

PROJECT DATA

DEVELOPMENT DATA

**MIN. REQUIRED /
MAX. ALLOWED** **PROPOSED**

CIVIC ADDRESS

Daffodil Drive
West Vancouver, BC

LEGAL DESCRIPTION

LOT C AND D
PID: 010 069 775
015 934 586

ZONING

LOT AREA

LOT AREA (Ha)	-	1.80 Ha
LOT AREA (SQ.FT)	-	194,073.0 SQ.FT
LOT AREA (SQ.M)	-	18,030.0 SQ.M

LOT COVERAGE

AREA OF BUILDINGS & STRUCTURES	77,629.2 SF	39,736.5 SQ.FT
PERCENTAGE OF LOT AREA	40.00%	20.48%

SETBACKS

FRONT (<STREET OR PROPERTY NAME>)	6 M	6 M
REAR (<STREET OR PROPERTY NAME>)	6 M	6 M
SIDE #1 (<STREET OR PROPERTY NAME>)	4.5 M	4.5 M
SIDE #2 (<STREET OR PROPERTY NAME>)	4.5 M	4.5 M

BUILDING HEIGHT

BUILDING HEIGHT	9.1 M	*REFER TO ELEVATIONS
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NUMBER OF RESIDENTIAL UNITS

THREE-BEDROOM UNITS	-	36
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TOTAL FLOOR AREA RATIO (F.A.R.)

RESIDENTIAL UNITS	-	73,442.0 SQ.FT
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PARKING

RESIDENT SPACES	-	
COVERED GARAGE	2 PER UNIT	72
VISITOR SPACES	-	10

UNIT TYPE	# OF FLOORS	VARIANCE REQUIRED	# OF UNITS	SITE COVERAGE SQ.FT	SITE COVERAGE SQ.M	GROSS AREA SQ.FT	GROSS AREA SQ.M	FAR AREA SQ.FT	FAR AREA SQ.M
A (19) DUPLEX	3	YES	1	781.5	73	2,180.5	202.6	1,512.4	140.5
B1 (18) DUPLEX	3	YES	1	898.1	83	2,460.0	228.5	1,342.4	124.7
B2 (16) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	967.4	89.9
B2 (17) DUPLEX	3	YES	1	83.8	8	2,169.9	201.6	1,354.0	125.8
B3 (14) DUPLEX	3	YES	1	857.7	80	2,235.7	207.7	1,054.1	97.9
B3 (15) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	1,378.6	128.1
B4 (29) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	1,460.5	135.7
B4 (30) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	1,332.5	123.8
B5 (33) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	1,549.3	143.9
B5 (34) DUPLEX	3	YES	1	835.8	78	2,169.9	201.6	1,421.3	132.0
B6 (35) DUPLEX	3	YES	1	835.8	78	2,235.7	207.7	1,546.0	143.6
B6 (36) DUPLEX	3	YES	1	857.7	80	2,169.9	201.6	1,445.9	134.3
C (1) SINGLE	3	-	1	1,235.2	115	2,899.3	269.4	2,369.0	220.1
D1 (22) DUPLEX	3	YES	1	1,012.0	94	2,298.7	213.6	1,596.2	148.3
D1 (23) DUPLEX	3	YES	1	1,012.0	94	2,298.7	213.6	1,705.7	158.5
D2 (20) DUPLEX	3	YES	1	1,017.7	95	2,310.1	214.6	1,607.6	149.4
D2 (21) DUPLEX	3	YES	1	1,012.0	94	2,298.7	213.6	1,583.2	147.1
D3 (12) DUPLEX	3	YES	1	1,012.0	94	2,298.7	213.6	1,596.2	148.3
D3 (13) DUPLEX	3	YES	1	1,017.7	95	2,310.1	214.6	1,607.6	149.4
D4 (10) DUPLEX	3	YES	1	1,017.7	95	2,310.1	214.6	1,607.6	149.4
D4 (11) DUPLEX	3	YES	1	1,012.0	94	2,298.7	213.6	1,596.2	148.3
E (24) SINGLE	2	-	1	2,019.5	188	2,863.9	266.1	1,634.6	151.9
F (2) DUPLEX	3	-	1	1,319.5	123	3,216.2	298.8	2,556.5	237.5
F (3) DUPLEX	3	YES	1	1,319.5	123	3,216.2	298.8	2,556.5	237.5
G1 (4) DUPLEX	3	YES	1	1,384.3	129	3,913.7	363.6	3,408.5	316.7
G1 (5) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	2,966.4	275.6
G2 (6) DUPLEX	3	YES	1	1,353.6	126	3,913.7	363.6	3,170.3	294.5
G2 (7) DUPLEX	3	YES	1	1,415.4	131	4,038.5	375.2	3,280.3	304.7
G3 (8) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	3,153.2	292.9
G3 (9) DUPLEX	3	YES	1	1,384.3	129	3,913.7	363.6	3,213.5	298.5
G4 (25) DUPLEX	3	YES	1	1,384.3	129	3,913.7	363.6	2,312.4	214.8
G4 (26) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	2,252.0	209.2
G5 (27) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	2,686.7	249.6
G5 (28) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	2,252.0	209.2
G6 (31) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	3,131.4	290.9
G6 (32) DUPLEX	3	YES	1	1,354.1	126	3,853.3	358.0	3,234.0	300.4
TOTAL			36	39,736.5	3,691.6	103,756.9	9,639.3	73,442.0	6,823.0

