

## Response to DRC Resolution from the meeting held June 2, 2016



## 1.0 DRC Comments

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The DRC resolved at the June 2, 2016 meeting:

THAT the Design Review Committee recommends **RESUBMISSION** of the Duplex Development at 103 – 105 Glengarry Crescent that addresses the following items:

- reduce the complexity of the building form;
- northern pathway be removed or relocated;
- replace the asphalt driveway with something softer such as pavers; and
- examine an appropriate location for garbage and recycling curb side.

## 2.0 Response

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The design team has addressed the items as follows. Please refer to the attached drawings for clarification of our responses.

### 1. reduce the complexity of the building Form

We have reduced the number of materials to two primary cladding materials: stucco and stone. Wood is used as an accent material for doors, windows, soffits and glass is used for railings and canopies; The roof expression has been simplified as suggested by DRC by having all flat roofs. Fenestration has been simplified both in shape and detail with fewer unique elements and no muntin bars. The entry stairs have also been simplified and softened and both pedestrian walkways have been removed to create a clear and simplified arrival sequence from the street, via the paved driveway to a simplified front door, whose sidelights have been removed to allow for more stone facing giving a stronger statement of entry to each unit.

### 2. northern pathway be removed or relocated

We have decided to remove both pathways and dress up the driveway as suggested in comment 3 allowing it to serve for both vehicular and pedestrian access.

### 3. replace the asphalt driveway with something softer such as pavers

We have replaced asphalt with pavers constrained within 12" wide concrete bands.

### 4. examine an appropriate location for garbage and recycling curbside

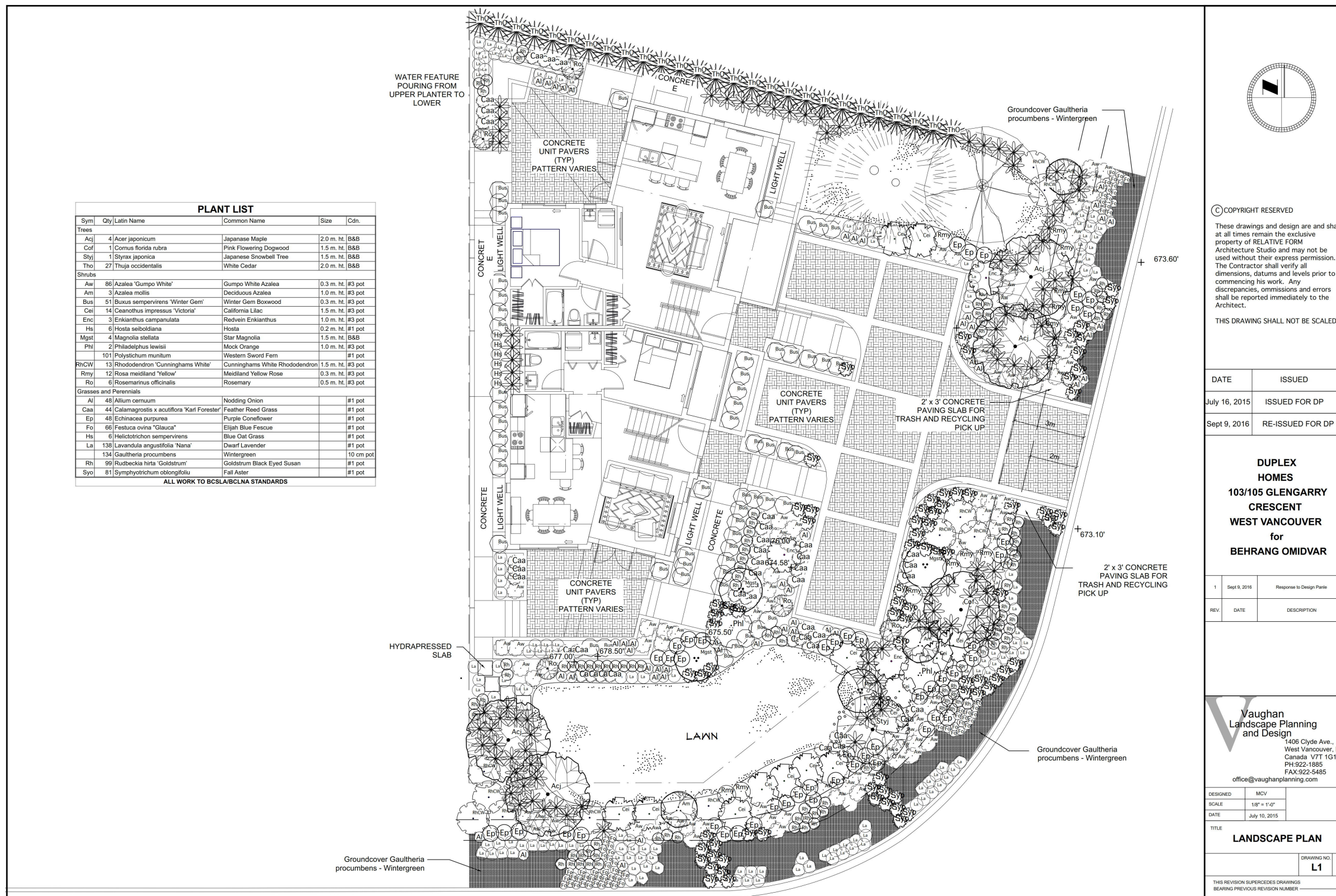
Consistent with the practice in the neighbourhood, garbage and recycling will be picked up from the end of the driveway at the curb. Concrete pads have been provided on either side of the driveway to accommodate this.



### 3.0 Revised Rendered Aerial Plan



## 4.0 Revised Landscape Plan



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THIS DRAWING SHALL NOT BE SCALED

DATE	ISSUED
July 16, 2015	ISSUED FOR DP
Sept 9, 2016	RE-ISSUED FOR DP

**DUPLEX HOMES**  
**103/105 GLENGARRY CRESCENT**  
**WEST VANCOUVER**  
for  
**BEHRANG OMIIDVAR**

REV.	DATE	DESCRIPTION
1	Sept 9, 2016	Response to Design Plan

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DESIGNED	MCV
SCALE	1/8" = 1'-0"
DATE	July 10, 2015

TITLE  
**LANDSCAPE PLAN**

DRAWING NO.	REV.
L1	1

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER



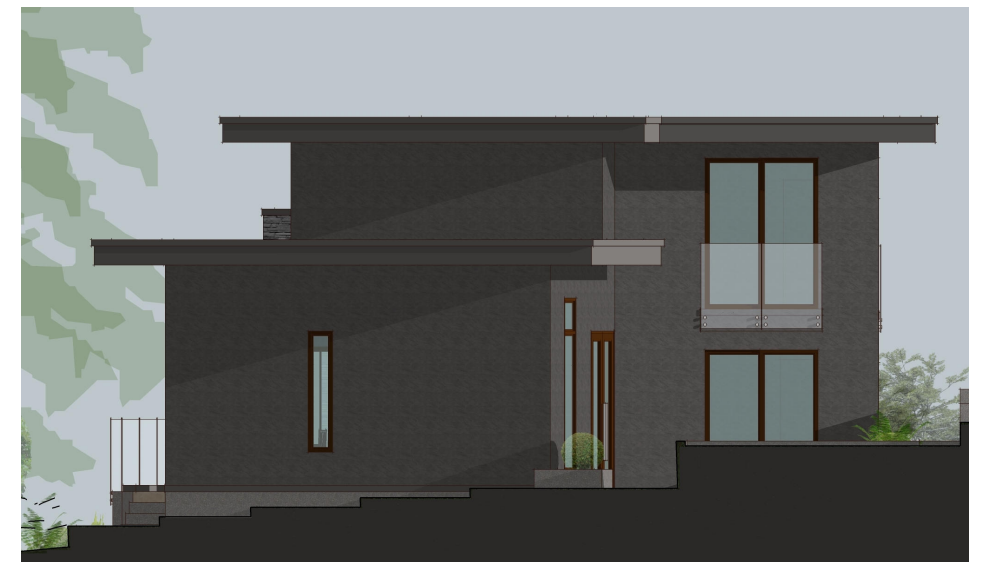
## 5.0 Revised Design Elevations



*Image 1: East Elevation Facing School*



*Image 2: South Elevation*



*Image 3: North Elevation*



## 6.0 Rendered Views



*Image 4: View Towards Entrances From East*

## 7.0 materials

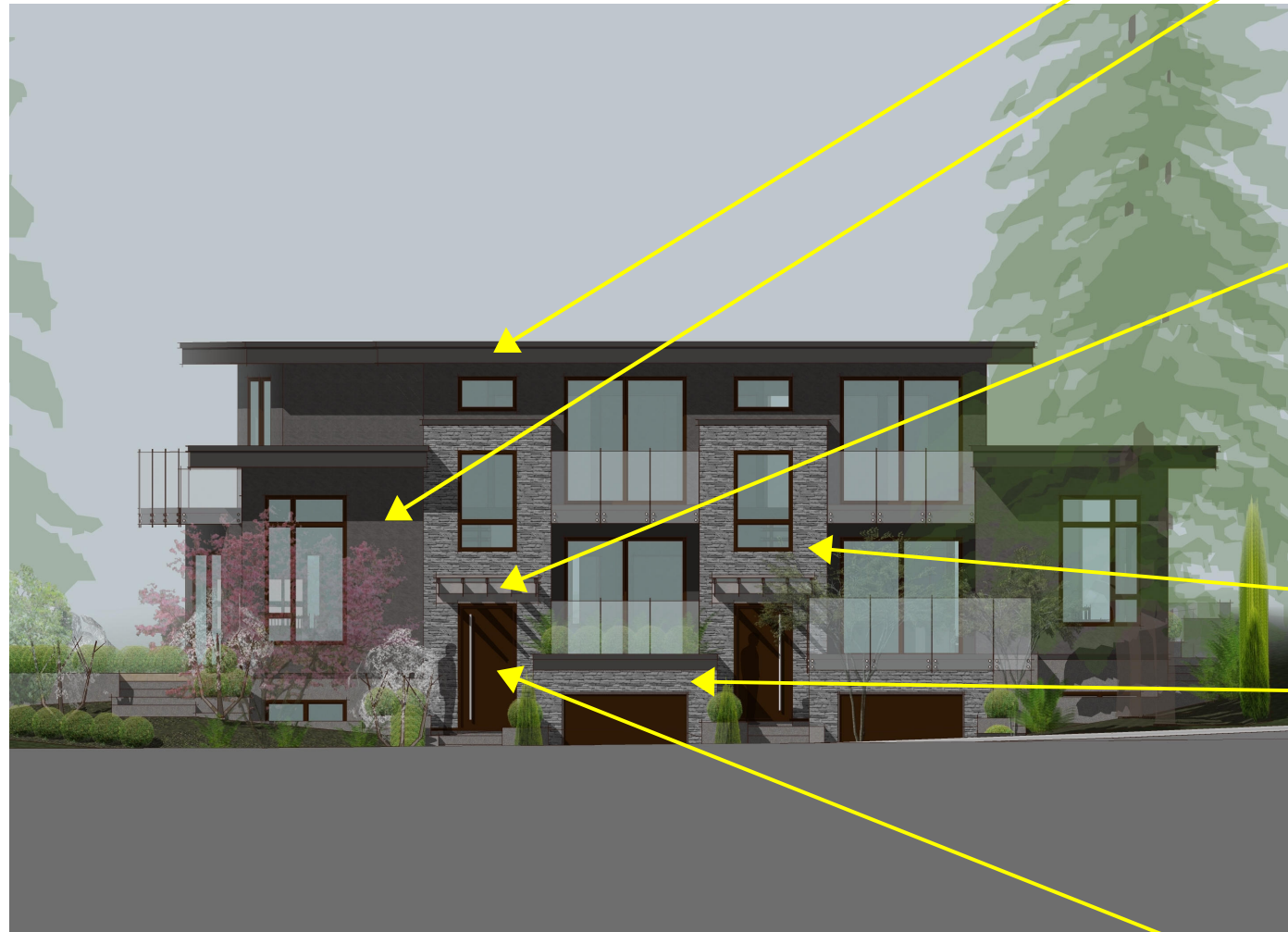


Image 5: Rendered East (Front) Elevation (NTS)



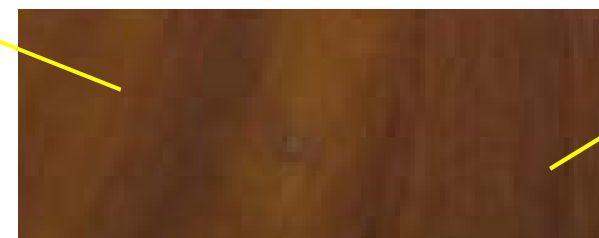
BM "Iron Mountain"



BM Whale Gray



Kettle Valley Walnut Creek Urban Ledge



Mahogany wood stain



Image 6: Rendered South Elevation (NTS)



Image 7: Rendered North Elevation (NTS)

