EVELYN DRIVE MASTER PLAN

millennium evelyn properties ltd.

nick milkovich architects with arthur erickson

MAY 25 . 2007

Revised July 18, 2007

APPROVED
JULY 25 . 2007

AMENDED
JUNE 2 . 2014

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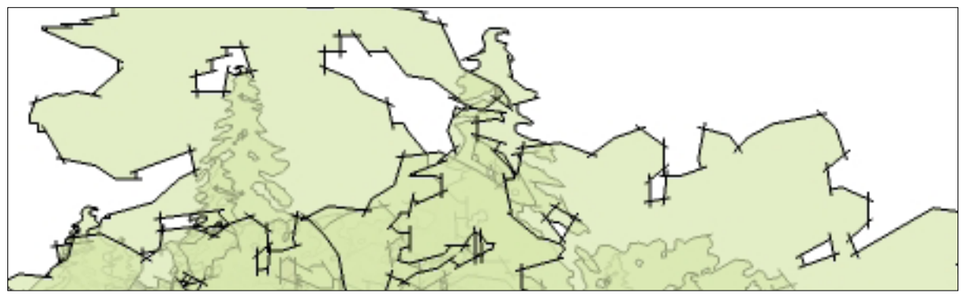
TABLE OF CONTENTS



introduction / overview

1

SITE CONTEXT

The Evelyn Drive neighbourhood is bounded on the north by Keith Road, Taylor Way on the east, the north side of Park Royal Shopping Centre to the immediate south, and the Park Royal Towers high-rise residential complex to the south and west.

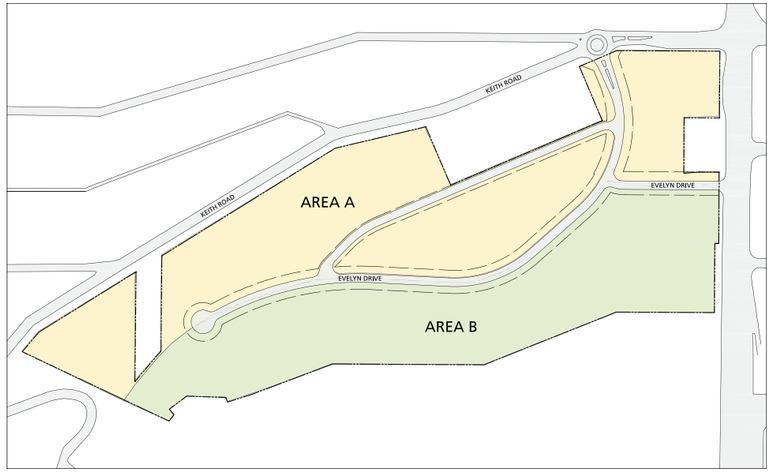
Millennium Evelyn Properties Ltd. (Millennium) successfully assembled 57 of the 65 lots in the neighbourhood. The area of the site is 20.78 acres including road right of way. The site slopes from 50 metres at the highest elevation on Keith Road to 6 metres at the Park Royal edge to the south. The majority of site slopes are between 20% and 30%. The eastern portion ranges from 10% to 20%. The steepest portion along Park Royal exceeds 30%.

The site is in a transitional zone between the large undifferentiated masses of the Shopping Centre on the south, three high-rise residential towers to the south and west and the single-family dwellings ascending up Sentinel Hill to the north. Eight existing single-family dwellings will remain part of the neighbourhood south of Keith Road. The development site is in close proximity to retail, service and support uses, and pubic transportation.

A plan development process was carried out in 2006 leading to a by-law to amend the Zoning By-Law to rezone the Evelyn Drive area lands from RS5 and MU3 to a new CD1 Zone. On April 2, 2007 the council of the District of West Vancouver adopted an amendment to the Official Community Plan By-Law and an amendment to the Zoning By-Law.

The amended Zoning By-Law specified the density allocation and building envelope. The area north of Evelyn Drive referred to as Area A has a maximum allowable density of 145,000 square feet. Area B south of Evelyn Drive may have a maximum of 363,000 square feet. The type of general dwelling units, their sizes and location whether Area A or B were recommended and are summarized in the accompanying table.

March 11, 2019 Update: The Master Plan contemplates that a 10,250 square foot private amenity clubhouse could be constructed on Parcel 6 (previously known as Parcel 38). In 2019, this parcel was rezoned to delete the clubhouse, reconfigure the parcel and Evelyn Walk, and add four townhouse unites that are attached to Parcel 7 (previously known as Parcel 35). While the overall net floor area for Evelyn did not change, the total unit count was increased from 349 to 350 units, consistent with the OCP.



The·total·number·of·dwelling·units·in·the·CD1·zone·shall·not·exceed:¤		
Single·Family¤	Average·Area·2200·sq.·ft.¤	16¤
Two·Family·Duplexes¤	Average·Area·2000·sq.·ft.¤	12¤
Cluster·Housing¤	Average·Area·1500·sq.·ft.¤	61¤
Apartments¤	Average·Area·1000·sq.·ft.¤	261¤
Total·Number·of·Dwelling·Units¤		**350¤**

NEIGHBOURHOOD VISION

The ground work for the neighbourhood vision for the Evelyn Drive area was instigated through an extensive study conducted for the District of West Vancouver by the Spaxman Consulting Group Ltd. An Evelyn Drive guidance committee comprised of representatives of land owners in and adjacent to the Evelyn Drive area, the community at large and three advisory committees helped guide the study and preparation of an area plan.

Five planning options outlining a broad range of residential development concepts were studied and reviewed with attention given to the following issues in their assessment.

1. *How many and what type of additional housing units can be accommodated on this site without generating unacceptable increases in traffic thereby harming the adjoining and surrounding neighbourhoods?*
2. *What form of development is acceptable in terms of road layout, development density, distribution of building height and massing, and impact on views?*
3. *What is the best balance between the form and density of development and the revenues that the development can achieve taking into account the potential for achieving associated community benefits from the development?*
4. *How well are the OCP objectives being met?*
5. *Which options are most likely to be implemented?*

An option was selected that gives direction for an Area Plan illustrating a desired character of a diversity of low-rise housing set in a well landscaped environment. The plan proposed several planning principals and conditions to guide subsequent rezoning and development.

The conditions proposed by The Spaxman Consulting Group in the *Evelyn Drive Area Plan Final Report* are as follows:

- *While low-rise single-family, duplex and townhouses are permitted throughout the area, medium-rise apartments are only permitted south of Evelyn Drive and can be 6 storeys and, in order to accommodate the slope to the south, may be 8 storeys on their south side.*
- *The variety of housing units provided on the site can vary from that shown in the plan for illustrative purposes provided that the traffic generated by the development does not exceed the capacity of the new intersection of Evelyn Drive and Keith Road within the parameters for determining the trips generated for a variety of housing unit types.*
- *A variety of housing units will be provided with a minimum percentage of all units established for each unit type. Small lot single-family houses are proposed to provide a more affordable alternative to the larger houses and a variety of scale and character in the area as well as adding to the diversity and choice available.*
- *Eight existing single-family lots are retained and are included in the comprehensive plan.*
- *Before redevelopment can occur within the area, a new connection has to be constructed between an extended Evelyn Drive and Keith Road, as well as improvements to Keith Road and adjacent streets including traffic calming measures.*
- *Two north/south public walkways will be provided. The westerly one already exists as part of the Village Walk. They will be designed to provide pleasant, well landscaped access for pedestrians linking the surrounding neighbourhoods and provide small public open spaces as rest areas and for other community activities.*
- *To protect the views from properties to the north of the Evelyn Drive Area, a view management envelope has been defined to regulate heights of new development in the area.*
- *The plan includes requirements for the rezoning of these lands to include provision for community benefits to help address growth impacts, area deficiencies and other needs of the community. Examples of possible benefits include:*

    - *Rental tenure housing (an agreed percentage)*
    - *Non-market/affordable housing*
    - *Accessible housing with a percentage of Level 2 accessible units*
    - *Building or space within a building for community gatherings*
    - *Green roofs on apartment buildings*
    - *Relocated heritage building*
    - *Off-site landscaping*
    - *Outdoor public art*
    - *Public observation deck*
    - *Bus shelter*

The proposed Conceptual Master Plan for the new Evelyn Drive neighbourhood responds to guidelines articulated in the *Spaxman Consulting Group Report* and the subsequent *Official Community Plan Amendment* and *Zoning By-Law Amendment.*

The Master Plan proposes a diversity of housing types sensitively integrated into the steeply sloping site, minimizing the area occupied by buildings, disturbing as little as possible the existing prominent landscape features. The arrangement of building massing respects views of the neighbours north of Keith Road and leaves open views for future on-site residents. The landscape will provide an important reading of the community giving it richness of spaces and detail and will be of benefit to neighbours beyond the Evelyn Drive site.

The proposed Master Plan was organized around the following principals:

- Minimize building footprints to preserve existing landscape
- Respect the view management envelope which protects views from properties to the north of the Evelyn Drive Area.
- Respect the permitted uses and density outlined in the Zoning By-Law.
- Organize building mass for maximum view orientation and sun exposure.
- Develop building massing configuration that allows for lateral on-site views.
- Organize access to various housing types minimizing driveways.
- Integrate north/south public walkways with road and path network.
- Provide variety of spaces along Evelyn Drive and the lane through arrangement of building massing and landscape design.
- Develop building forms that complement the steep site and natural conditions.
- Develop sustainability principals to guide development of the site.

3

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SITE CONTEXT

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NEW COMMUNITY CENTRE AND AQUATIC CENTRE AT 22ND AND MARINE DRIVE

1. HIGH SCHOOL
2. ELEMENTARY SCHOOL
3. CITY HALL
4. POLICE
5. PLACES OF WORSHIP
6. PROFESSIONAL SERVICES OFFICES
7. MEDICAL CLINIC
8. DAY CARE
9. BANK
10. GAS
11. GROCERY STORE
12. HARDWARE STORE
13. DRUG STORE
14. LIQUOR STORE
15. SHOPS

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LOCAL AREA SERVICES

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SITE CONTEXT

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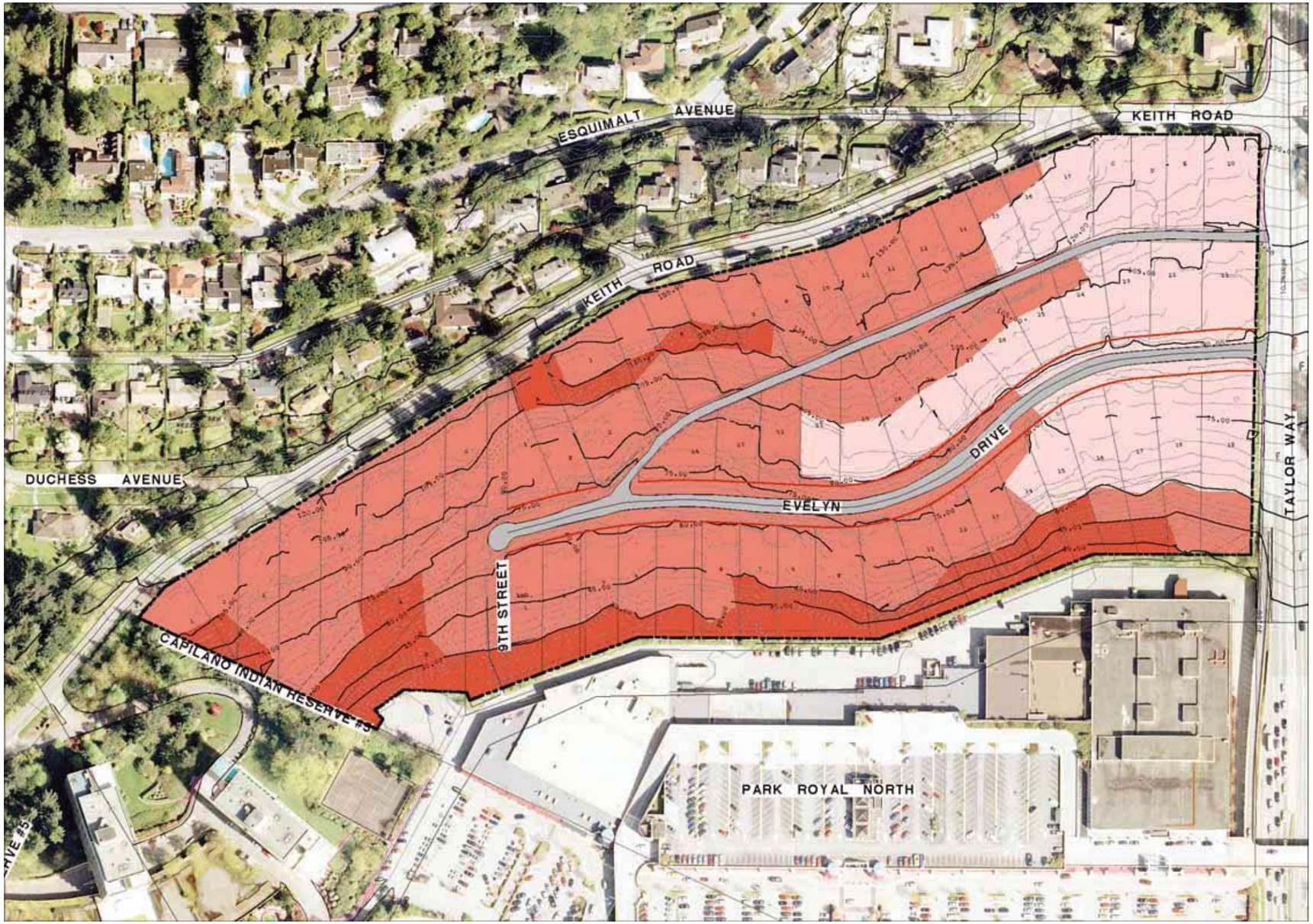

LEGEND:

