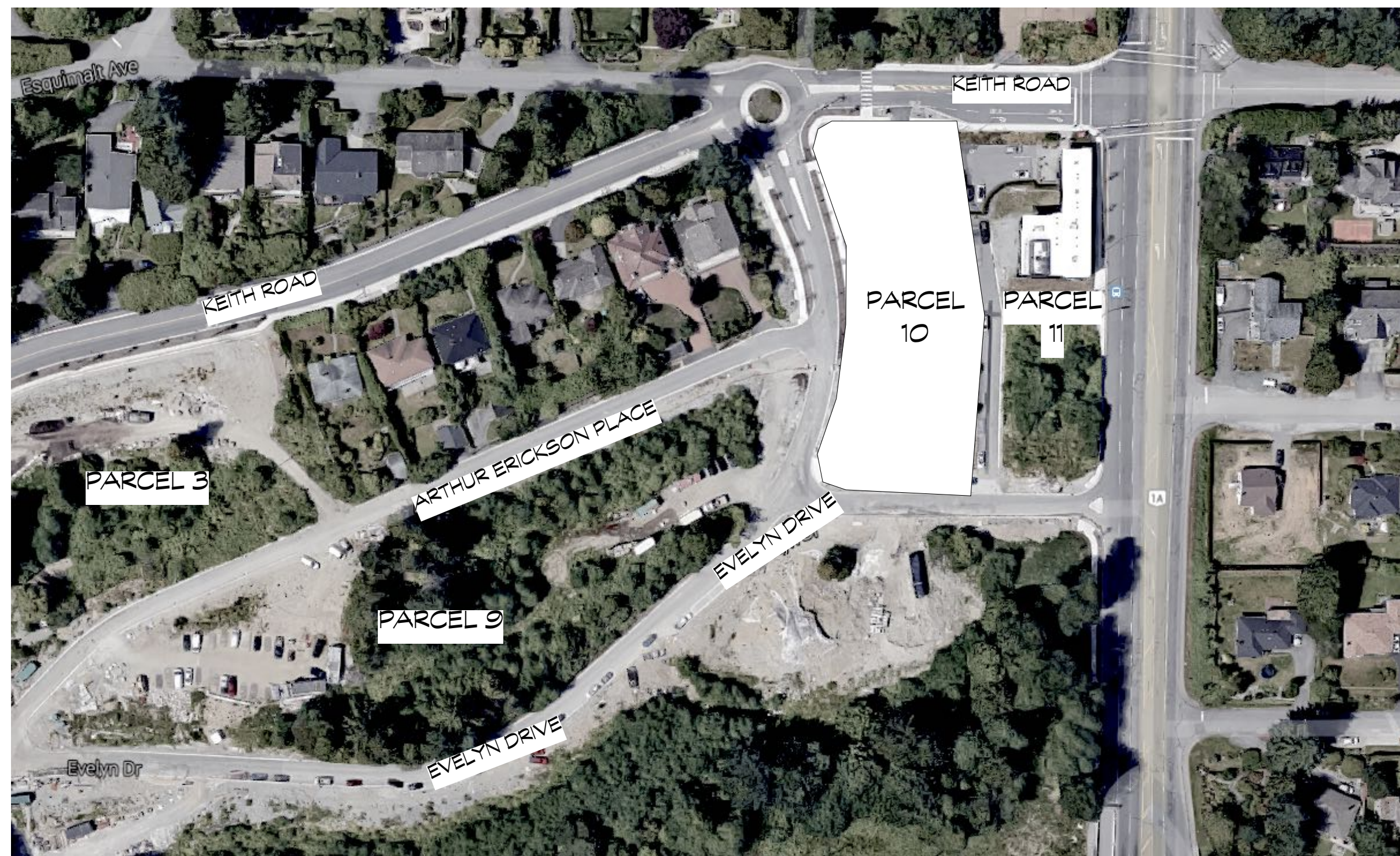


RESIDENTIAL DEVELOPMENT

EVELYN DRIVE - PARCEL 10
WEST VANCOUVER, BC

RESPONSE TO DRC COMMENTS
MARCH 3, 2017



PROJECT TEAM CONTACT LIST

ARCHITECT - MAIN CONTACT

Ciccozzi Architecture Inc.
200-2339 Columbia Street
Vancouver, BC V5Y 3Y3
Contact: Robert Ciccozzi
/Erin Szpilewski

T: 604.687.4741
F: 604.687.4841
email: rob@ciccozziarchitecture.com
erin@ciccozziarchitecture.com
web: www.ciccozziarchitecture.com

