

RESIDENTIAL DEVELOPMENT

EVELYN DRIVE - LOT 6
WEST VANCOUVER, B.C.

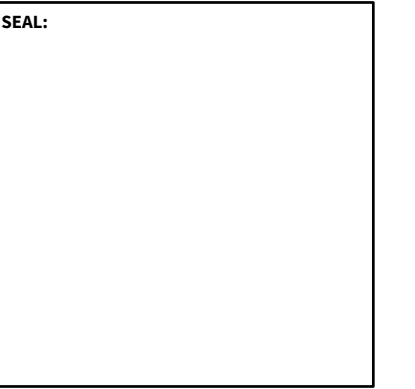
ZONING AMENDMENT & DEVELOPMENT PERMIT APPLICATION
RE-ISSUED FOR REZONING/ DEVELOPMENT PERMIT
JANUARY 28, 2019



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NO.	DATE	DESCRIPTION
△	18.08.18	DP REVISION PER STAFF COMMENTS
△	14.11.18	DP REVISIONS PER DRC COMMENTS

DATE	DESCRIPTION
10.12.15	ISSUED FOR REZONING/ DP
23.11.16	RE-ISSUED FOR REZONING/ DP
23.05.18	RE-ISSUED FOR REZONING/ DP
28.01.19	RE-ISSUED FOR REZONING/ DP



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ARCHITECTURE

200 - 2339 COLUMBIA STREET
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CANADA V5Y 3Y3
TEL: (604) 687-4741



PROJECT:
**EVELYN DRIVE
LOT 6**

790, 792, 794 & 796
Arthur Erickson Place
West Vancouver, BC

DRAWN: ES	CHECKED BY: RC
SCALE: N.T.S.	PROJECT NO.: RCA-2339-6

SHEET TITLE:
COVER SHEET

REVISION NO.: 2	SHEET NO.: AO.0
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PROJECT TEAM CONTACT LIST	
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CLIENT Onni Suite 300 - 550 Robson Street, Vancouver, B.C. V6B 2B7 Contact: Eric Hughes Bayan Farzand	CIVIL Creus Engineering Ltd. 200 - 901 West 18th Street North Vancouver, BC V7P 1R2 Contact: Fred Ciambrell

DRAWING LIST				
ARCHITECTURAL DRAWINGS	SCALE	ISSUE	DATE	
A0.0 COVER SHEET	NTS	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A0.1 DESIGN RATIONALE	NTS	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A0.2 PRECEDENT IMAGES	NTS	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A0.3 LEED SUSTAINABILITY	NTS	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A1.0 OVERALL SITE PLAN	1:750	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A1.1 SITE PLAN	1: 250	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A2.0 LEVEL 3 PLAN (Garage Level)	3/32" = 1'-0"	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A2.1 LEVEL 4 PLAN (Main Floor)	3/32" = 1'-0"	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A2.2 LEVEL 5 PLAN (Upper Floor)	3/32" = 1'-0"	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A2.3 LEVEL 6 PLAN (Roof Plan)	3/32" = 1'-0"	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A4.0 ELEVATIONS	1/8" = 1'-0"	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A4.1 ELEVATIONS	1/8" = 1'-0"	RE-ISSUED FOR REZONING/ DP	28-Jan-19	
A5.0 BUILDING SECTIONS	1/8" = 1'-0"	RE-ISSUED FOR REZONING/ DP	28-Jan-19	

PROJECT DATA - LOT 6			
Civic Address:	790, 792, 794 & 796 Arthur Erickson Place, West Vancouver, BC		
Legal Description:	Lot 6, District Lot 1041, Group 1, NWD Plan BCP 50603		
Zoning:	CD1	SETBACKS PROPOSED	
Site Area:	12,615.1 sq.ft. = (0.115 ha)	NORTH	16'-0" (5.89m)
Dwelling Units:	4 Townhouse units	EAST	0'-0" (0m) to adjoining Lot 7
Building Area:	Building Footprint: 4,346.1 sq.ft.	SOUTH	n/a (+ 45'-0" / 13.71m)
	Site Coverage: Max. Permitted 35% inclusive of all apartments 34.45 %	WEST	6'-7" (1.99m)
	Permeable Surface: Minimum 20% 95.52%		
	FAR: *Maximum Permitted 0.60 (All Parcels) 0.61 (Lot 6)		
	Net Floor Areas: (Excluding Exempt Areas)		
	Exempt areas to include: 1 Parkade, service rooms and shafts	Level 3	568.7 sq.ft.
		Level 4	3,565.0 sq.ft.
		Level 5	3,601.3 sq.ft.
		Total Enclosed Area	7,735.0 sq.ft.
Required Parking:	Min. 1 space / unit + 10% visitor OR Min. 1 space/ 900 sq.ft. of GFA (incl. 10% for visitors)	Proposed Parking:	12 RESIDENT Stalls Provided
			1 VISITOR Stall Provided
	6 Stalls Total (5 Stalls + 0.5 Visitor stalls) OR 9 Stalls Total (8 Stalls + 1 Visitor stalls)		13 PARKING STALLS ADDED
		Proposed Bicycle Parking:	in individual garages (1 per unit)

DESIGN RATIONALE

EVELYN LOT 6 & EVELYN WALK LOT ZONING AMENDMENT & 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. Lot 6 was planned to be developed into an Amenity Clubhouse for the residents of Evelyn. The Lot between Lots 6 and 7 was planned for the lower portion of “Evelyn Walk”, a North-South pedestrian connection from Arthur Erickson Place down to Park Royal mall. Evelyn Walk continues uphill connecting Arthur Erickson Place to Keith Road (the upper portion). The proposed changes to the approved Master Plan in this Zoning Amendment and Development Permit submission include the addition of 4 townhomes (7,735 sq.ft.) instead of the previously approved Amenity Clubhouse. The application also proposes relocation and redesign of the lower portion of Evelyn Walk.

The proposed relocation of the lower portion of Evelyn Walk provides a more direct connection with the upper portion. The proposed location is immediately East of Lot 5. A large landing area with benches is proposed at the top of Evelyn Walk at Arthur Erickson Place. The landing is envisioned as a rest area. The path is proposed to pass through a large cluster of conifers which will create a unique experience. The path will be elevated above grade in this area which will ensure the conifers root systems are not disturbed.

The revision to the Master Plan is the removal of the amenity clubhouse and the addition of 4 two storey townhomes. In lieu of the stand alone clubhouse the apartment buildings at Lots 5, 7 and 8* (*future Development Permit) have been designed with their own amenity spaces. This provides convenience for the residents and also helps to animate the buildings along the Parkway trail by providing an additional level of glazing instead of a full storey retaining wall. Lots 6, 7 and 8* combined will provide approximately 15,000 sq.ft. of amenity space for the residents. The Master Plan contemplated a 10,250 sq.ft. clubhouse on Lot 6. The amenity space in each apartment complex includes a gym, steam room/ sauna, party room and meeting rooms. The application proposes to add 4 units to the West of Lot 7 and extends Level 3 of the parkade at Lot 7. Thirteen (13) additional parking stalls at Lot 6 including the addition of one visitor stall. at Lot 6 The access to the underground parkade at Lot 6 would be via the parkade entry ramp off of Arthur Erickson Place and through Lot 7. Lots 6 and 7 would need to have easement agreements in place. The Master Plan permits 349 units and 508,000 sq.ft. of which 478,000 sq.ft. is condominium (non-rental) density. This application proposes no additional condominium or market rental density, 7,735 sq.ft. of condominium density will be deleted from a future phase(s). This application proposes 508,000 sq.ft. (no increase) and 350 units; an increase of 1 unit. On project wide basis 508,000 sq.ft. and 350 units are proposed. An additional unit is proposed to be consistent with the OCP, which permits 350 units.

GENERAL DEVELOPMENT PRINCIPLES

The rezoning of Lot 6 and Evelyn Walk will aim to:

- ∞ Minimize building footprints and hardscape to preserve existing landscape
- ∞ Provide varied choices of housing types, costs and lifestyle
- ∞ Create usable public outdoor space that promotes activity and a unique experience
- ∞ Provide accessibility through the site and public access to the Parkway trail and off-site amenities
- ∞ Provide an enhanced level of safety including “eyes on the street”
- ∞ Create privacy by delineating public and private spaces on site and provide separation between units
- ∞ Maximize sunlight exposure to open areas
- ∞ Preserve and enhance the rugged topography by retaining a large grove of native conifers and planting new large indigenous species to help to naturalize the area between the apartment buildings at Lot 5 & 7.

There is a proposed setback variance at the Northwest corner of the site, the variance is 16'-0" (4.89m) to the North property line and approximately 6'-7" (1.99m) to the west at Evelyn Walk, the setback to the east property line adjoining Lot 7 will be 0 metres. The minor setback encroachments along the north property line are due to the nature of the curved site. The five townhomes approved for Lot 7 also include setback encroachments due to the curved nature of this lot. The continuation of setback encroachments albeit smaller for the four townhomes proposed helps to create a unified streetscape. Locating the homes closer to Arthur Erickson Place will also assist with tree retention on the south slope. The site coverage, building height and parking requirements are being met as per the guidelines of the Evelyn Drive Development Permit Area.

The addition of the four proposed townhouse units will help to create a unified streetscape and continues the already established rhythm of the development. The front entries and patios of the townhouse help to create an urban expression. The materials and design are consistent with Lot 5 which is already occupied and Lot 7 which wrapping up construction and expected to be occupied by March. The modification of Evelyn Walk will provide a more direct north to south connection through the site and a meandering pathway while maintaining a cluster of large conifers and providing some shaded seating areas for the residents and public.