CONTEXT PLAN



DRAWING LIST

COVER SHEET	A0.00	MAIN FLOOR PLAN	AB4-2.02	UPPER FLOOR PLAN	AD2-2.03	MAIN FLOOR PLAN	AG1-2.02	COLOURED ELEVATIONS	AG3-4.03
DATA SHEET	A0.01	UPPER FLOOR PLAN	AB4-2.03	ROOF PLAN	AD2-2.04	UPPER FLOOR PLAN	AG1-2.03	COLOURED ELEVATIONS	AG3-4.04
DESIGN RATIONALE	A0.02	ROOF PLAN	AB4-2.04	SECTION A-A	AD2-3.01	ROOF PLAN	AG1-2.04	COLOURED RENDERINGS	AG3-4.05
OCP COMPLIANCE	A0.03	SECTIONS	AB4-3.01	SECTION B-B	AD2-3.02	SECTION A-A	AG1-3.01	SITE PLAN	AG4-1.01
CONTEXT ANALYSIS	A0.04	ELEVATIONS B/W	AB4-4.01	ELEVATIONS B/W	AD2-4.01	SECTION B-B	AG1-3.02	LOWER FLOOR PLAN	AG4-2.01
AERIAL	A0.05	ELEVATIONS B/W	AB4-4.02	COLOURED ELEVATIONS	AD2-4.02	ELEVATIONS B/W	AG1-4.01	MAIN FLOOR PLAN	AG4-2.02
CONTEXT PLAN	A0.06	COLOURED ELEVATIONS	AB4-4.03	COLOURED ELEVATIONS	AD2-4.03	ELEVATIONS B/W	AG1-4.02	UPPER FLOOR PLAN	AG4-2.03
EXISTING STREETSCAPES	A0.07	COLOURED ELEVATIONS	AB4-4.04	COLOURED ELEVATIONS	AD2-4.04	COLOURED ELEVATIONS	AG1-4.03	ROOF PLAN	AG4-2.04
EXISTING STREETSCAPES	A0.08	COLOURED RENDERINGS	AB4-4.05	COLOURED RENDERINGS	AD2-4.05	COLOURED ELEVATIONS	AG1-4.04	SECTION A-A	AG4-3.01
3D MASSING	A0.09	SITE PLAN	AB5-1.01	SITE PLAN	AD3-1.01	COLOURED RENDERINGS	AG1-4.05	SECTION B-B	AG4-3.02
CONTEXT PHOTOS	A0.10	LOWER FLOOR PLAN	AB5-2.01	LOWER FLOOR PLAN	AD3-2.01	SITE PLAN	AG2-1.01	ELEVATIONS B/W	AG4-4.01
PRECEDENT PHOTOS	A0.11	MAIN FLOOR PLAN	AB5-2.02	MAIN FLOOR PLAN	AD3-2.02	LOWER FLOOR PLAN	AG2-2.01	ELEVATIONS B/W	AG4-4.02
SHADOW ANALYSIS	A0.12	UPPER FLOOR PLAN	AB5-2.03	UPPER FLOOR PLAN	AD3-2.03	MAIN FLOOR PLAN	AG2-2.02	COLOURED ELEVATIONS	AG4-4.03
SITE PLAN	A1.00	ROOF PLAN	AB5-2.04	ROOF PLAN	AD3-2.04	UPPER FLOOR PLAN	AG2-2.03	COLOURED ELEVATIONS	AG4-4.04
SITE SECTIONS	A1.02	SECTIONS	AB5-3.01	SECTION A-A	AD3-3.01	ROOF PLAN	AG2-2.04	COLOURED RENDERINGS	AG4-4.05
SITE SECTIONS	A1.03	ELEVATIONS B/W	AB5-4.01	SECTION B-B	AD3-3.02	SECTION A-A	AG2-3.01	SITE PLAN	AG5-1.01
SITE SECTIONS	A1.04	ELEVATIONS B/W	AB5-4.02	ELEVATIONS B/W	AD3-3.02	SECTION B-B	AG2-3.02	LOWER FLOOR PLAN	AG5-2.01
SITE SECTIONS	A1.05	COLOURED ELEVATIONS	AB5-4.03	ELEVATIONS B/W	AD3-4.02	ELEVATIONS B/W	AG2-4.01	MAIN FLOOR PLAN	AG5-2.02
SITE SECTIONS	A1.06	COLOURED ELEVATIONS	AB5-4.04	COLOURED ELEVATIONS	AD3-4.03	ELEVATIONS B/W	AG2-4.02	UPPER FLOOR PLAN	AG5-2.03
SITE SECTIONS	A1.07	COLOURED RENDERINGS	AB5-4.05	COLOURED ELEVATIONS	AD3-4.04	COLOURED ELEVATIONS	AG2-4.03	ROOF PLAN	AG5-2.04
SITE SECTIONS	A1.08	COLOURED RENDERINGS	AB6-1.01	COLOURED RENDERINGS	AD3-4.05	COLOURED RENDERINGS	AG2-4.04	SECTION A-A	AG5-3.01
SITE PLAN A / B1	AB1-1.01	SITE PLAN	AB6-2.01	SITE PLAN	AD4-1.01	SECTION B-B	AG2-4.05	SECTION B-B	AG5-3.02
LOWER FLOOR PLAN	AB2-1.01	LOWER FLOOR PLAN	AB6-2.02	LOWER FLOOR PLAN	AD4-2.01	SITE PLAN	AG3-1.01	ELEVATIONS B/W	AG5-4.01
MAIN FLOOR PLAN	AB2-2.01	MAIN FLOOR PLAN	AB6-2.03	MAIN FLOOR PLAN	AD4-2.02	LOWER FLOOR PLAN	AG3-2.01	ELEVATIONS B/W	AG5-4.02
UPPER FLOOR PLAN	AB2-2.02	UPPER FLOOR PLAN	AB6-2.04	UPPER FLOOR PLAN	AD4-2.03	MAIN FLOOR PLAN	AG3-2.02	COLOURED ELEVATIONS	AG5-4.03
ROOF PLAN	AB2-2.03	ROOF PLAN	AB6-3.01	ROOF PLAN	AD4-2.04	UPPER FLOOR PLAN	AG3-2.03	COLOURED ELEVATIONS	AG5-4.04
SECTIONS	AB2-3.01	SECTIONS	AB6-4.01	SECTION A-A	AD4-3.01	ROOF PLAN	AG3-2.04	COLOURED RENDERINGS	AG5-4.05
ELEVATIONS B/W	AB2-4.01	ELEVATIONS B/W	AB6-4.02	SECTION B-B	AD4-3.02	SECTION A-A	AG3-3.01	SITE PLAN	AG6-1.01
ELEVATIONS B/W	AB2-4.02	COLOURED ELEVATIONS	AB6-4.03	ELEVATIONS B/W	AD4-4.01	SECTION B-B	AG3-3.02	LOWER FLOOR PLAN	AG6-2.01
COLOURED ELEVATIONS	AB2-4.03	COLOURED ELEVATIONS	AB6-4.04	ELEVATIONS B/W	AD4-4.02	SECTION B-B	AG3-3.03	MAIN FLOOR PLAN	AG6-2.02
COLOURED ELEVATIONS	AB2-4.04	COLOURED RENDERINGS	AB6-4.05	COLOURED ELEVATIONS	AD4-4.03	ELEVATIONS B/W	AG3-4.01	UPPER FLOOR PLAN	AG6-2.03
COLOURED RENDERINGS	AB2-4.05	COLOURED RENDERINGS	AB6-4.05	COLOURED ELEVATIONS	AD4-4.04	ELEVATIONS B/W	AG3-4.02	MAIN FLOOR PLAN	AG6-2.04
SITE PLAN	AC-1.01	SITE PLAN	AC-1.01	COLOURED RENDERINGS	AD4-4.05	COLOURED ELEVATIONS	AG3-4.03	ROOF PLAN	AG6-3.01
BUILDING PLANS	AC-2.01	BUILDING PLANS	AC-2.01	COLOURED RENDERINGS	AD4-4.05	COLOURED ELEVATIONS	AG3-4.04	SECTION A-A	AG6-3.02
UPPER FLOOR & ROOF PLAN	AC-2.02	UPPER FLOOR & ROOF PLAN	AC-2.02	COLOURED RENDERINGS	AD4-4.05	COLOURED ELEVATIONS	AG3-4.05	SECTION B-B	AG6-4.01
SECTIONS	AC-3.01	SECTIONS	AC-3.01	SITE PLAN	AE-1.01	COLOURED RENDERINGS	AG3-4.05	SECTION B-B	AG6-4.02
ELEVATIONS B/W	AC-4.01	ELEVATIONS B/W	AC-4.01	BUILDING PLANS	AE-2.01	SITE PLAN	AG4-1.01	ELEVATIONS B/W	AG6-4.03
ELEVATIONS B/W	AC-4.02	ELEVATIONS B/W	AC-4.02	ROOF PLAN	AE-2.02	LOWER FLOOR PLAN	AG4-2.01	ELEVATIONS B/W	AG6-4.04
COLOURED ELEVATIONS	AC-4.03	COLOURED ELEVATIONS	AC-4.03	SECTIONS	AE-3.01	MAIN FLOOR PLAN	AG4-2.02	COLOURED ELEVATIONS	AG6-4.05
COLOURED ELEVATIONS	AC-4.04	COLOURED ELEVATIONS	AC-4.04	SECTIONS	AE-4.01	UPPER FLOOR PLAN	AG4-2.03	COLOURED RENDERINGS	AG6-4.05
COLOURED RENDERINGS	AC-4.05	COLOURED RENDERINGS	AC-4.05	ELEVATIONS B/W	AE-4.02	ROOF PLAN	AG4-2.04	ASSEMBLIES	A6.00
SITE PLAN	AD1-1.01	SITE PLAN	AD1-1.01	COLOURED ELEVATIONS	AE-4.03	SECTION A-A	AG4-3.01	ARCHITECTURAL DETAILS	A7.00
LOWER FLOOR PLAN	AD1-2.01	LOWER FLOOR PLAN	AD1-2.01	COLOURED ELEVATIONS	AE-4.04	SECTION B-B	AG4-3.02	Aging in Place	A8.0
MAIN FLOOR PLAN	AD1-2.02	MAIN FLOOR PLAN	AD1-2.02	COLOURED RENDERINGS	AE-4.05	ELEVATIONS B/W	AG4-4.01		
UPPER FLOOR PLAN	AD1-2.03	UPPER FLOOR PLAN	AD1-2.03	SITE PLAN	AF-1.01	ELEVATIONS B/W	AG4-4.02		
ROOF PLAN	AD1-2.04	ROOF PLAN	AD1-2.04	LOWER FLOOR	AF-2.01	COLOURED ELEVATIONS	AG4-4.03		
SECTION A-A	AD1-3.01	SECTION A-A	AD1-3.01	MAIN LEVEL	AF-2.02	COLOURED ELEVATIONS	AG4-4.04		
SECTION B-B	AD1-3.02	SECTION B-B	AD1-3.02	UPPER FLOOR	AF-2.03	COLOURED RENDERINGS	AG4-4.05		
ELEVATIONS B/W	AD1-4.01	ELEVATIONS B/W	AD1-4.01	ROOF PLAN	AF-2.04	SITE PLAN	AG5-1.01		
ELEVATIONS B/W	AD1-4.02	ELEVATIONS B/W	AD1-4.02	SECTIONS	AF-3.01	LOWER FLOOR PLAN	AG5-2.01		
COLOURED ELEVATIONS	AD1-4.03	COLOURED ELEVATIONS	AD1-4.03	SECTIONS	AF-4.01	MAIN FLOOR PLAN	AG5-2.02		
COLOURED ELEVATIONS	AD1-4.04	COLOURED ELEVATIONS	AD1-4.04	ELEVATIONS B/W	AF-4.02	UPPER FLOOR PLAN	AG5-2.03		
COLOURED RENDERINGS	AD1-4.05	COLOURED RENDERINGS	AD1-4.05	ELEVATIONS COLOUR	AF-4.03	ROOF PLAN	AG5-2.04		
SITE PLAN	AD2-1.01	SITE PLAN	AD2-1.01	ELEVATIONS COLOUR	AF-4.04	SECTION A-A	AG5-3.01		
LOWER FLOOR PLAN	AD2-2.01	LOWER FLOOR PLAN	AD2-2.01	COLOURED RENDERINGS	AF-4.05	SECTION B-B	AG5-3.02		
MAIN FLOOR PLAN	AD2-2.02	MAIN FLOOR PLAN	AD2-2.02	SITE PLAN	AG1-1.01	ELEVATIONS B/W	AG5-4.01		
				LOWER FLOOR PLAN	AG1-2.01	ELEVATIONS B/W	AG5-4.02		

CONSULTANT LIST

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WEST VANCOUVER, BC
V7W 2S8 778 322 9394
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These plans remain the ownership of Sterling Pacific

Revisions:

Issued for DP Aug 31, 2021

Issued for DP Nov 16, 2022



PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC



Design Rationale

Location, Transportation, and Community Context

Aquila is a unique site in that it encompasses over 194,000 square feet and is one of the largest sites in West Vancouver below the Highway that has yet to be developed. The site is in the Eagle Harbour neighbourhood which is comprised of an eclectic mix of varying styles of single-family homes. The site is located near Caulfield Shopping Center along with Gleneagles and Eagle Harbour Elementary and Rockridge High School. In addition, the Gleneagles community center and golf course, numerous marinas and a plethora of outdoor amenities including beaches and hiking trails are in close proximity. Finally, the site is along the Marine Drive transit/cycling corridor, making it easily accessible via public transit and bicycle.

Recently the site was approved to be subdivided into 10 large single-family home lots to accommodate a subdivision of what are commonly referred to as monster homes. However, since this was done West Vancouver residents and council, through the new Official Community Plan (OCP), have stated that they do not want more monster homes but rather want more diverse housing options particularly those in the "missing middle" segment; homes for young families, empty nesters, and essential service providers which have an increasing demand for accessibility, close proximity to community amenities and at a price point lower than what is and has been available in West Vancouver.

Aquila's design reflects the importance of these factors along with the OCP as well as the context of incorporating a design that seamlessly transitions into the existing single-family neighbourhood.

Site Development

Aquila's site is in a location where it has large degrees of separation from the surrounding homes by natural boundaries and buffers which will not only be maintained but enhanced by the development. Eagle Creek on the south which will be protected by a 15-meter setback, on the east by a forested ravine backing onto Westport Road, on the north by Canadian National Railway along with a treed buffer separating it from Aquila and along the western boundary by an environmental protection area of over 25 meters wide. This environmental area will be improved by removing the invasive plants and developing fish spawning ponds along with permanent protection through an environmental protection covenant.

The site is currently accessed from Daffodil Dr on the south and Westport Rd on the north. One can currently travel through the site exiting on Daffodil Dr or Westport Rd. In designing Aquila one of the key site development objectives was to ensure that the roads would not become feeder roads for the Eagle Harbour neighbourhood and its' popular beaches and marinas. That is allowing vehicles to travel through Aquila would not only be detrimental to developing a strong neighbour feel for Aquila but it would also be detrimental to the existing Eagle Harbour neighbourhood by significantly increasing the traffic going through it thus aquila has been developed using a road system of cul-de-sacs.

A public walkway has been provided through the property so that the residents of the Westport Road neighbourhood will have easier access to public transportation on the Marine Dr transit corridor as well as the parks and beaches of Eagle Harbour. In addition, Eagle Harbour residents will be able to walk to some of West Van's most coveted lakes and trails on Black Mountain.

As Aquila slopes from the north (Westport Rd) to the south (Daffodil Dr) the roads have been developed utilizing the natural terrain and therefore have been done in such a way to allow homes on one side of the road to drop below the road and on the other side to be built above the road. This way the site can have a much more open feel with building massing being developed to minimize the overall look as the homes are built "into" the natural topography and to allow natural light to flow to all homes.

Building Form and Placement

In developing the building form for Aquila, unlike so many recent multifamily developments, the goal has not been to maximize density and the number of units but rather to create a development that is transitional between what West Van residents asked for in the OCP and the surrounding single-family homes. That is, no large buildings are proposed, rather a development that weaves into the existing neighbourhood context by creating buildings similar in scale and massing to the existing homes. To accomplish this a mixture of 17 semi-detached buildings and 2 single family homes have been used.

The Floor Area Ratio (FAR) of the approved 10 lot subdivision is 35% and the proposed FSR for Aquila is 37.8%. A mere 2.8% greater.

Ensuring that these homes can be integrated onto the site in a sensitive way ensuring openness and natural light is paramount and without infringing on the environmental and natural buffers. In fact the greenbelt in Aquila has been enlarged by 9,230 sqft when compared to the 10 lot subdivision.

Positioning the buildings on the site has also been done to ensure that there are outdoor amenity areas where the residents of aquila and the surrounding community can enjoy. This further creates a connection between Aquila and its neighbours.

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Revisions:

Issued for DP Aug 31, 2021

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PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

A0.02

PROJECT#
1009

SHEET

SCALE

1/4" = 1'0"

DATE

Nov. 16, 22



Design Rationale

Housing and Liveability

A variety of 3 & 4 bedroom homes are being proposed ranging from 2170 to 4030 square feet to accommodate diverse housing needs and preferences. To ensure that the homes can indeed be used to age in place a number of homes have been designed to accommodate an elevator. All the homes have open concept main living areas with expansive glazing to allow for as much natural light as possible. In addition, due to the meticulous terracing of the site the views from all homes will not be impeded by homes across the street.

As Aquila is in a community with so many natural amenities (beaches, forests, lakes) the ability for all homes to have a connection with the outdoors was paramount. Accordingly, all homes have large decks and numerous indoor/outdoor connections that link the homes to their surroundings. The site is located near bus and bike routes for easy car-free commuting. Numerous natural amenities such as White Lake, Eagle Harbour Beach and Seaview Trail are all located within an easy walk.

Aquila will be developed in accordance with West Van's Sustainable Building Policy. Sustainable design is obtained through providing a variety of housing choices near public transit, amenities and services. The compact design of the duplex and single-family homes allow for a more sustainable development than the approved 10 lot mega home subdivision. Aquila maintains environmental protection measures through tree protection, parkland dedication and enhancing existing watercourses and wetland.

The developer of Aquila, Sterling Pacific Developments, is a leader in developing energy efficient homes utilizing the latest technology and reducing the carbon footprint of its homes. It recently developed the first duplex in West Vancouver utilizing an air to water heat pump that was not heated using Fossil Fuels.

The homes of Aquila will be developed to a Step 5 energy code and will consume 70% less GHG's per year compared to the 10 home development. (9.7 tonne GHG decrease)

Architectural Style

As Aquila is a unique large undeveloped site, we strived to ensure that the architectural style would also be unique. This goal of uniqueness combined with the homes being geared towards a broad range of owners from young families to empty nesters and everything in between, meant that the one style fits all approach was not something we wanted to explore. Thus, we have created 7 different architectural styles and floorplans. Furthermore, due to site characteristics these home styles have been further tweaked and refined to fit seamlessly on each property. While all of the homes are unique, they do share common design features, materials and colours. This has been done so they all complement one another resulting in a cohesive development.

West Vancouver is well known for its Westcoast Modern architecture. Our designs and plans pull from these timeless and classic styles through the use of natural materials and simple lines. Each home incorporates low pitched roofs with deep eaves combined with soaring vertical planes reminiscent of west coast rock faces. Blending into the natural landscape, the exterior elevations include exposed beams, rafter tails, clerestory windows and stone siding scaled down in the massing to fit into the natural forest setting. The interior spaces are open plan in the design and incorporate the classic simple lines also found in mid-century approach modern architecture that is as relevant today as it was 60 years ago.

An example of an inspiration taken from the west coast architecture movement is the small roof accentuating the entry of the B units. This was inspired by the roof on the Woyat-Bowie's Building designed by Fred Hollingsworth and Barry Downs. Another example is the slatted wooden screen which has been used to provide privacy to the master bath on the "D" units but also to provide a dramatic architectural element as seen on some of the current westcoast architecture modern designs.

The exterior material palate includes a combination of wood, stone and concrete. These materials have been used in different locations on the homes to ensure the design is not repetitive. In addition, the wood used is a mixture of bevel siding, board and batten and shake all used in a way to compliment the westcoast design aesthetic but functioning to create a cohesive community.

All of the finishes as well as the colours have been chosen to allow the homes to blend into the environment and not stand out. This is also why the larger facades on some of the homes have been finished in a consistent material and colour rather than using a variety of materials.

Eagle Harbour is a community that has a mixture of architectural styles with everything from Lewis post and beams to suburbia split levels; Aquila's 7 distinct architectural styles will blend seamlessly into the neighbourhood. It should be noted that the homes will be developed utilizing non-combustible materials so where we have stated wood siding it will be fibre cement siding developed by Fisher Coatings in Squamish whereby it has a wood grain and stain to mimic real wood siding. This siding is not only non-combustible but it has much less impact on the environment and it also has a much longer life span than conventional stains and paints.

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PROJECT
AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING
A0.02.1

PROJECT#	1009	SHEET
SCALE	1/4" = 1'0"	
DATE	Nov. 16, 22	

OFFICIAL COMMUNITY PLAN

2.1 Existing Neighbourhoods

2.1 In recognition of the very limited availability of housing forms such as duplex, triplex and townhomes, the development seeks to increase the variety of housing options available in West Vancouver. A variety of single family and duplex homes are provided with a mix of 3 to 4 bedrooms ranging from 2,170 to 4,040 SF in size. The proposal regenerates the single-family neighborhood with "missing middle" housing options orientated around thoughtful site and landscape design encouraging opportunities for social interaction.

2.1.4 Increase "missing middle" housing options with ground oriented multi family on appropriate sites along the marine drive transit corridor by:

2.1.4

- a. The proposals close proximity to the Eagle Harbour Elementary School and the existing commercial use along Marine Drive make it an ideal site for expanding the "missing middle" housing options with ground-orientated multi-family housing. (Refer to Map 2. Marine Drive Transit Corridor).
- b. Homes are oriented in relation to the steep slope of the site as well as the surrounding creeks and wetlands. Access is provided both off Daffodil Drive and Westport Road creating 2 separate access points and reducing the traffic to the adjacent streets. A traffic study has been completed and provided with the submission. The two sections are linked together through pedestrian paths both for the proposed community and the neighbourhood.
- c. The proposed height of the duplexes are kept to a maximum of three storeys with careful terracing to the faces fronting the public realm. The majority of the homes appear as a single storey from the street.

2.1.6 Prioritize community use and/or housing objectives when considering redevelopment proposals of institutional, public assembly or community sites district-wide that provide an existing community or public use function by:

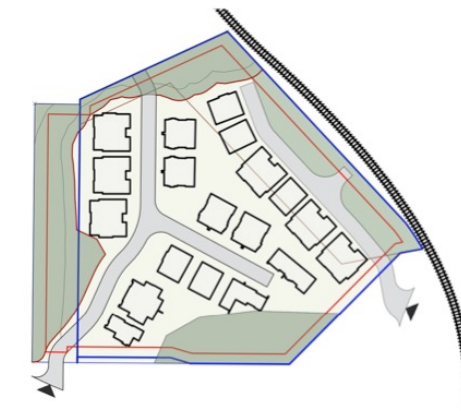
2.1.6

- b. The development seeks to provide the neighbourhood with walking paths linking Daffodil Drive and Westport Road. These trails also provide the community with a connection to the surrounding creek and wetlands on the site.

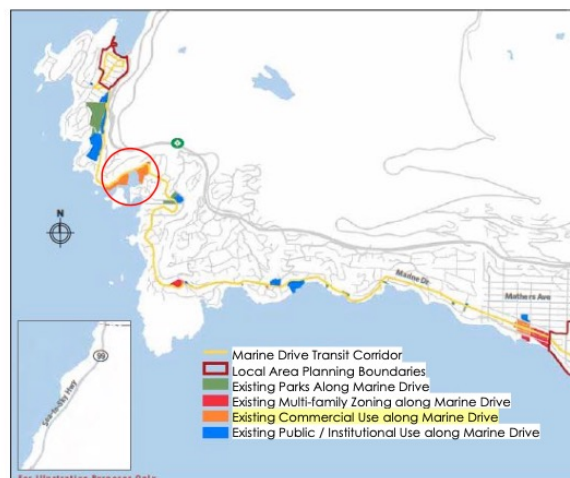
2.1.7 Consider proposals within neighbourhoods for site-specific zoning changes that are not otherwise supported by policies in this plan only in limited circumstances by:

2.1.7

- a. Public open house and community outreach has been completed prior to submission.
- b. The proposed site is separated from the neighbouring single family context by a surrounding greenbelt which will be retained. On the North side of the site are the existing CPR tracks.
- c. A traffic study has been completed and provided to demonstrate the minimal impact to local traffic.
- d. The proposed height of the duplexes are kept to a maximum of three storeys with careful terracing to the faces fronting the public realm. The majority of the homes appear as a single storey from the street.
- e. Eagle Harbour is a family oriented neighbourhood where close proximity to schools and recreational facilities is important. Aquila will add to the community feel by adding a public walking paths within the development to further connect the neighbouring homes to the property.
- f. Feedback from the public was considered and implemented in the proposal.

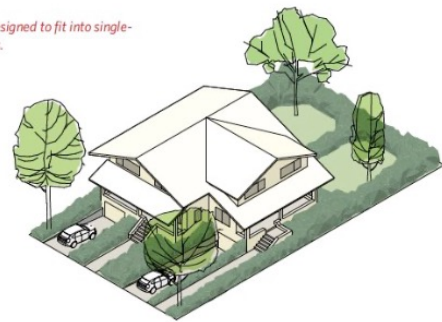


Retained Greenbelt Surrounding the Site

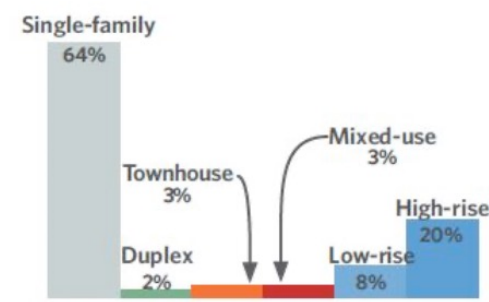


MAP 2 . MARINE DRIVE TRANSIT CORRIDOR

Duplex
Duplexes can be designed to fit into single-family streetscapes.



DISTRICT OF WEST VANCOUVER OFFICIAL COMMUNITY PLAN 25



Housing by building form (2016)

How these housing actions support overall community objectives.

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A.0.03

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1009

SHEET

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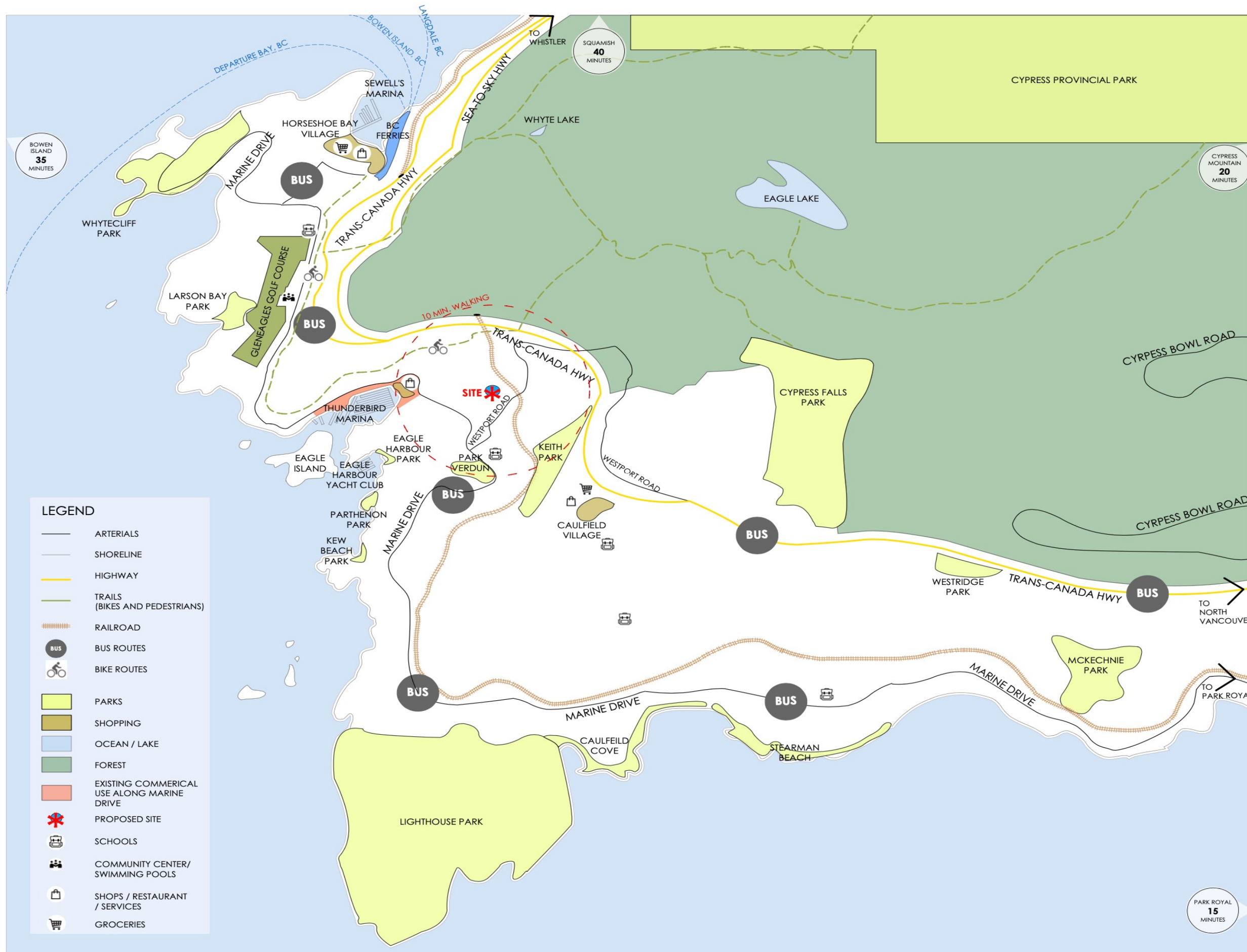
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LEGEND

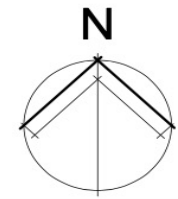
- ARTERIALS
- SHORELINE
- HIGHWAY
- TRAILS (BIKES AND PEDESTRIANS)
- RAILROAD
- BUS ROUTES
- BIKE ROUTES
- PARKS
- SHOPPING
- OCEAN / LAKE
- FOREST
- EXISTING COMMERCIAL USE ALONG MARINE DRIVE
- PROPOSED SITE
- SCHOOLS
- COMMUNITY CENTER/ SWIMMING POOLS
- SHOPS / RESTAURANT / SERVICES
- GROCERIES



PROJECT
AQUILA
 DAFFODIL DRIVE, WEST VANCOUVER, BC

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A.0.04

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HORSESHOE BAY
 BC FERRIES
 GLENEAGLES GOLF COURSE
 GLENEAGLES COMMUNITY CENTRE
 RESTAURANTS
 WHYTECLIFF PARK

LEGEND

- BUS STOP
- SHOPS/ RESTAURANTS / SERVICES
- BIKE ROUTES

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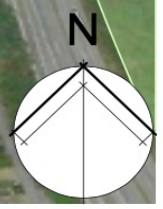
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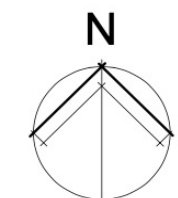




(A) VIEW OF DAFFODIL DRIVE



(B) VIEW OF SITE FROM WESTPORT



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PROJECT

AQUILA
DAFFODIL DRIVE, WEST VANCOUVER, BC

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A.0.07

PROJECT#

1009

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3/4" = 1'0"

DATE

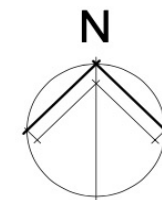
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© VIEW OF DAFFODIL DR. STREETScape



© DAFFODIL LANE STREETScape



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PROJECT

AQUILA
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VIEW ALONG ROAD A
3D MASSING



VIEW ALONG ROAD A
3D MASSING



VIEW ALONG ROAD B
3D MASSING



VIEW ALONG ROAD C
3D MASSING



PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

A.0.09

PROJECT#

1009

SHEET

SCALE

3/8" = 1'0"

DATE

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A 5611 DAFFODIL DRIVE



B 5675 DAFFODIL DRIVE



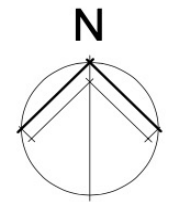
C 5619 DAFFODIL DRIVE



D 5685 WESPORT ROAD



E 5730 CRANLEY DRIVE



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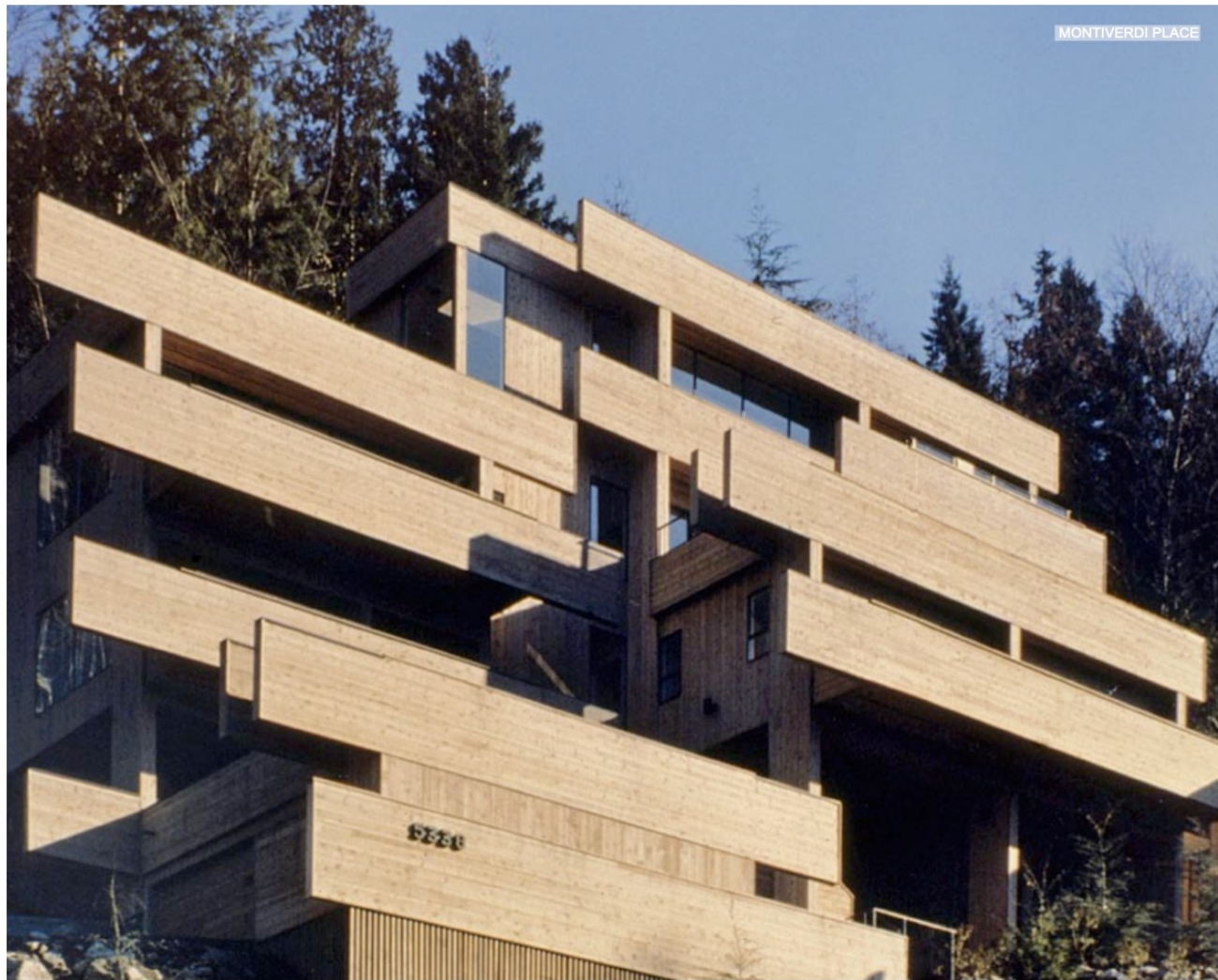
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PROJECT
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VANCOUVER, BC

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A.0.10

PROJECT# 1009	SHEET
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MONTIVERDI PLACE



BOYD HOUSE



DOWN'S HOUSE II



PHILIPS RESIDENCE



FOREST HOUSE

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