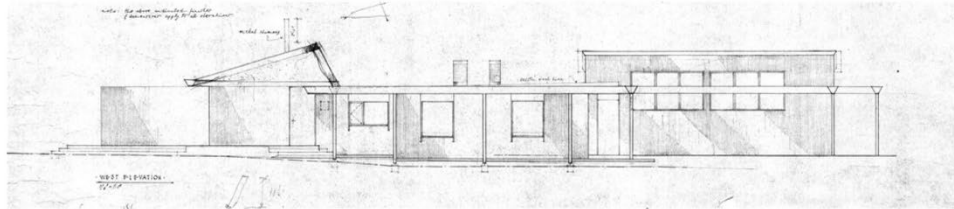
North Elevation, Arthur Erickson, 1963



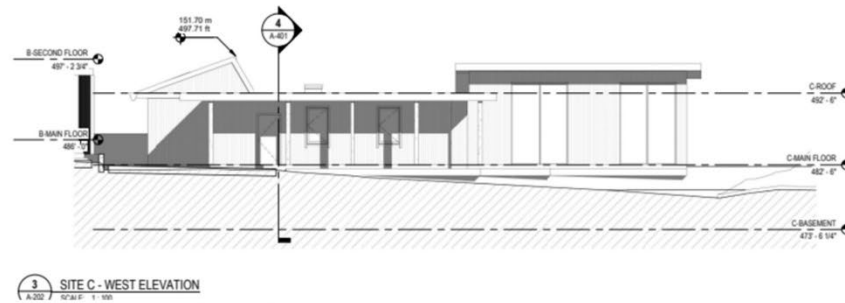
North Elevation Proposed, Bruce Johnson, 2026



North Elevation, as is July 2025, Schueck Heritage Consulting Photo



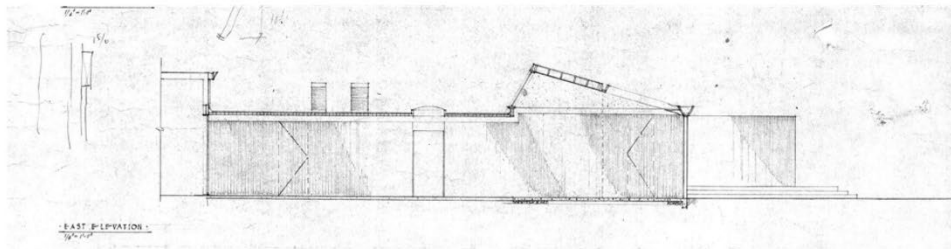
West Elevation, Arthur Erickson, 1963



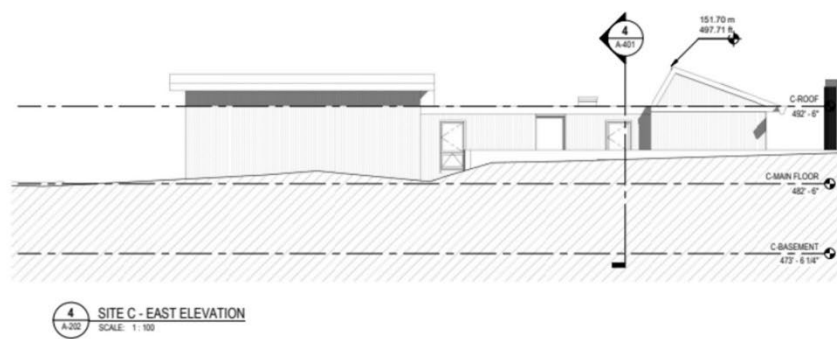
West Elevation Proposed, Bruce Johnson, 2026



West Elevation, as is July 2025, Schueck Heritage Consulting Photo



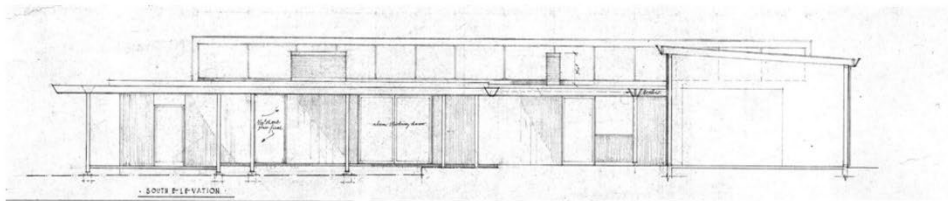
East Elevation, Arthur Erickson, 1963



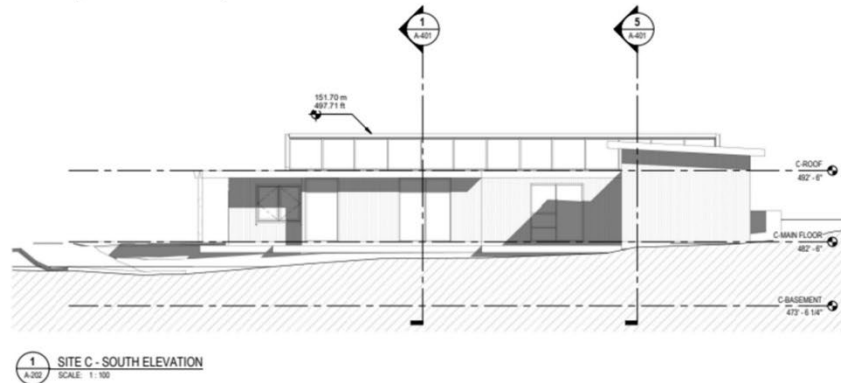
East Elevation Proposed, Bruce Johnson, 2026



East Elevation, as is December 2025, Mountain Heritage Photo



South Elevation, Arthur Erickson, 1963



South Elevation Proposed, Bruce Johnson, 2026



South Elevation and west elevation of studio, as is July 2025, Schueck Heritage Consulting Photo

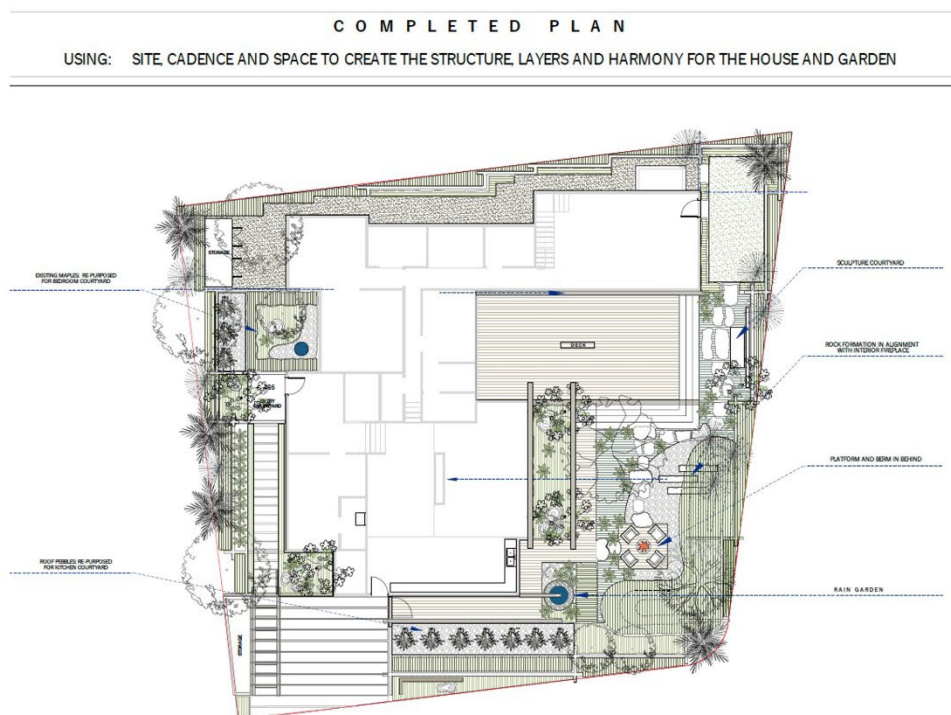
Appendix V: Selected Plans



As-is site plan 2025 provided by owner



Plans for site development, 2026 provided by owner



TKL Design Complete Landscape Plan

Conservation Resources- Online

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Ottawa, 2010. <https://parks.canada.ca/culture/rc/p-crhp/standards>

Preservation Brief 4: Roofing in Historic Buildings.
<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.
<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
<https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 15: Preservation of Historic Concrete.
<https://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.
<https://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
<https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings
<https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>

Selecting and Appropriate Replacement Window for Your Historic Building:
<https://www.wisconsinhistory.org/Records/Article/CS4308>

http://www2.gov.bc.ca/assets/gov/topic/0DB9A63A500898D3B7753CFFBCDF5DE6/documents/heritage/heritage_conservation_community_guide.pdf

SCHEDULE "B"
STATEMENT OF SIGNIFICANCE

Statement of Significance
3526 Everglade Place
District of North Vancouver, BC



July 2025

Description:

Designed in the West Coast Modern style in 1963, the Perry Residence is located on a wooded property on the upper slopes of the District of North Vancouver, British Columbia. It is a one-storey, wood frame house clad in narrow vertical cedar siding, with a combination of angled and flat roof forms clad in river rock and with deep overhangs. It has large expanses of glazing and clerestory windows and is surrounded by a wide wooden deck.

Heritage Values:

The heritage significance of the Perry Residence lies primarily in its aesthetic, cultural and historic values. It is a rare example of a West Coast Modern house, designed by Arthur Erickson just before he became famous, that has essentially retained its original design and materials on both the exterior and interior.

The house has aesthetic value primarily for its West Coast Modern design as evidenced by its overall form and details. It is a modest, one-storey structure with Japanese Shinto design influences. "An ode to Japanese minimalism transplanted into the rugged Canadian forest, the house exemplifies the concept of *Wabi Sabi* that marries the rough and the refined."¹ Other aspects of Shinto residential design that can be seen in the Perry Residence and which contribute to the ethos of West Coast Modernism include its connection to nature through the use of large windows, clerestory windows, skylights and sliding glass doors that provide natural light and ventilation. Additionally, the house sits in harmony with nature through the extensive use of local materials and through its physical and visual connection to the outside.

The house is clad in narrow vertical wood siding stained dark brown. The deep roof overhangs are both practical (providing shelter to the house and decks from sun and rain) and they help to reinforce the strong horizontal massing. Of particular note on the exterior are the inverted triangular fascia boards, the clerestory glazing and skylights, and the way the angled roof on the north side and the flat roof on the south side work together. Apparently, they were angled to match the declination of the earth so that on December 21st, there is no shadow inside the house.² The cladding on the angled roof is unusual – medium-sized smooth river rock – an aesthetically pleasing method for keeping the roof cool and protecting it from large snowfalls and strong winds.

The interior of the house also has strong aesthetic value and continues the references to West Coast Modern and Shinto design principles through its uncluttered spaces and extensive use of natural materials. The rooms are small but feel spacious due to the amount of glazing and the high ceilings.

¹ Hadani Ditmars. "Explore the Perry Estate, a lesser-known Arthur Erickson project in Canada." *Wallpaper**, 18 February 2025.

² Ibid.

Particularly effective is the transition from room to room, such as walking through a low-ceilinged hallway into the high-ceilinged living room. The floor in the living room is noteworthy for its Japanese mother-of-pearl tiles, some shiny and some matte to give a shimmering effect, and for the pine slat ceiling. The kitchen, while small, has wood counters and cupboards with doors that open upwards in a gull-wing style. There is a clever pass-through with a wine storage area underneath. A great deal of thought has clearly gone into the design of the interior spaces, down to the nail pattern on the fascias (pairs of nails starting close together and widening out as they go along). The main bedroom has a small, private courtyard garden that brightens the room and provides the connection to the outside that so reflects the West Coast Modern style.

The Perry Residence has strong cultural/historic significance for its year of construction (1963) and for its connections to Frank Perry, Bill Reid and Arthur Erickson.

Frank Perry (1923-2006) was born in Vancouver, graduating from the University of British Columbia and teaching high school history in North Vancouver for 30 years. He was also a successful sculptor in bronze, brass, stone and wood, deriving inspiration from Henry Moore, Constantin Brancusi and the German Expressionists. He trained locally, in London England and in Florence Italy. His commissions included work for municipal halls, civic theatres and private homes. He received the Order of Canada and was a member of the Royal Academy of the Arts, Northwest Institute of Sculpture, B.C. Society of Artists, Sculptors' Society of Canada, and the Royal Canadian Academy. He won awards for his work, such as the Burnaby Outdoor Sculpture Show in 1958 and the Centennial Sculpture competition in Vancouver in 1967, with a piece that is now outside the Playhouse Theatre³. Married to Doris, nee Olson, (1926-1972), also a schoolteacher, they lived together in the house from 1963 (when it replaced a small house and studio) until her death in 1972. Frank continued to live in the house until selling it in 2002.

The Perry Residence is also associated with local artist Bill Reid (1920-1998), who was a good friend of Mr. Perry, likely working in the large, bright studio from time to time. A plaque on one of the bedroom doors states that Mr. Reid lived in the house from 1974-1975. Born in Victoria, Mr. Reid was an "internationally recognized Haida artist, frequently credited with the revival and innovative resurgence of Northwest Coast Indigenous arts in the contemporary world".⁴ Of special note is that the front door to the house has a carved inlay that is purported to be by Mr. Reid, who did something similar for the Cliff House designed by Zoltan Kiss.

The house was designed by architect Arthur Erickson (1924-2009). Born in Vancouver, he received his formal education at McGill and the University of British Columbia, followed by architectural training in 1950. He spent time in Asia while serving in the Armed Forces. In 1953, he opened an architectural practice in Vancouver with Geoffrey Massey. He designed the Perry Residence in 1963, the same year that he and Mr. Massey won the design competition for Simon Fraser University. Known nationally and internationally for both residential and major commissions, Mr. Erickson's design of the Perry Residence is an example of his residential work just as he became famous. It is an excellent and early example of the type of designs for which he became known: "The hallmark of much of Erickson's work through the 1960s and 1970s was the interpretation of exterior and interior spaces within a post-and-beam framework that is tightly controlled but not fixed to a rigid grid."⁵ A well-respected local architect also

³ *Dictionary of Canadian Artists* – artist file on Frank Perry, National Gallery of Canada Archives

⁴ The Canadian Encyclopedia website.

⁵ Harold Kalmon, *A History of Canadian Architecture, Volume 2*. Oxford University Press, Ontario. 1994, p. 795.

known for his West Coast Modern buildings, Barry Downs (1930-2022) wrote of his contemporaries' work, including Mr. Erickson's: "Open floor plans, simple post and beam structures, flat planar roofs, use of skylights and large glass areas, characterized their work."⁶ – a description that could be about the Perry Residence.

Character-defining Elements

Key elements that define the heritage character of the building include its:

- Location in the Norwood Queens/Delbrook neighbourhood of the District of North Vancouver.
- The physical and visual connection of the house and studio to the natural setting.
- Original residential form, scale and massing as expressed by its one-storey height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- West Coast Modern style, as seen on the exterior through the:
 - All wood cladding including very narrow vertical strips
 - Inverted triangular fascias
 - Large wood framed windows, including sliding glass double doors
 - Skylights
 - Clerestory windows
 - Roof cladding comprised of medium-sized smooth river rock
 - Large wood decks surrounding the house
 - Small private courtyard garden off the main bedroom
- West Coast Modern style, as seen on the interior through the:
 - Extensive use of wood on floors, walls and ceilings
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 - Wood slat ceiling in the living room
 - Re-sawn strips of fir as wall cladding
 - Wood kitchen cabinets with gull-wing doors
 - Hidden pass-through between the kitchen and the dining room, with wine storage underneath
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.
- Carving on front door purportedly by Bill Reid.

⁶ Barry Downs, The Poetics of West Coast Modernism in West Vancouver – Three Exhibitions on Architecture. West Coast Cultural Services, 2005, p.3.

Photographs of the Subject Building (June 2025)



West Elevation, as seen from Everglade Place



North Elevation, showing front entry, opening in the roof notes the bedroom courtyard garden.



South Elevation, with garage/studio on right



East Elevation, focussing on garage/studio entry

Selection of Interior Photographs (June 2025)



Kitchen



Dining Room



Hallway to Living Room



View through Main
Bedroom to Courtyard
Garden



Living Room



Plaque on Door

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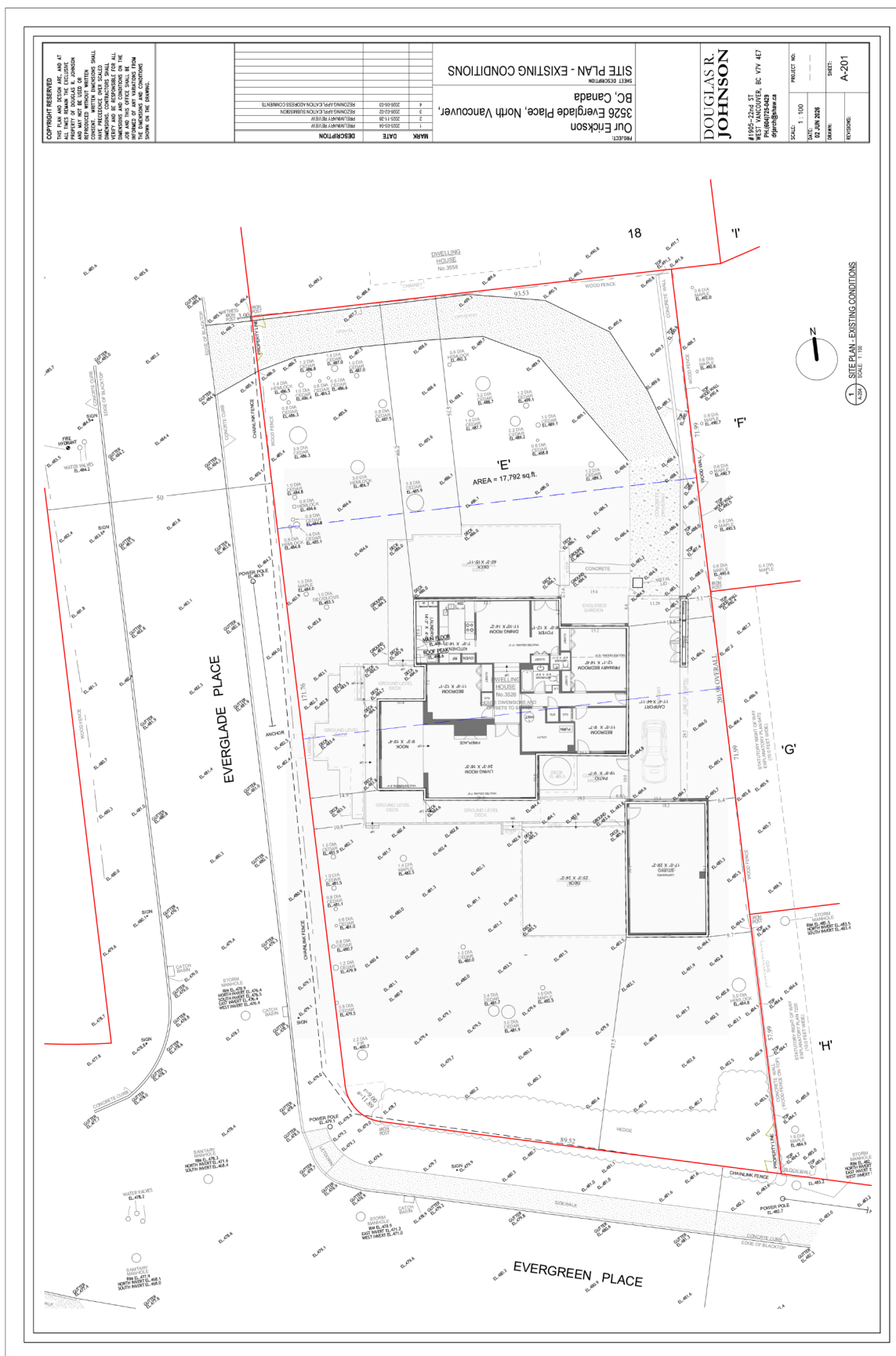
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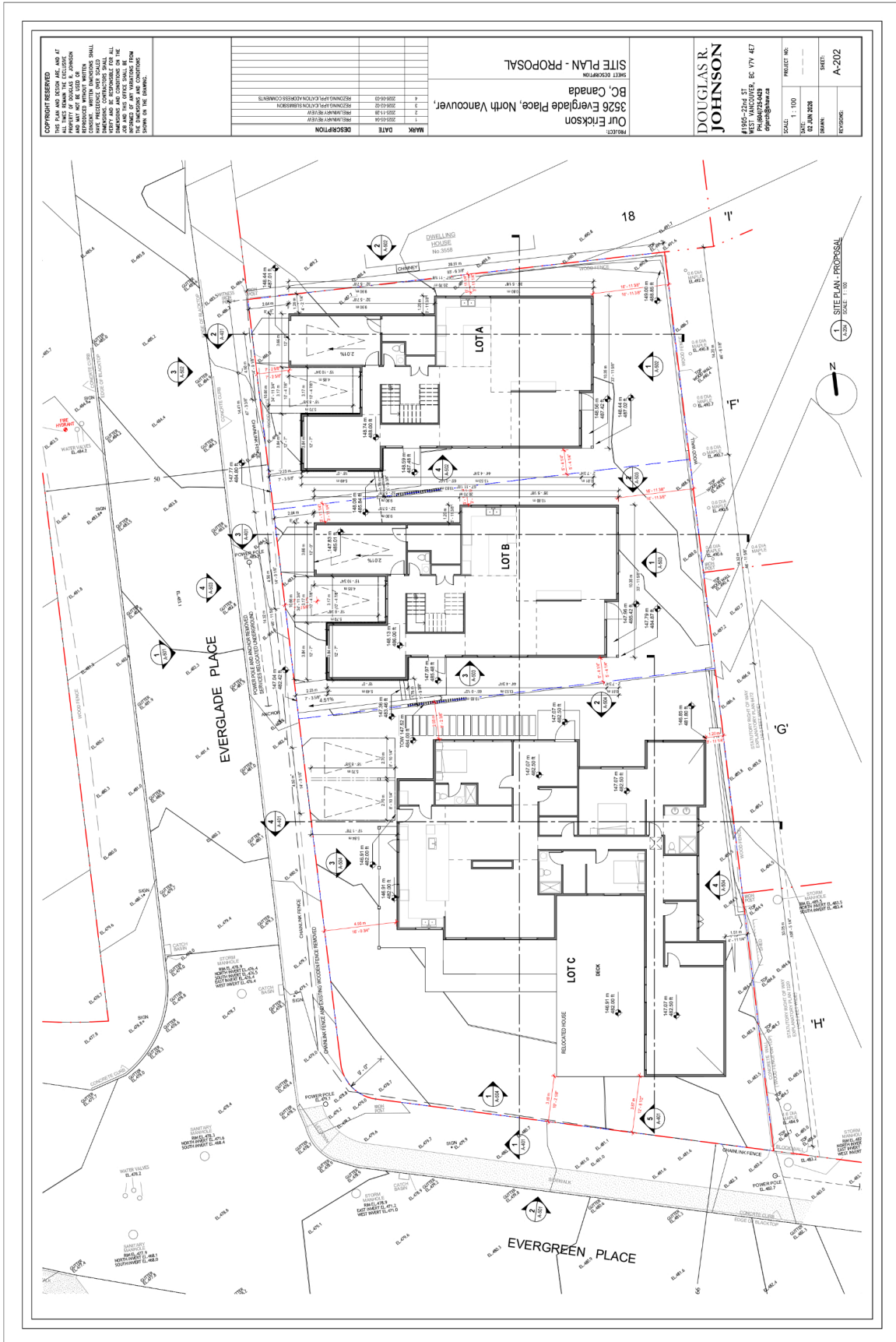
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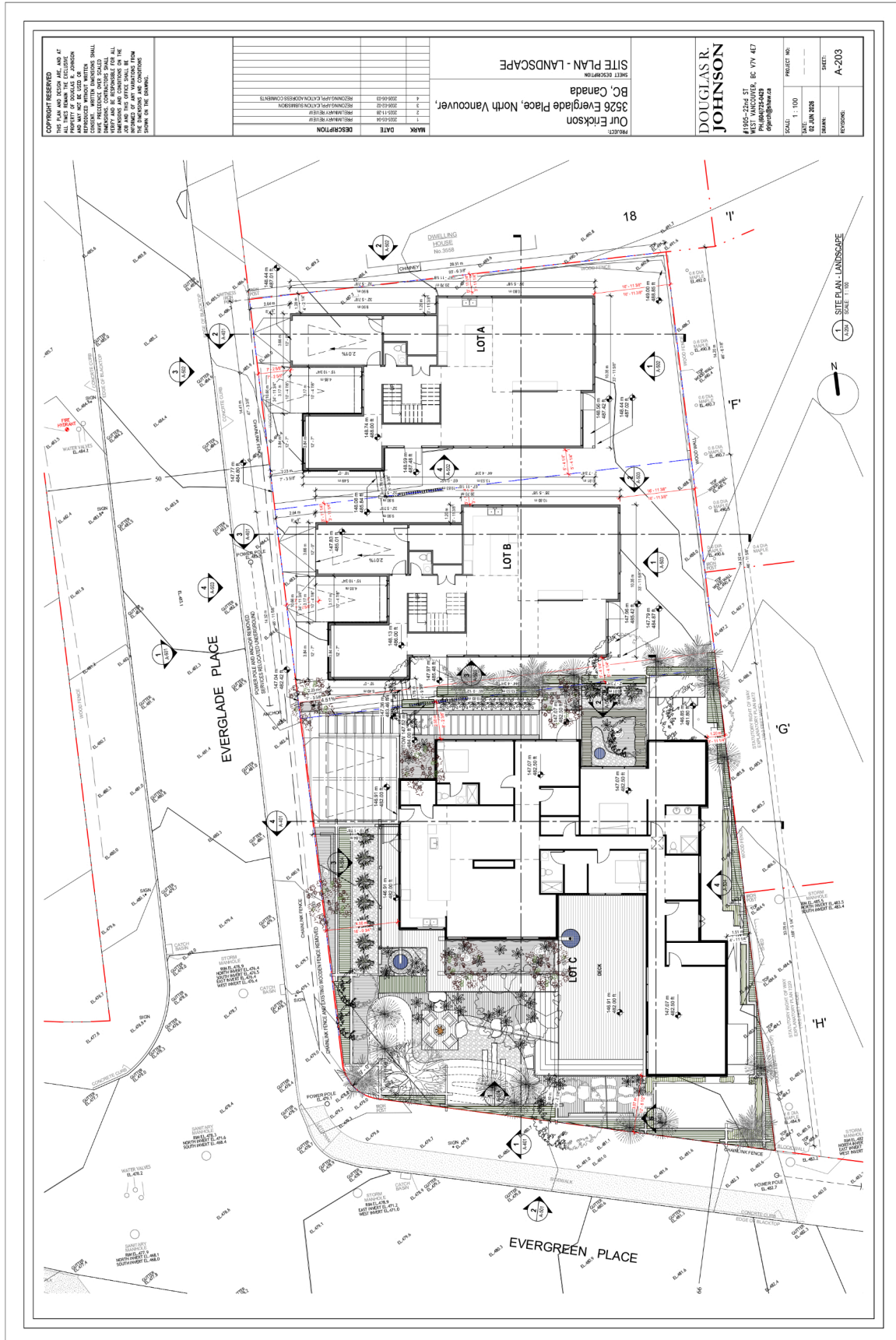
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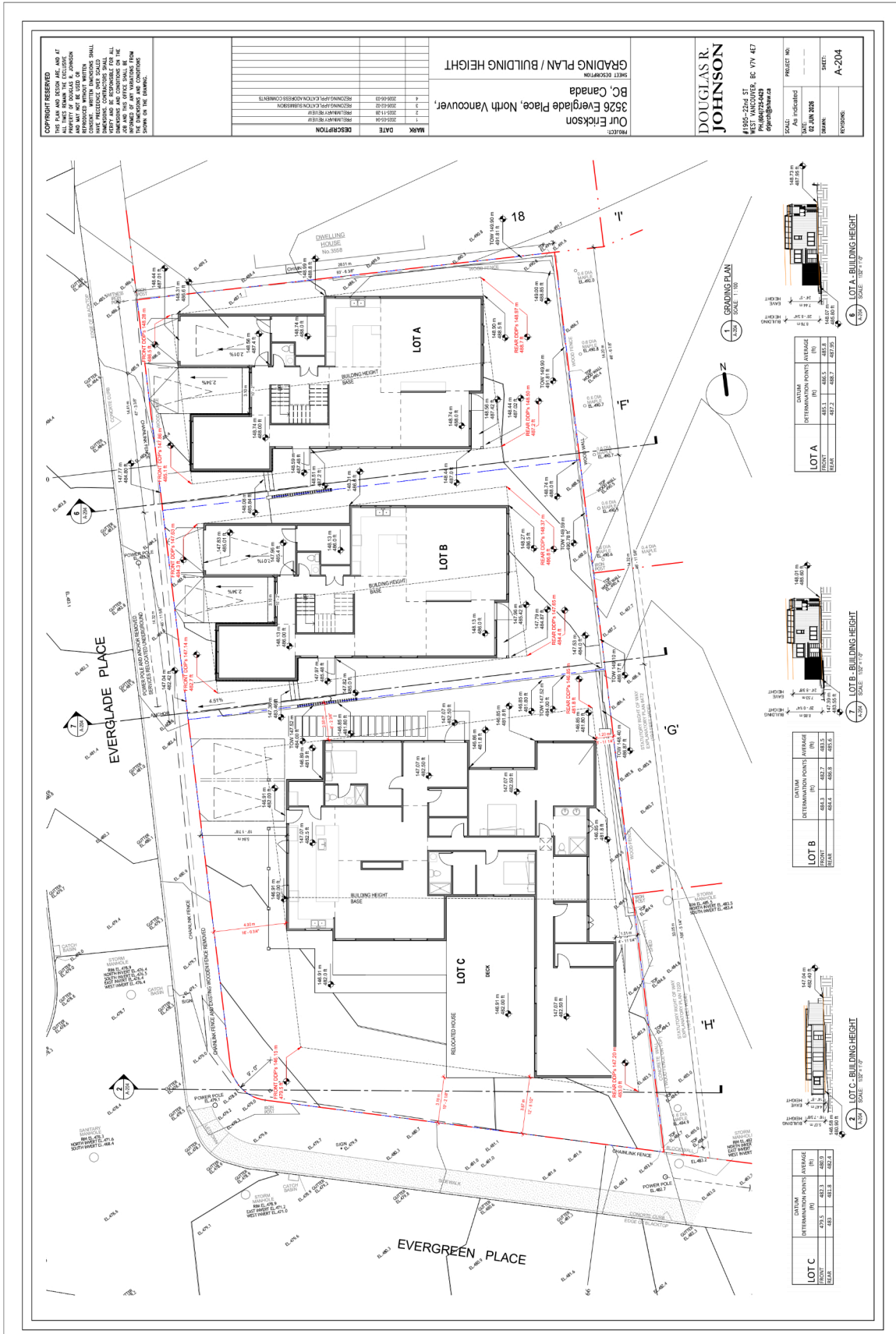
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PRELIMINARY PLANS AND DRAWINGS



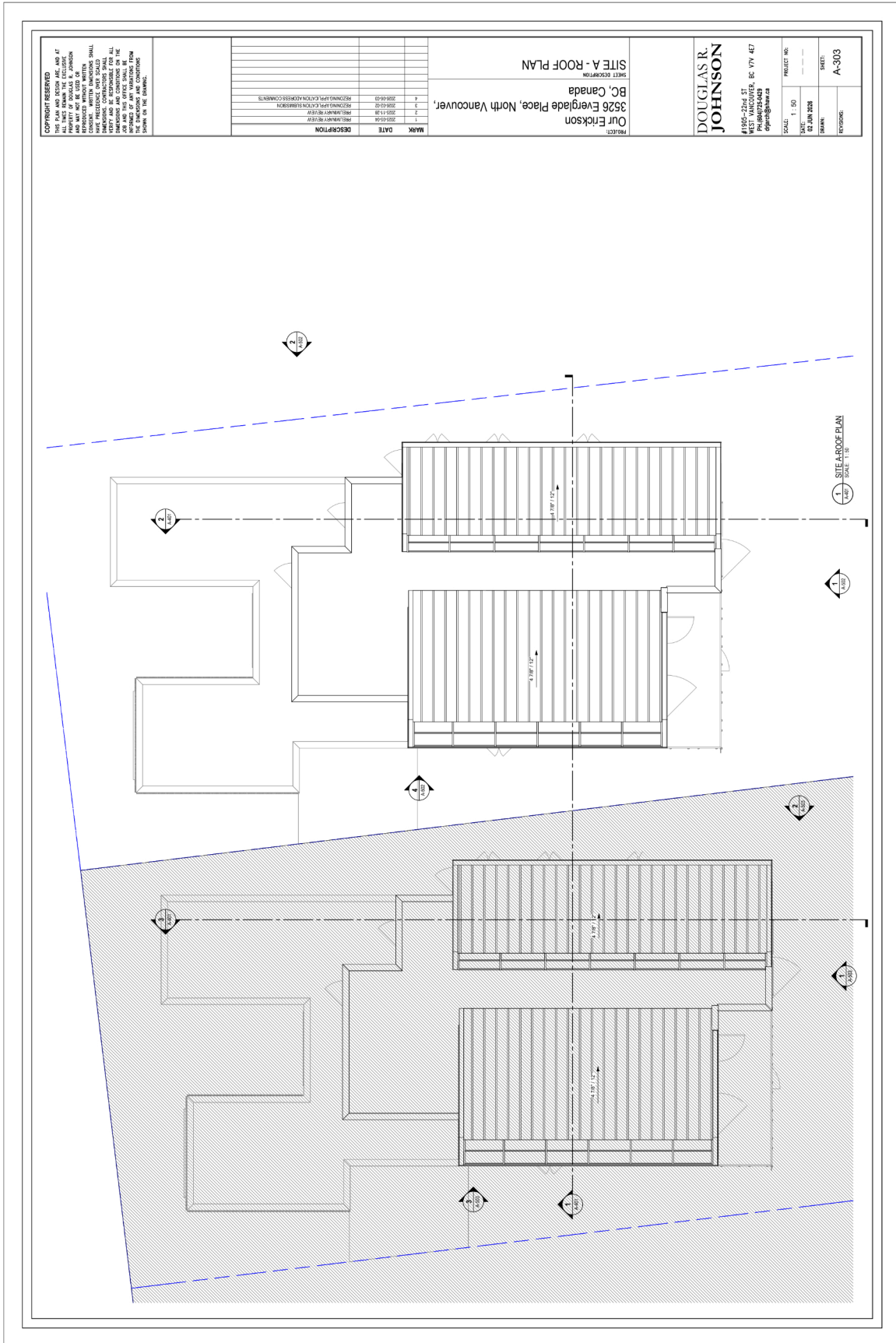




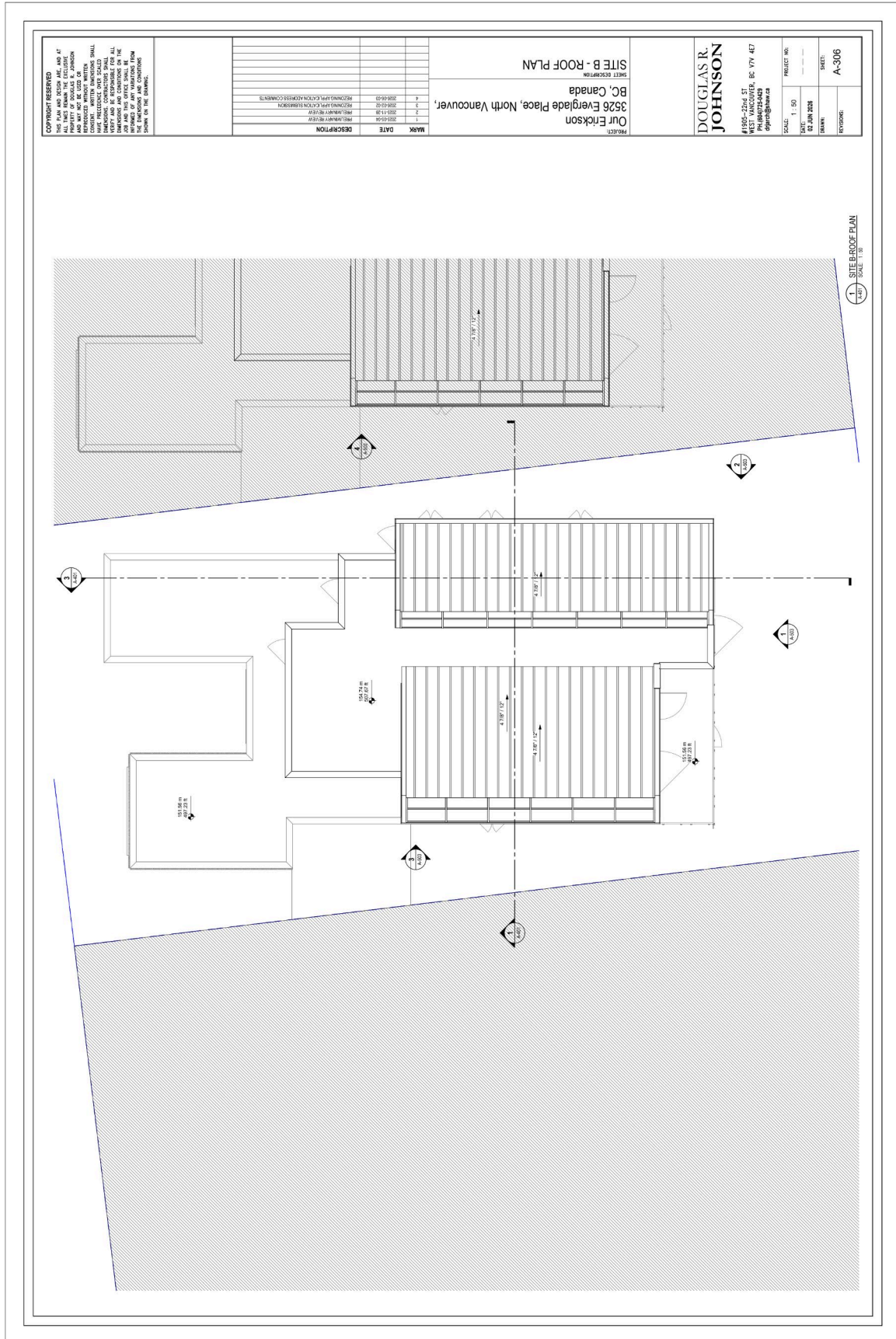


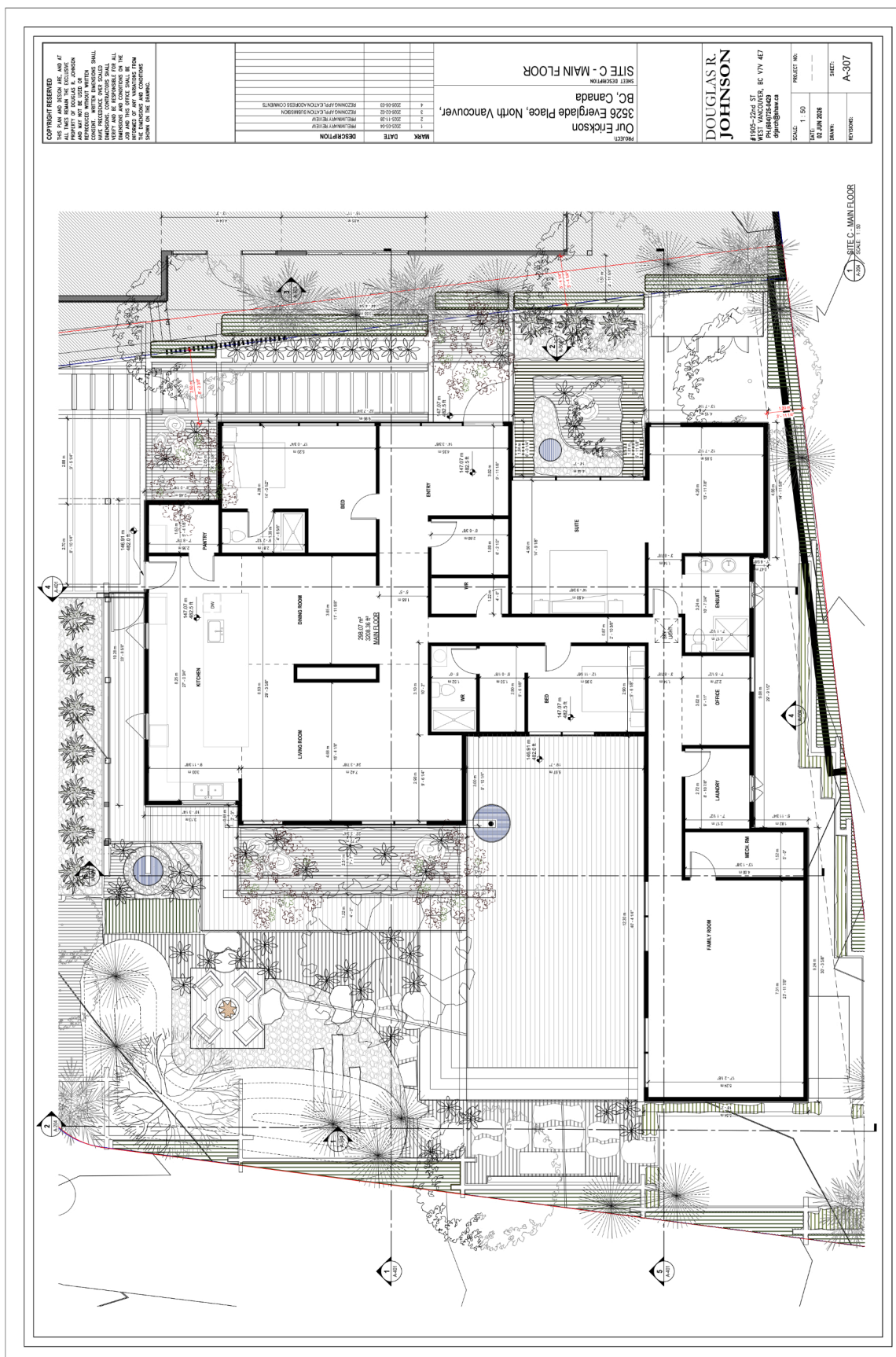


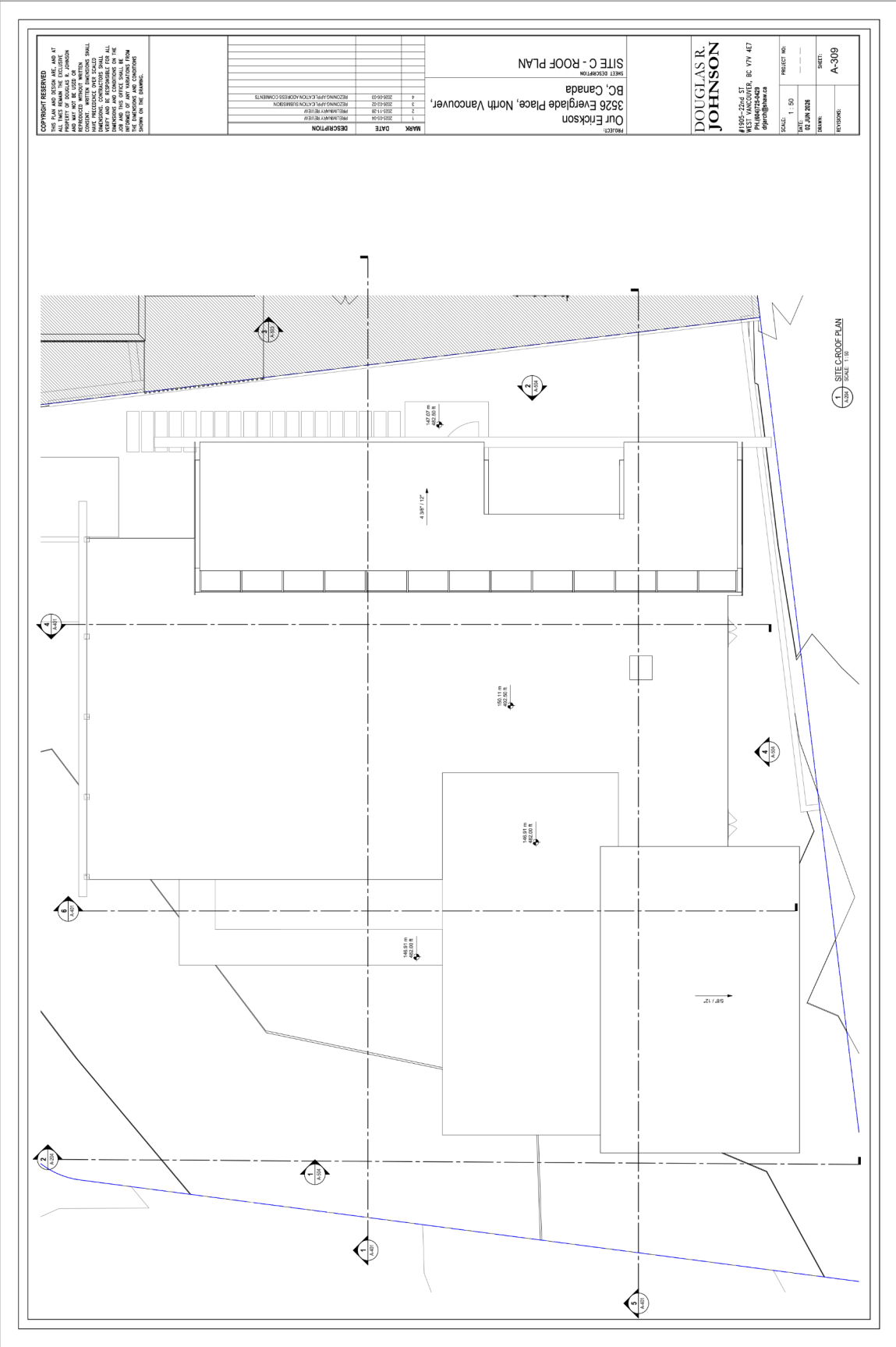


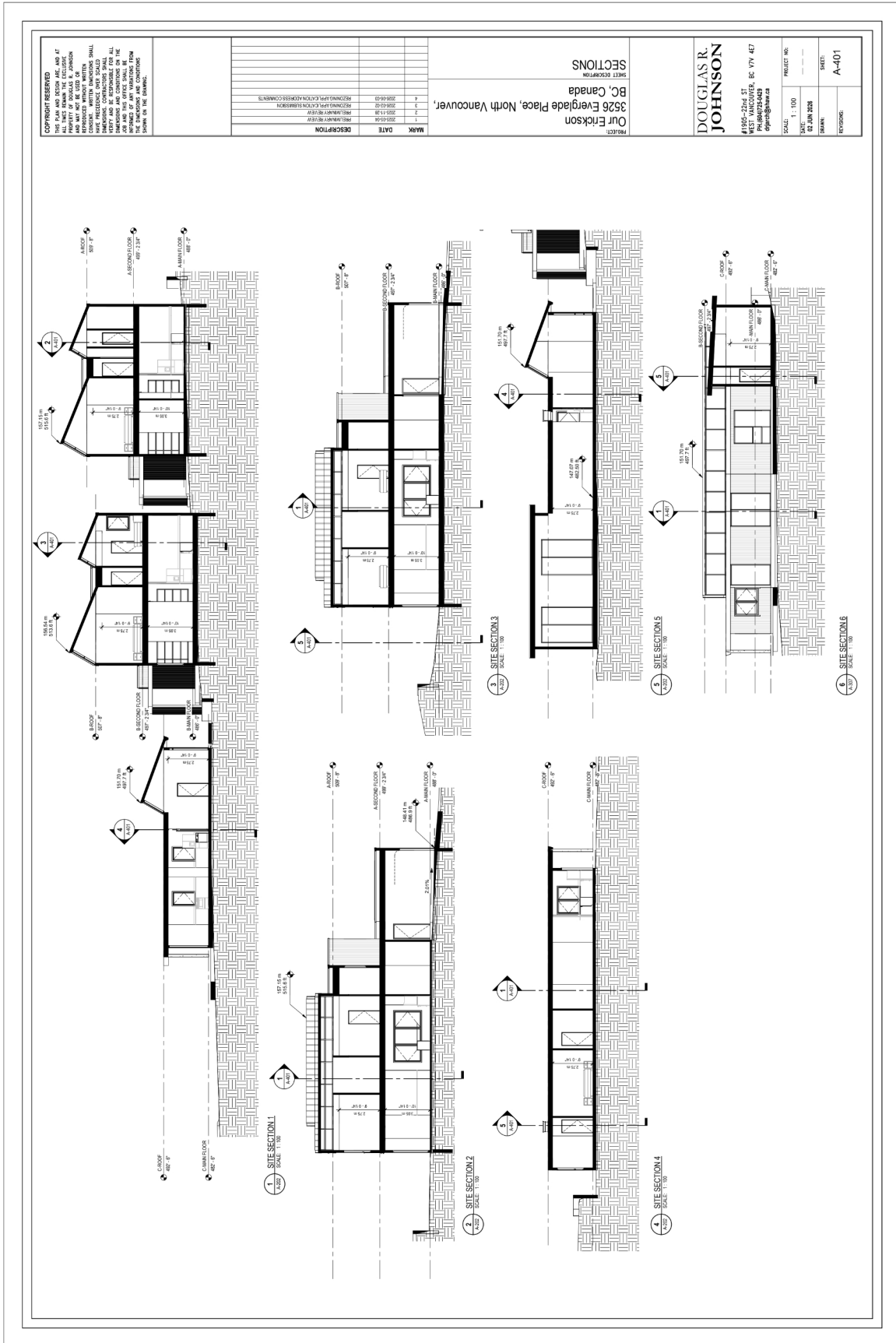


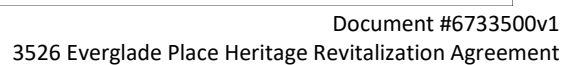


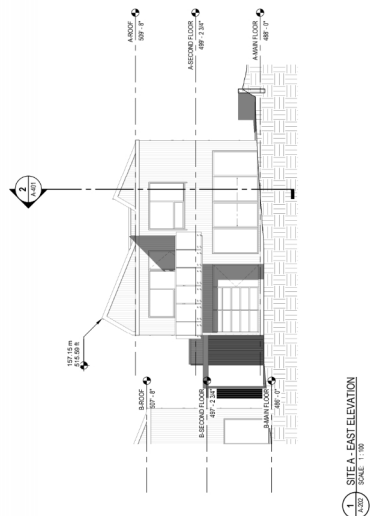
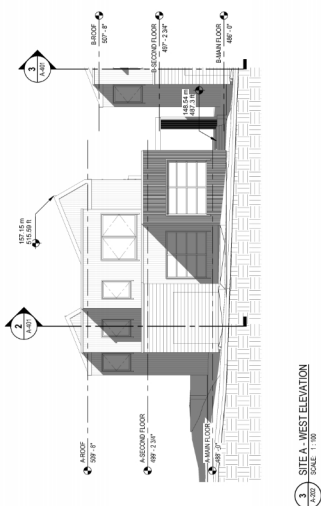
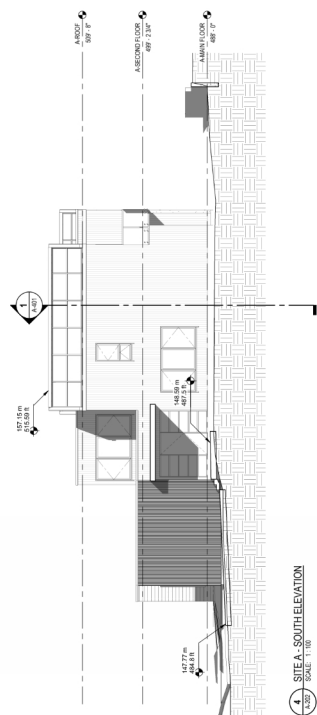
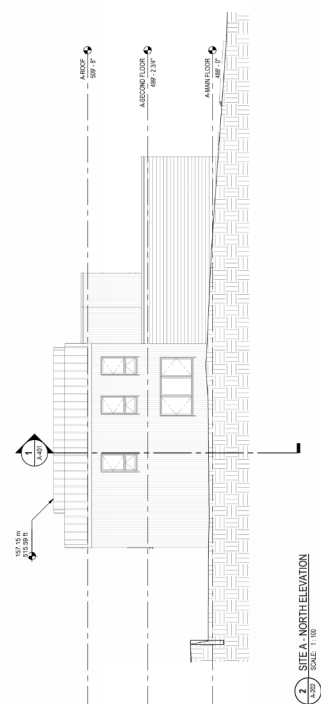




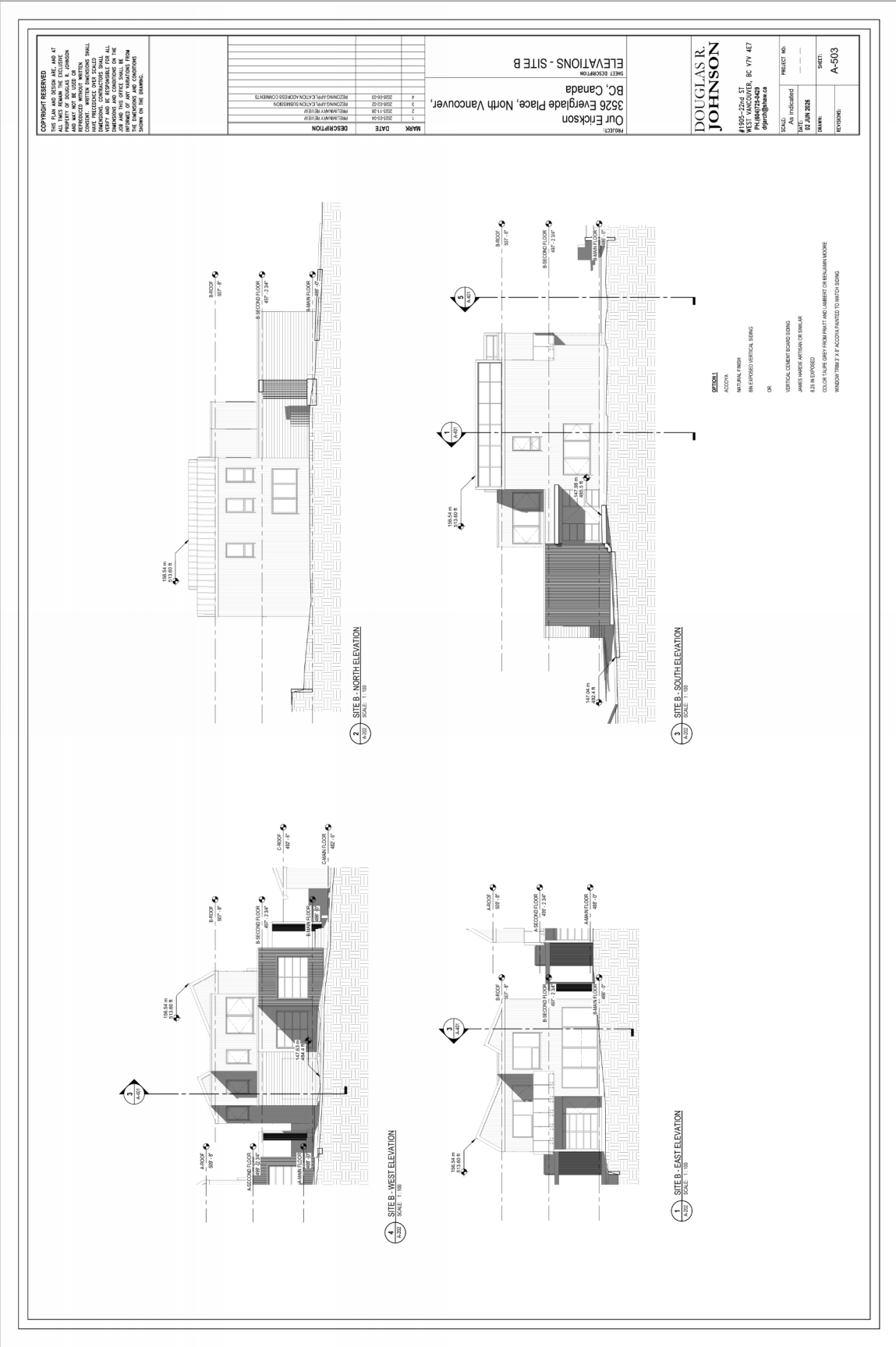


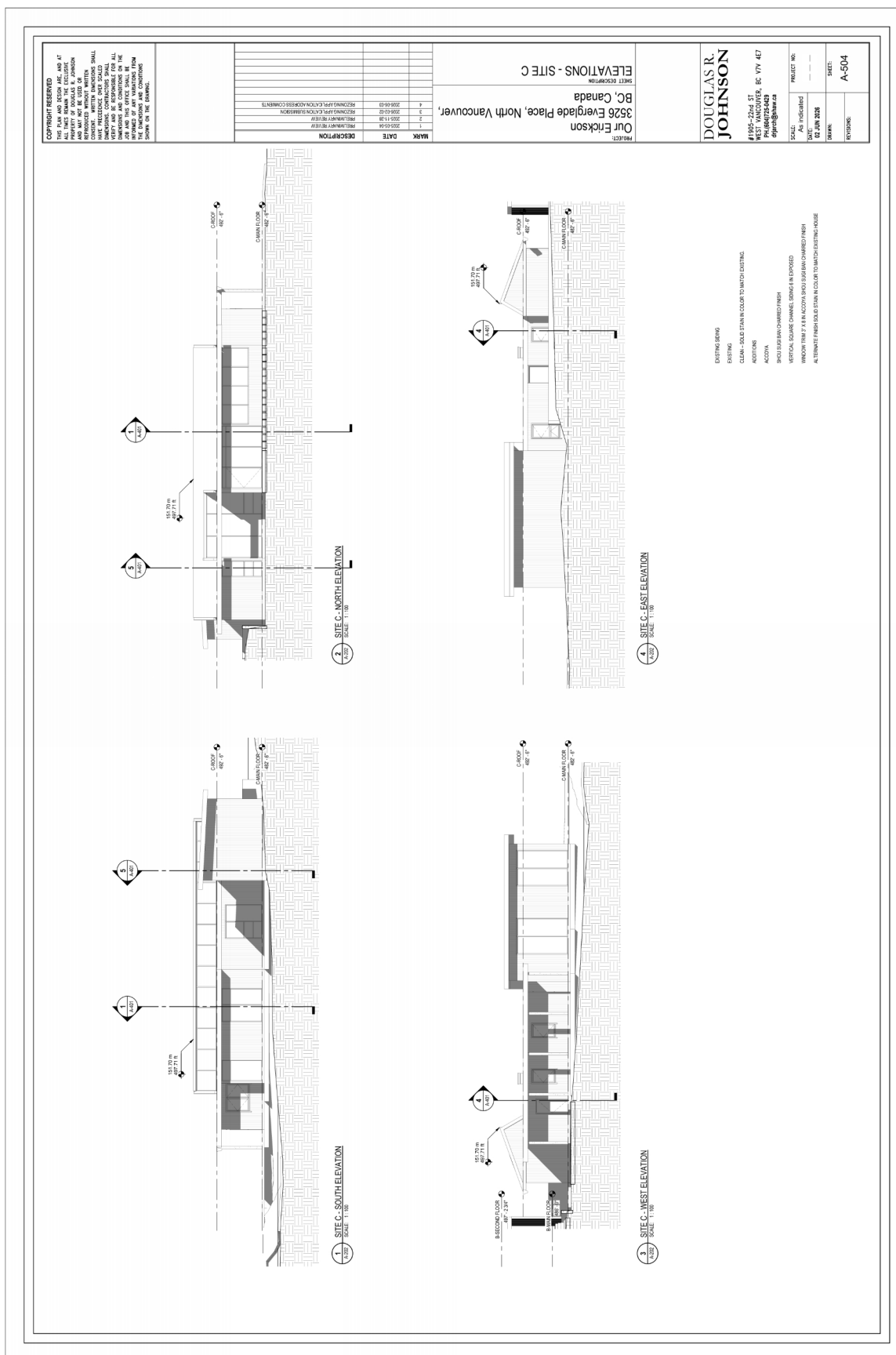


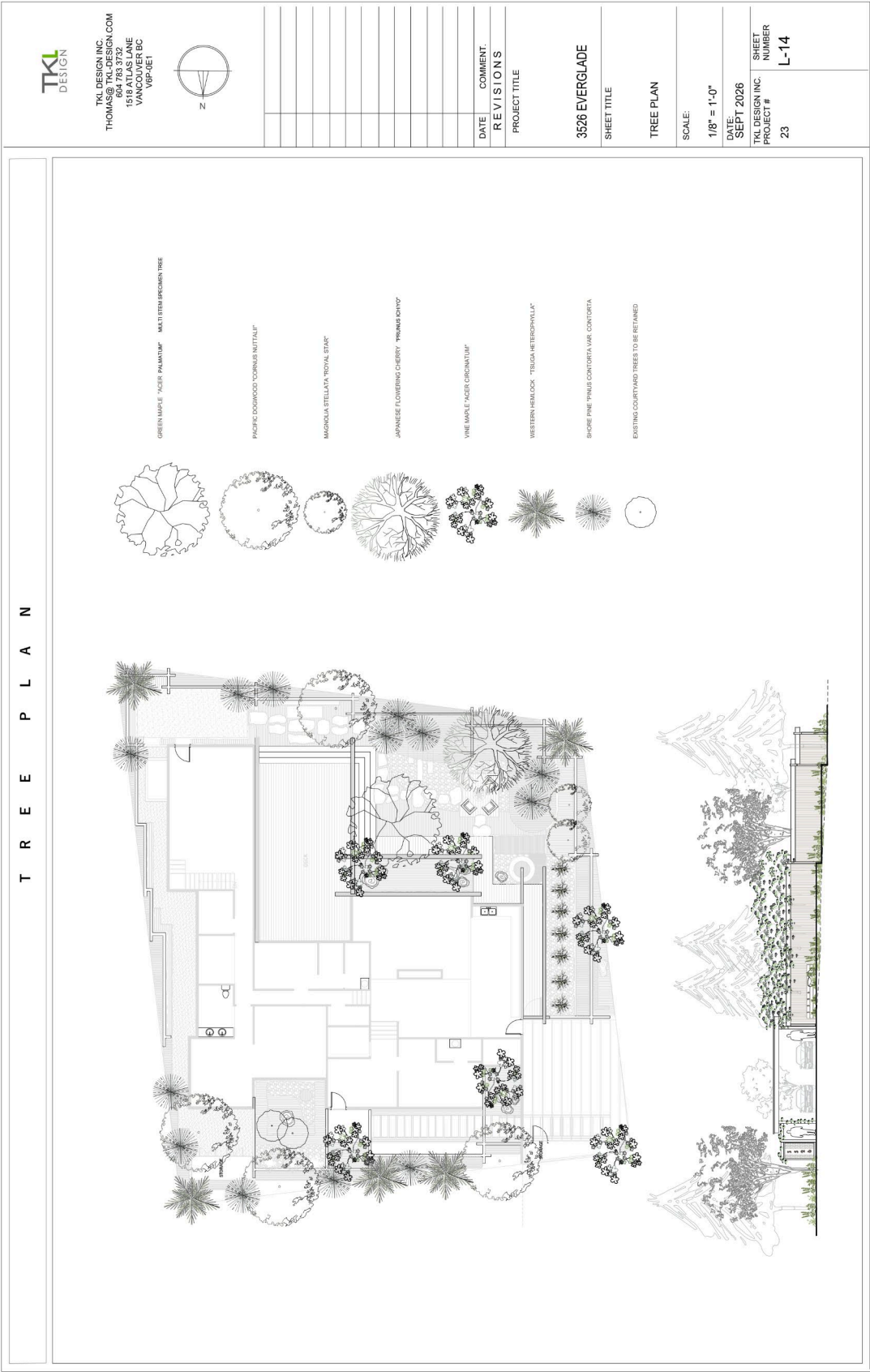


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OPTION 1
ACCOYA
NATURAL FINISH
8IN EXPOSED VERTICAL SING
OR
VERTICAL CEMENT BOARD SING
JAMES HARDIE ARTISAN OR SIMILAR
0.25 IN EXPOSED
COLOR TAUPÉ GREY FROM PAINT & LAMBERT OR BENJAMIN MOORE
WOOD TRIM 3 X 6" ACCOYA PAINTED TO MATCH SING.









TKL DESIGN INC.
THOMAS@TKL-DESIGN.COM
604 783 3732
1518 ATLAS LANE
VANCOUVER BC
V6P-0E1



DATE	COMMENT.
REVISIONS	
PROJECT TITLE	

3526 EVERGLADE

SHEET TITLE

ALL 3 LOTS

SCALE:

 $1/8" = 1'-0"$

DATE: JAN 2026

KL DESIGN INC.

22
PROJECT #

27

SCHEDULE "E"
RELOCATION PLAN



May 27th, 2026

To whom it may concern;

Re: Historic house relocation at 3526 Everglade Pl, North Vancouver, BC

Nickel Bros has been engaged by Douglas Johnson to support the proposed relocation of the heritage structure located at 3526 Everglade Pl, North Vancouver, BC.

Based on the information reviewed to date, Nickel Bros confirms that the proposed relocation of the heritage structure is feasible, subject to final site conditions, required permits, access preparation, and final execution planning. The proposed scope includes moving the structure approximately 50 ft on the same property to accommodate the planned heritage retention and new foundation works.

Nickel Bros has extensive experience safely relocating, rehabilitating, and preserving heritage and historic structures, including projects of similar and greater complexity. Nickel Bros has relocated more than 500 historical buildings, including the Heritage Firehall at UBC, the Haldi House at Fort Langley, and the little yellow schoolhouse relocated from Vancouver to the Squamish Nation. This experience allows Nickel Bros to work with relevant project stakeholders to develop a practical relocation approach suitable for the structure and site conditions.

The anticipated relocation method includes raising the structure using multiple hydraulic jacks and structural steel beams to allow installation of the required structural moving equipment. All jacking will be completed using a Unified Hydraulic System, which helps control the lift, minimize differential movement, and reduce the potential for distortion-related structural damage. Once properly supported, the structure will be moved approximately 50 ft to its proposed location on the same property. The structure is anticipated to be staged up to eleven feet (11') above excavated grade to allow construction of the new foundation system below. At a second mobilization, Nickel Bros will return to lower the structure approximately six feet (6') onto the new foundation.

Safety. Precision. Integrity.

Vancouver:
13035 Lilley Dr,
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Toll-Free: 1.866.813.9430
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Everett, WA 98208
Toll-Free: 1.866.920.2767
Fax: 425.257.2069
E-mail: Washington@nickelbros.com

Residential: www.nickelbros.com

Industrial: www.nickelbrosindustrial.com



Prior to the move, Nickel Bros will provide an execution plan as the move date approaches. Nickel Bros will also prepare safe work procedures and risk assessments to address public safety, personnel safety, cargo protection, equipment safety, and site-specific execution requirements.

Although Nickel Bros uses specialized equipment, experienced personnel, and controlled procedures to minimize impacts to the structure, some movement-related effects can occur during lifting, moving, staging, and lowering, particularly with heritage structures and older building materials. These effects may include minor cracking, settlement of finishes, or movement in brittle or pre-existing conditions. The exact extent of any impact cannot be predicted with certainty prior to execution; however, Nickel Bros' methodology is intended to reduce these risks as much as reasonably practical.

The current budget price for Nickel Bros' relocation scope is approximately \$95,000.00, subject to final scope, site conditions, access requirements, and final execution planning. This budget price does not include applicable taxes.

If you have any questions or concerns regarding the proposed relocation procedure, please feel free to reach out.

Sincerely,

Pezh Nasiri

Estimator & Project Coordinator.

Safety. Precision. Integrity.

Vancouver:
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Fax: 425.257.2069
E-mail: Washington@nickelbros.com

Residential: www.nickelbros.com

Industrial: www.nickelbrosindustrial.com

CONSENT AND PRIORITY INSTRUMENT

In this consent and priority instrument:

- (a) **“Existing Charges”** means the Mortgage registered under number **CB2367956** and the Assignment of Rents registered under number **CB2367957**;
- (b) **“Existing Chargeholder”** means Corside Construction Ltd.;
- (c) **“New Charges”** means the Section 219 Covenants contained in the attached Terms of Instrument – Part 2; and
- (d) words capitalized in this instrument, not otherwise defined herein, have the meaning ascribed to them in the attached Terms of Instrument – Part 2.

For ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which the Existing Chargeholder acknowledges, the Existing Chargeholder:

- (a) consents to the Owner granting the New Charges to the District;
and
- (b) agrees with the District that the New Charges charge the Lands in priority to the Existing Charges in the same manner and to the same effect as if the Owner had granted the New Charges, and they had been registered against title to the Lands, prior to the grant or registration of the Existing Charges or the advance of any money under the Existing Charges.

To witness this consent and priority instrument, the Existing Chargeholder has caused its duly authorized signatories to sign the attached General Instrument - Part 1.

END OF DOCUMENT

PUBLIC HEARING

3526 Everglade Place

HERITAGE REVITALIZATION AGREEMENT AND HERITAGE DESIGNATION

When: Tuesday, July 7, 2026 at 7pm

Where: Council Chambers, 355 West Queens Road, North Vancouver, BC

What: A Public Hearing for Bylaw 8803, a proposed Heritage Revitalization Agreement Authorization Bylaw, and Bylaw 8802, a proposed Heritage Designation Bylaw, to permit relocation and conservation of the Perry Residence at 3526 Everglade Place and subdivide the site into three lots.