SLOPE GRADIENT

- 10 to 20%
- 20 to 30%
- 30% and steeper

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TOPOGRAPHY/SLOPE ANALYSIS

EVELYN DRIVE MASTER PLAN

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Number	Elev.	Tree Description	Tag No.
2005	17. 43	0. 6Ø Coniferous	MS8320
2100	18. 41	0. 5Ø Maple	MS83
2101	17. 40	0. 5Ø Deciduous	MS83
2102	17. 12	0. 4Ø Cedar	MS83
2103	20. 52	0. 7Ø Deciduous	MS83
2104	20. 89	0. 6Ø Maple	MS83
2105	24. 83	0. 9Ø Cedar	MS83
2106	26. 66	1. 9Ø Cedar	8316
2107	17. 43	0. 6Ø Coniferous	MS8320
2108	19. 00	0. 9Ø Maple	MS8321
2109	16. 17	0. 3Ø Hemlock	MS8322
2110	16. 11	0. 6Ø Maple	MS8323
2111	15. 55	0. 4Ø Hemlock	MS8324
2112	13. 44	0. 9Ø Hemlock	MS8325
2113	13. 87	0. 9Ø Cedar	MS8326
2114	19. 15	0. 3Ø Hemlock	MS8327
2115	17. 93	0. 4Ø Hemlock	MS8328
2116	17. 62	0. 5Ø Hemlock	MS8329
2117	19. 16	0. 5Ø Hemlock	MS8330
2118	18. 84	0. 3Ø Hemlock	MS8331
2119	18. 37	1. 2Ø Cedar	MS8332
2120	18. 94	0. 3Ø Cedar	MS8333
2121	19. 61	1. 3Ø Cedar	MS8334
2122	22. 43	0. 8Ø Hemlock	MS8335
2123	15. 11	0. 8Ø Hemlock	MS8336
2124	13. 93	1. 0Ø Hemlock	MS8337
2125	14. 30	0. 8Ø Hemlock	MS8338
2126	12. 10	0. 8Ø Hemlock	MS8339
2127	11. 83	0. 9Ø Hemlock	MS8340
2128	8. 96	1. 2Ø Cedar	MS8341
2129	8. 89	0. 7Ø Hemlock	MS8342
2130	14. 19	0. 8Ø Hemlock	MS8343
2131	13. 57	0. 3Ø Hemlock	MS8344
2132	15. 63	0. 8Ø Hemlock	MS8345
2133	16. 44	0. 9Ø Hemlock	MS8346
2134	18. 53	0. 8 Ø Alder	MS8347
2135	18. 47	0. 4Ø Cedar	MS8348
2136	20. 57	0. 6Ø Cedar	MS8349
2137	20. 99	0. 3Ø Cedar	MS8350
2138	21. 54	0. 3Ø Cedar	MS8351
2139	21. 96	0. 4Ø Hemlock	MS8352
2140	23. 76	0. 7Ø Cedar	MS8353
2141	24. 46	1. 1Ø Cedar	MS8354
2142	20. 30	0. 8Ø Maple	MS8355
2143	16. 91	0. 6 Ø Alder	MS8356
2144	16. 75	0. 4Ø Hemlock	MS8357
2145	17. 07	0. 4Ø Hemlock	MS8358
2146	20. 25	0. 4Ø Cedar	MS8359
2147	18. 62	0. 4 Ø Alder	MS8360
2148	17. 90	0. 9 Ø Alder	MS8361
2149	16. 07	0. 9Ø Hemlock	MS8362
2150	15. 84	0. 9Ø Hemlock	MS8363
2151	12. 79	0. 8Ø Cedar	MS8364
2152	11. 59	1. 0Ø Maple	MS8365
2153	11. 94	1. 2Ø Hemlock	MS8366
2154	6. 21	0. 5Ø Maple	MS8367
2155	19. 41	0. 5 Ø Alder	MS8368
2157	19. 45	0. 8Ø Hemlock	MS8369
2158	19. 45	0. 8Ø Hemlock	MS8369
2159	20. 02	1. 1Ø Cedar	MS8370
2160	20. 70	0. 5Ø Fir	MS8371
2161	21. 19	0. 8Ø Hemlock	MS8372
2162	17. 64	1. 5Ø Maple	MS8373
2163	18. 66	0. 3Ø Cedar	MS8374
2164	21. 50	0. 5Ø Hemlock	MS8375
2165	22. 27	0. 7Ø Maple	MS8376
2166	15. 70	0. 8Ø Hemlock	MS8377
2167	16. 34	0. 5Ø Maple	MS8378
2168	14. 75	0. 7Ø Fir	MS8379
2169	13. 42	0. 3Ø Hemlock	MS8380
2170	12. 69	0. 8Ø Fir	MS8381
2171	12. 42	1. 1Ø Fir	MS8382
2172	11. 32	0. 6Ø Hemlock	MS8383
2173	12. 39	0. 6Ø Hemlock	MS8384
2174	8. 05	1. 0Ø Maple	MS8385
2175	7. 21	0. 7Ø Maple	MS8386
2176	24. 51	0. 3Ø Hemlock	MS8387
2177	24. 49	0. 4Ø Hemlock	MS8388
2178	25. 43	0. 6Ø Hemlock	MS8389
2179	25. 34	0. 6Ø Hemlock	MS8390
2180	25. 21	0. 3Ø Hemlock	MS8391
2181	25. 53	0. 4Ø Hemlock	MS8392
2182	25. 56	0. 3Ø Hemlock	MS8393
2183	25. 75	0. 3Ø Hemlock	MS8394
2184	25. 87	0. 3Ø Hemlock	MS8395
2185	26. 44	0. 7Ø Hemlock	MS8396
2186	28. 38	0. 7Ø Fir	MS8397
2187	28. 25	0. 6Ø Fir	MS8398
2188	28. 14	0. 4Ø Hemlock	MS8399
2189	28. 17	0. 5Ø Hemlock	MS8400
2190	28. 47	0. 5Ø Hemlock	MS8401
2191	35. 35	0. 7Ø Cedar	MS8402
2192	34. 96	0. 4Ø Cedar	MS8403
2193	38. 96	0. 8Ø Coniferous	MS8404
2194	36. 52	0. 2Ø Spruce	MS8405
2195	34. 19	0. 5Ø Hemlock	MS8406
2196	28. 74	0. 4Ø Maple	MS8407
2197	29. 14	0. 3 Ø Alder	MS8408
2198	25. 30	0. 3 Ø Alder	MS8409
2199	24. 67	1. 5Ø Fir	MS8410
2200	26. 68	0. 3Ø Maple	MS8411
2201	28. 27	0. 5Ø Maple	MS8412
2202	25. 28	0. 9Ø Cedar	MS8413
2203	28. 29	0. 4 Ø Alder	MS8414
2204	28. 25	0. 3 Ø Alder	MS8415
2205	28. 38	0. 3 Ø Alder	MS8416
2206	28. 69	0. 3 Ø Alder	MS8417
2207	29. 33	0. 3 Ø Alder	MS8418
2208	7. 53	1. 1Ø Fir	MS8419
2209	6. 79	0. 7 Ø Alder	MS8420
2210	6. 91	0. 6 Ø Alder	MS8421
2211	6. 20	0. 3 Ø Alder	MS8422
2212	6. 32	0. 4 Ø Alder	MS8423
2213	7. 80	0. 5 Ø Alder	MS8424
2214	12. 12	1. 0Ø Cedar	MS8425
2215	13. 45	1. 8Ø Cedar	MS8426
2216	13. 09	0. 5Ø Hemlock	MS8427
2217	9. 48	0. 3Ø Hemlock	MS8428
2218	9. 49	0. 6Ø Hemlock	MS8429
2219	12. 47	0. 7Ø Hemlock	MS8430
2220	10. 37	0. 7 Ø Alder	MS8431
2221	9. 79	1. 1 Ø Alder	MS8432
2222	8. 29	0. 6 Ø Alder	MS8433
2223	0. 46	0. 7Ø Cedar	MS8434
2224	7. 17	0. 5Ø Hemlock	MS8435
2225	7. 10	0. 4Ø Hemlock	MS8436
2226	7. 07	0. 4Ø Hemlock	MS8437
2227	7. 25	0. 5Ø Hemlock	MS8438
2228	8. 45	0. 5 Ø Alder	MS8439
2229	7. 01	1. 4Ø Maple	MS8440
2230	10. 57	0. 4Ø Hemlock	MS8441
2231	10. 78	0. 4Ø Fir	MS8442
2232	9. 92	1. 4Ø Hemlock	MS8443
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2234	8. 78	0. 5Ø Cedar	MS8445
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2237	10. 23	0. 6Ø Hemlock	MS8448
2238	10. 27	0. 5Ø Hemlock	MS8449
2239	9. 67	0. 6Ø Hemlock	MS8450
2240	10. 93	0. 6Ø Cedar	MS8451
2241	11. 06	0. 8Ø Cedar	MS8452
2242	11. 51	0. 5Ø Cedar	MS8453
2243	11. 82	0. 3Ø Cedar	MS8454
2244	11. 99	0. 6Ø Hemlock	MS8455
2245	12. 59	0. 7Ø Cedar	MS8456
2246	13. 42	0. 7Ø Cedar	MS8457
2247	13. 41	0. 7Ø Cedar	MS8458
2248	12. 41	0. 5Ø Hemlock	MS8459
2249	-85. 03	0. 5Ø Hemlock	MS8459
2250	-82. 38	0. 7Ø Spruce	MS8460
2252	9. 28	0. 6Ø Cedar	MS8461
2253	7. 15	0. 5Ø Cedar	MS8462
2254	9. 26	1. 1Ø Cedar	MS8463
2255	9. 59	1. 0Ø Hemlock	MS8464
2256	13. 04	0. 5Ø Cedar	MS8465
2257	12. 67	1. 1Ø Maple	MS8466
2258	6. 82	1. 1Ø Fir	MS8467
2259	7. 32	1. 1Ø Cedar	MS8468
2260	9. 71	1. 2Ø Cedar	MS8469
2261	9. 05	0. 5Ø Hemlock	MS8470
2262	10. 33	0. 5Ø Maple	MS8472
2263	11. 94	1. 2Ø Cedar	MS8473
2264	16. 98	2. 1Ø Maple	MS8474
2265	17. 43	0. 3Ø Poplar	MS8475
2266	17. 76	0. 5Ø Hemlock	MS8476
2267	14. 29	0. 4Ø Cedar	MS8477
2268	14. 49	0. 6Ø Maple	MS8478
2269	12. 27	0. 6 Ø Alder	MS8479
2270	12. 46	0. 3Ø Cedar	MS8480
2271	11. 31	0. 7 Ø Alder	MS8481
2272	13. 52	1. 3Ø Maple	MS8482
2273	11. 00	0. 5 Ø Alder	MS8483
2274	18. 31	0. 4Ø Hemlock	MS8484
2275	18. 28	0. 4Ø Cedar	MS8485
2276	18. 60	0. 4Ø Fir	MS8486
2277	19. 14	0. 8Ø Fir	MS8487
2278	18. 52	0. 7Ø Fir	MS8488
2279	18. 28	0. 6Ø Cedar	MS8489
2280	18. 81	0. 3Ø Hemlock	MS8490
2281	18. 19	0. 3Ø Hemlock	MS8491
2282	17. 45	0. 3Ø Hemlock	MS8492
2283	17. 86	0. 3Ø Hemlock	MS8493
2284	18. 51	0. 4Ø Cedar	MS8494
2285	17. 68	1. 2Ø Maple	MS8495
2286	19. 11	1. 1Ø Cedar	MS8496
2287	19. 10	0. 7Ø Hemlock	MS8497
2288	19. 00	0. 5Ø Hemlock	MS8498
2289	19. 15	0. 8Ø Fir	MS8499
2290	18. 75	1. 3Ø Hemlock	MS8500
2291	18. 54	0. 4Ø Maple	MS8501
2292	16. 18	1. 0Ø Maple	MS8502
2293	13. 25	1. 8Ø Maple	MS8503
2294	13. 91	0. 5Ø Hemlock	MS8504
2295	20. 55	1. 2Ø Cedar	MS8505
2296	21. 59	0. 5Ø Cedar	MS8506
2297	21. 50	0. 8Ø Maple	MS8507
2298	21. 90	1. 0Ø Cedar	MS8508
2299	21. 82	0. 4Ø Hemlock	MS8509
2300	18. 16	0. 4Ø Hemlock	MS8510
2301	17. 04	1. 7Ø Cedar	MS8511
2302	16. 35	1. 4Ø Maple	MS8512
2303	15. 77	0. 4Ø Cedar	MS8513
2304	14. 87	0. 4Ø Cedar	MS8514
2305	14. 72	0. 6Ø Cedar	MS8515
2306	14. 02	0. 3Ø Cedar	MS8516
2307	12. 83	0. 4Ø Cedar	MS8517
2308	12. 54	0. 4Ø Hemlock	MS8518
2309	13. 41	0. 3Ø Hemlock	MS8519
2310	13. 24	0. 4Ø Cedar	MS8520
2311	13. 68	0. 4Ø Hemlock	MS8521
2312	11. 20	0. 4Ø Cedar	MS8522
2313	11. 67	0. 3Ø Cedar	MS8523
2314	11. 35	0. 4Ø Hemlock	MS8524
2315	11. 17	0. 8 Ø Alder	MS8525
2316	9. 73	0. 7 Ø Alder	MS8526
2317	9. 87	0. 4Ø Cedar	MS8527
2318	10. 07	0. 4Ø Cedar	MS8528
2319	9. 64	0. 4Ø Cedar	MS8529
2320	11. 05	1. 0Ø Maple	MS8530
2321	10. 92	0. 6Ø Maple	MS8531
2322	10. 87	0. 6Ø Maple	MS8532
2323	11. 58	0. 4Ø Maple	MS8533
2324	11. 86	0. 6Ø Maple	MS8534
2325	14. 20	1. 0Ø Maple	MS8535
2326	27. 88	0. 6Ø Poplar	MS8536
2327	29. 97	0. 7Ø Coniferous	MS8437
2328	31. 23	0. 4Ø Deciduous	MS8538
2329	29. 71	1. 0Ø Fir	MS8539
2330	25. 63	0. 7Ø Spruce	MS8540
2331	25. 39	0. 8Ø Spruce	MS8541
2332	26. 15	0. 9Ø Cedar	MS8542
2333	25. 17	1. 0Ø Cedar	MS8543
2334	28. 05	0. 3Ø Cedar	MS8544
2335	27. 21	1. 1Ø Hemlock	MS8545
2336	28. 68	0. 7Ø Deciduous	MS8546
2337	24. 78	0. 7Ø Cedar	MS8547
2338	24. 49	0. 7Ø Cedar	MS8548
2339	25. 07	1. 1Ø Cedar	MS8549
2340	27. 00	0. 8Ø Hemlock	MS8550
2341	26. 42	0. 7Ø Arbutus	MS8551
2342	38. 78	1. 1Ø Cedar	MS8552
2343	36. 82	0. 5Ø Spruce	MS8553
2344	37. 30	0. 3Ø Cedar	MS8554
2345	35. 15	0. 5 Ø Alder	MS8555
2346	33. 76	1. 2Ø Fir	MS8556
2347	33. 93	0. 9Ø Cedar	MS8557
2348	34. 96	0. 4Ø Coniferous	MS8558
2349	36. 46	0. 7Ø Coniferous	MS8559
2350	37. 00	0. 4Ø Fir	MS8560
2351	37. 63	0. 6Ø Hemlock	MS8561
2352	37. 20	0. 4Ø Cedar	MS8562
2353	36. 45	0. 4Ø Coniferous	MS8563
2354	35. 96	0. 5Ø Coniferous	MS8564
2355	34. 73	0. 4Ø Fir	MS8565
2356	36. 38	0. 4Ø Coniferous	MS8566
2357	31. 08	1. 0Ø Cedar	MS8567
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2359	26. 97	0. 3Ø Cedar	MS8569
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2361	29. 54	0. 3Ø Cedar	MS8571
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2363	31. 60	1. 2Ø Cedar	MS8573
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2365	30. 59	0. 5Ø Fir	MS8575
2366	33. 33	0. 6Ø Fir	MS8576
2367	32. 58	0. 5Ø Fir	MS8577
2368	32. 95	0. 5Ø Cedar	MS8578
2369	34. 20	0. 4Ø Cedar	MS8579
2370	34. 41	0. 4Ø Cedar	MS8580
2371	32. 50	0. 5Ø Cedar	MS8581
2372	32. 41	0. 7Ø Cedar	MS8582
2373	32. 37	0. 3Ø Cedar	MS8583
2374	32. 24	0. 4Ø Maple	MS8584
2375	33. 97	1. 3Ø Fir	MS8585
2376	31. 48	1. 3Ø Cedar	MS8586
2377	32. 62	1. 1Ø Cedar	MS8587
2378	33. 36	1. 1Ø Cedar	MS8588
2379	31. 39	0. 6Ø Maple	MS8589
2380	27. 67	0. 5Ø Pine	MS8590
2381	27. 79	0. 8Ø Pine	MS8591
2382	27. 83	0. 6Ø Pine	MS8592
2383	27. 69	0. 7Ø Pine	MS8593
2384	26. 75	0. 4Ø Arbutus	MS8594
2385	29. 62	0. 4Ø Cypress	
2386	29. 88	0. 4Ø Hemlock	MS8596
2387	31. 51	1. 0Ø Cedar	MS8597
2388	37. 55	0. 5Ø Fir	MS8598
2389	38. 16	0. 4Ø Fir	MS8599
2390	37. 67	0. 3Ø Cedar	MS8600
2391	37. 42	0. 4Ø Cedar	MS8501
2392	36. 93	0. 5Ø Cedar	MS8502
2393	36. 65	0. 4Ø Cedar	MS8603
2394	36. 69	0. 7Ø Cedar	MS8604
2395	34. 83	0. 6Ø Maple	MS8605
2396	41. 26	0. 7Ø Coniferous	MS8606
2397	37. 74	0. 5Ø Fir	MS8607
2398	37. 35	2. 0Ø Coniferous	MS8608
2399	41. 49	0. 5Ø Ash	

EXISTING TREES TO BE REMOVED

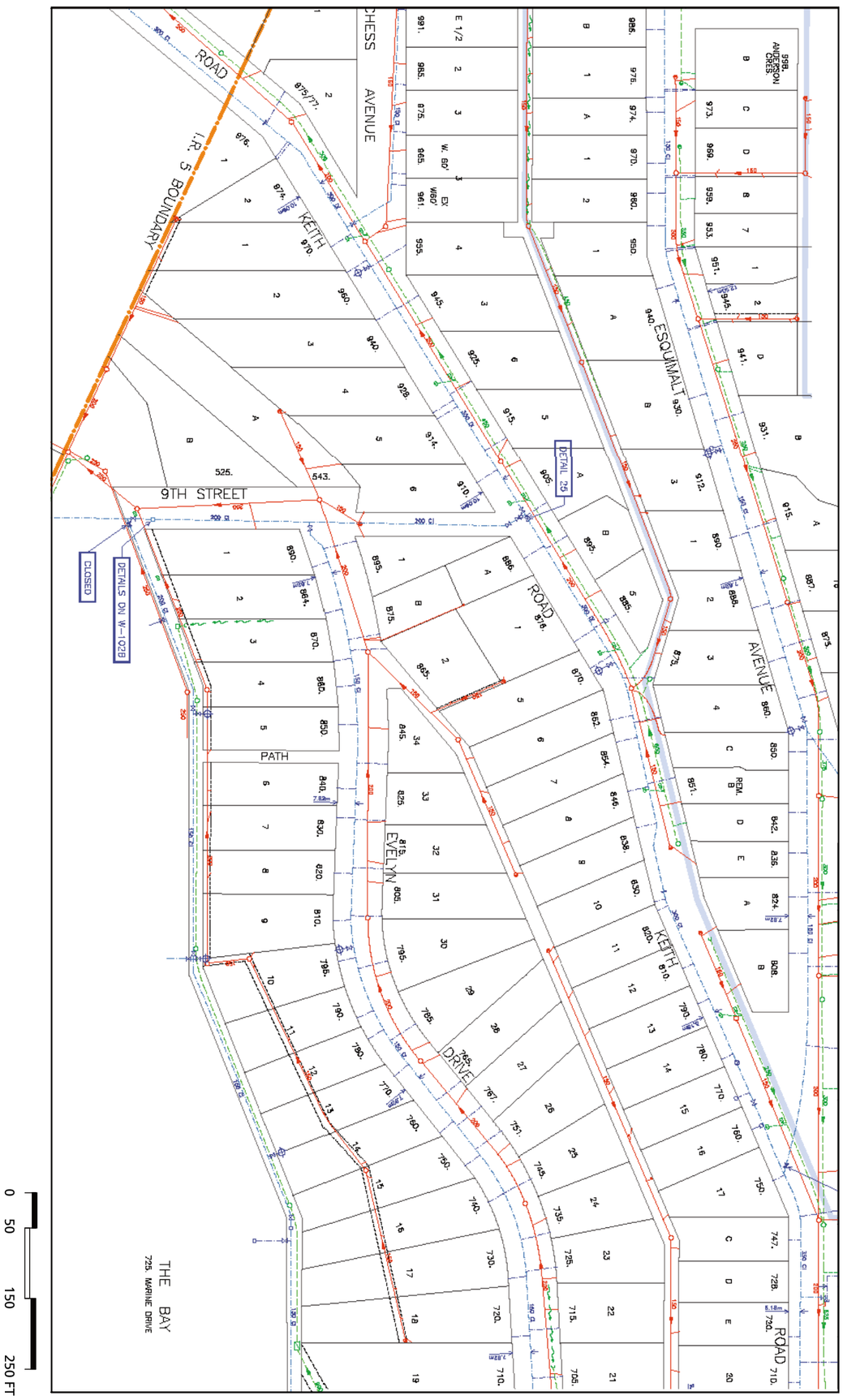
EVELYN DRIVE MASTER PLAN

millennium evelyn properties ltd.
nick milkovich architects with arthur erickson

TREE SURVEY

N

7



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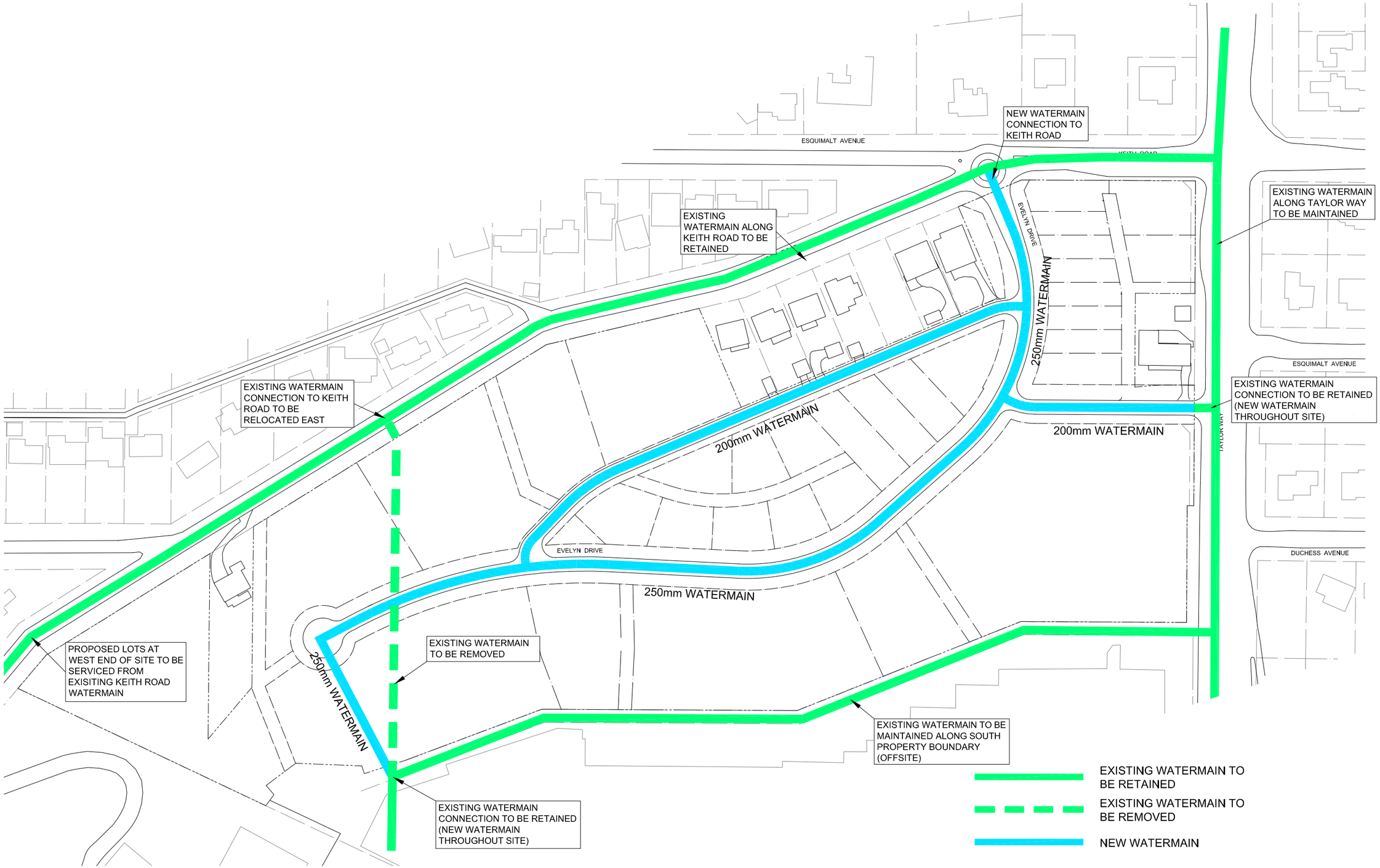
EXISTING SERVICING PLAN

N

8



9

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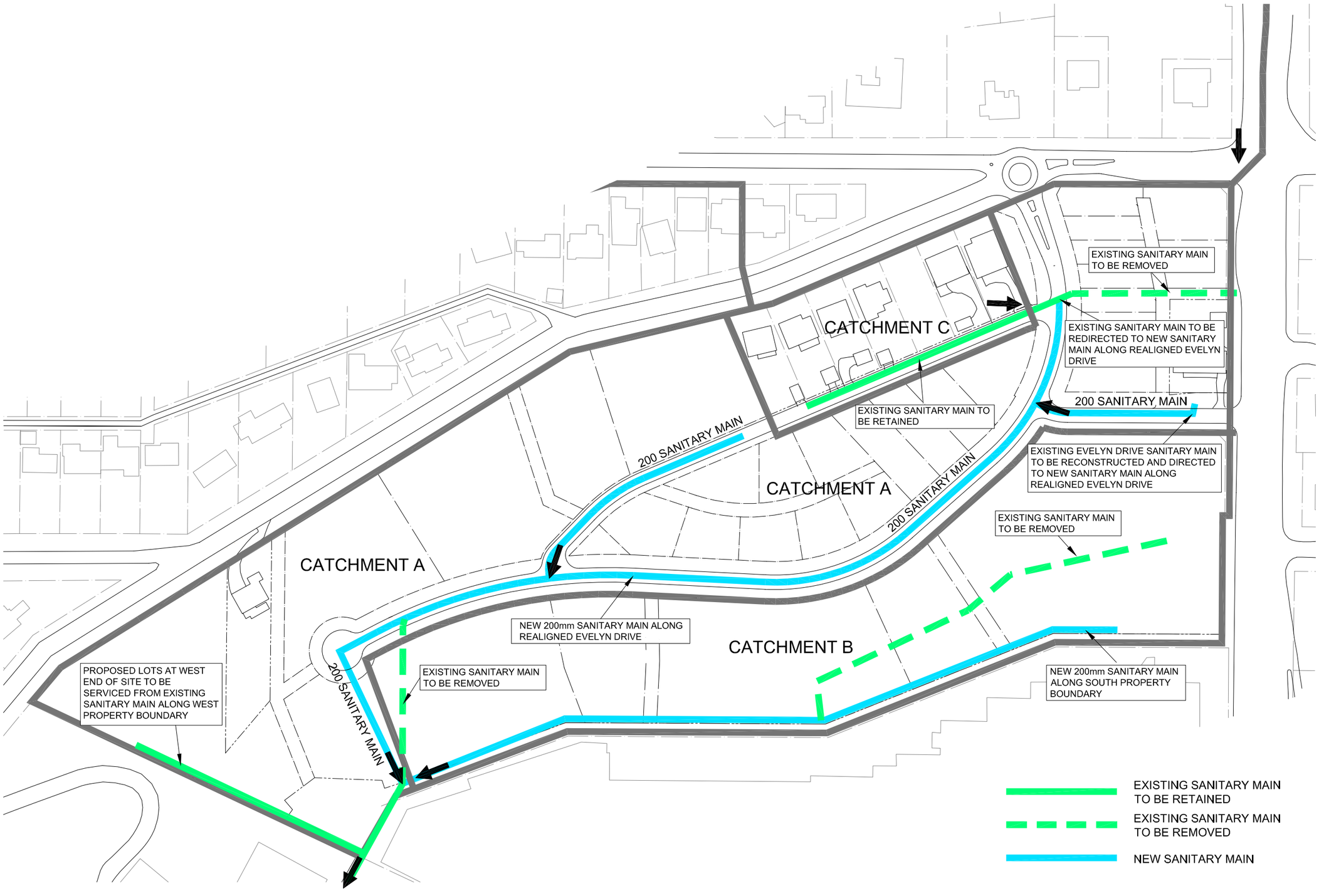
WATERWORKS PLAN

EVELYN DRIVE MASTER PLAN

millennium evelyn properties ltd.

webster engineering limited



10

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SANITARY PLAN

EVELYN DRIVE MASTER PLAN

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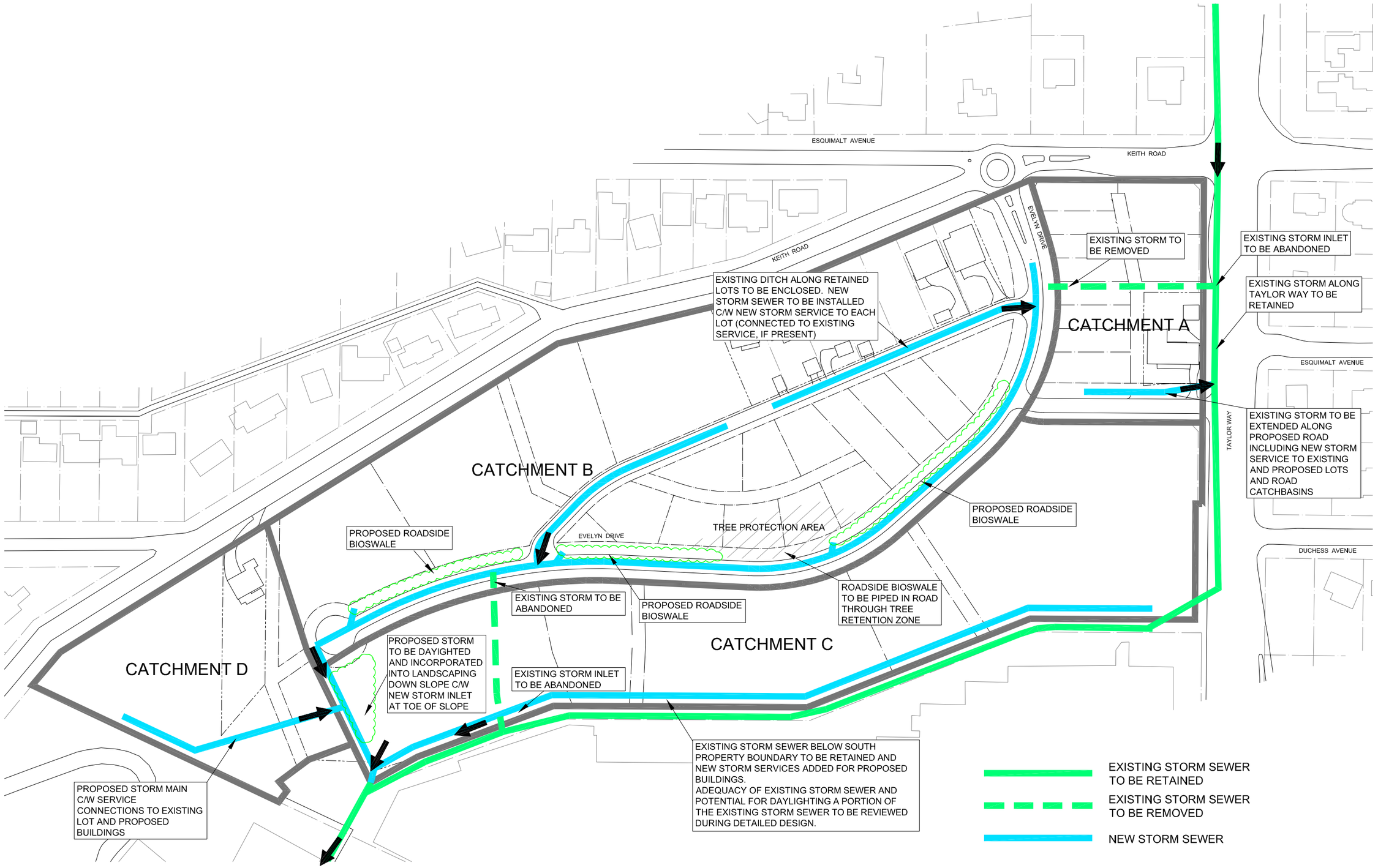

11

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STORM WATER PLAN

EVELYN DRIVE MASTER PLAN

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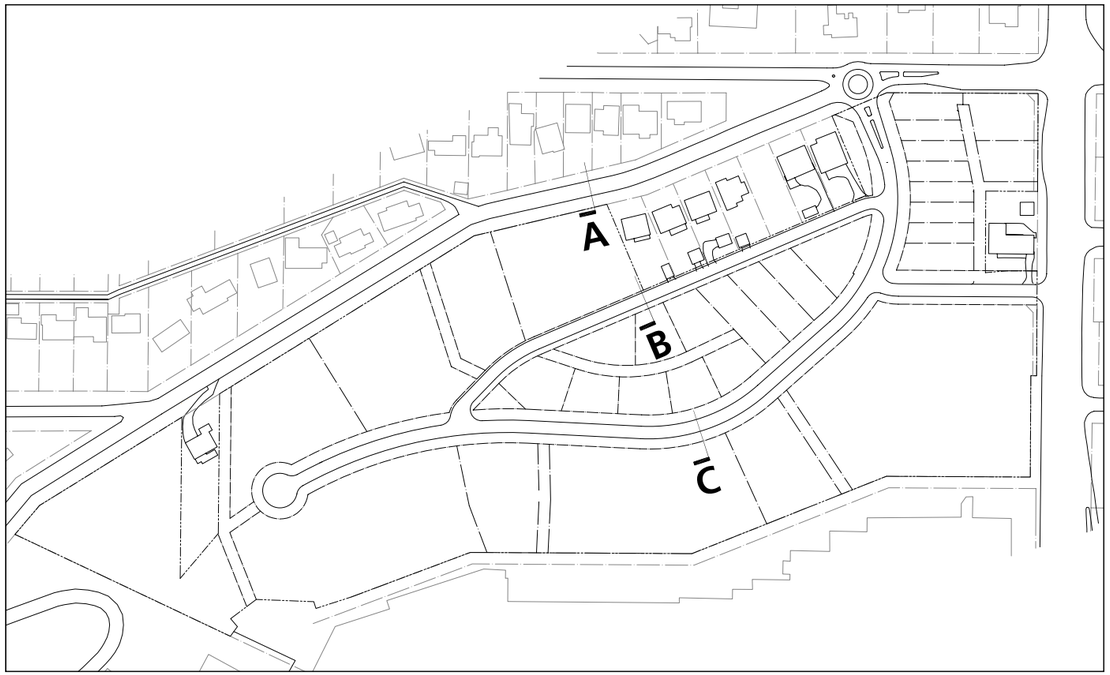
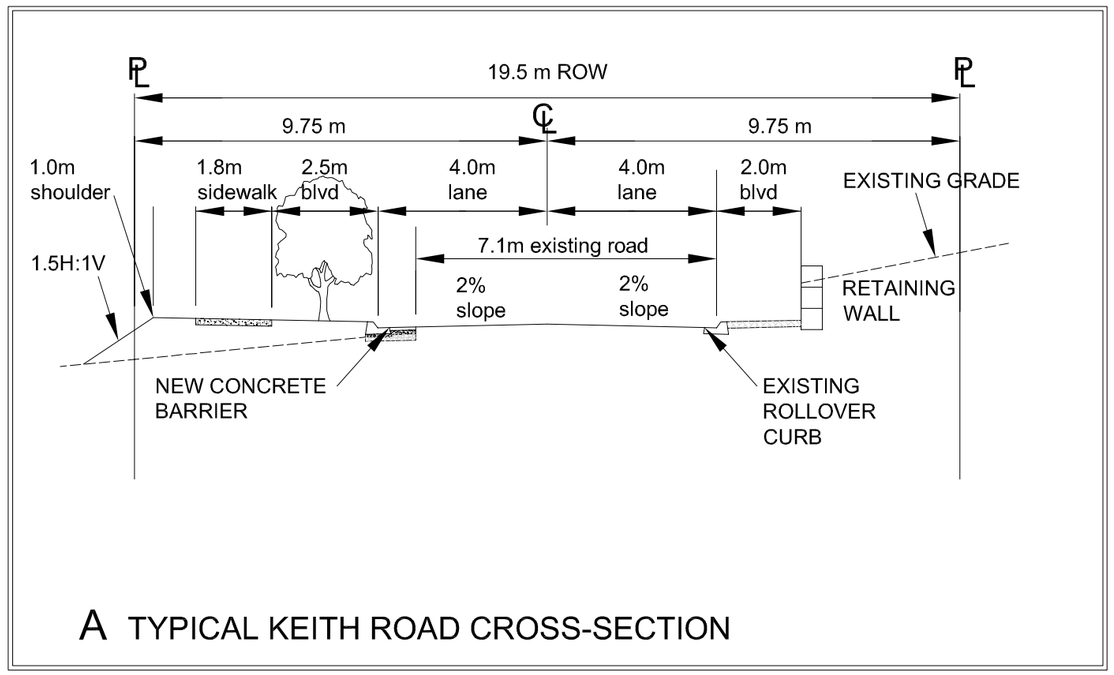
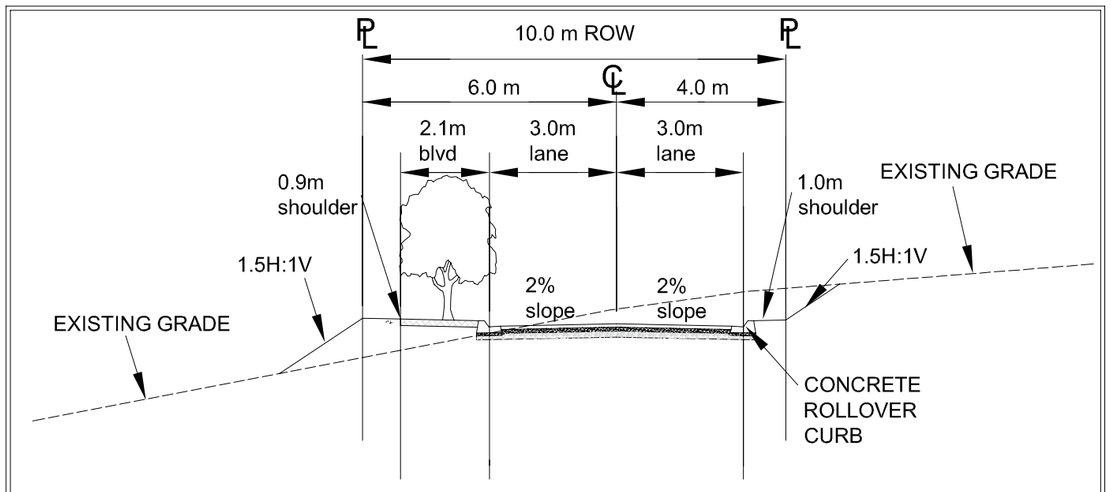
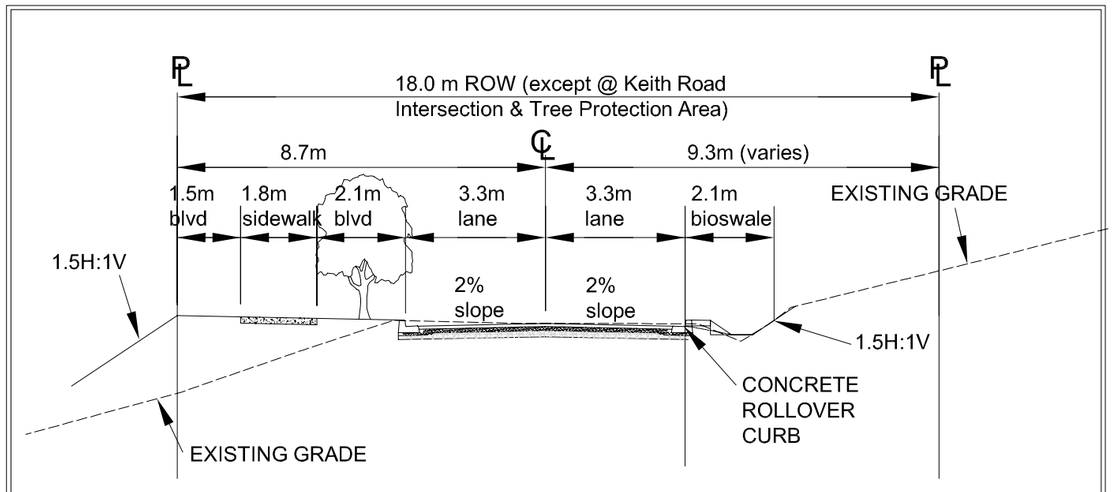




A TYPICAL KEITH ROAD CROSS-SECTION



B TYPICAL LANE CROSS-SECTION



C TYPICAL EVELYN DRIVE CROSS-SECTION

12

STREET SECTIONS

EVELYN DRIVE MASTER PLAN

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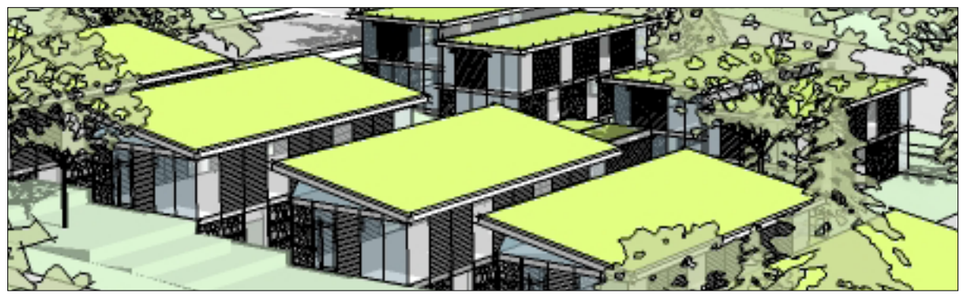


environmental sustainability

2

APPROACH

The Evelyn Drive project will incorporate elements of sustainability throughout. The principles and measurable goals for the commitment to sustainability are outlined below.

Principles

The new Evelyn Drive neighborhood will be a showcase for Millennium's and West Vancouver's commitment to sustainability and innovation. Sustainability principles have been developed to guide the design, construction and occupancy phases of the Evelyn Drive project. The current principles will be refined and updated as the project plan evolves. The principles were informed by the West Vancouver Official Community Plan and the Evelyn Drive Development Permit Guidelines, as well as other sustainability sources including Leadership in Energy and Environmental Design (LEED) guidelines for new neighborhoods and green buildings.

Our principles of sustainability consist of environmental, economic and social aspects. They can be categorized as follows: Community Completeness & Integration; Site, Water & Natural Elements; Energy & Atmosphere; Materials & Waste; Health & Safety; and Economic Efficiency. See attached Evelyn Drive Sustainability Principles

Measurable Goals

Millennium and its design team have developed a system to measure sustainability commitment for the new Evelyn Drive neighborhood. The sustainability system will consist of 4 sections:

1. A sustainable site - all the "outside the building envelope" commitments (stormwater, paths, tree retention etc.), based primarily on the LEED Canada-NC 1.0 Checklist. See attached Preliminary Site Sustainability Commitments

2. LEED certification on all concrete buildings (apartment buildings). See attached Preliminary LEED Checklist Canada-NC 1.0 Project Checklist for all Concrete Buildings and Preliminary Sustainability Commitments for all Concrete Buildings

3. LEED equivalency for all wood frame buildings (single family housing, duplex units and cluster housing), based primarily on the applicable portions of the LEED Canada-NC 1.0 Checklist. See attached Preliminary Sustainability Commitments for all Wood Frame Buildings

4. All buildings and site will be monitored during construction and occupancy stages to ensure sustainability system is implemented. LEED certification on the concrete buildings will be applied for at occupancy, and we will develop a reporting mechanism for the other two sections (wood frame buildings and the site).

As we move through the detailed design process Millennium and its design team will work with the District of West Vancouver staff on the specific measures that can be achieved.

SUSTAINABILITY PRINCIPLES

The new Evelyn Drive neighborhood will be a showcase for Millennium's and West Vancouver's commitment to sustainability and innovation. Sustainability principles have been developed to guide the design, construction and occupancy phases of the Evelyn Drive project. The current principles will be refined and updated as the project plan evolves. The principles were informed by the West Vancouver Official Community Plan and the Evelyn Drive Development Permit Guidelines, as well as other sustainability sources including Leadership in Energy and Environmental Design (LEED) guidelines for new neighborhoods and green buildings.

Our principles of sustainability consist of environmental, economic and social aspects. They can be categorized as follows:

Community Completeness & Integration

- Provide a range of housing options in form, features and value to add neighborhood character and individual identity.
- Connect to offsite features through building design, access and landscape elements.
- Provide for aging in place in all aspects of site planning and design.

Site, Water & Natural Elements

- Let the land inform the development, and work with topography and valuable natural elements as characteristic design features.
- Respond to the rainforest climate and hillside setting with appropriate architecture, buildings and materials.
- Minimize changes to natural drainage systems, utilizing swales, water features and permeable paving where feasible.
- Retain native and mature trees and plants where possible, and manage for sunlight penetration on walkways and in open spaces
- Rehabilitate available open spaces with high habitat value species, supporting biodiversity.
- Minimize the use of potable water through various water conservation measures.

Energy & Atmosphere

- Reduce the total energy consumption of buildings, look to energy efficient equipment and appliances.
- Reduce energy use through alternative heating / cooling systems such as geothermal if practical.
- Consider a neighborhood heating / cooling system for the site (e.g. geothermal backed up with natural gas).
- Reduce energy use for exterior lighting in the public realm.
- Reduce the air pollution and ozone depletion impacts of site energy sources where possible.
- Reduce transportation energy use, through pedestrian pathways and connectivity to transit.

Materials & Waste

- Reduce the use of new products, and utilize salvaged, remanufactured and recycled content materials wherever feasible.
- Encourage and incorporate recycling systems, reducing the amount of waste generated and moved off site.

Health & Safety

- Create "healthy" buildings that create a healthy living environment for its residents.
- Design a site safe for people and property, utilizing 'crime prevention through environmental design principles' (CEPTED).
- Provide pedestrian pathways, social amenities and open space to reinforce the connectivity of the community fabric, and provide "eyes on the street" opportunities.

Economic Efficiency

- Create an economically viable project that contributes to the economic base of the district.
- Develop a solid community that will retain its value over time.
- Consider life-cycle costs of materials and maintenance for the life of the project.

As the project proceeds, Millennium and its design team will develop a system to measure sustainability commitment for this site.