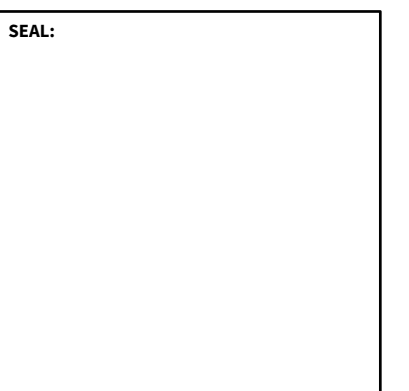
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SHEET TITLE:
**DESIGN
RATIONALE**

REVISION NO.: 1	SHEET NO.: AO.1
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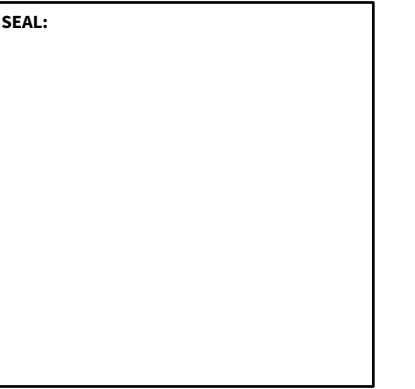
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LOT 6**

790, 792, 794 & 796
Arthur Erickson Place
West Vancouver, BC

DRAWN: ES	CHECKED BY: RC
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SCALE: N.T.S.	PROJECT NO.: RCA 2339-6
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SHEET TITLE:

**PRECEDENT
IMAGES**

REVISION NO.: -	SHEET NO.: A0.2
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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

Evelyn has been designed to provide residents with a park-like living experience. All of the parking on site is located underground (on level 3 and access is thru Parcel 7 parkade, to minimize amount of cut and fill during construction), and as many mature trees as possible have been retained and incorporated into the landscape design.

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 townhomes, including the following:

- High performance glazing (lower u-value)
- Better insulation on roof and below grade walls
- High efficiency heating and cooling system
- Reduced lighting power density in parkade and full cut off lighting outside
- 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.

Changes to the BC Building Code mean that Parcel 6 must meet a higher energy performance standard than previous parcels. The team is exploring the following options to improve the energy efficiency of the design by a further 10-15 percent, incorporating:

- High performance glazing
- Better roof insulation
- Better insulation in below grade walls

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
- Measures to minimize air leakage between suites
- CO2 monitoring of regularly occupied spaces
- Indoor air quality to be monitored and managed by contractor during construction and before occupancy
- CO alarms will be installed in all units adjacent to parking areas
- Lighting and airflow controls for all regularly occupied areas
- 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.

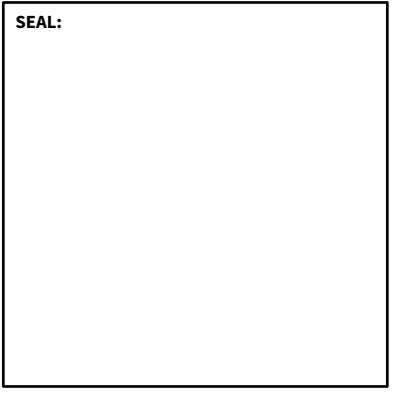
Economic Efficiency

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.

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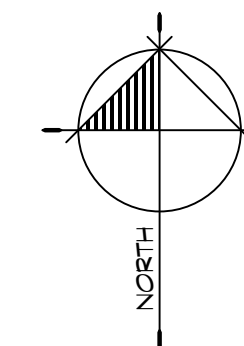


PROJECT:
EVELYN DRIVE LOT 6
790, 792, 794 & 796 Arthur Erickson Place West Vancouver, BC

DRAWN: ES	CHECKED BY: RC
SCALE: N.T.S.	PROJECT NO.: RCA-2339-6

SHEET TITLE: LEED SUSTAINABILITY
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REVISION NO.:	SHEET NO.:
-	A0.3



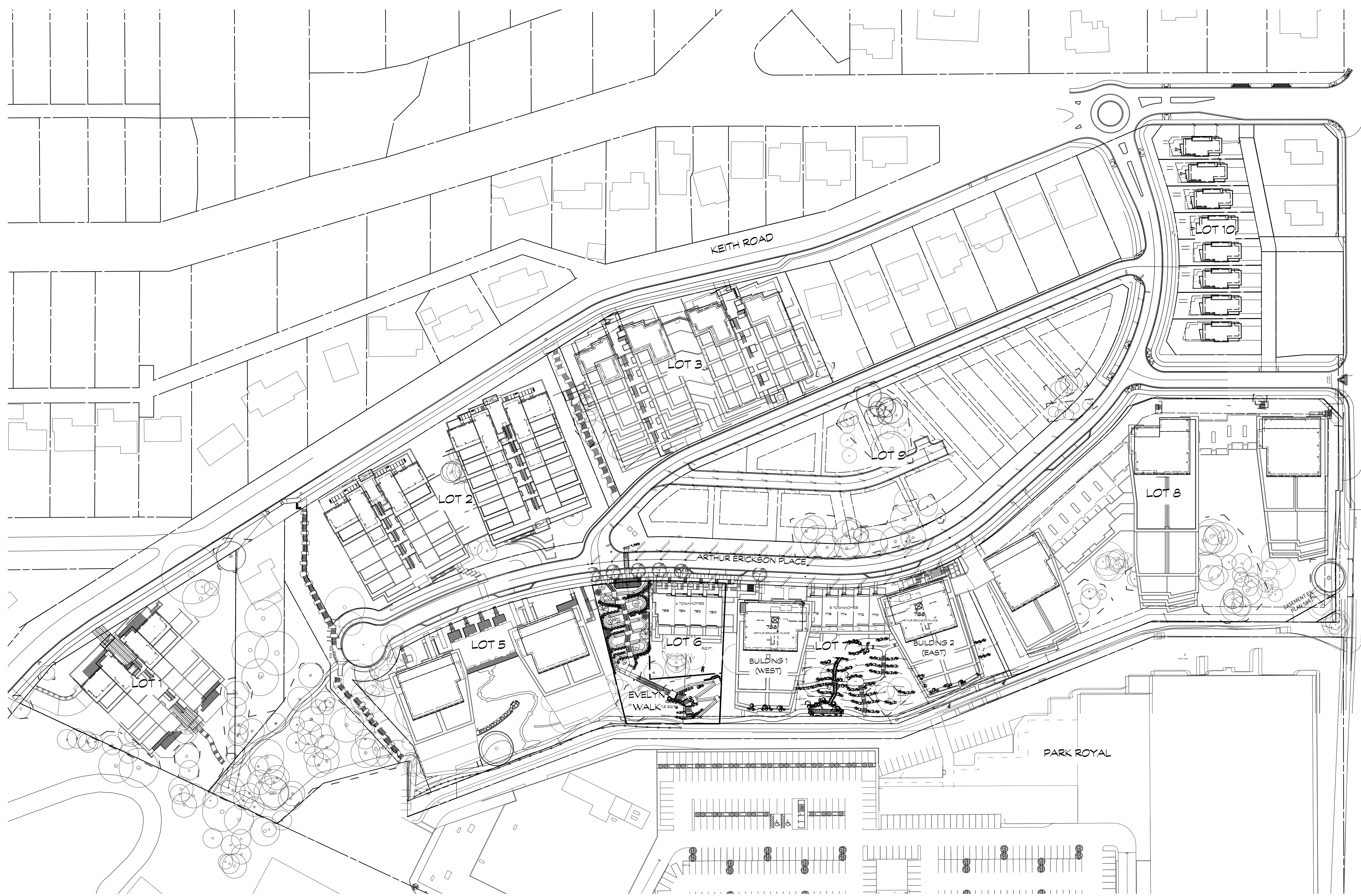
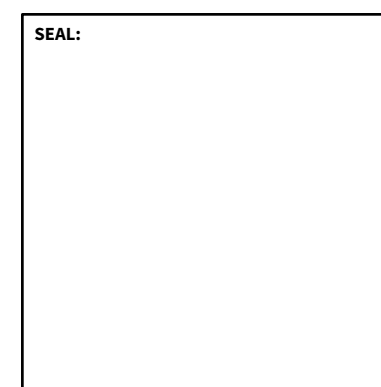
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TAYLOR WAY

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LOT 6**

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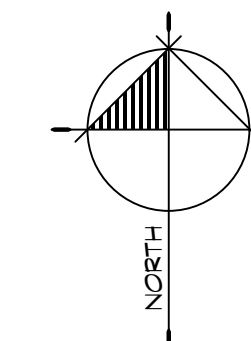
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SCALE: 1: 750	PROJECT NO.: CA-239-6
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SHEET TITLE:

**OVERALL
SITE PLAN**

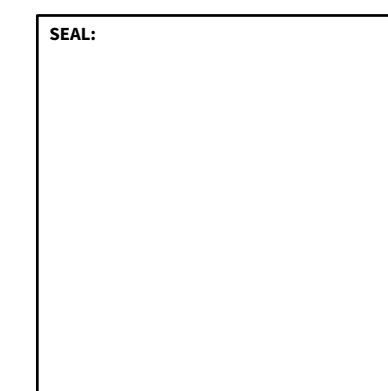
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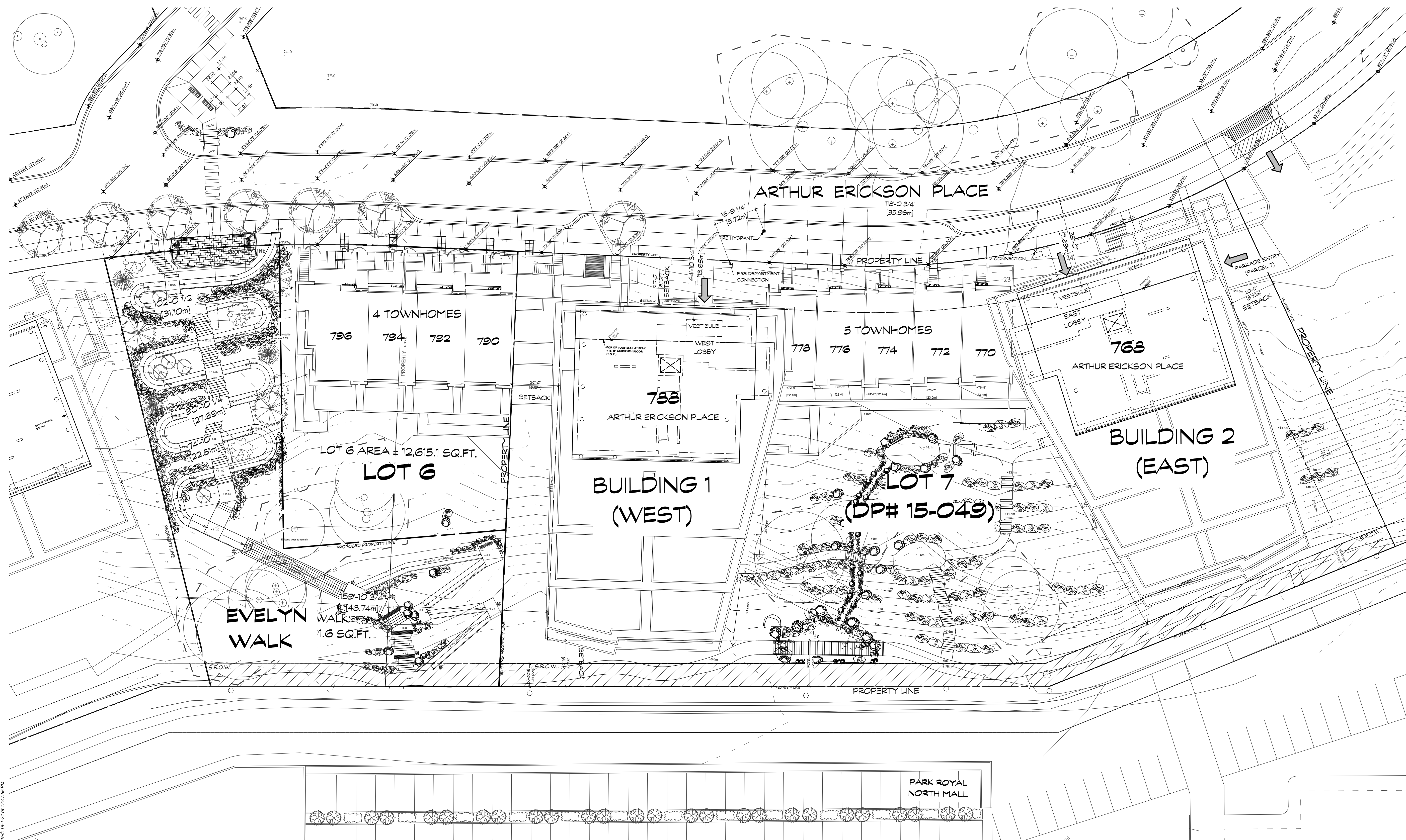
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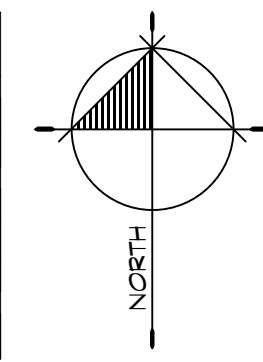
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SCALE: 1:250	PROJECT NO.: RCA 233-6

SHEET TITLE:
SITE PLAN

REVISION NO.: 1	SHEET NO.: A1.1
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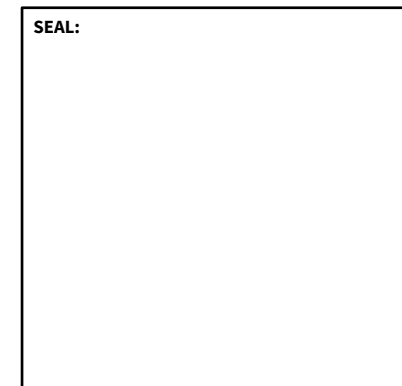
PARCEL 6 - NET AREA		
FLOOR LEVEL	NET AREA (SQ.FT.)	(SQ.M.)
LEVEL 3 - WEST	568.7 sq.ft.	52.8 sq.m.
LEVEL 4 - WEST	3,568.0 sq.ft.	331.2 sq.m.
LEVEL 5 - WEST	3,601.3 sq.ft.	334.6 sq.m.
TOTALS	7,738.0 sq.ft.	718.6 sq.m.



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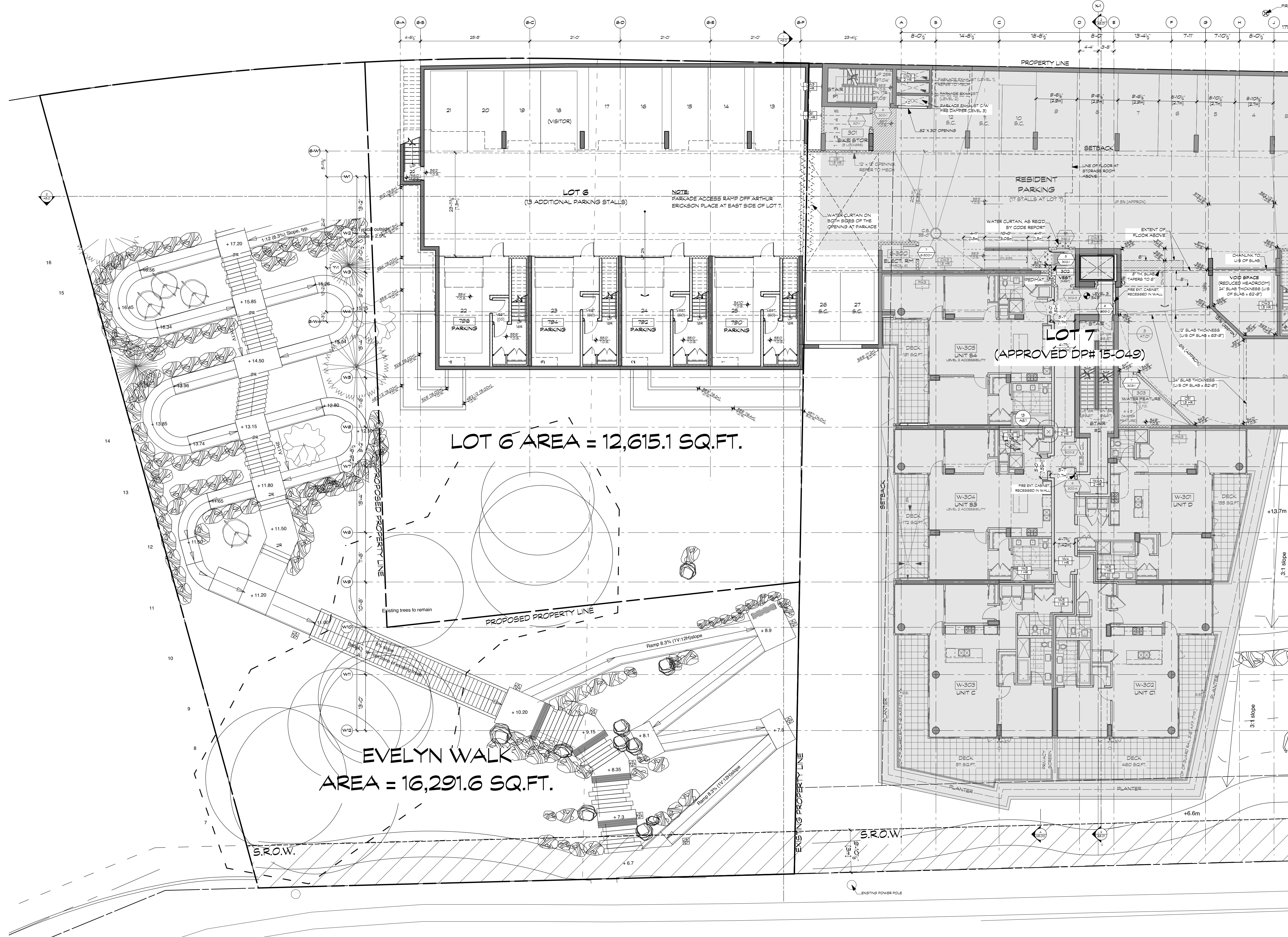
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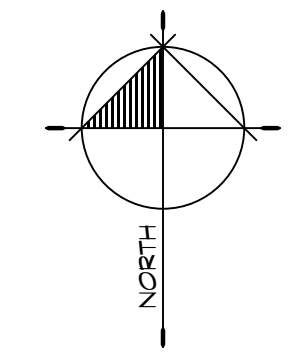
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DRAWN: ES	CHECKED BY: RC
SCALE: 3/32" = 1'-0"	PROJECT NO.: RCA 239-6

SHEET TITLE:
**LEVEL 3 PLAN
(Garage Level)**

REVISION NO.: 2	SHEET NO.: A2.0
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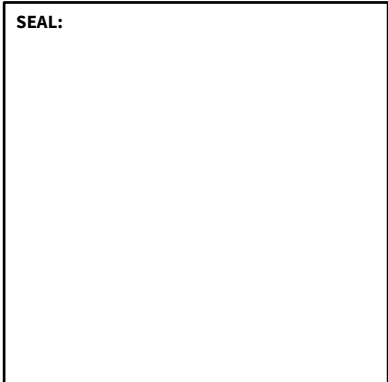




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10.12.15	ISSUED FOR REZONING/ DP
23.11.16	RE-ISSUED FOR REZONING/ DP
23.05.18	RE-ISSUED FOR REZONING/ DP
28.01.19	RE-ISSUED FOR REZONING/ DP