CLIENT

Onni
Suite 300 - 550 Robson Street,
Vancouver, B.C. V6B 2B7
Contact: Bob Bremner
Eric Hughes
Boyan Ferzandi

T: 604.602.7771
F: 604.688.7807
email: bobremner@onni.com
ehughes@onni.com
email: bferzandi@onni.com

LANDSCAPE

Durante Kneuk Ltd.
102 - 1837 West 5th Ave
Vancouver, B.C. V6J 1N5
Contact: Peter Kneuk

T: 604.684.4811
F: 604.684.0577
email: peter@dkl.bc.ca

CIVIL

Creus Engineering Ltd.
200 - 801 West 18th Street
North Vancouver, BC, V7P 1R2
Contact: Fred Gambrelli

T: 604.987.9070
F: 604.987.9071
email: fgambrell@creus.ca

DRAWING LIST

ARCHITECTURAL DRAWINGS	SCALE	ISSUE	DATE
A0.0 COVER SHEET	NTS	RESPONSE TO DRC COMMENTS	3-Mar-17
A0.1 DESIGN RATIONALE	NTS	RESPONSE TO DRC COMMENTS	3-Mar-17
A0.2 PRECEDENT IMAGES	NTS	RESPONSE TO DRC COMMENTS	3-Mar-17
A1.0 OVERALL SITE PLAN	1:750	RESPONSE TO DRC COMMENTS	3-Mar-17
A1.1 SITE PLAN	1:200	RESPONSE TO DRC COMMENTS	3-Mar-17
A1.2 STREET ELEVATIONS	3/32" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A1.3 SITE SECTIONS	AS NOTED	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.10 HOUSE 1 SITE PLANS	AS NOTED	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.11 HOUSE 1 ELEVATIONS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.20 HOUSE 2 SITE PLANS	AS NOTED	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.21 HOUSE 2 ELEVATIONS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.30 HOUSE 3 SITE PLANS	AS NOTED	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.31 HOUSE 3 ELEVATIONS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.40 HOUSE 4 SITE PLANS	AS NOTED	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.41 HOUSE 4 ELEVATIONS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.50 HOUSE 5 SITE PLANS	AS NOTED	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.51 HOUSE 5 ELEVATIONS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.60 HOUSE 6 SITE PLANS	AS NOTED	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.61 HOUSE 6 ELEVATIONS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.70 HOUSE 7 SITE PLANS	AS NOTED	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.71 HOUSE 7 ELEVATIONS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.80 HOUSE 8 SITE PLANS	AS NOTED	RESPONSE TO DRC COMMENTS	3-Mar-17
A2.81 HOUSE 8 ELEVATIONS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A3.0 HOUSE PLANS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A3.1 HOUSE PLANS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A5.0 HOUSE 1 SECTIONS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A5.1 HOUSE 4 SECTIONS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17
A5.1 HOUSE 8 SECTIONS	1/4" = 1'-0"	RESPONSE TO DRC COMMENTS	3-Mar-17

PARCEL 10 - FAR AREAS

	GARAGE (max. 440 sq. ft. exempt)	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
HOUSE 1	471.4 sq. ft.	496.0 sq. ft.	989.6 sq. ft.	925.7 sq. ft.	2,442.7 sq. ft.
HOUSE 2	471.4 sq. ft.	364.1 sq. ft.	989.6 sq. ft.	925.7 sq. ft.	2,310.8 sq. ft.
HOUSE 3	471.4 sq. ft.	20.2 sq. ft.	989.6 sq. ft.	925.7 sq. ft.	1,966.9 sq. ft.
HOUSE 4	471.4 sq. ft.	241.9 sq. ft.	989.6 sq. ft.	925.7 sq. ft.	2,188.6 sq. ft.
HOUSE 5	471.4 sq. ft.	354.8 sq. ft.	989.6 sq. ft.	925.7 sq. ft.	2,301.5 sq. ft.
HOUSE 6	471.4 sq. ft.	277.8 sq. ft.	989.6 sq. ft.	925.7 sq. ft.	2,224.5 sq. ft.
HOUSE 7	471.4 sq. ft.	230.6 sq. ft.	989.6 sq. ft.	925.7 sq. ft.	2,177.3 sq. ft.
HOUSE 8	471.4 sq. ft.	148.4 sq. ft.	989.6 sq. ft.	925.7 sq. ft.	2,095.1 sq. ft.
TOTAL	3,771.2 sq. ft.	2,133.7 sq. ft.	7,916.8 sq. ft.	7,405.6 sq. ft.	
PARCEL 10 TOTAL FAR					17,707.3 sq. ft.
AVERAGE UNIT SIZE					2,213.4 sq. ft.

PROJECT DATA

Civic Address:		
Legal Description: Lot 10, Block A, District Lots 1040, Group 1, NWD Plan BCP50603		
Zoning:	CD1 Zone Bylaw No. 4662, 2010 (Evelyn Drive)	
Site Area:	34,745.9 sq.ft. (3228 m2)	
Dwelling Units:	8 Single Family Homes	
Building Area:	Building Footprint:	refer to A2.1 - A2.8 sq.ft.
	Site Coverage:	45% (less than 4000 s.f. lots) 40% (4000 s.f. - 9000 s.f. lots)
	FAR:	*Maximum Permitted 0.60 (All Parcels) 0.51
	Net Floor Areas: (Excluding Exempt Areas)	
	440 sq. ft./ unit - garage permitted to be exempt	Level 1 2,384.9 sq.ft. Level 2 7,916.8 sq.ft. Level 3 7,405.6 sq.ft.
		Total Enclosed Area 17,707.3 sq.ft.
Building Height:	As defined in CD 1 Document	3 storeys (max)
Required Parking:	Min. 1 space / unit = 8 PARKING SPACES REQUIRED	Proposed Parking: 16 parking spaces provided

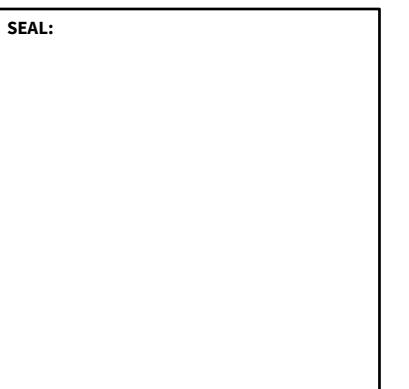
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION
1	03.03.17	RESPONSE TO DRC COMMENTS

ISSUE:

DATE	DESCRIPTION
25.05.16	ISSUED FOR DEVELOPMENT PERMIT



CICOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

onni
group

PROJECT:
**EVELYN
PARCEL 10**

West Vancouver, BC

DRAWN:	ES	CHECKED BY:	RC
SCALE:	NTS	PROJECT NO.:	238-10

SHEET TITLE:
COVER SHEET

REVISION NO.:	1	SHEET NO.:	AO.0
---------------	---	------------	------

DESIGN RATIONALE

EVELYN LOT 10 DEVELOPMENT PERMIT

Evelyn is a masterplanned community and the framework for its development have been set out in the Master Plan that was adopted in 2007. The masterplan incorporates a variety of different housing types all designed to fit within a well landscaped environment. Parcel 10 was intended to provide small single family homes to add diversity of scale and character while remaining sympathetic to the adjacent single family neighbourhood to the north. The colour and material palette for Parcel 10 is varied slightly from the rest of the development which will help to bring some variety and add interest. However, the use of the same stone will aim to tie the houses to the rest of the Evelyn Developement. For the eight homes there are three separate but complimentary colour schemes, the ledgerstone is a common material that will tie the schemes together. Wood siding and wood soffit materials have been incorporated to add warmth and colour as well as contrast to the hard edged stone and concrete used throughout. The single family homes are sited to fit with the existing topography and are oriented to maximize the view to the South. Each home has its own private entry accessed from Evelyn Drive, and private front yards which will help to animate the streetscape.

Parcel 10 aims to meet the following principals of the original proposed Master Plan:

- Respect the view management envelope which protects views from properties to the North of the Evelyn Drive area
- Organize building mass for maximum view orientation and sun exposure
- Develop building massing that allows for lateral on-site views
- Develop building forms that complement the steep site and natural conditions
- Develop sustainability principals to guide development of the site

SUSTAINABILITY AT EVELYN BY ONNI

Onni is committed to sustainable design and building practices, and has developed a sustainability and green building program for the Evelyn project to guide the design, construction, and occupancy phases of development. Onni is working in partnership with its project team and the District to ensure that Evelyn is a showcase for green building in the community. The sustainability strategy for the project is based in part upon the 2007 Evelyn Drive Master Plan, which established the guiding principles and approach to sustainability for the site. The Master Plan was informed by the West Vancouver Official Community Plan and the Evelyn Drive Development Guidelines. It identified six areas of focus, including: *Community Completeness & Integration; Site, Water & Natural Elements; Energy & Atmosphere; Materials & Waste; Health & Safety; and Economic Efficiency.*

Community Completeness & Integration

Evelyn provides the community with a range of new housing options in form, features, and value, and residents with options for aging in place. By locating on an infill site and replacing existing single family homes with mid-rise housing, Evelyn brings a greater degree of density to the community, providing residents with access to a wide range of shops and services at Park Royal, high quality transit on Taylor Way and Marine Drive. Careful attention has been paid to the connectivity of the site with the surrounding neighborhood in order to reduce automobile use, encourage walking and cycling, and provide residents with convenient transit access. The 22 acre community has been designed to encourage walking, from wandering recreational paths across the site to direct pedestrian connections to Taylor Way and Park Royal. The project features conveniently located indoor bicycle storage for every resident, and includes electric vehicle charging infrastructure for each dwelling.

Site, Water & Natural Elements

Private terraces provide homeowners with their own garden space, accentuated by the natural surroundings and trees and the buildings are designed so that all units have southern views and ample sun exposure. Evelyn features bioswales and other stormwater management practices to reduce the stormwater runoff from site, and minimize the discharge into municipal storm drains. The project uses only high efficiency irrigation systems to reduce the use of potable water, and suites feature high efficiency / low flow fixtures and energy star appliances to reduce water consumption by 20% from the BC Building Code. Onni is using best practices in construction management to minimize disruption on the site. A Construction Activity Pollution Prevention program is in place to manage erosion and sedimentation during construction. Large boulders cleared from site have been provided to the District to contribute to restoration of aquatic habitat along the shoreline. The boulders are used to help restore reefs that would otherwise be degraded by waves and currents.

Energy & Atmosphere

Energy efficiency is inherent in the design of the Evelyn project. Energy modeling has been used as a tool early in the design process to simulate the impact of different design strategies on energy consumption. A number of energy conservation measures have been incorporated into the design of the single family homes, including the following:

- High performance glazing (lower u-value)
- Better insulation on roof and below grade walls
- High efficiency heating and cooling system
- Energy efficient appliances and low-flow water fixtures
- Higher efficiency domestic water heating

All building systems will be commissioned to verify that fundamental building elements and systems are designed, installed and calibrated as intended, and metering of all central equipment and common utilities will be provided to ensure ongoing transparency regarding building energy consumption over time.

Materials & Waste

Whenever possible local, recycled and remanufactured materials will be selected and utilized, reducing the use of new products as practical. Recycling systems are incorporated into the design of the community, reducing the amount of waste generated and moved off site. Onni has developed a material selection and waste management strategy for the project based on the following objectives:

- 100 percent of construction related waste will be sorted, weighed, and tracked, with an aim to divert in excess of 85% from landfill
- Ten percent (by cost) of the materials used on the project will be comprised of recycled content
- 20 percent (by cost) of the materials used on the project will be sourced locally
- Best practice limits on VOC and other contaminants have been established for adhesives, sealants, paints, coatings, carpets and wood products used on the project

Health & Safety

A safe and high quality indoor environment is one of the key objectives behind the design of Evelyn. The design features the following strategies:

- Measures to supply or distribute outdoor air to the breathing zone in each individual occupiable space
- CO2 monitoring of regularly occupied spaces
- Indoor air quality to be monitored and managed by contractor during construction and before occupancy
- Thermal Comfort Standard. Monitoring and verification will be addressed in the design

Finally, with respect to community safety, the community has been planned carefully, utilizing the most sophisticated CPTED or Crime Prevention Through Environmental Design Principles. Pedestrian pathways and vibrant open spaces offer integration for the community and provide significant "eye on the street" security.

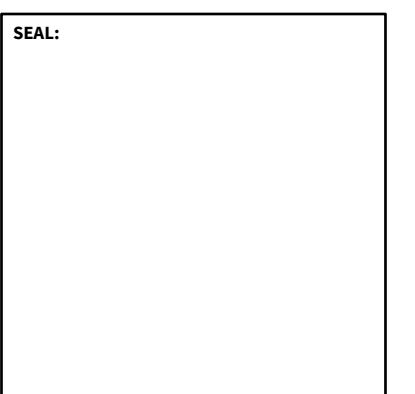
Economic Efficiency

Redevelopment of the Evelyn site will create significant economic benefit for the District, and bring added value to a long dormant development site in the community.

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:
1	03.03.17	RESPONSE TO DRG COMMENTS

ISSUE:	
DATE:	DESCRIPTION:
25.05.16	ISSUED FOR DEVELOPMENT PERMIT



CICOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



PROJECT:
EVELYN PARCEL 10
West Vancouver, BC

DRAWN: ES	CHECKED BY: RC
SCALE: NTS	PROJECT NO.: 238-10

SHEET TITLE: DESIGN RATIONALE

REVISION NO.:	SHEET NO.:
1	AO.1