PRELIMINARY SITE SUSTAINABILITY COMMITMENTS

Based on the site (outside the building envelopes) of the Evelyn Drive development, West Vancouver, we have completed a preliminary review of sustainability commitments achievable by this project based on LEED Canada-NC 1.0 (Sustainable Sites and Water Efficiency). We have indicated sustainability commitments that the project will be able to achieve:

- site selection does not include ALR, floodplain, rare and endangered habitat, wetland or parkland
- erosion and sediment control plan during construction
- reduced site disturbances, through revegetation of 50% of the site area (excluding buildings)
- retain as many existing mature trees as possible
- increase from single family housing to denser mid-rise housing near existing commercial area
- stormwater management plan to decrease the rate and quantity of stormwater runoff
- treatment of stormwater quality
- water efficient landscaping
- target to reduce potable water use by 30% by using rainwater harvesting system for irrigation and possible toilet flushing
- use of permeable material on all sidewalks subject to further discussion with the District
- pedestrian linkages connecting to the District's cycling network and greenway extension plan
- provide onsite handicap access
- close proximity to public transportation
- provides secure, covered bike storage
- reduce light pollution by shielding exterior lighting
- target to work with District to reduce exterior lighting power use by 75% using LED lighting
- reduce heat island effect by covering over 90% of the parking space

As we move through the detailed design process Millennium and its design team will work with the District of West Vancouver staff on the specific measures that can be achieved.

PRELIMINARY SITE SUSTAINABILITY COMMITMENTS FOR ALL CONCRETE BUILDINGS

For the concrete buildings (apartments) at the Evelyn Drive development, West Vancouver, we have completed a preliminary review of sustainability commitments achievable by this project based on LEED Canada-NC 1.0 (Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, Innovation & Design Process). These buildings will be able to achieve:

- optimize energy costs, with a target of 30-60% reduction compared to a standard
- achieve a minimum level energy performance, and consider alternative energy sources such as geothermal and passive design such as overhangs, glazed stairwells and windows in stairwells
- no use of CFC refrigerants in HVAC or halon in fire suppression
- best practice commissioning
- reduce ozone depleting substances
- provide area for storage and collection of recyclables
- meet minimum requirements for indoor air quality
- reduce air leakage between smoking and non-smoking areas
- use 20% of building materials that are produced locally/ regionally
- use 5% rapidly renewable (ie – wool carpet, bamboo or linoleum flooring) building materials
- recycle and or salvage 50% of construction waste
- use 50% certified wood
- meet minimum standard for indoor air quality
- use of low-emitting materials, adhesives and sealants
- use of low-emitting materials, paints and coatings
- use of low-emitting materials, carpet
- use of low-emitting materials, composite wood
- provide controllable window and lighting systems, perimeter areas
- provide controllable window and lighting systems, 50% of non-perimeter areas
- comply with thermal comfort standard
- install HVAC equipment that does not contain HCFC or halon
- provide daylight to 75% of regularly occupied areas
- provide views for 90% of all regularly occupied areas
- design a home owners manual, outlining sustainable measures for home owners

As we move through the detailed design process Millennium and its design team will work with the District of West Vancouver staff on the specific measures that can be achieved.

PRELIMINARY SITE SUSTAINABILITY COMMITMENTS FOR ALL WOOD FRAME BUILDINGS

For the wood frame buildings (single family housing, duplex units and cluster housing) at the Evelyn Drive development, West Vancouver, we have completed a preliminary review of sustainability commitments achievable by this project based on LEED Canada-NC 1.0 (Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, Innovation & Design Process). These buildings will be able to achieve:

- optimize energy costs, with a target of 30-60% reduction compared to a standard
- achieve a minimum level energy performance, and consider alternative energy sources such as geothermal
- use 20% of building materials that are produced locally/ regionally
- use 5% rapidly renewable (ie – wool carpet, bamboo or linoleum flooring) building materials
- target to recycle and or salvage 50% of construction waste
- use 50% certified wood
- meet minimum standard for indoor air quality
- use of low-emitting materials, adhesives and sealants
- use of low-emitting materials, paints and coatings
- use of low-emitting materials, carpet
- use of low-emitting materials, composite wood
- provide controllable window and lighting systems, perimeter areas
- provide controllable window and lighting systems, 50% of non-perimeter areas
- comply with thermal comfort standard
- provide daylight to 75% of regularly occupied areas
- provide views for 90% of all regularly occupied areas
- design a home owners manual, outlining sustainability measures for home owners

As we move through the detailed design process Millennium and its design team will work with the District of West Vancouver staff on the specific measures that can be achieved.

Preliminary LEED Canada-NC 1.0 Project Checklist for all Concrete Buildings

Evelyn Drive

West Vancouver, BC

Sustainable Sites — 14 Points

Yes	?	No			
7	6	1			
Y			Prereq 1	**Erosion & Sedimentation Control**	Required
Y			Credit 1	**Site Selection**	1
	?		Credit 2	**Development Density**	1
		N	Credit 3	**Redevelopment of Contaminated Site**	1
Y			Credit 4.1	**Alternative Transportation**, Public Transportation Access	1
Y			Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1
	?		Credit 4.3	**Alternative Transportation**, Alternative Fuel Vehicles	1
	?		Credit 4.4	**Alternative Transportation**, Parking Capacity	1
	?		Credit 5.1	**Reduced Site Disturbance**, Protect or Restore Open Space	1
	?		Credit 5.2	**Reduced Site Disturbance**, Development Footprint	1
Y			Credit 6.1	**Stormwater Management**, Rate and Quantity	1
Y			Credit 6.2	**Stormwater Management**, Treatment	1
Y			Credit 7.1	**Heat Island Effect**, Non-Roof	1
	?		Credit 7.2	**Heat Island Effect**, Roof	1
Y			Credit 8	**Light Pollution Reduction**	1

Water Efficiency — 5 Points

Yes	?	No			
2	2	1			
Y			Credit 1.1	**Water Efficient Landscaping**, Reduce by 50%	1
	?		Credit 1.2	**Water Efficient Landscaping**, No Potable Use or No Irrigation	1
		N	Credit 2	**Innovative Wastewater Technologies**	1
Y			Credit 3.1	**Water Use Reduction**, 20% Reduction	1
	?		Credit 3.2	**Water Use Reduction**, 30% Reduction	1

Energy & Atmosphere — 17 Points

Yes	?	No			
4	12	1			
Y			Prereq 1	**Fundamental Building Systems Commissioning**	Required
Y			Prereq 2	**Minimum Energy Performance**	Required
Y			Prereq 3	**CFC Reduction in HVAC&R Equipment**	Required
Y			Credit 1	**Optimize Energy Performance**	1 to 10
	?		Credit 2.1	**Renewable Energy**, 5%	1
	?		Credit 2.2	**Renewable Energy**, 10%	1
	?		Credit 2.3	**Renewable Energy**, 20%	1
Y			Credit 3	**Best Practice Commissioning**	1
Y			Credit 4	**Ozone Protection**	1
	?		Credit 5	**Measurement & Verification**	1
		N	Credit 6	**Green Power**	1

Materials & Resources — 14 Points

Yes	?	No			
3	5	5			
Y			Prereq 1	**Storage & Collection of Recyclables**	Required
		N	Credit 1.1	**Building Reuse:** Maintain 75% of Existing Walls, Floors, and Roof	1
		N	Credit 1.2	**Building Reuse:** Maintain 95% of Existing Walls, Floors, and Roof	1
		N	Credit 1.3	**Building Reuse:** Maintain 50% of Interior Non-Structural Elements	1
Y			Credit 2.1	**Construction Waste Management:** Divert 50% from Landfill	1
	?		Credit 2.2	**Construction Waste Management:** Divert 75% from Landfill	1
		N	Credit 3.1	**Resource Reuse:** 5%	1
		N	Credit 3.2	**Resource Reuse:** 10%	1
	?		Credit 4.1	**Recycled Content:** 7.5% (post-consumer + ½ post-industrial)	1
	?		Credit 4.2	**Recycled Content:** 15% (post-consumer + ½ post-industrial)	1
Y			Credit 5.1	**Regional Materials:** 10% Extracted and Manufactured Regionally	1
Y			Credit 5.2	**Regional Materials:** 20% Extracted and Manufactured Regionally	1
	?		Credit 6	**Rapidly Renewable Materials**	1
	?		Credit 7	**Certified Wood**	1
	?		Credit 8	**Durable Building**	1

Indoor Environmental Quality — 15 Points

Yes	?	No			
9	6				
Y			Prereq 1	**Minimum IAQ Performance**	Required
Y			Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	Required
	?		Credit 1	**Carbon Dioxide (CO_2) Monitoring**	1
	?		Credit 2	**Ventilation Effectiveness**	1
	?		Credit 3.1	**Construction IAQ Management Plan:** During Construction	1
	?		Credit 3.2	**Construction IAQ Management Plan:** Testing Before Occupancy	1
Y			Credit 4.1	**Low-Emitting Materials:** Adhesives & Sealants	1
Y			Credit 4.2	**Low-Emitting Materials:** Paints and Coating	1
Y			Credit 4.3	**Low-Emitting Materials:** Carpet	1
Y			Credit 4.4	**Low-Emitting Materials:** Composite Wood and Laminate Adhesives	1
	?		Credit 5	**Indoor Chemical & Pollutant Source Control**	1
Y			Credit 6.1	**Controllability of Systems:** Perimeter Spaces	1
Y			Credit 6.2	**Controllability of Systems:** Non-Perimeter Spaces	1
Y			Credit 7.1	**Thermal Comfort:** Compliance	1
	?		Credit 7.2	**Thermal Comfort:** Monitoring	1
Y			Credit 8.1	**Daylight & Views:** Daylight 75% of Spaces	1
Y			Credit 8.2	**Daylight & Views:** Views 90% of Spaces	1

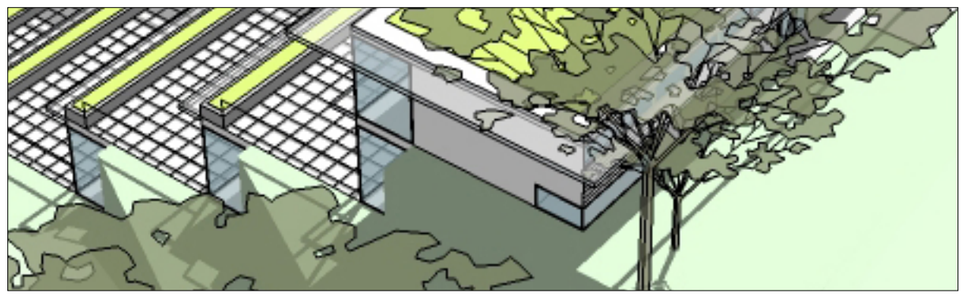
Innovation & Design Process — 5 Points

Yes	?	No			
3	2				
Y			Credit 1.1	**Innovation in Design**	1
Y			Credit 1.2	**Innovation in Design**	1
	?		Credit 1.3	**Innovation in Design**	1
	?		Credit 1.4	**Innovation in Design**	1
Y			Credit 2	**LEED® Accredited Professional**	1

Project Totals (pre-certification estimates) — 70 Points

Yes	?	No
28	33	8

Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-70 points



preliminary land use plan

3

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SITE PLAN

EVELYN DRIVE MASTER PLAN

millennium evelyn properties ltd.

nick milkovich architects with arthur erickson

MAXIMUM DENSITY CD-1

AREA A:	152,958 + **AREA B:** 355,042 = 508,000 SF		
PROPOSED			
AREA A:	16 SINGLE FAMILY HOUSES @ 2200	=	39,161
	12 DUPLEX UNITS @ 2000	=	24,222
	61 CLUSTERS @ 1500	=	93,469
	TOTAL AREA A	**=**	**156,852**
AREA B:	1 APARTMENT BUILDING A1 @ 92,696	=	92,696
	1 APARTMENT BUILDING A2 @ 95,020	=	96,861
	1 APARTMENT BUILIDNG B @ 137,326	=	131,594
	1 RENTAL BUILDING @ 30,000	=	30,000
	TOTAL AREA B	**=**	**351,151**
TOTAL DENSITY AREA A + AREA B		**=**	**508,003**

CD-1 REGULATIONS

MP PARCEL	SUBDIVISION PARCEL	MP SITE AREA SF	BLDG AREA SF	# OF UNITS	MP FAR max 0.6	MP FOOTPRINT SF	MP SITE COVERAGE	VARIANCE REQUESTED
1 - Cluster	Parcel 1	50,640	18,170	12	0.36	16,880	33.3%	
2 – Cluster	Parcel 2	46,230	39,356	26	0.42	17,290	37.4%	
3 – Cluster		43,980			0.51	20,990	47.7%	40% max
4 – Cluster	Parcel 3	23,680	35,943	23	0.45	9,760	41.2%	40% max
5 – Cluster		38,570			0.39	16,310	42.3%	40% max
Total Cluster		**203,100**	**93,469**	**61**	**0.42**	**81,230**	**40.0%**	
6 - Duplex	Parcel 11	9,680	4,222	2	CD-1 DOES NOT REGULATE F.A.R. FOR APARTMENT, SINGLE HOUSE AND DUPLEX	2,400	24.8%	
7 – Duplex		7,170	4,000	2		2,400	33.5%	
8 – Duplex	Parcel 9	9,810	4,000	2		2,400	24.5%	
9 – Duplex		7,300	4,000	2		2,400	32.9%	
10 – Duplex		8,370	4,000	2		2,400	28.7%	
11 – Duplex		9,430	4,000	2		2,400	25.5%	
Total Duplex		**51,760**	**24,222**	**12**		**14,400**	**27.8%**	
12 – Single House	Parcel 10	5,610	2447.5	1		1,300	23.2%	
13 – Single House		3,960	2447.5	1		1,300	32.8%	
14 – Single House		3,840	2447.5	1		1,300	33.9%	
15 – Single House		3,830	2447.5	1		1,300	33.9%	
16 – Single House		3,920	2447.5	1		1,300	33.2%	
17 – Single House		3,970	2447.5	1		1,300	32.7%	
18 – Single House		4,130	2447.5	1		1,300	31.5%	
19 – Single House		5,970	2447.5	1		1,300	21.8%	
20 – Single House	Parcel 9	7,160	2447.5	1		1,400	19.6%	Max 6,000 SF lot
21 – Single House		6,670	2447.5	1		1,400	21.0%	Max 6,000 SF lot
22 – Single House		7,070	2447.5	1		1,400	19.8%	Max 6,000 SF lot
23 – Single House		7,640	2447.5	1		1,800	23.6%	Max 6,000 SF lot
24 – Single House		6,000	2447.5	1		1,800	30.0%	
25 – Single House		6,000	2447.5	1		1,800	30.0%	
26 – Single House		6,000	2447.5	1		1,800	30.0%	
27 – Single House		6,000	2448.5	1		1,800	30.0%	
Total Single House		**87,770**	**39,161**	**16**		**23,600**	**26.9%**	**Min 18 single Houses**
28 - ROW	ROW	3,420						
29 - ROW		4,380						
30 - ROW		2,720						
31 - ROW		7,060						
32 – ROW		7,400						
33 - ROW		3,690						
Total ROW		**28,670**						
Total Area A		**371,300**	**156,852**	**89**		**119,230**	**32.1%**	
34 - Apartment	Parcel 5	79,270	92,696	67		21,850	27.6%	
35 – Apartment	Parcel 7	64,450	89,602	71		22,090	34.3%	
38 -Townhouses	Parcel 6	n/a	7,259	4				
36 – Apartment	Parcel 8 (rental)	23,410	30,000	30		7,960	34.0%	
37 - Apartment	Parcel 8	109,290	137,326	89		42,610	39.0%	35% Max site coverage
Total Apartment		**276,420**	**355,042**	**261**		**94,510**	**34.2%**	
39 – ROW	ROW	4,460						
40 - ROW		5,660						
Total ROW		**33,650**						
Total Area B		**310,070**	**351,151**	**261**		**94,510**	**30.5%**	
Total Area A + B		**681,370**	**508,003**	**350**		**213,740**	**31.4%**	

Amended: March 11, 2019

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PROJECT DATA / PARCEL SUBDIVISION

EVELYN DRIVE MASTER PLAN

millennium evelyn properties ltd.

nick milkovich architects with arthur erickson

Parcel 12 House
Parcel 13 House
Parcel 14 House
Parcel 15 House
Parcel 16 House
Parcel 17 House
Parcel 18 House
Parcel 19 House
Parcel 6 Duplex
Parcel 7 Duplex
Parcel 32 ROW
Parcel 33 ROW
Parcel 8 Duplex
Parcel 9 Duplex
Parcel 10 Duplex
Parcel 11 Duplex
Parcel 20 House
Parcel 22 House
Parcel 21 House
Parcel 31 ROW
Parcel 27 House
Parcel 26 House
Parcel 23 House
Parcel 24 House
Parcel 25 House
Parcel 30 ROW
Parcel 37 Apartment
Parcel 36 Apartment
Parcel 5 Cluster
Parcel 4 Cluster
Parcel 3 Cluster
Parcel 29 ROW
Parcel 2 Cluster
Parcel 28 ROW
Parcel 1 Cluster
Parcel 2 Cluster
Parcel 39 ROW
Parcel 34 Apartment
Parcel 34 Apartment
Parcel 38 Amenity
Parcel 40 ROW
Parcel 35 Apartment

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PHASING PLAN

PHASE 2

PHASE 1

PHASE 1	
CLUSTER	40
APARTMENT	140
TOTAL UNITS	180

EVELYN DRIVE MASTER PLAN

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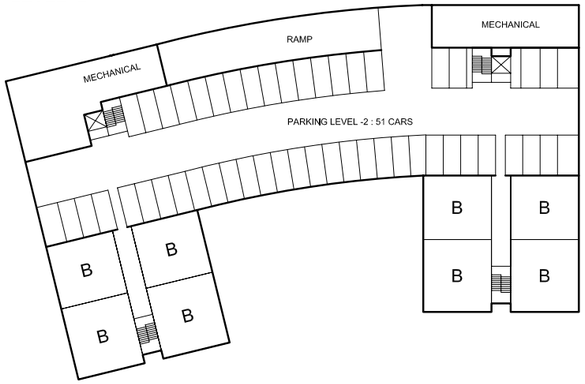
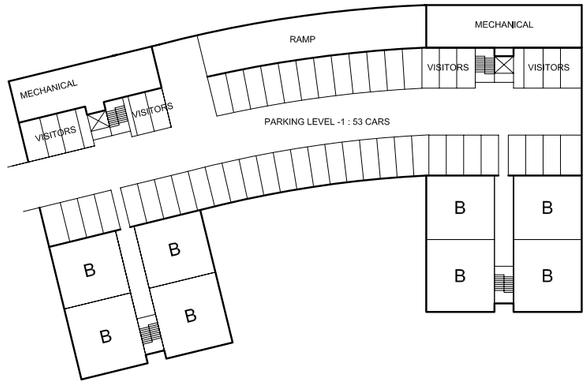
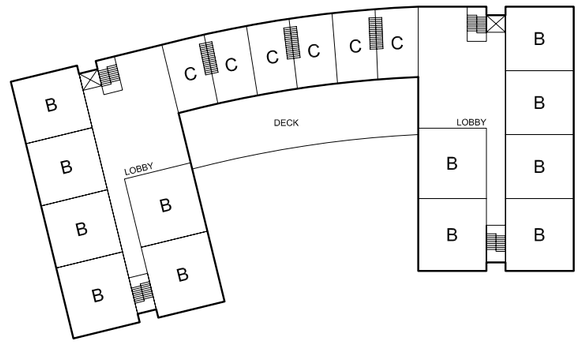
LEVEL -2



LEVEL -1



GRADE LEVEL



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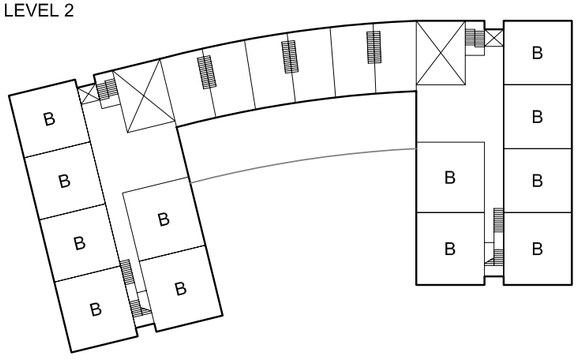
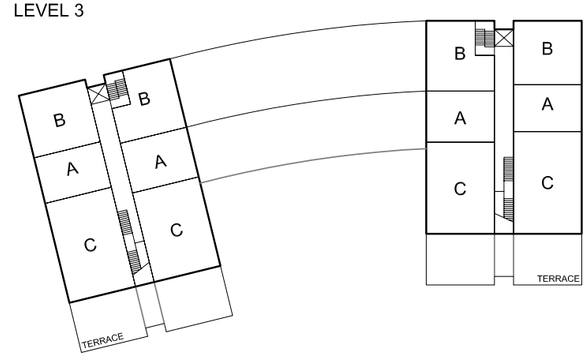


LEVEL 3



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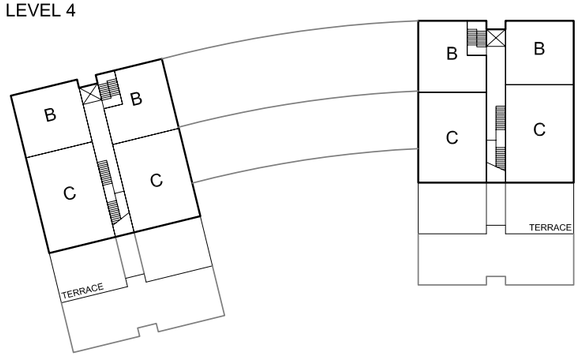
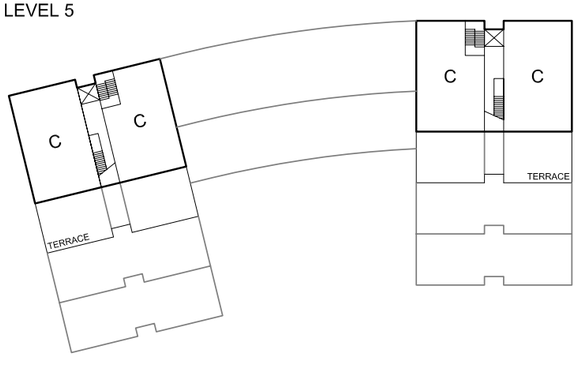


LEVEL 5



APARTMENT BUILDING TYPE A - 1

AREA:

LEVEL 5: 7520 sf
LEVEL 4: 11024 sf
LEVEL 3: 14528 sf
LEVEL 2: 20470 sf
LEVEL 1: 21850 sf
LEVEL -1: 9274 sf
LEVEL -2: 9274 sf

TOTAL: 93940 sf

UNIT TYPE:

8 TYPE A (smaller than 750 sf)
44 TYPE B (average 1000 sf)
18 TYPE C (average 1600 sf)

70 UNITS TOTAL

PARKING:

MINIMUM
1 stall per unit + 10% visitor
70 + 7 = 77 stalls
OR
1 stall per 900 sf
93940 sf / 900 = 104 stalls
(93 residential + 11 visitors)

PROPOSED
104 stalls

PROJECT DATA - APARTMENT TYPE A1

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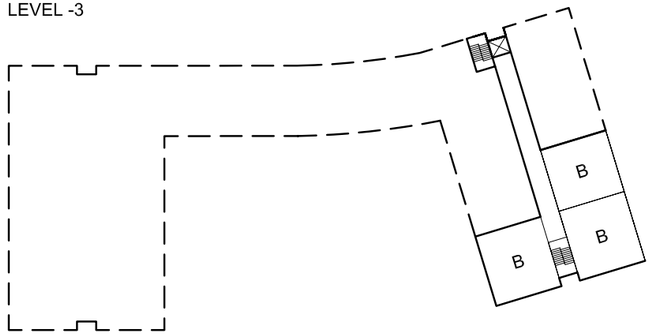
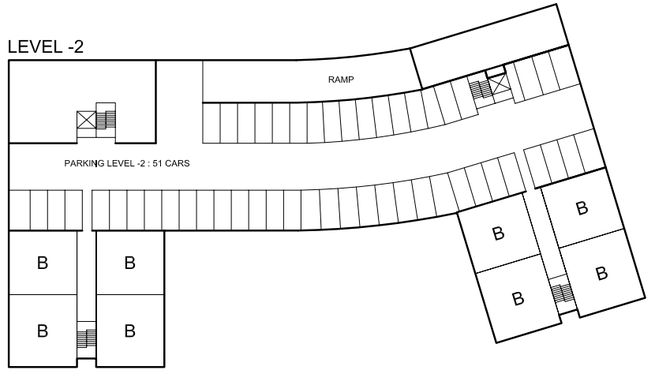
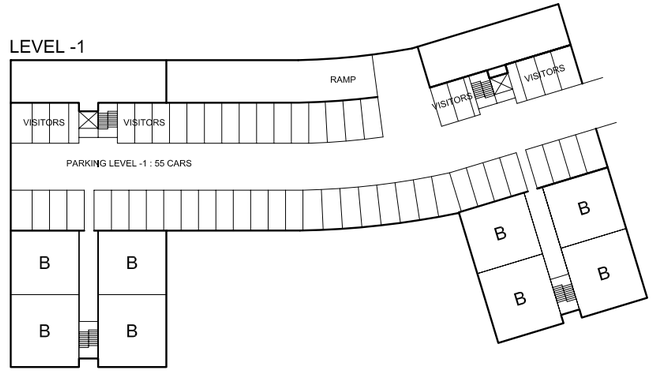
LEVEL -3



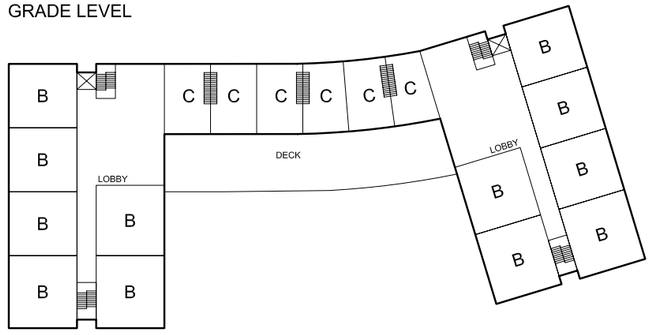
LEVEL -2



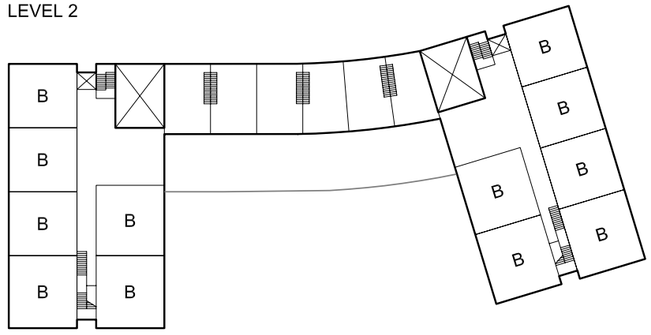
LEVEL -1



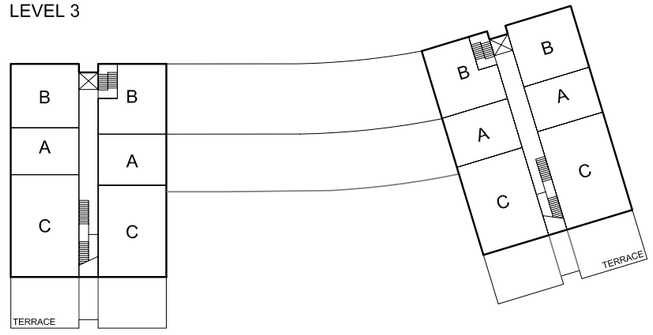
GRADE LEVEL



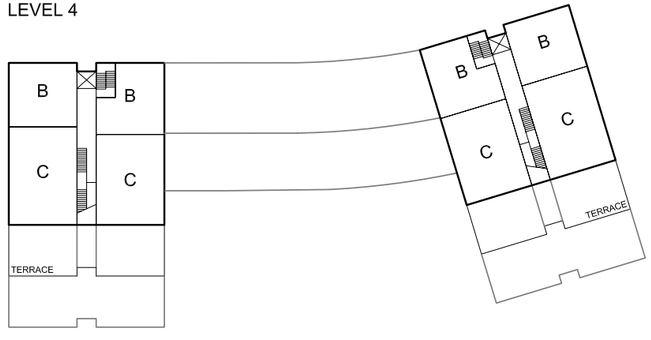
LEVEL 2



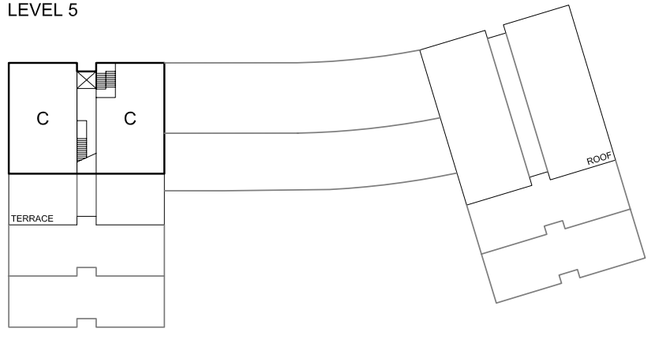
LEVEL 3



LEVEL 4



LEVEL 5



APARTMENT BUILDING TYPE A - 2

AREA:

LEVEL 5:	3760 sf
LEVEL 4:	11024 sf
LEVEL 3:	14528 sf
LEVEL 2:	20742 sf
LEVEL 1:	22090 sf
LEVEL -1:	9274 sf
LEVEL -2:	9274 sf
LEVEL -3:	4328 sf

TOTAL: 95020 sf

UNIT TYPE:

8 TYPE A (smaller than 750 sf)
47 TYPE B (average 1000 sf)
16 TYPE C (average 1600 sf)

71 UNITS TOTAL

PARKING:

MINIMUM
1 stall per unit + 10% visitor
71 + 7 = 78 stalls
OR
1 stall per 900 sf
95020 sf / 900 = 106 stalls
(95 residential + 11 visitors)

PROPOSED
106 stalls

PROJECT DATA - APARTMENT TYPE A2

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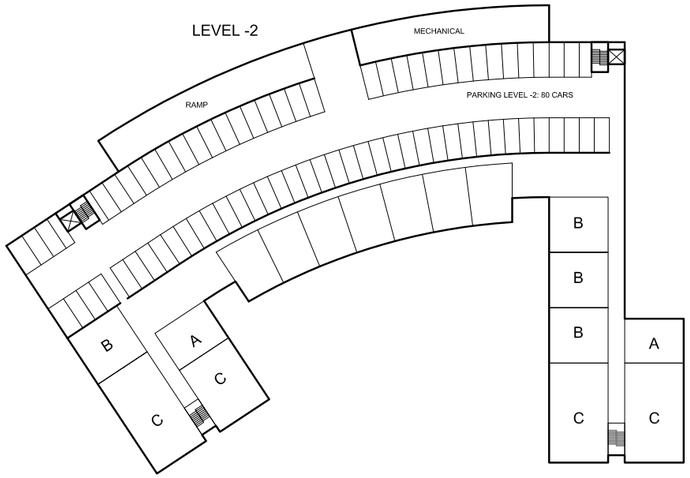
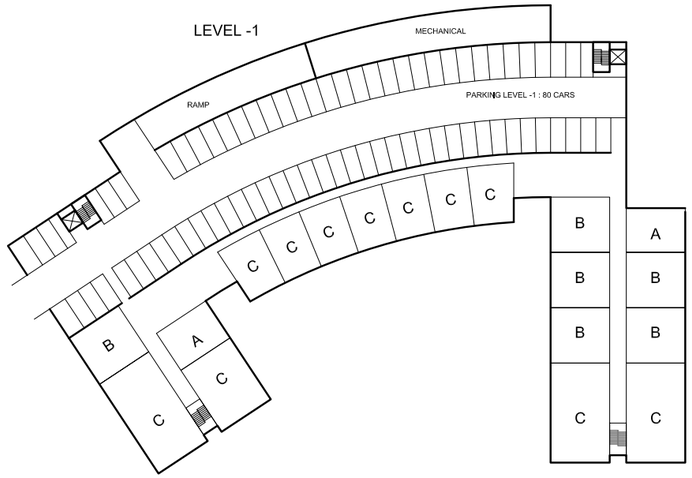
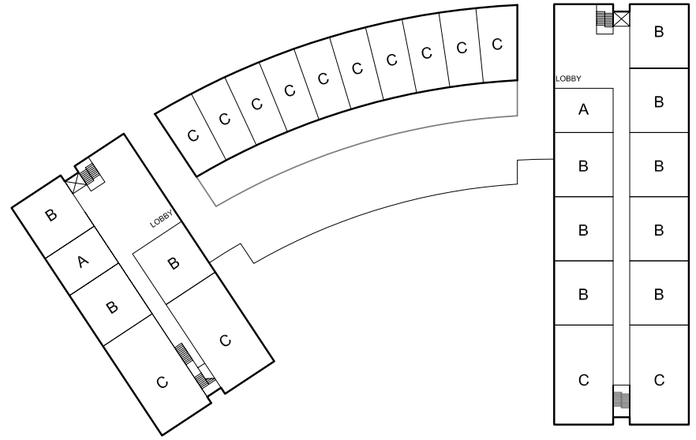
LEVEL -2



LEVEL -1



LEVEL GRADE



LEVEL 2

LEVEL 3

LEVEL 4

APARTMENT BUILDING TYPE B

AREA:

LEVEL 4: 5512 sf
LEVEL 3: 23836 sf
LEVEL 2: 32158 sf
LEVEL 1: 35258 sf
LEVEL -1: 24588 sf
LEVEL -2: 22688 sf

TOTAL: 144040 sf

UNIT TYPE:

10 TYPE A (smaller than 750 sf)
44 TYPE B (average 1000 sf)
39 TYPE C (average 1500 sf)

93 UNITS TOTAL

PARKING:

MINIMUM
1 stall per unit + 10% visitor
93 + 9 = 102 stalls
OR
1 stall per 900 sf
144040 sf / 900 = 160 stalls
(144 residential + 16 visitors)

PROPOSED
160 stalls

PROJECT DATA - APARTMENT TYPE B

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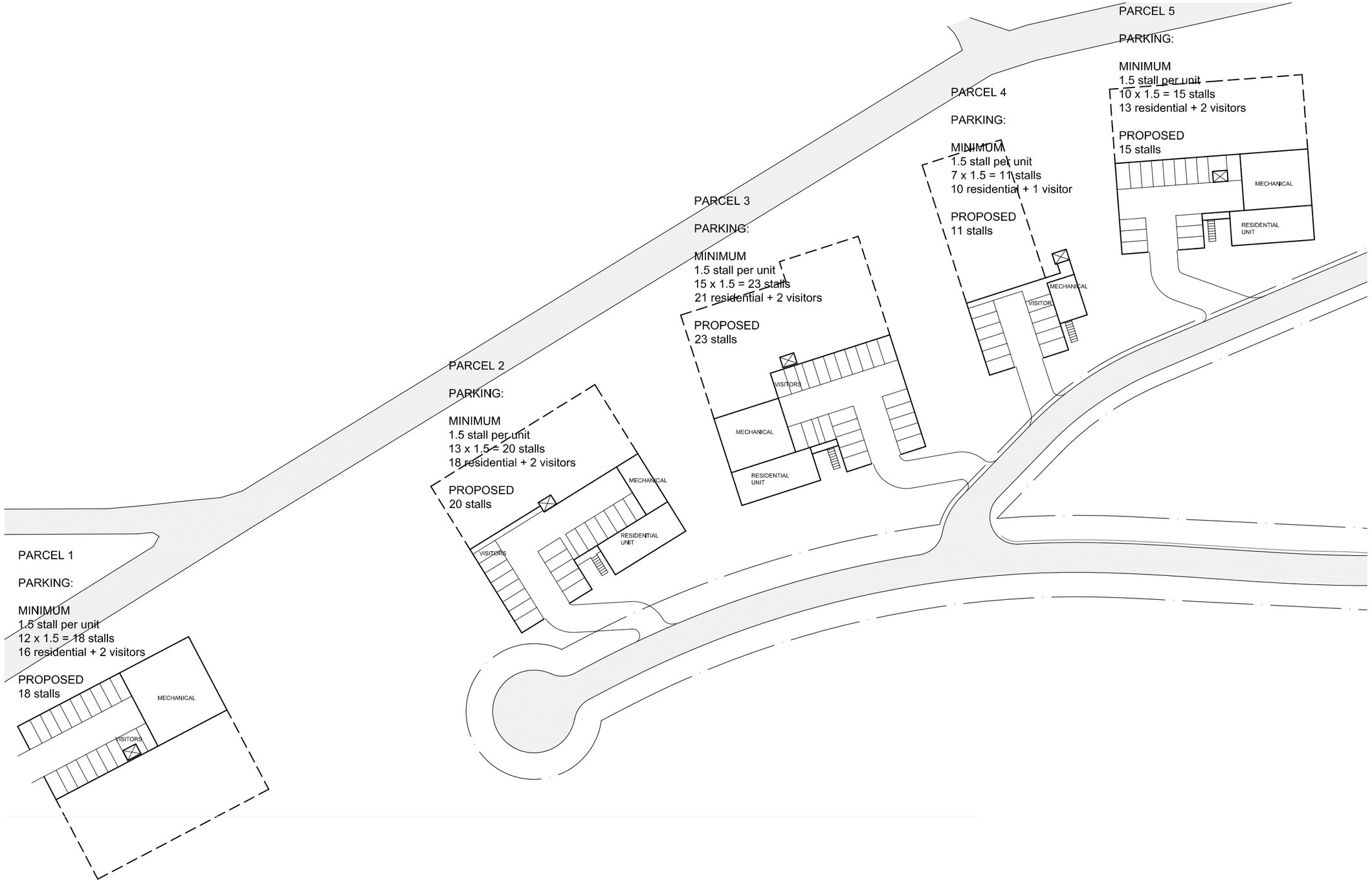

PROJECT DATA - CLUSTER HOUSING - PARKING PLAN

EVELYN DRIVE MASTER PLAN

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CD-1 PARKING REQUIREMENT

HOUSING TYPE	MIN. REQUIRED	PROPOSED
SINGLE HOUSE (1/unit)	16 x 1 = 16	24
DUPLEX (1/unit)	12 x 1 = 12	12
CLUSTER (1.5/unit)	57 x 1.5 = 86	87
APARTMENT (1/900 SF)	363,000 / 900 = 403	403
TOTAL	**517**	**526**

VEHICLES

DRIVEWAYS

PARKING

HWY 1
WHISTLER
LOCAL MOUNTAINS

15

11

23

20

160

33

106

104

18

RAMP TO UPPLER MALL LEVEL

RAMP TO LOWER MALL LEVEL

LION'S GATE BRIDGE
NORTH VANCOUVER

N

VEHICULAR CIRCULATION + PARKING

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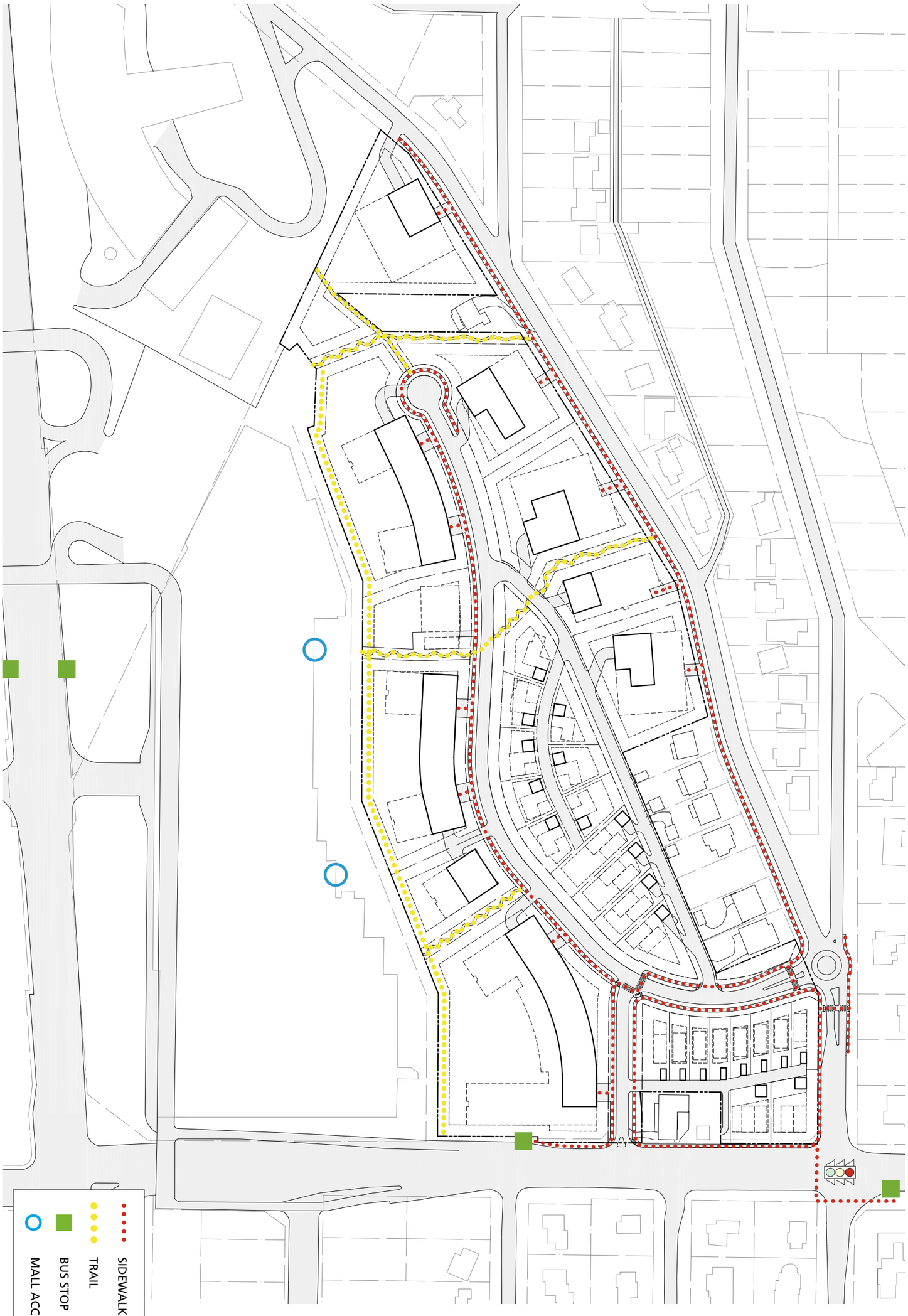

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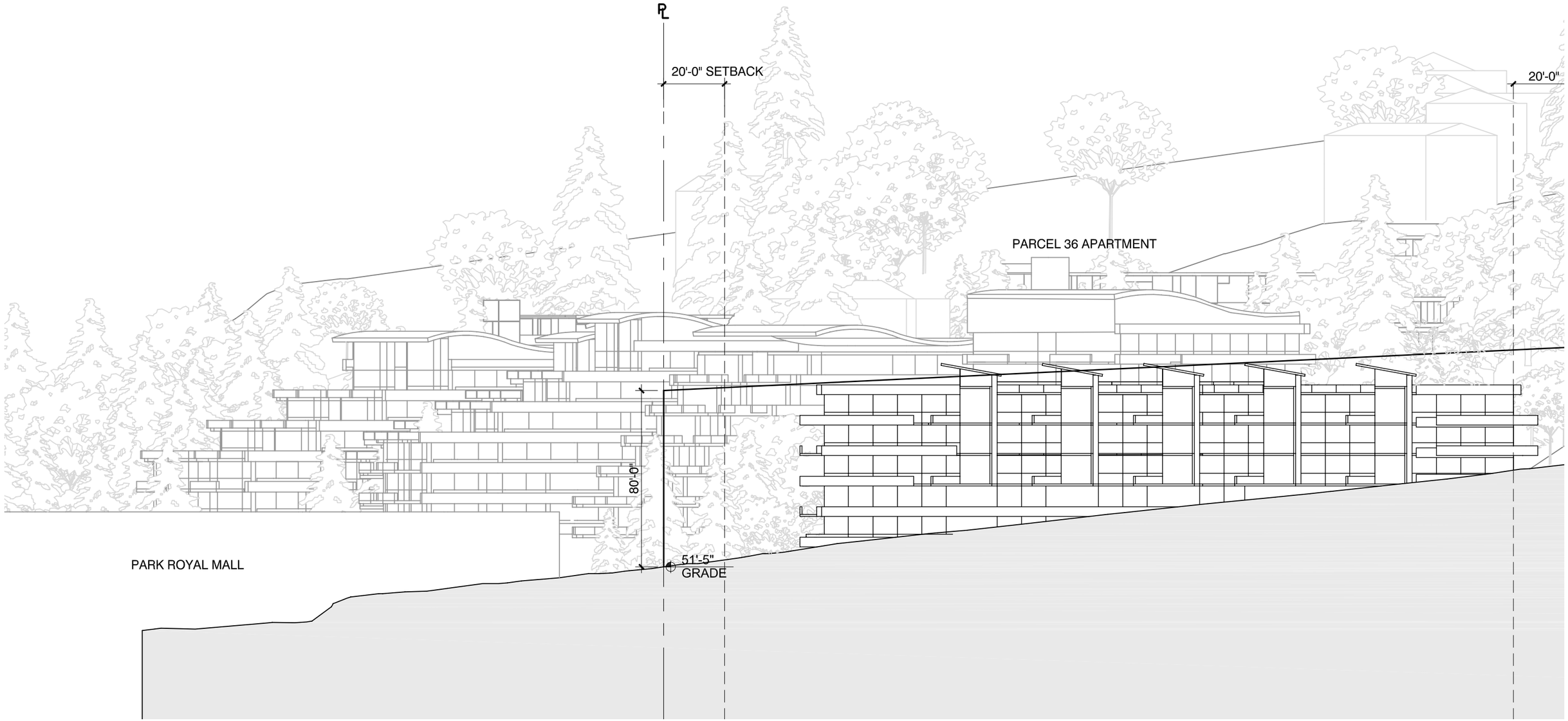
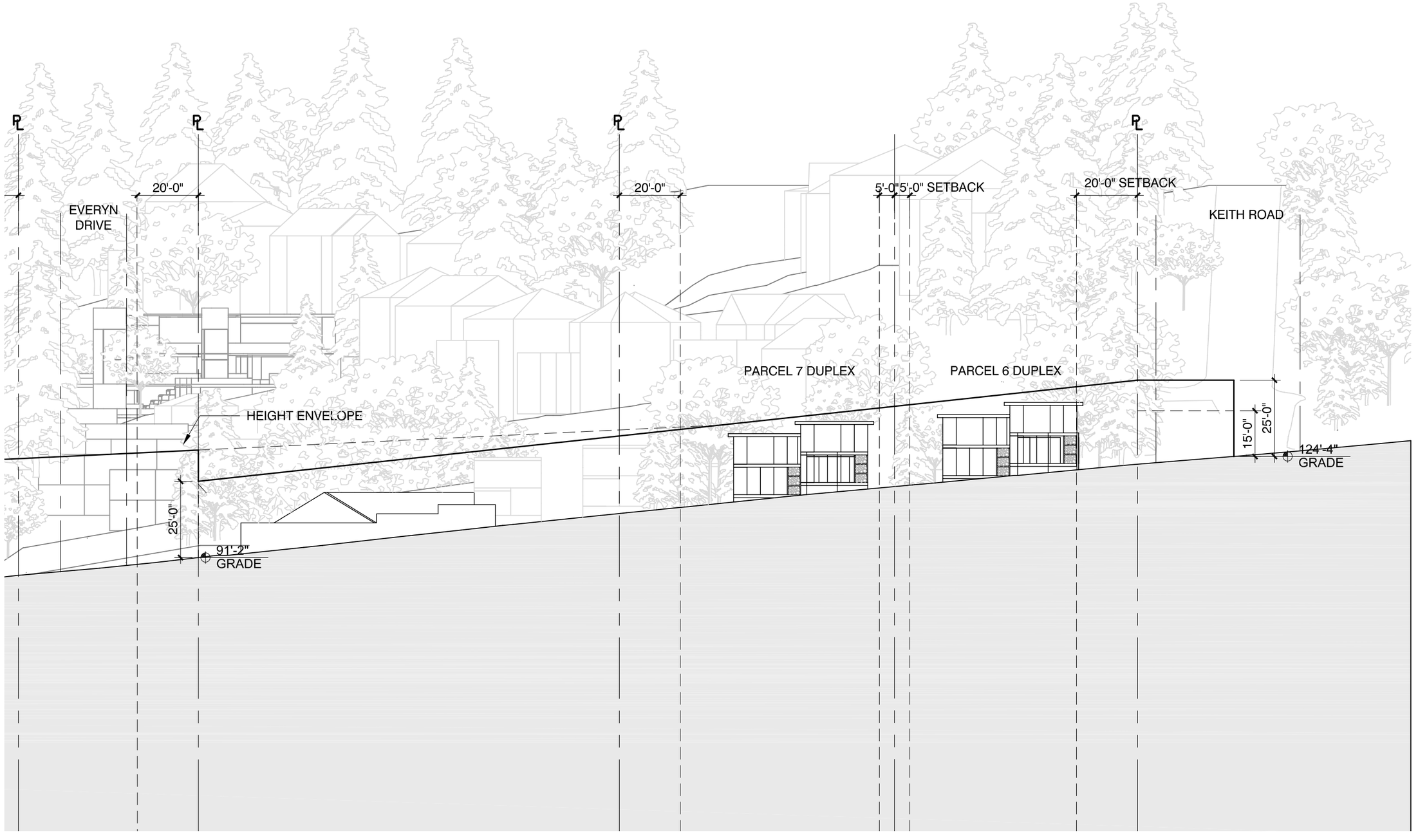
PEDESTRIAN CIRCULATION

N


PL
20'-0" SETBACK
20'-0"
PARCEL 36 APARTMENT
80'-0"
PARK ROYAL MALL
51'-5"
GRADE



STREET ELEVATION - TAYLOR WAY

EVELYN DRIVE MASTER PLAN

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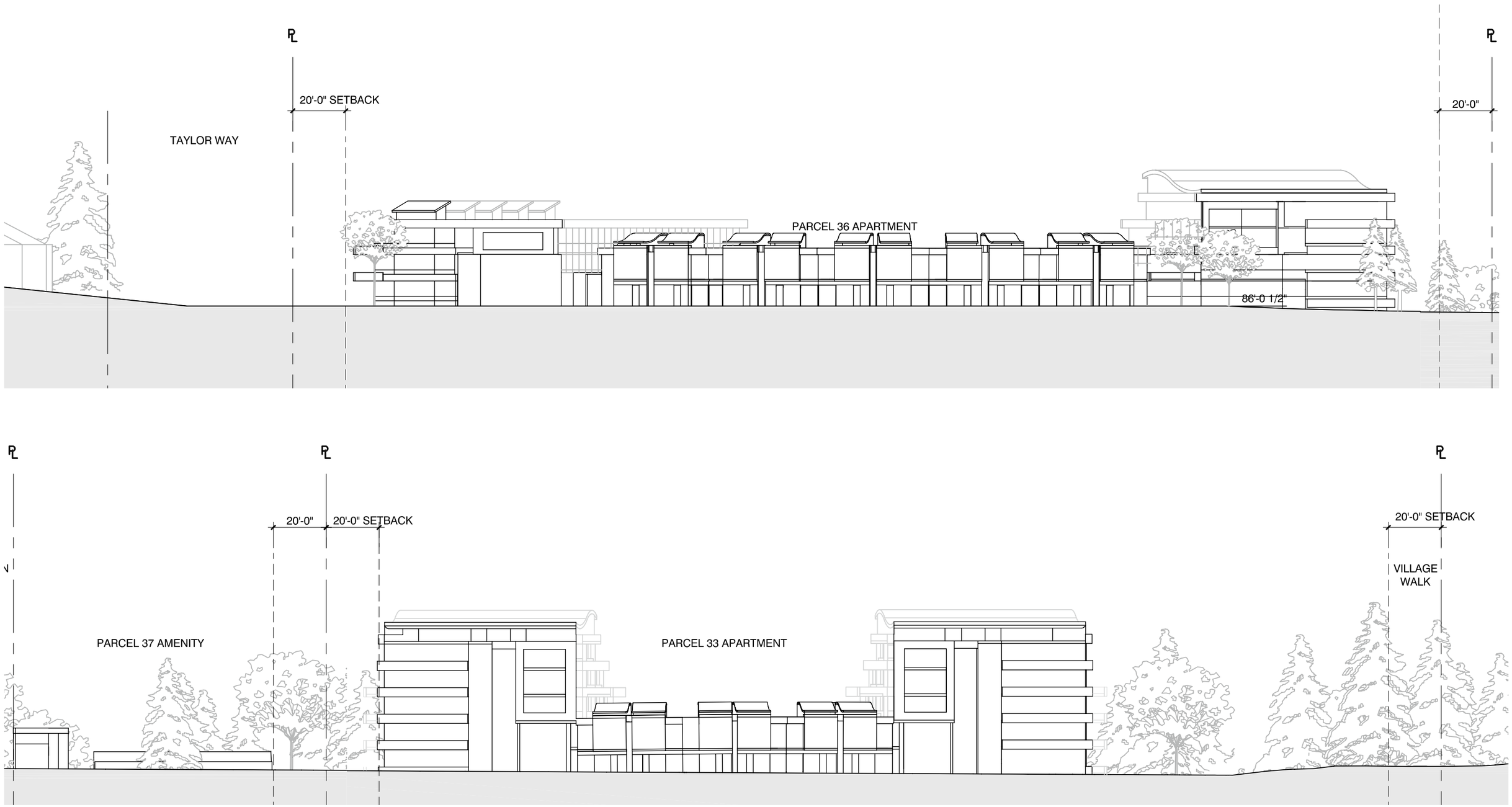
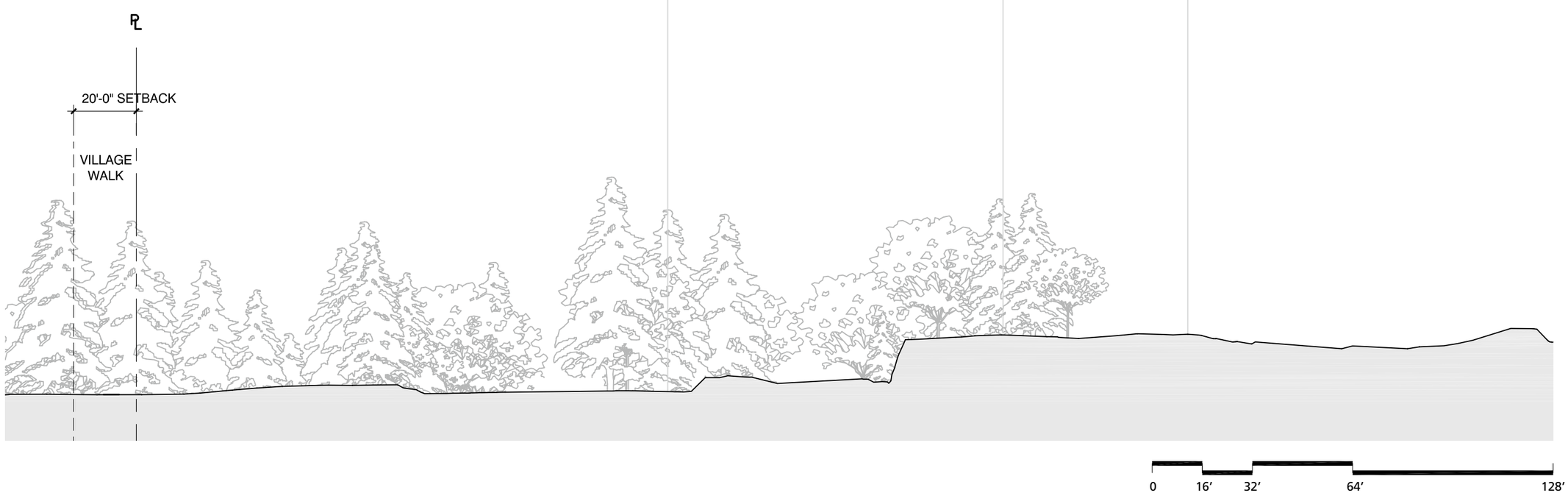

TAYLOR WAY
20'-0" SETBACK
PARCEL 36 APARTMENT
86'-0 1/2"
20'-0"
20'-0"
20'-0" SETBACK
PARCEL 37 AMENITY
PARCEL 33 APARTMENT
20'-0" SETBACK
VILLAGE
WALK



STREET ELEVATION - EVELYN DRIVE

EVELYN DRIVE MASTER PLAN

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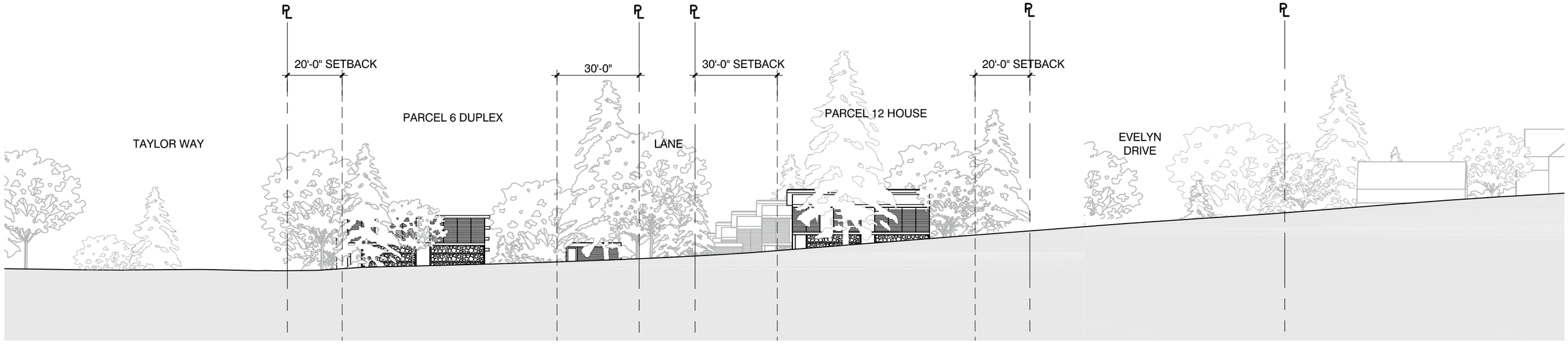
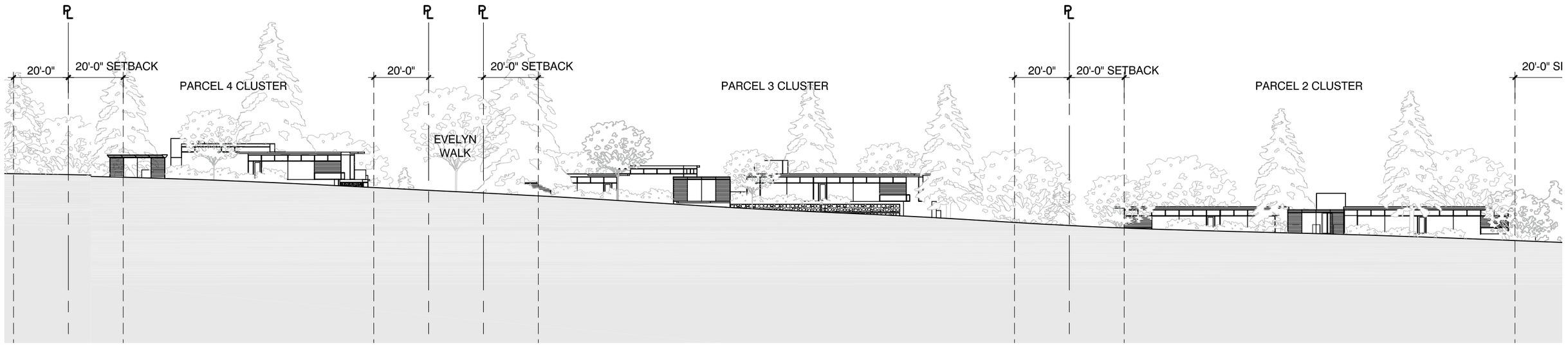
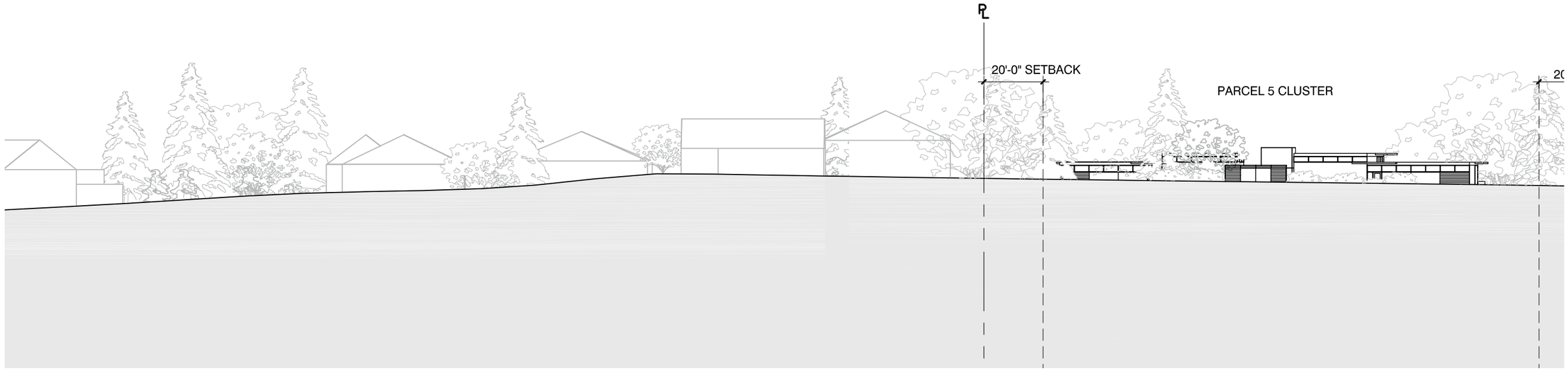
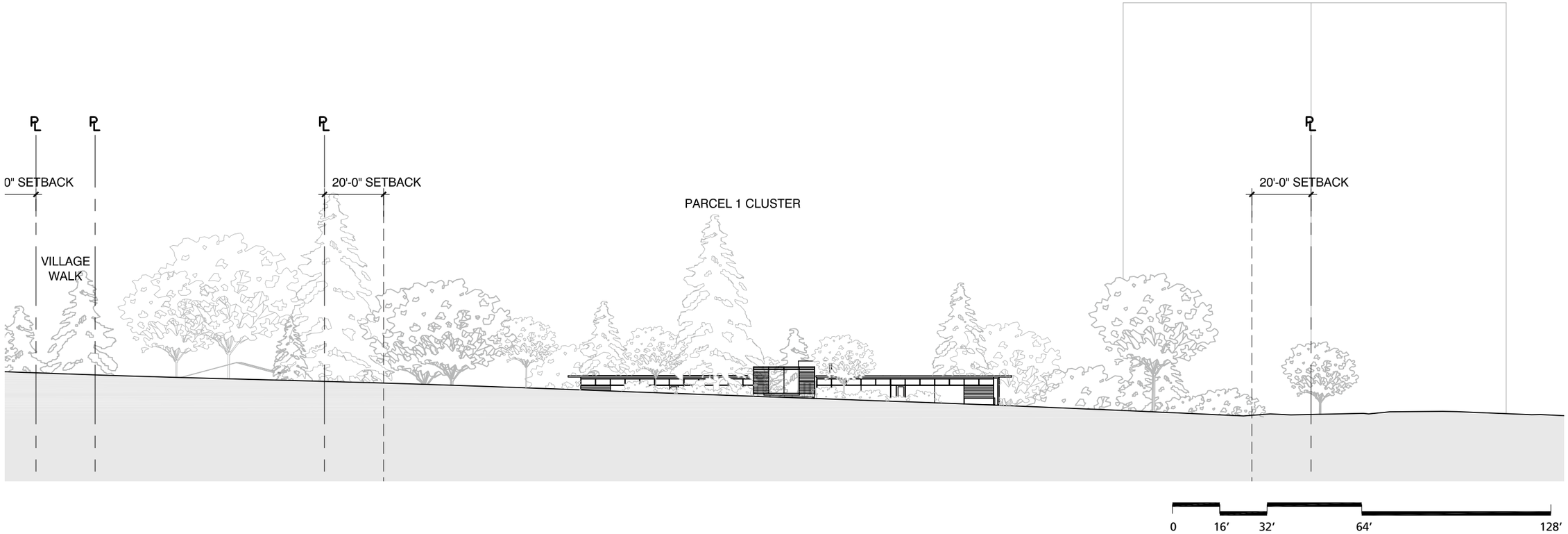

20'-0" SETBACK
30'-0"
30'-0" SETBACK
20'-0" SETBACK
TAYLOR WAY
PARCEL 6 DUPLEX
LANE
PARCEL 12 HOUSE
EVELYN
DRIVE


20'-0"
20'-0" SETBACK
20'-0"
20'-0" SETBACK
20'-0"
20'-0" SETBACK
20'-0" SI
PARCEL 4 CLUSTER
EVELYN
WALK
PARCEL 3 CLUSTER
PARCEL 2 CLUSTER





STREET ELEVATION - KEITH ROAD

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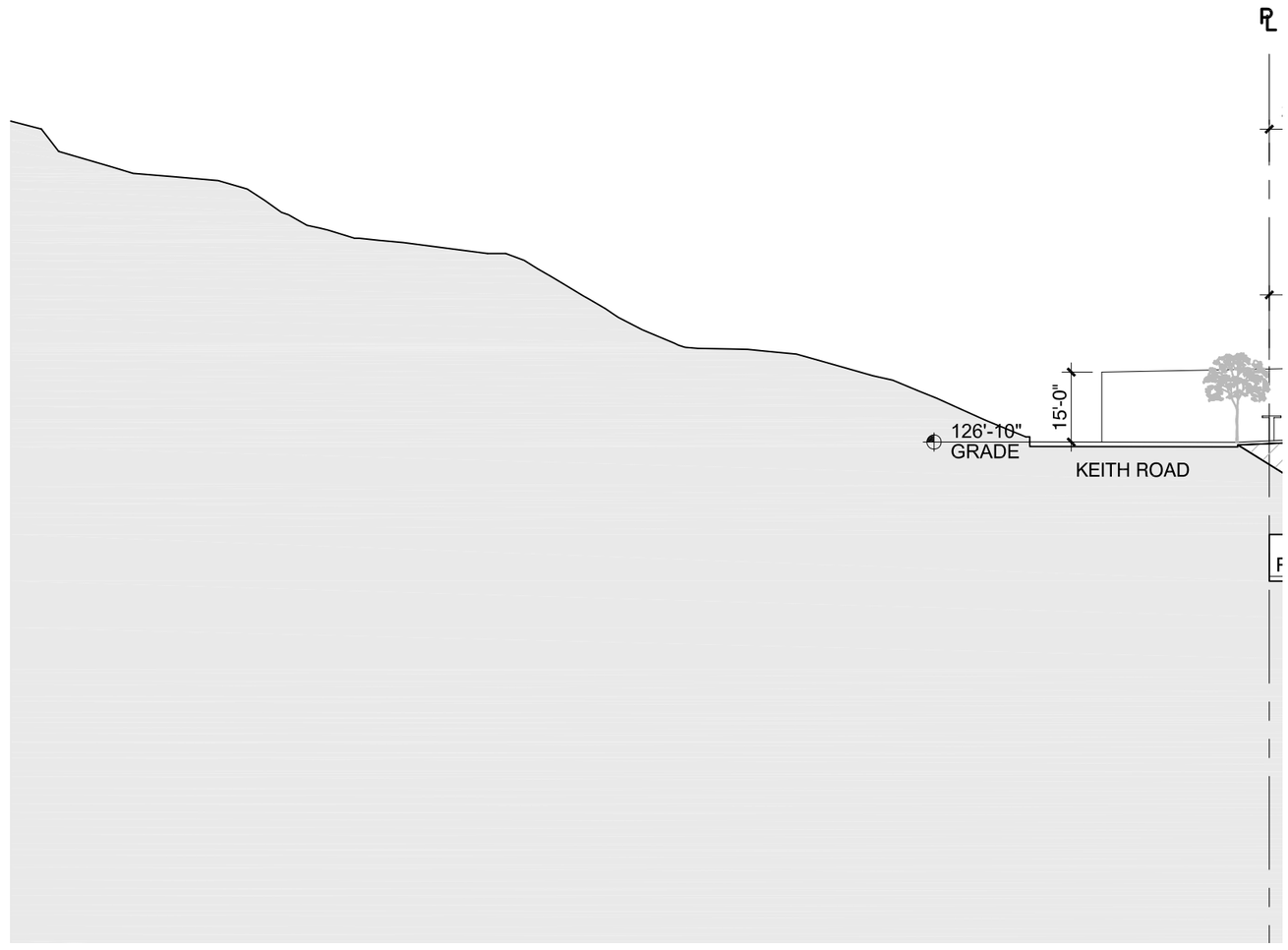
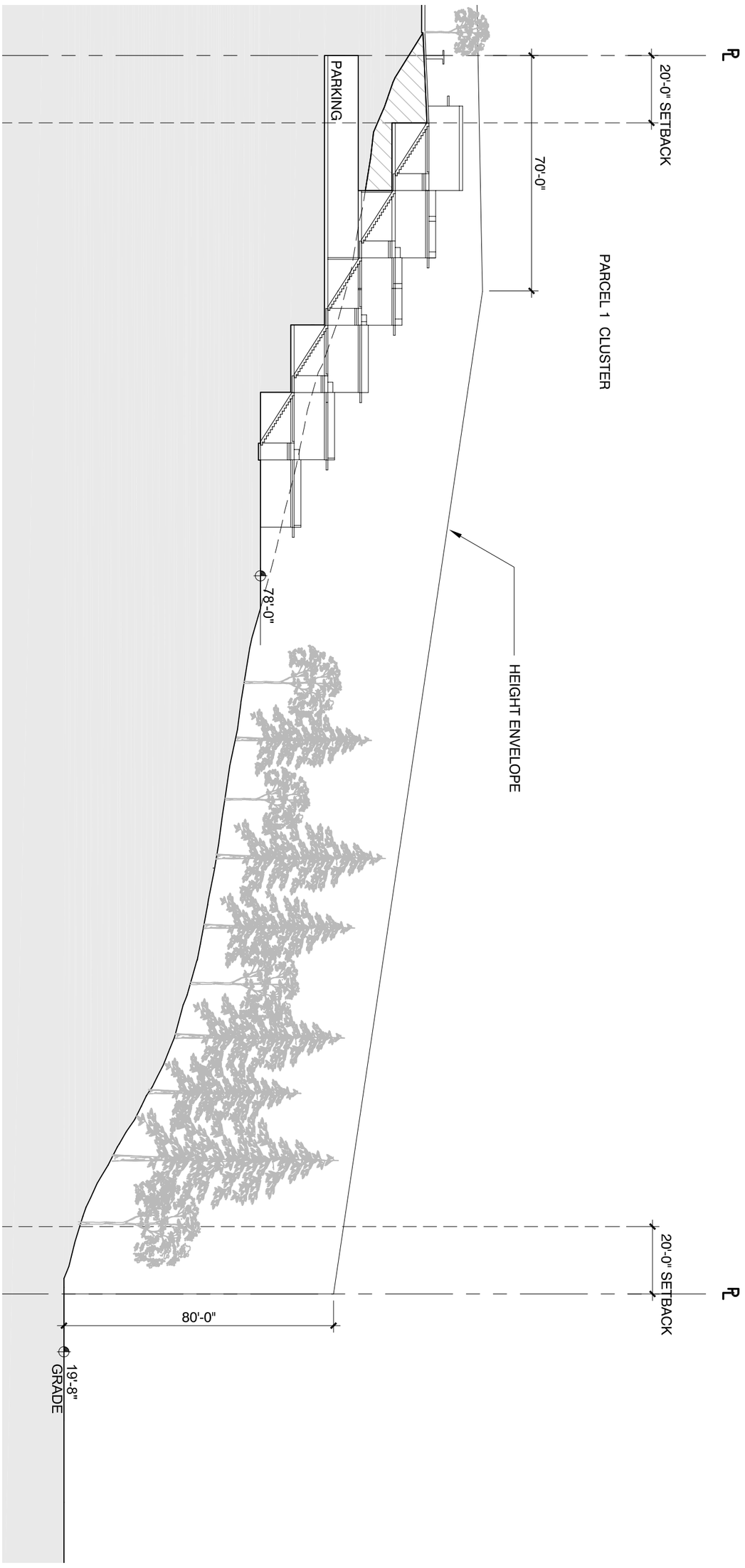

PL
15'-0"
126'-10"
GRADE
KEITH ROAD



EVELYN DRIVE MASTER PLAN

millennium evelyn properties ltd.

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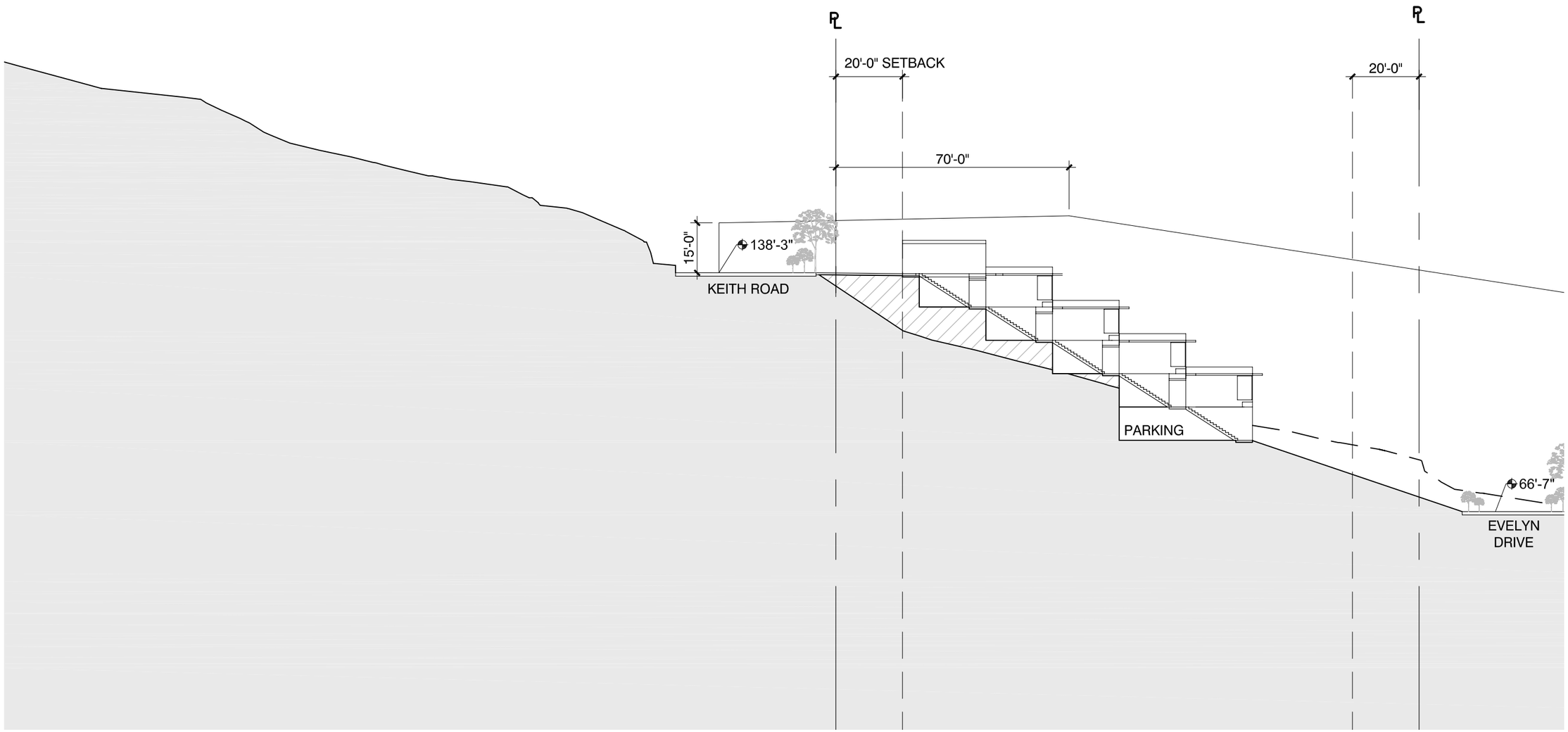
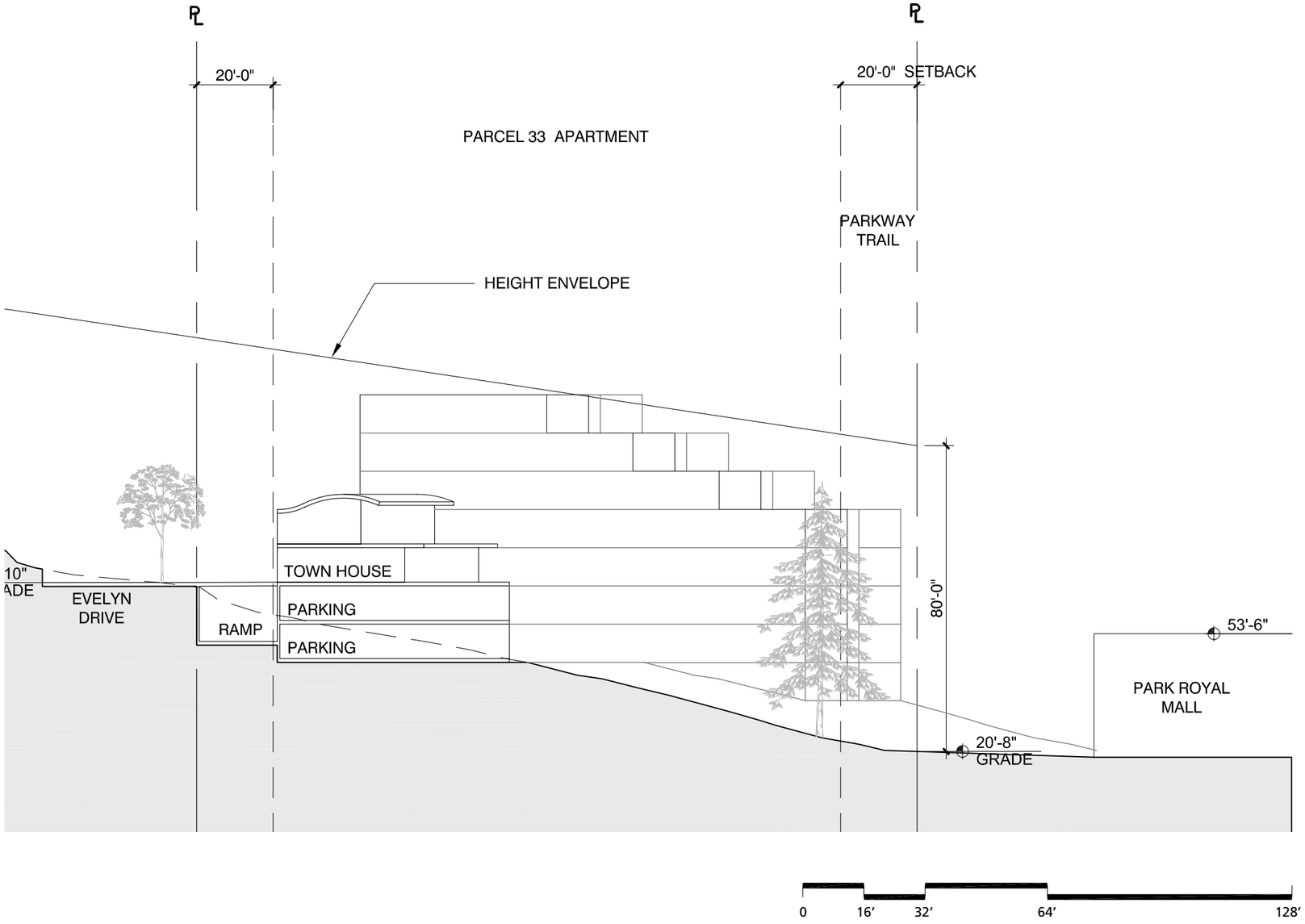
SECTION A


20'-0" SETBACK
70'-0"
20'-0"
15'-0"
138'-3"
KEITH ROAD
PARKING
66'-7"
EVELYN
DRIVE



SECTION B

EVELYN DRIVE MASTER PLAN

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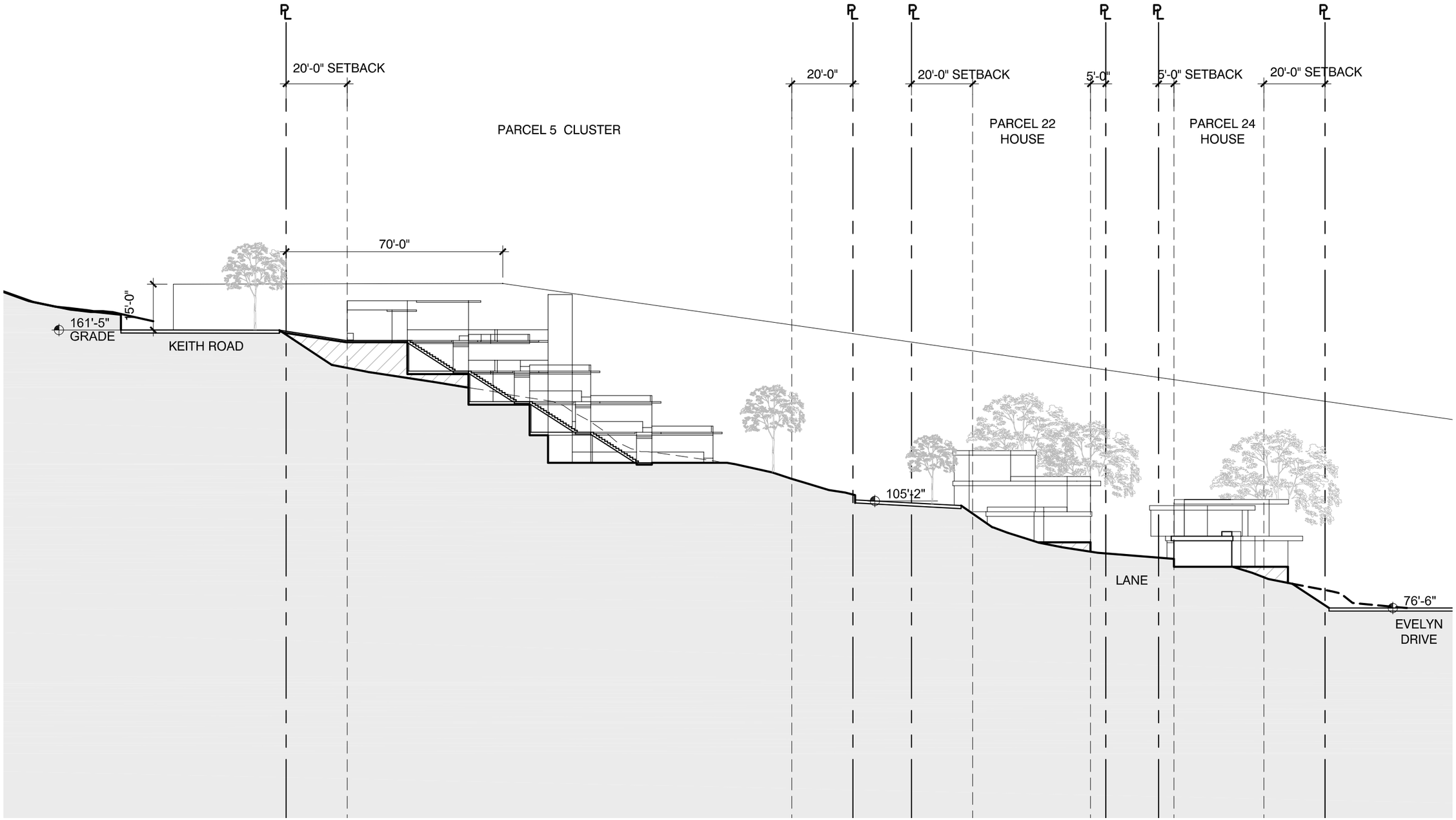
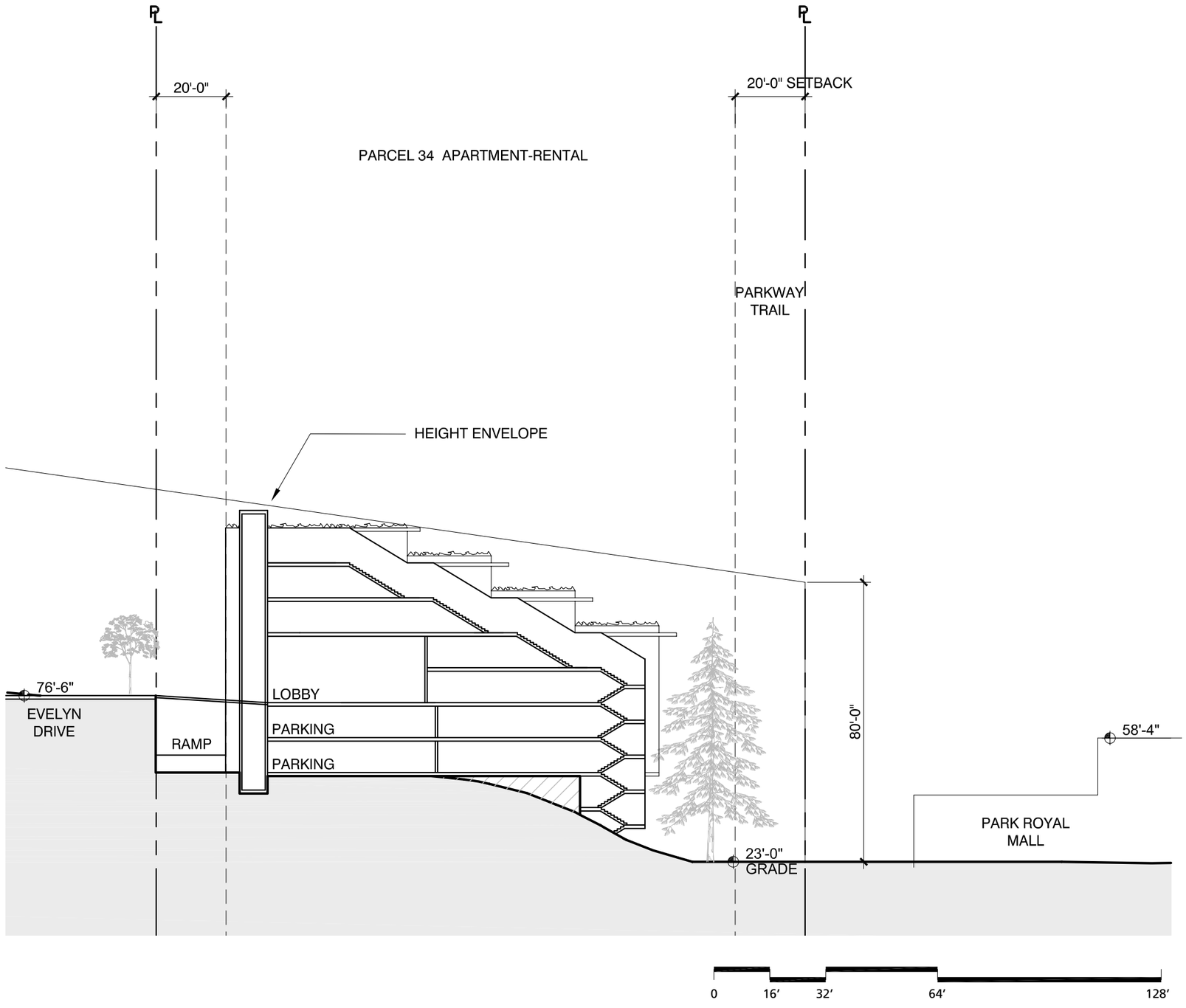

20'-0" SETBACK
PARCEL 5 CLUSTER
20'-0"
20'-0" SETBACK
PARCEL 22
HOUSE
5'-0"
5'-0" SETBACK
PARCEL 24
HOUSE
20'-0" SETBACK
70'-0"
15'-0"
161'-5"
GRADE
KEITH ROAD
105'-2"
LANE
76'-6"
EVELYN
DRIVE



SECTION C

EVELYN DRIVE MASTER PLAN

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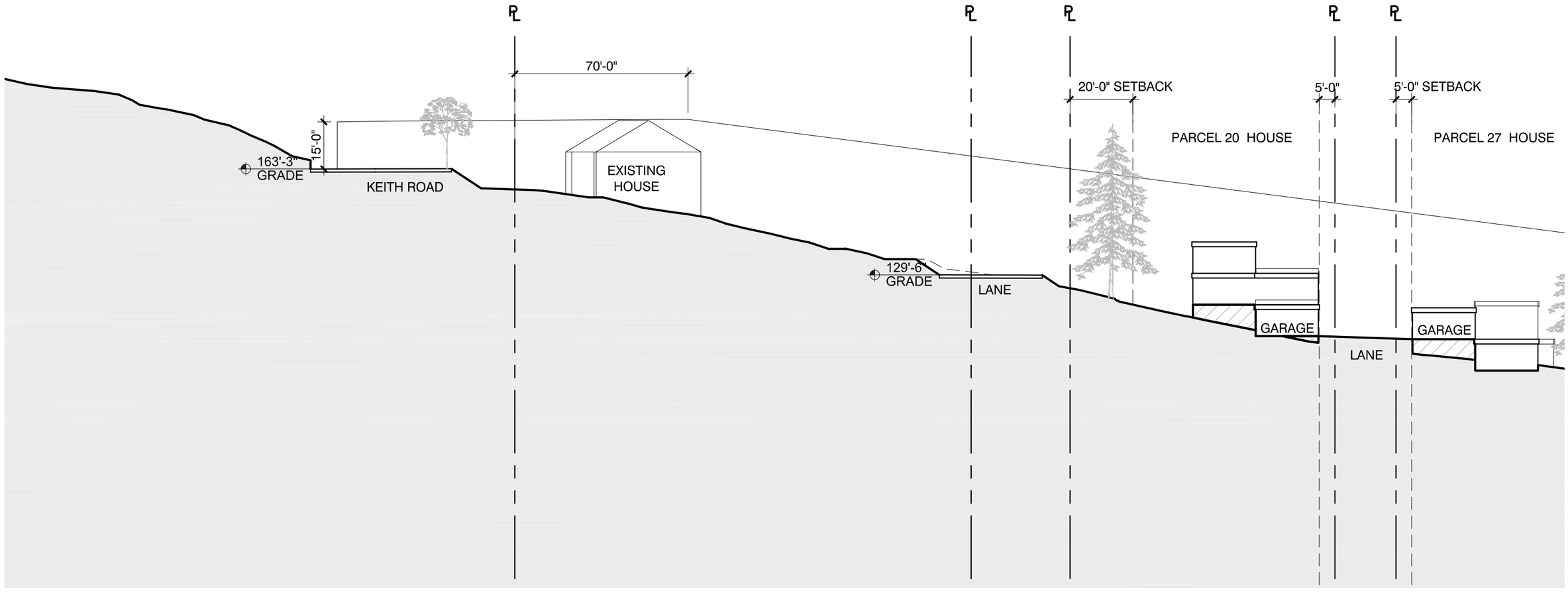
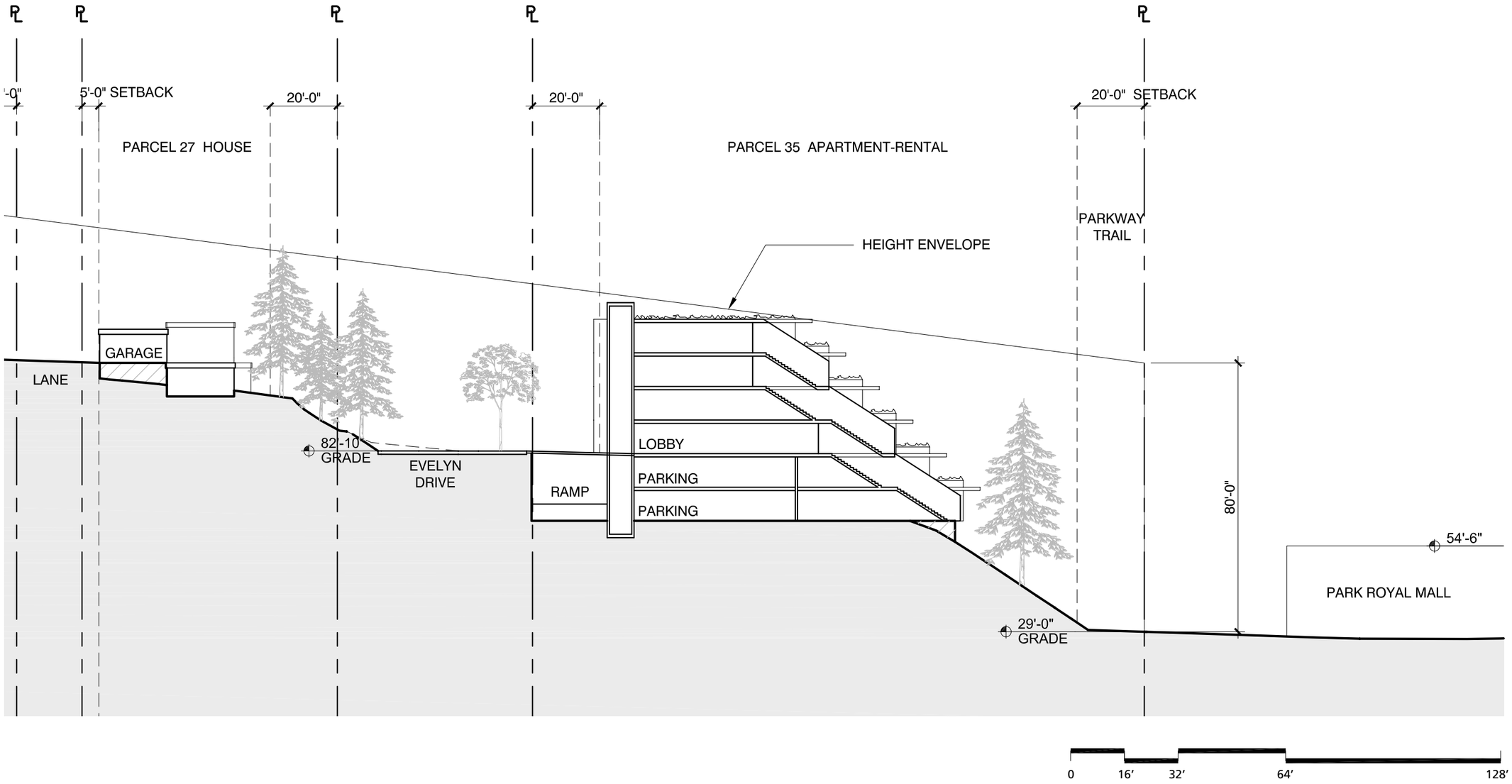

70'-0"
15'-0"
163'-3"
GRADE
KEITH ROAD
EXISTING
HOUSE
129'-6"
GRADE
LANE
20'-0" SETBACK
PARCEL 20 HOUSE
GARAGE
5'-0"
LANE
5'-0" SETBACK
PARCEL 27 HOUSE
GARAGE



SECTION D

EVELYN DRIVE MASTER PLAN

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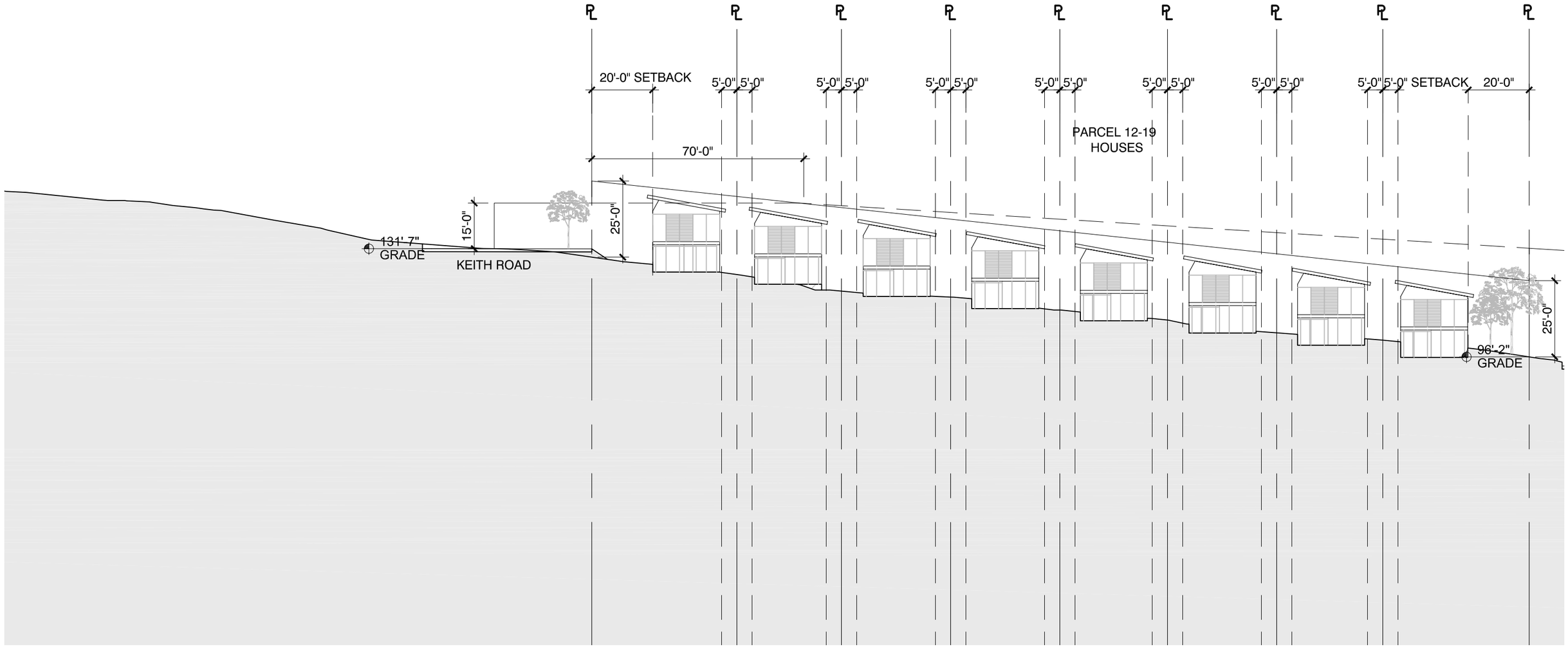
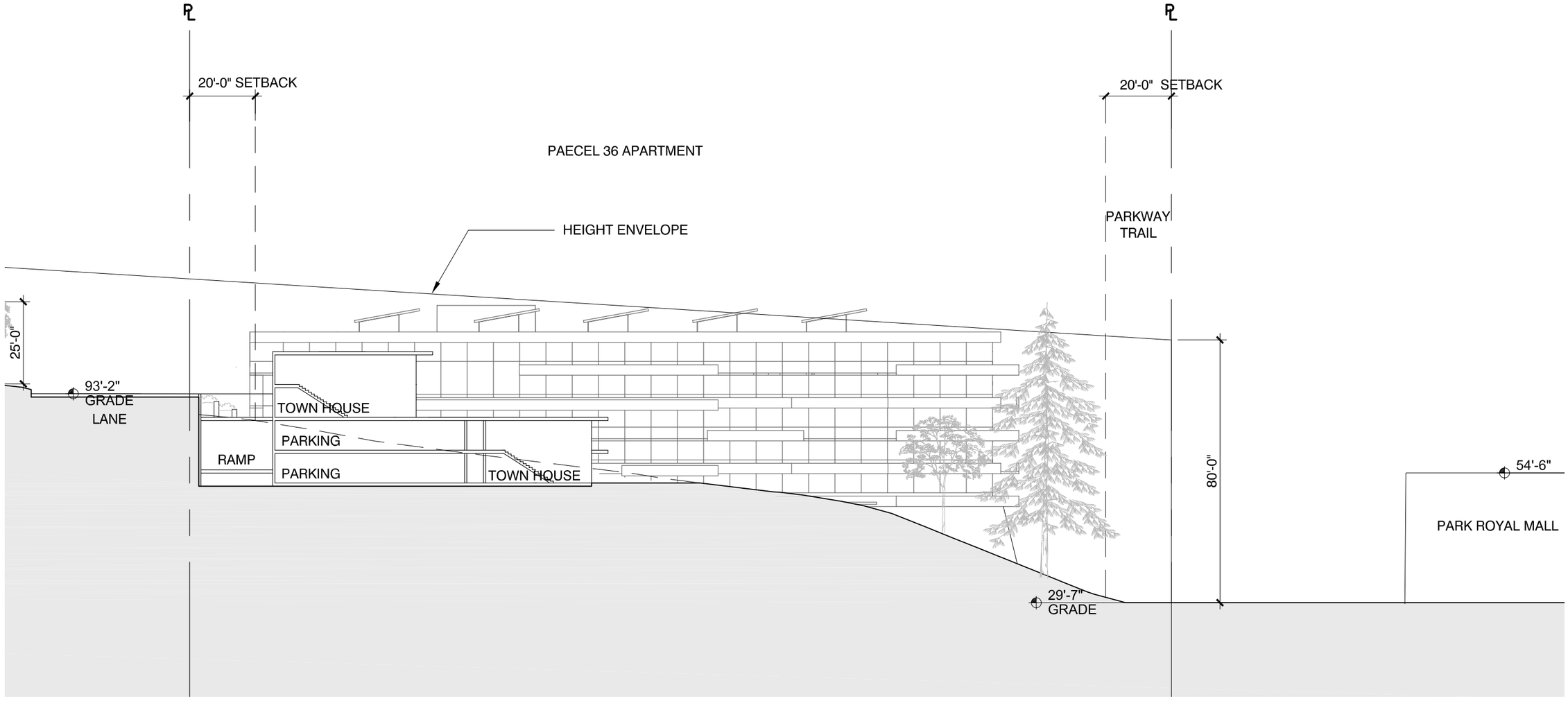

20'-0" SETBACK
5'-0"
5'-0"
5'-0"
5'-0"
5'-0"
5'-0"
5'-0"
5'-0"
5'-0"
5'-0"
5'-0"
5'-0" SETBACK
20'-0"
PARCEL 12-19
HOUSES
70'-0"
15'-0"
25'-0"
131'-7"
GRADE
KEITH ROAD
25'-0"
96'-2"
GRADE



0 16′ 32′ 64′ 128′

SECTION E

EVELYN DRIVE MASTER PLAN

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