CICCOTZI
ARCHITECTURE

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



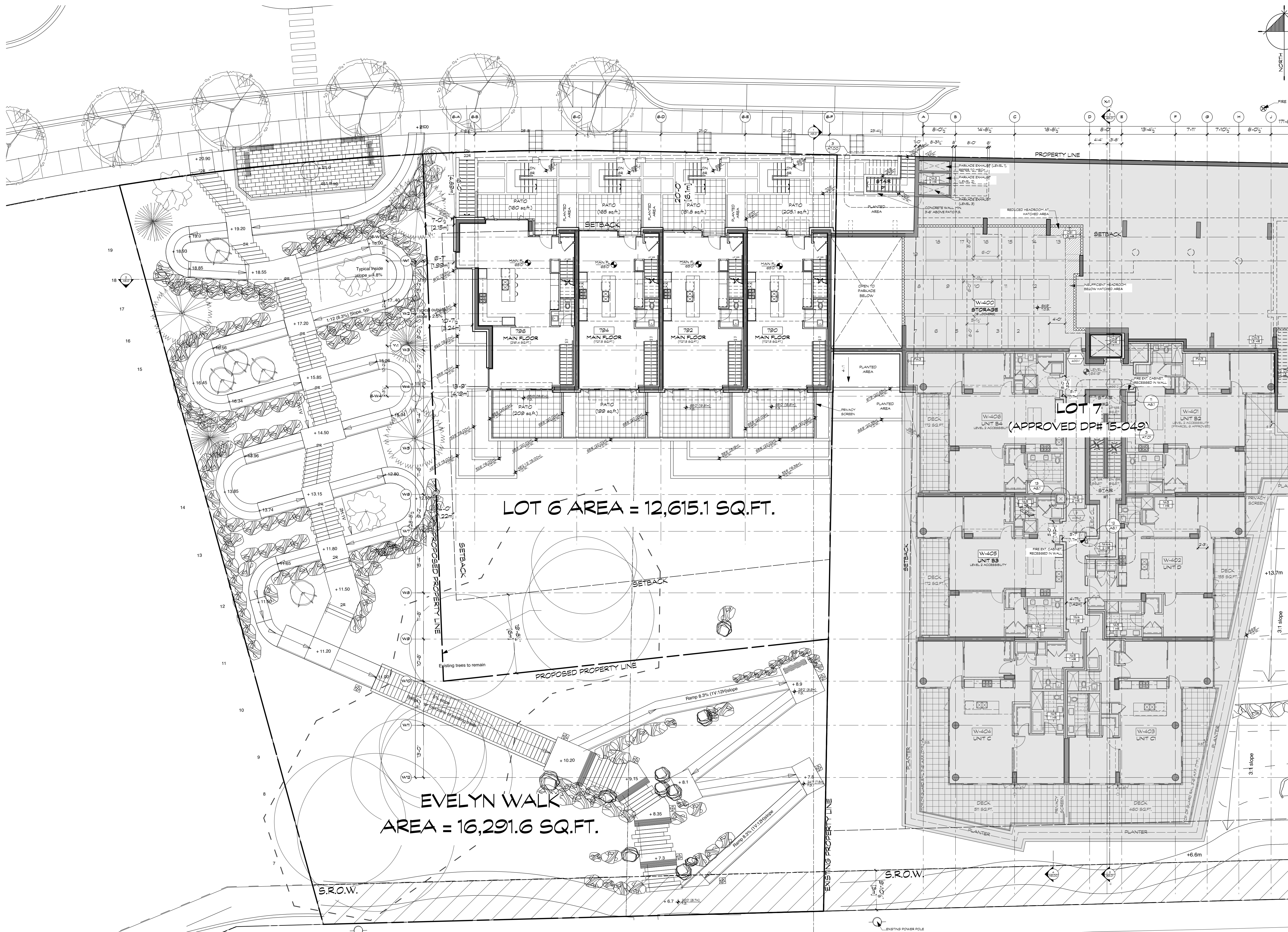
PROJECT:
**EVELYN DRIVE
LOT 6**

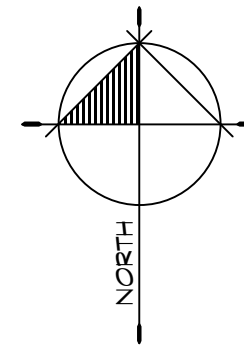
790, 792, 794 & 796
Arthur Erickson Place
West Vancouver, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 3/32" = 1'-0"	PROJECT NO.: RCA-239-6

SHEET TITLE:
**LEVEL 4 PLAN
(Main Floor)**

REVISION NO.: 2	SHEET NO.: A2.1
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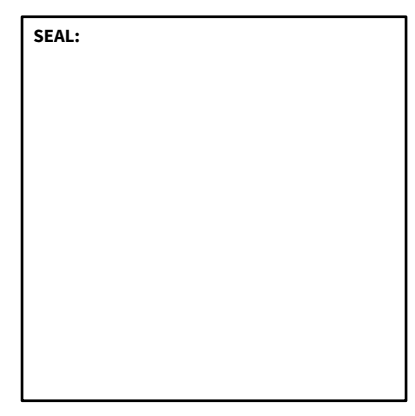


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REVISION:	
NO.	DATE
1	18.08.16
2	14.11.16

DESCRIPTION:	
DP REVISION PER STAFF COMMENTS	
DP REVISION PER DRG COMMENTS	

ISSUE:	
DATE	DESCRIPTION:
10.12.15	ISSUED FOR REZONING/ DP
23.11.16	RE-ISSUED FOR REZONING/ DP
23.05.18	RE-ISSUED FOR REZONING/ DP
28.01.19	RE-ISSUED FOR REZONING/ DP



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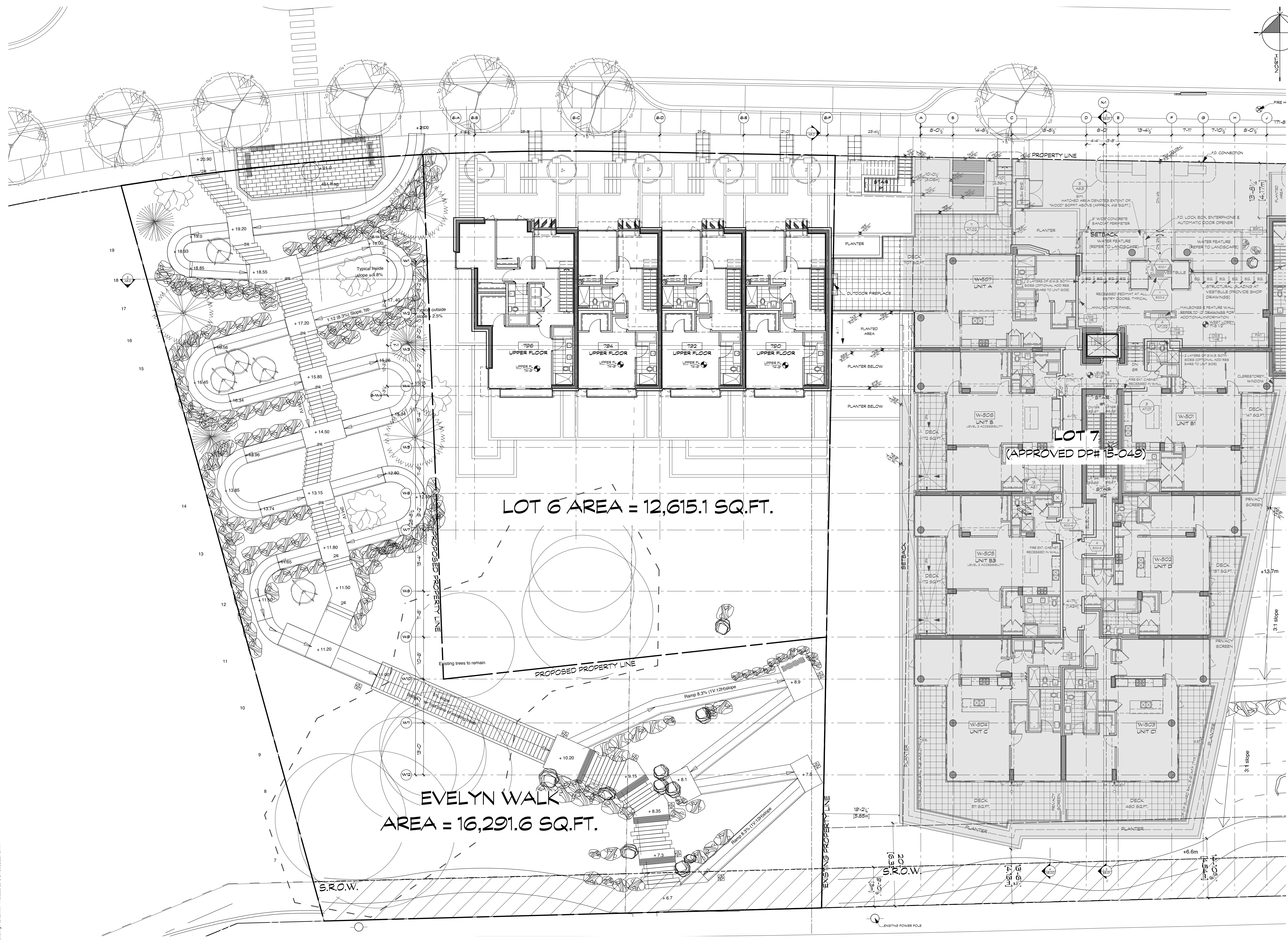
PROJECT:
**EVELYN DRIVE
LOT 6**

790, 792, 794 & 796
Arthur Erickson Place
West Vancouver, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 3/32" = 1'-0"	PROJECT NO.: RCA 239-6

SHEET TITLE:
**LEVEL 5 PLAN
(Upper Floor)**

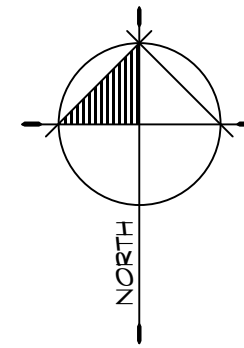
REVISION NO.: 2	SHEET NO.: A2.2
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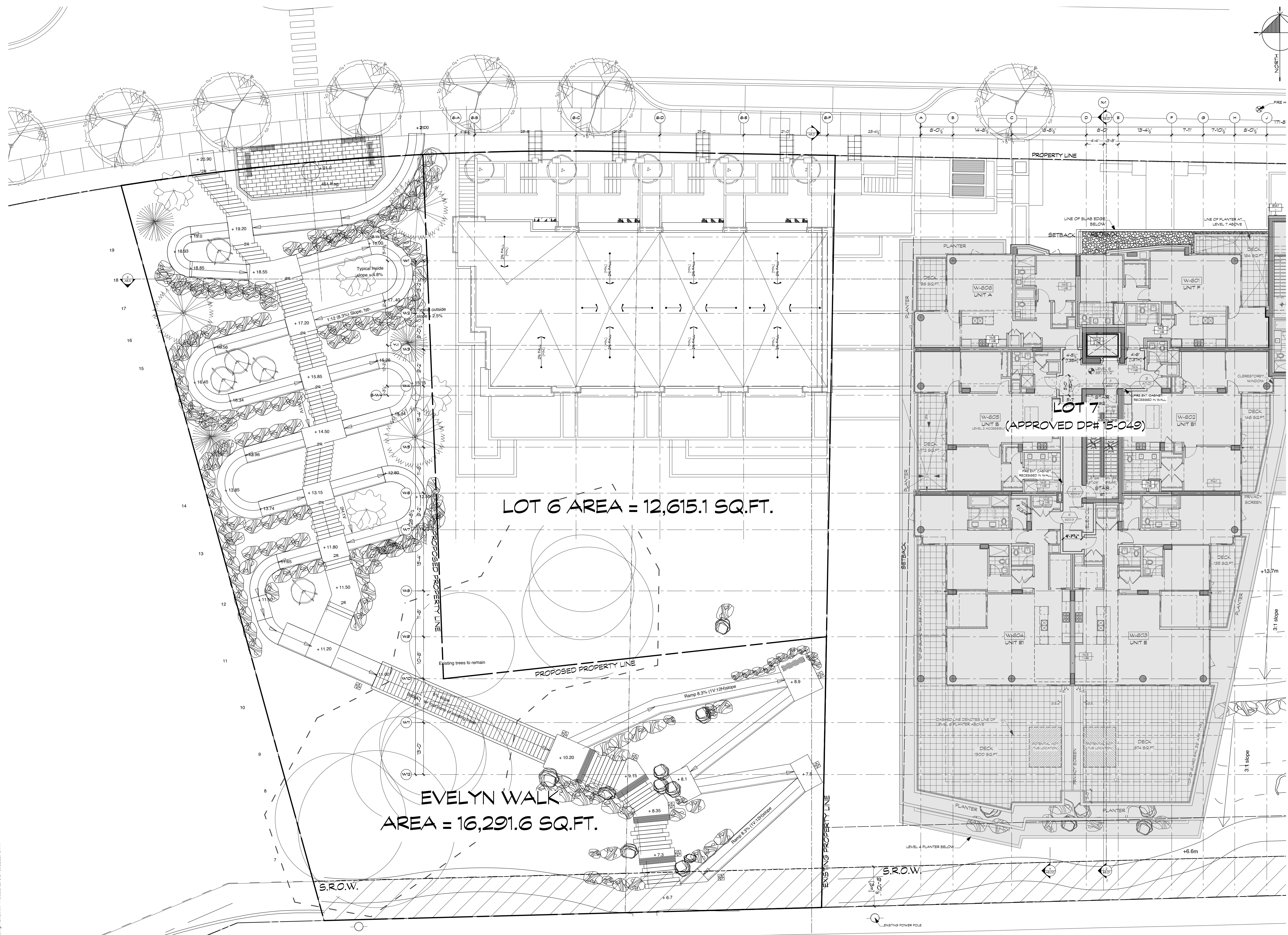
LOT 6 AREA = 12,615.1 SQ.FT.

**EVELYN WALK
AREA = 16,291.6 SQ.FT.**

**LOT 7
(APPROVED DP# 15-049)**

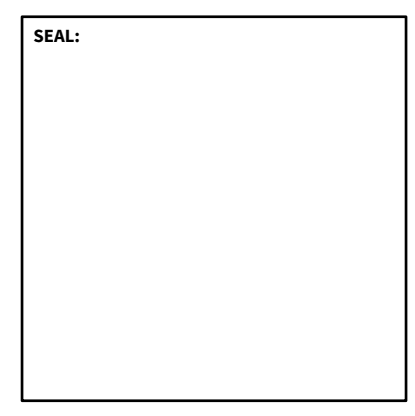


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NO.	DATE	DESCRIPTION
▲ 18.08.16		DP REVISION PER STAFF COMMENTS
▲ 14.11.16		DP REVISION PER DRG COMMENTS

DATE	DESCRIPTION
10.12.15	ISSUED FOR REZONING/ DP
23.11.16	RE-ISSUED FOR REZONING/ DP
23.05.16	RE-ISSUED FOR REZONING/ DP
26.01.16	RE-ISSUED FOR REZONING/ DP



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PROJECT:
**EVELYN DRIVE
LOT 6**

790, 792, 794 & 796
Arthur Erickson Place
West Vancouver, BC

DRAWN: ES	CHECKED BY: RC
SCALE: 3/32" = 1'-0"	PROJECT NO.: RCA 239-6

SHEET TITLE:
**LEVEL 6 PLAN
(Roof Plan)**

REVISION NO.:	SHEET NO.:
2	A2.3



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

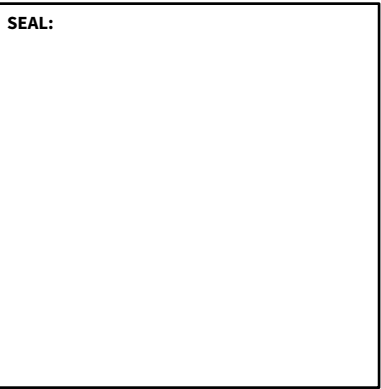


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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REVISION:		
NO.	DATE	DESCRIPTION
△ 1	18.08.18	DP REVISIONS PER STAFF COMMENTS
△ 2	14.11.18	DP REVISIONS PER DRC COMMENTS

ISSUE:	
DATE	DESCRIPTION
10.12.18	ISSUED FOR REZONING/ DP
23.11.18	RE-ISSUED FOR REZONING/ DP
17.05.18	RE-ISSUED FOR REZONING/ DP
28.01.19	RE-ISSUED FOR REZONING/ DP



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PROJECT:
**EVELYN DRIVE
LOT 6**

790, 792, 794 & 796
Arthur Erickson Place
West Vancouver, BC

DRAWN: JW/ES	CHECKED BY: RC
SCALE: 1/8" = 1'-0"	PROJECT NO.: CA238-G

SHEET TITLE:
ELEVATIONS

REVISION NO.: 2	SHEET NO.: A4.0
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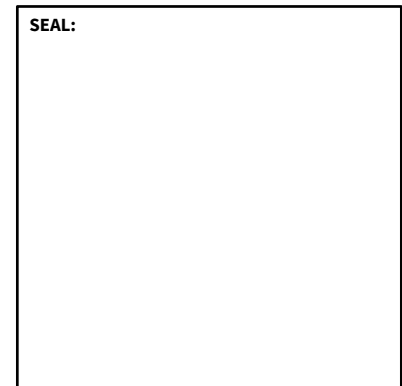
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REVISION:

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△ 14.11.16		DP REVISIONS PER DRC COMMENTS

ISSUE:

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23.11.16	RE-ISSUED FOR REZONING/ DP
17.05.18	RE-ISSUED FOR REZONING/ DP
28.01.19	RE-ISSUED FOR REZONING/ DP



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PROJECT:

**EVELYN DRIVE
LOT 6**

790, 792, 794 & 796
Arthur Erickson Place
West Vancouver, BC

DRAWN: JW/ES CHECKED BY: RC

SCALE: N.T.S. PROJECT NO.: RCA 2339-6

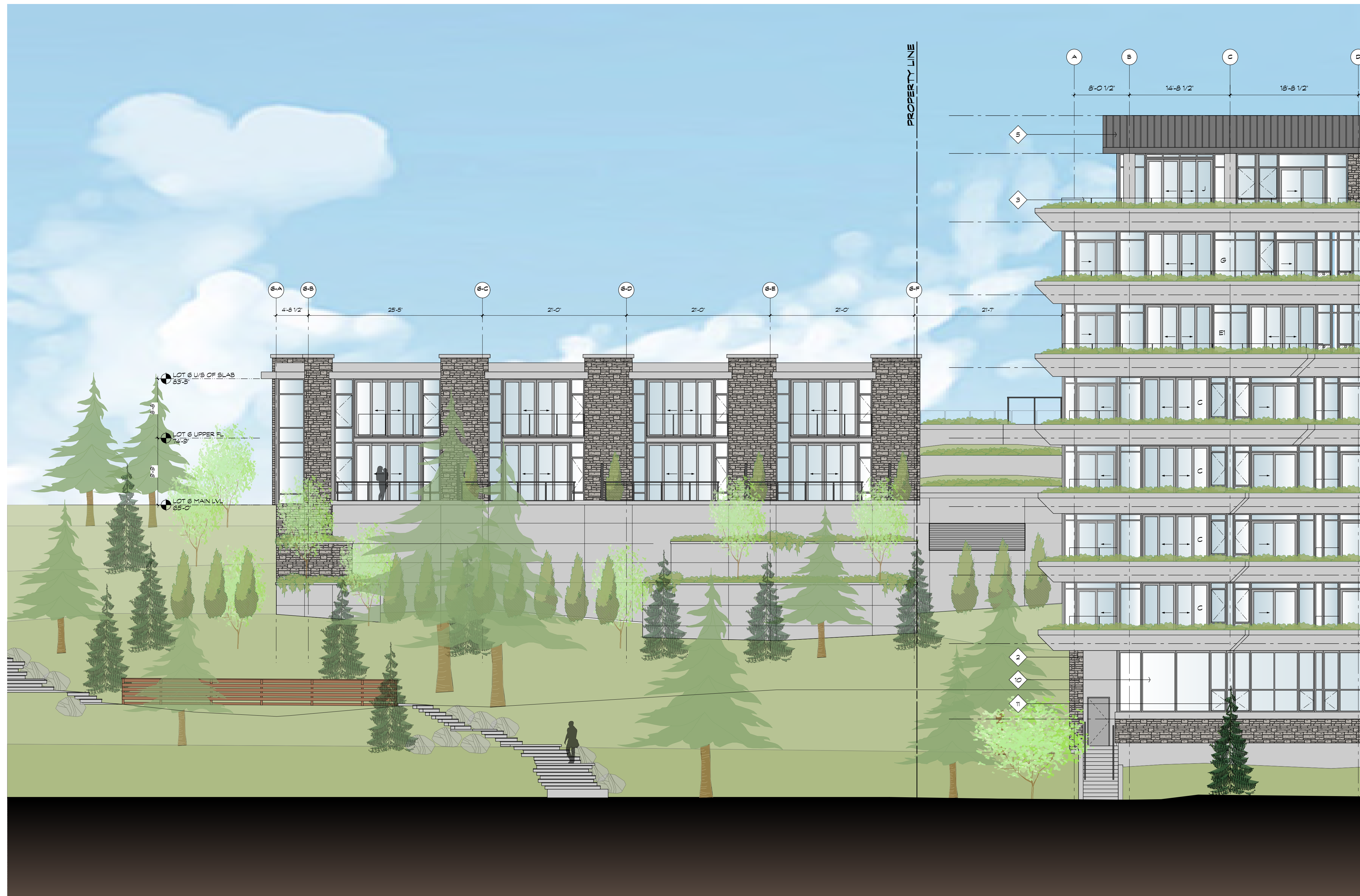
SHEET TITLE:

SOUTH ELEVATION

REVISION NO.: SHEET NO.:

2

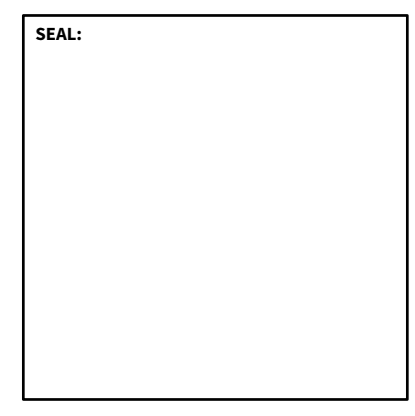
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17.05.16	RE-ISSUED FOR REZONING/ DP
28.01.16	RE-ISSUED FOR REZONING/ DP



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CANADA V5Y 3Y3
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PROJECT:
EVELYN DRIVE LOT 6

790, 792, 794 & 796
Arthur Erickson Place
West Vancouver, BC

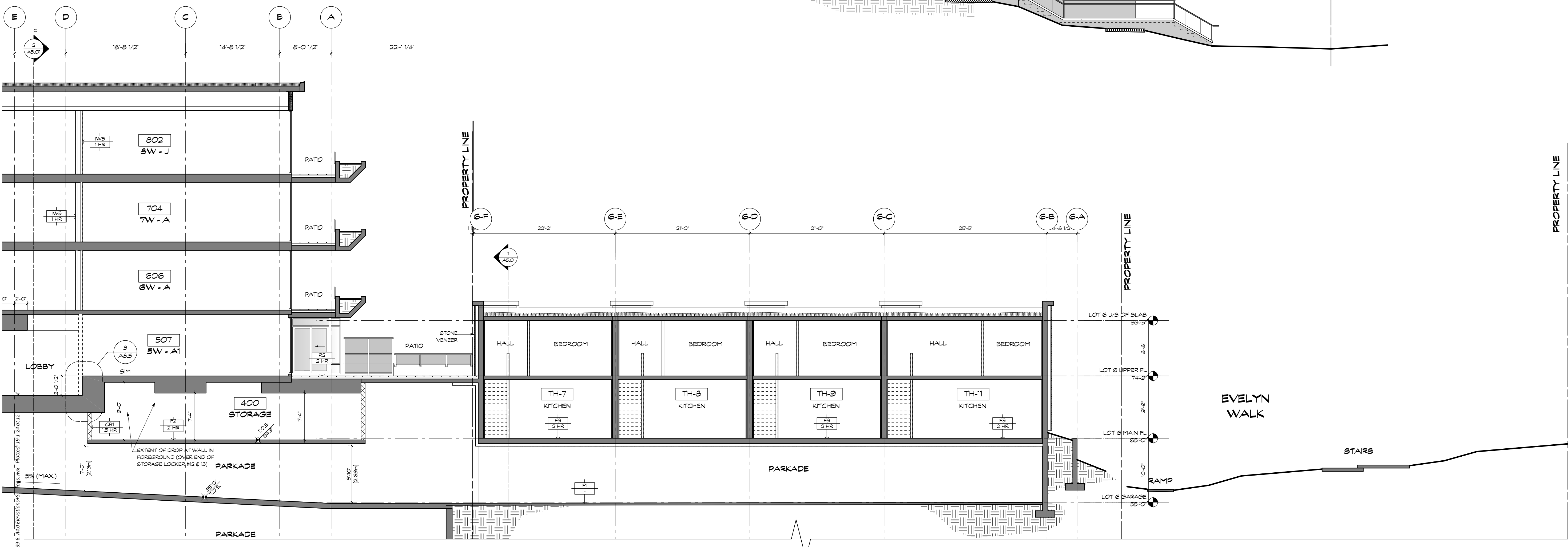
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SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA-2339-6

SHEET TITLE:
SECTIONS

REVISION NO.: 2	SHEET NO.: A5.0
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1 EAST / WEST SECTION
SCALE: 1/8" = 1'-0"



2 NORTH / SOUTH SECTION
SCALE: 1/8" = 1'-0"

File: 239-6_A42-Sections.rvt



3 Jan 28 2019 Lot 6 Rezoning and DP Submission
 2 Jan 17 2019 Accessibility Committee Review
 1 Sep 12 2018 Open House
 no.: dfofe; Item:
 Revisions:

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 102 - 1037 West 5th Avenue
 Vancouver BC V6J 1N6
 T: 604 684 4611
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 www.dk.bc.ca

Project:
EVELYN PARCEL 6

Drawn by: SJV
 Checked by: SJV
 Date: 4 SEP 2018
 Scale: 1/8"=1'-0"
 Drawing Title:
LANDSCAPE PLAN

Project No.:
15052
 Sheet No.:

Accessibility Notes:

- Tactile strips (yellow truncated dots) to be located at the top and bottom of each set of stairs;
- Handrailings to have continuous LED Down lighting;
- Provide signs at the top and bottom of the walk noting length of pathway and ramp. See Plan for Locations

Tree Protection fence

Refer to the table for the dimensions of fence around the tree. Minimum 6 x DBH or as otherwise shown in plan. Reinstate fencing to original rigid frame and plastic snow fence in good condition at the approved locations. If protected trees form a group, protect the entire group with one fence. Obtain approval from certified arborist for all tree protection fences prior to start of site preparation and construction.

Number	Elev.	Tree Description	Tag No.	Recommendations
2234	8.78	0.50 Cedar	MS8445	Retain, protect
2235	8.17	1.20 Coniferous	MS8446	Retain, protect
2236	10.22	0.50 Hemlock	MS8447	Retain, protect
2237	10.23	0.60 Hemlock	MS8448	Retain, protect
2238	10.27	0.50 Hemlock	MS8449	Retain, protect
2239	9.67	0.60 Hemlock	MS8450	Retain, protect
2240	10.53	0.60 Cedar	MS8451	Retain, protect
2241	11.06	0.80 Cedar	MS8452	Retain, protect
2242	11.51	0.50 Cedar	MS8453	Retain, protect
2243	11.82	0.30 Cedar	MS8454	Retain, protect
2244	11.99	0.60 Hemlock	MS8455	Remove
2245	12.59	0.70 Cedar	MS8456	Remove
2246	13.42	0.70 Cedar	MS8457	Remove
2247	13.41	0.70 Cedar	MS8458	Remove

LEGEND

	Existing Tree to be Retained		Entry Paving		Decorative planting around private patios
	Existing Tree to be Removed		Gravel Pathway		Buffer planting between two private patios
	Tree Protection Fencing		18" x 18" Patio Pavers		Wood bridge
	Tree Number - See Tree List		Drain Rock		Light Poles
	Property Line		Handrail with LED downlight		Sign indicating ramp length

NOTE: Trees approved for Removal from Approved DP# 15-048 not shown



ONSITE PLANT LIST (INCLUDING STREET TREES)

Key	Qty.	Botanical Name	Common Name	Size+Comment
TREES				
	6	Street Tree - size and species as per City of West Vancouver standard		7cm cal. B&B Min. 1.8m standard
	3	Acer rubrum 'Red Sunset' LA02	Red Maple	
	3	Acer circinatum	Vine Maple	1.5m ht. Multi-stem
	2	Cornus 'Aurora'	Aurora Dogwood	6cm cal. B&B
	7	Magnolia stellata	Star Magnolia	1.5m ht. Multi-stem
SHRUBS, PERENNIALS & GROUNDCOVERS				
B	62	Buxus s. 'Suffruticosa'	Boxwood	#2 Pot. 18" O.C.
⊕	316	Lavandula o. 'Munstead'	Lavender	#2 Pot. 18" O.C.
⊙	55	Liatris muscari	Lilyturf	#1 Pot. 15" O.C.
lp	93	Lonicera pileata	Box-leaf honeysuckle	#3 Pot. 24" O.C.
pa	23	Perovskia atriplicifolia 'Little Spire'	Russian Sage	#1 Pot. 18" O.C.
⊕	41	Taxus media 'Hicksii'	Hick's Yew (Male Only)	4Ht. RB to RB
VINES				
v	20	Parthenocissus quinquefolia	Virginia Creeper	#2 Pot. staked

Sign indicating the length of pathway and ramp (up and down)

Tactile strips (yellow truncated dots) to be located at the top and bottom of each set of stairs

Handrails on stairs and ramps to have continuous LED down lighting

CIP Concrete Ramp with handrails. LED lights in handrails

Sign indicating the length of pathway and ramp (up and down)

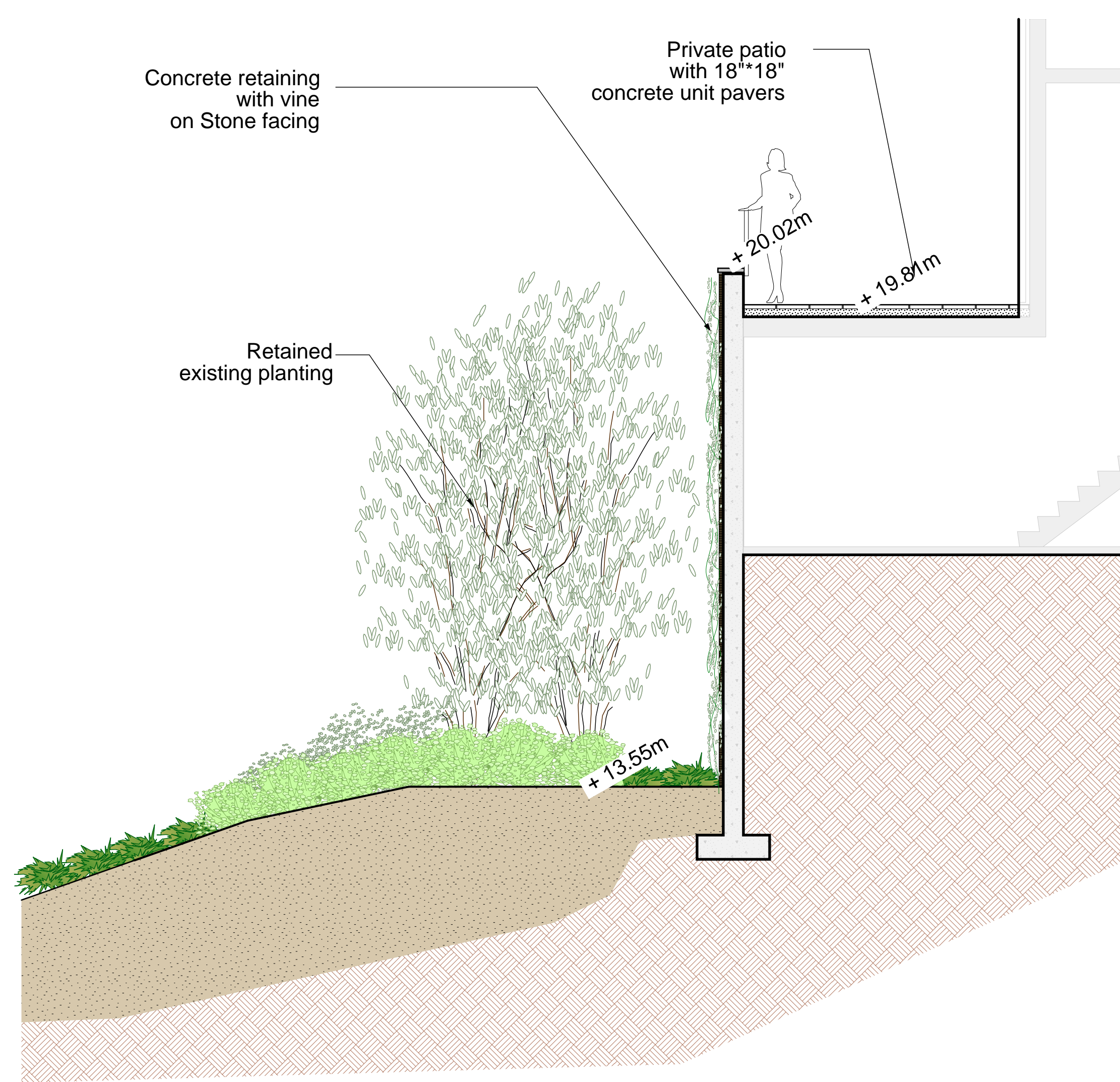
3 Jan 28 2019 Lot 6 Rezoning and DP Submission
 2 Jan 17 2019 Accessibility Committee Review
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 no.: dfofe Item:

Revisions:
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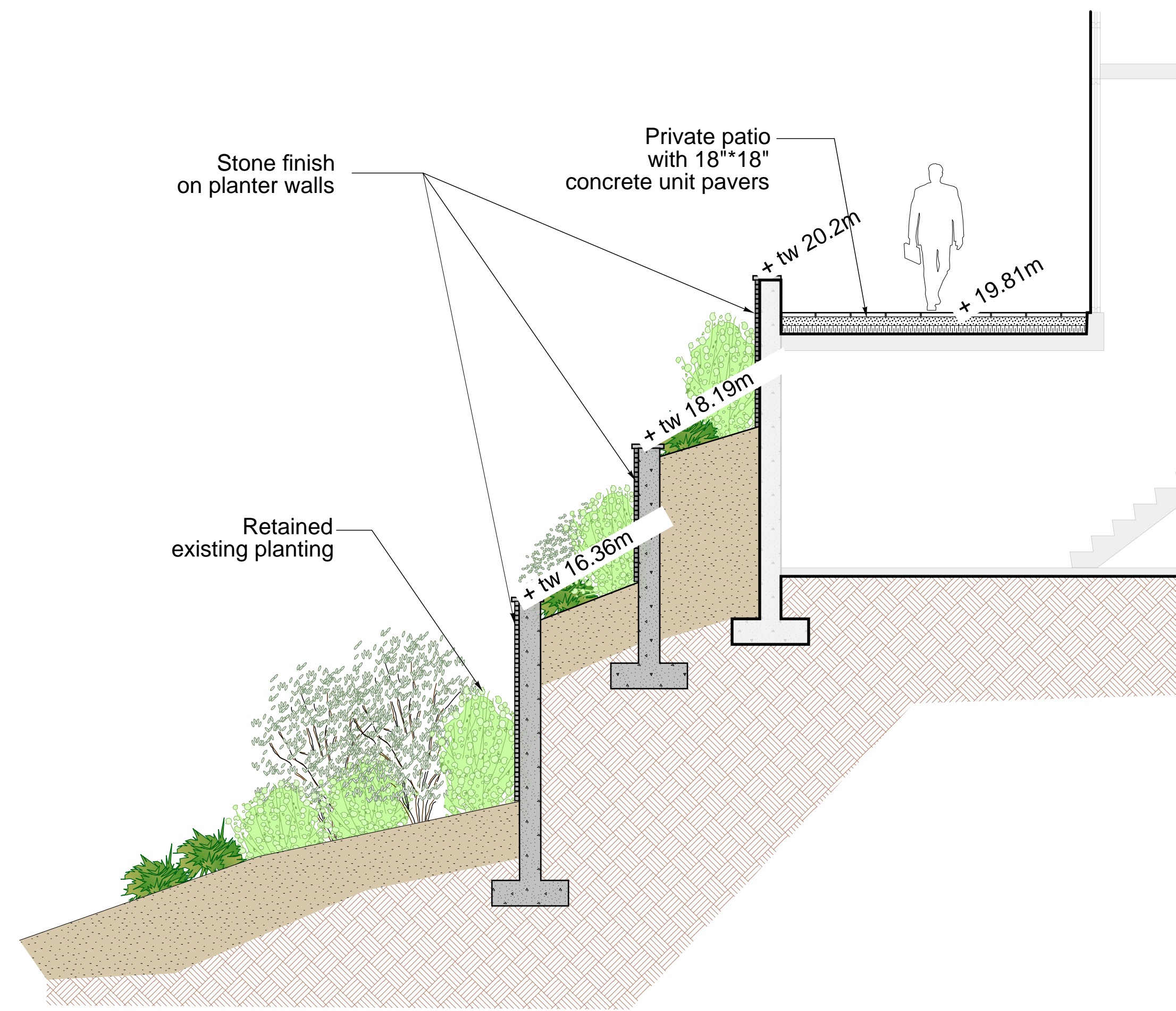
Project:
EVELYN PARCEL 6

Drawn by: SJV
 Checked by: SJV
 Date: 4 SEP 2018
 Scale: 1/8"=1'-0"
 Drawing Title:
ONSITE PLANTING PLAN

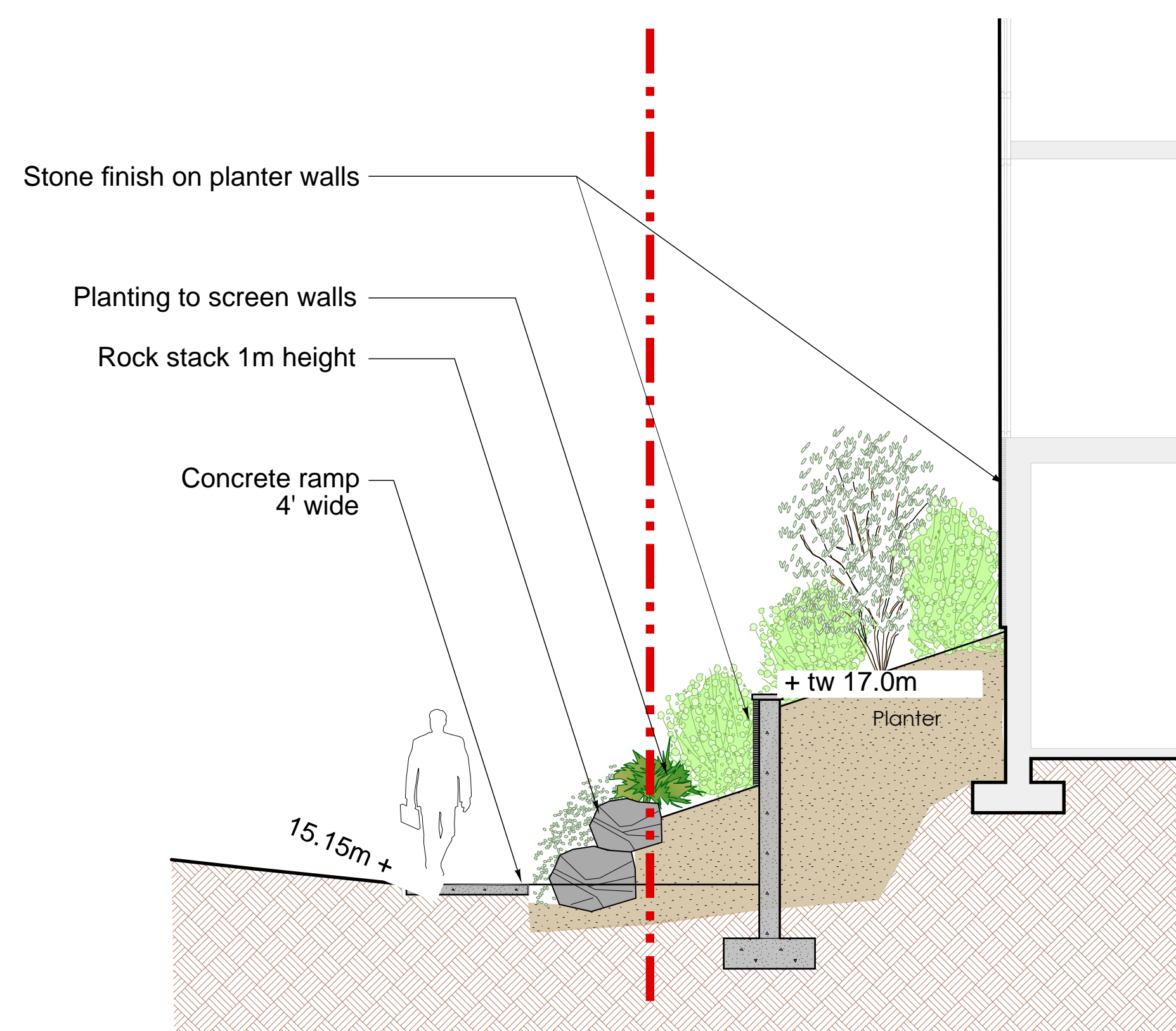
Project No.:
15052
 Sheet No.:



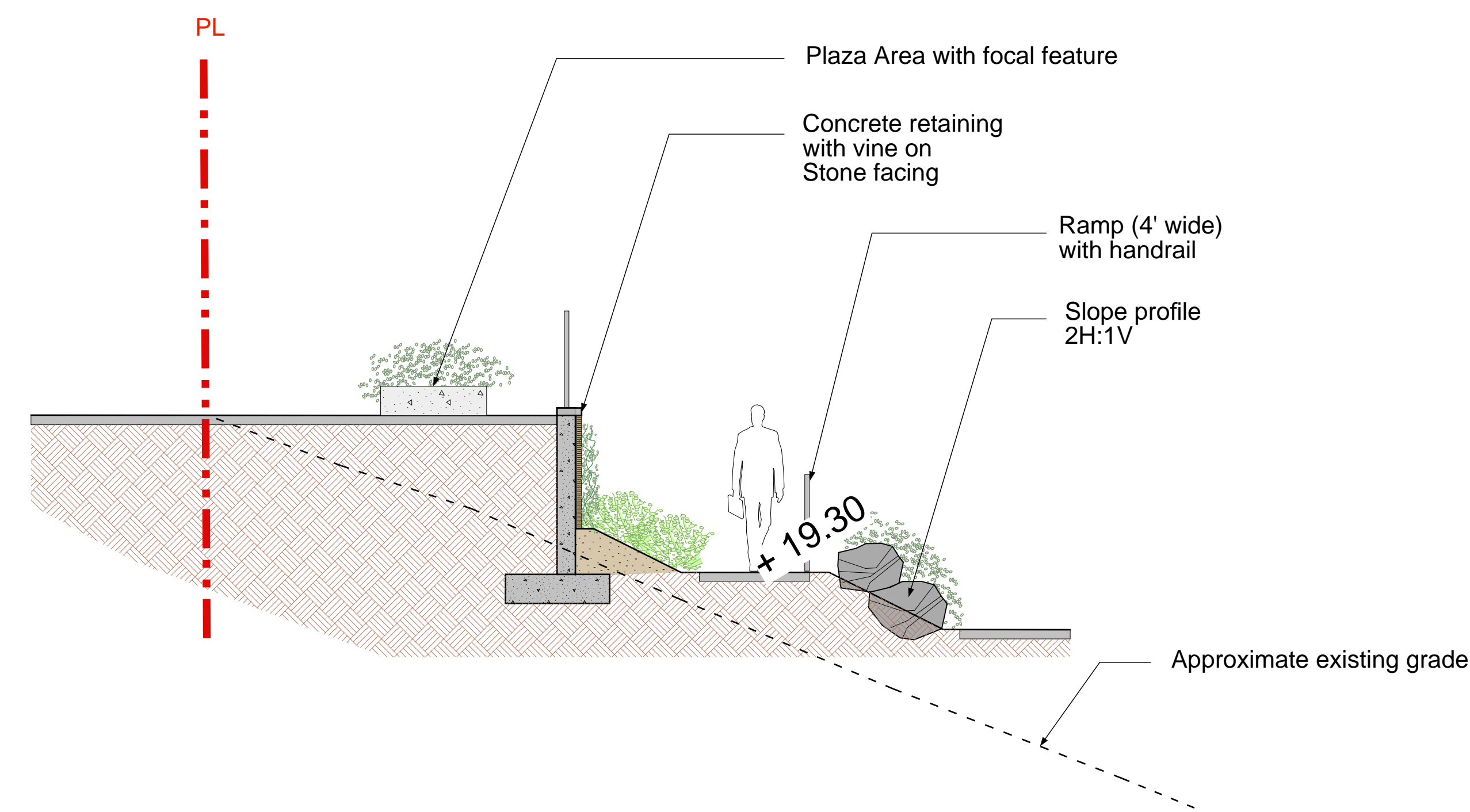
1 Section I Patio to Existing Planting Area Looking West
L2.1 Scale: 1/4" = 1'-0"



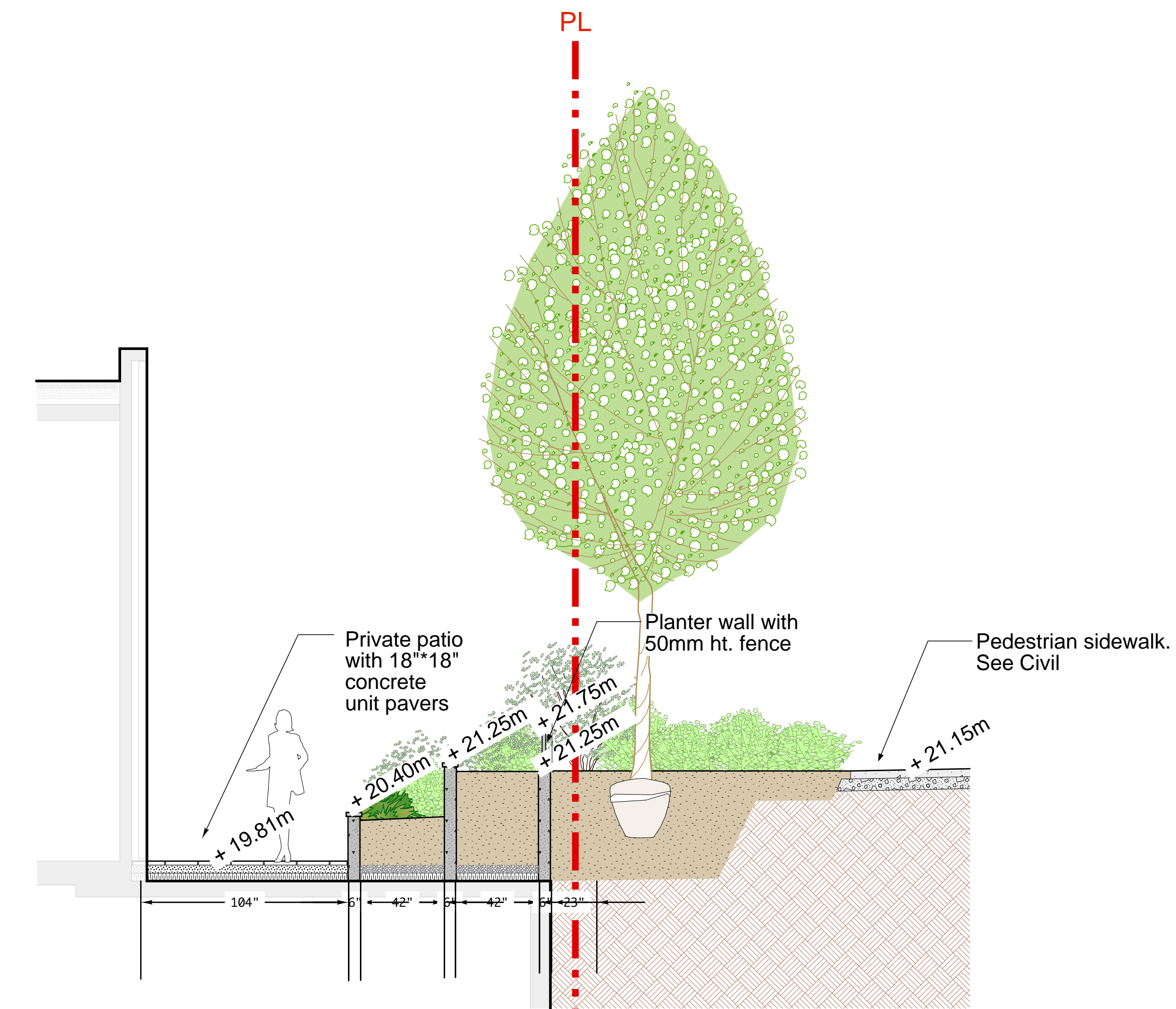
2 Section I Patio to Trail Looking North
L2.1 Scale: 1/4" = 1'-0"



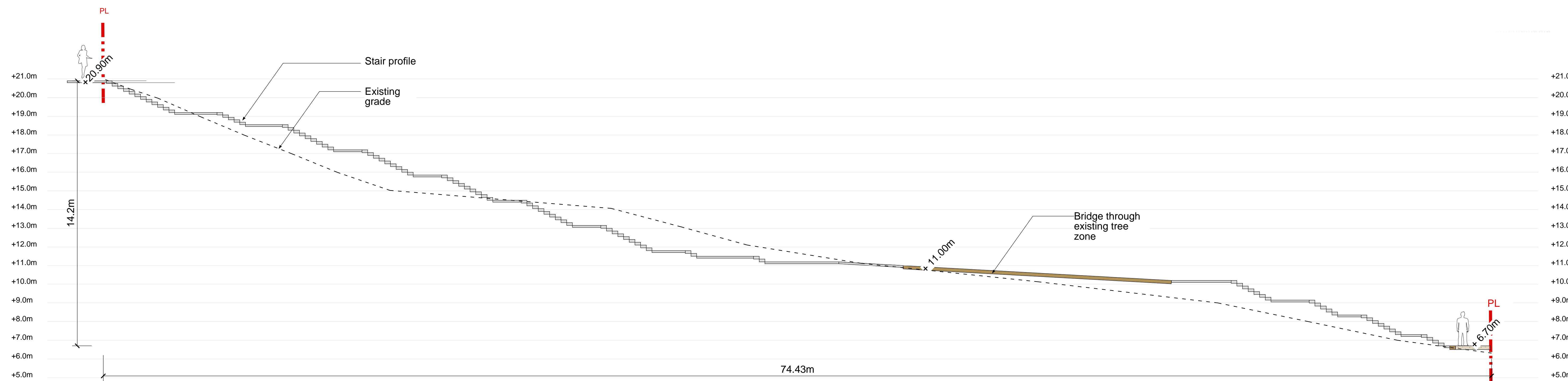
3 Section I Patio to Trail Looking North
L2.1 Scale: 1/4" = 1'-0"



4 Section I Entrance to Trail Looking East
L2.1 Scale: 1/4" = 1'-0"



5 Section I Unit Entrance to Sidewalk Looking West
L2.1 Scale: 1/4" = 1'-0"



6 Section I Vertical Alignment of the Stair / Bridge
L2.1 Scale: 1/8" = 1'-0"

3 Jan 28 2019 Lot 6 Reasoning and DP Submission
2 Jan 17 2019 Accessibility Committee Review
1 Sep 12 2018 Open House
no.: d06s Item:
Revisions:

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102 - 1037 West 5th Avenue
Vancouver BC V6J 1N6
T: 604 684 4611
F: 604 684 0577
www.dk.bc.ca

Project:
EVELYN PARCEL 6

Drawn by: SJV
Checked by: SJV
Date: 4 SEP 2018
Scale: Varies

Drawing Title:
**LANDSCAPE SECTIONS
ROW STAIRS AND
RAMP CONCEPT**

Project No.:
15052
Sheet No.: