



building form

4

BUILDING TYPES

The master plan provides a wide diversity of housing in accordance with the Spaxman Consulting Group Report recommendations and the subsequent Zoning By-Law Amendment. The objective is to create a diverse neighbourhood which provides a wider variety of housing while remaining sympathetic to the adjacent low density single family neighbourhoods to the north. The density and variety of housing proposed in the plan is a direct result of the limitations for vehicular accessibility to the site.

The housing types provided include: single family residences, duplexes, cluster housing, apartments and townhouses. While the cluster housing, single family residences, and duplexes maintain an average size within their groupings the apartments provide a wider range of unit sizes. Distribution of the various accommodations are shown on the site plan on page 17. The number of units, their sizes and site parcel information are summarized in the Project Data/ Parcel Subdivision plan on page 18.

DIVERSITY

The variety of building types, their arrangements and their integration with the site will provide a diversity of form, expression and experience. The mid-rise apartment buildings, stepping down the site to the south of Evelyn Drive, form a cadence along the road bookending townhouses and landscaped open spaces. The expression will be urban in character with entries to visible vertical circulation of the apartments and front entries to the townhouses fronting the pedestrian way along the street. The community gathering amenity building, located between apartment buildings, will also be accessed from Evelyn Drive adding to the life of the street.

To the north of Evelyn Drive cluster housing in the form of garden terrace units climb the hillside to Keith Road. The landscaped stairs between the units provide access to the units and a place to meet neighbours. The stairs will be identified by entry gates from Keith Road respecting the scale of single family residences along Keith Road.

The single family residences and duplexes connect to the community by fronting the roads and public paths. They will also have individual private yards and semi-public courtyards created by their arrangements.

Spatial variety will be achieved through the interaction of existing and new landscape and the building forms as they connect to the rugged topography. This experience will also vary depending on the path one travels through the development.

MATERIALS

Expression to the various forms will be through the use of concrete, wood, and stone. All are natural materials which compliment and integrate well with the natural site. Concrete will be the primary structural material of the large structures and will provide much of the retaining on this very steep site. Stone will be a cladding material. Stone excavated from the site will be used in combination with concrete for retaining and garden walls tying the structures to the landscape. Natural wood will principally be used as cladding and screening relating the development to adjacent residential neighbourhood, providing warmth and colour as well as contrast to the hard edged stone and concrete.

SINGLE FAMILY RESIDENCES

Single Family residences are located in two areas. One grouping is between Evelyn Drive and the lane at the western end. The houses are sited to fit comfortably with existing topography and landscape. The other grouping of eight residences front the Evelyn Road extension to Keith Road, and accommodate the grade differential created by the road grading, which rises above existing grades. Both of the groupings are organized around access driveways paved with permeable materials. The driveways also become part of the pedestrian pathways.



EVELYN DRIVE MASTER PLAN

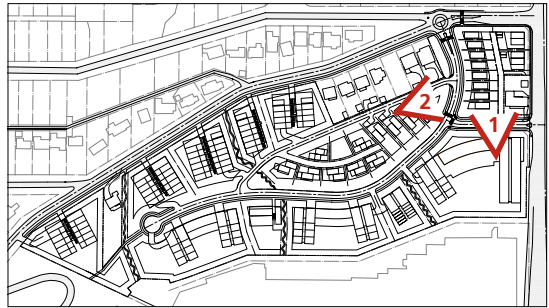
millennium evelyn properties ltd.
nick milkovich architects with arthur erickson



1



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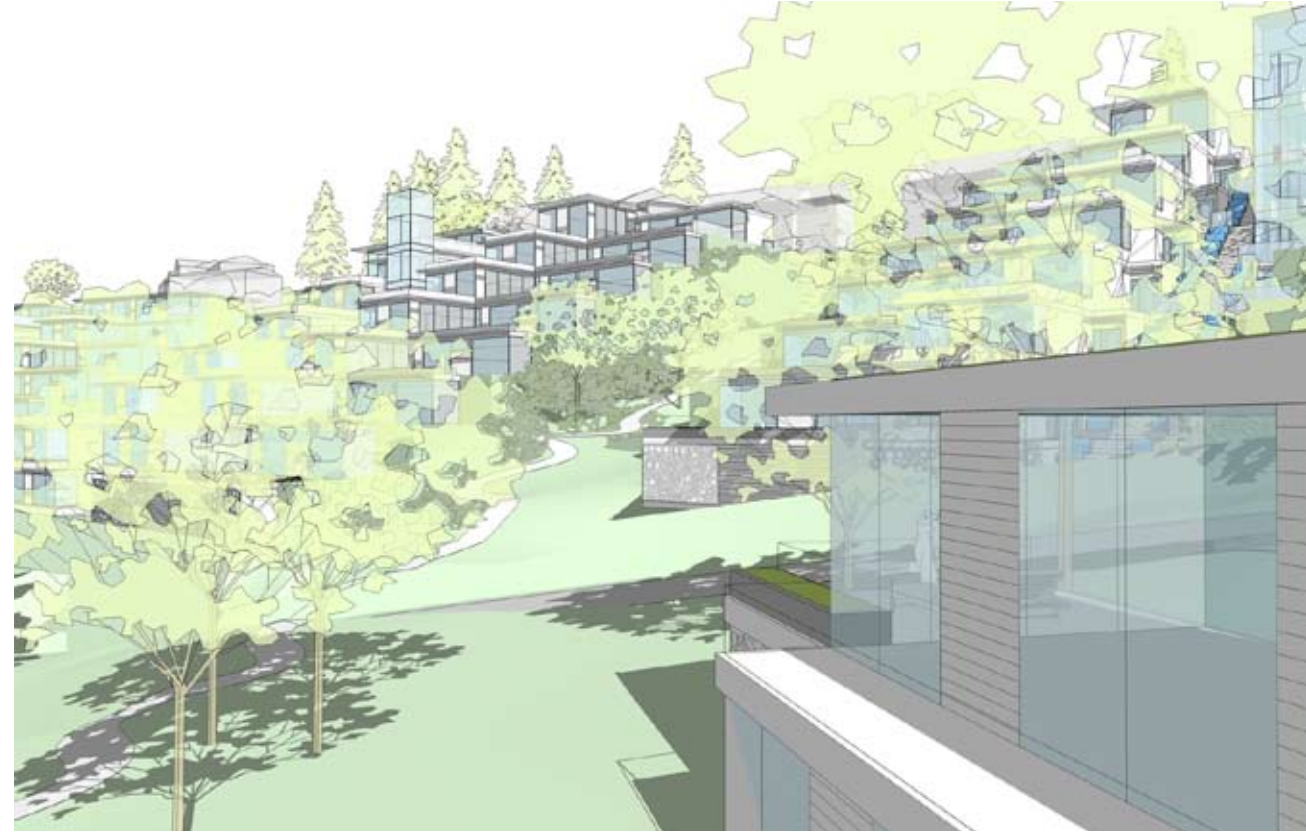


CLUSTER HOUSING

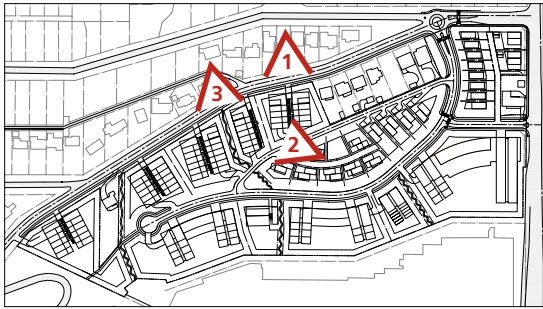
Cluster housing situated in Area A takes the form of hillside housing stepping down the steep site. Clusters of 7 to 15, 1500 square foot dwellings are organized around an outdoor north/south spine which provides exterior access to all the dwellings. The outdoor stepped path which traverses the slope connects each cluster to site wide pedestrian paths and to parking at the lowest level. Each cluster has an entry gate from Keith Road. The entries and landscape provide pedestrian scale cadence along the road announcing the development in the scale of the single family residential neighbourhood. The dwelling units with broad terraces extending into the surrounding landscape offer generous outdoor living spaces with good views and excellent orientation to the sun. Although this massing configuration is not in strict conformance to the height requirement of three storeys, the stepped form will always be close to surrounding grade, and when viewed from below will, because of its broad steps interrupted by landscape, be less overbearing than three storey stacked building. Each cluster is also served by elevator access.



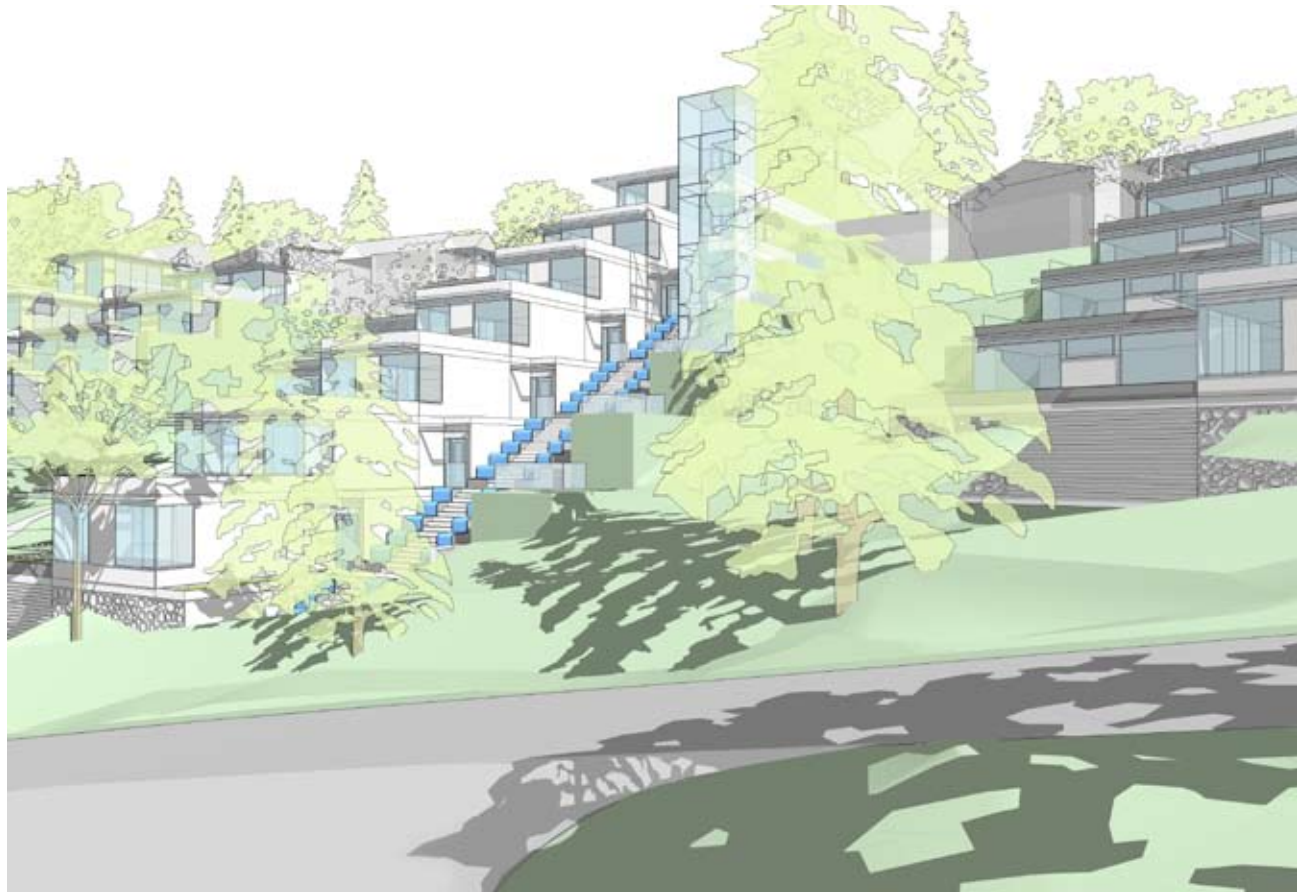
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1



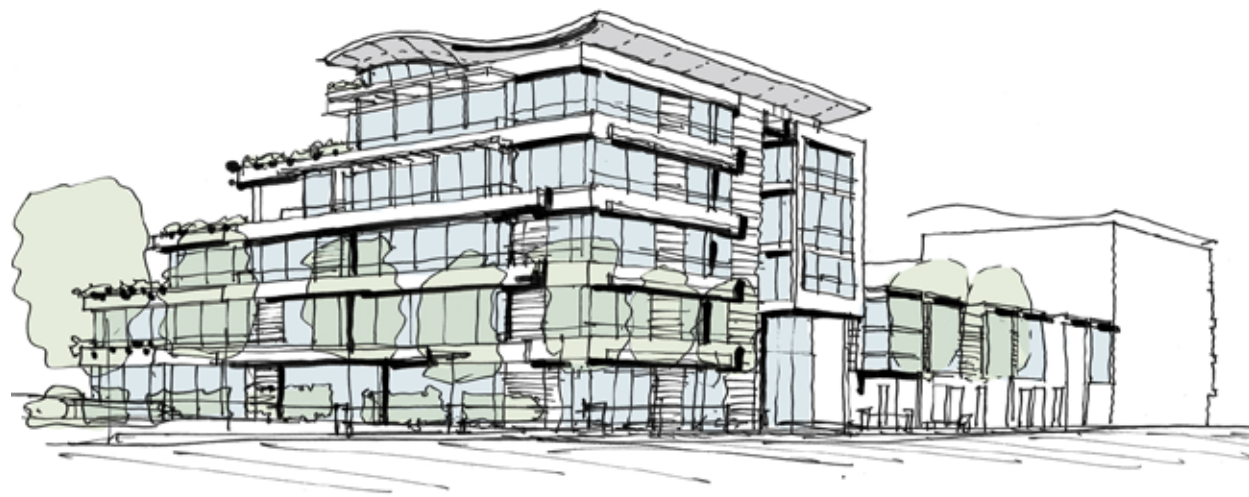
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APARTMENTS

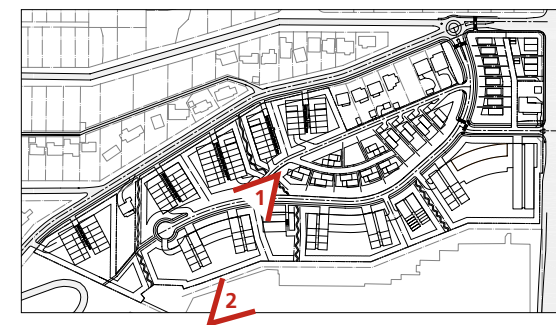
Apartment dwelling units comprise the greatest portion of the allowed density and are situated in Area B, the most steeply sloping portion of the site overlooking the parking and loading areas of Park Royal. The 343,000 square feet of building is distributed in six apartment blocks and two storey townhouses between blocks. The buildings are oriented in a north/south direction opening all units to views and sunlight, while also opening views south through the site for residents north of Evelyn Drive. The townhouse entries and apartment block lobbies are situated along the south side of Evelyn Drive animating the public realm.



1

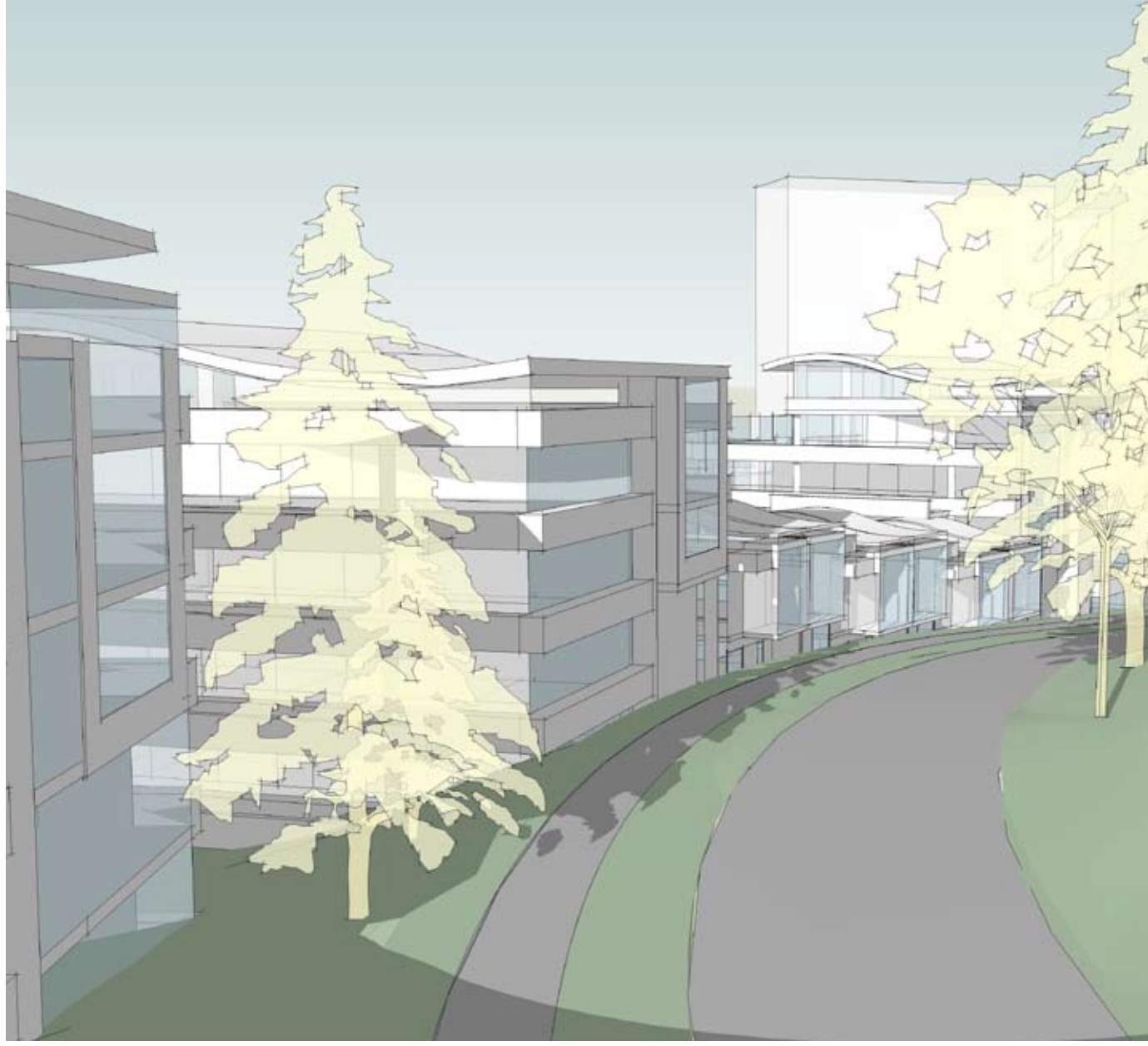


2



APARTMENT BUILDINGS

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1

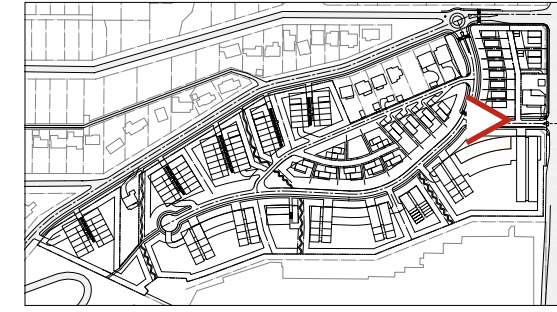


2



DUPLEX UNITS

Twelve duplex units are arranged in six buildings as two storey residences. Four units in two buildings are located fronting Taylor Way at the north/east quadrant bordering the Keith Road access to the site. They share access with adjacent single family residences from Evelyn Drive. Eight units in four buildings are at the east end of the site bounded by Evelyn Drive and the lane from which they are accessed. They step with the steep grade and take advantage of views and sunlight.





1

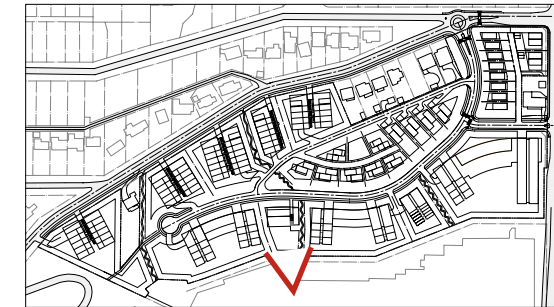
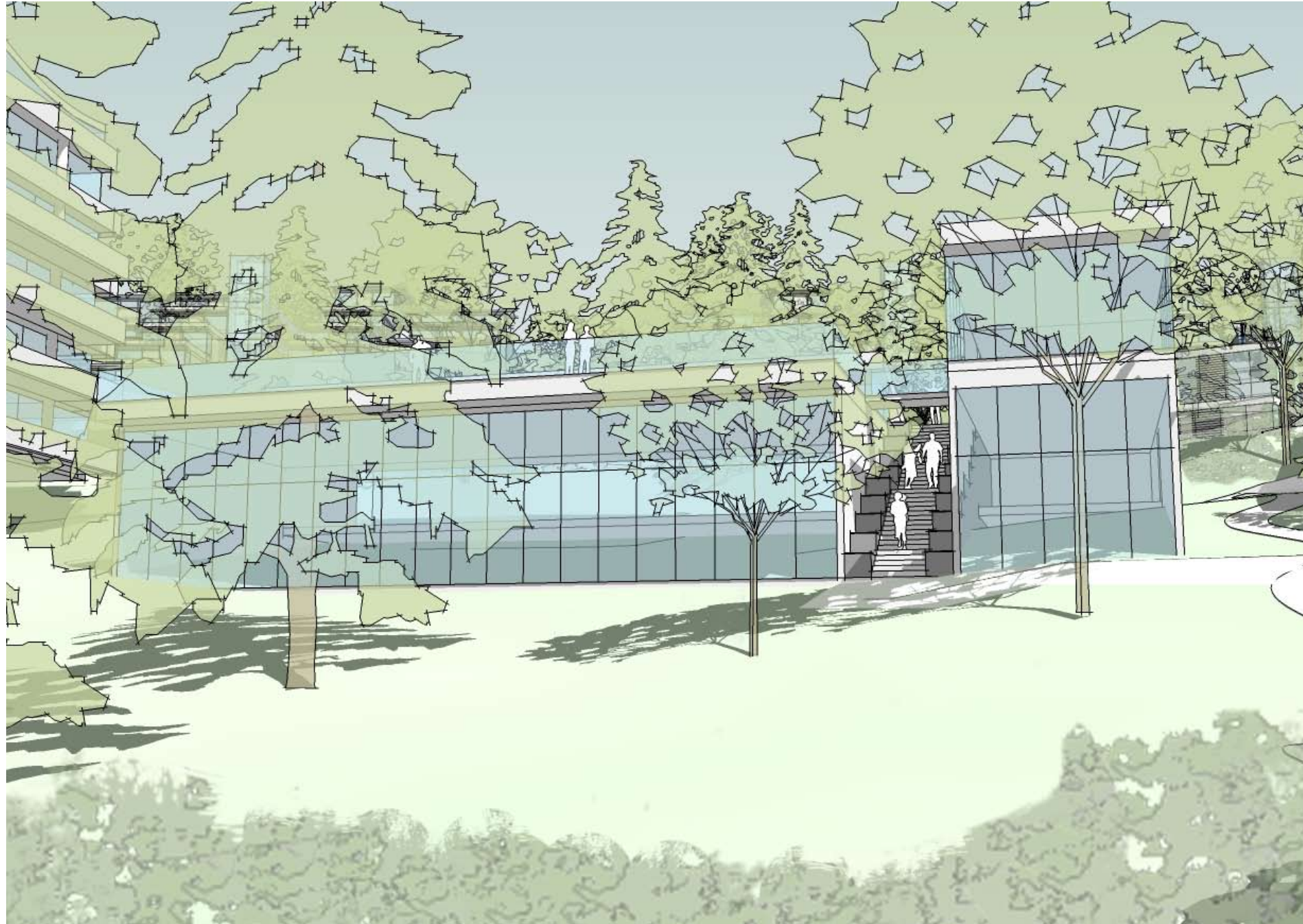


2



CLUBHOUSE

The amenity building serving community gathering, fitness and socializing needs is located on the south side of Evelyn Drive, adding to the street activity. It is also connected to one of the north/south public walkways and other cross site paths.



CLUBHOUSE

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CHARACTER PRECEDENCE

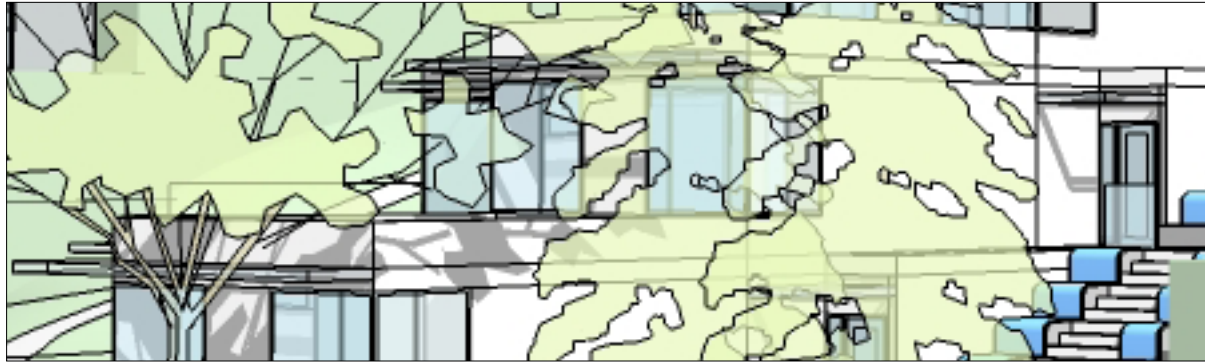
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public realm

5

The urban design concept for the Evelyn Drive area evolved from the established existing road and lane network, realization of organizing principals, and the disposition of the various housing types in relation to that network. Evelyn Drive the principal road in the neighbourhood serves the lower density precinct comprised of single family residences and cluster housing to the north and to the south it serves the higher density Area B containing townhouses, rental housing and apartments. Street front entries to duplexes and lobbies and elevators to apartment units and the clubhouse will animate Evelyn Drive on the south. Underground parking for apartments is accessed to the south while discrete driveway access to single family housing and cluster housing is situated on the north side.

A network of public paths along the roads and through the landscaped site connects the various housing components. The paths also connect to the north/south public walkways leading to surrounding neighbourhoods and Park Royal Shopping Centre. A community amenity facility is located at the centre

of the development, connected to the path and road network. The path network will provide a diverse experience of landscape features including indigenous planting, still ponds and moving water and will provide socializing spaces for residents and surrounding neighbours.

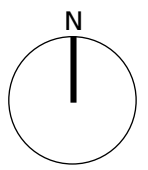
The street and lane network, the two north/south public walkways and east/west landscaped paths across the site within a rich landscape of augmented existing landscape form the image of the public realm. The image of the various buildings types will be one that integrates architecture with the steep slopes and landscape. The diversity and richness of the neighbourhood's expression will be evolved through sensitive integration and choices of appropriate materials such as concrete, stone and wood which suggest permanence and will emphasize its presence as a transition from commercial community to the south and residential neighbourhoods to the north. Landscaped flat roofs will add to the landscape character and reinforce the sustainable programs proposed.

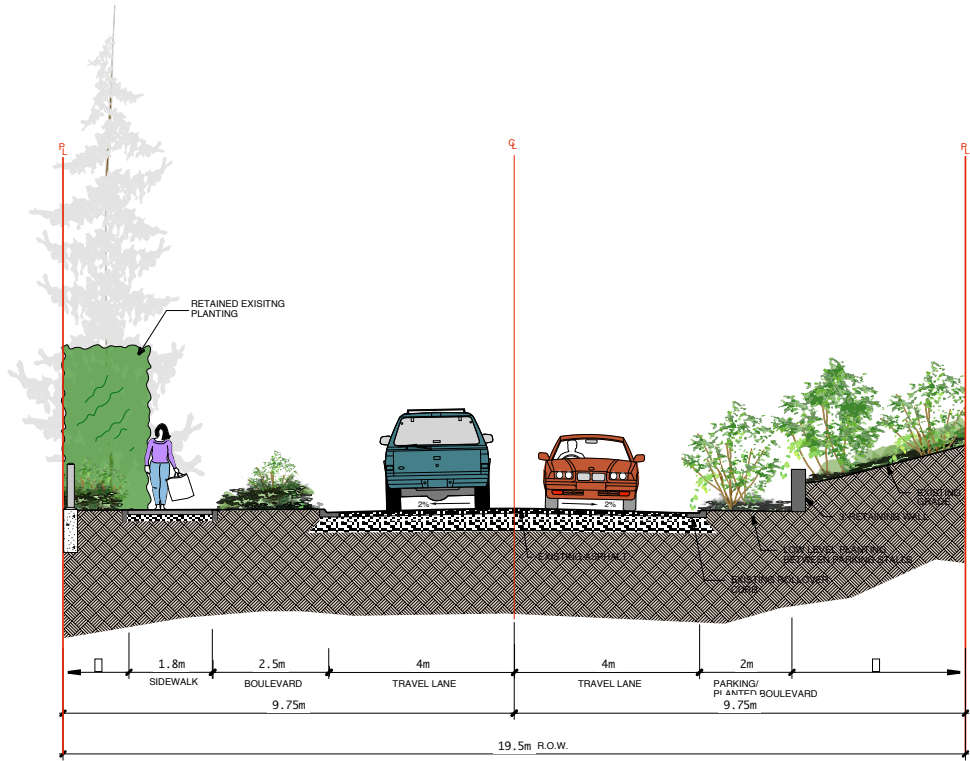




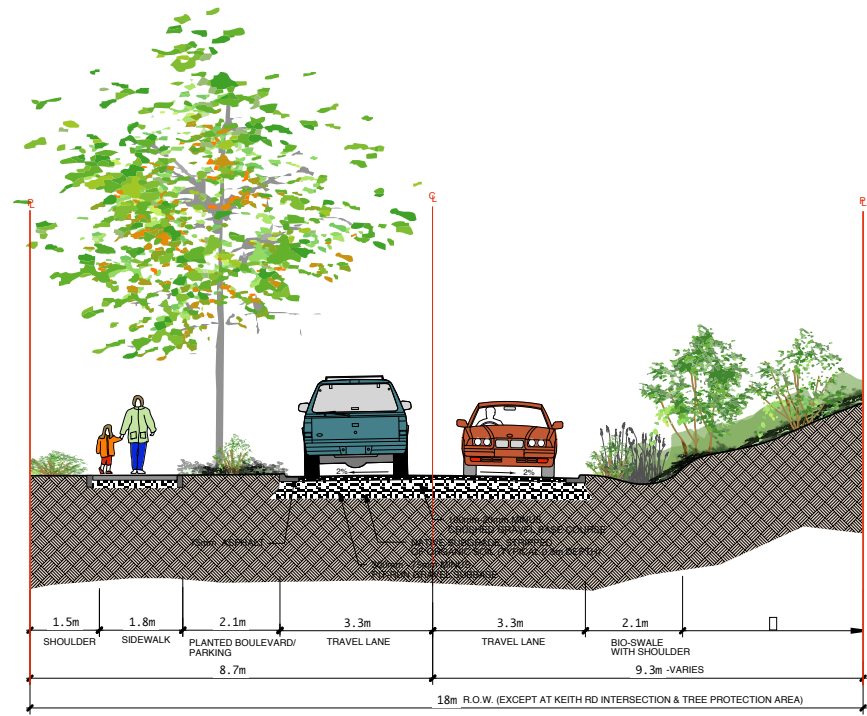
Legend

A	Bioswale along north side of Evelyn Drive collecting runoff from north slope		Concrete surface
B	Trail connections to adjacent neighborhoods. Opportunity for identifiable trail markers		Unit Concrete Pavers along Sidewalks, Laneway and in Parking Lay-by
C	Strategic locations for small scale design opportunities. i.e trail & road intersections, natural gathering places, open spaces		Private terraces on stepping roof decks
D	Parking Lay-bys along Evelyn Drive. Drop off areas at entrance to buildings. Paving surface to be unit pavers		Existing Trees
E	Entry to Park Royal		Retained Vegetation & Areas of Replanted Native Vegetation
			Pedestrian Trails/Pathways Through Site
			Gate along Southern Property Line. 4' Black metal fence with stone pilasters to be hidden in landscape

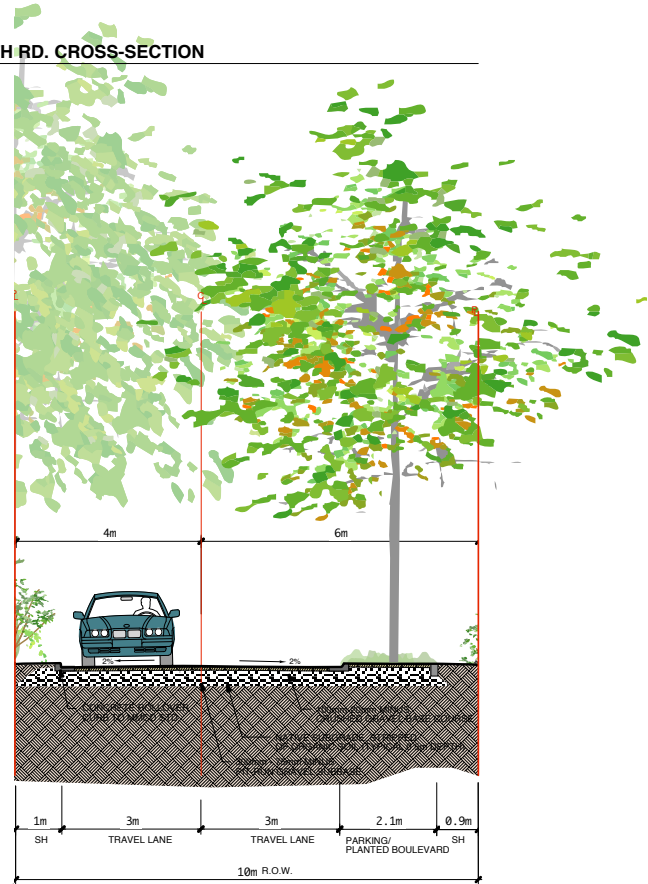




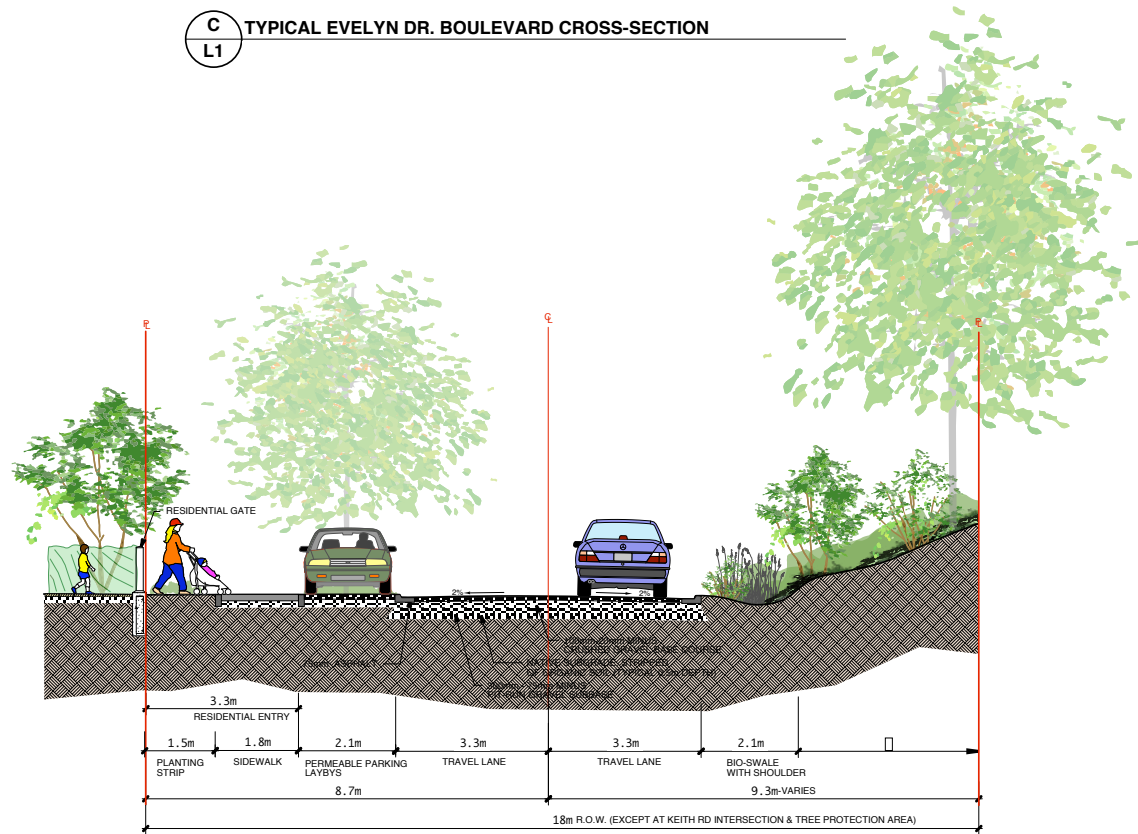
A TYPICAL KEITH RD. CROSS-SECTION
L1



C TYPICAL EVELYN DR. BOULEVARD CROSS-SECTION
L1



B TYPICAL LANE CROSS-SECTION
L1



D TYPICAL EVELYN DR. PARKING CROSS-SECTION
L1

1. Evelyn Entrance

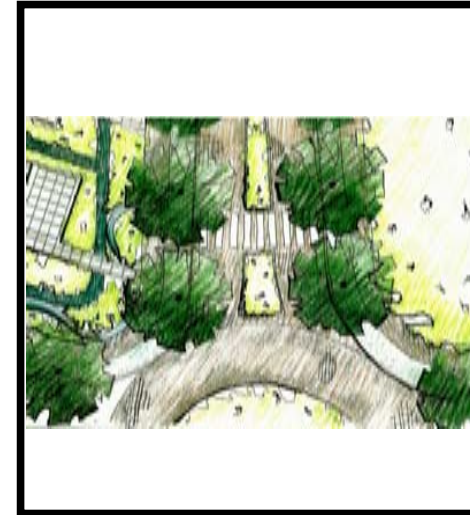
Design Principles

- Distinctive and inviting entrance. Entrances to Evelyn Dr are characterized by unique paving materials (concrete pavers) special planting, large street trees and entry mark integrated into functional landscape elements (walls, landscape beds)

-Combination of unique planting and paving.

-Materials at street entries consist of concrete pavers, marked pedestrian crossings, sidewalks and pedestrian gathering places.

-Benches, water fountains, trash receptacles placed on logically located seating areas around entries



2. Evelyn Drive

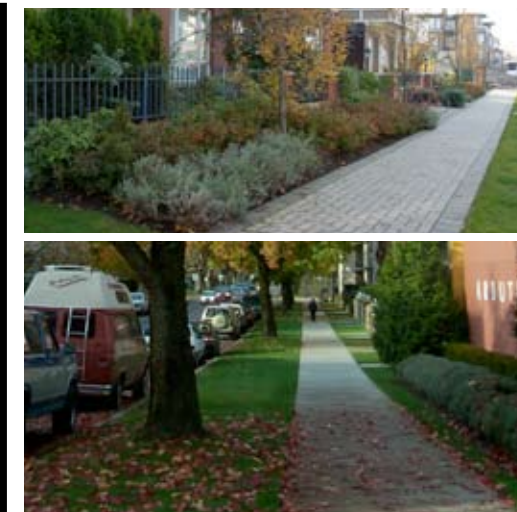
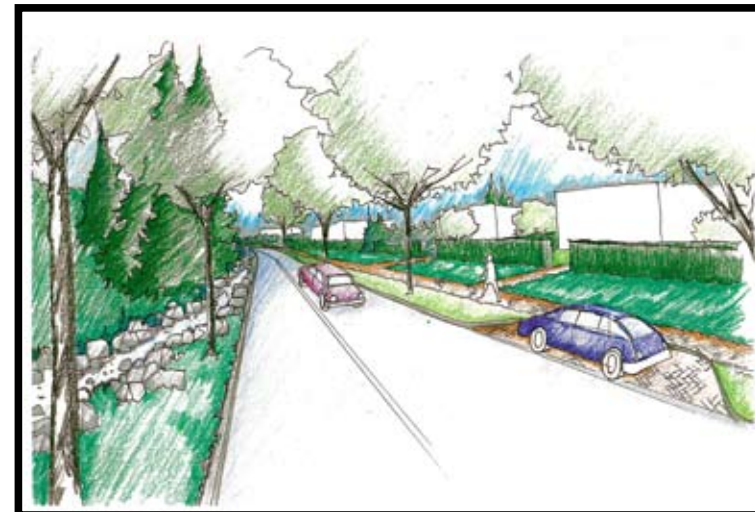
Design Principles

-Narrow 'rural' type road with urban streetscape treatment. Characterized by narrow width, large street trees, significant retained vegetation and bioswale along northern edge and wide pedestrian sidewalk along southern edge.

-Road surface is concrete but parking lay-bys at building entries are unit concrete pavers.

-Boulevards and R.O.W planted with palette of plants unique to Evelyn Drive

-Townhouses and Residential lobbies provide residential street frontage along Evelyn



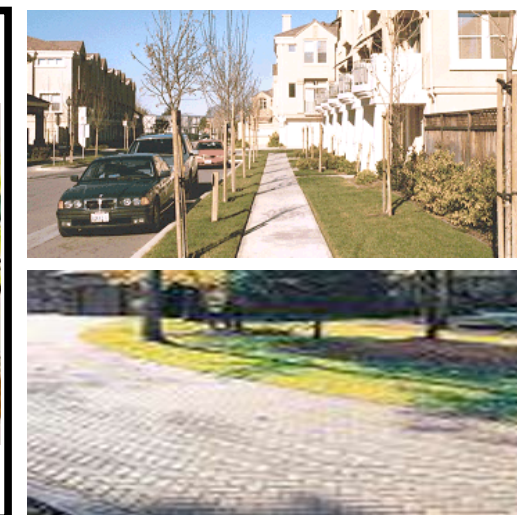
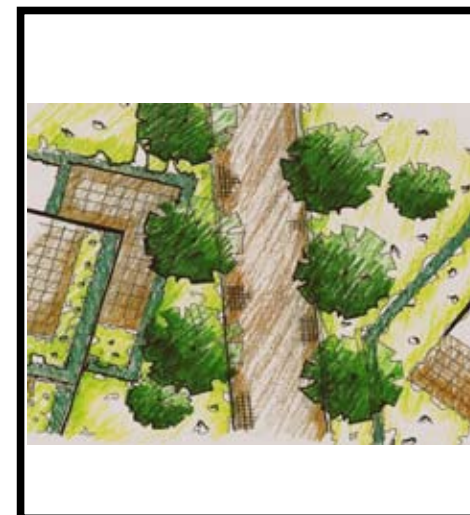
3. Laneway

Design Principles

-Intimate and urban. Characterized by unit concrete pavers and narrow width with street tree planting along both edges.

-Laneway serves both vehicular and pedestrian traffic

-Planted boulevards and entry drives create a front door character rather than a 'back yard' lane





residential garden suites. residential developments to be characterized by green roof top and private terraces enclosed by rich and dense landscape planting

CONCRETE METAL



interstitial spaces between buildings are pieces that string the parts together. Water elements reinforce topographical variations, while contemplative garden spaces provide private retreats.

WATER STONE WOOD



project signage and public realm markers

LANDSCAPE CHARACTER

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durante kreuk limited



Existing Vegetation

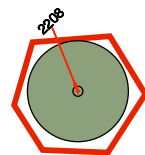
Existing vegetation in Keith Road R.O.W will be retained.
 Sidewalk design to respond to existing vegetation.



Existing trees to be retained

Tree Protection Plan

Tree Protection Plan for Demolition Phase Only.
 Protection Plan to be Revised as Site Plan Develops and
 Plan is Approved by District of West Van.



Tree Protection fence

Tree protection fence to be a minimum of 6' high

- Recommended materials:
 1. Rent-A-Fence modular system or
 2. Chainlink fence

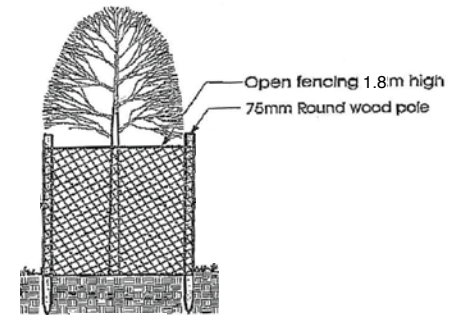
Refer to the table for the dimensions of
 fence around the tree.

If protected trees form a group, protect the entire group with one fence

Obtain approval from certified arbourist for all tree protection fence
 prior to site demolition.

Tree Protection Distance Table

Trunk Diameter (cm)	Minimum Protection Radius (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0



ELEVATION

To Sentinel Hill via Esquimalt Ave.

To Community Center & Sports Fields

Evelyn Walk

Adjacent neighborhoods

Village Walk

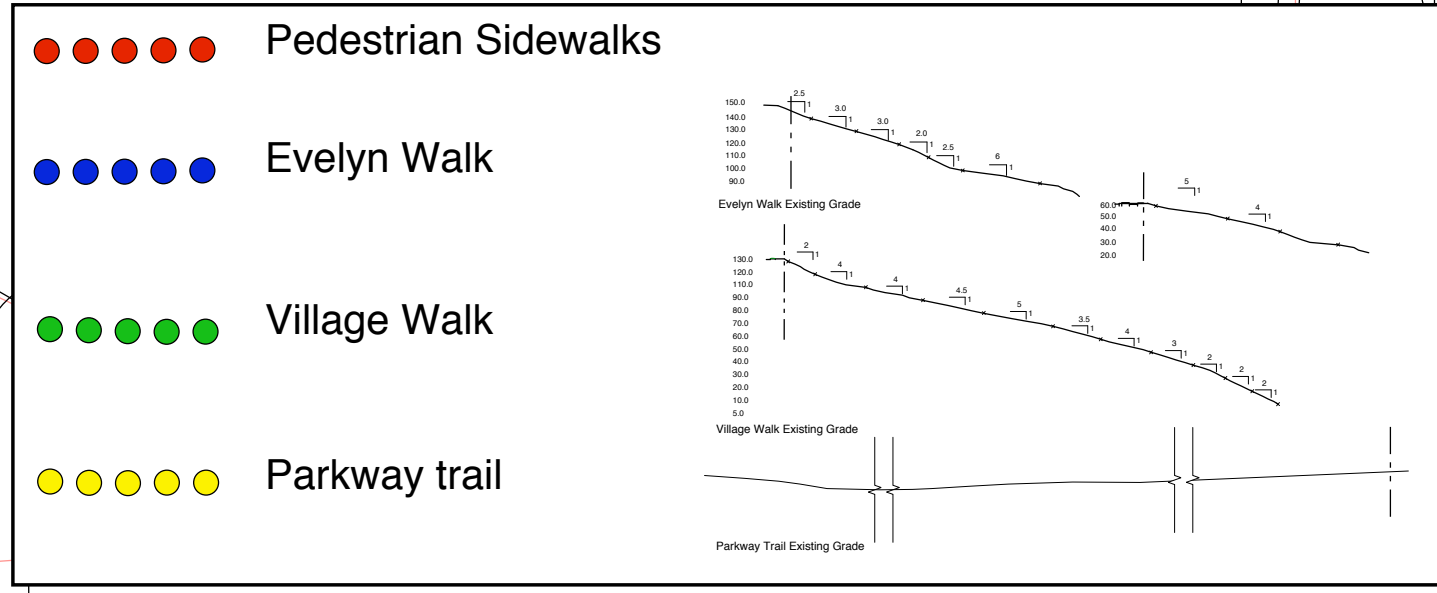
East & Capilano River Walk

Park Royal

north entrances to park royal

Option for Future connection

Pedestrian Connection to Ambleside



TRAIL CONNECTIONS

1. Village Walk

Design Principles

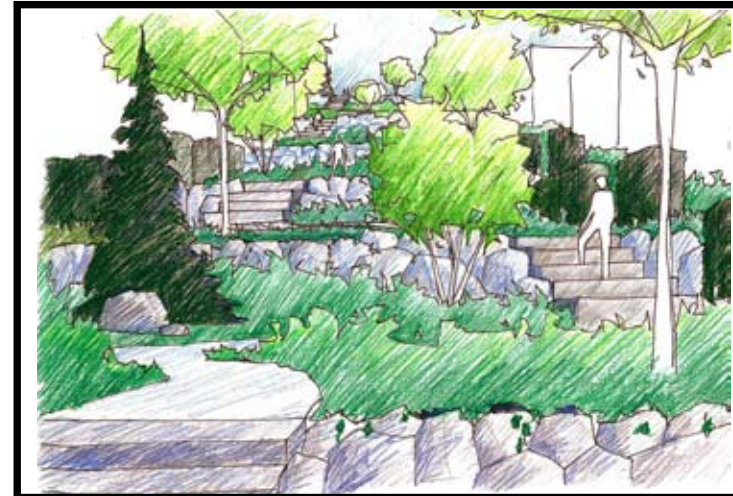
- Forest setting & character. Gravel path densely planted with native woodland vegetation. Most retained vegetation on site occurs in vicinity of Village Walk.
- Character reflects Village Walk as previously existed on site
- Combination of stairs and landings.
- Materials consist of concrete stairs and gravel connections between sets of stairs
- Seating/Rest Areas provided at strategic locations along pathway



2. Evelyn Walk

Design Principles

- Garden Walk. Rock retaining walls planted with combination of native ornamentals & drought tolerant garden plants.
- Diversity of plant material and planting design.
- Connections to private patios and residential buildings
- Materials consist of pavers & concrete stairs
- Seating/Rest Areas provided at strategic locations



3. Parkway Trail

Design Principles

- 'Urban Edge'. Accessible trail (slopes less than 5%) alongside Park Royal and through stands of retained vegetation
- Character reflects 'urban greenway' design principles.
- Unit pavers as surface material. Low profile, garden fence at PL hidden in landscape
- Seating Areas provided
- Gated connections provided to Park Royal



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