What changes: Bylaw 8803 is a proposed Heritage Revitalization Agreement Authorization Bylaw, which would, in general terms, allow the District to enter into an agreement with the property owner to vary Zoning Bylaw regulations to permit relocation to the southern portion of the site, restoration, and permanent protection of the Perry Residence, and the subdivision of the property into three lots. Two new detached homes are proposed on the northern lots, with the relocated Perry Residence on the southern lot.

Bylaw 8802 is a proposed Heritage Designation Bylaw, which would designate the subject property and the exterior of the Perry Residence as protected heritage property.

How: The Public Hearing will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, or by staff and the public. The public are invited to attend at the Council Chambers where they will be able to see and hear the entire proceedings. Those wishing to view or to participate in the meeting electronically may do so at <https://dnv.org.zoom.us/j/64484156494> or by phone by dialling 1-778-907-2071 and entering webinar ID 644 8415 6494.

When and How can I provide input? We welcome your input on July 7, 2026 at 7pm. You may sign up to speak at the hearing by contacting the Corporate Officer at signup@dnv.org prior to 3pm, Tuesday, July 7, 2026. You may also provide a written submission at any time prior to the close of the public hearing by sending it to the Corporate Officer at input@dnv.org or by mail to Corporate Officer, 355 West Queens Road, District of North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers who had not signed up in advance to make submissions. *Please note that Council may not receive further submissions from the public concerning these bylaws after the conclusion of the public hearing.*

Need more info? Copies of the bylaw are available for review at 355 West Queens Road, North Vancouver, BC, between 8:00am and 4:30pm Monday to Friday (except holidays), starting Tuesday, June 30, 2026, or online at **[DNV.org/agenda](https://dnv.org/agenda)**.

Questions?



Jon Maselli, Development Planner
masellij@dnv.org
604-990-2411 ext. 7199

for details. The residential, commercial and institutional land use designations on Map 2 are described in the following table. The references to Floor Space Ratios (FSR) in the table provide guidance regarding the general massing and approximate density of development. The term “Floor Space Ratio”, as used in the table, means generally the ratio of the floor area of a proposed development over the area of the lot or lots upon which the development is to be located. It does not regulate actual densities on individual lots, that being the function of the District’s Zoning Bylaw. Council may, in its discretion, and with a public hearing, consider zoning bylaw amendments to permit density over and above that indicated in the table on a case by case basis where the proposed development is otherwise consistent with objectives and policies of the OCP.

RESIDENTIAL LEVEL 1: RURAL RESIDENTIAL

Areas designated for rural residential are intended for detached housing on large lots situated outside the urban boundary. The OCP does not envision further intensification of use through subdivision in this designation and/or through extension of services. Detached rural residences are generally allowed up to approximately 0.35 FSR.

RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL

Areas designated for detached residential are intended predominantly for detached housing within neighbourhoods. This designation accommodates secondary rental units such as suites or coach houses subject to the imposition and satisfaction of appropriate conditions. Detached residences (inclusive of suites and coach houses) are generally allowed up to approximately 0.55 FSR.

RESIDENTIAL LEVEL 3: ATTACHED RESIDENTIAL

Areas designated for attached residential are intended predominantly for ground-oriented multifamily housing within neighbourhoods, or as a transition between higher density sites and adjacent detached residential areas. Typical housing forms in this designation include duplex, triplex and attached row houses up to approximately 0.80 FSR.

RESIDENTIAL LEVEL 4: TRANSITION MULTIFAMILY

Areas designated for transitional multifamily are intended predominantly for multifamily uses within or in close proximity to centres and corridors, or as a transition between higher density sites and adjacent detached and attached residential areas. This designation typically allows for a mix of townhouse and apartment developments up to approximately 1.20 FSR.

RESIDENTIAL LEVEL 5: LOW DENSITY APARTMENT

Areas designated for low density apartment are intended predominantly for multifamily housing in centres and corridors up to approximately 1.75 FSR. Development in this designation will typically be expressed in low rise apartments, but may include some townhouses. Some commercial use may be permitted at grade.

RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT

Areas designated for medium density apartment are intended predominantly to provide increased multifamily housing up to approximately 2.50 FSR at strategic locations in centres and corridors. Development in this designation will typically be expressed in medium rise apartments. Some commercial use may also be permitted in this designation.

505 Single-Family Residential Delbrook (RSD)

Intent

The intent of the RSD Zone is to establish development regulations to maintain the single-family residential character of all properties zoned RSD.

505.1 Single-Family Residential Buildings:

- (a) shall not exceed either the maximum height or the maximum eave height stipulated in Table 505.1 as follows:

Roof Pitch	Maximum Height	Maximum Eave Height
Flat Roof	6.71m (22 ft.)	6.71m (22 ft.)
Minimum 3 in 12 pitch	7.32m (24 ft.)	6.71m (22 ft.)
Minimum 4 1/2 in 12 pitch or greater	7.92m (26 ft.)	6.71m (22 ft.)

Table 505.1

- (b) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends;
- (c) shall not exceed the building coverage, setbacks, maximum building depth, upper storey floor area, floor space ratio and maximum dwelling unit size stipulated in Table 505.2 as follows:

Element	Regulation
Building Coverage	35%
Setbacks	
a) front	9.14m (30 ft.) minimum
b) rear	9.14m (30 ft.) minimum
c) sideyard	1.83m (6 ft.) minimum
d) combined sideyards	minimum of 20% of lot width
e) flanking street (applies to corner lots)	10% of lot width plus 3m (10 ft.) but in any event the building shall not be required to be less than 7.32m (24 ft.) measured from outside edge of exterior walls

Element	Regulation
Maximum Building Depth	19.81m (65 ft.)
Upper Storey Floor Area	shall not exceed 75% of the total floor area of the largest storey below excluding attached parking structures
Floor Space Ratio	
a) for all lots	0.43
b) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Dwelling Unit Size	465 m ² (5,005 sq.ft.) inclusive of parking structures

Table 505.2

505.2 Attached and Detached Accessory Buildings and Structures:

(a) shall be sited as stipulated in Table 505.3 below:

Element	Regulation
When Sited Within the Required Front and Rear Yards	
Setbacks	
a) from front lot line:	
- detached and attached parking structures	6.1m (20 ft.) for straight-in entry or 4.57m (15 ft.) for side entry
- other structures	6.1m (20 ft.)
b) from rear lot line or any other buildings or structures	1.52m (5 ft.)
c) corner lot situation	in the front 9.14m (30 ft.) shall not be less than 6.1m (20 ft.) or 1/2 of the lot width, whichever is less, from the flanking side lot line
Size	
a) floor area	
- parking structures	37.16 m ² (400 sq.ft.). No size limit for detached parking structures if located in the rear yard.
- other structures	25 m ² (269 sq.ft.)
b) building coverage	shall not occupy more than 25% of the required front yard

Element	Regulation
When Sited Within the Required Front and Rear Yards	
Height	
a) flat roof	3.66m (12 ft.)
b) slope of 3 in 12 up to a maximum of 6 in 12	4.57m (15 ft.)
When Not Sited Within the Required Front Yard and Rear Yard	
Setbacks, Height and Size	all regulations affecting the principal residential building apply
Special Cases	
Swimming Pools	
setback from front lot line	not less than 6.1m (20 ft.)
setback from rear lot line	not less than 3.05m (10 ft.)
Satellite Antennae	
a) siting	must be in the rear yard
b) setbacks	not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lots	not less than 6.1m (20 ft.) from any side lot line common to the lot and street

Table 505.3
(Bylaw 6783)

July 2025

Description:

Designed in the West Coast Modern style in 1963, the Perry Residence is located on a wooded property on the upper slopes of the District of North Vancouver, British Columbia. It is a one-storey, wood frame house clad in narrow vertical cedar siding, with a combination of angled and flat roof forms clad in river rock and with deep overhangs. It has large expanses of glazing and clerestory windows and is surrounded by a wide wooden deck.

Heritage Values:

The heritage significance of the Perry Residence lies primarily in its aesthetic, cultural and historic values. It is a rare example of a West Coast Modern house, designed by Arthur Erickson just before he became famous, that has essentially retained its original design and materials on both the exterior and interior.

The house has aesthetic value primarily for its West Coast Modern design as evidenced by its overall form and details. It is a modest, one-storey structure with Japanese Shinto design influences. “An ode to Japanese minimalism transplanted into the rugged Canadian forest, the house exemplifies the concept of *Wabi Sabi* that marries the rough and the refined.”¹ Other aspects of Shinto residential design that can be seen in the Perry Residence and which contribute to the ethos of West Coast Modernism include its connection to nature through the use of large windows, clerestory windows, skylights and sliding glass doors that provide natural light and ventilation. Additionally, the house sits in harmony with nature through the extensive use of local materials and through its physical and visual connection to the outside.

The house is clad in narrow vertical wood siding stained dark brown. The deep roof overhangs are both practical (providing shelter to the house and decks from sun and rain) and they help to reinforce the strong horizontal massing. Of particular note on the exterior are the inverted triangular fascia boards, the clerestory glazing and skylights, and the way the angled roof on the north side and the flat roof on the south side work together. Apparently, they were angled to match the declination of the earth so that on December 21st, there is no shadow inside the house.² The cladding on the angled roof is unusual – medium-sized smooth river rock – an aesthetically pleasing method for keeping the roof cool and protecting it from large snowfalls and strong winds.

The interior of the house also has strong aesthetic value and continues the references to West Coast Modern and Shinto design principles through its uncluttered spaces and extensive use of natural materials. The rooms are small but feel spacious due to the amount of glazing and the high ceilings.

¹ Hadani Ditmars. “Explore the Perry Estate, a lesser-known Arthur Erickson project in Canada.” Wallpaper*, 18 February 2025.

² Ibid.

Particularly effective is the transition from room to room, such as walking through a low-ceilinged hallway into the high-ceilinged living room. The floor in the living room is noteworthy for its Japanese mother-of-pearl tiles, some shiny and some matte to give a shimmering effect, and for the pine slat ceiling. The kitchen, while small, has wood counters and cupboards with doors that open upwards in a gull-wing style. There is a clever pass-through with a wine storage area underneath. A great deal of thought has clearly gone into the design of the interior spaces, down to the nail pattern on the fascias (pairs of nails starting close together and widening out as they go along). The main bedroom has a small, private courtyard garden that brightens the room and provides the connection to the outside that so reflects the West Coast Modern style.

The Perry Residence has strong cultural/historic significance for its year of construction (1963) and for its connections to Frank Perry, Bill Reid and Arthur Erickson.

Frank Perry (1923-2006) was born in Vancouver, graduating from the University of British Columbia and teaching high school history in North Vancouver for 30 years. He was also a successful sculptor in bronze, brass, stone and wood, deriving inspiration from Henry Moore, Constantin Brancusi and the German Expressionists. He trained locally, in London England and in Florence Italy. His commissions included work for municipal halls, civic theatres and private homes. He received the Order of Canada and was a member of the Royal Academy of the Arts, Northwest Institute of Sculpture, B.C. Society of Artists, Sculptors' Society of Canada, and the Royal Canadian Academy. He won awards for his work, such as the Burnaby Outdoor Sculpture Show in 1958 and the Centennial Sculpture competition in Vancouver in 1967, with a piece that is now outside the Playhouse Theatre³. Married to Doris, nee Olson, (1926-1972), also a schoolteacher, they lived together in the house from 1963 (when it replaced a small house and studio) until her death in 1972. Frank continued to live in the house until selling it in 2002.

The Perry Residence is also associated with local artist Bill Reid (1920-1998), who was a good friend of Mr. Perry, likely working in the large, bright studio from time to time. A plaque on one of the bedroom doors states that Mr. Reid lived in the house from 1974-1975. Born in Victoria, Mr. Reid was an "internationally recognized Haida artist, frequently credited with the revival and innovative resurgence of Northwest Coast Indigenous arts in the contemporary world".⁴ Of special note is that the front door to the house has a carved inlay that is purported to be by Mr. Reid, who did something similar for the Cliff House designed by Zoltan Kiss.

The house was designed by architect Arthur Erickson (1924-2009). Born in Vancouver, he received his formal education at McGill and the University of British Columbia, followed by architectural training in 1950. He spent time in Asia while serving in the Armed Forces. In 1953, he opened an architectural practice in Vancouver with Geoffrey Massey. He designed the Perry Residence in 1963, the same year that he and Mr. Massey won the design competition for Simon Fraser University. Known nationally and internationally for both residential and major commissions, Mr. Erickson's design of the Perry Residence is an example of his residential work just as he became famous. It is an excellent and early example of the type of designs for which he became known: "The hallmark of much of Erickson's work through the 1960s and 1970s was the interpretation of exterior and interior spaces within a post-and-beam framework that is tightly controlled but not fixed to a rigid grid."⁵ A well-respected local architect also

³ *Dictionary of Canadian Artists* – artist file on Frank Perry, National Gallery of Canada Archives

⁴ The Canadian Encyclopedia website.

⁵ Harold Kalmon, *A History of Canadian Architecture, Volume 2*. Oxford University Press, Ontario. 1994, p. 795.

known for his West Coast Modern buildings, Barry Downs (1930-2022) wrote of his contemporaries' work, including Mr. Erickson's: "Open floor plans, simple post and beam structures, flat planar roofs, use of skylights and large glass areas, characterized their work."⁶ – a description that could be about the Perry Residence.

Character-defining Elements

Key elements that define the heritage character of the building include its:

- Location in the Norwood Queens/Delbrook neighbourhood of the District of North Vancouver.
- The physical and visual connection of the house and studio to the natural setting.
- Original residential form, scale and massing as expressed by its one-storey height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- West Coast Modern style, as seen on the exterior through the:
 - All wood cladding including very narrow vertical strips
 - Inverted triangular fascias
 - Large wood framed windows, including sliding glass double doors
 - Skylights
 - Clerestory windows
 - Roof cladding comprised of medium-sized smooth river rock
 - Large wood decks surrounding the house
 - Small private courtyard garden off the main bedroom
- West Coast Modern style, as seen on the interior through the:
 - Extensive use of wood on floors, walls and ceilings
 - Transition through rooms, especially from the dining room to the living room
 - Wood slat ceiling in the living room
 - Re-sawn strips of fir as wall cladding
 - Wood kitchen cabinets with gull-wing doors
 - Hidden pass-through between the kitchen and the dining room, with wine storage underneath
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.
- Carving on front door purportedly by Bill Reid.

⁶ Barry Downs, The Poetics of West Coast Modernism in West Vancouver – Three Exhibitions on Architecture. West Coast Cultural Services, 2005, p.3.

Photographs of the Subject Building (June 2025)



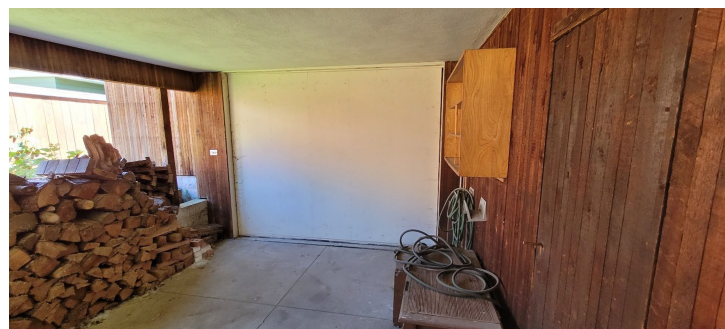
West Elevation, as seen from Everglade Place



North Elevation, showing front entry, opening in the roof notes the bedroom courtyard garden.



South Elevation, with garage/studio on right



East Elevation, focussing on garage/studio entry

Selection of Interior Photographs (June 2025)



Kitchen



Dining Room



Hallway to Living Room



View through Main
Bedroom to Courtyard
Garden



Living Room



Plaque on Door

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Conservation Plan for the Perry Residence 3526 Everglade Place, North Vancouver



Perry Residence- Selwyn Pullan Photograph, circa 1960s

Prepared For: Steven Bailey

Prepared By: Mountain Heritage, Susan Medville, M.A., CAHP, BCAHP

February 11, 2026

Revised- May 26, 2026 (See revisions highlighted in yellow, pages 7-8, 12)

Revised – June 4, 2026 (Interior recommendations added, pages 15-19)



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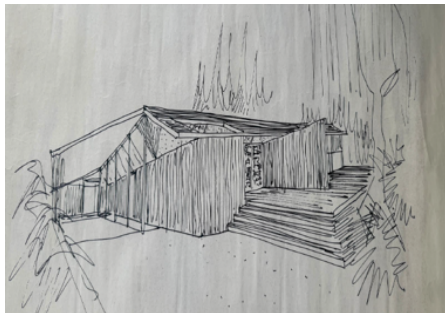
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Introduction

Name of Building	Perry Residence
Address	3526 Everglade Place
Municipality	District of North Vancouver
Legal Description	LOT E BLOCK G DISTRICT LOT 617 PLAN 10582
Parcel Identifier (PID)	009-366-326
Year Built	1963
Original Owner	Frank Perry
Builder	Unknown
Architect/ Designer	Arthur Erickson
Heritage Status	Listed in the District of North Vancouver Community Heritage Register and listed as a secondary building in The Modern Architecture of North Vancouver 1930-196 Heritage Building Inventory

In November of 2025, Steven Bailey, property owner of 3526 Everglade Place, District of North Vancouver requested that a Conservation Plan be completed by Mountain Heritage. This work is being done in conjunction with the Mr. Bailey's plans of rehabilitating the property to better serve current housing needs and to ensure the long-term conservation of the structure and based on the understanding that as a historic property it represents a unique, valuable and irreplaceable resource.

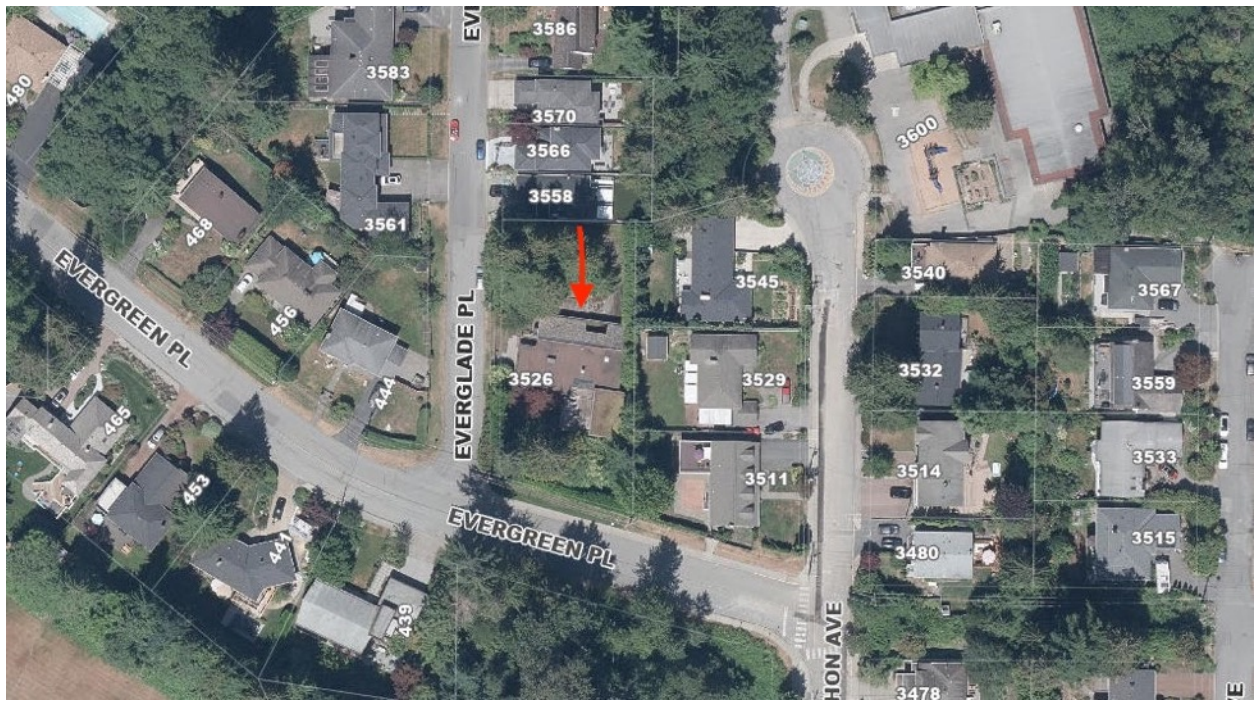
A Statement of Significance (SOS) was developed for the residence in July of 2025 by Schueck Heritage Consulting (see Appendix I). The SOS provides, baseline heritage data on the building. The Conservation Plan takes the SOS into full consideration to ensure any work that is done on the site will be conducted with the Heritage Values and Character Defining Elements in mind and their preservation well planned for. The Conservation Plan inclusive of the SOS should be used as a guide to assist any specialist or contractors involved with any work at the building to understand the importance of the building's Heritage Values and Character Defining Elements.



(Arthur Erickson sketch of building, circa 1960s)

Site Location

For the purposes of this report the front elevation of the building is identified as the north elevation. The north elevation is the location of the building's formal double doored entrance. The west elevation faces Everglade Place. The building is located in the Norwood Queens - Delbrook neighbourhood of the District of North Vancouver, BC.



(Source: Google Maps, 2025)

Methodology

The project began December 10, 2025, with a meeting with property owner Mr. Bailey, project Architect Doug Johnson, and Mountain Heritage on site. Mr. Bailey and Mr. Johnson provided background information on the property and the research materials used in the development of the Statement of Significance. Observations were made during a walk around the property, focusing on the building's exterior of which photographs and field notes were taken. Historic photographs and informed observation of materials in place show that very few changes have taken place to the structure since its construction and it has been moderately well maintained, leaving most of the historic fabric of the structure intact.

Based on the information gathered on site, consultation, inclusion of the Statement of Significance and following the Park's Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* the Conservation Plan has been developed. The Conservation Plan was submitted to Mr. Bailey and Mr. Johnson, February 11, 2026. Revisions were made to the plan May 26 and June 4, 2026.

Background

The owner has expressed that their end goal is to conserve the historic house located 3526 Everglade Place in a way which allows for livability and functionality, allowing for continued residential use of the building and the creation of additional housing on north end of the property.

The owner's intent is to move the subject building approximately 35 feet to the south and five feet to the east on the lot, retaining its current orientation on the property. This move will require a removal of the existing foundation and the construction of a new foundation. The north-west portion of the lot will be subdivided to allow for two additional stand-alone residences.

This Conservation Plan addresses the interventions and maintenance recommendations that should be followed when developing a scope of work for the future care and conservation of the subject building.

The below portion of the plan provides a policy framework that will ensure any potential work done is being conducted with the building's Heritage Values and Character Defining Elements in mind and their heritage conservation planned for.

The following Conservation Plan identifies the following items:

- Listing of **proposed interventions** or work that needs to take place on and in the building.
- The **Character Defining Elements** (CDEs) that have potential to be impacted by the work.
- The **conservation strategy**- succinct statements of intent for each action.
- **Maintenance** recommendations.

Prior to undertaking any work on the building, *The Standards and Guidelines for the Conservation of Historic Places in Canada*, found in Appendix II, should be reviewed by both the individuals involved in the oversight of the project and by any professionals such as an architect or building engineer and contractors hired to do the work. These guidelines along with best practices for heritage conservation, have been taken into consideration with the below Conservation Plan in regard to the proposed interventions currently needed to ensure the longevity of the structure. Every effort should be made to familiarize those working on the project with the planned conservation approach and actions and to ensure they understand the scope project and importance of the building's character-defining elements.

Before any work is to take place, it is recommended that a Qualified Hazardous Material Specialist experienced in the restoration of heritage structures to be consulted prior to any work, which may disturb possible hazardous materials such as paint, materials that may contain asbestos or mold. No hazardous material surveys were undertaken in the course of this report. It is also recommended that a qualified Structural Engineer and Licensed Electrician experienced in successful heritage conservation projects be further consulted to ensure all work is done in compliance with current codes and building regulations. These professionals should be knowledgeable to alternative compliances and heritage variances that may be available to the Perry Residence as a listed home on the North Vancouver Heritage Register allowing for a higher retention of heritage materials and conservation.

Project Conservation Strategy

The overall long-term **conservation** strategy for the Perry Residence at 3256 Everglade Place is a combination of **restoration**, **rehabilitation** and **preservation**. These strategies follow as defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

Conservation: all actions or processes that are aimed at safeguarding the Character-defining elements of an historic place so as to retain its Heritage Value and extend its physical life. This may involve preservation, rehabilitation, restoration or a combination of these actions or processes.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

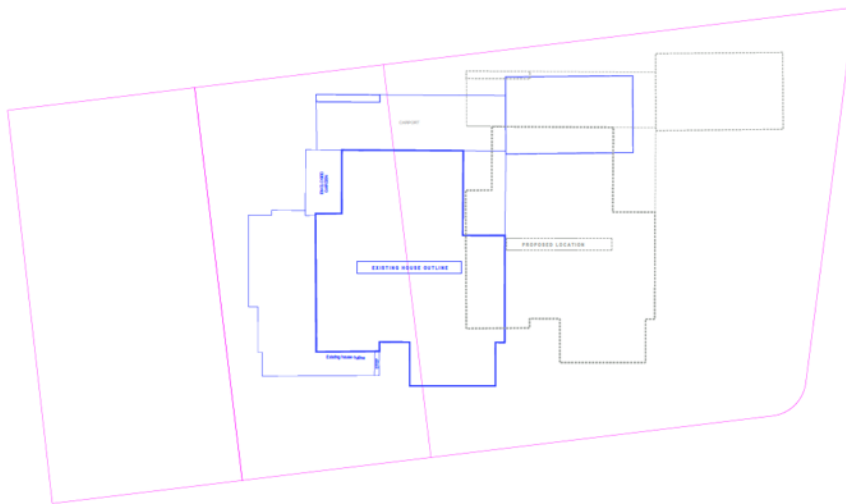
Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will repair and upgrade the building. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Conservation Plan

Site and Landscape



Site Plan, TKL Design, 2026.

Proposed Intervention

The Perry Residence currently sits in the center of a 0.4 acre-lot. The north portion of the lot is covered with cedar trees, the willow tree on this side of the property mentioned in Erickson's 1963 plans is no longer standing. Erickson did not include any additional notes or drawings in his plans in relation to the landscaping on the site. The southern end of the lot is dense with both native plants and holly, black berry, bamboo and a planted maple. The landscaping has not been maintained. The dense vegetation around the south side of the property has created a natural barrier between the structure and Everglade Place. The movement of the Perry Residence will allow for the northern part of the lot to be redeveloped and the conservation of the historic building. It is proposed that the building moved on lot approximately 35 feet to the south and five feet to the east on the property maintaining same orientation. The north and west side decking of the heritage building will be rehabilitated to accommodate proposed property line realignments. Gardens and landscaping will be rehabilitated as per the *Primary Landscape Design Objective for the Perry Residence*, TKL Design, 2026.

Impacted Character Defining Elements

- Location in the Norwood Queens-Delbrook neighborhood of the District of North Vancouver.
- The physical and visual connection of the house and studio to the natural setting.

Conservation Strategy

Preservation and Rehabilitation

- Preserve the orientation of the building. Frontages of the building facing Everglade Place and Evergreen Place will remain the same.
- Rehabilitate landscape and gardens around the building so that building maintains its relationship with outdoor and indoor connections per recommendations *Primary*

Landscape Design Objective for the Perry Residence, TKL Design and taking into special consideration the three following bullet points below.

- Retain and incorporate into the landscape plan any mature non-invasive plants and trees currently on the south side of the lot that are outside of the relocated footprint of the structure and decking.
- Retain plantings and establish new plantings that will shield the house from view from Everglade Place, preserving the structure's connection to the natural environment.
- Ensure any new plantings or existing plantings are not directly abutting the historic fabric of the structure or overhang above its roof.
- New structures to the north of the heritage building should be designed to be 'physically and visually compatible with, subordinate to and distinguishable from the historic place' as recommended in Standard 11. (See Appendix II)

Overall Form, Scale and Massing



Proposed Intervention

Exterior footprint of house will be preserved. The house's current configuration is a main single-story structure connected by a carport to the Perry studio with extensive decking on the north and south elevations and moderate decking on the west elevation. The form and scale will change minimally with the enclosure of the carport on the east elevation and enclosure of the porch on the west elevation. Massing of the decking will be reduced on the north and west elevations.

Character Defining Elements

- Original residential form, scale and massing as expressed by its one-story height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- Large wood decks surrounding the house
- Small private courtyard garden off the main bedroom
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Rehabilitation and Preservation

- Preserve the overall scale and massing of the building.
- The rehabilitation of the west elevation porch encloses a 8'x10' portion creating a pantry and kitchen. (See sections on Walls and Fenestration for additional details.)
- The rehabilitation of the carport from covered space with open walls to an enclosed interior living space with windows. (See sections on Walls and Fenestration for additional details.)
- Because the overall form, scale and massing of the house are important character-defining elements, it is recommended that no other changes be made in the form of additions or alterations.
- The rehabilitation of the bedroom courtyard by the repositioning of bedroom courtyard wood-screen 90 degrees to west.
- The decking will be altered on the north and west elevation of the building. It will be reduced in size on both elevations. Any replacement decking should be constructed of like material.

Roof



Proposed Interventions

The roof lines and gutter system will be preserved on the structure; the roof will be re-membraned to address leaks. The loose river stones which clad the roof presently will be replaced with a like product of river stone replicas in same size, shape and color as the existing but of a lighter material. Sky lights and clerestory windows will be replaced with windows of the same dimensions and a like material. The brick chimney will be removed.

Character Defining Elements

- The physical and visual connection of the house and studio to the natural setting

- Original residential form, scale and massing as expressed by its one-story height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines
- Skylights
- Clerestory windows
- Roof cladding comprised of medium-sized smooth river rock

Conservation Strategy

Preservation and Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its angled roof and flat planed roof and deep overhangs.
- Roofing membrane and cladding system will be rehabilitated. River stones of the same dimension are the preferred material for cladding and should match original. If replicas are used for weight considerations, they should match the originals as closely as possible.
- Replace roofing materials when it comes time to reroof.
- Preservation of gutter system, any rehabilitation with like for like materials and dimensions. Any replacement of parts of the gutter system will match existing materials and colors.
- Ensure adequate rainwater disposal system is installed and ensure proper drainage from the site is maintained.
- Replacement of skylights and clerestory windows, flashing and trim with like for like materials, exact in dimension to originals.

Maintenance

- Annually remove any debris or moss from roof with sweeping and gentle hosing. Do not use high pressure hose or harsh cleaning agents.
- Annually inspect flashing, repair as needed.
- Yearly interior and exterior inspection to note any changes such as damaged roofing materials, leaks or pin holes and changes to be immediately addressed.
- Expected roof material replacement on a twenty-year cycle.
- Observe how gutters are functioning on a very wet day. See where failures are occurring repair or replace as needed. Make sure there are no blockages at outlets of gutters.
- Expected gutter material replacement on a twenty-year cycle.

Foundation



Proposed Intervention

The residence will be moved approximately 35 feet to the south and five feet to the east on maintaining same orientation on property lot, on a new foundation.

Character Defining Element

- Original residential form, scale and massing as expressed by its one-storey height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- Transition through rooms, especially from the dining room to the living room.

Conservation Strategy

Rehabilitation

- New material should match original in appearance, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade to assist drainage and hardscaping to prevent splash back.

Maintenance

- Annual inspection of exterior and interior foundations, where visible, for signs of undue settlement, deformation, or cracking.
- If any of the above found, obtain immediate advice from a professional structural engineer.
- Repointing work of damaged areas should be done with mortar like existing formula.
- Annually check that perimeter drainage piping is functional.
- Arrange a drainage inspection every three to five years.

Exterior Walls



Proposed Intervention

Wall will be rehabilitated on the west elevation for the kitchen addition and with the conversion of the carport to living space. The wall on the west elevation will see the addition of cladding with the 8'x10' enclosure of porch. The opening for the carport on the north elevation will be enclosed as will the east elevation carport elevation. Cladding in other areas will be preserved and restored where it has suffered damage from moisture or other factors.

Character Defining Element

- All wood cladding including very narrow vertical strips
- Inverted triangular fascias

Conservation Recommendation

Rehabilitation, Preservation and Restoration

- Preserve original siding on all elevations, if possible, and clean surfaces for refinishing.
- High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.
- If needed **historic** wood should be refinished to match original cladding.
- Determine the original **historic color and** finish of cladding, restore original color scheme.
- **Color samples should be tested in natural light prior to final application of stain to ensure it matches and will weather to be compatible to existing stain.**
- New cladding used for rehabilitations of carport and west porch should be physically and visually compatible with, subordinate to and distinguishable from the historic walls.
- **New cladding will be of the same dimensions and material (compatible) as the historic fabric however the new material will be distinguishable through the finish use of Shui Sogi Ban instead of staining.**

Maintenance

- In yearly building inspection make note of cladding condition.
- Ensure that no plants (trees, ground plantings, vines, or moss) are touching the building.
- Schedule bi-annual cleaning of exterior, with removal of any insect or animal nests. Washing gently with low pressure garden hose when needed. Do not use high pressure hose, power washer or harsh cleaning agents.

- Yearly check for water ingress, ensuring there is not staining, rot or mould.

Fenestration

The windows and doors of the historic structure are fundamental to the building's appearance and tie directly to its heritage value. The placement of windows and doors in the historic place are what allow for the visual connection of the house and studio to the natural setting, one of its principal Character Defining Elements.

Windows



Proposed Intervention

With the rehabilitation of the west side of the building for additional kitchen space and the rehabilitation of the carport to living space, there will be the limited addition of new windows and doors and the removal of some historic windows and doors. The clerestory lights are failing and will be rehabilitated.

Character Defining Elements

- The physical and visual connection of the house and studio to the natural setting.
- Large wood framed windows, including sliding glass double doors
- Skylights
- Clerestory windows
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Preservation and Rehabilitation

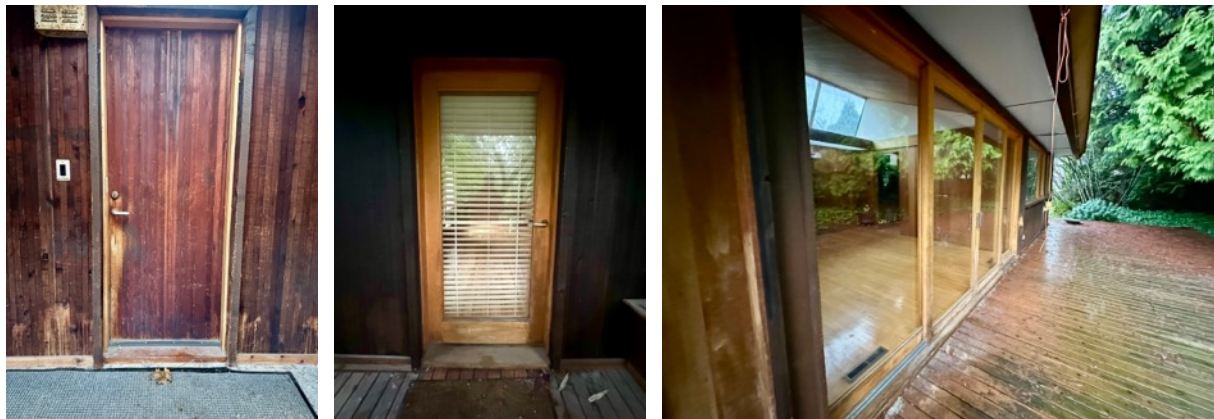
- Complete an inspection and detailed inventory list of all windows to determine extent of recommended repair or replacement.
- Preserve and repair as possible, using in kind repairs where feasible.
- If single glazed windows are to be rehabilitated to accommodate double-glazing. Double glazed units should be visually consistent with original windows.
- If windows or clerestory lights are replaced, they are to be replaced in kind.

- New windows used for rehabilitations of carport and west porch should be physically and visually compatible with, subordinate to and distinguishable from the historic windows.

Maintenance

- Annual inspection to ensure the windows are functioning correctly and conducting repair as needed following conservation standards.
- Do not use high pressure hose or harsh cleaning agents on windows.

Doors



Proposed Intervention

With the rehabilitation of the west side of the building for additional kitchen space there will removal of the wood door facing Everglade Place.

Character Defining Element

- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.
- Carving on front door purportedly by Bill Reid.

Conservation Strategy

Preservation and Restoration

- Complete an inspection and detailed inventory list of all doors to determine extent of recommended repair or replacement.
- Retain the door openings in their original locations and preserve and repair all original doors.
- Retain original doors hardware.
- If original doors or sliding glass doors are replaced, they are to be replaced in kind.
- Any newly installed doors should be visually compatible with existing doors.
- Bill Reid carving will be removed from door and installed in the interior of the building to ensure safe keeping.

Maintenance

- In yearly building inspection make note of door operation and condition of hardware (no rust or breakage).
- At inspection lubricate hardware.
- Replace any broken glass as it happens in doors.
- Check weather stripping for wear and replace as needed.
- Do not use high pressure hose or harsh cleaning agents on doors.

Interior

The Perry Residence features several character-defining interior architectural features that appear to date to the building's original construction. These interior elements should be preserved where possible. Rehabilitation measures may be introduced as required to accommodate functional modern needs or building code upgrades. Any interventions should be made in a manner that is sympathetic to the historic character of the building. If any historic material is to be removed from the building it is recommended that it is done in such a manner that it will allow for the salvage and/or recycling of all architectural elements, siding, lumber, wood flooring, historic doors, windows, brass hardware and other materials.

Ceiling



(Ceiling of existing master bedroom and ceiling in transition from existing dining room to gallery hall and living area)

Proposed Intervention

- Retention and preservation of the existing wood ceilings throughout.

Character Defining Elements

- Extensive use of wood on floors, walls and ceilings
- Wood slat ceiling in the living room

Conservation Strategy

Preservation and Restoration

- Most of the wood ceilings in the structure are in good condition with the exception of a few places where water damage has occurred.
- Complete investigation of condition of ceiling, and repair as required to match existing.
- Roof and skylight details and joints should be inspected, and any leaks should be repaired to prevent further damage to ceilings.

Maintenance

- Maintain wood ceilings with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot clean ceilings to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying. Test detergent solution in an obscured area of the ceiling prior to use to ensure it does not damage it.

Interior Walls



(Left to right- existing entryway, wall between existing entry way and dining area, studio)

Proposed Interventions

- Preservation and rehabilitation of the re-sawn strip of fir wall material in entryway and dining area as entryway will be expanded to include part of the existing dining area.
- Removal of the variety of panel wood walls and replacement with drywall finish throughout remainder of building.
- Rehabilitation of studio and garage areas into integrated living space with the rest of the building.

Character Defining Elements

- Extensive use of wood on floors, walls and ceilings
- Transition through rooms, especially from the dining room to the living room
- Re-sawn strips of fir as wall cladding
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.

Conservation Strategy

Rehabilitation and Preservation

- The re-sawn strips of fir used as a dividing wall currently between the entryway and the dining area will be preserved. The existing wall will be moved a few feet to the west to accommodate the new floor plan.
- The revised entry way floor plan will allow for transition from the entry way to the living area.
- The garage is being rehabilitated to accommodate additional living space, the expanse of windows will be rehabilitated, and the exterior garage doors will be replaced with exterior siding as noted in the recommendations for the section Exterior Walls and the interior garage door by interior drywall.

Maintenance

- Maintain interior walls with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot clean walls to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying.

Test detergent solution in an obscured area of the wall prior to use to ensure it does not damage the wall.

Floors



(Wood flooring in existing dining area and tile in existing living room abutting wood floor of den area)

Proposed Intervention

- Removal and replacement of all existing flooring.

Character Defining Element

- Extensive use of wood on floors, walls and ceilings

Conservation Strategy

Non-Applicable

- Wood floors throughout will be replaced with wood flooring at owner's preference for a unified flooring material throughout the structure.
- It is recommended that any deconstruction of the building take place in such a manner that it will provide for the salvage and/or recycling of all architectural elements, siding, lumber, wood flooring, historic doors, windows, brass hardware and other materials.

Maintenance

- Non-Applicable

Furnishings



(Cabinetry in kitchen, den and front door carving)

Proposed Intervention

- Relocation and rehabilitation of built in cabinetry in kitchen, it will be repurposed for use in the new laundry room in the portion of the house which is currently the garage.
- Preservation of built in cabinetry in den.
- Preservation of purported Bill Reid door carving panel. Door carving panel will be relocated into the interior of the structure and on display.

Character Defining Elements

- Wood kitchen cabinets with gull-wing doors
- Hidden pass-through between the kitchen and the dining room, with wine storage underneath
- Carving on front door purportedly by Bill Reid.

Conservation Strategy

Preservation and Rehabilitation

- Rehabilitate the existing kitchen cabinetry to be re-used in the future laundry room.
- Preserve the den cabinetry.
- Preserve and relocate the door carving to the interior of the building.

Maintenance

- Maintain cabinetry with routine dry cleaning such as dusting and light vacuuming with a soft tool. The horizontal elements and ledges will collect dust and dirt quicker than vertical surfaces and should be cleaned more frequently.
- Spot cabinetry to remove any dirt marks with a clean damp sponge and dried with a clean cloth. If water is insufficient use a non-ionic detergent followed by damp rinsing and drying. Test detergent solution in an obscured area of cabinetry prior to use to ensure it does not damage the cabinetry.

Appendixes

Appendix I: Statement of Significance

Prepared by: Schueck Heritage Consulting
July 2025

Description:

Designed in the West Coast Modern style in 1963, the Perry Residence is located on a wooded property on the upper slopes of the District of North Vancouver, British Columbia. It is a one-storey, wood frame house clad in narrow vertical cedar siding, with a combination of angled and flat roof forms clad in river rock and with deep overhangs. It has large expanses of glazing and clerestory windows and is surrounded by a wide wooden deck.

Heritage Values:

The heritage significance of the Perry Residence lies primarily in its aesthetic, cultural and historic values. It is a rare example of a West Coast Modern house, designed by Arthur Erickson just before he became famous, that has essentially retained its original design and materials on both the exterior and interior.

The house has aesthetic value primarily for its West Coast Modern design as evidenced by its overall form and details. It is a modest, one-storey structure with Japanese Shinto design influences. “An ode to Japanese minimalism transplanted into the rugged Canadian forest, the house exemplifies the concept of *Wabi Sabi* that marries the rough and the refined.”¹ Other aspects of Shinto residential design that can be seen in the Perry Residence and which contribute to the ethos of West Coast Modernism include its connection to nature through the use of large windows, clerestory windows, skylights and sliding glass doors that provide natural light and ventilation. Additionally, the house sits in harmony with nature through the extensive use of local materials and through its physical and visual connection to the outside.

The house is clad in narrow vertical wood siding stained dark brown. The deep roof overhangs are both practical (providing shelter to the house and decks from sun and rain) and they help to reinforce the strong horizontal massing. Of particular note on the exterior are the inverted triangular fascia boards, the clerestory glazing and skylights, and the way the angled roof on the north side and the flat roof on the south side work together. Apparently, they were angled to match the declination of the earth so that on December 21st, there is no shadow inside the house.² The cladding on the angled roof is unusual – medium-sized smooth river rock – an aesthetically pleasing method for keeping the roof cool and protecting it from large snowfalls and strong winds.

The interior of the house also has strong aesthetic value and continues the references to West Coast Modern and Shinto design principles through its uncluttered spaces and extensive use of natural materials. The rooms are small but feel spacious due to the amount of glazing and the high ceilings. Particularly effective is the transition from room to room, such as walking through a low-ceilinged hallway into the high-ceilinged living room. The floor in the living room is noteworthy for its Japanese

¹ Hadani Ditmars. “Explore the Perry Estate, a lesser-known Arthur Erickson project in Canada.” Wallpaper*, 18 February 2025.

² Ibid.

mother-of-pearl tiles, some shiny and some matte to give a shimmering effect, and for the pine slat ceiling. The kitchen, while small, has wood counters and cupboards with doors that open upwards in a gull-wing style. There is a clever pass-through with a wine storage area underneath. A great deal of thought has clearly gone into the design of the interior spaces, down to the nail pattern on the fascias (pairs of nails starting close together and widening out as they go along). The main bedroom has a small, private courtyard garden that brightens the room and provides the connection to the outside that so reflects the West Coast Modern style.

The Perry Residence has strong cultural/historic significance for its year of construction (1963) and for its connections to Frank Perry, Bill Reid and Arthur Erickson. Frank Perry (1923-2006) was born in Vancouver, graduating from the University of British Columbia and teaching high school history in North Vancouver for 30 years. He was also a successful sculptor in bronze, brass, stone and wood, deriving inspiration from Henry Moore, Constantin Brancusi and the German Expressionists. He trained locally, in London England and in Florence Italy. His commissions included work for municipal halls, civic theatres and private homes. He received the Order of Canada and was a member of the Royal Academy of the Arts, Northwest Institute of Sculpture, B.C. Society of Artists, Sculptors' Society of Canada, and the Royal Canadian Academy. He won awards for his work, such as the Burnaby Outdoor Sculpture Show in 1958 and the Centennial Sculpture competition in Vancouver in 1967, with a piece that is now outside the Playhouse Theatre.³ Married to Doris, nee Olson, (1926-1972), also a schoolteacher, they lived together in the house from 1963 (when it replaced a small house and studio) until her death in 1972. Frank continued to live in the house until selling it in 2002.

The Perry Residence is also associated with local artist Bill Reid (1920-1998), who was a good friend of Mr. Perry, likely working in the large, bright studio from time to time. A plaque on one of the bedroom doors states that Mr. Reid lived in the house from 1974-1975. Born in Victoria, Mr. Reid was an "internationally recognized Haida artist, frequently credited with the revival and innovative resurgence of Northwest Coast Indigenous arts in the contemporary world."⁴ Of special note is that the front door to the house has a carved inlay that is purported to be by Mr. Reid, who did something similar for the Cliff House designed by Zoltan Kiss.

The house was designed by architect Arthur Erickson (1924-2009). Born in Vancouver, he received his formal education at McGill and the University of British Columbia, followed by architectural training in 1950. He spent time in Asia while serving in the Armed Forces. In 1953, he opened an architectural practice in Vancouver with Geoffrey Massey. He designed the Perry Residence in 1963, the same year that he and Mr. Massey won the design competition for Simon Fraser University. Known nationally and internationally for both residential and major commissions, Mr. Erickson's design of the Perry Residence is an example of his residential work just as he became famous. It is an excellent and early example of the type of designs for which he became known: "The hallmark of much of Erickson's work through the 1960s and 1970s was the interpretation of exterior and interior spaces within a post-and-beam framework that is tightly controlled but not fixed to a rigid grid."⁵ A well-respected local architect also known for his West Coast Modern buildings, Barry Downs (1930-2022) wrote of his contemporaries' work including Mr. Erickson's: "Open floor plans, simple post

³ Dictionary of Canadian Artists – artist file on Frank Perry, National Gallery of Canada Archives

⁴ The Canadian Encyclopedia website.

⁵ Harold Kalmon, *A History of Canadian Architecture*, Volume 2. Oxford University Press, Ontario. 1994, p. 795.

and beam structures, flat planar roofs, use of skylights and large glass areas, characterized their work.”⁶ – a description that could be about the Perry Residence.

Character Defining Elements

Key elements that define the heritage character of the building include its:

- Location in the Norwood Queens/Delbrook neighbourhood of the District of North Vancouver.
- The physical and visual connection of the house and studio to the natural setting.
- Original residential form, scale and massing as expressed by its one-storey height, with an angled roof and flat planed roof and deep overhangs, that together create strong horizontal lines.
- West Coast Modern style, as seen on the exterior through the:
 - All wood cladding including very narrow vertical strips
 - Inverted triangular fascias
 - Large wood framed windows, including sliding glass double doors
 - Skylights
 - Clerestory windows
 - Roof cladding comprised of medium-sized smooth river rock
 - Large wood decks surrounding the house
 - Small private courtyard garden off the main bedroom
- West Coast Modern style, as seen on the interior through the:
 - Extensive use of wood on floors, walls and ceilings
 - Transition through rooms, especially from the dining room to the living room
 - Wood slat ceiling in the living room
 - Re-sawn strips of fir as wall cladding
 - Wood kitchen cabinets with gull-wing doors
 - Hidden pass-through between the kitchen and the dining room, with wine storage underneath
- Large studio/garage with garage doors at either end and a large expanse of windows that let in the natural light.
- Carving on front door purportedly by Bill Reid.

⁶ Barry Downs, *The Poetics of West Coast Modernism in West Vancouver – Three Exhibitions on Architecture*. West Coast Cultural Services, 2005, p.3.

Appendix II: The Standards for the Conservation of Historic Places in Canada

The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place which, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any Intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Source: Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, Ottawa, 2010. (<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>)

Appendix III: Site Photographs, December 10, 2025



West elevation



North elevation

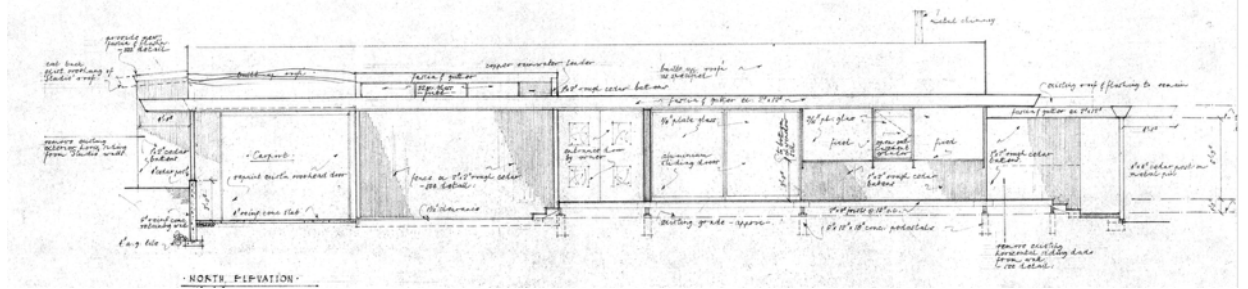


South elevation

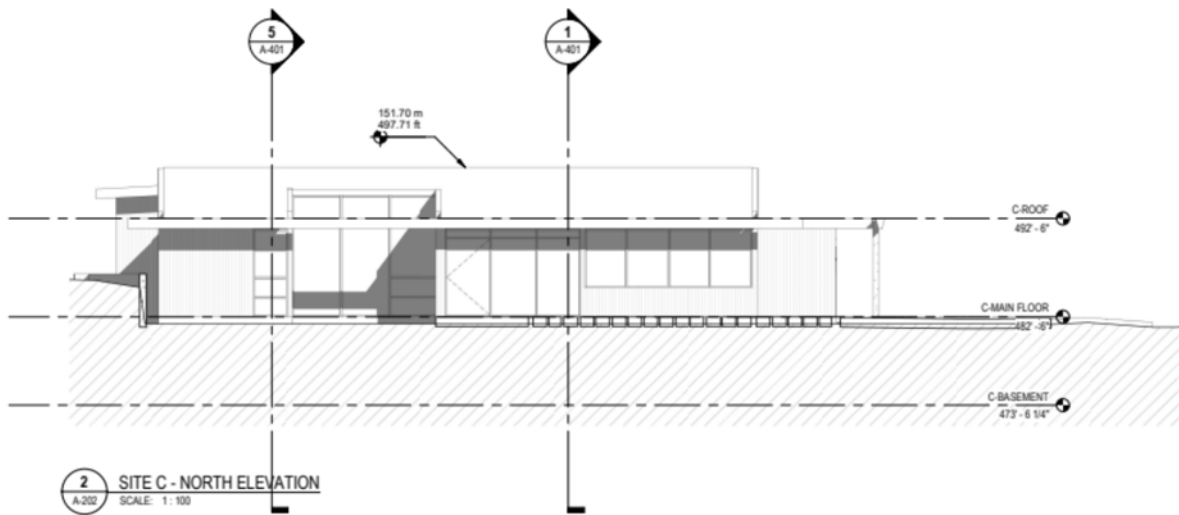


East elevation

Appendix IV: Elevation Comparisons



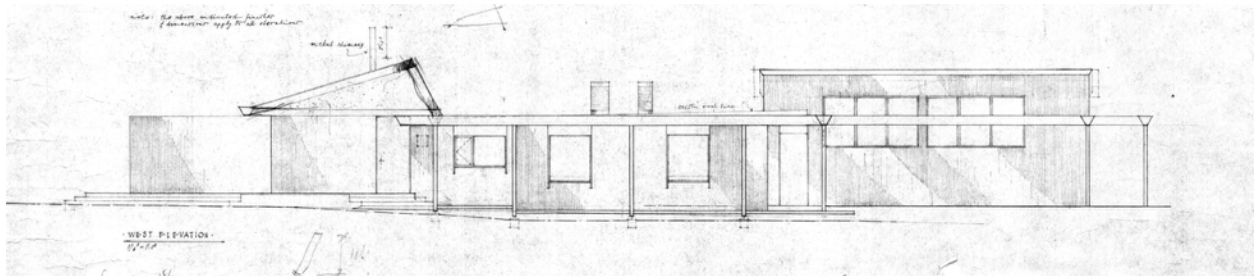
North Elevation, Arthur Erickson, 1963



North Elevation Proposed, Bruce Johnson, 2026



North Elevation, as is July 2025, Schueck Heritage Consulting Photo



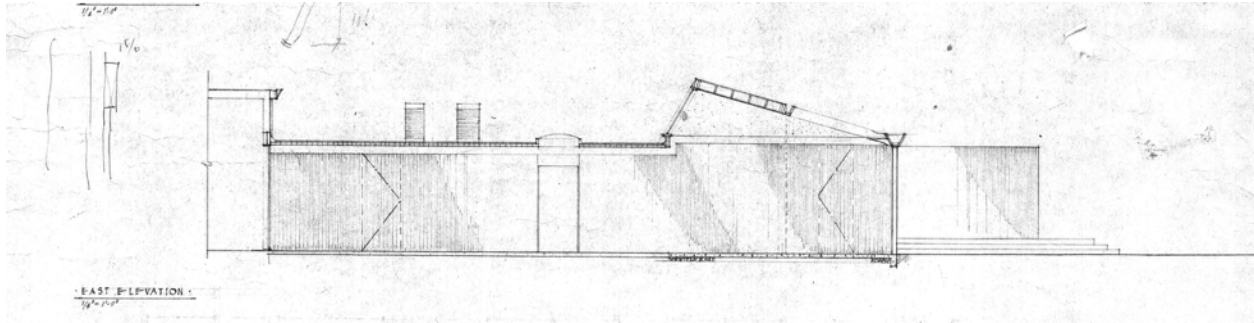
West Elevation, Arthur Erickson, 1963



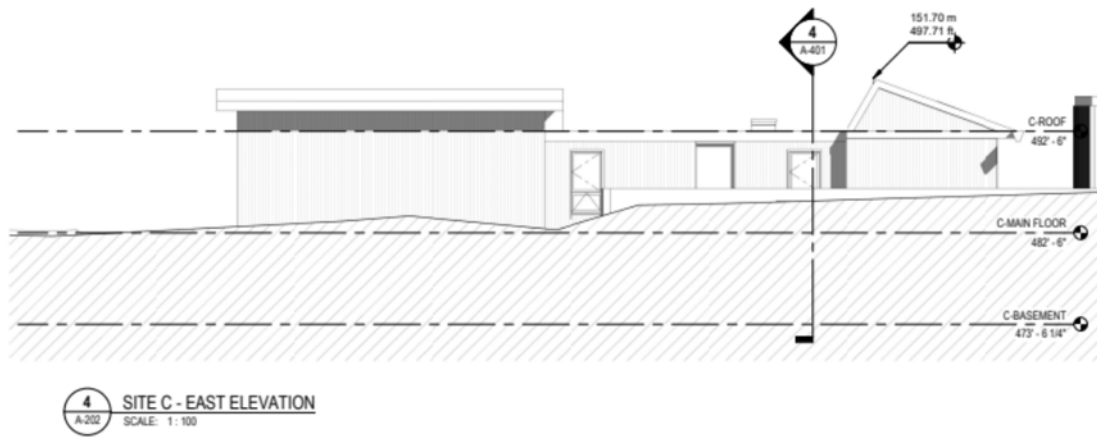
West Elevation Proposed, Bruce Johnson, 2026



West Elevation, as is July 2025, Schueck Heritage Consulting Photo



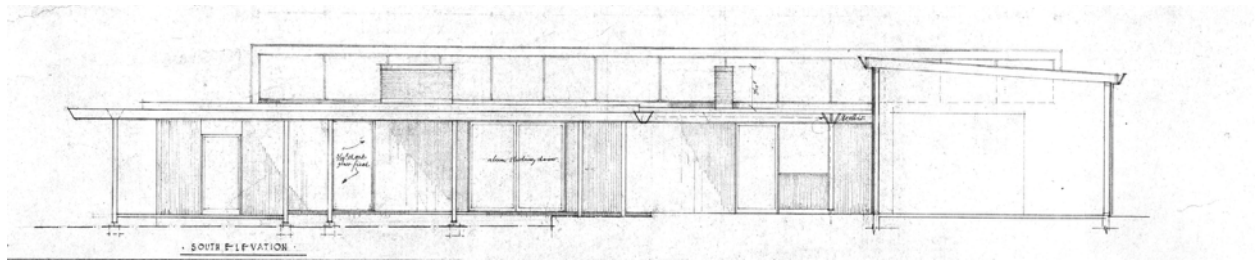
East Elevation, Arthur Erickson, 1963



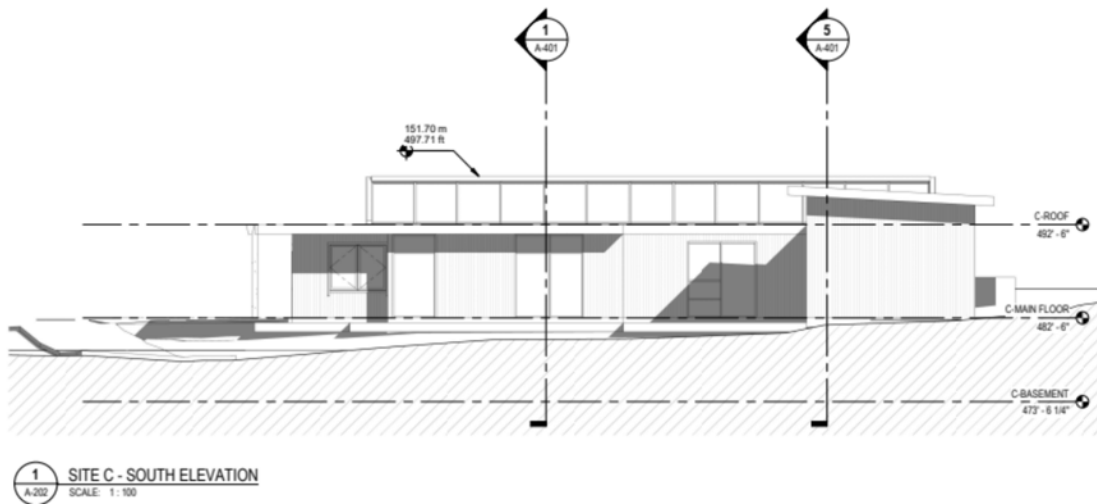
East Elevation Proposed, Bruce Johnson, 2026



East Elevation, as is December 2025, Mountain Heritage Photo



South Elevation, Arthur Erickson, 1963



South Elevation Proposed, Bruce Johnson, 2026

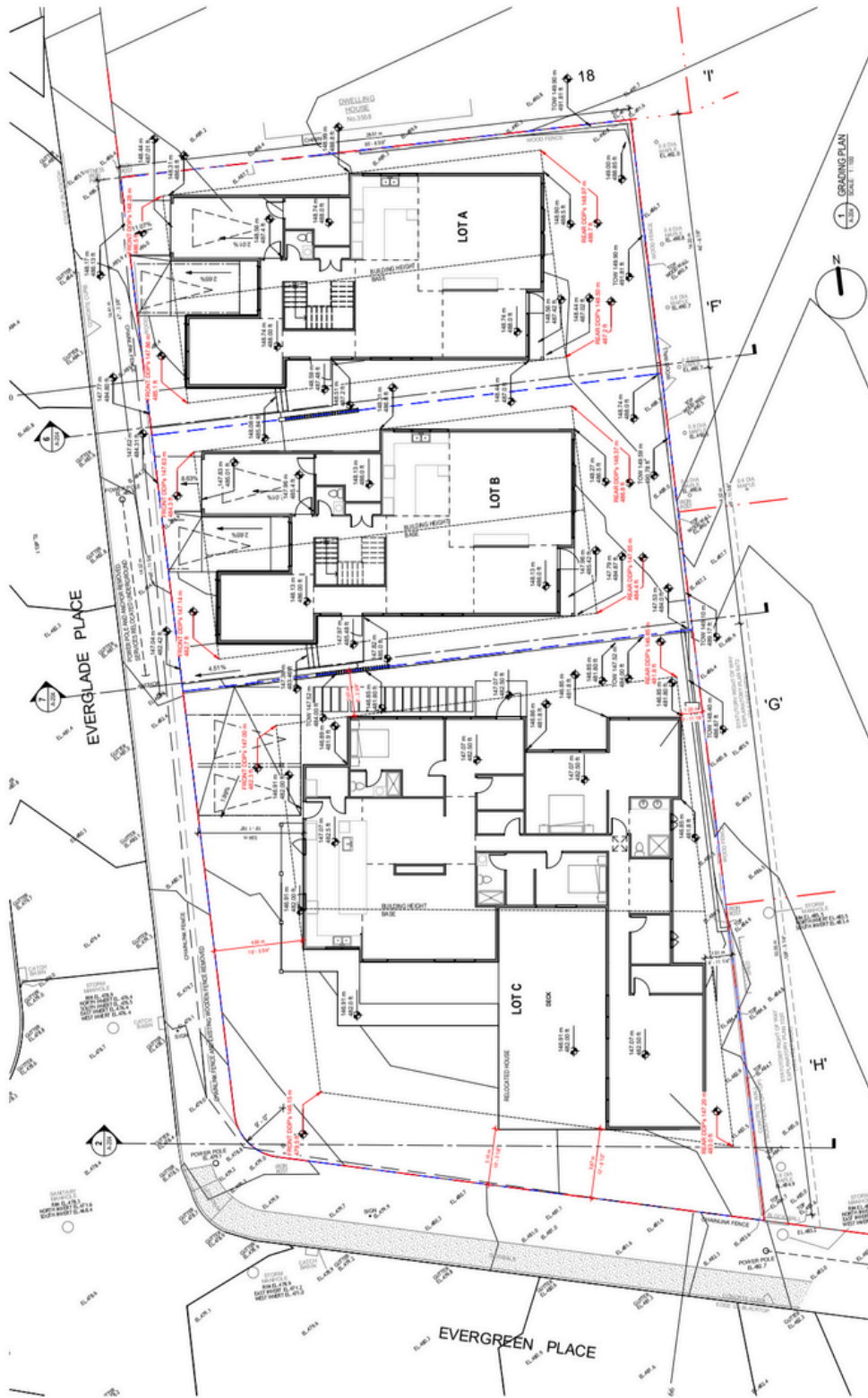


South Elevation and west elevation of studio, as is July 2025, Schueck Heritage Consulting Photo

Appendix V: Selected Plans



As-is site plan 2025 provided by owner



Plans for site development, 2026 provided by owner

COMPLETED PLAN

USING: SITE, CADENCE AND SPACE TO CREATE THE STRUCTURE, LAYERS AND HARMONY FOR THE HOUSE AND GARDEN



TKL Design Complete Landscape Plan

Conservation Resources- Online

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Ottawa, 2010. <https://parks.canada.ca/culture/rcplp-crhp/standards>

Preservation Brief 4: Roofing in Historic Buildings.
<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.
<https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.
<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
<https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 15: Preservation of Historic Concrete.
<https://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.
<https://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
<https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings
<https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>

Selecting and Appropriate Replacement Window for Your Historic Building:
<https://www.wisconsinhistory.org/Records/Article/CS4308>

http://www2.gov.bc.ca/assets/gov/topic/0DB9A63A500898D3B7753CFFBCDF5DE6/documents/heritage/heritage_conservation_community_guide.pdf



May 27th, 2026

To whom it may concern;

Re: Historic house relocation at 3526 Everglade Pl, North Vancouver, BC

Nickel Bros has been engaged by Douglas Johnson to support the proposed relocation of the heritage structure located at 3526 Everglade Pl, North Vancouver, BC.

Based on the information reviewed to date, Nickel Bros confirms that the proposed relocation of the heritage structure is feasible, subject to final site conditions, required permits, access preparation, and final execution planning. The proposed scope includes moving the structure approximately 50 ft on the same property to accommodate the planned heritage retention and new foundation works.

Nickel Bros has extensive experience safely relocating, rehabilitating, and preserving heritage and historic structures, including projects of similar and greater complexity. Nickel Bros has relocated more than 500 historical buildings, including the Heritage Firehall at UBC, the Haldi House at Fort Langley, and the little yellow schoolhouse relocated from Vancouver to the Squamish Nation. This experience allows Nickel Bros to work with relevant project stakeholders to develop a practical relocation approach suitable for the structure and site conditions.

The anticipated relocation method includes raising the structure using multiple hydraulic jacks and structural steel beams to allow installation of the required structural moving equipment. All jacking will be completed using a Unified Hydraulic System, which helps control the lift, minimize differential movement, and reduce the potential for distortion-related structural damage. Once properly supported, the structure will be moved approximately 50 ft to its proposed location on the same property. The structure is anticipated to be staged up to eleven feet (11') above excavated grade to allow construction of the new foundation system below. At a second mobilization, Nickel Bros will return to lower the structure approximately six feet (6') onto the new foundation.

Safety. Precision. Integrity.

Vancouver:
13035 Lilley Dr,
Maple Ridge, BC V2W 0G6
Toll-Free: 1.866.813.9430
Fax: 604.944.6082
E-mail: Vancouver@nickelbros.com

Vancouver Island:
1990 Balsam Road
Nanaimo, BC V9X 1T5
Toll-Free: 1.866.320.2268
Fax: 250.753.8215
E-Mail: Vanisland@nickelbros.com

Seattle:
10405 19th Ave SE
Everett, WA 98208
Toll-Free: 1.866.920.2767
Fax: 425.257.2069
E-mail: Washington@nickelbros.com

Residential: www.nickelbros.com

Industrial: www.nickelbrosindustrial.com



Prior to the move, Nickel Bros will provide an execution plan as the move date approaches. Nickel Bros will also prepare safe work procedures and risk assessments to address public safety, personnel safety, cargo protection, equipment safety, and site-specific execution requirements.

Although Nickel Bros uses specialized equipment, experienced personnel, and controlled procedures to minimize impacts to the structure, some movement-related effects can occur during lifting, moving, staging, and lowering, particularly with heritage structures and older building materials. These effects may include minor cracking, settlement of finishes, or movement in brittle or pre-existing conditions. The exact extent of any impact cannot be predicted with certainty prior to execution; however, Nickel Bros' methodology is intended to reduce these risks as much as reasonably practical.

The current budget price for Nickel Bros' relocation scope is approximately \$95,000.00, subject to final scope, site conditions, access requirements, and final execution planning. This budget price does not include applicable taxes.

If you have any questions or concerns regarding the proposed relocation procedure, please feel free to reach out.

Sincerely,

Pezh Nasiri

Estimator & Project Coordinator.

Safety. Precision. Integrity.

Vancouver:
13035 Lilley Dr,
Maple Ridge, BC V2W 0G6
Toll-Free: 1.866.813.9430
Fax: 604.944.6082
E-mail: Vancouver@nickelbros.com

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Toll-Free: 1.866.320.2268
Fax: 250.753.8215
E-Mail: Vanisland@nickelbros.com

Seattle:
10405 19th Ave SE
Everett, WA 98208
Toll-Free: 1.866.920.2767
Fax: 425.257.2069
E-mail: Washington@nickelbros.com

Residential: www.nickelbros.com

Industrial: www.nickelbrosindustrial.com

A-101	COVER SHEET
A-102	DATA SHEET
A-103	CONTEXT
A-201	SITE PLAN - EXISTING CONDITIONS
A-202	SITE PLAN - PROPOSAL
A-203	SITE PLAN - LANDSCAPE
A-204	GRADING PLAN / BUILDING HEIGHT
A-301	SITE A - MAIN FLOOR
A-302	SITE A - SECOND FLOOR
A-303	SITE A - ROOF PLAN
A-304	SITE B - MAIN FLOOR
A-305	SITE B - SECOND FLOOR
A-306	SITE B - ROOF PLAN
A-307	SITE C - MAIN FLOOR
A-309	SITE C - ROOF PLAN
A-401	SECTIONS
A-501	STREET ELEVATIONS
A-502	ELEVATIONS - SITE A
A-503	ELEVATIONS - SITE B
A-504	ELEVATIONS - SITE C

A-307 SITE C - MAIN FLOOR
A-309 SITE C - ROOF PLAN
A-401 SECTIONS
A-501 STREET ELEVATIONS
A-502 ELEVATIONS - SITE A
A-503 ELEVATIONS - SITE B
A-504 ELEVATIONS - SITE C

ARCHITECTURE

ORGANIZATION: TKL DESIGN INC.
CONTACT: THOMAS
EMAIL: THOMAS@TKL-DESIGN.COM
PHONE: 604 783 3732
ADDRESS: 1518 ATLAS LANE
VANCOUVER BC
V6P-0E1

LANDSCAPE

ORGANIZATION: DOUGLAS R. JOHNSON
CONTACT: drjarch@shaw.ca
PHONE: 604 725 0429
ADDRESS: #1905-22nd ST
West Vancouver, BC V7V 4E7

ORGANIZATION:
CONTACT: DOUGLAS R. JOHNSON
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CONTACT: THOMAS
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PHONE: 604 783 3732
ADDRESS: 1518 ATLAS LANE
VANCOUVER BC
V6P-0E1

THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

PROJECT:	Our Erickson 3526 Everglade Place, North Vancouver, BC, Canada
SHEET DESCRIPTION	COVER SHEET

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE:	PROJECT NO:
DATE: 02 JUN 2026	— — —
DRAWN:	SHEET:
REVISIONS:	A-101

LEGAL DESCRIPTION
LOT E BLOCK G DISTRICT LOT 617 PLAN 10582

LTO PID
009-366-326

FOLIO
0216-1600-0

SITE AREAS			
SITE	AREA (m2)	AREA (Sqt)	AREA (Acre)
GROSS AREA	1652.88 m²	17791.50 ft²	0.41 acres
LOT A	407.74 m²	4388.84 ft²	0.10 acres
LOT B	408.06 m²	4392.30 ft²	0.10 acres
LOT C	837.09 m²	9010.36 ft²	0.21 acres

NET AREAS		
LVL	AREA (m2)	AREA (sqft)
SITE A		
GARAGE (Excluded)	22.89 m²	246.39 ft²
MAIN FLOOR	167.39 m²	1801.77 ft²
SECOND FLOOR	125.91 m²	1355.31 ft²
	316.19 m²	3403.47 ft²

SITE B		
GARAGE (Excluded)	22.88 m²	246.29 ft²
MAIN FLOOR	167.40 m²	1801.90 ft²
SECOND FLOOR	125.91 m²	1355.30 ft²
	316.19 m²	3403.48 ft²

SITE C		
MAIN FLOOR	298.07 m²	3208.36 ft²
	298.07 m²	3208.36 ft²
	930.45 m²	10015.31 ft²

FAR NET AREAS			FLOOR TO AREA RATIO	
LVL	AREA (m2)	AREA (sqft)	SITE	FAR
SITE A				
MAIN FLOOR	167.39 m²	1801.77 ft²	SITE A	0.78
SECOND FLOOR	125.91 m²	1355.31 ft²		
	293.30 m²	3157.07 ft²		
SITE B				
MAIN FLOOR	167.40 m²	1801.90 ft²	SITE B	0.77
SECOND FLOOR	125.91 m²	1355.30 ft²		
	293.31 m²	3157.20 ft²		

SITE C			SITE C	0.36
MAIN FLOOR	298.07 m²	3208.36 ft²		
	298.07 m²	3208.36 ft²		
	884.68 m²	9522.63 ft²		

FLOOR TO AREA RATIO TOTAL SITE		
TOTAL FLOOR AREA	Area sft	FAR
884.68 m²	9522.63 ft²	0.54

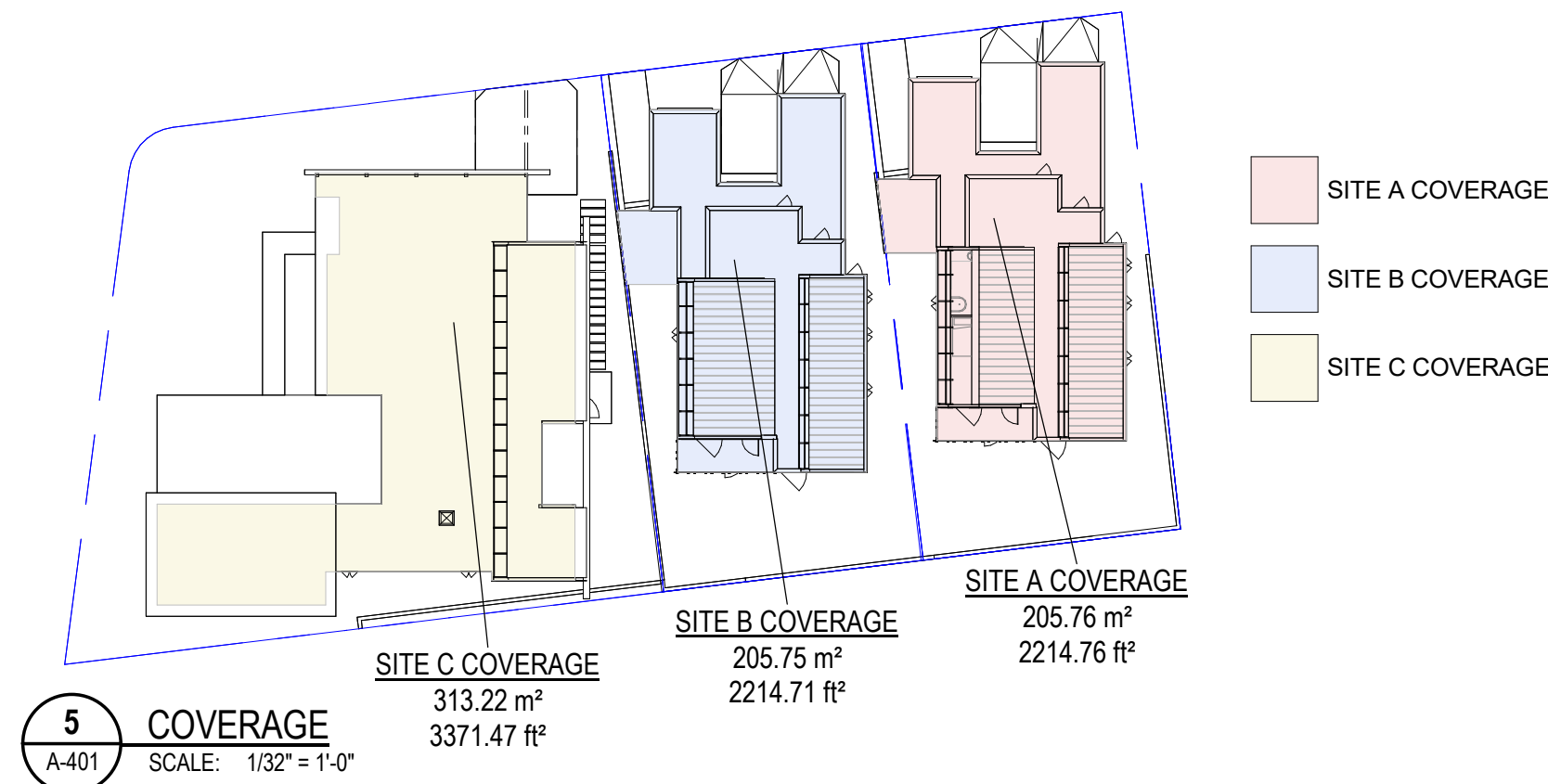
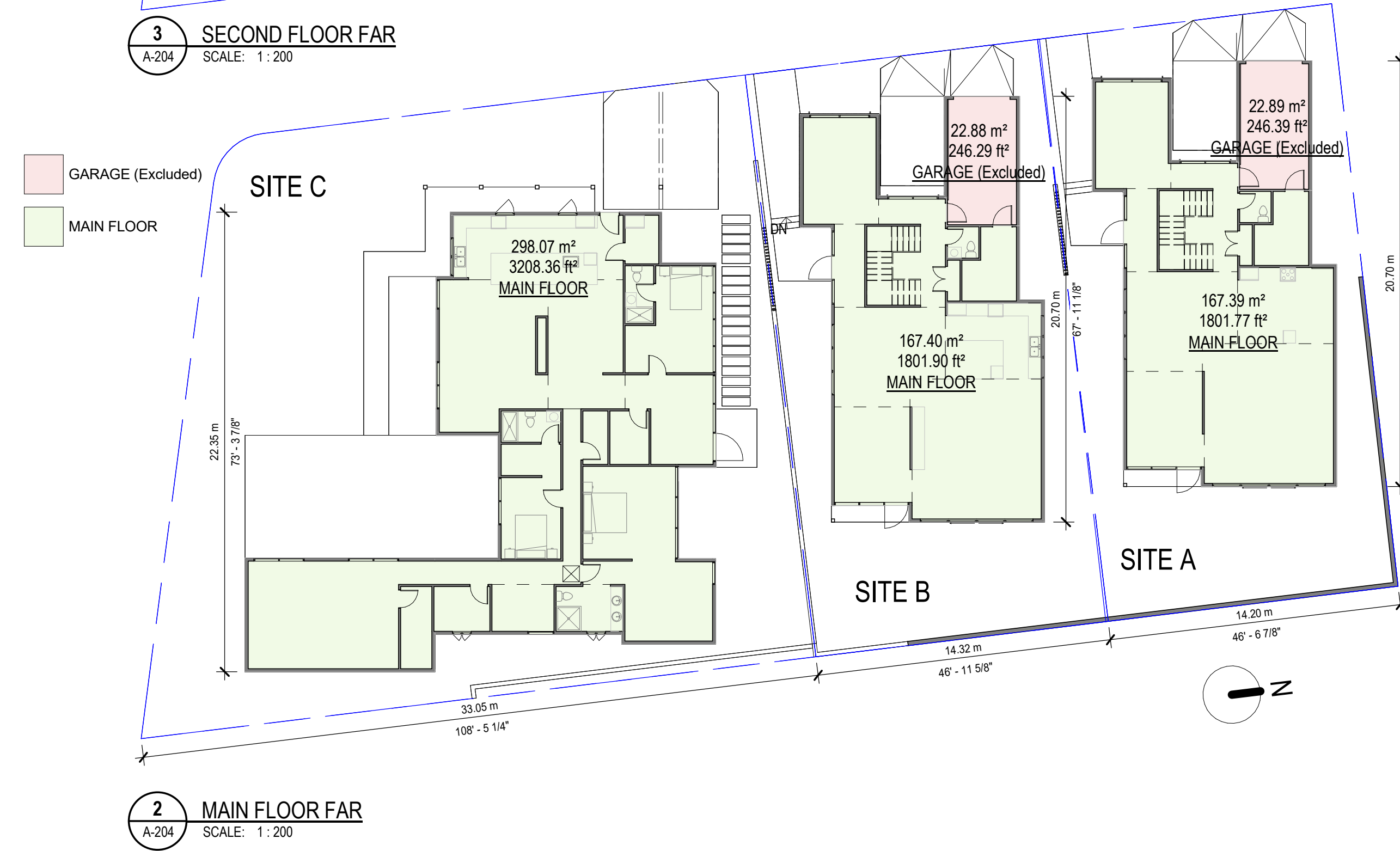
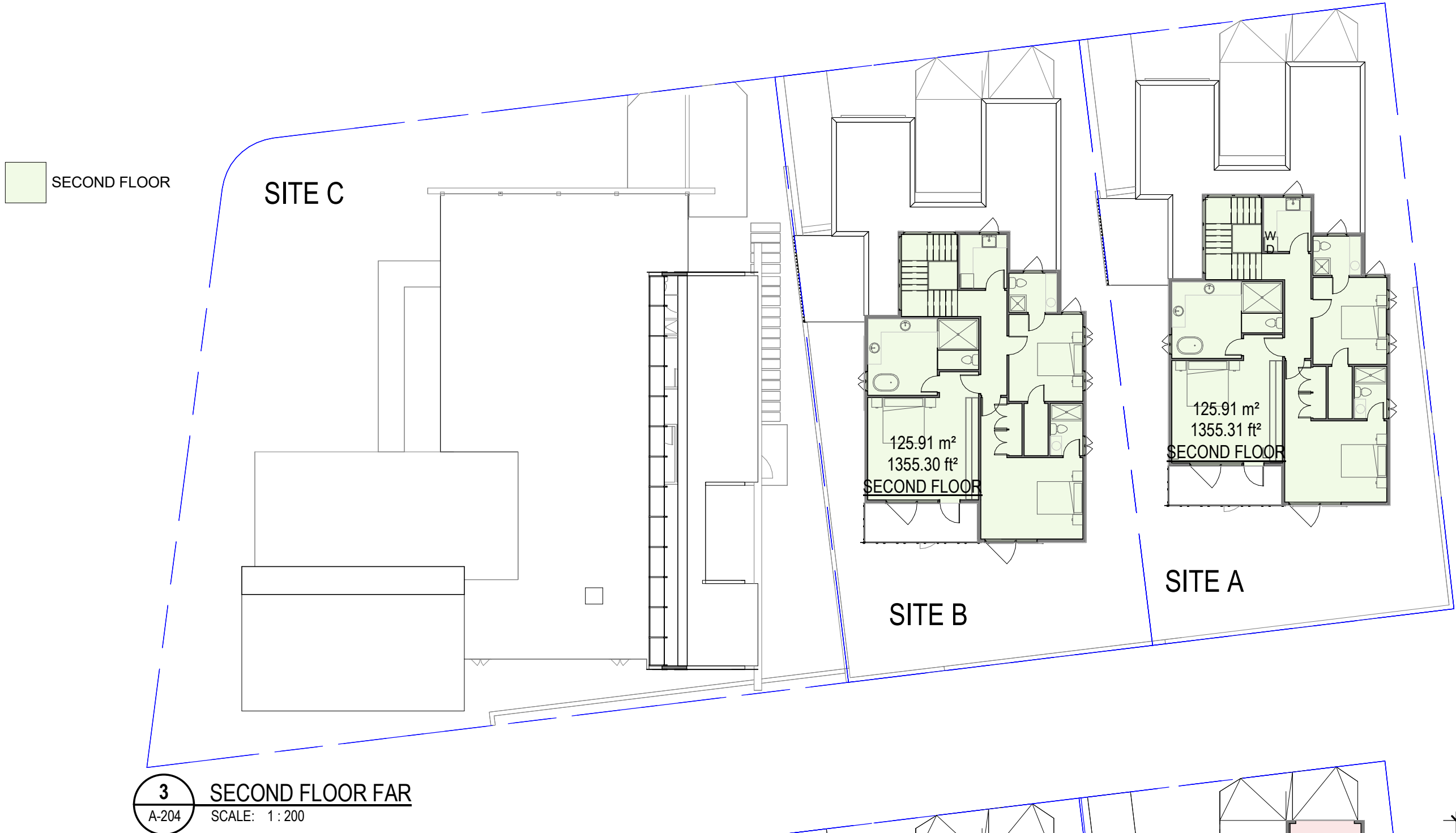
OCP FSR - 0.55
TOTAL BUILDABLE AREA - 909.00m²(9726 ft²)

UPPER FLOOR MAX AREA				
LVL	AREA (m2)	AREA (sqft)	AREA (m2) * 0.75	AREA (sqft) * 0.75
SITE A				
MAIN FLOOR	167.39 m²	1801.77 ft²	125.54 m²	1351.33 ft²
SITE B				
MAIN FLOOR	167.40 m²	1801.90 ft²	125.55 m²	1351.42 ft²
SITE C				
MAIN FLOOR	298.07 m²	3208.36 ft²	223.55 m²	2406.27 ft²

NOTES

EACH NEW SINGLE-FAMILY HOME (PART 9 RESIDENTIAL) PROPOSED AS PART OF THE SUBJECT APPLICATION MUST MEET STEP 5 OF THE BC ENERGY STEP CODE, OR STEP 4 WITH EMISSIONS LEVEL 3, AT THE TIME OF BUILDING PERMIT SUBMISSION.

5.4. ELECTRIC VEHICLE CHARGING ALL PARKING SPACES PROVIDED FOR RESIDENTIAL USES MUST INCLUDE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.



Existing House Description

The property at **3526 Everglade Place, North Vancouver** contains a significant mid-century modern residence originally designed by **Arthur Erickson** in **1963** as a combined sanctuary and working studio for West Coast artist **Frank Perry**. Conceived as a retreat integrated into the forested landscape of Delbrook, the home reflects Erickson's early exploration of natural light, material honesty, and spatial simplicity.

The residence also hosted an active art studio that was used by prominent artists, including **Haida carver Bill Reid**, contributing to its cultural and architectural value. For more than sixty years, the three-bedroom, two-bathroom home remained largely concealed from public view behind a modest chain-link fence, maintaining its quiet presence on the **0.4-acre** site.

The existing building—**2,528 sq. ft.**, clad extensively in cedar—retains defining Erickson elements such as angled skylights, clerestory windows, and carefully modulated natural light. The house is in **near-original condition**, preserved by a modernist-focused collector, and is listed in the **District of North Vancouver's Heritage Register and Modern Inventory**.

As mid-century homes of this calibre become increasingly rare in the region, the project recognizes both the architectural importance of the **Perry Residence** and the site's capacity to accommodate additional housing through subdivision. The intent is to safeguard the original structure while sensitively unlocking the site's development potential.

Project Approach

To facilitate subdivision into three single-family lots, the existing Erickson residence will undergo **temporary relocation**. The house will be shifted to the **north portion** of the property, allowing construction of new foundations in the south. Once the new foundation is complete, the house will be repositioned onto its final location. This approach preserves the original building in its entirety while enabling new development on the remaining land.

The placement and orientation of the existing house—an essential aspect of its relationship with natural light, vegetation, and topography—will be **maintained**. The two proposed new dwellings will be designed in dialogue with the heritage structure. Their massing, alignment, and architectural language will draw inspiration from the Perry Residence, including the incorporation of **angled skylights** and other light-modulating features characteristic of Erickson's original design.

This strategy ensures that the expanded site program respects the existing architectural legacy, reinforces contextual harmony, and contributes to a cohesive ensemble of three homes informed by the principles of West Coast modernism.

ZONING
RSD - SINGLE-FAMILY RESIDENTIAL DELBROOK ZONE (BYLAW 6783)

TABLE 505.1	REQ MAX HEIGHT	PROVIDED SITE A	PROVIDED SITE B	PROVIDED SITE C
MAX HEIGHT (Minimum 4½ in 12 pitch or greater)	7.92m (26 ft.)	8.76m (28' 8 3/4")	8.85m (29' 0 1/4")	5.07m (16' 7 5/8")
MAX EAVE HEIGHT (Minimum 4½ in 12 pitch or greater)	6.71m(22')	7.44M (24' 5")	7.53M (24' 8 3/8")	4.47M (14' 8")
TABLE 505.2	REGULATION	PROVIDED SITE A	PROVIDED SITE B	PROVIDED SITE C
BUILDING COVERAGE	SITE A - 35% x 407.74m² = 142.71m² (1536.09ft²) SITE B - 35% x 408.06m² = 142.82m² (1537.31ft²) SITE C - 35% x 837.09m² = 292.98m² (3153.63ft²)	205.76m² (2214.76ft²) -	205.76m² (2214.76ft²) -	- 313.22m² (3371.47ft²)
SETBACKS				
a) Front	9.14m(30') min	2.20m(7' 2 5/8")	2.20m(7' 2 5/8")	4.90m(16' 3/4")
b) Rear	9.14m(30') min	5.17m(16' 11 3/8")	5.16m(16' 11 3/8")	1.20m(3' 11 1/4")
c) Sideyard	1.83m(6') min	North - 1.20m(3' 11 1/4") South - 1.63m(5' 4 1/4")	North - 1.20m(3' 11 1/4") South - 1.63m(5' 4 1/4")	North - 2.50m(8' 2 3/8") -
d) Combined sideyards (min 20% of lot width)	SITE A - 14.20m x 20% = 2.84m(9' 3 3/8") SITE B - 14.32m x 20% = 2.86m(9' 4 3/4") SITE C - 33.05m x 20% = 6.61m(21' 8 1/4")	2.83m(9' 3 3/8") -	- 2.83m(9' 3 3/8")	- 6.37m(20' 10 3/4")
e) Flanking streets	building shall not be required to be less than 7.32m (24 ft.) measured from outside edge of exterior walls	-	-	South - 3.87m(12' 8 1/2")
MAX BUILDING DEPTH	19.81m(65')	20.70m(67' 11 1/8")	20.70m(67' 11 1/8")	22.35m(73' 3 7/8")
UPPER STOREY FLOOR AREA	SITE A - 125.91m² (1355.25ft²) SITE B - 125.91m² (1355.25ft²)	125.91m² (1355.31ft²) -	125.91m² (1355.31ft²)	-
FLOOR SPACE RATIO				
a) for all lots	0.43	0.78	0.77	0.36
b) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio			
MAX DWELLING UNIT SIZE	465m² (5,005ft²) inclusive of parking structures	316.16m² (3403.48ft²)	316.16m² (3403.48ft²)	298.07m² (3208.36ft²)

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MARK	DATE	DESCRIPTION
1	2025-05-04	PRELIMINARY REVIEW
2	2025-11-28	PRELIMINARY REVIEW
3	2026-02-02	REZONING APPLICATION SUBMISSION
4	2026-06-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT:
Our Erickson
3526 Everglade Place, North Vancouver,
BC, Canada

SHEET DESCRIPTION
DATA SHEET

DOUGLAS R.
JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: As indicated	PROJECT NO: ---
DATE: 02 JUN 2026	
DRAWN:	SHEET: A-102
REVISIONS:	

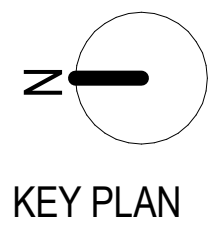


PHOTO 1

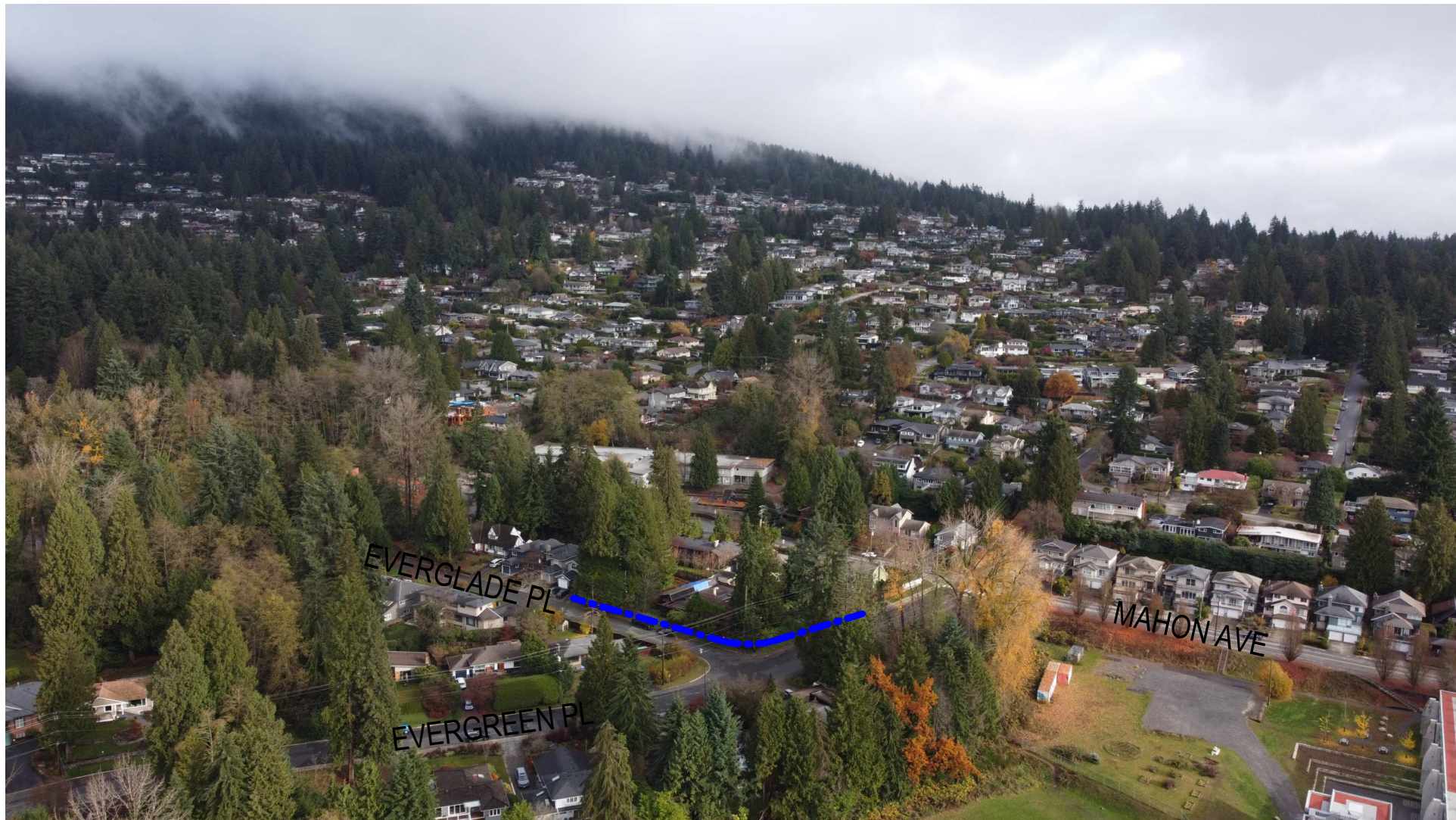


PHOTO 2



PHOTO 3



PHOTO 4

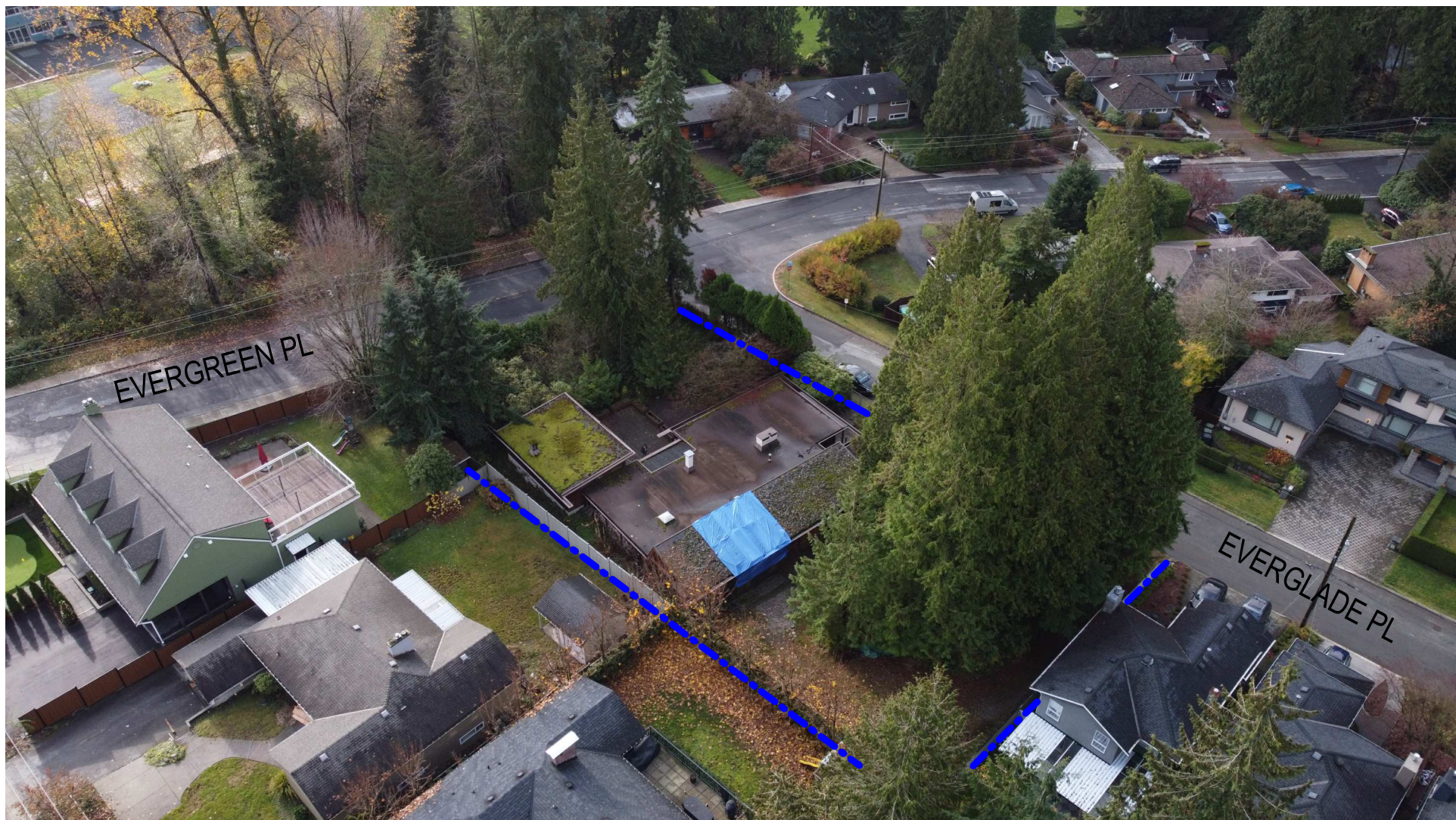


PHOTO 5



PHOTO 6



PHOTO 7

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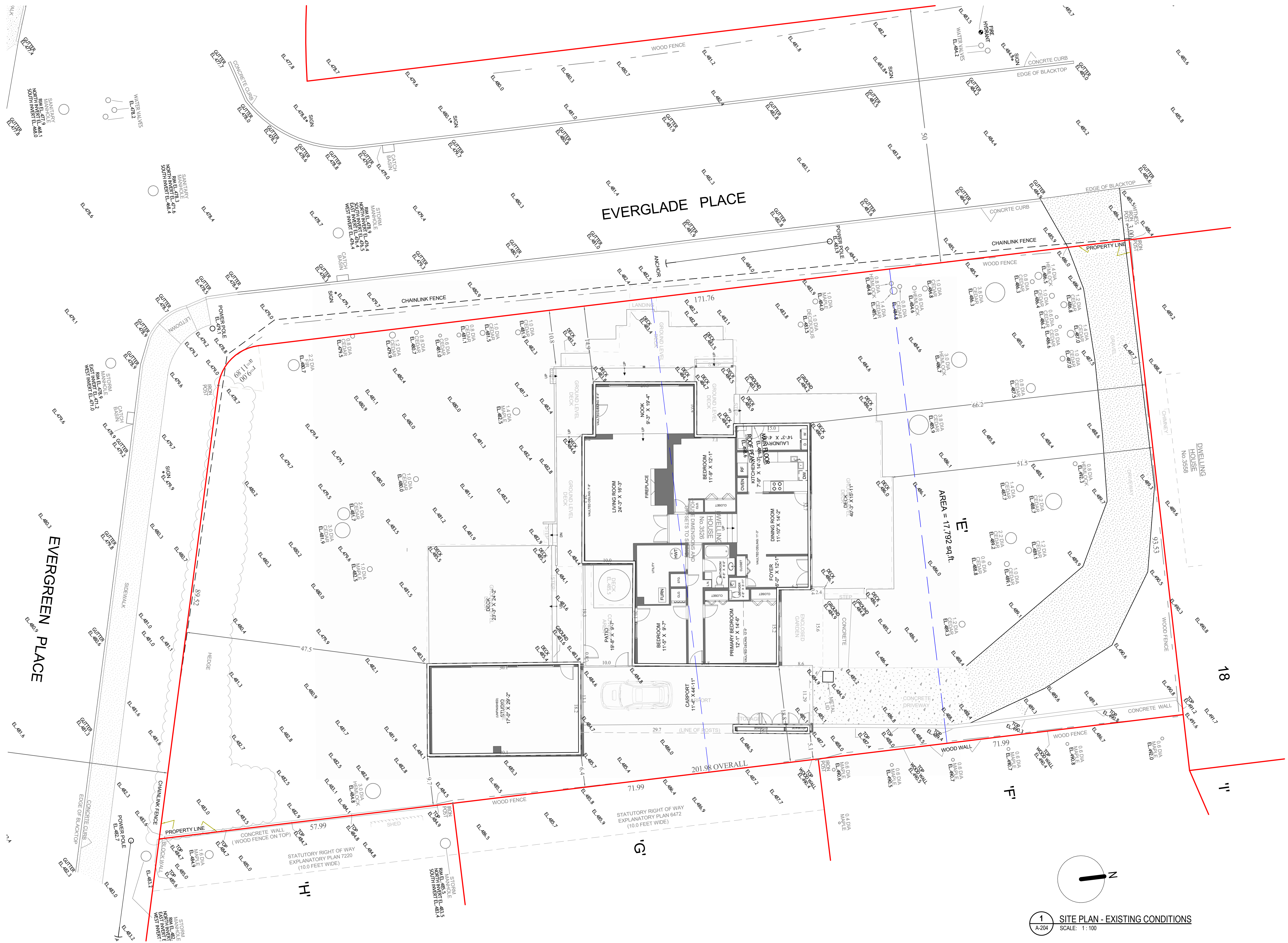
MARK	DATE	DESCRIPTION
1	2025-05-04	PRELIMINARY REVIEW
2	2025-11-28	PRELIMINARY REVIEW
3	2026-02-02	REZONING APPLICATION SUBMISSION
4	2026-06-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT: Our Erickson
3526 Everglade Place, North Vancouver,
BC, Canada
SHEET DESCRIPTION: CONTEXT

DOUGLAS R. JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: 1/16" = 1'-0"	PROJECT NO: ---
DATE: 02 JUN 2026	SHEET: A-103
DRAWN:	
REVISIONS:	



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4	2025-06-03	REZONING APPLICATION ADDRESS COMMENTS

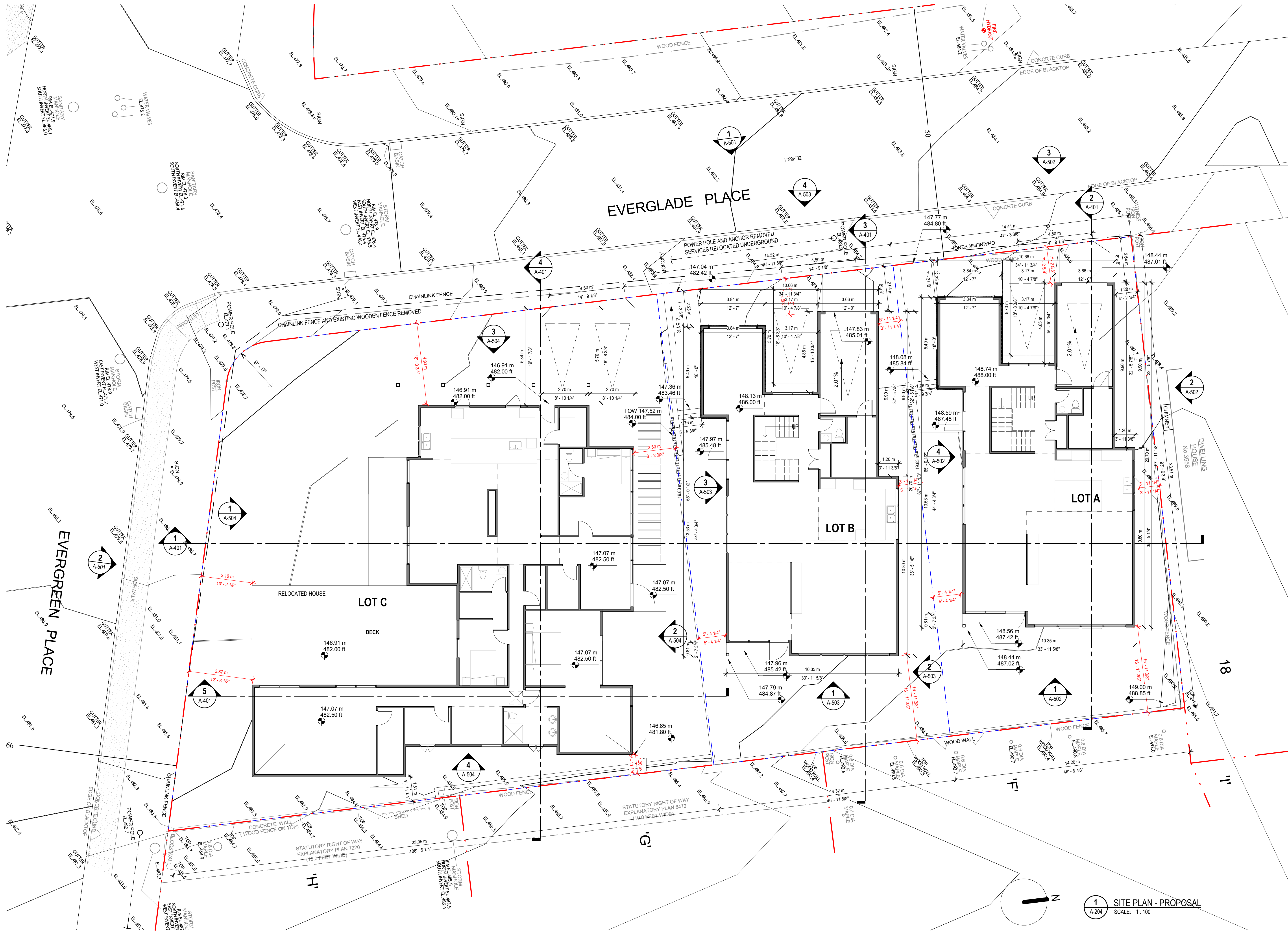
PROJECT: **Our Erickson**
3526 Everglade Place, North Vancouver,
BC, Canada

SHEET DESCRIPTION: **SITE PLAN - EXISTING CONDITIONS**

DOUGLAS R. JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: 1 : 100	PROJECT NO: ---
DATE: 02 JUN 2026	SHEET: A-201
DRAWN:	
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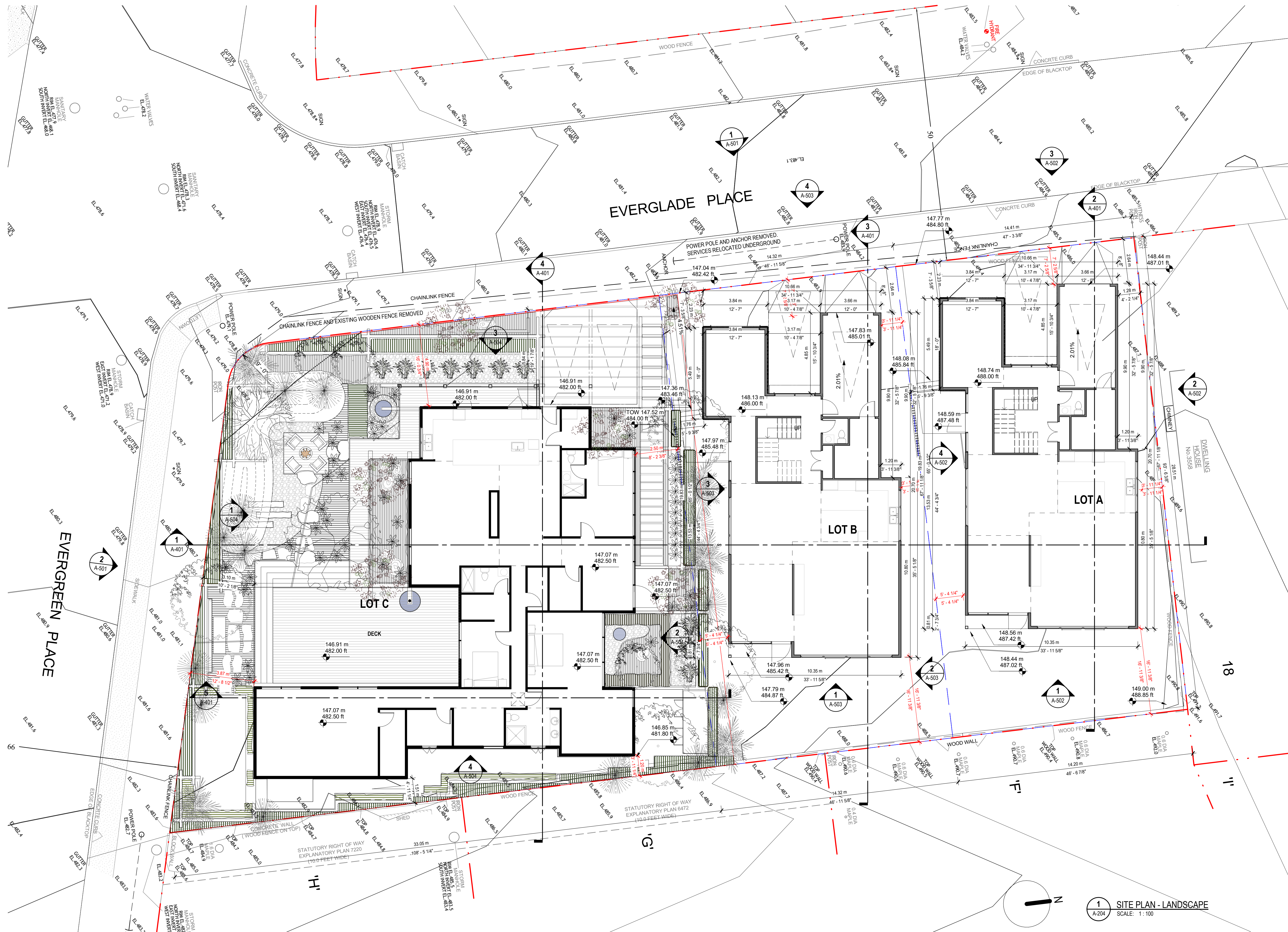
MARK	DATE	DESCRIPTION
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2	2025-11-28	PRELIMINARY REVIEW
3	2026-02-02	REZONING APPLICATION SUBMISSION
4	2026-06-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT: **Our Erickson**
3526 Everglade Place, North Vancouver,
BC, Canada
SHEET DESCRIPTION: **SITE PLAN - PROPOSAL**

DOUGLAS R. JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: 1 : 100	PROJECT NO: ---
DATE: 02 JUN 2026	SHEET: A-202
DRAWN:	
REVISIONS:	



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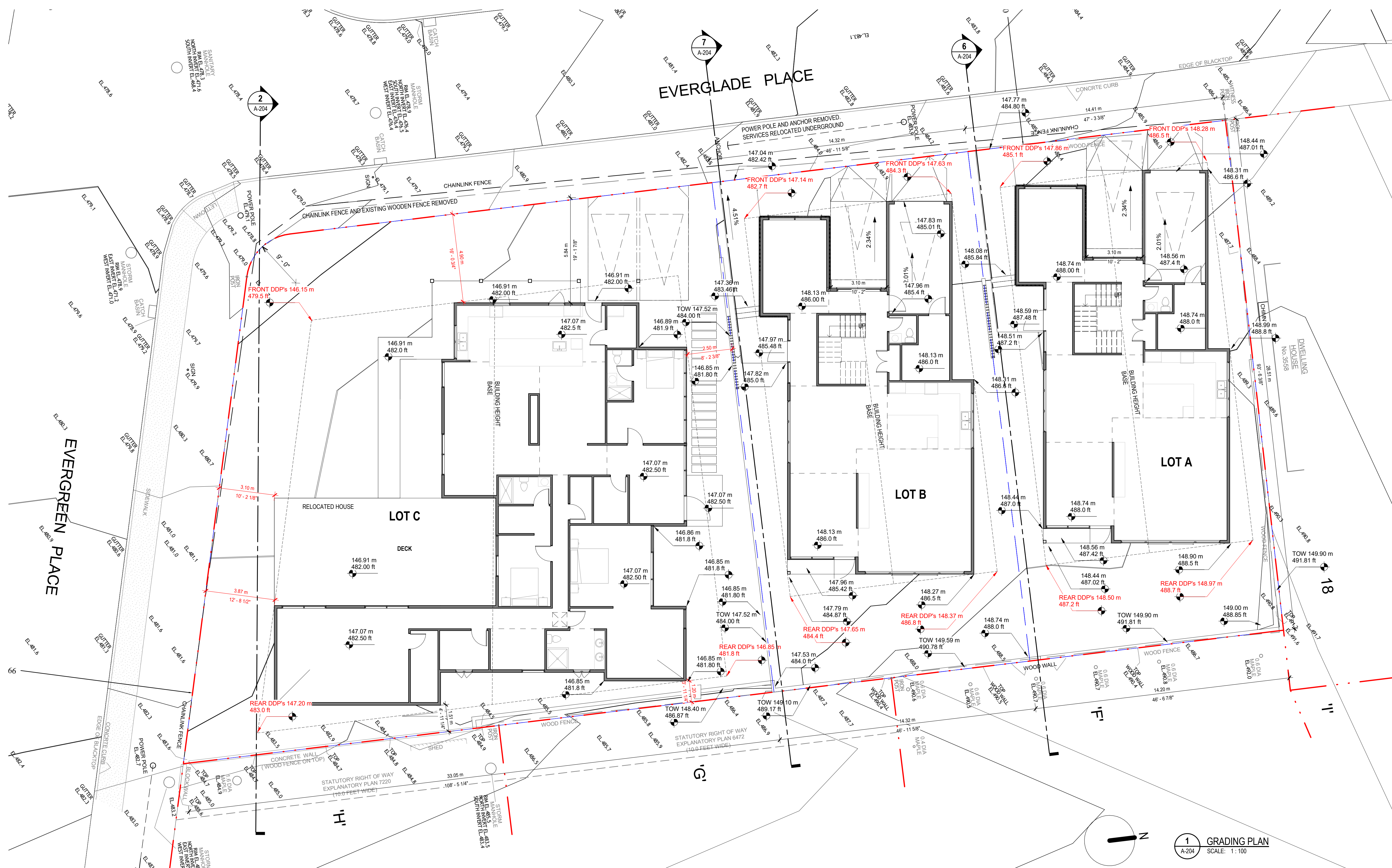
MARK	DATE	DESCRIPTION
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4	2026-06-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT: **Our Erickson**
3526 Everglade Place, North Vancouver,
BC, Canada
SHEET DESCRIPTION: **SITE PLAN - LANDSCAPE**

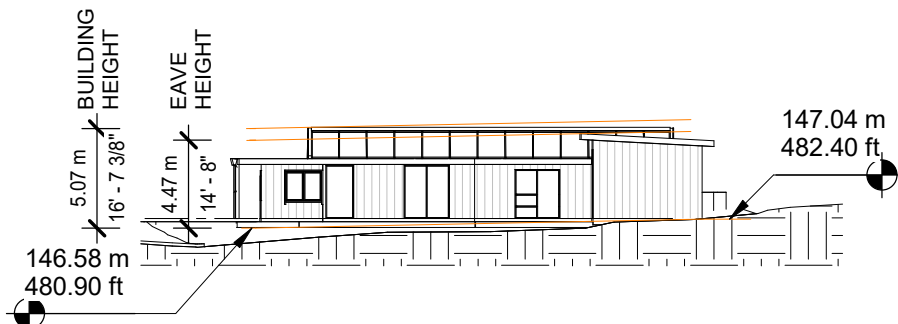
DOUGLAS R. JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: 1 : 100	PROJECT NO: ---
DATE: 02 JUN 2026	SHEET: A-203
DRAWN:	
REVISIONS:	



LOT C	DATUM DETERMINATION POINTS (ft)		AVERAGE (ft)
FRONT	479.5	482.3	480.9
REAR	483	481.8	482.4



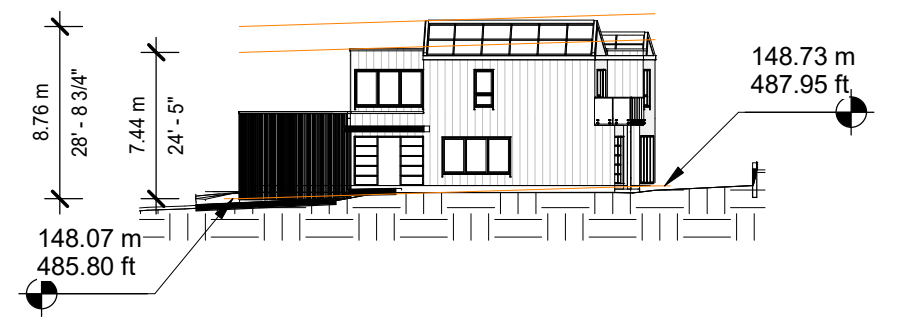
2 LOT C - BUILDING HEIGHT
A-204
SCALE: 1/32" = 1'-0"

LOT B	DATUM DETERMINATION POINTS (ft)		AVERAGE (ft)
FRONT	484.3	482.7	483.5
REAR	484.4	486.8	485.6



7 LOT B - BUILDING HEIGHT
A-204
SCALE: 1/32" = 1'-0"

LOT A	DATUM DETERMINATION POINTS (ft)		AVERAGE (ft)
FRONT	485.1	486.5	485.8
REAR	487.2	488.7	487.95



6 LOT A - BUILDING HEIGHT
A-204
SCALE: 1/32" = 1'-0"

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4	2026-06-03	REZONING APPLICATION ADDRESS COMMENTS

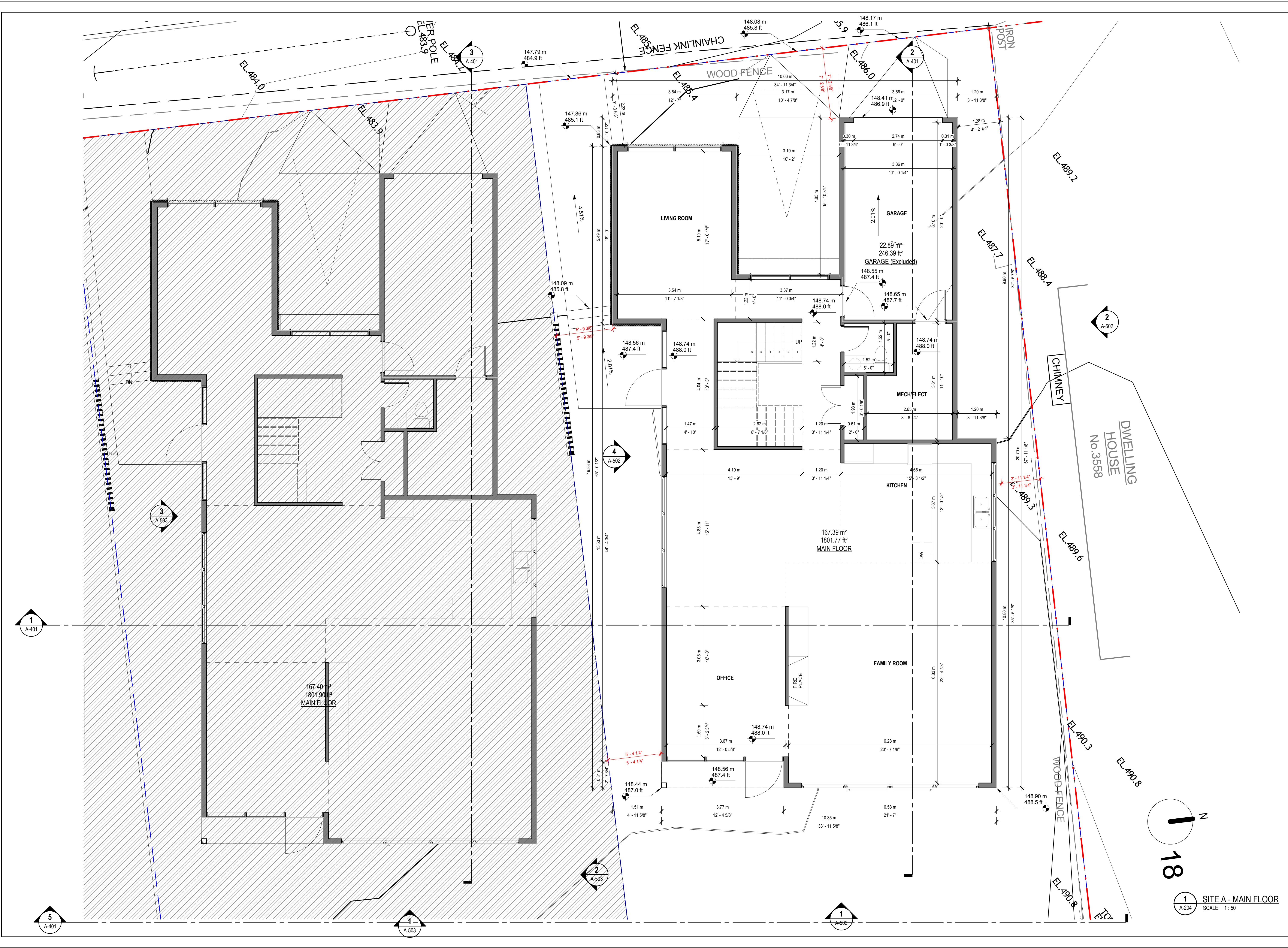
PROJECT: **Our Erickson**
3526 Everglade Place, North Vancouver,
BC, Canada

SHEET DESCRIPTION: **GRADING PLAN / BUILDING HEIGHT**

DOUGLAS R. JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH. (604) 725-0429
drjarch@shaw.ca

SCALE: As indicated	PROJECT NO: ---
DATE: 02 JUN 2026	SHEET: A-204
DRAWN: ---	REVISIONS: ---



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4	2025-06-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT: **Our Erickson**
3526 Everglade Place, North Vancouver,
BC, Canada
SHEET DESCRIPTION: **SITE A - MAIN FLOOR**

DOUGLAS R. JOHNSON
#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: 1 : 50	PROJECT NO: ---
DATE: 02 JUN 2026	SHEET: A-301
DRAWN: ---	REVISIONS: ---



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4	2026-06-03	REZONING APPLICATION ADDRESS COMMENTS

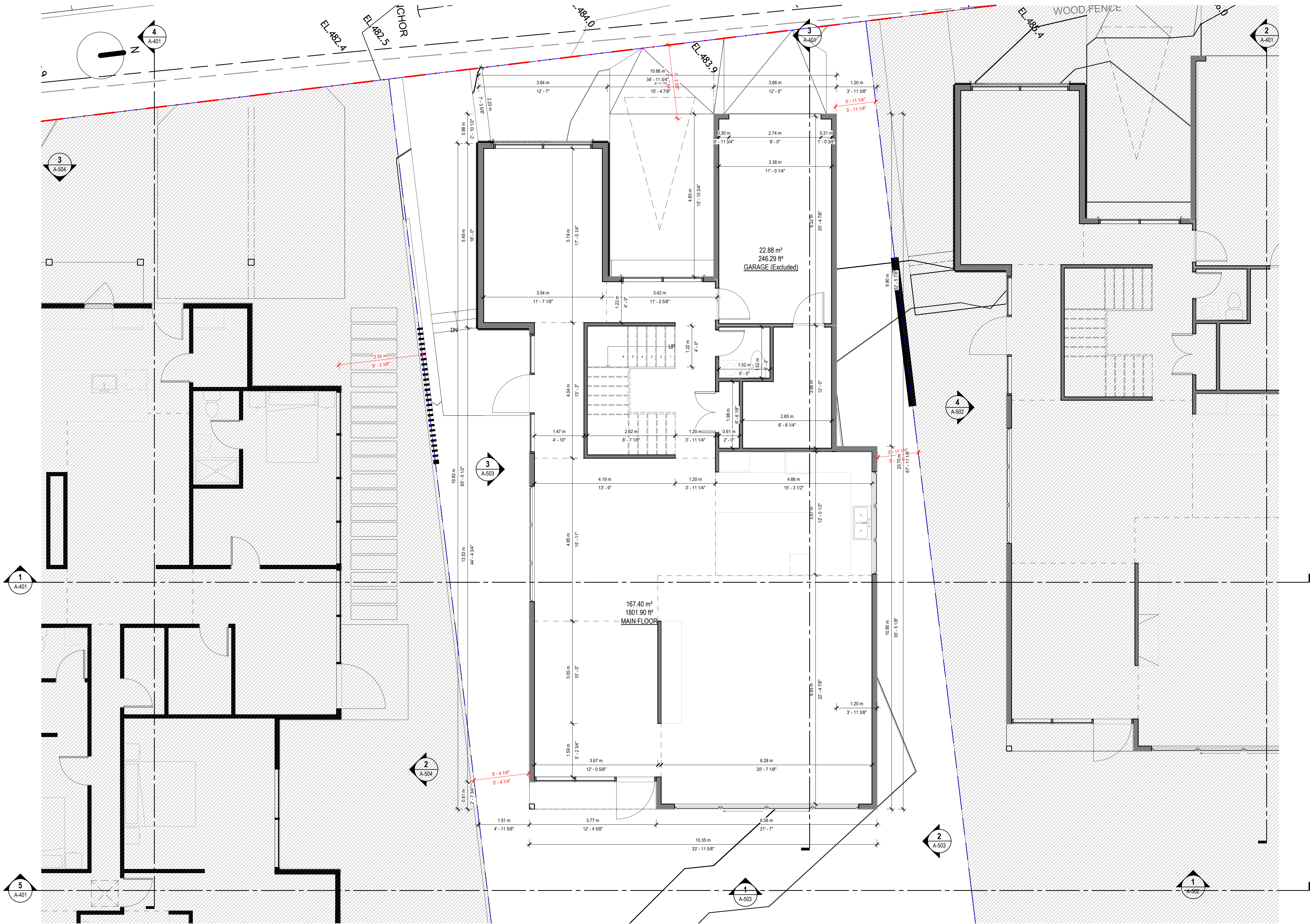
PROJECT: **Our Erickson**
3526 Everglade Place, North Vancouver,
BC, Canada
SHEET DESCRIPTION: **SITE A - SECOND FLOOR**

DOUGLAS R. JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: 1 : 50	PROJECT NO: ---
DATE: 02 JUN 2026	SHEET: A-302
DRAWN:	
REVISIONS:	

1 SITE A - SECOND FLOOR
A-204 SCALE: 1 : 50



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4	2026-06-03	REZONING APPLICATION ADDRESS COMMENTS

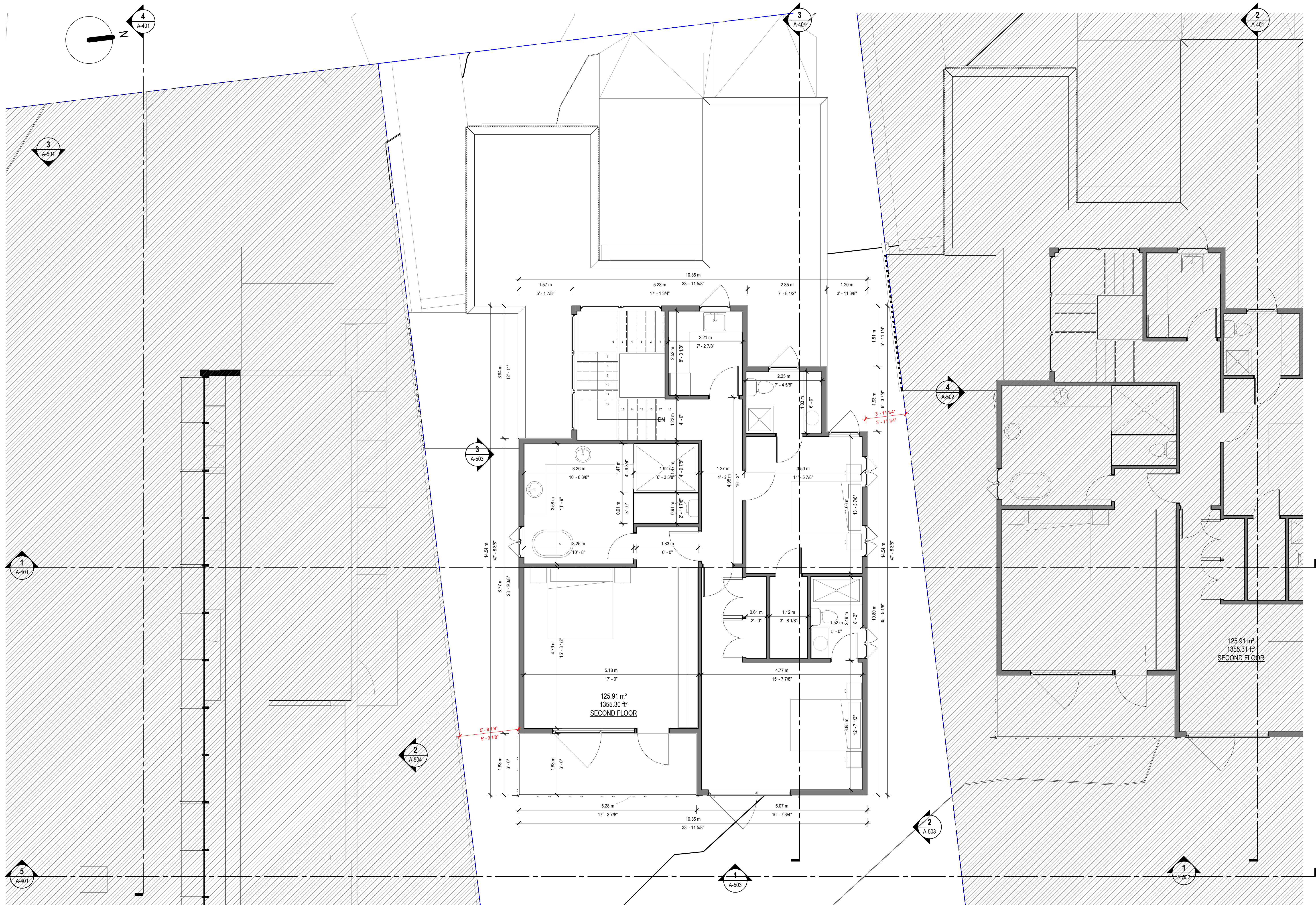
PROJECT: **Our Erickson**
3526 Everglade Place, North Vancouver,
BC, Canada
SHEET DESCRIPTION: **SITE B - MAIN FLOOR**

DOUGLAS R. JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: 1 : 50	PROJECT NO: ---
DATE: 02 JUN 2026	SHEET: A-304
DRAWN:	
REVISIONS:	

1 SITE B - MAIN FLOOR
SCALE: 1 : 50



1 SITE B - SECOND FLOOR
A-204 SCALE: 1:50

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4	2026-04-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT: Our Erickson
3526 Everglade Place, North Vancouver,
BC, Canada
SHEET DESCRIPTION: SITE B - SECOND FLOOR

DOUGLAS R. JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: 1:50	PROJECT NO: ---
DATE: 02 JUN 2026	SHEET: A-305
DRAWN:	
REVISIONS:	

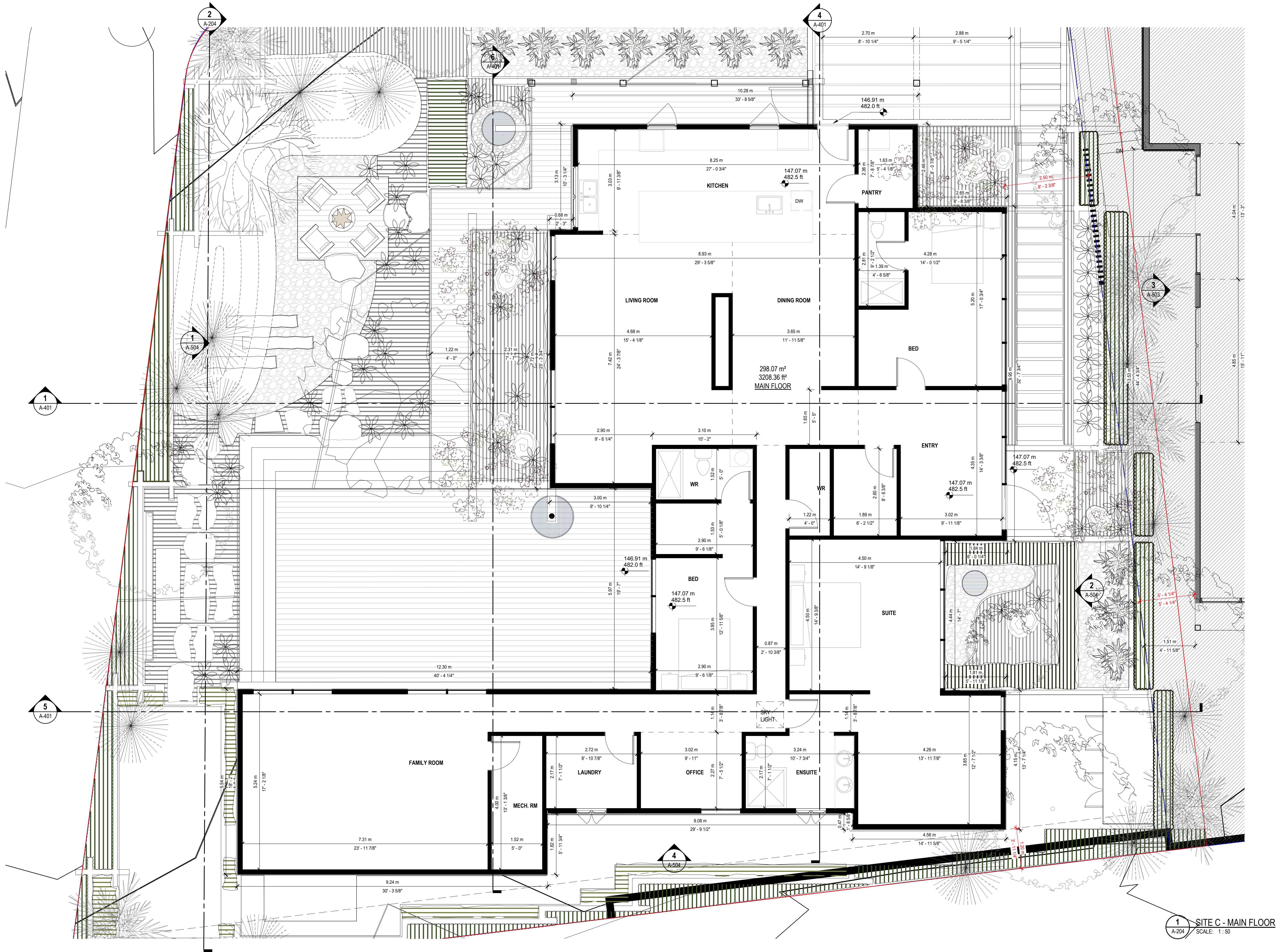


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PROJECT:	Our Erickson 3526 Everglade Place, North Vancouver, BC, Canada
SHEET DESCRIPTION	SITE B - ROOF PLAN

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: 1 : 50	PROJECT NO: — — —
DATE: 02 JUN 2026	
DRAWN:	SHEET: A-306
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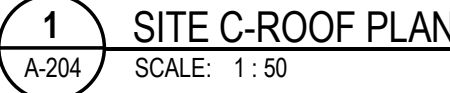
MARK	DATE	DESCRIPTION
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2	2025-11-28	PRELIMINARY REVIEW
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4	2026-06-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT: Our Erickson
3526 Everglade Place, North Vancouver,
BC, Canada
SHEET DESCRIPTION: SITE C - MAIN FLOOR

DOUGLAS R. JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: 1 : 50	PROJECT NO: ---
DATE: 02 JUN 2026	SHEET: A-307
DRAWN: ---	REVISIONS: ---



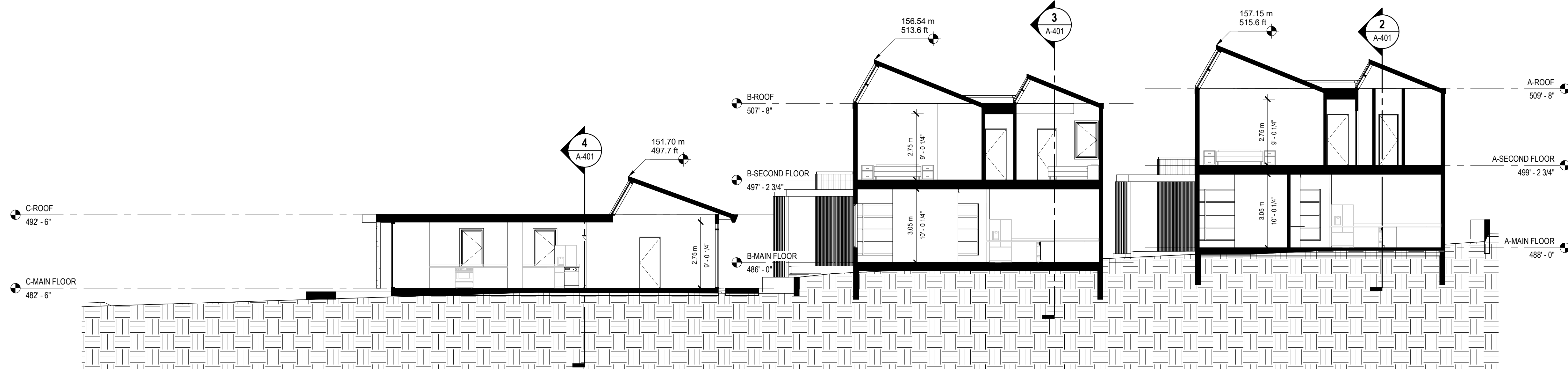
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Our Erickson
3526 Everglade Place, North Vancouver,
BC, Canada

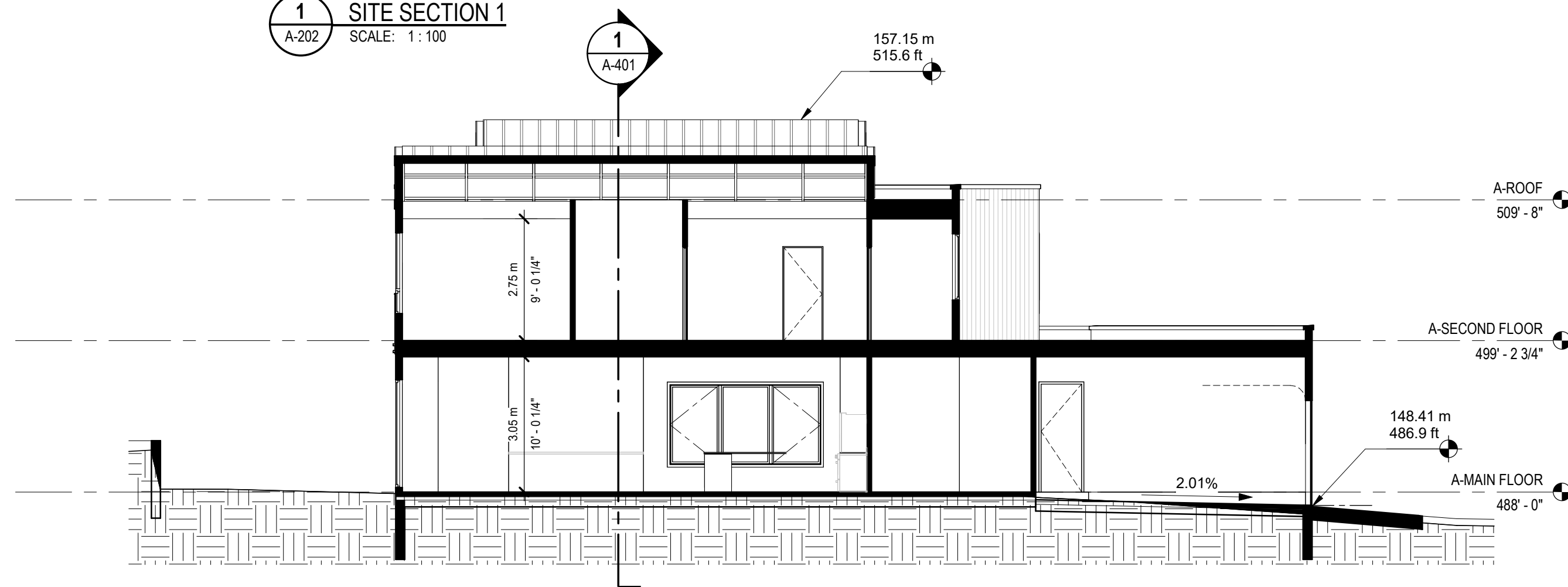
SHEET DESCRIPTION
SITE C - ROOF PLAN

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

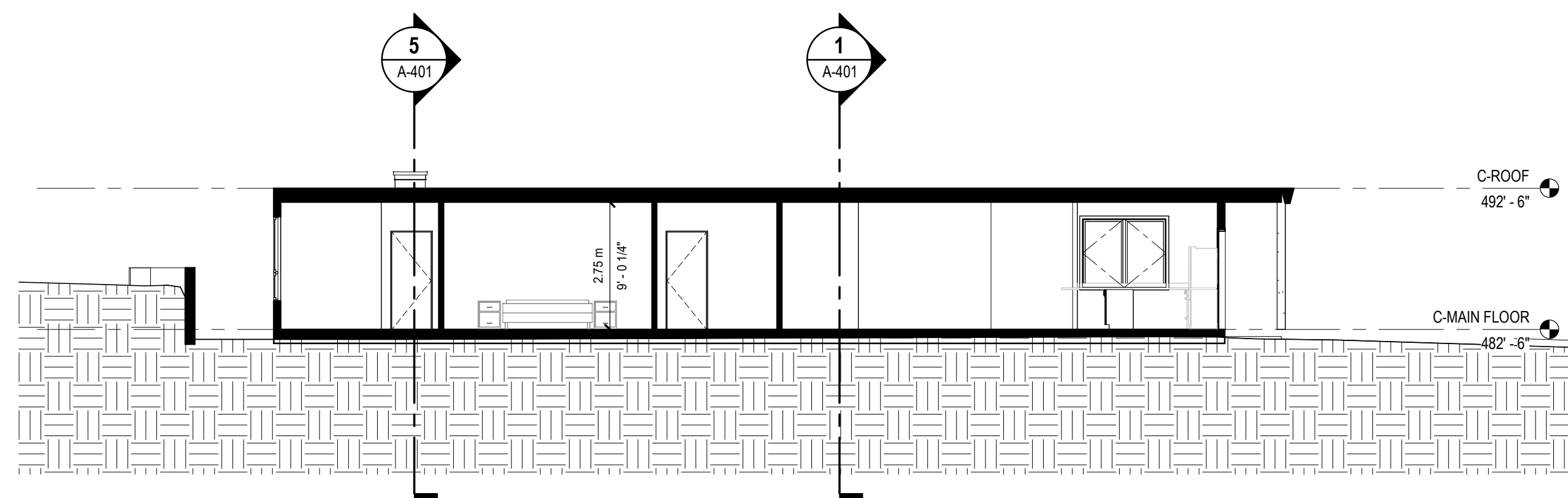
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DATE: 02 JUN 2026	
DRAWN:	SHEET: A-309
REVISIONS:	



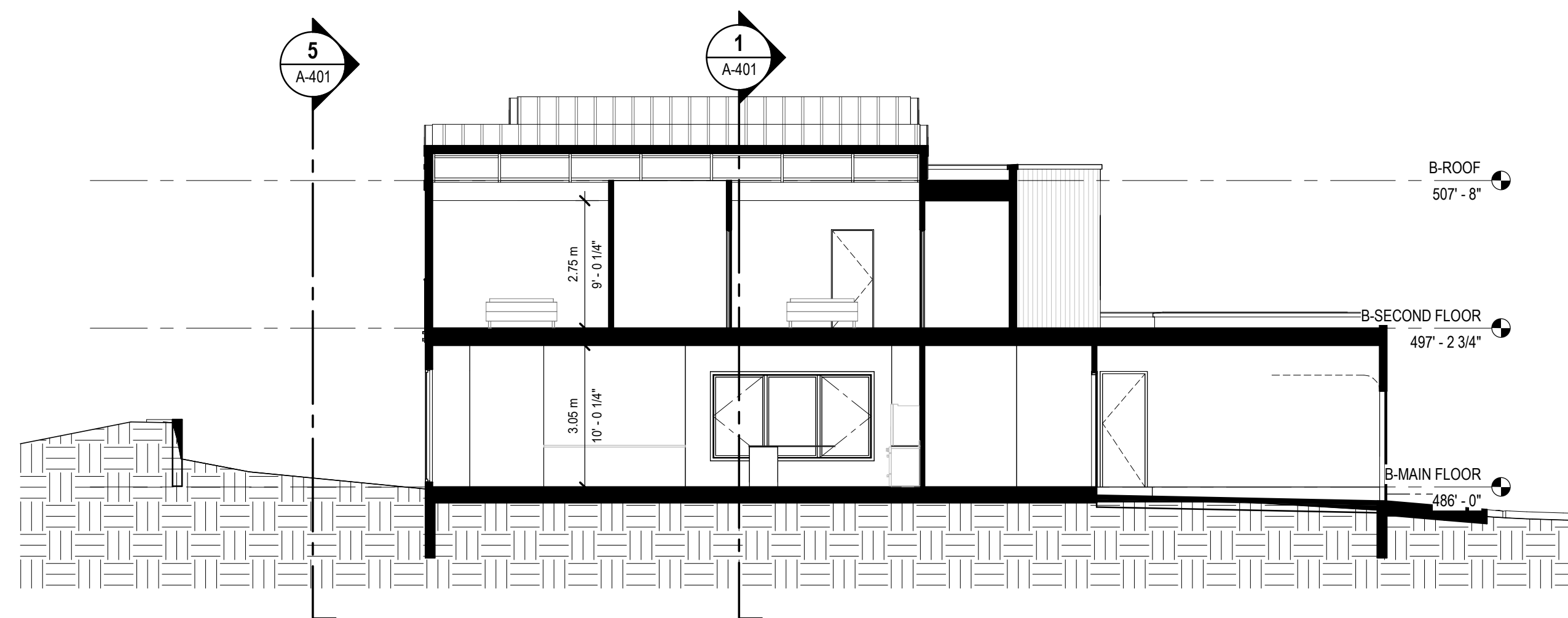
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A-202 SCALE: 1:100



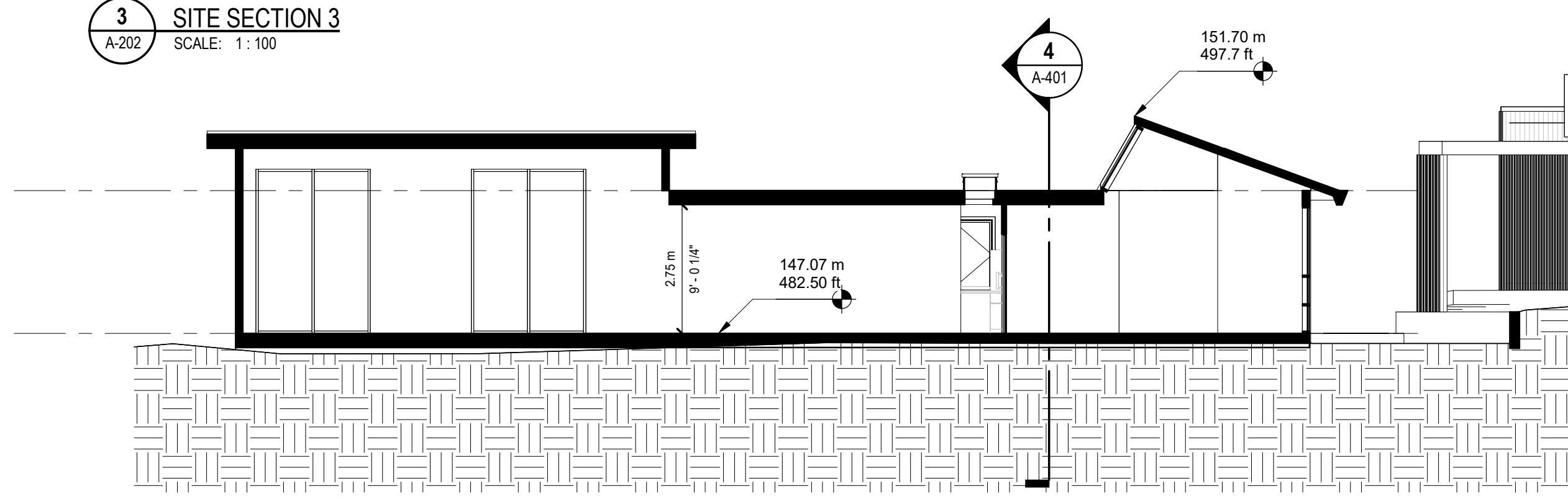
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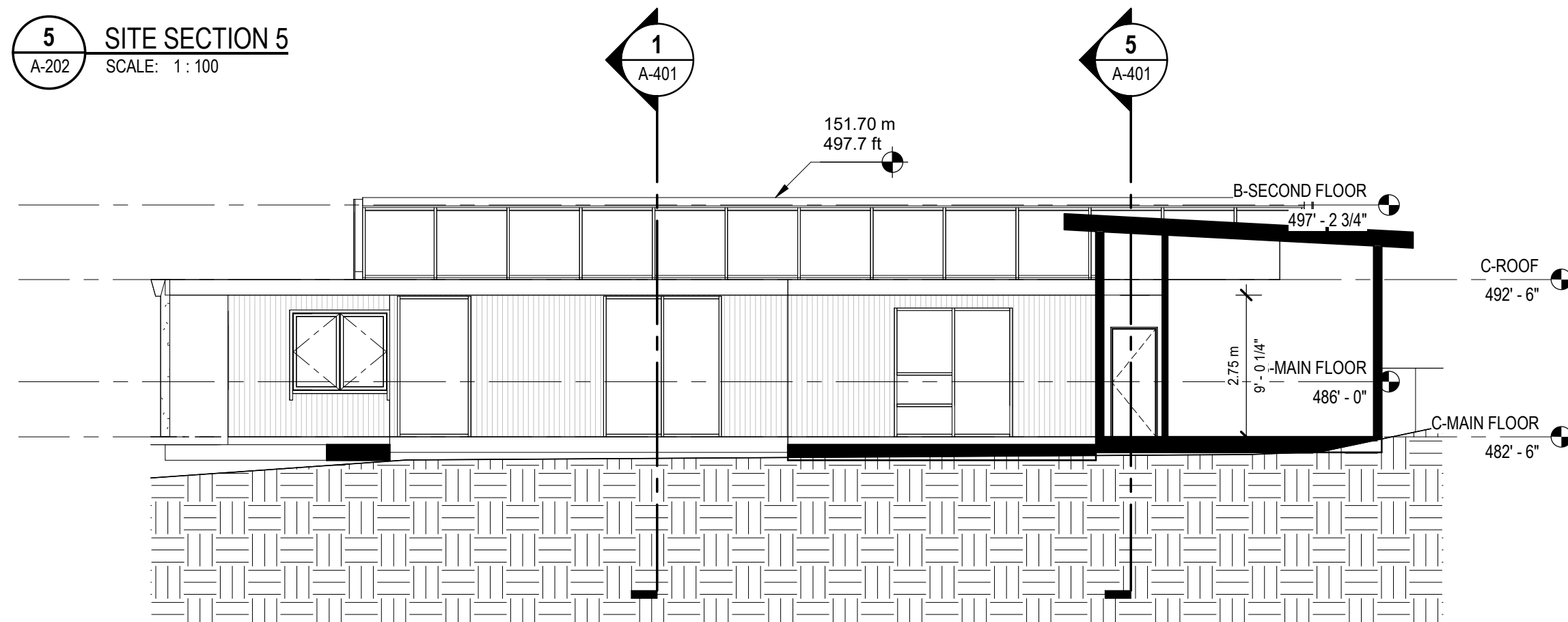
4 SITE SECTION 4
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3 SITE SECTION 3
A-202 SCALE: 1:100



5 SITE SECTION 5
A-202 SCALE: 1:100



6 SITE SECTION 6
A-307 SCALE: 1:100

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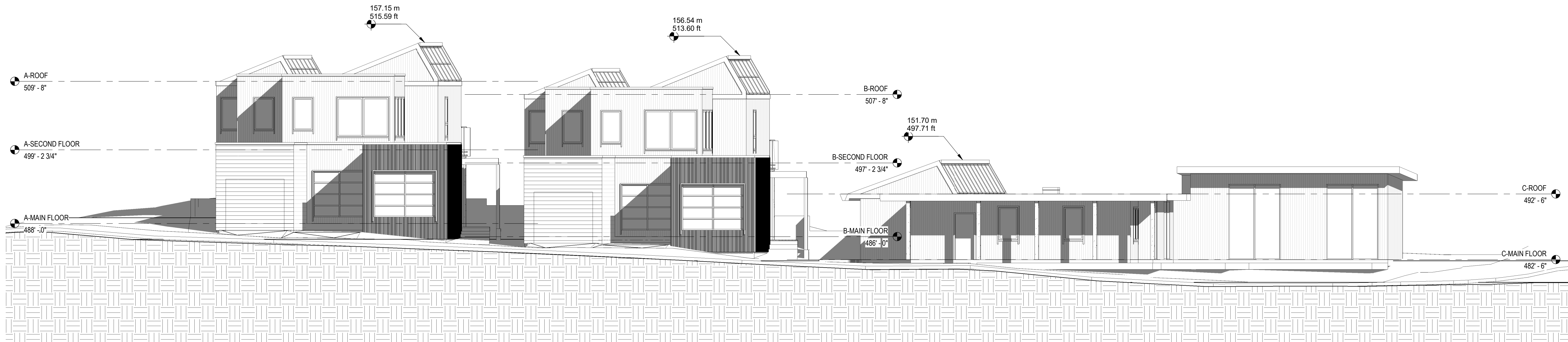
PROJECT:
Our Erickson
3526 Everglade Place, North Vancouver,
BC, Canada

SHEET DESCRIPTION
SECTIONS

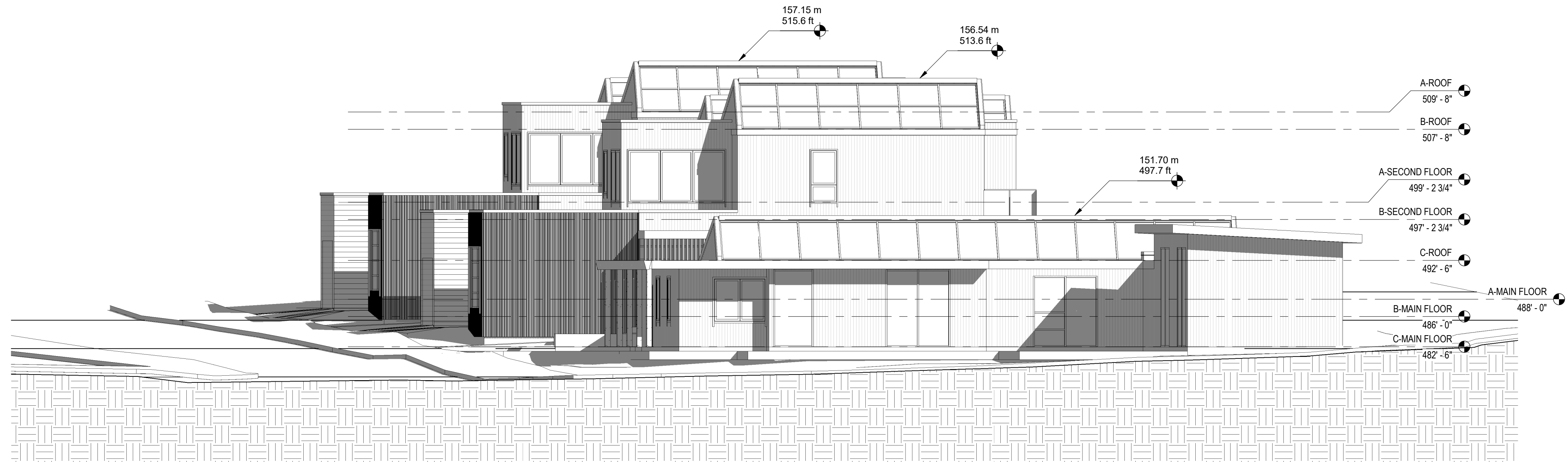
DOUGLAS R.
JOHNSON

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WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: 1:100	PROJECT NO: ---
DATE: 02 JUN 2026	SHEET: A-401
DRAWN:	
REVISIONS:	



1 STREET ELEVATION - WEST - EVERGLADE PL
A-202 SCALE: 1 : 100



2 STREET ELEVATION - SOUTH - EVERGREEN PL
A-202 SCALE: 1 : 100

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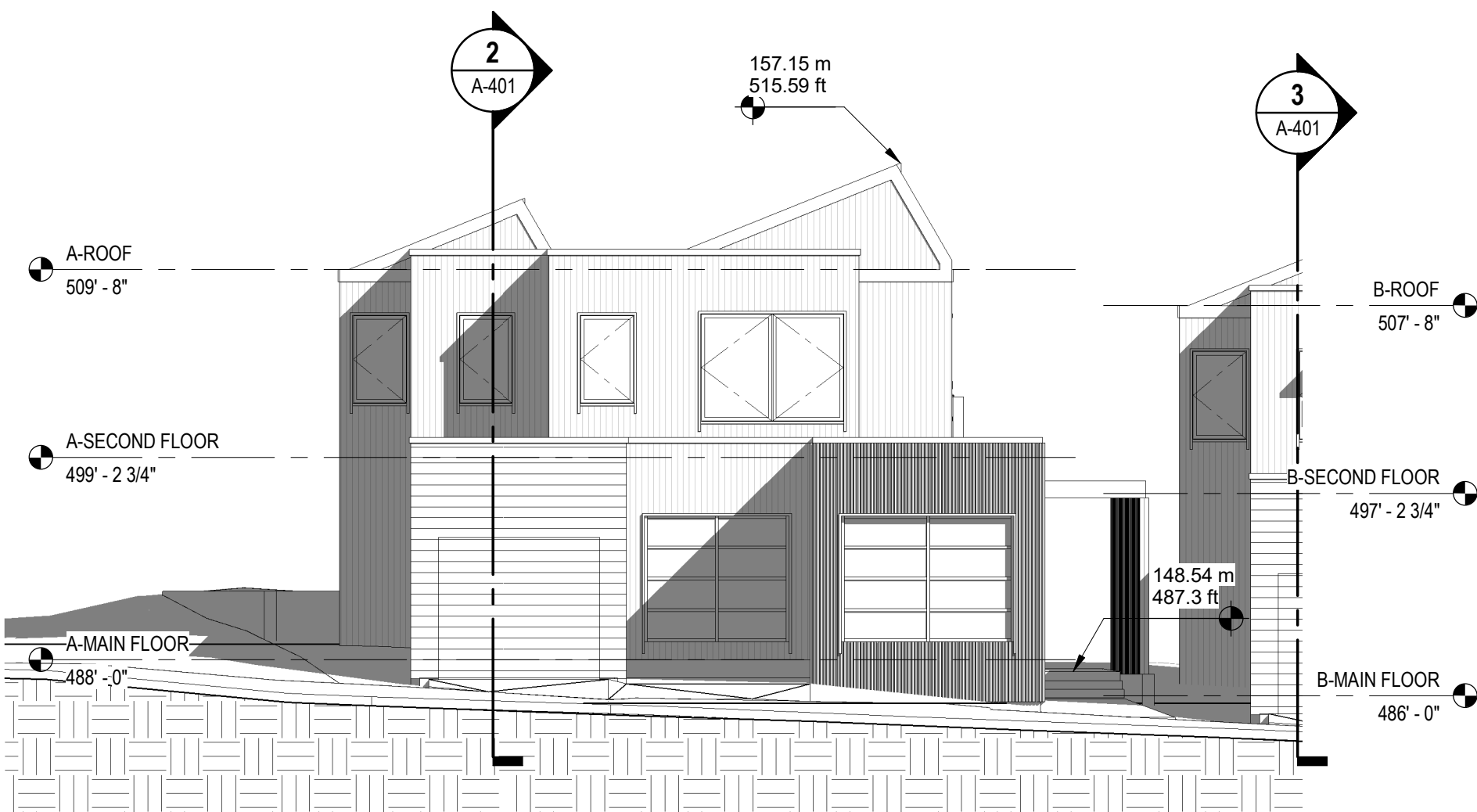
PROJECT: Our Erickson
3526 Everglade Place, North Vancouver,
BC, Canada

SHEET DESCRIPTION
STREET ELEVATIONS

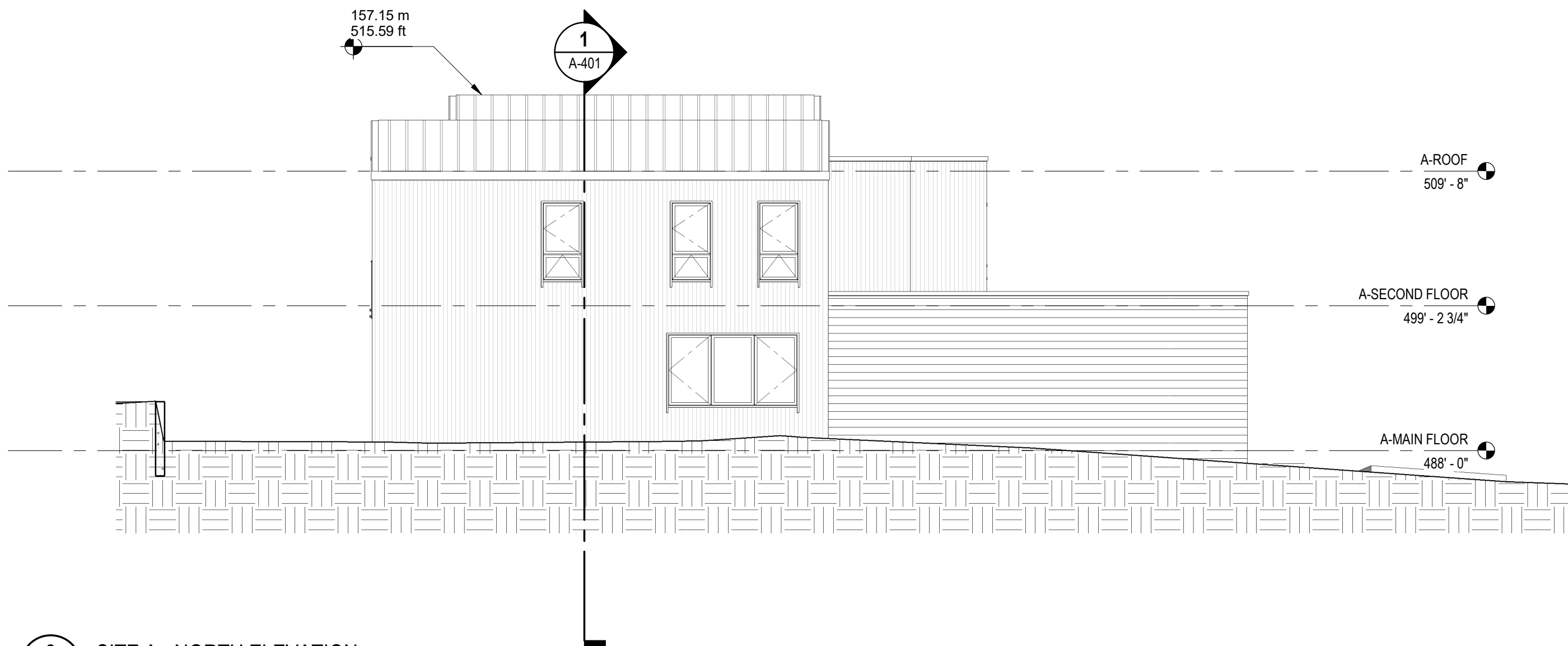
DOUGLAS R.
JOHNSON

#1905-22nd ST
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PH.(604)725-0429
drjarch@shaw.ca

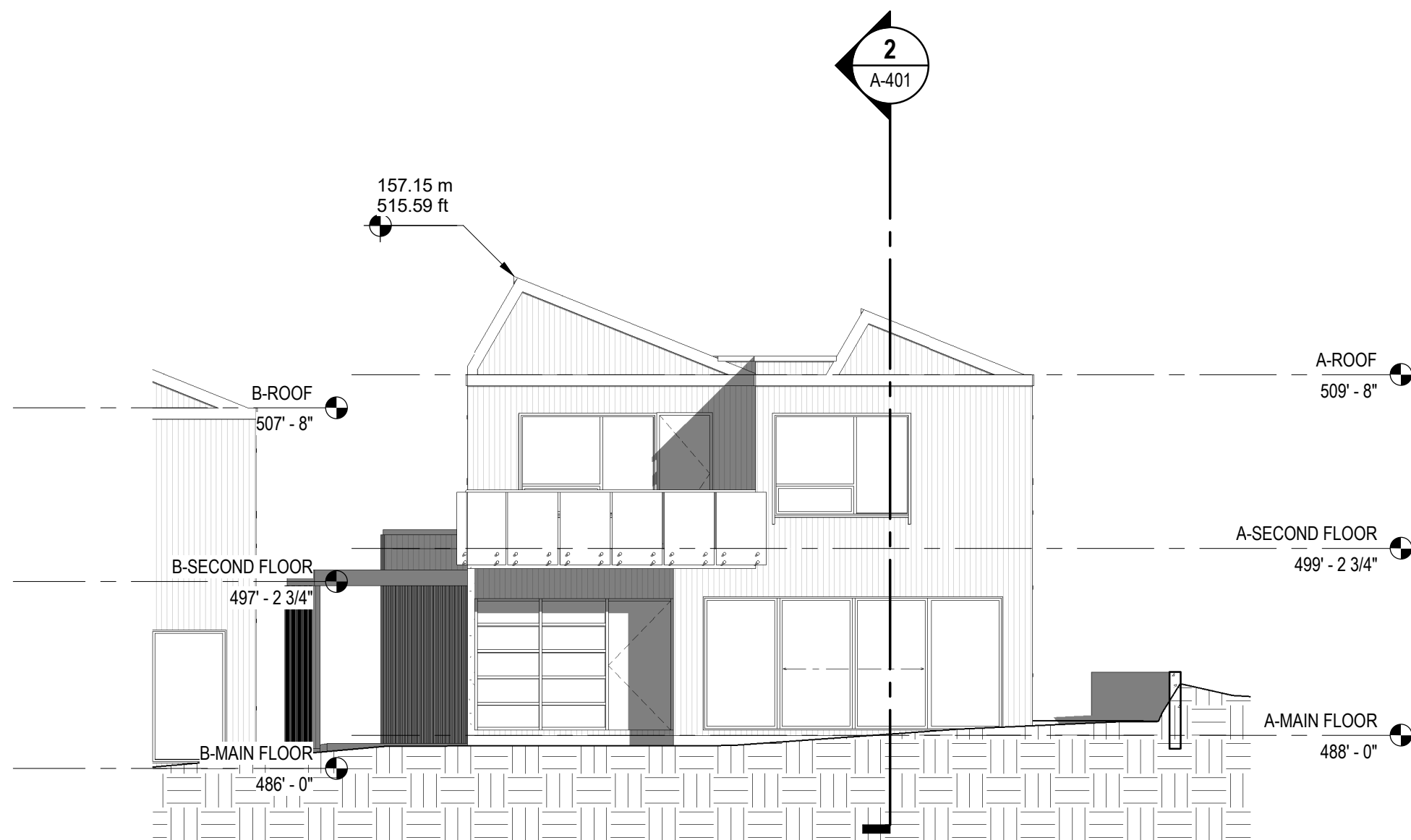
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DATE: 02 JUN 2026	SHEET: A-501
DRAWN:	
REVISIONS:	



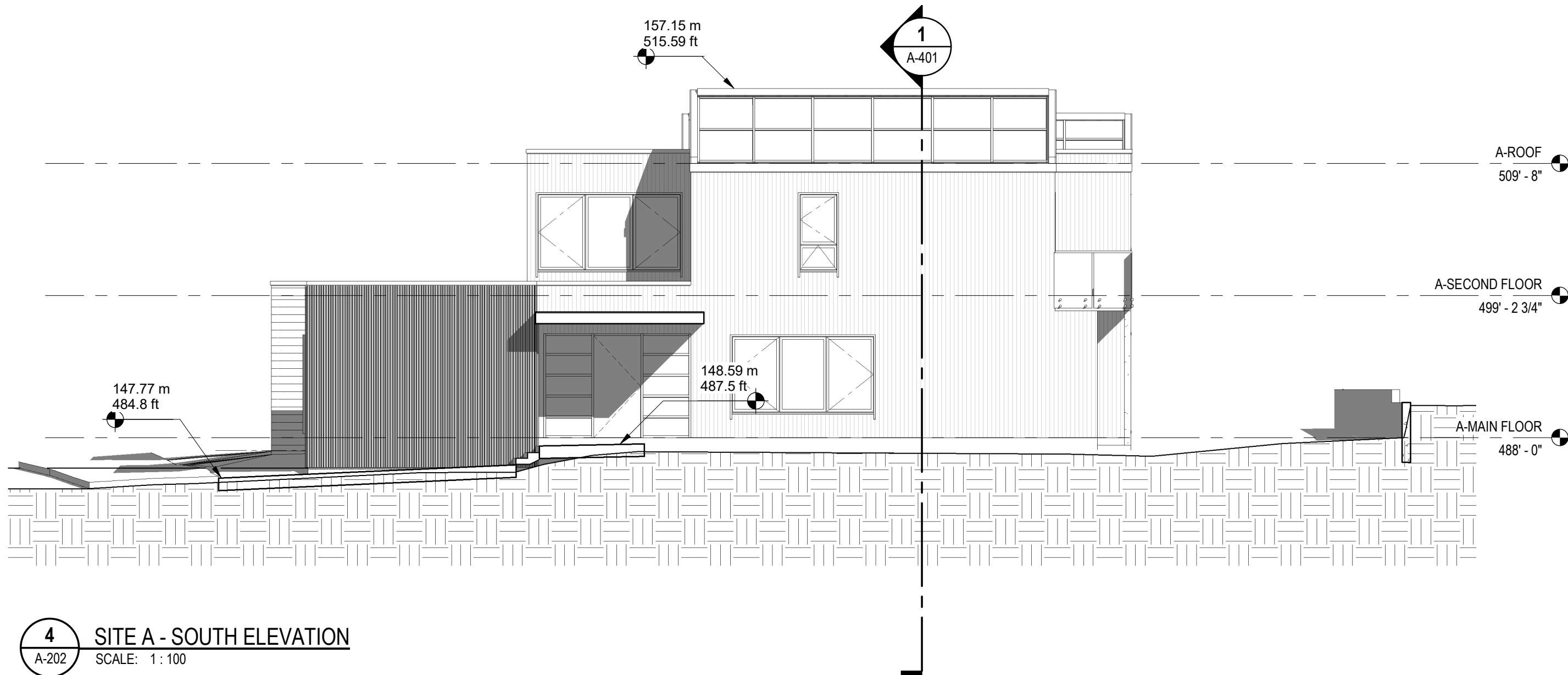
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A-202 SCALE: 1:100



2 SITE A - NORTH ELEVATION
A-202 SCALE: 1:100



1 SITE A - EAST ELEVATION
A-202 SCALE: 1:100



4 SITE A - SOUTH ELEVATION
A-202 SCALE: 1:100

- OPTION 1**
- ACCOYA
- NATURAL FINISH
- 8IN EXPOSED VERTICAL SIDING
- OR
- VERTICAL CEMENT BOARD SIDING
- JAMES HARDIE ARTISAN OR SIMILAR
- 8.25 IN EXPOSED
- COLOR TAUPE GREY FROM PRATT AND LAMBERT OR BENJAMIN MOORE
- WINDOW TRIM 3" X 8" ACCOYA PAINTED TO MATCH SIDING

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MARK	DATE	DESCRIPTION
1	2025-05-04	PRELIMINARY REVIEW
2	2025-11-28	PRELIMINARY REVIEW
3	2026-02-02	REZONING APPLICATION SUBMISSION
4	2026-06-03	REZONING APPLICATION ADDRESS COMMENTS

PROJECT: Our Erickson
3526 Everglade Place, North Vancouver,
BC, Canada

SHEET DESCRIPTION
ELEVATIONS - SITE A

DOUGLAS R. JOHNSON

#1905-22nd ST
WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: As indicated	PROJECT NO: ---
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DRAWN:	SHEET: A-502
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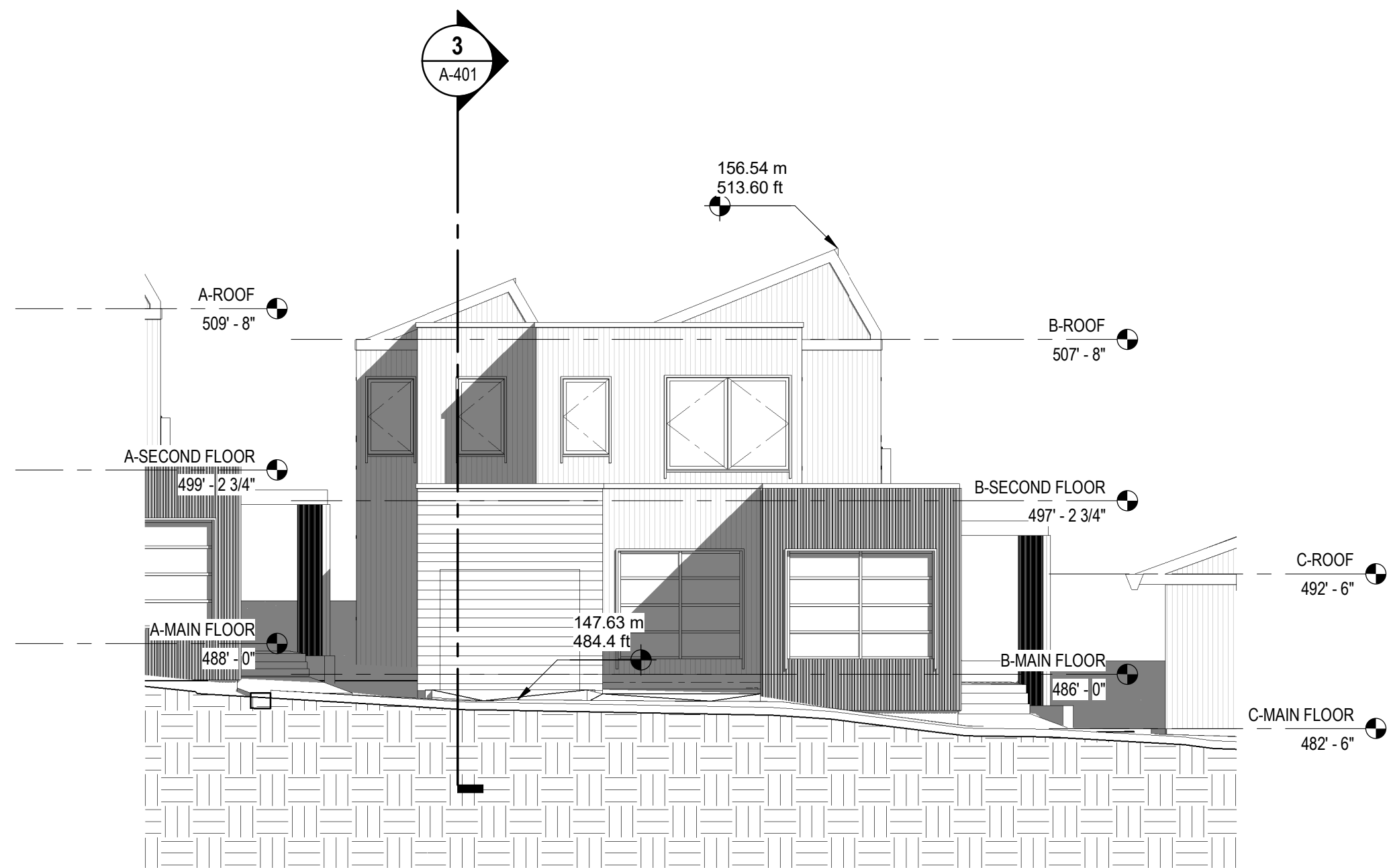
PROJECT: **Our Erickson**
3526 Everglade Place, North Vancouver,
BC, Canada

SHEET DESCRIPTION
ELEVATIONS - SITE B

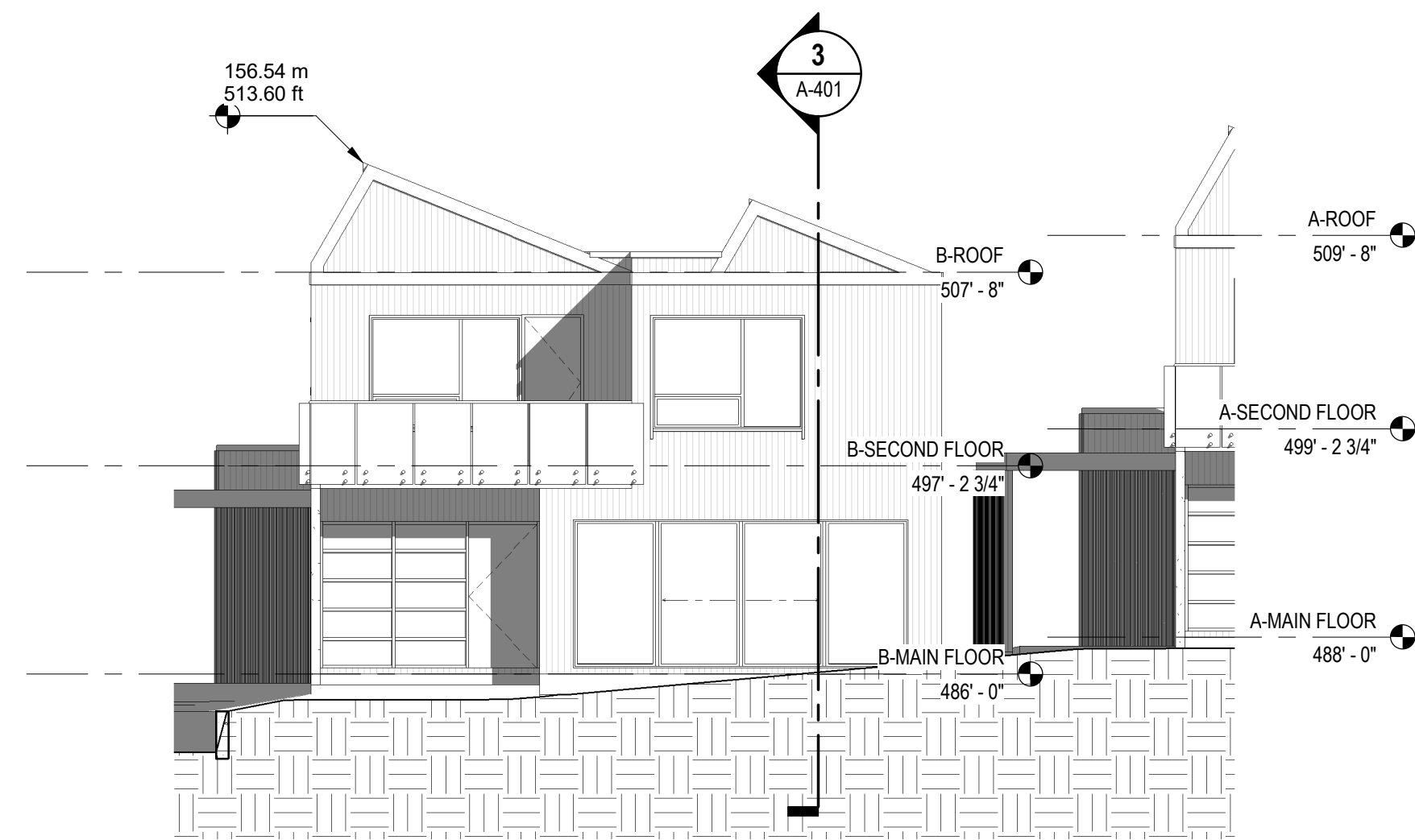
DOUGLAS R. JOHNSON

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PH.(604)725-0429
drjarch@shaw.ca

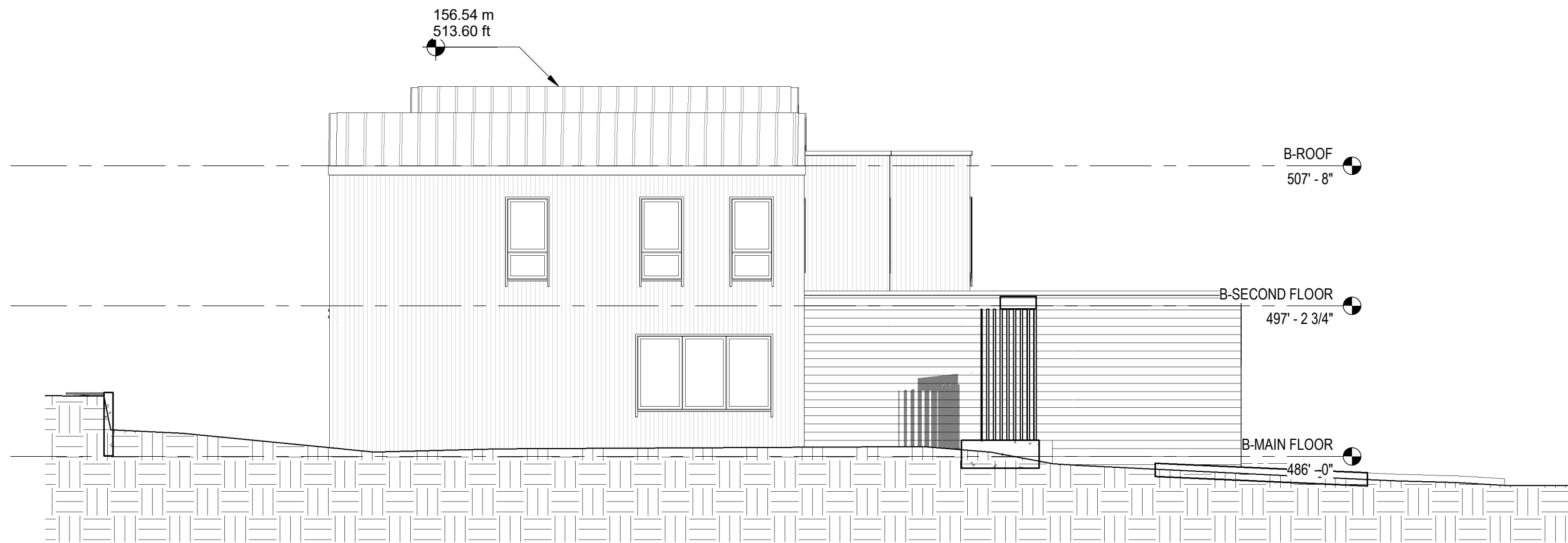
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DATE: 02 JUN 2026	
DRAWN:	SHEET: A-503
REVISIONS:	



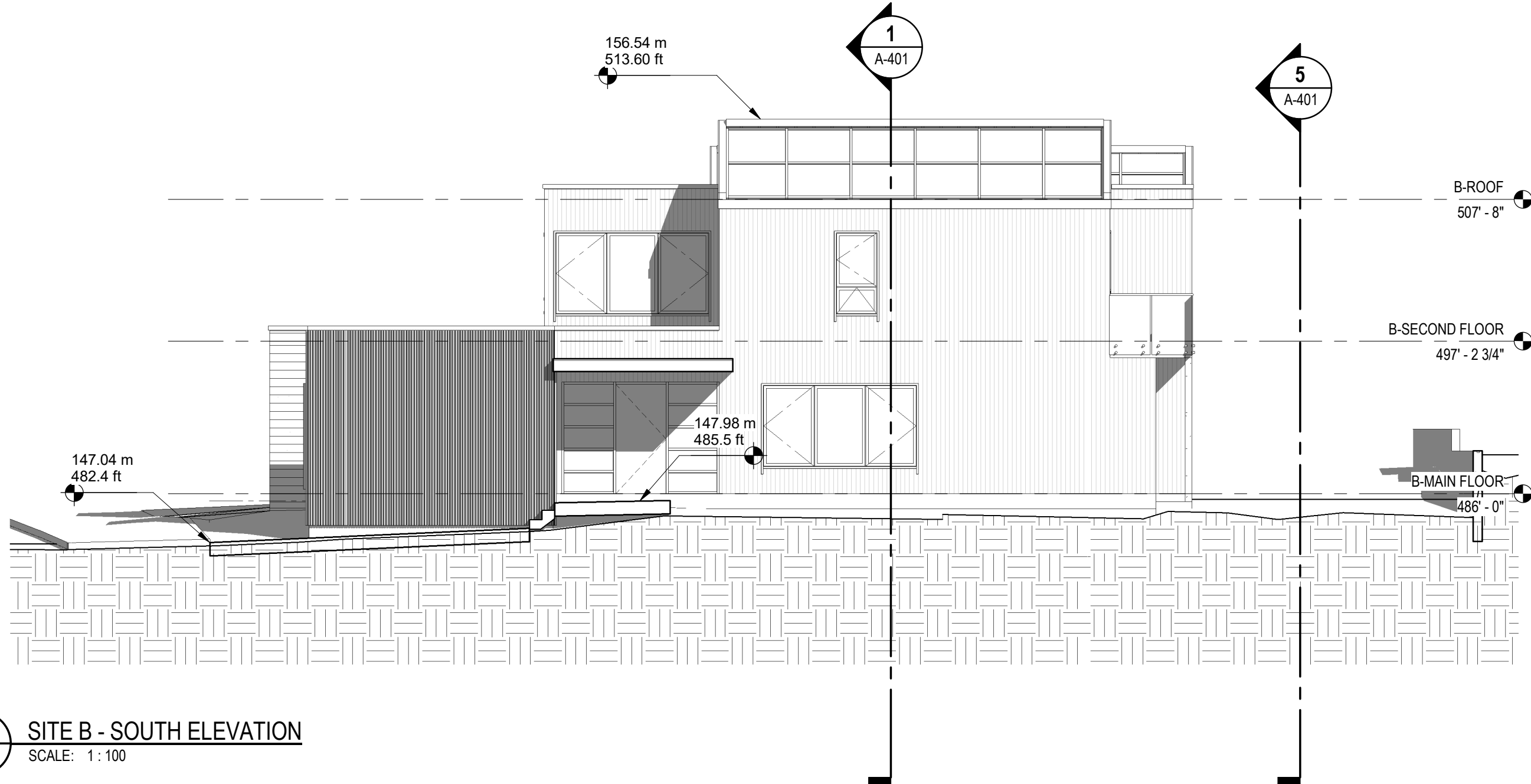
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SCALE: 1:100



1 SITE B - EAST ELEVATION
SCALE: 1:100



2 SITE B - NORTH ELEVATION
SCALE: 1:100



3 SITE B - SOUTH ELEVATION
SCALE: 1:100

OPTION 1

ACCOYA

NATURAL FINISH

8IN EXPOSED VERTICAL SIDING

OR

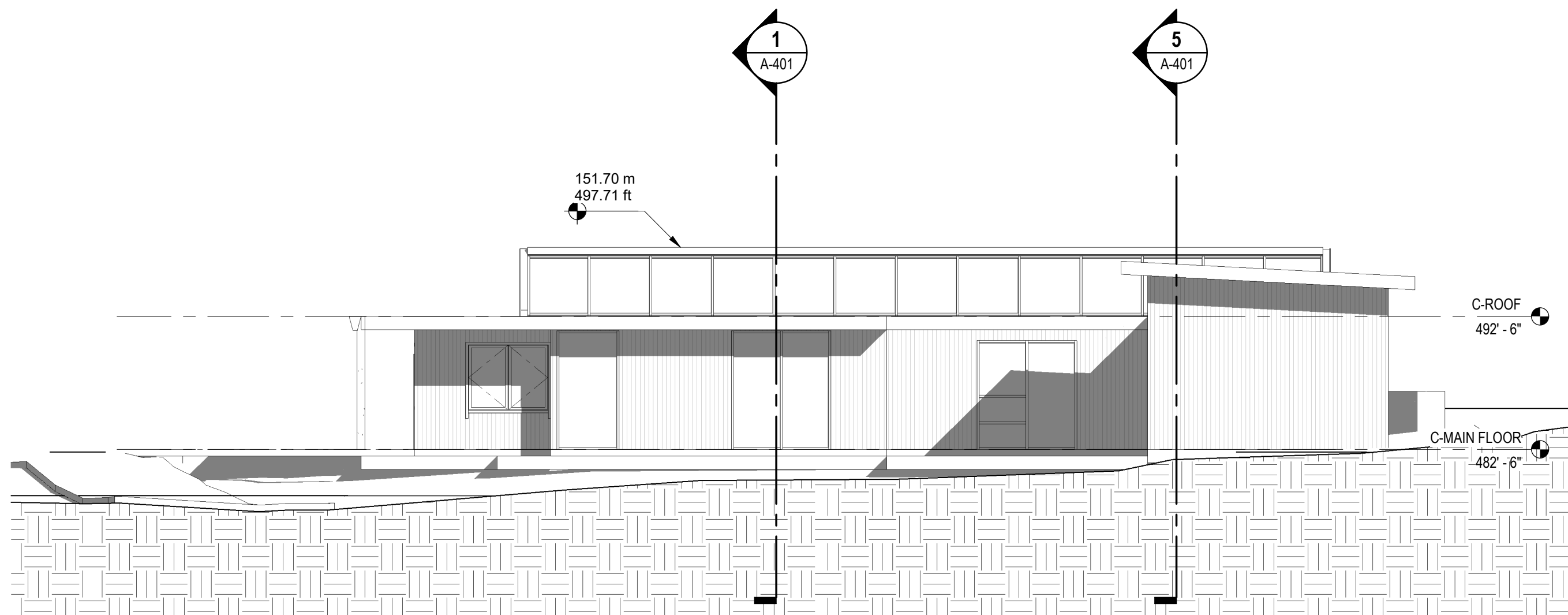
VERTICAL CEMENT BOARD SIDING

JAMES HARDIE ARTISAN OR SIMILAR

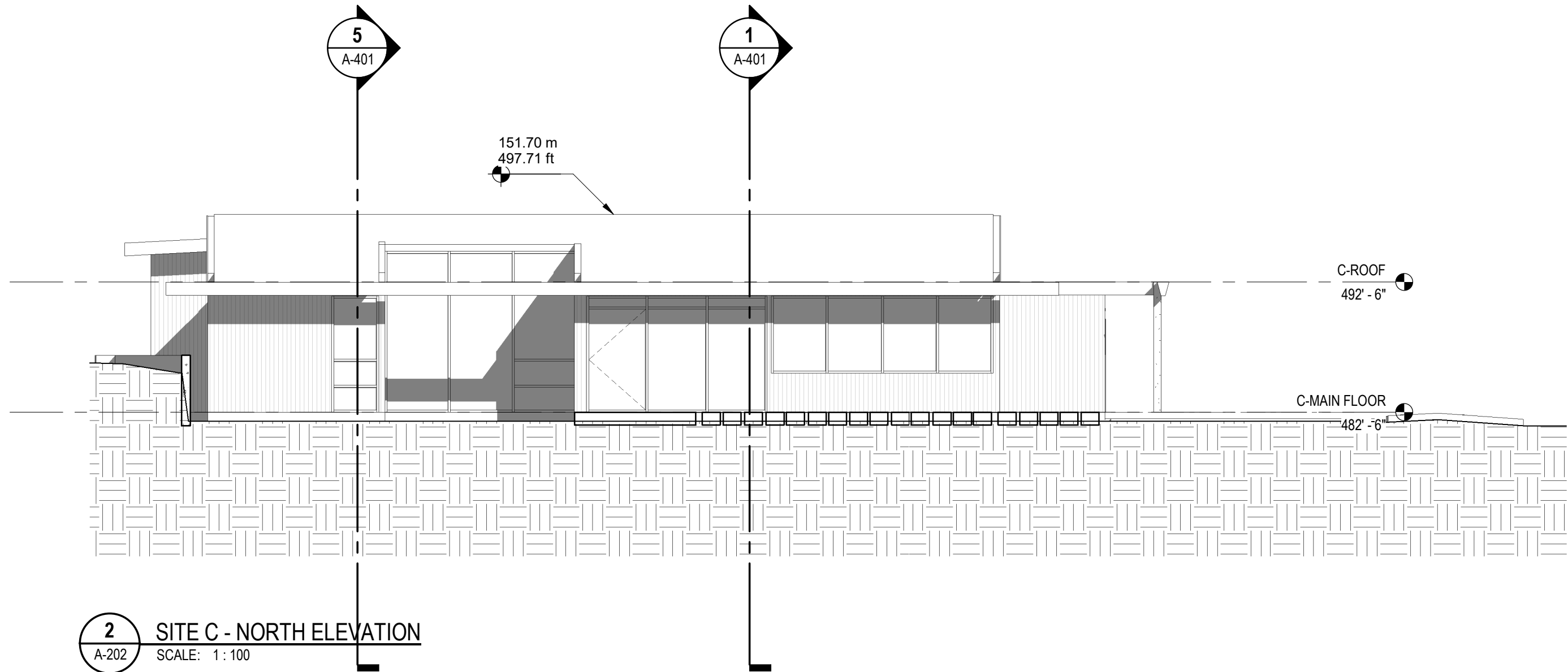
8.25 IN EXPOSED

COLOR TAUPE GREY FROM PRATT AND LAMBERT OR BENJAMIN MOORE

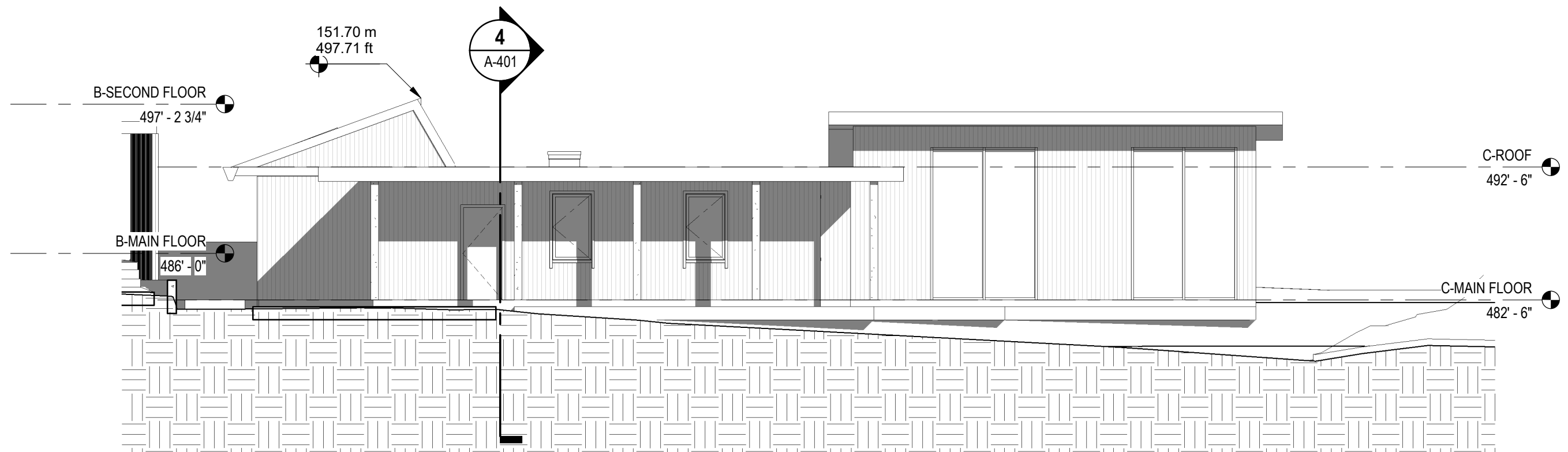
WINDOW TRIM 3" X 8" ACCOYA PAINTED TO MATCH SIDING



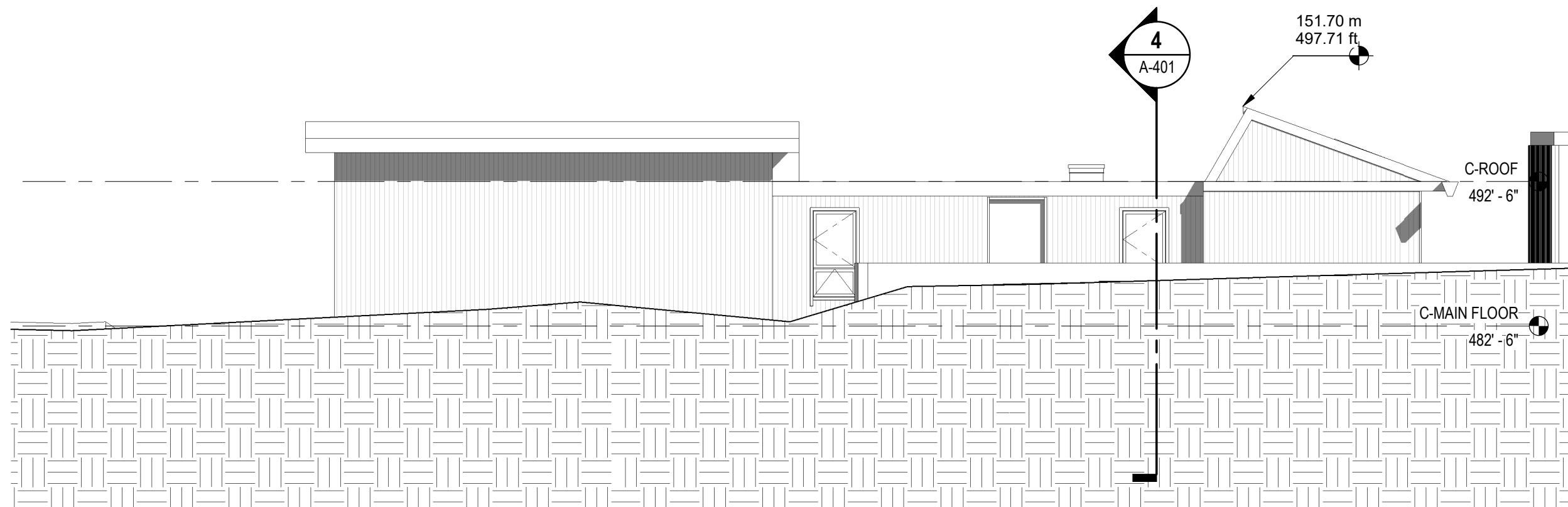
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A-202 SCALE: 1:100



2 SITE C - NORTH ELEVATION
A-202 SCALE: 1:100



3 SITE C - WEST ELEVATION
A-202 SCALE: 1:100



4 SITE C - EAST ELEVATION
A-202 SCALE: 1:100

EXISTING SIDING
EXISTING
CLEAN – SOLID STAIN IN COLOR TO MATCH EXISTING.
ADDITIONS
ACCOYA
SHOU SUGI BAN CHARRED FINISH
VERTICAL SQUARE CHANNEL SIDING 6 IN EXPOSED
WINDOW TRIM 3" X 8 IN ACCOYA SHOU SUGI BAN CHARRED FINISH
ALTERNATE FINISH SOLID STAIN IN COLOR TO MATCH EXISTING HOUSE

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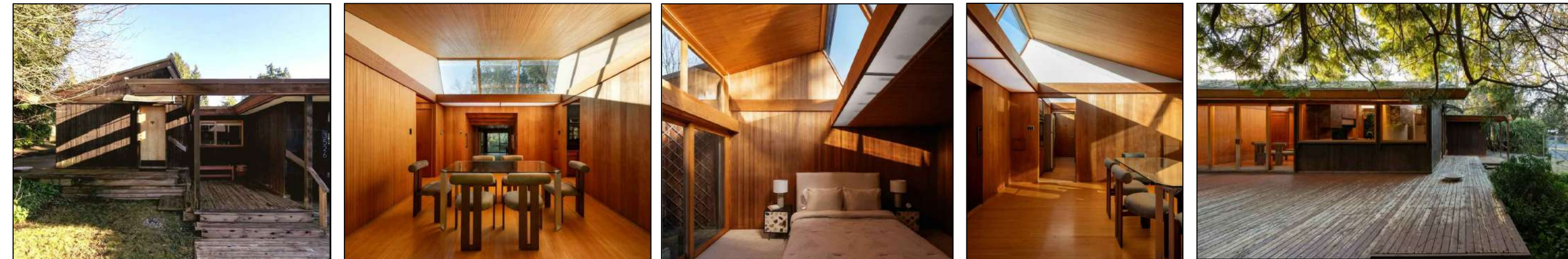
PROJECT: Our Erickson
3526 Everglade Place, North Vancouver,
BC, Canada
SHEET DESCRIPTION
ELEVATIONS - SITE C

DOUGLAS R. JOHNSON

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WEST VANCOUVER, BC V7V 4E7
PH.(604)725-0429
drjarch@shaw.ca

SCALE: As indicated	PROJECT NO: ---
DATE: 02 JUN 2026	
DRAWN:	SHEET: A-504
REVISIONS:	

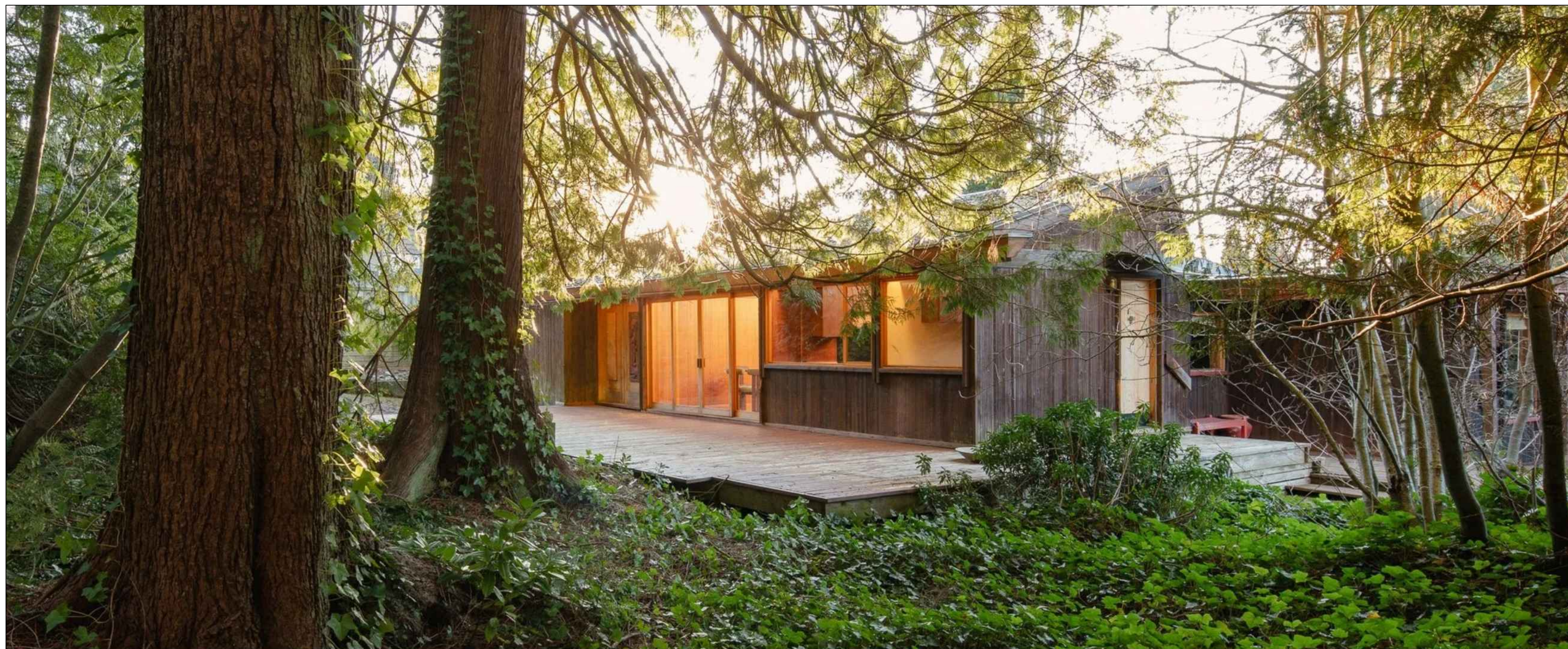
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PHOTOS COURTESY OF WEST COAST MODERN REAL ESTATE

DESIGN OBJECTIVE

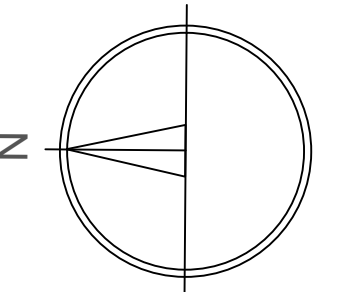
TO UNDERSTAND, HONOUR AND INCORPORATE THE DESIGN PRINCIPLES ARTHUR ERICKSON USED IN HIS OWN WORK AND TO APPLY THOSE PRINCIPLES AS THEY BEST RELATE TO THE PERRY RESIDENCE AND SURROUNDING LANDSCAPE



PHOTOS COURTESY OF WEST COAST MODERN REAL ESTATE



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[illegible]

DATE	COMMENT.
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REVISIONS

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

title page

SCALE:

$$1/8'' = 1'-0''$$

DATE:
november 2025

TKL DESIGN INC. PROJECT # 23	
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SHEET
NUMBER
1

<u>DESIGN OBJECTIVE</u> <i>TO UNDERSTAND, HONOUR, AND INCORPORATE THE DESIGN PRINCIPLES ARTHUR ERICKSON USED IN HIS OWN WORK AND TO APPLY THOSE PRINCIPLES AS THEY BEST RELATE TO THE PERRY RESIDENCE AND THE SURROUNDING LANDSCAPE</i>
--

PROJECT NARRATIVE

PERRY RESIDENCE SITE CHARACTER:

SITUATED ON A QUINTESSENTIAL WEST COAST FOREST SETTING, SITS A HOME AND LANDSCAPE THAT HAVE MERGED AS ONE. WITH NO OUTWARD VIEWS, THE ENGAGEMENT IS INWARD, REFLECTIVE AND CALMING. THE ARCHITECTURE, WITH ITS CLEAN HORIZONTAL LINES, ORGANIC MATERIALS, LOW PROFILE AND EXTENDED BEAMS, EMBRACE THE LANDSCAPE AND SURROUNDING FOLIAGE LIKE ARMS REACHING OUT FOR A GENTLE HUG. NOTHING IS FORCED, NOTHING IS RUSHED, THE FOREST SETTING DICTATES TIME, AS THE DAPPLED LIGHT MAKES ITS WAY CLOCKWISE AROUND THE PROPERTY. THE DOMINANT FEELING IS THAT OF BEING "CONNECTED" TO A NATURAL FOREST ENVIRONMENT. AND IT HAS BECOME MORE NATURAL OVERTIME. WITH LITTLE HUMAN INTERVENTION, DECAY AND OVERGROWTH HAS SET IN, AND THE NATURAL ENVIRONMENT HAS OVERWHELMED THE DELICATE BALANCE BETWEEN SITE AND ARCHITECTURE.

THE MAIN MAPLE TREE THAT ONCE HOVERED OVER THE PRIMARY SOUTH COURTYARD, ANCHORING THE SPACE IN BEAUTY, MINIMALISM AND GRACE, HAS LOST ITS CAPACITY TO SURVIVE. THE TALL EVERGREEN TREES HAVE GROWN SO TIGHTLY TOGETHER THEY HAVE WALLED OFF ALL LIGHT FROM ENTERING THE LANDSCAPE BELOW. THE POND THAT ONCE GRACED THE GARDEN HAS BECOME A MUD HOLE WITH INVASIVE PLANTS CARPETING OVER IT. SHADOWS NOW DOMINATE, WHERE LIGHT ONCE PENETRATED, CAUSING ALL REMAINING UNDERSTORY TREES AND PLANTS TO COMPETE FOR ANY RAYS OF SUN. DECAY OF LANDSCAPE, HOUSE AND MATERIALS HAVE TAKEN A TOLL. BUT DESPITE THE DECAY, OVERGROWTH AND ABSENCE OF LIGHT, THE SITE AND ARCHITECTURE RETAIN A CERTAIN MAGIC. AND ITS THIS MAGIC THAT IGNITES AND INSPIRES THE DESIGN RESPONSE.

DESIGN RESPONSE:

THE DESIGN RESPONSE IS TO RESTORE THE DELICATE BALANCE, BETWEEN SITE AND ARCHITECTURE. TO ACHIEVE THIS OBJECTIVE WE HAVE TAKEN THE FOLLOWING STEPS: *FIRST TO UNDERSTAND, THEN HONOUR*, ITS HERITAGE, THE ORIGINS OF THE DESIGN, AND MOST IMPORTANTLY THE DESIGN PRINCIPLES BEHIND ERICKSON'S WORK. WE TURN TO THE ORIGINAL SOURCE OF INSPIRATION AND GUIDING PRINCIPLES THAT MR. ERICKSON USED FOR ALL HIS PROJECTS: *SITE, LIGHT, CADENCE AND SPACE* AND NO OTHER LANDSCAPE SHOWS US THESE PRINCIPLES BETTER THAN HIS OWN GARDEN ON 14TH AND COURTNEY. AND ITS HERE THAT I CONFESS TO BEING DEEPLY INSPIRED DURING A RECENT AEF TOUR OF THIS 52-YEAR-OLD GARDEN GIVEN BY BRIAN BROSTER.

ALTHOUGH MR. ERICKSON'S GARDEN HAS SUCCESSFULLY ACHIEVED AND MAINTAINED THE DELICATE BALANCE BETWEEN NATURE AND SITE, ONE CAN'T HELP BUT SEE SIMILARITIES BETWEEN THE PERRY SITE AND MR. ERICKSON'S GARDEN. BOTH ARE INWARD LOOKING, AND USE MULTIPLE LAYERS TO ESTABLISH DEPTH, PRIVACY AND "SANCTUARY". BOTH HAVE BEAUTIFUL COURTYARD SPACES, THAT UNFOLD INTO LARGE AREAS, BOTH ARE INTIMATE CALM AND SERENE. BOTH SIT WITHIN URBAN NEIGHBOURHOODS BUT FEEL COMPLETELY PRIVATE AND ISOLATED. BOTH EMBRACE THE USE OF RUSTIC MATERIALS, AND BOTH ARE OF SIMILAR VINTAGE AND HAVE ALLOWED THE NATURAL CYCLES, TO UNFOLD. REMINDING US OF THE ANCIENT PHILOSOPHY OF WABI SABI: TO ACCEPT WHAT IS, STAY PRESENT, EMBRACE SIMPLICITY, AND ACCEPT THE TRANSIENT NATURE OF CHANGE.

OUR AIM IS SIMPLE. TO RECREATE THE ORIGINAL MAGIC AT THE PERRY SITE.

METHODS AND PRINCIPLES TO RECREATE THE MAGIC

THE PRIMARY FOCUS FOR THE GARDEN DESIGN HAS BEEN TO UNDERSTAND AND INCORPORATE ARTHUR ERICKSON'S PRINCIPLES OF: **SITE, LIGHT, CADENCE AND SPACE:**

SITE: MR. ERICKSON DEFINED **SITE** AS THE "DIALOGUE" BETWEEN ARCHITECTURE AND LANDSCAPE. ACHIEVED BY EXTENDING STRUCTURAL ELEMENTS FROM THE ARCHITECTURE INTO THE LANDSCAPE THUS DISGUISSING SITE BOUNDARIES.

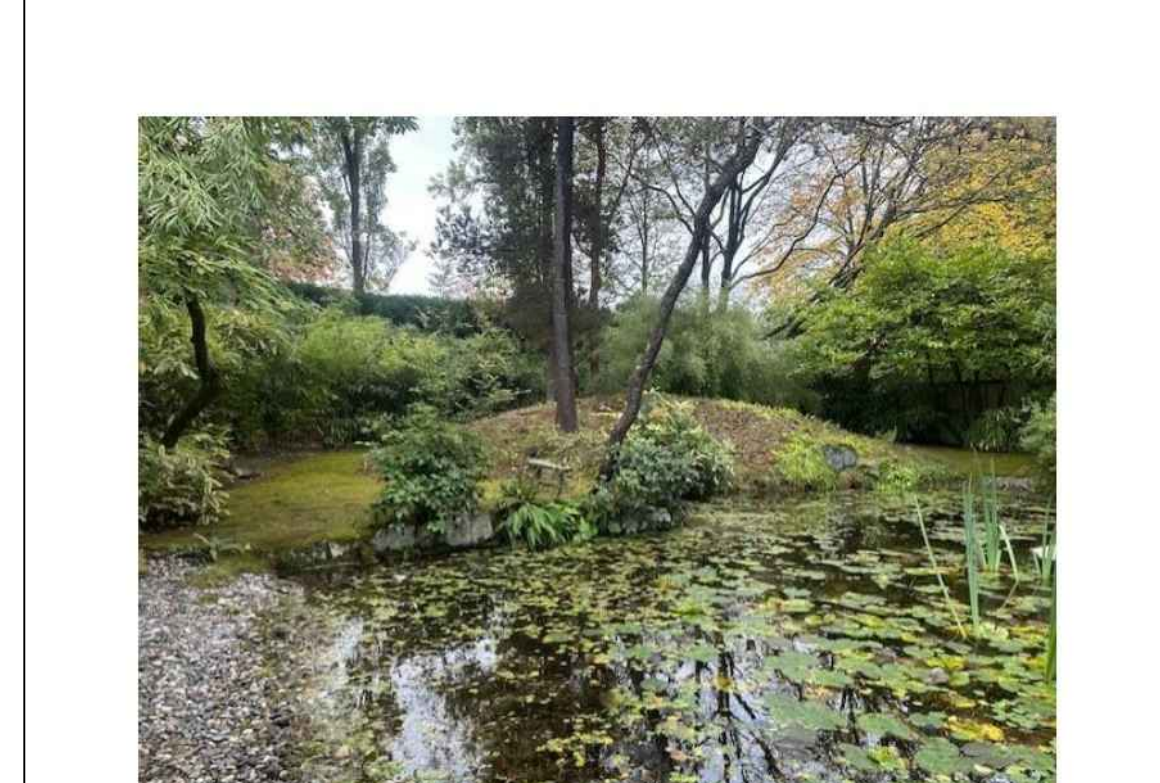
LIGHT: THE SOUL OF SPACE, HAS THE CAPACITY TO CHANGE THE VOLUMETRICS AND MOOD OF A SPACE. EMBRACING THE PACIFIC NORTHWEST GREY SUBTLE SKIES, AVOIDING HARSH CONTRASTS

CADENCE: DEFINED AS THE STRUCTURAL RHYTHM AND REPETITION OF STRUCTURAL SYSTEMS, THUS CREATING A HARMONIC FLOW BETWEEN SPACES, MUCH LIKE IN MUSIC.

SPACE : DEFINED AS THE SPIRITUAL ELEMENT, THE WAY PEOPLE CONNECT WITH THEIR SURROUNDINGS THROUGH DISCOVERY AND CONNECTION TO THE LANDSCAPE.

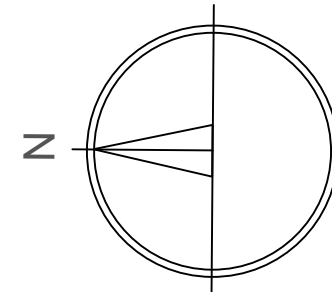
THE GARDEN DESIGN PROCESS, HAS BEEN AN INTENTIONAL STEP BY STEP PROCESS, ALWAYS FOCUSED ON UNDERSTANDING AND RE-IMAGINING THE ARCHITECTS INTENT ALL WHILE KEEPING A KEEN EYE ON THE SPECIFIC PRINCIPLES THAT MR. ERICKSON DILIGENTLY APPLIED TO HIS WORK AND APPLYING THOSE SAME PRINCIPLES IN THE CREATION OF THIS GARDEN.

OTHER SPECIFIC DESIGN TOOLS THAT WERE IDENTIFIED AND EXPLAINED DURING THE ARTHUR ERICKSON GARDEN TOUR, GIVEN BY BRIAN BROSTER, WHICH WERE USED IN THE DEVELOPMENT OF THIS GARDEN DESIGN INCLUDE THE FOLLOWING:

 AEF NOTES: October 11, 2025 Design principles in Arthur Ericksons own garden <u>Principles to create: Depth, expansion, privacy and inner sanctuary</u> - Planes disappear (for the feeling of depth and expansion) - Multiple Layers (for the feeling of depth and expansion) - Clear entry site lines, parallel to house - Edges disappear - Formal forms close to house, clean and clipped - Cut and fill must balance - Central mound for enclosure layers - Formal forms mixed with soft forms <u>Principles to embrace contradictions, harmony and rhythm:</u> - Identify Sites character..... ex: like a forest clearing - Hill and lake composition - Garden stone doldamon sunlight shines through - Contrasts: rough and fine - Trees are Pergola style pruning - Textural materiality same material different textures - Engage with using Salvaged materials - Overall unity and harmony - Fences align with roof line - Fence posts in rhythm with layout - Contemplating and quiet contradiction - Embrace Wabi-sabi is a Japanese philosophy that finds beauty in imperfection, impermanence, and incompleteness. It encourages accepting flaws, aging, and the natural cycle of growth and accepting imperfections: allowed to weather, accepting aging = connecting to the past: simplicity and impertinence - Scale of house to property <u>Plants:</u> - Huckleberry Salil ferns Lilly of the valley bamboo, ilex crenata, azaleas rhododendrons, layers layers mounds burrowed views disappearing edges. Blue fountain bamboo and golden bamboo and colonnade rhythms to cedar hedge , poplars in the back, - Ponderosa pines and shore pines - Forest floors	- Cornus - Bright colours destroy scale, except in pots <u>Principles for pathways and flow:</u> - Pathways, pauses multiple views back and front - Roof lines mimicking mountains - four tenants of design 1. Site 2. Light 3. cadence 4. space   Soft edges that disappear: central mound for focus and enclosure	 	 Planes disappear multiple layers : hill and lake 	 Soft edges, meet each other in harmony  Formal forms close to house, more natural as they disappear into the background
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[illegible]

DATE	COMMENT.
R E V I S I O N S	

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

PROJECT NARRATIVE

SCALE:

$$1/8 = 1'-0''$$

DATE:
JAN 2026

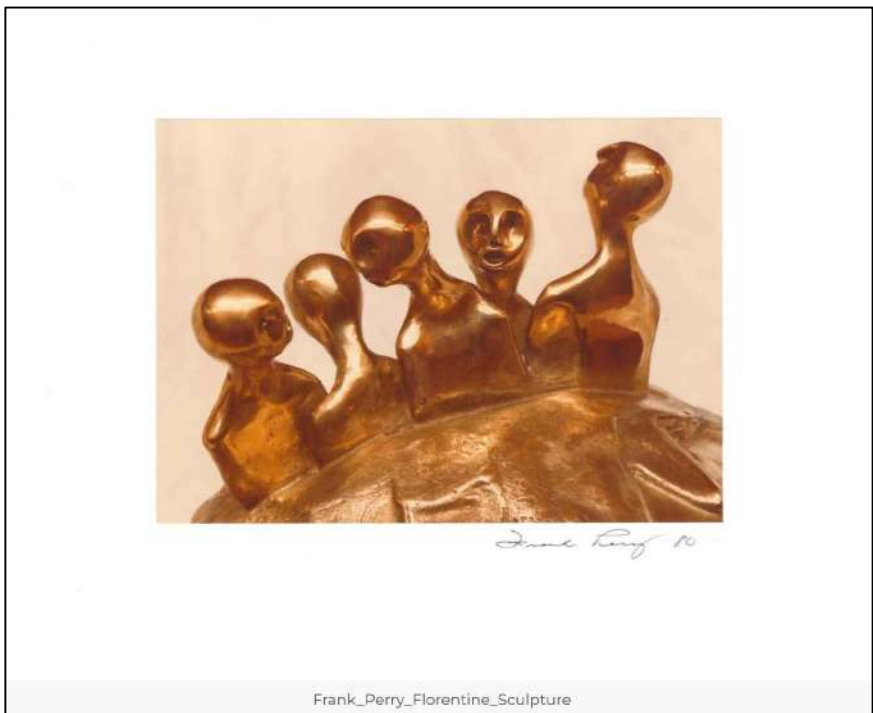
TKL DESIGN INC.
PROJECT #

23

SHEET
NUMBER

L2

HONOURING THE ROOTS AND HISTORY OF THE PERRY ESTATE



FRANK PERRY

ARTIST, SCULPTOR, EDUCATOR

OFFICER OF THE ORDER OF CANADA

FRANK PERRY COMMISSIONS ARTHUR ERICKSON TO DESIGN A NEW HOUSE IN 1961

BILL REID ALSO LIVED AND HAD HIS STUDIO AT THE PERRY ESTATE



ARTHUR ERICKSON

ARCHITECT:
INTERNATIONALLY RENOWNED

OFFICER OF THE ORDER OF CANADA
COMPANION OF THE ORDER OF CANADA



BILL REID SCULPTURE ON PERMANENT EXHIBIT
INSIDE AN ARTHUR ERICKSON BUILDING
(MUSEUM OF ANTHROPOLOGY: PHOTO
COURTESY OF MONTICRISTO MAGAZINE)



BILL REID SCULPTURE ON PERMANENT EXHIBIT
INSIDE AN ARTHUR ERICKSON BUILDING
THE CANADIAN EMBASSY IN WASHINGTON DC)
(SOURCE OF PHOTOGRAPH UNKNOWN)

HONOURING THREE EXTRAORDINARY CANADIANS

THEIR CREATIVITY, COMMITMENT AND DESIGN EXCELLENCE



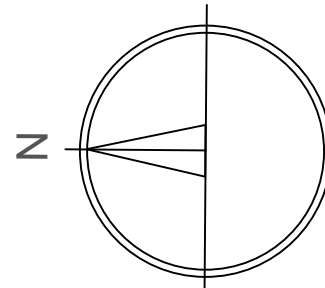
BILL REID

SCULPTOR
INTERNATIONALLY RENOWNED

OFFICER OF THE ORDER OF BRITISH COLUMBIA
CANADIAN CURRENCY CELEBRATES HIS ART



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DATE COMMENT.

REVISIONS

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

HONOURING HISTORY

SCALE:

NTS

DATE:
JAN 2026

TKL DESIGN INC.
PROJECT #
23

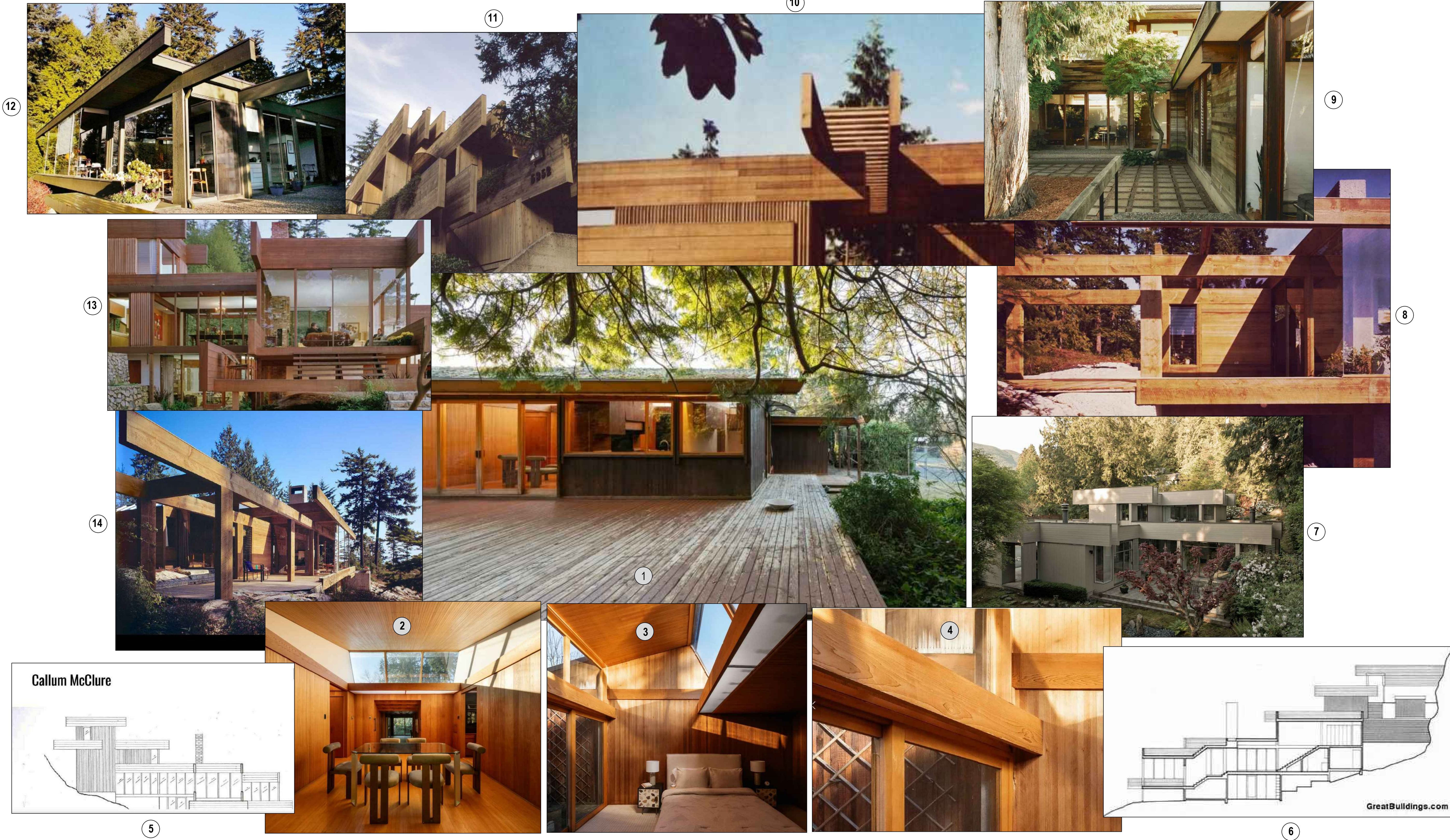
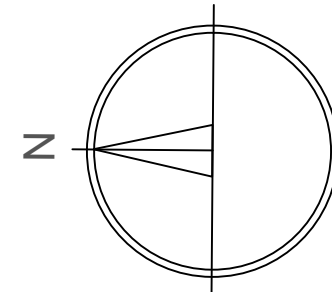
SHEET
NUMBER
L3

S I T E L I G H T C A D E N C E A N D S P A C E

A F E W O F A R T H U R E R I C K S O N ' S W O O D E N H O U S E S



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Callum McClure

- 1 PERRY ESTATE : PHOTO COURTESY WEST COAST MODERN REAL-ESTATE
- 2 PERRY ESTATE : PHOTO COURTESY WEST COAST MODERN REAL-ESTATE
- 3 PERRY ESTATE : PHOTO COURTESY WEST COAST MODERN REAL-ESTATE
- 4 PERRY ESTATE : PHOTO COURTESY OF TKL DESIGN INC
- 5 GRAHAM HOUSE: ARTHUR ERICKSON HAND SKETCH

- 6 GRAHAM HOUSE: ARTHUR ERICKSON HAND SKETCH
- 7 MONTIVERDI ESTATE # 8 PHOTO COURTESY OF LUXE MAGAZINE
- 8 SMITH HOUSE TWO BY ARTHUR ERICKSON AND GEOFFREY MASSEY
PHOTO COURTESY OF " AMAZING ARCHITECTURE"
- 9 METAL COMPOSER HOUSE: PHOTO COURTESY GLOBE AND MAIL

- 10 GRAHAM HOUSE: PHOTO COURTESY OF r/vancouver
- 11 MONTIVERDI ESTATE PHOTO COURTESY OF LUXE MAGAZINE
- 12 SMITH HOUSE TWO PHOTO COURTESY OF ARCHITECTRUUL MAGAZINE
- 13 GRAHAM HOUSE: PHOTO COURTESY OF r/vancouver
- 14 GORDON SMITH HOUSE TWO FROM THE AUDAIN ART MUSEUM FROM ILLUMINATE
GALA & AUCTION 2023 CATALOGUE

DATE COMMENT.

REVISIONS

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

WOODEN HOUSES

SCALE:

NTS

DATE:
JAN 2026

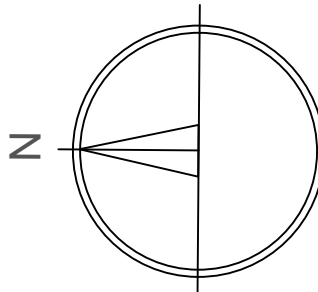
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NUMBER
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GARDEN INSPIRATION:
A JOURNEY INTO ARTHUR ERICKSON'S PERSONAL REFUGE OF 52 YEARS



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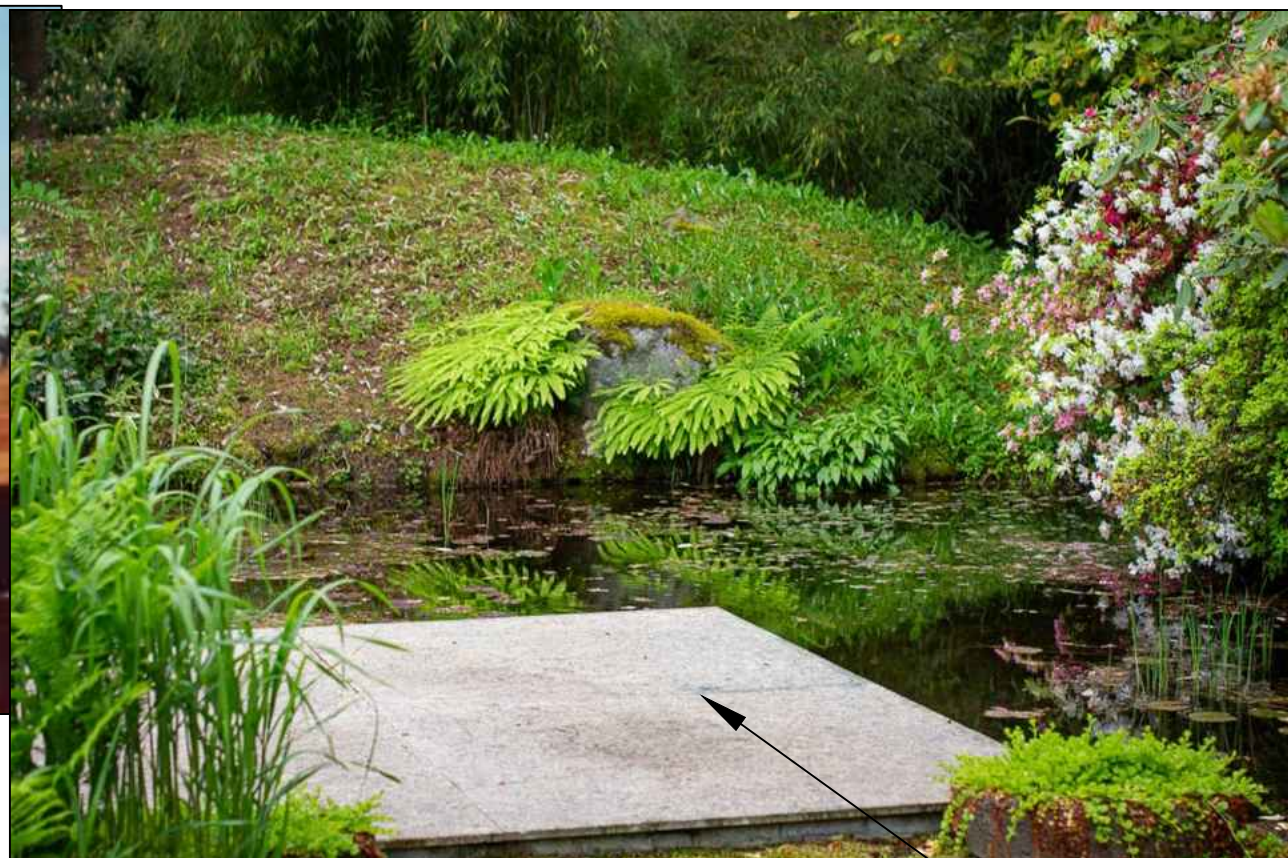
GORDON SMITH HOUSE: EXTENDING THE BEAMS INTO THE LANDSCAPE CADENCE WITH SITE



ARTHUR ERICKSON PERSONAL GARDEN: STRUCTURE LAYOUT, BONES ALL IN PLACE 1958 COURTESY A.E.F



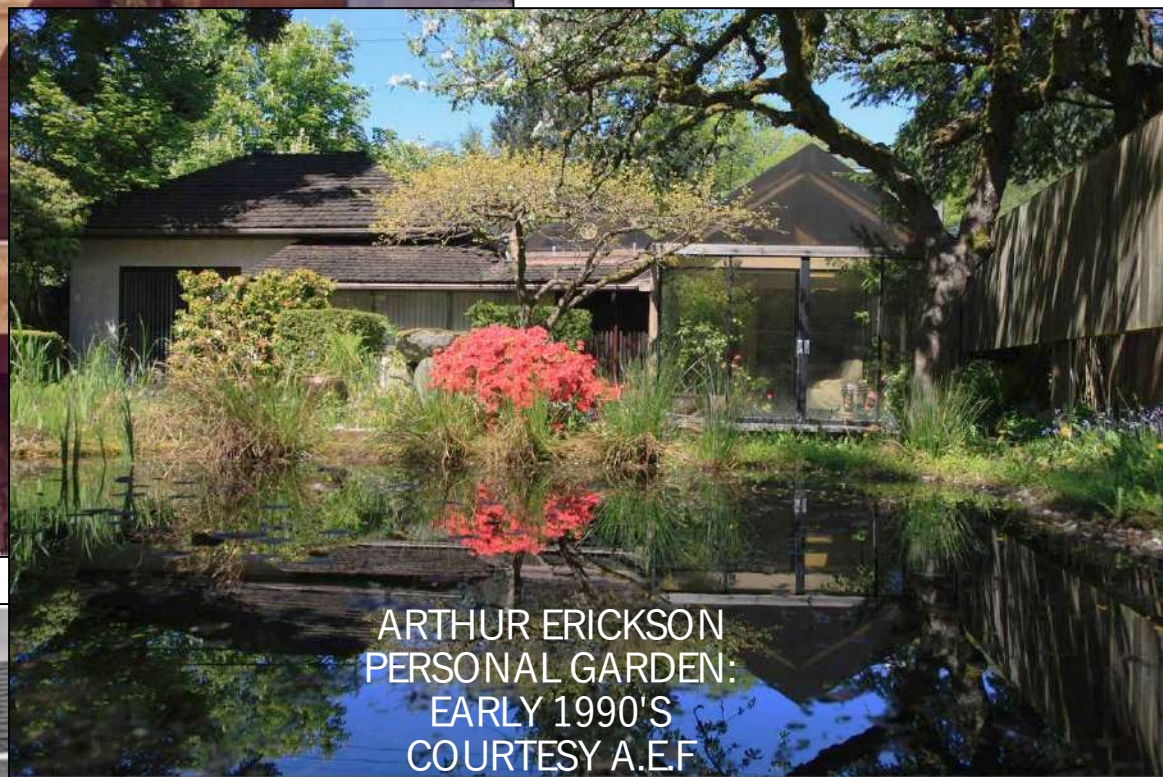
GRAHAM HOUSE: EXTENDING THE BEAMS INTO THE LANDSCAPE CADENCE WITH SITE



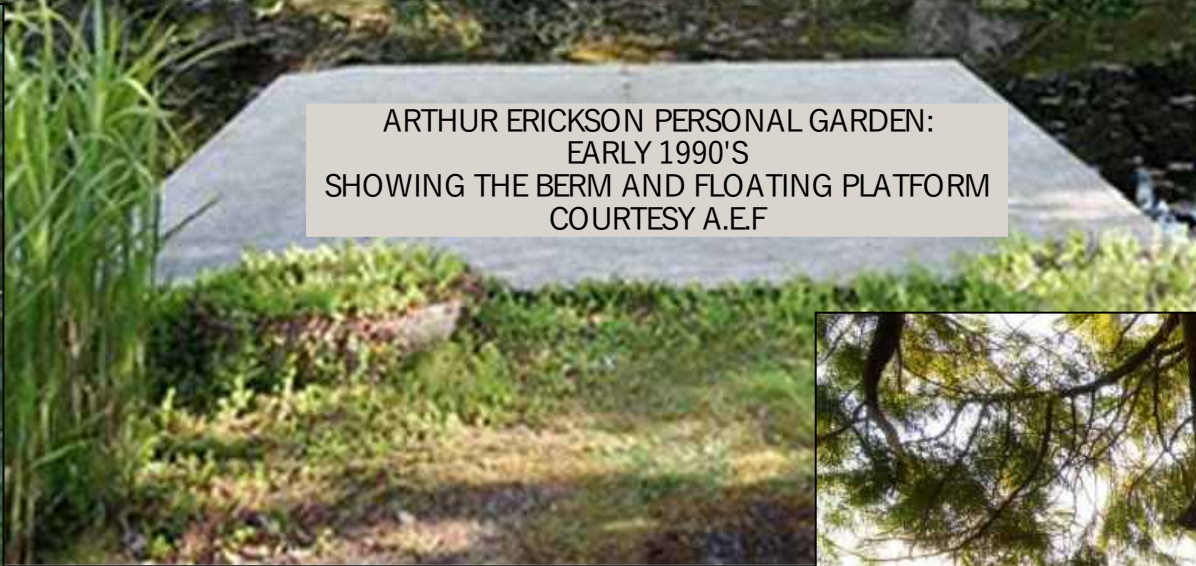
ARTHUR ERICKSON PERSONAL GARDEN: EARLY 1990'S SHOWING THE BERM AND FLOATING PLATFORM COURTESY A.E.F



GORDON SMITH HOUSE: EXTENDING THE BEAMS INTO THE LANDSCAPE CADENCE WITH SITE



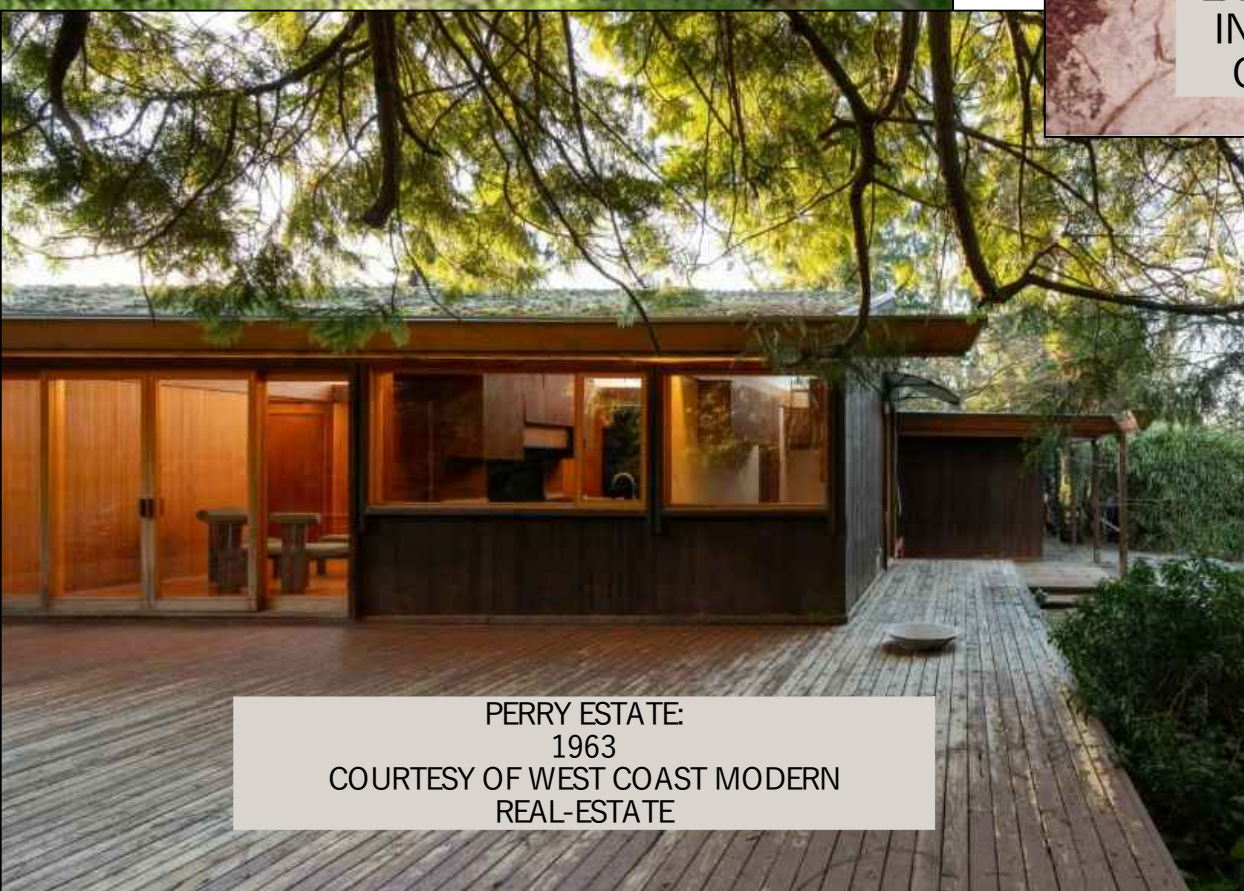
ARTHUR ERICKSON PERSONAL GARDEN: EARLY 1990'S COURTESY A.E.F



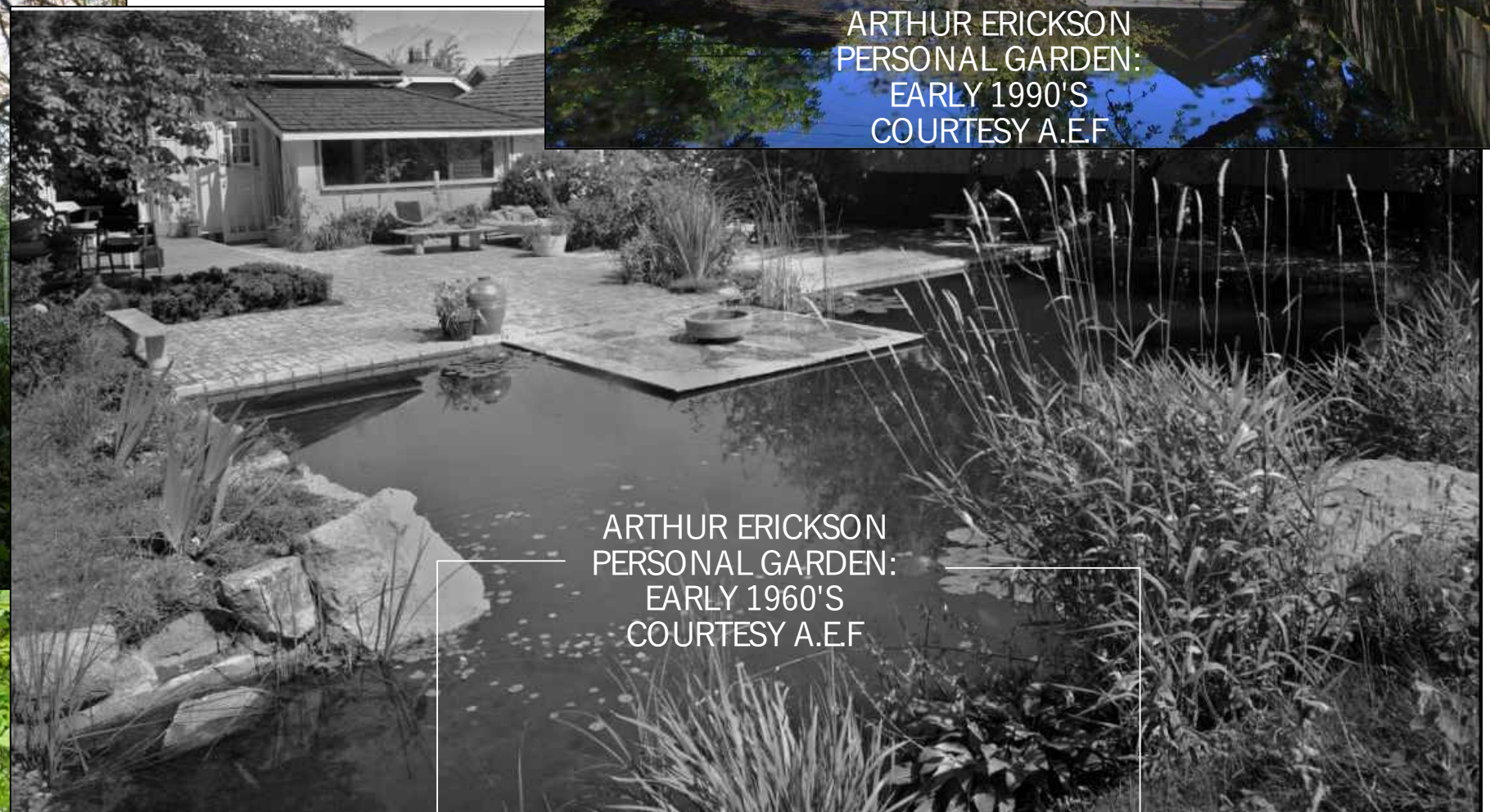
ARTHUR ERICKSON PERSONAL GARDEN: EARLY 1990'S SHOWING THE BERM AND FLOATING PLATFORM COURTESY A.E.F



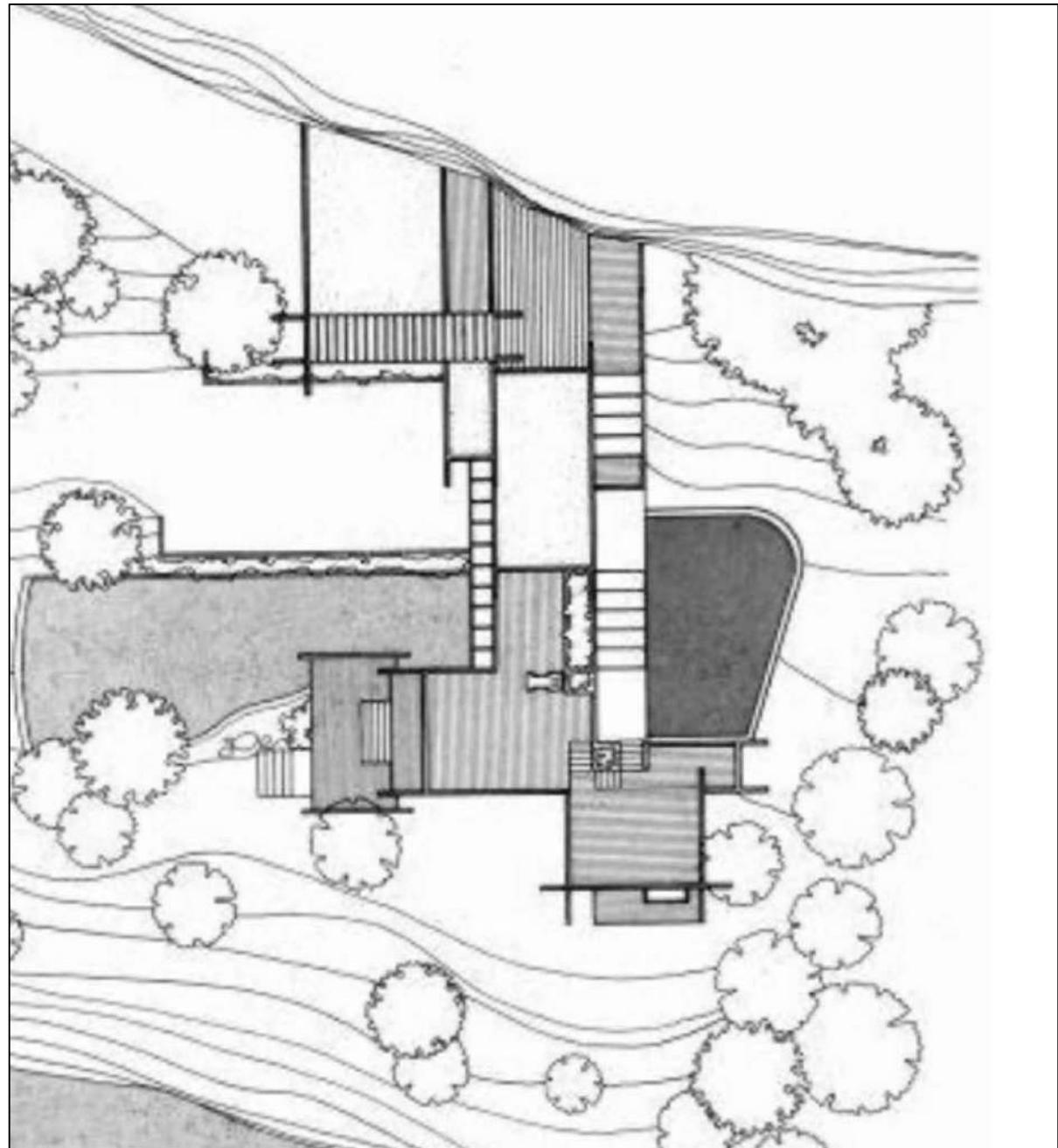
ARTHUR ERICKSON PERSONAL GARDEN: COURTESY A.E.F



PERRY ESTATE: 1963 COURTESY OF WEST COAST MODERN REAL-ESTATE



ARTHUR ERICKSON PERSONAL GARDEN: EARLY 1960'S COURTESY A.E.F



GRAHAM RESIDENCE HAND SKETCH ARTHUR ERICKSON



ARTHUR ERICKSON PERSONAL GARDEN: FRONT GARDEN ENTRY DOOR COURTESY A.E.F



ARTHUR ERICKSON PERSONAL GARDEN: FLOATING FENCE IN CADENCE WITH THE ARCHITECTURE COURTESY AEF



DATE COMMENT.

REVISIONS

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

GARDEN INSPIRATION

SCALE:

NTS

DATE: JAN 2026

TKL DESIGN INC.
PROJECT #

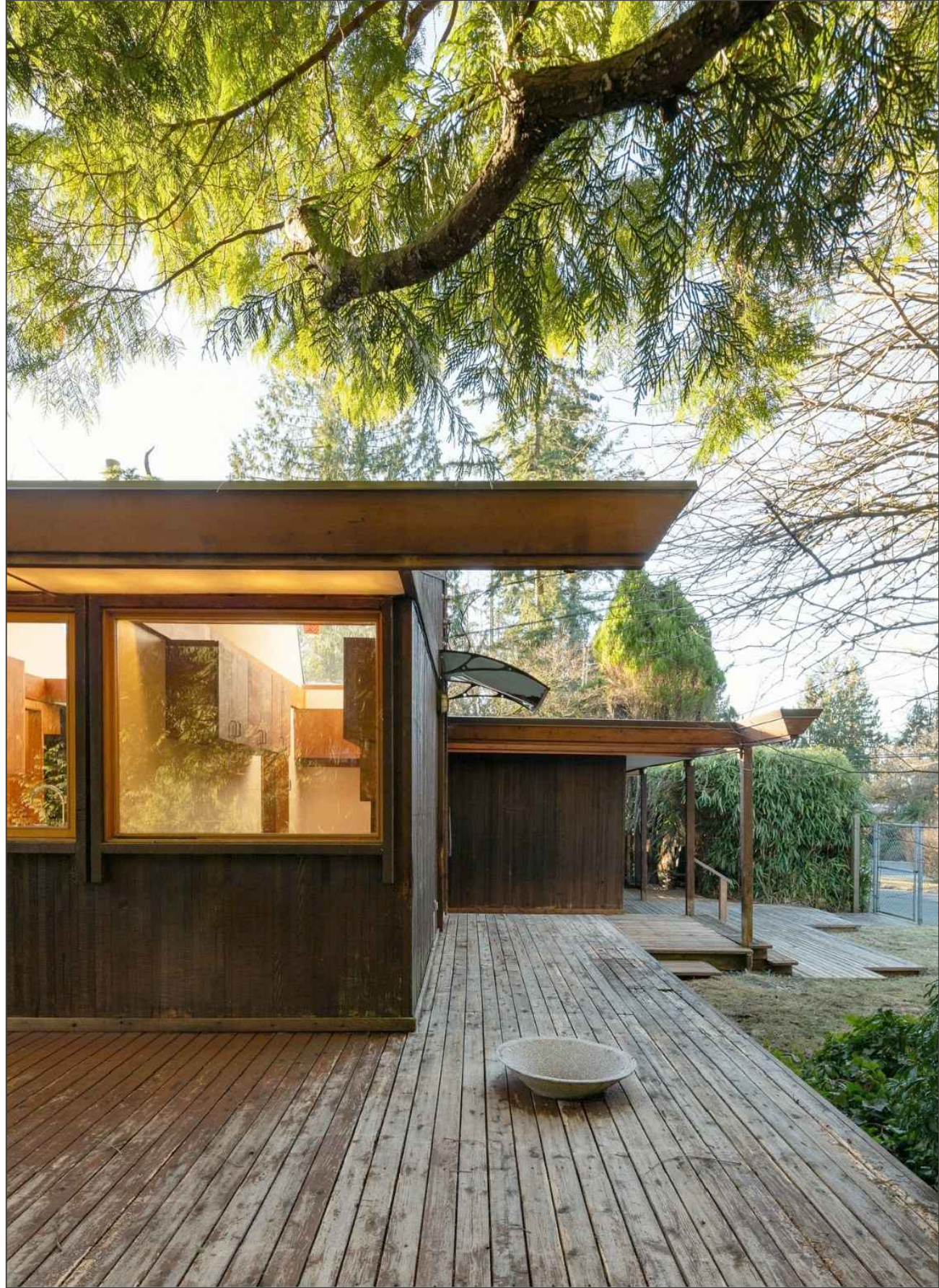
23

SHEET
NUMBER

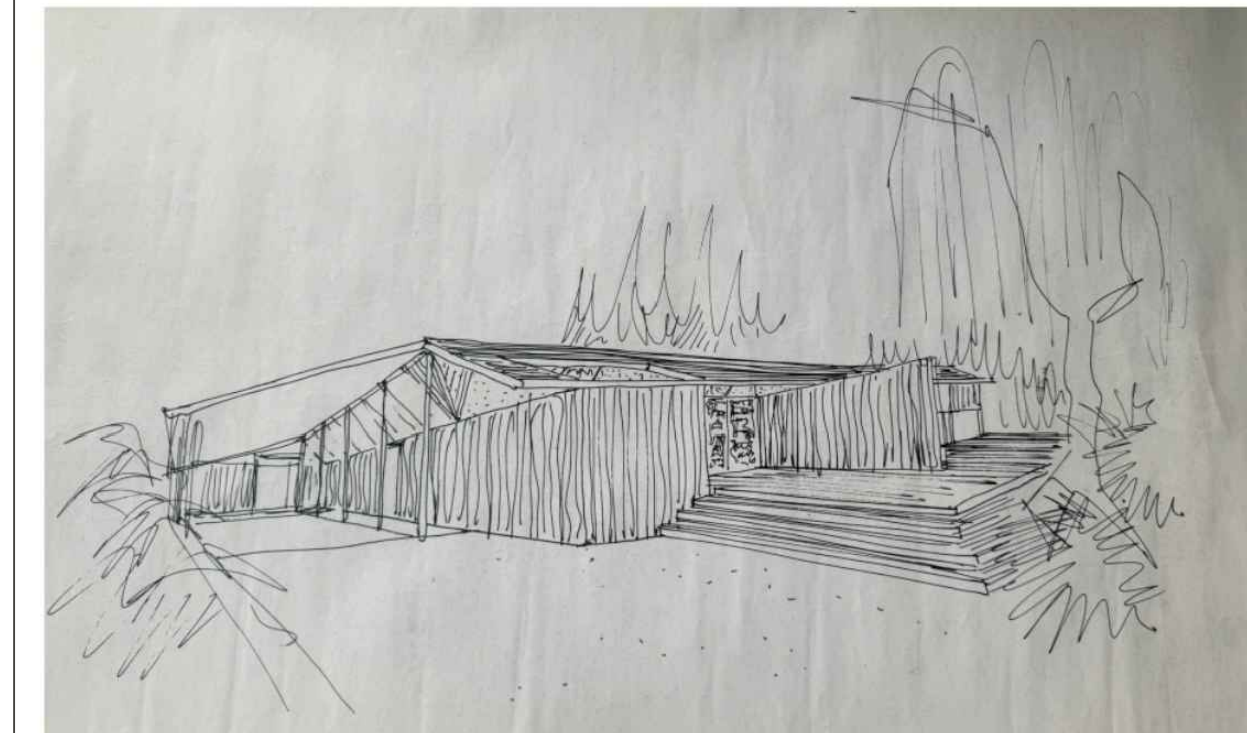
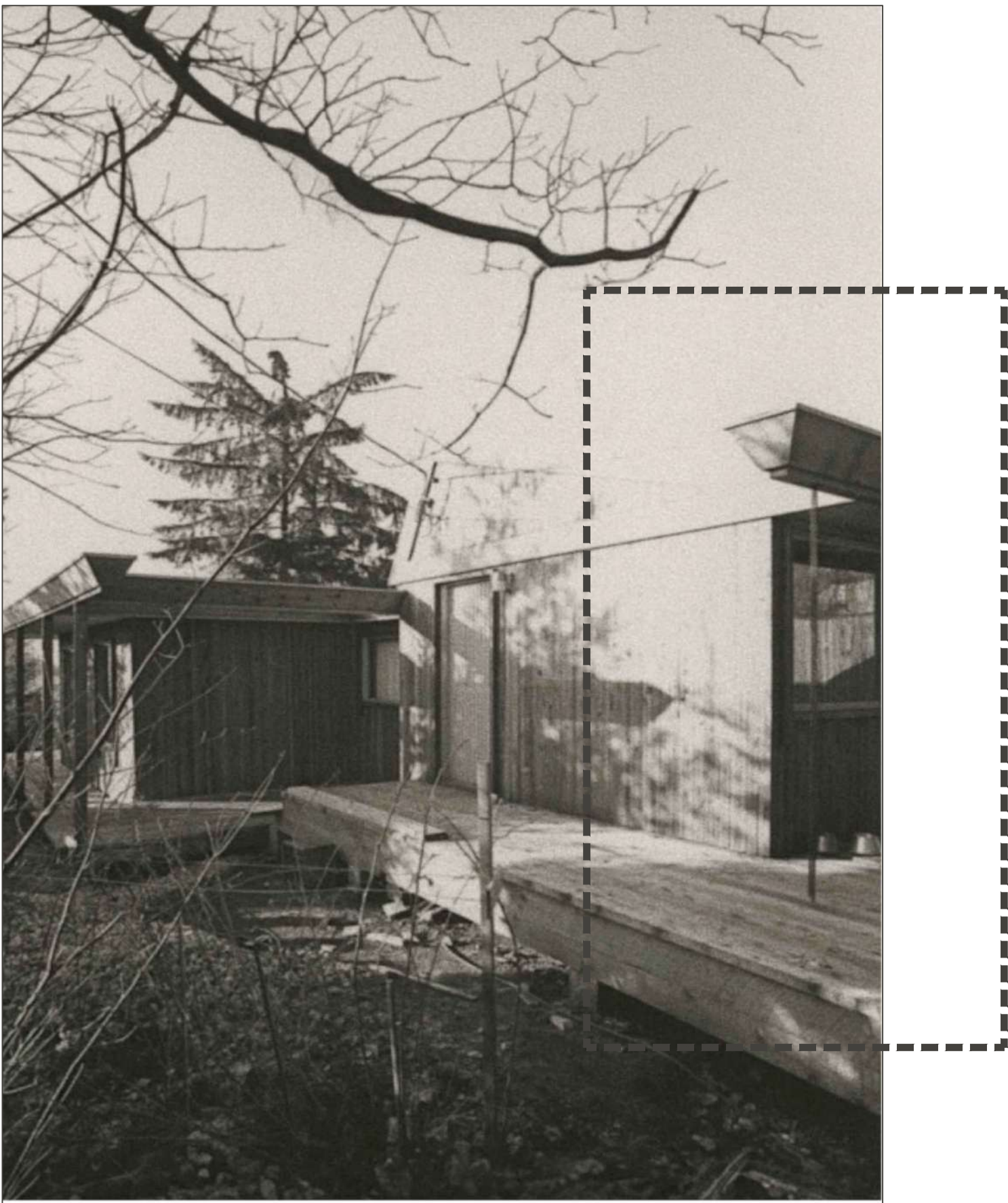
L-5

T H E P E R R Y R E S I D E N C E

ALL PHOTOS COURTESY OF: **WEST COAST MODERN**



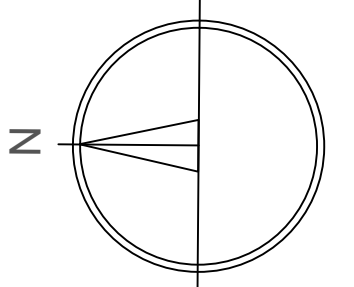
VERY EARLY PHOTO SHOWING
EXTENDED BEAM WITH RAIN CHAIN

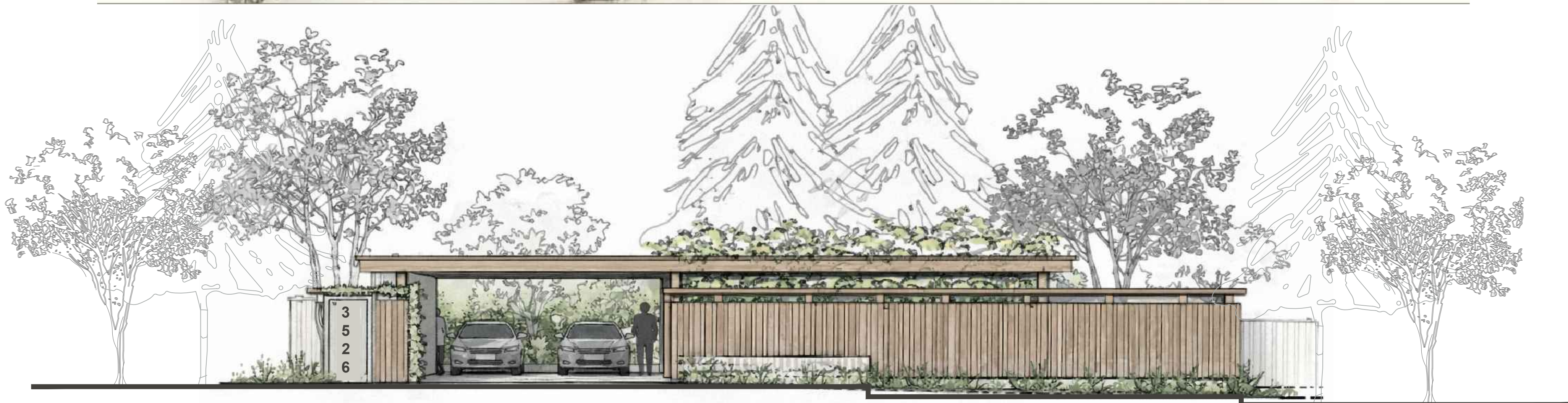


Arthur Erickson sketches of Perry Estate

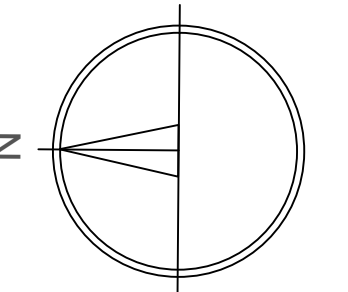


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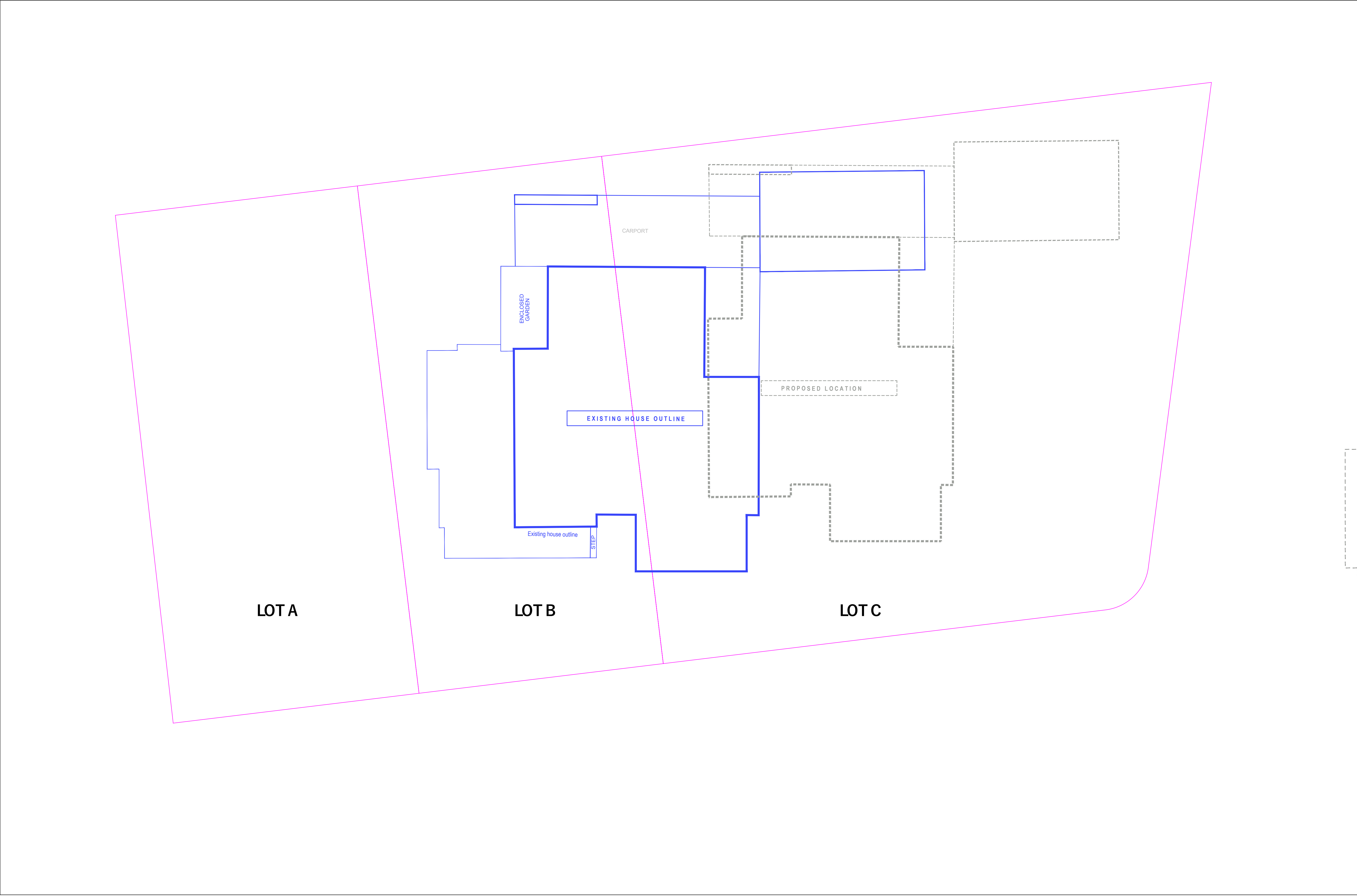
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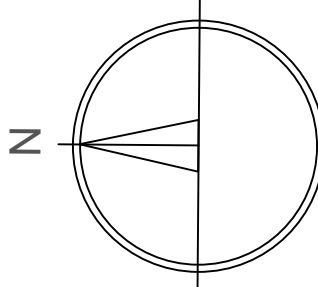
DATE	COMMENT.
REVISIONS	
PROJECT TITLE	
3526 EVERGLADE	
SHEET TITLE	
PROPOSED PLAN	
SCALE:	
nts	
DATE: JAN 2026	
TKL DESIGN INC. PROJECT # 23	SHEET NUMBER L-7

SITE PLAN

EXISTING HOUSE LOCATION: PROPOSED HOUSE LOCATION



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DATE	COMMENT.
REVISIONS	

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

EXISTING AND PROPOSED

SCALE:

1/8" = 1'-0"

DATE:

JAN 2026

TKL DESIGN INC. PROJECT #	SHEET NUMBER
23	L8

PHASE # 1

S I T E A N D C A D E N C E

LINKING HOME TO LANDSCAPE

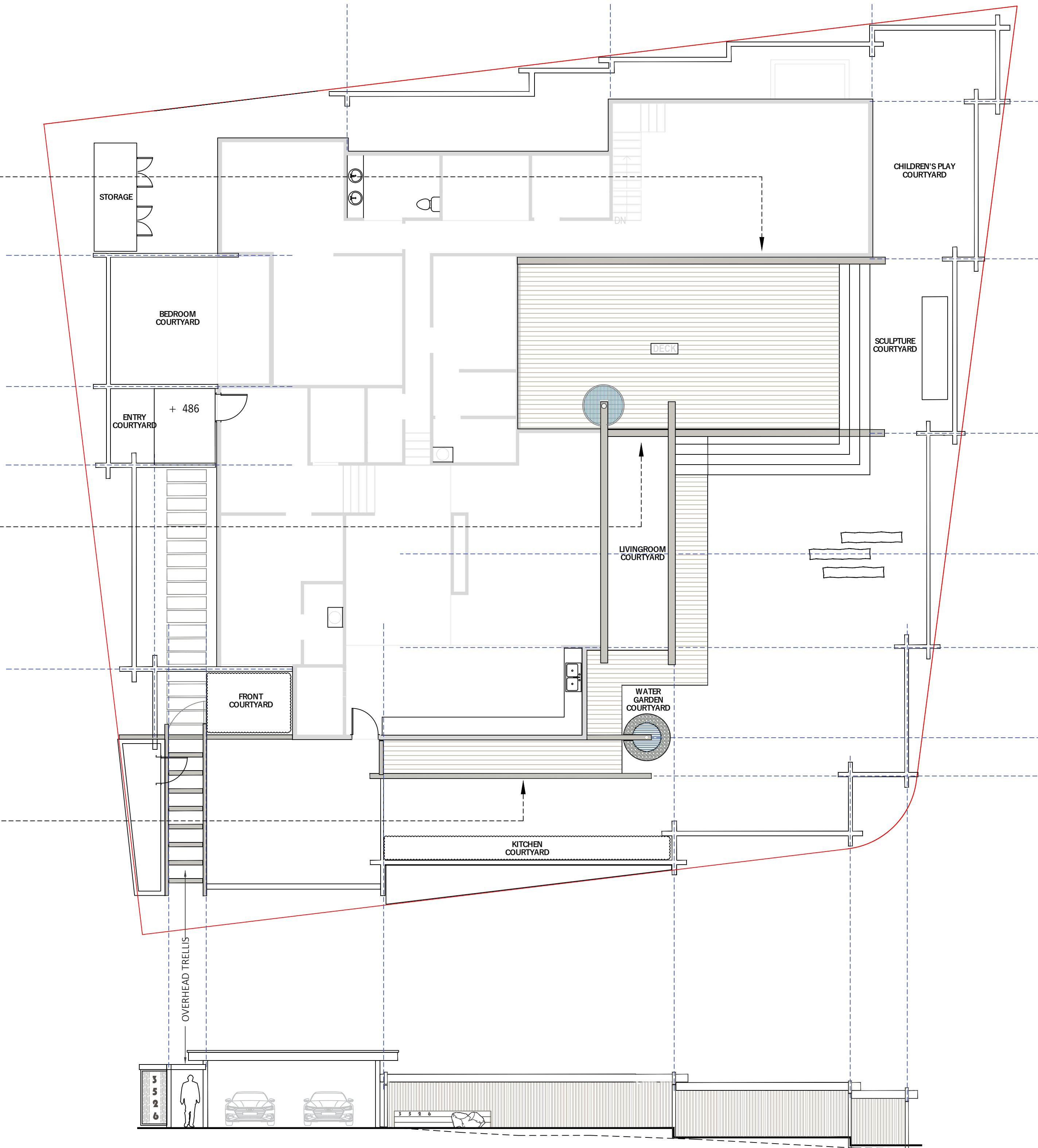
PHASE # 1

THE PERIMETER FENCE HAS BEEN DESIGNED TO REFLECT THE CADENCE AND RHYTHM OF THE ARCHITECTURE.

THIS SERVES TO CREATE THE FRAMEWORKS FOR COURTYARDS TO VISUALLY LINK INTERIOR SPACES WITH EXTERIOR SPACES.



BEAMS WILL BE EXTENDED FROM HOUSE INTO LANDSCAPE
THIS SERVES TO CREATE THE FRAMEWORKS FOR COURTYARDS TO VISUALLY LINK
INTERIOR SPACES WITH EXTERIOR SPACES.



SITE AND CADENCE:

1. "SITE (THE DIALOGUE)"
"ERICKSON BELIEVED ARCHITECTURE WAS THE UNIFICATION OF THE BUILDING AND ITS SETTING."
"CONCEPT: A BUILDING SHOULD NOT BE AN ISOLATED ENTITY BUT MUST EXIST IN A DIALOGUE WITH ITS ENVIRONMENT."
"APPLICATION: HE OFTEN DISGUISED THE BOUNDARY WHERE A HOUSE ENDED AND ITS SURROUNDINGS BEGAN BY EXTENDING STRUCTURAL ELEMENTS, INTO THE NATURAL LANDSCAPE":

FOR THE PERRY RESIDENCE THE PERIMETER FENCE HAS BEEN DESIGNED TO REFLECT THE CADENCE AND RHYTHM OF THE ARCHITECTURE, WHILE THE HORIZONTAL BEAMS FROM THE ARCHITECTURE ARE ALSO EXTENDED, LIKE ARMS REACHING OUT TO THE LANDSCAPE FOR A GENTLE HUG. THIS SERVES TO CREATE THE FRAMEWORK FOR COURTYARDS TO VISUALLY LINK INTERIOR SPACES WITH EXTERIOR SPACES.

2. CADENCE (THE RHYTHM)
"THE REPETITIVE PACE OF STRUCTURAL SYSTEMS"
"CONCEPT: RHYTHMIC REPETITIONS, JUST LIKE IN MUSIC, CREATES HARMONY. THE BUILDING SHOULD NOT BE AN ISOLATED ENTITY BUT MUST EXIST IN A DIALOGUE WITH ITS ENVIRONMENT."
APPLICATION: HIS USAGE OF RHYTHM AND CADENCE CREATES ARMONY, ENHANCING THE RELATIONSHIP BETWEEN THE INDOOR SPACE AND THE NATURAL LANDSCAPE."

SITE AND CADENCE, WORKING TOGETHER, UNITE THE BUILDING WITH ITS EXTENDED ENVIRONMENTS.

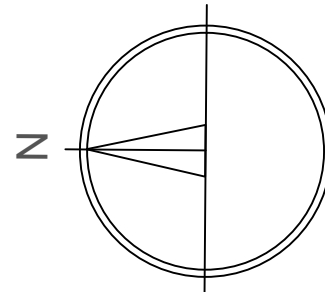
CITATIONS AND QUOTES FROM:
NATURE AND ARCHITECTURE: A SYMBIOTIC RELATIONSHIP
SFU DOCUMENTATION OF ARTHUR ERICKSON'S WORK SHOWN AT VANCOUVER ART GALLERY IN 2023

THE PERIMETER FENCE HAS BEEN DESIGNED TO REFLECT THE CADENCE AND RHYTHM OF THE ARCHITECTURE.

THIS SERVES TO CREATE THE FRAMEWORKS FOR COURTYARDS TO VISUALLY LINK INTERIOR SPACES WITH EXTERIOR SPACES.



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REVISIONS

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

FENCE STRUCTURE

SCALE:

1/8" = 1'-0"

DATE:
JAN 2026

TKL DESIGN INC.
PROJECT #
23

SHEET
NUMBER
L9

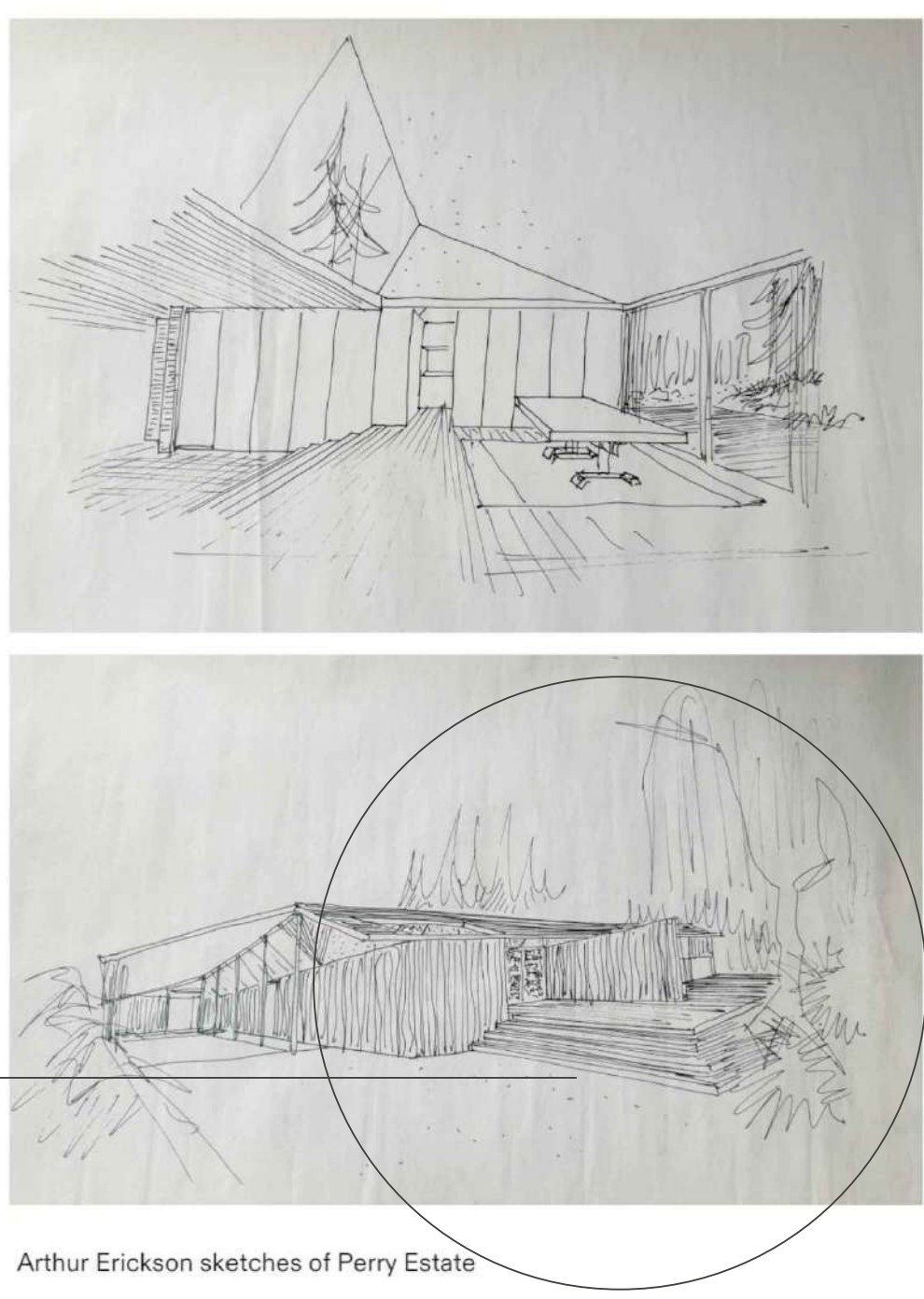
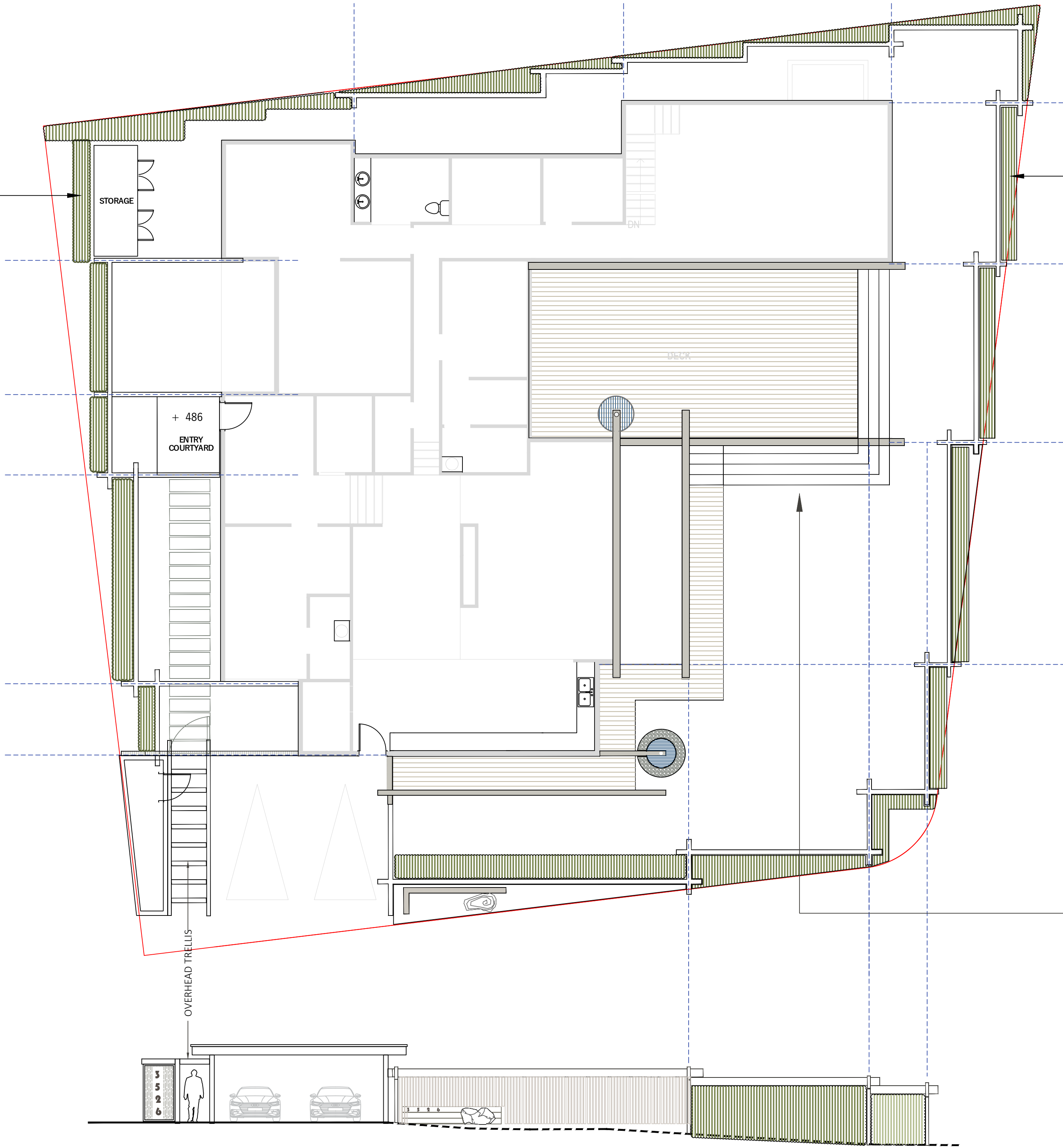
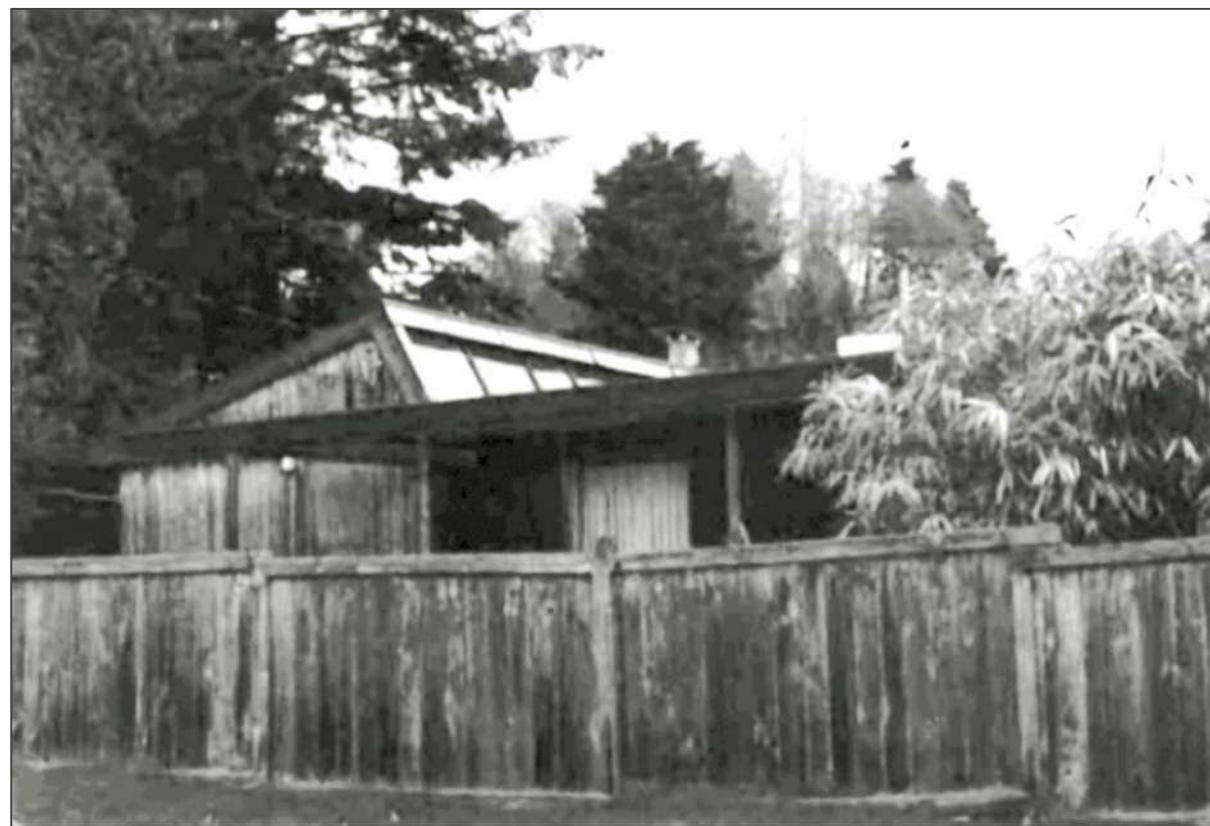
HEDGING FOLLOWS THE CADENCE OF FENCING AND ARCHITECTURE

PHASE # 2

THE PERIMETER HEDGING FOLLOWS THE CADENCE OF THE FENCE AND ARCHITECTURE
THIS SERVES TO CREATE THE FRAMEWORKS FOR COURTYARDS TO VISUALLY LINK INTERIOR SPACES WITH EXTERIOR SPACES.

THE PERIMETER HEDGING FOLLOWS THE FENCE TO REFLECT THE CADENCE
AND RHYTHM OF THE ARCHITECTURE.
THIS SERVES TO CREATE THE FRAMEWORKS FOR COURTYARDS TO VISUALLY
LINK INTERIOR SPACES WITH EXTERIOR SPACES.

THE PERIMETER HEDGING FOLLOWS THE FENCE TO REFLECT THE CADENCE
AND RHYTHM OF THE ARCHITECTURE.
THIS SERVES TO CREATE THE FRAMEWORKS FOR COURTYARDS TO VISUALLY
LINK INTERIOR SPACES WITH EXTERIOR SPACES.



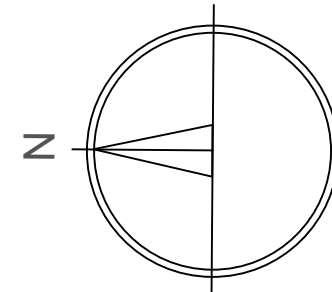
Arthur Erickson sketches of Perry Estate

ADDING THE WOODEN STEPS ARTHUR ERICKSON INTENDED

ARTHUR ERICKSON DEFINED SITE, LIGHT, CADENCE, AND SPACE AS HIS "FOUR FIRST PRINCIPLES" OF ARCHITECTURE. THESE TENETS WERE INTENDED TO CREATE A POETIC DIALOGUE BETWEEN THE BUILT ENVIRONMENT AND THE NATURAL LANDSCAPE.



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DATE COMMENT.

REVISIONS

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

HARDSCAPE LAYOUT

SCALE:

1/8" = 1'-0"

DATE:
JAN 2026

TKL DESIGN INC.
PROJECT #

23

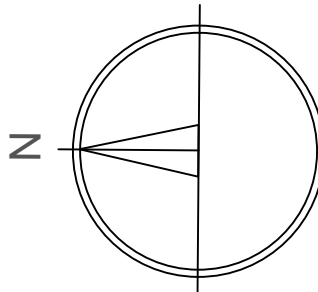
SHEET
NUMBER

L10

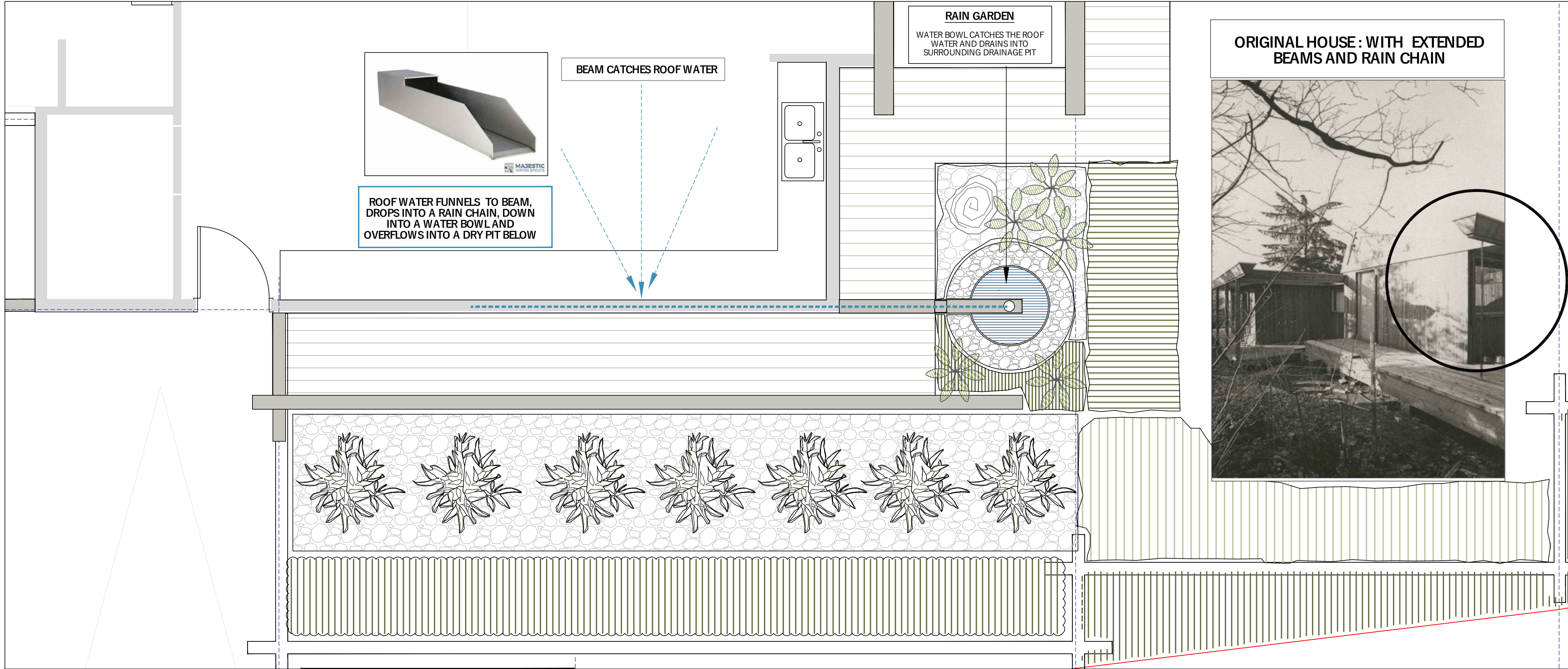
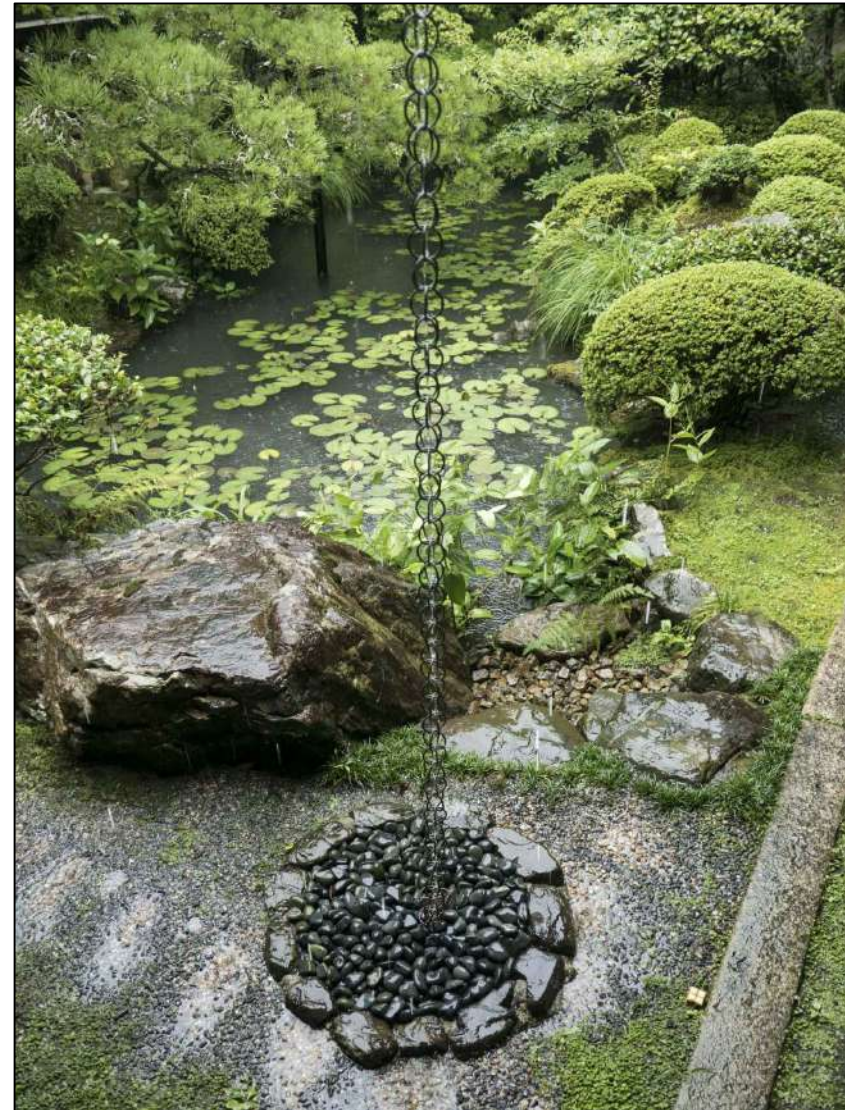
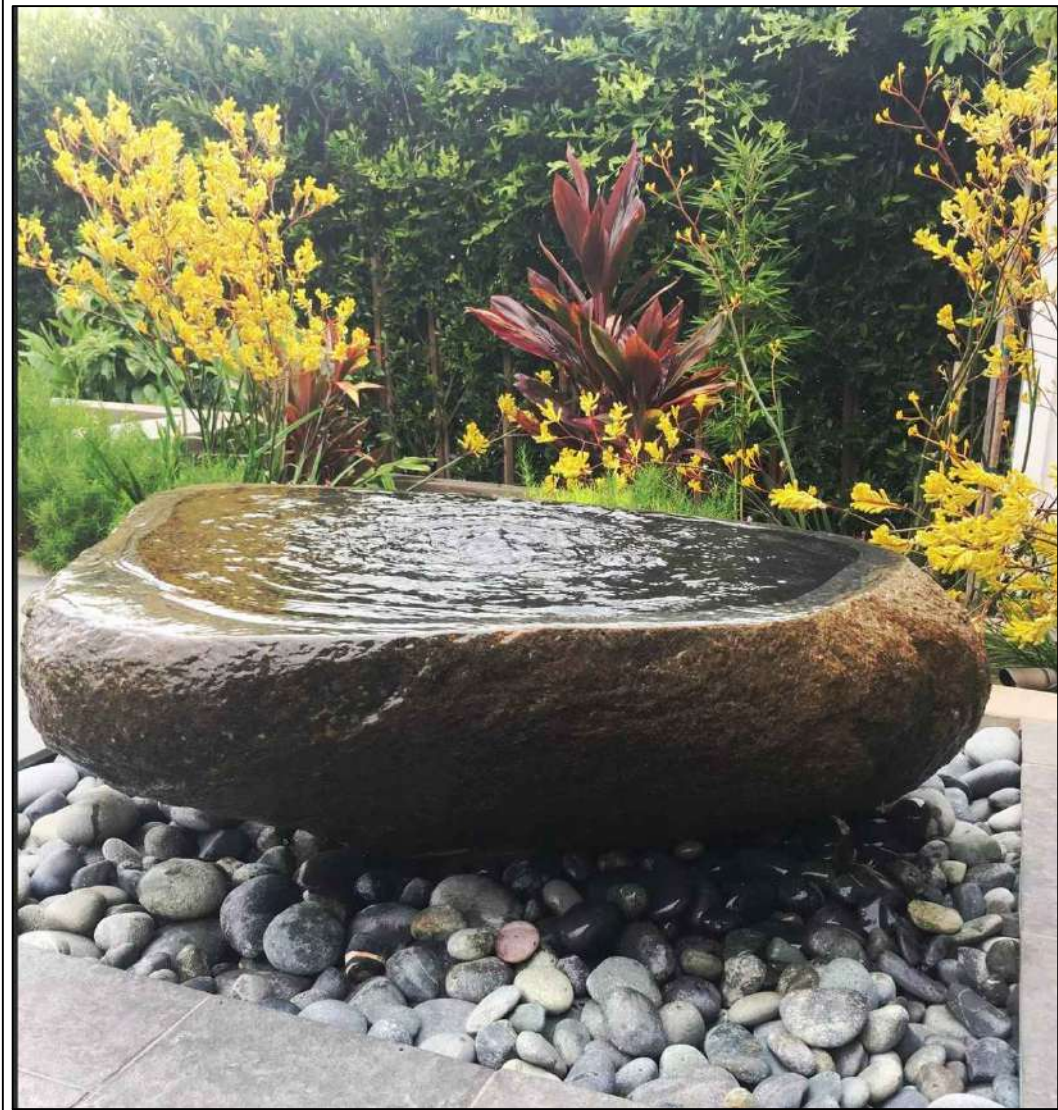
R A I N G A R D E N



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BEAM CATCHES ROOF WATER



DATE COMMENT.

REVISIONS

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

RAIN GARDEN

SCALE:

3/8" = 1'-0"

DATE:
JAN 2026

TKL DESIGN INC.
PROJECT #

23

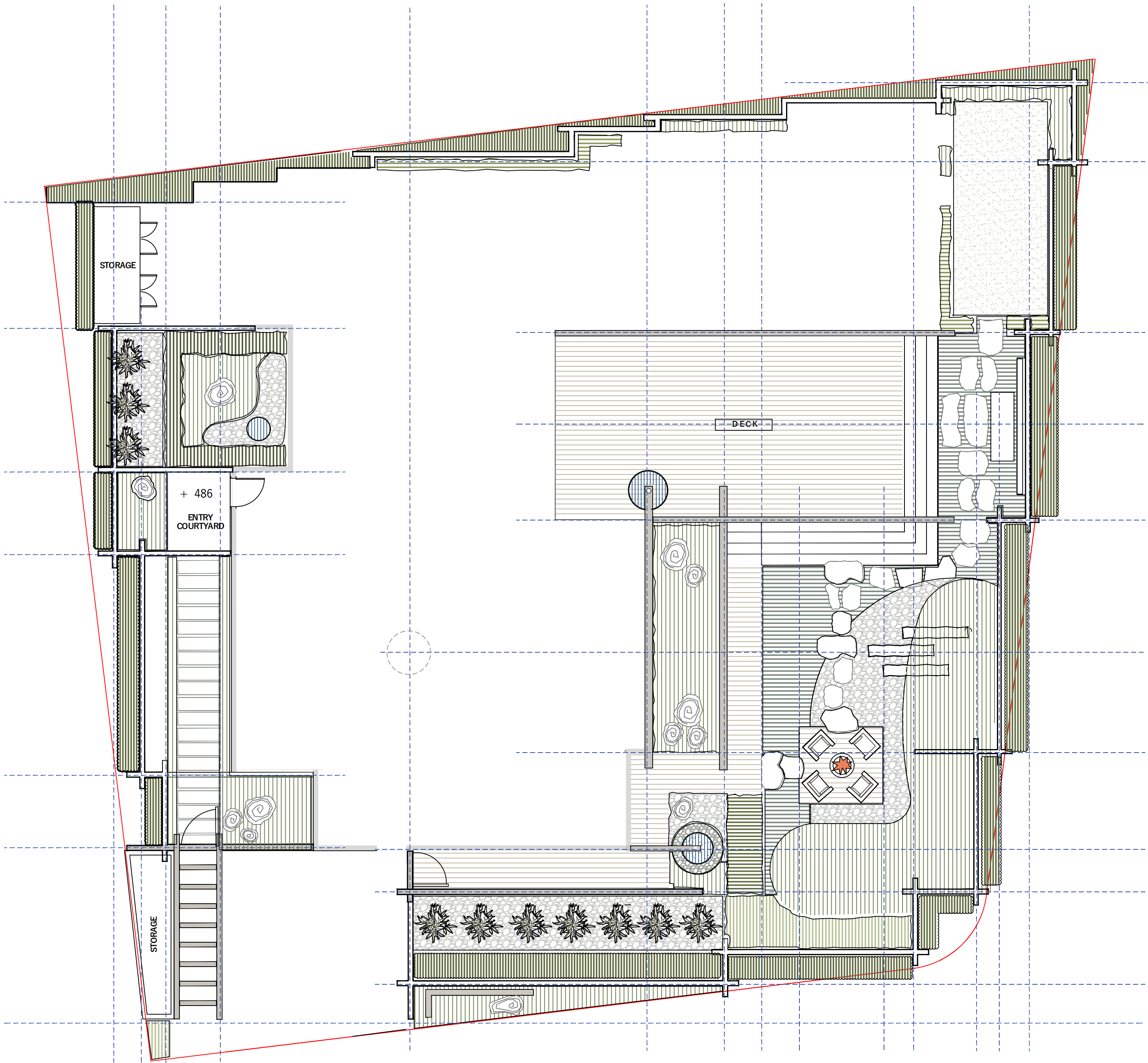
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NUMBER

L-11

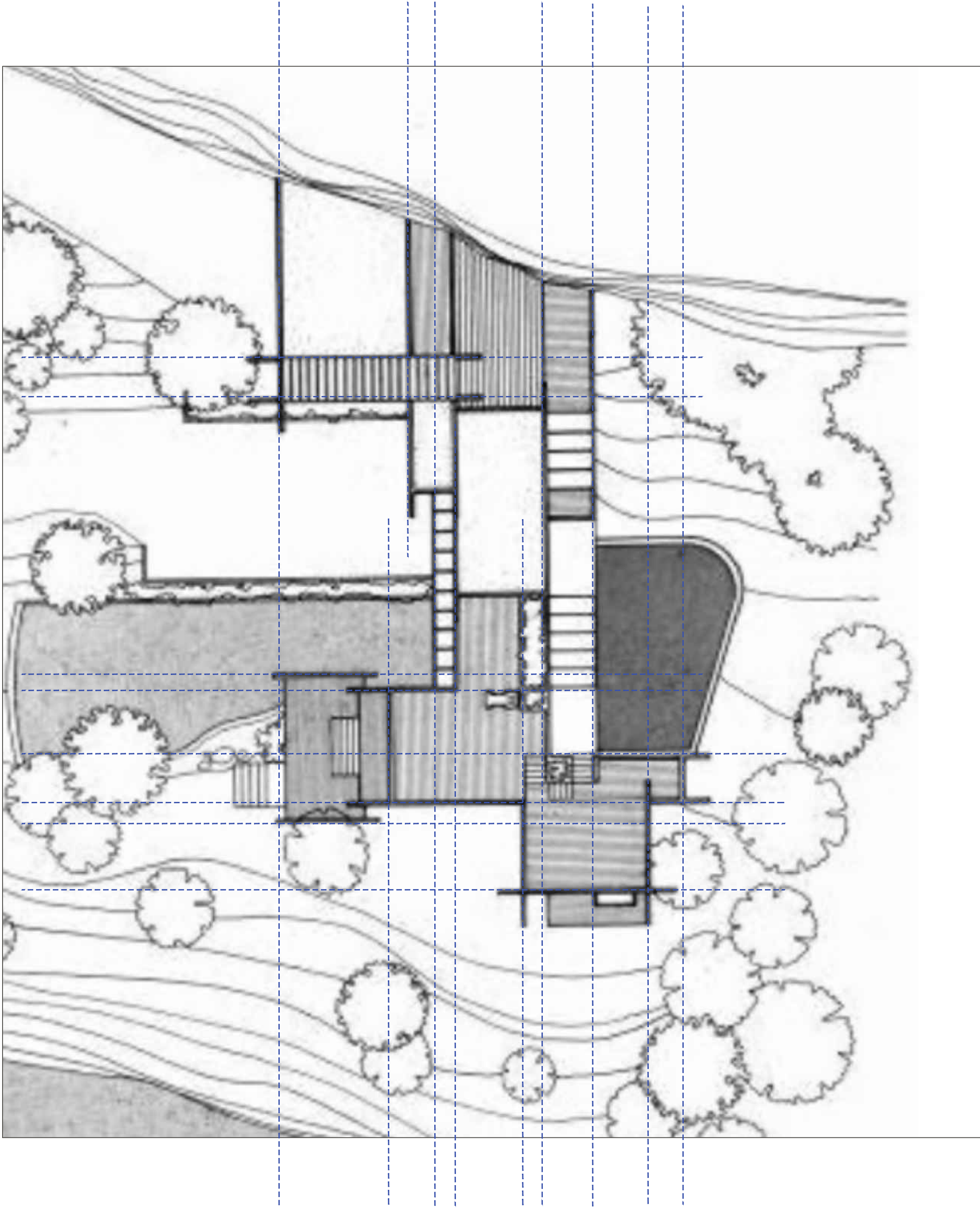
S I T E A N D C A D E N C E

W I T H S T R U C T U R A L A N D P L A N T I N G F O R M S

ERICKSON DESIGN PRINCIPLE " SITE " = BLURRING THE SITE BOUNDARIES BY EXTENDING THE BUILT FORM INTO THE LANDSCAPE (BEAMS, LINES, STEPS MATERIALS)
ERICKSON DESIGN PRINCIPLE " CADENCE " = THE REPETITIVE PACE OR RHYTHM OF THE LINES USED IN PRINCIPLE #1



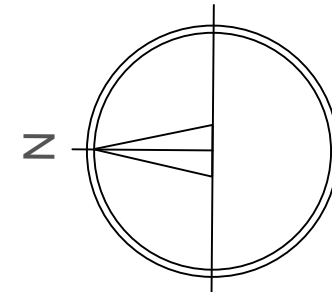
P E R R Y R E S I D E N C E



G R A H A M R E S I D E N C E



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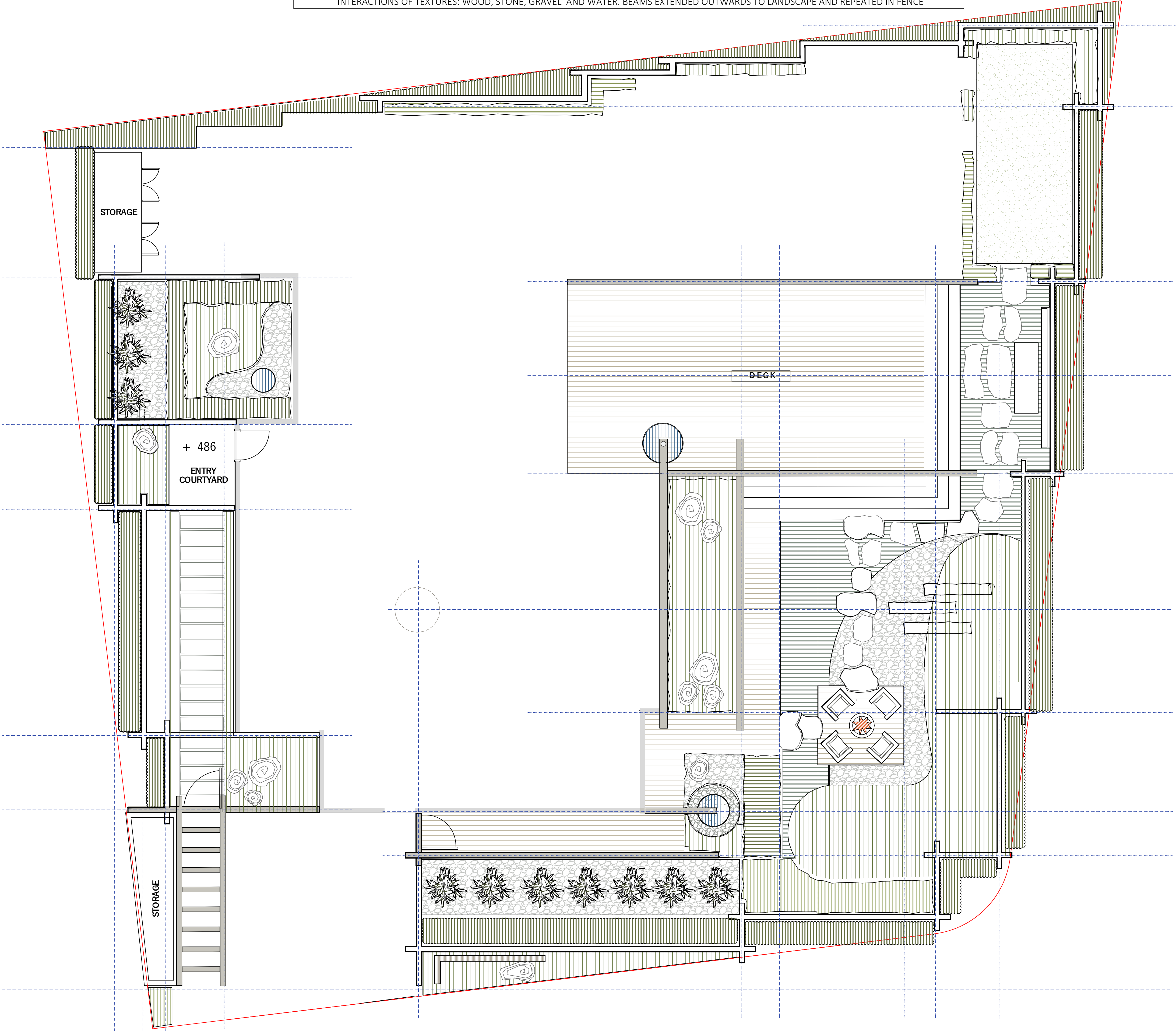
DATE	COMMENT.
REVISIONS	
PROJECT TITLE	
3526 EVERGLADE	
SHEET TITLE	
SITE AND CADENCE	
SCALE:	
1/8" = 1'-0"	
DATE:	
JAN 2026	
TKL DESIGN INC.	SHEET
PROJECT #	NUMBER
23	L12

P L A N T L A Y E R S :

IN CADENCE WITH STRUCTURAL FORMS

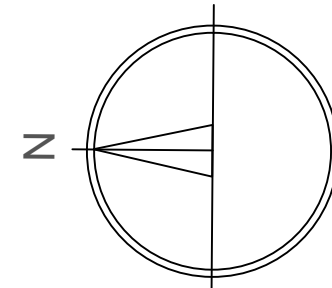
PHASE # 3

DELIBERATE LAYERS: 1. BERM, 2. SHRUBS, 3. HARDSCAPE, 4. FENCE, 5. HEDGING 6. MATERIALS (STONE IN LIEU OF WATER) 7.SOFT EDGES, 8. SOFT COLOURS, INTERACTIONS OF TEXTURES: WOOD, STONE, GRAVEL AND WATER. BEAMS EXTENDED OUTWARDS TO LANDSCAPE AND REPEATED IN FENCE



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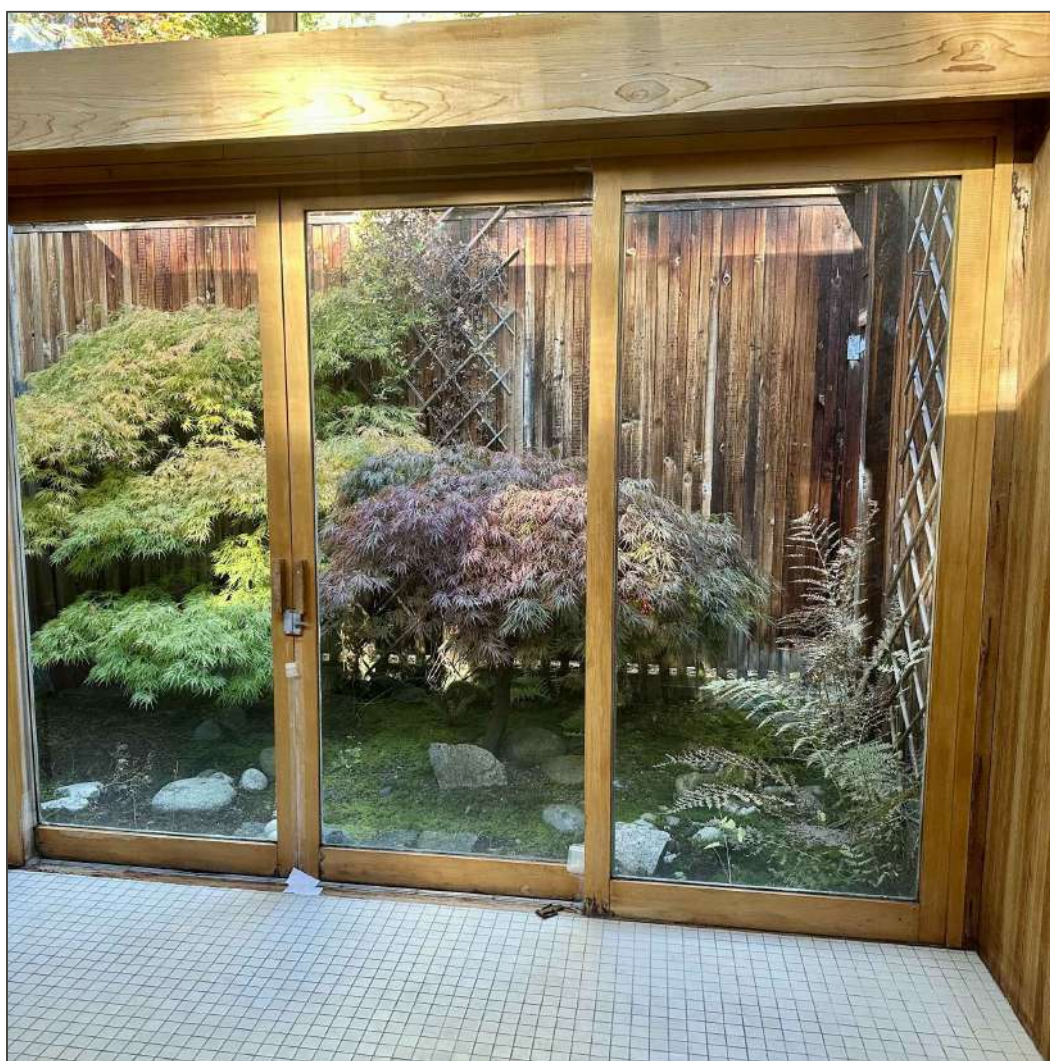
DATE	COMMENT.
REVISIONS	
PROJECT TITLE	
3526 EVERGLADE	
SHEET TITLE	
LAYERS PHASE 3	
SCALE:	
3/16" = 1'-0"	
DATE:	
JAN 2026	
TKL DESIGN INC. PROJECT #	SHEET NUMBER
23	L12A

CREATING DEPTH, PRIVACY AND DISCOVERY THROUGH COURTYARDS, SHRUBS AND CONTOUR (NO TREES YET)

M U L T I P L E L A Y E R S :

PHASE # 3

DELIBERATE LAYERS: 1. BERM, 2. SHRUBS, 3. HARDSCAPE, 4. FENCE, 5. HEDGING 6. MATERIALS (STONE IN LIEU OF WATER) 7.SOFT EDGES, 8. SOFT COLOURS, INTERACTIONS OF TEXTURES: WOOD, STONE, GRAVEL AND WATER. BEAMS EXTENDED OUTWARDS TO LANDSCAPE AND REPEATED IN FENCE



PRIMARY BEDROOM COURTYARD
UNITING THE INTERIOR AND EXTERIOR SPACES

ENTRY DOOR COURTYARD
BOULDERS AND GREENERY GREET THE PEOPLE AS THEY PASS THROUGH THE FRONT DOOR

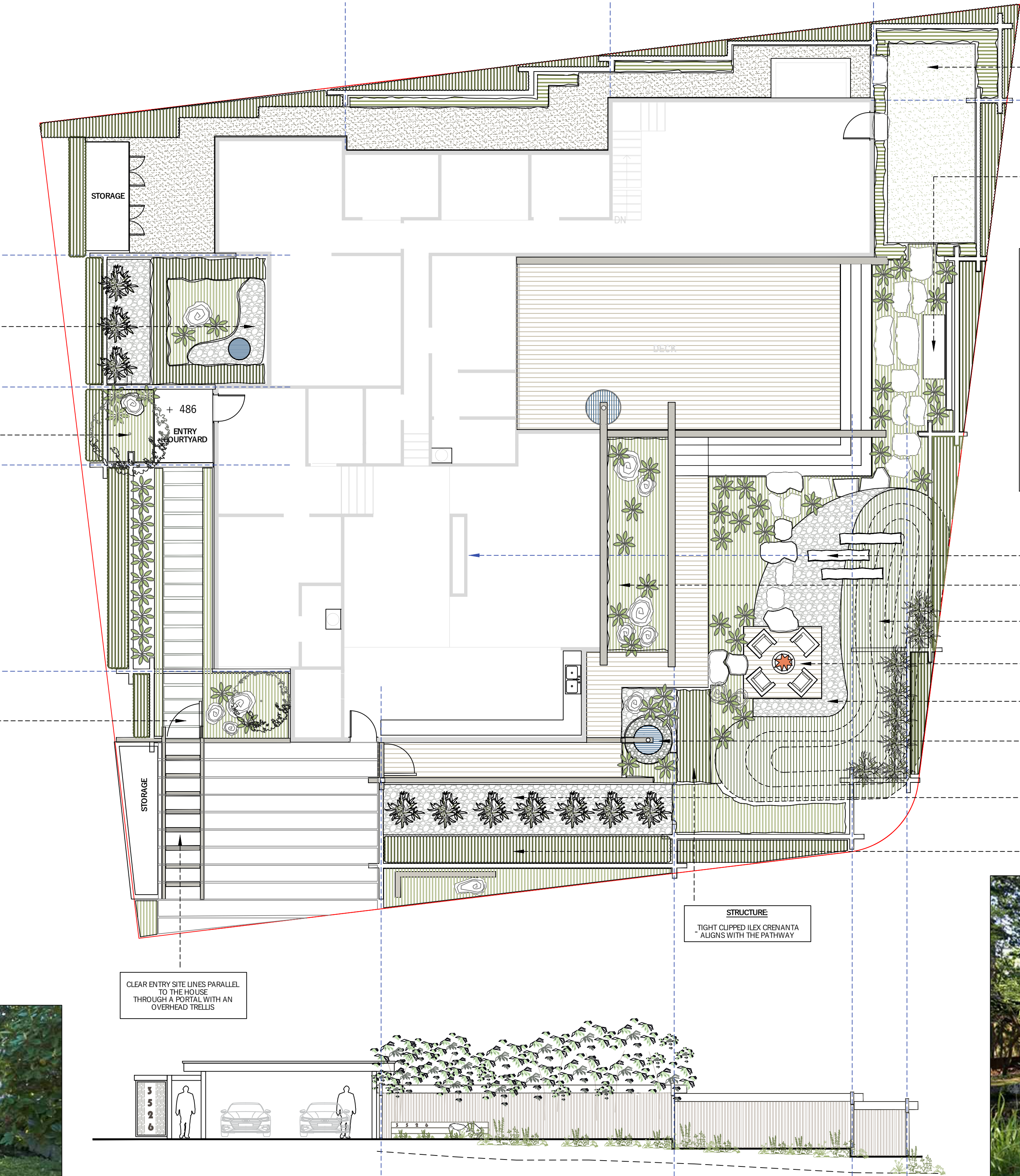


FRONT ENTRY DOOR
WITH OVERHEAD BEAM
ENTRY POINT INTO THE PRIVATE INNER DOMAIN



STRUCTURE AND LAYERS:

THE SPACE HAS BEEN CREATED THROUGH CADENCE, PLANTING LAYERS, EXTENDED LINES.



L A Y E R S

CREATING DEPTH AND PRIVACY THROUGH LAYERS

ADDING A BERM
ADDING EXTERIOR PRIVACY HEDGE
ADDING MULTIPLE COURTYARDS
ADDING MULTI HEIGHT SHRUBS AND TREES
FENCING IN RHYTHM WITH THE ARCHITECTURE

CHILDREN PLAY COURTYARD

SCULPTURE COURTYARD

IN HONOUR OF: FRANK PERRY AND BILL REID



CENTRAL ROCK GROUPING

IN EXACT CHOICE WITH

LIVING ROOM FIREPLACE

IN EXACT CHOICE WITH

LAYERS OF GREEN DIRECTLY ADJACENT TO WINDOWS

RAISED BERM

CREATING AN ENCLOSED INTERIOR COURTYARD FEEL

PLATFORM

GARDEN PLATFORM WITH FIREPT

DRY POND

USING RIVER ROCK TO CREATE A FEELING OF A POND:

SOFT EDGES BLEND INTO EACH OTHER

RAIN GARDEN

HOUSE BEAM CATCHES THE ROOF WATER

WHICH DRAINS DOWN A RAIN CHAIN

INTO A WATER BOWL AND CAPTURED BY DRAINAGE PIT

WHICH CONNECTS INTO THE WASTE WATER SYSTEM

KITCHEN COURTYARD

BAMBOO WITH THE ROOF COBBLES RE PURPOSED

SPREAD OUT UNDER THE BAMBOO

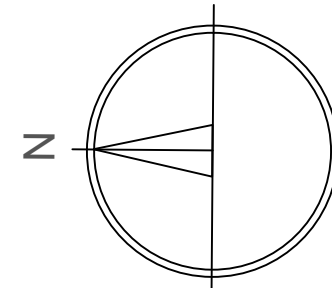
PERIMETER HEDGING



RAISED BERM
PLATFORM
CREATING AN ENCLOSED INTERIOR COURTYARD FEEL :
FOR INTIMATE GATHERINGS AND MOON GAZING

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DATE COMMENT.

REVISIONS

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

LAYERS PHASE 3

SCALE:

1/8" = 1'-0"

DATE:
JAN 2026

TKL DESIGN INC.
PROJECT #

23

SHEET
NUMBER

L12B

PLANTING PLAN

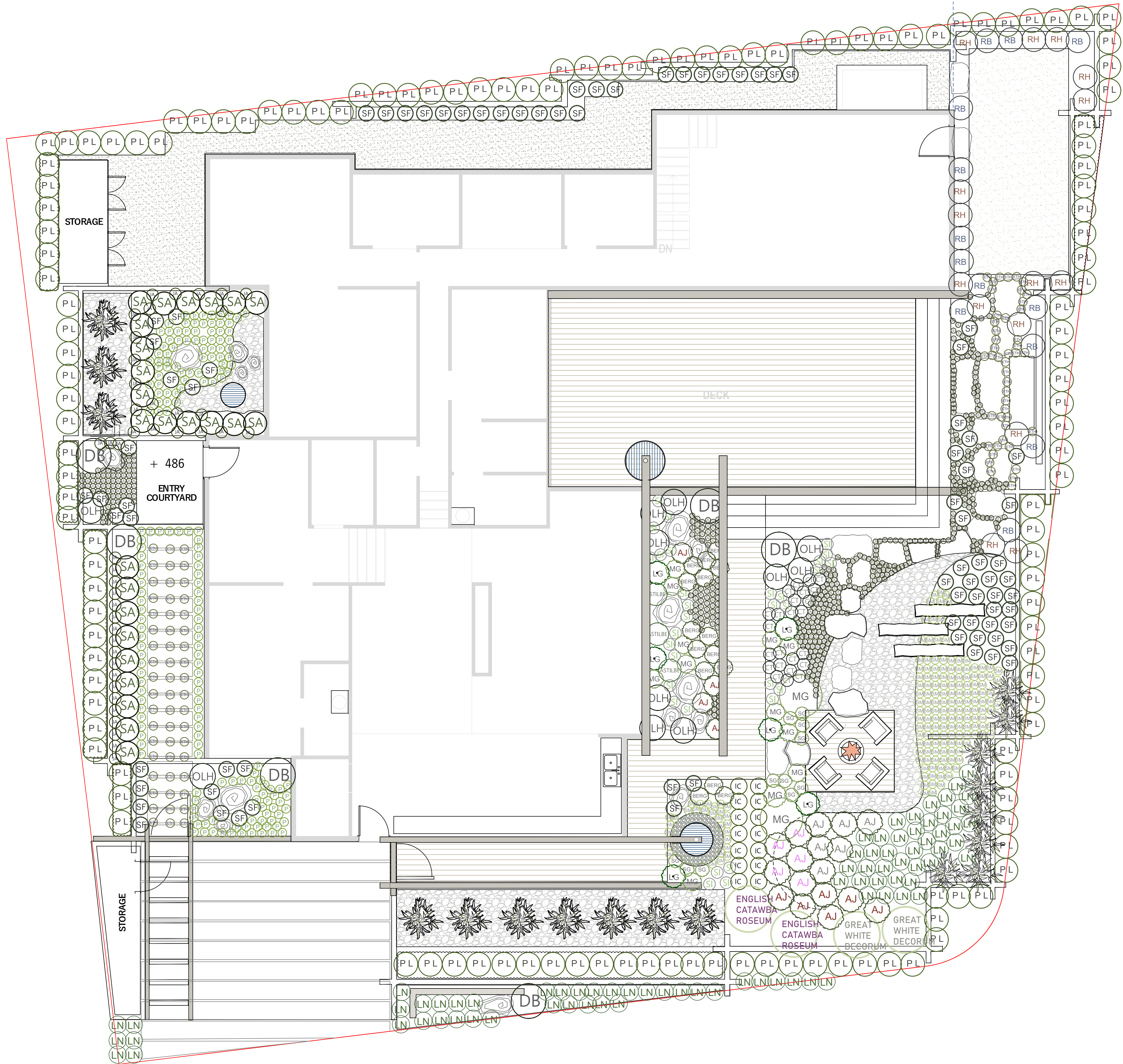


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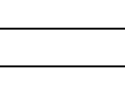
3526 EVERGLADE

SCALE:
3/16 " = 1'-0"
DATE: JAN 2026

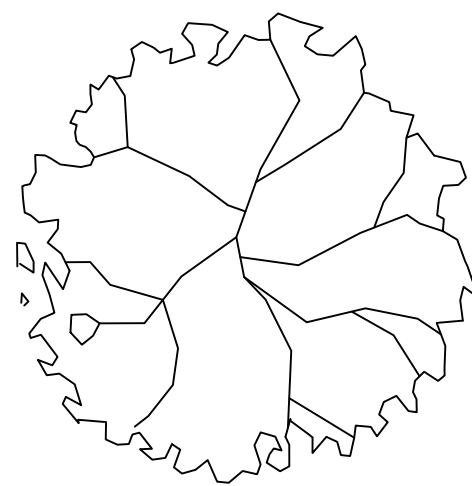
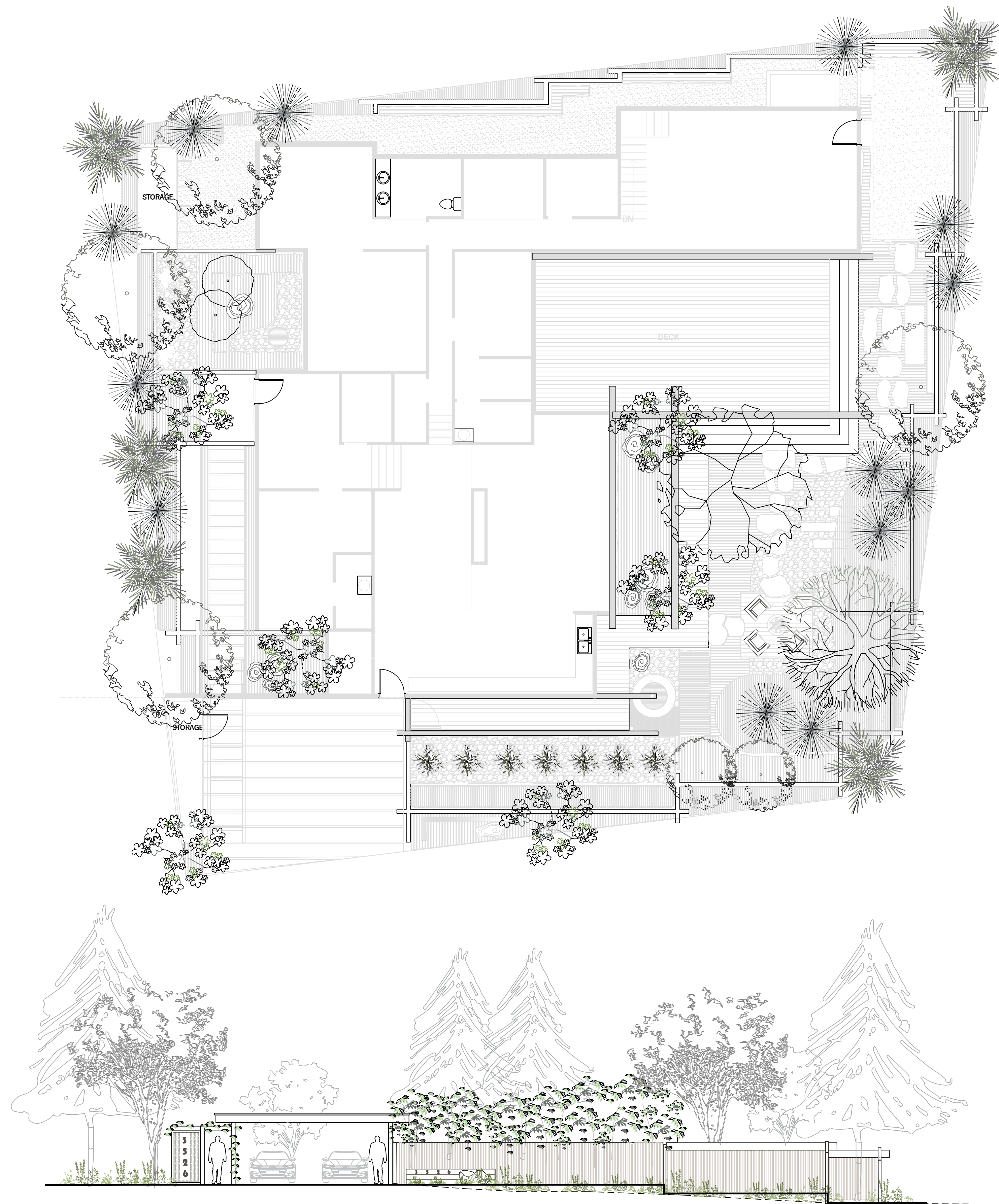
TKL DESIGN INC. PROJECT #	SHEET NUMBER
23	L13



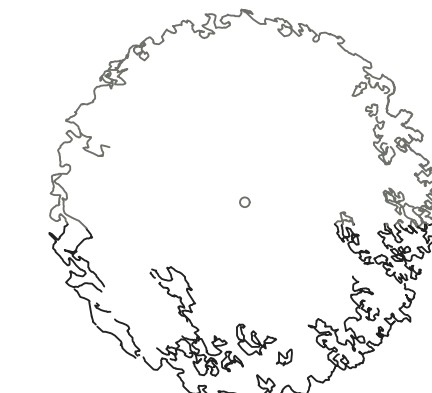
HARMONIOUS - NON CONTRASTING PLANTING PALETTE

	RHODODENDRON ENGLISH ROSEUM
	RHODODENDRON GREAT WHITE DECORUM
	MAIDEN GRASS MISCANTHUS SINENSIS 'GRACILLIMUS'
	ARROW BAMBOO " PSEUDOSASA JAPONICA <i>MUST INCLUDE ROOT BARRIERS</i>
	BAMBOO FARGESIA 'ASIAN WONDER' (DWARF BAMBOO) MUST INSTALL USING 36" FULLY WRAPPED ROOT BARRIERS.
	PORTUGUESE LAUREL
	RED HUCKLEBERRY VACCINIUM PARVIFOLIUM
	ELLIOTS BLUEBERRY VACCINIUM ELLIOTT
	OAKLEAF HYDRANGEA (HYDRANGEA QUERCIFOLIA) SIKE'S DWARF
	SARCOCOCCA HOOKERIANA VAR. HUMILIS DWARF SWEET BOX
	EVERGREEN AZALEA JAPONICA DARK PINK
	EVERGREEN AZALEA JAPONICA DARK RED
	EVERGREEN AZALEA JAPONICA WHITE
	LARGE GLOBE BOXWOOD
	MEDIUM GLOBE BOXWOOD
	SMALL GLOBE BOXWOOD
	ASTILBE CHINENSIS LOWLANDS WHITE
	LONICERA NITIDA
	SARCOCOCCA HOOKERIANA VAR. HUMILIS DWARF SWEET BOX
	BERGENIA BRESSINGHAM WHITE
	SWORD FERN
	ILEX CRENATA
	IRIS"IMMORTALITY" BEARDED - WHITE BEARDED IRISES
	JAPANESE-ANEMONE WHITE HONORINE-JOBERT-ALBA
	SNOW IN THE SUMMER CERASTIUM TOMENTOSUM
	PACHYSANDRA "GREEN SHEEN"
	ELFIN THYME
	SCOTCH MOSS SAGINA SUBULATA AURA
	MUEHLENBECKIA AXILLARIS NANA

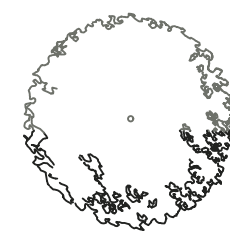
T R E E P L A N



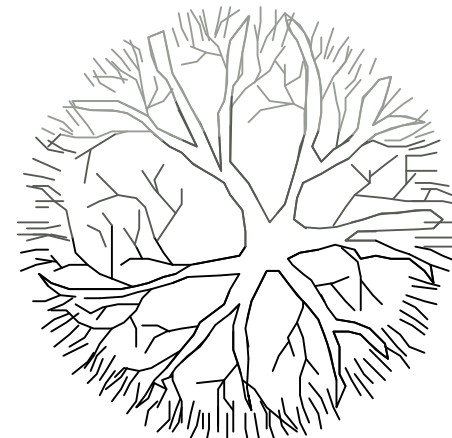
GREEN MAPLE "ACER PALMATUM" MULTI STEM SPECIMEN TREE



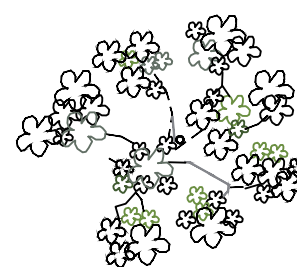
PACIFIC DOGWOOD "CORNUS NUTTALII"



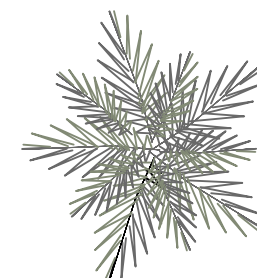
MAGNOLIA STELLATA "ROYAL STAR"



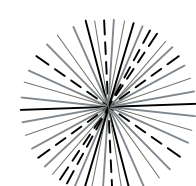
JAPANESE FLOWERING CHERRY "PRUNUS ICHIYO"



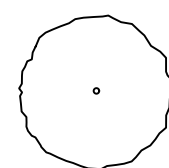
VINE MAPLE "ACER CIRCINATUM"



WESTERN HEMLOCK "TSUGA HETEROPHYLLA"



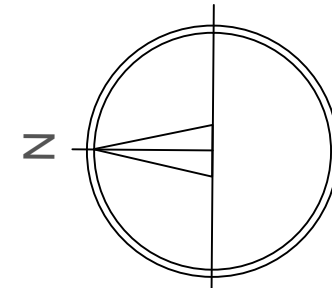
SHORE PINE "PINUS CONTORTA VAR. CONTORTA"



EXISTING COURTYARD TREES TO BE RETAINED



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DATE	COMMENT.
REVISIONS	
PROJECT TITLE	
3526 EVERGLADE	
SHEET TITLE	
TREE PLAN	
SCALE:	
1/8" = 1'-0"	
DATE:	
SEPT 2026	
TKL DESIGN INC. PROJECT #	SHEET NUMBER
23	L-14

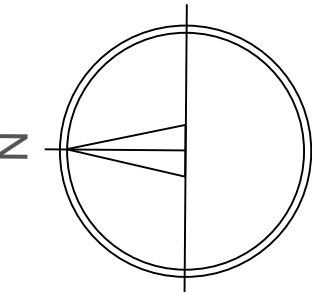
COMPLETED PLAN

USING: SITE, CADENCE AND SPACE TO CREATE THE STRUCTURE, LAYERS AND HARMONY FOR THE HOUSE AND GARDEN



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DATE	COMMENT.
------	----------

REVISIONS

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

FINAL SITE PLAN

SCALE:

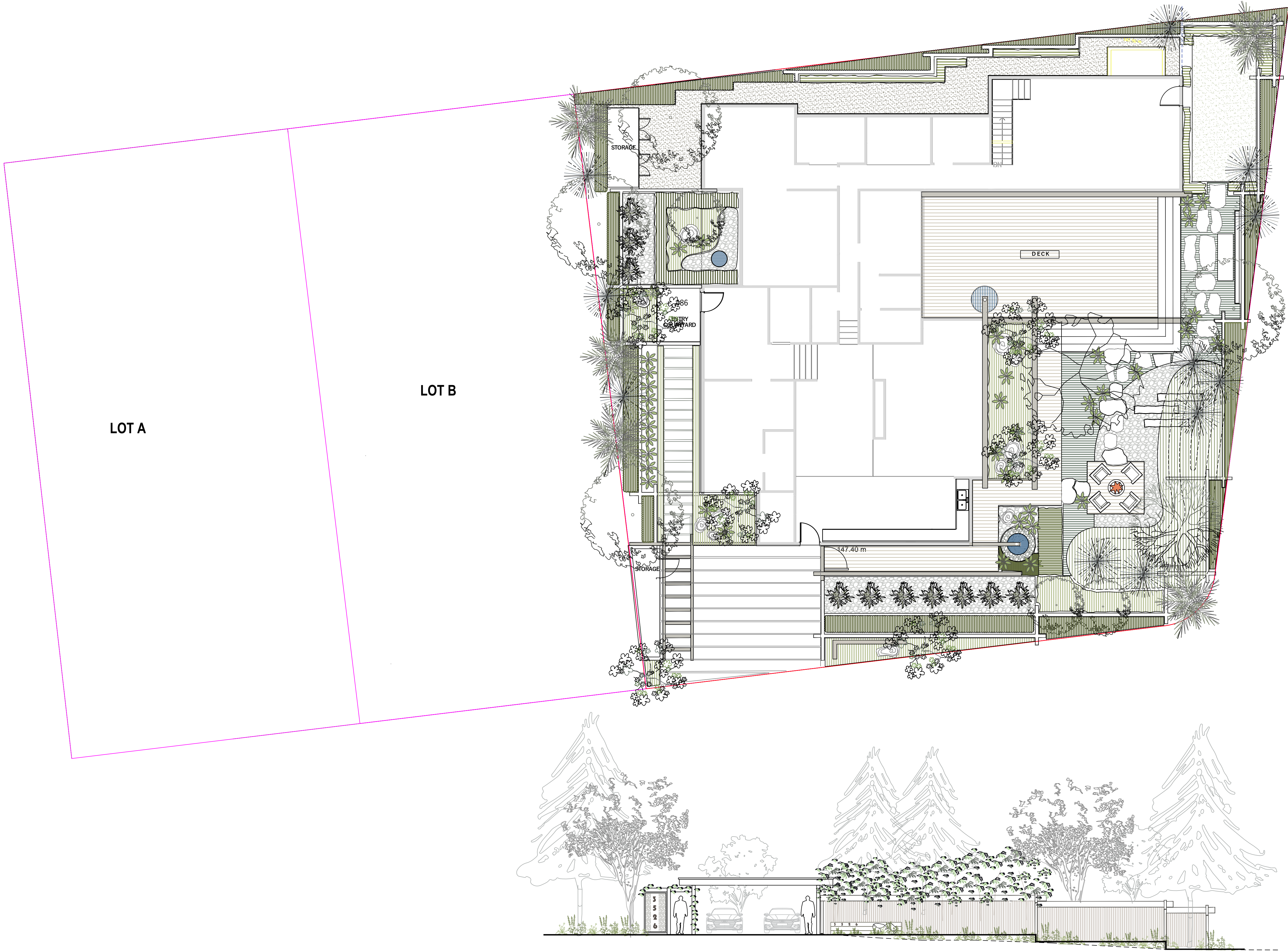
1/8" = 1'-0"

DATE:
JAN 2026

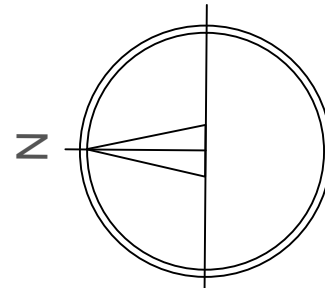
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PROJECT #
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SHEET
NUMBER
L-15

ALL THREE LOTS



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VANCOUVER BC
V6P-0E1

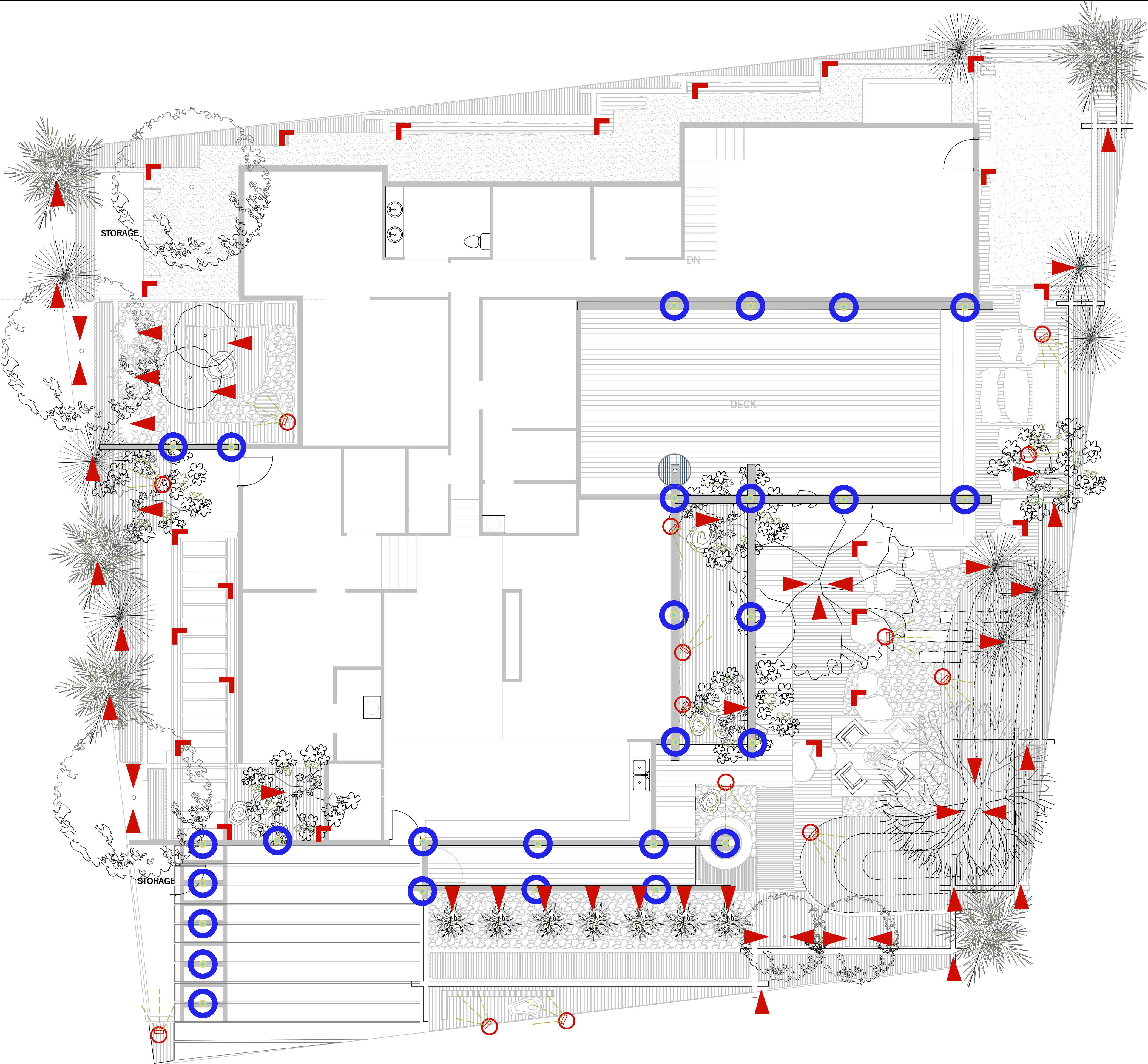
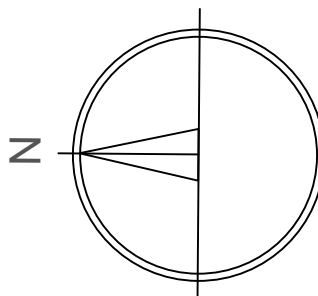


DATE	COMMENT.
REVISIONS	
PROJECT TITLE	
3526 EVERGLADE	
SHEET TITLE	
ALL 3 LOTS	
SCALE:	
1/8" = 1'-0"	
DATE:	
JAN 2026	
TKL DESIGN INC. PROJECT #	SHEET NUMBER
23	L16

L I G H T I N G P L A N



TKL DESIGN INC.
THOMAS@ TKL-DESIGN.COM
604 783 3732
1518 ATLAS LANE
VANCOUVER BC
V6P-0E1



L E G E N D

QUANTITY = /
TREE UP LIGHT



LED GROUND SPIKE TREE UP LIGHT
FIXTURE INFO: **RAL-8105**
7 WATT
• LUMENS MINIMUM 610
• **LIGHT BULB** = C-MR16-7WATT-2700 K-45%
• FINISH: CAST BRASS WITH BRONZE FINISH
• STAKE MOUNT LOW VOLTAGE
• WARM 2700 KELVINS
• STANDARD SHROUD 45 DEGREE
• FIXTURE PRICE: \$80.00
• BULB PRICE \$35.00

QUANTITY = /
WALL WASH



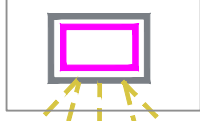
WALL WASH
FIXTURE INFO **RWL-8600**
• MEDIUM-SIZED WALL WASH
• 3.5 WATT LED
• 250 LUMENS
• 2700 KELVINS
• FINISH: BRASS WITH BRONZE FINISH
• MOUNTING: SPIKE INTO SOIL AREAS
• FIXTURE PRICE = \$ 80.00
• BULB = \$ 17.00

QUANTITY = /
PATH LIGHT



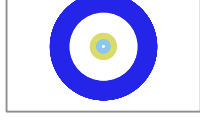
PATHLIGHT
FIXTURE **RPL-8906-ABZ- ABK**
• FINISH: BRASS WITH BRONZE FINISH
• 3.5 W (LED)
• 2700 KELVINS
• 250LUMENS
• MOUNT WITH SPIKE
• **FIXTURE PRICE \$ 90.00**
• **BULB PRICE \$ 17.00**

QUANTITY = /
STEP LIGHT



LANDSCAPE STEP LIGHT
FIXTURE INFO : **RHL-8501R- 2700 K**
• 1.5 W WATT LED
• FINISH: BRASS WITH BRONZE FINISH
• 2700 KELVIN
• 105 LUMENS
• FIXTURE AND BULB PRICE \$45
• **PLEASE GET A TEST LIGHT TO SEE BRIGHTNESS**
• **MAKE SURE THE FIXTURE POINTS DOWNWARD,**
• **NOT CAUSING ANY BLINDNESS**
• **TO SOMEONE NAVIGATING THE STEPS:**
• **EXPERIMENT WITH SHROUDS IF NECESSARY**

QUANTITY = /
RECESSED PUCK LIGHT



BEAM RECESSED PUCK LIGHT

PLEASE NOTE: SPEAK TO SUPPLIER DIRECTLY
SUPPLIER CONTACT INFO:
TAN TRUONG
COMPANY NAME: FLAIR LIGHTING
PHONE 604 339-6569

LANDSCAPE STEP LIGHT

- **PLEASE GET A TEST LIGHT TO SEE BRIGHTNESS**
- **MAKE SURE THE FIXTURE POINTS DOWNWARD,**
- **NOT CAUSING ANY BLINDNESS**
- **TO SOMEONE NAVIGATING THE STEPS:**
- **EXPERIMENT WITH SHROUDS IF NECESSARY**

DATE COMMENT.

REVISIONS

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

LIGHTING PLAN

SCALE:

3/16" = 1'-0"

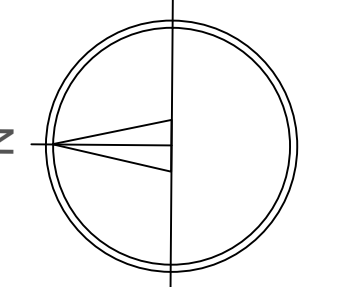
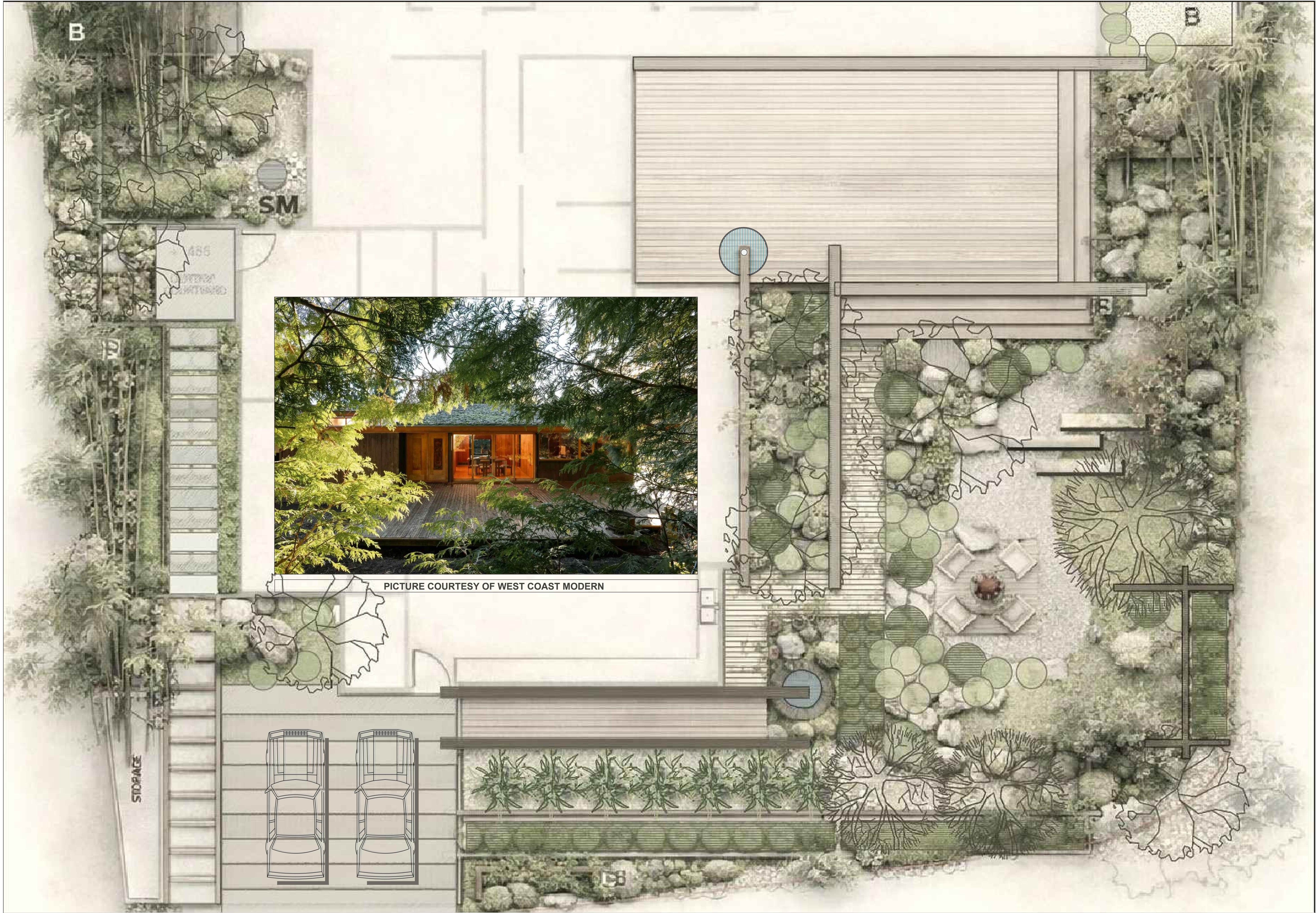
DATE:
JAN 2026

TKL DESIGN INC.
PROJECT #

23

SHEET
NUMBER

L17

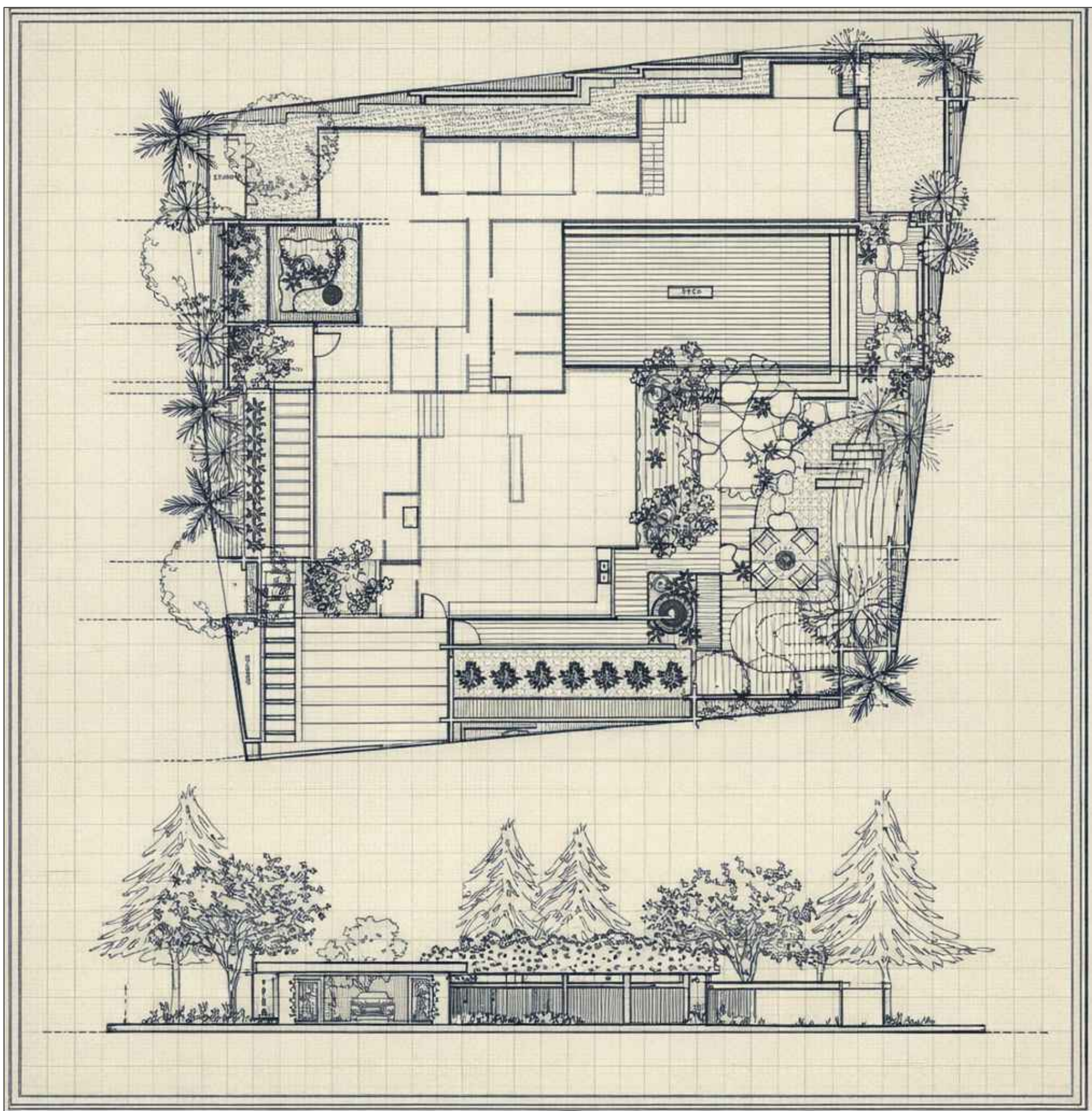
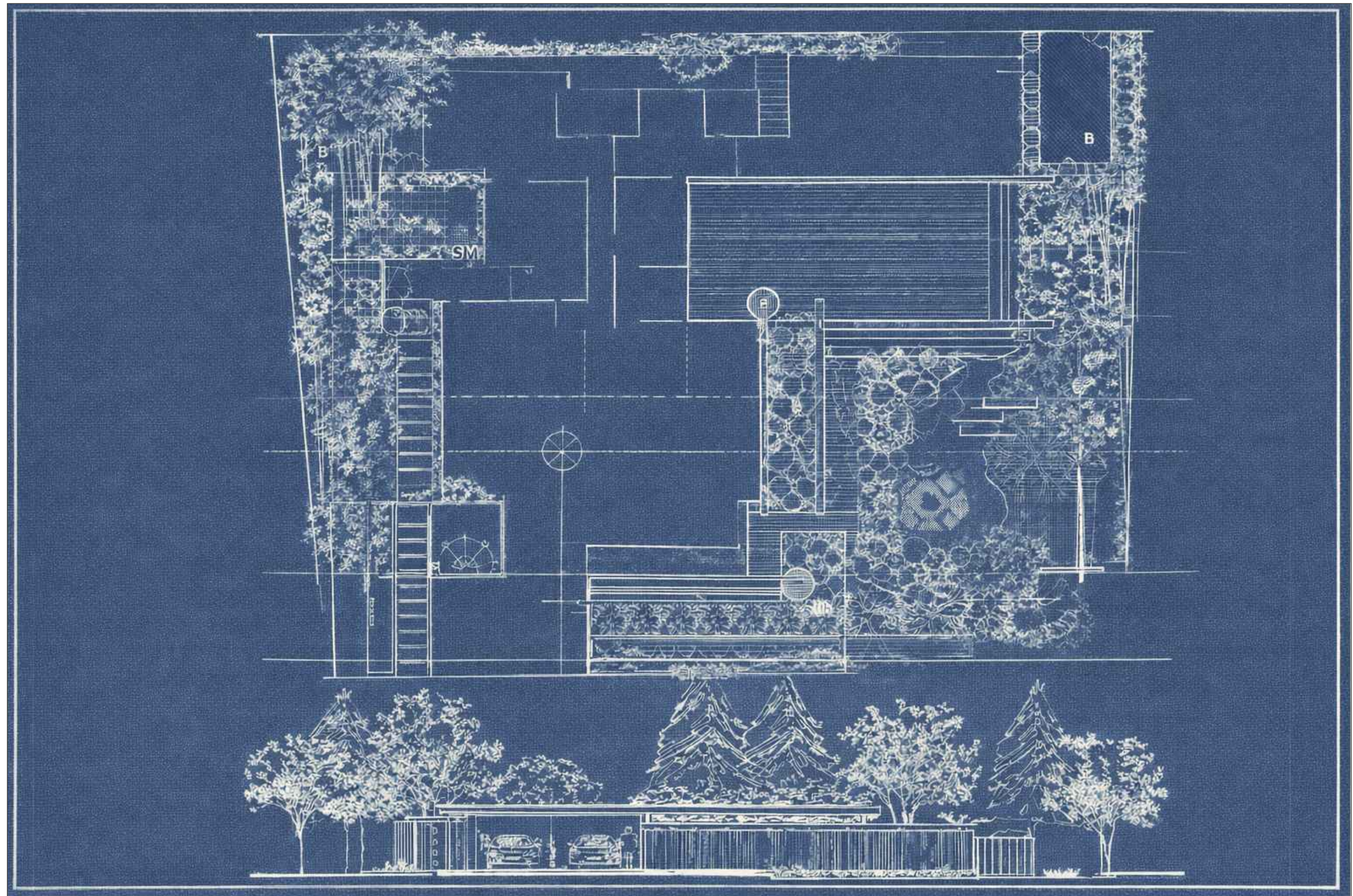
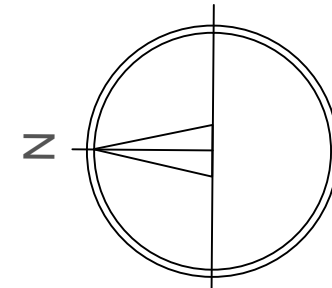


DATE	COMMENT.
REVISIONS	
PROJECT TITLE	
3526 EVERGLADE	
SHEET TITLE	
SITE PLAN	
SCALE:	
1/8" = 1'-0"	
DATE:	
JAN 2026	
TKL DESIGN INC.	SHEET
PROJECT #	NUMBER
23	L18

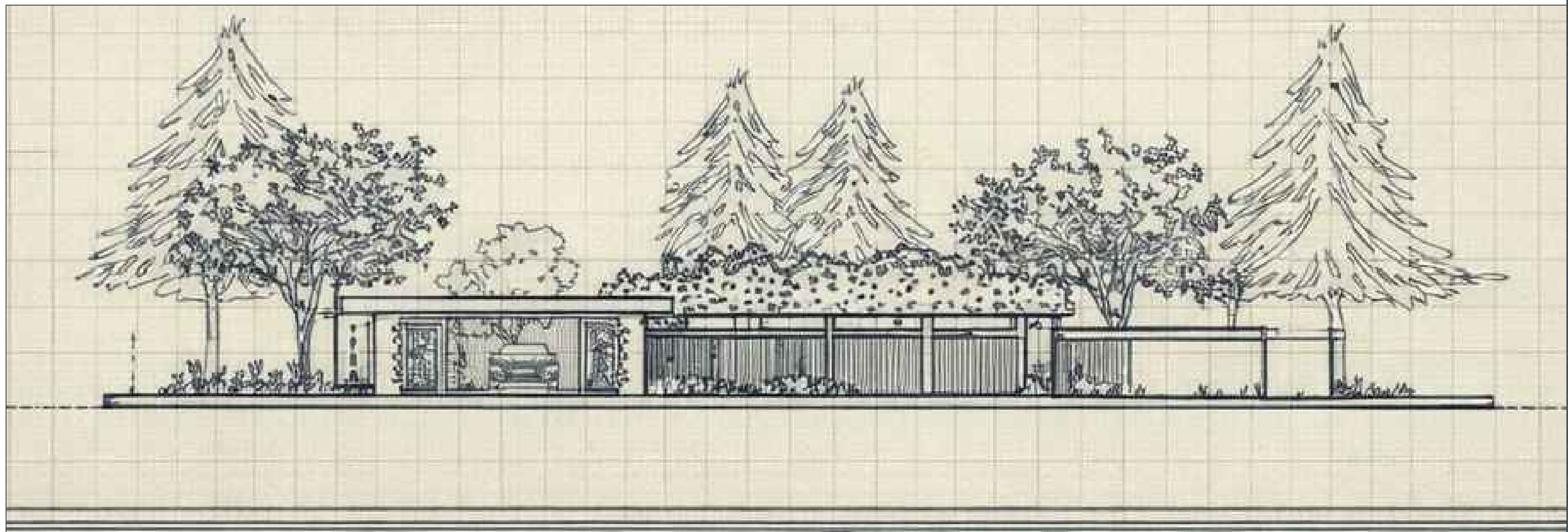
V I E W I N G F R O M A 1 9 6 0 ' S L E N S



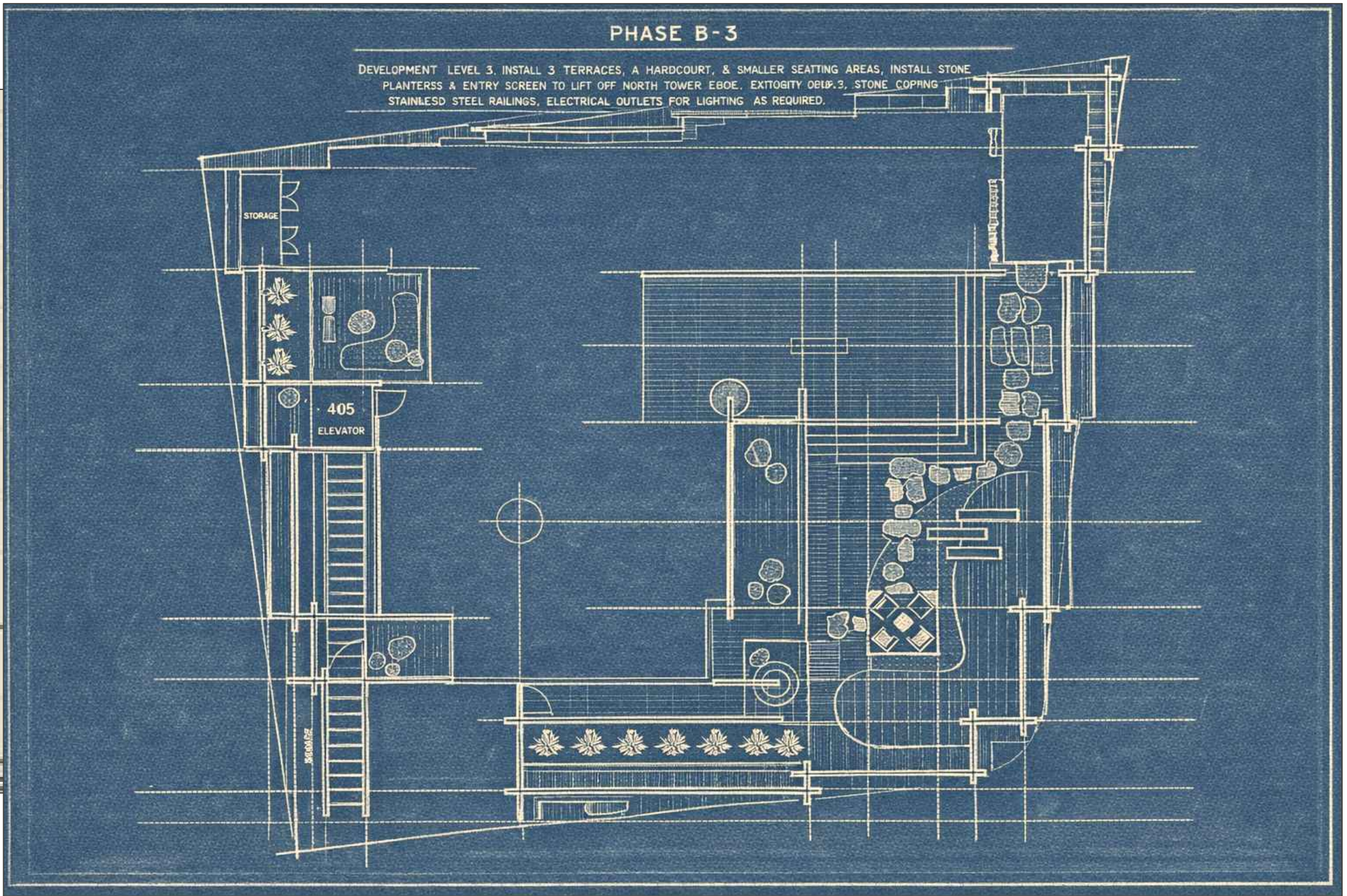
TKL DESIGN INC.
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VANCOUVER BC
V6P-0E1



OUR DESIGNS: MODIFIED TO LOOK LIKE BLUEPRINTS FROM THE 1960'S



OUR DESIGNS: MODIFIED TO LOOK LIKE BLUEPRINTS FROM THE 1960'S



DATE COMMENT.

REVISIONS

PROJECT TITLE

3526 EVERGLADE

SHEET TITLE

CHANGING THE LENS

SCALE:

1/8" = 1'-0"

DATE:

JAN 2026

TKL DESIGN INC.
PROJECT #

SHEET
NUMBER

23

L19

COMMUNITY HERITAGE ADVISORY COMMITTEE

MEETING NOTES

Wednesday, May 27, 2026

Hybrid (In Person and MS Teams)

7:00 – 9:00 pm

Present:	James Mitchell Jim Paul Greg Warner Cllr Jim Hanson
Regrets:	Mitchell Baker Trisha McCarthy Claudio Soligon
Guests:	Steven Bailey, applicant team Katie Johnson, applicant team Doug Johnson, applicant team
Staff:	Zeralynne Te, Manager of Community Planning Jessica Lee, Community Planner Holly Adams, Community Planner Mary Jukich, Committee Clerk

1. Call to Order

The Chair called the meeting to order at 7:00 pm.

The Chair was informed that quorum was not reached.

2. Adoption of Agenda

As there was no quorum, this item was not addressed.

3. Adoption of Minutes

As there was no quorum, this item was not addressed.

4. 3526 Everglade Place – Detailed Application for HRA

Prior to the presentation, the applicant was informed that the committee had not reached quorum and a recommendation from the committee would not be provided. However, so as not to delay the application, the applicant was invited to provide their presentation and comments and feedback from the committee would be recorded in the meeting notes.

The application is for a heritage revitalization agreement (HRA) to relocate, restore and protect the heritage building known as the Perry Residence and allow the subdivision of the property into three lots. The subdivision will allow the construction of two additional single-family homes adjacent to the heritage building that would be relocated. The heritage revitalization agreement is a legal agreement between

the heritage homeowner and the District to protect and maintain the heritage asset on the property in exchange for development incentives and relaxations to zoning regulations.

The applicants' preliminary proposal was brought to the committee in July 2025 and at that time, there were questions and concerns from the committee regarding how the heritage building would be relocated without compromising the building structure and integrity in the process.

At this meeting, the applicant presented on a more detailed proposal. Proposal details including the architectural drawings and statement of significance were provided to the committee in advance of the meeting.

Prior to the presentation, the applicant noted that over the past year, there have been numerous conversations with District staff, Councillors, and consultants and it has become apparent that everyone is trying to accomplish the same thing which is to save the Perry Residence.

The Perry Residence was designed by Arthur Erickson in 1963 and is recognized as an early example of west coast modern architecture. The home is listed on the DNV community heritage register and the statement of significance prepared by Schueck Heritage Consulting identifies character defining elements. If approved the proposal would permanently protect the home through a heritage designation.

The applicant also indicated the current conditions of the property as follows:

- Significant deterioration from ongoing water ingress;
- Temporary measures are in place but are not a long-term solution;
- The home cannot withstand another winter without intervention; and
- Timely action is required to relocate stabilize and restore the structure.

The proposal is intended to:

- Relocate the Perry Residence to a safer, long-term location on the property;
- Restore and permanently protect the heritage home through heritage designation;
- Create two additional single-family lots; and
- Establish a real estate economic framework that funds the restoration and long-term stewardship of the house.

On completion of the presentation, the following comments and feedback were provided:

1. A question was raised around the process for moving the house. The applicant responded that based on advice and site inspections from Nickel Bros, the proposed approach is to move the entire house. Moving the house makes the project financially feasible and allows the house to be put on a new foundation as the existing foundation is rotting. As a large portion of the building was slab-on-grade construction, the plan would be to place steel stilts and beams through the walls to lift the house which provides the opportunity for a new foundation. The applicant also noted that this

approach is feasible as the building would be relocated approximately 35 feet on the property rather than long distances across the region.

2. Whether there was a need for BC Building Code compliance. The applicant indicated that there will be relaxation because of the heritage designation status of the house.
3. Whether the insulation will be upgraded. The applicant indicated that they intend to improve and modernize the building. The walls will be stripped down to take off the dry wall, re-wire, and put in new mechanical systems.
4. Clarification was provided that there is no problem with the roof structure, but with the roof membrane. In addition, there is glass that is leaking.
5. Whether there would be a similar approach to the roof upgrades. The applicant indicated that the cedar would be removed in order to access the roof, and once this was complete, the cedar would be re-installed.
6. A concern was noted that moving the house could interrupt the details of the house and details may be lost in the process.
7. The applicant confirmed that a registered landscape architect (Thomas Kyle from TKL Design Inc.) is commissioned for the project. In addition, the landscape architect is detailed orientated, is well informed on Erickson landscape features, and has also designed the fence structure (which will be incorporated into the whole design).
8. How the bedrooms, kitchen, bathrooms, etc. are brought up to date but still keep the spirit of the Erickson design. The applicant indicated that the inside will be brought up to current standards in terms of the way the rooms function. The design will also enclose the existing carport that will connect into the studio, which is currently an individual building, and will be detailed as per the Erickson design.
9. The applicant noted that the current lot size is approximately 180,000 square feet and the new subdivided lots will be one 90,000 square feet lot and two 45,000 square feet lots.
10. In terms of modernizing the interior, how are the heritage character defining features being retained in the interior (such as the wood panelling). The applicant noted that the wood panelling would be maintained at the main entrance way and ceilings, and beyond, there will be cohesive flooring throughout the house.
11. A question was raised around the order of subdivision, sale, and construction of the two new single family lots. The applicant responded that the process has not been determined and the plan has changed several times due to issues with securing financing. Financing to move and weather protect the home is contingent on subdivision approval.

12. The applicant indicated that the two proposed single family homes have been designed so that the entirety of the redevelopment plans are cohesive and there is character defining elements that are replicated from the Perry Residence to the two new single family homes. However, the applicant noted that if the designs of the proposed single-family homes are not secured through the HRA due to uncertainty of who will ultimately construct the new single family homes, then they would like the HRA to secure the zoning variances at minimum.
13. The applicant indicated that their preference was to ensure that all three houses are relocated and constructed at the same time to control the design and end product, to ensure cohesiveness, as well as minimize neighbourhood impacts from construction.
14. The applicant noted that there will be no basements in the two single family homes, or the relocated Perry Residence. The water table is down approximately two feet and a basement would be problematic.
15. In terms of the landscaping, whether there are trees or significant flowers or shrubs that could be saved or re-located to Lot 3 (Perry Residence re-location lot). Preserving some trees or shrubs could be a good addition to the overall preservation. The applicant noted that the retained arborist and landscape architect have closely reviewed and informed the tree removal plan recommendations. There may be opportunity to retain some trees, but there are concerns that construction may negatively impact tree health due to associated stress.
16. The applicant confirmed that variances being requested through the HRA include: density, height, setbacks, building coverage, and minimum lot size and dimension requirements.

5. Heritage Strategic Plan Goals (Continued)

As there was no quorum, this item was not addressed.

6. Properties Tracker

As there was no quorum, this item was not addressed.

7. Workplan Tracker

As there was no quorum, this item was not addressed.

8. Staff Updates

(a) April 22 Council Motion

(b) Committee Recruitment

(c) Staff Liaison Update

As there was no quorum, this item was not addressed.

9. Any Other Business

Prior to the adjournment of the meeting, committee members were reminded that at the April 22, 2026, committee meeting, the committee recommended two nominations to receive heritage awards: the

North Shore Heritage Preservation Society and Darren Yelton. On June 22, 2026, the recommendations for heritage awards will be presented to Council and committee members were encouraged to attend the Council meeting.

10. Adjournment

The meeting was adjourned at 8:15 pm.

Next Meeting: Wednesday, June 24, 2026



ON STAFF

604-926-8733 | office@burleyboys.com | www.burleyboys.com
2401 Mackay Ave, North Vancouver, BC V7P 2N2

Arborist Report

Authored by: Sean Wightman
ISA Certification #: PN2013A, TRAQ

File #:	25-087.1
Date:	27 May 2026
Weather:	Sunny
Client:	Steven K. Bailey
Telephone:	(604) 362 4547
Email:	steven.bailey818@gmail.com
Site Address:	3526 Everglade Place, North Vancouver, British Columbia V7N 3T9

Purpose:

Burley Boys Tree Service Ltd. has been contracted to provide an updated tree inventory and initial tree removal/retention outline for the property at 3526 Everglade Pl., North Vancouver, BC. Development plans include the subdivision of the property into 3 lots, relocating the existing Heritage Registry home on the site to the southern most lot, and subsequent construction of 2 new homes on the remaining parcels.

This report is intended to accompany a development permit, which includes the removal of 7 oversized trees on private property, which are noted as being in poor condition, with little or no long-term retention value, or inside/too close to required excavations; not suitable for retention.

Any recommended tree removal should be considered in conjunction with an approved replanting/landscape plan.

Method:

The site was visited with all trees being assessed from the ground only, using the Visual Tree Assessment (VTA) technique. No trees were climbed or cored during the site visit. Assessed trees and their Critical Root Zones (CRZ) are noted in the Appendix below. These CRZ should be noted for design purposes and to avoid/limit any excavations or grade changes too close to the trees as part of the proposed development.

Limitations:

Copyright 2025, Burley Boys Tree Service Ltd. This report is based on the method of assessment on the day of the assessment only. It is not to be copied, reprinted, published or otherwise distributed without prior approval by Burley Boys Tree Service Ltd. This report is to be used in its entirety, for its purpose only. Only the subject trees were inspected, and no others. This report does not imply or in any other way infer that other trees on the property or on neighbouring sites are sound and healthy.

The inherent characteristics of trees or parts of trees to fall due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavoured to use his skill, education and judgement to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report.

It is the sole responsibility of the client or their representatives to follow through with all recommendations for future consultations or site inspections.

Observations:

32 trees within or near the property were assessed. The trees are not individually tagged, but they are referred to as Trees #1 through #32 below and in the Appendix. To facilitate the proposed subdivision and subsequent development, all on site trees require removal.

The proposed development includes the subdivision of the property into 3 lots referred to as Lot A, Lot B and Lot C. The existing, Arthur Erickson designed home on the property is planned to be relocated to Lot C, and 2 new homes are planned for later construction on the remaining 2 parcels. During the first construction phase on Lot C, the existing house will be temporarily relocated to the north portion of the site to allow for the construction of a new foundation; once complete, the house will then be relocated onto the new foundation.

Tree #1 is a cedar. It measures 97 cm DBH and is in fair condition; it has a previous topping history. This tree is proposed to be removed in conjunction with the planned development and new home construction on Lot A. A large diameter permit is required for its removal.

Tree #2 is a cedar. It measures 18 cm DBH. This tree is in poor condition and has been previously topped. It is in conflict with the proposed building envelope on Lot A and is proposed to be removed to facilitate construction activity.

Tree #2 is a hemlock. It measures 42 cm DBH and is in poor condition. It is in conflict with the proposed building envelope on Lot A and is proposed to be removed to facilitate construction activity.

Tree #3 is a cedar. It measures 25 cm DBH. This tree has been previously topped and is in poor condition. It is in conflict with the proposed building envelope on Lot A and is proposed to be removed to facilitate construction activity.

Tree #4 is a cedar. It measures 32 cm DBH and is in poor condition. It is in conflict with the proposed building envelope on Lot A and is proposed to be removed to facilitate construction activity.

Trees #5-9 are cedars, measuring 16, 17, 39, 26 and 56 cm DBH, respectively. All trees have been previously topped and are in poor condition. They are in conflict with the proposed building envelope on Lot A and are proposed to be removed to facilitate construction activity.

Tree #10 is a 24 cm DBH hemlock. This tree is in poor condition; it is rooted from an old nurse stump and is infected with witches broom/dwarf mistletoe. It is in conflict with the proposed building envelope on Lot A and is proposed to be removed to facilitate construction activity.

Trees #11-12 are both cedars, measuring 79 & 46 cm DBH. Both are in poor condition with previous topping histories. These trees are in conflict with the proposed building envelope on Lot A and are proposed to be removed to facilitate construction activity. A large diameter permit is required for the removal of Tree #11.

Tree #13 is a cedar. It measures 39 cm DBH and is in poor condition. This tree is in conflict with the proposed building envelope on Lot A and is proposed to be removed to facilitate construction activity.

Tree #14 is a 64 cm DBH cedar. This tree has been previously topped and is in poor condition. It is in conflict with the proposed building envelope on Lot A and is proposed to be removed to facilitate construction activity.

Trees #15 & 16 are both cedars. They measure 25 & 17 cm DBH, respectively, and are both in fair condition. These trees are in conflict with the proposed building envelope on Lot A and are proposed to be removed to facilitate construction activity.

Tree #17 is a cedar. It measures 37 cm DBH and is in good condition, however, it is in conflict with the proposed building envelope on Lot A and is proposed to be removed to facilitate construction activity.

Tree #19 is a 93 cm DBH cedar. This tree is in poor condition; it has wood pecker activity/damage and decay at its base, and has a history of topping cuts. This tree is unsuitable for retention and is proposed to be removed in conjunction with the development of the properties. A large diameter permit is required for its removal.

Tree #20 is an 84 cm DBH hemlock. This tree is in poor condition; it is leaning heavily to the SW, has been previously topped and appears to be in decline. This tree is unsuitable for retention and is in conflict with the proposed building envelope of Lot A. It is proposed to be removed to facilitate construction activity. A large diameter permit is required for its removal.

Tree #21 is a mixed cedar/hemlock hedge. It has 5 stems measuring 17-40 cm DBH and it is in poor condition. This hedge is proposed to be removed in conjunction with the development of the properties.

Tree #22 is a vine maple. It has multiple stems averaging 15 cm DBH and is in poor condition. This tree is in conflict with the building envelope of Lot B and is proposed to be removed to facilitate construction activity.

Tree #23 is a cherry. It measures 28 cm DBH and is in poor condition. This tree is in conflict with the building envelope of Lot B and is proposed to be removed to facilitate construction activity.

Tree #24 is a cypress hedge. It has 8 stems measuring 17-30 cm DBH. This hedge is in poor condition and is proposed to be removed in conjunction with the development of the properties.

Tree #25 is a Japanese maple. It has 3 main stems which measure 20, 19 and 12 cm DBH. This tree is in good condition, however, it is in conflict with the proposed building envelope of Lot C, and is proposed to be removed to facilitate construction activity.

Tree #26 is a 24 cm DBH cedar. This tree is in good condition, however, it is in conflict with the proposed building envelope of Lot C, and is proposed to be removed to facilitate construction activity.

Tree #27 is a fir. It measures 63 cm DBH and is in fair condition. This tree is proposed to be removed in conjunction with the development of the properties.

Trees #28 & 29 are cedars. They measure 86 and 83 cm DBH, and are in poor and fair condition, respectively. These trees are proposed to be removed in conjunction with the development of the properties. Large diameter tree permits will be required for their removal.

Tree #30 is a vine maple. It measures 25 cm DBH and is in fair condition. This tree is proposed to be removed in conjunction with the development of the properties.

Tree #31 is a 90 cm DBH hemlock. This tree is in poor condition, rooted from a nurse stump. It is in conflict with the proposed building envelope of Lot C, and is proposed to be removed to facilitate construction activity. A large diameter permit is required for its removal.

Following a request from the District of North Vancouver, to include impacts to neighbouring trees growing close to the east property line, 1 additional tree was subsequently assessed. It is referred to as Tree #32, and is a silver maple, growing at the south-east corner of the west neighbour's property at 3511 Mahon. It measures approximately 45 cm DBH (it was not physically measured due to access restrictions), it is in good condition and is to be retained; tree protection barriers are to be installed. There is a small concrete retaining wall along the property line adjacent to this tree, which has likely reduced the amount of roots growing onto the subject site, but Arborist supervision will be required for any excavations or grade changes within its CRZ.

There are no other trees, hedges, or vegetation on the east neighbouring properties affected by the proposed development.

Conclusions:

The planned construction of 2 new homes and relocation of the existing home will require the removal of all existing trees on the property, while 1 tree on the neighbour's property will be retained.

Any removal/retention recommendations are based on the trees' current health, condition, as well as, their long-term viability as a retained tree and their relative proximities to required excavations. A permit is required for the removal of 7 large diameter trees on site.

Any recommended tree removals should be considered in conjunction with a District approved re-planting/landscape plan.

Appendix:

Below details the tree assessed. "DBH" is the main trunk diameter of the tree measured approximately 1.4m from grade. The determined condition of each tree is relative to its health, canopy structure, colour and vigour and any defects noted in the stem, canopy or root plate. Retention values are based on the tree species profile, growing conditions & viability as long-term. "CRZ" is the determined Critical Root Zone of each tree. Preferred & Minimum CRZs are outlined below. The Minimum CRZ measurement is based on 6xDBH, while Preferred CRZ measurement is based on 10xDBH; per DNV guidelines. Tree protection barriers should be located no closer to the trunk than this distance and must be minimum 1.2 m in height. It should be noted trees with excavations required inside the Preferred CRZ can often be retained.

Tree/ Tag #	Species	DBH (cm)	Condition Good Fair Poor Dead/Dying	Retention Value High Moderate Low Unsuitable	CRZ (Min) (m)	CRZ (Pref'd) (m)	On site (Y/N)	Permit Protected (Y/N)	Comments & Recommendations
1	Cedar	97	Fair	Moderate	5.82	9.70	Y	Y	- Previously topped Recommend: - Remove to facilitate proposed development
2	Cedar	18	Poor	Low	1.08	1.80	Y	N	- Previously topped - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
3	Hemlock	42	Poor	Low	2.52	4.20	Y	N	- Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
4	Cedar	25	Poor	Low	1.50	2.50	Y	N	- Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
5	Cedar	32	Poor	Low	1.92	3.20	Y	N	- Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
6	Cedar	16	Poor	Low	0.96	1.60	Y	N	- Previously topped - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development

7	Cedar	17	Poor	Low	1.02	1.70	Y	N	- Previously topped - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
8	Cedar	38	Poor	Low	2.28	3.80	Y	N	- Previously topped - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
9	Cedar	26	Poor	Low	1.56	2.60	Y	N	- Previously topped - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
10	Cedar	56	Poor	Low	3.36	5.60	Y	N	- Previously topped - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
11	Hemlock	24	Poor	Unsuitable	1.44	2.40	Y	N	- Rooted from nurse stump - Infected with witches broom/dwarf mistletoe - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
12	Cedar	79	Poor	Low	4.74	7.90	Y	Y	- Previously topped - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
13	Cedar	46	Poor	Low	2.76	4.60	Y	N	- Previously topped - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
14	Cedar	39	Poor	Low	2.34	3.90	Y	N	- Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
15	Cedar	64	Poor	Low	3.84	6.40	Y	N	- Previously topped - Conflict with building envelope; Lot A

									Recommend: Remove to facilitate proposed development
16	Cedar	25	Fair	Moderate	1.50	2.50	Y	N	- Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
17	Cedar	17	Fair	Moderate	1.02	1.70	Y	N	- Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
18	Cedar	37	Good	High	2.22	3.70	Y	N	- Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
19	Cedar	93	Poor	Unsuitable	5.58	9.30	Y	Y	- Previously topped - Wood pecker activity - Decay at base Recommend: - Remove to facilitate proposed development
20	Hemlock	84	Poor	Unsuitable	5.04	8.40	Y	Y	- In decline - Heavy lean to SW - Previously topped - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
21	Cedar/ Hemlock	17-40	Poor	Low	2.40	4.00	Y	N	- Mixed hedgerow of 5 stems Recommend: - Remove to facilitate proposed development
22	Vine maple	15	Poor	Low	0.90	1.50	Y	N	- Multi-stemmed - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
23	Cherry	28	Poor	Low	1.68	2.80	Y	N	- Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
24	Cypress	17-30	Poor	Low	1.80	3.00	Y	N	Hedgerow of 8 stems

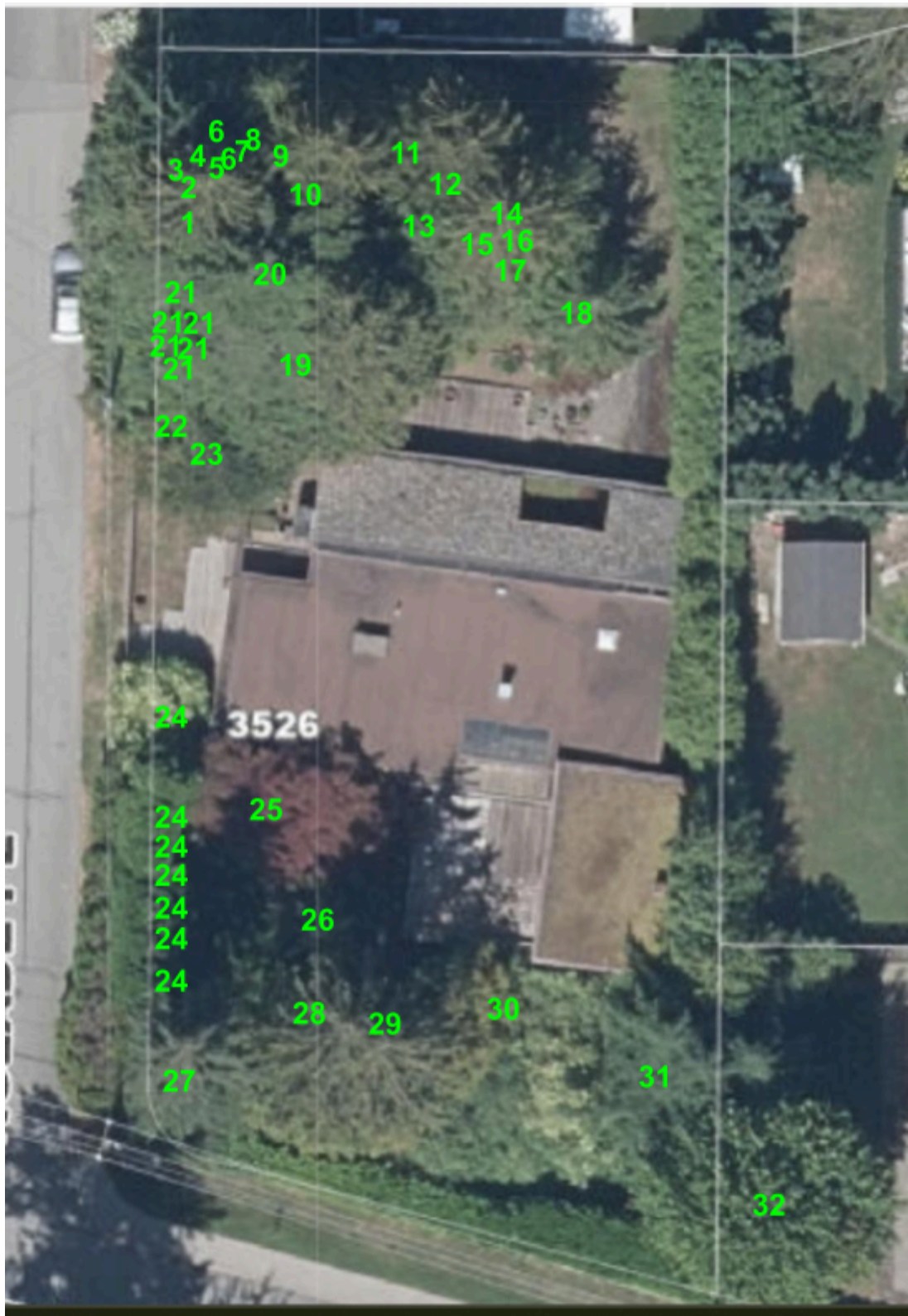
									Recommend: Remove to facilitate proposed development
25	Japanese maple	39	Good	High	2.34	3.90	Y	N	- Combined DBH; multi-stemmed (20, 19, 12 cm) - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
26	Cedar	24	Good	High	1.44	2.40	Y	N	- Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
27	Fir	63	Fair	Moderate	3.78	6.30	Y	N	Recommend: Remove to facilitate proposed development
28	Cedar	86	Poor	Low	5.16	8.60	Y	Y	Recommend: Remove to facilitate proposed development
29	Cedar	83	Fair	Moderate	4.98	8.30	Y	Y	Recommend: Remove to facilitate proposed development
30	Vine maple	25	Fair	Moderate	1.50	2.50	Y	N	Recommend: Remove to facilitate proposed development
31	Hemlock	90	Poor	Unsuitable	5.40	9.00	Y	Y	- Rooted from nurse stump - Conflict with building envelope; Lot A Recommend: - Remove to facilitate proposed development
32	Silver maple	45	Good	High	2.70	4.50	N	N	- SE neighbour's property - Small concrete retaining wall at property line likely limited roots onto subject site Recommend: - Retain; install tree protection barriers - Arborist supervision required during any excavations/grade changes

Tree Removal/Retention Summary:

Number of permit protected trees to be removed:	7
Number of non-permit protected trees to be removed:	24
Number of retained trees on site:	0
Number of retained trees off site:	1

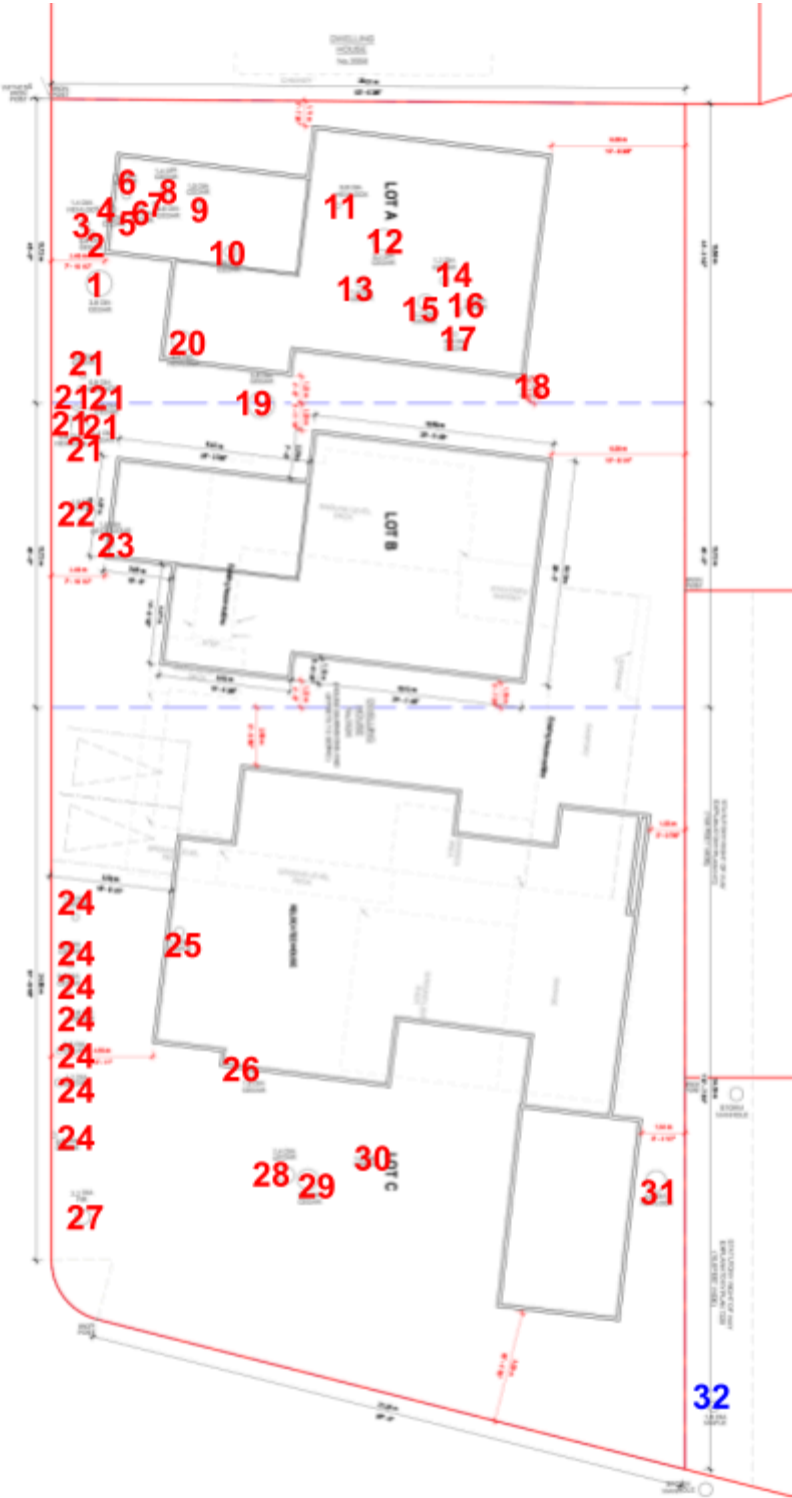
Site Map:

The below site map notes approximate tree locations.

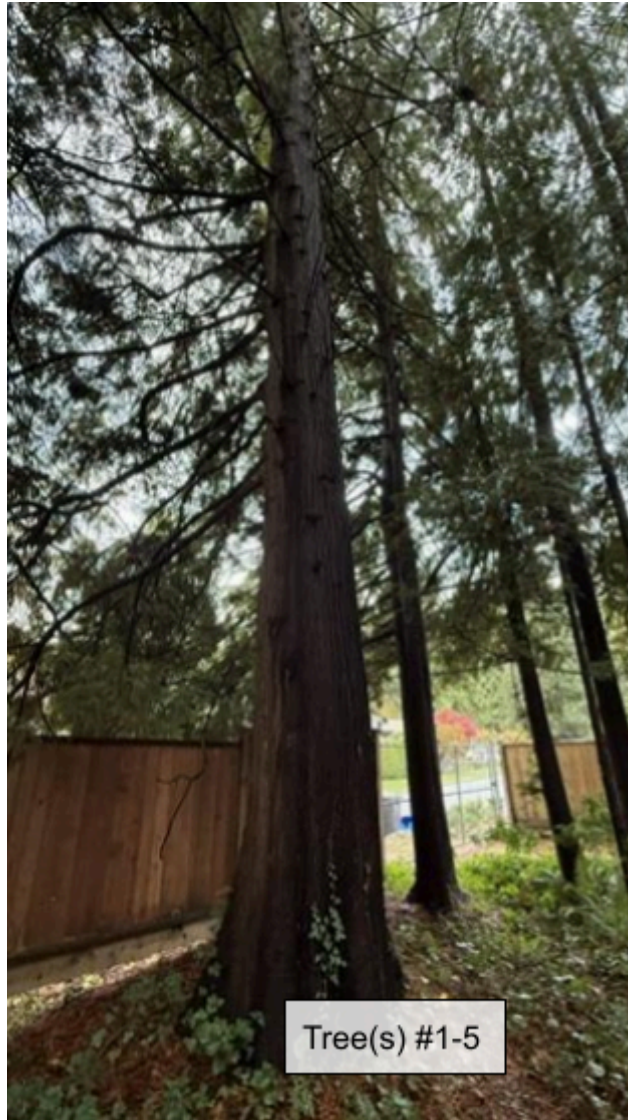


Site Plan:

An original large scaled copy of the site plan indicating trees marked for **removal** or **retention**, and the locations of any Tree Protection Zones has not been included with this report; this is to be provided by the applicant, if required.



Images:





















EGBC Permit To Practice No.: 1000284

November 14, 2025,

Reference No. VAN-25201

Owner
3526 Everglade Place
West Vancouver, BC, V7N 3T9

c/o: Douglas Johnson Architect Ltd.

Email: steven.bailey818@gmail.com

**Re: Proposed Subdivision and Residential Development – Geotechnical Report
3526 Everglade Place, North Vancouver, BC**

Dear Mr. Bailey:

1.0 INTRODUCTION

As requested, **Summit** Geotechnical Services Inc. (**Summit**) has completed a geotechnical assessment in accordance with our fee proposal PR-25176, dated October 10, 2025, for the proposed subdivision and subsequent residential development project located at the above referenced address. The purpose of the study was to review subsoil and groundwater conditions underlying the site, and to provide geotechnical recommendations for design and construction of the proposed development. This report summarizes the results of our site reconnaissance and presents the geotechnical recommendations relate to the project.

The scope of services was limited to the provision of geotechnical engineering services only and did not include any provision for the investigation, analytical testing, or assessment of the potential for soil and/or groundwater contamination at the site or possible bio-engineering considerations.

2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

2.1 Site Description

The subject property is located at 3526 Everglade Place in District of North Vancouver, BC. The property is bounded to the west by Everglade Place, to the south by Evergreen Place, and to the north and the east by private residential properties as shown in Figure 1 Test Hole Location Plan.

The subject property is near trapezium shape and has total plan dimensions of about 28.5m (93.53 ft.) x 52.352m (171.76 ft.) to 61.551m (201.94 ft.). Currently, the property is developed by an existing house (constructed in 1948) located near the center of the property. The existing house is designated as heritage building and is a single-storey wood frame structure supported on a partially buried crawlspace (up to 2 ft. buried). The existing house setbacks about 20.18m (66.2 ft.) from the north property line, about 4.54m (14.9 ft.) from the west property line, and setbacks about 5.73m (18.8 ft.) from the east property line. The rest of the property is covered by small bushes with numbers of large trees located at the north side and south side of the property.

Based on the survey plan prepared by Hobbs, Winter & MacDonald BC Land Surveyors, the site gently slopes down from its north property line located at elevations of between +148.864m (+488.4 ft.) and +149.840m (+491.6 ft.) down to its south property line located at elevations of between +145.908m (+478.7 ft.) and +147.157m (+482.8 ft.) with a total elevation difference of up to 2.957m (9.7 ft.) over a horizontal distance of about 52.352m (171.76 ft.). The elevation drops within the property are mainly facilitated by the gentle slopes of the property.

2.2 Proposed Development

Based on the preliminary subdivision and architectural drawings prepared by Douglas Johnson Architect Ltd., it is understood that the intention is to move the existing heritage building about 9.6m (31.5 ft.) towards the south and subdivide the property into three (3) separate residential lots as shown in the attached preliminary subdivision and architectural plan.

Detailed architectural designs is not available at the time of preparing this report, based on the information provided, it is understood that the existing heritage building will likely be supported on a 1.22m (4 ft.) crawl space and setbacks about 2.6m (8.5 ft.) from the proposed new north subdivision line, about 1.52m (5 ft.) from the east property line, about 5m (16.4 ft.) from the south property line and setbacks about 4.55m (14.9 ft.) from the west property line.

Two new single-family dwelling houses are proposed on the two proposed subdivided lots at the north side of the subject property. The proposed new houses will likely be two to three-storey wood-frame structures supported near the current site grade or on a partially buried basement. The proposed new houses will likely setback about 1.2m (3.9 ft.) from both the north and south new property lines, and setback about 6m from its east property line and about 2.4m (7.8 ft.) from its west property line.

2.3 Neighboring Properties

Based on our site observations, the existing building located on the north neighboring property is a two-story wood-frame structures supported on a fully buried (about 7 ft. to 8 ft. buried) basement that setback about 1.22m (4 ft.) from the common property line. The setback area is located at similar elevation as the subject property.

The existing buildings located on the east neighboring properties setback more than 9.1m (30 ft.) from the common property lines. The existing buildings have either full basement (3511 Mahon Avenue) or partially buried basement (3529 and 3545 Mahon Avenue).

2.4 Available Storm Service

Based on District of North Vancouver GEOweb Property Viewer Map and the District Record Drawings F2444-A and F2734-A (attached at the end of this report), the subject property has two options for storm water connection.

As per record drawing F2444-A, the existing Ø200mm (Ø8" at 3.86% slope) storm sewer located along Everglade Place fronting the subject property has invert elevations of +145.237m (+476.5 ft.) at MH 1 (near the south property line) and +148.422m (+486.95 ft.) at MH 2. The invert elevation of storm mainline near the north property line of the subject property is expected to be located near an elevation of +147.066m (+482.5 ft.) that located at about 0.76m (2.5 ft.) to 0.91m (3 ft.) below road surface.

As per record drawing F2734-A, the existing Ø182mm (Ø6") storm sewer located at the SRW to the east of the subject property has invert elevations of +147.855m (+485.09 ft.) at MH 6.3, +147.377m (+483.52 ft.) at MH 6.2 and +146.508m (+480.67 ft.) at MH 6.1.

The actual storm connection invert elevation should be confirmed by the designer of the Storm Water Management Plan (SWMP).

3.0 SITE RECONNAISSANCE AND SUBSURFACE CONDITIONS

3.1 Site Reconnaissance

A site reconnaissance was completed on November 7, 2025, for the purpose of assess the subsurface soil and groundwater condition following a rainfall event on November 6, 2025 (30mm rain in 24 hours). During our site reconnaissance, three (3) hand auger test holes were attempted at the locations shown on Figure 1 Test Hole Location Plan and designated as HA25-01 to HA25-03. HA25-01 was terminated at a depth of about 0.61m (2 ft.) below the existing ground surface while HA 25-02 and 03 were terminated at depths of about 1.07m (3.5 ft.) below the existing ground surface due to the hand auger refusal at the top of natural very dense till-like sandy silt.

No infiltration test was conducted in HA25-01 due to the observed shallow water level in hand auger test hole. Infiltration tests were conducted in HA25-02 and HA25-03 after the hand auger refusal at a depth of about 1.07m (3.5 ft.) below the existing ground surface.

3.2 Subsoil Condition

Based on the Surficial Geological Survey of Canada Map 1486A and our experience within the project vicinity, the site is expected to be underlain by Vashon Drift and Capilano Sediments (VCb) that mainly consists of glacial drift including lodgment and minor flow till, lenses and interbeds of substratified glaciofluvial sand to gravel, and lenses and interbeds of glaciolacustrine laminated stony silt with bedrock locates more than 10m below the ground surface. In simple words, the site is expected to be underlain by very dense, very low permeability till-like soils near the existing ground surface.

The encountered subsoil condition generally complies with the description in geological map. Detail description of the soils encountered in test pits are presented in Table 1 below. In summary, the site is underlain by about 0.6m (2 ft.) to 1.07m (3.5 ft.) of loose over-burden soils and followed by very dense till-like sandy silt.

Table 1 Hand Auger Test Hole Logs

Test Hole No.	Ground E.L.	Depth (m)	Soil Descriptions
HA25-01	+146.3m (+480.0'±)	0 - 0.3	Loose, moist, light brown SAND. (FILL)
		0.3 - 0.6	Loose, wet, dark brown silty SAND
		>0.6	Very dense, moist, mottled brown/grey sandy SILT, trace gravel (TILL-LIKE)
HA25-02	+147.523m (+484.0'±)	0 - 0.6	Loose, moist, dark brown silty SAND, trace rootlets (TOPSOIL)
		0.6 – 1.07	Loose, wet, brown silty SAND, trace gravel
		>1.07	Very dense, moist, mottled brown/grey sandy SILT, trace gravel (TILL-LIKE)
HA25-03	+148.285m (+486.5'±)	0 - 0.6	Forest litter
		0.6 – 1.07	Loose, moist, brown silty SAND, trace gravel
		>1.07	Very dense, moist, mottled brown/grey sandy SILT, trace gravel (TILL-LIKE)

3.3 Groundwater Condition

No free groundwater was encountered/observed in HA25-02 and HA25-03 following a rainfall event (30mm in 24 hours). Water level in HA25-01 was observed to be located at about 0.45m (1.5 ft.) below the existing ground surface which is interpreted to be ponded rainwater in the previous removed oil tank area.

Based on our experience and considering the site location, the static groundwater table is expected to be located near the water level in Thain Creek at elevations of about +143m located at about 60m to the west of the subject property (about 2 to 3m below the lowest ground surface of the property). Light perched run-off should be expected during “wet” season above the relatively low permeable till-like soil.

3.4 Infiltration Rate

As discussed above, infiltration tests were conducted at a depth of about 1.07m (3.5 ft.) below the existing ground surface in HA25-02 and HA25-03 below the existing ground surface. Infiltration rates were recorded to be:

Table 2 Infiltration Rate

Test Hole No.	Ground E.L.	Test Depth (m)	Infiltration rate
HA25-02	+147.523m (+484'±)	1.07	165 Second per 25.4mm (1”) water level drop
HA25-03	+148.285m (+486.5'±)	1.07	47 Second per 25.4mm (1”) water level drop

Considering the organic rich soils will be removed prior to the construction, for preliminary design, the lower infiltration rate of **9.23 mm/minute (165 seconds per 25.4mm)** is recommended for infiltration tank or rain garden design.

No infiltration test was conducted in till-like sandy silt located at about 0.6m to 1.07 m below the existing ground surface. Based on our experience, the dense till-like sandy silt has very low permeability that be in the order of about **0.1 mm/hr**. It is **Summit's** opinion that the infiltration of the low permeable till-like soils may be ignored during the design of on-site stormwater drainage system.

4.0 STORMWATER (DRAINAGE) MANAGEMENT

4.1 District Requirements

Based on District of North Vancouver Development Servicing Bylaw 8145 (Bylaw 8145), Schedule A, Part 1, Section 4.0, Stormwater (Drainage) Management, a Stormwater Management Plan (SWMP) is required for the proposed development.

In accordance with the Bylaw 8145, the site is classified as ‘The Minor Drainage System (“minor system”)’. The minor system must be designed to prevent flooding and property damage and minimize public inconvenience from minor events up to the 10-year return period event.

In addition, on-site stormwater storage to municipality storm sewer release rate shall be designed to control the 2-year 24-hour post development storm flow rate to match pre-existing conditions or the 50% impervious condition level as discussed in Section 4.2.3 Drainage Management Criteria. See District of North

Vancouver Development Servicing Bylaw 8145 for detail requirements of on-site stormwater drainage system design.

Based on the Bylaw 8145 Figure 4a – Rainfall and Drainage Management Zones, the subject site is located within middle zone. As per Bylaw 8145 Section 4.7.3, Rainfall Intensity of the Middle Zone is summarized in Table 3 below.

Table 3 Mid Zone –Total Rainfall (mm)

Storm Duration	Return Period					
	2 yr	5 yr	10 yr	25 yr	50 yr	100 yr
5 min	6.7	9.1	10.9	13.2	15.1	16.9
15 min	11.8	15.4	18.1	21.7	24.5	27.3
30 min	17.3	21.8	25.3	29.9	33.5	37.1
1 hr	24.6	29.8	34.0	39.6	43.9	48.5
2 hr	37.4	44.7	50.1	56.9	61.9	66.8
6 hr	74.5	91.8	103.8	118.7	129.7	140.1
12 hr	115.2	143.5	162.2	183.5	199.4	215.3
24 hr	165.6	208.4	238.7	274.6	300.8	327.1

5.0 DISCUSSION

5.1 General

As discussed above, the existing heritage building will likely be supported on a slightly buried crawl space or at-grade supported while the two new buildings will likely consist of two-storey wood frame structure supported on a partially buried basement or at-grade supported.

Based on the subsurface soil conditions encountered, the subgrade at the proposed foundation elevation is expected to consist of very dense till-like sandy silt located at about 0.61m (2 ft.) to 1.07m (3.5 ft.) below the existing ground surface which is considered to be suitable subgrade that can provide satisfactory bearing support to conventional strip and pad foundations.

As the proposed new building of the Lot A will setback about 1.22m (4 ft.) from its north property line where the north neighboring building has a fully buried basement and setbacks about 1.22m (4 ft.) from the common property line, unsupported excavation may be feasible depended upon the foundation depth of the proposed new building. In general, unsupported bench or sloped excavation is feasible at the proposed Lot B and Lot C. Depended upon the proposed foundation depth, temporary lock block retaining wall may be required along the north property line. Excavation requirement will be provided once the actual foundation depth is confirmed. General excavation requirements are provided in Section 6.2 below.

The site is underlain by very dense till-like sandy silt located at about 0.6m (2 ft.) below the existing ground surface at the south side of the property and at about 1.07m (3.5 ft.) below the existing ground surface at the north side of the property. The natural till-like sandy silt underlying the site has very low permeability; therefore, infiltration system will not be functioning if the post development ground surface remained at similar elevations. We understood that District of North Vancouver encourage to use infiltration tank to reduce the storm water volumes that need to be discharge to their storm sewer. Using of infiltration can be

achieved by raise grade using permeable soils. If grade raise is not preferred, it is recommended to design a detention stormwater storage tank with flow control devices to achieve the District of North Vancouver stormwater release criteria.

As discussed above, the existing storm sewer located along Everglade Place fronting the subject property has invert elevations of +145.237m (+476.5 ft.) at MH 1 (near the south property line) and +147.066m (+482.5 ft.) near the north property line (located at about 2.5 ft. to 3 ft. below road surface). Therefore, the foundation depth should be carefully designed if gravity feed is preferred for storm water drainage. Sump Pump will likely be required if a partially buried basement or a fully buried crawl space is planned.

It should be noted that District of North Vancouver deems all water flow into perimeter foundation drain to be ground water and should be drain to an infiltration tank (if infiltration is available) or a rain garden within the property through sump pump. Therefore, an elevated at-grade supported slab-on-grade construction may be considered so that the foundation perimeter drainage (drintile can be deleted). The requirement of delete foundation perimeter drainage (drintile) is further discussed in Section 6.6 below.

As per District of North Vancouver requirement, if basement is proposed, groundwater monitoring wells will be required to be installed to deeper than the foundation depths and continuous groundwater monitoring during rainy season (October 1 to April 30) would need to be conducted.

It is **Summit's** opinion that the proposed subdivision and the subsequent residential development is feasible from geotechnical point of view. Recommendations for site preparation, excavation, foundation design, and other pertinent geotechnical considerations are provided in the subsequent sections of this report.

5.2 Site Class

Based on the subgrade conditions observed and our experience in the project vicinity, the site should be classified as “**Site Class C, Xc**” in accordance with the 2024 British Columbia Building Code (2024 BCBC). Structures designed in accordance with the 2024 BCBC must be capable of withstanding seismic ground motions having a 2 percent probability of exceedance over a 50-year design life, a return period of 1 in 2475 years.

Peak Ground Accelerations (PGA) on firm ground for the address noted above is 0.446g (Natural Resources Canada, Site Coordinates 49.342 North, -123.081 West).

**Table 4 Response Spectrum for 5% Damping at Firm Ground
Interpolated for Site Class C, Xc, (NBCC 2020) (BCBC2024)**

Period	NBCC 2020
(s)	(g)
0.05	0.626
0.1	0.901
0.2	1.03
0.3	1.03
0.5	0.822
1.0	0.479
2.0	0.292
5.0	0.084
10.0	0.036
PGA	0.446
PGV	0.50

Uniform Hazard Spectra

49.342N 123.081W, NBC 2020, linear-linear interpolation

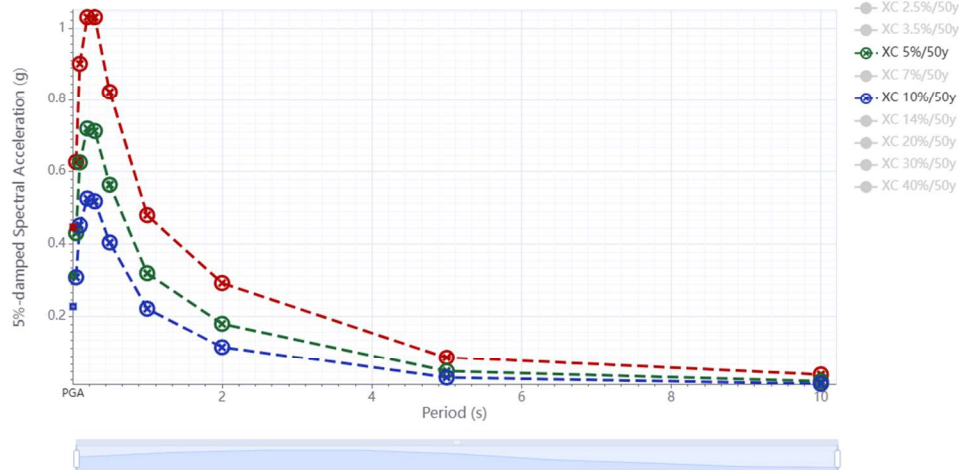


Figure 1 Response Spectrum for 5% Damping at Firm Ground Interpolated for Site Class C, Xc, (NBCC 2020) (BCBC2024)

The subsoil underlying the subject site is not considered to be susceptible to liquefaction under the design earthquake.

6.0 RECOMMENDATIONS

6.1 Site Preparation

Existing structures, pavement, topsoil, loose fills, organic soils and otherwise deleterious materials should be removed from the proposed building footprint. In general, the exposed subgrade should consist of

natural dense till-like sandy silt. Over-excavation may be required to remove unsuitable soils at subgrade level. Any grade reinstatement should be completed using “Structural Fill” as described below.

In the context of this report, “Structural Fill” is defined as clean sand to sand and gravel, containing less than 5% fines by weight, compacted in 300mm loose lifts to a minimum of 95% of the material’s Modified Proctor Maximum Dry Density (MPMDD) in accordance with ASTM D 1557.

Please note sand to sand and gravel soils should be density tested to confirm the required compaction is achieved. Clear crushed gravel doesn’t require compaction test.

The natural till-like soil is very easy to be disturbed. It is recommended that the exposed natural subgrade to be protected by minimum 50mm clear crushed gravel from disturbance as soon as possible.

Stripped subgrade should be reviewed and approved by geotechnical engineers prior to the start of footing form work.

6.2 Temporary Excavation

In general, unsupported bench or sloped excavation is feasible at the proposed Lot B and Lot C. Depended upon the proposed foundation depth, temporary lock block retaining wall may be required along the north property line.

Temporary excavation should be sloped no steeper than 1H:1V (Horizontal: Vertical) in loose to compact soils and vertically cut to up to 1.8m (6 ft.) in dense till-like soil or benched in accordance with the guidelines and regulations of Work Safe BC. .

The slope cuts should be covered using 6mil polyethylene sheeting to protect slopes against erosion during periods of “wet” weather. Excavations within looser/softer soils or in areas of groundwater seepage may need to be trimmed back to a flatter inclination or use lock blocks as the temporary retaining structure subject to review during construction.

An initial review of temporary cut slopes higher than 1.2 m should be conducted by the geotechnical engineer in accordance with WorkSafeBC. Temporary slopes should be continually monitored by the contractor, who will be on site on a full-time basis and will be able to observe changes in slope profile and monitor the performance of the cut slopes. **Summit** should be notified immediately of any significant changes in the condition of temporary cut slopes.

6.3 Foundation Design

As discussed above, the proposed building can be supported on conventional strip and pad footings founded on very dense till-like sandy silt or structural fill placed on till-like sandy silt. The building footings bearing on undisturbed very dense till-like sandy silt or structural fill placed thereon may be designed using a Serviceability Limit State (SLS) bearing pressure of **100 kPa (2,080 psf.)**. Factored Ultimate Limit State (ULS) bearing pressures, for use with short-term transient loads such as those induced by wind or earthquake, may be assumed to be 50% above SLS bearing pressures.

Strip footing should not be less than 450mm in width and should be embedded a minimum of 450mm below final grades for confinement and frost protection. Pad footing size should be minimum 0.9m x 0.9m.

Provided that the recommendations for site preparation are followed and the foundations are constructed on approved subgrade or suitably compacted structural fill placed over approved subgrade, total post-

construction settlement of foundations is not expected to exceed 25mm and differential post-construction settlement is not expected to exceed 25mm over a horizontal distance of 10m.

To minimize adverse surcharge loading on the lower footings, the higher footings should extend below a 2H:1V gradient line projected upward from the bottom edge of the lower footing.

6.4 Lateral Earth Pressure – Basement Walls

Typical lateral pressures for design of basement walls are given in the attached Figure 2 Lateral Pressure For Basement Wall Design. The lateral wall pressures assumed a free draining granular backfill material and no hydrostatic pressure against the basement walls. Foundation wall backfill should consist of free-draining granular material, such as sand and gravel with less than 5 percent fines (percent passing #200 sieve). The material should be compacted to at least 92% of the ASTM D 1557 Modified Proctor Maximum Dry Density.

6.5 Slab-on-Grade Subgrade

A drainage layer consisting of minimum 100 mm thick 19x10 mm clear crushed gravel should be placed below the slab. Polyethylene sheeting should be placed above the gravel layer to limit vapor and moisture migration. The crushed gravel fill should be compacted to equivalent to 95% of the MPMD subject to visual inspection.

The clear crushed gravel layer should have an outlet to the perimeter drains via weep holes through the foundation walls of the building.

Compaction of the slab-on-grade fill should be reviewed by the Geotechnical Engineer.

6.6 Foundation Drainage

In general, if the top of the floor slab is located at minimum 15cm (6 inches) higher than the exterior finished grade and the exterior ground is graded in such a way that water is directed away from the building, then foundation perimeter drain (drintile) is not necessary and can be deleted from geotechnical point of view. At sloped ground, if the elevation difference is supported by retaining walls with wall drainage and surface run-off below the retaining wall is sufficiently collected by surface floor drain or catch basin, perimeter foundation drain (drintile) can also be deleted.

Otherwise, a perimeter foundation drainage system consisting of minimum 100mm diameter rigid perforated PVC pipe should be installed around the exterior of the building foundations. The invert of the pipe should be located not less than 200mm below the slab-on-grade elevation (but not lower than underside of the footings). The pipe should be surrounded by minimum 150mm thick of 19mm clear crushed gravel and wrapped using geotextile filter fabric.

The foundation drainage pipe should be connected to an appropriate storm water disposal system via non-perforated lines. Roof drainage should not be connected to the perimeter foundation drainage system.

As discussed above in Section 3.3, static groundwater is expected to be located at depths well below the foundation level. Light run-off (perched water) should be expected during “wet” season above the relatively low permeable till-like soil. Assuming surface precipitation is well controlled, and only limited rainwater can reach the foundation level, a peak discharge rate of **0.2 L/s** from foundation perimeter drain is recommended for storm water management design.

6.7 Methane Gas

The site is not underlain by any organic rich soils; therefore, methane gas ventilation system is not required.

7.0 GEOTECHNICAL FIELD REVIEW

Above sections outlined recommendations for the design and construction of the proposed development. Review of certain aspects of the design and construction are needed to satisfy the requirements of the Letters of Assurance and to document that the recommendations of the geotechnical report are followed.

It is the contractor's responsibility to contact **Summit** a minimum of 24 hours in advance to notify us that a field review is required. In summary, field reviews are required for the following aspects of the work but not limited to:

- Review of excavations in excess of 1.2m depth as required by Work Safe BC; and
- Review of temporary cribbing subgrade; and,
- Review of footing subgrades; and,
- Review of slab backfill and compaction; and,
- Review of retaining wall footing subgrade.

8.0 CLOSURE

Please note that this report was prepared based on the information provided by the client and **Summit's** understanding of the project as described in this report. **Summit** should be given opportunity to review the final development plans and structural loading information and make any needed modification to reflect changes in the original design assumptions.

Also note that this report was prepared for the exclusive use of our client, their designated agents and District of North Vancouver. This report may not be used by other parties without the written consent of **Summit**. The attached "Interpretation & Use of Study and Report" forms an integral part of this report and must be included with any copies of this report.

The contractors should make their own assessment of subsurface conditions and select the construction means and methods most appropriate to the site conditions. This geotechnical report should not be included in contract specifications without suitable qualifications and prior review by **Summit Geotechnical Services Inc.**

We trust that this report will meet your present requirements. Please contact the undersigned if you have any questions or require further assistance.

Sincerely,

Summit Geotechnical Services Inc.



2025-11-14

Jian Zhong Jin, M.Eng., P.Eng.
Principal, Geotechnical Engineer

Enclosures: Interpretation & Use of Study and Report
Figure 1 Test Hole Location Plan
Figure 2 Lateral Pressure For Basement Wall Design
Preliminary Subdivision and Architectural Plan
District of North Vancouver Record Drawing F2444-A
District of North Vancouver Record Drawing F2734-A

D:\Working Projects\To be moved to Computer\To Be Invoiced\Need Works Immediately\VAN-25201 3526 Everglade Place, North Vancouver\Report\Summit RE 2025 11 14 3526 Everglade Place, North Vancouver_Final.docx



INTERPRETATION & USE OF STUDY AND REPORT

1. STANDARD OF CARE

This study and Report have been prepared in accordance with generally accepted engineering consulting practices in this area. No other warranty, expressed or implied, is made. Engineering studies and reports do not include environmental consulting unless specifically stated in the engineering report.

2. COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WE CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

3. BASIS OF THE REPORT

The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document are only valid to the extent that there has been no material alteration to or variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation.

4. USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT. WE WILL CONSENT TO ANY REASONABLE REQUEST BY THE CLIENT TO APPROVE THE USE OF THIS REPORT BY OTHER PARTIES AS "APPROVED USERS". The contents of the Report remain our copyright property and we authorize only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of the Report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make the Report, or any portion thereof, available to any party without our written permission. Any use which a third party makes of the Report, or any portion of the Report, is the sole responsibility of such third parties. We accept no responsibility for damages suffered by any third party resulting from unauthorised use of the Report.

5. INTERPRETATION OF THE REPORT

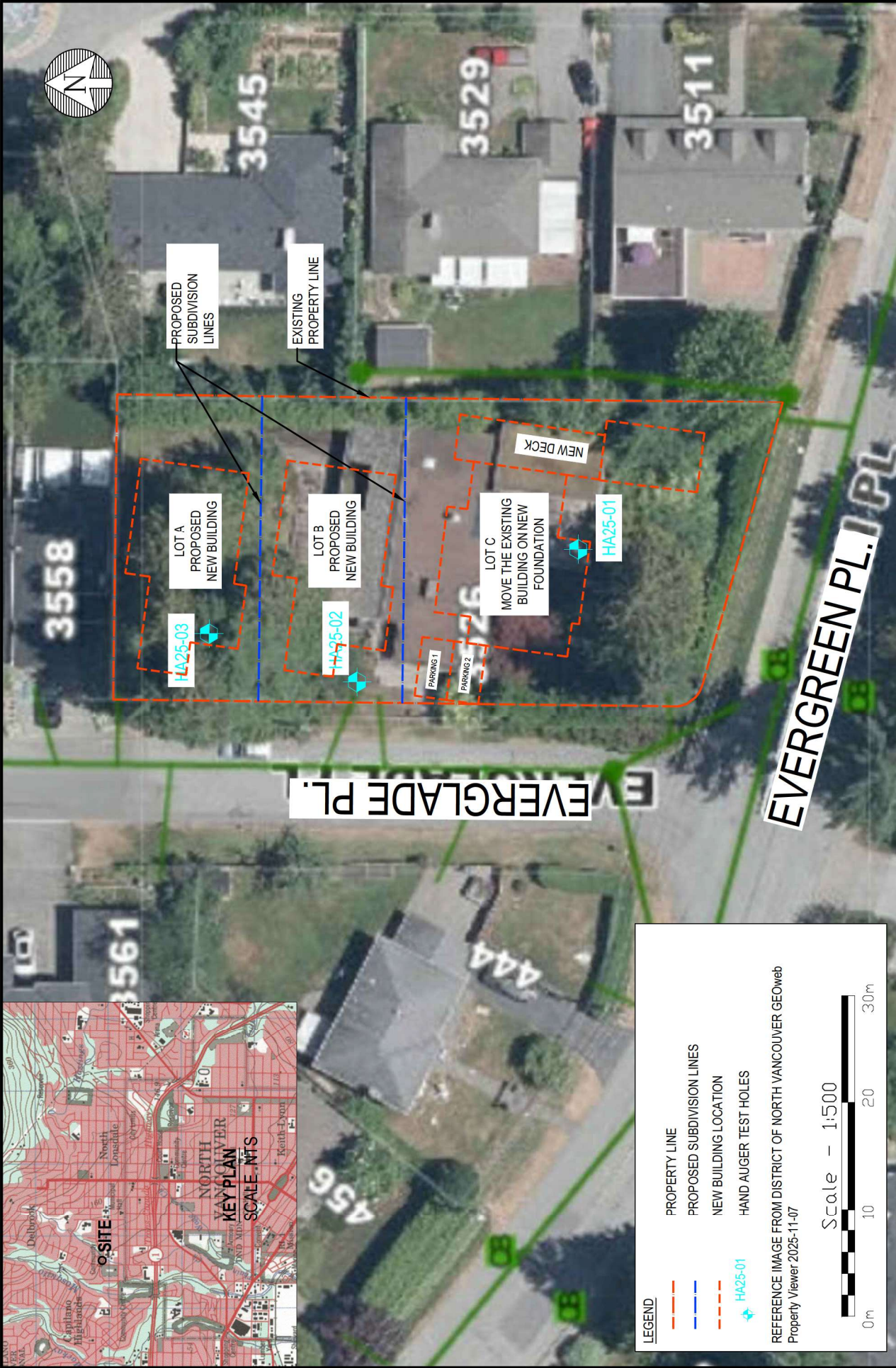
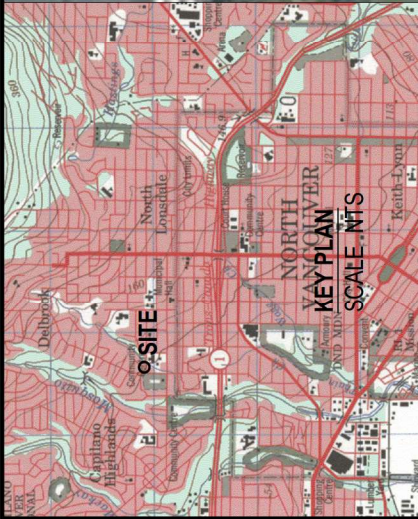
- a. Nature and Exactness of Descriptions: Classification and identification of soils, rocks, geological units, contaminant materials, building envelope assessments, and engineering estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature and even comprehensive sampling and testing programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations, or building envelope descriptions, utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarising such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.
- b. Reliance on Provided information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.
- c. To avoid misunderstandings, **Summit Geotechnical Services Inc. (Summit)** should be retained to work with the other design professionals to explain relevant engineering findings and to review their plans, drawings, and specifications relative to engineering issues pertaining to consulting services provided by **Summit**. Further, **Summit** should be retained to provide field reviews during the construction, consistent with building codes guidelines and generally accepted practices. Where applicable, the field services recommended for the project are the minimum necessary to ascertain that the Contractor's work is being carried out in general conformity with **Summit's** recommendations. Any reduction from the level of services normally recommended will result in **Summit** providing qualified opinions regarding adequacy of the work.

6.0 ALTERNATE REPORT FORMAT

When **Summit** submits both electronic file and hard copies of reports, drawings and other documents and deliverables (**Summit's** instruments of professional service), the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by **Summit** shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancy, the hard copy versions shall govern over the electronic versions. Furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed version archived by **Summit** shall be deemed to be the overall original for the Project.

The Client agrees that both electronic file and hard copy versions of **Summit's** instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except **Summit**. The Client warrants that **Summit's** instruments of professional service will be used only and exactly as submitted by **Summit**.

The Client recognizes and agrees that electronic files submitted by **Summit** have been prepared and submitted using specific software and hardware systems. **Summit** makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.



LEGEND

- PROPERTY LINE
- PROPOSED SUBDIVISION LINES
- NEW BUILDING LOCATION
- HAND AUGER TEST HOLES

HA25-01

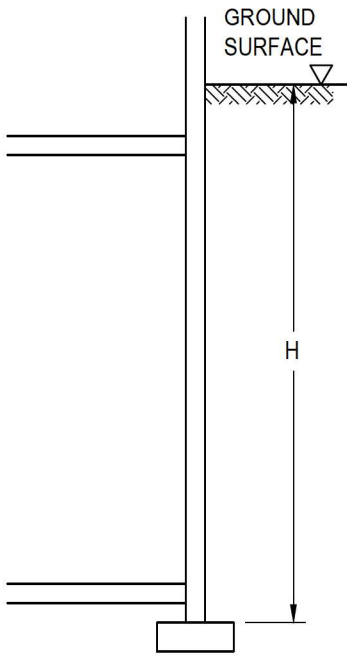
REFERENCE IMAGE FROM DISTRICT OF NORTH VANCOUVER GEOweb
Property Viewer 2025-11-07

Scale - 1:500

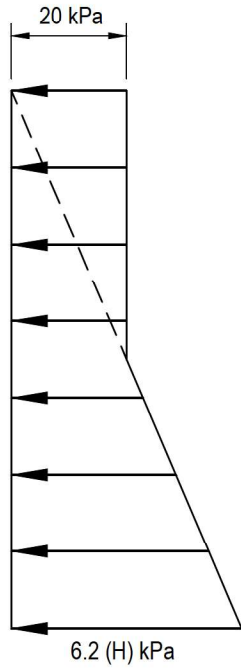
0m 10 20 30m

Summit Geotechnical Services Inc. EGBC Permit To Practice No.: 1000284 59 Fernway Drive, Port Moody British Columbia V3H 5K5 Telephone: 604-362-7021		Owner, c/o: Douglas Johnson Architect Ltd. Proposed Residential Subdivision and Development 3526 Everglade Place, North Vancouver, BC		TITLE:		TEST HOLE LOCATION PLAN	
PROJECT	CLIENT	PROJECT	CLIENT	DATE	SCALE:	DWG. NO.	Figure 1
VAN-25201	SZH	JJ	JJ	2025-11-10	1:500		

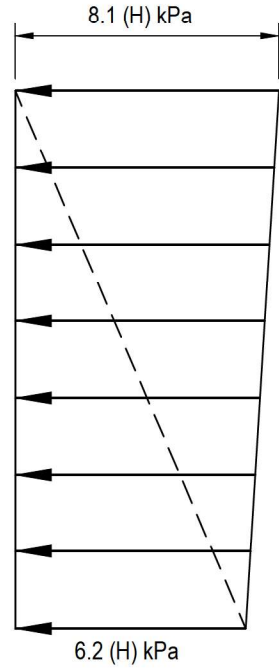
D:\Working Projects\To be moved to Computer\To Be Invoiced\Need Works Immediately\VAN-25201_3526 Everglade Place, North Vancouver\CAD\VAN-25201_Lat Pressure.dwg
Nov 09, 2025 -- 6:39pm



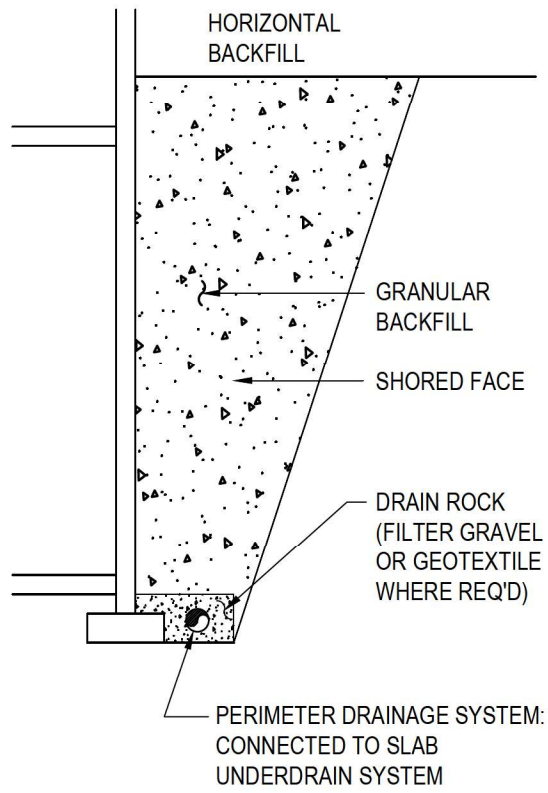
TYPICAL BASEMENT WALL



STATIC LOAD



SEISMIC+STATIC LOAD



NOTES:

- ALL METRIC UNITS IN (m) AND (kPa)
- ACTIVE PRESSURE IS CALCULATED BASED ON $\phi = 31$ DEGREE AND $\gamma = 20$ kN/m³
- ACTIVE PRESSURE COEFFICIENT $K_a = 0.31$
- THE PRESSURES GIVEN IN THIS DIAGRAM ARE UNFACTORED. USE APPROPRIATE LOAD FACTORS.
- SEISMIC COMPONENT BASED ON (NBC 2020, BCBC 2024):
 $K_h = PGA = 0.446g$
- SEISMIC PRESSURE COEFFICIENT $K_{ae} = 0.714$

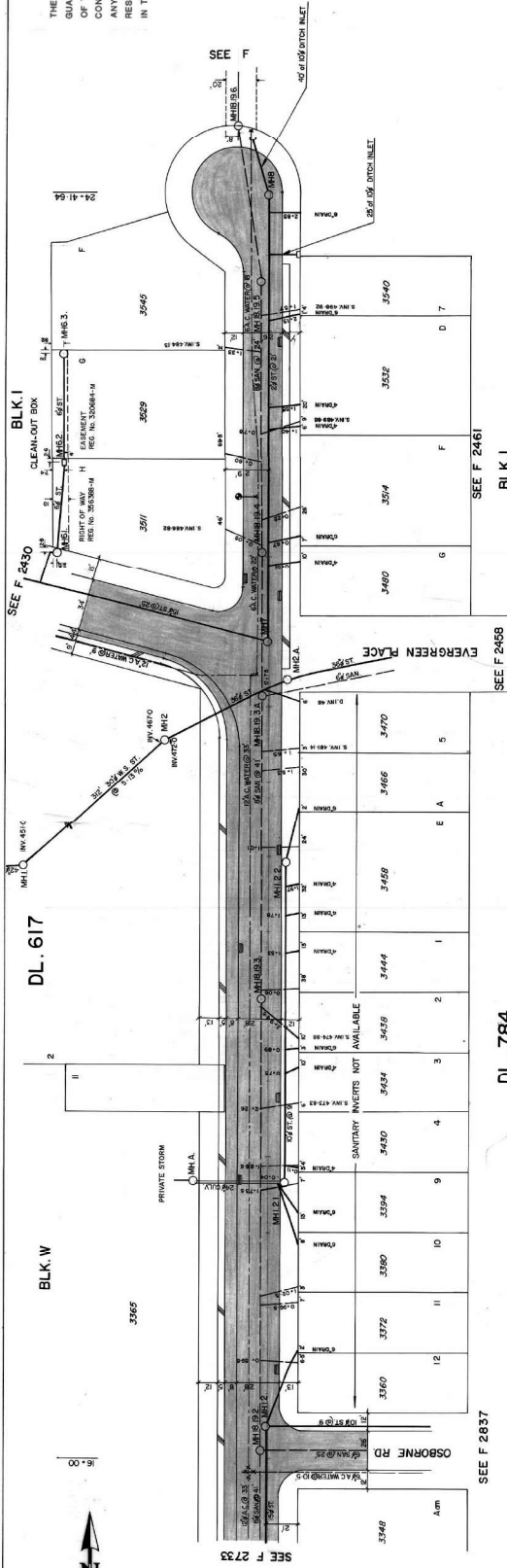


CLIENT Owner, c/o: Douglas Johnson Architect Ltd.			
PROJECT Proposed Residential Subdivision and Developments 3526 Everglade Place, North Vancouver, BC			
PROJECT NO. VAN-25201	DFTR. SZH	DSGN. JJ	CHK. JJ

TITLE: LATERAL PRESSURE FOR BASEMENT WALL DESIGN		
DATE 2025-11-10	SCALE: NTS	DWG NO. FIGURE 2

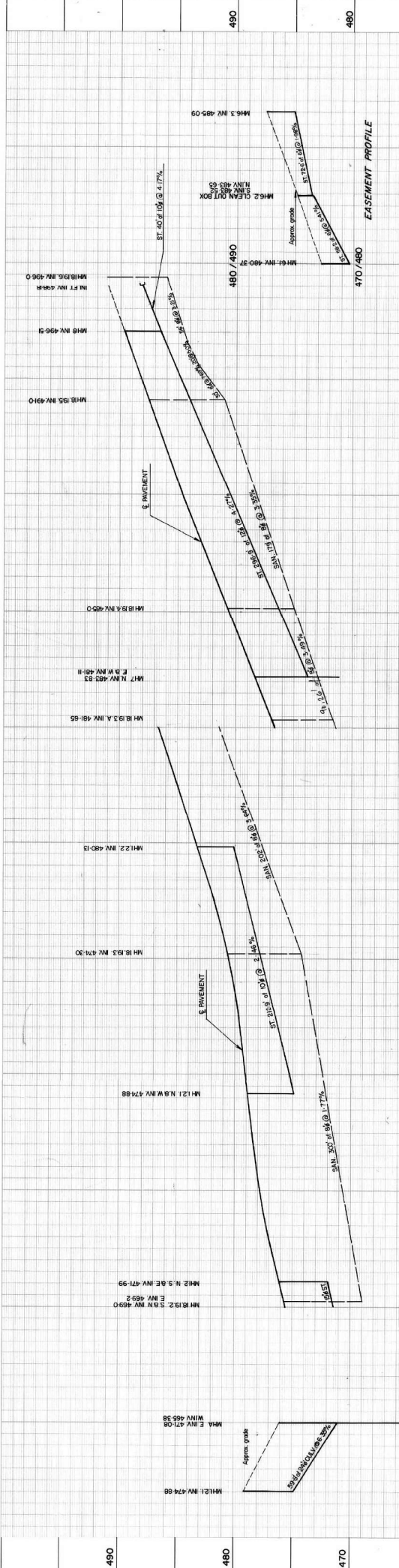
ATTENTION

THE DISTRICT OF NORTH VANCOUVER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THIS DRAWING. CONSEQUENTLY THE DISTRICT WILL NOT ACCEPT ANY RESPONSIBILITY FOR COSTS INCURRED AS A RESULT OF ERRORS, DEFICIENCIES AND OMISSIONS IN THIS DRAWING



MAHON AVENUE

16.00



UNDERGROUND STORAGE TANK REMOVAL ENVIRONMENTAL CLOSURE REPORT

3526 Everglade Place
North Vancouver, British Columbia
Canada

Prepared for:

Irene Hickey
3526 Everglade Place
North Vancouver, BC
V7N 3T9

Prepared by:

Lotus Environmental
3169 Kilmer Street
Port Coquitlam, BC
V3B 3K2

Prepared on: September 27, 2025
Amended on: May 28, 2026



LOTUS ENVIRO



INTRODUCTION:

Lotus Environmental (Lotus) was retained through Tanktech Environmental Services Ltd. (Tanktech) and is a third-party company. Lotus's scope of services was to investigate, document and carry out an environmental soil sampling program for potential contaminants typically associated with heating oil for a previously removed underground storage tank (UST). The site was located at 3526 Everglade Place, in the jurisdiction of the District of North Vancouver, British Columbia (the Site; see Site Plan).

BACKGROUND, OBSERVATIONS & METHODS:

Legal Description: LOT 6 OF LOT 40 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 6877

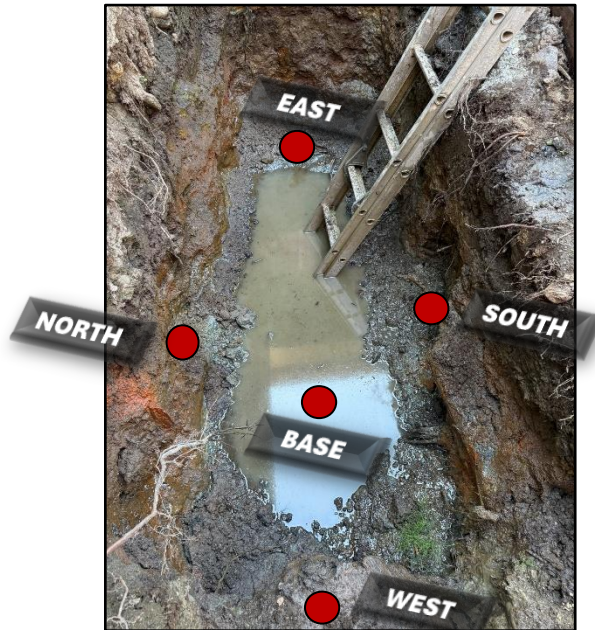
Parcel Identifiers: 010-784-756

Latitude / Longitude: 49° 12' 33.607" N / 123° 8' 7.47598" W

The Site is currently used as residential building and falls under the British Columbia Ministry of Environment (BCMOE), Contaminated Sites Regulation (CSR) as low-density residential land use standards (RL_{LD}). Neighbouring properties are like the site and consist of single-family residential buildings. The UST had previously been removed by All-Pro Oil Tank Removal Ltd. At that time an assessment soil sample had been collected and indicated the presence of extractable petroleum hydrocarbons (EPH).

Tanktech Environmental Services Ltd (Tanktech) was retained to perform excavating and remedial services for the Site. Upon Tanktech excavating the original UST basin location, Lotus collected five assessment soil samples. Field indications of hydrocarbon impacted soil were evident within the tank basin. All soil samples were collected in accordance with BCMOE "Technical Guidance Document for Site Characterization and Confirmation Testing."

Field protocols were followed as outlined in Environment Canada's field sample manual (2nd Edition). Samples were transported to Caro Laboratories for analysis of extractable petroleum hydrocarbons (EPH), light/heavy extractable petroleum hydrocarbons (LEPH/HEPH) and polycyclic aromatic hydrocarbons (PAH), the primary regulated substance associated with heating oil. Results of the samples are shown on the next page and appended at the end of this report. The photograph below illustrates the approximate assessment sampling locations.



Red indicates samples > CSR RL_D Standard
Green indicates samples < CSR RL_D Standard

FINDINGS & REMEDIAL ACTIVITIES

The analytical results for the assessment soil samples collected on July 21, 2025, are outlined in the tables below.

Table 1: Assessment Samples - Extractable Petroleum Hydrocarbons

	Date Sampled	DEPTH (m)	LAB RESULTS: LEPH	LAB RESULTS: HEPH	CSR RL _D STANDARD LEPH/HEPH
BASE	July 21, 2025	1.8	2430	1230	1000/1000 (0.0m - 3.0m)
NORTH		1.5	2870	1960	
SOUTH		1.5	10700	7190	
EAST		1.5	2030	810	
WEST*		1.5	16900	7180	

Note: all results are reported in µg/g; CSR RL_D standards are compared to soils within 3 metres of the surface; "<" denotes less than the method detection limit indicated; The laboratory reports EPH as "EPH₁₀₋₁₉" and "EPH₁₉₋₃₂" defined here as LEPH and HEPH respectively. * Sample was submitted for LEPH/HEPH and PAH analysis to determine whether PAH concentrations were significant enough to contribute to EPH analyses.

The samples collected from the base, north, south, east and west walls of the UST basin were above the applicable BCMOE CSR standards for RL_D land use. Based on the assessment results, a remediation program was implemented for the samples in exceedance of the standards to obtain compliance with the BCMOE regulations. The results of the sample analysis from Caro Laboratories are appended at the end of this report.



During remedial efforts during July and August, 2025, Tanktech excavated the odorous soils from the tank basin and transported them for disposal to Sumas Disposal Facility. (Bioremediation Facility) located in Burnaby, BC. A total of 35.26 metric tonnes of EPH contaminated soil were removed and shipped offsite. Prior to excavation days, groundwater recharge, with a visual hydrocarbon sheen, would accumulate within the excavation hole. A combined total of 15050 L of groundwater with a visual hydrocarbon sheen was pumped and shipped offsite by Tanktech Environmental Services Ltd. A copy of the soil summary and bill of ladings for wastewater pumping are attached at the end of this report. Following the removal of contaminated soils, Lotus collected confirmatory soil samples from the excavation limits and submitted them to Caro Laboratories for EPH analysis. Field testing was completed on Site during the remediation program to ensure over-excavation of soils did not occur. Field samples were collected at regular intervals (based on volume of soil removed) with excavation activities.

All soil samples were collected in accordance with BCMOE "Technical Guidance Document for Site Characterization and Confirmation Testing." Samples were collected based upon field observations and site conditions employing methods such as step-out hot-spot sampling, along with collecting discrete in-situ samples from all excavation faces. Such methods are recommended by the BCMOE guidance document to collect confirmation of remediation samples. Results of the laboratory analysis are shown in the table below.

Table 2: Remediation Samples - Extractable Petroleum Hydrocarbons

	Date Sampled	DEPTH (m)	LAB RESULTS: LEPH	LAB RESULTS: HEPH	CSR RL _D STANDARD LEPH/HEPH
BASE 2	August 6, 2026	2.0	20	<20	1000/1000
NORTH 2		1.6	30	<20	
SOUTH 2		1.5	<20	<20	
EAST 2		1.6	<20	<20	
WEST 2		1.5	440	220	
TESTPIT		0.9	5290	3510	
TESTPIT WEST	August 22, 2025	0.9	<20	<20	
TESTPIT SOUTH		0.9	<20	<20	

Note: All results are reported in µg/g; CSR RL_D standards are compared to soils within 3 metres of the surface; "<" denotes less than the method detection limit indicated; The laboratory reports EPH as "EPH₁₀₋₁₉" and "EPH₁₉₋₃₂" defined here as LEPH and HEPH respectively. Results bolded in red exceed standard and require further delineation. Results highlighted in grey and are confirmatory closure samples.

NOTE: There were exceedances in the sample "TESTPIT" on August 6, 2026, delineation of soils and remedial efforts continued on August 22, 2026, and contaminated soil was excavated and transported to a disposal facility (see paragraph at the top of the page). Further soil samples were collected on August 22, 2026 (TESTPIT WEST and TESTPIT SOUTH) following excavation of hydrocarbon-contaminated soil, and the test pit soils now meet BCMOE RL_D standards.



Red indicates samples > CSR RL_D Standard
Green indicates samples < CSR RL_D Standard
West 2 not shown "West 2" < CSR RL_D Standard



NOTIFICATION OF INDEPENDENT REMEDIATION

A notice of independent remediation and notice of completion (NIR) was completed and submitted to the BCMOE, as required under the Environmental Management Act (EMA). A copy of the NIR is attached to this report.

CONCLUSIONS

A Site remediation and soil sampling program was completed in July and August of 2025 in regard to a previously removed UST. Based on field observations, analytical results and field screening, the soil surrounding the former UST basin meets the applicable Contaminated Site Regulations Low-Density Residential Land Use Standards. No further soil investigation is warranted currently.

This report has been prepared by a Qualified Environmental Professional in accordance with the Environmental Management Act and its policies, regulations, procedures and protocols. Lotus Environmental holds the necessary professional designation and experience to implement soil assessments and remediation programs in respect to contaminants investigated during the removal of underground storage tanks.



ATTACHMENTS

Site Plan, Certified Analytical Results, Bills of Ladings, Weigh Scale Tickets, Tank Removal Certificate, Notification of Independent Remediation

Sincerely,
LOTUS ENVIRONMENTAL



Laura Pettersen, EP, ASCT, Level S Surveyor

LIMITATIONS:

This report has been prepared for the use of Irene Hickey, the property owner, as listed on the current land title, and presents the findings of the environmental soil sampling program conducted in July and August of 2025. A report suitable for submission to the BCMOE requires investigation of groundwater and soil-vapour conditions and additional documentation that most clients do not require, and which adds considerably to the cost. The scope of work did not include groundwater and soil-vapour investigation. BCMOE approvals of single-family residential properties are seldom required and are usually exempt from the approval process.

This report makes no claims of fact or opinion of any nature whatsoever to any person or entity other than to whom this report is addressed. Any use which a third party makes of this report, or any reliance or decision made based on it, is the responsibility of such third parties. Lotus accepts no responsibility for damage suffered by any third party because of decisions made or actions taken, based on this report.

SITE PLAN
APPENDIX



LOTUS ENVIRO

Site Plan

3526 Everglade Place
North Vancouver, BC

Prepared by:



*Approximate Location of Underground Storage Tank (UST)
& Remediation Area;
Outlined and Shaded in Yellow,*

*Source Image:
<https://geoweb.dnv.org/properties/>*



CERTIFIED ANALYTICAL RESULTS
APPENDIX



LOTUS ENVIRO

Analytical Report

Report To: Lotus Environmental 3169 Kilmer Street Port Coquitlam V3B 3K2	Project ID: Project Name: Project Location: 3526 Everglade Place, North Vancouver	Lot ID: 1830005 Control Number: Date Received: Jul 21, 2025 Date Reported: Jul 29, 2025 Report Number: 3161676 Report Type: Final Report
Attn: Laura Pettersen Sampled By: Laura Pettersen Company: Lotus Enviro	LSD: P.O.: Proj. Acct. code:	

		Reference Number	1830005-1	1830005-2	1830005-3
		Sample Date	Jul 21, 2025	Jul 21, 2025	Jul 21, 2025
		Sample Time	NA	NA	NA
		Sample Location			
		Sample Description	Base / 26.1 °C	North / 26.1 °C	South / 26.1 °C
		Matrix	Soil	Soil	Soil
Analyte	Units	Results	Results	Results	Nominal Detection Limit
Extractable Petroleum Hydrocarbons - Soil					
EPHs10-19	Dry Weight	µg/g	2430	2870	10700
EPHs19-32	Dry Weight	µg/g	1230	1960	7190
2-Methylnonane	Surrogate	%	124	92.8	>140
Soil % Moisture					
Moisture	Soil % Moisture	%	31.2	45.8	42.50

Analytical Report

Report To: Lotus Environmental 3169 Kilmer Street Port Coquitlam V3B 3K2	Project ID: Project Name: Project Location: 3526 Everglade Place, North Vancouver	Lot ID: 1830005 Control Number: Date Received: Jul 21, 2025 Date Reported: Jul 29, 2025 Report Number: 3161676 Report Type: Final Report
Attn: Laura Pettersen Sampled By: Laura Pettersen Company: Lotus Enviro	LSD: P.O.: Proj. Acct. code:	

		Reference Number	1830005-4	1830005-5	
		Sample Date	Jul 21, 2025	Jul 21, 2025	
		Sample Time	NA	NA	
		Sample Location			
		Sample Description	East / 26.1 °C	West / 26.1 °C	
		Matrix	Soil	Soil	
Analyte	Units	Results	Results	Results	Nominal Detection Limit
Extractable Petroleum Hydrocarbons - Soil					
EPHs10-19	Dry Weight	µg/g	2030	16900	20
EPHs19-32	Dry Weight	µg/g	810	7180	20
LEPHs	Dry Weight	µg/g		16900	20
HEPHs	Dry Weight	µg/g		7170	20
2-Methylnonane	Surrogate	%	>140	>140	60-140
Soil % Moisture					
Moisture	Soil % Moisture	%	16.2	59.4	0.1

Analytical Report

Report To: Lotus Environmental
3169 Kilmer Street
Port Coquitlam
V3B 3K2
Attn: Laura Pettersen
Sampled By: Laura Pettersen
Company: Lotus Enviro

Project ID:
Project Name:
Project Location: 3526 Everglade Place,
North Vancouver
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1830005**
Control Number:
Date Received: Jul 21, 2025
Date Reported: Jul 29, 2025
Report Number: 3161676
Report Type: Final Report

Reference Number 1830005-5
Sample Date Jul 21, 2025
Sample Time NA
Sample Location
Sample Description West / 26.1 °C

Matrix Soil

Analyte	Units	Results	Results	Results	Nominal Detection Limit
Polycyclic Aromatic Hydrocarbons - Soil					
Acenaphthene	Dry Weight	µg/g	10.96		0.02
Acenaphthylene	Dry Weight	µg/g	0.63		0.02
Anthracene	Dry Weight	µg/g	8.90		0.02
Benzo(a)anthracene	Dry Weight	µg/g	0.33		0.02
Benzo(a)pyrene	Dry Weight	µg/g	0.02		0.02
Benzo(b)fluoranthene	Dry Weight	µg/g	0.03		0.02
Benzo(b+j)fluoranthene	Dry Weight	µg/g	<0.04		0.04
Benzo(g,h,i)perylene	Dry Weight	µg/g	0.02		0.02
Benzo(k)fluoranthene	Dry Weight	µg/g	<0.02		0.02
Chrysene	Dry Weight	µg/g	0.49		0.02
Dibenzo(a,h)anthracene	Dry Weight	µg/g	<0.02		0.02
Fluoranthene	Dry Weight	µg/g	2.62		0.02
Fluorene	Dry Weight	µg/g	11.61		0.02
Indeno(1,2,3-c,d)pyrene	Dry Weight	µg/g	0.02		0.02
1-Methylnaphthalene	Dry Weight	µg/g	17.97		0.02
2-Methylnaphthalene	Dry Weight	µg/g	39.14		0.02
Naphthalene	Dry Weight	µg/g	4.41		0.01
Phenanthrene	Dry Weight	µg/g	45.15		0.02
Pyrene	Dry Weight	µg/g	10.15		0.02
Quinoline	Dry Weight	µg/g	1.87		0.02
PAH - Soil - Surrogate Recovery					
2-Fluorobiphenyl	PAH - Surrogate	%	113		50-140
Naphthalene-d8	PAH - Surrogate	%	110		50-140
Quinoline-d7	PAH - Surrogate	%	80.9		50-140
p-Terphenyl-d14	PAH - Surrogate	%	132		50-140

Approved by:



Reena Sharma
Operations Chemist

Data have been validated by Analytical Quality Control and Element's Integrated Data Validation System (IDVS).

Generation and distribution of the report, and approval by the digitized signature above, are performed through a secure and controlled automatic process.

Methodology and Notes

Report To: Lotus Environmental 3169 Kilmer Street Port Coquitlam V3B 3K2	Project ID: Project Name: Project Location: 3526 Everglade Place, North Vancouver	Lot ID: 1830005
Attn: Laura Pettersen	LSD:	Control Number:
Sampled By: Laura Pettersen	P.O.:	Date Received: Jul 21, 2025
Company: Lotus Enviro	Proj. Acct. code:	Date Reported: Jul 29, 2025
		Report Number: 3161676
		Report Type: Final Report

Method of Analysis

Method Name	Reference	Method	Date Analysis Started	Location
EPH - Soil	BCELM	Calculation of Light and Heavy Extractable Petroleum Hydrocarbons in Solids or Waters (LEPH & HEPH)., LEPH/HEPH Calculation	Jul 22, 2025	Element Vancouver
EPH - Soil	BCELM	* Extractable Petroleum Hydrocarbons (EPH) in Solids by GC/FID (2023), EPH Solids	Jul 22, 2025	Element Vancouver
PAH - Soil (VAN)	BCELM	* Polycyclic Aromatic Hydrocarbons in Solids by GC/MS - PBM (2023), PAH Solids	Jul 24, 2025	Element Vancouver

* Reference Method Modified

References

BCELM B.C. Environmental Laboratory Manual

Comments:

- Surrogate recovery of 2-methylnonane does not meet acceptance criteria for EPH analysis for samples 1830005-3, 4 and 5. The surrogate recovery is likely due to interference from hydrocarbons.
- Report was issued to include additional services requested by Laura McEwan of Tanktech on July 23, 2025: BCEP service requested on sample(s) 5.

Please direct any inquiries regarding this report to our Client Services group.

Results relate only to samples as submitted.

The test report shall not be reproduced except in full, without the written approval of the laboratory.

Analytical Report

Report To: Lotus Environmental
3169 Kilmer Street
Port Coquitlam
V3B 3K2
Attn: Laura Pettersen
Sampled By: L. Pettersen
Company: LOTUS ENVIRONMENTAL

Project ID:
Project Name:
Project Location: 3526 Everglade Place,
North Vancouver
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1833807**
Control Number:
Date Received: Aug 6, 2025
Date Reported: Aug 13, 2025
Report Number: 3165920
Report Type: Final Report

		Reference Number	1833807-1	1833807-2	1833807-3
		Sample Date	Aug 06, 2025	Aug 06, 2025	Aug 06, 2025
		Sample Time	NA	NA	NA
		Sample Location			
		Sample Description	BASE 2 / 23.6 °C	NORTH 2 / 23.6 °C	SOUTH 2 / 23.6 °C
		Matrix	Soil	Soil	Soil
Analyte	Units	Results	Results	Results	Nominal Detection Limit
Extractable Petroleum Hydrocarbons - Soil					
EPHs10-19	Dry Weight	µg/g	20	30	<20
EPHs19-32	Dry Weight	µg/g	<20	<20	<20
2-Methylnonane	Surrogate	%	110	96.8	100
Soil % Moisture					
Moisture	Soil % Moisture	%	20.2	19.6	18.7

Analytical Report

Report To: Lotus Environmental
3169 Kilmer Street
Port Coquitlam
V3B 3K2
Attn: Laura Pettersen
Sampled By: L. Pettersen
Company: LOTUS ENVIRONMENTAL

Project ID:
Project Name:
Project Location: 3526 Everglade Place,
North Vancouver
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1833807**
Control Number:
Date Received: Aug 6, 2025
Date Reported: Aug 13, 2025
Report Number: 3165920
Report Type: Final Report

		Reference Number	1833807-4	1833807-5	1833807-6	
		Sample Date	Aug 06, 2025	Aug 06, 2025	Aug 06, 2025	
		Sample Time	NA	NA	NA	
		Sample Location				
		Sample Description	EAST 2 / 23.6 °C	WEST 2 / 23.6 °C	TEST PIT / 23.6 °C	
		Matrix	Soil	Soil	Soil	
Analyte		Units	Results	Results	Results	Nominal Detection Limit
Extractable Petroleum Hydrocarbons - Soil						
EPHs10-19	Dry Weight	µg/g	<20	440	5290	20
EPHs19-32	Dry Weight	µg/g	<20	220	3510	20
2-Methylnonane	Surrogate	%	97.9	106	119	60-140
Soil % Moisture						
Moisture	Soil % Moisture	%	19.1	35.1	35.7	0.1

Approved by:



Misato Perry, B.Sc Biology
Customer Experience Supervisor

Data have been validated by Analytical Quality Control and Element's Integrated Data Validation System (IDVS).

Generation and distribution of the report, and approval by the digitized signature above, are performed through a secure and controlled automatic process.

Methodology and Notes

Report To: Lotus Environmental 3169 Kilmer Street Port Coquitlam V3B 3K2	Project ID: Project Name: Project Location: 3526 Everglade Place, North Vancouver	Lot ID: 1833807
Attn: Laura Pettersen	LSD:	Control Number:
Sampled By: L. Pettersen	P.O.:	Date Received: Aug 6, 2025
Company: LOTUS ENVIRONMENTAL	Proj. Acct. code:	Date Reported: Aug 13, 2025
		Report Number: 3165920
		Report Type: Final Report

Method of Analysis

Method Name	Reference	Method	Date Analysis Started	Location
EPH - Soil	BCELM	* Extractable Petroleum Hydrocarbons (EPH) in Solids by GC/FID (2023), EPH Solids <i>* Reference Method Modified</i>	Aug 08, 2025	Element Vancouver

References

BCELM	B.C. Environmental Laboratory Manual
-------	--------------------------------------

Please direct any inquiries regarding this report to our Client Services group.

Results relate only to samples as submitted.

The test report shall not be reproduced except in full, without the written approval of the laboratory.

Analytical Report

Report To: Lotus Environmental 3169 Kilmer Street Port Coquitlam V3B 3K2	Project ID: Project Name: Project Location: 3526 Everglade Place, North Vancouver	Lot ID: 1838038 Control Number: Date Received: Aug 25, 2025 Date Reported: Aug 27, 2025 Report Number: 3171766 Report Type: Final Report
Attn: Laura Pettersen Sampled By: L. Pettersen Company: LOTUS	LSD: P.O.: Proj. Acct. code:	

		Reference Number	1838038-1	1838038-2		
		Sample Date	Aug 22, 2025	Aug 22, 2025		
		Sample Time	NA	NA		
		Sample Location				
		Sample Description	Test Pit - West / 14.1 °C	Test Pit - South / 14.1 °C		
		Matrix	Soil	Soil		
Analyte		Units	Results	Results	Results	Nominal Detection Limit
Extractable Petroleum Hydrocarbons - Soil						
EPHs10-19	Dry Weight	µg/g	<20	<20		20
EPHs19-32	Dry Weight	µg/g	<20	<20		20
2-Methylnonane	Surrogate	%	76.8	74.5		60-140
Soil % Moisture						
Moisture	Soil % Moisture	%	42.6	25.0		0.1

Approved by: 
Rachel Eden, B. Sc.
Operations Manager

Methodology and Notes

Report To: Lotus Environmental 3169 Kilmer Street Port Coquitlam V3B 3K2	Project ID: Project Name: Project Location: 3526 Everglade Place, North Vancouver	Lot ID: 1838038
Attn: Laura Pettersen	LSD:	Control Number:
Sampled By: L. Pettersen	P.O.:	Date Received: Aug 25, 2025
Company: LOTUS	Proj. Acct. code:	Date Reported: Aug 27, 2025
		Report Number: 3171766
		Report Type: Final Report

Method of Analysis

Method Name	Reference	Method	Date Analysis Started	Location
EPH - Soil	BCELM	* Extractable Petroleum Hydrocarbons (EPH) in Solids by GC/FID (2023), EPH Solids	Aug 25, 2025	Element Vancouver

** Reference Method Modified*

References

BCELM	B.C. Environmental Laboratory Manual
-------	--------------------------------------

Please direct any inquiries regarding this report to our Client Services group.

Results relate only to samples as submitted.

The test report shall not be reproduced except in full, without the written approval of the laboratory.

BILL OF LADINGS
APPENDIX



LOTUS ENVIRO



BILL OF LADING

136816

38624 Cherry Dr.
Squamish, BC V8B 0W1
Ph: 604-628-2288

DATE	JULY 21, 2025
PO#	

ADDRESS	3526 EVERGLADE PL.	CONSIGNEE	Sumas Environmental
CITY/PROVINCE	NORTH VANCOUVER, BC	STREET	4623 Byrne Rd.
SHIPPER	HICKEY /	CITY/PROVINCE	Burnaby, BC
		POSTAL CODE	V5J 3H6

BILLING ADDRESS

INSTRUCTIONS

pump for sampling ON FILE

PIECES	DESCRIPTIONS OF ARTICLES AND SPECIAL MARKS	WEIGHT	RATE
2880 litres	Waste water < 3% oil content	2880 kg	

PER	PER 
SHIPPER	CARRIER TANKTECH ENVIRONMENTAL SERVICES LTD.



DATE	AUG. 05, 2025
PO#	

ADDRESS 3526 Everglade Pl.	CONSIGNEE Sumas Environmental
CITY/PROVINCE North Van, BC	STREET 4623 Byrne Rd.
SHIPPER Hickey	CITY/PROVINCE Burnaby, BC
	POSTAL CODE V5J 3H6

INSTRUCTIONS on file.

PER	PER 
-----	--

SHIPPER	CARRIER
	TANKTECH ENVIRONMENTAL SERVICES LTD.



BILL OF LADING # 136824

38624 Cherry Dr.
Squamish, BC V8B 0W1
Ph: 604-628-2288

DATE	Aug 08, 25
PO#	

ADDRESS	3526 Everglade Pl.		
CITY/PROVINCE	POSTAL CODE	STREET	
North Van., BC		4623 Byrne Rd.	
SHIPPER	CITY/PROVINCE	POSTAL CODE	
Hickey	Burnaby, BC	V5J 3H6	

BILLING ADDRESS

INSTRUCTIONS

ON FILE

PIECES	DESCRIPTIONS OF ARTICLES AND SPECIAL MARKS	WEIGHT	RATE
2990 litres	Waste water < 3% oil content	2990 kg	

PER	PER
SHIPPER	CARRIER
	TANKTECH ENVIRONMENTAL SERVICES LTD.



BILL OF LADING

136796

38624 Cherry Dr.
Squamish, BC V8B 0W1
Ph: 604-628-2288

DATE AUGUST 15, 2025

PO#

CONSIGNEE

Sumas Environmental

STREET

4623 Byrne Rd.

CITY/PROVINCE

Burnaby, BC

POSTAL CODE

V5J 3H6

ADDRESS

3526 EVERGLADE PL.

CITY/PROVINCE

NORTH VANCOUVER, BC

POSTAL CODE

SHIPPER

HICKEY

BILLING ADDRESS

INSTRUCTIONS

ON FILE

PIECES	DESCRIPTIONS OF ARTICLES AND SPECIAL MARKS	WEIGHT	RATE
<u>3800</u> litres	<u>Waste water < 3% oil content</u>	<u>3800</u> kg	

PER

PER

SHIPPER

CARRIER

TANKTECH ENVIRONMENTAL SERVICES LTD.



DATE	AUG. 28, 2025
PO#	

BILLING ADDRESS

INSTRUCTIONS *on file*

PER	PER 
-----	--

SHIPPER	CARRIER TANKTECH ENVIRONMENTAL SERVICES LTD.
---------	--

SOIL MOVEMENT DOCUMENTATION
APPENDIX



LOTUS ENVIRO



Summary of Soil Arrival

Project Number 250316
Company Tanktech Environmental Services Ltd.
Site Address 3526 Everglade Place, North Vancouver, BC

Date: 2025-09-02

* blue denotes soil subject to surcharge due to either wet nature or containing debris.

Date	Time	Carrier	Driver	Plate #	Gross	Tare	Net	Manifest #	Weigh Bill
2025-08-05	12:06	Badger	Wayne	RS0897	31090	24640	6450	Hydrovac	
2025-08-05	16:05	Badger	Wayne	RS0897	27670	22970	4700	Hydrovac	
2025-08-06	13:03	Badger	Wayne	RS0897	30580	23300	7280	Hydrovac	
2025-08-21	10:18	Tanktech	Hunter	EK1070	13560	8310	5250		
2025-08-21	11:24	Tanktech	Ian	EK1060	14250	8100	6150		
2025-08-22	12:52	Tanktech	Hunter	EK1070	13740	8310	5430		
Total (Kg):							35260		



SOIL ARRIVAL FORM

	Metals	EPH
RL-		
CL+		
Other		

Project Number: **250316**

Section A - Filled On-Site

GENERATOR

Generator Name: Tanktech Environmental Services Ltd. Site Location: 3526 Everglade Place
Generator Address: 38624 Cherry Drive North Vancouver, BC
Squamish, BC V8B 0W1 Site Phone: 604-328-1234
Generator Phone: 604-628-2288 Site Contact: Ian Groves
Contaminated Soil: IL+ EPH contaminated soil
(description)

IAN GROVES
Generator's Representative Name

[Signature]
Signature

20 25 / 10 / 06 / 15
Shipment Date

Section B - Filled upon Arrival

CARRIER

Carrier Name: Badger
Carrier Address: 880 Louisa Road
Port Moody, BC
Driver Name: Wayne Peterson
Carrier Phone: 306-209-4407
Truck No: 1530
License Plate: R50847
Tare Weight: _____

Tandem ☐
Truck & Pony ☐
Truck & Transfer ☐
Hydrovac ☒
Roll-off ☐
Others: _____

[Signature]
Driver's Signature

20 25 / 10 / 06 / 15

Section C - FOR OFFICE USE ONLY

Burnaby Facility
4623 Byrne Road, Burnaby, BC
(604) 682-6678

Received Date: 20 / /

Comments: _____

Outbound Truck
12/04/06 PM 02/05/06
04162
TANDEM 17632
Truck ID: 3105

Gross 31090 kg
Tare 24440 kg
Net 1455 kg

Signature

Name



SOIL ARRIVAL FORM

	Metals	EPH
RL-		
CL+		
Other		

Project Number: 250316

Section A - Filled On-Site

GENERATOR

Generator Name: Tanktech Environmental Services Ltd. Site Location: 3526 Everglade Place
Generator Address: 38624 Cherry Drive North Vancouver, BC
Squamish, BC V8B 0W1 Site Phone: 604-328-1234
Generator Phone: 604-628-2288 Site Contact: Ian Groves
Contaminated Soil: IL+ EPH contaminated soil
(description)

Ian Groves
Generator's Representative Name

[Signature]
Signature

2025 / 10 / 15
Shipment Date

Section B - Filled upon Arrival

CARRIER

Carrier Name: Badger
Carrier Address: 880 Louisa Street
Port Coquitlam
Driver Name: Wayne Roberts
Carrier Phone: 306-209-4407
Truck No: 1530
License Plate: R50897
Tare Weight: _____

Tandem ☐
Truck & Pony ☐
Truck & Transfer ☐
Hydrovac ☒
Roll-off ☐
Others: _____

[Signature]
Driver's Signature

2026 / 08 / 15
Shipment Date

Section C - FOR OFFICE USE ONLY

Burnaby Facility
4623 Byrne Road, Burnaby, BC
(604) 682-6678

Received Date: 20 / /

Comments: _____

2-4000 Truck
01:05:43 PM 08/05/26
Crate
Ticket #7440
Truck 3013

Gross 21170 kg
Tare 22270 kg
Net 4700 kg

Signature

Name



SOIL ARRIVAL FORM

	Metals	EPH
RL-		
CL+		✓
Other		

Project Number: **250316**

Section A - Filled On-Site

GENERATOR

Generator Name: Tanktech Environmental Services Ltd. Site Location: 3526 Everglade Place
Generator Address: 38624 Cherry Drive North Vancouver, BC
Squamish, BC V8B 0W1 Site Phone: 604-328-1234
Generator Phone: 604-628-2288 Site Contact: Ian Groves
Contaminated Soil: IL+ EPH contaminated soil
(description)

IAN GROVES
Generator's Representative Name

[Signature]
Signature

20 25 JAN 6 16
Shipment Date

Section B - Filled upon Arrival

CARRIER

Carrier Name: Bachor
Carrier Address: 880 Langford Hwy
Port Gwynne, Har
Driver Name: Wayne Belwan
Carrier Phone: 306-209-4407
Truck No: 1530
License Plate: RS08917
Tare Weight: _____

Tandem ☐
Truck & Pony ☐
Truck & Transfer ☐
Hydrovac ☒
Roll-off ☐
Others: _____

[Signature]
Driver's Signature

Section C - FOR OFFICE USE ONLY

Burnaby Facility
4623 Byrne Road, Burnaby, BC
(604) 682-6678

Received Date: 20 / 1 / 1

Comments: _____

Outbound Truck:
01.03/24 FY 08/04/05
Scale:
TALLER 170/15
Truck ID:1

Gross 30000 kg
Tare 20000 kg
Net 7000 kg

Signature

Name



SOIL ARRIVAL FORM

	Metals	EPH
RL-		
CL+		✓
Other		

Project Number: **250316**

Section A - Filled On-Site

GENERATOR

Generator Name: Tanktech Environmental Services Ltd. Site Location: 3526 Everglade Place
Generator Address: 38624 Cherry Drive North Vancouver, BC
Squamish, BC V8B 0W1 Site Phone: 604-328-1234
Generator Phone: 604-628-2288 Site Contact: Ian Groves
Contaminated Soil: IL+ EPH contaminated soil
(description)

Ian Groves
Generator's Representative Name

[Signature]
Signature

20 25 / AUG / 21
Shipment Date

Section B - Filled upon Arrival

CARRIER

Carrier Name: Tanktech
Carrier Address: 38624 Cherry Dr.
Squamish
Driver Name: Hunter Groves
Carrier Phone: 892-9007
Truck No: _____
License Plate: EK 1070
Tare Weight: 8310 kg

Tandem ☐
Truck & Pony ☐
Truck & Transfer ☐
Hydrovac ☐
Roll-off ☒
Others: _____

[Signature]
Driver's Signature

20 25 / AUG / 21
Shipment Date

Section C - FOR OFFICE USE ONLY

Burnaby Facility
4623 Byrne Road, Burnaby, BC
(604) 682-6678

Received Date: 20 / /

Comments: _____

Manual Ticket Print

10:18:11 AM 08/21/25
Gross 13560 kg
Tare 8310 kg
Net 5250 kg

Signature

Name



SOIL ARRIVAL FORM

	Metals	EPH
RL-		
CL+		✓
Other		

Project Number: 250316

Section A - Filled On-Site

GENERATOR

Generator Name: Tanktech Environmental Services Ltd. Site Location: 3526 Everglade Place
Generator Address: 38624 Cherry Drive North Vancouver, BC
Squamish, BC V8B 0W1 Site Phone: 604-328-1234
Generator Phone: 604-628-2288 Site Contact: Ian Groves
Contaminated Soil: IL+ EPH contaminated soil
(description)

IAN GROVES
Generator's Representative Name

[Signature]
Signature

20 25 / AUG / 21
Shipment Date

Section B - Filled upon Arrival

CARRIER

Carrier Name: TANKTECH
Carrier Address: 38624 CHERRY DR.
SQUAMISH
Driver Name: IAN GROVES
Carrier Phone: 604 328 1234
Truck No: _____
License Plate: EK1060
Tare Weight: 8100

Tandem ☐
Truck & Pony ☐
Truck & Transfer ☐
Hydrovac ☐
Roll-off ☒
Others: _____

[Signature]
Driver's Signature

20 25 / AUG / 21

Section C - FOR OFFICE USE ONLY

Burnaby Facility
4623 Byrne Road, Burnaby, BC
(604) 682-6678

Received Date: 20 / /

Comments: _____

Manual Ticket Print

11:24:46 AM 08/21/25
Gross 14250 kg
Tare 8100 kg
Net 6150 kg

Signature

Name



SOIL ARRIVAL FORM

	Metals	EPH
RL-		
CL+		✓
Other		

Project Number: **250316**

Section A - Filled On-Site

GENERATOR

Generator Name: Tanktech Environmental Services Ltd. Site Location: 3526 Everglade Place
Generator Address: 38624 Cherry Drive North Vancouver, BC
Squamish, BC V8B 0W1 Site Phone: 604-328-1234
Generator Phone: 604-628-2288 Site Contact: Ian Groves
Contaminated Soil: IL+ EPH contaminated soil
(description)

Hunter Groves
Generator's Representative Name

[Signature]
Signature

20/25/11/22
Shipment Date

Section B - Filled upon Arrival

CARRIER

Carrier Name: TANKTECH
Carrier Address: BOX 5602
SQUAMISH, BC
Driver Name: Hunter Groves
Carrier Phone: 892-9007
Truck No: _____
License Plate: EK1070
Tare Weight: 8310 kg
[Signature]
Driver's Signature

Tandem ☐
Truck & Pony ☐
Truck & Transfer ☐
Hydrovac ☒
Roll-off ☒
Others: _____

Section C - FOR OFFICE USE ONLY

Burnaby Facility
4623 Byrne Road, Burnaby, BC
(604) 682-6678

Received Date: 20 / 1 / 1

Comments: _____

Manual Ticket Print

12:52:35 PM 08/22/25
Gross 13740 kg
Tare 8310 kg
Net 5430 kg

Signature

Name

TANK REMOVAL CERTIFICATE
APPENDIX



LOTUS ENVIRO



CERTIFICATE OF TANK REMOVAL

JULY 21, 2025

PRESENTED TO: IRENE HICKEY

3526 EVERGLADE PLACE, NORTH VANCOUVER, BC

Tanktech Environmental Services Ltd. (Tanktech) certifies that one underground storage tank (UST) was removed from this property.

The tank was removed by another contractor prior to our involvement so details of the removal of any liquid product that may have been pumped out is unknown.

UST removal was verified during inspection by Lotus Environmental Consulting.

Where the UST was disposed of or recycled is also unknown.

All work conducted by Tanktech was documented and report to be provided by Lotus Environmental Consulting.

A handwritten signature in black ink, appearing to read "Ian Groves".

Ian Groves, Principal

NOTIFICATION OF INDEPENDENT REMEDIATION
APPENDIX



LOTUS ENVIRO



Ministry of
Environment

NOTIFICATION OF INDEPENDENT REMEDIATION

Land Remediation Section
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Telephone: (250) 387-4441
Fax: (250) 387-9935

Section 54 (2) of the Environmental Management Act requires anyone undertaking independent remediation to notify the Director of Waste Management in writing promptly on initiating remediation and within 90 days of completing it. You must complete this form and send it to the e-mail or mailing address below to inform the ministry when independent remediation of your site begins and ends.

A site plan (may be obtained from some local government web sites) and a Land Title record must be included with your submission.

Section I Timing of Remediation

Check the following items as applicable. This notice is given for:

- ☐ Initiation of independent remediation ☐ Completion of independent remediation
☒ Both initiation and completion of independent remediation
☐ Completion of remediation resulting from a spill. Estimated date of spill:

Incident Report (DGIR) #

YYYY-MM-DD

Provide the following if you are sending us a **Notification of Initiation of Independent Remediation**:

Start date: YYYY-MM-DD Estimated completion date: YYYY-MM-DD Estimated duration: (Days)

Scope of remediation: ☐ Whole site ☒ Part of site

If you expect that remediation of the entire site will take longer than one year attach a remediation schedule.

Provide the following if you are sending us a **Notification of Completion of Independent Remediation**:

Start date: 2025-08-06 Completion date: 2025-08-21
 YYYY-MM-DD YYYY-MM-DD

Section II Land Description

Site ID Number (if known)

PID 009-366-326 or PIN

Legal Description LOT E BLOCK G DISTRICT LOT 617 PLAN 10582

Latitude Degrees 49 Minutes 20 Seconds 30.50331

Longitude Degrees -123 Minutes 4 Seconds 49.1726

Site Civic Address or Location Street 3526 EVERGLADE PLACE

(i.e., nearest roadway) City NORTH VANCOUVER Postal Code V7N 3T9

Section III Property Owner and/or Operator (if applicable)

Name IRENE HICKEY

Address Street SAME AS LAND DESCRIPTION

City Province/State

Country CANADA Postal /Zip Code

Phone 778-507-1690 Fax

Section IV Environmental Consultant / Contractor / Agent Contact

Name of Firm: LOTUS ENVIRONMENTAL
Contact Name: LAURA PETTERSEN
Address Street 3169 KILMER STREET
City PORT COQUITLAM Province/State BC
Country CANADA Postal /Zip Code V3B 3K2
Phone 604-307-5465 Fax

Section V Primary Land Use

Contaminated Sites Regulation land use classification at the site surface (check one)

☐ Industrial ☐ Commercial ☒ Residential ☐ Urban park ☐ Agricultural ☐ Wildlands

Description of current operation (e.g., service station)

RESIDENTIAL BUILDING

Is a change in zoning or land use expected? NO

☐ Change in zoning ☐ Change in land use

From

To

Section VI Confirmed or Suspected Source of Contamination (e.g. leaking underground storage tank)

- ☒ Underground storage tank (UST)
☐ Oil and gas industry operations
☐ Other (describe):

Section VII Submission of Other Required Forms

Was a Notification of Likely or Actual Migration also submitted for this site?

☒ No

☐ Yes

If Yes, date of submission:

YYYY-MM-DD

Was a Site Risk Classification Report also submitted for this site?

☒ No

☐ Yes

If Yes, date of submission:

YYYY-MM-DD

If No, please describe the exemption which applies: PROTOCOL 12, SECTION 5.3.5

Section VIII Soil Investigations and Remediation

The following contaminants ☒ Were found ☐ Are suspected

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

LEPH 16900 ppm

HEPH 7180 ppm

Was the soil investigated following requirements and guidance under the Act? ☐ Yes ☐ No

Soil remediation strategy

☒ Excavation and disposal ☐ Other (describe):

35.26 METRIC TONNES TO SUMAS SOIL DISPOSAL FACILITY

Remediation standards used: ☒ Numerical ☐ Risk-based ☐ Both

Section IX Groundwater and Surface Water Investigations and Remediation

The following contaminants ☐ Were found ☐ Are suspected ☐ Not applicable

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

NOT INVESTIGATED

Was the water investigated following requirements and guidance under the Act? ☐ Yes ☐ No

Water remediation strategy

☐ Pumping and disposal ☐ Other (describe):

(include volume and intended treatment and/or disposal location for contaminated water if managed away from the site):

Remediation standards used: ☐ Numerical ☐ Risk-based ☐ Both

Section X Sediment Investigations and Remediation

The following contaminants ☐ Were found ☐ Are suspected ☐ Not applicable

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

NOT INVESTIGATED

Was the sediment investigated following requirements and guidance under the Act? ☐ Yes ☐ No

Sediment remediation strategy

☐ Excavation and disposal ☐ Other (describe):

(include volume and intended treatment and/or disposal location for contaminated sediments if managed away from the site)

Remediation standards used: ☐ Numerical ☐ Risk-based ☐ Both

Section XI Vapour Investigations and Remediation

The following contaminants ☐ Were found ☐ Are suspected ☐ Not applicable

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

NOT INVESTIGATED

Was the vapour investigated following requirements and guidance under the Act? ☐ Yes ☐ No

Vapour remediation strategy

Remediation standards used: ☐ Numerical ☐ Risk-based ☐ Both

Section XII Reason for Remediation

☐ Construction ☐ Demolition ☐ Upgrade

☐ Other: REMOVAL OF UST

Section XIII Authorizations for Discharges to the Environment

Did or does a discharge associated with the remediation require an authorization under the Act? Note that contravention of the requirements for an authorization is an offense and may be subject to penalties.

☐ Yes ☒ No ☐ Don't know

Provide the authorization numbers under the *Environmental Management Act* for any air, effluent and soil discharges to the environment for treatment works located at the site and the date of any related Contaminated Soil Relocation Agreement. Consult [Administrative Guidance 9, "Independent Remediation of Contaminated Sites"](#) for advice. Note that the *in situ* treatment of contaminants may generate substances which could be deemed a waste requiring a discharge authorization, even though there is no end-of-the-pipe discharge from the site.

Authorization numbers

Contaminated soil relocation agreement date

Section XIV Additional Comments

Section XV Signature

I confirm that the above information is true based on my knowledge as of the date this notification form was completed.

 ☐ Signature of person completing form ☐ LAURA PETTERSEN ☐ 2025-09-27
☐ Printed name ☐ Date completed (YYYY-MM-DD)

Sign your completed Notification of Independent Remediation form and include the following:

☒ Site plan ☒ Land Title record

Send the package to:

Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Fax (250) 387-9935
E-mail: Advisor.SiteInformation@gov.bc.ca

For further information, please refer to the information under our [key topic website on independent remediation](#).

Site Plan

3526 Everglade Place
North Vancouver, BC

Prepared by:



*Approximate Location of Underground Storage Tank (UST)
& Remediation Area;
Outlined and Shaded in Yellow,*

*Source Image:
<https://geoweb.dnv.org/properties/>*



TITLE SEARCH PRINT

File Reference: 3526 Everglade

Declared Value \$ 427800

2025-09-27, 11:28:43

Requestor: Laura Pettersen

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	BT131289
From Title Number	BN2422
Application Received	2002-04-23
Application Entered	2002-04-25
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	IRENE HELEN ALLRED, HOMEMAKER 3526 EVERGLADE PLACE NORTH VANCOUVER, BC V7N 3T9
Taxation Authority	North Vancouver, The Corporation of the District of
Description of Land	
Parcel Identifier:	009-366-326
Legal Description:	LOT E BLOCK G DISTRICT LOT 617 PLAN 10582
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE