## **PUBLIC HEARING NOTICE**

## Proposed rezoning of Lots C and D Daffodil Drive (subject lands)

WHAT: A public hearing will be held regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024. A public meeting will be held concurrently.

WHEN: 7 p.m. on April 8, 2024

WHERE: Municipal Hall Council Chamber, 750 17th Street, and via Webex electronic communication facilities. Attend in-person or via Webex (visit westvancouver.ca/webex); or watch the hearing at westvancouver.ca/cc.





#### PROPOSED OFFICIAL COMMUNITY PLAN BYLAW NO. 4985, 2018, AMENDMENT BYLAW NO. 5292, 2024:

would create the Ground-Oriented Infill Housing Development Permit Area along with associated guidelines BF-B16 and would place the site within this Development Permit Area. The purpose of the Development Permit Area and guidelines are to control the form and character of the proposal, including context and character, building design, landscape design, and circulation and parking.

**PROPOSED ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5293, 2024:** would rezone the site from RS10 (Single Family Dwelling Zone 10) to CD84 [Comprehensive Development Zone 84 (Lots C and D Daffodil Drive)]. The proposed CD84 zone would regulate the housing forms (ground-oriented dwelling units) that are permitted, allow for a maximum of 36 units with a maximum density of 0.38 Floor Area Ratio, define the permitted building envelope, and establish minimum parking requirements.

**PROPOSED DEVELOPMENT PERMIT 21-131:** would regulate the form and character of the proposal and require land development controls to address hazardous conditions for developments on steep slopes (sites with difficult terrain).

**COUNCIL WELCOMES YOUR INPUT:** All persons who believe their interest in property is affected by the proposed bylaws and development permit will be given an opportunity to present written submissions and to be heard during the public hearing and concurrent public meeting regarding the proposed bylaws and development permit. To participate in person, please attend the Municipal Hall Council Chamber at the time listed above. To participate by electronic communication facilities, please call 604-925-7004 on April 8, 2024 to be added to the speakers list. Instructions on how to participate are available at *westvancouver.ca/ph*.

**PROVIDE YOUR SUBMISSION:** via email to correspondence@westvancouver.ca; via mail to Municipal Hall, 750 17th Street, West Vancouver BC V7V 3T3; or address to Legislative Services and place in the drop box at the 17th Street entrance of Municipal Hall. Please provide written submissions by noon on April 8, 2024 to ensure their inclusion in the public information package for Council's consideration. No further submissions can be considered by Council after the public hearing has closed.

**MORE INFORMATION:** The proposed bylaws, development permit, and other relevant documents that Council may consider in deciding whether to adopt the proposed bylaws and approve the proposed development permit may be inspected at *westvancouver.ca/news/notices* and at Municipal Hall from March 20 to April 8, 2024 (8:30 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays).

QUESTIONS? Lisa Berg, Senior Community Planner | Iberg@westvancouver.ca | 604-925-7237



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# District of West Vancouver Public Hearing on April 8, 2024

Re: Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024 (Lots C and D Daffodil Drive)

A public meeting will be held concurrently with the public hearing for the purpose of allowing the public to make representations to Council respecting proposed Development Permit 21-131 for Lots C and D Daffodil Drive

File: 1610-20-5292/5293 / 1010-20-21-131

REPORTS TO COUNCIL			
REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Official Community Plan Amendment, Rezoning, and Development Permit for Lots C and D Daffodil Drive	February 28, 2024	March 11, 2024	R-1

WRITTEN SUBMISSIONS		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	March 4, 2024	C-1
T. McDonald	March 4, 2024	C-2
Redacted	March 4, 2024	C-3
Redacted	March 4, 2024	C-4
Redacted	March 4, 2024	C-5
Redacted	March 4, 2024	C-6
Redacted	March 4, 2024	C-7
Redacted	March 4, 2024	C-8
Redacted	March 5, 2024	C-9
Redacted	March 5, 2024	C-10
Redacted	March 5, 2024	C-11
Redacted	March 5, 2024	C-12
S. Bell	March 5, 2024	C-13
Redacted	March 5, 2024	C-14

Redacted	March 5, 2024	C-15
Redacted	March 5, 2024	C-16
Redacted	March 5, 2024	C-17
Redacted	March 5, 2024	C-18
Redacted	March 6, 2024	C-19
Redacted	March 6, 2024	C-20
Redacted	March 6, 2024	C-21
Redacted	March 6, 2024	C-22
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Redacted	March 7, 2024	C-27
Redacted	March 7, 2024	C-28
Redacted	March 7, 2024	C-29
Redacted	March 8, 2024	C-30
Redacted	March 8, 2024	C-31
Redacted	March 8, 2024	C-32
Redacted	March 9, 2024	C-33
Redacted	March 9, 2024	C-34
Redacted	March 9, 2024	C-35
D. Marley	March 9, 2024	C-36
Redacted	March 9, 2024	C-37
Redacted	March 9, 2024	C-38
Redacted	March 11, 2024	C-39
Redacted	March 11, 2024	C-40
Redacted	March 11, 2024	C-41
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Redacted	March 14, 2024	C-53
Redacted	March 21, 2024	C-54
Redacted	March 23, 2024	C-55

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COUNCIL AGENDA

Date: MANCH/1/1///2024/ April 8, 2024 (PH) Item: /<u>8/</u> R-1



#### DISTRICT OF WEST VANCOUVER

750 17TH STREET, WEST VANCOUVER BC V7V 3T3

#### **COUNCIL REPORT**

Date:	February 28, 2024
From:	Lisa Berg, Senior Community Planner
Subject:	Official Community Plan Amendment, Rezoning, and Development
-	Permit for Lots C and D Daffodil Drive
File:	1010-20-21-131

#### RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated February 28, 2024, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

#### RECOMMENDATION

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024" be read a first time.

#### RECOMMENDATION

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024" be read a first time.

#### RECOMMENDATION

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024" and proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024" be presented at a public hearing on April 22, 2024, at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software), and that notice be given of the scheduled public hearing.

#### RECOMMENDATION

THAT proposed Development Permit No. 21-131 be presented at a public meeting scheduled for April 22, 2024, at 7 p.m. in the Municipal Hall, to be held concurrently with the public hearing scheduled for April 22, 2024, at 7 p.m. and that notice be given of the scheduled public meeting.

### 1.0 Purpose

To present to Council a proposed development application to rezone Lots C and D Daffodil Drive (**Appendix A**) to allow for a 36-unit residential development (see "Project Profile" – **Appendix B**). Presented as part of the development are:

 bylaws serving to amend the Official Community Plan and Zoning Bylaw; and



From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning, and Development Permit for Lots

C and D Daffodil Drive

 a development permit (Appendix E) to regulate the form and character of the development proposal and to ensure that difficult terrain guidelines are met.

#### 2.0 Legislation/Bylaw/Policy

Provincial Legislation

The *Local Government Act* requires that a Public Hearing be held on the proposed zoning and OCP amendment bylaws, in accordance with sections 464 through 470. Lot C is exempted from being considered a 'restricted zone' <sup>1</sup> under section 481.4(1)(e) as it is greater than 4,050 m² in area. Lot D does not meet the definition as a 'restricted zone' under section 481.3 of the LGA due to the existing zoning provisions (see below).

Official Community Plan Bylaw

An incidental amendment to the Official Community Plan (OCP) is required to establish a Development Permit Area (DPA) and associated guidelines and to place the site within that DPA (**Appendix C**).

Zoning Bylaw

The subject site, consisting of two legal lots, is zoned RS10. RS10 allows for single-family uses [one single-family dwelling, one secondary suite, and one detached secondary suite (coach house), i.e., 3 units per lot]. The minimum lot area is 975 m<sup>2</sup>. A rezoning is required to accommodate the proposal (**Appendix D**).

#### 3.0 Council Strategic Objective(s)/Official Community Plan

2024 – 2025 Council's Strategic Plan

Appliable strategic goals and objectives:

Strategic Goal: Expand a diverse housing supply.

Objective 2.1: Work towards new targets and deliverables mandated by the Province under the *Housing Supply Act*.

Official Community Plan

The OCP provides direction to guide development proposals to expand "ground-oriented" housing (e.g., triplex, townhouse, mixed-use) options.

<sup>1</sup> Legislative changes in December 2023 introduced "Small-Scale, Multi-Unit Housing (SSMUH)" provisions that define a "restricted zone" where residential use is restricted to single family development with either a secondary suite or a coach house (i.e., 2 units per lot).

From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning, and Development Permit for Lots

C and D Daffodil Drive

OCP Policy 2.1.4 encourages the increase of "missing middle" housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor by:

a. Considering proposals for sites adjacent to and across the road from "neighbourhood hubs" such as schools, places of worship, parks, recreational facilities, local commercial nodes, and existing multi-family uses:

- Reviewing designs in relation to site characteristics (e.g., site area, configuration, access) and compatibility with neighbourhood context and character; and
- c. Considering a range of housing types including duplexes, triplexes, fourplexes, rowhouses, and townhouses to maximum of three storeys.

OCP Policy 2.1.7 enables the consideration of proposals within neighbourhoods for site-specific zoning changes that are not otherwise supported by policies in the OCP only in limited circumstances by:

- a. Reporting to Council after preliminary application review to allow an early opportunity for public input;
- Considering sites or assemblies that present a degree of physical separation from adjoining single-family dwellings (e.g., adjacent to a green belt, grade change, park, school, or existing multi-family site);
- c. Requiring demonstration of minimal impact to access, traffic, parking and public views in the neighbourhood;
- Restricting to one or more a range of low-rise housing types including duplexes, triplexes, rowhouses, townhouses, seniors, rental and apartment buildings to a maximum of three storeys;
- e. Reviewing form and character to support siting and designs that respond and contribute to neighbourhood context and character; and
- f. Ensuring information meetings with public notification prior to formal Council consideration in accordance with District procedures.

As there are watercourses and a wetland, areas of steep slopes on the site, and wildfire hazard considerations, a development permit subject to the following OCP policies and guidelines is required for the development proposal prior to issuance of a building permit:

- NE1: Wildfire Hazard
- NE6: Sites with Difficult Terrain (Steep Slopes)
- NE13: Watercourse Protection

From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning, and Development Permit for Lots

C and D Daffodil Drive

Council has delegated the issuance of these development permits to staff, however, as there are more than three new lots proposed, the development permit for steep slopes is bundled with the form and character development for Council consideration. Should this development permit be approved, staff will subsequently consider a separate development permit for wildfire hazard and watercourse protection.

#### 4.0 Financial Implications

New developments in the community where rezoning is proposed are expected to deliver community amenities related to the impacts of new development. The value of the amenity is typically proportional to the increased potential of land use under the proposal compared with existing zoning and development rights. District policy defines a broad range of appropriate amenities, including housing affordability and diversity, childcare, community facilities, and public spaces.

District staff have reviewed the applicant's proforma, with confirmation from a third-party financial consultant. Based on this review, the proposed rezoning will not create an increase in the overall land value of the subject site. Therefore, the proposed rezoning does not support a community amenity contribution based on an increase in land value. If the development application was approved, the applicant would be required to pay for all required servicing upgrades necessary for the project and for transportation improvements detailed by the applicant's transportation consultant. As well, the applicant would be required to pay applicable Development Cost Charges (DCCs) at the building permit stage. DCCs fund upgrades or provision of infrastructure services resulting from development.

#### 5.0 Background

#### 5.1 Previous Decisions

Preliminary Development Proposal

Council considered a preliminary development proposal for the site on November 16, 2020. Council deferred consideration of the proposal until the applicant had the opportunity to share the proposal with the community, to receive feedback, and to consider revisions to respond to community feedback.

The applicant then hosted a public consultation meeting on December 10, 2020. Council considered the results of the public consultation meeting on February 8, 2021. Council received the report for information.

From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning, and Development Permit for Lots

C and D Daffodil Drive

#### 5.2 History

#### 10-Lot Subdivision Approval

The site has an approved development permit that would permit a 10-lot subdivision under existing zoning. On October 2, 2017, Council approved a development permit that enabled the subdivision, specifically to address development on sloping sites, protect the natural environment on difficult terrain, minimize site disturbance, and protect and enhance watercourses and wetlands. The development permit varied the zoning bylaw to allow for alternative site widths on three of the lots and varied the front yard setbacks on four of the lots. Lastly, the subdivision would deliver parkland dedication and tree protection. The applicant is pursuing completion of the subdivision to achieve the 10-lot layout and would proceed with the subdivision if the proposed rezoning and development permit application are not approved by Council.

Under existing the RS10 zone a potential of up to 30 units could be built on the site (one principle house, one secondary suite and one coach house on each lot), subject to compliance with District regulations and applicable development permit guidelines.

#### 6.0 Analysis

#### 6.1 Discussion

#### **Site and Context**

The subject site is located on Daffodil Drive, is zoned RS10, and is comprised of two lots:

- a) Lot C: 15,700 m² in area and located adjacent to Westport Road. The lot is located directly south of a residential lot (5665 Daffodil Drive), with the BC Rail corridor to the east, residential lots to the south, and Lot D to the west. Eagle Creek flows along its southern boundary and an unnamed tributary runs along its northern boundary.
- b) Lot D: 2,358 m² in area and located adjacent to Daffodil Drive. The lot is directly east of Lot C, with 5665 Daffodil Drive to the north, and residential lots to the west (zoned RS4) and south (zoned RS10).

In aggregate, the subject site is 18,000 m² (4.46 acres) in area. Eagle Creek originates from Eagle Lake and flows through the southern portion of the site on its way to Eagle Harbour. Two driveway crossings currently access the site, one from Daffodil Drive and one from Westport Road. The site is forested and contains a wetland near the Daffodil Drive entrance. No buildings are located on the site.

From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning, and Development Permit for Lots

C and D Daffodil Drive

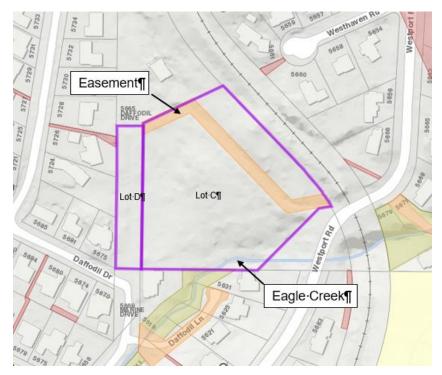


Figure 1: Subject Site (shown outlined)

#### **The Proposal**

The applicant proposes to rezone the site and develop it with 36 residential units, consisting of:

- 0.38 FAR;
- 21% Site Coverage;
- Unit composition:
  - o 34 duplex units (in 17 buildings); and
  - 2 single family dwellings;
- 82 on-site parking spaces (including 10 visitor spaces);
- Level 2 EV charging; and
- Sustainable features including achievement of Step 5 of the BC Energy Step Code.

See **Appendix E** for the proposed Development Permit. A rendering of the proposed development is shown in Figure 2.

From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning, and Development Permit for Lots

C and D Daffodil Drive



Figure 2: Proposed development (view from Daffodil Drive)

#### **Project Evaluation**

#### 1. Overall

The proposal aligns with the policies and objectives of the OCP. It will contribute to the housing targets for West Vancouver by delivering new homes suited for ground-oriented housing within an established neighbourhood along with other improvements including pedestrian connections, landscaping, parkland dedication, and creek protection.

#### 2. Building Design

The applicant is proposing a mix of unit types and forms that respond to the site topography and the surrounding neighbourhood character. A variety of architectural styles are proposed that are cohesive yet provide individuality and interest across the site. While all the proposed dwellings are unique, they share common design features, materials, and colours.

Each dwelling incorporates low-pitched roofs with deep eaves and vertical planes, exposed beams, rafter tails, clerestory windows, and stone siding scaled with massing that fits within the surrounding forest setting of the neighbourhood.

The applicant worked with the community to refine the designs of three buildings that back onto the properties located on Cranley Drive. To respond to resident concerns, the applicant revised those units by reducing their size, massing and number of storeys.

#### 3. Pedestrian Connections & Natural Features

When the previous 10-lot subdivision was considered, residents expressed interest in securing access through the site from Westport Road to Daffodil Drive. As part of the 10-lot approval, an easement was registered to enable access from Westport Road to the cul-de-sac at the end of the new public road.

From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning, and Development Permit for Lots

C and D Daffodil Drive

To accommodate the proposed development proposal and to provide public access through the site, the applicant proposes to create a new pathway along the southern edge of the property that will allow for public access from Westport Road to Daffodil Drive. The applicant proposes to dedicate the riparian area at the south end of the site to the District as parkland and construct a trail through it that will connect Westport Road to the entrance of the proposed strata road, which connects to Daffodil Drive.

The subject property also contains a wetland area and unnamed tributaries on the west and north sides of the site. The proposed development is located beyond the 15-metre riparian area setback for environmental protection. The construction of the public path, protection of the wetland area, creek protection, and tree cutting will be fully evaluated under the companion environmental development permit to be considered by staff and protected by covenant where applicable.

#### 4. Housing

The development proposes to deliver a variety of housing options with unit styles and mix that would be geared toward a range of owners from young families to empty nesters. The primary housing form is duplex and provides a mix of three-to-four-bedroom units ranging from 2,170 sq. ft. to 4,073 sq. ft. in size. The proposal intends to add "ground-oriented" housing options with a landscape design that includes areas for pedestrian connections and interactions.

The interiors of the units feature an open-concept main living area with expansive glazing to allow for as much natural light as possible with terracing and landscaping to prevent privacy and overlook issues to existing adjacent dwellings. To provide for aging-in-place, several of the units are designed to accommodate an elevator. No secondary suites are proposed.

The proposed site plan is shown in Figure 3.

From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning, and Development Permit for Lots

C and D Daffodil Drive



Figure 3: Site Plan

#### 5. Design Review Committee

The Design Review Committee (DRC) considered the proposal at its February 16, 2023 meeting and recommended support of the application, subject to further design development with staff on specified items. The applicant worked to address the comments of the DRC and staff is satisfied with the responses.

#### 6. Transportation

The applicant provided a traffic study for District review. Given the low density proposed, the focus of the report was on examining the vehicle sightlines and road safety design at Westport Road and Daffodil Drive. The report recommended mitigation measures such as shrubbery removal, improved speed-limit signage, street lighting, a delivery vehicle layby and a three-way stop at Daffodil Drive to be implemented.

From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning, and Development Permit for Lots

C and D Daffodil Drive

To further improve overall neighbourhood safety as part of the development proposal, the applicant will be responsible for costs associated with installing flashing pedestrian crossing lights (rectangular rapid flashing beacons) at the Marine Drive and Cranley Drive intersection to support access to the beach and bus stops. The District has accepted the findings of the study.

Vehicle parking is provided within private attached garages to each dwelling unit (2 per unit) plus 10 visitor parking spaces distributed around the site for a total of 82 spaces. Additional parking could also be accommodated within individual driveways. Two bicycle parking/storage spaces are required per unit, which are provided within the unit garages. The proposed parking complies with the zoning bylaw.

#### 7. Sustainability

The proposal aligns with the District's expectations for highperformance buildings, including the requirements of the BC Energy Step Code stipulated by the Building Bylaw.

The applicant has committed to reviewing all aspects of sustainability and providing building systems in line with industry best practices and the District's climate emergency goals, including achieving Step 5 of the Step Code. This approach aligns with Council's Sustainable Buildings Policy that requires that rezoning applications exceed the Step Code applicable at the time of application.

#### 8. Servicing

The District analysed the on-and off-site servicing requirements in conjunction with system modelling (at the applicant's expense) to identify if any upgrades to District infrastructure will be required to service the proposed development. The modelling analysis revealed that while no upgrades to the existing sewer system are required, upgrades to the existing water connections will be required.

All required servicing upgrades and public realm improvements will be paid for by the applicant and secured through a development covenant to be finalized prior to consideration of adoption of the proposed amending bylaws or approval of the development permit.

#### 7.0 Implementing the Project

#### 7.1 Public Engagement and Outreach

Public Information Meetings

Prior to submission of the formal application, and in compliance with District public engagement requirements, the applicant completed two Preliminary Public Information Meetings on July 27, 2020 and December 10, 2020 prior to formal submission.

From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning, and Development Permit for Lots

C and D Daffodil Drive

Following formal submission of the development application the applicant hosted another public information meeting on April 11, 2023.

Summaries of the applicant's public information meetings are attached as **Appendix F**.

#### Signage

Should the proposal advance, the applicant will be required to install a development information sign with particulars about the public hearing.

#### Public Hearing and Notification

A public hearing must be held to consider the proposed bylaws. The recommendation herein projects the public hearing be held on April 22, 2024. Notice of the public hearing and consideration of the development permit will be given in accordance with District procedures.

#### Website

In alignment with current practise, a description of the proposal, applicable dates and architectural drawings have been placed on the District website. The website will be updated should the proposal advance.

#### 7.2 Conditions Precedent to Adoption

Prior to adoption of the bylaws and approval of the development permit, the following requirement must be met:

registration of a development covenant<sup>2</sup>.

#### 7.3 Other Communication, Consultation, and Research

Planning staff has consulted with District staff from various departments on the review of the development application. The applicant has worked to address each department's noted comments and staff are satisfied with the proposal, subject to further detailing at the building permit phase, if approved.

### 8.0 Options

#### 8.1 Recommended Option

Council give first reading to the proposed bylaws and set a date for a public hearing and concurrent public meeting.

#### 8.2 Considered Options

- a) give first reading to the proposed bylaws and set an alternative date (to be specified) for a public hearing and concurrent public meeting; or
- defer consideration of the proposal pending the receipt of additional information (to be specified) to assist in the consideration of the application; or
- c) reject the application.

From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning, and Development Permit for Lots

C and D Daffodil Drive

#### 9.0 Conclusion

Staff assessment of this application has concluded that the proposal is appropriate and supportable based on relevant OCP policy. Specifically, the proposal meets the intent of OCP policies 2.1.4 and 2.1.7, which encourage the increase of "ground-oriented" housing options with ground-oriented housing. The proposal would deliver public realm improvements and provide for protection of the natural environment through wetland and parkland dedication and enhancement of riparian areas.

Author:

Lisa Berg, Senior Community Planner

Concurrence

Michelle McGuire, Senior Manager of Current Planning and Urban Design

#### Appendices:

- A. Context Map
- B. Project Profile
- C. Official Community Plan No. 4985, 2018, Amendment Bylaw No. 5292, 2024
- D. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024
- E. Development Permit No. 21-131 (with attached Schedule A)
- F. Public Consultation Summary

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<sup>&</sup>lt;sup>2</sup> The development covenant will secure public realm improvements and for the provision of a development servicing agreement that would secure payment/construction of all required upgrades that would be determined through technical review at the building permit stage.

#### **APPENDIX A - CONTEXT MAP**





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## **APPENDIX B - PROJECT PROFILE**

Project:	Lots C + D Daffodil Drive (Aquila)
Application:	Development Permit No. 21-131
Applicant:	Stirling Pacific Developments (Dave Harper & Jamie Harper)
Architect:	Formwerks Architectural
Landscape Architect:	Loci Landscape Architecture and Urban Design
Property Address:	Not assigned
Legal Description:	Lot C (Reference Plan 3355) Group 1 New Westminster District Except Part in Reference Plan 11716 District Lot 1374
PID:	010-068-775
Legal Description:	Lot D (Reference Plan 3355) District Lot 1374 Group 1 New Westminster District
PID:	015-934-586
OCP Policies:	Missing Middle 2.1.4 and 2.1.7
Guidelines:	Form & Character (TBD), NE1 (Wildfire Hazard), NE6 (Sites with Difficult Terrain), and NE13 (Watercourse Protection)
Zoning (Existing):	RS10
Zoning (Proposed):	CD84
Proposal:	Total 36 units: 2 single family dwellings and 17 duplex buildings (34 units), with access from Daffodil Drive and Westport Road. Parking provided in double-car garages, and 10-visitor parking spaces.

#### **Bylaw Analysis:**

Provision	RS10	Proposed (CD)	Notes
FAR	0.35	0.38	Rezoning
Site Area	1,115 sq m	18,030 sq m	Existing
# Lots/Units	10 SFDs	2 SFD + 17 Duplexes	_
	(secondary suites	(total 36 units)	
	and coach houses		
	permitted)		
Site Coverage	30%	21%	
Building Height	7.62 m	9.1 m	
Number of Storeys	2 + bsmt	2 + bsmt	
Setbacks:			
Front	9.1 m	See CD84	
Rear	9.1 m	See CD84	
Sides	1.52 m	See CD84	
LUC/DAA Area	No		
DP Area	Existing: Wildfire Hazard, Sites with Difficult Terrain, Environmentally Sensitive		
	Area		
	Proposed: All of the above, plus Form and Character (based on the proposal)		
Heritage	Not listed	·	·



## **APPENDIX B – PROJECT PROFILE**

(continued)

Parking:			
# of spaces	1 per dwelling	2 per dwelling,	72 spaces within enclosed garages, plus 10
		plus visitor	visitor parking spaces
Secured Bicycles	2 per dwelling	2 per dwelling	Within private garages
Short Term	Not required	None	Not proposed
Bicycles			

#### **APPENDIX C - OCP AMENDMENT**



District of West Vancouver

## Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024 (Lots C and D Daffodil Drive)

Effective Date:

#### District of West Vancouver

# Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024

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#### District of West Vancouver

# Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024

A bylaw to amend the Official Community Plan to allow for a housing development to address the missing middle within a development permit area.

Previous Amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5321, and 5222.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to allow for the redevelopment of lands at Lots C and D Daffodil Drive;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

#### Part 1 Citation

1.1 This bylaw may be cited as Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5292, 2024.

### Part 2 Severability

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

## Part 3 Amends Schedule ii Area-Specific Policies & Guidelines

- 3.1 Schedule ii Area-Specific Policies & Guidelines to Official Community Plan Bylaw No. 4985, 2018 is amended as follows:
  - 3.1.1 By amending the key map of Residential Area Delegations by adding "Ground-Oriented Infill Housing" to the map legend and

- identifying the location of the Development Permit Area on the map.
- 3.1.2 By adding "Policy BF-B16" as follows:
  - (a) "Promote the siting and design of ground-oriented infill housing in West Vancouver that integrates with the neighbourhood context and meets a high quality of building and landscape design to create an attractive, residential streetscape."
- 3.1.3 By adding "Policy BF-B16.1" as follows:
  - (a) "The lots shown on map BF-B16 that are bounded by Daffodil Drive and Westport Road may be considered for rezoning to enable ground-oriented infill housing types that may include single family dwellings, duplexes, townhouses, rowhouses, and/or combinations thereof to address the missing middle."
- 3.1.4 By adding "Ground-Oriented Infill Housing Development Permit Area Designation BF-B16" as illustrated by the map in **Schedule** A attached to this bylaw.

## Part 4 Adds Development Permit Guidelines for Ground-Oriented Infill Housing

- 4.1 Schedule ii Area Specific Policies & Guidelines to the Official Community Plan Bylaw No. 4985, 2018 is further amended as follows:
  - 4.1.1 By adding "Guidelines BF-B16" for ground-oriented infill housing, as described in **Schedule B** as attached to this bylaw.

#### Part 5 Table of Contents

5.1 Schedule ii to the Official Community Plan Bylaw No. 4985, 2018 is further amended by including "BF-B16 Ground-Oriented Infill Housing" in sequential order in the table of contents for Area-Specific Policies & Guidelines.

#### **Schedules**

Schedule A – Development Permit Area Designation BF-B16 Schedule B – Built Form Guidelines BF-B16

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

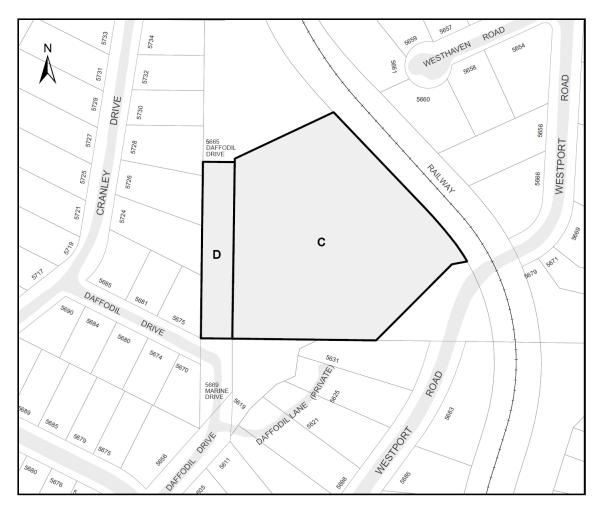
ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

Corporate Officer

## Schedule A - Development Permit Designation BF-B16

Amendment to Official Community Plan Bylaw No. 4985, 2018, Schedule A, Schedule ii, Area-Specific Policies & Guidelines.

The area shown shaded on the map below is designated as the Development Permit Area BF-B16.



Category:	Local Government Act s. 488(1)(e), (h), (i), and (j)
Conditions:	The Development Permit Area designation is warranted to provide for the compatibility of ground-oriented infill housing units to address the missing middle.
Objectives:	<ul> <li>To integrate intensive residential development with existing site features, and the built form and character of the surrounding area;</li> <li>To promote a high standard of design, construction and landscaping; and</li> <li>To promote energy and water conservation and the reduction of greenhouse gas emissions.</li> </ul>
Guidelines	Guidelines BF-B16 shall apply.
Schedule:	

Exemption:
Development may be
exempt from the
requirement for a
Development Permit if
the proposal:

- i. is for the construction or renovation of or small addition to a dwelling unit; or
- ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all the requirements of the Zoning Bylaw, and conforms to Guidelines BF-B16.

#### Schedule B - Built Form Guidelines BF-B16

#### I. CONTEXT AND CHARACTER

 New development should respect the pattern, scale, and height of existing buildings, and the established landscape character of the neighbourhood.

#### II. BUILDING DESIGN

- a. Buildings and structures should demonstrate variety in terms of form and character, architecture massing and roof forms while maintaining a cohesive approach to the overall design.
- b. Roof forms should be designed to reduce the appearance of height, such as varied forms, large overhangs, or integrated with roof slope.
- c. Finishing materials should be varied and of natural materials to provide interest and texture.
- d. Creating a single 'building wall' along property lines should be avoided through a combination of design, setbacks, heights measured from grade, and the retention of mature trees and landscaping where possible.
- e. Balconies and decks should be screened and located to provide privacy and minimize overlook onto neighbouring properties.
- f. Design strategies and building details such as natural crossventilation, energy efficient fixtures and high-performance materials should be used to create buildings that meet or exceed District sustainability targets.
- g. All dwelling units should have access to adequate indoor storage areas, including convenient and secure bicycle storage.

#### III. LANDSCAPE DESIGN

- a. Each unit should be provided with private outdoor space.
- Common private gathering areas should be connected to the neighbourhood and encourage socializing through the installation of landscape features such as gardening boxes, garden furniture or other common outdoor amenities or activities.
- c. Exposed concrete walls or parkades should be faced with natural stone to blend them into the landscape.
- d. The area between a public street and private space should be designed as a transitional area that is visually interesting to pedestrians while clearly privately owned rather than walled or fenced off from public view.

- e. Plant materials should create a lush natural garden environment with some ornamental character, however, should promote sustainability overall through the use of native and drought tolerant plants and the integration of storm water management strategies such as a rain garden.
- f. The landscape design should enhance the neighbourhood, compliment the development and reduce the apparent mass of buildings.
- g. Healthy trees and landscaping should be retained and protected where appropriate. Opportunities for transplanting existing landscaping materials and integrating them into the new design is encouraged.
- h. Special attention should be taken along property lines where possible to address screening and maximize tree retention between adjacent properties. Additional screening and landscaping should be supplemented where required to provide additional privacy to adjacent residents.
- i. Glare and light spill of exterior or ground level lighting to surrounding properties should be minimized.

#### IV. CIRCULATION AND PARKING

- a. All required parking shall be located within attached garages designed to have a minimal presence on the streetscape.
- b. Street-oriented units should have principal pedestrian access from the street.
- c. Interior-oriented units should have principal pedestrian access from a shared connection through the site to the street.
- d. Areas for the storage of garbage and recycling should be located and screened to minimize their visibility from the street.

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#### **APPENDIX D - REZONING BYLAW**



District of West Vancouver

## Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024 (Lots C and D Daffodil Drive)

Effective Date:

#### District of West Vancouver

## Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024

## **Table of Contents**

Part 1 Citation	1
Part 2 Severability	1
Part 3 Adds the CD84 Zone & Rezones the Site	
Part 4 Amends the Table of Contents	2
Part 5 Amends the Zoning Maps	2
Schedule A - CD84 - Comprehensive Development Zone 84 (Lots	
Daffodil Drive)	4
Schedule B – Amendment to Zoning Maps	6

District of West Vancouver

## Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5293, 2024

A bylaw to rezone property at Lots C and D Daffodil Drive for a housing development to address the missing middle.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5155, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, and 5223.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Zoning Bylaw;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

#### Part 1 Citation

1.1 This bylaw may be cited as Zoning Bylaw No. 4462, 2010, Amendment Bylaw No. 5293, 2024.

### Part 2 Severability

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

#### Part 3 Adds the CD84 Zone & Rezones the Site

3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development or site specific zones) is hereby amended by adding Section

- 684 as the CD84 Comprehensive Development Zone 84 (Lots C and D Daffodil Drive), as set out in **Schedule A** attached to this bylaw.
- 3.2 The Lands shown shaded on the map attached as **Schedule B** to this bylaw are rezoned from RS10 Single Family Dwelling Zone 10 to Comprehensive Development Zone 84 (Lots C and D Daffodil Drive), as set out in **Schedule A** attached to this bylaw.

#### Part 4 Amends the Table of Contents

4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100 Table of Contents is amended accordingly.

## Part 5 Amends the Zoning Maps

Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2
Zoning Maps is hereby amended by changing the zoning of the Lands as shown shaded on the map in Schedule B attached to this bylaw,

FROM: RS10 – Single Family Dwelling Zone 10

TO: CD84 – Comprehensive Development Zone 84 (Lots C and

D Daffodil Drive)

#### **Schedules**

Schedule A – CD84 – Comprehensive Development Zone 84 (Lots C and D Daffodil Drive)

Schedule B – Amendment to Zoning Maps

READ A FIRST TIME on [Date]	
PUBLICATION OF NOTICE OF PUBLIC HEARI	NG on [Date]
PUBLIC HEARING HELD on [Date]	
READ A SECOND TIME on [Date]	
READ A THIRD TIME on [Date]	
ADOPTED by the Council on [Date].	
	Mayor
	Corporate Officer

# Schedule A – CD84 – Comprehensive Development Zone 84 (Lots C and D Daffodil Drive)

### 684 CD84 (Lots C and D Daffodil Drive)

AMENDING BYLAW

### SECTION REGULATION

### 684.01 Permitted Uses

- (1) accessory buildings and uses
- (2) child care
- (3) community care
- (4) ground-oriented dwellings
- (5) home based businesses

### 684.02 Floor Area Ratio

- (1) Maximum: 0.38 FAR
- (2) For the purposes of calculating FAR the site size is 18,030 square metres prior to any required dedications

### 684.03 Conditions of Use

- (1) Maximum number of units: 36
- (2) Land in the CD84 zone may be consolidated but must not be subdivided unless the owner registers a covenant under section 219 of the *Land Title Act* allocating the total number of dwelling units permitted in the zone among the parcels to be created by the subdivision.

### 684.04 Setbacks

### Minimum:

- (1) Minimum for all buildings:
  - (i) North / West: 4.5 m
  - (ii) North / East: 4.5 m
  - (iii) South / East: 6 m
  - (iv) South: 6 m
  - (v) West: 6 m

### 684.05 Building Height

(1) Maximum: 9.1 metres

### 684.06 Number of Storeys

(1) Maximum: 2 + basement

### 684.07 Site Coverage

(1) Maximum: 21%

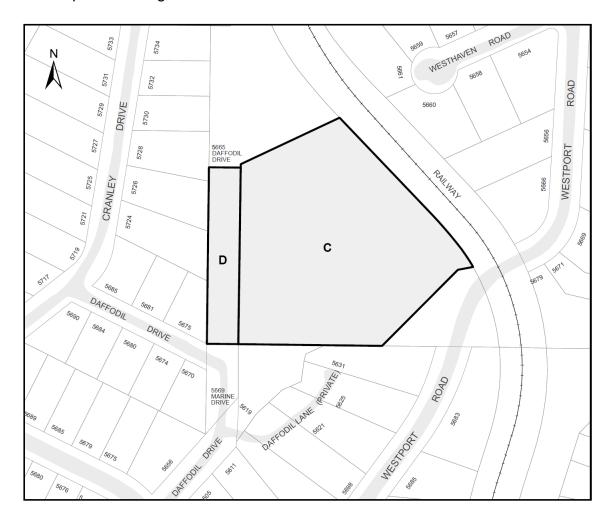
### 684.08 Off-Street Parking

(1) Parking shall be in accordance with Section 144 of this bylaw

## **Schedule B – Amendment to Zoning Maps**

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

Sketch plan showing the area to be rezoned for CD84:





# District of West Vancouver Proposed Development Permit No. 21-131

**CURRENT OWNER:** STIRLING PACIFIC DEVELOPMENTS

THIS DEVELOPMENT PERMIT APPLIES TO: Lots C and D, Daffodil Drive

CIVIC ADDRESS: Unassigned

**LEGAL DESCRIPTION:** 010-068-775

LOT C (REFERENCE PLAN 3355), GROUP 1 NEW

WESTMINSTER DISTRICT EXCEPT PART IN REFERENCE

PLAN 11716 DISTRICT LOT 1374

AND

015-934-586

LOT D (REFERENCE PLAN 3355) DISTRICT LOT 1374

**GROUP 1 NEW WESTMINSTER DISTRICT** 

(the 'LANDS')

### 1.0 This Development Permit:

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the:
  - a. Ground-Oriented Infill Housing Development Permit Area to promote the siting and design of ground-oriented infill housing in West Vancouver that integrates with the neighbourhood context and meets a high quality of building and landscape design to create an attractive, residential streetscape subject to Guidelines BF-B16 specified in the Official Community Plan; and
  - b. Sites with Difficult Terrain Development Permit Area to guide development that avoids hazardous conditions, ensures greater environmental compatibility of development on sloping sites, protects the natural environment on difficult terrain, and minimizes site disturbance and blasting during construction subject to Guidelines NE-6 in the Official Community Plan; and
- (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

Page: 2 DP No. 21-131

### 2.0 The following requirements and conditions shall apply to the Lands:

2.1 Building, structures, on-site parking, driveways, and site development shall take place in accordance with the attached **Schedules A.** 

- 2.2 Servicing and site layout for subdivision shall generally take place in accordance with **Schedules A and B**.
- 2.3 Buildings shall be sited and road access designed to accommodate fire fighting vehicles and equipment.
- 2.4 Sprinklers must be installed in all areas as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
- 2.5 On-site landscaping shall be installed at the cost of the Owner in accordance with the attached **Schedule B**.
- 2.6 Sustainability measures and commitments shall take place in accordance with the attached **Schedules A and B**.
- 2.7 All balconies decks and patios are to remain fully open and unenclosed and the weather wall must remain intact.
- 2.8 Where provided for on **Schedule A**, balconies, decks and patios may be provided with external glass weather protection devices, but in any case, the weather wall must remain intact.

# 3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:

- 3.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Manager of Development Engineering.
- 3.2 Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
- 3.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures.
- 3.4 Provide an assessment from a qualified geotechnical engineer on the rockfall hazard and slope stability of cut slopes, recommendations for permanent and temporary slope batters, potential blasting requirements, retaining walls, fill placement, compaction, and pavement recommendations. Assessment shall also consider hazards associated with rockfall from excavation or existing sources that may be increased as a result of construction activities or naturally including changes in groundwater, erosion, freeze-thaw, weathering, root growth or leverage of roots moving in high winds, and tree removal.

### 4.0 Prior to Building Permit issuance:

- 4.1 Provide engineering civil drawings detailing works, and enter into a Works and Servicing agreement, including but not limited to:
  - (a) storm water management measures;

Page: 3 DP No. 21-131

- (b) site service connections;
- (c) new boulevard plan along the frontage of the site including curbs, sidewalk, lighting, and grading plan;
- (d) repaving along the frontage of the Lands,
- (e) signalization of the pedestrian crossing at Marine Drive & Cranley Drive
- (f) on and off site utility upgrades (water, storm and sanitary) as required for this development,

which must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District's Manager of Land Development.

- 4.2 Register a right-of-way permitting public pedestrian access over, through, and on the lands. Specifications for delivery of the public pathway design/improvements to be confirmed subject to satisfaction of condition 4.1.
- 4.3 Register a right-of-way permitting access and utility services to 5665 Daffodil Lane through the lands to be confirmed subject to satisfaction of condition 4.1.

### 5.0 Prior to Occupancy Permit issuance:

5.1 Prior to final occupancy the applicant must submit documentation demonstrating that the "as-built" development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.

### 6.0 Security for Landscaping

- 6.1 Prior to building permit issuance, security for the due and proper completion of the landscaping set forth in section 2.0 of this Development Permit (the "Landscaping Works") shall be provided in the amount of \$ \$250,000.00 (the "Landscape Deposit") to the District in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union.
- 6.2 Release of the Landscape Deposit:
  - (a) Following installation of the Landscaping Works and upon receipt of a certified letter or report by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects to the District stating that:
    - a. the Landscaping Works have been installed substantially in accordance with **Schedule B**; and
    - any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:
      - i. any adjustments to retaining walls,
      - ii. changes to the mixture or sizes of any plant materials or trees,

Page: 4 DP No. 21-131

- iii. completion of any off-site or boulevard works,
- iv. any areas that received alternative treatment,
- v. any paving changes, or
- vi. any other additional or omitted plantings or alterations,

together with a clear rationale and explanation thereof and stating

- that a final review with the landscape contractor or consultant of record has been completed, including provision of the date when this final review was completed on.
- d. whether there are any outstanding Landscape Works which are outstanding or which need attention, and
- e. notwithstanding outstanding works in 5.2(a)(d) above, that the Landscaping Works are complete,

then District will release 75% of the initial value of the Landscape Deposit. The remaining 25% of the initial value of the Landscape Deposit shall be retained by the District as a warranty deposit (the "Warranty Deposit") to ensure successful installation of the Landscaping Works.

- (b) After a one-year period following certification that the Landscaping Works have been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that the Landscaping Works are successful, the District will release the Warranty Deposit.
- 6.3 Additional Landscape Security
  - (a) No occupancy shall be issued nor will any other final approvals be given for any individual building site identified as a "Parcel" on attached **Schedule A**, until:
    - a. all of the Landscaping Works are completed, or
    - b. the Owner provides security in addition to and separate from the Landscape Deposit, and in the amount of 110% of the value of the uncompleted Landscaping Works for that specific Parcel only (the "Additional Security Deposit") for the due and proper completion of the uncompleted or deficient Landscape Works for that specific Parcel only, as determined and certified by the consultant of record; and
    - c. the Additional Security Deposit will be released upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects following certification that all of the Landscaping Works on the Parcel have been completed.
- **7.0** This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

	DP No. 21-131
THE COUNCIL OF WEST VANCOUVER APPROPASSED ON [ INSERT DATE] .	OVED THIS PERMIT BY RESOLUTION
	MAYOR
	CORPORATE OFFICER

Page: 5

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFED AT THE BUILDING PERMIT STAGE.

FOR THE PURPOSES OF SECTION 7.0 THIS PERMIT IS ISSUED ON [ INSERT DATE]. (Report to Council dated February 28, 2024 eDoc#5605748)

### Schedules:

- A. Architectural Plans
- B. Landscape Plans
- C. Geotechnical Report

# AQUILA

DAFFODIL DRIVE, WEST VANCOUVER, BC



These plans remain the ownership of Sterling Pacific

REVISIONS Issued for DP/Rezone

Aug 31, 2021 MAY 12, 2023

5

PROJECT

AQUILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

COVER SHEET

PHOJEC

SCALE

DATE MAY 12, 200

#### PROJECT DATA MIN. REQUIRED / PROPOSED **DEVELOPMENT DATA** MAX. ALLOWED CIVIC ADDRESS Dolfodi Dive West Vancouver, BC LEGAL DESCRIPTION LOT C AND D PID: 010 049 775 ZONNG LOT AREA 1,60 Hz LOT AREA (Ho) 194,073.0 SQ.FT LOT AREA (SQ.FT) 18,030 D 5Q.M. LOT AREA (SQ M) LOT COVERAGE 39.216.9 5Q.FT AREA OF BUILDINGS & STRUCTURES 77.429.23F 20.21% PERCENTAGE OF LCT AREA 40,00% SETBACKS FRONT (STREET OR PROPERTY NAME) REAR (-STREET OR PROPERTY NAME>) SIDE #1 (-STREET OR PROPERTY NAME>) SIDE #2 (-STREET OR PROPERTY NAME>) 45M 4.5M 4.5 M 4.5M BUILDING HEIGHT 9.1 M \*REFER TO ELEVATIONS NUMBER OF RESIDENTIAL UNITS THREE-REDROOM UNITS TOTAL FLOOR AREA RATIO (F.A.R.) 72.165.7 SQ.FT RESIDENTAL UNITS PARKING

CONTEXT PLAN



These plans remain the ownership of Sterling Pacific

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TORLOGS

AQUILA DAFFODIL DRIVE, WEST VANCOUVER, &C

SRAWING

DATA SHEET

PROMETE

A0.01

# Aquila Lower Road View



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AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC

# Aquila left view



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AQUILA

HAFFODIL DRIVE, WEST
VANCOUVER, BC

# Aquila right view



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VANCOUVER, BC

# Aquila Upper Road View



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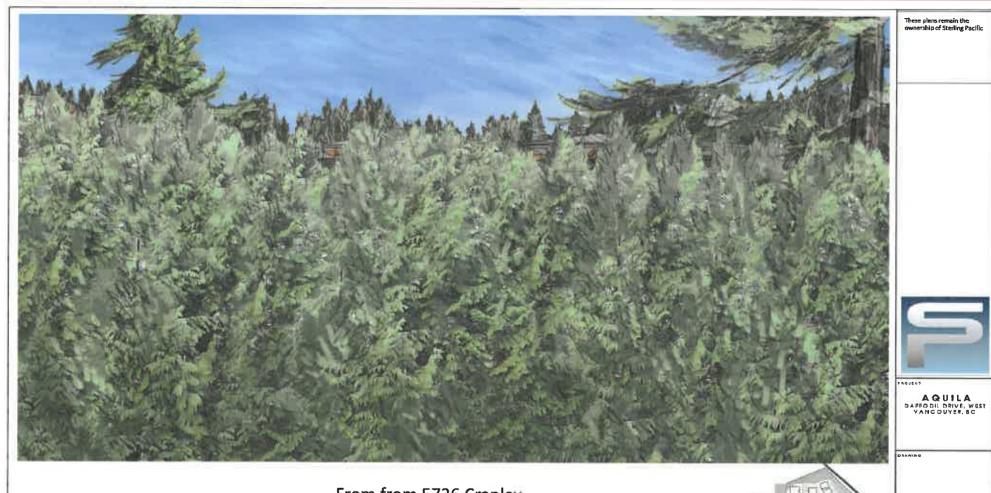
DAFFODIL DRIVE, WEST VANCOUVER, BC

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A Q UILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

View from 5726 Cranley **With Existing Trees** 



From from 5726 Cranley
With Proposed Trees



1009



Singular View of Home Facing Cranley





AQUILA
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VANC DUYER, BC



View From North-West Corner



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VANCOUVER, BC

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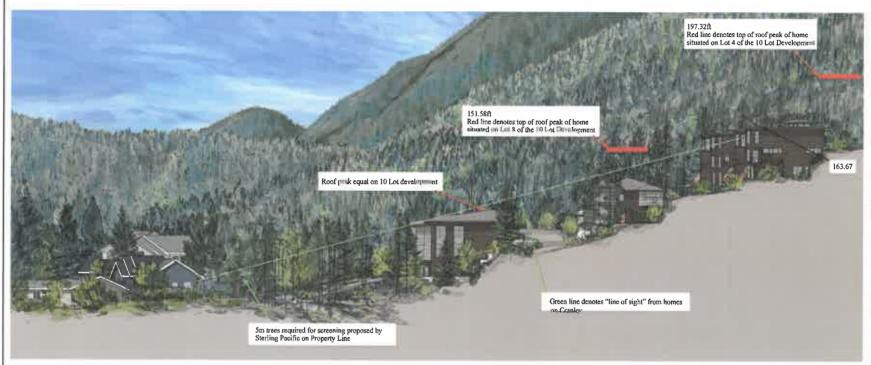
1009 CASE X - 19"

<u>Internal Streetscape of Homes</u>

# **Overlook Analysis**

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R E VISIONS based for DP/Rezoning DRC/ Public Common! Ravie





PROJECT

AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING

R5

KEY PLAN

# **Scale Model**

To View, please email info@Aquilaliving.com Located at #10 636 Clyde Ave West Vancouver



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AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC

# **Scale Model**

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PROJECT

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DAFFO DIL DRIVE, WEST
VANCOUVER, BC

DRAWING

R7

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SCALE 1/6" • A1.15

# **Scale Model**

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AQUILA

DAFFODIL DRIVE, WEST VANCOUVER, BC

R8

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#### 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 homeswill not be impedied 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 independent of the control of the control

connections that link the homes to their surroundings. The site is a located near bus and bike routes for easy car-free communing. Numerous natural amenilies 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 You'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 addication and enhancing existing watercourses and welfand.

The developer of Aquila, Sterling Pacific Developments, is a leader in developing energy efficient homes utilizing the latest leading 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 Aquilla 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 Aquillo is a unique large undeveloped site, we strived to ensure that the architectural style would also be unique. This good of uniqueness combined with the homes being general towards a broad range of owners from young families to empty nesters and everything in between, meant that the one style tills of approach was not something we wanded to explore. Thus, we have created 7 different architectural styles and teorplans. Furthermore, due to site characteristics these home styles have been further tweated and refined to fit sceniesity on each property. While old of the homes are unique, they do share comman design features, matterials and colours, this has been done so they all complement one another resulting in a cohesive development.

West Vancauver is wet known for its Westcaast Modern architecture. Our designs and plans pull from these finiteless and classic styles through the use of natural moteriols and simple lines. Each home incorporates low pliched roofs with deep acess combined with soaring vertical planes reminiscent of west causet rack faces. Blending into the natural landscape, the exterior elevations include exposed beams, rafter tals, clerestory windows and stone sliding soaled down in the mansling 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 its or selevant loday as it was 60 years ago.

An example of an inspiration taken from the west casts architecture movement is the small roof accentualing the entiry of the 8 units. This was inspired by the roof on the Woyan-Bawie's Building designed by Fred Hollingwenth and Barry Downs. Another example is the stated wooden screen which has been used to provide privacy to the master both on the "D" units but also to provide a dramatic architectural element as seen on some of the current westcoart 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 stiding, board and botten and shake all used in a way to compliment the westcoast design aesthetic but functioning to create a cohesive community.

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

Eagle Narbours 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 moterials so where we have stated wood stiding it will be libre coment stiding developed by Pither Coallings in Squarmin whereby it has a wood grain and stidin to minite real wood sking. This stiding is not only non-combustible but it has much less impact on the environment and it also has a much langer life span than conventional stains and points. These plans remain the ownership of Sterling Pacific

REVISIONS

based for DP/Rezoning DRC/ Pyblic Cotomeril Revision Q1, Q2, Q3 Remoting

AUG 31, 202 MAY 12, 202 BULY 31, 202



PROJECT

AQUILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

DESIGN RATIONALE

PROJECT# #6

MAY 12, 2023

DATE

A0.02















### 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

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-tamily homes. The site is located near Caulfield

Shopping Center along with Gleneagles and Eagle Harbour Elementary and Rockridge High School. In addition, the

community center and golf course, numerous marinas and a plethora of outdoor amenities including hiking trails are in clase proximity. Finally, the site is along the Marine Drive transit/cycling corridor, making it

accessible via public transit and bicycle.

Recently the site was approved to be subdivided into 10 large single-family home lots to accommodate  $\alpha$ 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.

Aquilia's design reflects the importance of these factors along with the QCP 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 Aguila 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 sile is currently accessed from Daffodil Dr on the south and Westport Rd on the north. One can

through the site exiting on Dalfodij Dr or Westport Rd, in designing Aquilla one of the key site development inducing in the size both and in the troads would not become feeder roads for the Eagle Harbour neighbourhood and it's popular beaches and marinas. That is allowing vehicles to travel through Aquila would not only be definitental to developing a strong neighbour feel for Aquila but it would also be delithrenated to the existing Eagle Horbour neighbourhood by significantly increasing the haffic going through it thus aquilla has been developed using a road system of cut-de-out.

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 confdor 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 (Dalfodil 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 sile can have a much more open (sell 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 Aquilla, 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

Yan 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 Aquilla is mere 2.8% greater

Ensuring that these homes can be integrated onto the site in a sensitive way ensuring openness and 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

residents of aquita and the surrounding community can enjoy. This further creates a connection between Aquila and its neighbours

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REVISIONS

based for DP/Resoring DRC/ Public Contrant Revision Aug 31, 2021 MAY 12, 2023 JULY 31, 2073



AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC

DESIGN RATIONALE

PROJECTA SHEET CALE DATE ALAY 12, 2023

A0.02

### OFFICIAL COMMUNITY PLAN

### 2.1 Existing Neighbourhoods

2.1 In recognition of the very limited availability of housing forms such as duplex, friplex, 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 SF to 4,073 SF in size. The proposal regenerates the single-family neighbourhood with "missing middle" housing options orientated around thoughtful site and landscape design encouraging opportunities for social interaction and connectedness within the community.

#### 2.1.4 Increase "missing middle" housing options with ground oriented multifamily 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 wellands. 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 Profitize 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 creak 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 buy 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.

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Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



Relained Greenbelt Surrounding the Site



PROJECT

AQUILA

DAFFODIL DRIVE, WEST VANCOUVER, BC

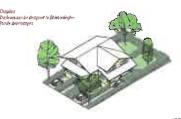
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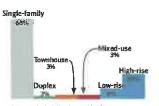
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MAP 2 . MARINE DRIVE TRANSIT CORRIDOR

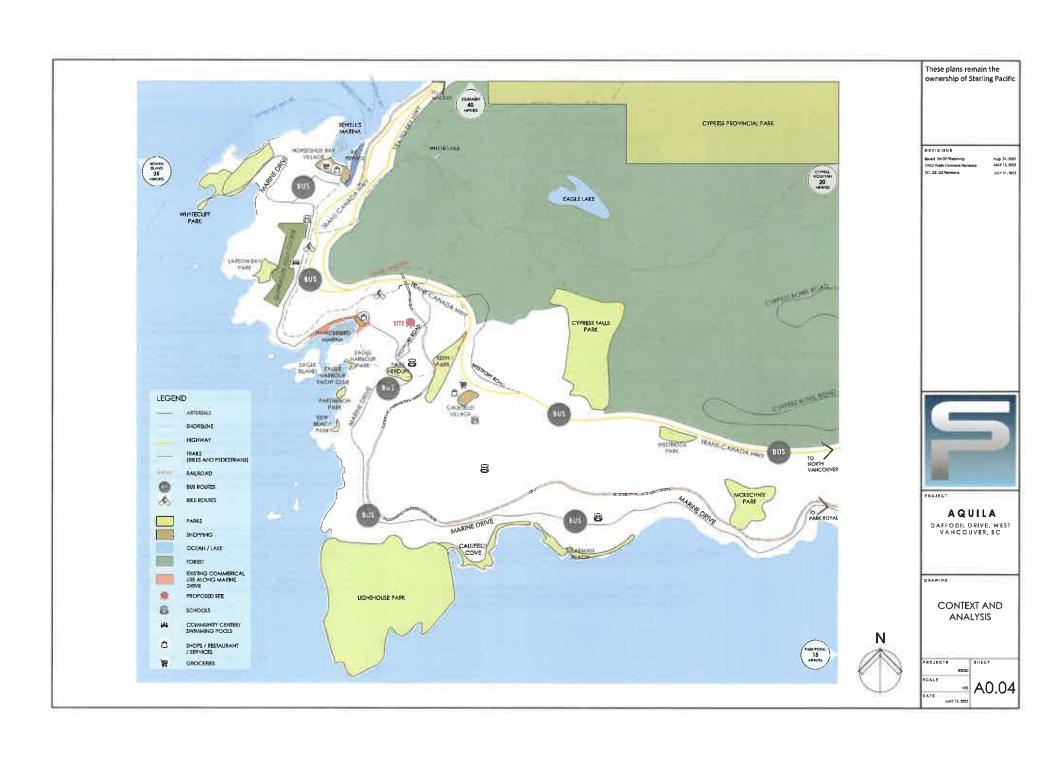


DISTRICT OF WEST VANCOUVER OFFICIAL COMMUNITY PLAN 25



Housing by building form (2016)











VIEW OF DAFFODIL DRIVE



B VIEW OF SITE FROM WESTPORT





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REVISIONS

bured for DP/Rezpring DRC/ Public Comment Re G1, G2, G3 Revisions

AUG 31, 2021 MAX 17, 2023 JULY 31, 2023

AQUILA
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VANCOUVER, BC

DRAWING

**EXISTING** STREETSCAPES

DATE

■ A0.07



© VIEW OF DAFFODIL DR. STREETSCAPE



DAFFODIL LANE STREETSCAPE





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VANCOUVER, BC

DRAWING

EXISTING STREETSCAPES

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Aug 31, 2021 MAY 12, 2023 JULY 31, 2023





AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC

3D MASSING

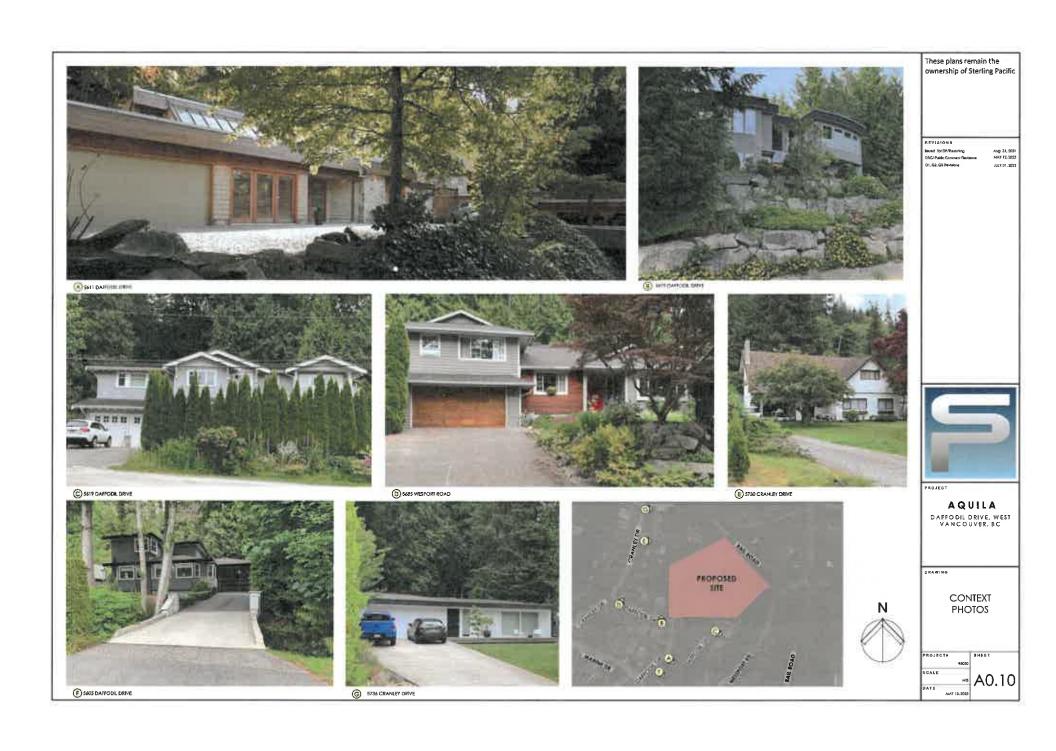


VIEW ALONG ROAD B 3D MASSING

VIEW ALONG ROAD C



VIEW ALONG ROAD A









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PROJECT

AQUILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

PRECEDENT PHOTOS

ECTF SHEET

98000 SCALE N13 DATE MAY 12, 2923



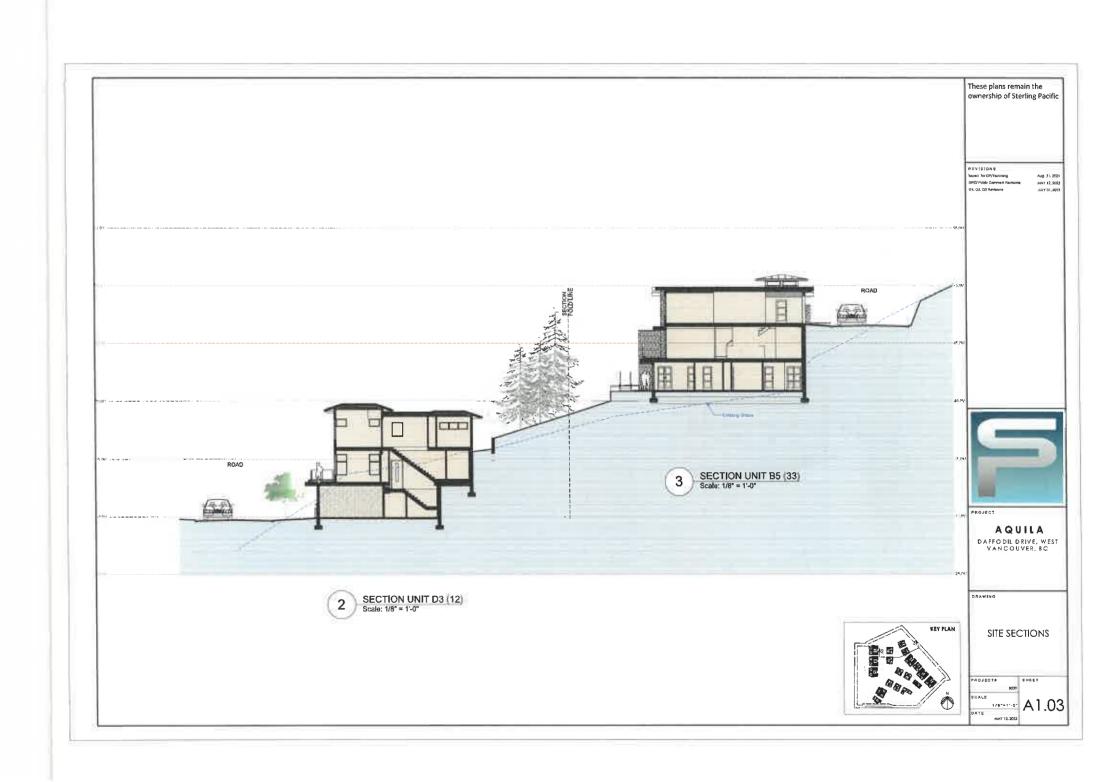


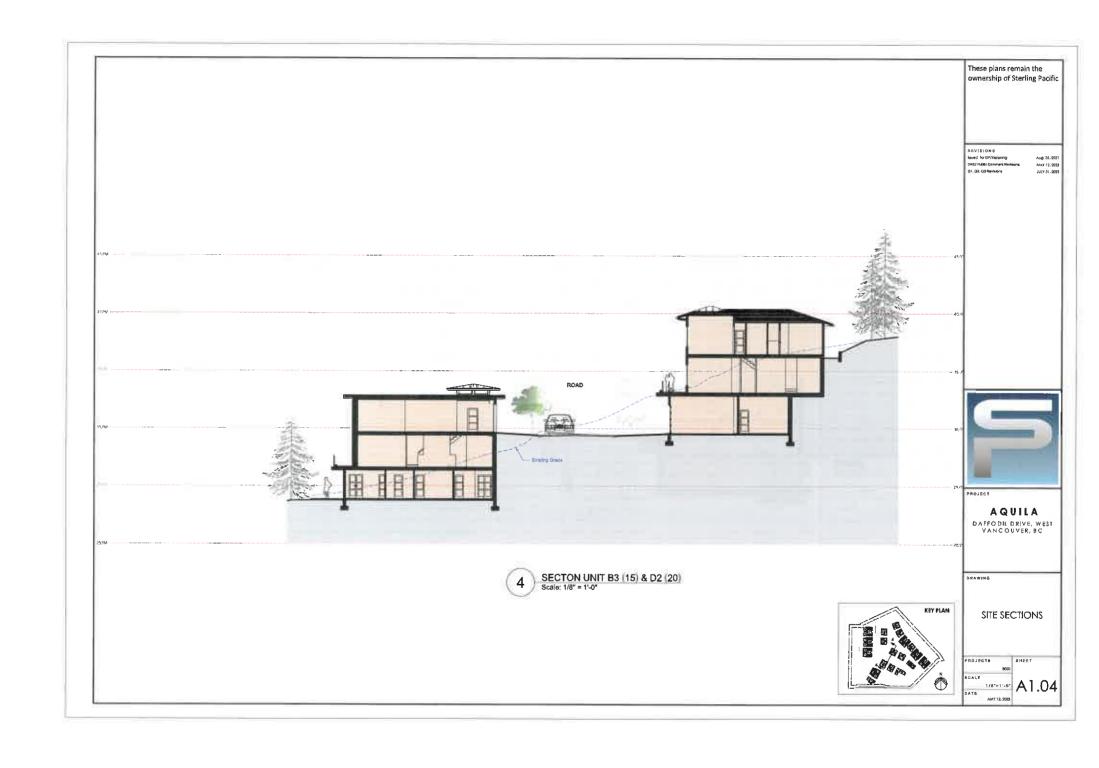


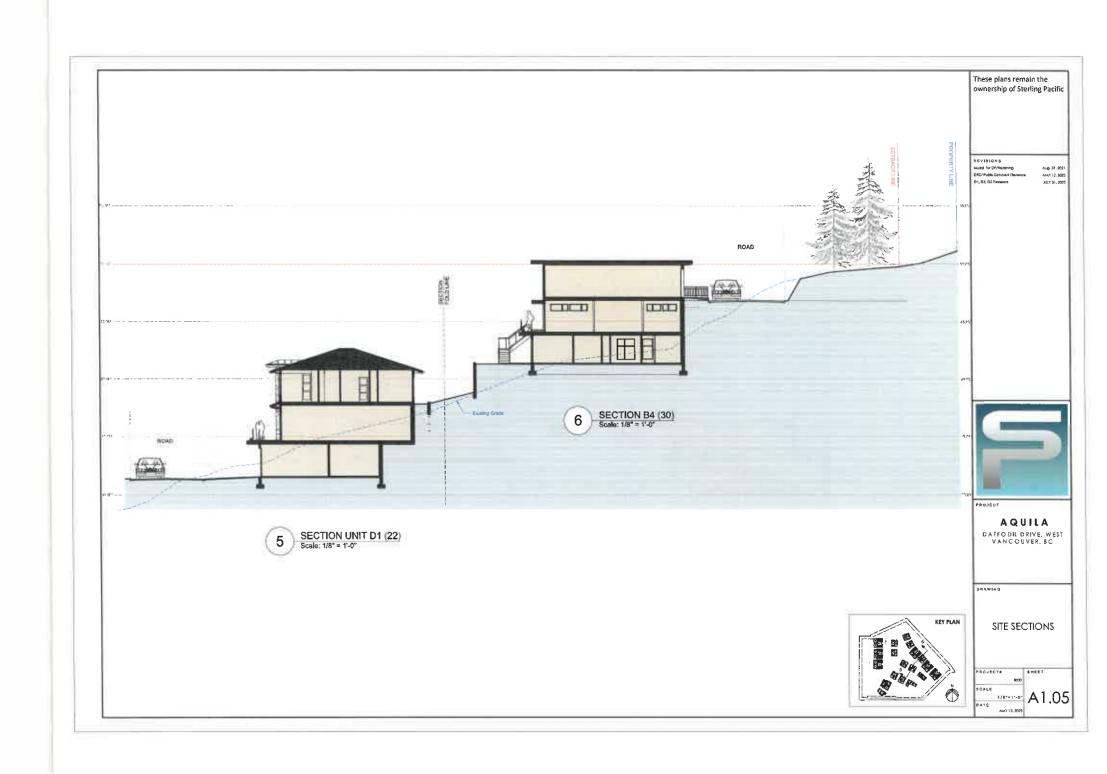


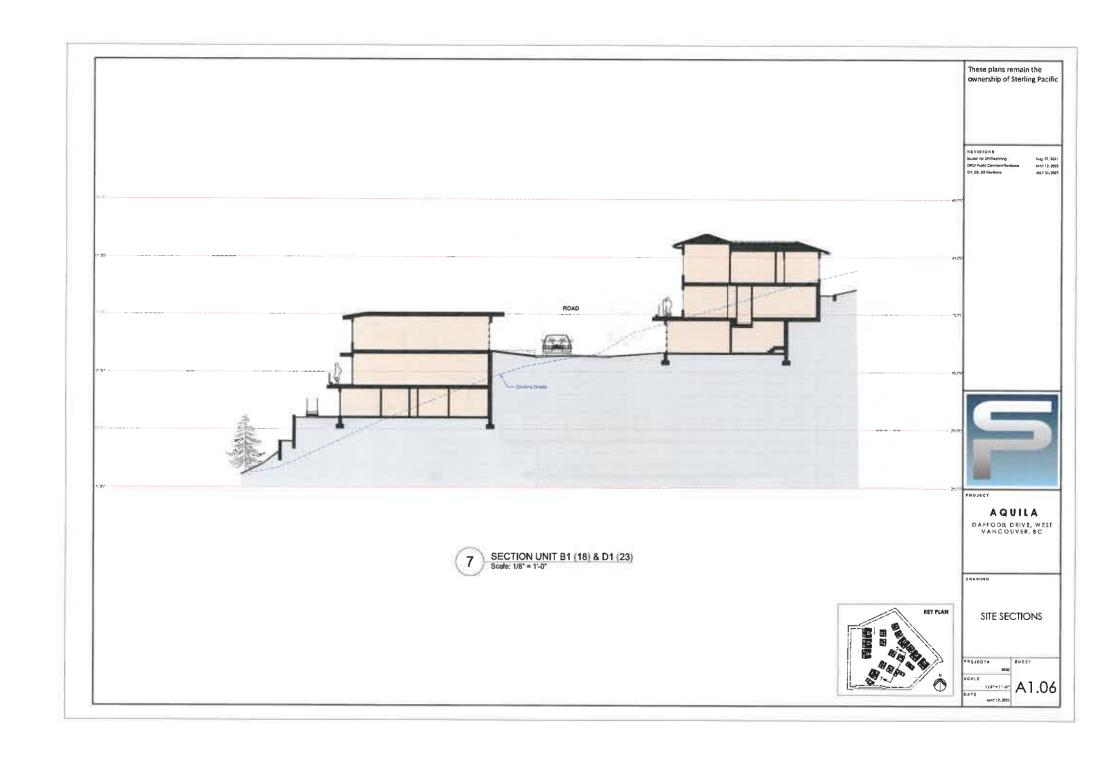


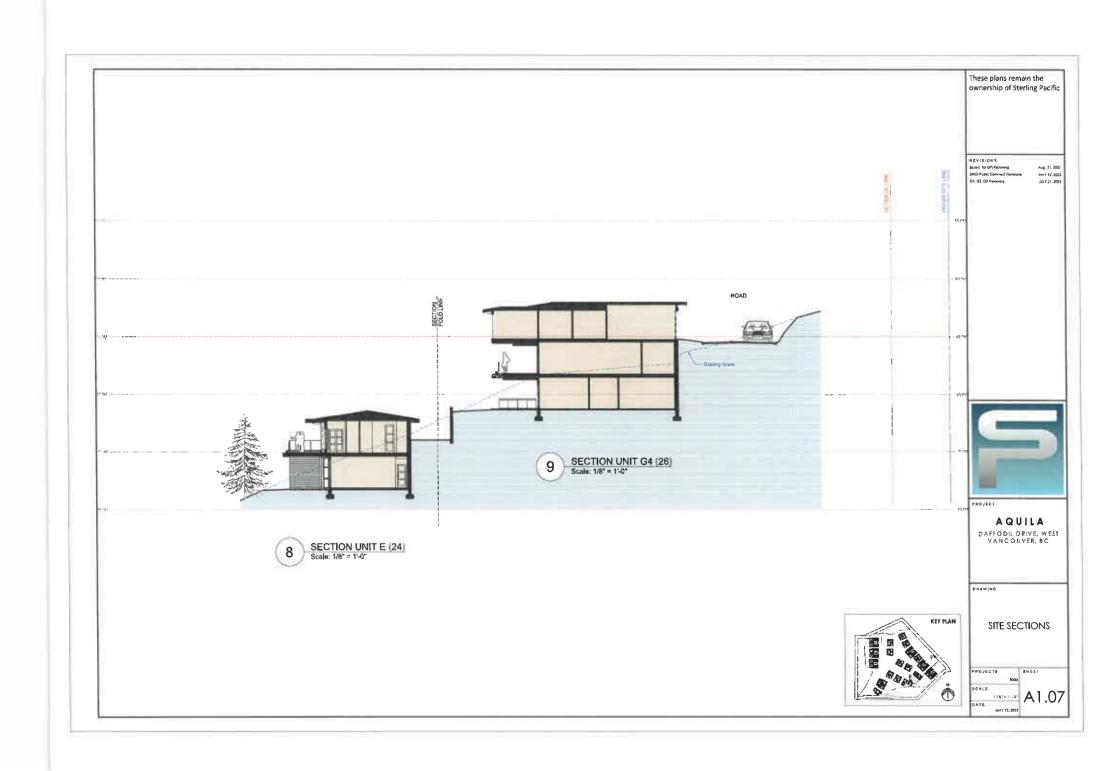


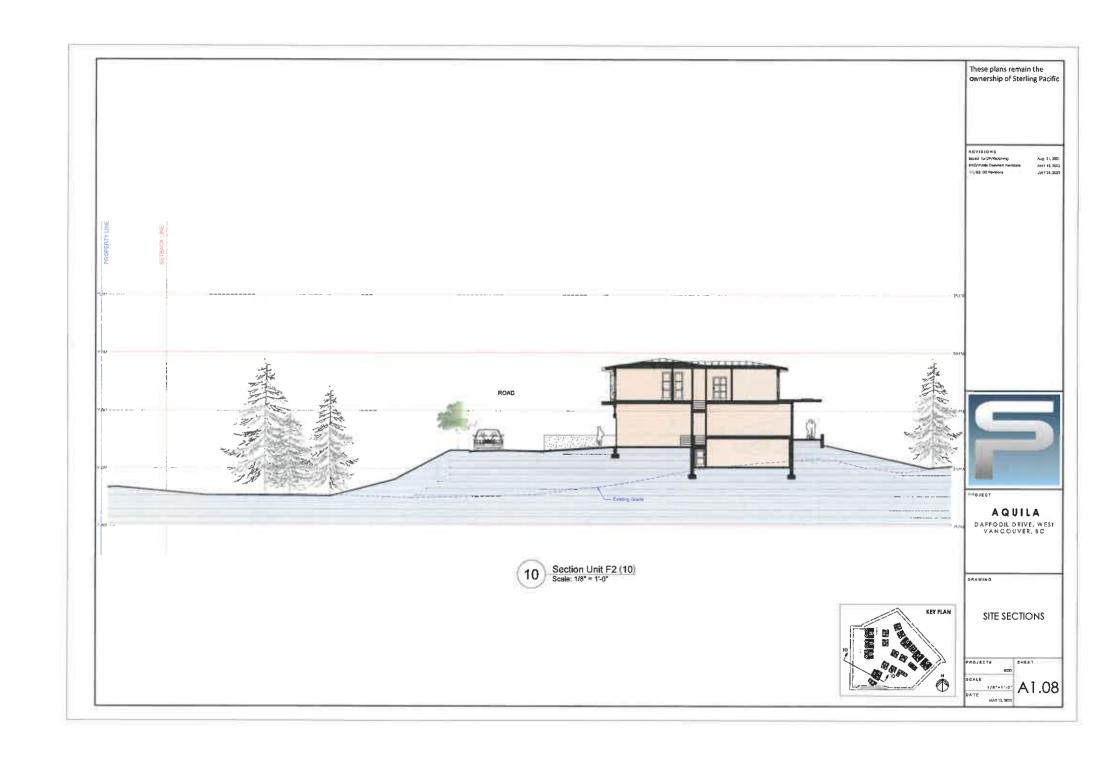


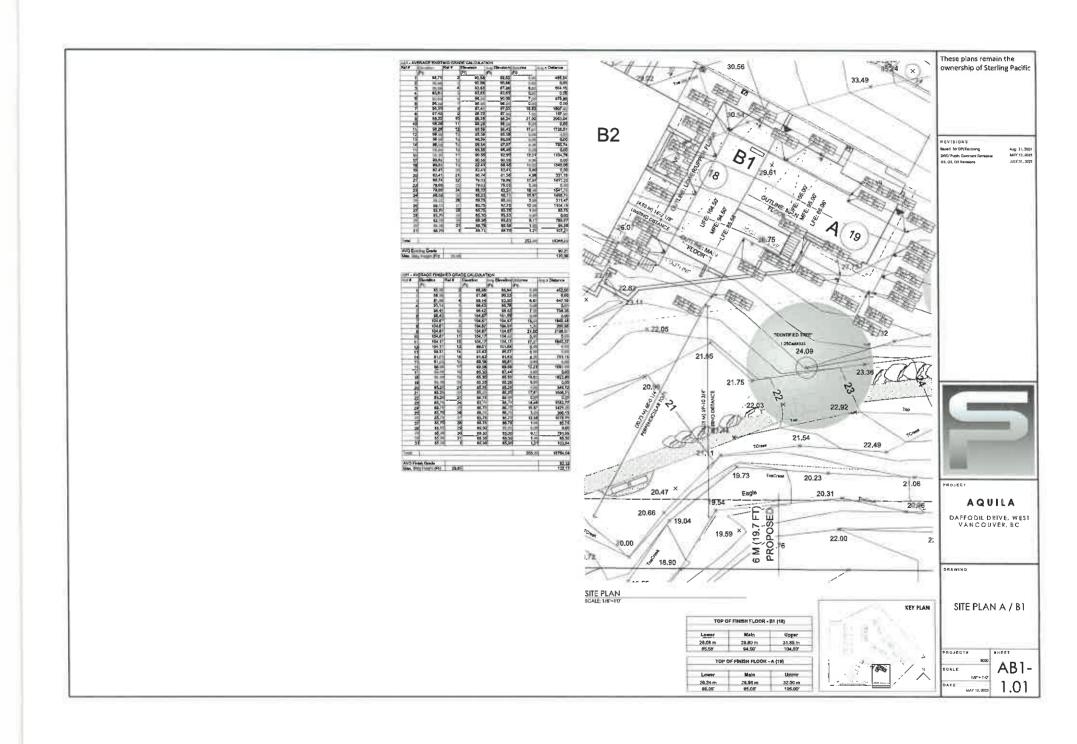


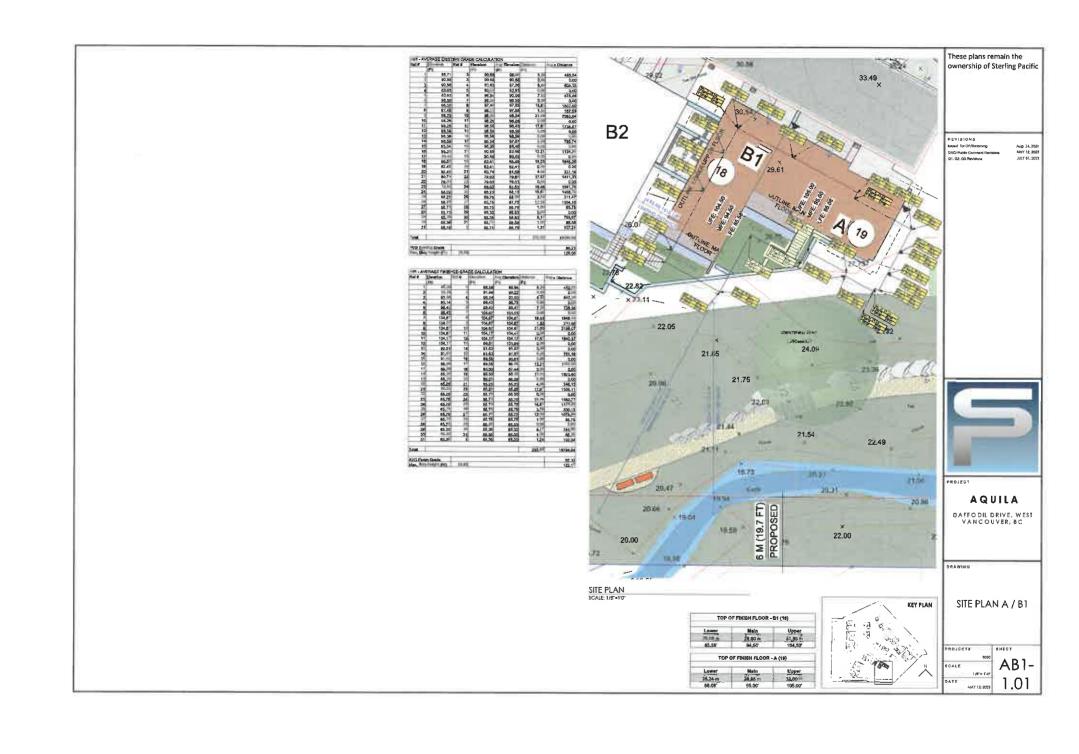


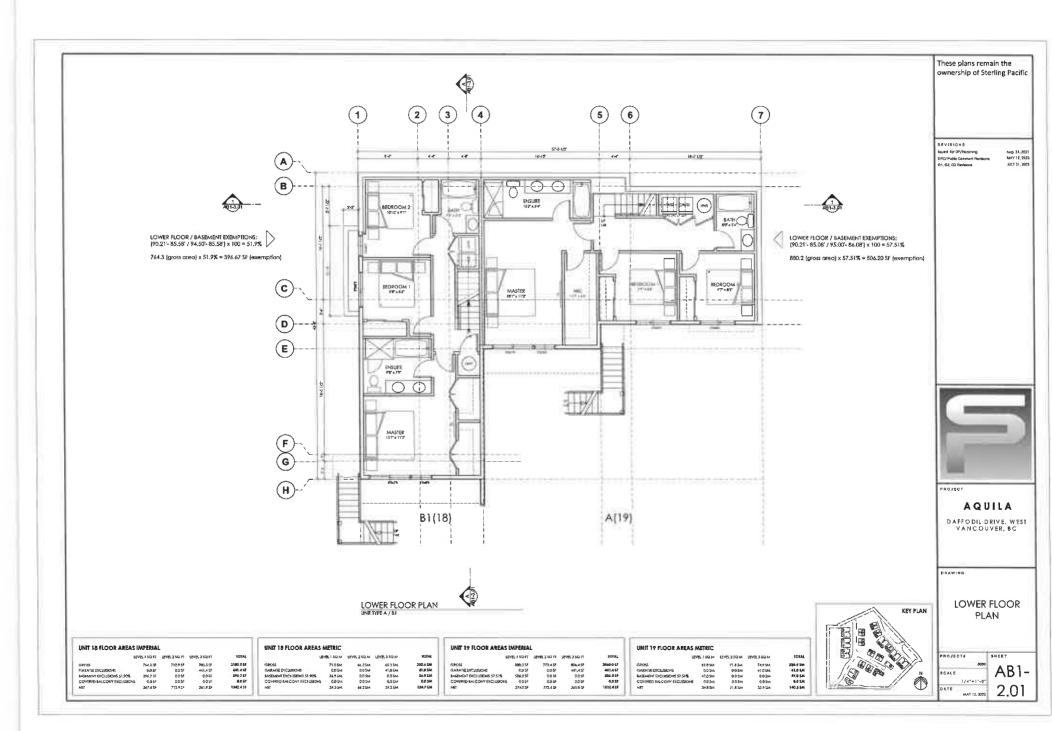


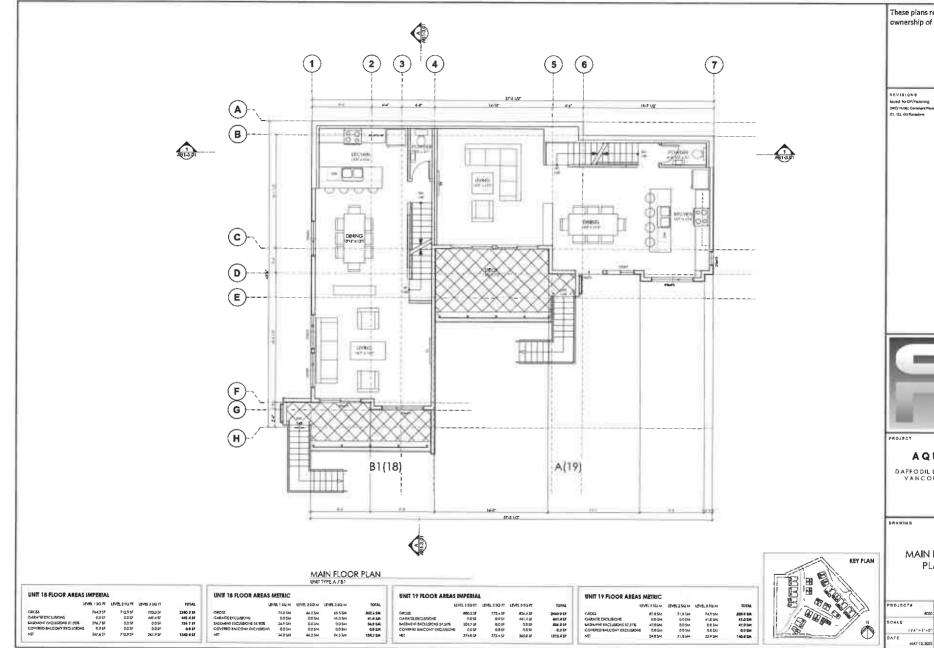












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Aug. 31, 2021 MAY 12, 2023 JULY 31, 2023

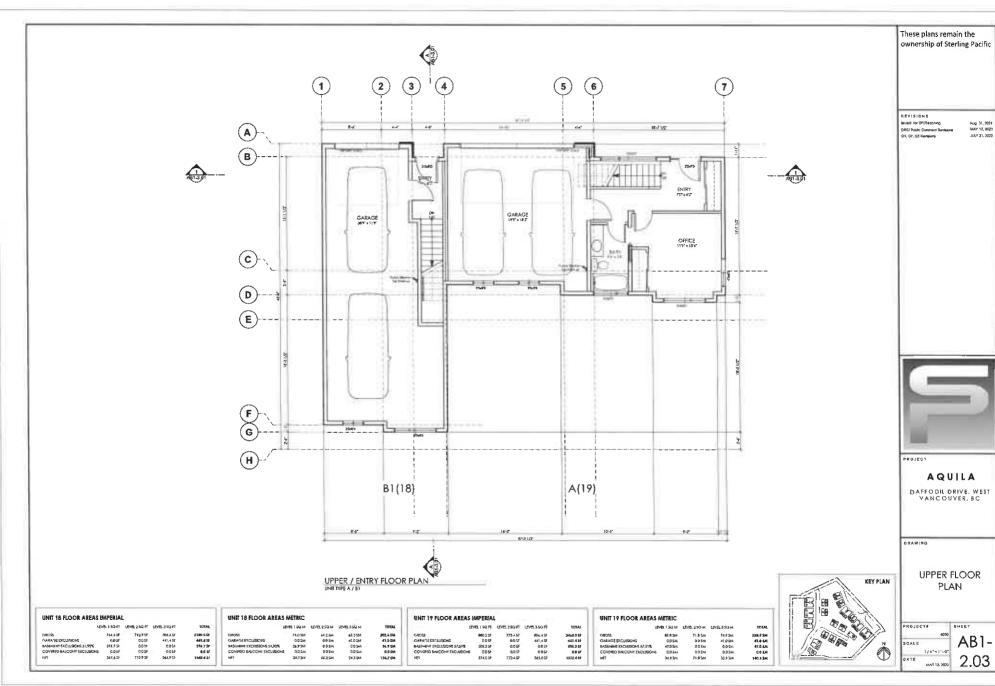


AQUILA

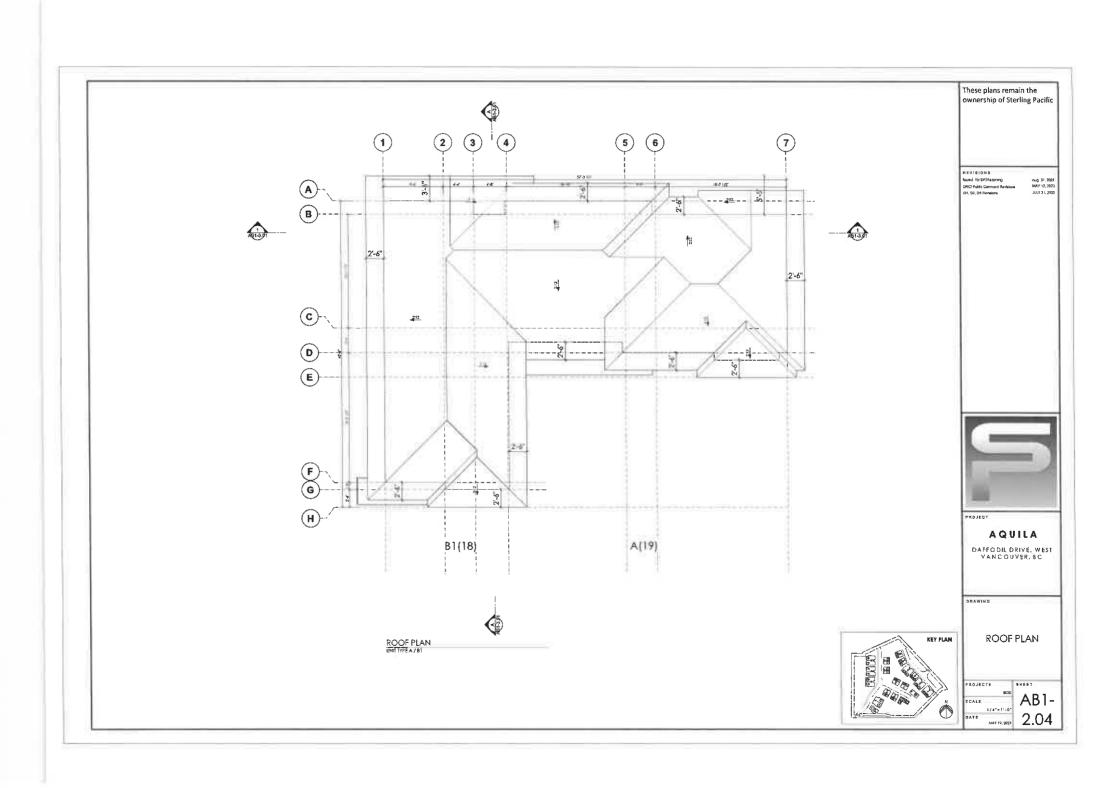
DAFFODIL DRIVE, WEST YANG OUVER, BC

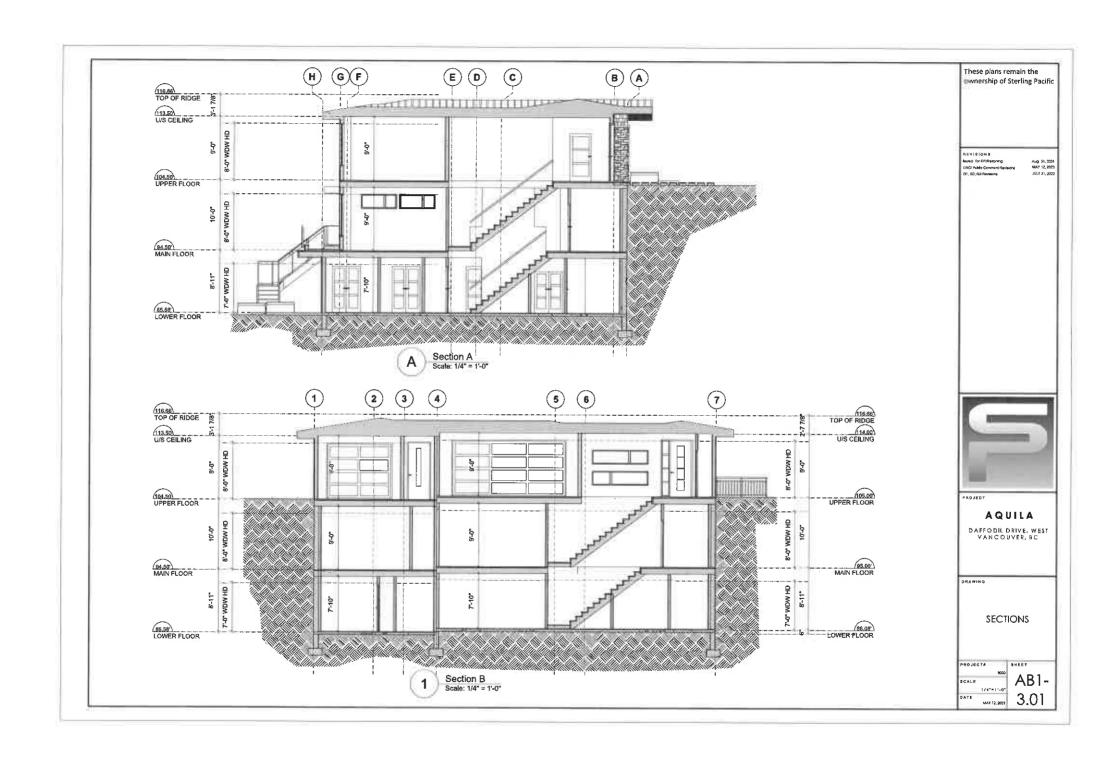
MAIN FLOOR PLAN

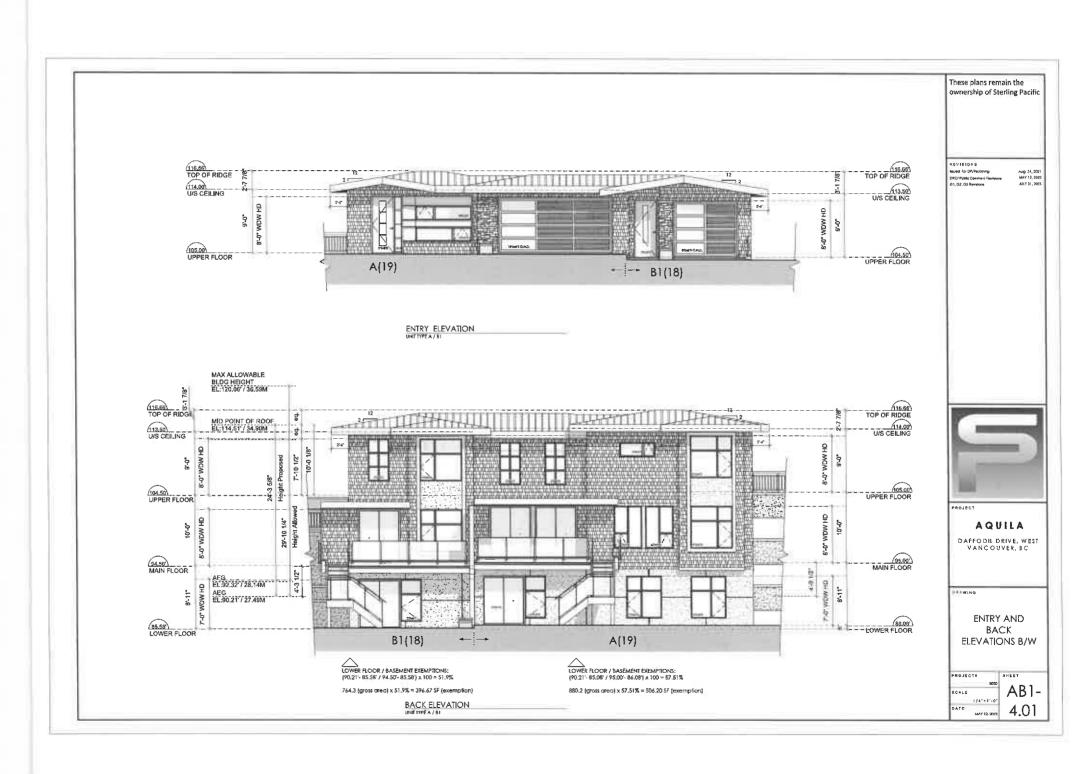
#TOBLOS	SHEET
60	00 4 5 7
CALE	ABI-
17416116	0.
4 T E MAY 12, 20	. 2.02

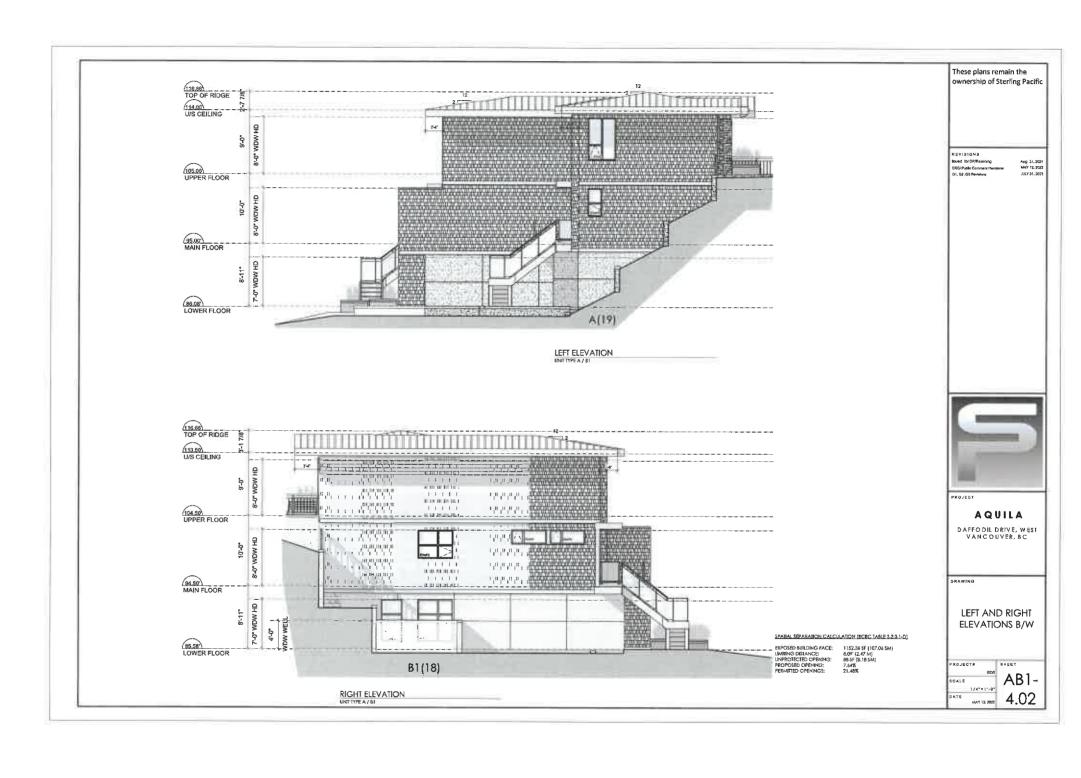














ENTRY ELEVATION







FIBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



STONE CLADDING



METAL ROOF -CHARGOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GELSTAIN CAW CLEAR TOP COAT - SPECIAL WALNUT



WINDOW / FASCIA/ BARGE BOARDS & UPSTAND -CHARCOAL GRAY



AGUILA EXTENOR MATERIAL SCHEDULE

2.1 Pites Carment Shingles
2.2 - outsed
2.3 - oy Panel
4.4 - Lued
2.5 from
3.1 Ups - bny C - c - pm
3.2 - mer

4.1 5.1 Entire door pointed criw fromsom and crim 1.1 point at grange 4.3 point at grange 4.4 location plate quardraf system criw gloss cap.

5,1 Fire resistive treated wood

6.2 Prefinished metal 6 6.3 Steel pointed finish

2.1 Fibre Cement Shingles



SOFFT - BALCONY - ROCKPORT GRAY BM - HC ~ IDS WROUGHT IRON BM - 2124-10

Colour Charcool Gr Rockpart Gray 8M- HC-105 Charcool Gr

Wnodlone Rustic Series Corbon Irois

Wrought iron 8M - 2124 - 10

Wrought Iron 8M - 2124 - 10

SNewsort - Old Middler Gel Stain c/w slear top coat - Special Walnut Characal Gray Characal Gray

Ught mbt

Charcoal Gray Stillewood - Old Atrasier Gell Stein c/w clear top coat - Special Walnut

Charcoal Gray

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Aug 31, 2021 MAY 1Z, 2023 JULY 31, 2023

REVISIONS Issued for OP/Rezoning

PROJECT

## AQUILA

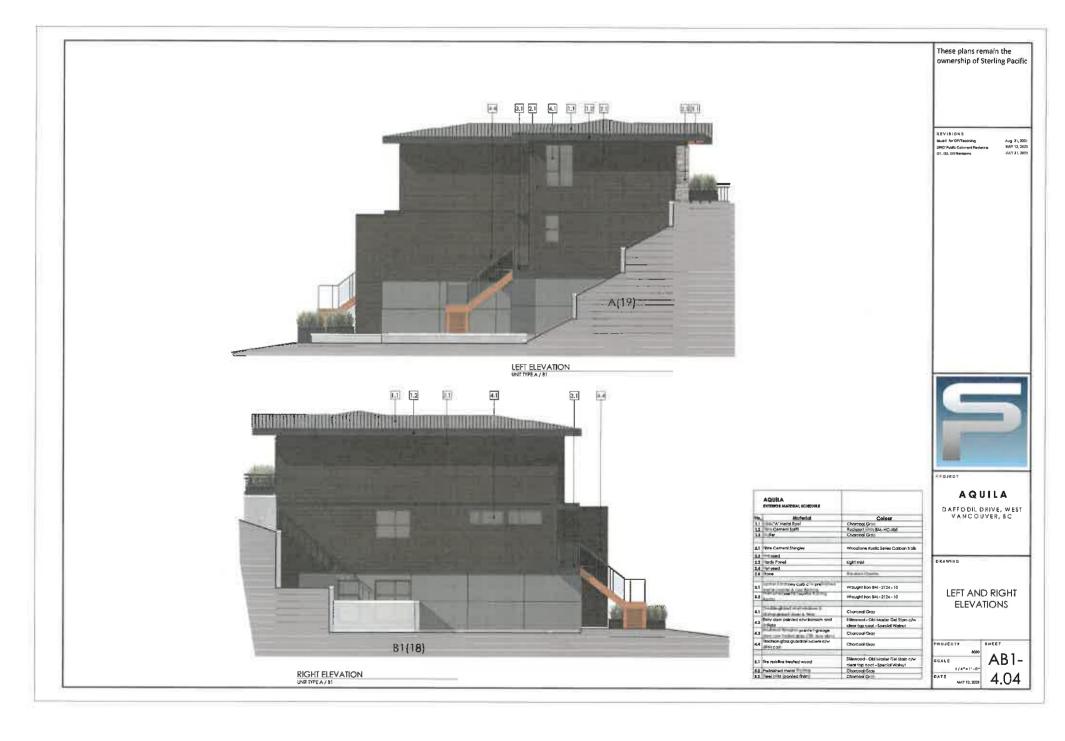
DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING

ENTRY AND BACK **ELEVATIONS** 

PROJEC	T#
	8030
6 CALE	
	1/4"=1"-0"
DATE	

SHEET AB1-4.03





FRONT / ENTRY ELEVATION - CAMERA VIEW UNIT TYPE A / 61



BACK ELEVATION - CAMERA VIEW

These plans remain the ownership of Sterling Pacific

R EVISION & leased for DP/Rezoning DRG/ Public Coltrinent Revisions G1, G2, Q3 Ravisions

AUG 31, 2021 MAY 12, 2023 JULY 31, 2023



PROJECT

AQUILA

DAFFODIL DRIVE, WEST VANCOUVER, BC

DRAWING

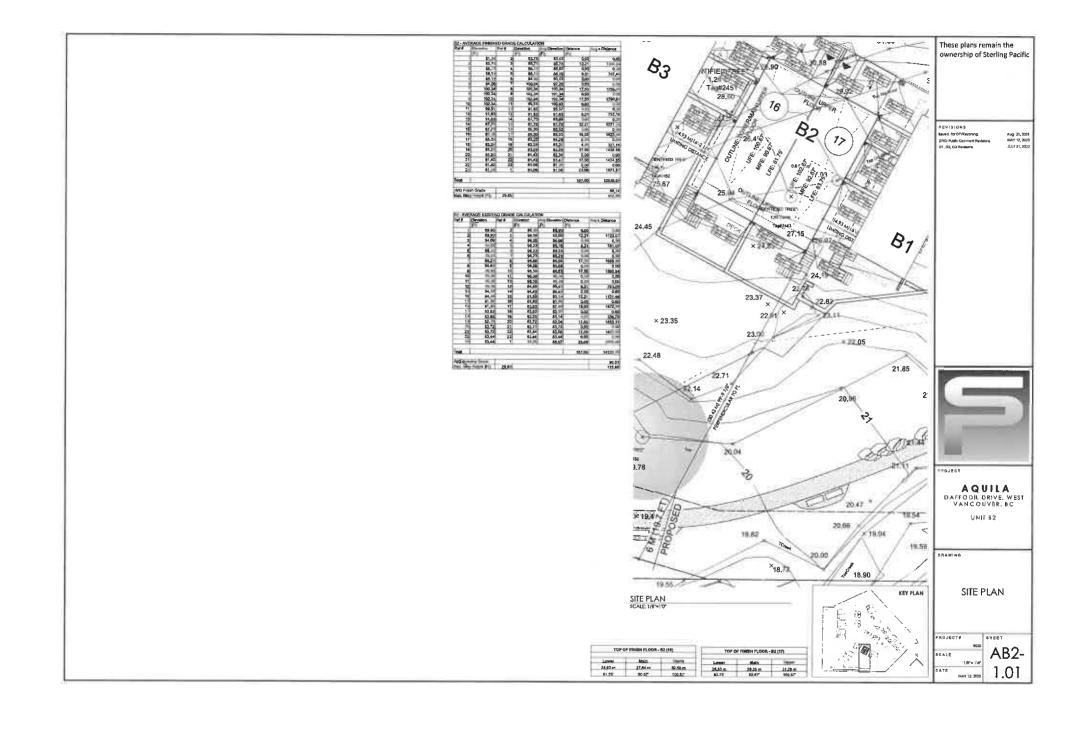
FRONT AND BACK ELEVATIONS -CAMERA VIEW

PROJECTS

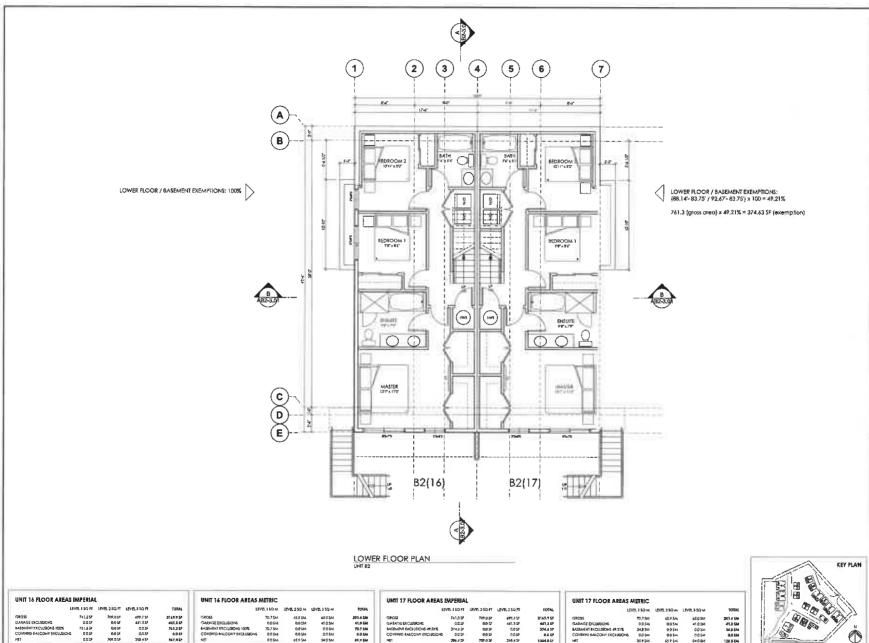
AB1-

4.05

SHEET







These plans remain the ownership of Sterling Pacific

REVISIONS

bsued for DP/Rezoning DRC/ Public Comment Res G1, G2, G3 Ravisions

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023

PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT B2

LOWER FLOOR PLAN

8HE€T PROJECTS AB2-2.01 MAY 12, 2023

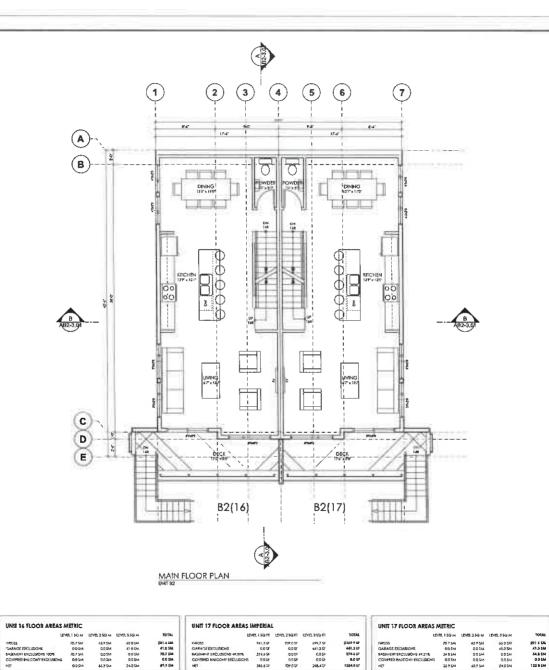
LEVEL I SOM LEVEL 2 SQ M LEVEL 3 SQ M GROSS
GARAGE EXCLUSIONS
SASEMENT EXCLUSIONS
COVERED BALCORY EXCLUSIONS
NET 70.7 SM 0.0 SM 70.7 SM 0.0 SM 0.0 SM 201.6 SM 61,0 SM 70.7 SM 6.0 SM 81,7 SM

761.25F 0.05F 761.25F 0.03F

709.0 SF 0.0 M 0.0 M 0.0 M 709.0 SF 677.7 SF 441.3 SF 0.0 SF 0.0 SF 258 4 SF 2167.7 SP 441.2 SP 761.2 SP 0.0 SP 947.4 EP

LEVEL I SOFT LEVEL 2 SOFT LEVEL 3 SOFT 761,3 SF 0.0 SF 374,6 SF 0.0 SF 384,6 SF 2167.7 SF 447,3 SF 374.6 SF 6.0 EF 1384.6 EF

UNIT 17 FLOOR AREAS I	WETRIC			
LE	VEL I SO M	LEVEL 250 AL	LEVEL 3 SQ M	TOTAL
GROSS	70,7 SM	65.9 SM	65.0 SM	201.4 58
GARAGE EXCUSIONS	DDSM	0.0 SM	41.0 SM	41.5 \$84
BASEMENT EXCLUSIONS 49.21%	34,8 SM	905M	0.0 344	34,8 (14
COVERNI BALCONT EXCLUSIONS	D.D.SM	90 SM	0.0 SA4	0.0 EM
NET	35.9 IM	65.9 SM	24,0 \$14	124.6 EV



UNIT 16 FLOOR AREAS IMPERIAL

761.23F 0.03F 761.23F 0.03F 709.0 SF 0.0 SF 0.0 SF 709.0 SF 699.7 SF 441.3 SF 0.0 SF DD 3F 258.4 SF 2145,5 19 441,3 19 741,3 19 0,0 57 947,4 55

GROSS
GARAGE EXCLUSIONS
BASEALEN EXCLUSIONS TOOR
COVERED BALCONY EXCLUSIONS
NET

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REVISIONS

Issued for DP/Rezoning DRC/ Public Comment Revisions 01, t32, t33 Revisions AND 18,2021 MAY 12, 2023 JULY 31, 2023



PROJECT

AQUILA

MAFFODIL DRIVE, WEST

VANCOUVER, BC

UNIT B2

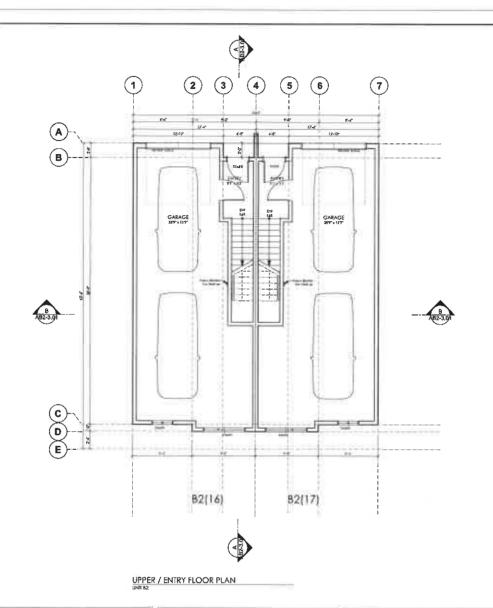
DRAWING

MAIN FLOOR PLAN

KEY PLAN

0333 DALE | A|

AB2-2.02



	LEVEL 1 SQ FF	LEVEL 2 SG PT	TEAH 2 20 LL	POTA
GROSS	761.25F	709.0 SF	699.7 SF	2149.93
GARAGE EXCUISIONS	0.0 SF	0,0 5F	441,3 SF	441,319
BASEMENT EXCLUSIONS 100%	761.2 SF	0.035	D.D.SF	761_216
COVERED BALCONY EXCLUSION	D.D.SF	0.0 \$5	40.00	906

LE	ALT DO N	LEVEL 25G M	LEVEL 3 SQ M	1014
TIROSS	70.7 SM	65.F SM	65.D SM	201.4 M
GARAGE EXCLUSIONS	0.0 SM	DJD SAA	41.0 SM	41.0 (4
BASEMENT EXCLUSIONS 100%	70.7 SM	0.0 3M	DDSM	70.7 83
COVERED BALCONY EXCLUSIONS	D.D SM	0.0 AM	DDSM	0.0 to
MET	D.0 SM	43.95%	24 D SM	89.9 LA

UNIT 17 FLOOR AREAS	nu Liur			
LE	WELL I SQ FT	LEVEL 25Q FT	LEVEL 3 SQ FT	TOTA
GROSS	741,356	709.0 SF	699.7 SF	2149.95
GARAGE EXCLUSIONS	0.017	0.0 SF	441,3 SF	441.33
BASSMENT EXCLUSIONS 49,21%	374.6 SF	OLD SF	0.0 SF	374.61
COVIPED BALCONY EXCLUSIONS	0.05F	0.0 \$6	0.0 SF	0.85
NEI	384.4 SF	709 O SF	258.459	1254.9.2

UNIT 17 FLOOR AREAS A	METRIC			
UEN	MB, 15G M	LEYBL 23Q M	LEVEL 3 SQ M	tota.
GROSS	70,7 SM	45.7 \$M	65,D SM	201.4 36
GARAGE EXCLUSIONS	O.D SM	D.O EM.	41.D SM	41.0 1A
BASEMENT EXCLUSIONS 49,21%	34.8.SM	00\$M	0.0 SM	34 8 34
COVERED BALCONY EXCLUSIONS	0.0 534	0.0244	Q.Q SAN	0.014
NET	35,9 SM	65.7 54	24,0524	125.0 14

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R & V I à I O N à issued for DP/Rezoning DRC/ Public Comment Revisions G1, G2, G3 Revisions



PROJECT

A Q UIL A
DAFFODIL DRIVE, WEST
VANCOUVER, BC

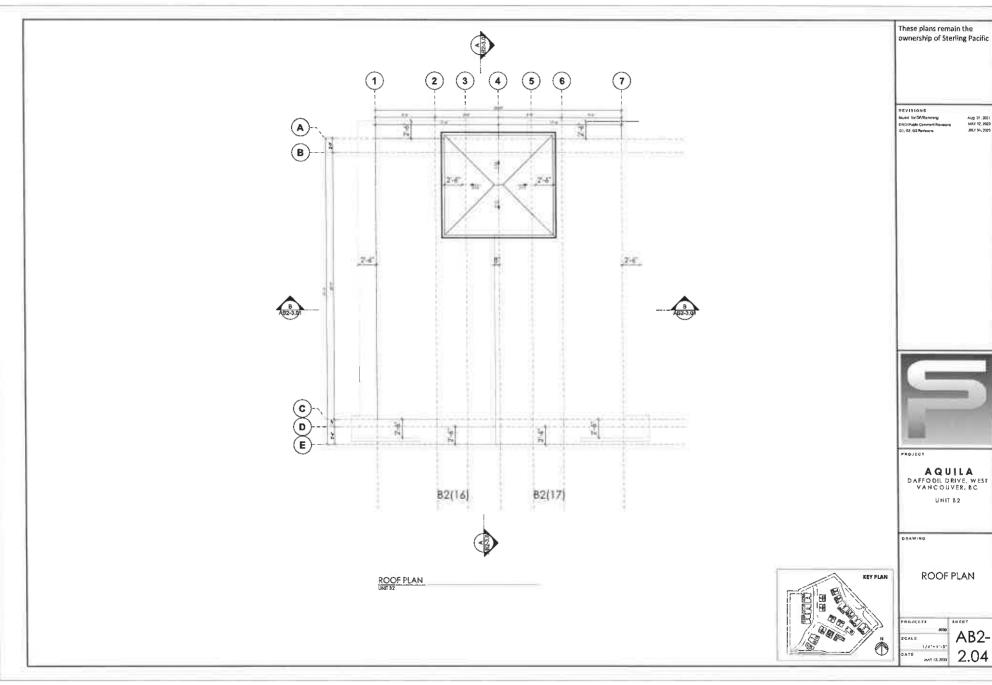
UNIT 82

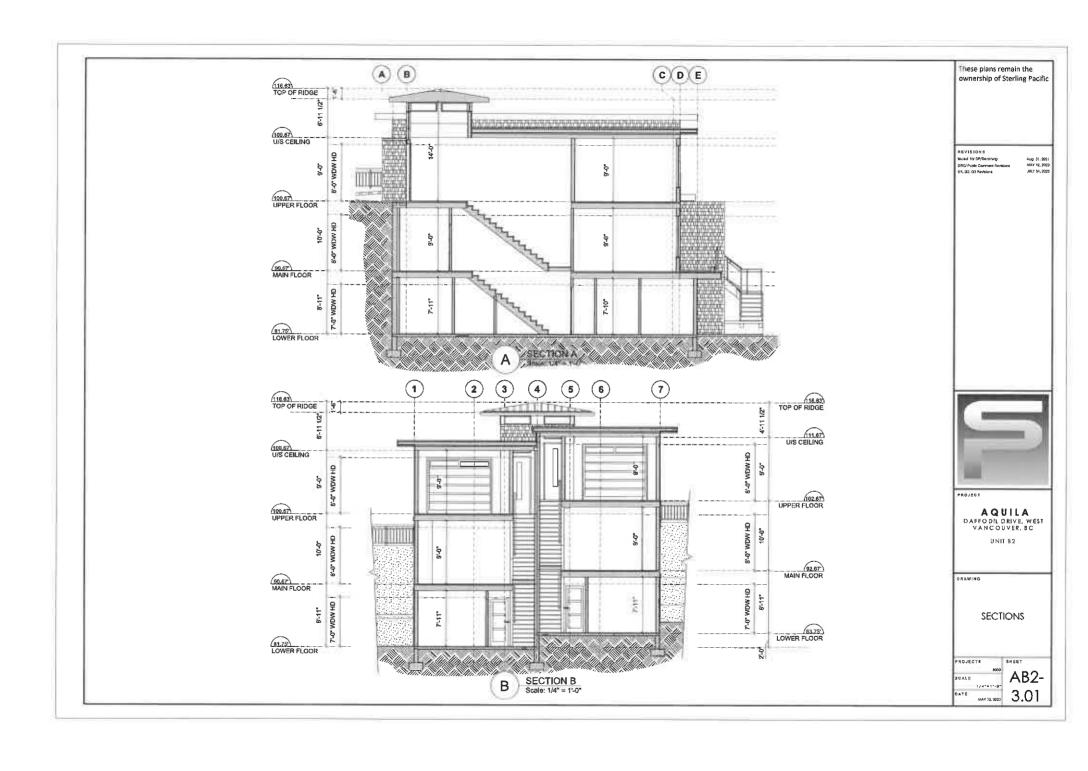
KEY PLAN

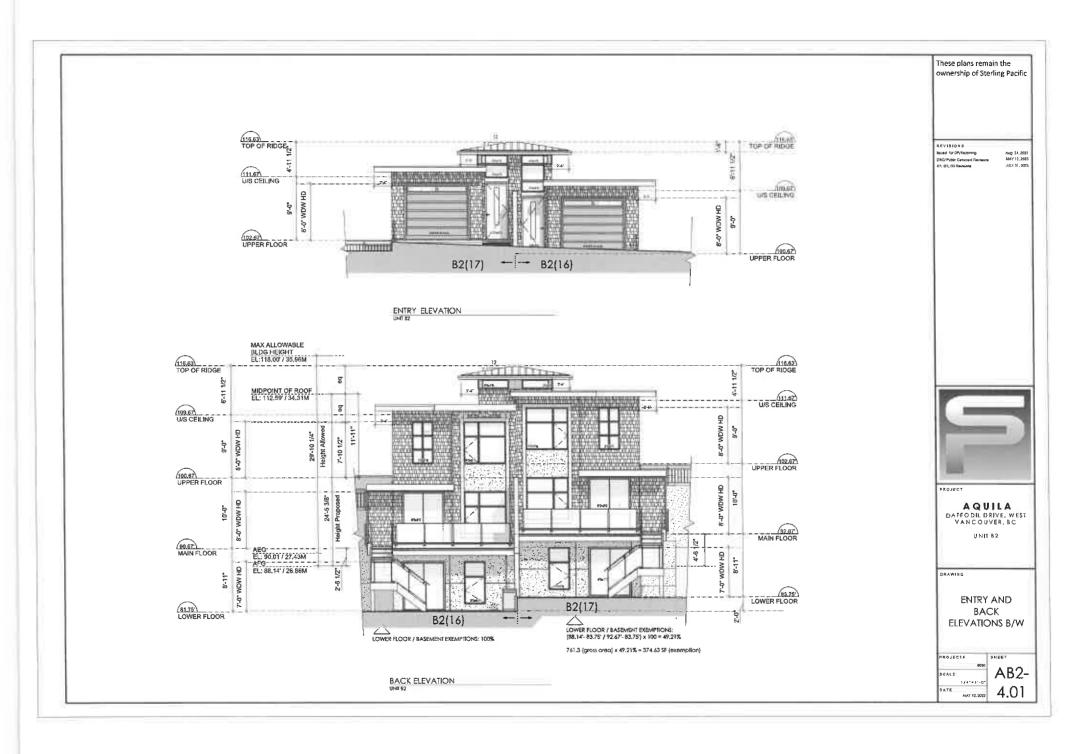
UPPER FLOOR PLAN

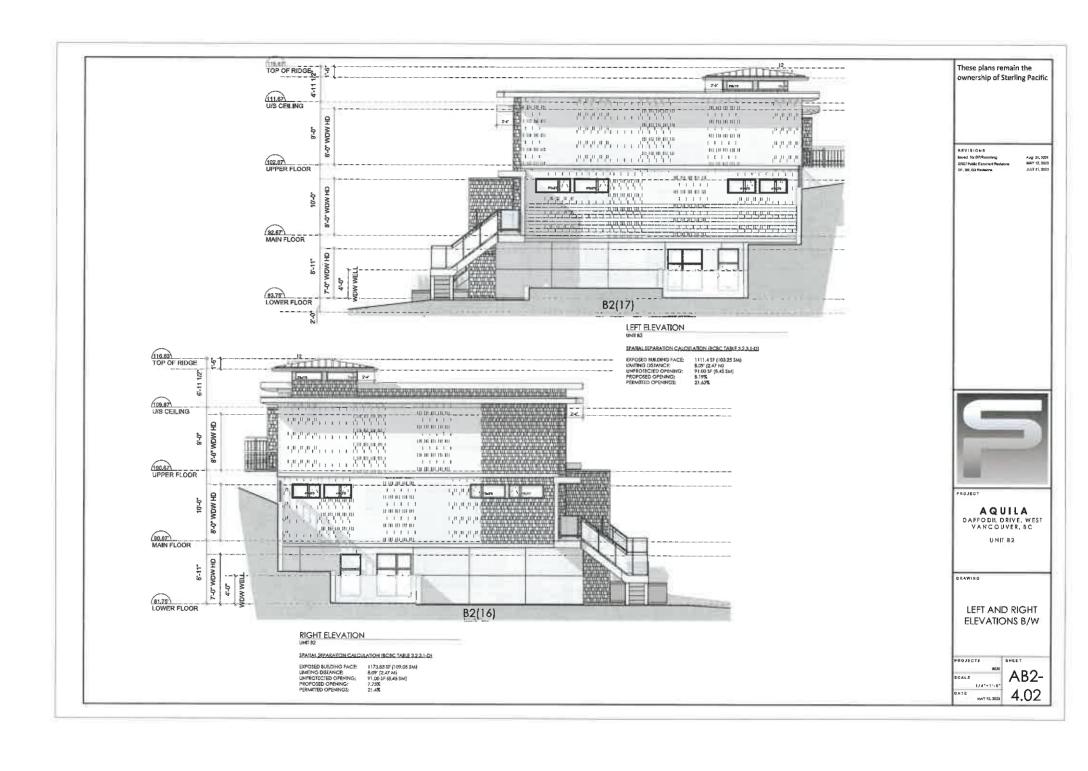
	1	
1	PROJECTA	
7-3	603	Q
Ņ	SCALE	
	1/4*=1'-0	
$\cup$	DATE	

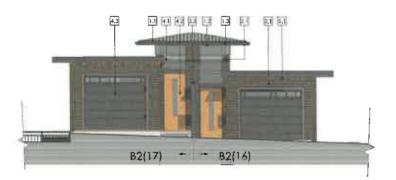
BHEET AB2-2.03











ENTRY ELEVATION



BACK ELEVATION UNIT 82





STONE CLADDING





ENTRY DOOR STILEWOOD -OLD MASTER GEL STAIN C/W CLEAR FOP COAT - SPECIAL WALNUT







A-2124-10

	_
PROJECT	
DAFF	A Q U I L A D DIL DRIVE, WEST

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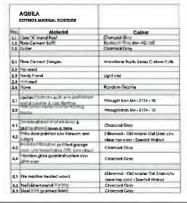
issued for DP/Regorato DRC/ Public Common Revisions G1, G2, G3 Revisions Avg 31, 2021 MAY 12, 2023 JULY 31, 2023

UNIT 82

DRAWING

**ENTRY AND** BACK **ELEVATIONS** 

PROJECTA	SHEET
9000 SCALE	AB2-
1/4"=1"+0" DATE	4.03
MAY 12, 2023	4.03





FIBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS





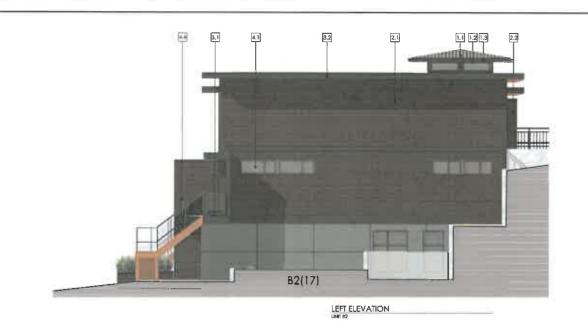


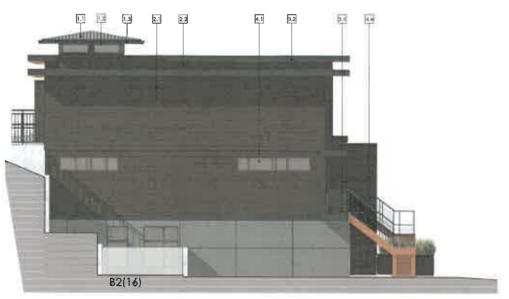
WINDOW / FASCIA/ BARGE BOARDS & UPSTAND -CHARCOAL GRAY



SOFFIT -ROCKPORT GRAY BM - HC - 105

	BALCONY -
ıs.	WRONGHT IRON BA





RIGHT ELEVATION

	AQUILA EXTÉRIOS MATTELAL SCHÉDUR			
llo.	Material	Союл		
1.1	Class "A" Metal Roaf	Charcool Gray		
	Fibre Cament Soffit	Roc 8M-HC-108		
1.3	Guller	Charcool Gray		
21	Flore Cement Stringles	Woodlone Ruild Sens Corbon Trails		
2.2	Not used			
23	Hordy Popel	Light mist		
24	Not used			
2.5	tone	Random Granite		
3.1	Ups ny c pre coun racci ma coun	Wrought from 8/4 - 2124 - 10		
3.2	€ me coun	Wrought from 8/4 - 2124 - 10		
4.1	Strandon, April 1999	Charcoal Gray		
42	by door painted a/w transom and	Stilewood - Old Master Gel Stain ofw dear till coot - Special Walnut		
4.3	pane garage	Charapal Gray		
4.4	tachien glass guardraff system c/w	Charcoal Gray		
***	ire resistive treated wood	Stillewood - Old Atrister Get Stain c/Av clear top coat - Special Walnut		
	finished metal flushin	Chargost Gray		
LI	facilities (facilities)	Charcool Grail		

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Aug 31, 2021 MAY 12, 2023 ARY 31, 2023

REVISIONS
NUMBER OF DEFREZONING
DROP Public Comment Revelons
On, O2, O3 Revelons



PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANGOUVER, BC

UNIT 82

DRAWING

LEFT AND RIGHT ELEVATION

ROJECTA	BHEET
9030	4.00
CALE	AB2
174**1'-0"	
ATE MAY 12, 2023	4.04



FRONT / ENTRY ELEVATION - CAMERA VIEW UNIT 82



BACK ELEVATION - CAMERA VIEW

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R EV IS IO N S Issued for DP/Resoring DRC/ Public Comment Revisions 01. 62, S3 Revisions



PROJECT

A Q UILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

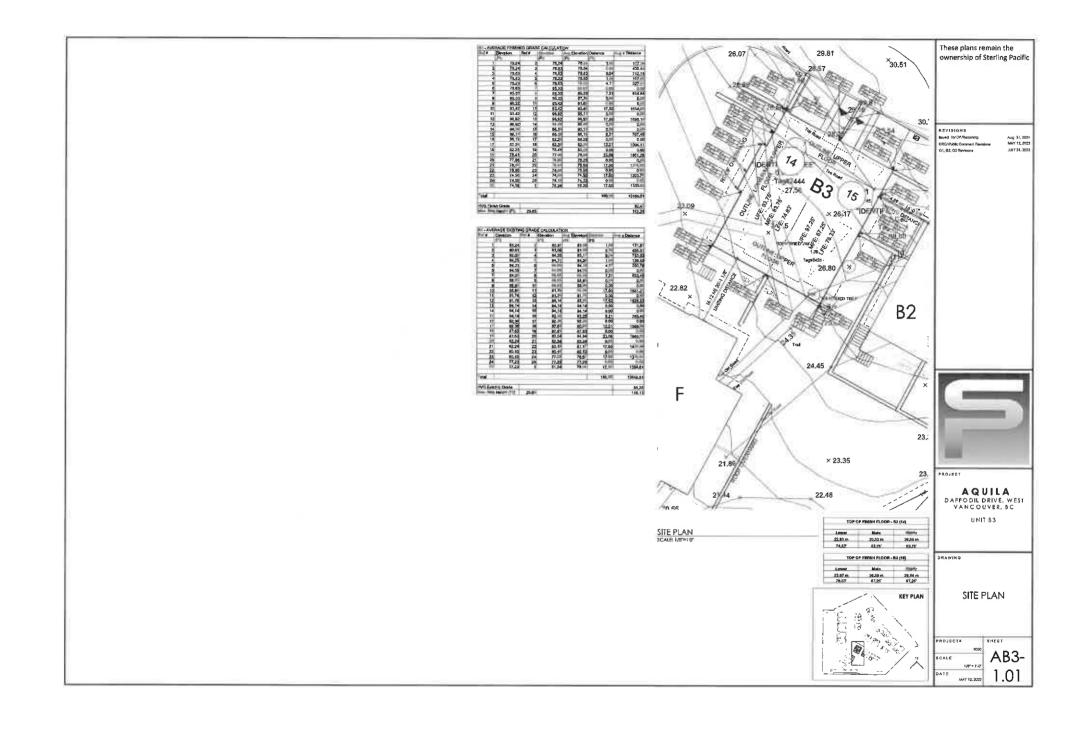
UNIT B2

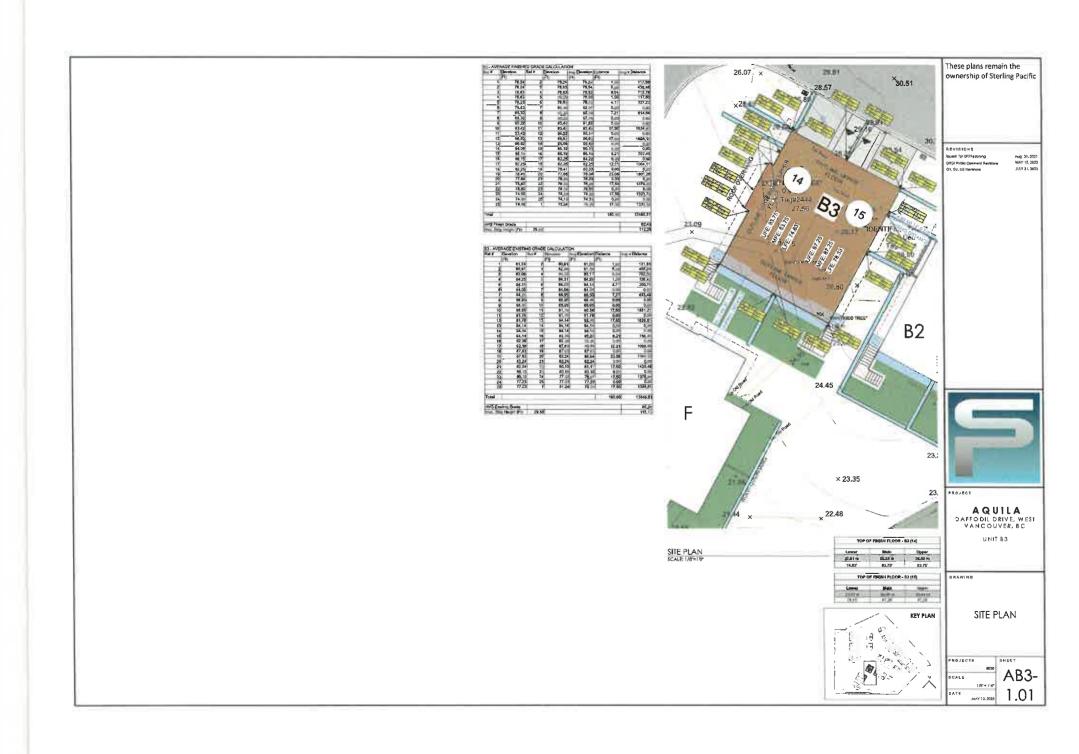
DRAWING

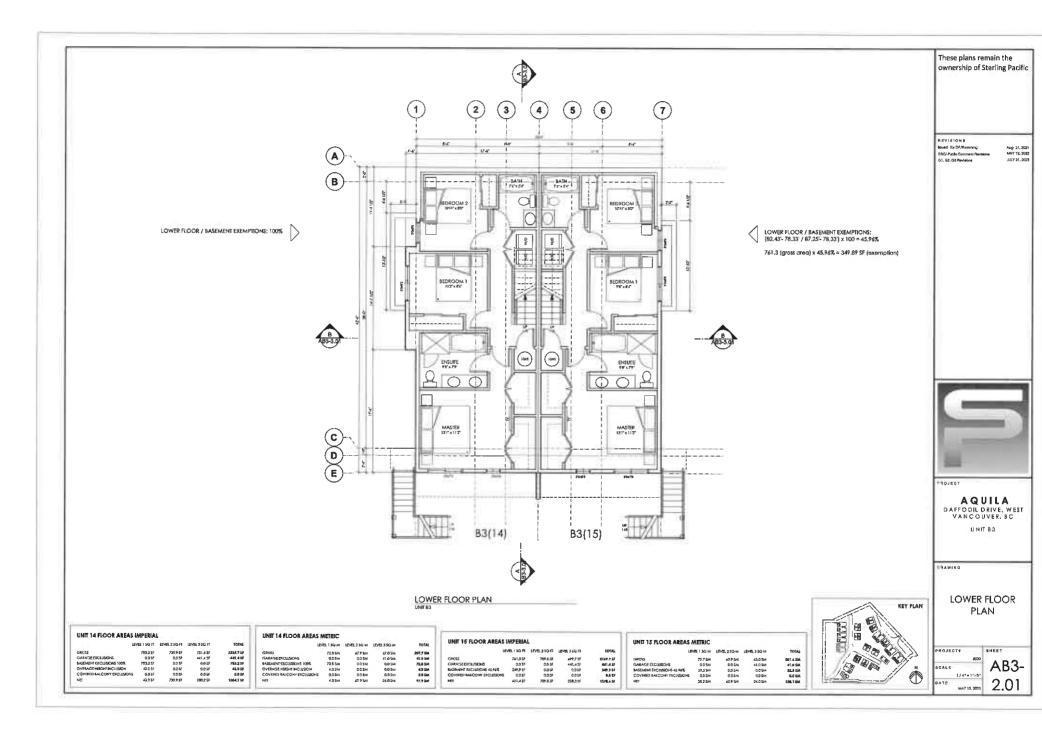
FRONT AND BACK ELEVATION-CAM ERA VIEW

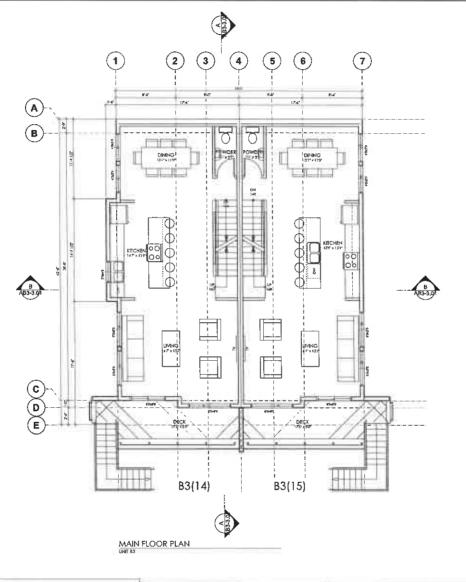
SHEET AB2-

MAY 12. 2020 4.05









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R EV | B | Q N B SUJED for DP/Rezoning DRC/ Public Comment Revisions Q1, Q2, Q3 Revisions

Pezoneg Aug 11.2021
Permen Havisions MAY 12, 2023
Harions JULY 31, 2023



PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUYER, BC

UNIT 83

DRAWING

KEY PLAN

MAIN FLOOR PLAN

OJECTA SHEET

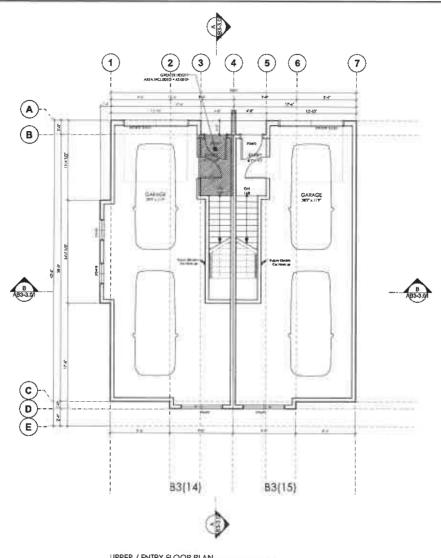
SCALE AB3-DATE MAT 12, 2023 2.02

LÉ*	VEL 1 SQ FT	LEVEL 2 SQ M	LEVEL 3 SQ FT	TOTAL
GRC:SS	789 7 SF	730.9 55	721.45F	2238,74
GARAGE EXCLUSIONS	ODSE	ODSF	441.455	441.437
BASEMENT EXCLUSIONS 100%	783.2 SF	0.034	0.057	783.257
OVERAGE HRIGHT INCLUSION	43,0 SF	0.03#	0.0 SF	43.0 EF
COVERED BALCONY EXCLUSIONS	0.025	009	002	0.0 51
NEL	43.0.55	230 7 55	2957256	1034.1 51

UNIT 14 FLOOR AREAS A				
LEV CONTRACTOR OF THE PARTY OF	ÆL I SQ M	LEVEL 2 SQ M	TEAST 3255 W	TOTA
G8022	72 8 SAL	67.7 564	67.0 114	207.7 54
GARAGEETCUSIONS	9.D 5M	DOSM	41/D 2M	41.0 \$1
BASEARNT EXCLUSIONS 100%	72.8 SM	0.0 SAN	0.0 SA1	72.8 5
OYERAGE HEIGHT INCLUSION	4.0 \$55	0014	0.0 \$44	4.0 €
COVERED BALCONY FXCLUSIONS	0.0 SM	0054	DOSA	0.0 \$1
NF1	4.0351	47 # SA4	26.0 SM	97.9 \$4

LE	VEL I SO FI	LEVEL 250 PT	LEVELS SO FT	1D1A
GRCISS	761,3 SF	779:0 SF	499.7 SF	2747 7 5
GARAGE EXCLUSIONS	120.0	12 0.0	441.4 55	441.43
BASEMENT EXCLUSIONS 45.96%	347.9 SF	0,0 SF	42.00	347,7 \$
COVERED BALCONY EXCLUSIONS	0.034	92 0.0	44 O.D	9.01
NET	411.4 \$6	709.0 SF	258.3 SF	1378.6 [

LEV	M DSS 38031 W US I JE	M DSE JBV31	TOTAL	
GROSS	70.7 SM	65.9 SM	65 D SM	201.6 SM
GARAGE EXCLUSIONS	MZQD	DDSM	48,0 SAA	41 Ø 5M
BASEMENT EXCLUSIONS 45.96%	32.5 \$44	003M	0.0 SA4	32.4 144
ZACKELLOCK TACCOLLEGE GENERACO	MEGO	0.0344	0.0 564	0.0 EW
n#7	38.2 SA	65.9 SM	24 0 5M	128,1 SM



UPPER / ENTRY FLOOR PLAN

UE:	ART I 70 LL	LEVEL 2 SQ FI	LEVEL 3 SQ FT	TOTAL
GROSS	783.25F	730.9 SF	721.4 SF	2236.7 (
GARAGE EXCLUSIONS	0.D SP	D.0 SF	441.4.55	441.45
BASEMENT EXCLUSIONS 100%	783.2 SF	00SF	0.0 SF	783.24
OVERAGE HEIGHT INCLUSION	43.0 SF	0.0 SF	0.051	41.03
COVERED BALCONY EXCLUSIONS	0.0 \$2	0.0 SF	0.94	0.0 \$
NET	43.05F	730 9 SF	280.2 05	106611

UNIT 14 FLOOR AREAS A				
LEY	EL 1 SQ M	IEVEL 2 I/O M	LEVEL 35CI M	TOTA
GROSS	77.8 534	67,9584	67 0 594	207.7 \$8
GARAGE EXCLUSIONS	0.05M	D.0 3M	41.0 94	41.0 14
BASEARNT EXCLUSIONS 100%	72.8 SIA	0.0 SM	9.0 514	72.5 14
OVERAGE HEIGHT INCLUSION	4.0 SM	0.0 SM	6.0 SM	4034
SHOULD AND AND AND AND AND AND AND AND AND AN	OLD SM	0.02M	D.D 534	0.0 14
NET	4.0 SM	47.9 SM	26 ft SAL	97.9 16

UNIT 15 FLOOR AREAS	INTERNA			
	EVEL I SQ: FT	LEVEL 2 SOFT	LEVEL 3 NO FI	TOTA
GROSS	741,3 SF	709.0 SF	499.7 SF	2169.92
GARAGE EXCLUSIONS	0.0 5F	12.0.0	441,4 SF	441.4.8
BASEMENT EXCLUSIONS 45.96%	349.9 SF	0.0 58	0.0 SF	\$41,11
COVERED RALCONT EXCLUSIONS	0.0 55	0.05	0.0 SF	6.01
NEI	411,4\$F	709.0 SF	350.0 SF	1379.41

Les .	WELL SO IM	LEYEL 25Q M	LEVEL 3 5Q M	TOTAL
GROSS	70.7 SM	65.9 SM	45.0 SM	201.4 SA
GARAGE EXCLUSIONS	D.D.SM	0.0 SM	41.0 SM	41.010
BASEMENT EXCLUSIONS 45.94%	32.5 SM	0.0 544	0.0 SM	32.E 2M
COVERED BALCON' EXCLUSIONS	QD SM	0.0 \$44	0.0 SM	0.0 \$4
MET	38.2584	45.9 SM	24.0 \$84	126.156

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R EVISION 8 based for DP/Resoning DRC/ Pablic Comment Revisions 01, 02, 63 Revisions

Aug 51, 2021 MAY 12, 2023 JULY 31, 2023



PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

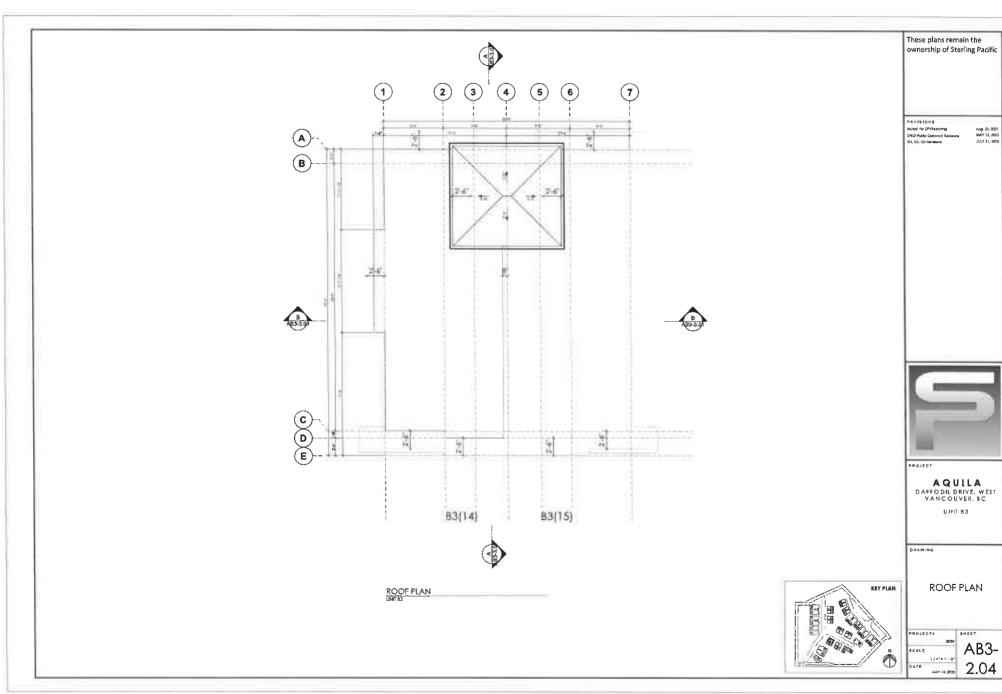
UNIT B3

DRAWIND

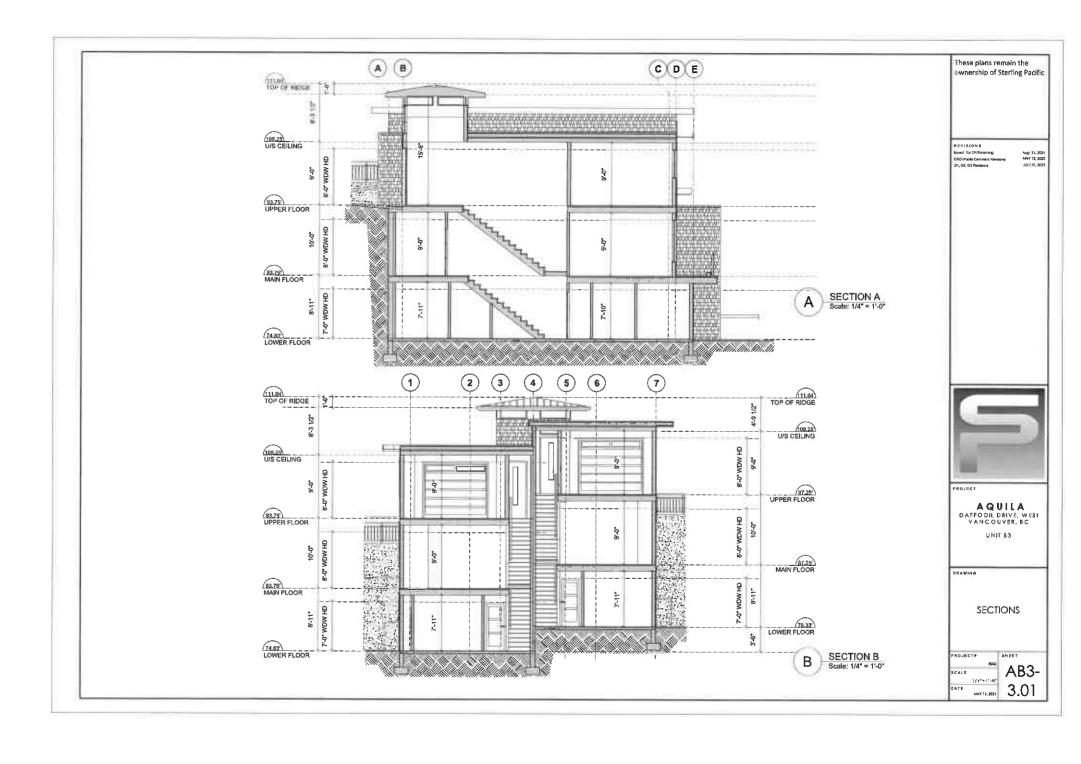
KEY PLAN

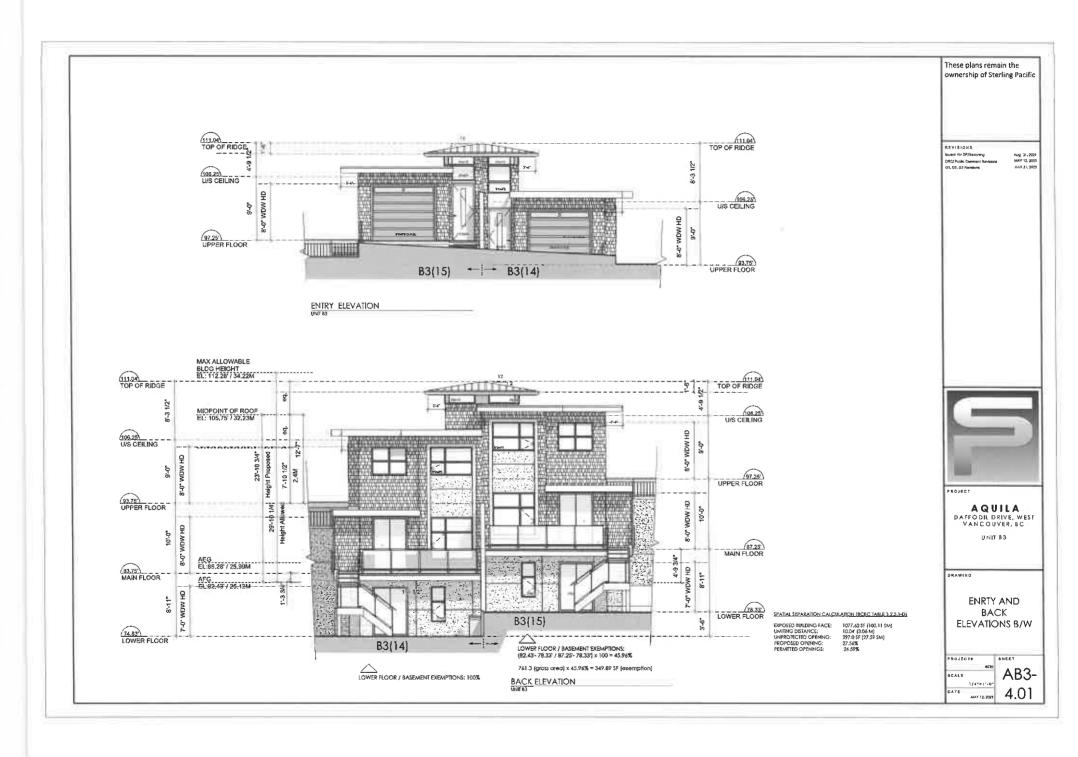
UPPER FLOOR PLAN

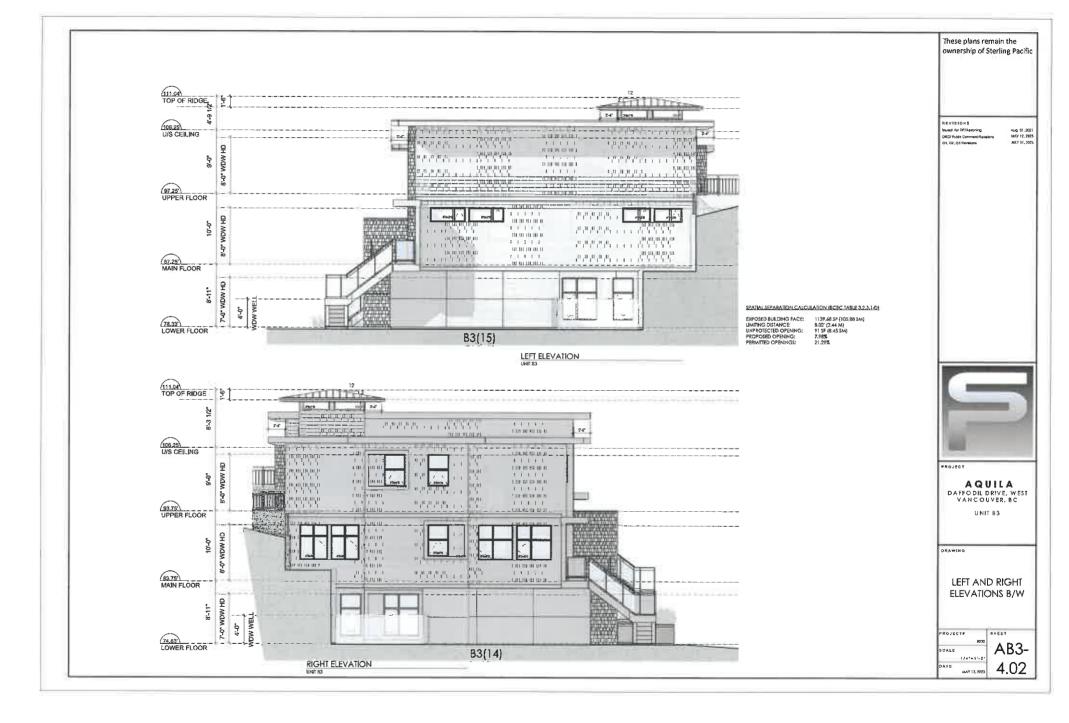
SHEET AB3-MAY 12.2023 2.03

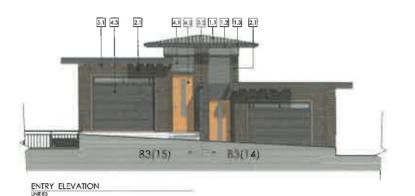
















HARDY PANEL

HBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



METAL ROOF -CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GELSTAIN C/W CLEAR TOP COAT - SPECIAL WALNUT



SOFFIT - BALCONY - WROUGHT IRON BM - 2124-10

	AQUILA EXTERIOR MATERIAL SCHEDULE	
<b>0</b> ,	Material	Colour
	Closs "A" Metal Roof	Charcool Gray
	e Cement Soffi	Roskport BM-HC-105
1.3	- Au	Charcoal Gra
2.1	Ibne Cement Shingles	Woodlone Rustic Series Carbon traits
22	Notused	
2.1	Hordy Ponel	tight mist
	Not used	
2.6	Sone	Franchisto .
2.1	Ups only c pre	Wrought Iron 844 - 2124 - 10
3.2	met disast trans	Wrought Iron BM = 2124 = 10
4.1	State was a state of the state	Charcoal Gray
4.2	Entry door painled a/w transom and	Sifewood - Old Master Gel Stain of w dear lop cool - Special Watrut
4.3	a pointed gorage	Charcoal filtay
4.4	Stochion glass guardrail system c/w glass cap	Chorcoal Gray
<b>5</b> ,1	massilve irealed wood	Stilewood - Old Marier GetSlain n/w dear top goal - Special Walnut
1.2	frished metal	Chargool Gray
5.3	leel   f panied firish!	Charmani Gray

These plans remain the ownership of Sterling Pacific

R EVISIONS
Maded for DP/Rezoring
DRC/Public Converted Revealance
01; 02; 03 Revisions

Aug 31, 2029 MAY 12, 2023 JULY 31, 2023



AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC UNIT B3

DRAWING

**ENTRY AND** BACK **ELEVATIONS** 

SCALE

AB3-4.03 AAY 12, 2023

SHEET





FRONT / ENTRY ELEVATION - CAMERA VIEW



BACK ELEVATION - CAMERA VIEW

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R EV IS ION \$
Issued for DP/Resouring
ORC/ Public Comment Rev
G1, G2, G3 Ravigions

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



PROJECT

AQUILA

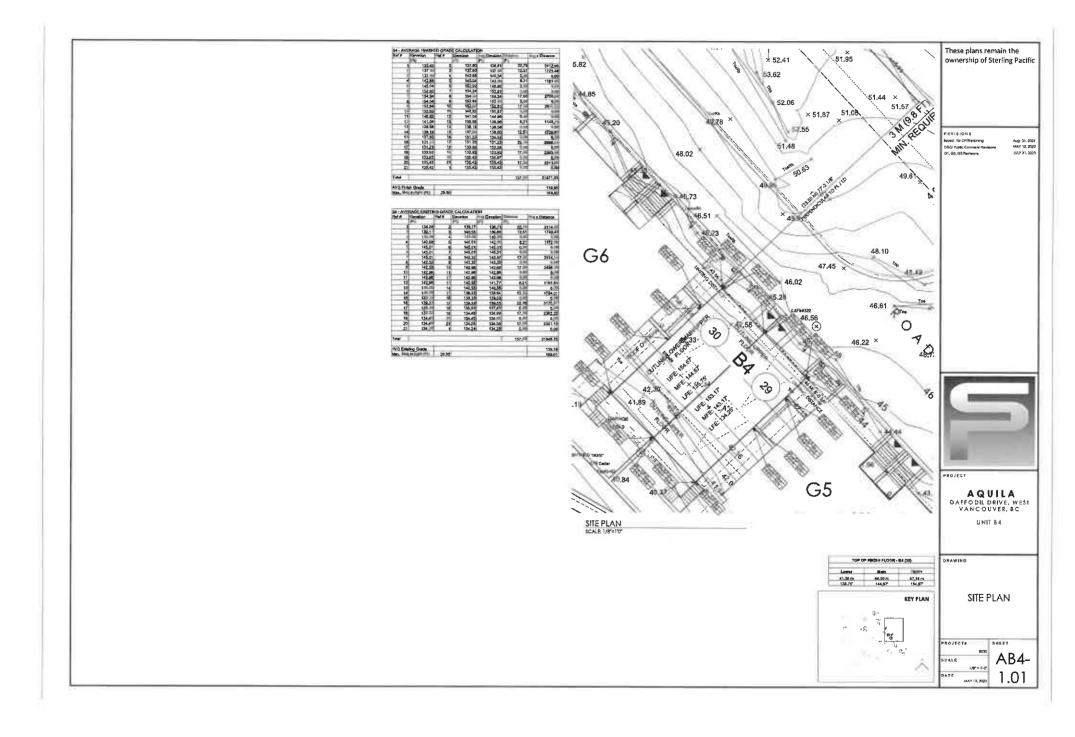
DAFFODIL DRIVE, WEST
VANCOUVER, BC

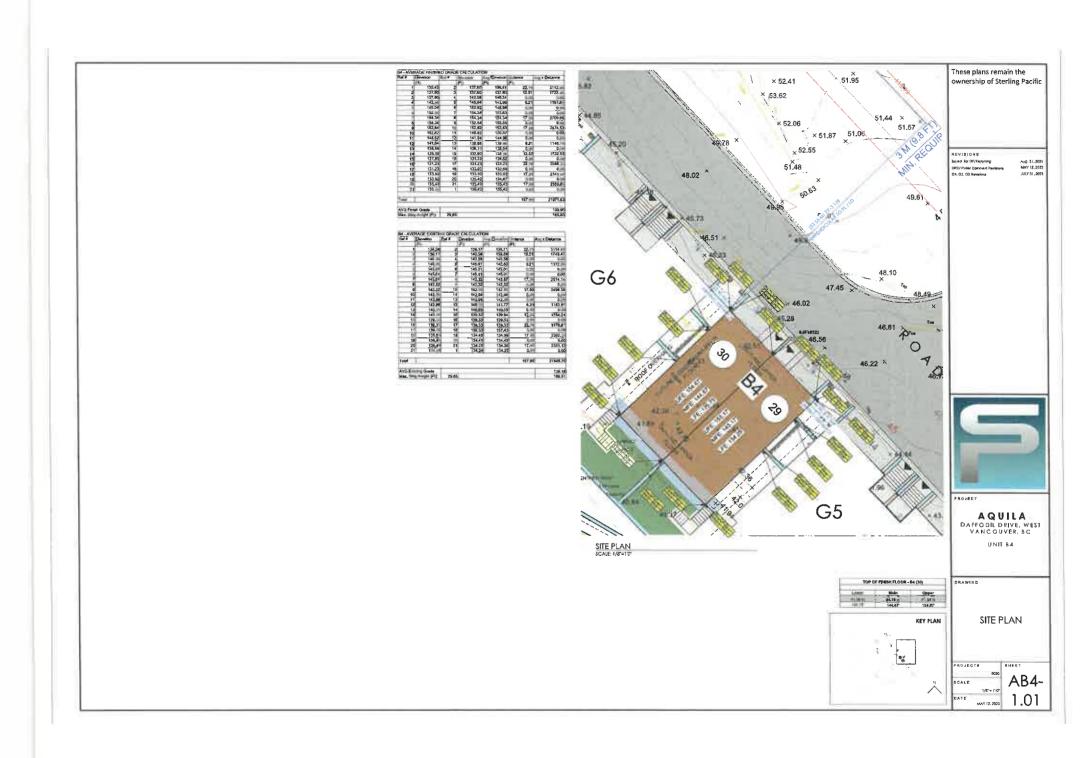
UNIT B3

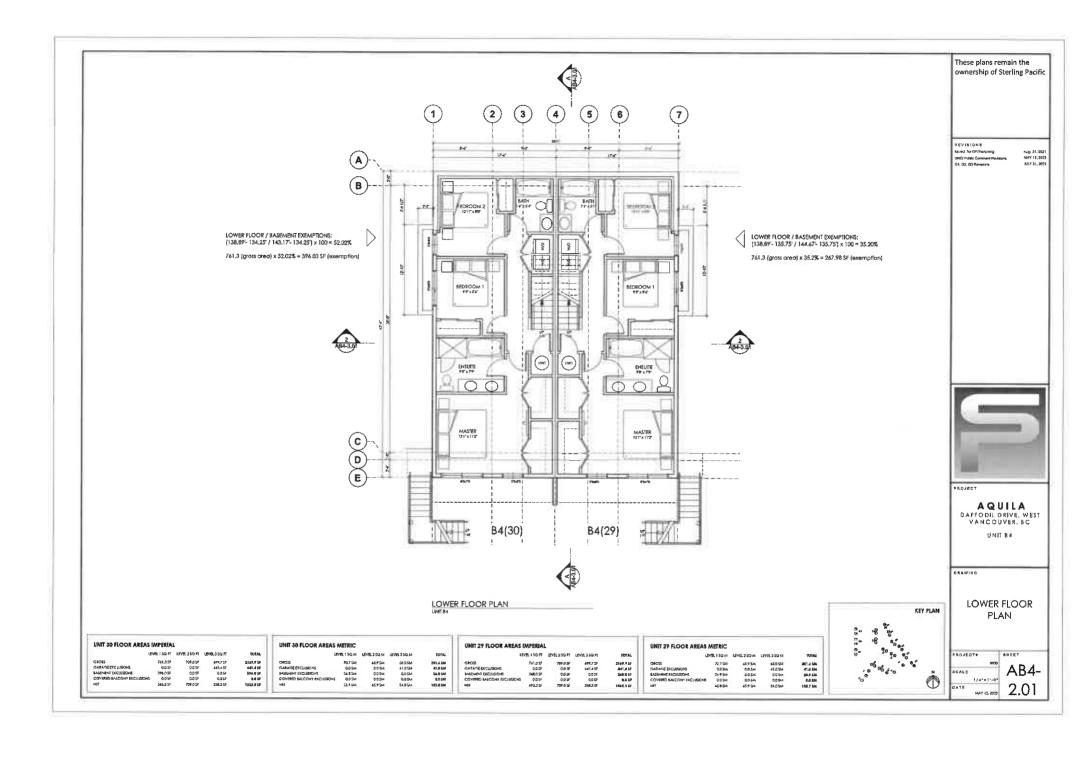
FORNT AND BACK **ELEVATIONS** -CAMERA VIEW

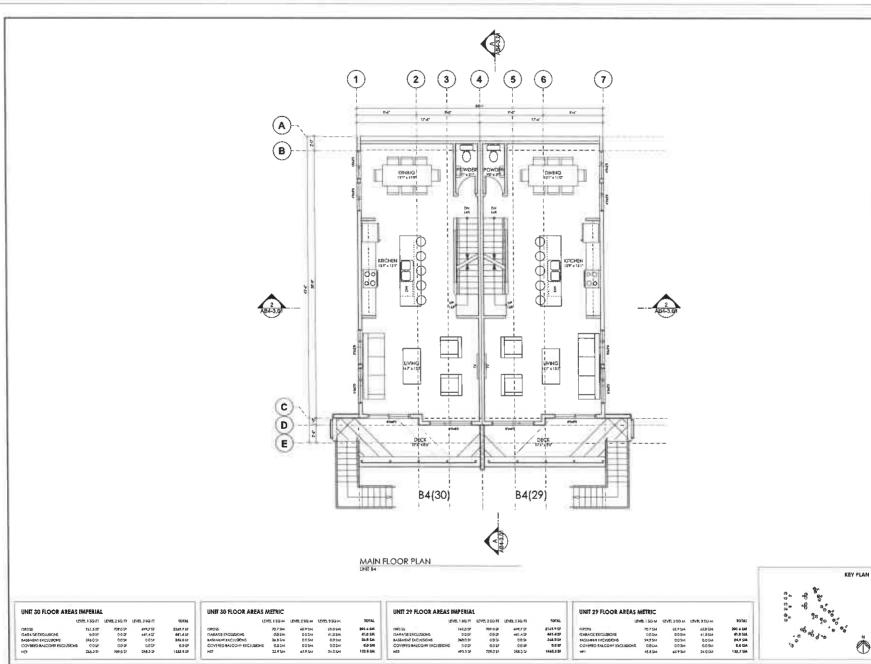
SHEET AB3-

4.05









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REVISIONS

BSUED FOR DEPTH OF THE PROPERTY OF THE PROPERT

Aug. 31, 2021 MAY 12, 2023 ARY 31, 2023



PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT 84

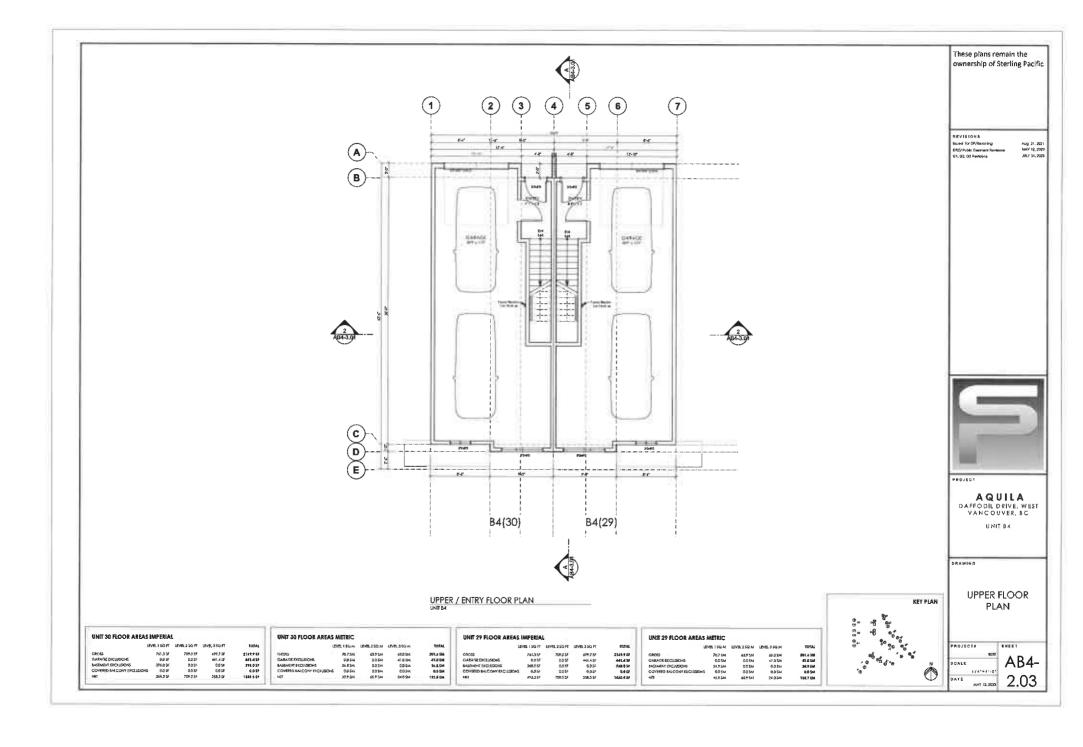
DRAWING

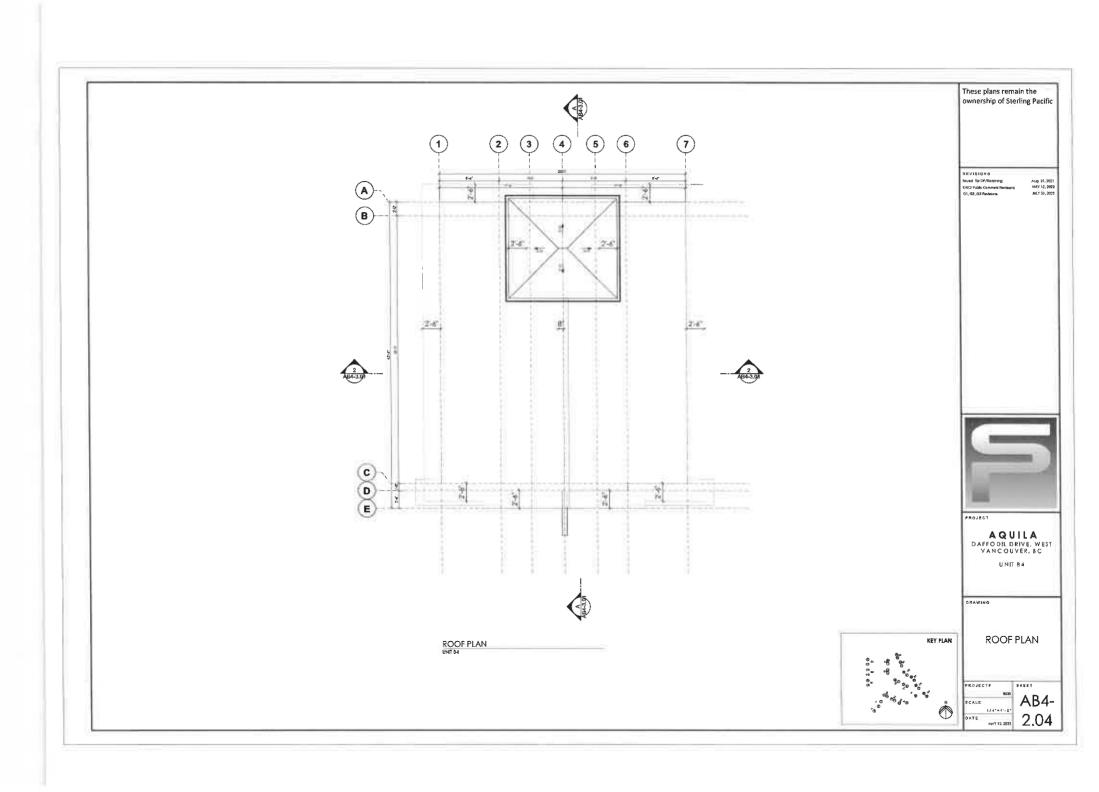
MAIN FLOOR PLAN

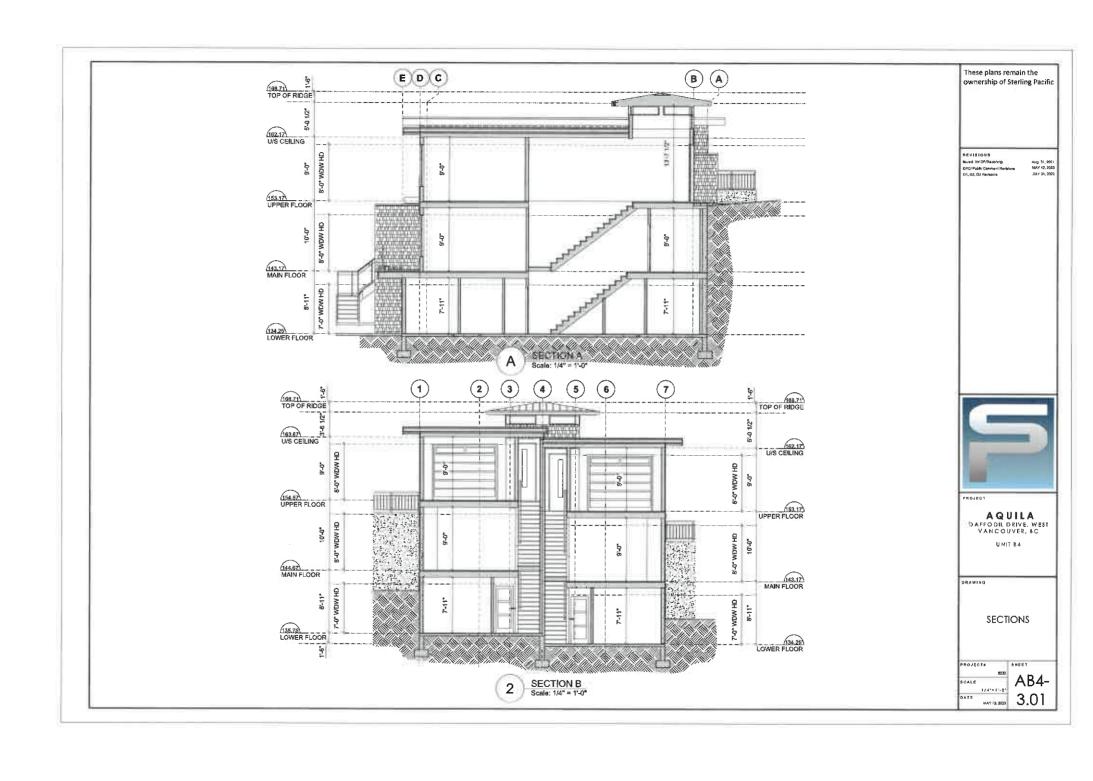
SHEET

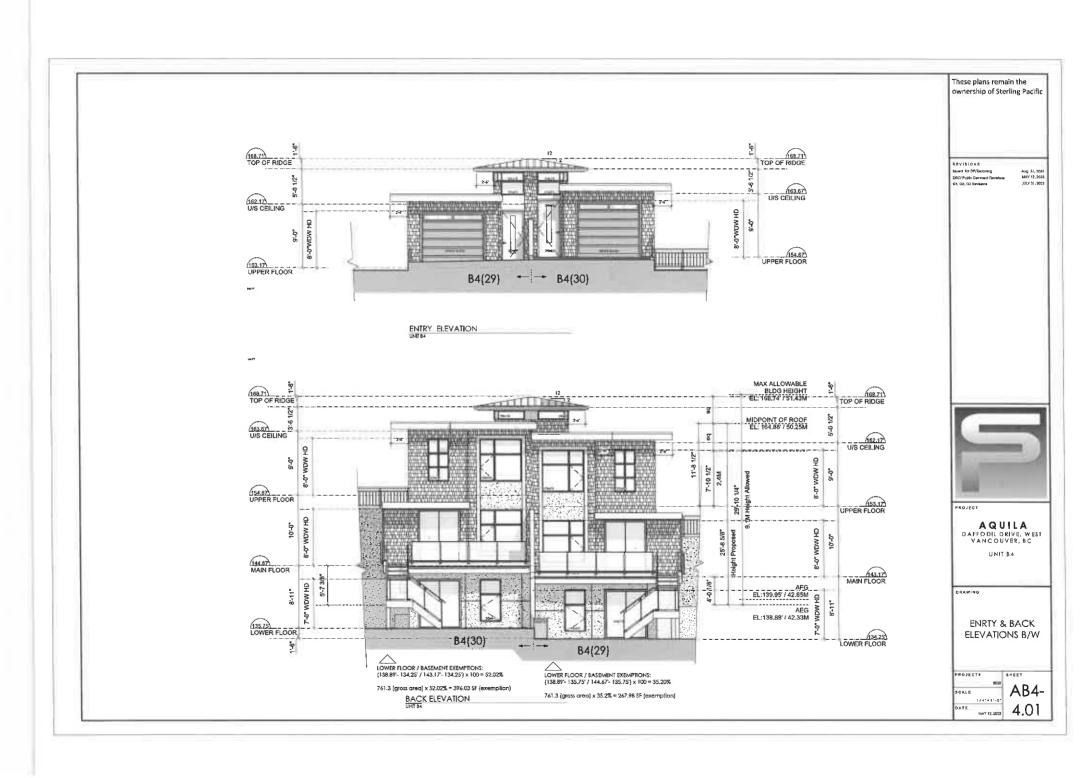
MAY 12, 2023

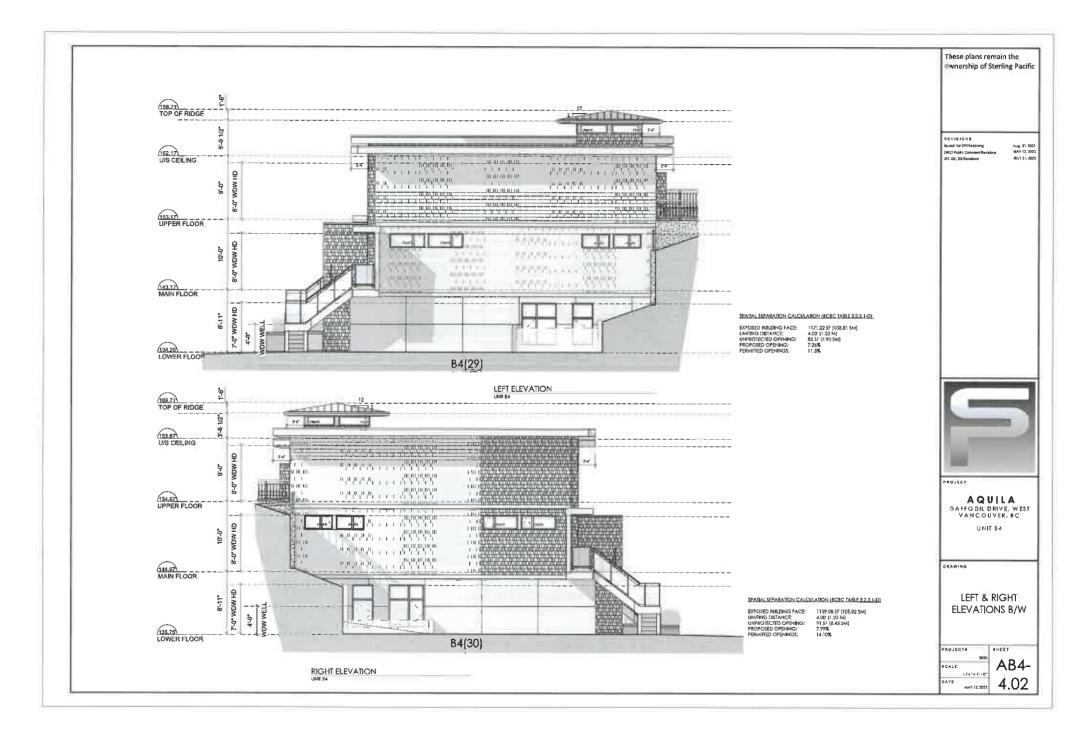
AB4-2.02



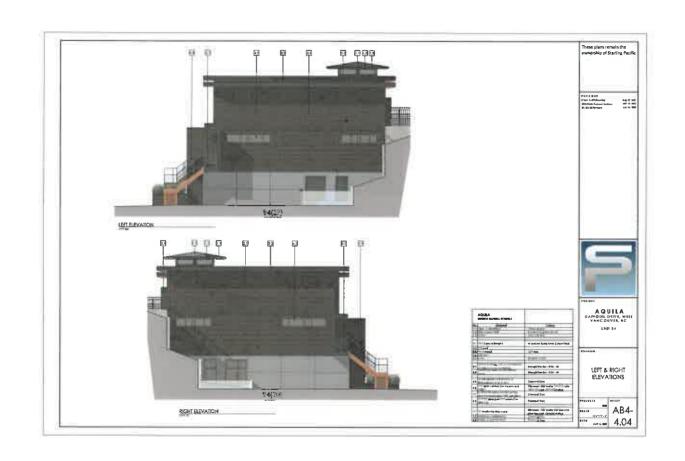




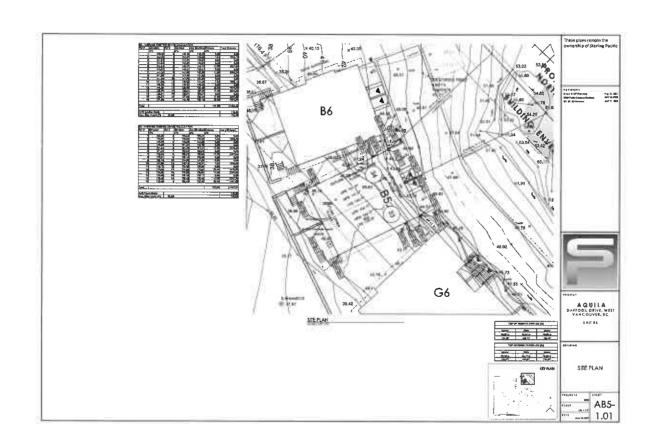


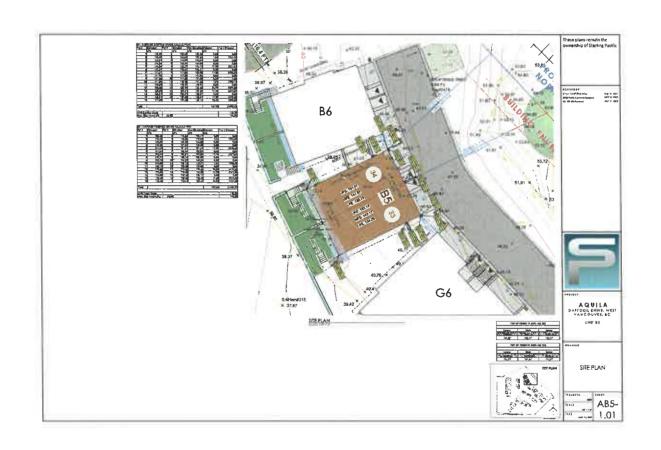


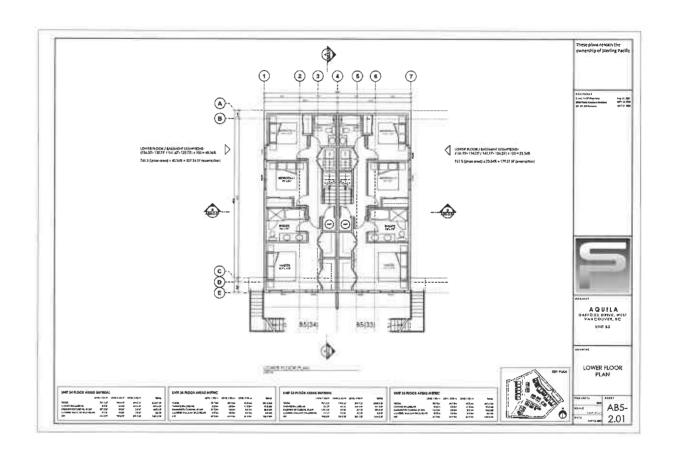


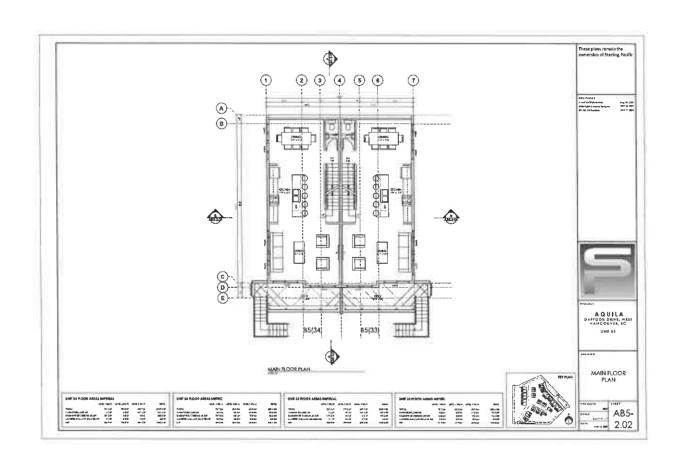


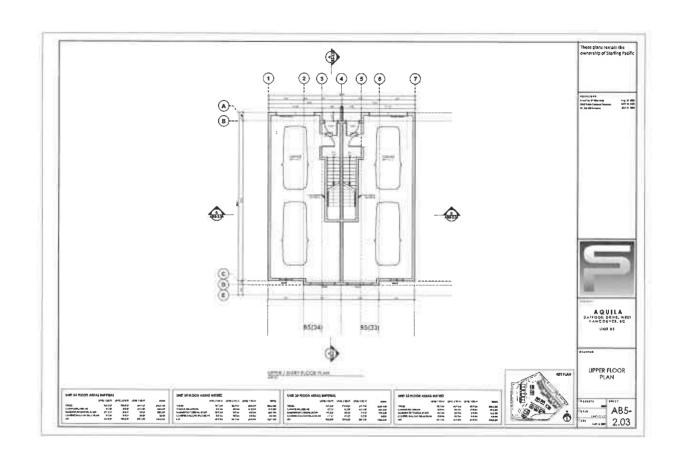


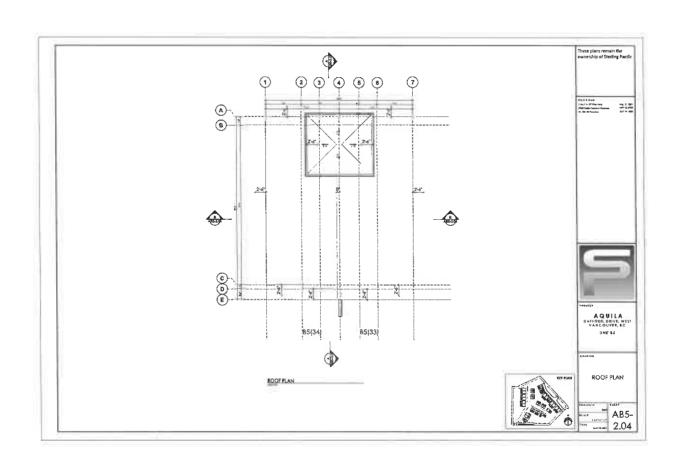


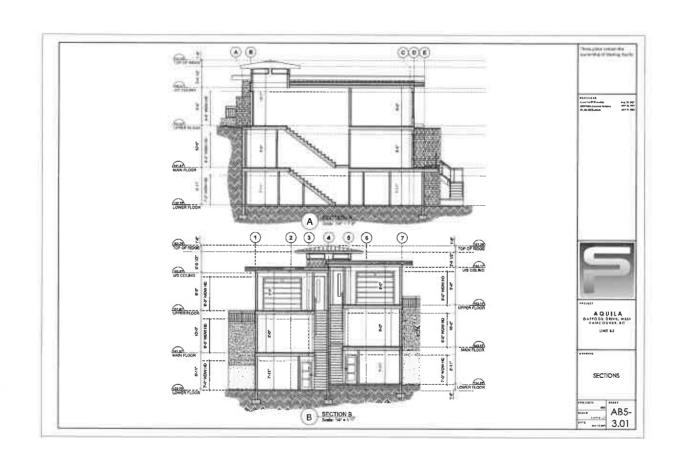


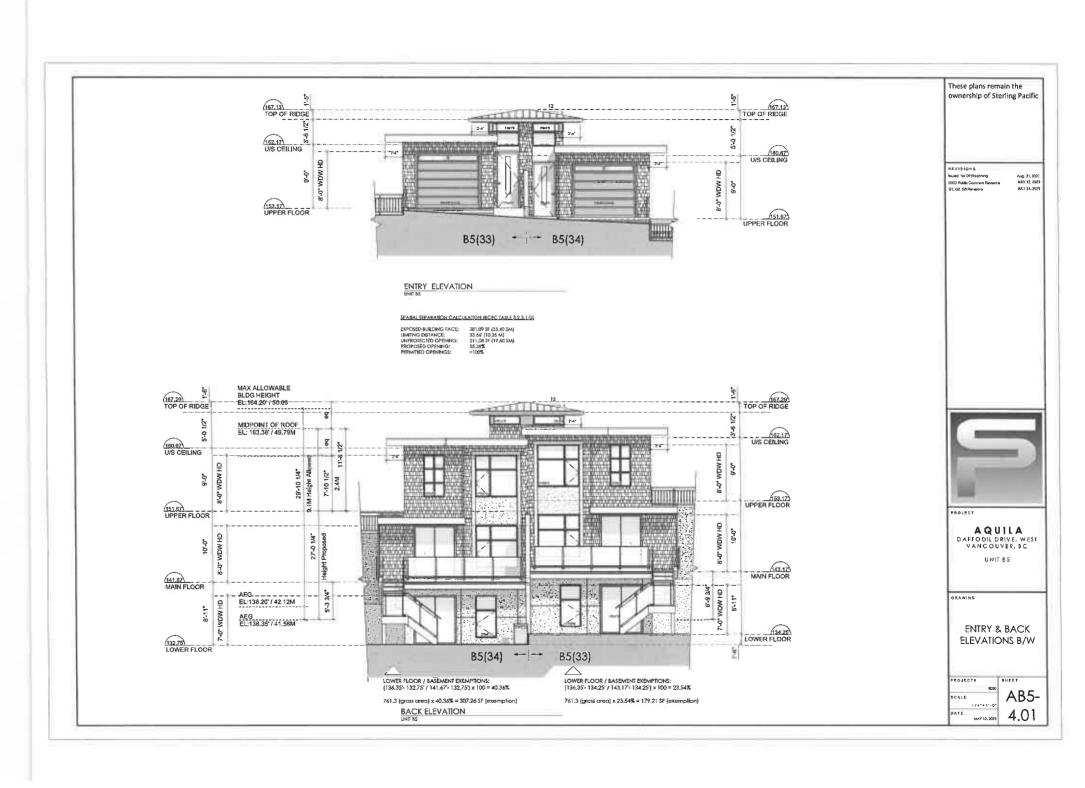


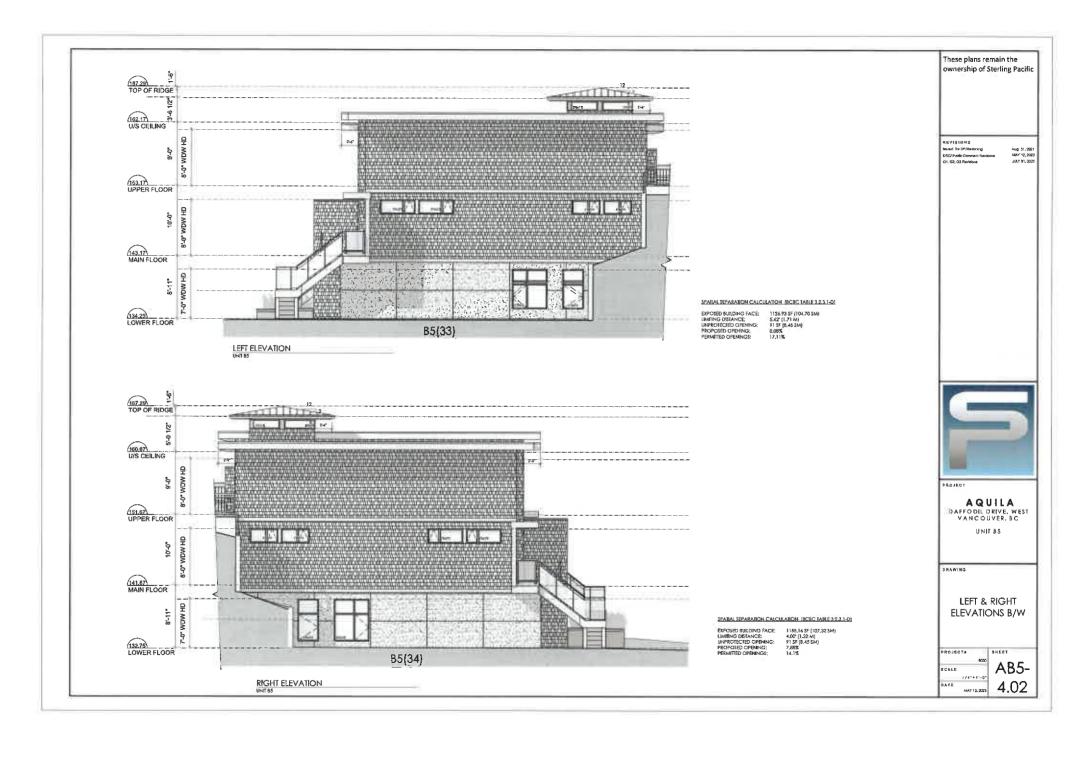














ENTRY ELEVATION



BACK ELEVATION



HARDY PANEL

FIBRE CEMENT \$HINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



21ONE CLADDING

METAL ROOF -CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GELSTAIN C/W CLEAR TOP COAT - SPECIAL WALNUT





SOFFIT - BALCONY - ROCKPORT GRAY BM - HC - 105 WROUGHT IRON BM - 2124-10

BALCONY -	

	AQUILA EXTERIOR MATERIAL SCHEDULE	
Vo.		Colour
	Class "A" Metal Roof	Characal Gr
	Rore Cement Sofft	Rockport 8A4- HC-105
1.3	Gulter	Charcool Gray
2.1	Fibru Cement Shingles	Woodlone Rustla Series Corbon Iroli
22	ofused	
1.1	fordy Panel	Light mist
24	- Pused	
2.5	tona	Barates Coatio
8.1	Ups balcony c c	Wrought from BM = 2124 = 10
3.2	And the second s	Wrought from BM - 2124 - 10
4,1	NICOSTA DE LOS	Charcoal Gray
4.2	Thy door painted c/w transom and	Stillewood - Old Master Gel Stain c/v stear top coat - Special Walnut
4.3	pranted grange	Chargool Gray
4.4	lochion gloss guardrail system c/w	Chaiseal Gray
5.1	Fire resistive treated wood	Silvewood - Old Master Get Stan of A stransfor cont - Special Watnut
5.2	Prefinished matel fr	Chartagal Geny
53	Steel 11st loonted finish)	Chargood Gray

These plans remain the ownership of Sterling Pacific

REVISIONS Nuers for DP/Rezoning DRC/ Public Conversel Revisione G1, G2, G3 Revisions

Aug. 31, 2021 MAY 12, 2023 JULY 31, 2023



PROJECT

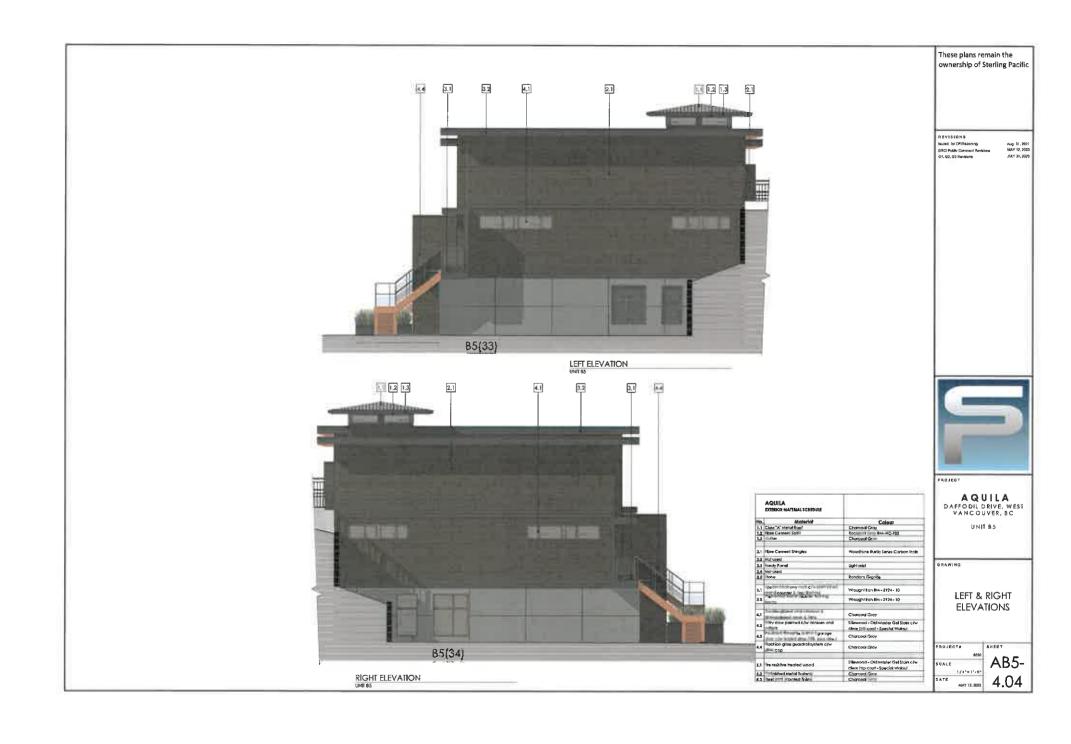
A Q UILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC
UNIT 85

DRAWING

ENTRY & BACK ELEVATIONS

8000 ALE 1/4°=1'40°

AB5-4.03





FRONT / ENTRY ELEVATION - CAMERA VIEW



BACK ELEVATION - CAMERA VIEW

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REVISIONS Issued for DP/Rezoning DRC/ Public Comment Revierche D1, D2, G3 Revelone

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



PROJECT

A Q UIL A
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT B5

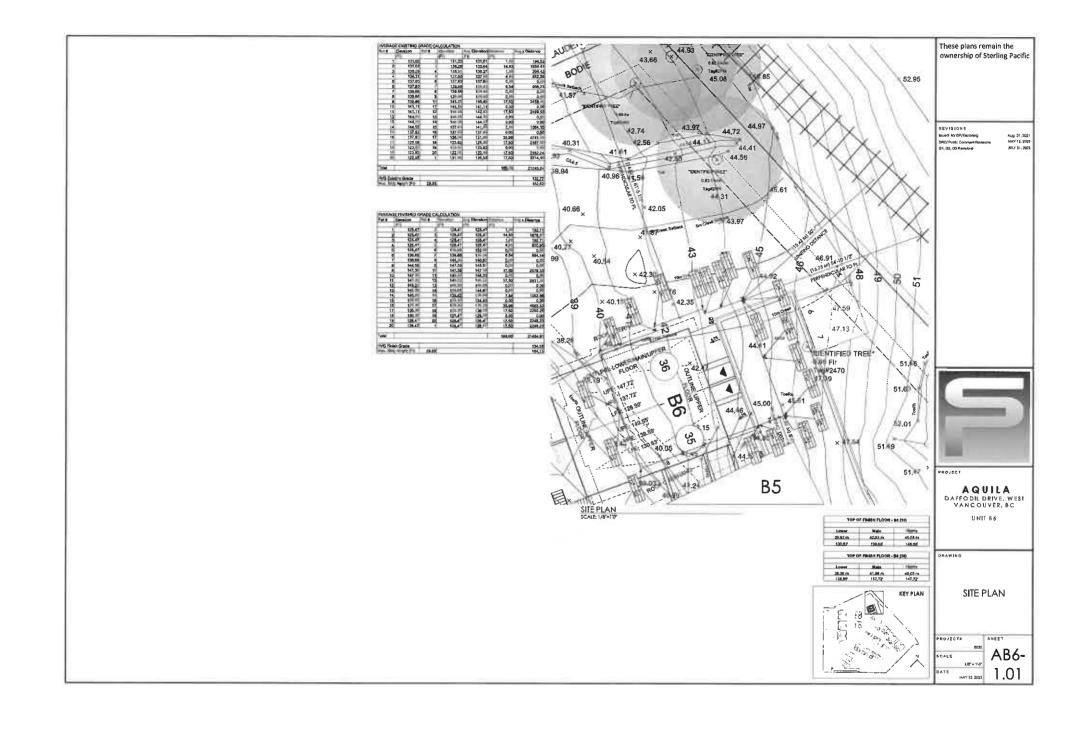
DRAWING

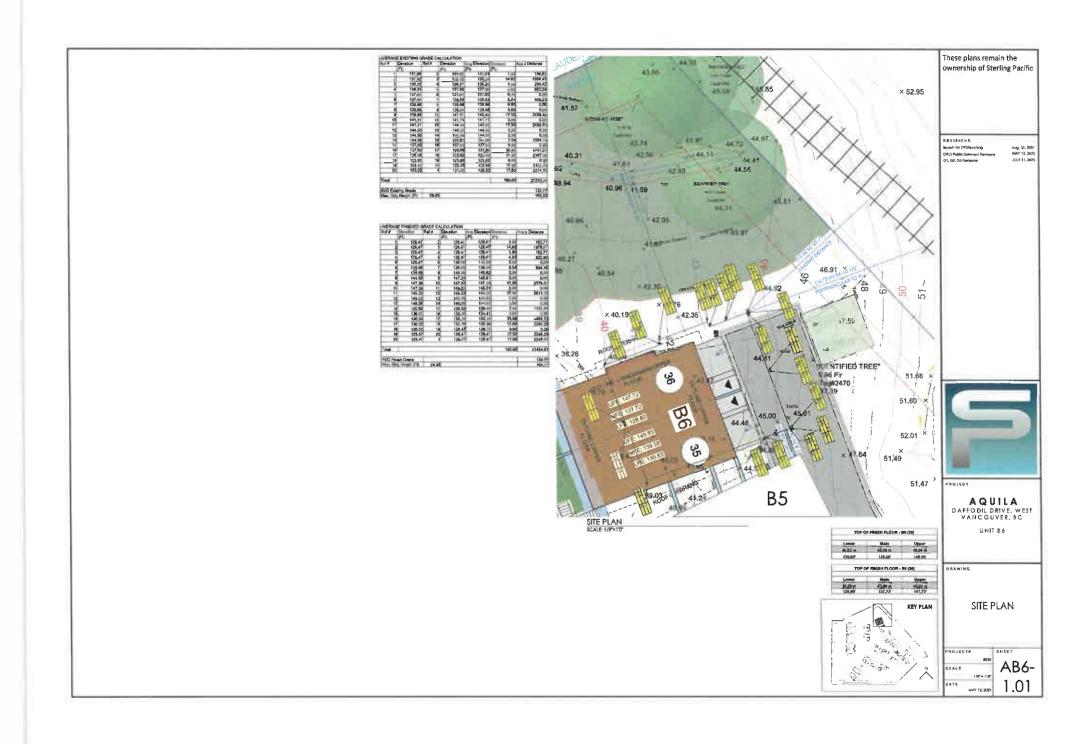
FORNT & BACK **ELEVATIONS** -CAMERA VIEW

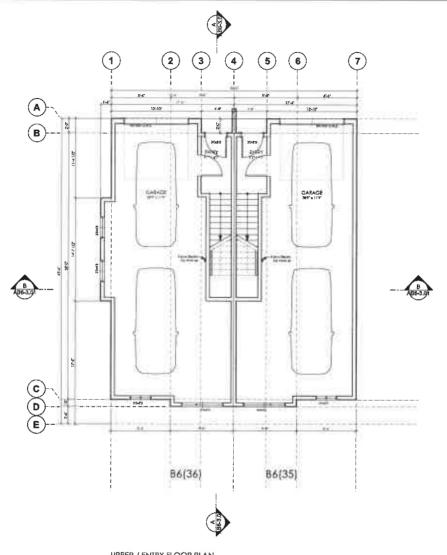
SCALE

AB5-4.05

SHEET







UPPER / ENTRY FLOOR PLAN

	TEAST 120 ha	LEVEL 25Q FT	LEVEL 3 SQ FI	TOTAL
GROSS	783.25F	730.9 SF	721.637	223LJ IJ
SARAGE EXCLUSIONS	0.0 SF	22.00	441,3 SF	441.3 1
BASEMENT EXCLUSIONS 44,50%	349.5 SF	0.0-58	0.03F	340.6 17
COVERED BALCONY EXCLUSION	0.035	0.636	0.055	0.0 17

UNIT 36 FLOOR AREAS	MENT			
	EVEL I SQ M	LEVEL 250 M	LEVEL 35Q M	1074
GROSS.	72 8 SM	67.9 SAA	67.0 SM	207.7 (4
GARAGE EYCLURONS	0.0 SML	0.05M	41,0 3/4	41.0 (
BASEMONT EXCLUSIONS 44.50%	32 4 5M	0.0544	D.0 5M	32.4 K
COVERED BALCONY EXCLUSION	DOSM	0.93M	D.D SM	0.0 8
MET	40 4 514	47.7 SM	26.0 SM	194.14

UNIT 35 FLOOR AREAS	ENII CIGIFO			
	LEVEL I SO FT	LEVEL 2 SKI PT	FEAST 92-0 LL	1074
GROSS	761,258	709,0 \$F	699.7 SF	2169.93
<b>GARAGE EXCLUSIONS</b>	U.D SF	0.D SF	441.3.5F	441,2 1
BASEMENT EXCLUSIONS 23.99%	182,6 SF	Q.O.S.F	0.05	182.4
COVERED BALCONY EXCLUSIONS	0.034	12 0.0	0.0 5#	0.01
HET	578,6 SF	709.0 SF	258.4 SF	1546.0

UNIT 35 FLOOR AREAS	MEIRIC			
	LEVEL I SQ AC	LEVEL 2 SQ M	LEVEL 350 AL	TOTAL
GROSS	70.7 SA1	65.7 544	65.0 SM	201.a Sie
GARAGE EXCLUSIONS	DDSM	MZOS	41.0 564	41.0 SM
BASEMENT EXCLUSIONS 23,99%	17.0 SM	0.0 \$M	0.0 Sas	17.0 \$8
COVERED BALCONT EXCLUSIONS	MEGO	0.0 \$24	0.0 SA1	0.0 \$14
NET	53.8561	65.9 S/A	24.0 SM	145.6 EA

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC DRAWING

KEY PLAN

UPPER FLOOR PLAN

UNIT B6

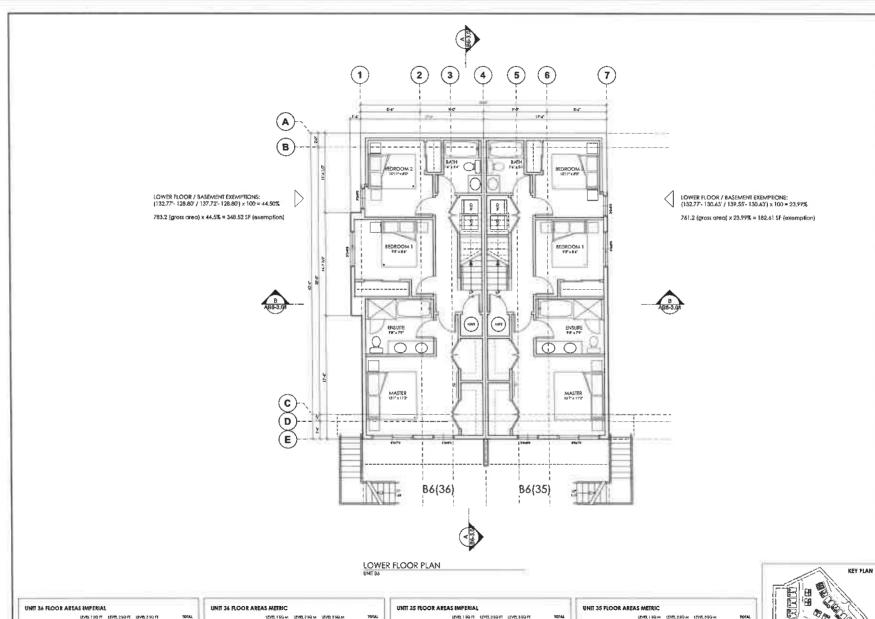
PROJECT

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R EVISIONS issued for DF/Recoring ORC/Public Convincin Revisions 31, Q2, G5 Revisions

Aug. 31, 2021 MAY 12, 2023 JULY 31, 2023

PROJECTA	SHEET
8030	. ~ .
5CALE 1/4"# 3"+0"	AB6-
DATE	0.00
MAY 12, 2023	2.03



GROSS
GARAGE EXCLUSIONS
SASSIGNED EXCLUSIONS 23,99%
COVERED BARCOHY EXCLUSIONS
NET

741.25F 0.05F 162.45F 0.05# 578.65F

709,0.5F 9.0 SF 9.0 SF 0.0 SF 709,0 SF 499,7 SF 441,3 SF 0.0 SF 0.0 SF 258,4 SF 2147.757 441.317 162.459 0.617 1544.657

GROSS
GARAGE EXCLUSIONS
BASEMENT EXCLUSIONS 23.99%
COVERTO BALCONT EXCLUSIONS
NET

70,7 SM 0.0 SM 17.0 SM 0.0 SM 53.6 SM

65,9 SM 0 0 SM 0 0 SM 0 0 SM 45,9 SM

45,0 SM 41,0 SM 6,0 SM 0 0 SM 24,0 SM

201 4 SAL 41.0 SAL 17.0 SAL 0.0 SAL 143.4 SAL

2238,7 SF 441,3 SF 248,6 SP 0,0 SF 1446,7 SF

769.2 SF 0.0 SF 346.5 SF 0.0 SF 434.7 SF

GRCISS GARAGE EXCLUSIONS

730.9 SP 0 0 SF 0 0 SF 0.0 SP 730 9 SF

721.6 SF 441.3 SF 0.0 SF 0.0 SF 289.3 SF

GROSS
GARAGE EYCLUSIONS
BASEAGHT EXCLUSIONS 44.005
COVERED BALCONY EXCLUSIONS
NET

72.8 San O D San S2.4 San DD San 40.4 San

67.0 SM 41.0 SM 0.0 SM 0.0 SM 36.0 SM

207.7 DA 41.0 SIA 32.4 EIA 0.0 SIA 134.3 SIA

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REVISIONS

Issued for DP/Resorring 01. 02. 03 Ravelor

Aug 31, 2021 MAY 12, 2023 JAY 31, 2023



PROJECT

AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC

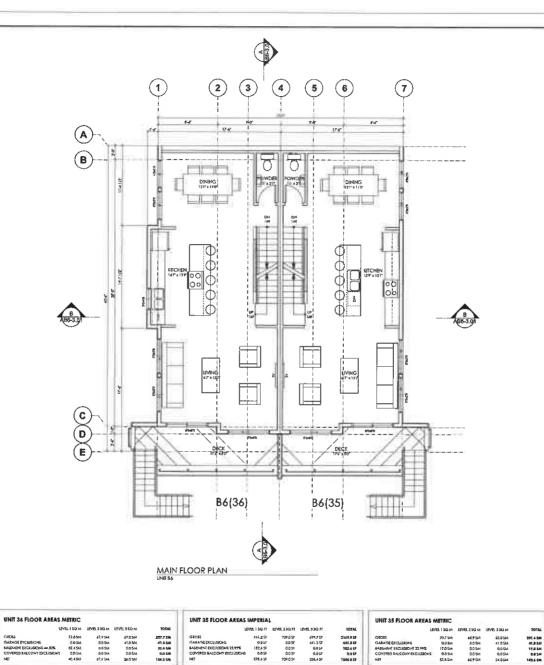
UNIT B6

DRAWING

LOWER FLOOR PLAN

MAY 12, 2073

SHEET AB6-SCALE 1/4"-1"-0" 2.01



UNIT 36 FLOOR AREAS IMPERIAL

GROSS 783.2 ST GARA/SE EXCURSIONS 0.0 SF BASEMENT EXCLUSIONS 44.50% 348.53% NOT REPORT EXCLUSIONS 0.0 SF NOT 434.7 SF

TEVEL I SOFT LEVEL 2 SOFT LEVEL 3 SOFT

721.6 SF 441.3 SF 0.0 SF 0.0 SF 280.3 SF

221E.7 59 441.2 1P 348.5 5P 0.0 5P 1445.7 5P

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REVISIONS

kayed for DP/Resorving SRCJ Public Comment Revision G1, G2, G3 Revisions

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, 8C

UNIT B6

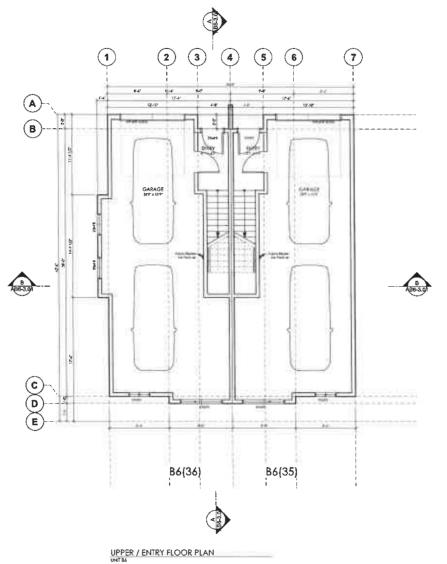
DRAWING

MAIN FLOOR PLAN

PROJE
SCALE
DATE

KEY PLAN

PROJECTS	84661
8030	A D /
SCALE	AB6-
1/4"=1"-0"	
DATE MAY 12, 2023	2.02



R EV I S I O N S Saued: for GP/Rezoning DRCZ Public Commant Revisions G1; G2; G3 Ravisions Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



PROJECT

AQUILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

DRAWING

KEY PLAN

UPPER FLOOR PLAN

AB6-

SCALE

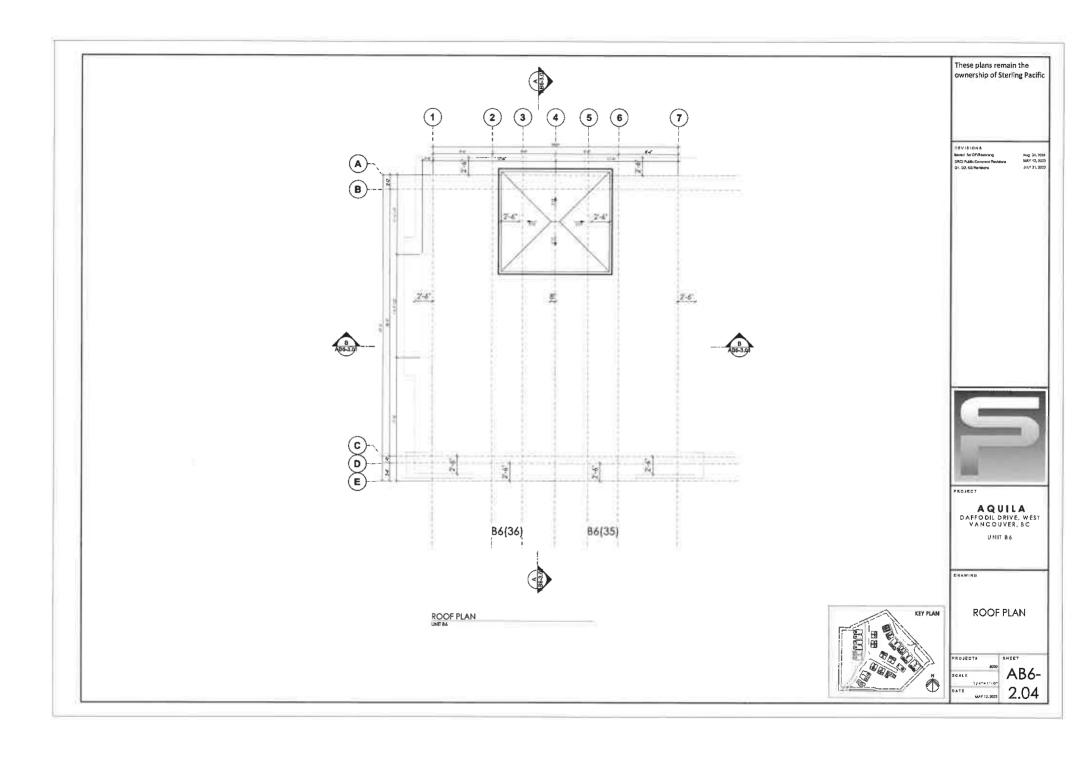
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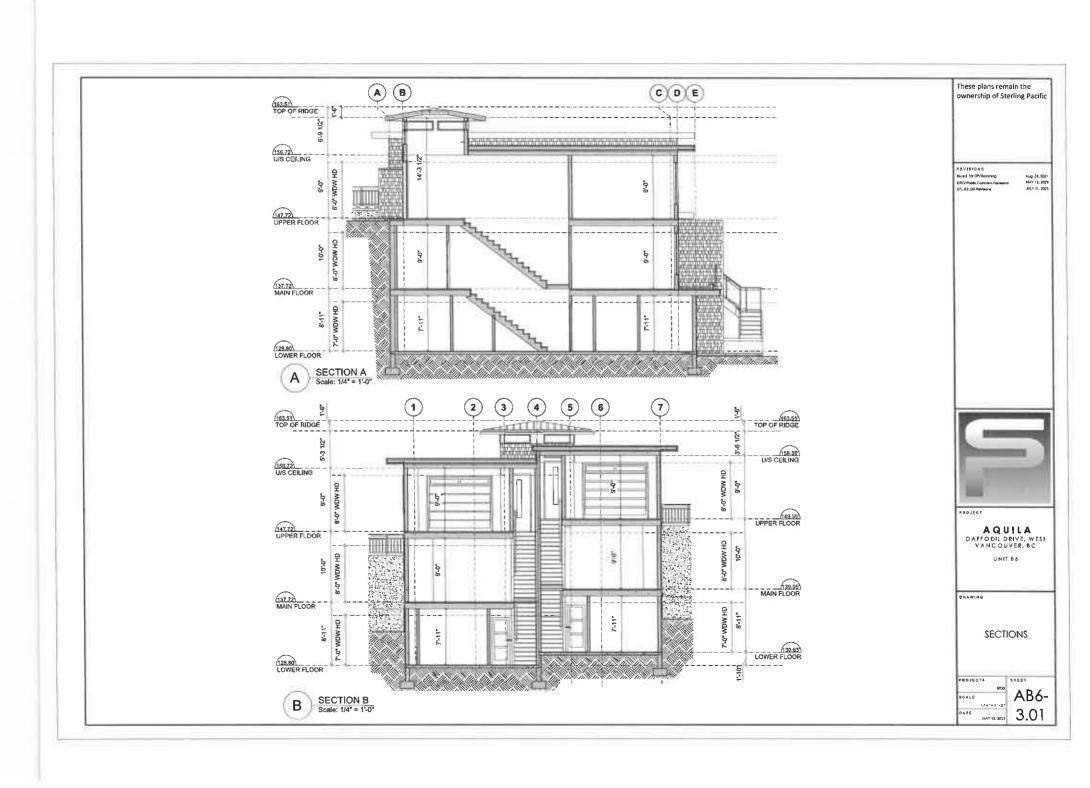
UNIT 36 FLOOR AREAS		•		
LE	VEL 1 SQ FT	LEVEL 2 SQ:FI	LEVEL 3 SQ PI	TOTAL
GRCSS	783.25F	730,95	721.655	2216.7 (
GARAGEEXCLUSIONS	ODSF	0.0%	441.335	441.3 51
BASEMENT EXCLUSIONS 44,50%	349.5 SF	42 0.0	0.03F	348.E 61
COVERED BALCONY EXCLUSIONS	0.0 SF	D.D SF	0.6 SF	0.0 \$1
NA .	434.7 SF	730 9 51	280.3 \$4	1445.911

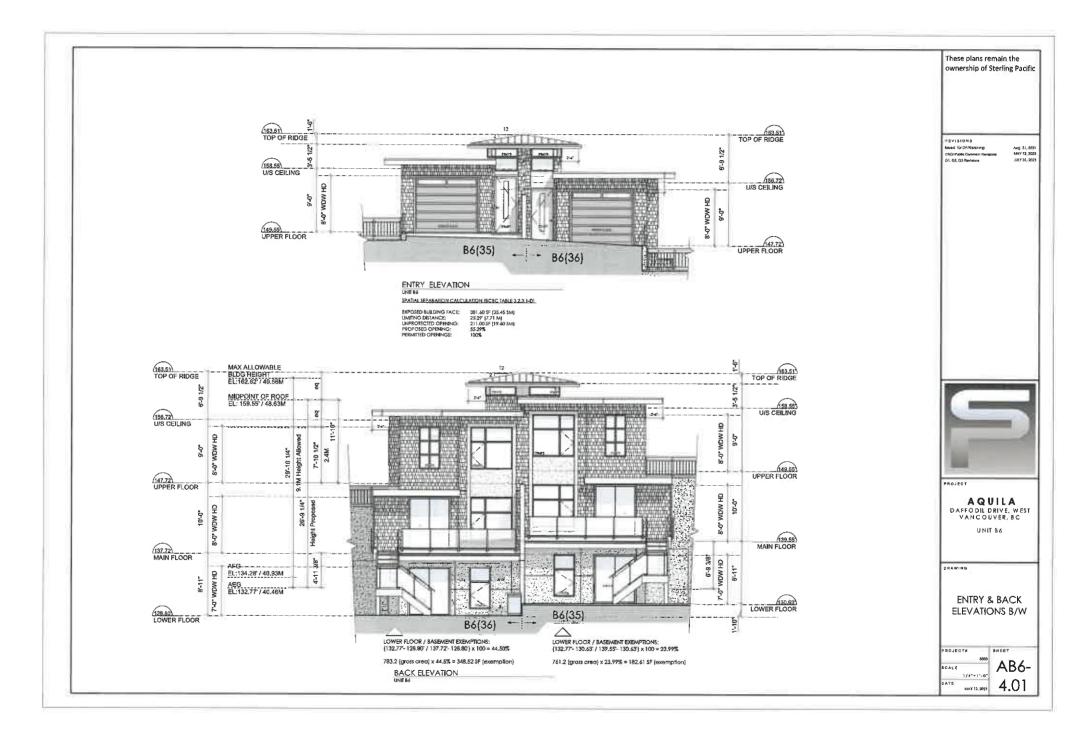
UNIT 36 FLOOR AREAS				
	VEL I SULM	CEVEL 2 SQ M	LEVEL 3 SQ M	total
58088	72.6 SA	47.9 SM	67.D SM	307.7 \$8
GARAGE EXCLUSIONS	0.0 SM	0.0344	41.0 584	4T.0 SH
BASEMENT EXCLUSIONS 44.50%	32.4 SM	0.0 24	0.0 SA4	22.4 54
COVERED BALCONI EXCLUSIONS	0.0544	0.0 534	0.0 SA4	0.0 16
NET	40.4 SM	67.7 534	24.0 SM	134.3 5/4

Lev	ABL I SQ FI	UEVEL 25Q FT	CEAST 3 203 EL	TOTAL
GROSS	741,25#	709.0 SF	499,T SF	2749.934
GARAGE EXCLUSIONS	0.0 SF	0.056	41.315	441.9 11
BASEARFAT EXCLUSIONS 23.99%	182,6 SF	0.0 \$F	0.0.5F	182 4 1
COVERED BALCONY EXCUSIONS	0.035	0.0 \$8	0.D SF	0.0 0
NEI	578.656	709.0 SF	258.4 SF	1544.0 \$

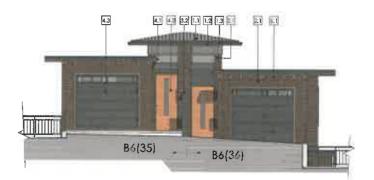
LP:	EL I SQ M	LEVB 25Q M	LEVEL 5 SQ M	TOTAL
GROSS	70.7 SA4	65.9 SM	68.D SM	201.4 59
GARAGE EXCUSIONS	W200	D O SAL	41.0 SM	41.038
BASHMENT EXCLUSIONS 23.99%	17,05M	0.02/4	0.0241	17.0 58
SHOREHOUSE THOO IN B GENEVOOD	M2 C.O	MAGO	0.0 SA1	0.0 \$4
NET	51.8 S/A	45.9 SAL	240594	143.4 5/4











ENTRY ELEVATION









METAL ROOF -CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GEL STAIN CAW CLEAR TOP COAT - SPECIAL WALNUT





SOFFIT -ROCKPORT GRAY BM - HO



PROJECT.	
AQ	UILA
	DRIVE, WEST

REVISIONS bland for DF/Resoring DRC/ Public Commant Revisions 61, G2, G3 Revisions

Aug 31, 2021 NAY 12, 2023 JALY 31, 2023

UNIT B6

RAWING

ENTRY & BACK **ELEVATIONS** 

PROJECTE	SHEET
8030	ADZ
1/4*=1/*0*	AB6-
DATE MAY 12, 2023	4.03
MAY 12, 2023	4.03

FIBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS

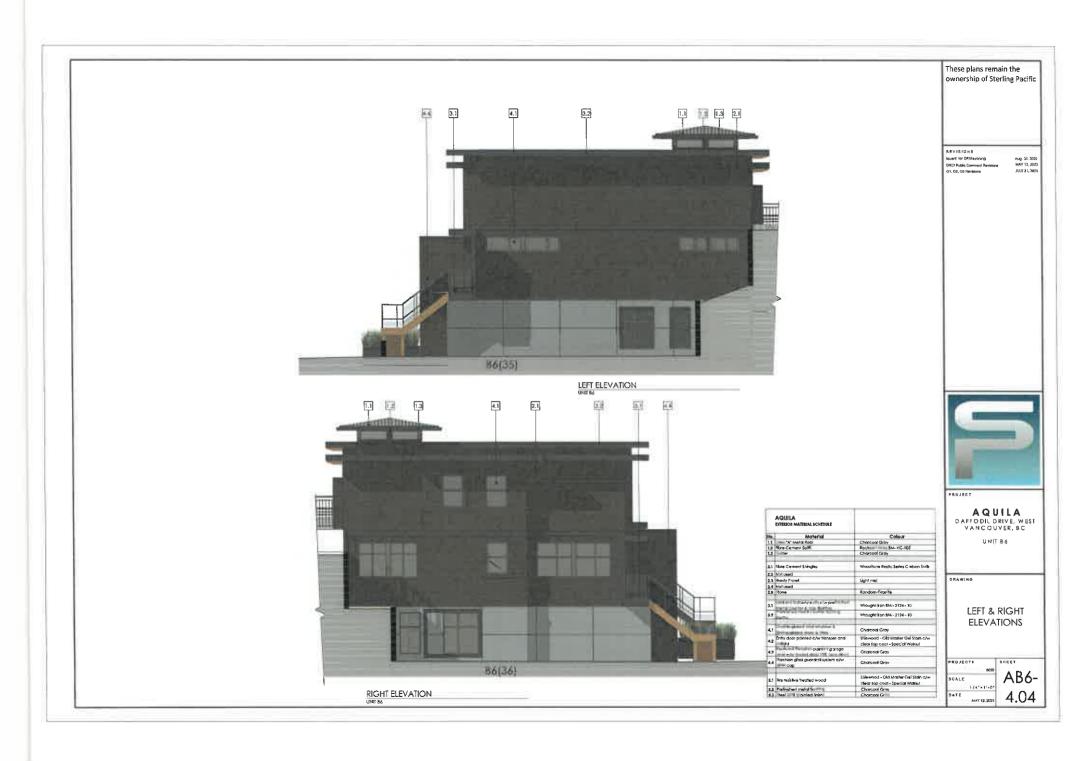


STONE CLADDING



C - 105	BALCONY - WROUGHT  RON BM - 2124-10

	AQUILA Ecresco material schedule	
۹ø.	Majerial	Colour
	Class "A" Metal Root	Charcoal Gray
1.2	Rore Comeni Soffit	Rog - BM- HC-105
1.3	utle	Charsool Gr
21	Fibre Cement Shingles	Woodlone Rusiic Series Carbon In
22	Not used	
23	Youdy Powel	Light mist
24	Not used	
25	Tone	Rondom Granite
1,1	entire law ony care Care and the	Wrought fron BM - 2124 - 10
3,2	ALCOHOLOGISTICAL ALCAG	Wrought fron 8M - 2124 - 10
4,1	State group or province 8. Strangelies son 3. Tree	Charcool Gray
4.2	hv daar pointed a/w transom and	Sillewood - Old Master Gel Slain c dear top coat - Special Walnut
4.3	s pante garage	Charcoal Gray
4.4	flootrion gloss guardrail system c/w	Charcool Gray
II		
5.1	Fire resistive treated wood	Sillewood - Old Moster Gel Stain o clear top coot - Special Wateri
5.2	Prefinished metal for	Charcoal Gray
63	Steel 1 printed	Charcool





FRONT / ENTRY ELEVATION - CAMERA VIEW



BACK ELEVATION - CAMERA VIEW

#EV1810 N 8 Issued for DF/Resoring GRC/ Public Comment Rev 61, 62, 63 Paylatons

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



ROJECT

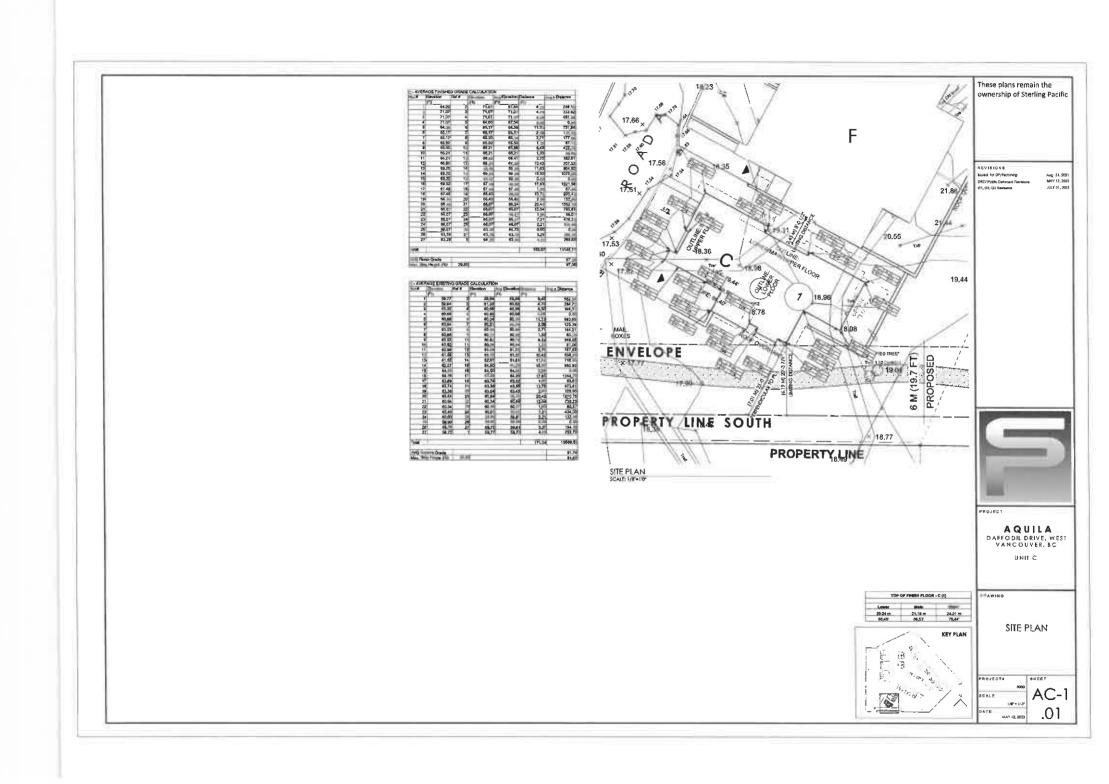
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT B6

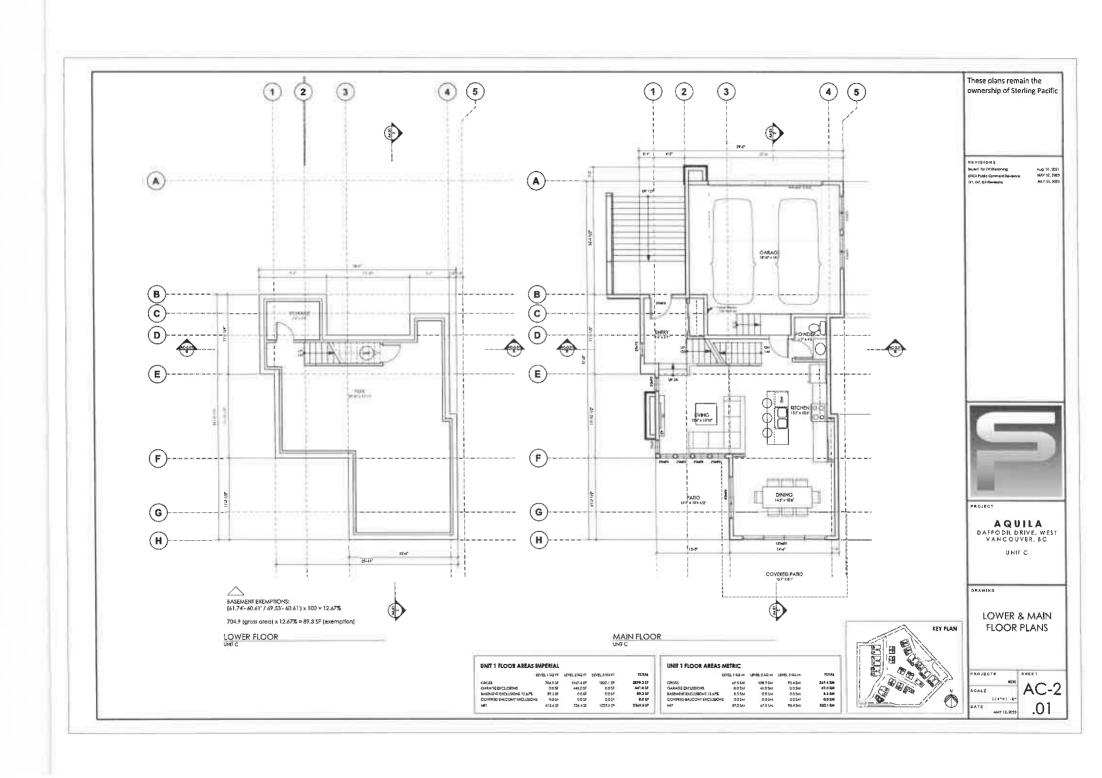
PRAWING

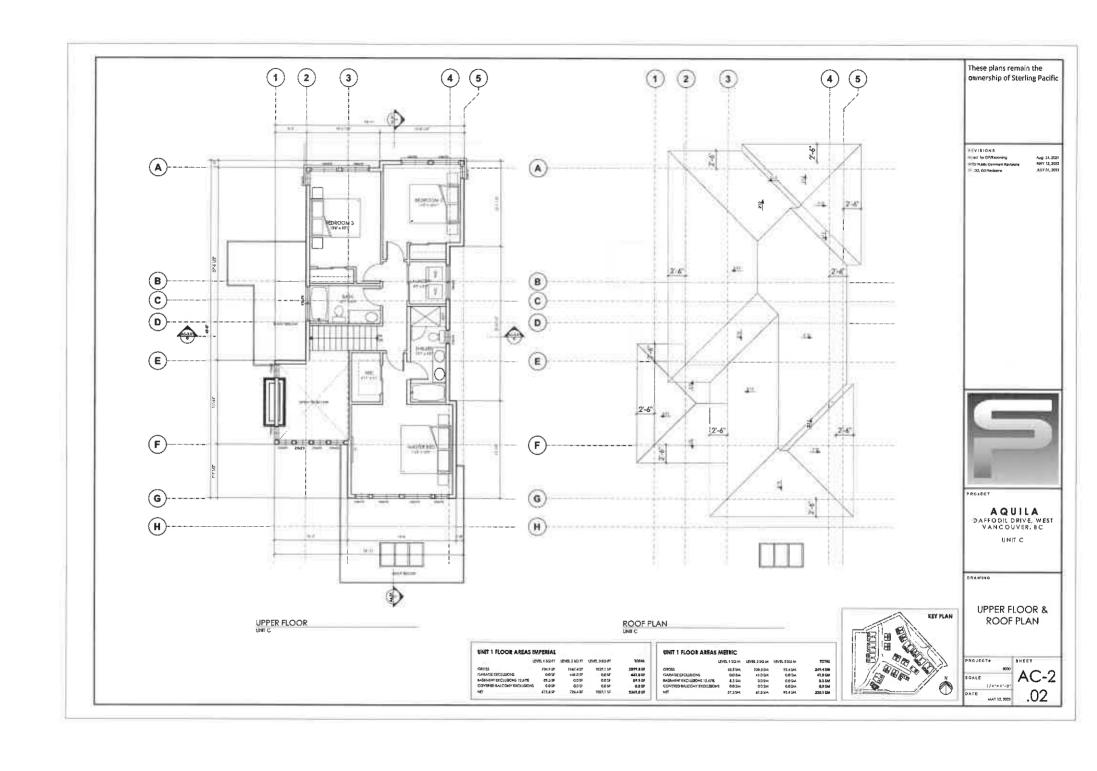
FRONT & BACK ELEVATIONS -CAMERA VIEW

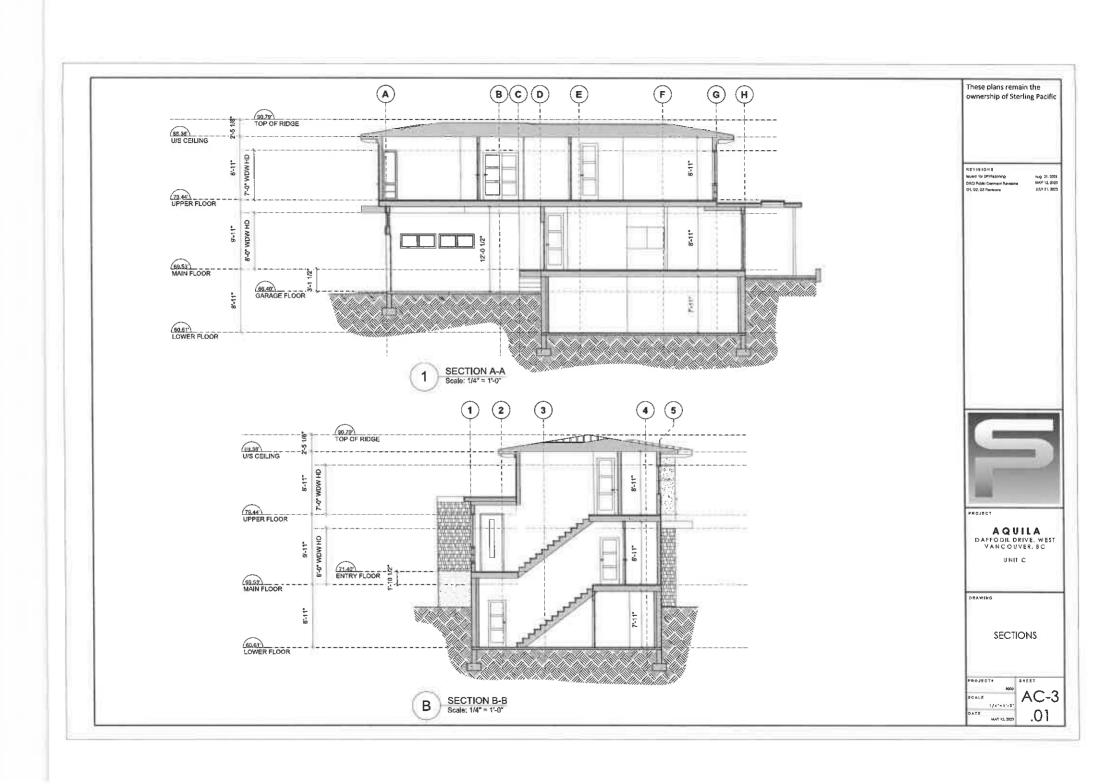
AB6-MAY 12, 2023 4.05

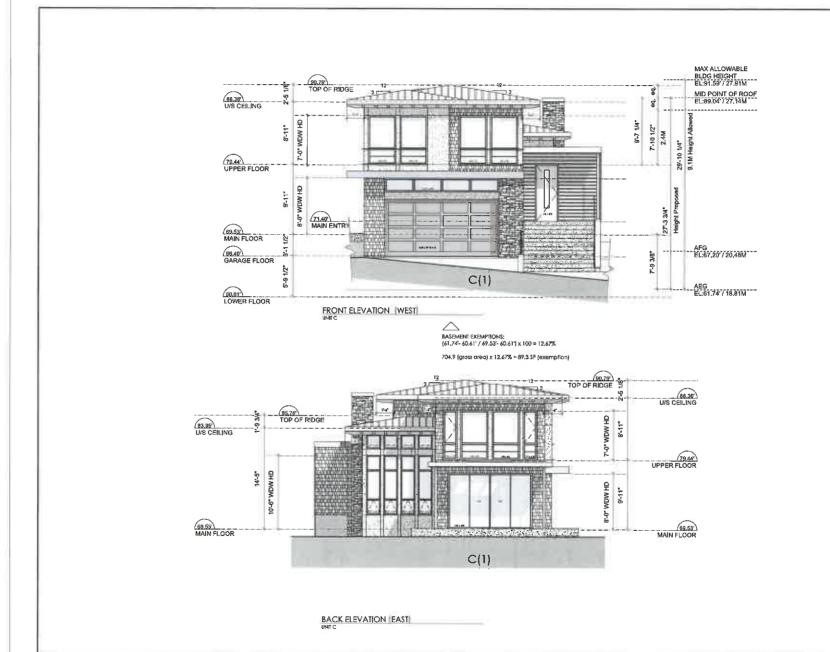












R EVISIONS Issued for DP/Resoning ORC/Public Common Rev O1, Q2, Q3 Revisions

Aug 31, 2029 BAY 12, 2023 JULY 31, 2073

PROJECT

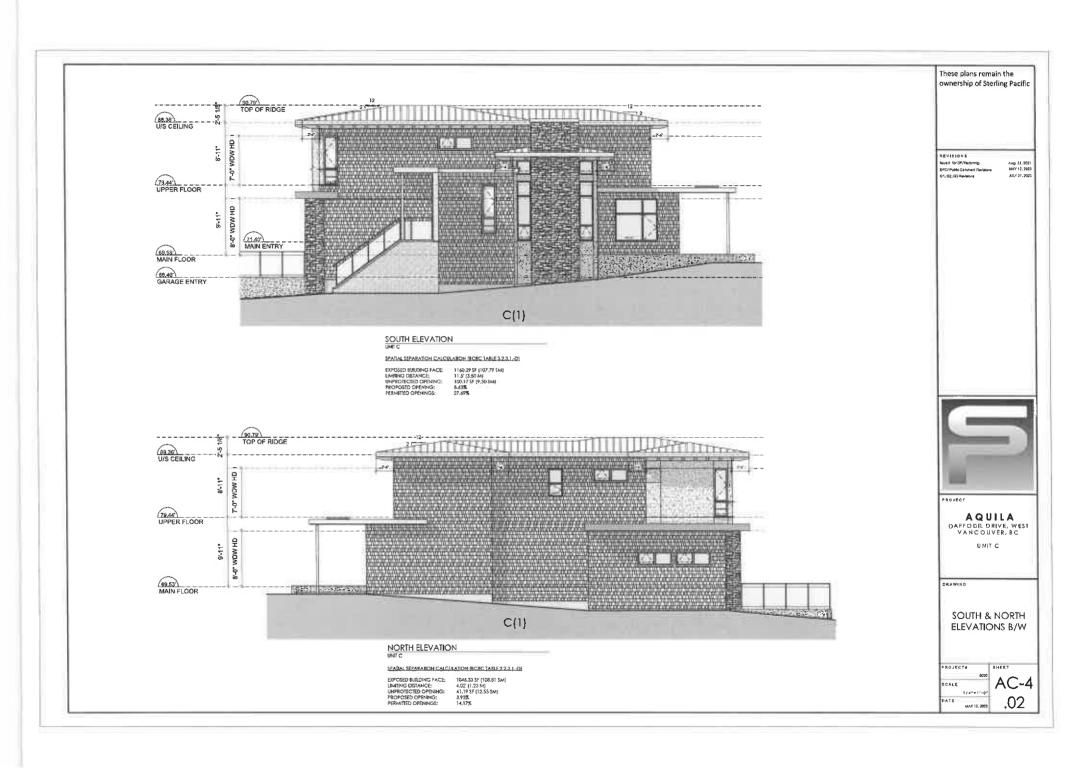
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT C

DRAWING

FRONT & BACK **ELEVATIONS B/W** 

PROJECTS SHEET 1/4"=1"x0") .01





FRONT ELEVATION WEST



BACK ELEVATION (EAST)





FIBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



STONE CLADDING

METAL ROOF -CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GELSTAIN C/W CLEAR TOP COAT - SPECIAL WALNUT

WINDOW / FASCIA/ BARGE BOARDS & UPSTAND -CHARCOAL GRAY



SOFITI - BALCONY ROCKPORT GRAY 8M - HC - 105 WROUGHT IRON 8M - 2124-10

	AQUILA EXTENDR MATERIAL SCHEDULE	
iio		Colour
	"A" Metal Roof	Theread they
1.2		Alongo Flore to Holland
1.3	Cultur	Daniel lim
2.1	Bire Cement Shingles	Woodlone Ruffe Suries Carbon Trail
2.2	*ot used	
21	andy Ponel	Light mist
24	orused	Charles and the Control
25	fone	None Date
3,1	ist count	Wroughl kan 884 - 2124 - 10
3.2	Paris and a series and a series	Wrought Iron BA - 2124 - 10
4,1	Soldedon on Some E	Charcoal Gray
4.2	Enly door painted a/w transom and	Stillewood - Old Moster Get Stain c/w clear top coat - Special Walnut
4.9	and a second sec	Chargoal Gray
4.4	Stochlon glass guardrait system c/w glass cap	Chorcoal Gray
5.1	Fire resistive treated wood	Stillewood - Old Master Gel Stain c/N clear foo coal - Special Walnut
62	Preficehed metal fla	Chargod Gray
	Steel inted	Chargool Gray

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R.EV | B | ON B | Swed for DP/Resoning | DRCF PSSE Comment Ravie | DT, UZ, QG Ravielons

AUG 31, 2021 MAY 12, 2023 JULY 31, 3023



PROJECT

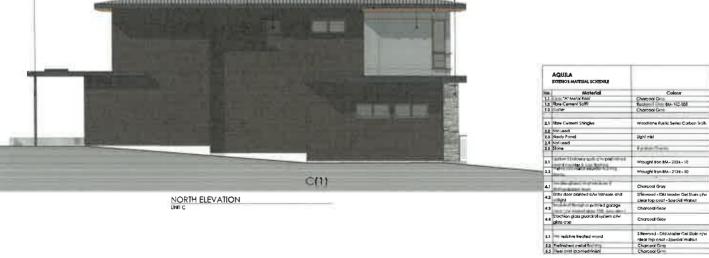
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC UNIT C

DRAWING

FRONT & BACK **ELEVATIONS** 

PROJECTS	AHEET
8030	
1/4"=1"-0"	AC-4
DATE	02
MAY 12, 2023	.03





REVISIONS

Issued for DP/Resouring DRC/ Public Comment Revision G1, G2, B3 Revisions AUG 31, 2021 MAY 12, 2023 JULY 31, 2073



PROJECT

A Q U I L A
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNITC

DRAWING

SOUTH & NORTH ELEVATIONS

PROJECTS 846ET AC-4

PATE MAY 12, 2023 .04



BACK ELEVATION - CAMERA VIEW

These plans remain the ownership of Sterling Pacific

REVISIONS Issued for DP/Rarrining DRO/Public Comment Revisions G1, G2, G3 Ravisions

Aug 31, 2021 MAY 12, 2023 JMLY 81, 2023

A Q UILA

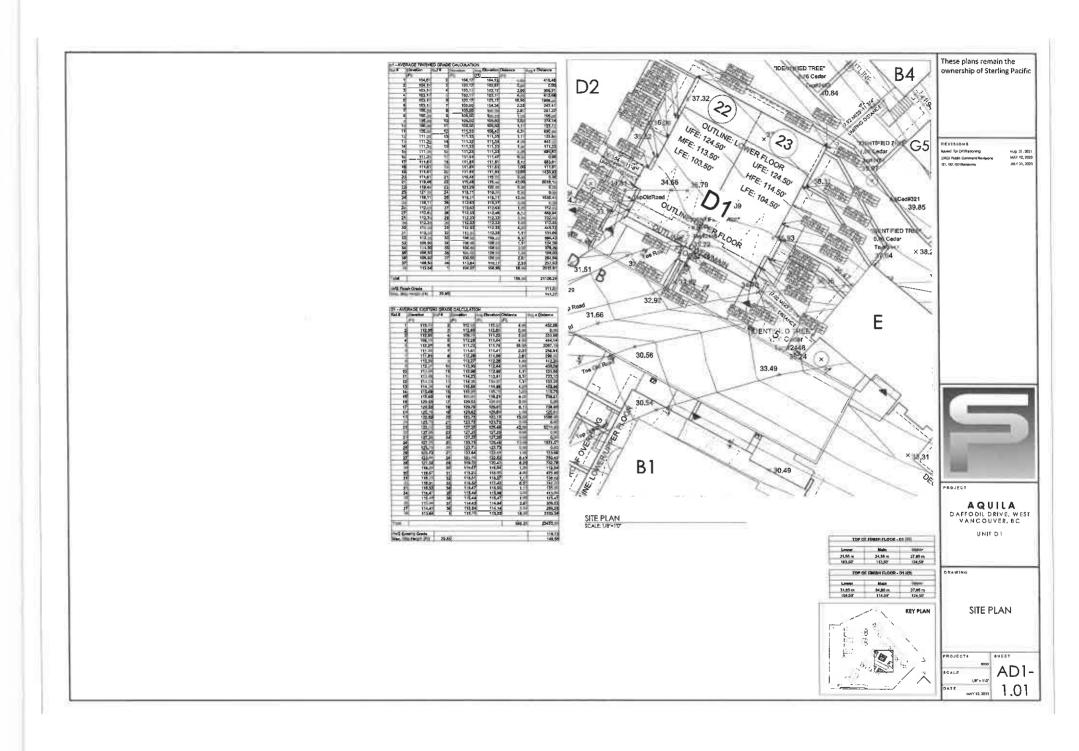
DAFFODIL DRIVE, WEST
VANCOUVER, BC

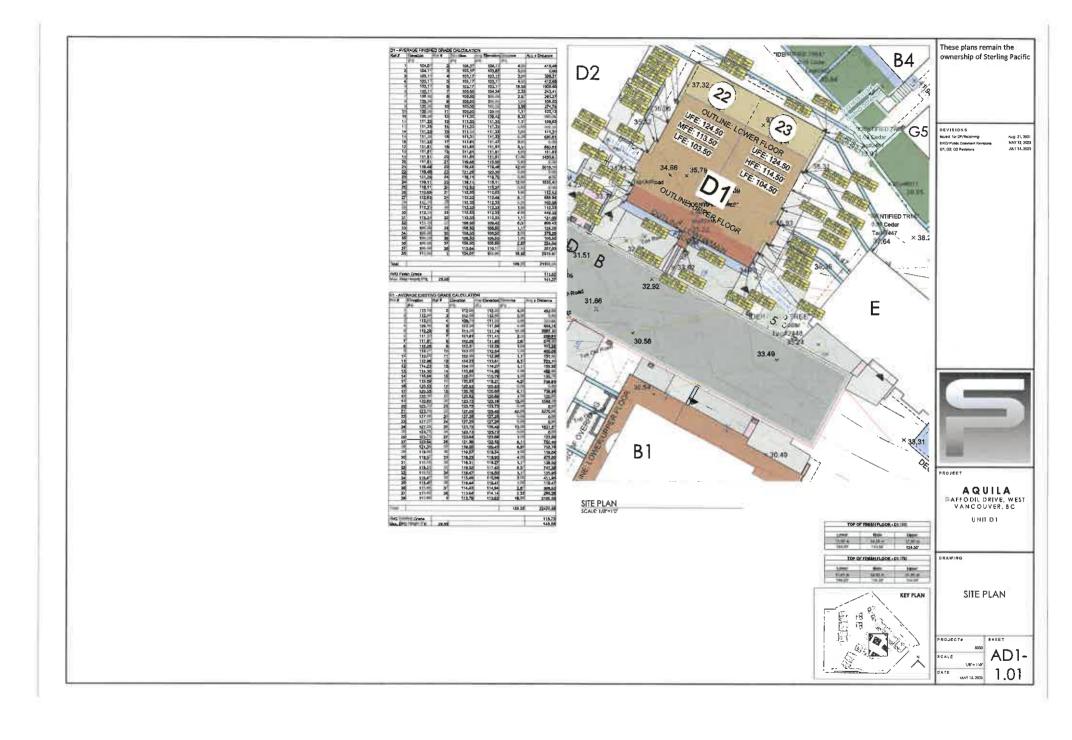
UNITC

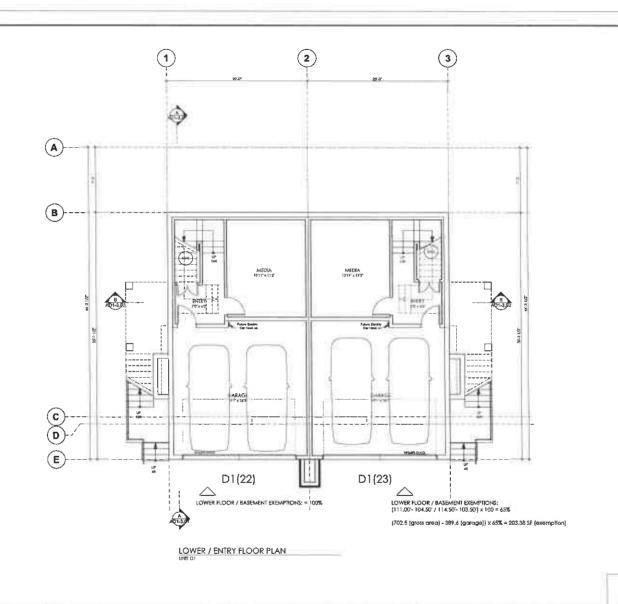
DRAWING

FRONT, BACK & SIDE ELEVATIONS - CAMERA VIEW

.05 MAY 12.2023







REVISIONS

Issued for DP/Rezoning DRCI Public Comment Revisions D1, B2, G3 Ravisions Aug 31, 2021 MAY 12, 2020



PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNITOI

DRAWING

KEY PLAN

LOWER FLOOR PLAN

SHEET

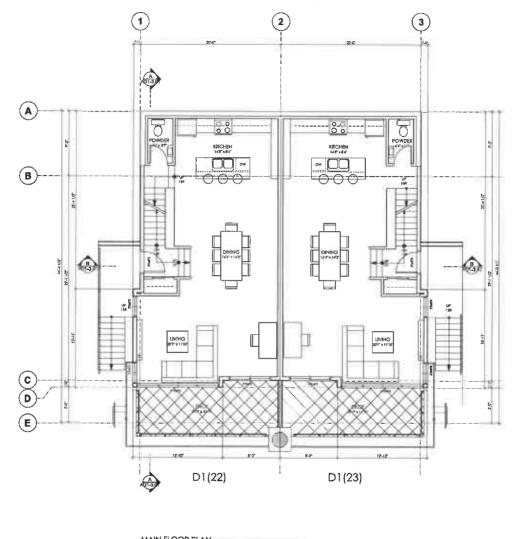
AD1-2.01

UNIT 22 FLOOR AREAS IMPERIAL LEVEL I SOFT LEVEL 2 SQ FT LEVEL 3 SQ FT 792.5 SF 387.4 SF 3F2.9 SF 0.0 SF 791,43F 0.05F 0.05F 0.05F 791,65F 804.6 SF 0.0 SF 0.0 SF 0.0 SF 804.6 SF 2296.7 17 369.4 17 312.9 17 0.0 17 1594.2 17 GROSS
GARATE EXCLUSIONS
BASEMENT EXCLUSIONS 100%
COVERED BALCONY EXCLUSIONS

UNIT 22 FLOOR AREAS METRIC GROSS
GARAGE EVOLUSIONS
BASEALENT EXCLUSIONS 100%
COVERED BALCONY EXCLUSIONS
NET 45.55M 34.25M 29,15M 0.05M 73.55M D05M 005M 003M 23.55M 74.7 MA GDSM GDSM GDSM GDSM 213.4 SM 34.2 SM 29,1 GM 0.0 SM 148.3 CM

UNIT 23 FLOOR AREAS IMPERIAL 702,5 5F 389,6 2F 203,6 5F 0.0 5F 109,5 3F GARAGEEXCLUSIONS
BASHARINT EXCLUSIONS 65%
COVERED BALCORY EXCLUSIONS
HEE 791.4 SF 0.0 SF 0.0 SF 0.0 SF 791.4 SF 0.0 SF 0.0 SF 0.0 SF 0.0 SF 2278.7 SF 387.4 SF 203.4 SF 0.0 SF 1708.7 SF

UNIT 23 FLOOR AREAS METRIC LEVEL I SQ M LEVEL 2 SQ M LEVEL 3 SQ M 65.75M 36.25M 18.95M 0.05M 74,7 SM M 2 0.9 M 2 0.9 M 2 0.0 M 2 7.47 GROSS
GARAGE EXCLUSIONS
MASEMENT EXCLUSIONS 65%
COVERED BALCONY EXCLUSIONS
NET 73.5 SM B.D.SM B.D.SM B.D.SM 73.5 SM 213 4 SM 24.2 EM 18.7 EM 0.0 EM 158.7 EM



#EV1810 N 8 Issued for DF/Rezoning DRCI Public Comment Rev 01, 62, 63 Revisions

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023

PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNITOI

DRAWING

KEY PLAN

MAIN FLOOR PLAN

SHEET AD1-MAY 12. 2023 2.02

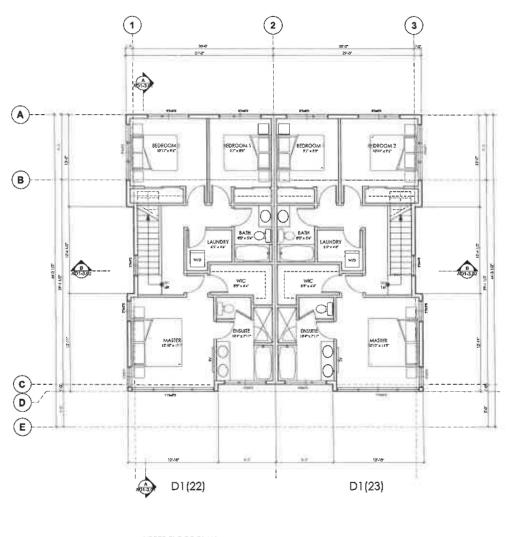
MAIN FLOOR PLAN

LP.	VE 150 FI	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	702.5 SF	791.45F	904.4 SF	2216.74
GARAGE EXCLUSIONS	389.6 SF	D.D.SF	0.0 SF	307.4 57
BASEMENT EXCLUSIONS 100%	312.9 SF	120.0	0.056	313,9 (4
COVERED BALCONT EXCLUSIONS	0.05#	0.034	0.0 SF	6.0 17
NÉI	Q.0.5F	791,6\$F	804.4 SF	1574.2 17

UNIT 22 FLOOR AREAS I	METRIC			
L.	VEL I SIG M	LEVEL 25Q A4	LEVEL 35Q M	TOTA
GROSS	45.3 SM	73.5 SA	74.7 SM	213.4 04
GARAGE EXCLUSIONS	36.254	0.054	0.0 ZAE	34.2 SA
BASEMENT EXCLUSIONS 100%	29.15M	0.0504	0.0 \$44	29,1 £8
COVERED BALCONT EXCLUSIONS	0.0544	0.0544	0.0 \$64	0.0 EM
MET	0.0564	73.5364	74.7 SM	141.159

Œ	AL I SO IT	LEVEL 25Q FT	LEVEL 3 SQ FT	TOTAL
GROSS.	702.5 SF	791.4 SF	604.6 SF	2378.7 6
GARAGE EXCLUSIONS	387,63F	0.0 SF	0.0 SF	389.4 51
BASHAFNT EXCLUSIONS 45%	203.4 SF	O.D.SF	0.0 \$6	203.4 \$1
COVERED BALCONY EXCLUSIONS	0.0 56	42 O.D	0.0 5#	0.0 61
NET	109.536	791.4 SF	804.6 SF	1700.7 \$1

ш	AST I ROW	LEVEL 25G M	LEVEL 3 SO AS	TOTAL
C#OEL	65.3 SAS	73.5544	74.7 564	212.4 SM
GARAGE EXCELLEIONS	36.2 SA1	0.0 554	0.0544	24.5 54
BASEKIENT EXCLUSIONS 45%	18.9 SA4	D.D SM	0.0 \$44	18.4 54
COVERED BAI CONY EXCLUSIONS	COTM	DDSM	0.0544	2054
NET	10.2 SM	73.5 S/A	74.7 SM	158.5 EW



R EVISION 5 topacs for OP/Rezoning DRC/Public Cemment Revisions G1, G2, G3 Revisions

Aug. 31, 2021 MAY 12, 2023 JULY 31, 2023

PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT DI

DRAWING

KEY PLAN

UPPER FLOOR PLAN

AD1-2.03 MAY 12, 2023

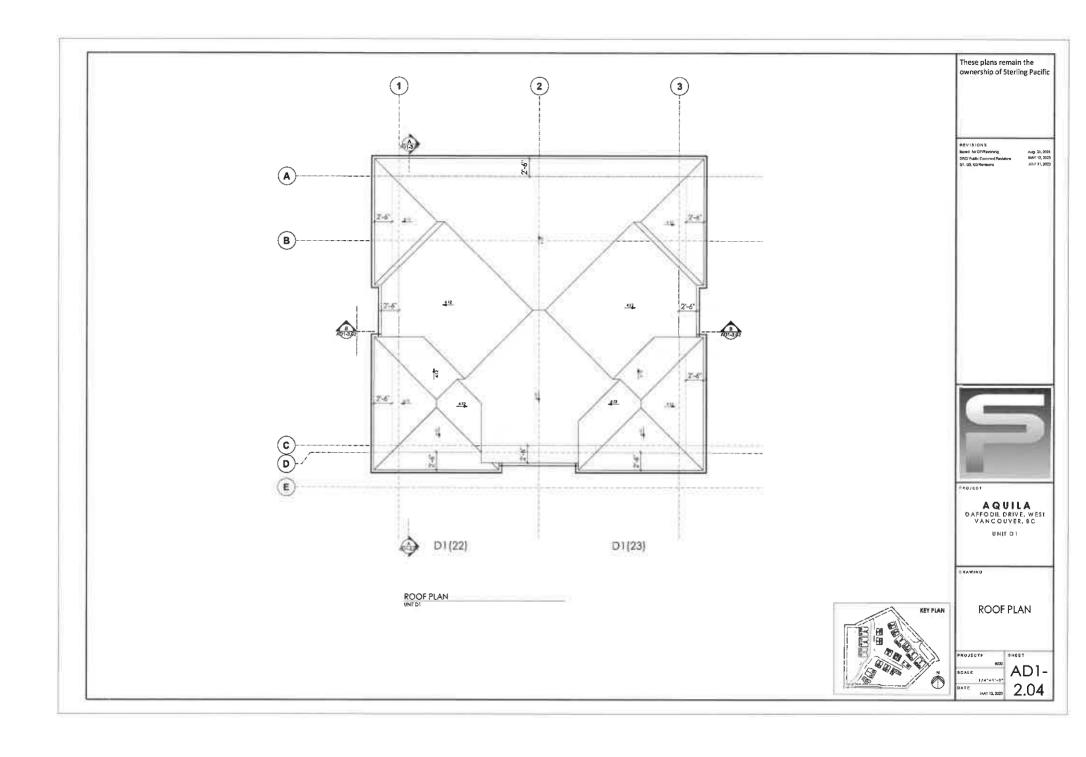
UPPER FLOOR PLAN

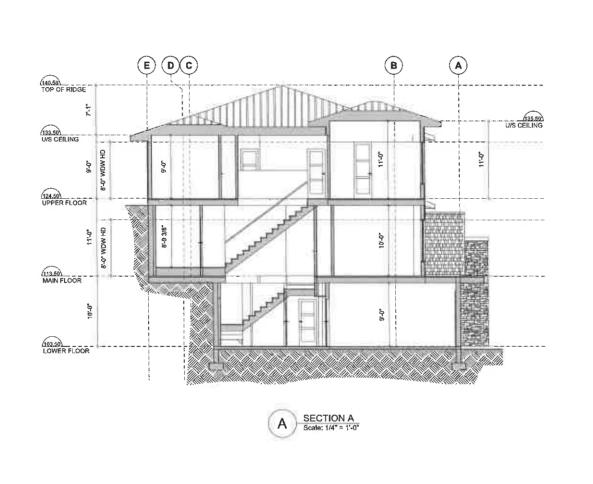
UNIT 22 FLOOR AREAS !	MPERIA	L.		
LE	ARL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FI	TOTAL
GRC22	702.55F	791.657	804,658	2218.7 \$1
GARAGEEXCLISIONS	389.65F	0.0-31	12 0.0	247.4 57
BASEMENT EXCLUSIONS TOOK	312,7 SF	O.O.SF	0,0 SF	312,758
COVERED BALCONY EXCLUSIONS	0.0 SF	0.016	004	6.0 SI
NEI	Q Ø SF	791,8\$F	804,6 SF	1874.251

UNIT 22 FLOOR AREAS A	AETRIC			
LE	B. I SQ M	CEVEL 2 SO M	M DZ E JSV\$U	TOTAL
SROSS	65.3 SAA	73.5 SM	74.7 SM	213.6 SM
GARAGE EYCUSIONS	34.2594	0.0544	D 0 2M	34.2 SM
BASEARNT EXCLUSIONS 100%	27,1 \$84	0054	0.0 \$M	29,T (M
COVERED BALCONY EXCLUSIONS	0.D SM	0.0344	0.0341	0.0 \$14
NET	0.0364	73.5 544	74,7581	148.110

UE	MBL 15Q FI	LEVEL 25Q FT	LÉVEL 3 SQ FT	TOTAL
GROSS	702.5 SP	791.657	804.6 52	2210.75
GARAGE EXCLUSIONS	387.6SF	O.D SF	0.0 17	387.4 1
EASEMENT EXCLUSIONS 65%	203,435	0.0 SF	0.05	203 4 1
SHOKE THE SALCOHE EXCLUSIONS	OGSF	0.D SF	0.0 SF	0.0 %
NEI	109.5 SF	791 4 SF	804.6 SF	1795.7 1

EV.	EL I SCH	LEVEL 250 M	LEVEL 3 SQ M	TOTAL
GROSS	45.3 SA1	73,5500	74,7524	213.6 58
GARAGE DICLUSIONS	36.25M	D O SAL	0.D SM	34.2 EM
BASEMENT EXCLUSIONS 49%	18,9 \$44	0.0344	D.D \$A1	18.5 68
COVERFO BALCONY EXCLUSIONS	0.D \$41	0.0 Sec.	0.0 SM	0.0 \$84
NFT	16.2 SM	73.5 SM	74.7504	158.554





R S V I S I O N S Issued for DP/Rezoning DRCI Public Comment Revisions 01, 02, 03 Revisions

Aug. 31, 2921 MAY 12, 2023 JIAY 31, 2023



PROJECT

AQUILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

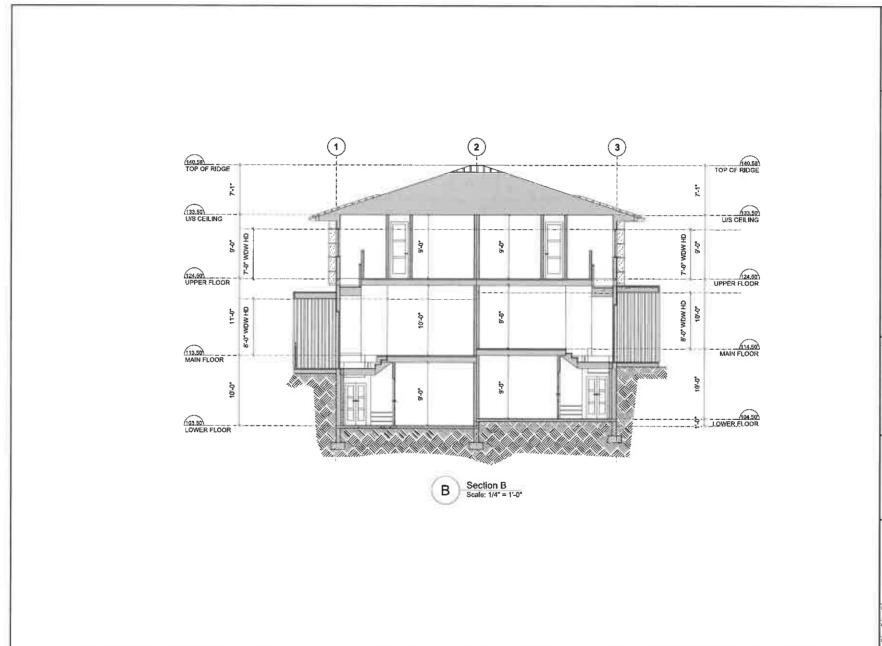
UNIT D1

DRAWING

SECTION A-A

SHEET AD1-

BATE MAY 12,2023 3.01



R EV (\$10 N S Issued for DP/Resoning DRD Public Comment Rev G1, G2, G3 Revisions

Aug 31, 2021 MAY 12, 2023 JIAY 31, 2023



PROJECT

A Q UILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

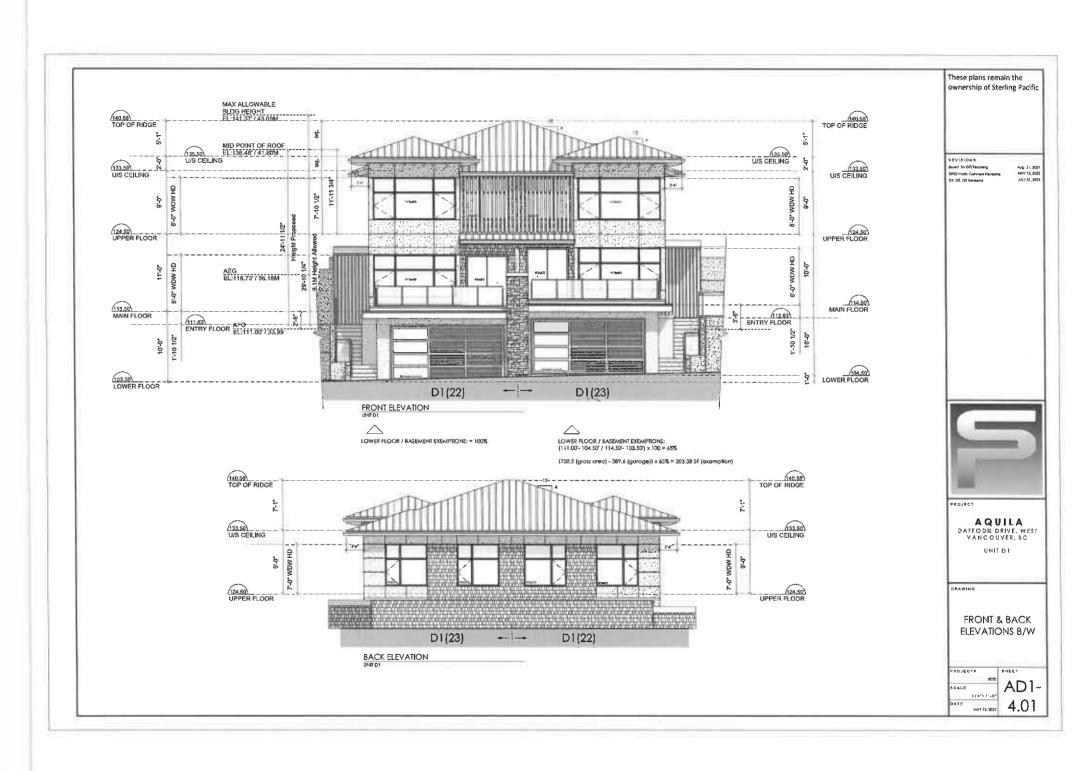
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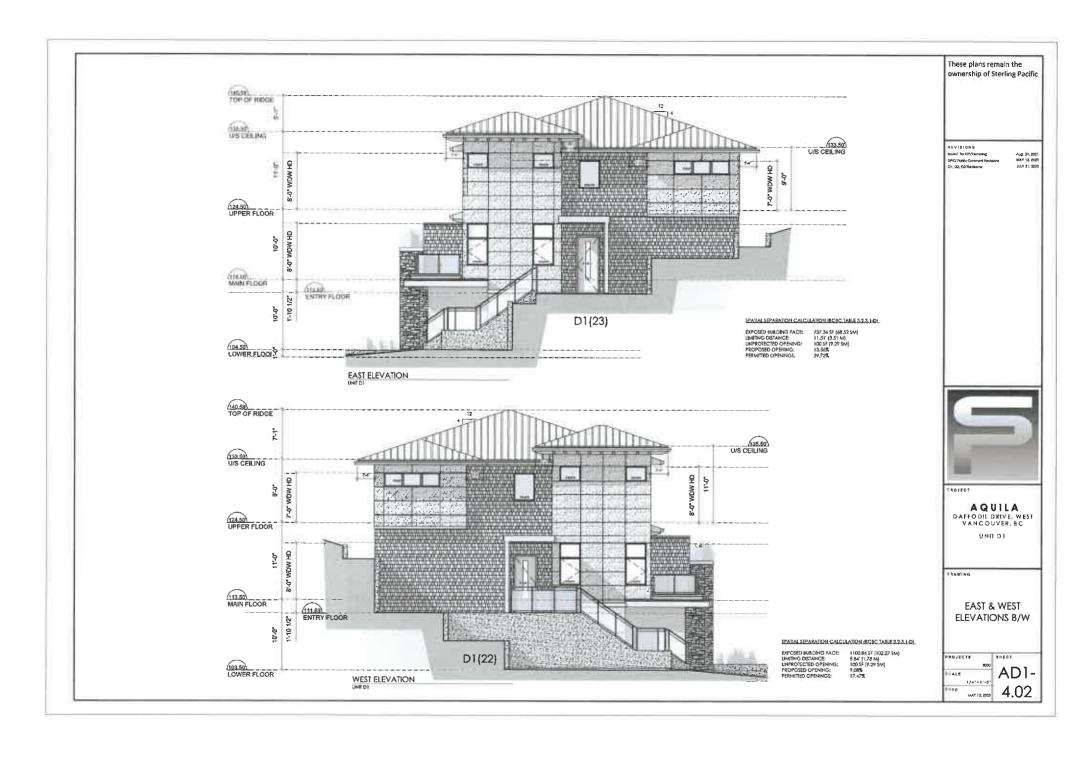
DRAWING

SECTION B-B

AD1-MAY 12, 2023 3.02

SHEET









BACK ELEVATION



HARDY PANEL



HBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



STONE CLADDING



METAL ROOF -CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GELSTAIN C/W CLEAR TOP COAT - SPECIAL WALNUT



WINDOW / FASCIA/ BARGE BOARDS & UPSTAND -CHARCOAL GRAY



SOFFIT - 9ALCONY - PALCONY - WROUGHT IRON 8M - 2124-10

EXTERIOR MATERIAL SCHEDULE Material

1.1 s\*A" Matal Roof

1.2 Rose Cement Soffi

1.3 Gutter

3.1 ,opy c c 1

THE RESERVE OF THE PARTY OF THE

\$.1 Fire resistive freated would

5.2 Prefoulted metal 6 6.3 Steel | pointed finish

AQUILA

2.1 Hore Cement Shingles 22 Notused 23 Ponel 24 of used 25 lone



Charcoal Gray

Rac 1 - BM- HC-105

Charcoal Gray

Wraught Fan 8M - 2124 - 10

Wtought fon Shi - 2174 - 10

Stlewood - Old Moster Gel Stain c/w dear top coat - Special Walnut Charcool Gray

Silvewood - Old Master Gel Stain ofw

clear top cost - Special Walnul Charcost Gray Charcost Gray

Ligh) mist Random Granile

Chargoal Oray

200		
-		

These plans remain the ownership of Sterling Pacific

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023

REVISIONS Mared for OP/Rezoring
DRC/ Public Comment Revisions
G1, G2, D3 Revisions

> AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC THI DI

RAWING

FRONT & BACK **ELEVATIONS** 

PROJEC	Te
	6000
SGALE	
	1/4"=1"-0"
TTE	**** 10 0000

SHEET AD1-4.03





FRONT ELEVATION - CAMERA VIEW



SIDE ELEVATION - CAMERA VIEW



BACK ELEVATION - CAMERA VIEW



SIDE ELEVATION - CAMERA VIEW

R EV+8 | O N S Issued for OP/Recoving DRCI Public Comment Ret 01, 02, 03 Revesions

AUG 31, 2021 MAY 12, 2023 JULY 31, 2023



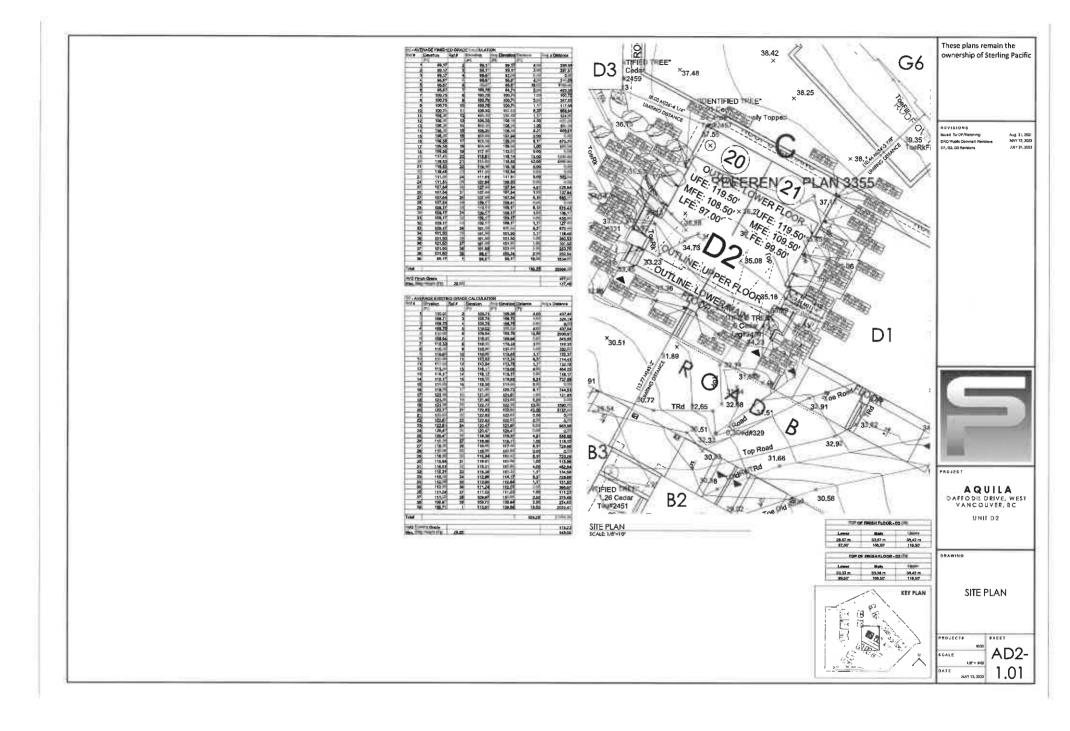
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

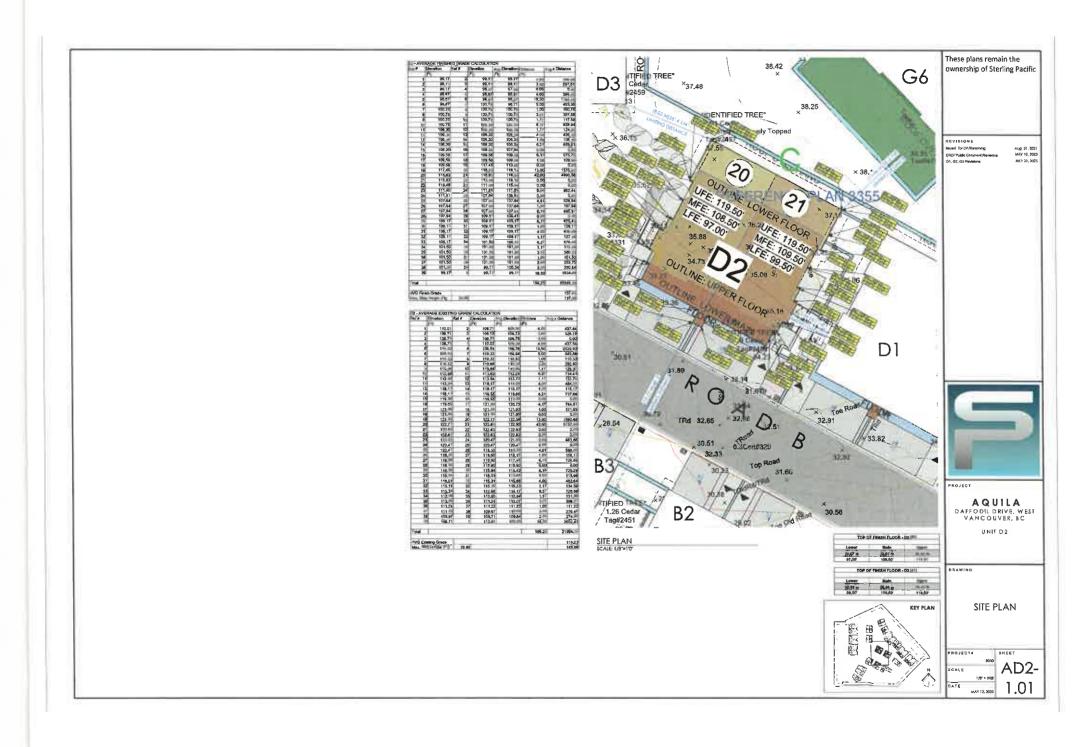
UNIT D1

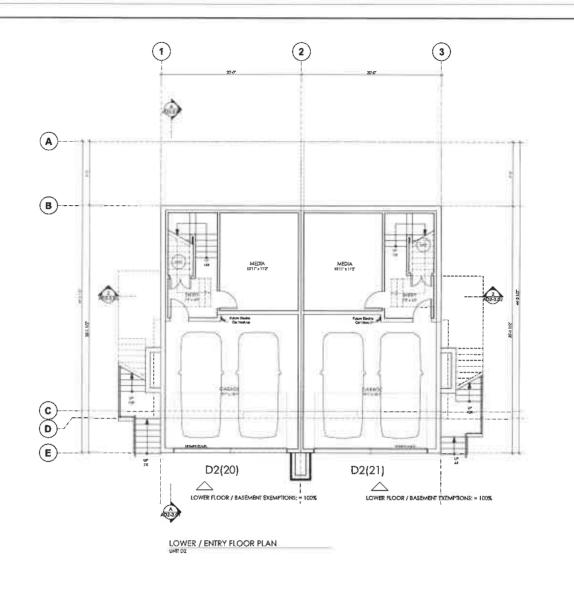
DRAWING

FRONT, BACK SIDE ELEVATIONS

AD1-MAY 12.2020 4.05







R EVISIONS kitoed for DP/Rezoning DRC/ Public Commani Pavis G1, G2, G3 Revisions

Aug 31, 2021 MAY 12, 0120 JULY 31, 2023



PROJECT

AQUILA

DAFFO DIL DRIVE, WEST
VANCOUVER, BC

UNIT D2

DRAWING

KEY PLAN

LOWER FLOOR PLAN

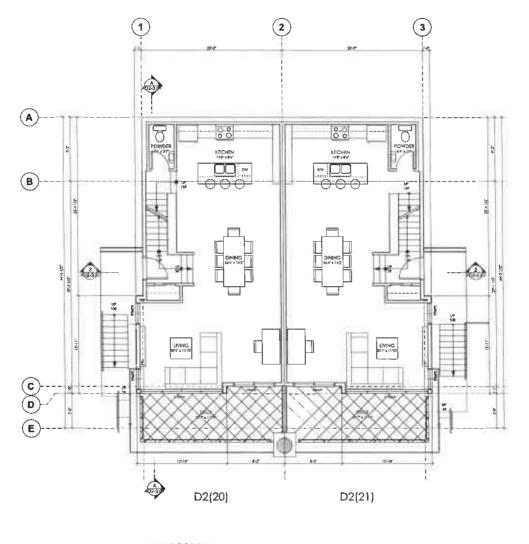
Н	PROJECTS	SHEET
1	8030	450
П	SCALE	AD2-
ъ	1/4'=1'-0'	
1	DATE MAY 12: 2023	2.01

UNIT 20 FLOOR AREA	a pro store			
	TEAST 120 LL	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	702.5 SF	797.3 SF	610.3 SF	2010.15
GARAGEEXCLUSIONS	389.6 SF	55 GD	0.0 5	387.4 51
BASEVAENI EXCLUSIONS 100%	312,9 SF	0.0 9	0.0 SF	312.7 6
COVERED BALCONY EXCLUSION	42 D.O 25	0.615	DOSE	4.0 \$1
NE	920.0	797.3 SF	MID35F	1407.4 L

UNIT 20 FLOOR AREAS	MEIRIC			
	EVEL I SQ M	LEVEL 25Q AL	LEVEL 3 SQ M	TOTA
GROSS	65.3 SM	74,1 SM	75.3 SM	274,6 (4
GARAGE EXCLUSIONS	34.2 SM	60274	MZ 0.0	34.2 EM
BASEMENT EXCLUSIONS 100%	29.1 SM	0.0 \$14	0.0 \$64	29,1 (JA
COVERED BALCONY EXCLUSIONS	0.0 SA4	0.0 DA	D C SAL	0.0 (4
NET	0.0364	74.1 544	75.250	149.3 54

UNIT 27 FLOOR AREAS	INTER LINGS	•		
	INTEL I SOUPT	LEVEL 2 SQ PT	TEAST 3200 LL	TOTA
GROSS	702.5 SF	791.4 SF	804.6.SF	2298.75
GARAGE EXCLUSIONS	387.6 %	0.0 SF	92 U,0	389.4 \$
BASEMENT EXCLUSIONS 100%	312.9 SF	0.D SF	42 D.D	312.95
COVERED BALCONY EXCLUSIONS	0.634	0.0 SF	0.03#	0.0 \$
NET	0.0 SF	791.4 SE	804.656	1594.25

UNIT 21 FLOOR AREAS METRIC								
un	M QLI JS	LEVEL 2 MG M	LEVEL 3 SQ M	TOTAL				
GROSS	65.3 SM	73.5 SM	74.75M	212.65%				
GARAGÉ EXCLUSIONS	36.25M	D D SM	M2 0.0	34.2 19				
BASEMENT EXCLUSIONS 100%	29,1 SA4	0.0244	9.6 SH	29.1 586				
COVERED BALCONY EXCLUSIONS	6.6.5M	0 D \$M	0.0 SM	0.0 SM				
NET	0.05%	73.5 SM	74.7544	145.256				



REVISIONS
Issued for DP/Resoning
DRCI Public Convincia Revisions
01, 92, 93 Revisions

Aug. 31, 2021 MAY 12, 2023 JAY 31, 2073



PROJECT

A Q UIL A
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT D2

DRAWING

MAIN FLOOR PLAN

SHEET

AD2-2.02

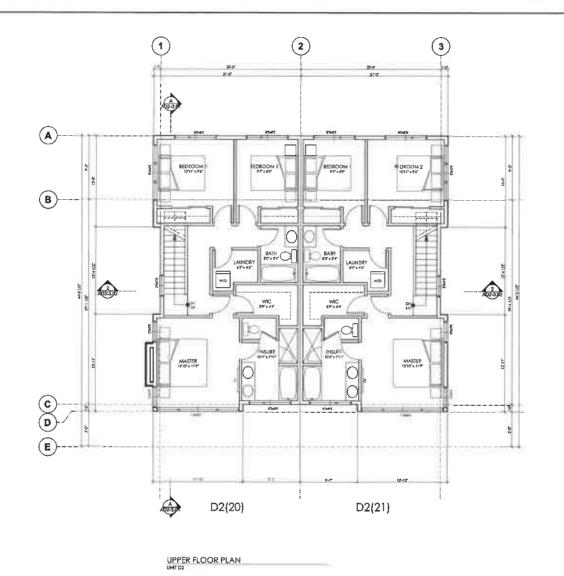
MAIN FLOOR PLAN

UNIT 20 FLOOR AREAS				
	LEVEL I SQ FT	LEVEL 2 SQ FT	LEAST 3 20 LL	TOTAL
GROSS	702.538	797.358	810.3 55	2310.1 SP
GARAGE EXCLISIONS	389,65F	D.D.SF	12 0.0	389.436
BASEMENT EXCLUSIONS 100%	312.756	0.0 \$2	<b>ODSF</b>	312.737
COVERED BALCONY EXCLUSION	3 0.055	0.0 \$ F	6.D SF	0.0 17
NET	0.055	797.355	810.3 SF	1407.4 57

UNIT 20 FLOOR AREAS I	ACLUSE!			
LE .	MELT SQ M	LEVEL 250 M	LEVELS SO M	TOTAL
GROSS	45.3 SM	74.1 5A6	75.3 SM	214.4 SM
GARAGE EXCLUSIONS	34.254	DDSM	0.0 \$44	34.2 SW
BASEMENT EXCHISIONS 100%	27,15M	0.0 2W	442 0.0	29,1 34
COVERED BALCONT EXCLUSIONS	0.6344	D D SAM	69241	6.0 \$30
NET	0.050	24.1 504	76.3 San	149.3 50

L	EVEL I SO FT	LEVID. 23/2 PF	LEVEL 3 SQ FT	TOTAL
SIONOS	702.5 SF	791.4 SF	804.4 55	2210.7 \$
GARAGE EXCLUSIONS	389.635	0.05F	O.D.SF	307.4 5
BASHMENT EXCLUSIONS 100%	312.9 SF	0.0 SF	0.05F	312,96
COVERED BALCONY EXCLUSIONS	0.05F	0.05	0.03#	9.03
NET	0.035	791.656	804.6 SF	1594.21

E 35G FT	LATOS	LE CE	VEL 15G M	LEVEL 2 SQ M	LEVEL 3 SQ M	TOTAL
804.4 SF	2210.7 17	GROSS	65 3 SM	73.5 SM	74.7 514	213.6 SM
O.D.SF	387.4 57	GARAGE DICUSIONS	34.25M	0.0394	0.0 SM	34.2 SM
0.05F	312,949	BASHAENT EXCLUSIONS 100%	29.1 500	0.0 SM	0.0 \$44	29,1 34
0.03#	9.0 57	COVERED BALCONY EXCLUSIONS	0.0 SA1	19.D SM	42 0.D	0.0 \$24
804.6 SF	1594.239	NEL	0.0564	73.3 SA	24,7524	140.114



REVISIONS

R EVISION 8 located for DP/Recorning ORC/ Public Comment Ravisions O1, G2, G3 Ravisions

Aug 31, 2021 NAY 12, 2023 JULY 31, 2023

AQUILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT D2

DRAWING

KEY PLAN

UPPER FLOOR PLAN

ROJECTA	SHEET
8030	450
GALE	AD2-
1/4"+1"-0"	
A T E MAY 12, 2023	2.03

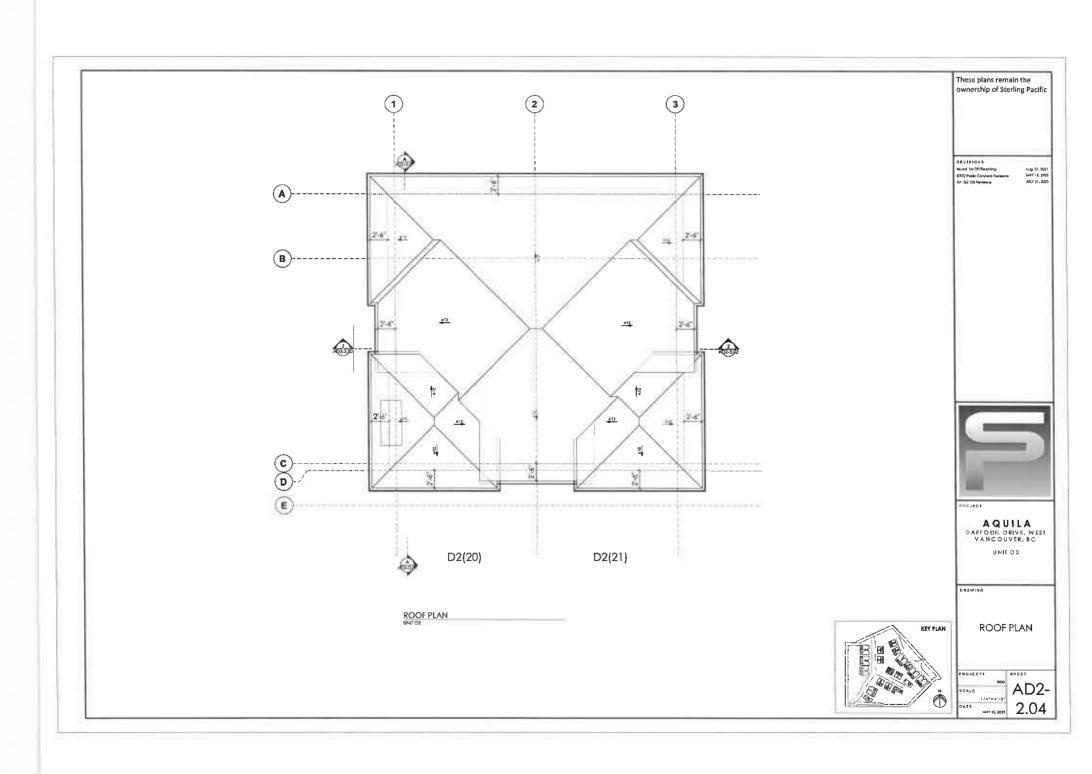
UNIT 20 FLOOR AREAS IMPERIAL

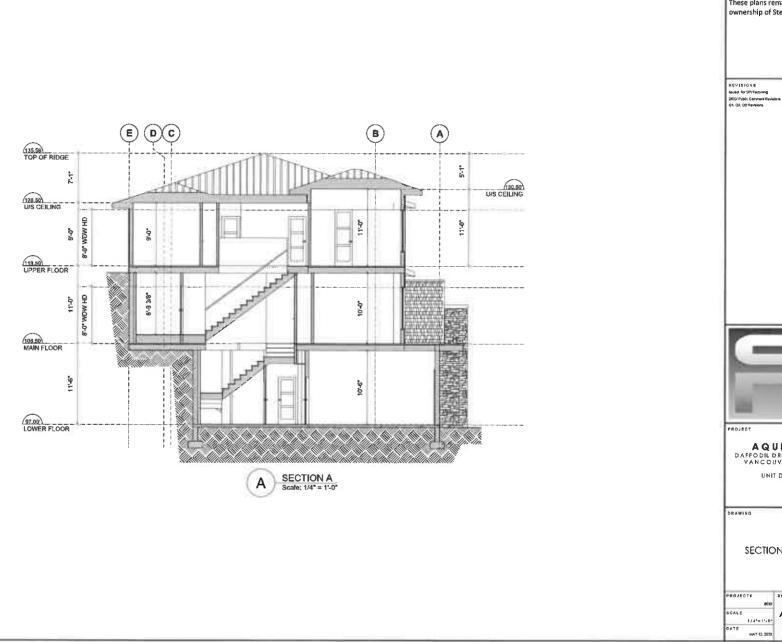
LEVEL I SQ #F LEVEL 2 SQ FF LEVEL 3 SQ FF GROSS
GARAGE EXCLUSIONS
BASEMENT EXCLUSIONS 190%
COVERED INACONY EXCLUSIONS
NET 702.5 SF 389.6 SF 312.9 SF 0.0 SF 0.0 SF 797.31F 0.05F 0.05F 0.01F 797.31F 810,3 SF 0.0 SF 0.0 SF 0.0 SF 810,3 SF 2210.1 63 387.4 53 212.9 62 0.0 62 1467.4 62

UNIT 20 FLOOR AREAS METRIC LEVEL I SOM LEVEL 2 SOM LEVEL 3 SOM 45.3 SM 34.2 SM 29,1 SM 0.0 SA 0.0 SA 74.1 SAL 0.0 SAL 0.0 SAL 0.0 SAL 0.0 SAL 74.1 SAL 214.8 SM 34.2 CM 29.1 EM G.O SM 149.3 EM GARAGE EYCLISIONS
GARAGE EYCLISIONS
BAŞEMENI EXCLUSIONS 100%
COVERTIO BALCONY EXCLUSIONS
NET 75.3 SM 0.0 SAL 0.0 SAL 0.0 SAL 75.3 SM

UNIT 21 FLOOR AREAS IMPERIAL LEVEL I SOFT LEVEL 2 SOFT LEVEL 3 SOFT GROSS
GARAGE EXCLUSIONS
BASEMENT EXCLUSIONS 100%
COVERED BALCONY EXCLUSIONS
NET 702.5 EP 389.6 SF 312.9 EF 0.0 SF 0.0 SF 2278.7 39 387.4 39 372.7 37 0.0 57 1374.2 57 791.4 SF 0.0 SF 0.0 SF 0.0 SF 791.4 SF

	-			
UP	M GZ I JBV	UEVEL 25Q M	NOTE JAM	TOTAL
GROSS	65.3 SAL	73.5 SA	74,7 SAL	213.5 54
GARAGE EVOLUSIONS	36,25M	0.0314	42 0.0	14.2 18
BASEMENT EXCLUSIONS 190%	25.1 SM	D.D.SM	0.0 \$44	27.1 59
SHORED BALCONY EXCLUSIONS	0.9 SM	D.D SM	0.0 SAK	0.0 50
NFT	0.0384	73.3 S/A	74.75AS	148.9 SM





AUG 31, 2021 MAY 12, 2023 JRNY 31, 2023

AQUILA

DAFFODIL DRIVE, WEST

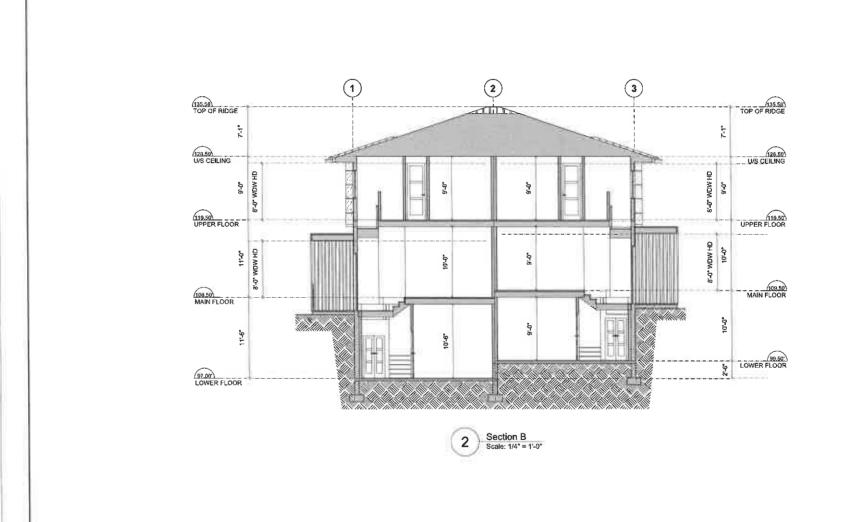
VANCOUVER, BC

UNIT D2

SECTION A-A

AD2-

MAY 12, 2023 3.01



REVISIONS Issued for DP/Resoring ORC/Proble Comment Revisions O1, G2, G3 Revisions

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

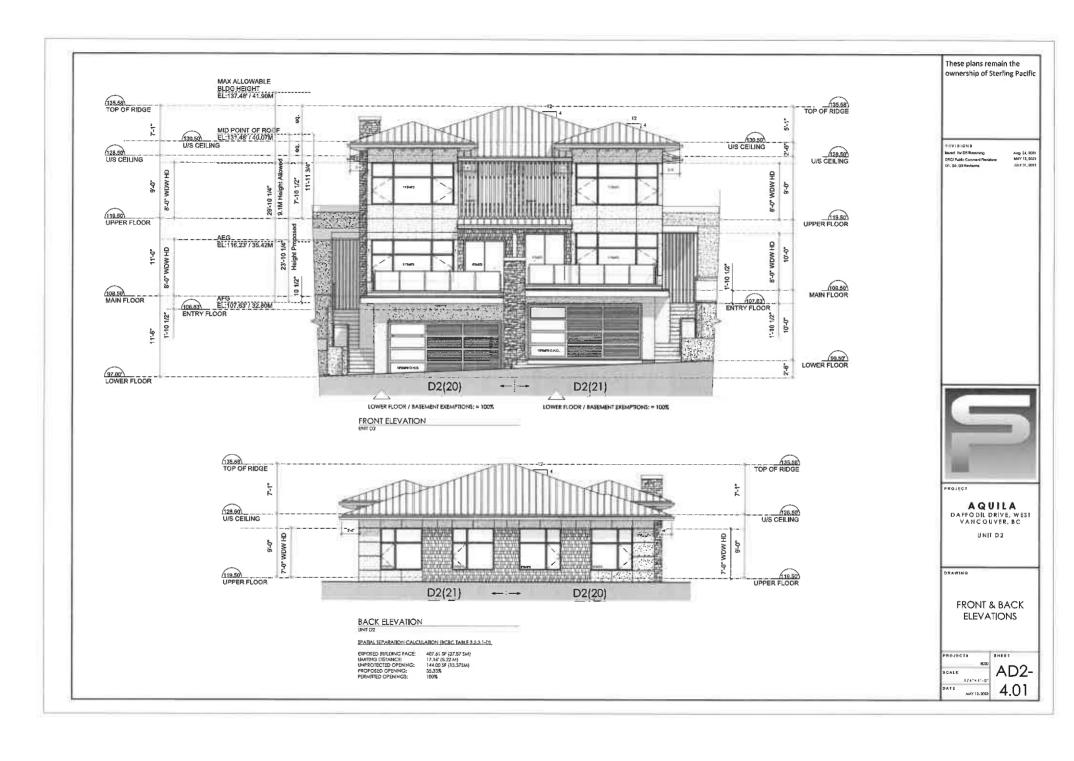
UNIT D2

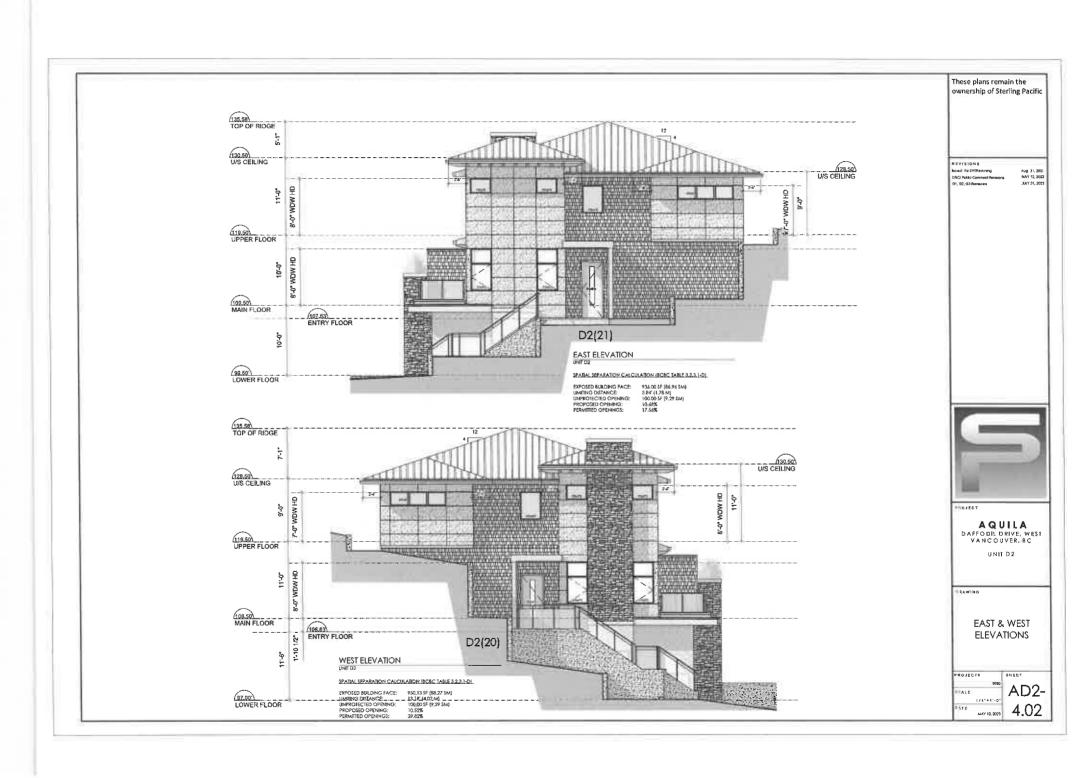
DRAWING

SECTION B-B

AD2-SCALE

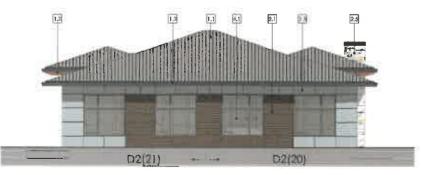
3.02







FRONT ELEVATION



BACK ELEVATION



HARDY PANEL

FIBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



STONE CLADDING

METAL ROOF -CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GEL STAIN C/W CLEAR TOP COAT - SPECIAL WALNUT





SOFFIT - BALCONY ROCKPORT GRAY BM - HC - 105 WROUGHT IRON BM - 2124-10

	AQUILA EXTENSO MATERAL SCHEDULE	
۹o,	Material	Colour
	Class "A" Metal Roof	Charcool Gra
	Fibra Cament Soffit	Ros 8M- HC-105
1.3	Guller	Charcool Gray
21	Fibre Cemeni Shingles	Woodlone Rustic Series Carbon Trails
	Notused	
23	Hordy Ponel	Uight mist
	Not used	
2.5	None	Random Granite
3.1	Ups ony c c pre	Wrought from 8/4 - 2124 - 10
3.2	DOMESTIC OUT OF THE PARTY OF TH	Wrought from BM - 2124 - 10
4.1	The Milliaghased recycled than it.	Charsoal Gray
42	Entry door pointed c/w horsom and	Střewood - Old Master Gel Stain c/w clear top cost - Special Walhut
4.3	State of the late	Charcoal Gray
4.4	tochion glass guardraff system c/w	Chargoal Gray
<b>5.1</b>	Hre resistive treated wood	SNewcod - Old Master Gel Stain c/w clear top cool - Special Walnut
<b>L2</b>	Prefrished metal	Charcoal Gray
E1	leel of provided finish	Charcool Grott

REVISIONS
Based for DP/Rezoning
DRC/ Public Commant Revisions
S1, G2, G3 Revisions

Aug	31,	202)	
MAY	12,	2023	
JULY	31,	2023	



PROJECT

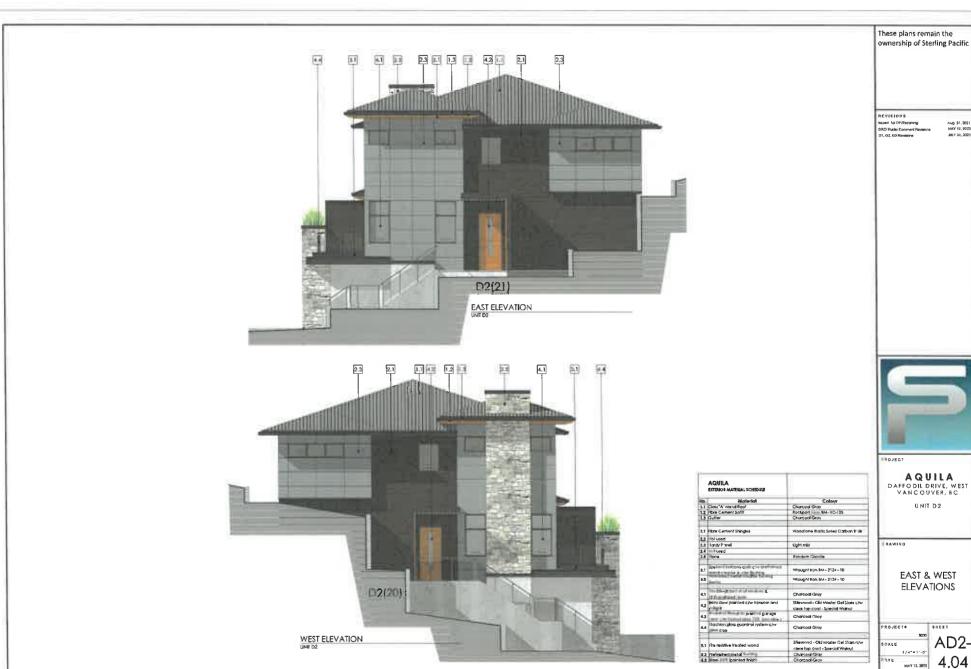
## AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC

UNIT D2

DRAWING

FRONT & BACK **ELEVATIONS** 

	8030
AD2	SCALE
	1/47=11-01
4.03	ATE MAY 12, 2003





EAST & WEST **ELEVATIONS** 

> AD2-4.04



REVISIONS bound for DP/Resorring DRG/ Putgle Comment Revisions 61, 62, 03 Revisions

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023

SIDE ELEVATION - CAMERA VIEW



BACK ELEVATION - CAMERA VIEW



SIDE ELEVATION - CAMERA VIEW



ROJECT

A Q UILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT D2

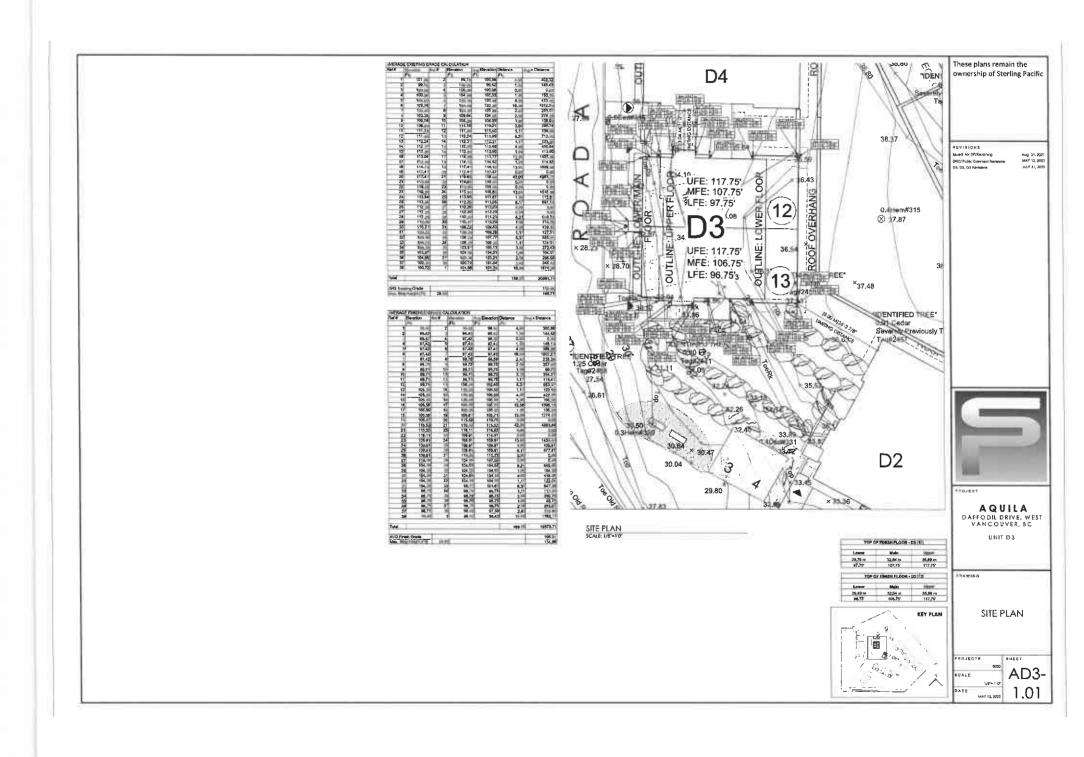
RAWING

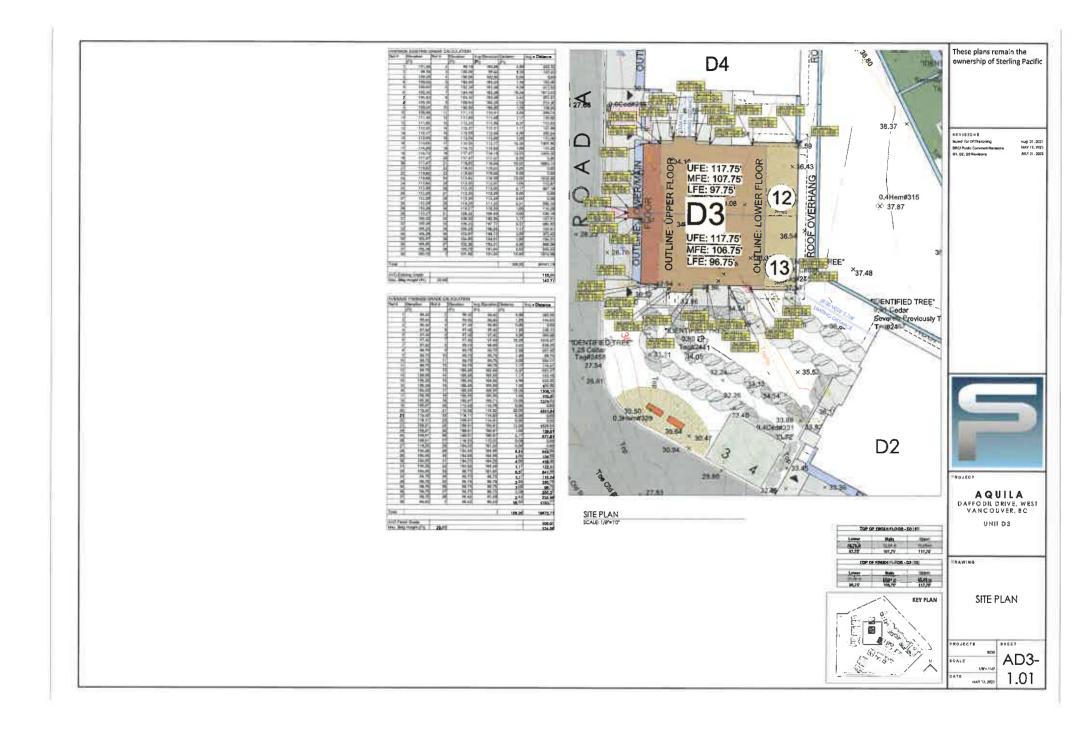
FRONT, BACK & SIDE ELEVATIONS

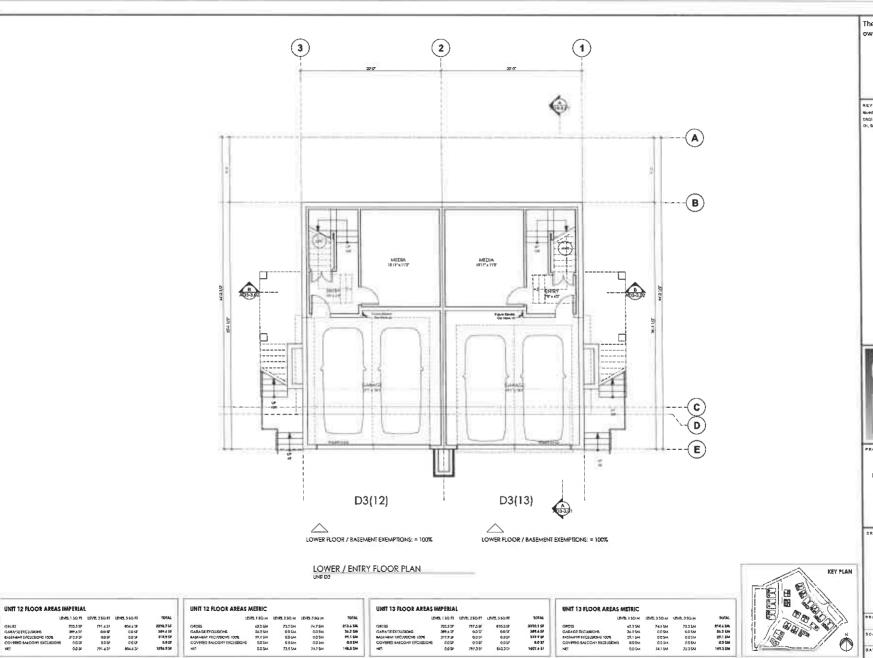
I	PROJECTS	
1	PALE	

AD2-

MAY 12. 2023 4.05







REVISIONS Baued for DF/Revoling DRCJ Public Comment Revisions 01, 62, 63 Revisions

Aug 31, 2021 MAY 12, 2023 SRY 31, 2023



PROJECT

A Q U I L A DAFFODIL DRIVE, WEST VANCOUVER, BC

UNIT D3

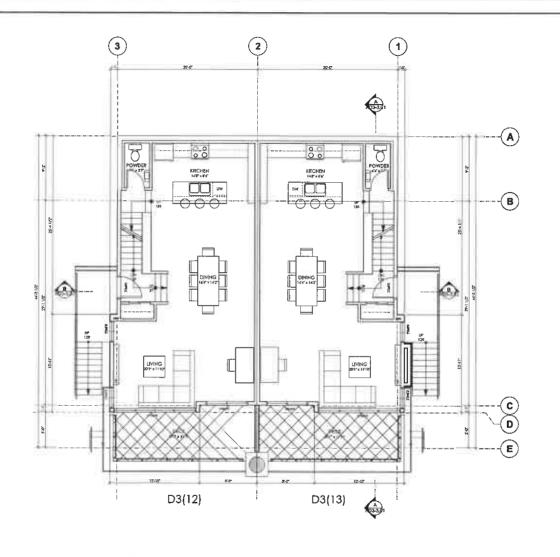
DRAWING

LOWER FLOOR PLAN

внест

AD3-

1/4"=1"-0" 2.01 MAY 12, 2023



ownership of Sterling Pacific

These plans remain the

R EVISIONS

Issued for DP Rezoning

DRCI Public Comment Revisions

31, GZ, GS Revisions

Aug 31, 2021 NAY 12, 2023 JULY 31, 2023

PROJECT

A Q U I L A

DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT D3

PRAWING

MAIN FLOOR PLAN

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	6000	
ALE		AL
	1241-01-01	

D3-2.02

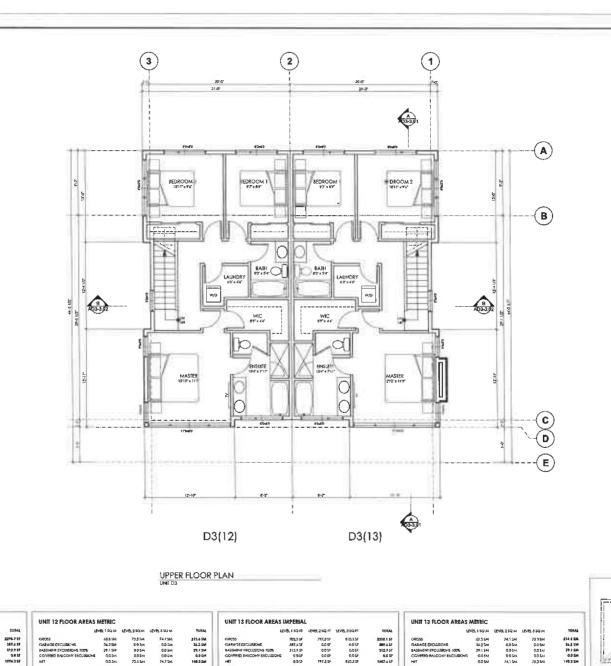
MAIN FLOOR PLAN

UNIT 12 FLOOR AREAS	IMPERIA	L		
	EVEL I SO FT	LEVEL 25Q FT	LEVEL 350 FT	TOTAL
GINO12	702.5 SF	791.4 SF	804.63F	2218.7 8
GARAGEEXCLUSIONS	389,6 SF	9.9.9	0.0 \$4	387.4.57
BASEMENT EXCLUSIONS 100%	312,956	200	0.05#	312.9 61
COVERED BALCONY EXCLUSIONS	0.03#	32 0.0	0.0 35	0.0 \$7
NET	0.03#	791.435	804.63F	1516.2 67

UNIT 12 FLOOR AREAS A	AETRIC			
ur	EL I SOM	LEVEL 2 SQ AA	LEVEL 3 SO M	TOTAL
GROSS	45.35M	73.5 SM	74.7 SM	213.4 50
GARAGE EYCHISIONS	36.2 SM	0.0.33A	0.0 \$44	34.2 614
BASEMENT EXCLUSIONS TOOMS	29,1 SM	N2 6.0	0.0 \$44	29.1 EW
COVERED BALCONY EXCLUSIONS	0.0544	0.0534	D.D SAN	0.0 EM
NET	0.044	73.5 SM	74.7 SM	148.3 EM

UNIT 13 FLOOR AREAS I	PU LAIA			
LE.	VEL 1 5Q FT	LEVEL 25Q F7	LEVEL 35Q FT	TOTA
GROSS	70255	797.3 SF	810.3.SF	2310.1 9
GARAGE EXCLUSIONS	387.6 FF	O.D SF	0.0 SF	289,41
BASEMENT EXCLUSIONS 100%	312.93	O.D SF	6.0 SF	31295
COVERED BALCONY EXCLUSIONS	6.016	0.0 SF	0.05#	0.0 \$
NET	0.0 SF	797.3 SF	819.3 SF	1607.41

LE	MET I SO W	TEAST 52CLW	LEVEL 35D M	TOTAL
GROSS	1A2 E,24	24.1 SM	75,3544	214.4 58
GARAGE EXCLUSIONS	36.2 SA4	D.0 5M	0.0 5%	24.2 1/4
INSEMENT EXCLUSIONS 100%	29,1 SA4	0.0 214	0.0 SM	29.1 \$6
COVERED BALCONY EXCLUSIONS	M2 0.0	D.D SM	6.0 SAA	0.0 5/4
NET	0.0 SM	74J Sta	75.3 564	149.5 SM



UNIT 12 FLOOR AREAS IMPERIAL

GROSS
GRAY/SERCUSIONS
SASSMEN EXCLUSIONS
COVERED BALCONY EXCLUSIONS
NEI

LEVEL ISOPI LEVEL 25OFT LEVEL 25OFT

791.45F 0.05F 0.05F 0.05F 791.45F 604.65F 6.05F 6.05F 8.05F

702.5 SF 389,6 SF 312.7 SF 0.0 SF These plans remain the ownership of Sterling Pacific

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NUMBER FOR PROPERTY OF THE PROPERTY OF THE COMMITTER PROPERTY OF THE PROPERTY OF T

Aug. 31, 2021 MAY 12, 2023 JULY 31, 2023



HEOJECT

AQUILA

DAFFODIL DRIVE, WEST VANCOUVER, BC

UNIT D3

RAWING

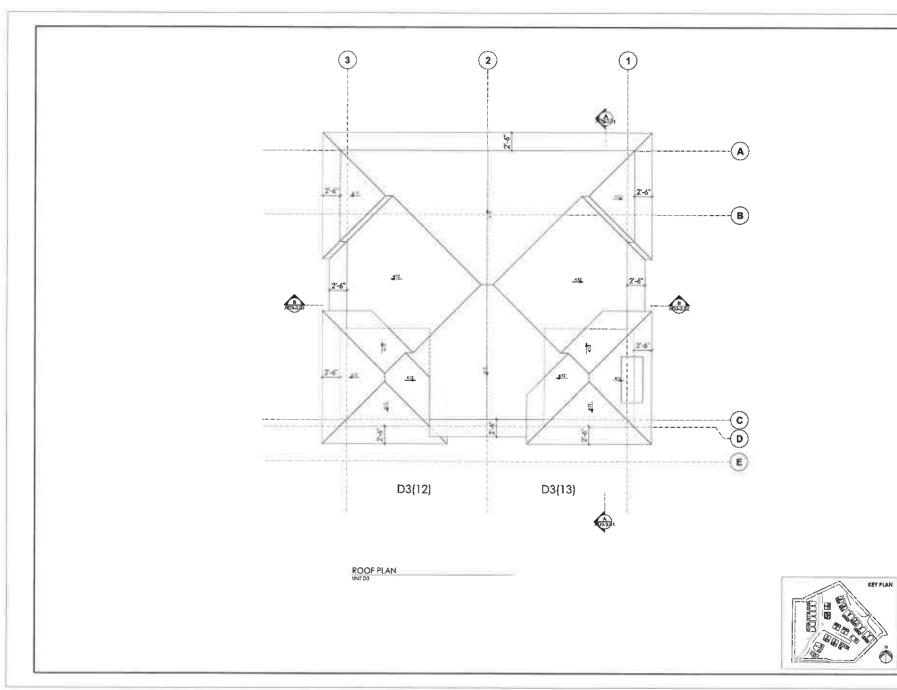
KEY PLAN

UPPER FLOOR PLAN

ROJECT# e030

6000 AD3-

E MAY 12, 2023 2.03



R EV1810 N & Based for DP/Rezoning SRCI Public Communi Revisions 91, 92, 93 Revisions

Aug 31, 2021 MAY 12, 2023 JULY 31, 2073



PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

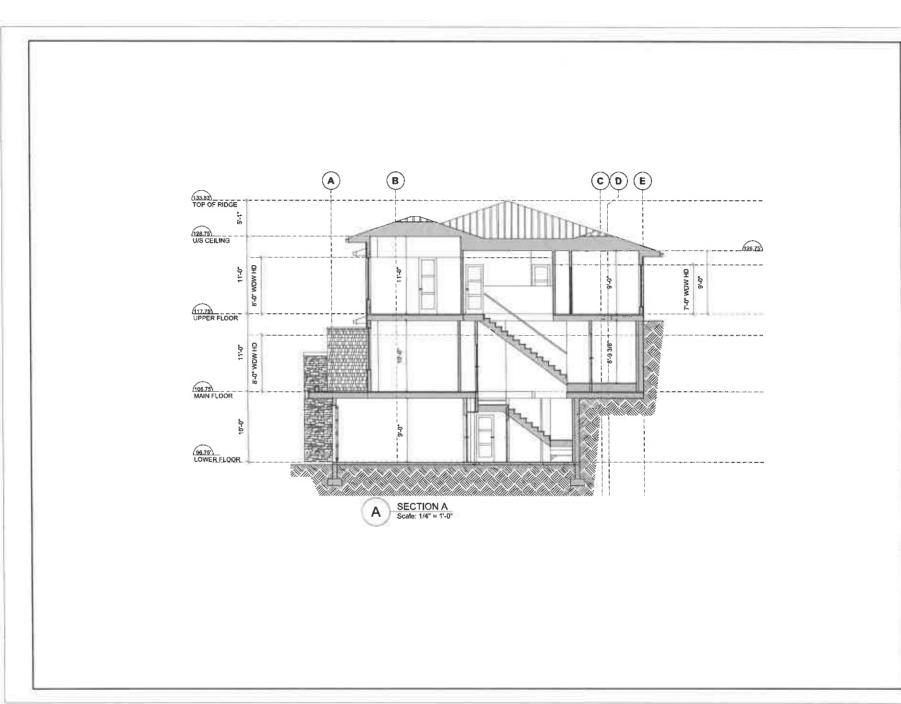
UNIT D3

DRAWING

**ROOF PLAN** 

1/47=11-01

AD3-MAY 12.2023 2.04



R E V | S | O N S faved for OP/Rezoleng DRC/ Philic Cohment Revisions G1, G2, G3 Revisions

Aug 31, 2021 RAY 12, 2023 July 31, 2023



PROJECT

AQUILA

DAFFODIL DRIVE, WEST VANCOUVER, BC

UNIT D3

MAWING

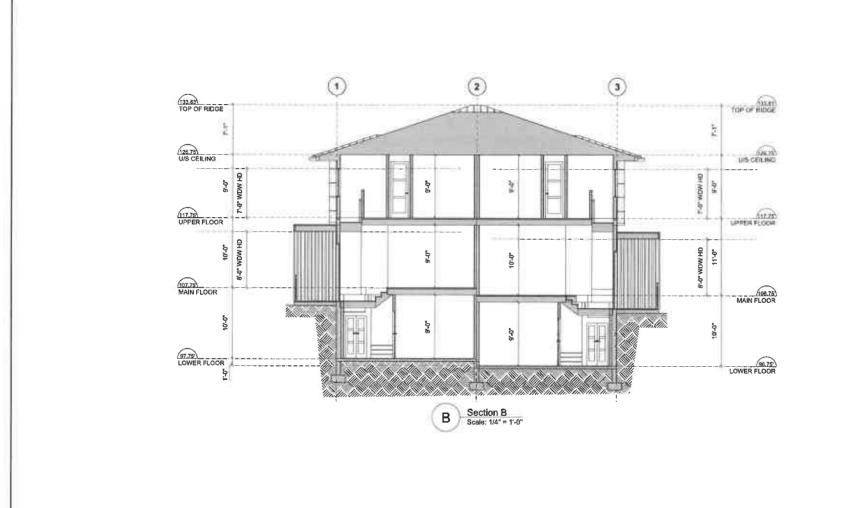
SECTION A-A

PROJECTS

9 HEET

DATE 1/4"

MAY 12.2021 3.01



REVISIONS based for DP/Recoving DRCF Public Comment Revisions D1, 02, Q3 Revisions

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



PROJECT

AQUILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

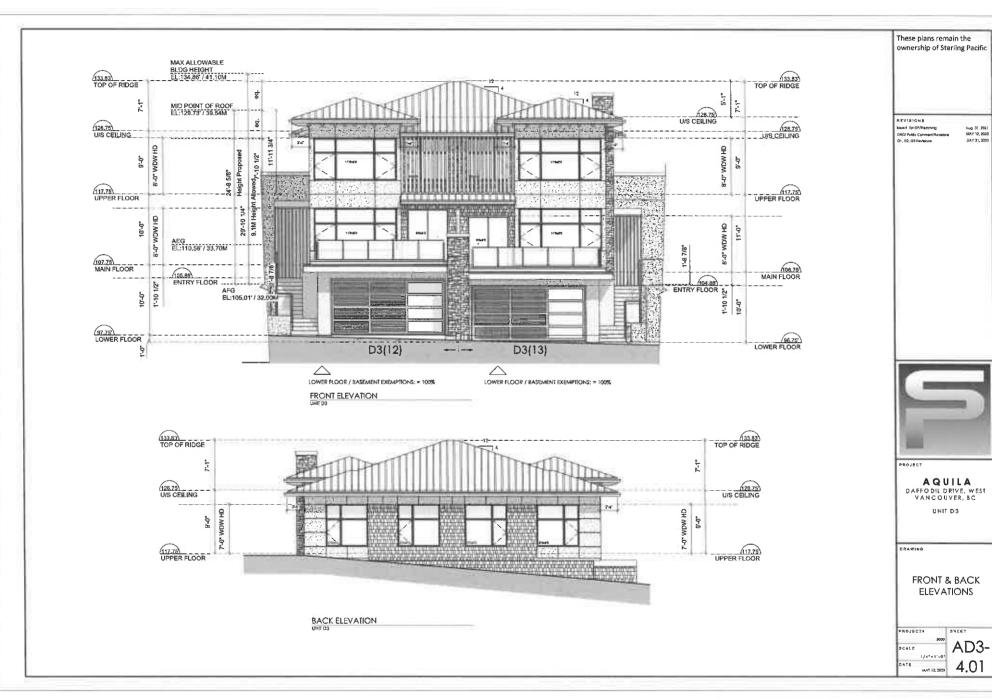
UNIT D3

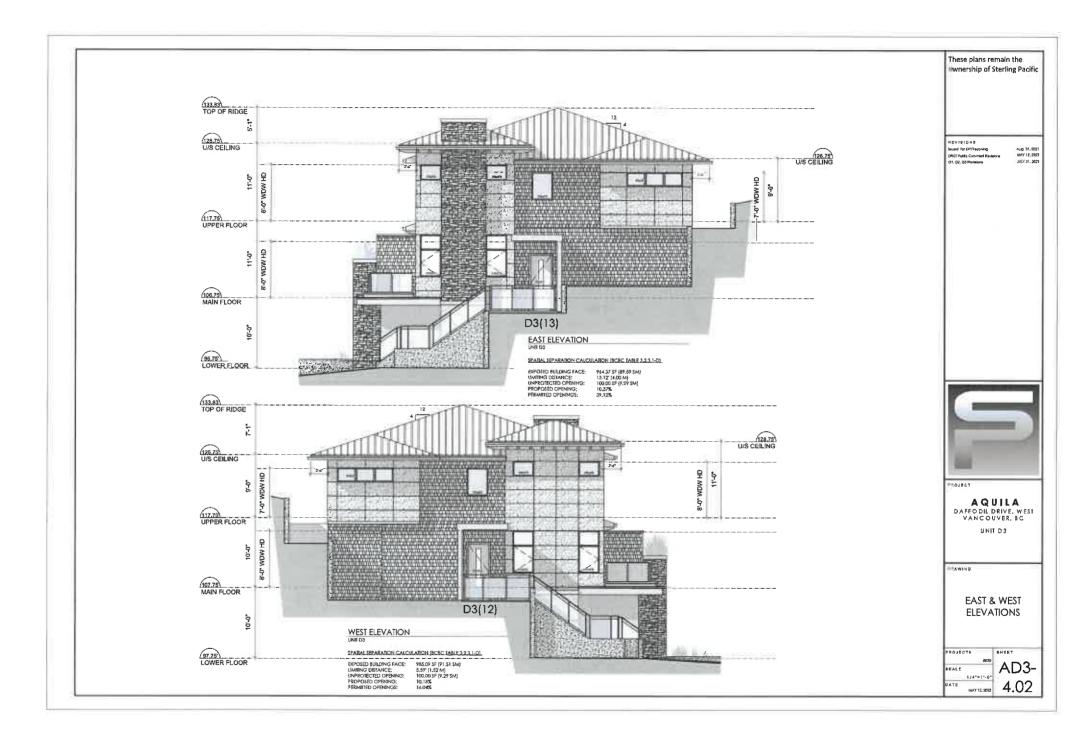
DRAWING

SECTION B-B

1/4\*\*1:-0\*

AD3-3.02 WAY 12, 2020







FRONT ELEVATION











HBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



STONE CLADDING



METAL ROOF -CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GELSTAIN C/W CLEAR TOP COAT - SPECIAL WALNUT



WINDOW / FASCIA/ BARGE BOARDS & UPSTAND -CHARCOAL GRAY



\$2 Pretrished metal for \$1 \$3 | teel | 11 parcied



SOFFIT - BALCONY - ROCKPORT GRAY BM - HC - 105 WROUGHT IRON BM - 2124-10

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r		2
п	u	

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Aug. 31, 2021 MAY 12, 2023

JULY 31, 2023

REVISIONS

Issued for DP/Revoking

DRC/ Public Convenent Revisions 01, 02, 03 Revisions

PROJECT

AQUILA DAFFO DIL DRIVE, WEST VANCOUVER, BC

UNIT D3

DRAWING

FRONT & BACK **ELEVATIONS** 

PROJECT	14
	8030
SCALE	
	144-41-0

SHEET AD3-4.03

AQUILA EXTERIOS MATERIAL SCREDULE Colour Charcool Gro 903 -- II Gray 8M-HC-105 Charcool Gro 1.1 ss "A" Matel
1.1 ss "A" Matel Roof
1.2 Cement Solf I
1.3 Ter 2.1 Fibre Cement Shingles Woodlone Rustic Senes Carbon Trails 2.2 Not used 2.3 Hordy Prinel 2.4 Not used 2.5 Stone Light mist Rondom Granite 2.1 11 6ny C.wpm Wrought Iron Bix - 2124 - 10 Wroughi Iron BM - 2124 - 10 43 Divided pointed c/w harson and in the harson and garage 43 garage 44 Indian gloss geordroll system of wild days cop Charcool Gray Stilewood - Old Moster Gel Stain c/w clear top coat - Special Walnut Charcoal Gray Chargoal Gray Sitewood - Old Muster Cel Storn c/w 5.1 residive freated wood dear top coat-Special Walnut Charcoal Gray Charcoal Gray





FRONT ELEVATION - CAMERA VIEW



SIDE ELEVATION - CAMERA VIEW



BACK ELEVATION - CAMERA VIEW



SIDE ELEVATION - CAMERA VIEW

REVISIONS Issued for DP/Recoving DRCF Public Comment Revisions 01, 92, 03 Revisions

Aug 31, 2021 MAY 12, 2029 JIAY 31, 2023



PROJECT

A Q U I L A
DAFFODIL DRIVE, WEST
VANCOUVER, BC

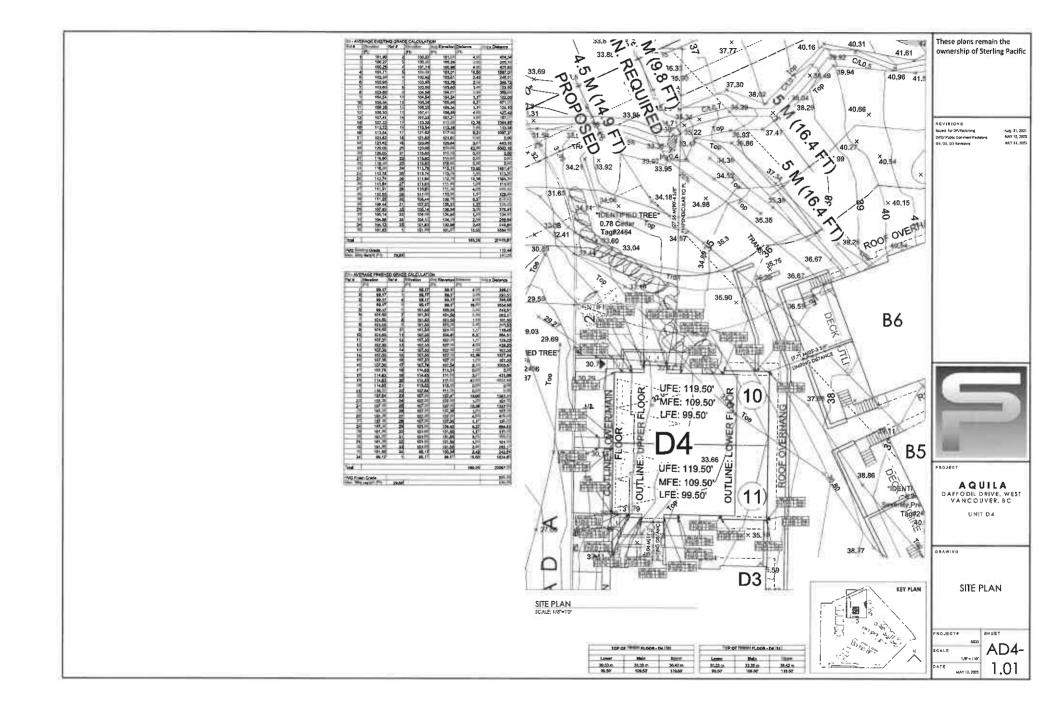
UNIT D3

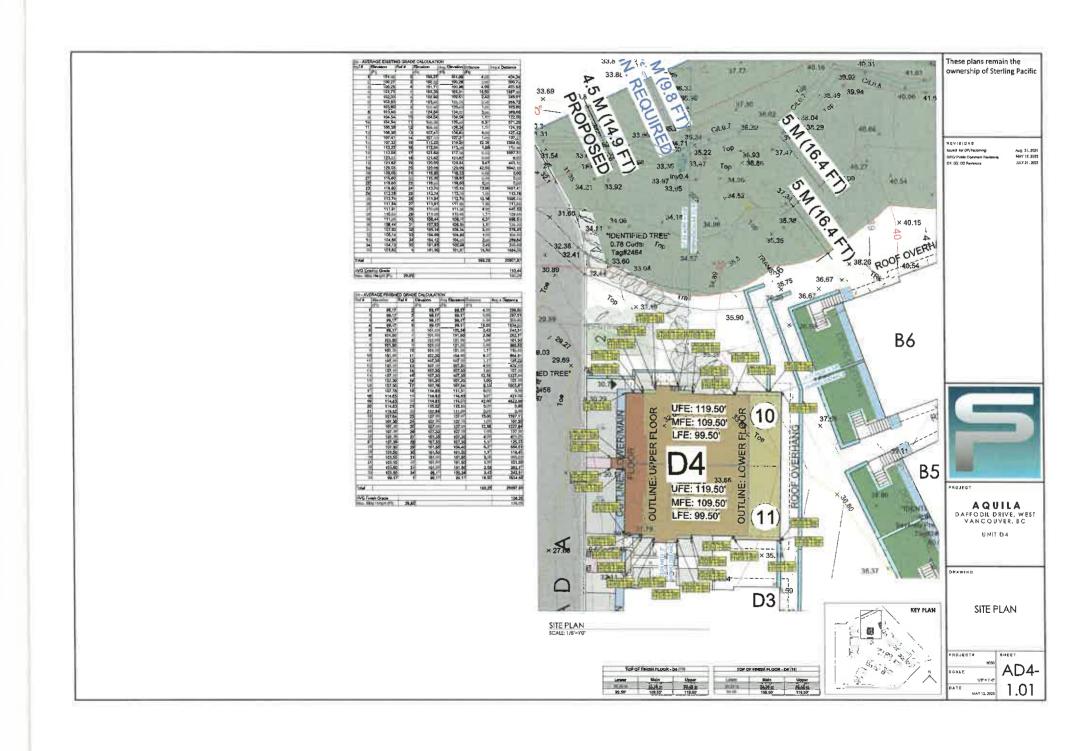
FRONT, BACK & SIDE ELEVATIONS

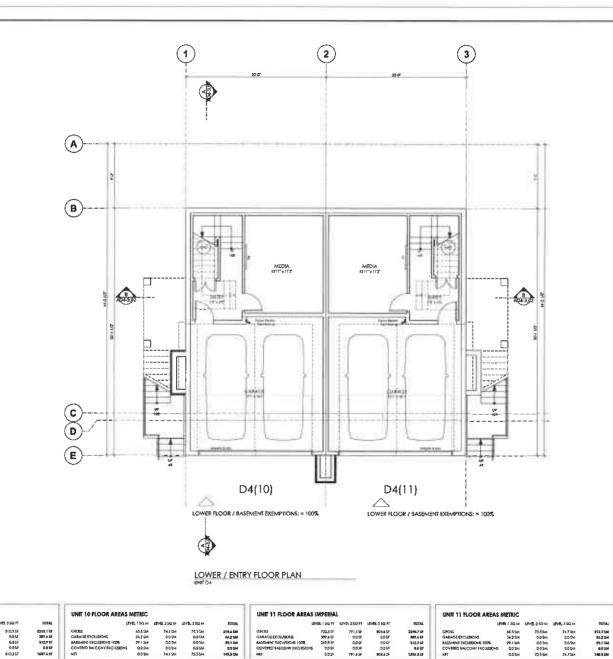
AD3-

MAY 12, 2023

4.05







UNIT 10 FLOOR AREAS IMPERIAL

700.5 SF 389.6 SF 312.9 SF 0.0 SF

797.35F 0.05F 0.05F 0.05F 797.35F

GROSS
GARAGE EXCLUSIONS
BASEMENE EXCLUSIONS 100%
COVERED BALCONY EXCLUSIONS
NEI

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build for DP/Rezoring DRC/Public Comment Revisions 01, 02, 03 Revisions

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



PROJECT

AQUILA

DAFFODIL DRIVE, WEST

VANCOUVER, BC

UNIT D4

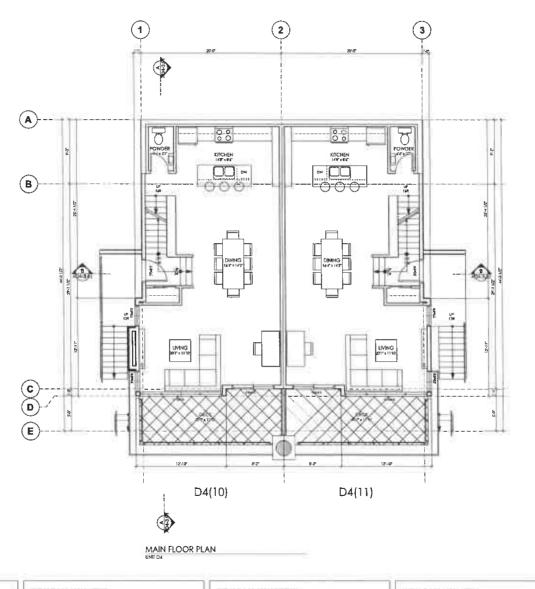
RAWING

KEY PLAN

LOWER FLOOR PLAN

PROJE	CTS
	60
SCALE	

SHEET AD4-MAT 12, 2023 2.01



bued for DP/Rezonno DRC/Public Comment Revisions 61, 62, 63 Revisions

Aug. 31, 2021 MAY 12, 2023 JULY 31, 2023



ROJECT

A Q UILA DAFFODIL DRIVE, WEST VANCOUVER, BC

UNIT D4

RAWING

KEY PLAN

MAIN FLOOR PLAN

BHEET

AD4-1/4"+1"+0" 2.02 MAY 12, 2023

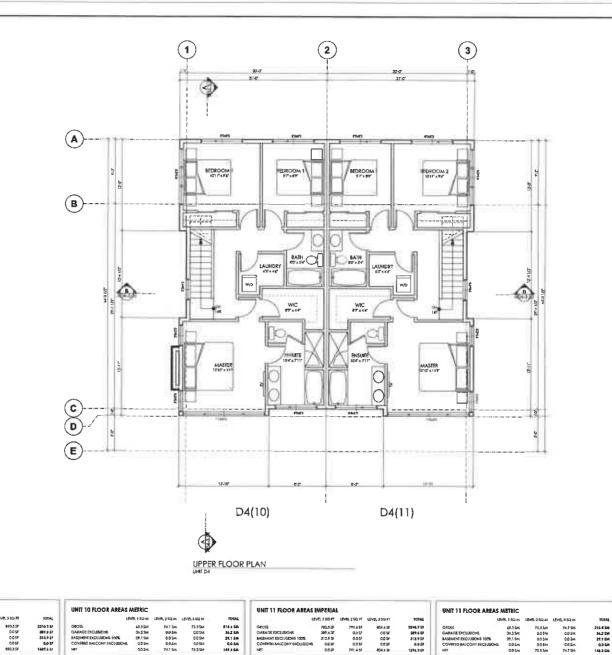
UNIT 10 FLOOR AREAS IMPERIAL LEVEL I SOFT LEVEL 2 SOFT LEVEL 3 SOFT

2310.1 SF 367.4 SF 312.7 SF 0.0 SF 1407.4 SF 797.3 SF 0.0 SF 0.0 SF 0.0 SF 787.3 ST 810.3 SF 6-0 SF 6-0 SF 6-0 SF 810.3 SF

UNIT 10 FLOOR AREAS METRIC LEVEL 150 M LEVEL 250 M LEVEL 350 M GROSS GARAGE EXCLUSIONS BASEMENT EXCLUSIONS 100% COVERED BALCONT EXCLUSIONS NET 65 9 3M 36 2 5M 29,1 5M 0,0 5M 75.35M 0.05M 0.05M 0.05M 0.05M 274.6 3M 34.2 3M 29,1 5M 6.0 5M 149,3 5M 74.1 SM 88 SM 0.0 SM D0 SM 74.1 SM

UNIT 11 FLOOR AREAS IMPERIAL 107AL 2278.7 A7 387.6 SF 212,9 EP 0.0 SF 1598.2 SF LEVEL I SO FT LEVEL 2 SO FT LEVEL 3 SO FT GROSS
GARACE EXCLUSIONS
BASEMENT EXCLUSIONS 100%
COMPETO BALCONT EXCLUSIONS
NET 702.5 SF 387.6 SF 312.9 SF 0.0 SF 0.0 SF 791,45F 0.05F 0.05F 0.05F 791,65F 804,4 SF 0.0 SF 0.0 SF 0.0 SF 804.6 SF

	WE 150 M	IEVE 750 M	INP STOM	Total
LE I	MET I SPEN	LEVEL 2 NO PR	LEVEL S SUZ IN	LOIM
0.6067	65.3 SM	73.5 \$44	74 7 564	213.5 M
GARAGE DICUSIONS	34.25M	0054	0.0 SM	34.2 34
BASEMENT EXCLUSIONS FORS	29.1 SM	0.0 \$M	0.054	29,1 14
COVERED BALCONY EXCLUSIONS	0.0 SAK	MZGG	0.0 SM	0.0 1A
NEI	0.0 \$44	73.5 SM	74.759a	149.154



UNIT 10 FLOOR AREAS IMPERIAL

702.5 SF 389.4 SF 312.7 SF 0.0 SF 0.0 SF

797.3 SF 0.0 SF 0.0 SF 0.0 SF 797.3 LF

GROSS
GARATSEEXCUISIONS
GARATSEEXCUISIONS
GASAMERI EXCLUSIONS IDDX
COVERED BALCONY (XCLUSIONS
NEI

These plans remain the ownership of Sterling Pacific

AUG 31, 2021 MAY 12, 2023 JACY 31, 2023

triEVISIONS suited for DP/Resouring DRC/Public Comment New U1, U2, U3 Revisions

PROJECT

A Q U I L A

DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT D4

DRAWING

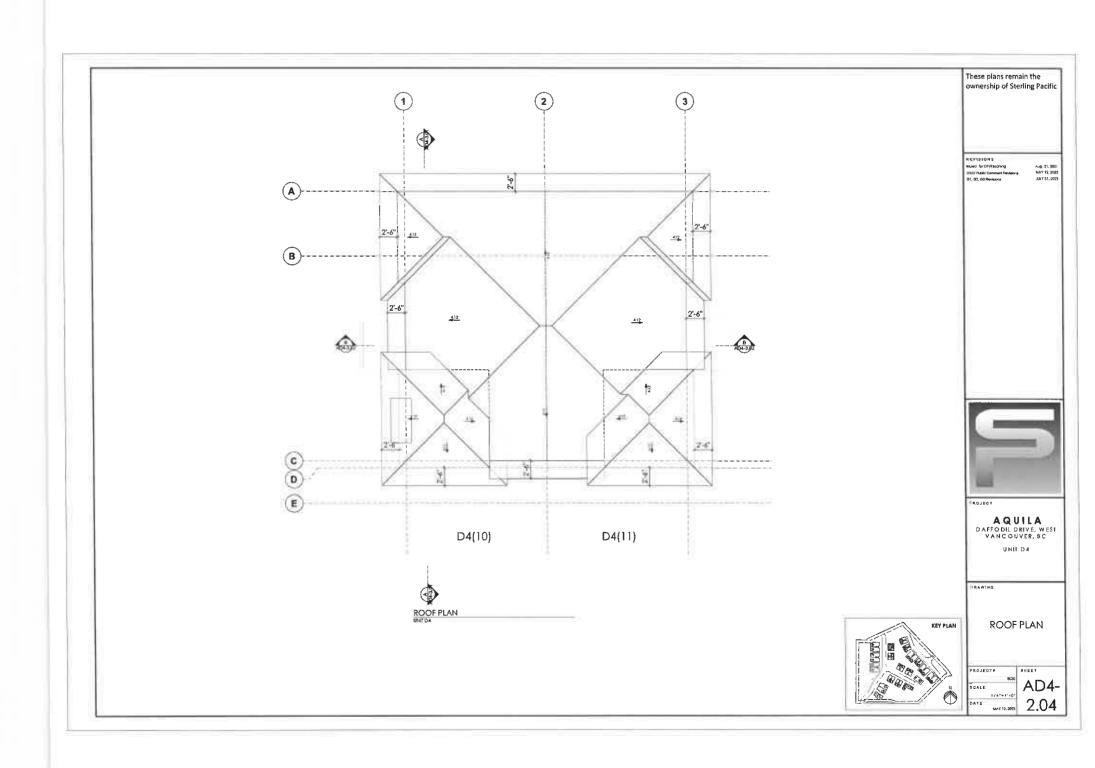
KEY PLAN

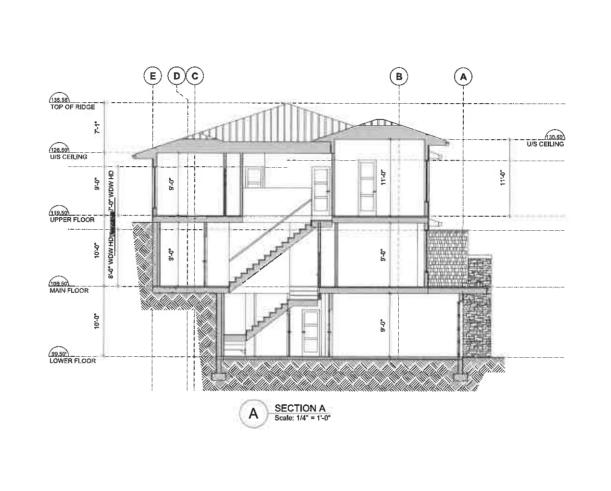
UPPER FLOOR PLAN

AD4-

SHEET SCALE

2.03 ALAY 12, 2023





REVISIONS Issued for DP/Rezoning DRC/Public Comment Res G1, G2, G3 Pavisions

Aug 31, 2021 MAY 12, 2023 AUY 31, 2023



PROJECT

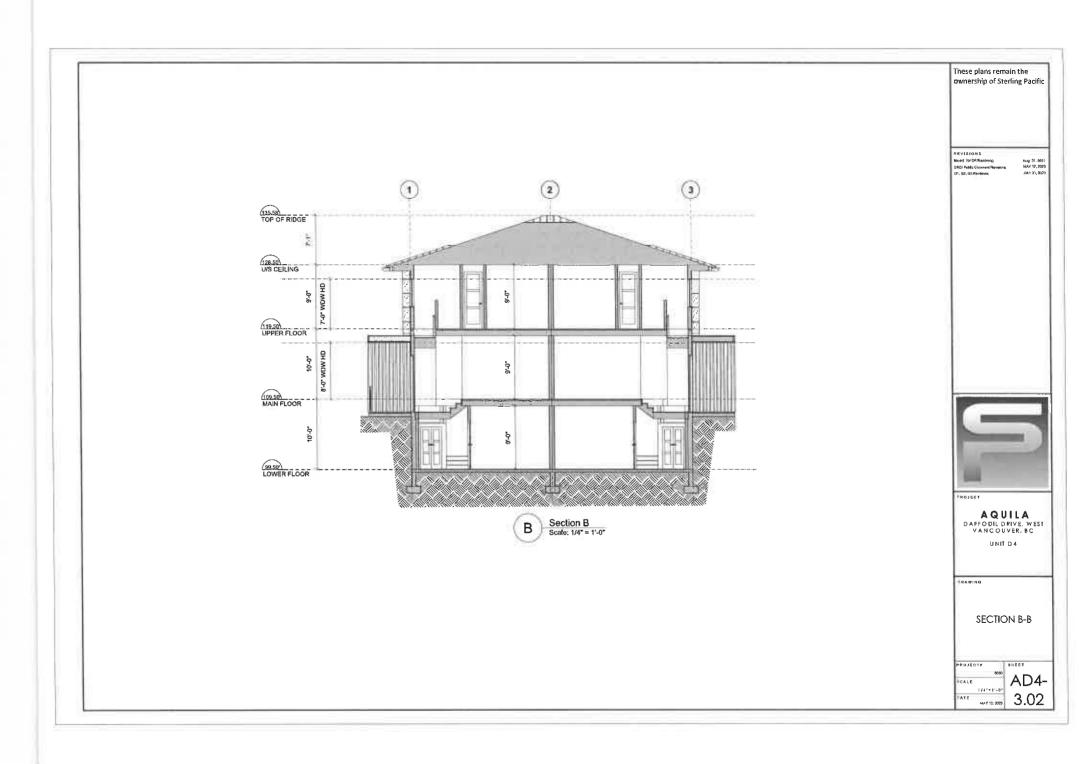
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DAFFODIL DRIVE, WEST
VANCOUVER, BC

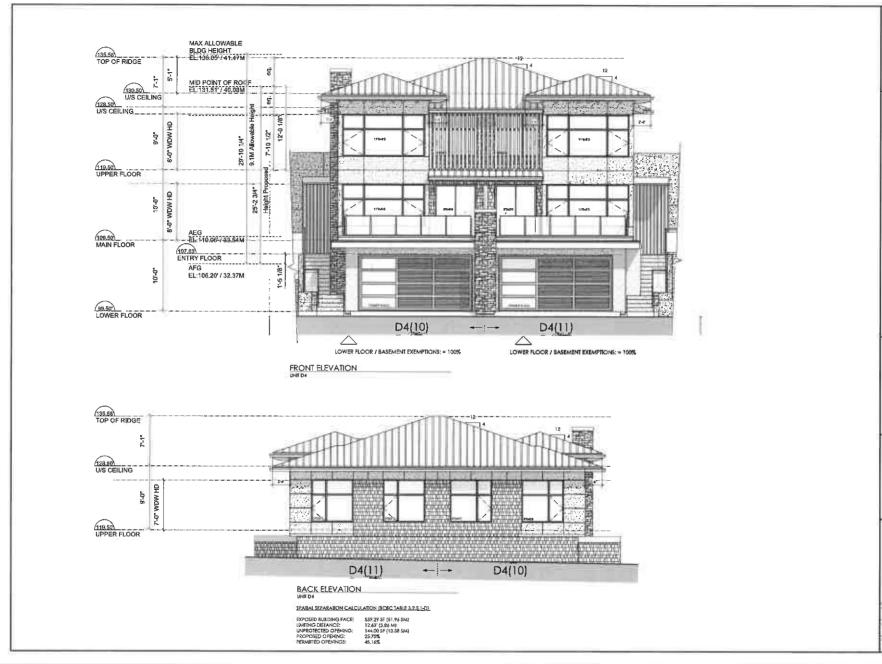
UNIT D4

PRAWING

SECTION A-A

1/4"+1"-0") 3.01 MAY 12, 2023





REVISIONS

Issued for DP/Rezoning DRC/ Public Comment Rev G1, G2, G3 Revisions

/Rezoning Aug 31, 2021 comment Revisions MAY 12, 2023 sylalons ARY 31, 2023

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PROJECT

AQUILA

DAFFODIL DRIVE, WEST

VANCOUVER, BC

UNIT D4

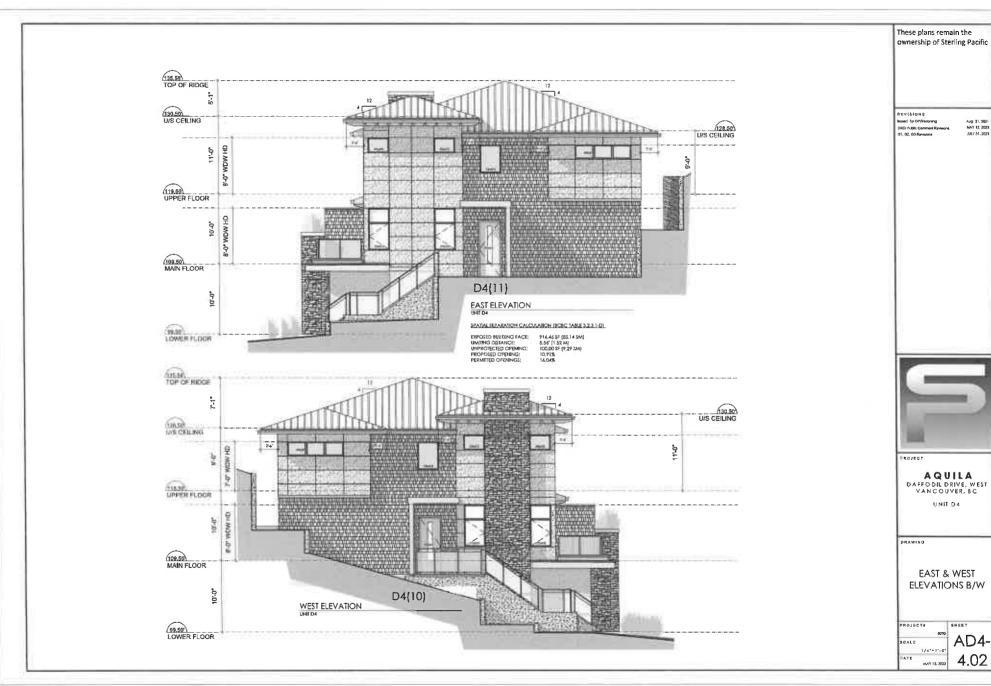
DRAWING

FRONT & BACK ELEVATIONS B/W

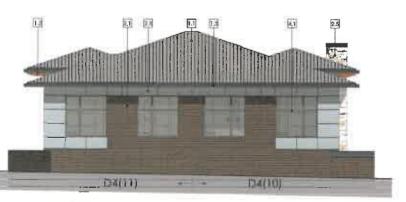
PROJECT# 8030 ||CALE | 1/4"=1'-0"

MAY 12, 2023

AD4-4.01







BACK ELEVATION



HARDY PANEL

FIBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



STONE CLADDING

METAL ROOF-CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GEL STAIN CAW CLEAR TOP COAT - SPECIAL WALNUT





SOFAT . ROCKPORT GRAY BM - HC - 105

BALCONY -WROUGHT IRON BM - 2124-10

	AQUILA EXTERIOR MATERIAL SCHEDULE	
10	Material	Colour
	"A" Metal Rool	Charcool Gro
	Gement Solf!	Roc- BM-HC-106
1.3	ller	Charcoal Gray
21	Cement Shingles	Woodlone Rustic Series Corbon Itali
2.2	olused	
2.3	fordy Panel	Ught mist
24	ofused	
2.8	fone	Random Granily
2,1	Upd only C C pre	Wrought Iron 844 - 2124 - 10
3.2	non.	Wrought Iron BM - 2124 - 10
41	Distribution of the second by	Charcoal Gray
42	Entry door pointed a/w transom and	Stillewood - Old Master Get Stain c/w clear top cost - Special Walnut
4.3	The garage	Charcool Gray
4.4	lochlon plass guardrail system a/w ca)	Charcool Gray
5.1	Fire residiive frequed wood	SElewhoot - Old Mosfer Gel Sigh of w dear inp cont - Special Walnut
5.2	Prefrished metal flos	Charceal Gray
	teel I ed finish	Charcool Gr

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REVISIONS

bused for DP/Rezoning DRC/ Public Comment Res 01, 02, 03 Sevisions

AUG 31, 2021 MAY 12, 2023 RILY 31, 2023



PROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT D4

DRAWING

FRONT & BACK **ELEVATIONS** 

PROJECTS	
	8030
SCALE	
- 1/	41-0-

AD4-MAY 12 2023 4.03







FRONT ELEVATION - CAMERA VIEW



SIDE ELEVATION - CAMERA VIEW



BACK ELEVATION - CAMERA VIEW



SIDE ELEVATION - CAMERA VIEW

REVISIONS Issued for DP/Rezoning DRC/ Public Comment Re G1, G2, G3 Ravisions

AUG 31, 2021 MAY 12, 2023 JULY 31, 2023

PROJECT

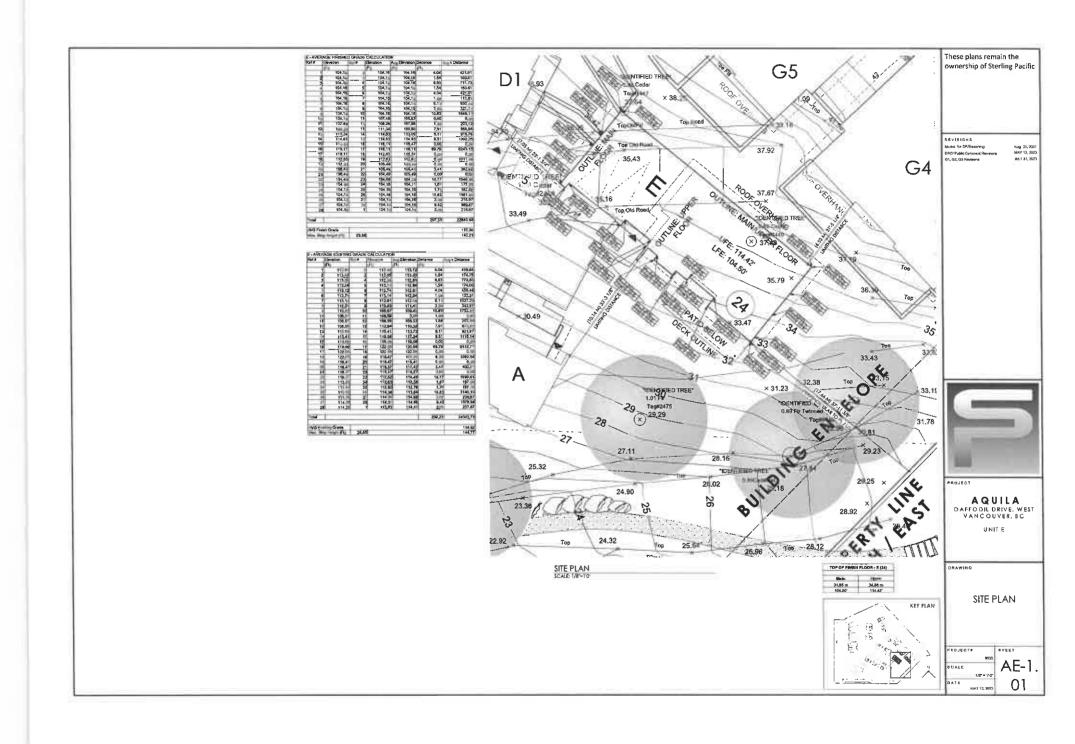
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

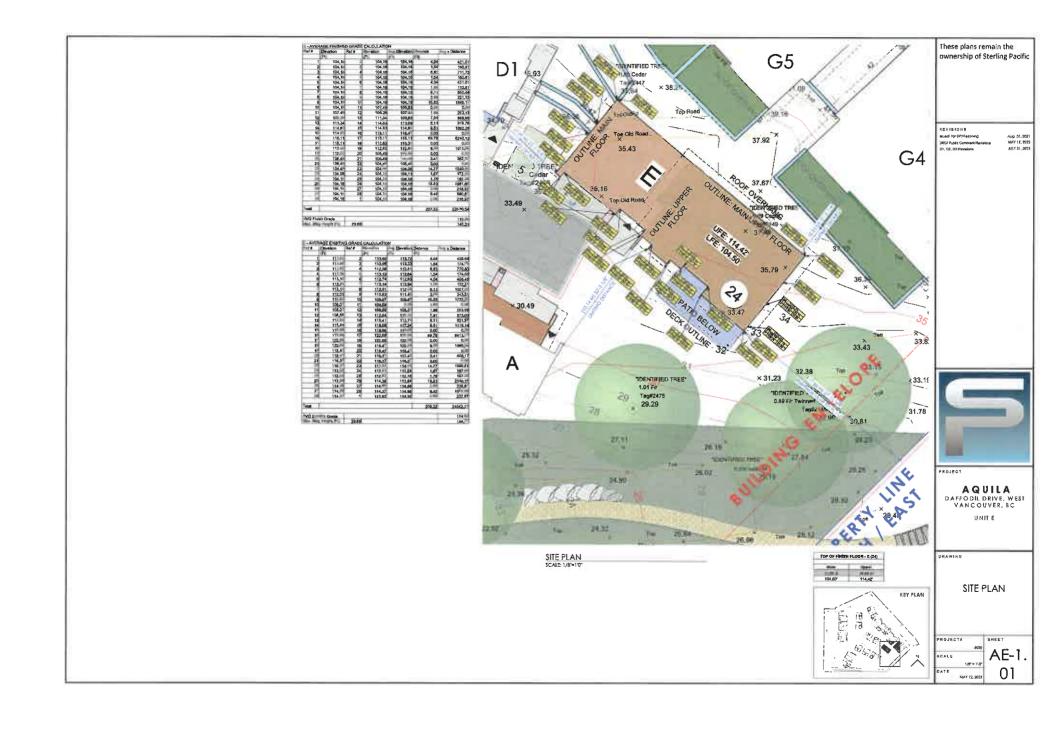
UNIT D4

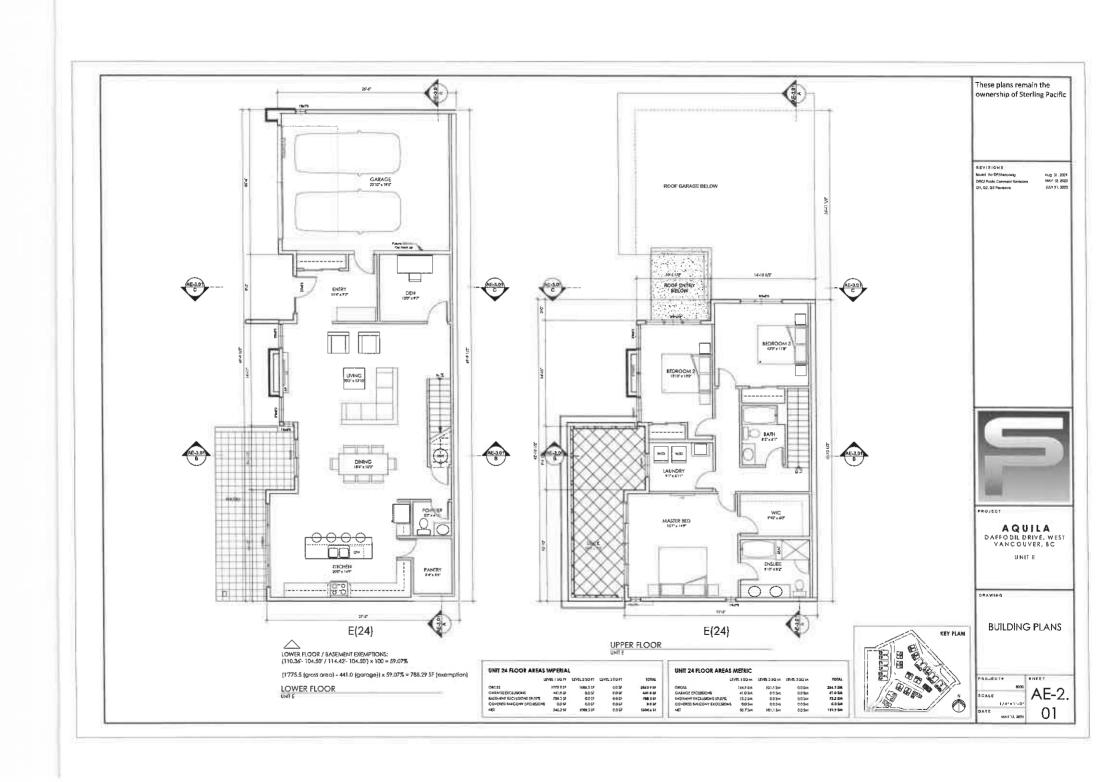
FRONT, BACK & SIDE ELEVATIONS

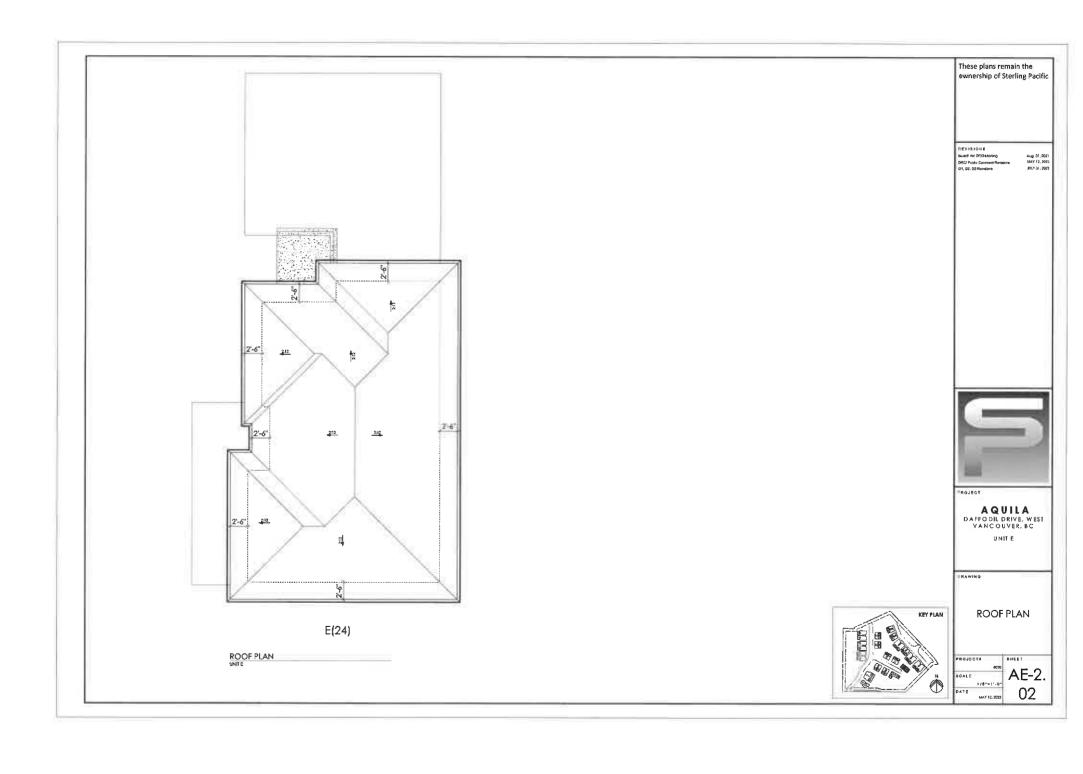
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	8030	
CALE		١.
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ATE		

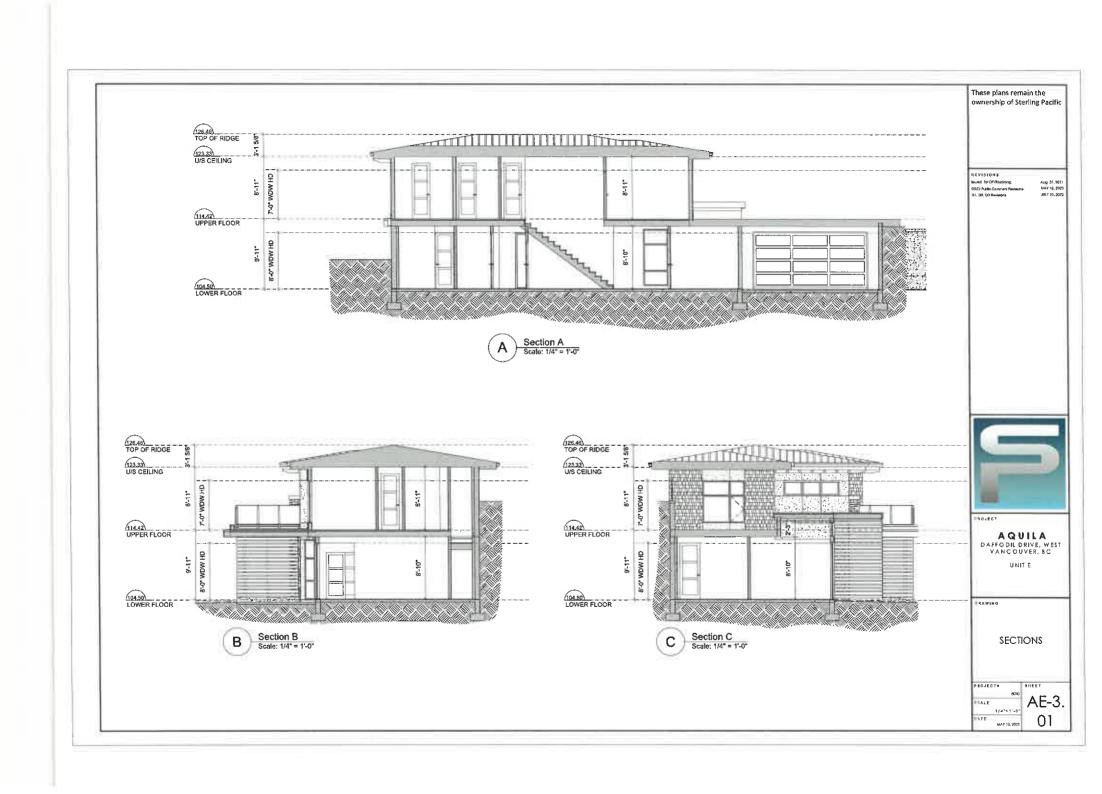
AD4-4.05

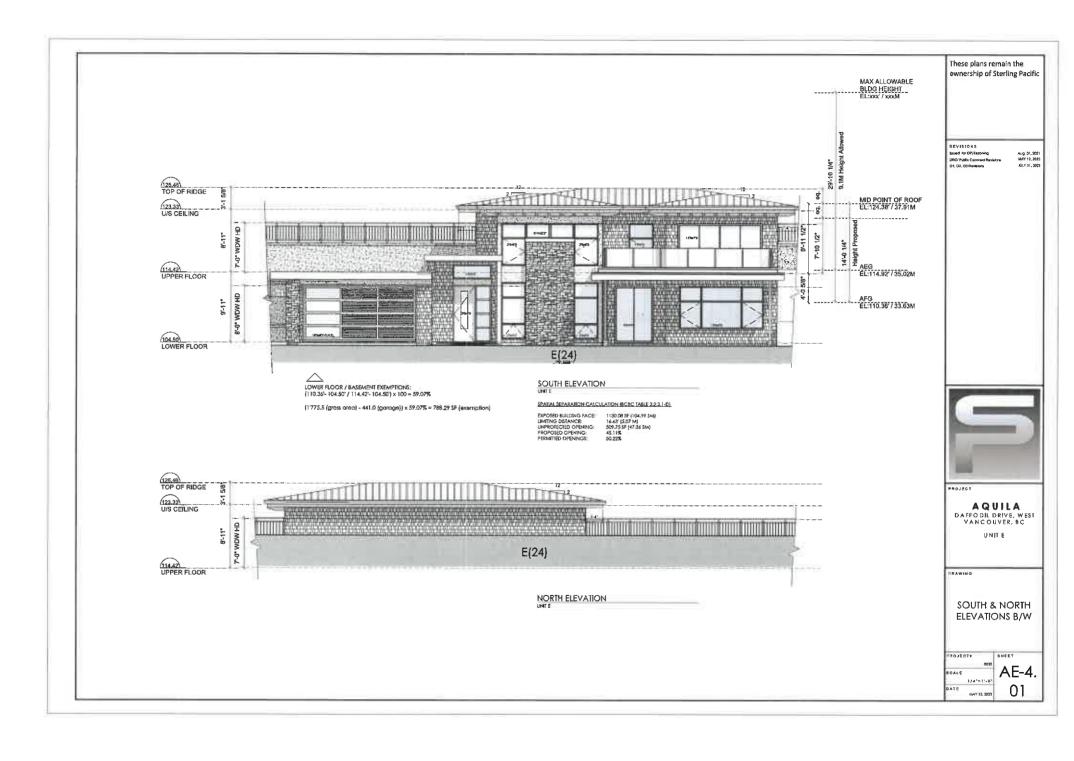


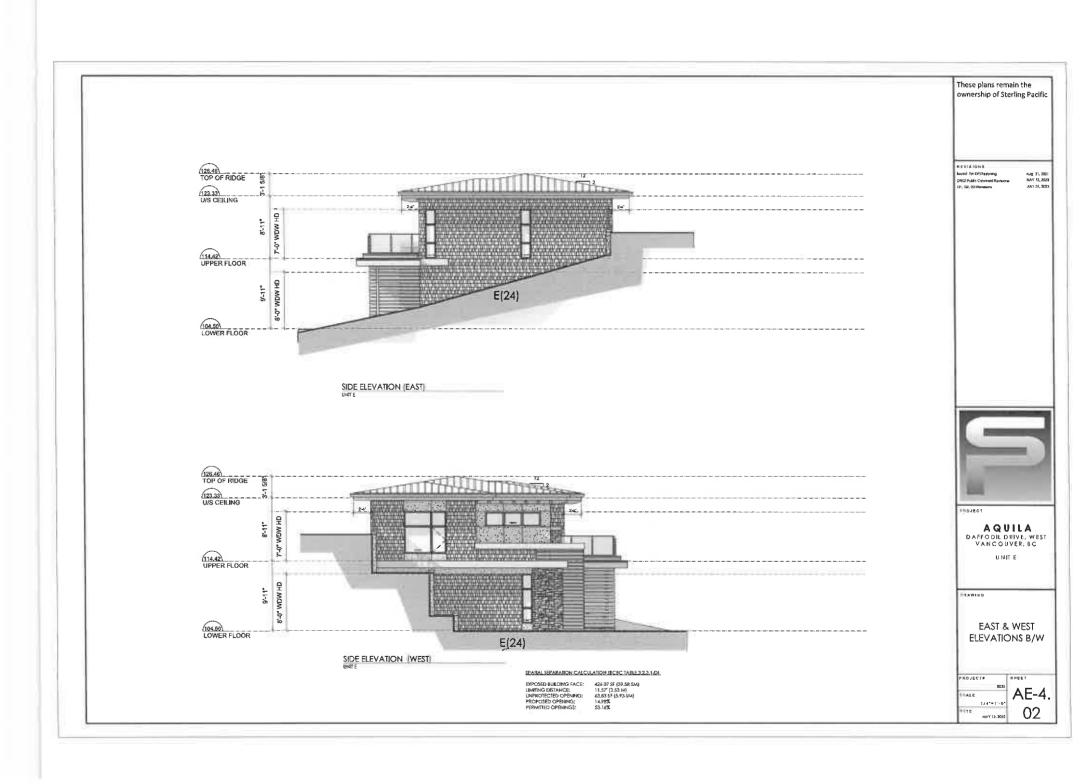








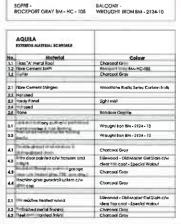






NORTH ELEVATION





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DRC/ Public Comment Revisions MAY 12, 2023
G1, 02, 03 Revisions REV. 31, 2023



ROJECT

A Q UILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT E

RAWING

SOUTH & NORTH ELEVATIONS

SCALE (1/4~1)-0\* AE-4



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> Aug 31, 2021 MAY 12, 2023 JACY 31, 2023

REVISIONS

DRCI Public Comment Revisions 01, 02, 03 Revisions

7

103605

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

Ų NJT E

RAWING

EAST WEST ELEVATIONS

9000 SCALE 1/4"-1"-0" AE-4

\*ATE MAT 12,2025

AQUILA EXTERIOR MATERIAL SCHEDULE 1.1 Class "A" metal Roof 1.2 Flore Cement Soffs 1.3 Far Charcool Bus-HC-105
Charcool Gray 2.1 | Ibre Cement Shingles 2.3 -t used 2.3 -dy Ponel 2.4 Not used 2.5 Ione Ught mist Random Granite 2.5 fine
3.1 Upt | Day C | C |
3.2 |
4.1 | Soft days granted c/w konsom and |
4.2 | Soft days granted c/w konsom and |
4.3 | Doctring grange |
4.4 | Rodotin glass granted styrillem c/w |
4.4 | Rodotin glass granted styrillem c/w |
4.5 | Rodotin glass granted styrillem c/w |
4.6 | Rodotin glass granted styrillem c/w |
4.6 | Rodotin glass granted styrillem c/w |
4.7 | Rodotin glass granted styrillem c/w |
4.8 | Rodotin glass granted styrillem c/w |
4.9 | Rodotin glass granted styrillem c/w |
4.0 | Rodot Wrought from BM - 2124 - 10 Wrought iron 8M - 2124 - 10 E[24] Charcoal Gray Sillewood - Old Moster Get Stein c/w clear top cool - Special Walnut Charcoal Gray Charsoal Gray Stillewrood - Old Master Gel Stain a/w \$.1 The resistive treated wood rdear top cont - Special Writingt Charcoal Gray Charcoal Gra 





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Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



PROJECT

A Q U I L A

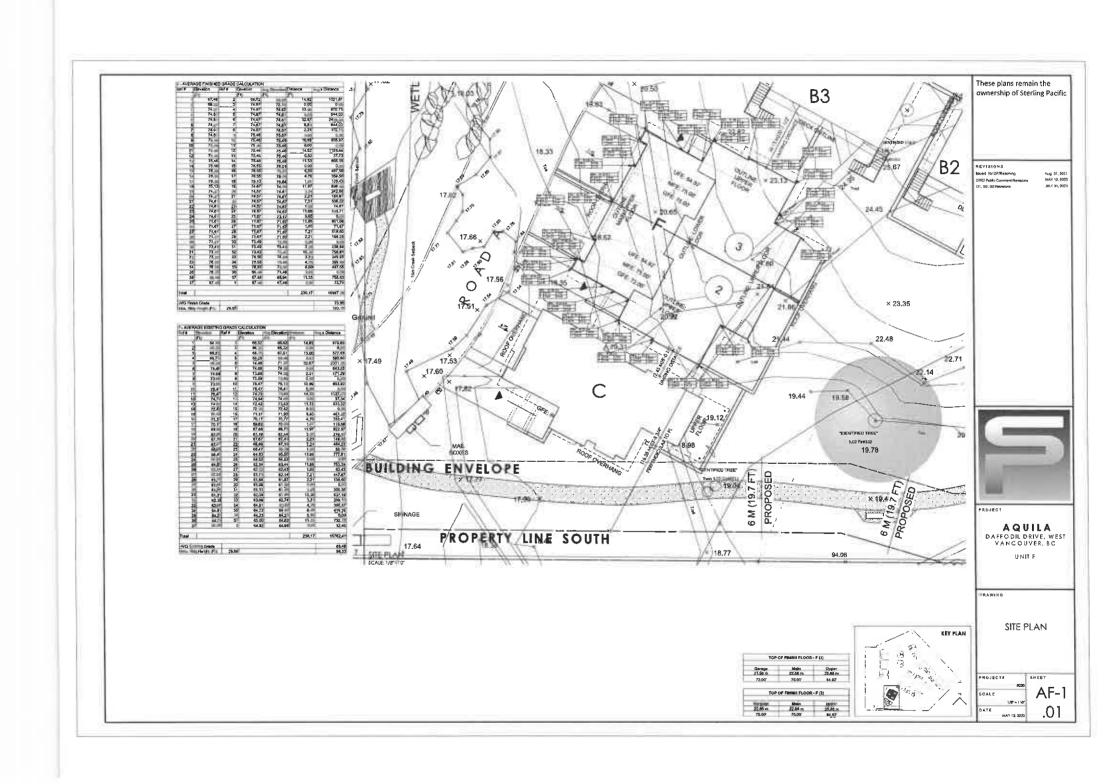
DAFFODIL DRIVE, WEST
VANCOUVER, BC

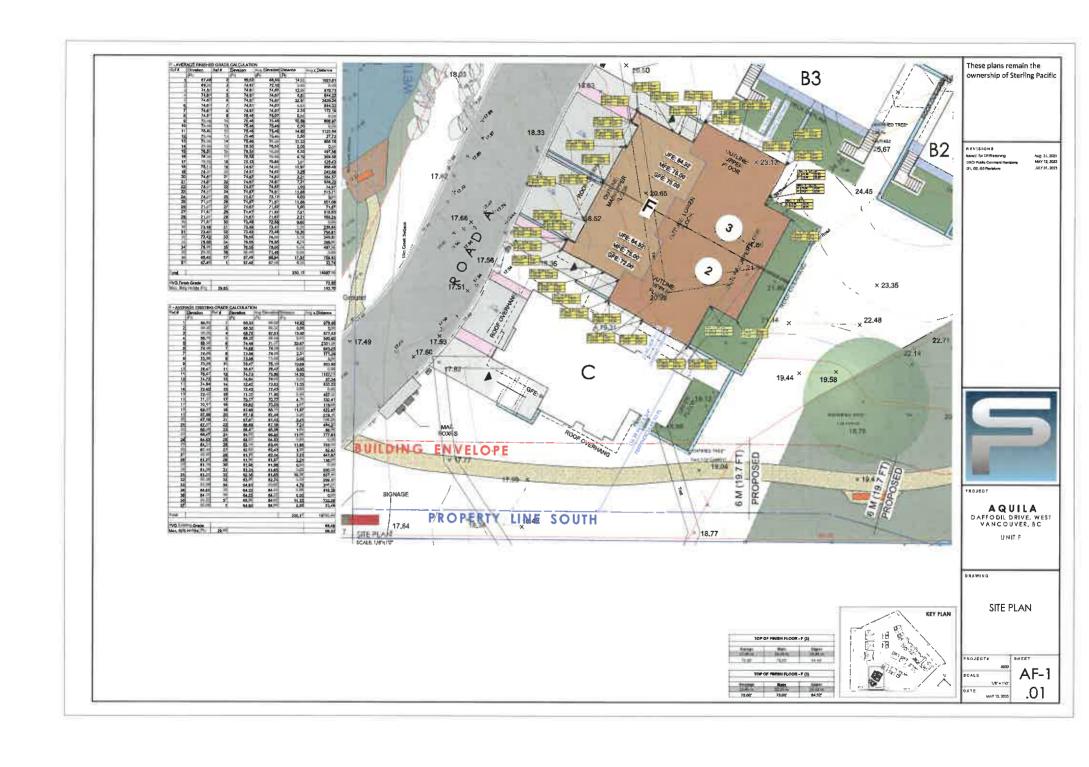
UNITE

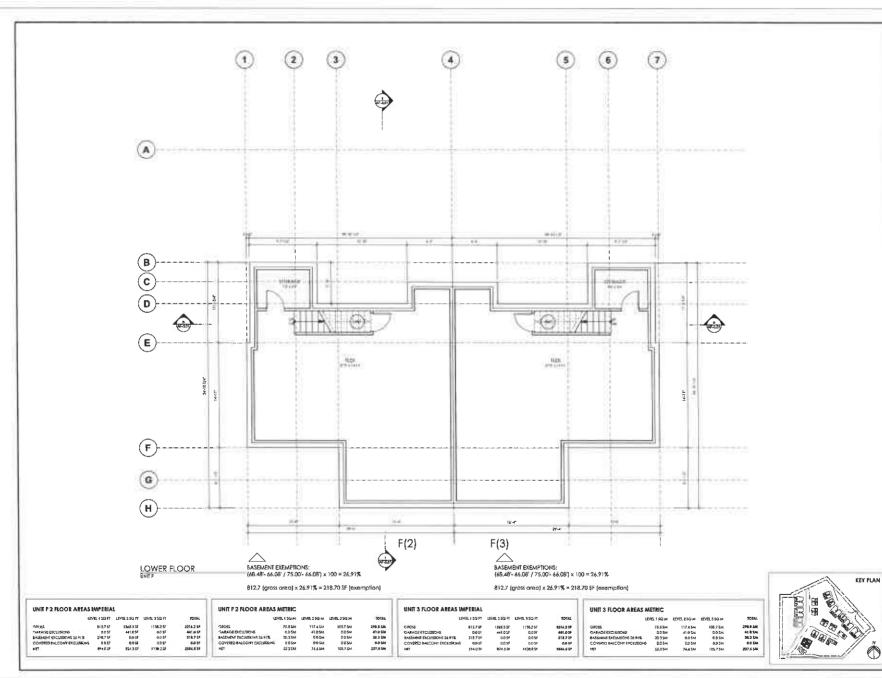
PRAWING

FRONT & SIDE **ELEVATIONS** -CAMERA VIEW

PROJECTO	SHEET
6030	
CALE	1 At-
N.E.S.	
ATE NAME OF THE OWN	0.5







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and for DP/Pazono # tC/ Public Comment Revisions III, G2, G3 Revision

Aug 31, 2021 MAY 12, 2023 JULY 31, 2073



PROJECT

A Q U I L A

DAFFO DIL DRIVE, WEST
VANCOUVER, BC

UNITE

DRAWING

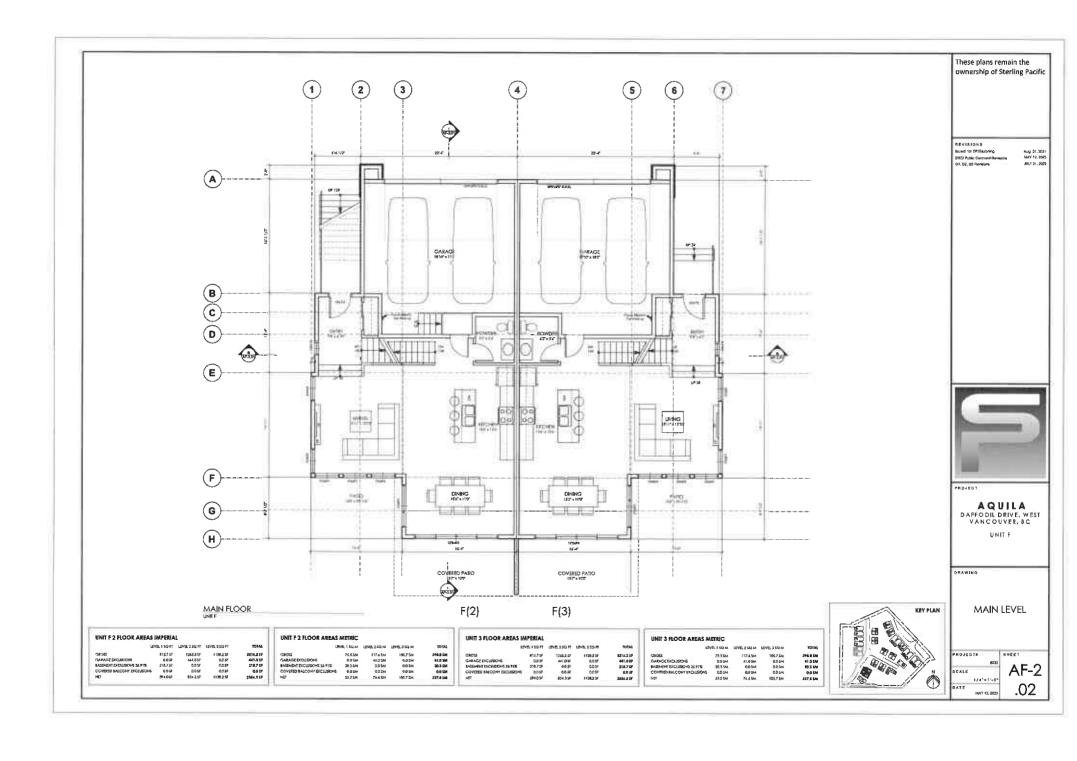
LOWER FLOOR

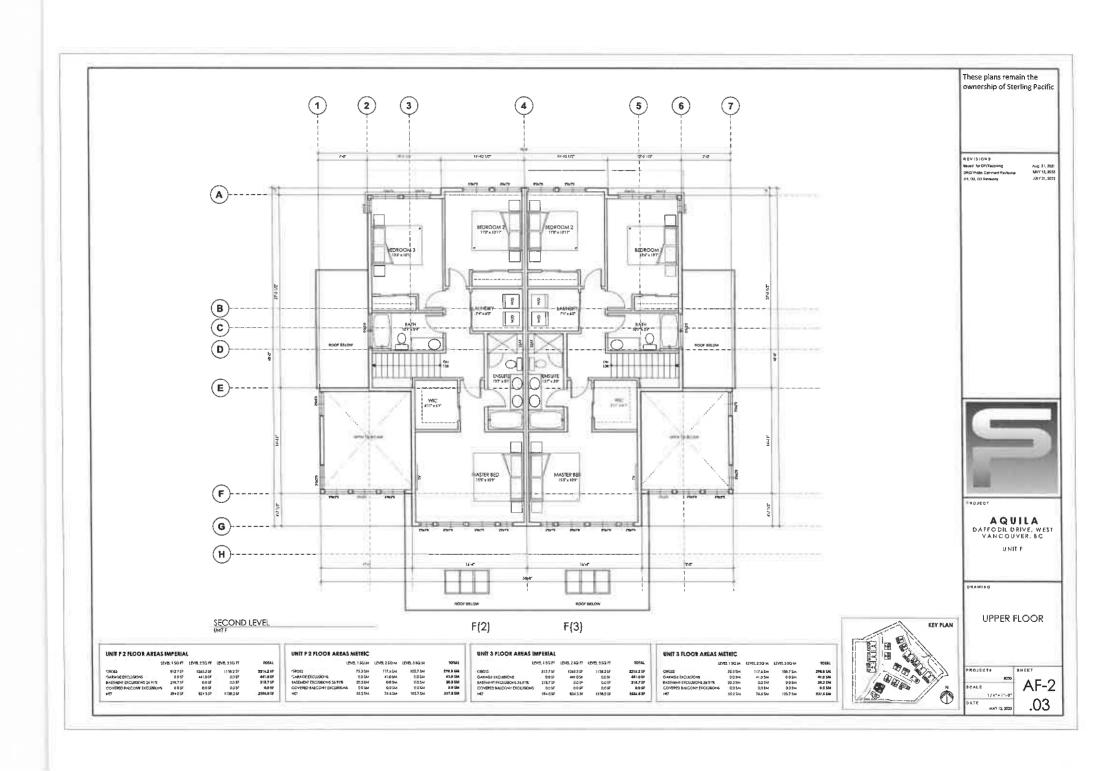
PROJECTS SCALE

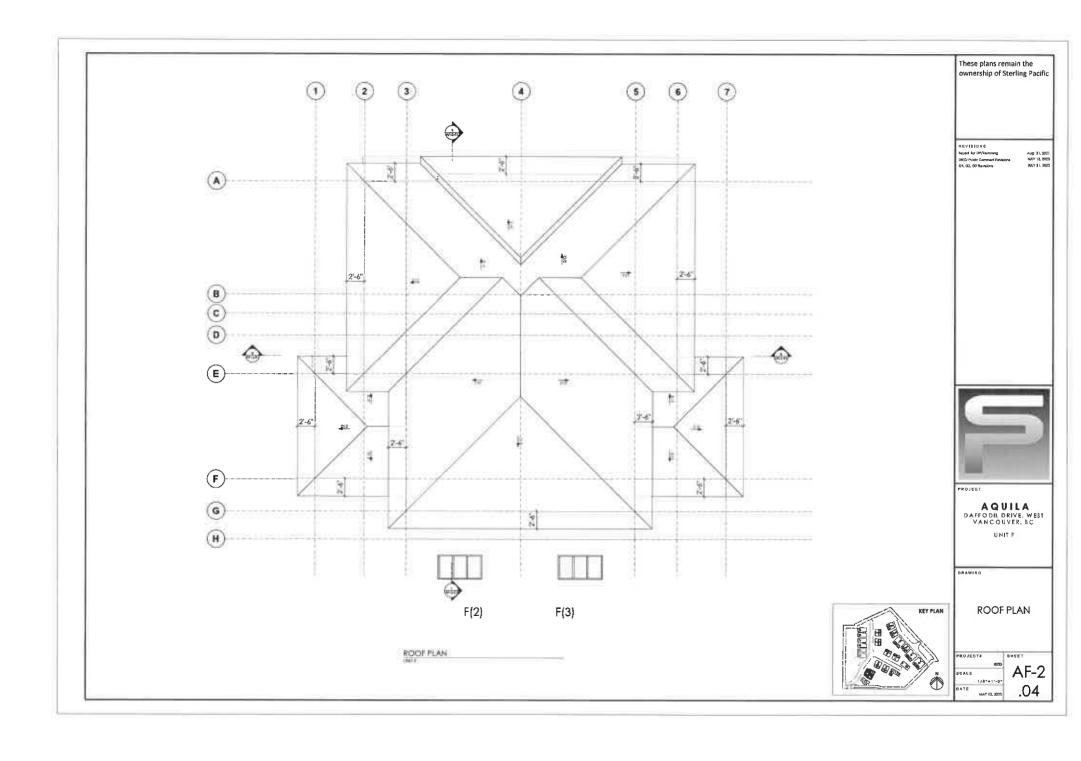
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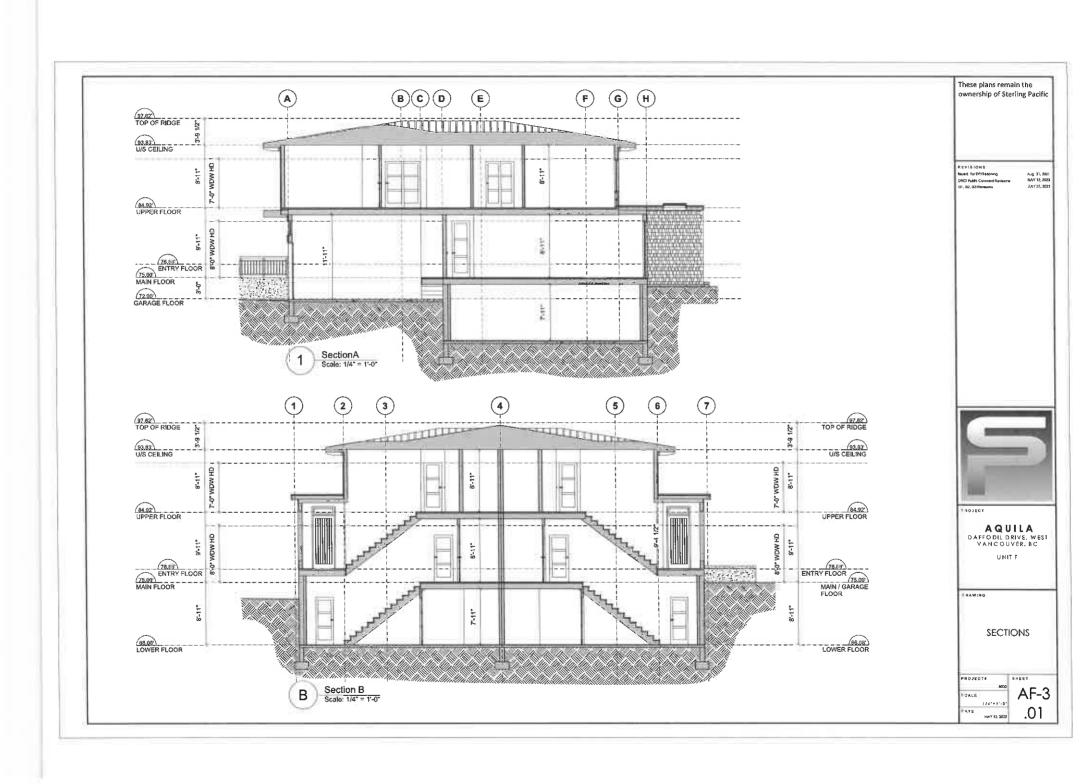
SHEET

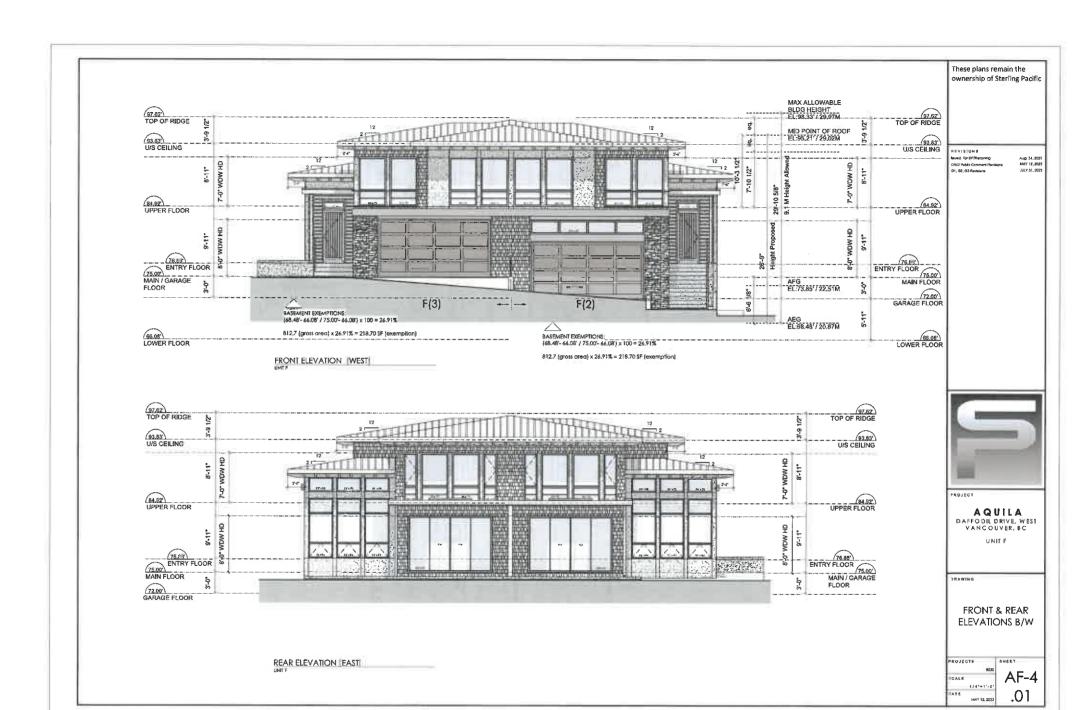
MAY 12, 2023

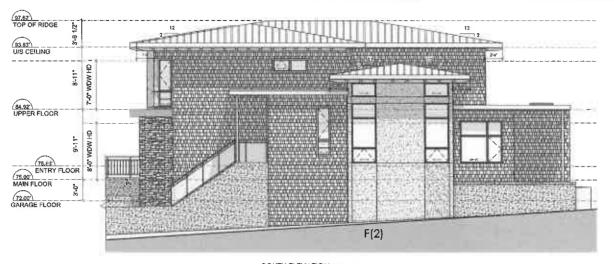








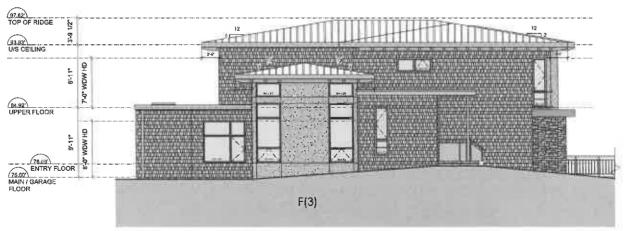




## SOUTH ELEVATION

## SPATIAL SEPARATION CALCULATION (BCBC TABLE 3.2.3.1-D).

EXPOSED BUILDING FACE: 1222.75 SF (113.60 SM)
LIMITING DISTANCE: 4.02" (1.22 M)
UNPROTECTED OPENING: 12.06%
PERMITTED OPENING: 12.06%



## NORTH ELEVATION

## SPATIAL SEPARATION CALCULATION (BCBC JABLE 3.2.3.1-D).

EXPOSED BUILDING FACE: 879,62 SF [81,72 SM) LIMITING DISTANCE: 10,06 (3,07 M) LUNROTECTED OPENING; 147,50 SF [13,70 SM) PROPOSED OPENINGS: 16,77% PERMITTED OPENINGS: 28,90%

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REVISIONS

Maked for OP/Rezoning DRC/ Public Comment Res Q1, Q2, Q3 Revelors

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



A Q UIL A
DAFFODIL DRIVE, WEST
VANCOUVER, BC UNITE

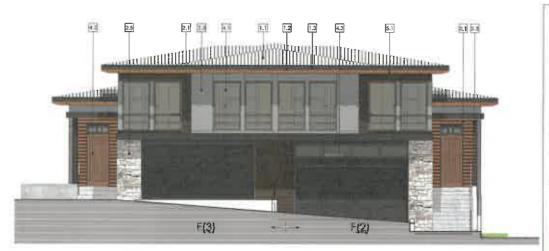
DRAWING

**SOUTH & NORTH ELEVATIONS B/W** 

AF-4

1/4"=|"-0"

.02 MAY 12, 2023



FRONT ELEVATION WEST



SOUTH ELEVATION





FIBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



STONE CLADDING

METAL ROOF -CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GELSTAIN C/W CLEAR TOP COAT - SPECIAL

WINDOW / FASCIA/ BARGE BOARDS & UPSTAND -CHARCOAL GRAY



SOFFIT -ROCKPORT GRAY BM - HC - 105

BALCONY -WROUGHT IRON BM - 2124-10

AQUILA EXTERIOR MATERIAL SCHEDULE		
No.		Colour
	Class "A" Metal Roof	Edutional River
	Fibre Cemeni Soffii	Recipies Cody San AC-185
1.3	Gulter	Charles Dec
21	Fibre Cement Shingles	Woodlone Rusiic Series Corbon Imile
22	Not used	
23	Hordy Panel	Light mist
24	Not used	
25	lone	Reserve Contra
2.1	Ups pnyc c pra	Wroughlinon 844 - 2124 - 19
3.2	matt i ou matter	Wroughl ton \$M - 2124 - 10
4.1	North-please march from a Administration of the con-	Charasal Gray
42	Entry dear pointed c/w horsom and	SNewcod - Old Master Gel Stain c/w slear I = cod - Special Waltul
4.3	le garaga	Chargool Gray
4.4	tachlan glass guardrail system c/w	Charcoal Gray
6.1	Fire resistive insched wood	SNewood - Old Master Get Stain o/w plear top goal - Special Wathut
5.2	Prefnished metal Bas	Charcoal Gray
E 1	leel 1 1 sed finish	Charcool Grov

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R EVISIONS litted for DP/Recoving DRC/ Public Comment Revisions 01, 62, 03 Revisions

Aug 31, 2021 MAY 12, 2023 JULY 91, 2023



ROJECT

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNITE

DRAWING

FRONT & SOUTH ELEVATIONS

ROJECTS	SKEET
8030	
CALE	AF-4
1/4"+1"-0"	
ATE WAYIN DOWN	0.3





FRONT ELEVATION - CAMERA VIEW



BACK ELEVATION - CAMERA VIEW

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R EVIBION S Issued for DP/Resoning DRCI Public Comment Resistence 91, 92, 63 Ransistens

Aug \$1, 2021 MAY 12, 2023 JULY 31, 2023



PROJECT

AQUILA

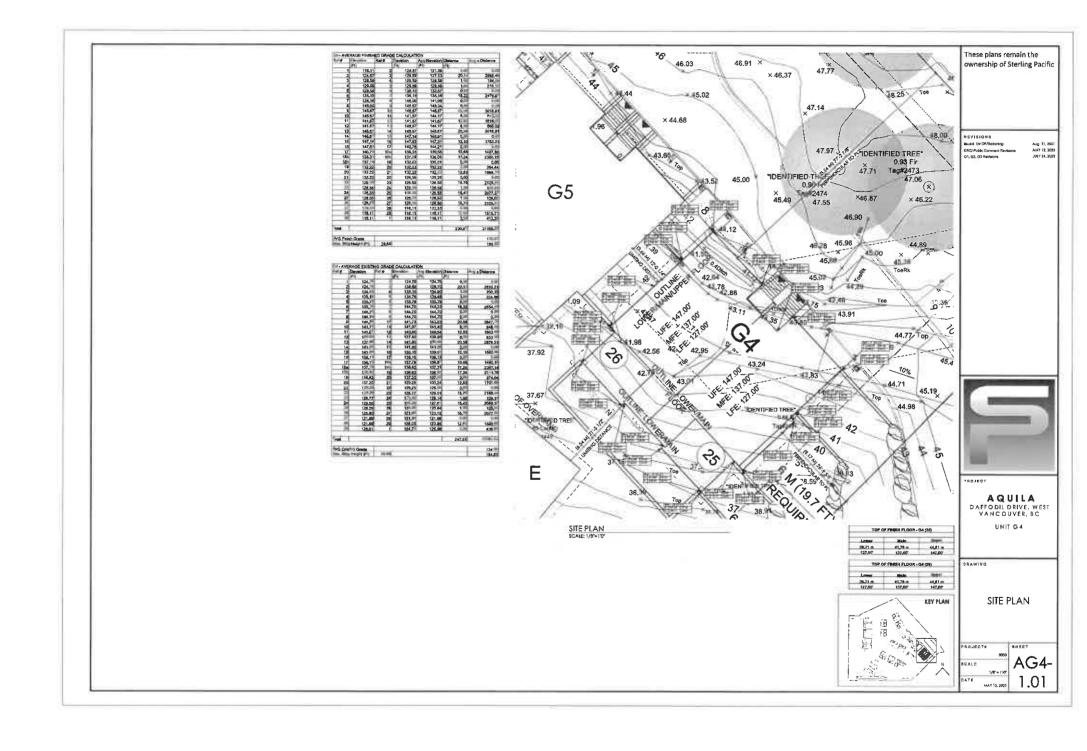
DAFFODIL DRIVE, WEST
VANCOUVER, BC

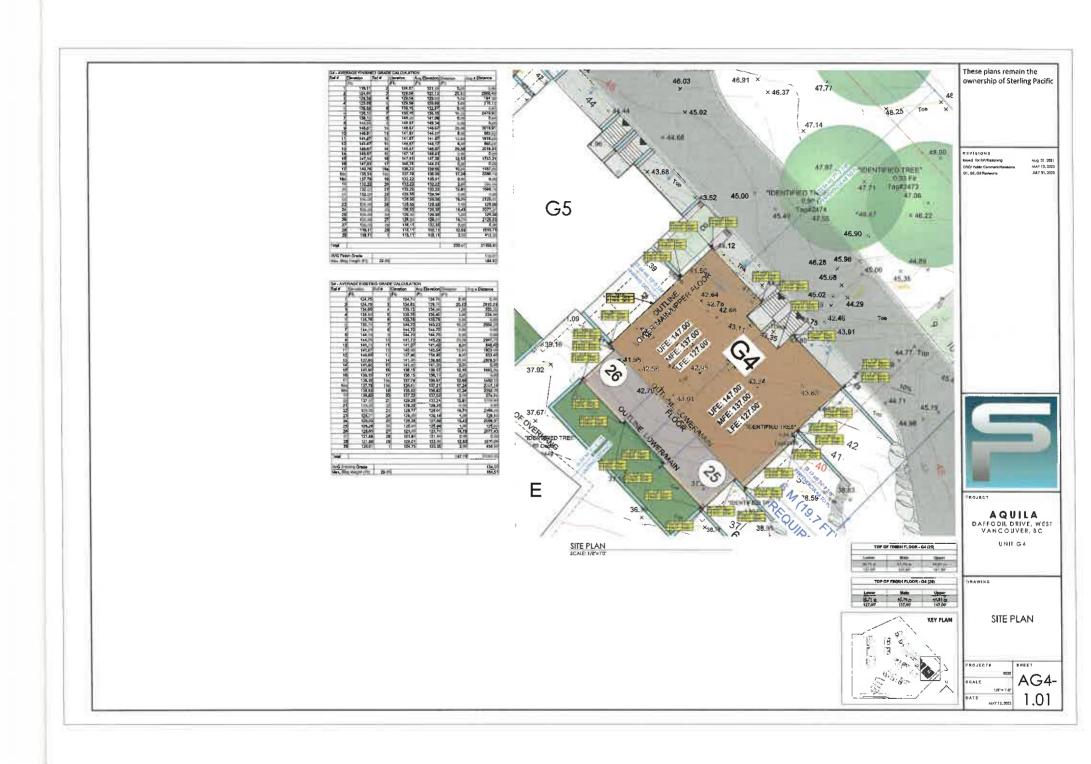
RAWING

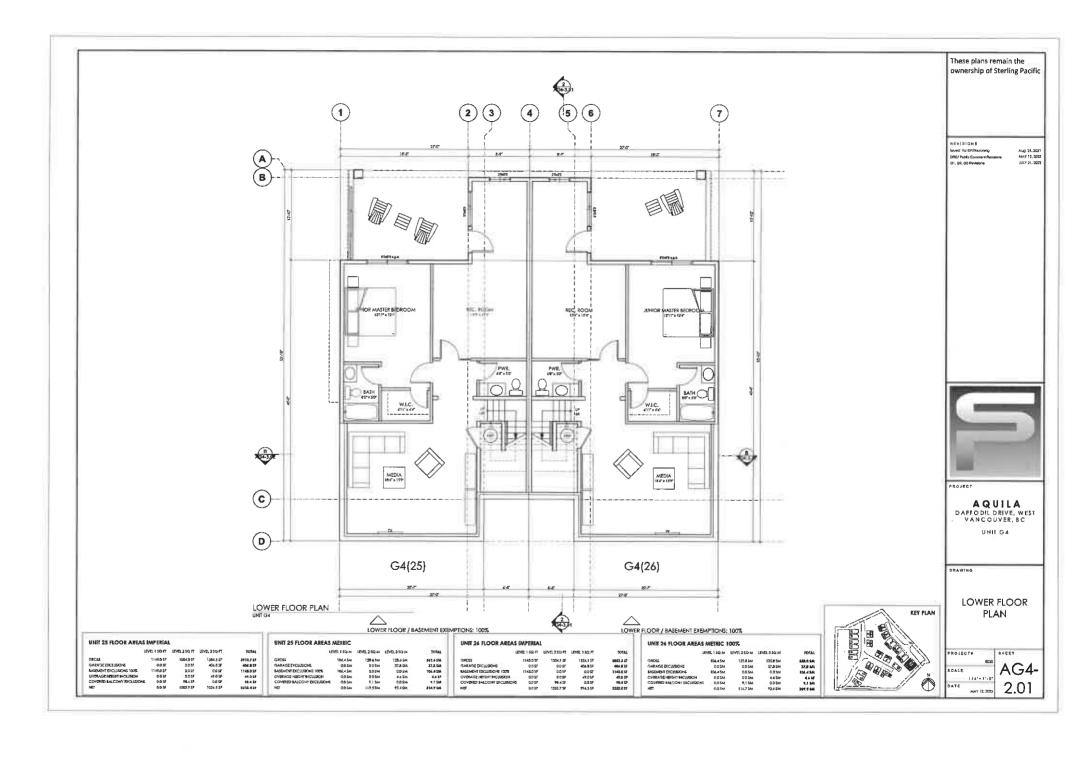
FRONT & BACK ELEVATIONS -CAMERA VIEW

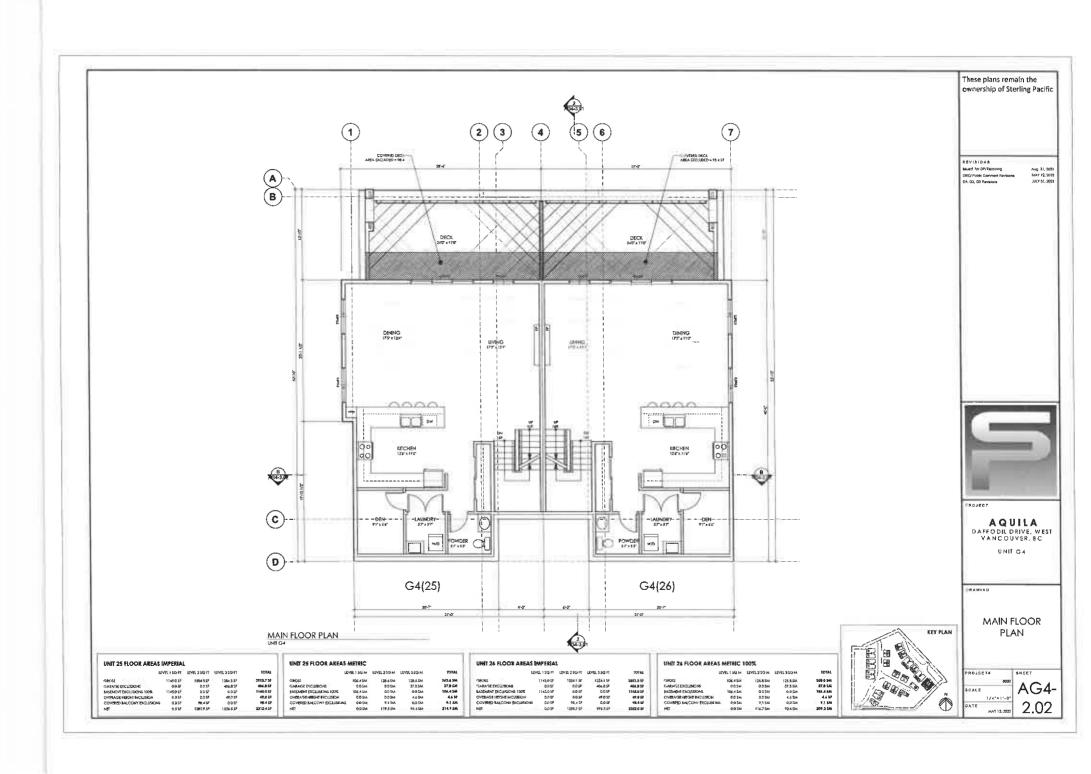
PROJECT	
	8030
DALE	
	N.1.9
476	
	MAY 12, 2023

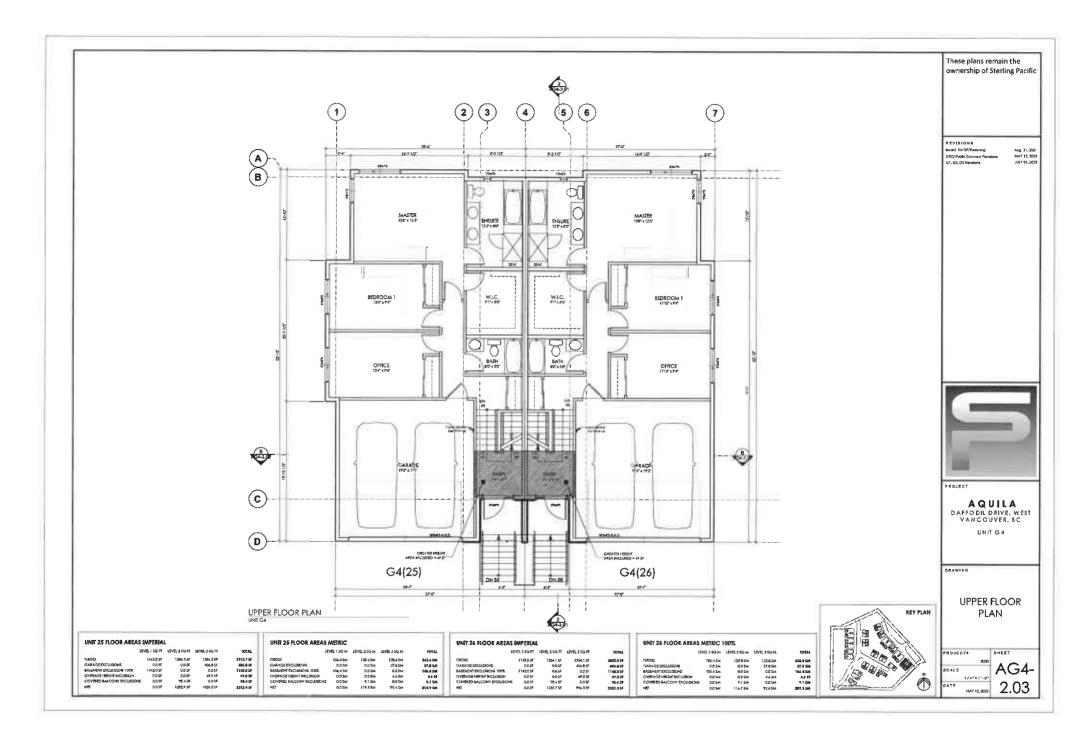
AF-4 .05

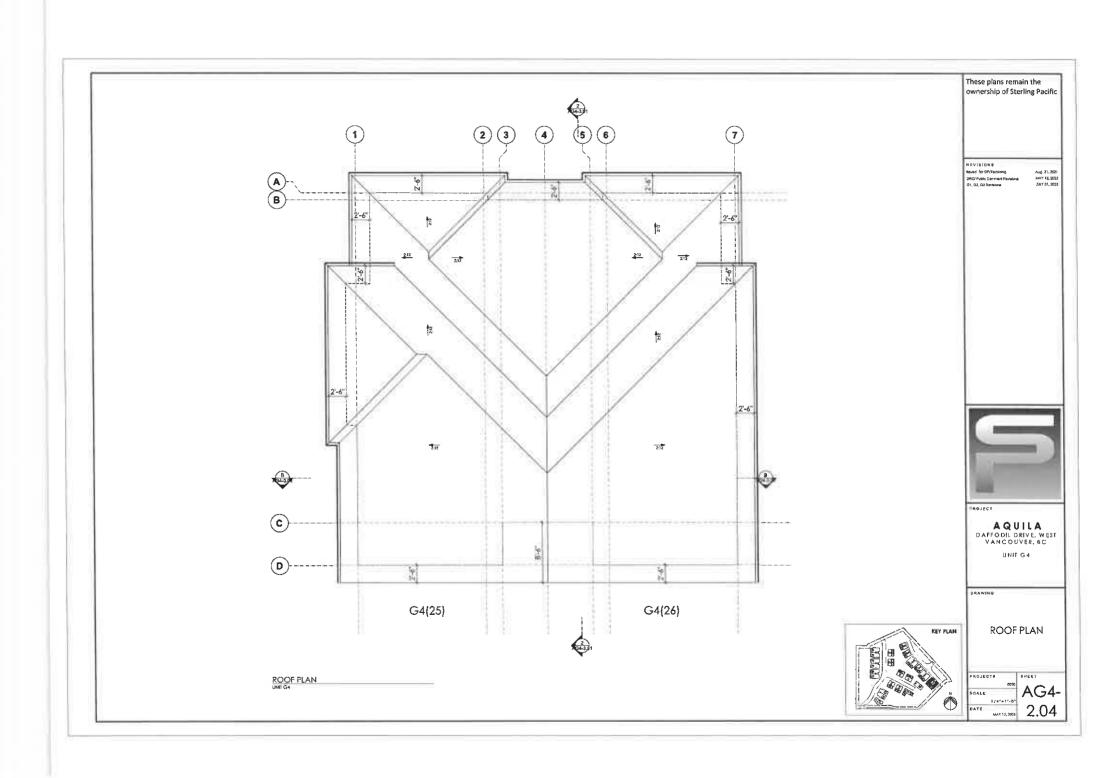


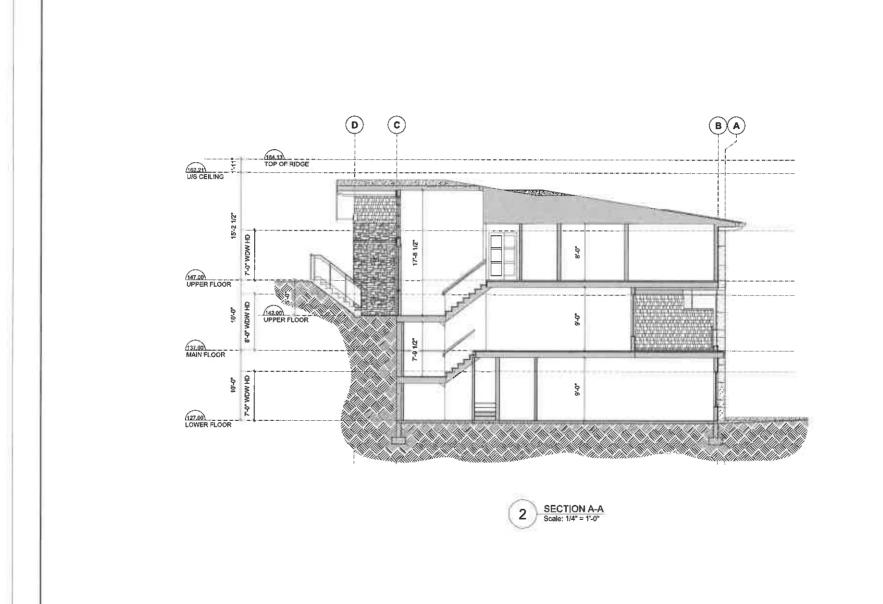












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R EV (SEGINS Issued for DP/Resoring ORC/ Public Comment Res G1, G2, G3 Revisions



PROJECT

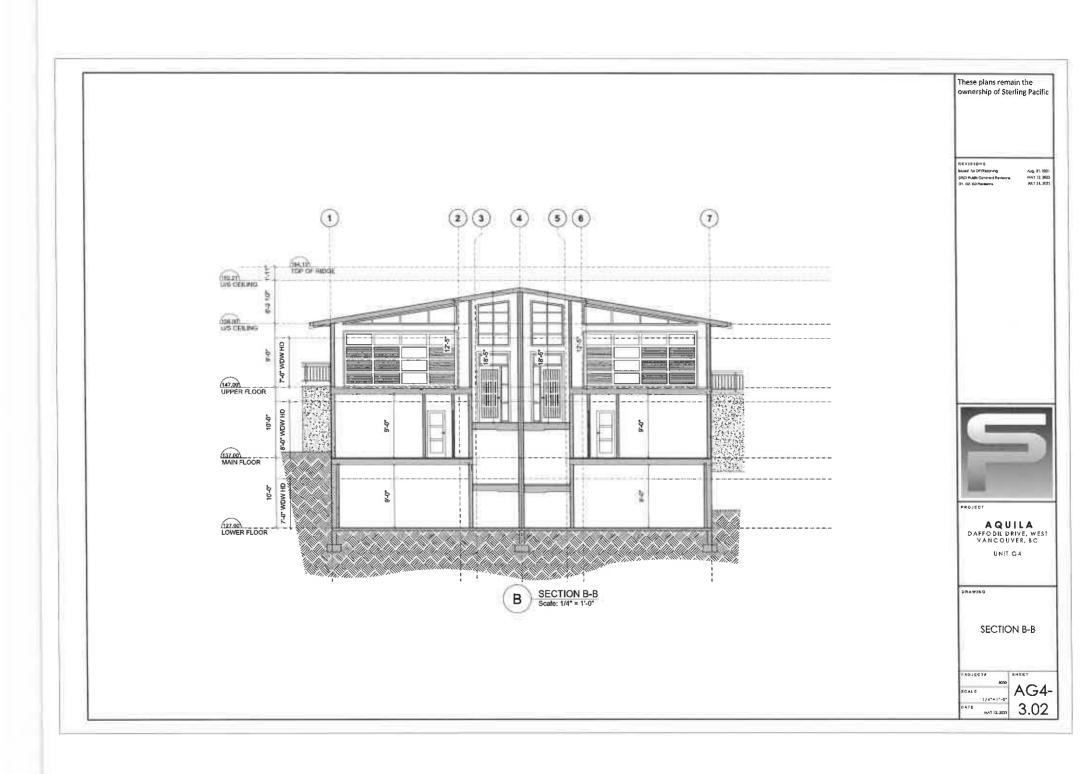
AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

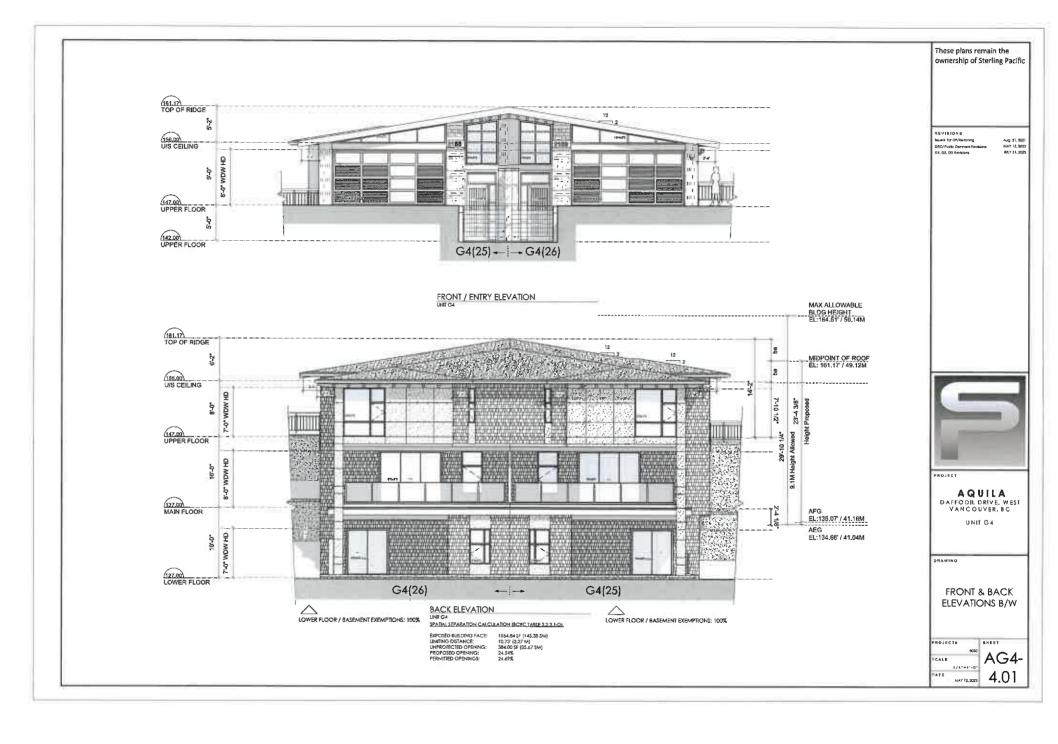
UNIT G4

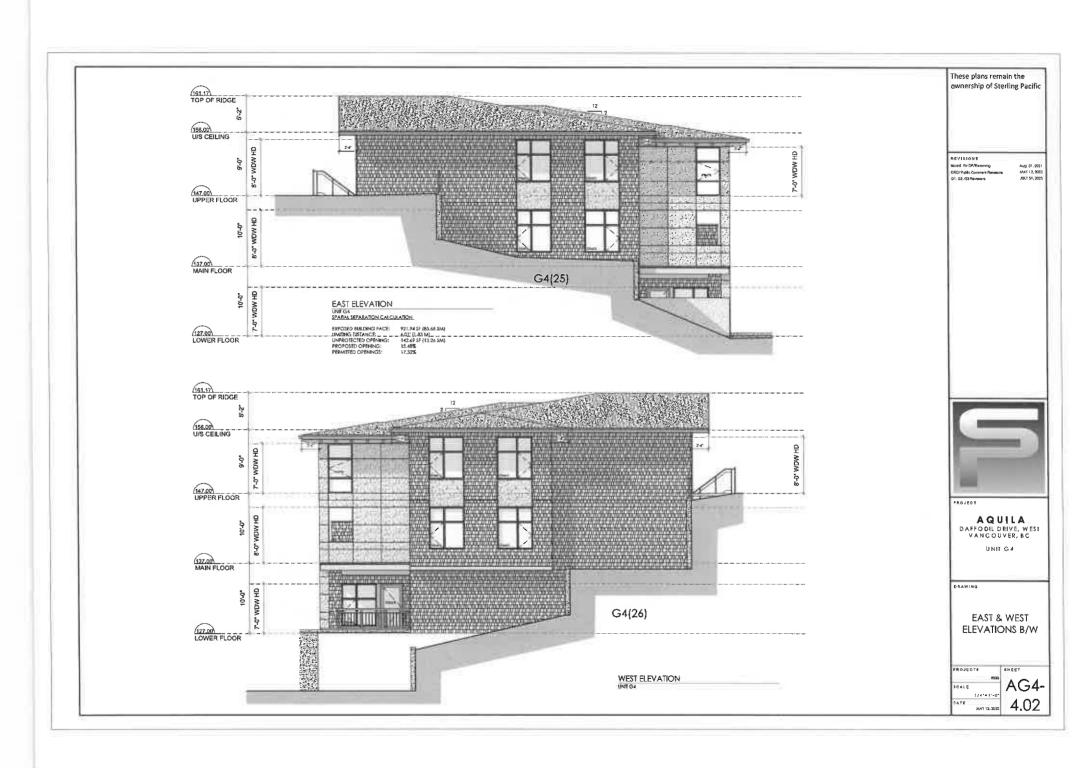
ORAWING

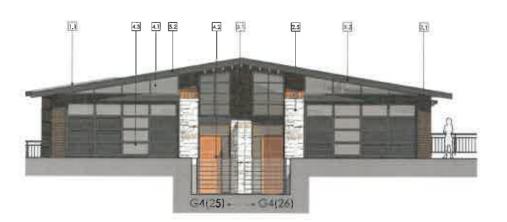
SECTION A-A

AG4-3.01









FRONT / ENTRY ELEVATION



BACK ELEVATION



HARDY PANEL

FIBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



STONE CLADDING

METAL ROOF -CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GELSTAIN C/W CLEAR TOP COAT - SPECIAL



WINDOW / FASCIA/ BARGE BOARDS & UPSTAND -CHARCOAL GRAY



SOFFIT - BALCONY - ROCKPORT GRAY BM - HC - 105 WROUGHT IRON BM -

AQUILA EXTERIOR MATERIAL SCHEDUL

2.5 Tohe only c - coops only c - coo

5,1 \*\*\* resistive treated wood

8.3 Frished metal 8.3 Teel post pointed linksh

2.1 Fibre Cement Shingles

22 Not used 23 Hordy Porrel 24 Not used 25 Itoha



Woodlone Rustic Series Carbon Iralia

Rondom Granite

Chargool Gray Stilewood - Old Moster Get Stoin c/w dear lop cost - Special Walnut Charcoal Gray

Wrought Iron 8M - 2824 - 10

Wraught Iron 8M - 2124 - 10

Siliawood - Old Master Get Stain of w clear top coat - Special Walnut Charcoal Gray Charcoal Gray

-2124-10	PROJECT

AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC UNIT G4

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Aug 31, 2021 MAY 12, 2023 JULY 31, 2023

REVISIONS Based for DP/Resoning DRCF Public Comment Res D1, GZ, GB Ravisions

ORAWING

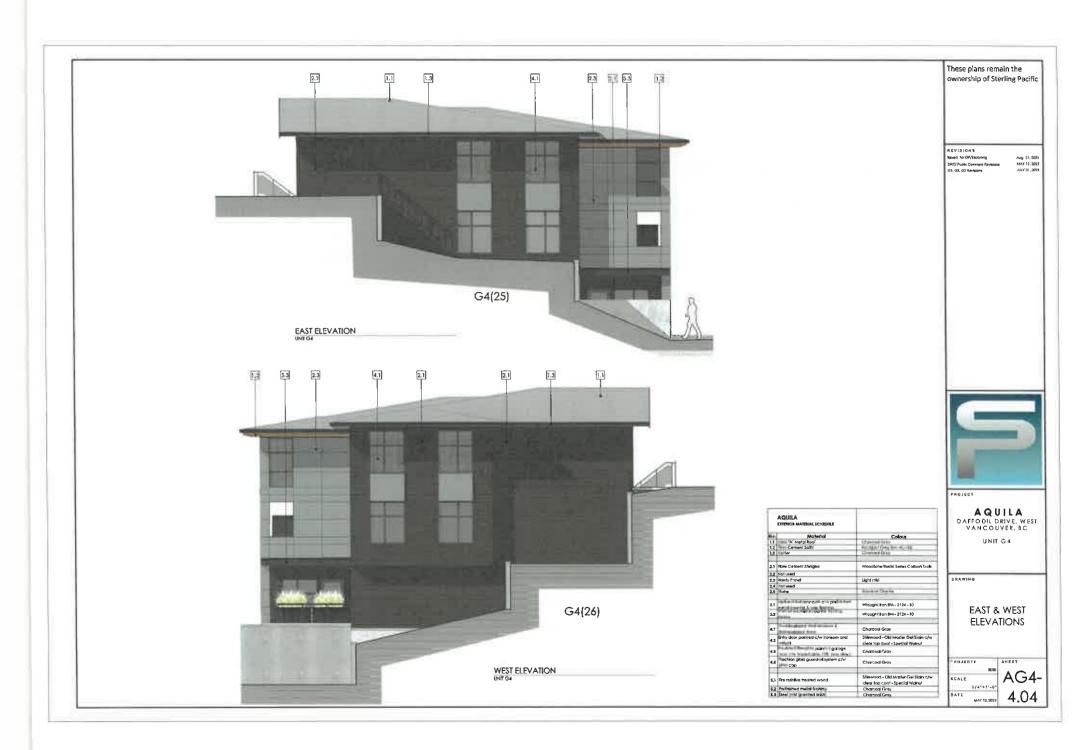
FRONT & BACK **ELEVATIONS** 

PROJECTS	
POLIF	

1/4" = 1"-0"

AG4-4.03 MAY 12, 2023

энеет





BACK ELEVATION - CAMERA VIEW

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R EVISIONS Based for DP/Resoning DRC/ Public Comment Revisions 01, 02, 09 Revisions

Aug. 31, 9021 MAY 12, 2023 JULY 31, 2023

FRONT / ENTRY ELEVATION - CAMERA VIEW



A Q U I L A DAFFO DIL DRIVE, WEST VANCOUVER, BC

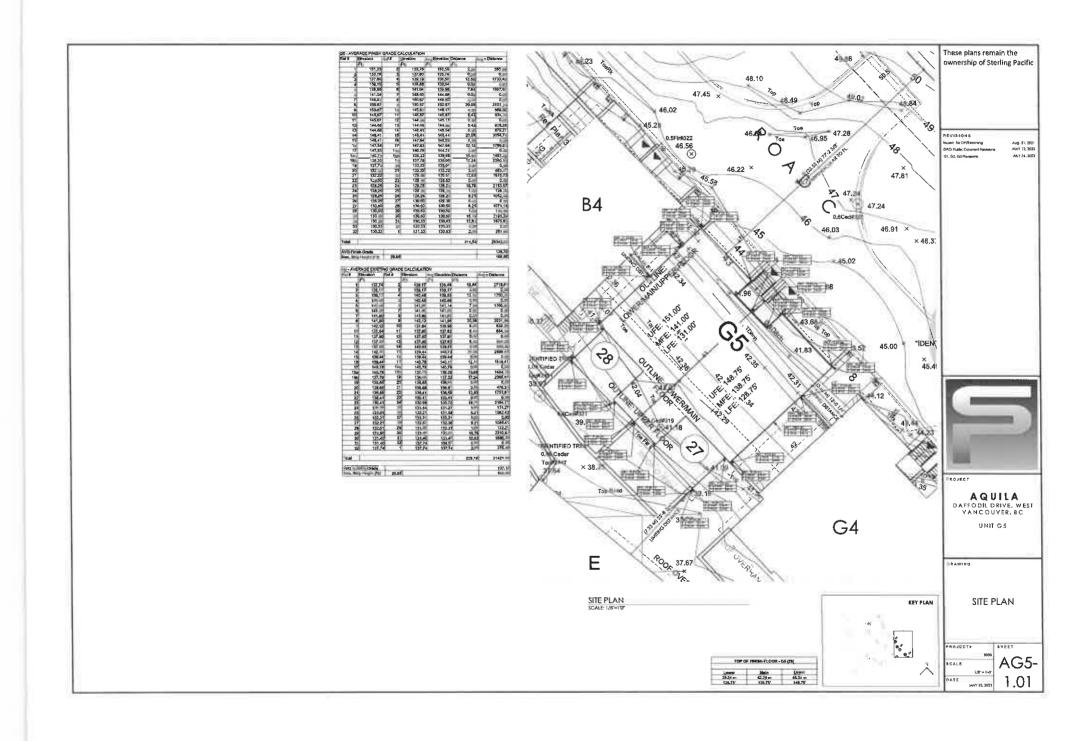
UNIT G4

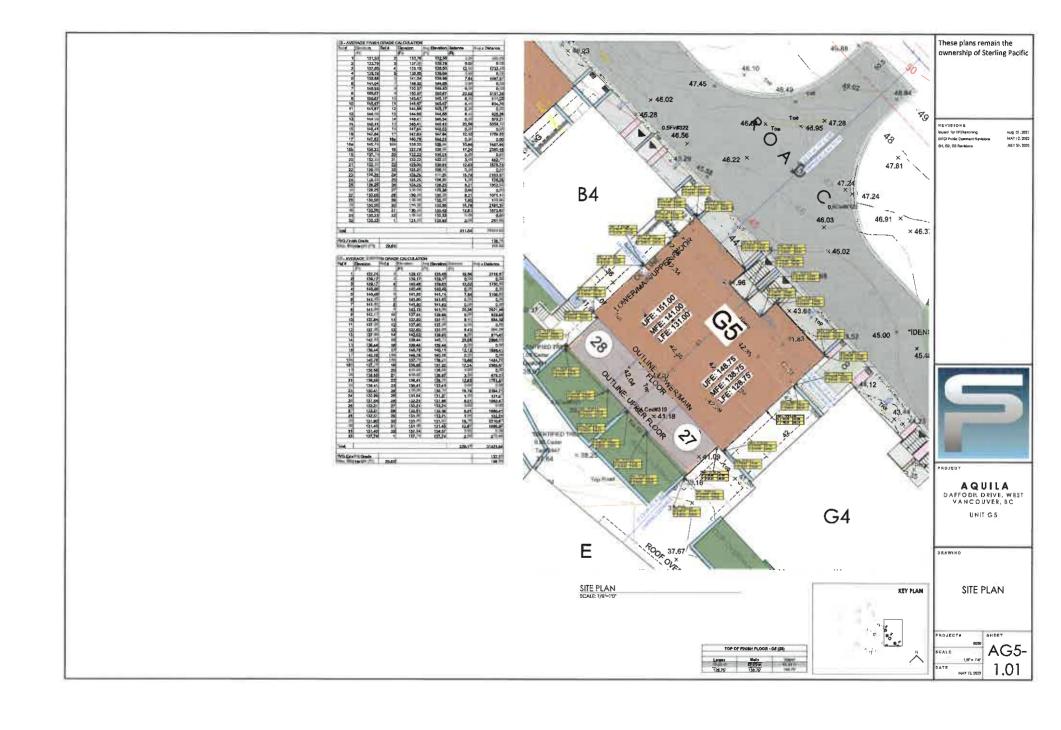
FRONT & BACK **ELEVATIONS** -CAMERA VIEW

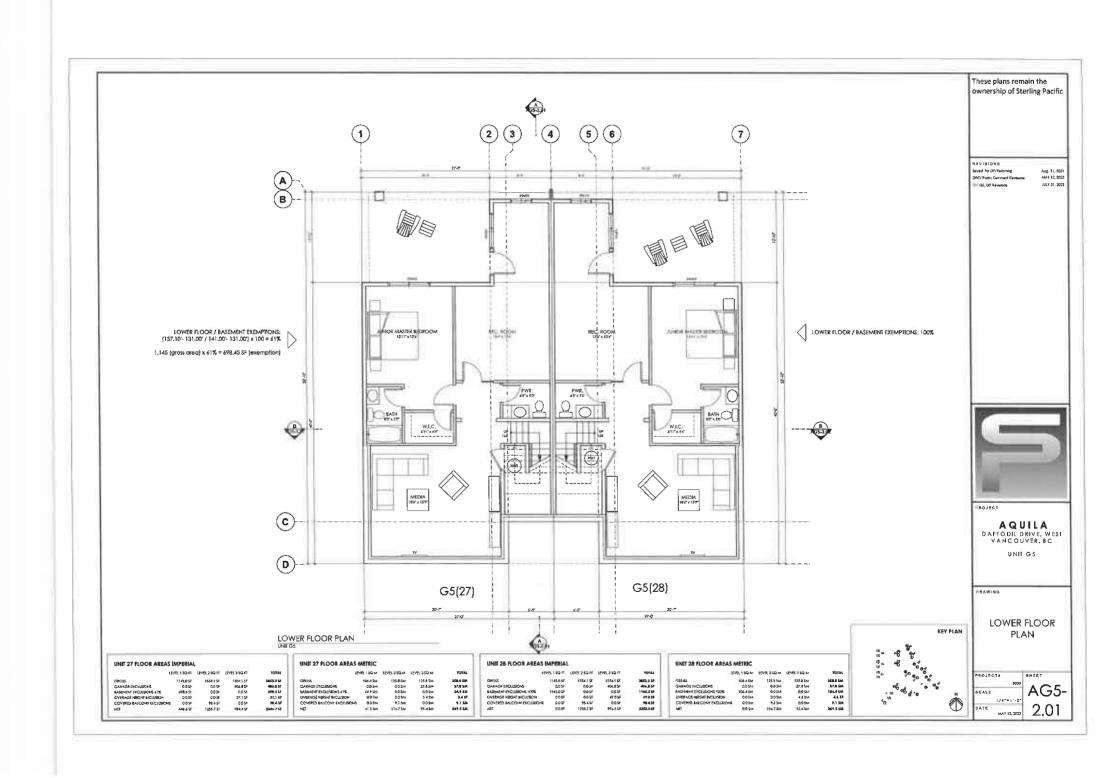
AG4-

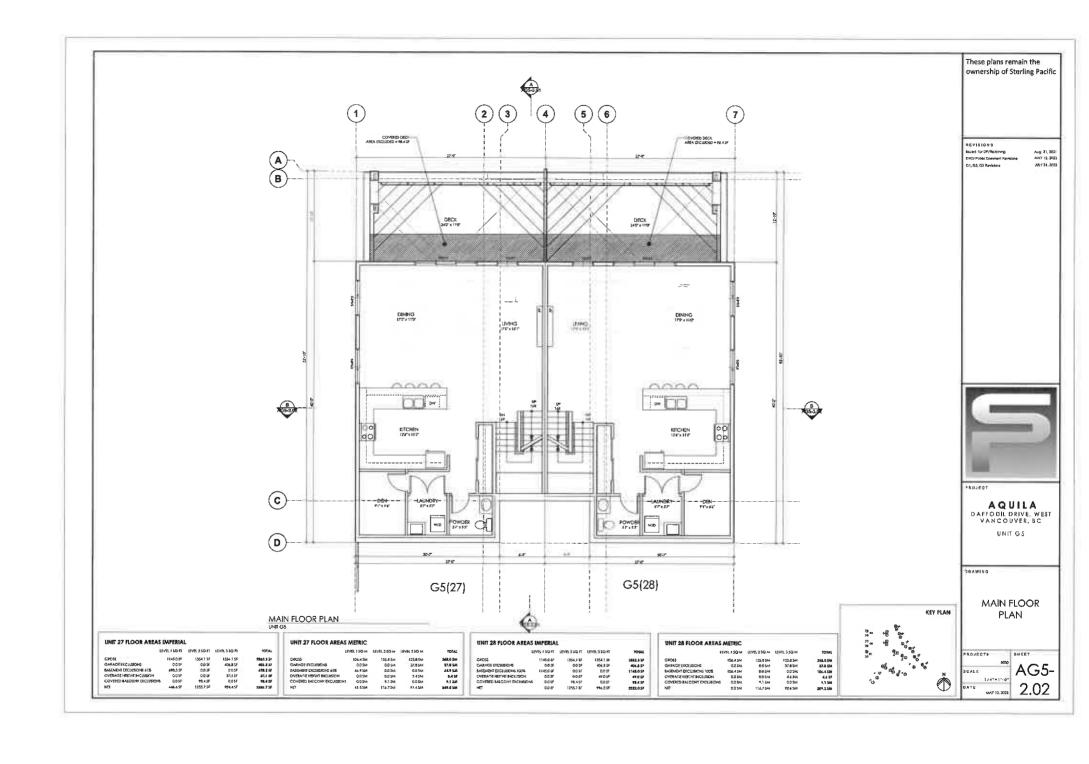
MAY 12.2023 4.05

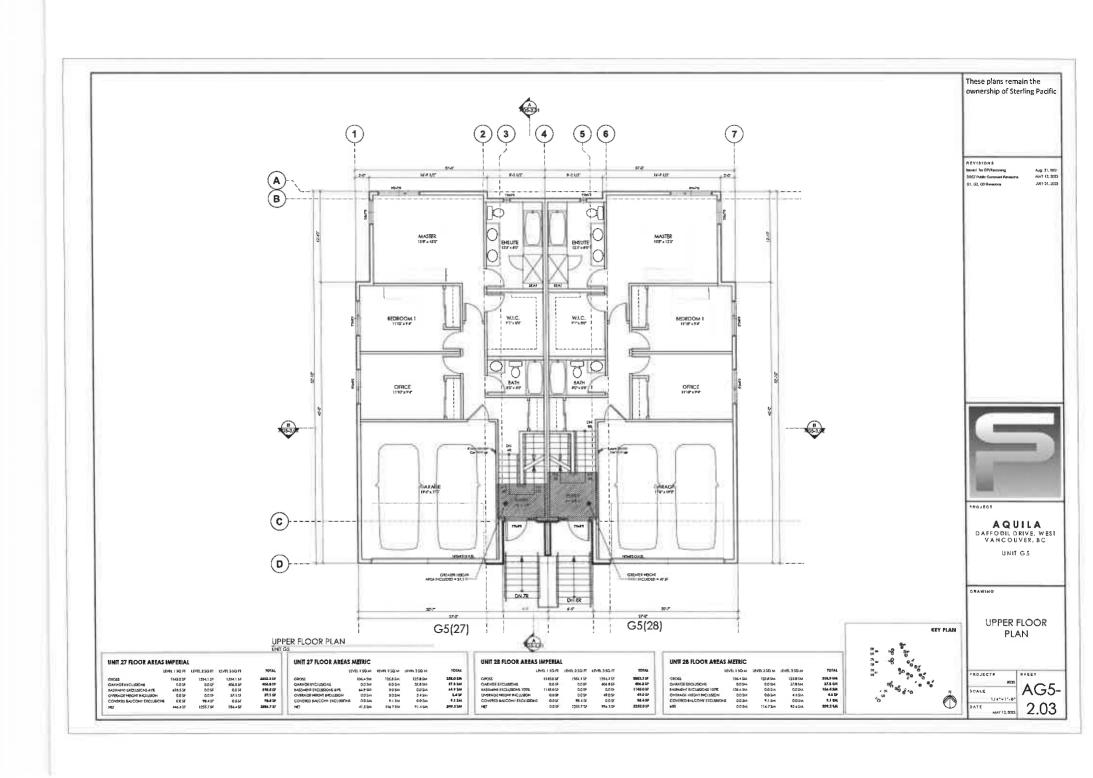
BACK ELEVATION - CAMERA VIEW

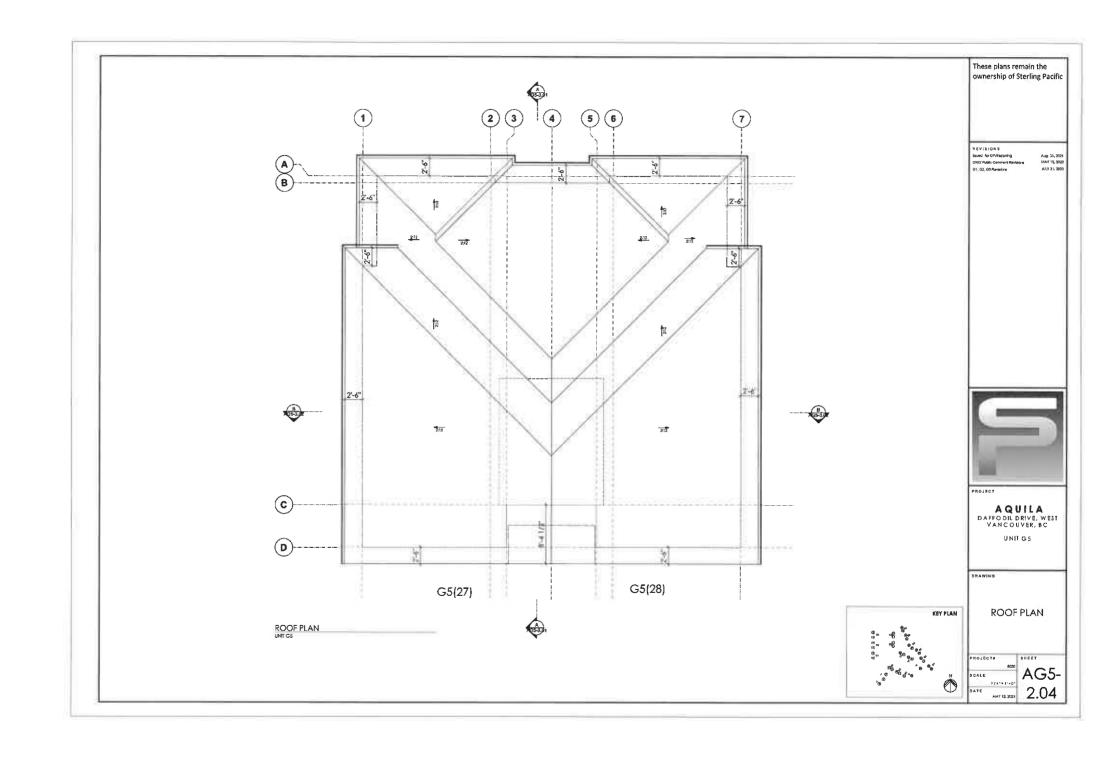


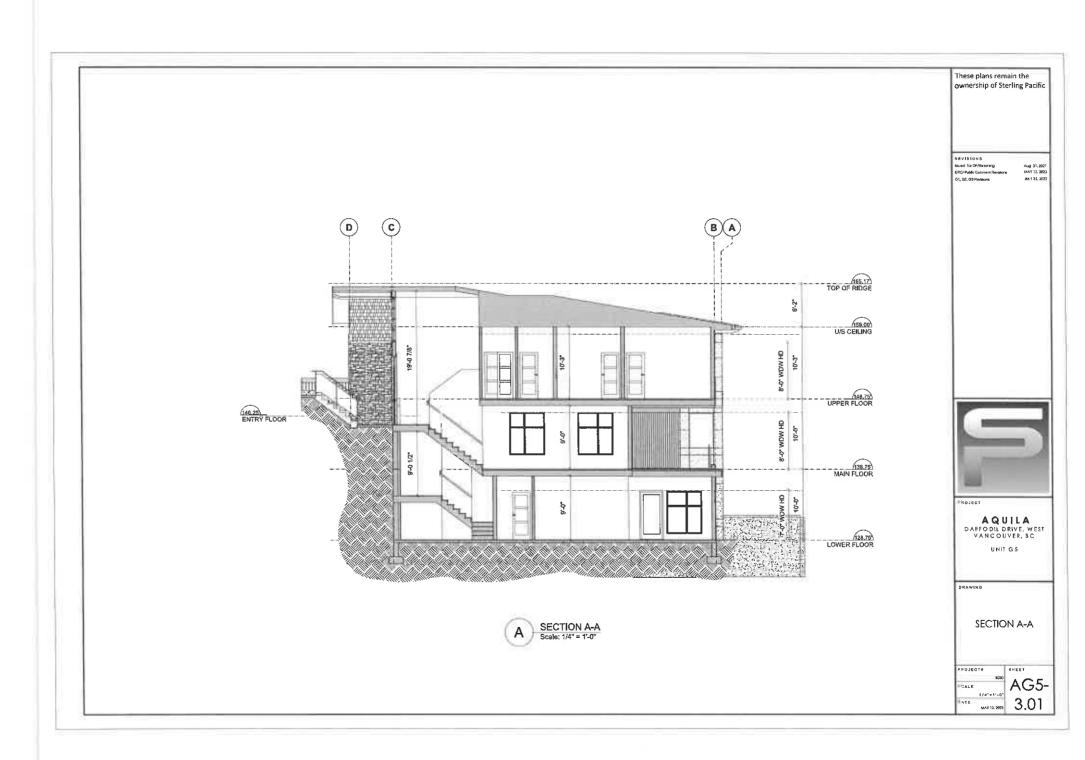


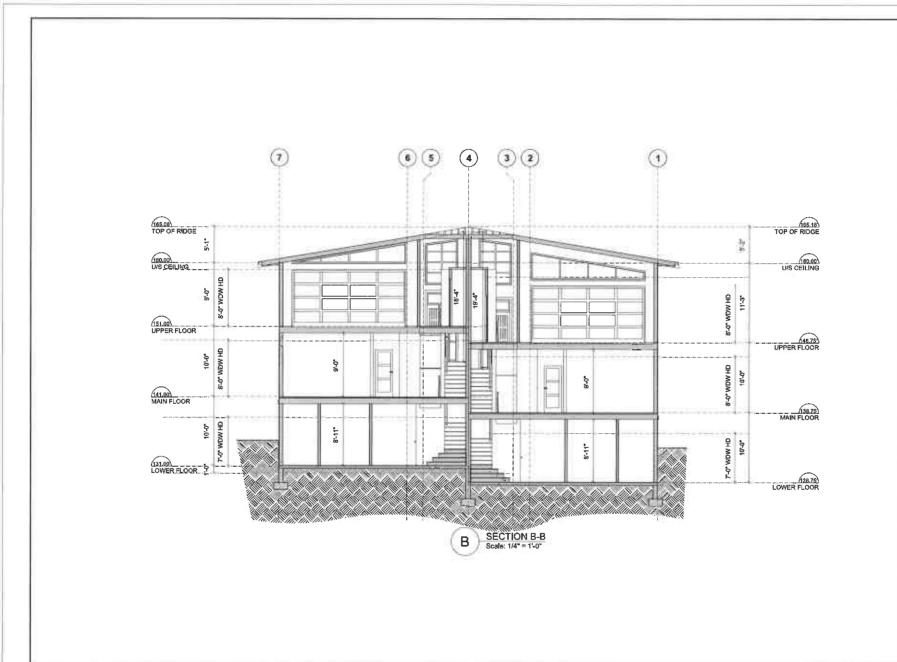












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Aug 31, 2021 MAY 12, 2023 MAY 31, 2023

R EV IS ION S Issed for DP/Rezoning DRC/Public Convent Revelors G1, G2, G3 Revisions

ROJECT

A Q UILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

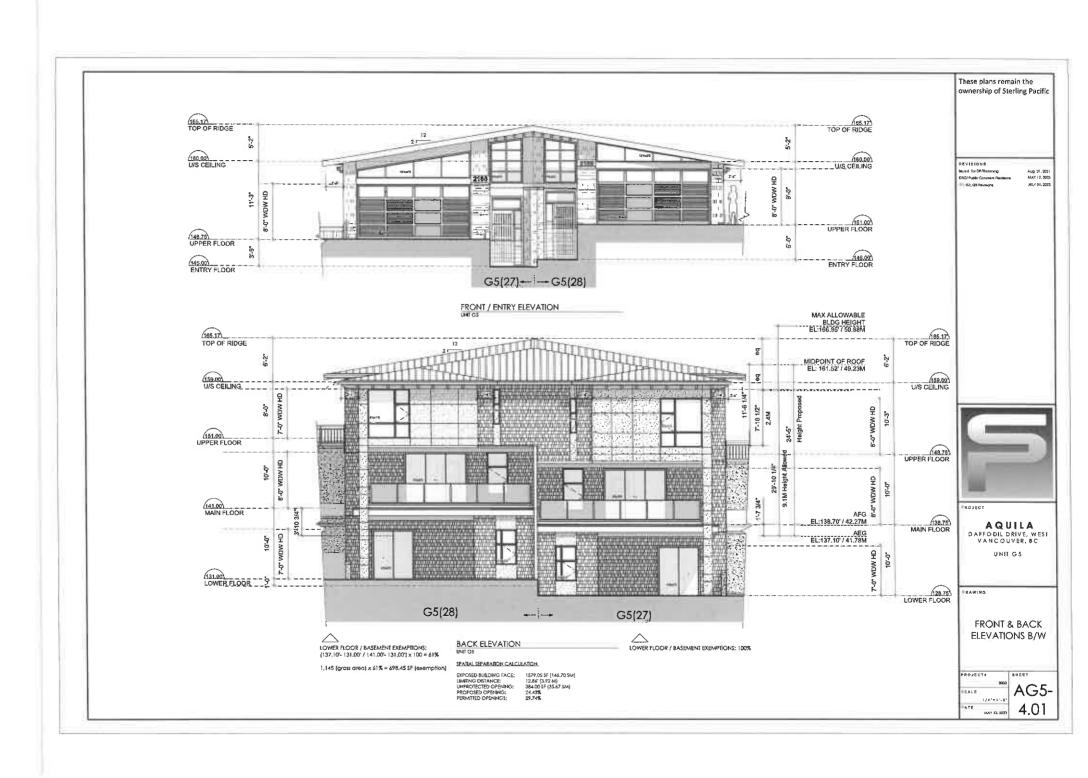
UNIT G5

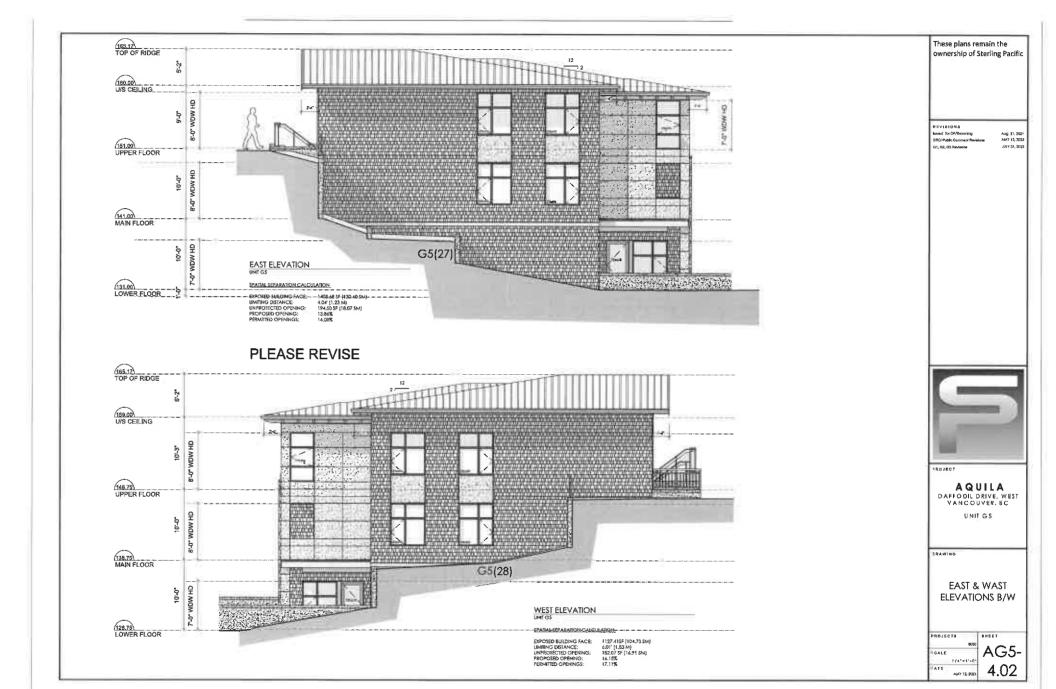
RAWING

SECTION B-B

1/4"=1"-0"

AG5-MAY 12 2020 3.02











HARDY PANEL

HBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



STONE CLADDING



METAL ROOF -CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GEL STAIN C/W CLEAR TOP COAT - SPECIAL WALNUT



WINDOW / FASCIA/ BARGE BOARDS & UPSTAND -CHARCOAL GRAY



SOFRT - BALCONY - ROCKPORT GRAY BM - HC - LD5 WROUGHT IRON BM - 2124-10



ROJECT

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REVISIONS haued for DP/Resorang DRG/ Public Comment Revisions G1, G2, G3 Revisions

Aug 31, 2021 MAY 12, 2023

JULY 31, 2023

A Q U I L A DAFFODIL DRIVE, WEST VANCOUVER, BC UNIT G5

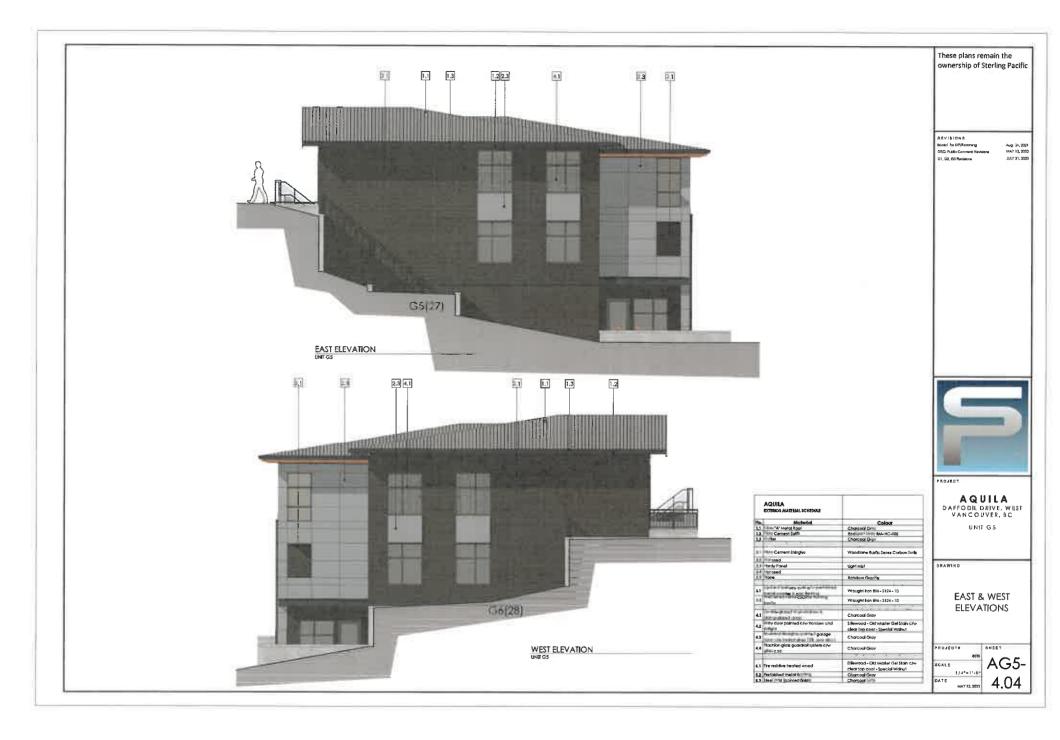
DRAWING

FRONT & BACK **ELEVATIONS** 

1	PROJECTM	
1		8030
1	SCALE	
	1/4	1'-0-

AG5-MAY 12. 2023 4.03

AQUILA Extendr matemal schedule		
No.	Material	Colour
	Lioss "A" Metal Roof	Chargool Gray
	Ribre Cement Soffil	Rod   Gray 8As- HC-105
1.3	Guller	Charcool Gray
2.1	Cernent Shingles	Woodfore Rustic Sensa Carbon Iralis
2.2	"of used	
23	Fordy Fanel	Ught mist
2.4	Not used	
2.5	lone	Rondom Granite
3,1	ups only curb c pre	Véroughi from BA4 - 2124 - 10
3.2	also the second	Wrought box 8M - 2124 - 10
4.1	S coops	Chargoal Gray
4.2	Thy door painted c/w transom and	\$18ewood - Old Moster Gel Stain c/v clear top coat - Special Walnut
4.3	ponis grage	Chargoal Gray
4.4	lachion glass guardraii Jyslem c/w	Chartool Gray
111	Fire resistive treated wood	Stiewood - Old Master Gel Stan c/v elear top coat - Special Watnut
	Preficished metal = # 1	Charcoal Gray
6.3	Steel 1 pinted finish	Charcool Gra





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REVISIONS Issued for DP/Rezoning DRD/ Public Comment Revisions

Aug 31, 2021 MAY 12, 2023 JULY 31, 2023



A Q UILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT G 5

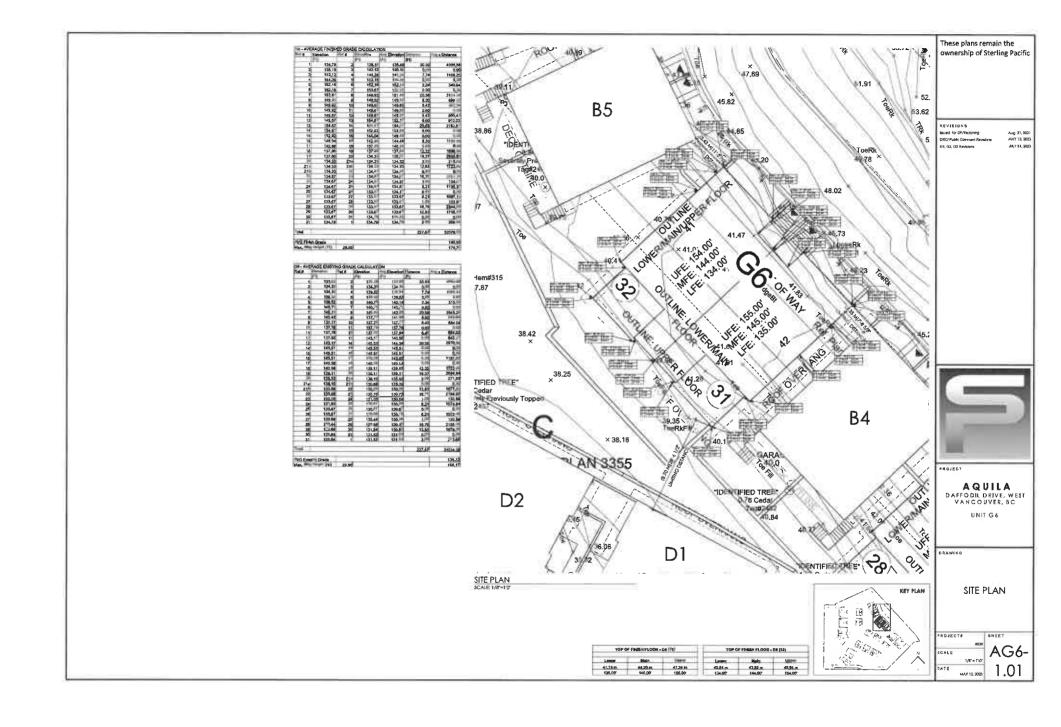
FRONT & BACK ELEVATION -CAMERA VIEW

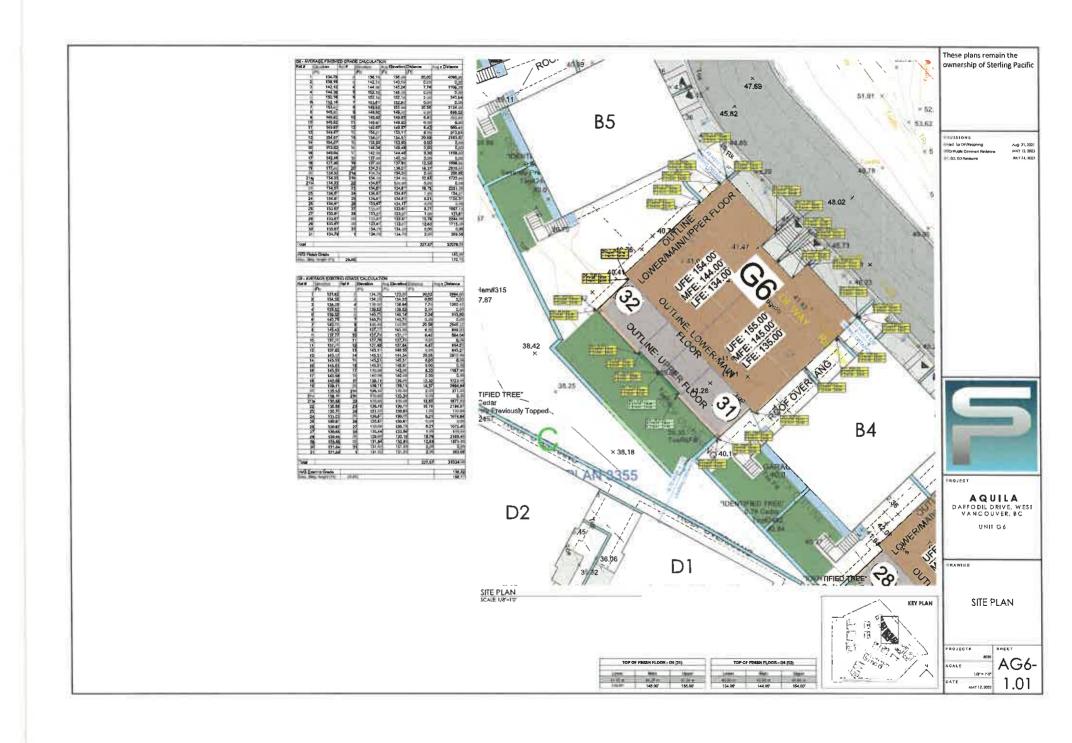
AG5-

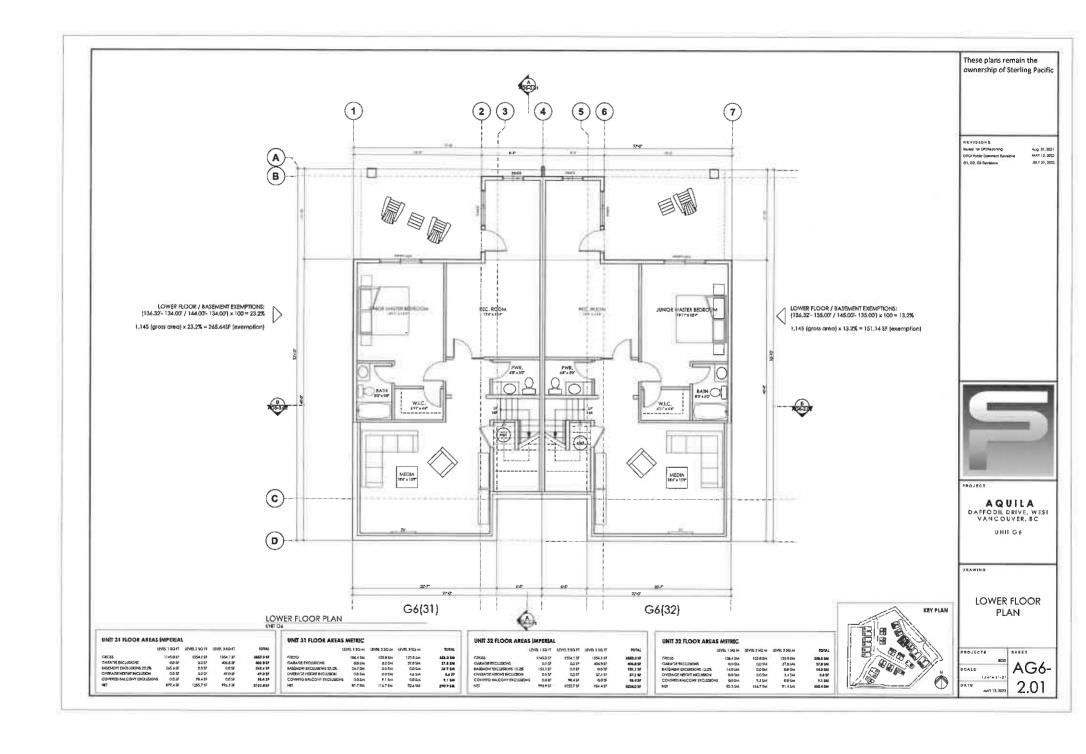
MY 12 2015 4.05

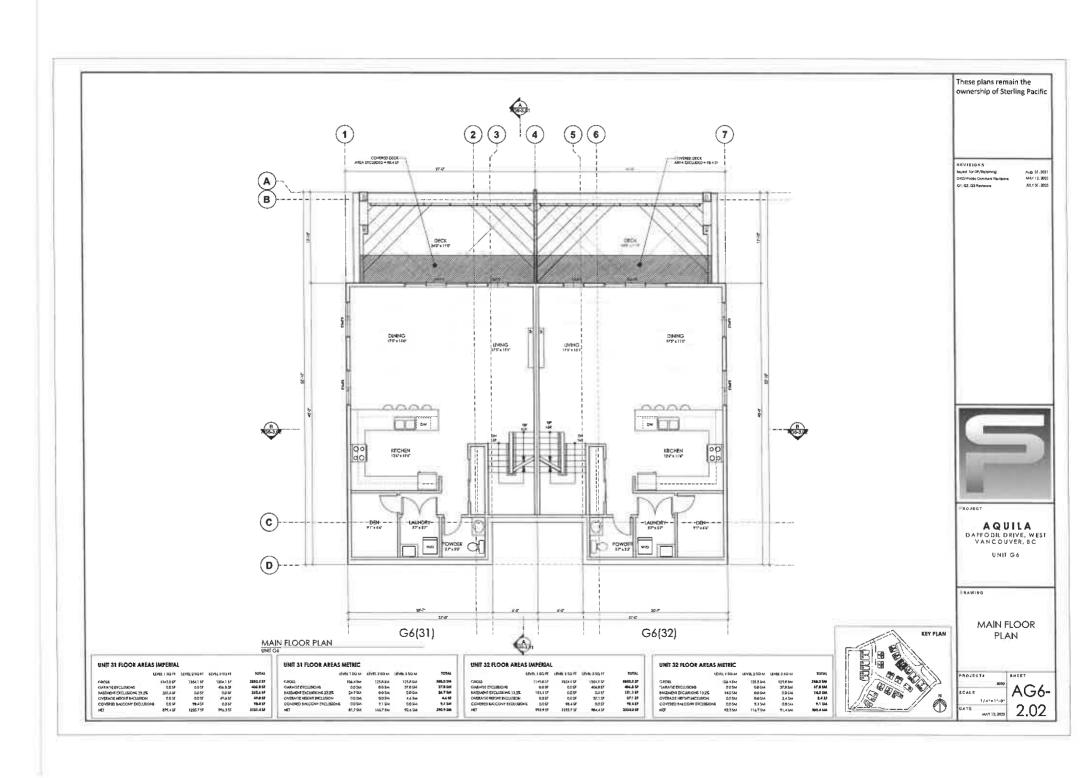
BACK ELEVATION - CAMERA VIEW

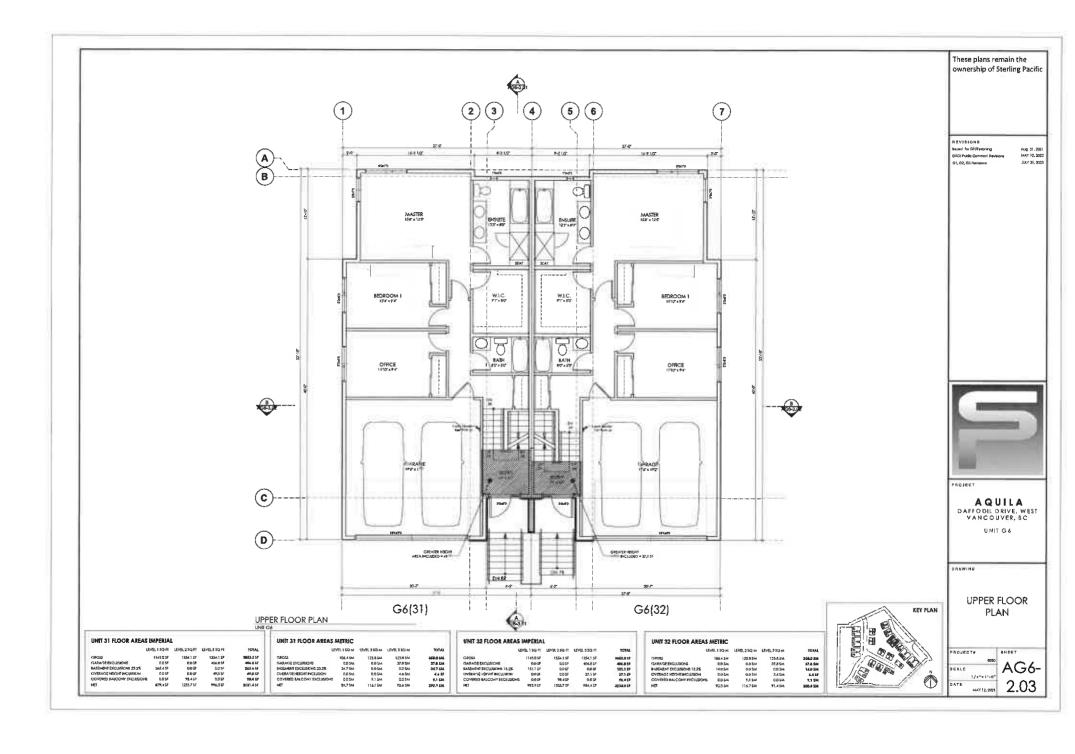
BACK ELEVATION - CAMERA VIEW

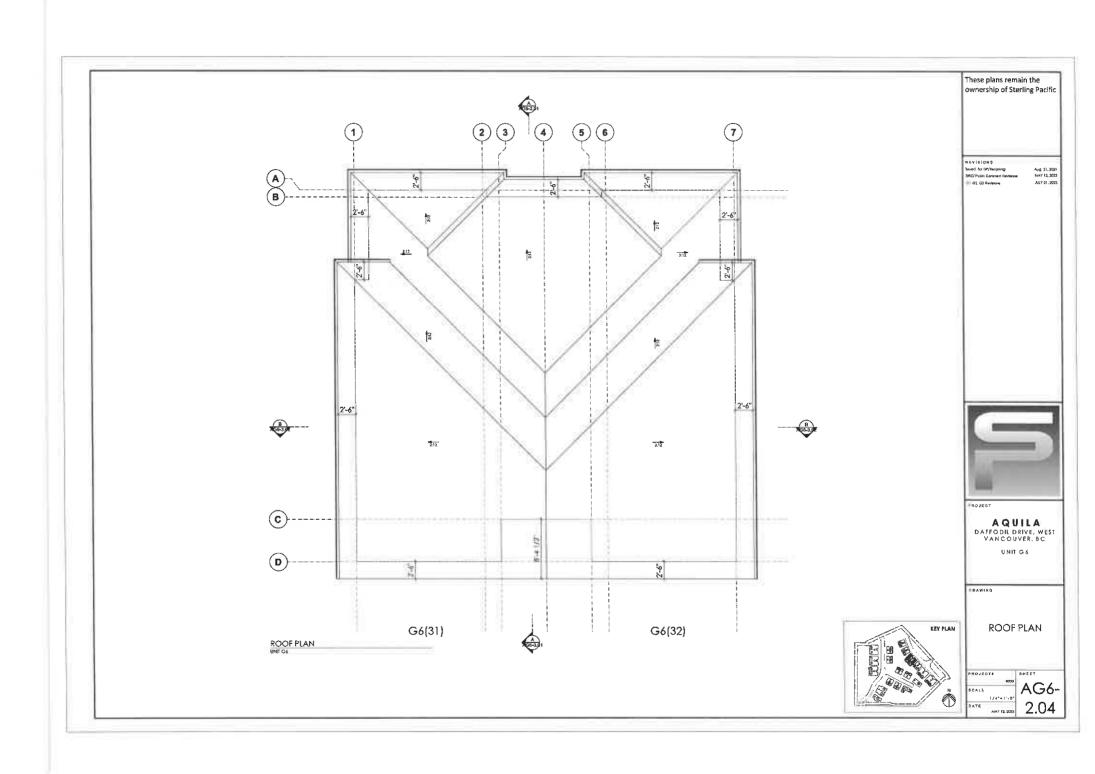


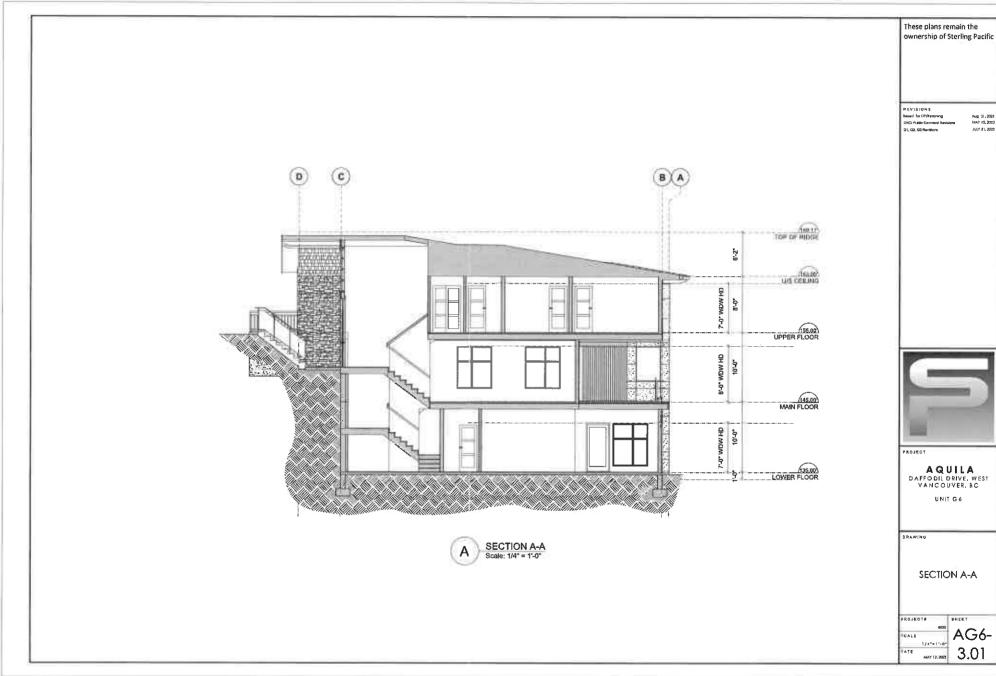




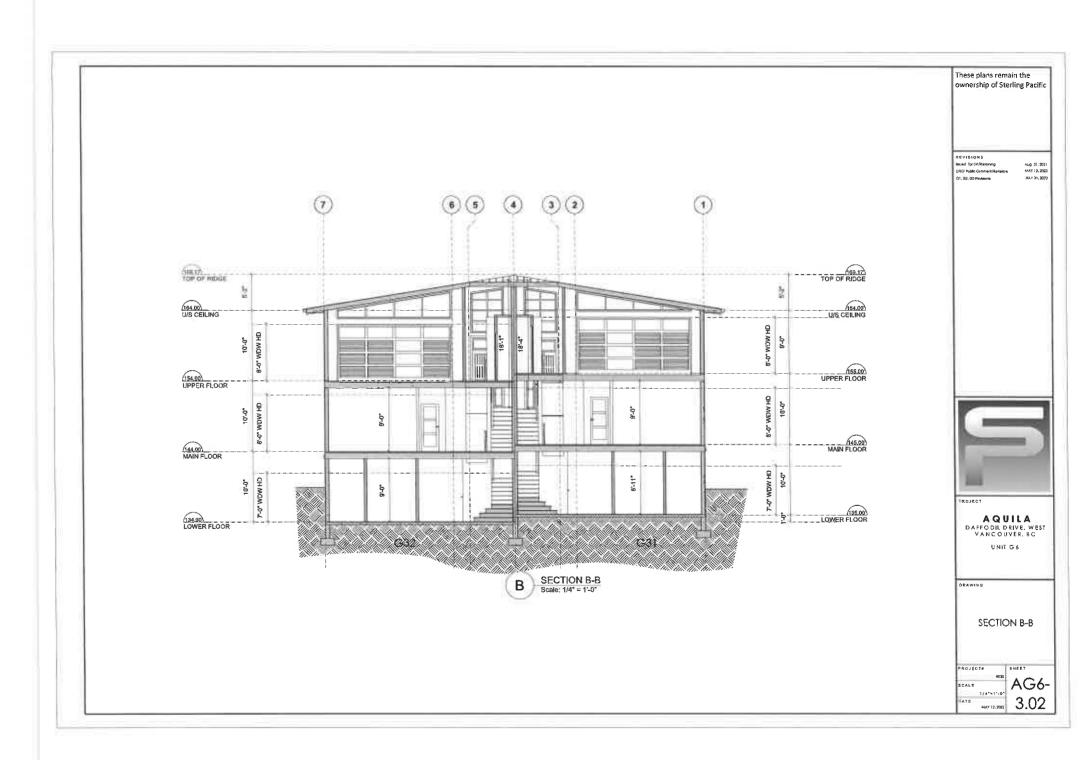


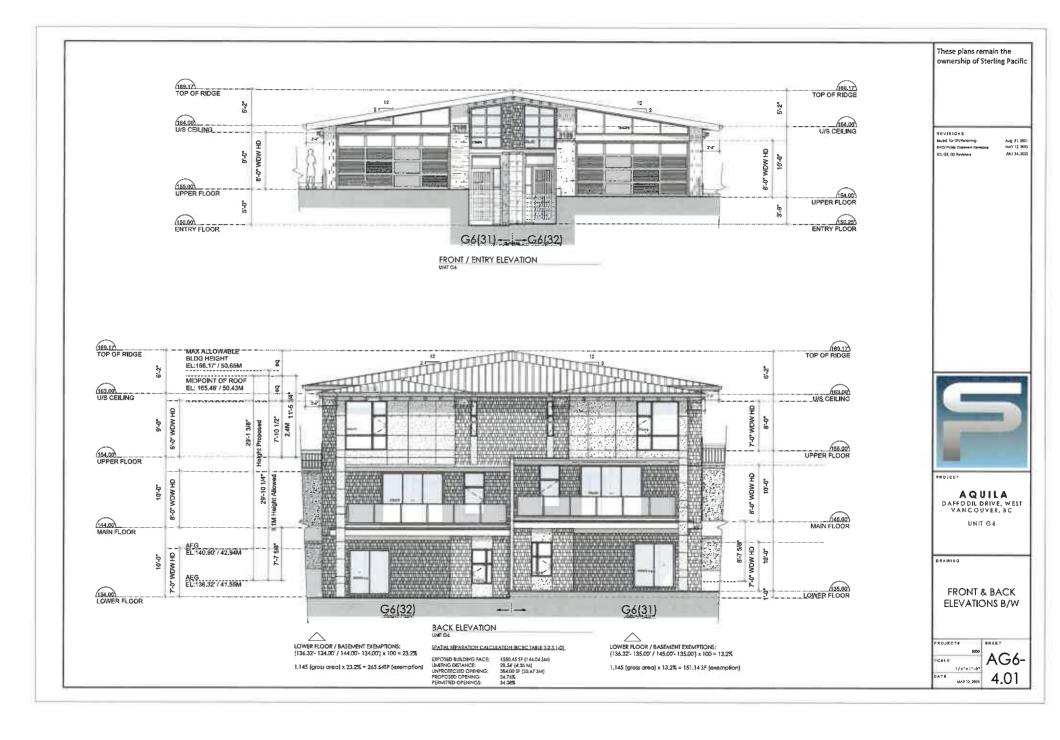




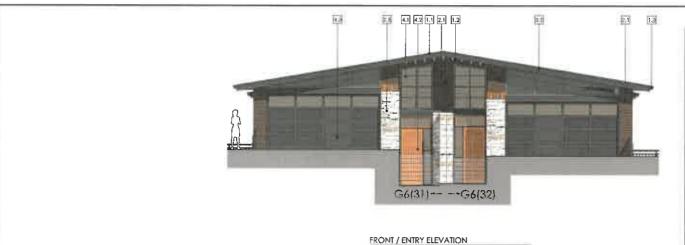


Aug 31, 2029 NAT 12, 2023 JULY 31, 2023









FRONT / ENTRY ELEVATION





HARDY PANEL

FIBRE CEMENT SHINGLES -WOODTONE RUSTIC SERIES CARBON TRAILS



METAL ROOF -CHARCOAL GRAY



ENTRY DOOR STILEWOOD -OLD MASTER GEL STAIN C/W CLEAR TOP COAT - SPECIAL WALNUT





SOFFIT -ROCKPORT GRAY BM - HC - 105

BALCONY -	
WROUGHT IRON BM - 2124-10	

AQUILA EXTENOR MATERIAL SCHEDULE			
D.		Colour	
	"A" Metal Roof	Chartool Gr	
	Cement Solft	Roci BM-HC-106	
1.3	liter	Chorcool Grai	
2.1	lore Cement Shingles	Woodlone Ruttic Suries Crabon Trails	
22	totad		
2.3	fordy Panel	Ught Arist	
2.4	tused	TOTAL CONTRACTOR OF THE PARTY O	
25	fone	Randam Grantle	
3,1	ory or Communication	Wroughl Iron BM - 2124 - 10 Wroughl Iron BM - 2124 - 10	
3,2	\$500		
4,1	Distriction of the San S. Grind-stand from	Charcool Gray	
42	hy door painted c/w transom and	Sillewood - Old Moster Get Stain c/w clear = coat - Special Walnut	
4.3	pante garage	Charcool Gray	
4,4	Staction glass guardrait system a/w glass cop	Charcool Gray	
***	Fire resistive freated wood	Sillewood - Old Marter Gel Stain oAv clear top coot - Special Walnut	
	Prefinished metal flashing	Chanteal Gray	
6.3	beining leaft	Charcoal Gray	

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REVISIONS
based for DP/Resource
DRC/Public Comment Revisions
O1, O2, O3 Revisions

Aug (\$1, 202) AAY 12, 2023



A Q UILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT G6

DRAWING

FRONT & BACK **ELEVATIONS** 

ROJEC	T#	
		8030
CALE	1/47=1	
ATE	174 -1	

AG6-MAT 12. 2027 4.03





FRONT / ENTRY ELEVATION - CAMERA VIEW

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REVISIONS Issued for DP/Resoning ORCI Public Colument Revisions 01, 02, 05 Revisions

Aug 31, 2021 AAY 12, 2023 JULY 31, 2023

AQUILA
DAFFODIL DRIVE, WEST
VANCOUVER, BC

UNIT G6

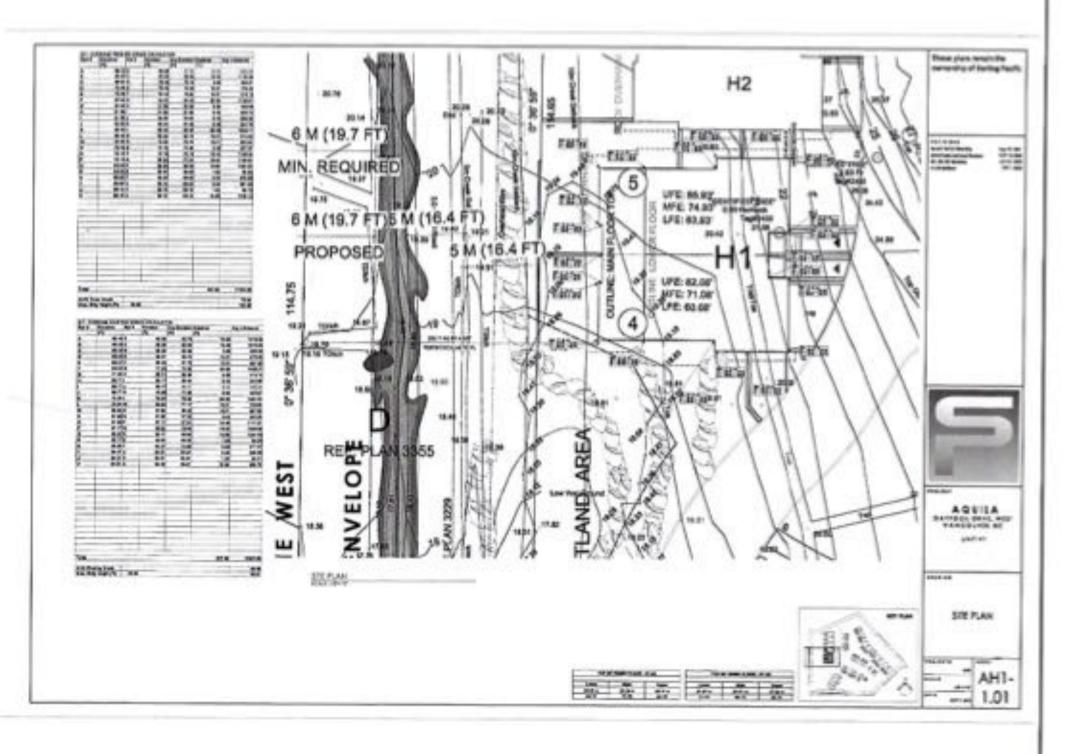
FRONT & BACK **ELEVATIONS -**CAMERA VIEW

AG6-

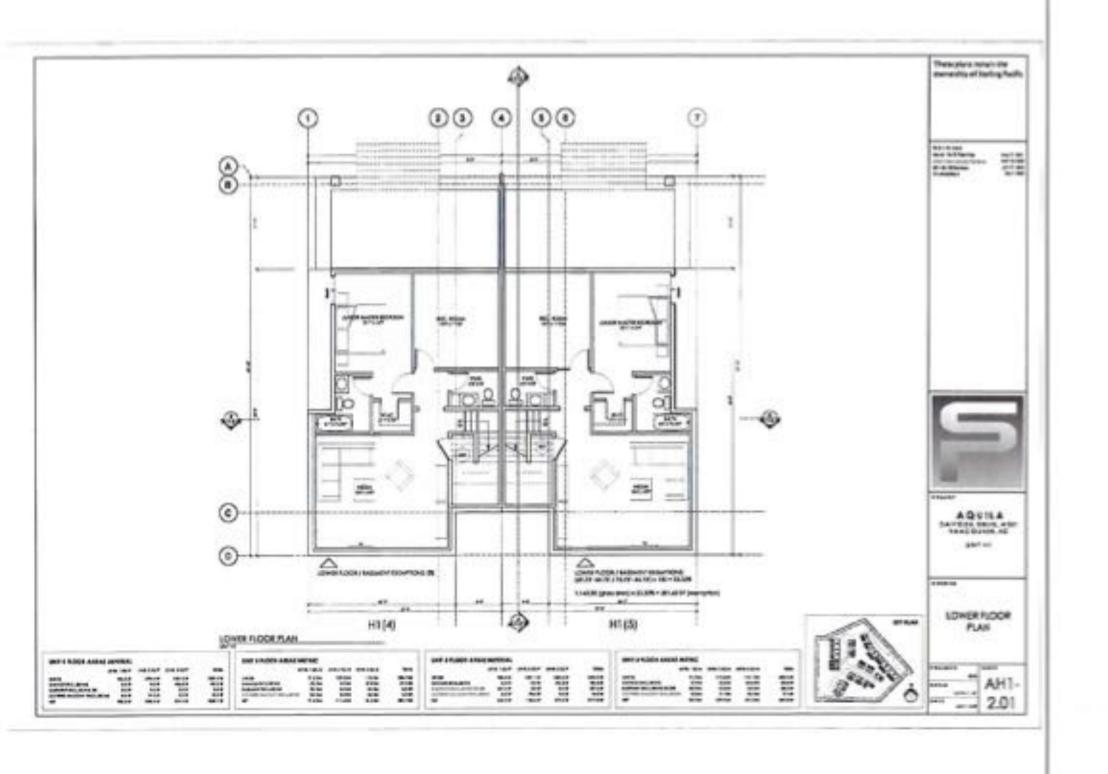
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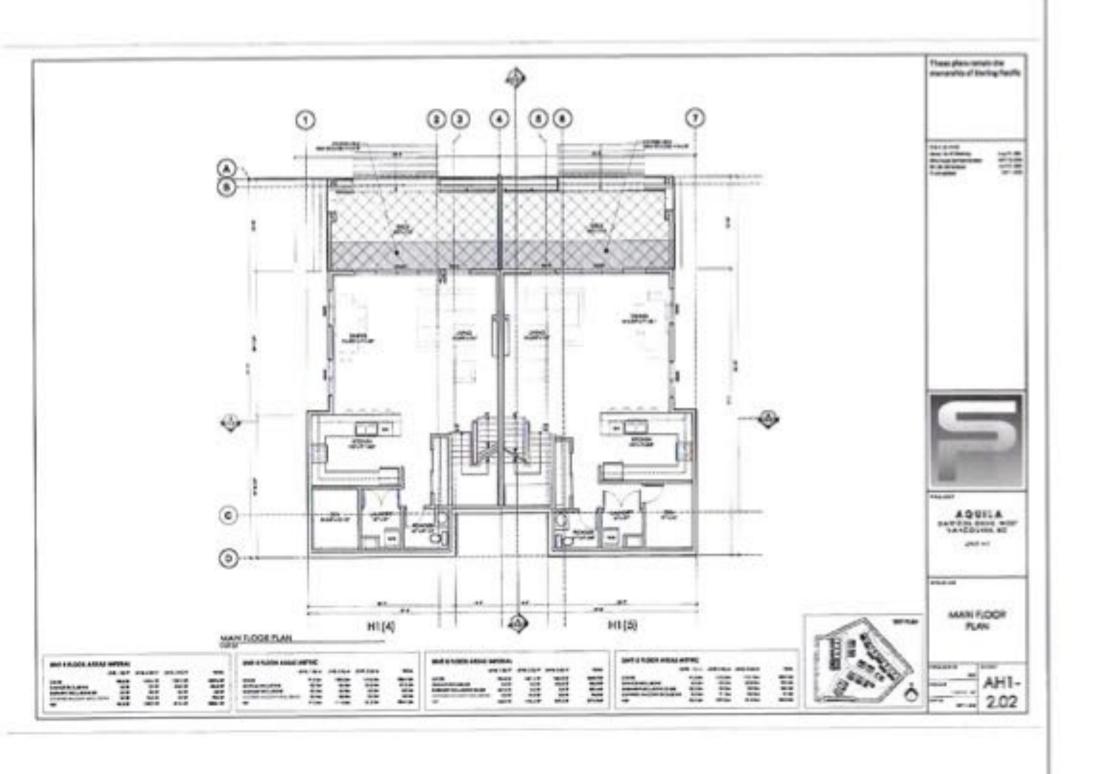
BACK ELEVATION - CAMERA VIEW

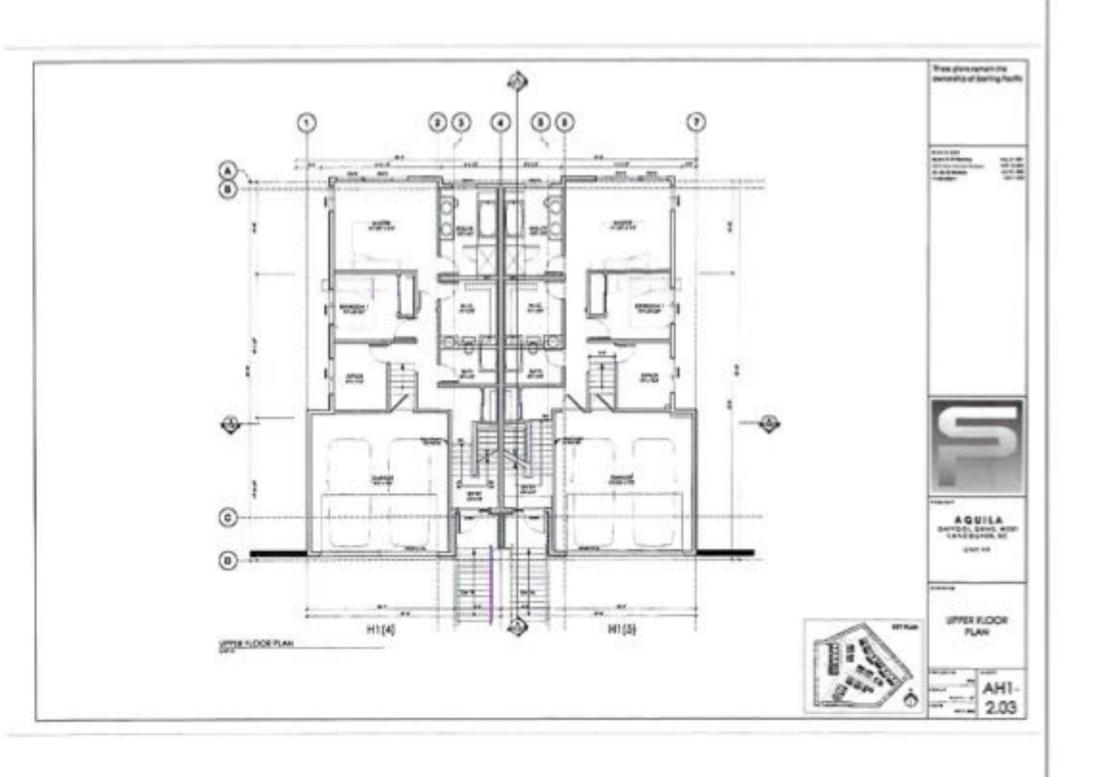
BACK ELEVATION - CAMERA VIEW UNIT G6

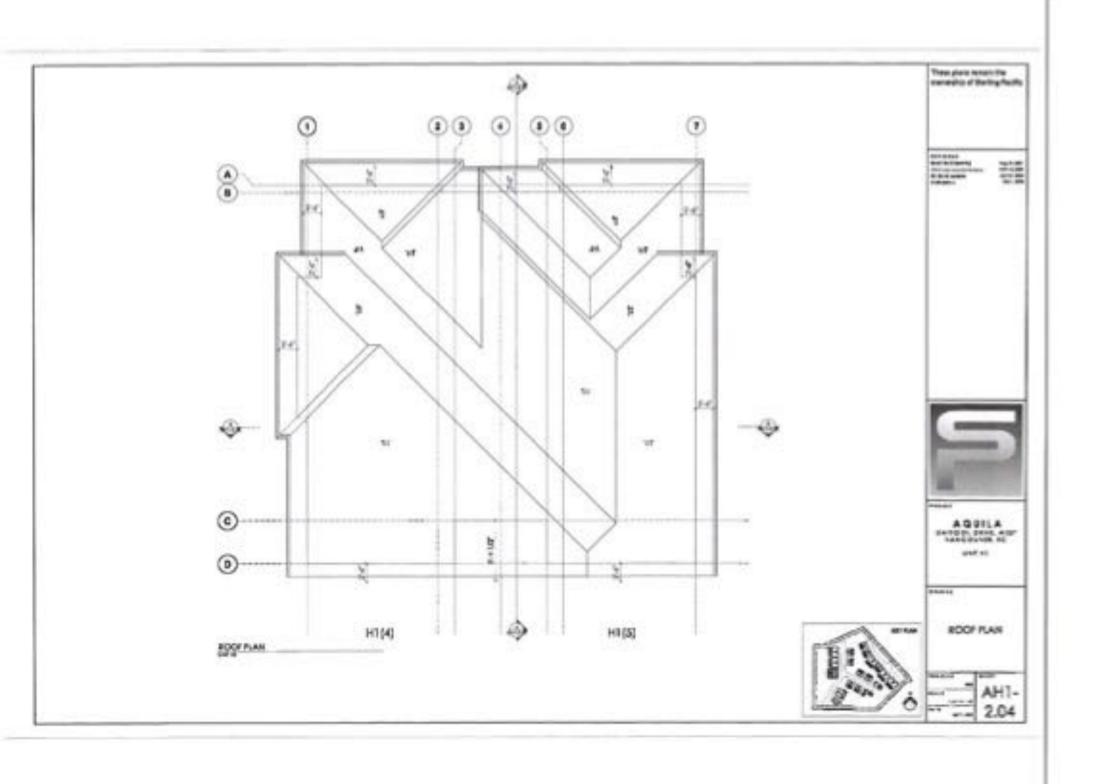


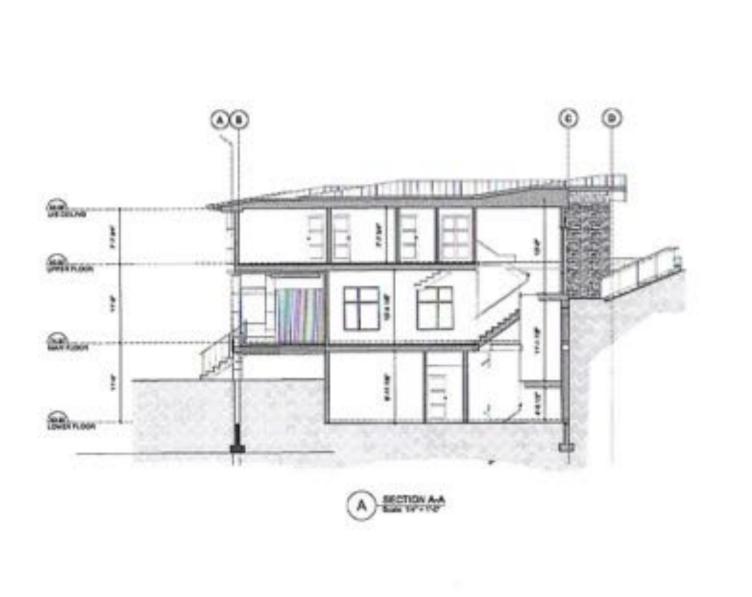












Transportation of the Parks

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144-67

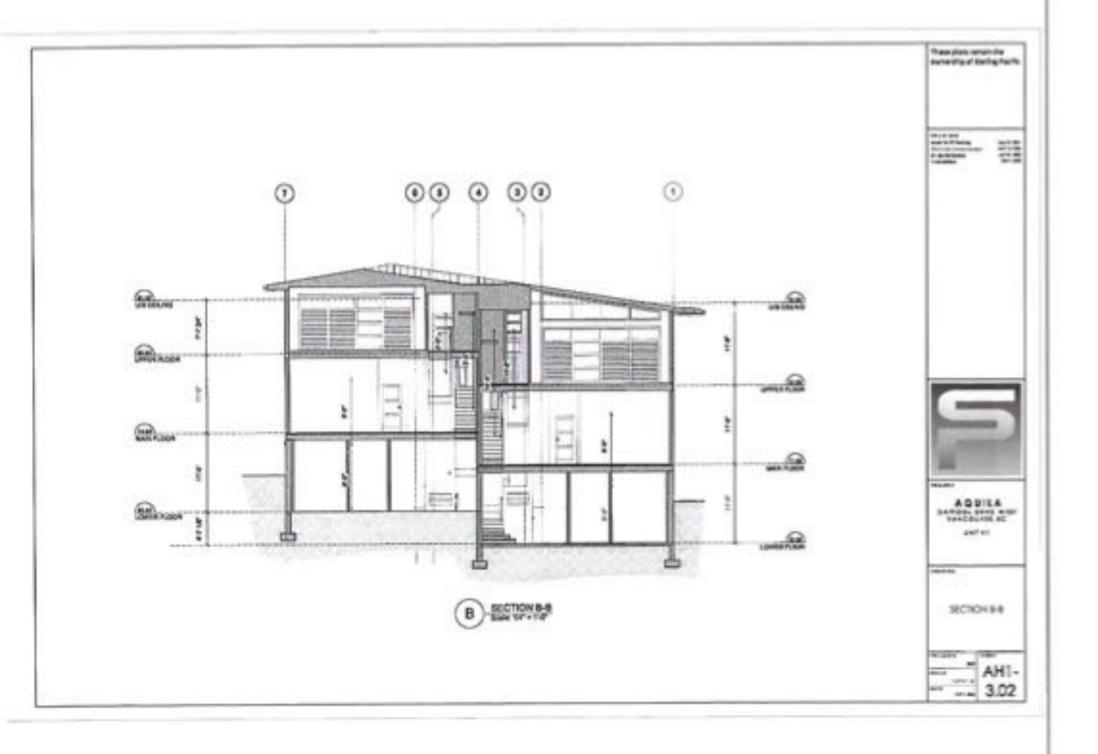
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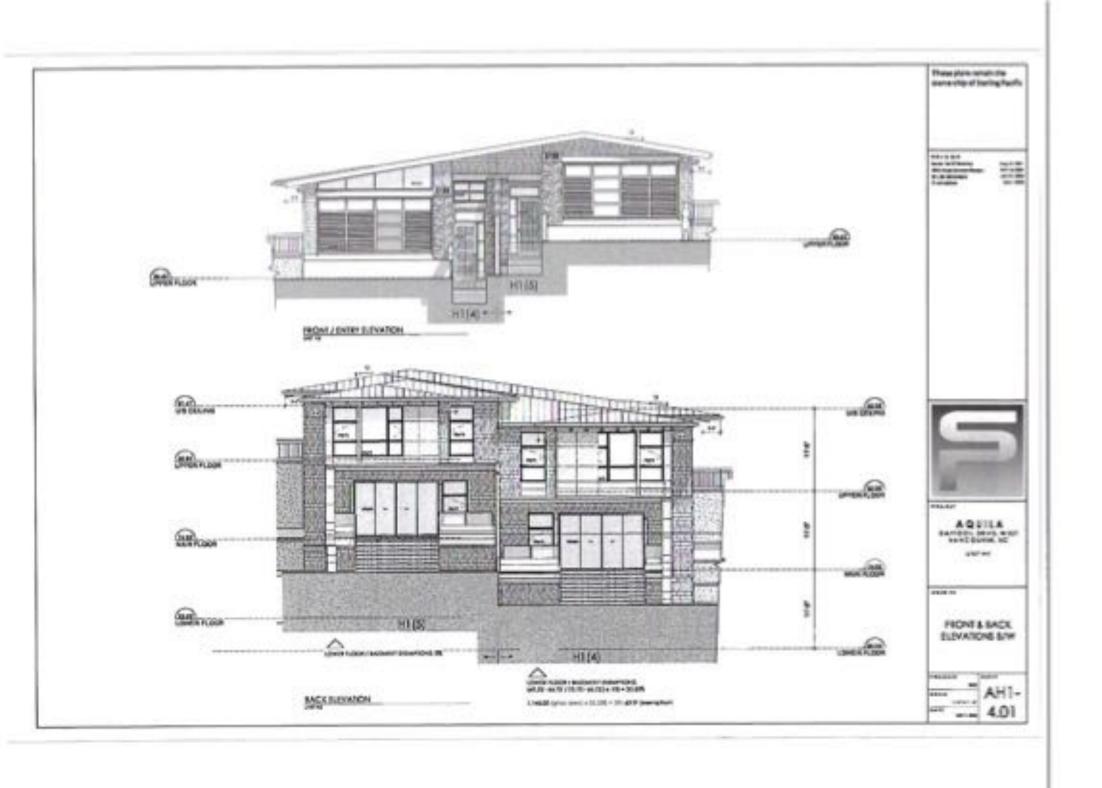
2525.75

SECTIONAA

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AH1-3.01

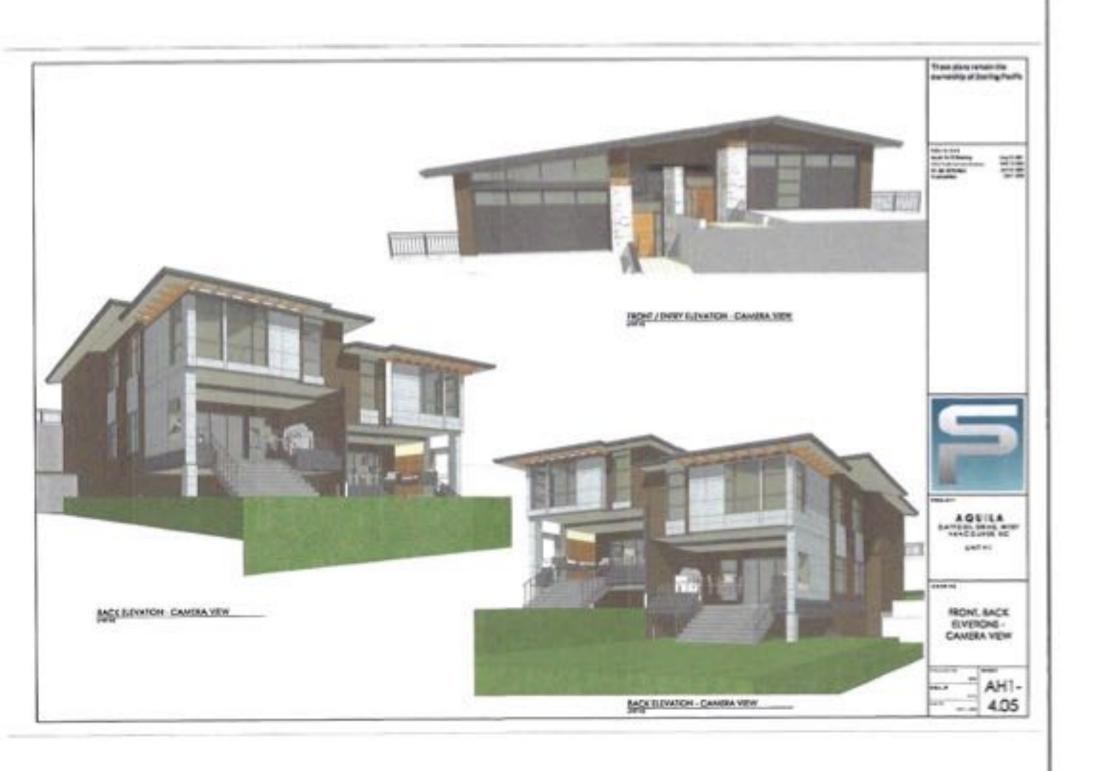


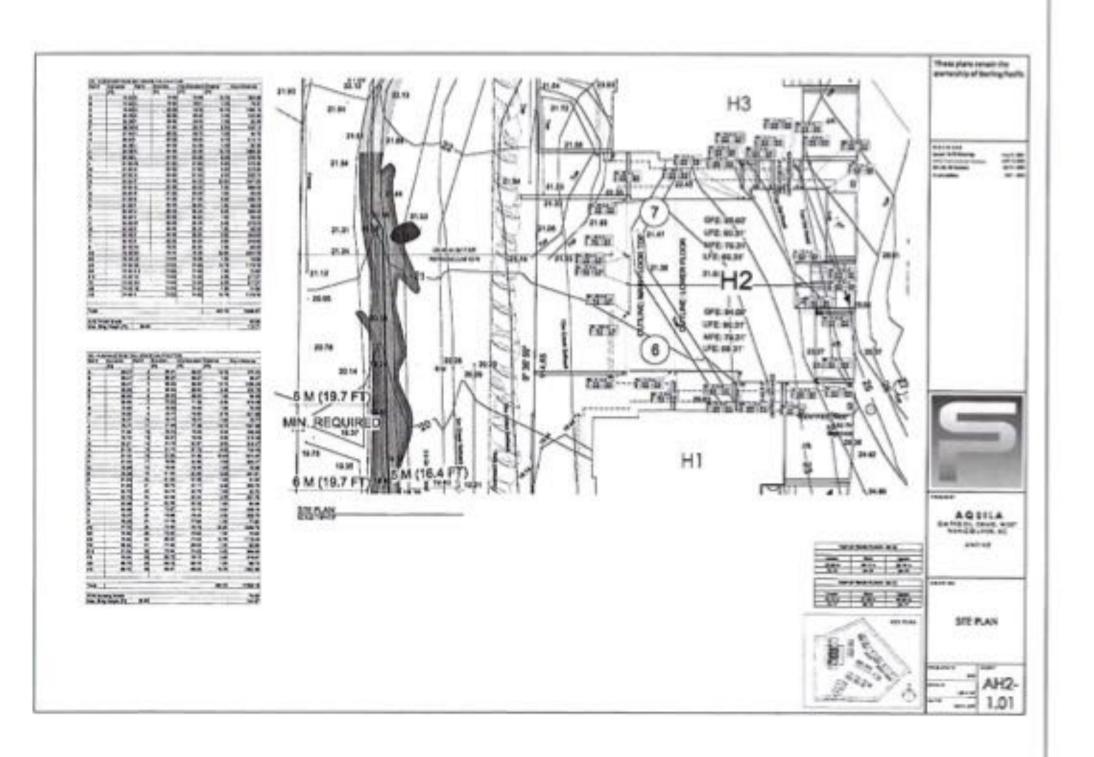




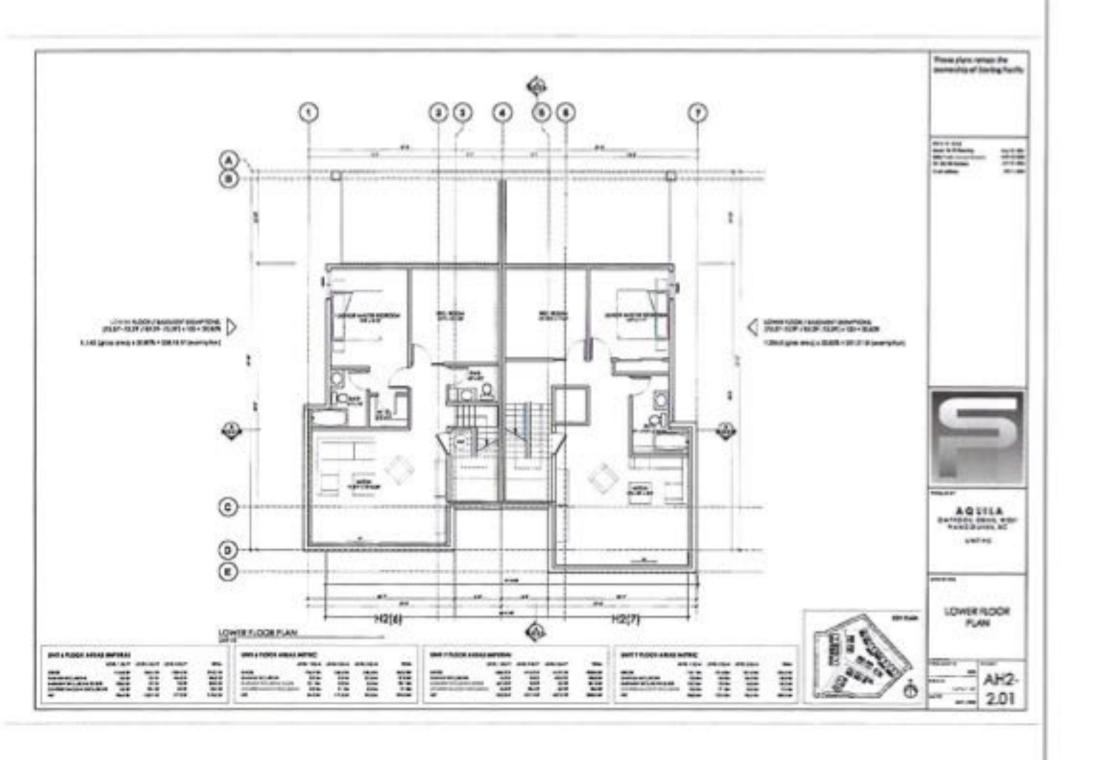


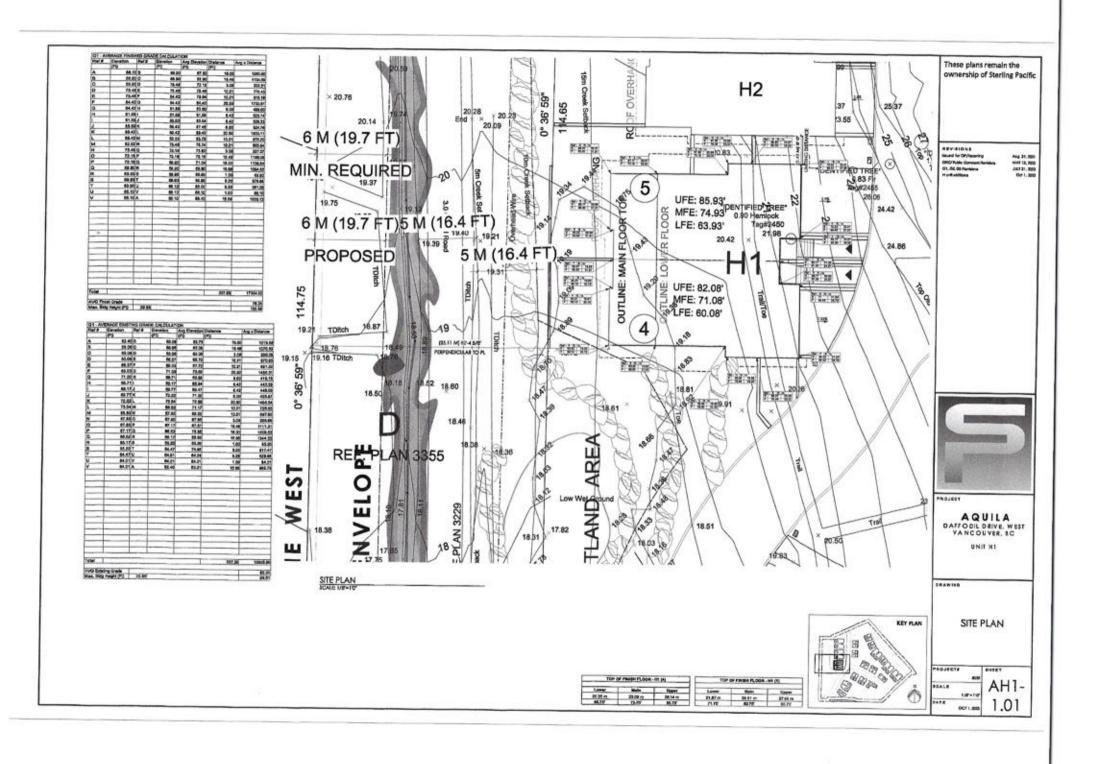


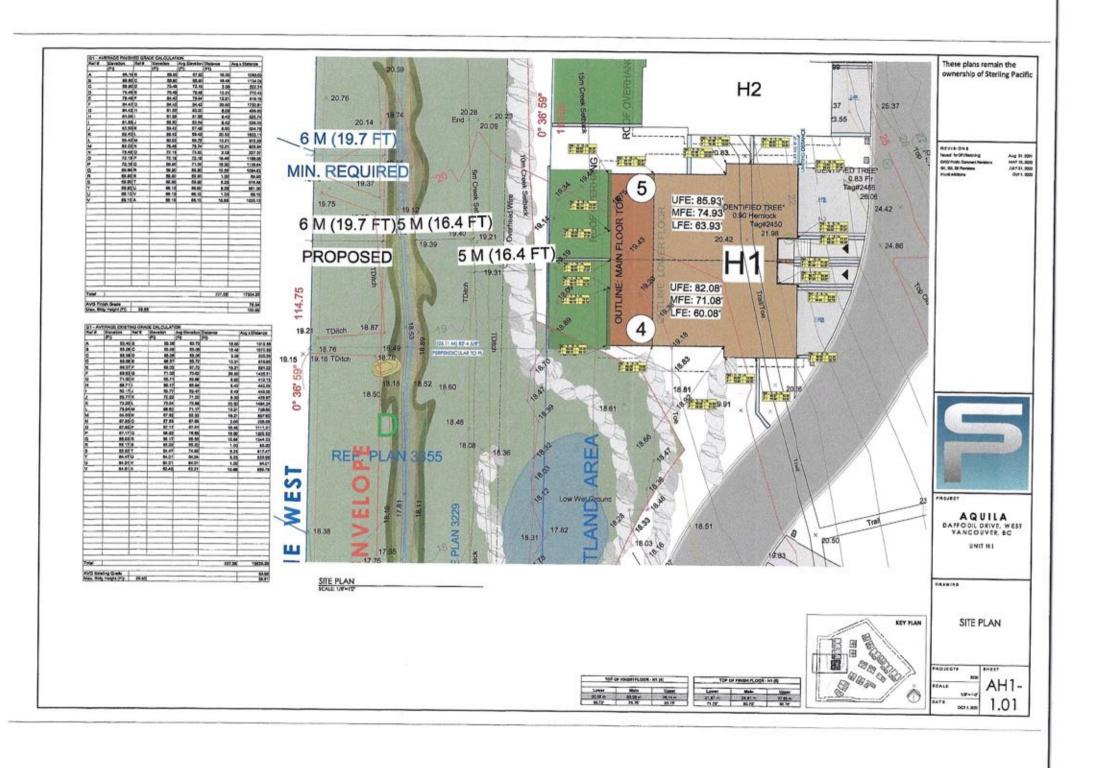


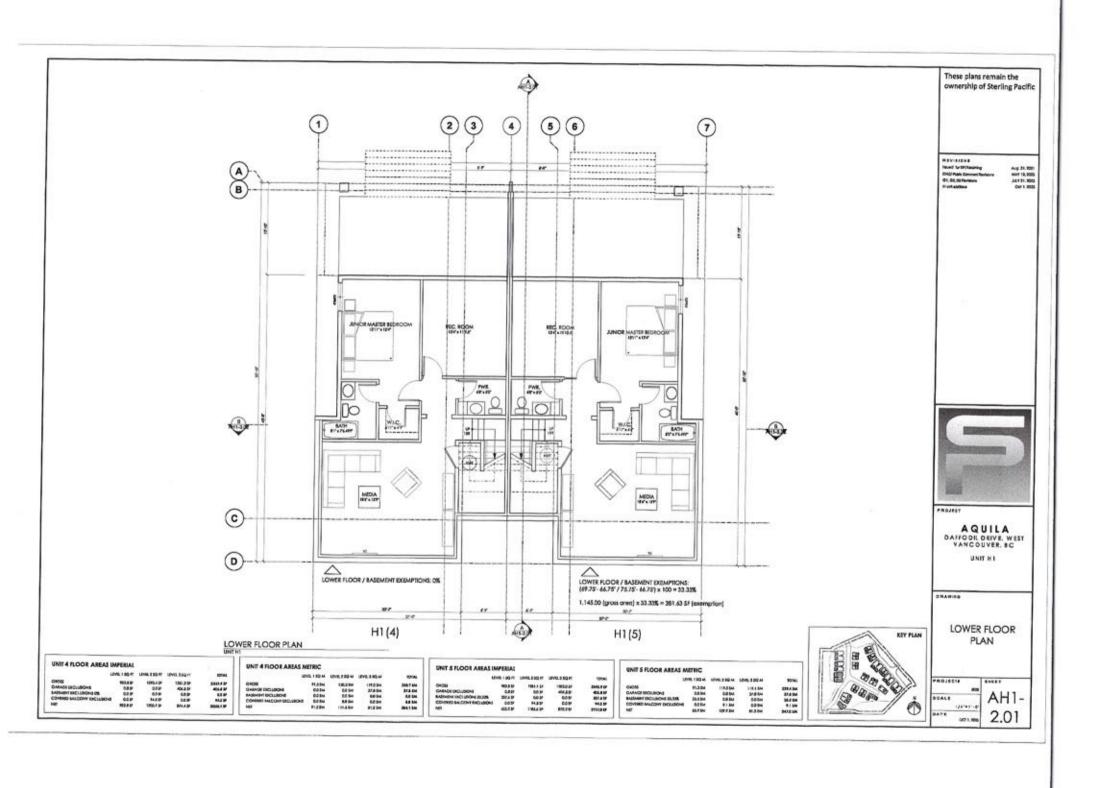


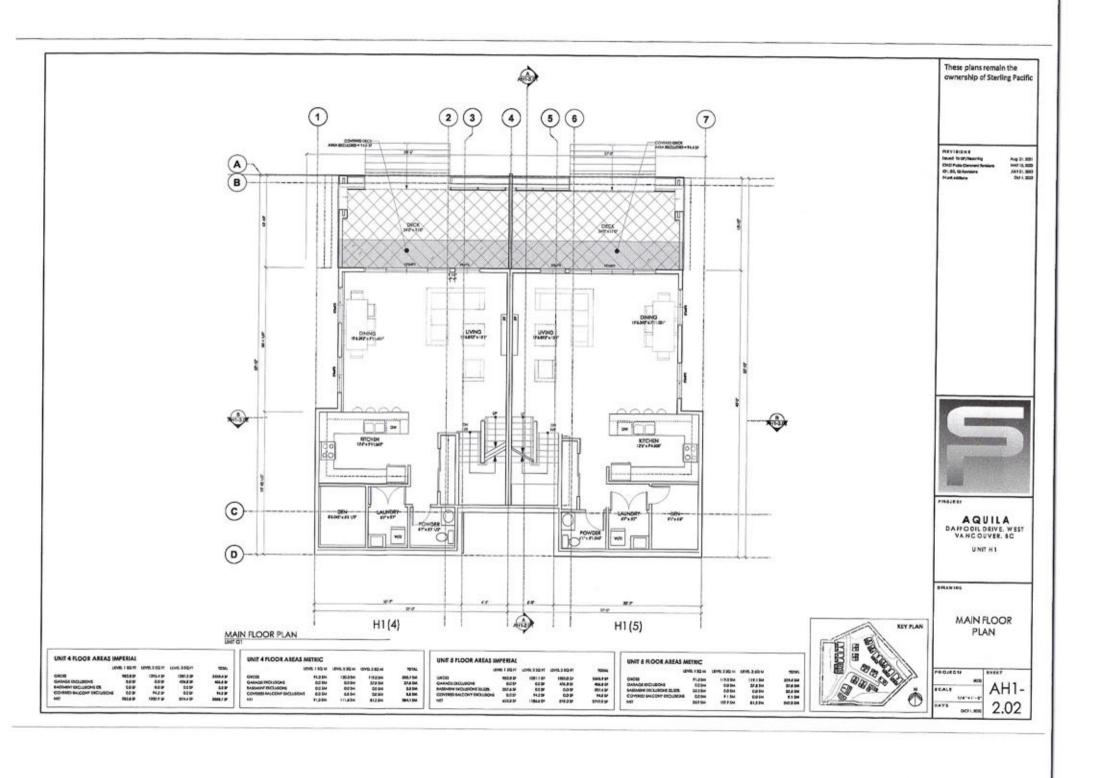


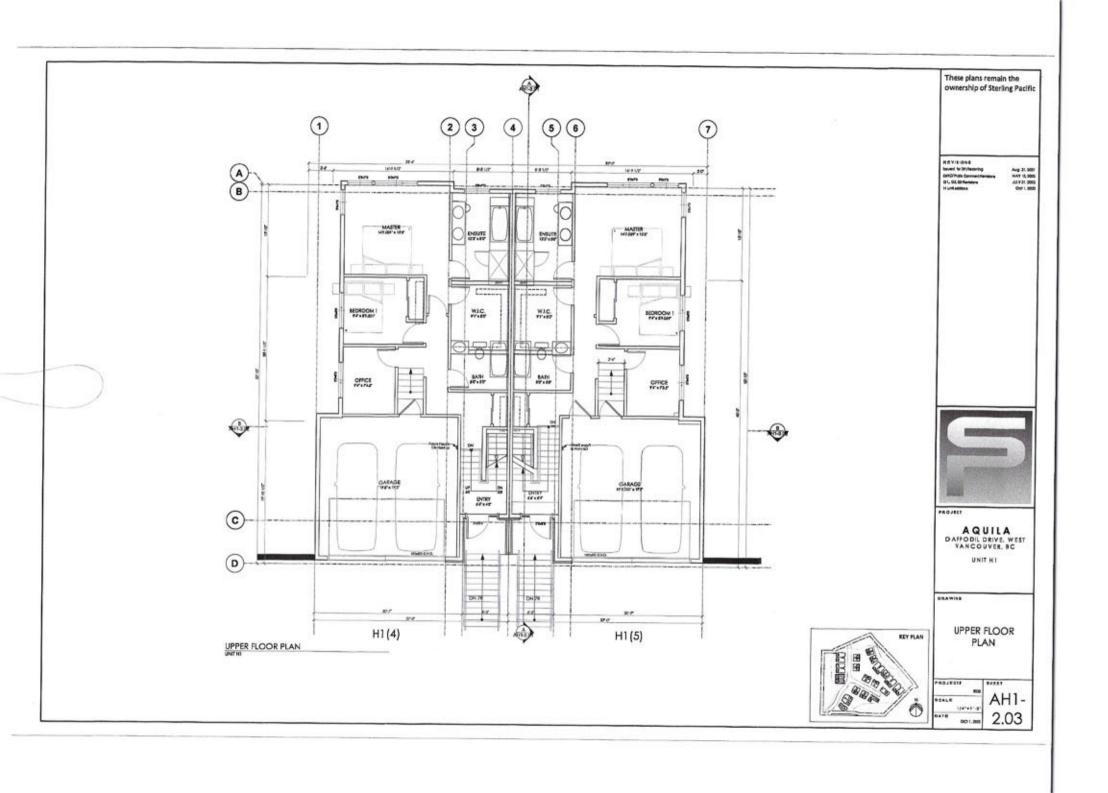


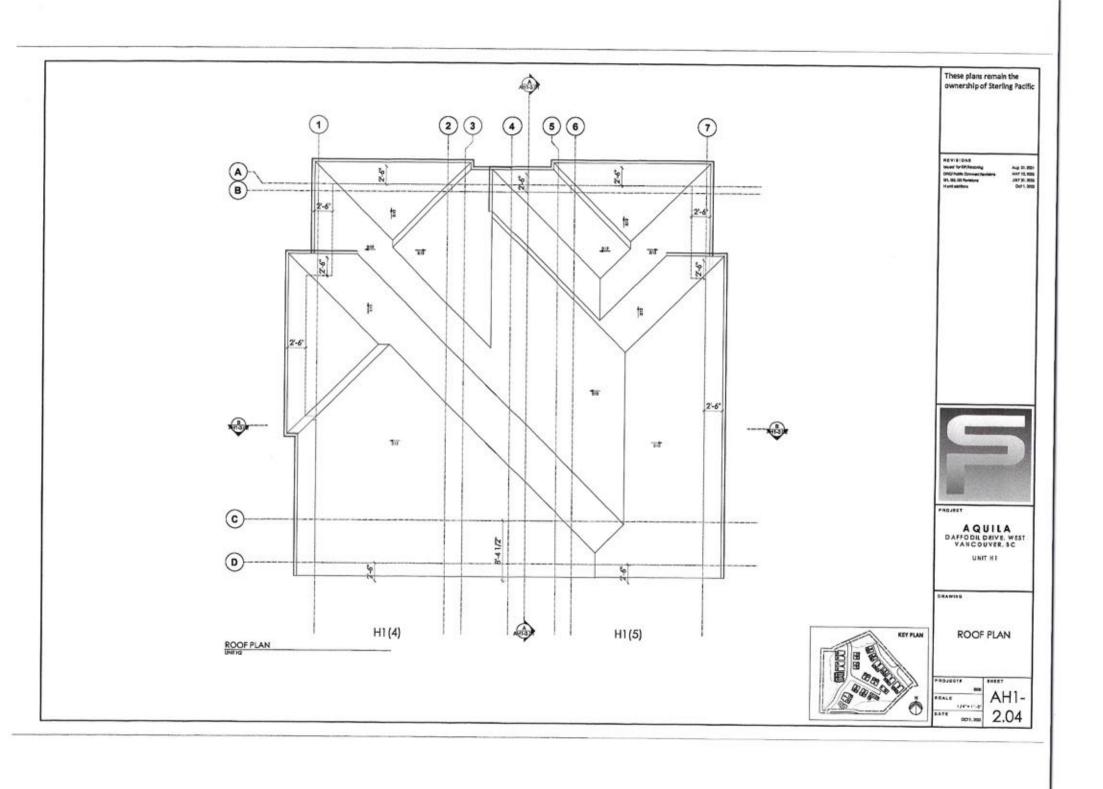


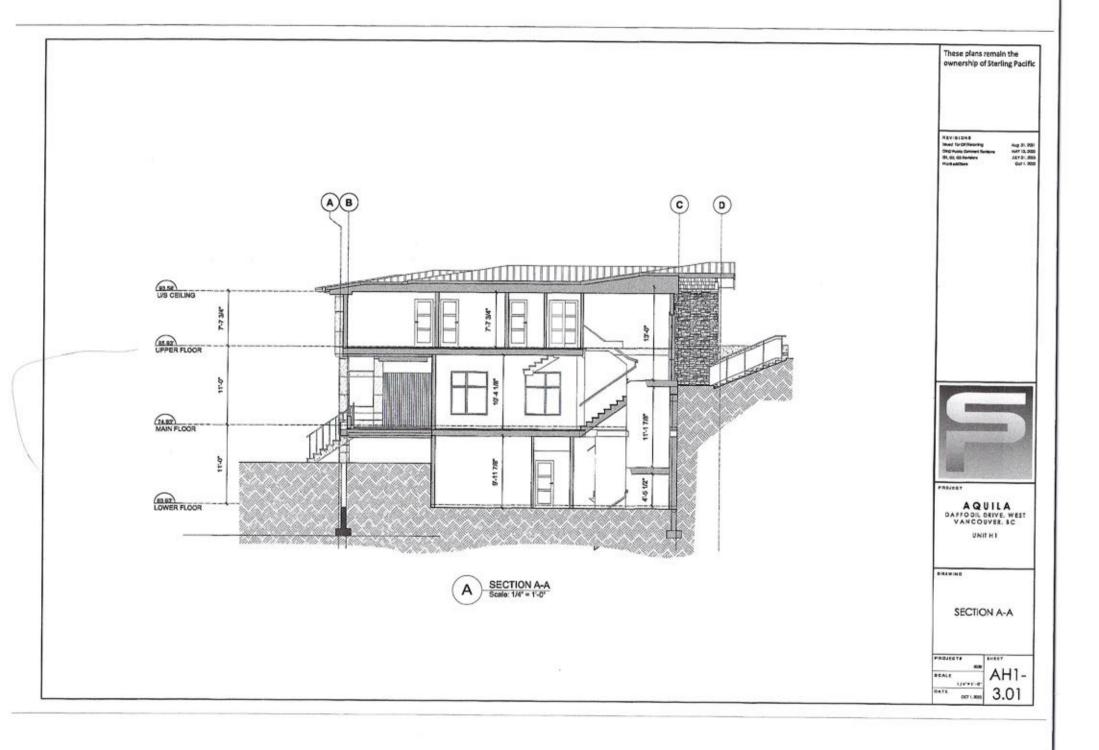


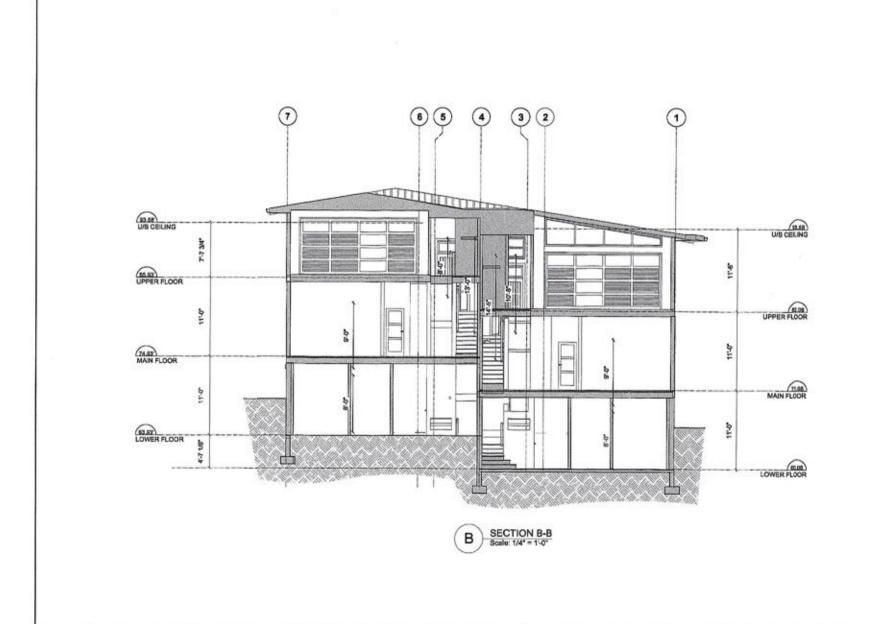












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REVIEWS E level to Dyteoring ORD/Addo Servel Na-OI, QE OF Relative Hight addition

Aug 21,700 MAP 19,900 JAP 21,900 Gef 1,900



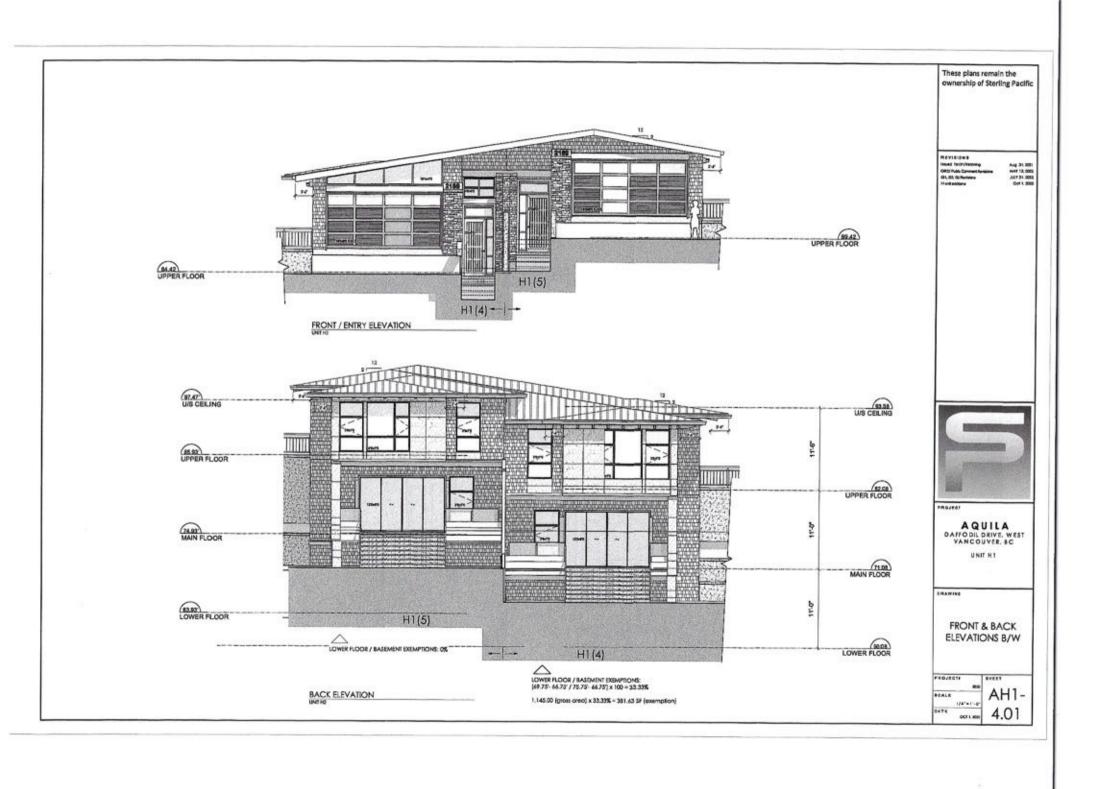
AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC

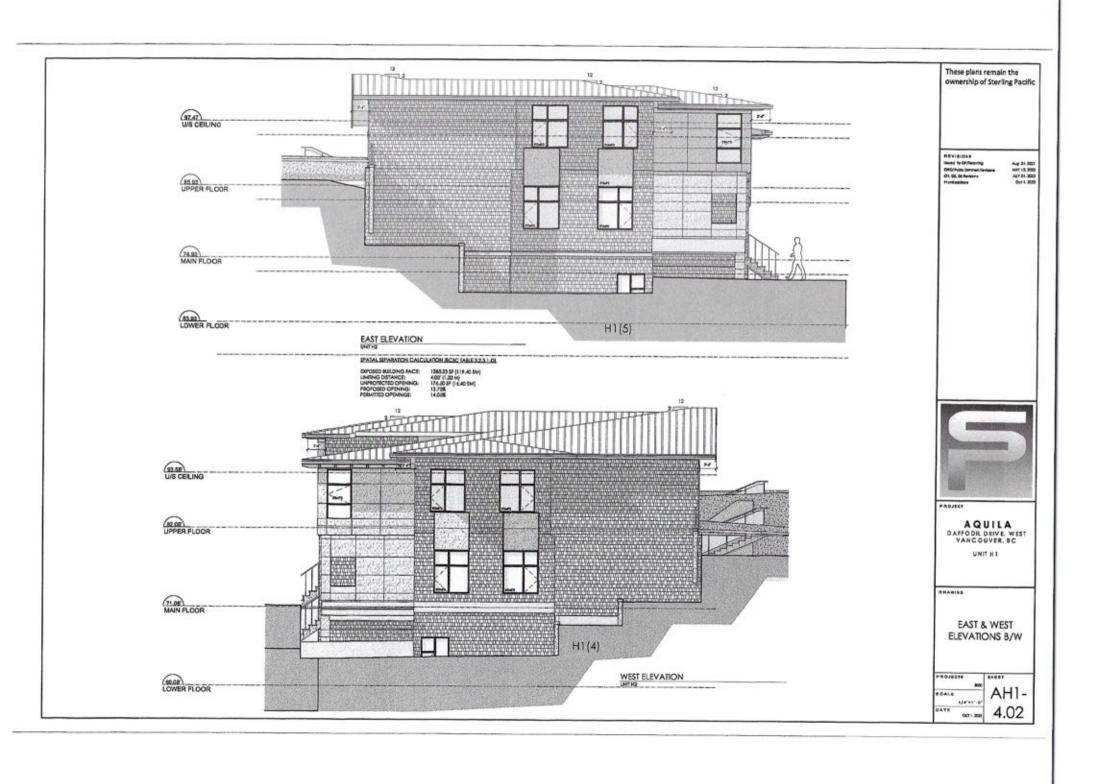
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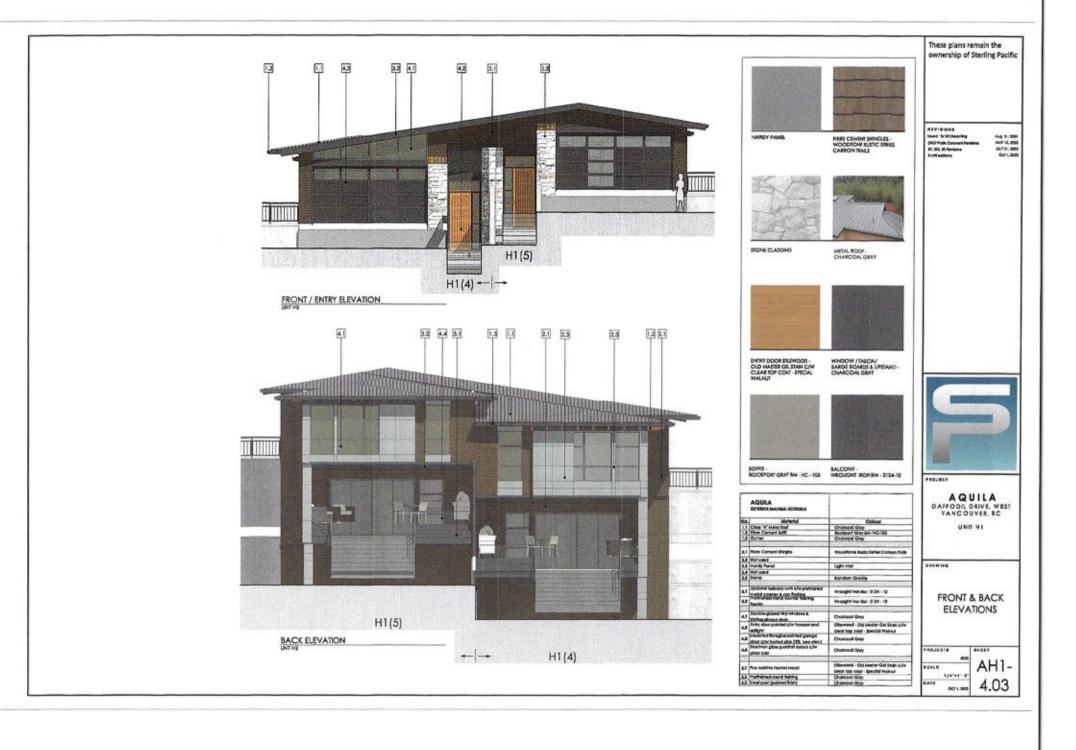
PRAWING

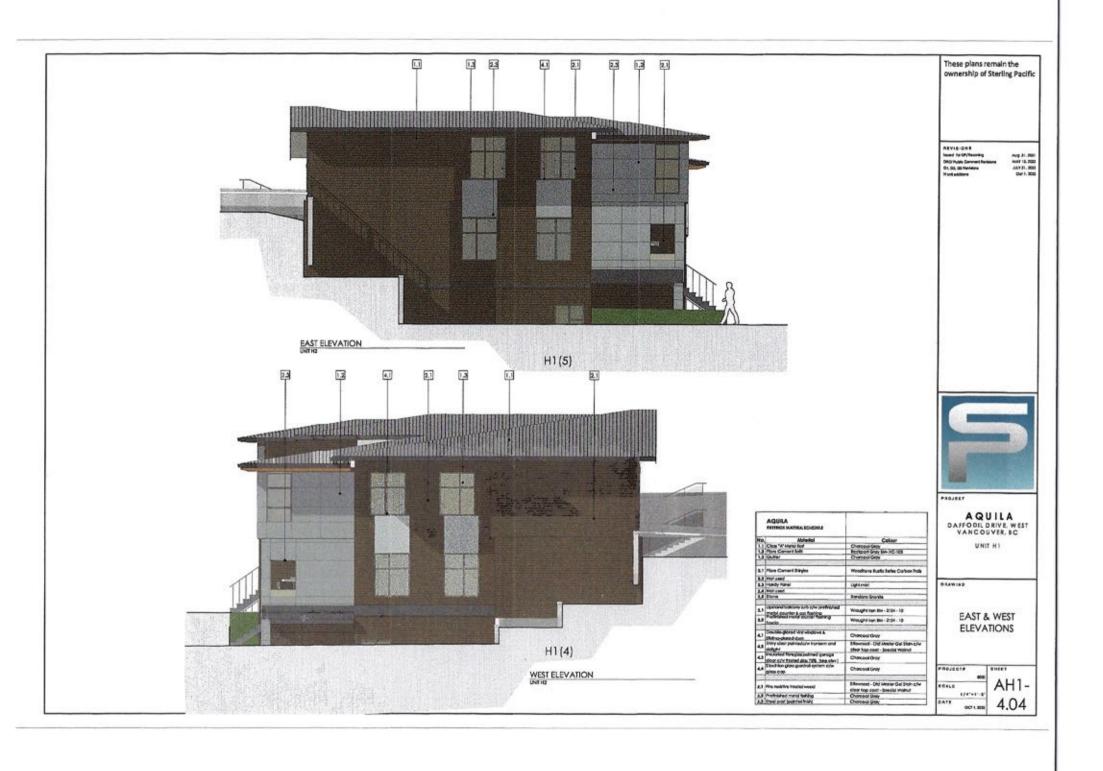
SECTION B-B

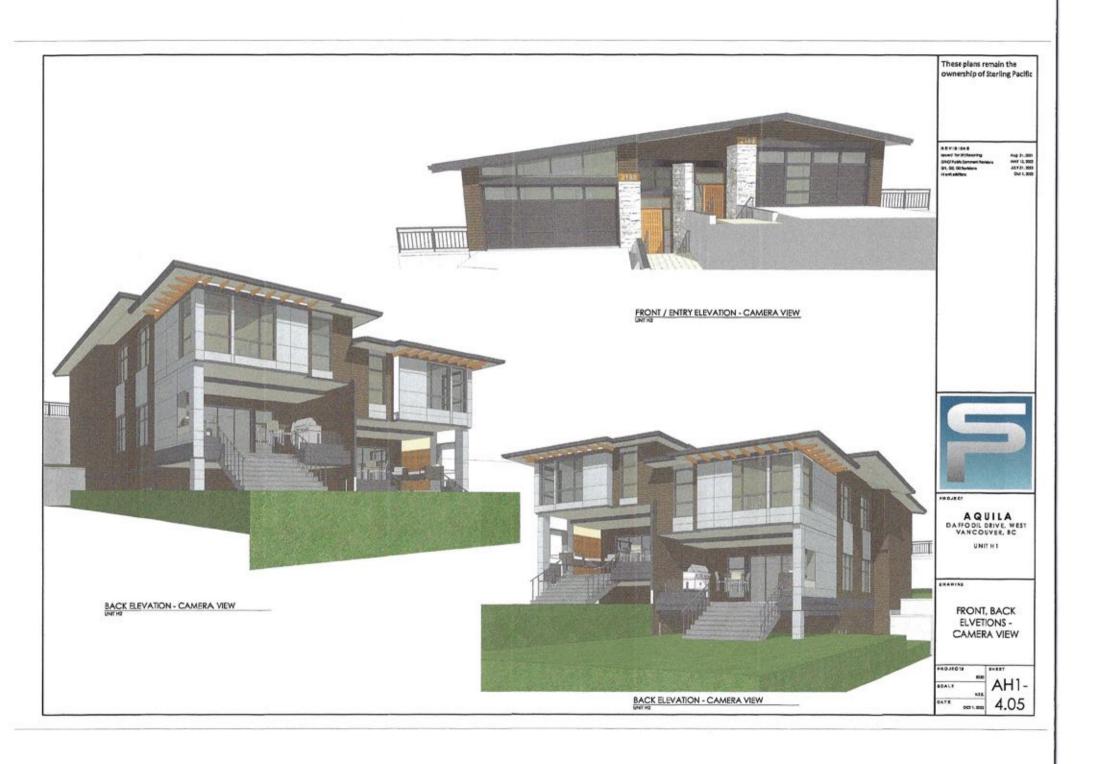
AH1-3.02

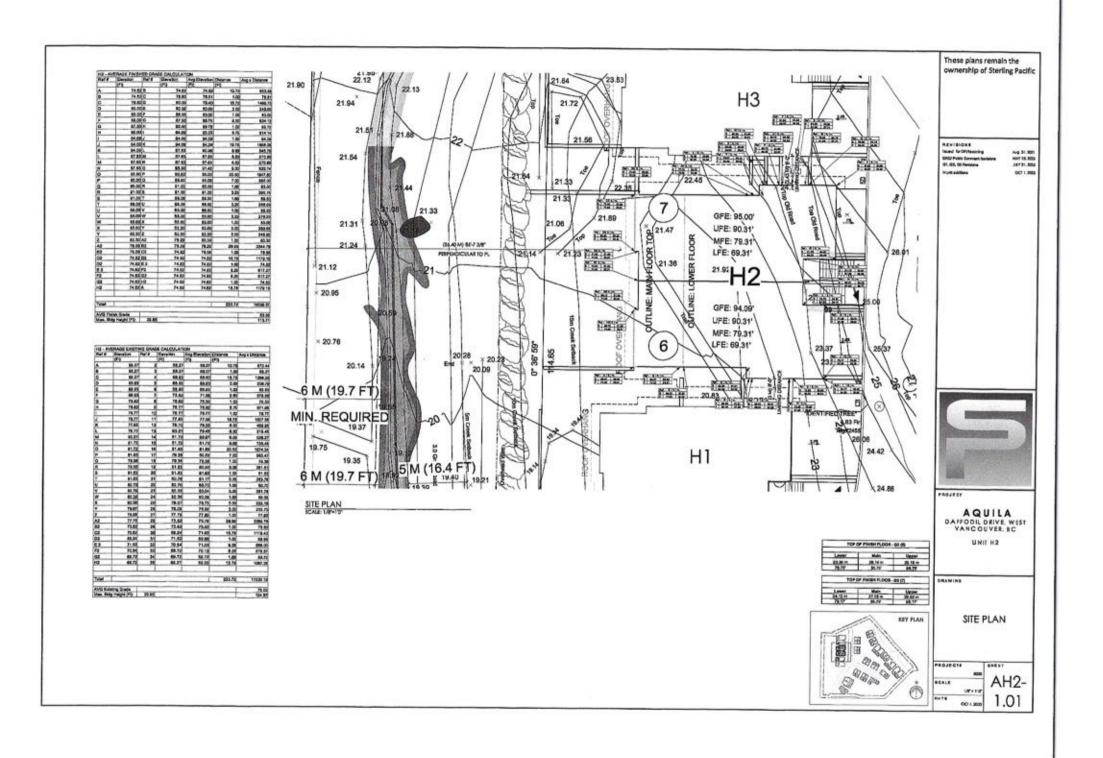




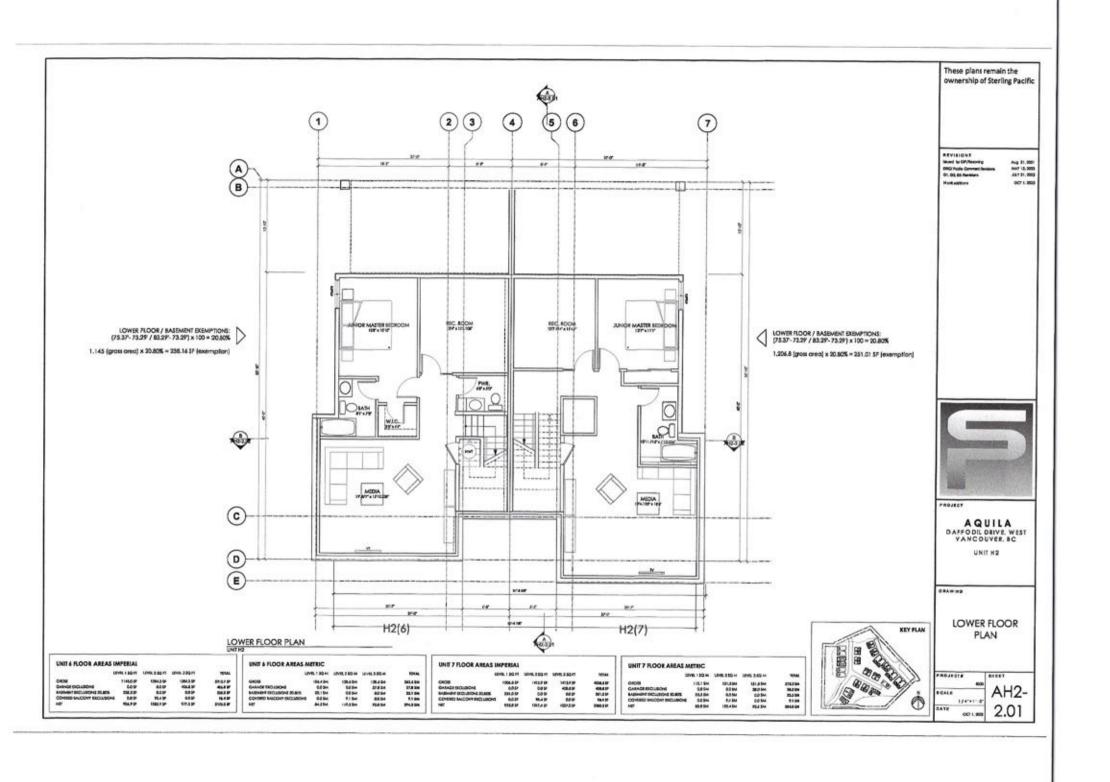


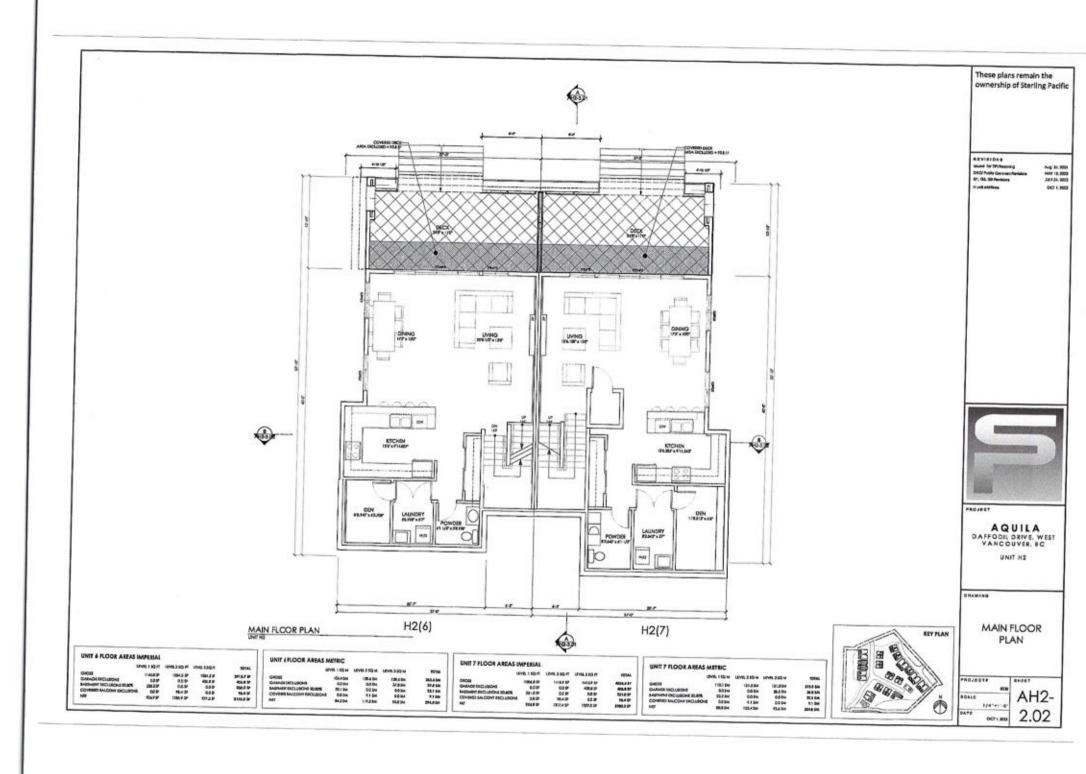


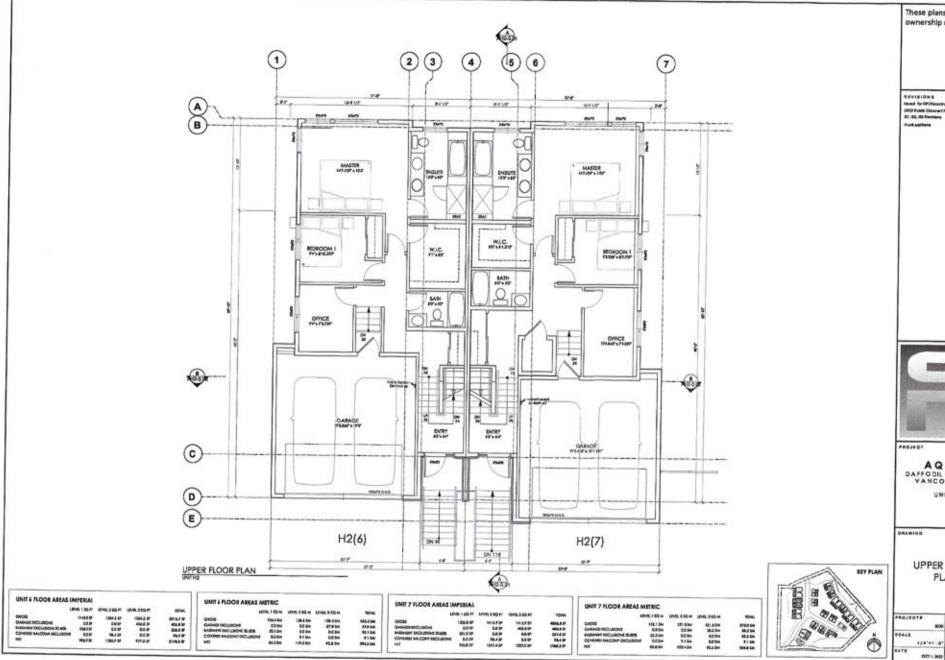












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Invest for GP/Hasoving UMO/Public Consess for S1, S0, G3 Feetbank

Aug \$1,900 MAT (\$,900 JAT \$1,900

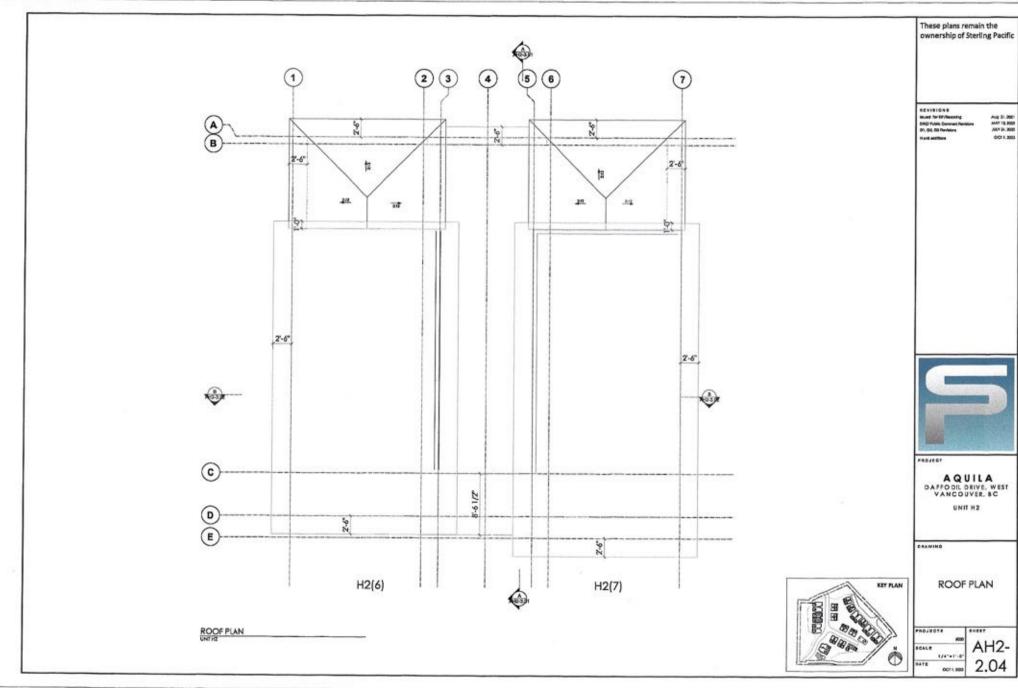


AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC

UNIT H2

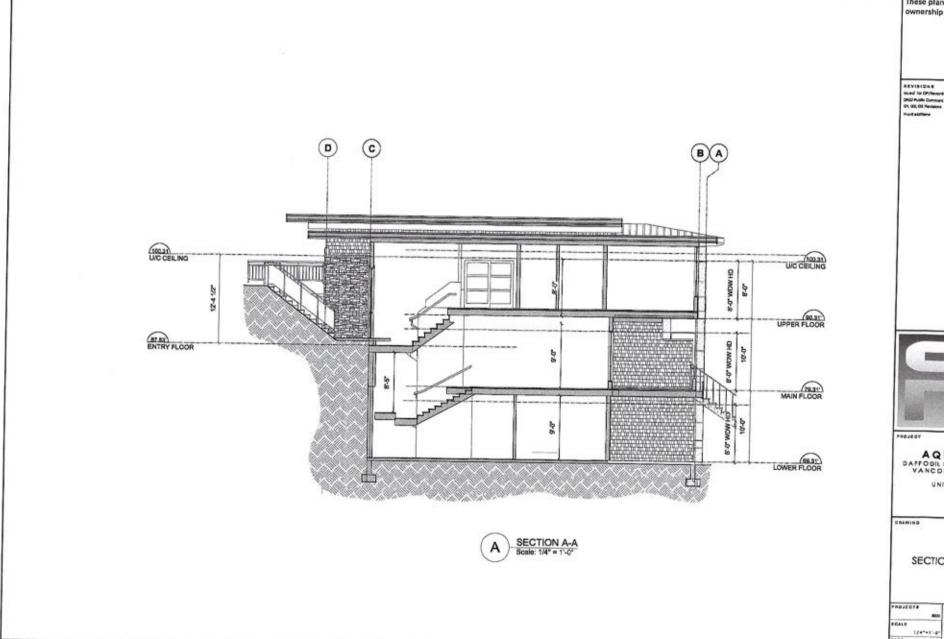
UPPER FLOOR PLAN

AH2-1/4"+1"-4"



Aug 31.0001 MAY 12,0009 AAY 34.0000 OCt 1,0003





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REVISIONS Issed for Dryllespoing DRD Public Comment Rev 91, 92, 93 Revisions

Avg \$1,300 MAY 15,3005 ANY 31,3005 0011.300

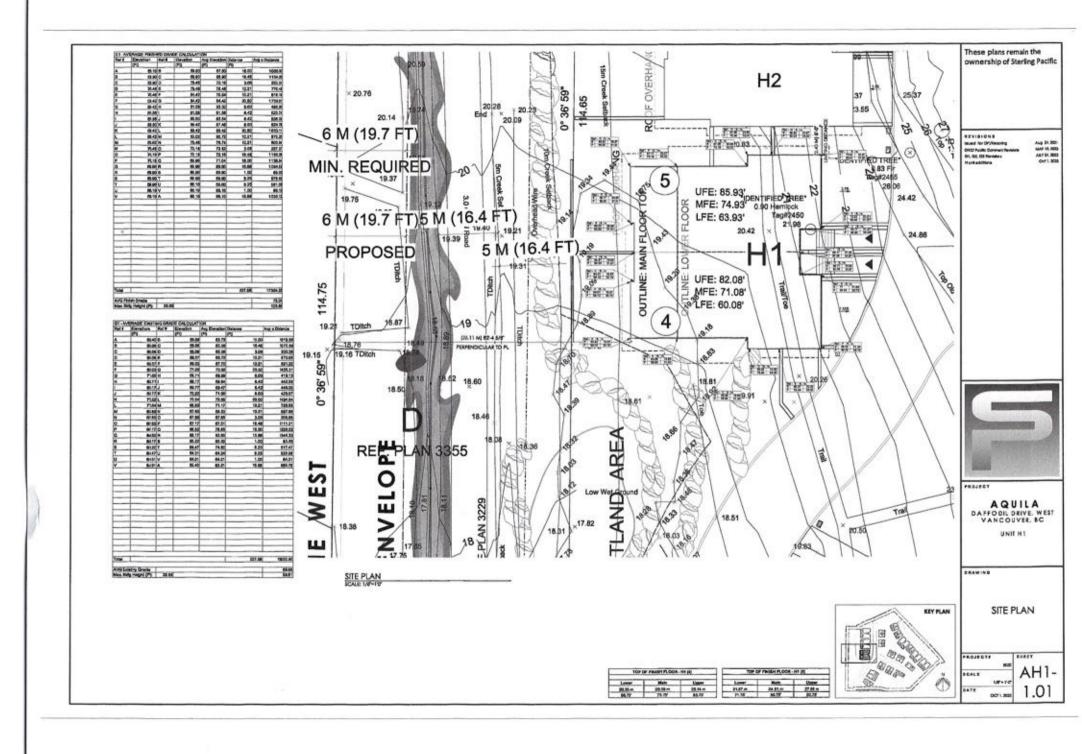


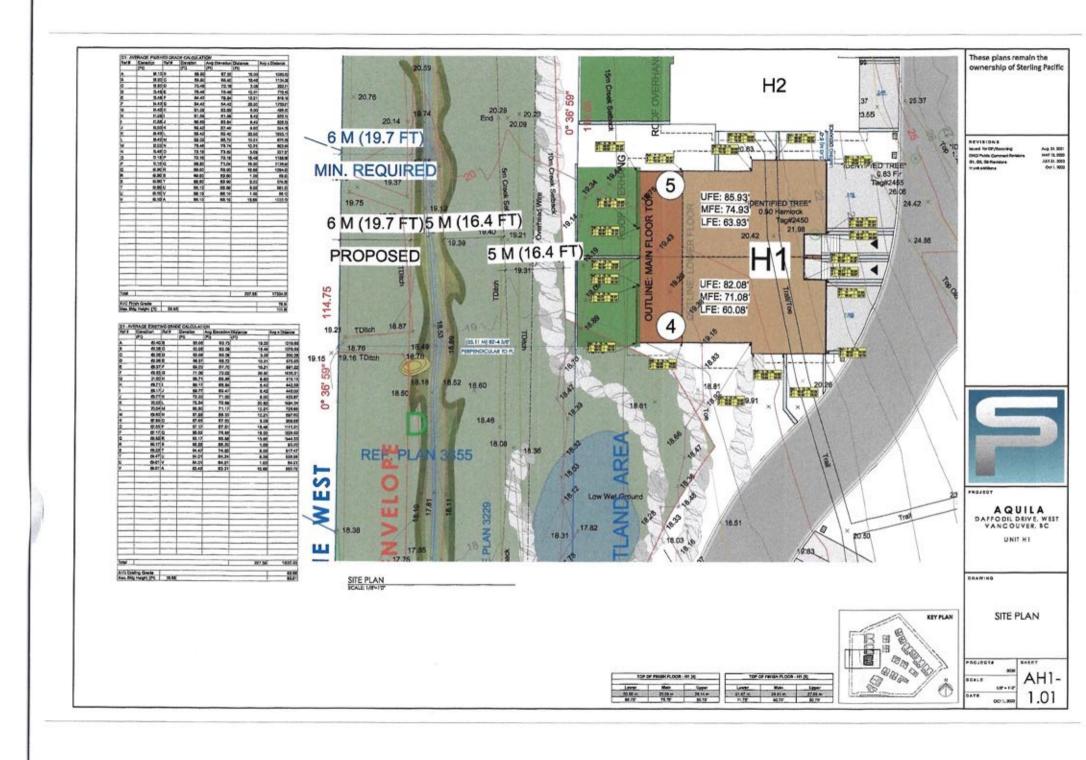
AQUILA DAFFODIL DRIVE, WEST VANCOUVER, SC

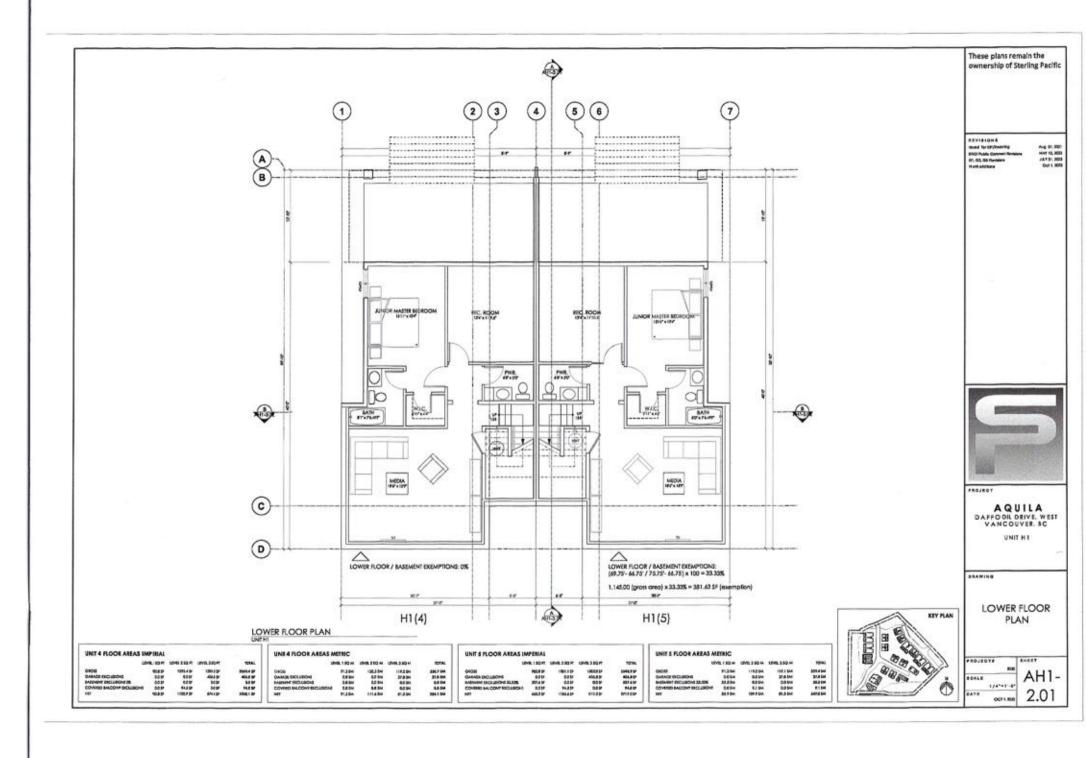
UNIT H2

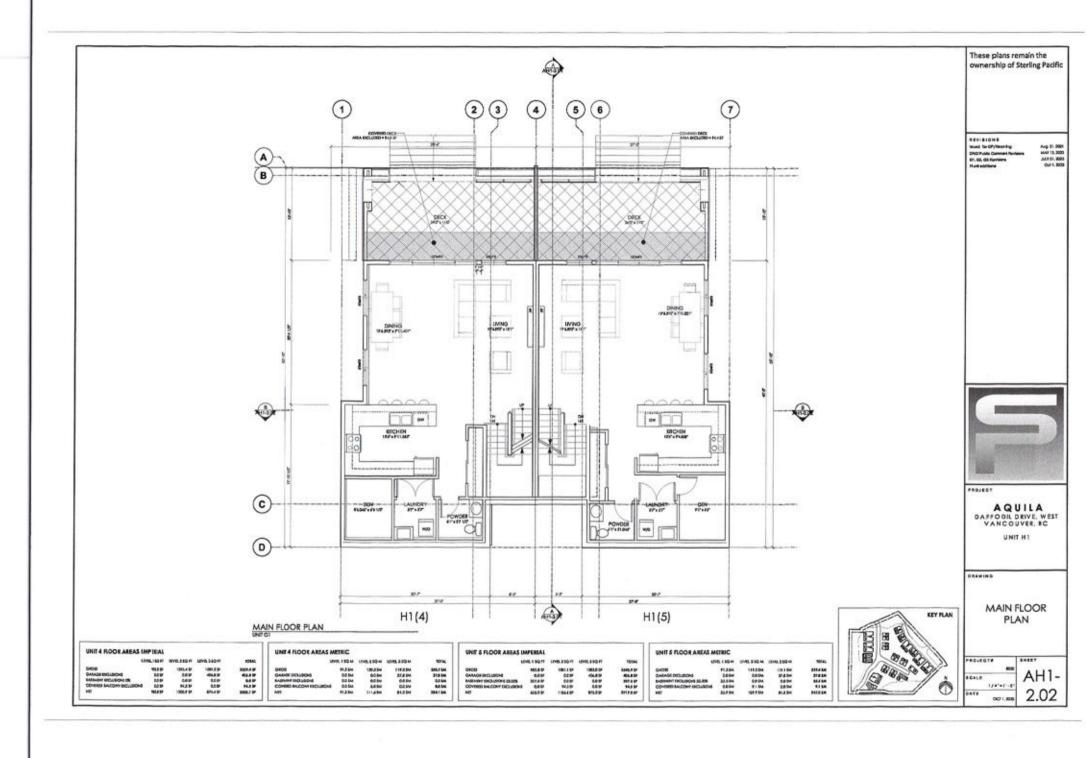
SECTION A-A

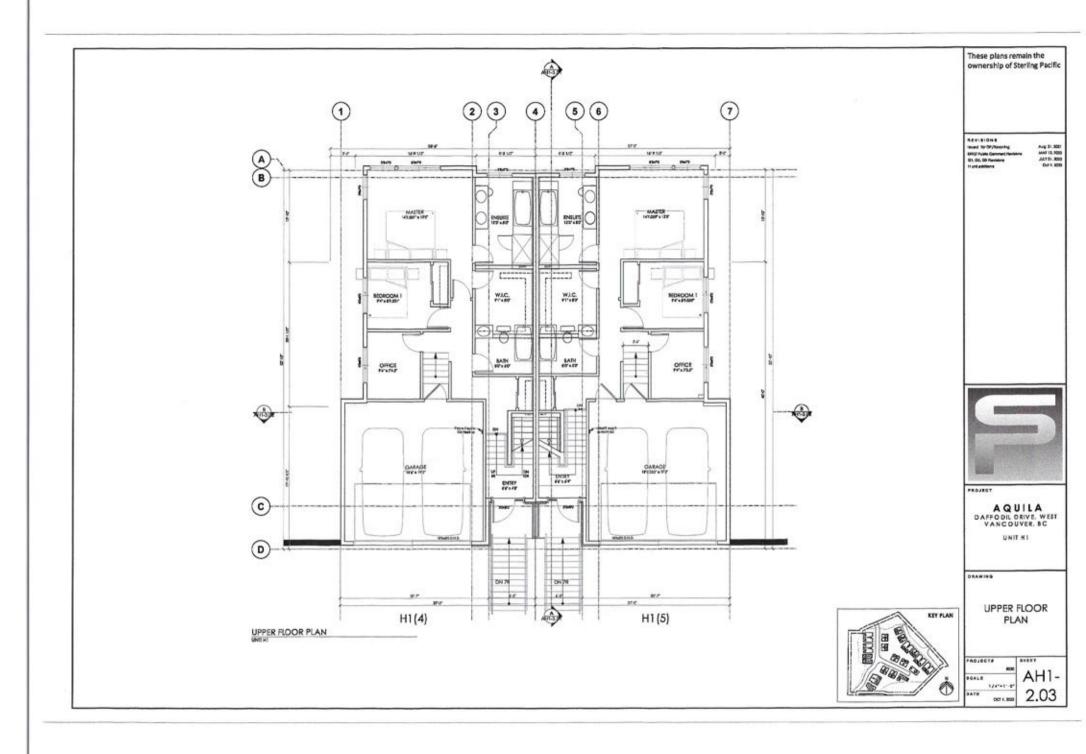
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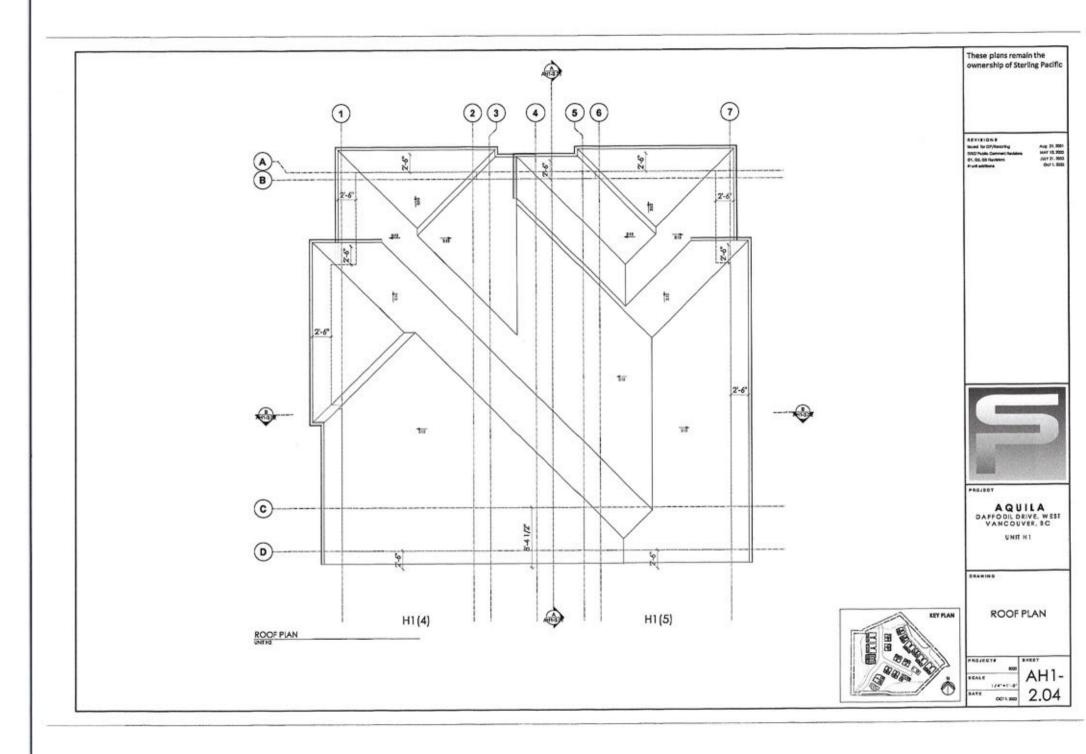


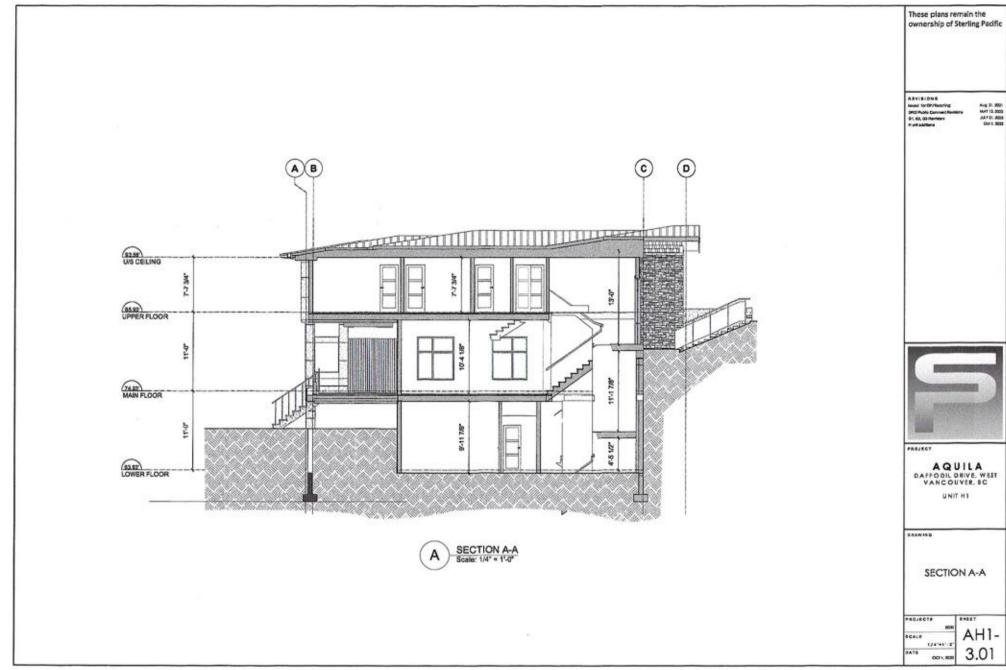


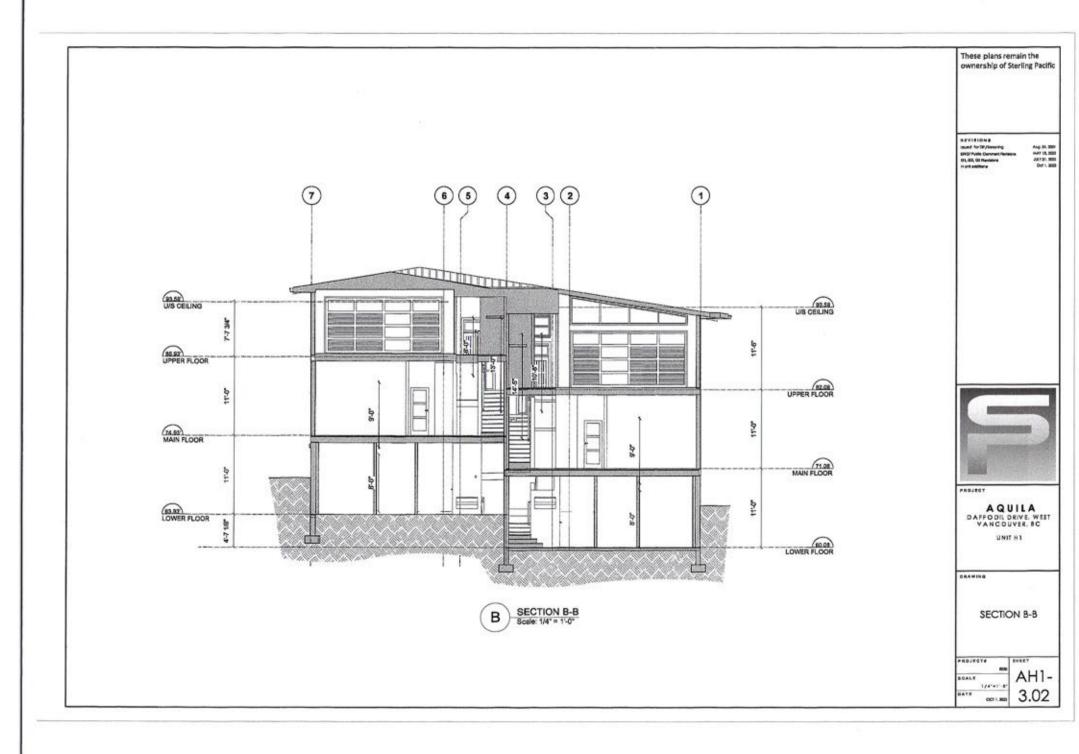


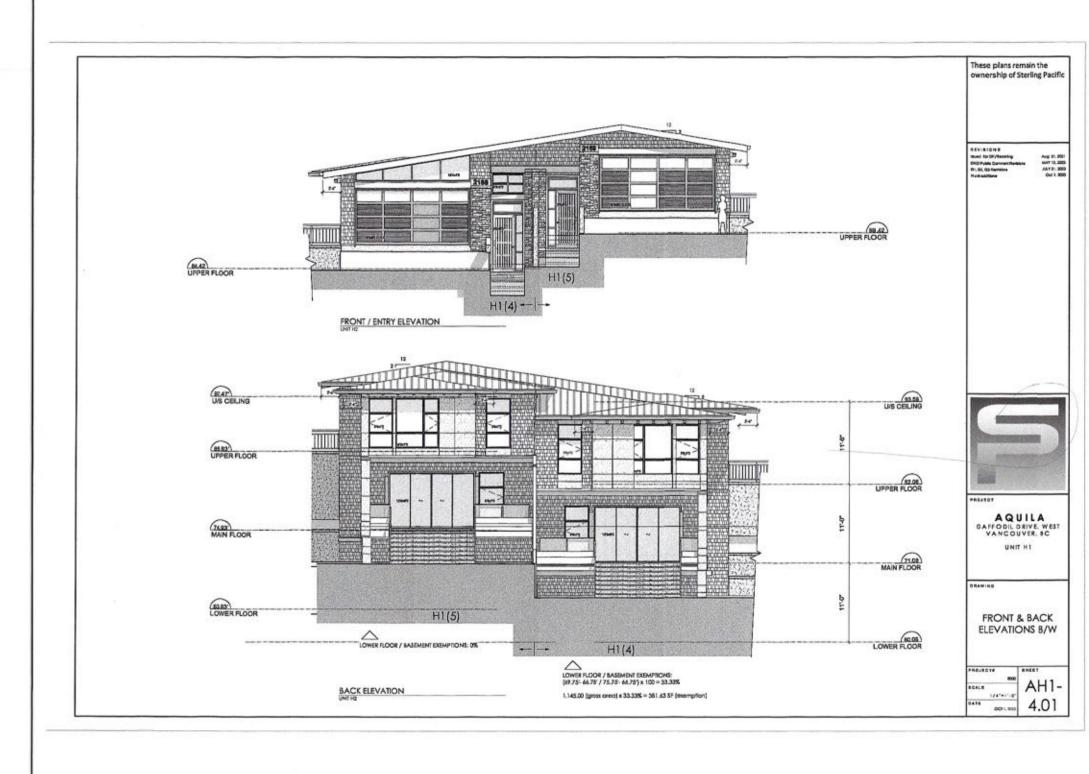


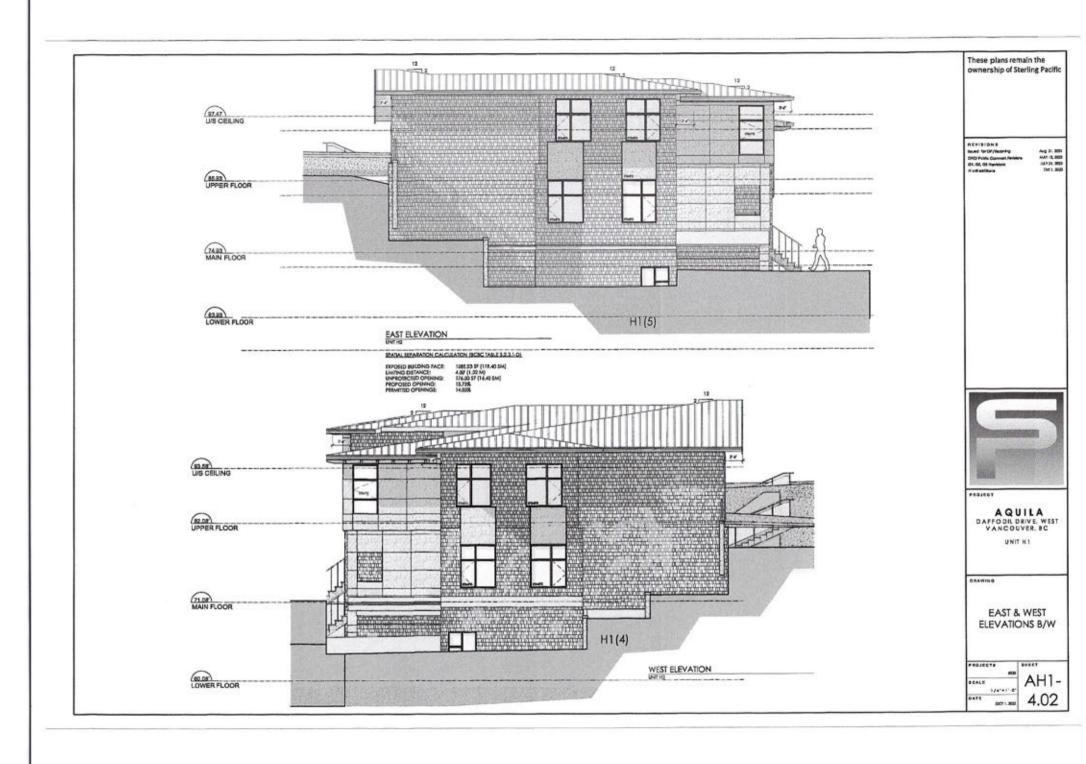


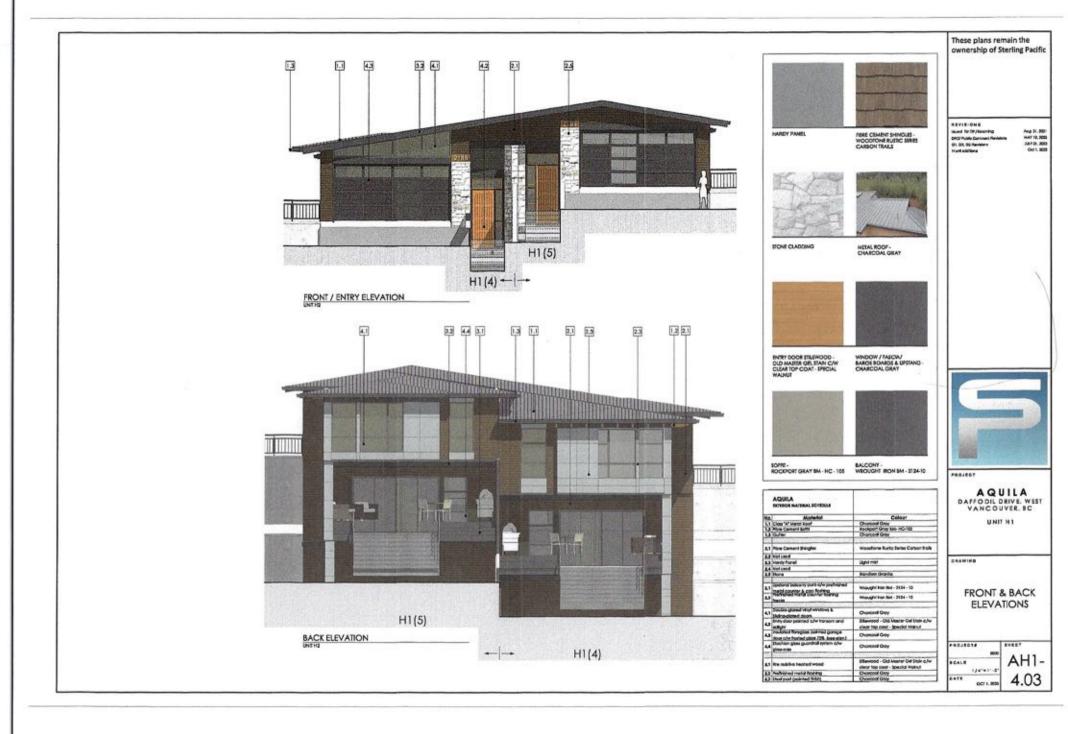


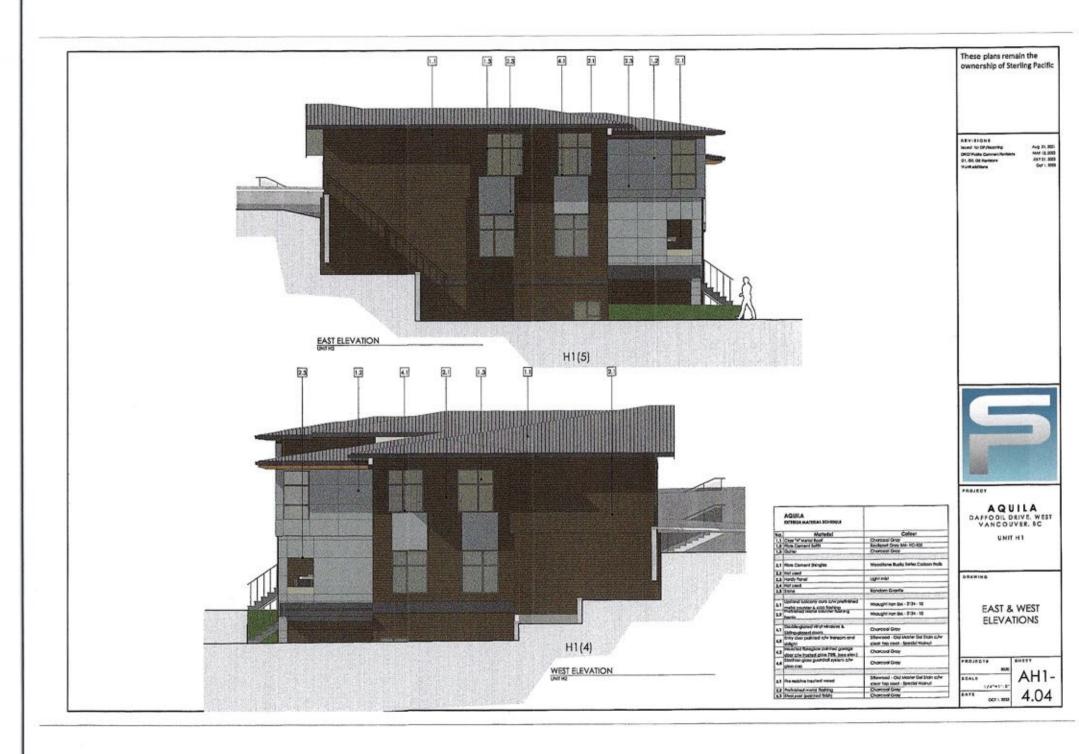


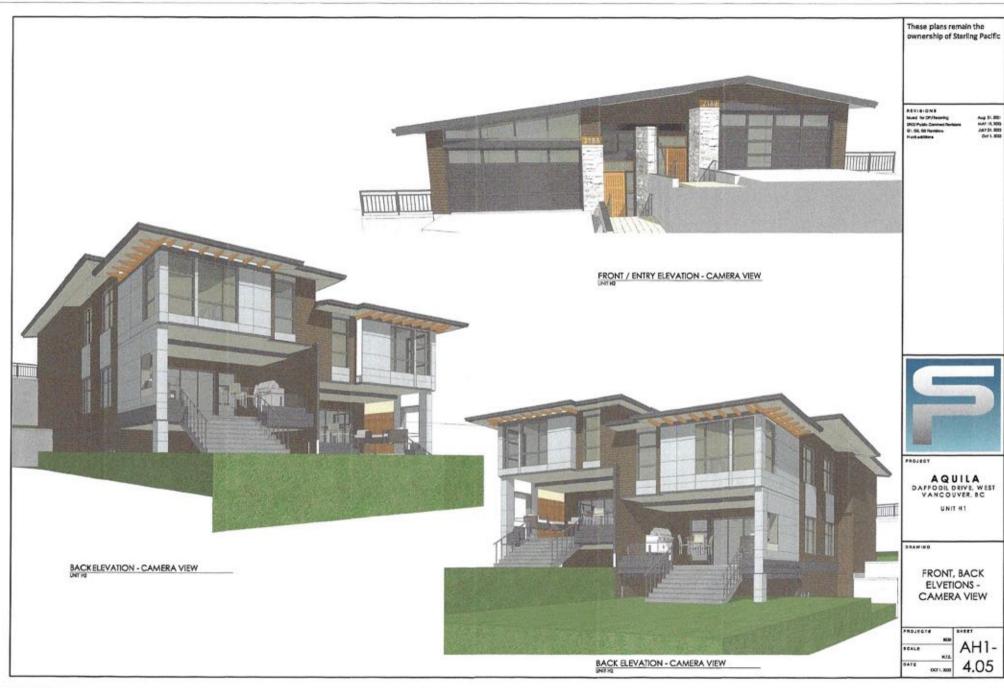








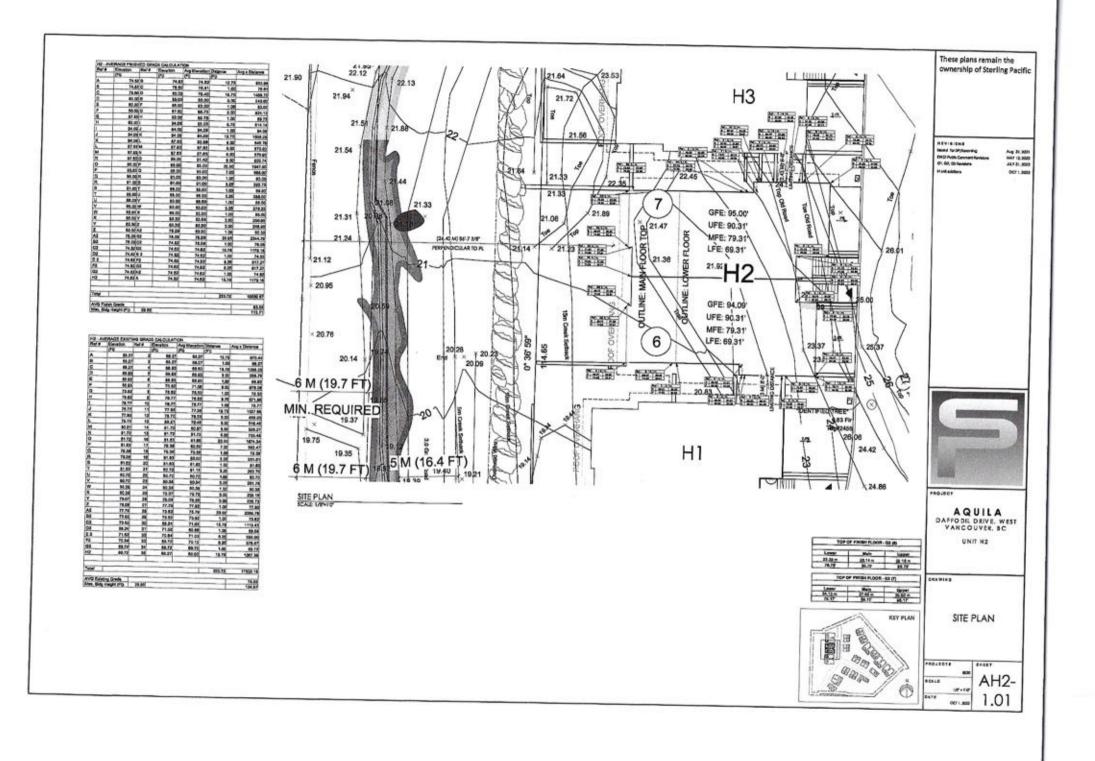


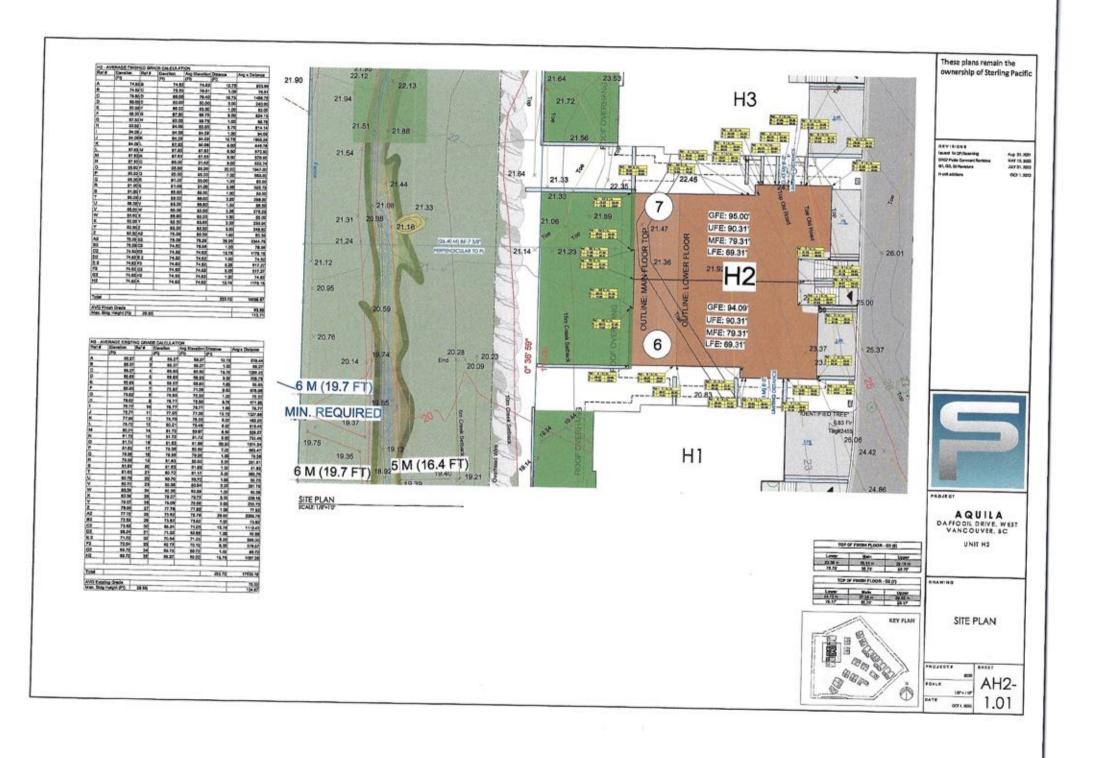


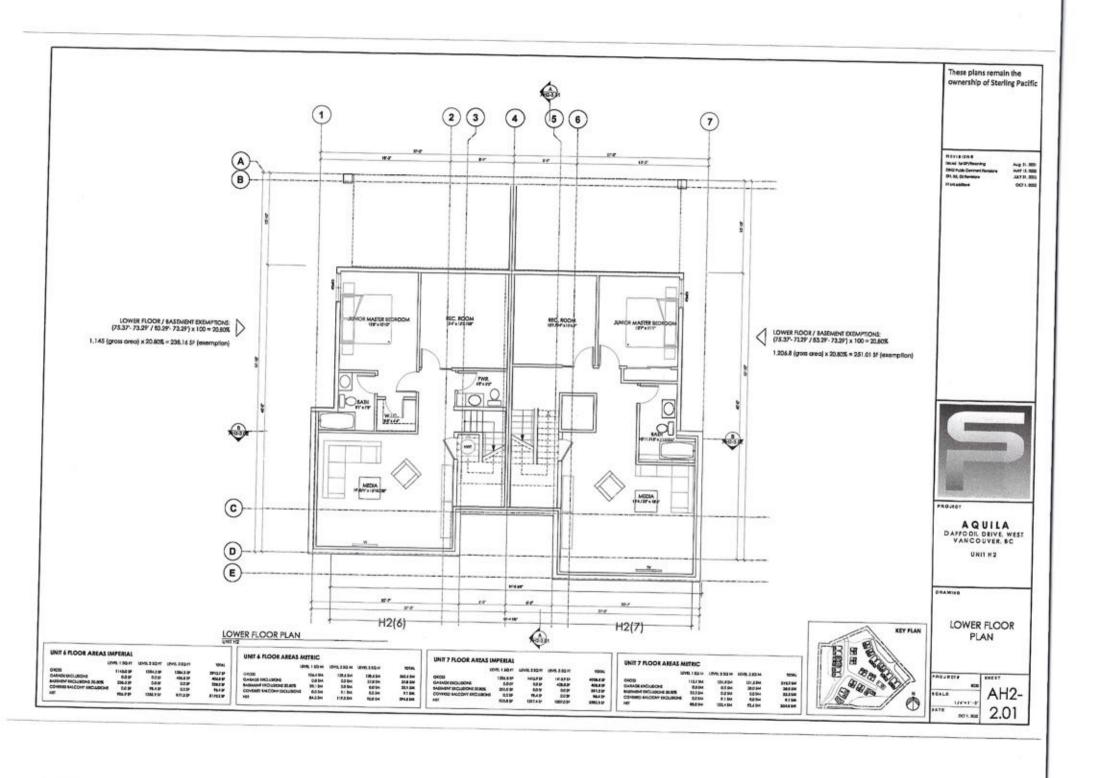
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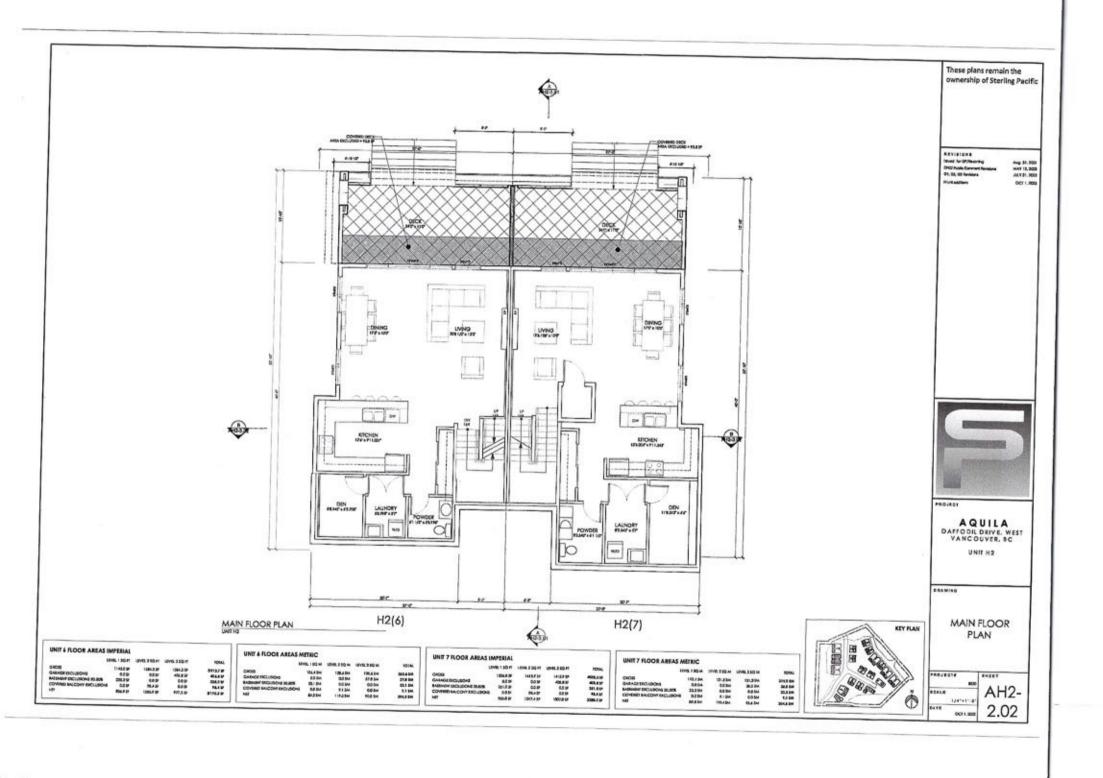


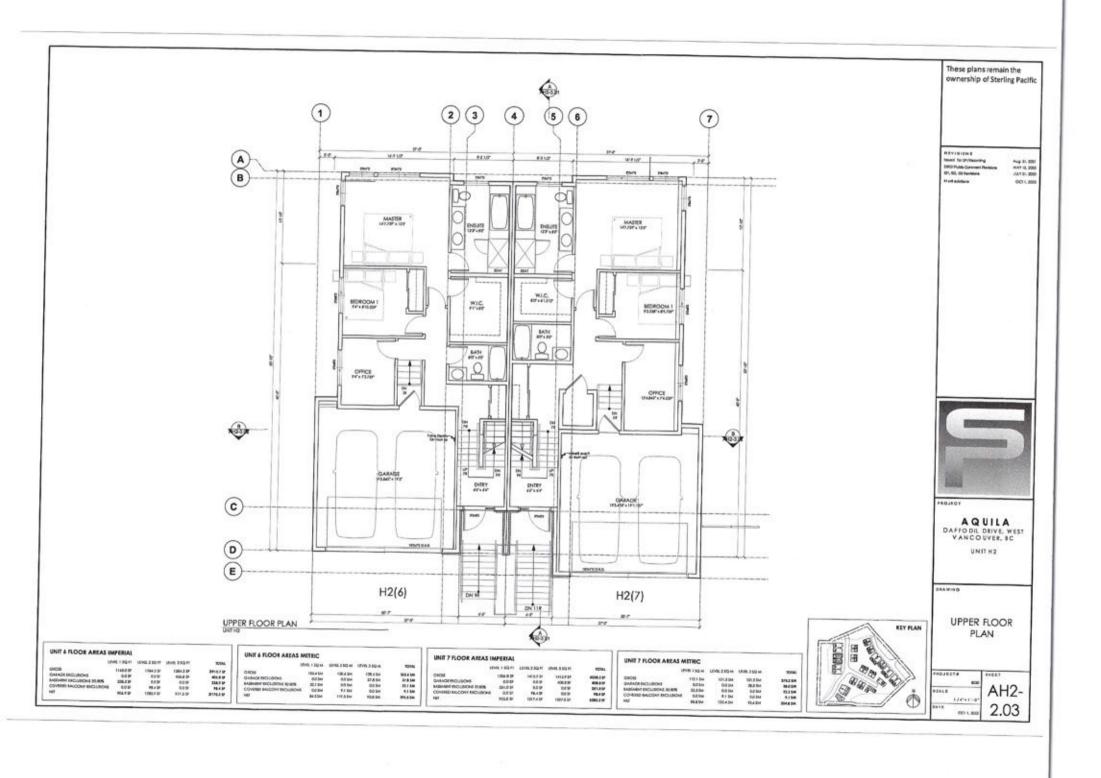
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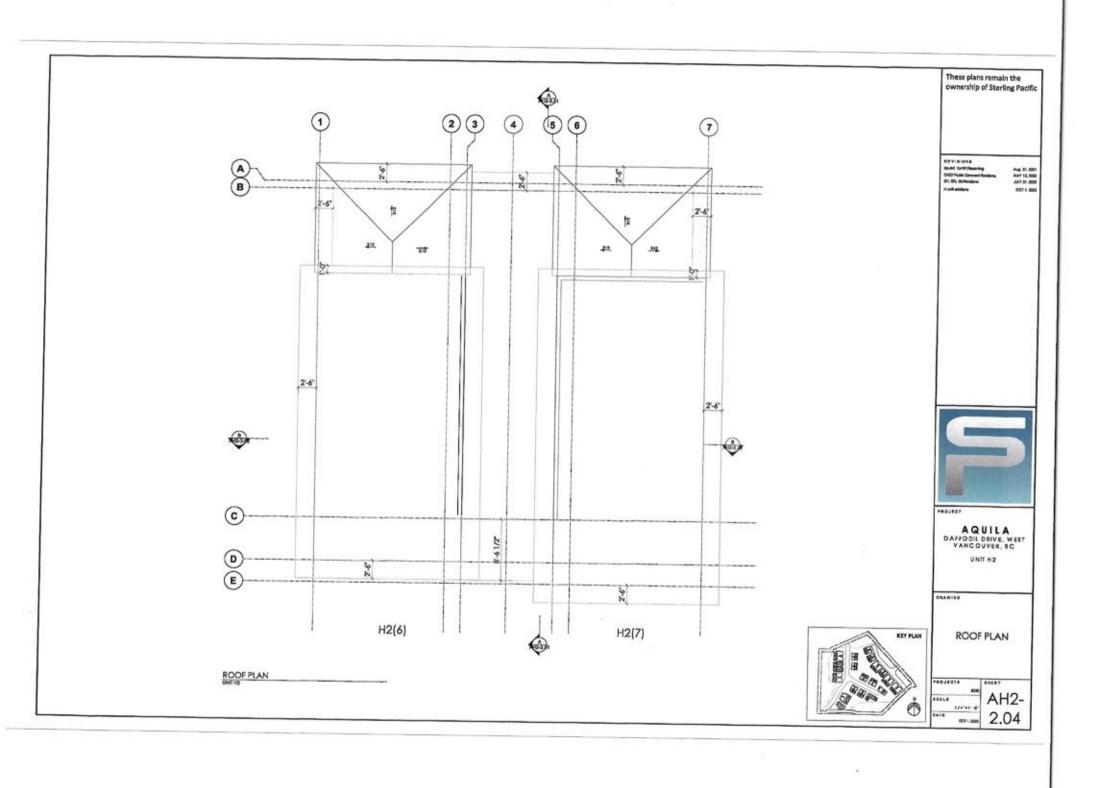












(D) (c) U/C CEILING UPPER FLOOR 87.83 ENTRY FLOOR MAIN FLOOR PROJECT LOWER FLOOR DRAWING SECTION A-A Scale: 1/4" = 1'-0" SCALE

These plans remain the ownership of Sterling Pacific

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Aug 31.991 Aut (1.203 AUT 31.993 0011.303



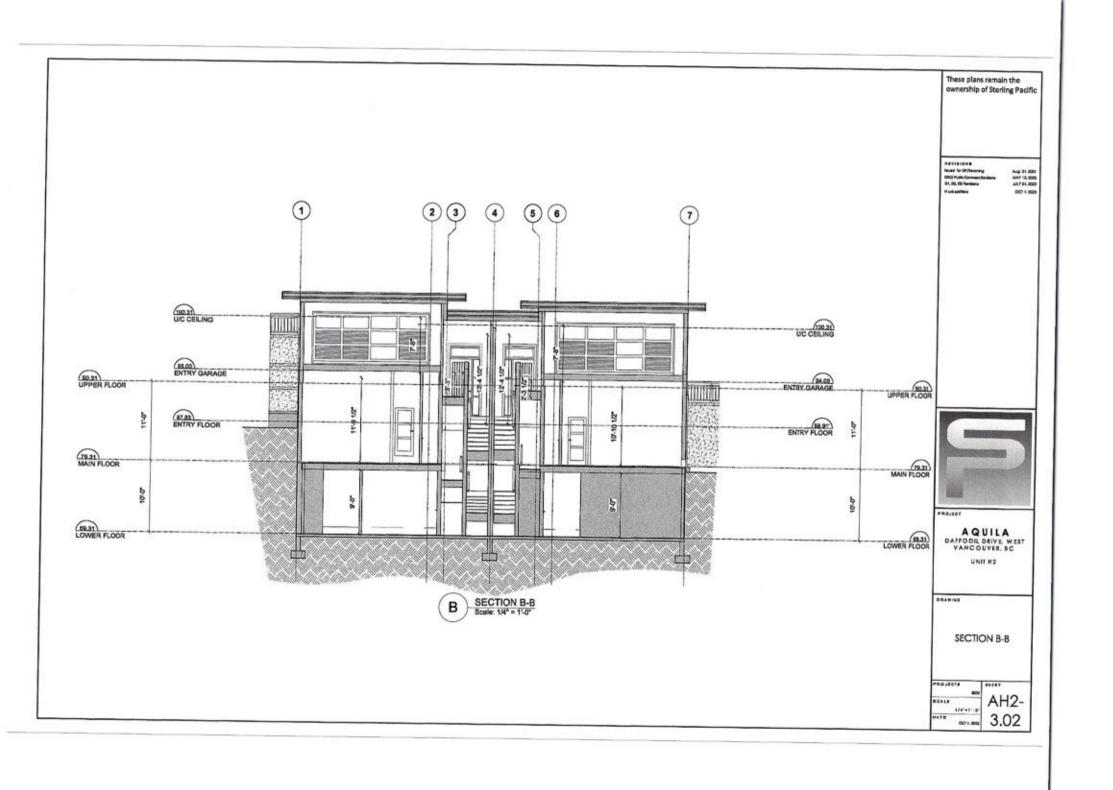
AQUILA DAFFOOIL DRIVE, WEST VANCOUVER, BC

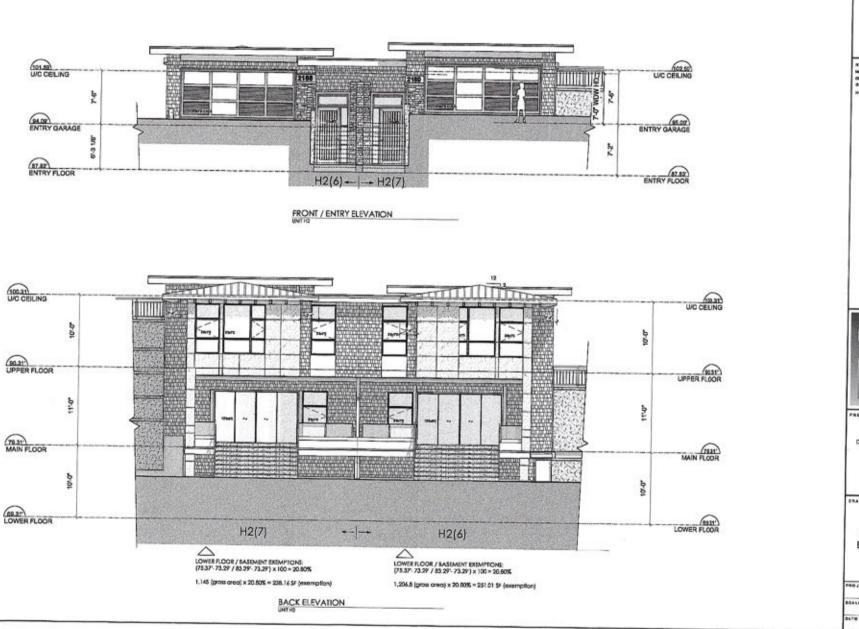
UNIT H2

SECTION A-A

AH2-0071.203

3.01





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REVISIONS Issued to DY/Secrety

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Aug 21, 9051 MAY 15, 9050 JALY 24, 9050 OCT 1, 1022

PROJECT

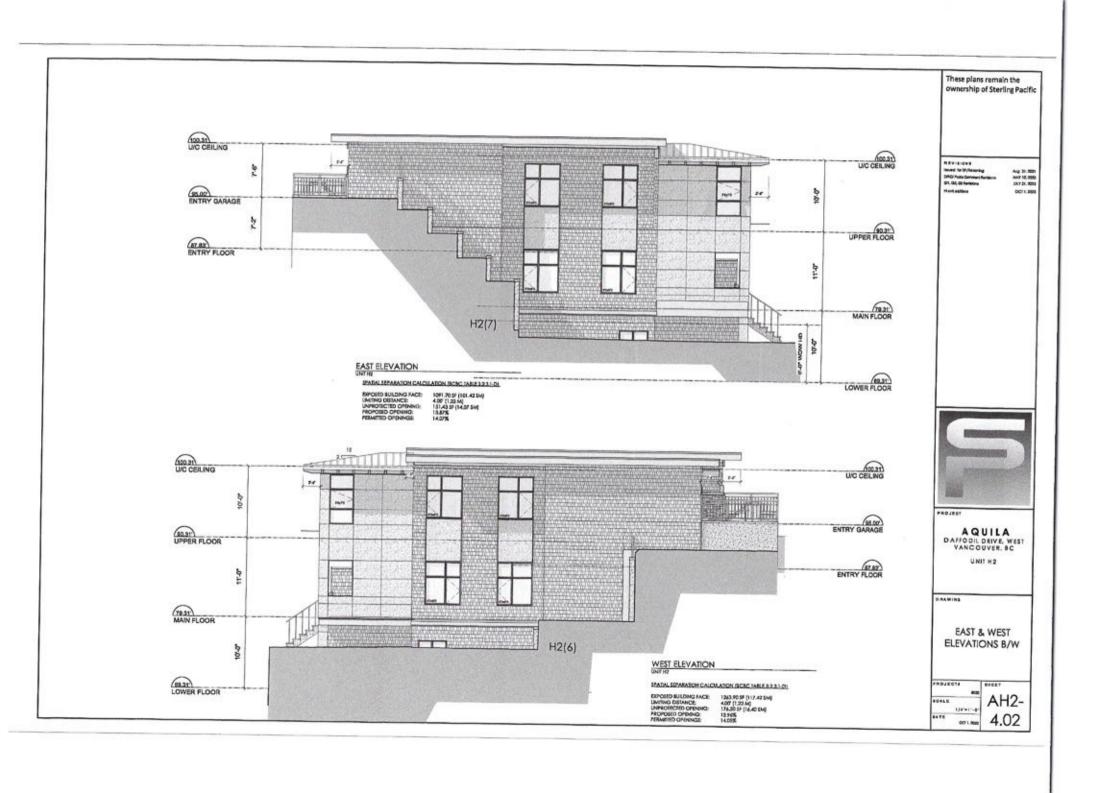
AQUILA DAFFODIL DRIVE, WEST VANCOUVER, BC

UNIT H2

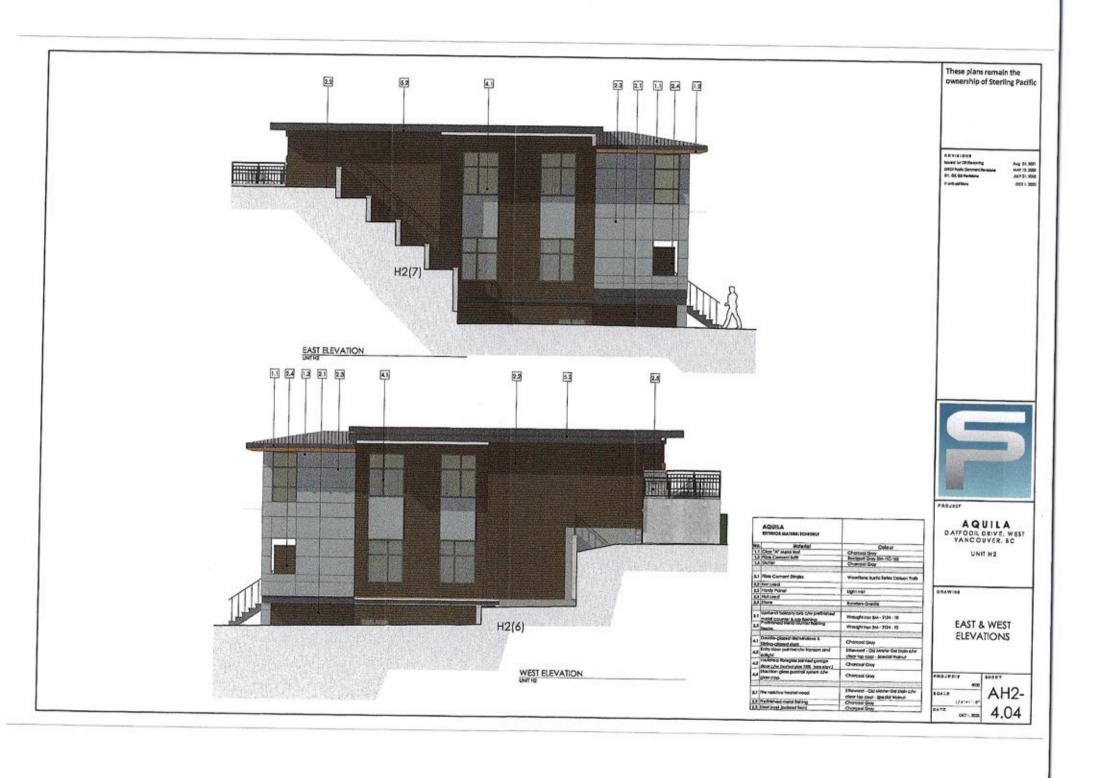
DRAWING

FRONT & BACK ELEVATIONS B/W

SHEET AH2-4.01 0071.203







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Aug 31, 2001 MAT 18, 2003 ALT 31, 2003 OCT 1, 2005

FRONT / ENTRY ELEVATION - CAMERA VIEW

A Q UIL A DAFFODIL DRIVE, WEST VANCOUVER, BC

UNIT H2

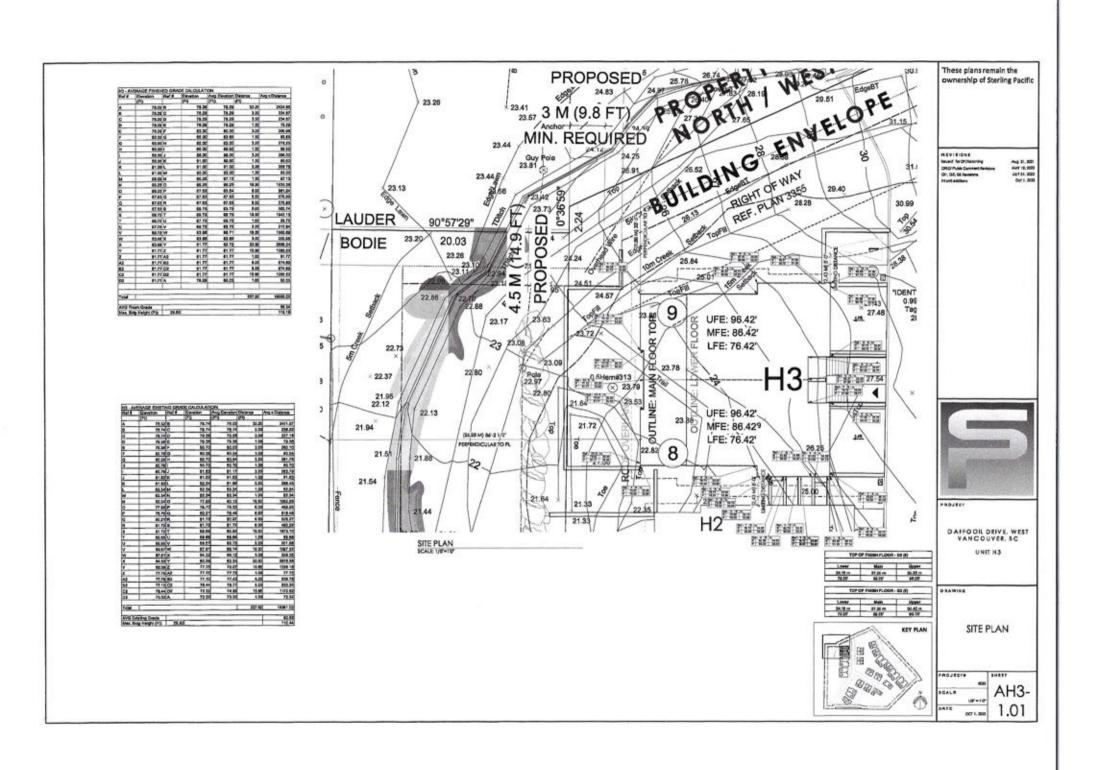
FRONT & BACK ELEVATIONS CAMERA VIEW

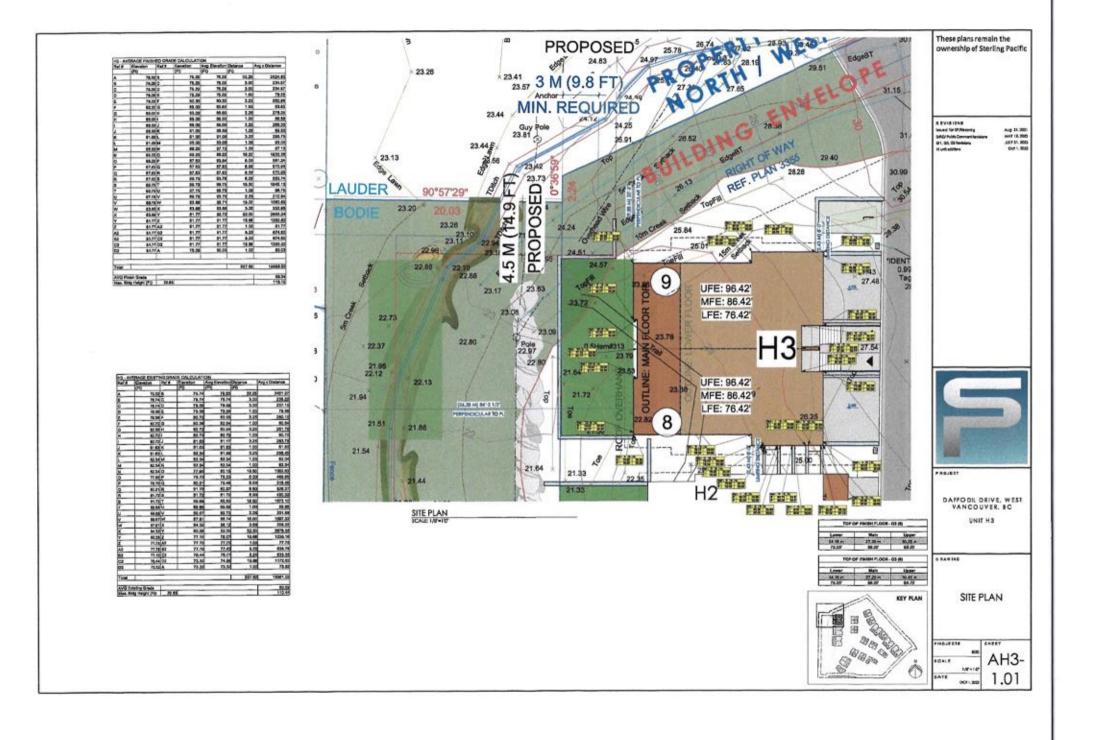
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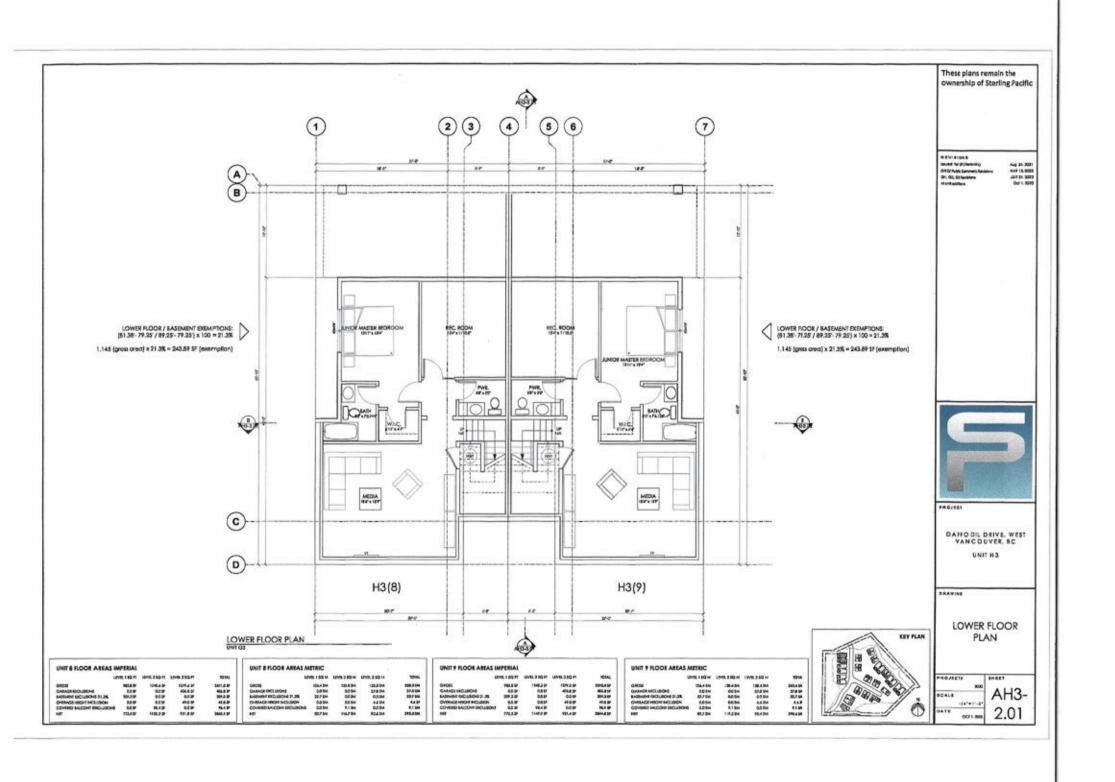
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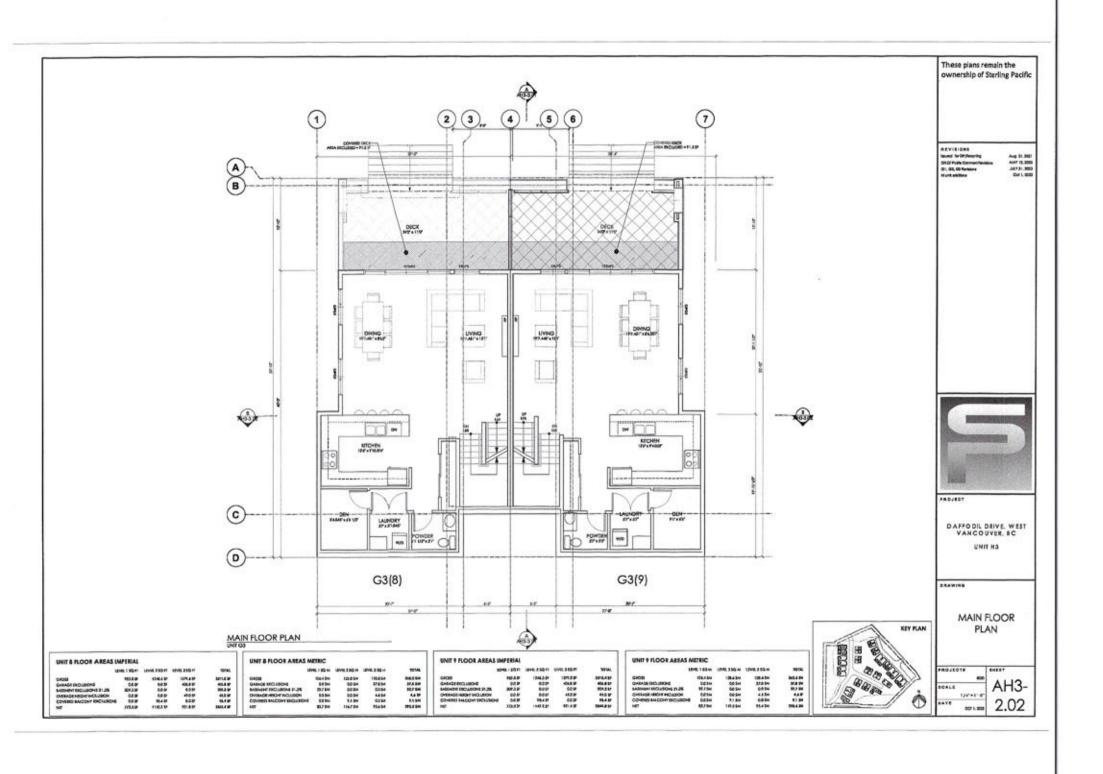
BACK ELEVATION - CAMERA VIEW

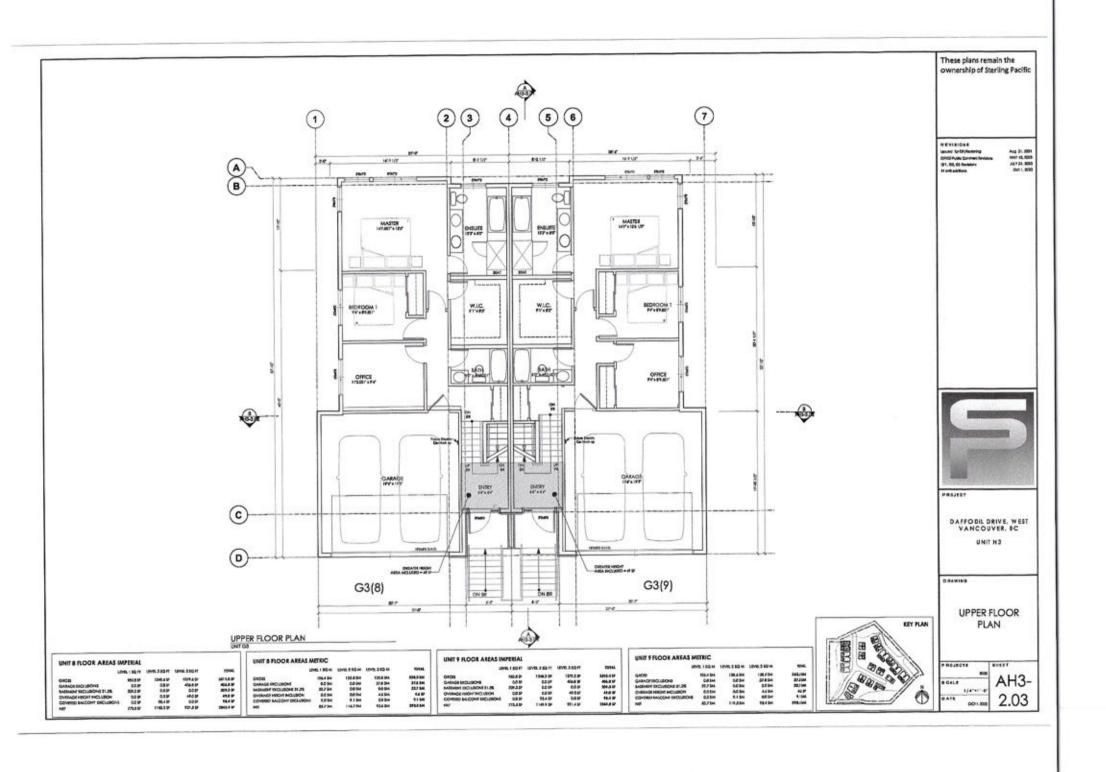
BACK ELEVATION - CAMERA VIEW

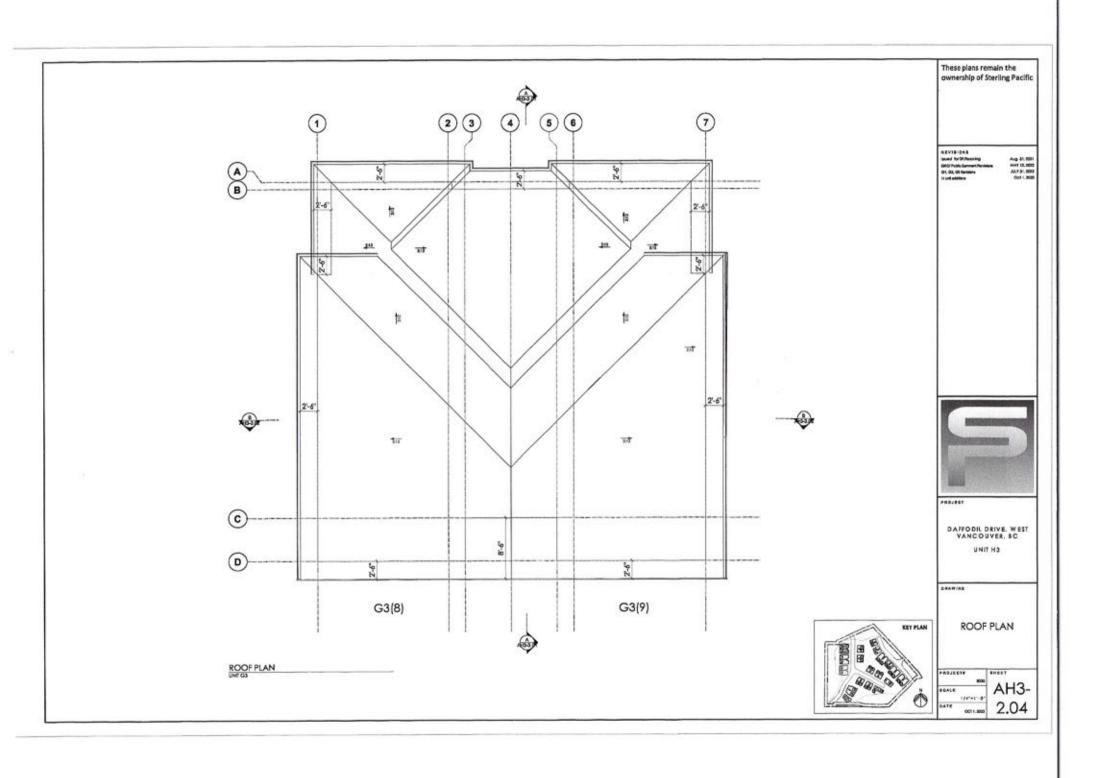


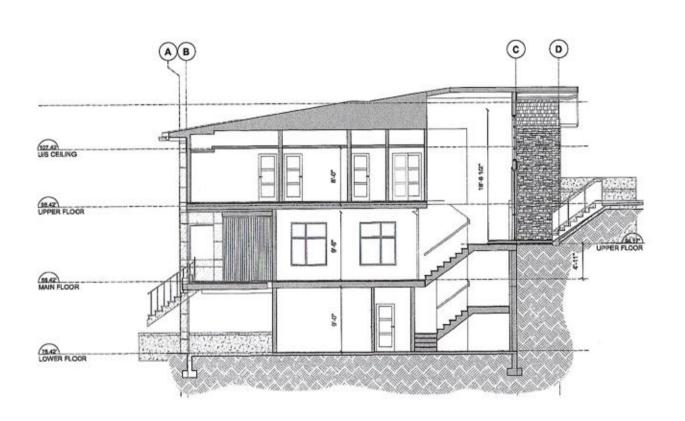












SECTION A-A Scale: 1/4" = 1'-0"

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ALEXT STORE Invest for DY/Morris, DRD Public Comments 61, 60, 60 Fernisons Hand additions

Aug 51, 709; MAT 12, 303 AUT 27, 303 Oct 1, 303



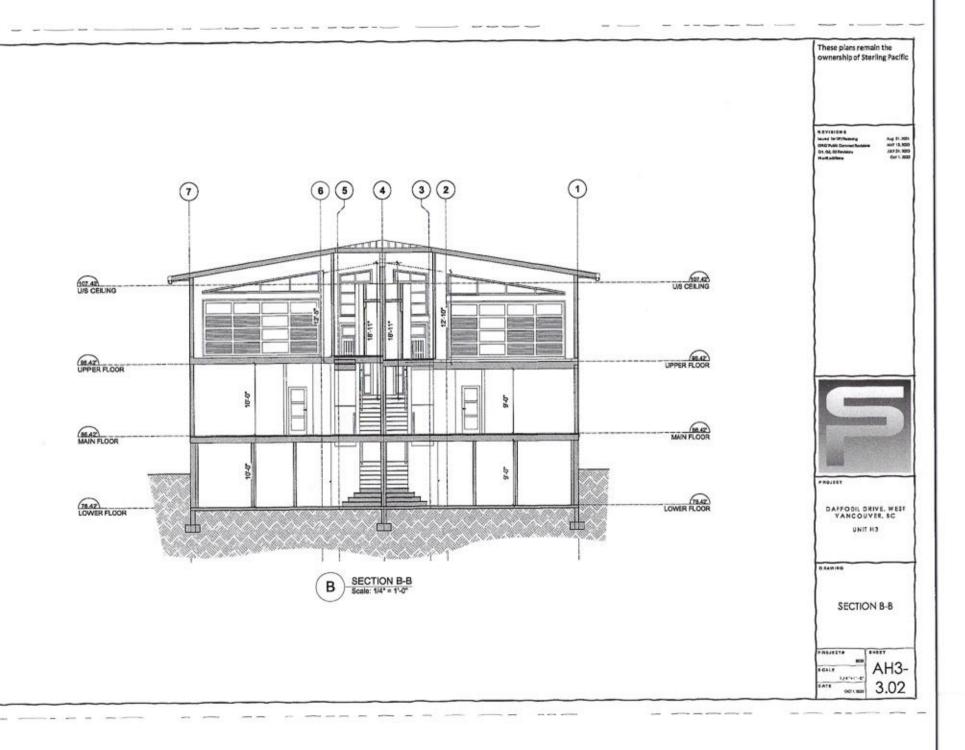
DAFFO DIL DRIVE, WEST VANCOUVER, BC

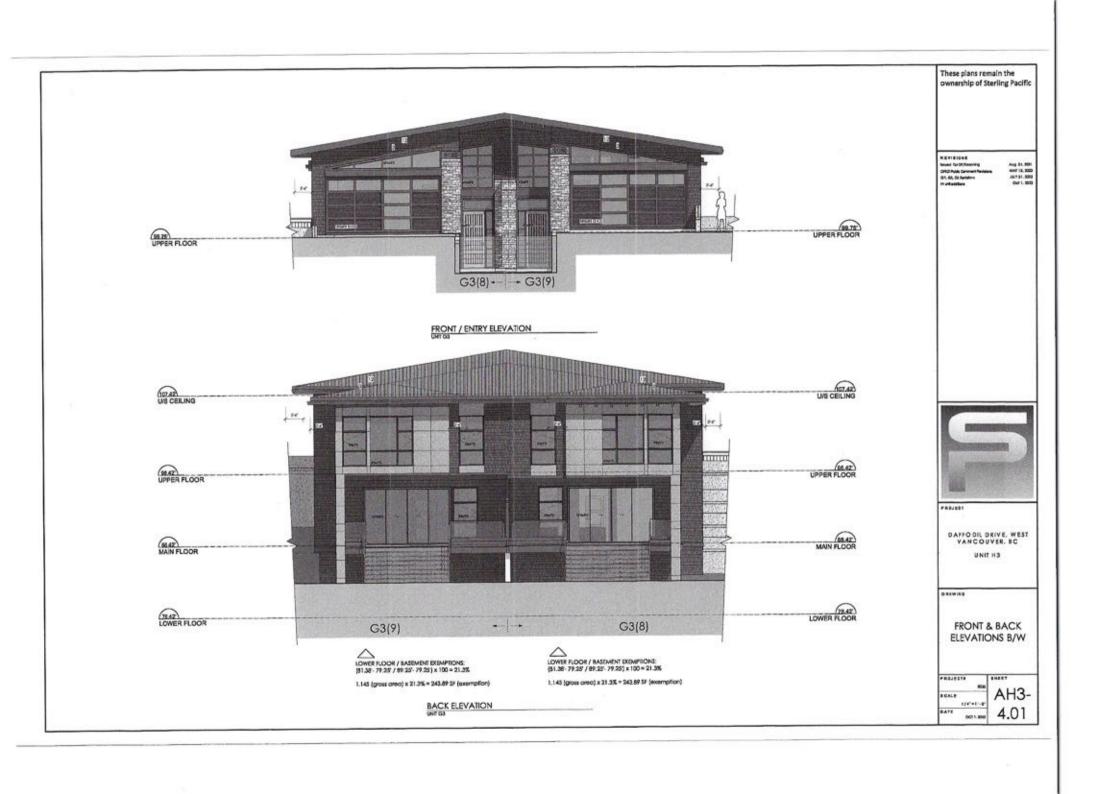
UNIT H3

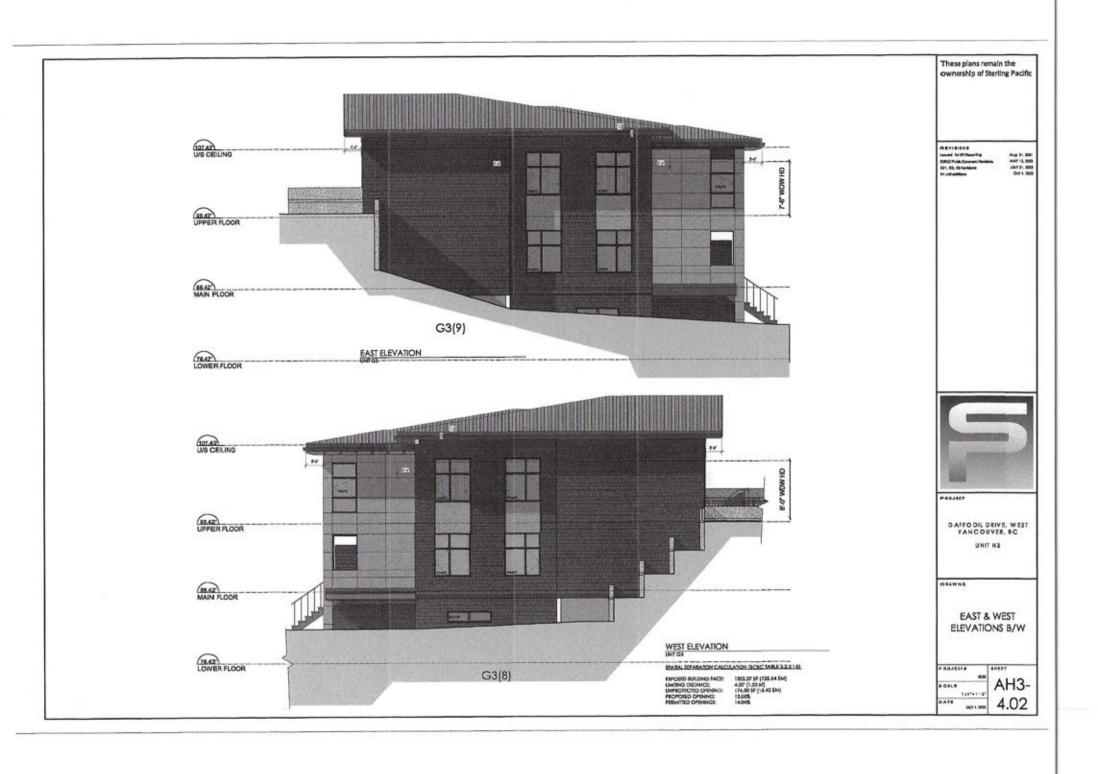
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SECTION A-A

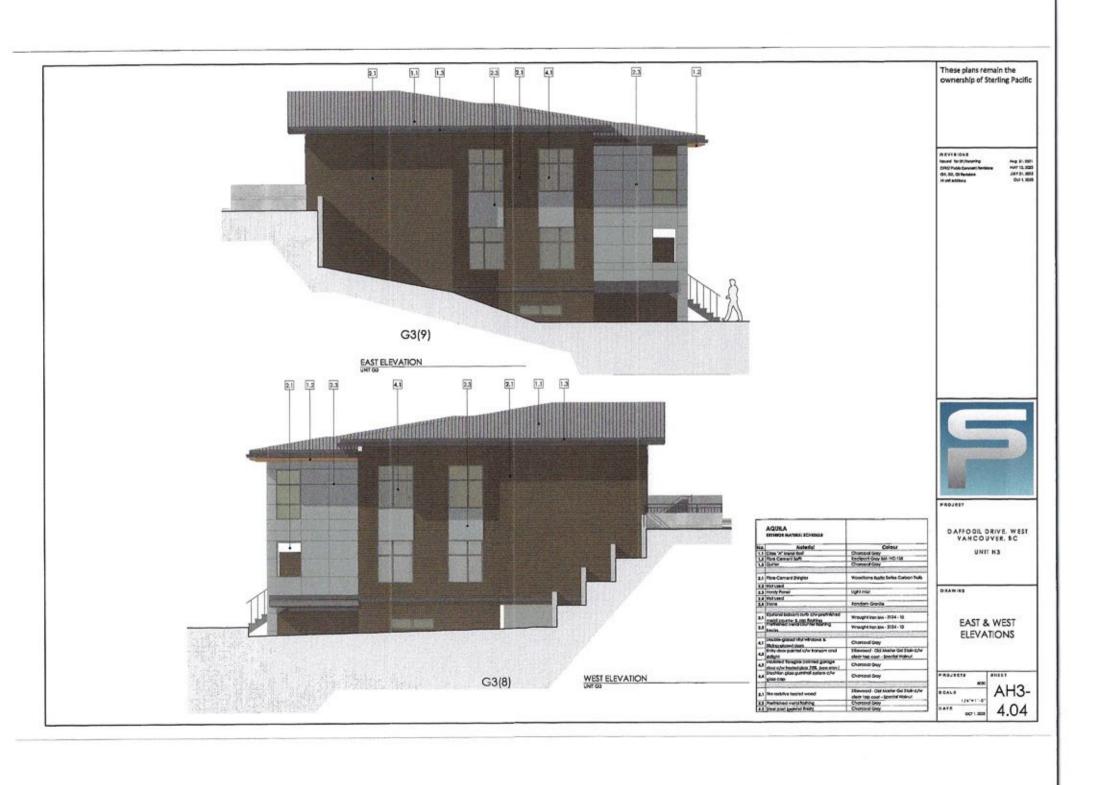
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Aug 31, 9091 NAP 11, 2009 AAP 31, 2009 Oct 1, 2000

FRONT / ENTRY ELEVATION - CAMERA VIEW



BACK ELEVATION - CAMERA VIEW



PROJECT

DAFFODIL DRIVE, WEST VANCOUVER, BC

UNIT HS

BRAWING

FRONT & BACK ELEVATIONS -CAMERA VIEW

PROJECTS

AH3-

4.05

BACK ELEVATION - CAMERA VIEW UNF 03

		WALL SCHEDULE		*plc secti					ROOF SCHEDU	LE				
YALL ASSEMBLY REQUIRED PROVIDED: USTING REF. NOTES						NO(ES	ROOF ASSEMBLY REQUIRED ROYDED LISTING REF.					LISTONG REF.	HOIEZ	
EMOR WOOD I		IGEES CEDAR SIGNO MY WOOD CORNER BIAM THE MR CR CCAPTIVODO SHAPMAD FOR RANGEREN CAVITY THE MARKET SHAP THE SHAP	F.R.R.	N/A	N/A	N/A	NETAL SPARTPIC & LIGHT WITH YALL SHOP IN SHAPE AND STATE AND	R1	LAMPHATTO PREFICIANS SENDALE: NO. SENDAMENTO PREFICIANS SENDALE: NO. SENDAMENTO PROCESSOR FEET AT EXCURED PER SENDAMENT AND PROCESSOR SENDAMENT AND PR	ž	N/A	NJA	N/A	PROVIDE GAVES PROTECTION AS PER B.C. B.C. P.ZAS.
R. C. 36 VALUE	INTERIOR		STC.	N/A	N/A	N/A		F.R.R. S.I.C 40.53 EPF, R.YALUE		STC	N/A	N/A	N/A	
ол wood, та / ]	AMEO WALL - FIRE CEMENT PANEL EXTERIOR	III. PRIECONDIT PARAS.  IZZENO DI COCATONO DI REPENDI POR EMPICARRI CANTO  IZZENO DI COCATONO DI REPENDI POR EMPICARRI CANTO  IZZENDI REPUBBLICA	F.R.R.	N/A	N/A	N/A	I. RETALL TEAPPING IN LINE WITH WALL SHAPE SHAPE 2. VEN HOLE ARE REQUIRED AT HE TOP AND SOFTOM OF EACH SHAPE CAN'T! (MINIMUM 612), PL AT EACH LOCATION)	R3  PSY 181 TORCH CON HOUSEASE  TO POT THE RESEARCH NUMBER OF SHEET TO SHICE DAYL  THE POT THE SHEET TO SHICE DAYL  THE POT THE SHEET TO SHICE DAYL  THE POT THE SHIP DAYL	2 <sub> 4</sub>	5.28 30 -EFF.)	5.85 R 33-EFF.)	REF. ENERGY REPORT		
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×.	MANAMAM	2 4.4 STUDY B 1P CO.C. (REPER TO STRUCTURAL) MY ROSP O E BATT REQUERED 172 GYPSUM WALL SCARD (A.D.A.) VAPOUR BARRIER PANN	.10.	N/A	NJA	N/A		FLOOR SCHEDULE						
7.38 R VALUE	INTERROR							R	LOOR ASSEMBLY	e	EQUIRED	ROVIDED	LISTENG REF.	NOTES
V2	ETTERIOR	DELIA DENIMATEO OUISIDE BROW GRADE 2 LATERS OF BRUMMOUS DAMPROOPING BROW GRADE OF CONCRETE WALL JEFFER TO STRUCTURAL FOR REGID RENFORCING)	F.B.R.	N/A	N/A	N/A	SEFER TO STEUCHURAL FOR WALL     THÉCHESS	HAA ON GRADE AT CONDITIONED SPACE	THEM FOR INCOMEND.  COMMENTERS AND INCOMENCY.  COMMENTERS AND INCOMENCY.  RESIDENCE OF THE COMMENTERS AND INCOMENTERS AND INCOMENTERS AND INCOMENTERS.  RESIDENCE OF THE COMMENTERS AND INCOMENTERS AND INCOMENTERS AND INCOMENTERS.  RESIDENCE OF THE COMMENTERS AND INCOMENTERS AND INCOMENTERS AND INCOMENTERS.  RESIDENCE OF THE COMMENTERS AND INCOMENTERS AND INCOMENTERS AND INCOMENTERS.  RESIDENCE OF THE COMMENTERS AND INCOMENTERS AND INCOMENTERS AND INCOMENTERS.  RESIDENCE OF THE COMMENTERS AND INCOMENTERS AND INCOMENTERS AND INCOMENTERS.  RESIDENCE OF THE COMMENTERS AND INCOMENTERS AND INCOMENTERS AND INCOMENTERS.  RESIDENCE OF THE COMMENTERS AND INCOMENTERS AND INCOME	5.8.R	N/A	NJA	N/A.	
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F.R.R. S.T.C. 16 10 . R.VALUE	MALESTON WITH THE PROPERTY OF		STC.	N/A	N/A	N/A		5.7.C		STC.	N/A	N/A	N/A	
ELLICYTIN	TYPICAL INTERIOR WOOD FRAMED WALL  1/7 OFFUNA WALL SOAND  24 4 STICK # 17 O.C. (REFER TO STRUCTURAL)  1/7 OFFUNA WALL SOAND		FRR	N/A	NJA	N/A	STUD SIZES WILL BE 2 x # UPRESS OTHERWISE NOTED	TYPICAL CANTILEVERED WOOD FRAMED FLOOR	PREHED PLOOPING SYST & G PLYMODO SURFLOORING (ICLUS) AND SCREWED) 2×10 MODO JOSES (REPER TO STRUCTURAL) AND W/ZC CROOS SMEDICINE (PRESET DE STRUCTURAL) AND	Freche	47.024		Energy Performance Design Report	"REFER TO ARCHITECTURAL DETAILS FOR SOFTIE TYPE.  *  *  *  *  *  *  *  *  *  *  *  *  *
W4	M		ri .					F3 000000	F3  WYER CO, JAT PERATION  ANAL, POLY, ANALYSIA SHEET  ANALYSI	F. R. P.	N/A	N/A	N/A.	
S.T.C R VALUE	INTERNOR		15	N/A	N/A	N/A	WHERE REQUIRED FOR STRUCTURAL, 8/2"			ů Š	H/A	H/A	N/A	
W5	MERICR PARTY WALL	I/O TOPISM MAL SOAND SAFTIFE CONTRIBUTION 24 4 STUDE 6 1° C C . RESTER STRUCTURAL) WITCOME TO C. RESTER STRUCTURAL) 24 4 STUDE 6 1° C C. RESTER STRUCTURAL) 24 4 STUDE 6 1° C C. RESTER STRUCTURAL) WITCOME 7 C . RESTER STRUCTURAL) SITE TOPE 7 C STITLING WALL SOAND	9.	1 HR.	1 HR.	BCBC. 186. AF 103.1 A NO 139 (1864)	PI, WOOD MAY REPLACE LTC OPESIA WALL BOARD RECEPT RYWOOD IS PLACED DRECTH. WAS ARREST CHIEFE FACE OF PARTY WALL REAMING (NOT BIT 1'A IR SPACE) PROVIDED MEAL FRESTOP OF CO-BIN PRIVIODE AT EACH FLOOR RIPOUGH AR SPACE.		MODIFICATION WILL SOME PRE STRUCTURAL) SET AS STRUCTOR SUPERIOR STRUCTURAL) AND SCALES RESPONSE STRUCTURAL) SET THE STRUCTURAL) SET THE STRUCTURAL) SET THE STRUCTURAL)	2	NĮA	N/A	N/a	
1 HR F.P. R 57+ 51.C.	MANAGERIOR		\$7.0.	50	57+	BC BC TRL A # 103.1 A NO 130 (REV.)		NIEMOR		SLC, BER	3/4 HR.	I HR.	LS01 BXUV7 AN/ULG-S101 N/A	al .
RVALUE	DEPARTE WALL IN ARRC	S/R' PYPE X' GYPSUK WALL BOARD NON-RECEILER ENGINEERS WOOD FARY TRUSS (REFER TO STRUCT) S/R' TYPE X' CYPSUM WALL BOARD	8.8	1 HR.	1 HR	cUL USSB	STAGGER, TAPE, & MUD JOINTS ON EITHER SIDE OF DRYWALL	TYPIGAL WOOD FRAMED DECK OVER LIVING SPACE	PROTECTION BOARD Z PLY TORCH ON AUTHORANE	ective RSI	43 R24		Energy Performance in Report	
W6	ATIIC	SIG. LAG. J. CALATINA MAYIT BOWID	13	. in.	IN			F5 144444	MAN ROD THE S CHRUDED RIGH INSTILATION SELF ADHERED VAPOUR BARRER 1/2 EDETEOR GRADE PLYMODO SHEATHING 2310 WOOD JOSES FETER TO STRUCTURALS 232 CROSS PROGRAD SHEET TO STRUCTURALS 232 CROSS PROGRAD SHEET TO STRUCTURALS	F.R.R.	3/4 HR.	1 HR.	COMPONENT ADDRIVE APPENDIX D TABLES	
1 HR. F.R.R. S.E.C.	AMC		55	N/A	NIA	N/A			K14 BYLL WATT BONED	U.	N/A	N/A	D-23.45	

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## US\$10 N S

used for DP/Rezoning Aug 31,5021

RD Public Comment Revisions AAAY 12,3023

1, Q2, Q3 Revisions JULY 31, 2023

5

ROJECT

AQUILA

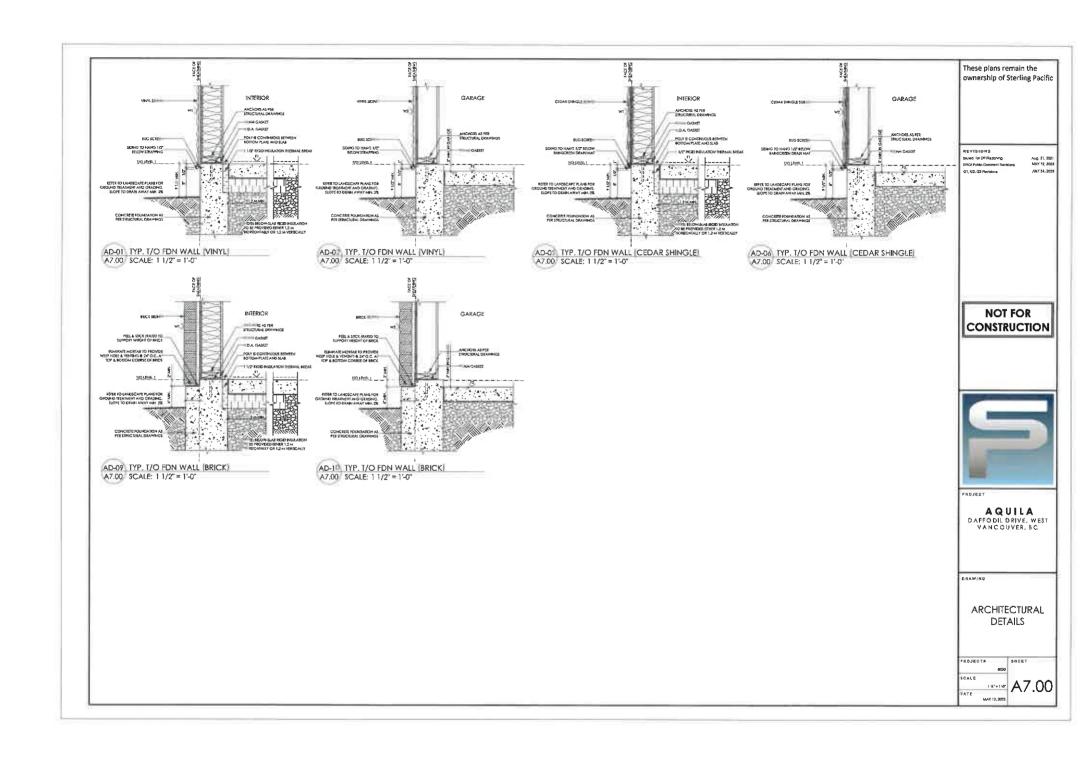
DAFFO DIL DRIVE, WEST
VANCOUVER, BC

RAWING

**ASSEMBLIES** 

ROJECT# 8000 GALE NIS

A6.00



## Aging in Place

Aquila is a development that is multi generational whereby young families to empty nesters can find the perfect home to accommodate their needs.

A driving factor of being multi generational is the ability to age in place.

Accordingly a key component of this is to have elevator access and all of the "G" units have the ability to be equipped with elevators. This means that 12 homes or 33% of the development will have the option for elevators.

The layouts with the elevators is shown on pages 8.01,8.02 and 8.03.





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VISIONS

Moved for DP/Rescring DRG/ Public Converse Par

Aug 31, 2021 HAY 12, 2023



ROJEC

A Q UILA

DAFFODIL DRIVE, WEST
VANCOUVER, BC

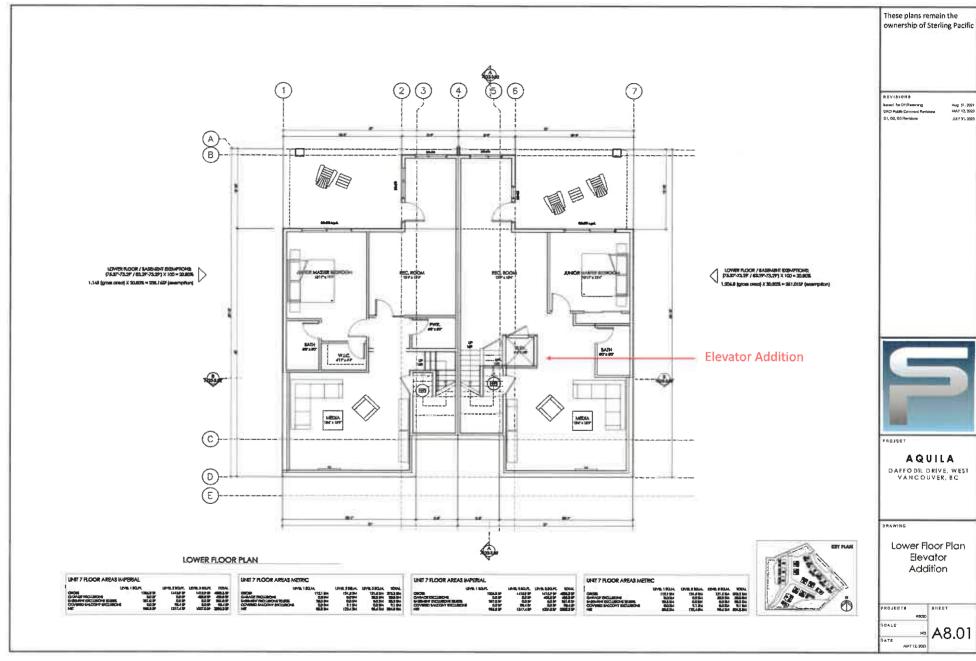
RAWING

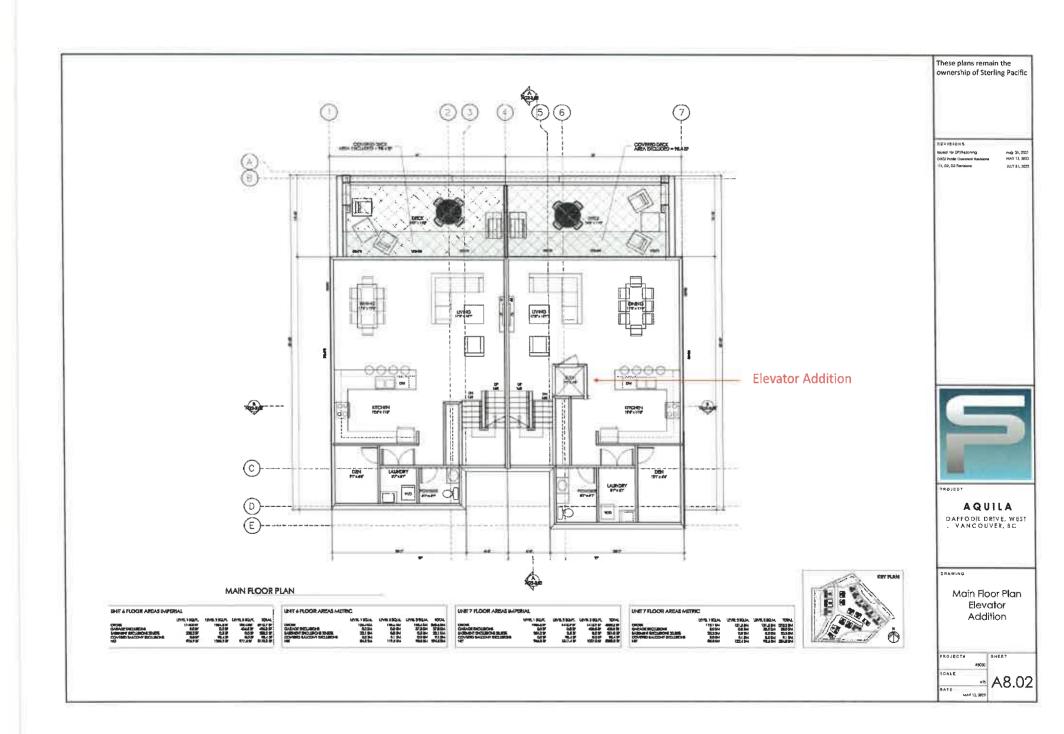
Elevator Addition

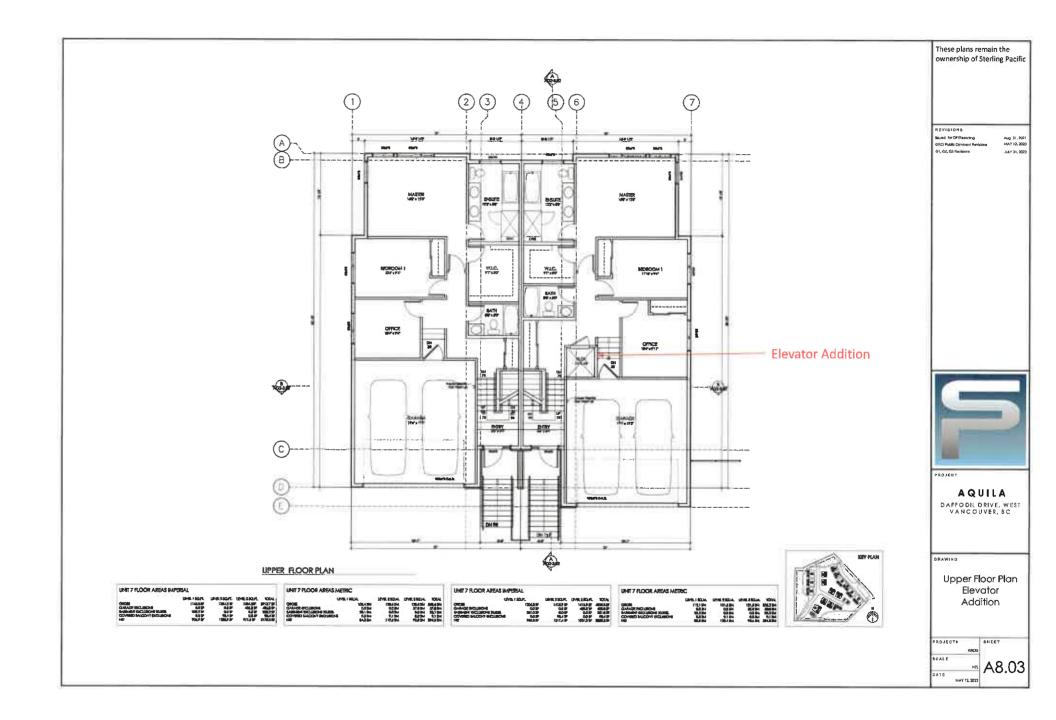
PROJECTS

ATE AAY 12, 2003

A8.00







# Schedule B

## **AQUILA**

## **DEVELOPMENT PERMIT RESUBMISSION**

### STERLING PACIFIC // CLIENT

DAVE HARPER dwharper@shaw.ca 604.831,1351

JAMIE HARPER harps.jamie@gmail.com

## LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

MICHAEL ENNS // BCSLA, CSLA mike@locidesign.ca 604,763,2886

DAVID STEIN david@focidesign.ca 519.288.1153

## LANDSCAPE DRAWING INDEX PERMIT

## **GENERAL NOTES**

- 1 ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
- ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND PAIN SENSOR
- ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ
  IN COMJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS,
  SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED
  DURING THE COURSE OF THE CONTRACT
- A. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATE WITH THE PROJECT, THE CORPLICE SHALLS REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORSE.
- ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
- B. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS, ANY UNCLEAR ISSUES SHALL BE CLASIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARIST THROUGH VEGLECT OF THIS ADVICE.
- 7 THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OFERSTRUCKS.
- 8 LAYOUT OF PAYING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
- 10. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD
- 11. PROTECT ALL EXISTING STRUCTURES
- 12. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY
- 13 FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
- 14. LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE



### DESIGN RATIONALE:

The overall landscape design for the site is inspired by the natural west coast setting it sits on, with existing forest stands along the perimeter and selected groupings within the residential areas augmented by new understorey native trees, shrubs and boulder groupings. Accent plantings of ornamental grasses, perennials and small trees provide colour and texture for variety and seasonal interest, placed at unit entries as well as at site entries and adjacent to paths. Retaining walls will be a mixture of boulder stacks, placed strategically to allow for pocket planting, and architectural concrete walls at entries to the units as required. Collectively, the materiality is aimed to promote  $\boldsymbol{\sigma}$ landscape experience that allows the residents to feel this development is part of the site's history.

From a site amenity perspective, a feature for all residents is the Eagle Creek trail, a linear trail along the existing Eagle Creek that is comprised of a meandering pathway, resting benches, and naturalized plantings. This public amenity will connect lower Daffadil Drive with Westpart Road, and provide an easy-to-access natural and recreational addition to the community. To the west, the reclaimed watercourse and wetland area is "opened up" for residents, with a small path and viewing deck proposed along the main entry road. Site circulation is further enhanced with gravel pathways that connect the future upper and lower benches of the site.

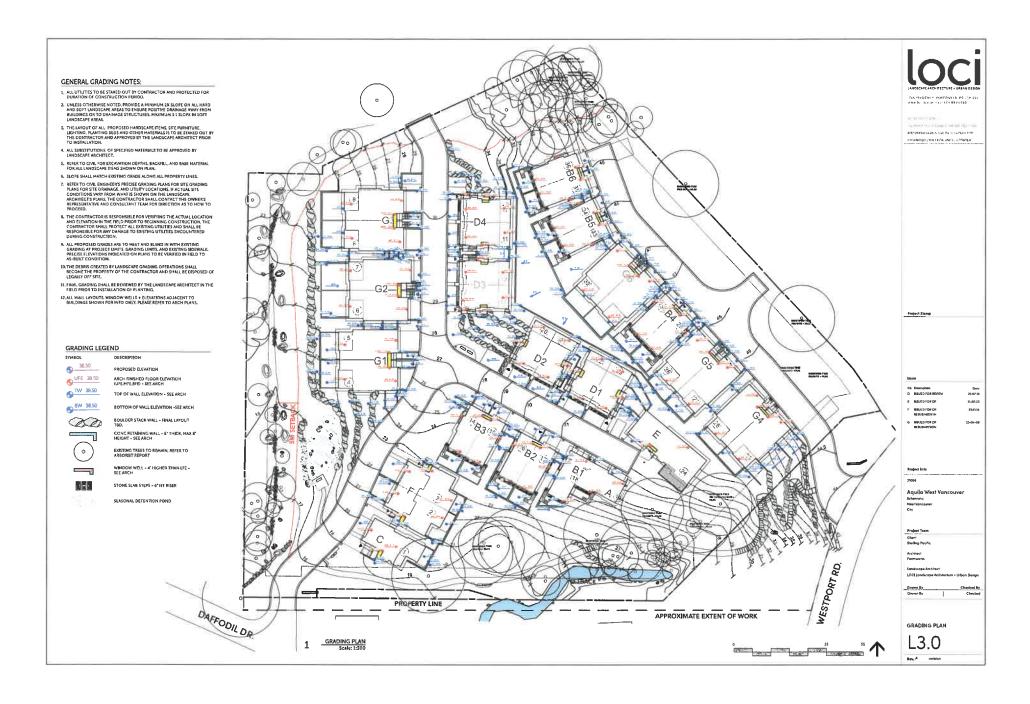
### KEY ITEMS:

- SITE ENTRIES
  - -Feature wall, possible arch feature
  - -'Aquila brand' signage
- 2 DRIVE COURT
  - -Accent paving bands -Ornamental trees
  - -Lavered native plants
- 3 COMMON MEETING/REST AREA
- -Unit pavers/gravel
- -Benches
- -Accent planting
- ONSITE STORMWATER DETENTION AREA
  -Native shrubs + trees
  - -Viewing deck + bench
- 6 COMMUNITY TRAIL (EAGLE CREEK TRAIL)

  -Community trail along historic skid trail
- G CLUSTERS OF PROTECTED NATIVE TREES + UNDERSTOREY
- REHABILITATED EX. WATERCOURSE + RIPARIAN AREA BY OTHERS







#### GENERAL PLANTING NOTES:

- 1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
- ALL TREE AND SHRUB AREAS TO BE MULCHED WITH SOMM (21 OF MEDIUM FINE MULCH, LESS THAN 50MM (21 DIAMETER.
- 3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
- 4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED, PLANT AT THE SAME GRADE AS NURSERY, WATER AND FERTILIZE AS SPECIFIED, ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
- 5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
- TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE
   \*ABOVE FINISHED GRADE OF GROWING MEDIUM, WATER AND FERTILIZE AS
   \*SPECIFIED BY NURSERY.
- Final softscape and grading layouts as well as location spacing to be approved by landscape architects in the field prior to installation
- 6. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREYALL
- 9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
- 10.INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
- 11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
- 12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC IRRIGATION UNTIL ESTABLISHMENT AT A MINIMUM

#### PLANTING TYPOLOGY:



PLANTING TYPE 1 FEATURE PLANTING - SEE PLANT SCHEDULE



PLANTING TYPE 2 NATURALIZED PLANTING - SEE PLANT SCHEDULE



PLANTING TYPE 3 LAWN PLANTING + SOD



PLANTING TYPE 4 RIPARIAN PLANTING - BY OTHERS

#### TREE TYPOLOGY:



EXISTING PERMIT TREES TO REMAIN, SEE ARBORIST REPORT

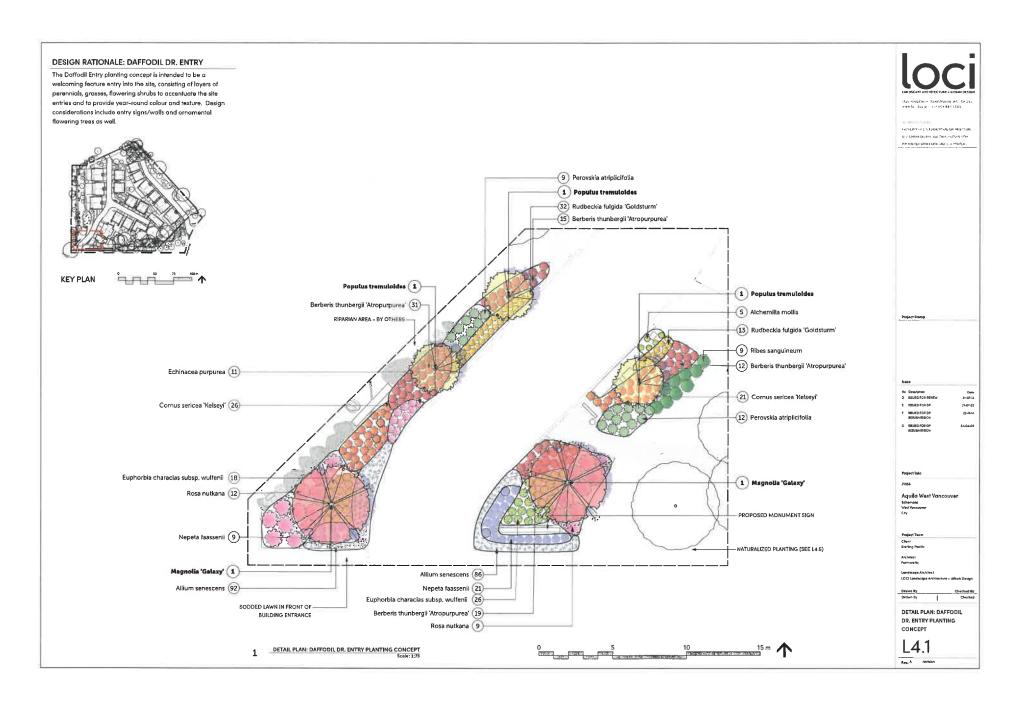


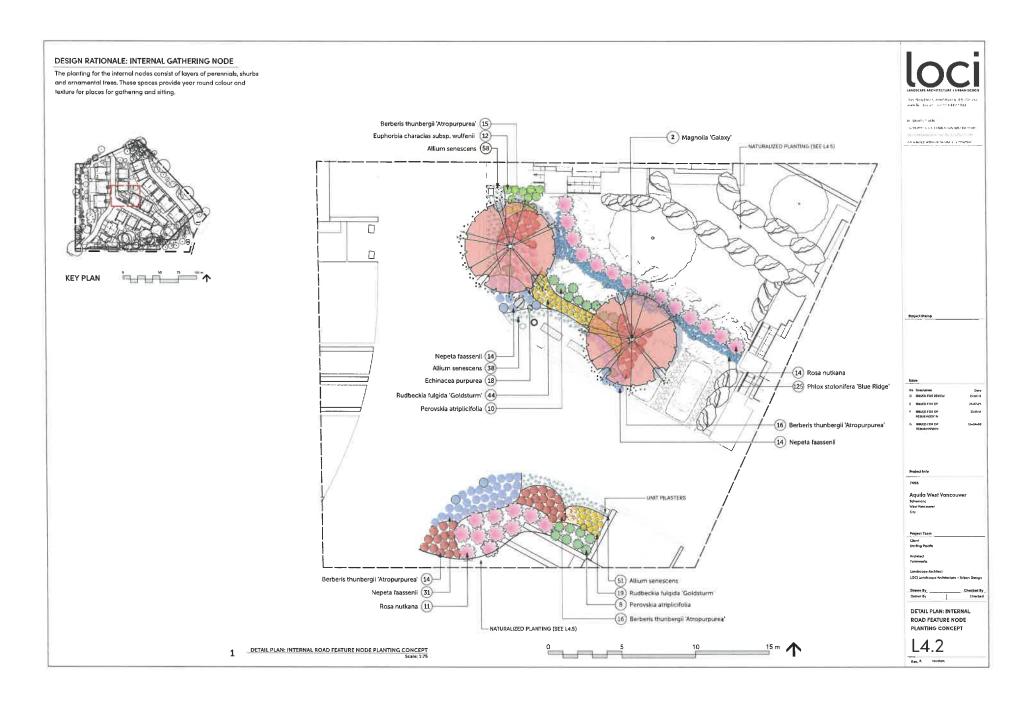
PROPOSED FEATURE/ORNAMENTAL TREES, SEE PLANTING PLANS + LIST



PROPOSED NATURALIZED TREES, SEE PLANTING PLANS + LIST



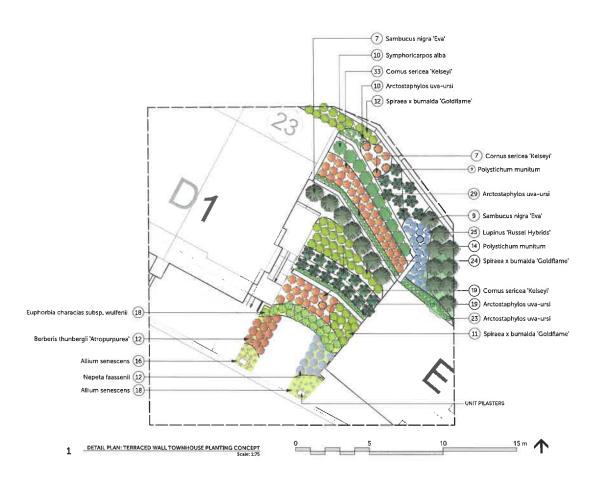




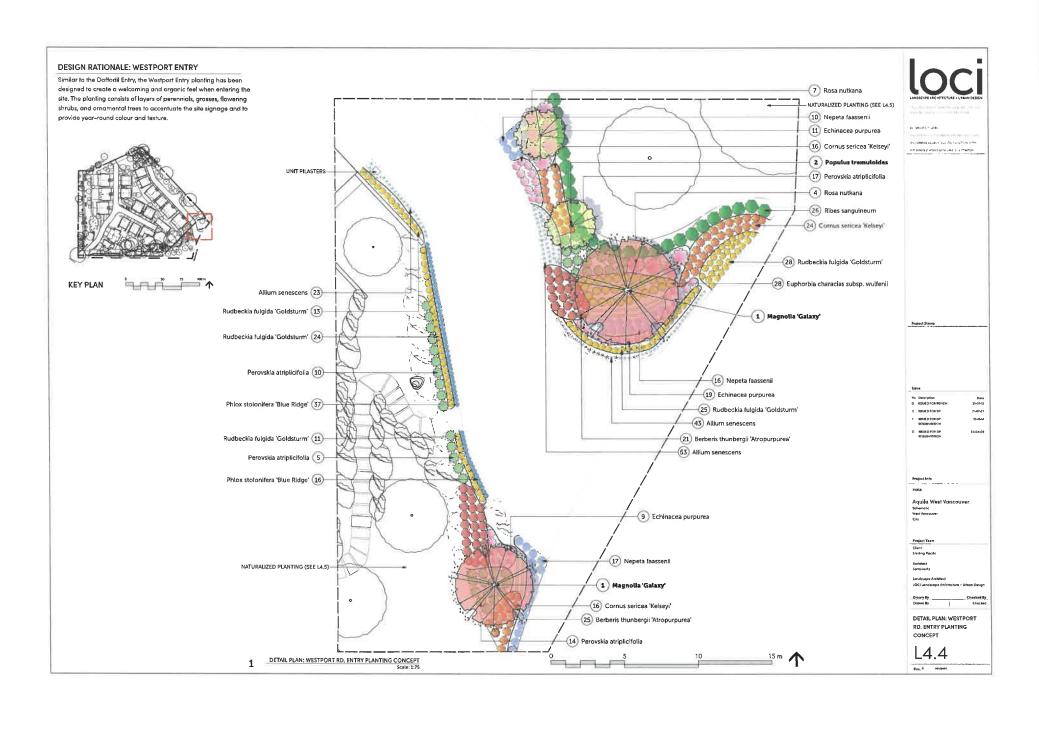
#### DESIGN RATIONALE: TERRACED WALL BETWEEN D AND E UNITS (WIDER GAP)

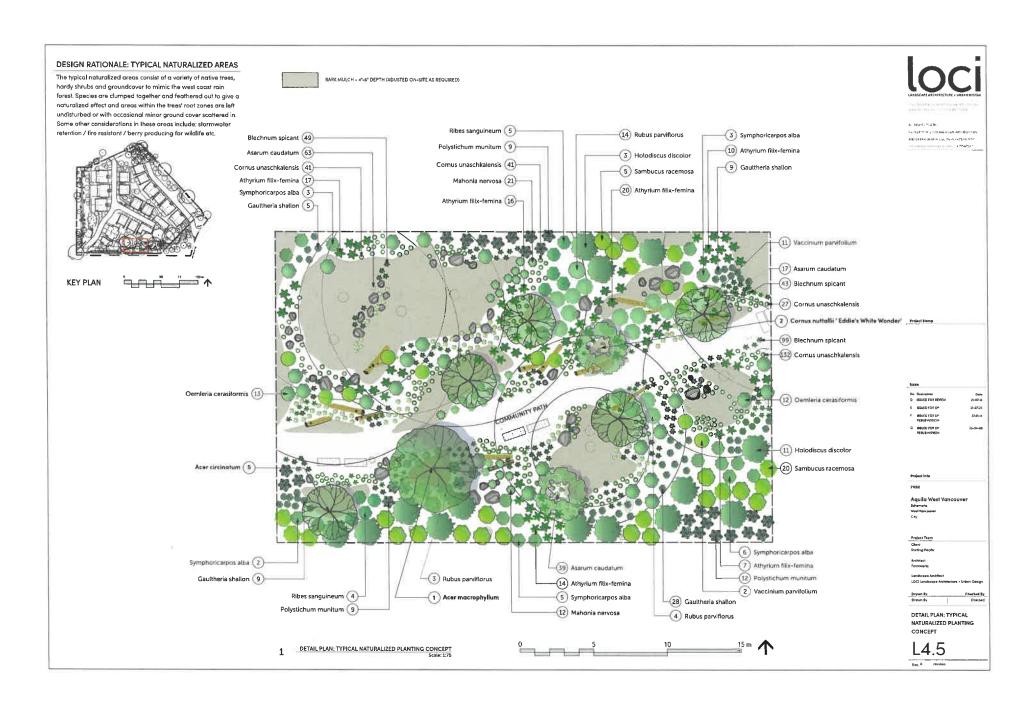
Within the terracing walls between the townhouses, are layers of naturalized shrubs and perennials. These layers of planting assist in screening the walls and create a organic flow of vegetation terracing along the townhomes.





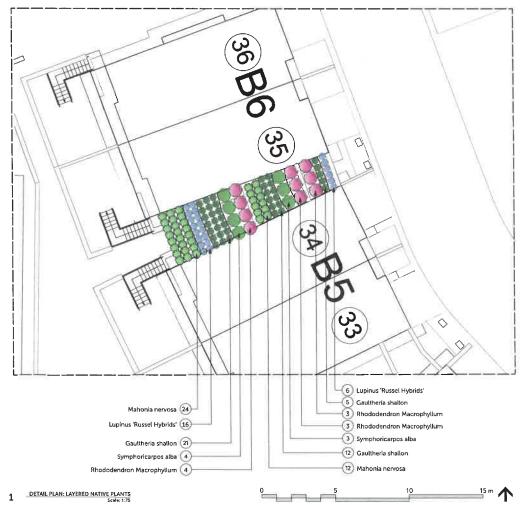






# DESIGN RATIONALE: TERRACED PLANTING BETWEEN B UNITS (NARROW GAP) Fire-resistant and native species are layered upon terraces to soften light spaces between units. Evergreen rhadas, solal and mahania ground the simple planting with year-long greenery while fupines and snowberry provide seasonal interest.







#### PRELIMINARY PLANT SCHEDULE Scheduled Size Spacing DECIDUOUS TREES (8) Acer circinatum Vine Maple 6cm cal. As Shown BBB 1 Acer macrophyllum Big Leaf Magte Rom cal. As Shown RAR (4) Comus nuttallii " Eddie's White Wonder' Eddie's Pacific Dogwood 6cm cal. As Shown 3 Magnolia 'Galaxy' Galaxy Magnolia 7cm cal. As Shown () Populus tremuloides Trembling Aspen As Shown 6cm cal. SHRUBS: 0 Berberis thunbergli 'Atropurpurea' -Kelsey's Dwarf Red-Osier Dogwood #2 Pot Cornus sericea 'Kelseyi' 0.61m o.c. Gaultheria shallon Salat #1 Pot 0.5m o.c. Holodiscus discolor Orean Spray #5 Pot 2m p.c. -Mahonia nervosa Creeping Oregon Grape #2 Pot 0.45m o.c 0 Demleria cerasiformis Oso berry #S Pot 1,5m a.c. Ribes sanguineum Red Flowering Currant #5 Pot 0.91m o.c 0 Nootka Rose #5 Pat Rosa nutkana 1,22m o.c. -Rubus parviflorus Thimbleberry 1,2m o,c, Sambucus nigra 'Eva' Black Lace™ Elderberry #3 Pot 0 Spiraea x bumalda 'Goldflame' 0.61m o.c. Symphoricarpos alba #3 Pot 0,91m o.c. Vaccinium parvifolium Red Huckleberry #5 Pot 1m a,c, PERENNIALS, GRASSES, GROUNDCOVER: Alchemilla mollis Lady's Mantle #2 pot 0.4m e.c. 3 Allium senescens German Garlio #1 Pot 0.3m a.c. Bearberry, Kinnikinick 0.3m o.c. Asarum çaudatum Western Wild Ginger 0.3m o.c. \* Athyrium filix-femma Lady Fern Blechnum spicant Deer Fern #1 Pot 0.4m o.c. 0 Cornus unaschkalensis Western Bunchberry 10cm Pot 03m o c ( Echinacea purpurea Purple Coneflower #1 Pat 0.61m o.c. 1 Euphorbia characias subsp. wulfenii Sourge #1 Pot 0.61m o.c. (0) Lupinus 'Russel Hybrids' 0 Nepeta faassenii 'Cat's Meow' Catmint 奪 Perovskia atriplicifolia Russian Sage #2 Pot 0.76m o.c. Phlox stolonifera 'Blue Ridge' Creeping Phlox #1 Pot 0.3m a.c. 备 Polystichum munitum Western sword (err #3 Pot 0.91m o.c. Rudbeckia fulgida 'Goldsturm Black-Eyed Susan #2 Pot 046mac

#### **OVERALL PLANT IMAGES:**

#### TREES:



SHRUBS:





Eddles White Wonder



Galaxy Magnolia









Tue Kelsey Impunyee Burkerry Red-Oner Dagwood













Bush Cinquefoil

Project Stamp

21-07-23

23-15-14

23-04-06

#### PERENNIALS, GRASSES, GROUNDCOVER:

Goldflam a Spired









Paralle Coneffower

Black-eyed Susan



Spurge







D ESUED FOR REVIEW E REGUED FOR DR MAUED FOR DP RESUMMINSHIPS

Comp a marking	Service Control	
Perovskia atriplicimi-s	Phios stulphilary	Polystichum munitum
Russian Sage	Creeping Phiox	Western Sword Fern

#### NATURALIZED FOREST PLANTING:



















Ctent Sterling Pacific Architect Fornwerks

Aquila West Vancouver

LOCI Landscope Architectum	+ Urban Design
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PLANT LIST + IMAGES

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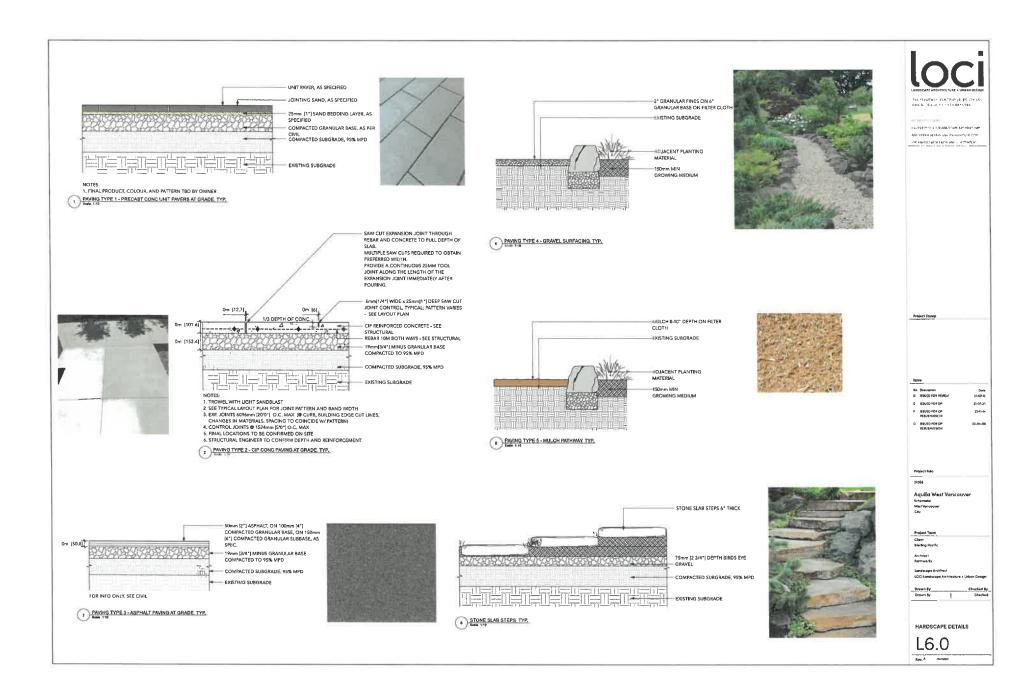


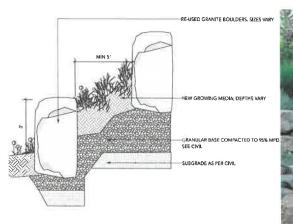






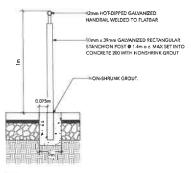






1 WALL TYPE 1 - RE-USED BOULDERS TYP.





- NOTES:

  1. ALL STEEL TO BE HOT-DIPPED GALVANIZED UNLESS OTHERWISE SPECIFIED.

  2. SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR

  3. RECTANGULAR POST TO BE EMBEDDED IN CONCRETE FOOTING MIN 6\*
  1150mm), OR BREDDED INTO CONCRETE STAIRS.
- (13) A ALL META GALVANUED STEEL WASH PRIOR TO POWDERCOAT FINISH.

  BLACK COLOUR POWDERCOAT FINISH TO BE FACTORY APPLIED, GRIND ALL
  FIELD WELDS, APPLY TWO COATES GALVALUME PRIMER AND PAINT TO MATCH









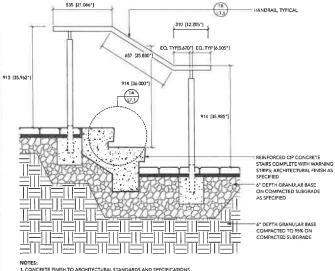
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ENCHEROSON CONTRAGENCIAN MALE INSID AND DEFINISHMENT LAST REAL PROCESSION (179) Assembly Agencies in 2001, 10 is copied in .

VARIES - MAX HEIGHT 3m EXPOSED FACE ADJACENT NATURAL PLANTING & PERMANENT PLANTER HEINFORCED CIP CONCRETE ADJACENT-WALL: ARCHITECTURAL FINISH (PAPER FORMS); NO CHAMFER; PAVING 10m @ 16" gc. HORIZONTAL: 15m@ 16' oc VERTICAL; REFER TO STRUCTURAL FOR REINFORCING 0.305m TYP COMPACTED 3/4° CLEAR CRUSH DRAIN ROCK COMPLETELY WRAPPED IN FILTER FABRIC COMPACTED SUBBASE AS SPECIFIED 3/4" MINUS GRANULAR BASE COMPACTED TO 95% MPD

WALL TYPE 2 - CIP CONCRETE PLANTER WALL ON GRADE TYP





1. CONCRETE FINISH TO ARCHITECTURAL STANDARDS AND SPECIFICATIONS
2. FOR NUMBER OF RISERS SEE LAYOUT DRAWINGS / SECTIONS

- 3, PROPOSED HANDRAIL PER ARCHITECTURAL, PROVIDE SHOP DWG, FOR HANDRAIL PRIOR TO FABRICATION
- FROMOSED HANDRAIL FER ARCHITECTURAL, FROMOSESH
   REINFORCEMENT AND FOOTINGS AS PER STRUCTURAL,
   LAYOUT AND GRADING PER PLANS,
- CIP CONC STARIS WITH HANDRAIL TYP.

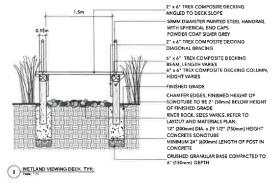
E BRAD FOR DP 21-03-21 F MINUED FOR DR RESUBMISSION 17-11-14 Aquita West Vancouver HARDSCAPE DETAILS

L6.1

Rev. A revision









1 BENCH SCHIE RTS LANDSCAPE FORMS: PALISADE BENCH





3 UNIT STONE PILASTERS, TYP.

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Project Info

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Aquila West Vancouver Schematic West Vancouver Cry

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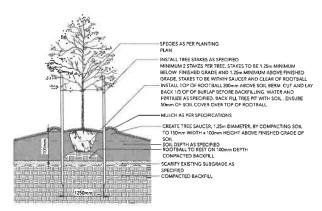
Formwerks Londboope Architect

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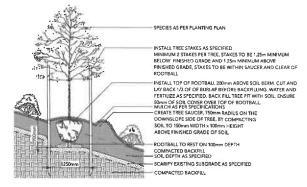
FURNISHING DETAILS

L6.2

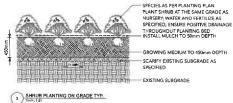
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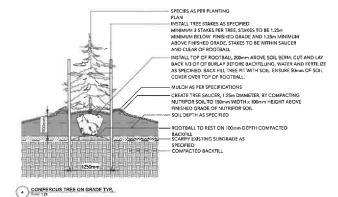


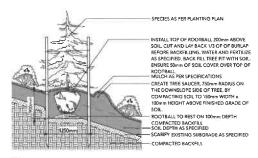
#### DECIDUOUS TREE ON GRADE TYP.



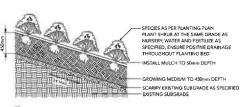
#### DECIDUOUS TREE ON SLOPE TYP,







6 CONIFEROUS TREE ON SLOPE TYP.



6 SHRUB PLANTING ON SLOPE TYP



E REJECT FOR DR 22-11-14 23-04-06

Aquila West Vancouver

SOFTSCAPE DETAILS

L6.3

## Schedule C



1 – 38920 Queens Way Squamish, BC V8B 0K8 604-898-1093

Jaime Harper 14-636 Clyde Avenue West Vancouver, BC October 6, 2022 File: 1558 Rev 2

Attention: Jaime Harper

RE: Preliminary Landslide Hazard Assessment – Proposed Subdivision

5600 Block, Daffodil Drive, West Vancouver, BC

#### 1.0 INTRODUCTION

We understand that it is proposed to subdivide the subject property¹ into thirty-six residential units and that the District of West Vancouver requires that a landslide hazard assessment is completed in accordance with EGBC² guidelines.

This report provides a preliminary qualitative landslide hazard assessment of the subject property. It has been prepared exclusively for our client, for their use, the use of others on their design team and the District of West Vancouver for use in the development and permitting process, however it remains the property of Frontera.

#### 2.0 SITE DESCRIPTION

The site encompasses an area of 1.8 hectares situated on a southwest facing slope with an average slope of approximately 1V:3H. It is bound by a BC Rail Right of Way to the north, Westport Road to the east, Eagle Creek, Daffodil Drive and residential lots to the south, and residential lots to the west.

Private roadways currently cross the site, which is largely undeveloped and forested with cedar trees, to provide access from Westport Road and Daffodil Drive to the residential property at 5665 Daffodil Drive. There is some evidence of historic site usage, most likely related to forestry.

#### 3.0 DESKTOP REVIEW

Review of published geological maps for the area indicate the site is likely to be underlain by glacio-marine ice contact deposits described as; sand and gravel, stratified to massive and commonly faulted; generally greater than three metres thick; forming hummocky surfaces, may be fossiliferous.

Major infrastructure projects have been constructed adjacent the proposed subdivision with similar topographic and geological conditions including Westport Road and the BC Rail line.

The site is not in the BC landslide inventory and review of publicly available LiDAR information and site survey plans shows no visual signs of land instability.

<sup>&</sup>lt;sup>1</sup> Lot C (Reference Plan 3355), Group 1 New Westminster District excerpt part in Reference Plan 11716 District Lot 1374 Group 1 New Westminster District.

<sup>&</sup>lt;sup>2</sup> Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC (May 2010).



#### 4.0 FIELD REVIEW

#### 4.1 General

A site reconnaissance was completed by Frontera on 24 February 2021 and included a site walk-over, measurement of slope angles, surface observations of rock outcrops and two sub-surface penetration tests (Scala Penetrometer) to determine the relative strength and thickness of near-surface soils.

Test locations are identified on Drawing 1558-01 following the text of this report.

Detailed results from the penetration tests are provided in Appendix A and photos from the reconnaissance in Appendix B.

#### 4.2 Discussion

Based upon the results of the field review the general subsurface conditions are expected to comprise of relatively loose organic rich colluvium and topsoil, in the order of one metre thick, overlying relatively dense native soil or granitic bedrock.

Steeper terrain, defined as greater than 35 degrees, was generally isolated to natural rock-outcropping or disturbed ground related to the BC Rail Line or existing roadway from Westport Road. No active or historic evidence of landslide were noted. Surficial soil creep was evident in juvenile and mature trees across the slope.

Rock outcrops were noted on proposed Lot's B5, B6, G6, B4, G5, G4, D4, D3, B3. The rock can generally be described as blocky with several persistent joint sets with a possibility for toppling on west aspect cuts. No major rock instability was noted at the time of the review.

The rock outcrops also lie within the proposed alignment for the roads into the development via Westport Road and Daffodil Drive.

Shot rock forming the southwest embankment of the BC Rail line on the upslope side of the proposed development is sloped at approximately 45 degrees.

Persistent groundwater seepage was noted at the bedrock contact in the northern corner of the property adjacent to a small creek (north side of proposed Lot B6).

A summary of the field review observations are provided on a marked up plan of the proposed sub-division on Drawing 1558-1 following the text of this report.

#### 5.0 LANDSLIDE ASSESSMENT

The objectives of the landslide assessment were to; review and characterize landslides (active, inactive, dormant and potential) within or beyond the proposed subdivision development, estimate associated landslide hazards and compare the estimates with a level of landslide safety adopted by the approving jurisdiction.

Based on the results of our desktop and field reviews, there are no obvious signs of recent or historic landslide activity on, or in immediate areas beyond the property.

The District of West Vancouver does not specify a risk tolerance criteria for landslide hazard for new developments. For the purposed of this report, we have adopted the risk tolerance criteria used by the District of North Vancouver (2009), which species a maximum 1:100,000 risk of fatality per year, and or a static factor of safety greater than 1.5 for slopes associated with new developments.



Based upon the available information, Frontera estimates that landslide hazards at the proposed site exceed the DNV's risk tolerance criteria for new developments and subsequently certify that the land may be safely used as intended, provided that the recommendations provided in this report are completed in subsequent stages of design.

#### 6.0 RECOMMENDATIONS

The proposed tree removal works, earthworks and rock blasting will not significantly increase the risk of a major, deep-seated landslide on the property. However, they may increase rockfall hazard and cause areas of isolated slope instability. Rockfall hazard and the stability of cut slopes should be assessed and demonstrated to meet accepted risk tolerance criteria by a geotechnical engineer during detailed design of the subdivision. Further, a geotechnical engineer should be engaged to provide recommendations for permanent and temporary slope batters, potential blasting requirements, retaining walls, fill placement, compaction, and pavement recommendations.

We recommend ongoing use of the District of North Vancouver (2009) natural hazard risk tolerance criteria is adopted when demonstrating appropriate levels of slope stability for the final design.

Development of the site should also consider hazards associated with rockfall from excavation or existing sources during detailed design. Rockfall risk may be increased as a direct result of construction activities or naturally due to climatic or biological events that cause a change in forces acting on a rock including; changes in the groundwater regime, erosion during heavy rainstorms, freeze-thaw processes during winter, chemical degradation or weathering of the rock over time, root growth or leverage of roots moving in high winds. It should be noted that the proposed tree removal works may significantly increase the rockfall risk; proposed tree removal should be considered in the rockfall hazard assessment.

Once grades and rock cut depths have been finalized, we recommend that the rockfall risk is reviewed and that recommendations are provided with respect to rockfall mitigation as required during the detailed design phase of the subdivision.

#### 7.0 SUMMARY

Frontera was engaged to complete a preliminary landslide hazard assessment for the proposed subdivision of 5600 Block, Daffodil Drive in West Vancouver.

The objective of the assessment was to review and characterize landslides within or beyond the proposed subdivision and comprised of a desktop review of available relevant information and a site reconnaissance. Details are provided in Sections three and four respectively.

Relevant notes from the site reconnaissance are provided on Drawing 1558-1 including the identification of an area of groundwater seepage, rock-outcropping and areas that may provide a potential rockfall hazard for the proposed development.

Frontera is of the opinion that there are no obvious signs of recent or historic landslide activity on, or in immediate areas beyond the property and estimates the likelihood of a landslide occurring and affecting the proposed subdivision is low and exceeds the DNV's acceptable risk tolerance criteria for new developments.

During detailed design of the subdivision, demonstration of appropriate levels of landslide and rockfall stability risk should be completed by professional engineers for the final layout and proposed grades.



#### 8.0 CLOSURE

This report is prepared solely for use by our client and their design team for this project as described to the general standards of similar work for similar projects in this area and no other warranty of any kind is expressed or implied. Frontera Geotechnical Inc. accepts no responsibility for any other use of this report.

We are pleased to assist you with this project, and we trust this information is helpful and sufficient for your purposes at this time. Please do not hesitate to call the undersigned if you require clarification or additional details.

Yours truly,

Frontera Geotechnical Inc.

Ralph Burden, EIT Geotechnical Engineer

NI

Reviewed by:

OF ESSION PROVINCE D.S. SIMS 118262

2022-10-07

PTP # 1001392
Daniel Sims, P.Eng.
Geotechnical Engineer



# **APPENDIX A Scala Penetration Logs**



#1 - 38920 Queens Way Squamish BC Tel: (604) 898 1093

#### SCALA PENETROMETER LOG

1558 Job No:

Project: Proposed subdivision 5600 Block

Daffodil Lane, West Vancouver, BC Location:

Existing grade Level:

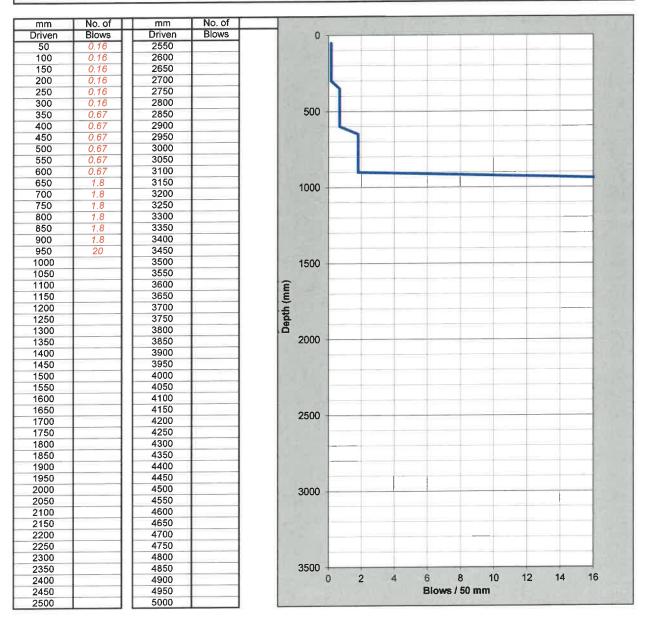
Date: 2021-02-24

Operated by: DS Logged by: DS

Checked by:

Test No. SP2

> Sheet 1 1 of





#1 - 38920 Queens Way Squamish BC Tel: (604) 898 1093

### SCALA PENETROMETER LOG

Job No: 1558

Project: Proposed subdivision 5600 Block

Existing grade Level:

Location: Daffodil Lane, West Vancouver, BC

Operated by: DS Logged by: DS Checked by:

Date: 2021-02-24

Sheet 1 of

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400	1.16	2900		27.0			_		-				-
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500	1.16	3000		100									
550	1.16	3050				-							
600	1.16	3100											_
650	1.8	3150											
700	1.8	3200			1000								
750	1.8	3250		100			_						- 100
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# APPENDIX B

Photos



Slope beneath the driveway off Westport Road, looking northwest



Pistol-butting of mature Cedar indicating shallow surface creep





Rockfall hazard potential from BC Rail construction



Rock outcropping Lot 4.



Rock outcropping Lot 5, entrance from Westport Rd.

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#### APPENDIX F - PUBLIC INFORMATION MEETING SUMMARY PROVIDED BY APPLICANT

#### **Aquila April 11 Follow Up Report**

#### **Preface**

Sterling Pacific Developments Inc (Sterling) held a public information session at the Gleneagles Golf Clubhouse on April 11 2023 between 5-730pm. This meeting was well attended with about 75 attendees. This is the third Public Information Meeting that Sterling has held with the others being July 27, 2020 and Dec 10 2020.

Notices of this meeting were hand delivered to all residents within 100m of the site, posted in 2 consecutive issues of the North Shore News and two signs were placed on site.

Sterling Pacific had an additional meeting on April 5 2023 whereby the immediate neighbours touching the site were invited. Sterling invited 7 neighbours and only 3 attended.

#### Overview

Aquila is a development that fills the need for Missing Middle housing through its utilization of Duplex housing form. Aquila has 17 Duplex buildings (34 homes) and 2 Single Family homes. It is a low-density development with Floor Area Ratio very similar to the surrounding single-family zoning (2.8% higher).

The site of Aquila is currently approved for 10 large homes with suites and coach houses (totally up to 30 units).

Sterling has implemented several recommendations the Public and West Vancouver Staff have made and accordingly Aquila is designed to be better than what is already approved. Aquila has:

- Drastically reduced the amount of Green Houses Gases emitted by constructing the homes with a low carbon heating system (air to water heat pump) and Step 5 construction techniques
- Reduced the overall development height by over 34 feet
- Decreased the site coverage by 5.92%
- Increased the environmental and park dedicated by 48%
- Designed a community access trail along Eagle Creek
- Retained more trees than the approved.
- Unified architectural design support by DRC
- Greatly reduced construction time

Aquila is a rare project that will blend seamlessly into the community while providing the community with a plethora of public benefits while having a positive impact on the environment.

#### Concerns

Many of the concerns from the community have stayed consistent from the first meeting of July 27, 2020 despite Sterling Pacific and Aquila making great changes and progression in order to try and appearse these concerns.

The concerns can be categorized as:

- Not fitting with the Official Community Plan
- Local Traffic
- Slope Stability
- Stormwater Management

Environmental Concerns

### Not fitting with the Official Community Plan

Aquila is supported by several policies in the OCP with the most relevant policy being 2.1.7.

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:

- Reporting to Council after preliminary application review to allow an early opportunity for public input;
- Considering sites or assemblies that present a degree of physical separation from adjoining single-family dwellings (e.g., adjacent to a green belt, grade change, park, school, or existing multi-family site);
- c. Requiring demonstration of minimal impact to access, traffic, parking and public views in the neighbourhood;
- Restricting to one or more of a range of low-rise housing types including duplexes, triplexes, rowhouses, townhouses, seniors, rental and apartment buildings to a maximum of three storeys;
- e. Reviewing form and character to support siting and designs that respond and contribute to neighbourhood context and character; and
- f. Ensuring information meetings with public notification prior to formal Council consideration in accordance with District procedures.

Unequivocally, Aquila meets all conditions underlined in 2.1.7.

#### **Local Traffic**

Through our Traffic Impact Assessment completed by a professional engineer, it is clear that the traffic impact will be extremely minimal. The site is approved for up to 30 units currently and therefore it must be acknowledged that traffic is increasing regardless. Aquila is asking for a total of 36 units, a mere 6 unit increase from the current site potential.

Aquila is slated to increase the traffic along Daffodil Drive by 9 trips during the busiest hour. One trip every 6.5 minutes.

Daffodil is expected to have 34 trips along it each hour after Aquila is built whereas Cranley experiences 49. Cranley is widely considered a quiet and safe street. Daffodil will experience less cars than Cranley after Aquila is built. Even if you were to assume that none of the large, approved homes would have suites or coach houses, the traffic would still be significantly less than Cranley simply due to the fact that Cranley services more homes.

Some residents have expressed their desire to have additional homes utilizing the Westport entrance or having the road flow directly through to Daffodil. We do not have the road connected as a direct response to community feedback from the very beginning of our planning process. By connecting the road it would create a throughfare for people from Westport and ultimately increase the traffic along Daffodil; cutting through the site reduces ones drive time to Eagle Harbour. Additionally, the location of the upper road has been chosen to lessen the height of the homes and reduce the overall amount of blasting which, again, was a direct concern of the citizens at the beginning of our planning.

#### **Slope Stability**

A professional Geotechnical Engineer has reviewed the site and found no concerns. Furthermore, Aquila is reducing the overall height of the development by 34 feet and therefore is not building on the steepest parts of the site reducing the potential for any issues.

#### **Stormwater Management**

Stormwater management throughout construction and after completion (similar to the approved development) are undertaken by a professional engineer. We have retained Creus Engineering. Creus will be responsible for designing all the systems to ensure that the stormwater remains onsite to be dealt with both during construction and post. Additionally, Creus is required to monitor this on a weekly basis during construction in accordance with West Vancouvers bylaw which pertains to all construction projects.

#### **Environmental Concerns**

Aquila has been developed with the environment at the top of mind. Aquila has increased the dedicated park and riparian areas by 48%, reduced the site covered by 5.92% and reduced the GHG's emitted by 69%.

Through reducing the site coverage and increasing the park area, Aquila can retain additional trees compared to what the approved development can.

Aquila is committed to building at the highest standards possible along with implementing a low carbon heating system (air to water heat pump) resulting in massive decreases of GHG's.

Additionally, Aquila is rehabilitating an unnamed watercourse and wetland to increase the chances of it becoming a fish bearing stream. Aquila will be replacing the culverts that lead into Eagle Creek in order ensure the passage of fish is possible.

#### Conclusion

Although there is a myriad of misinformation being circulated by certain residents, when one takes the time to truly look at the benefits of Aquila it is obvious that Aquila is better on all facets than what is approved. Aquila can provide much needed Missing Middle housing to West Vancouver all while providing additional environmental, social and monetary benefits to West Vancouver.

Aquila is required to pay a Community Amenity Contribution of 75% of the uplift in land value directly to the district. Funds that are much needed to assist in making West Vancouver better.

The attendees of the meeting were mixed. There was a healthy group of negative (NIMBY) attendees however there was also a good group of positive. The positive people always seem to be the quieter and less outspoken compared to the negative. One of the most promising comments that we received was from a resident of Cranley Dr and stated:

"I was initially opposed to the project but the changes have made me more enthusiastic. I would like to purchase one of the units!"

While all constructive criticism is taken into serious account, it would seem that a number of the negative people were reading from a script provided by an individual. Such script unfortunately contained a significant amount of false information and was deliberately distributed with the intent to alter people's opinions.

Although it is clear that many residents are not willing to alter their thought process, Sterling Pacific is committed to continue to attempt to educate the public on the numerous benefits that Aquila will bring to both the direct neighbourhood as well as West Vancouver overall.

#### Attached:

- Schedule A
  - Comments received at April 11 Meeting
- Schedule B
  - o Previous support letter by neighbour
- Schedule C
  - o Previous comment letters from July 27 2020 Meeting
- Schedule D
  - o Information Booklet

Dave Harper

Jamie Harper

## Schedule A



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#### Appendix B



Further to your Zoom meeting of December 10, 2020, I would like to let you know that I appreciate your efforts in the process that you are using to help introduce and educate the residents of West Vancouver to the Aguila Development. Being involved in the development of real estate of any magnitude is always controversial and all time consuming. Your efforts to date and modifications to your original development proposal have been well thought out through your design development process.

the original proposal to develop 10 single family lots by I in 2017 was a traditional land subdivision that would have involved numerous individuals from developers, construction companies, architects and engineers resulting in numerous small individual development projects with various degrees of quality in the design and construction. The schedule to complete this type of development would well exceed the time frame you are proposing and the overall quality of the design and construction of the development could have had the potential to not have a comprehensive design aesthetic. Your development proposal to complete the project within a given time frame and your approach to develop a design language, West Coast Modern, that will encompass the entire development is a well conceived concept for the neighbourhood.

I believe the considerations given to the neighbourhood regarding traffic and density are being addressed. As well, with the continued input and development zoning regulations that the District of West Vancouver has set out in their Official Community Plan, the publics interest and neighbourhood concerns will be paramount in the Districts approval process.





## Schedule C July 27 2020

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## Schedule C July 27, 2020



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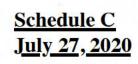
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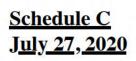


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## **Eagle Harbour Development**

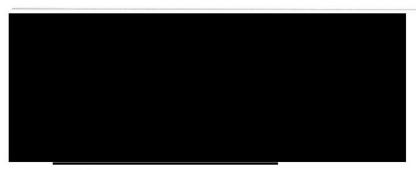


Sat, Jul 18, 2020 at 10:13 AM

We suggest you not spend any more money on changing the approved subdivision plan. pull the plug now because if you don't, we will do our level best to pull the plug for you.



Wow, congratulations..... looks like a beautiful, well thought out community, just what we seniors are looking for. What a welcome addition to the Lower Mainland it will be.



Tue, Jul 28, 2020 at 9:45 AM

## Comments

What a gorgeous site plan and beautiful units. Dave and Jamie are an absolute pleasure to work with to find your dream home! Can't wait to move in!



Tue, Jul 28, 2020 at 10:52 AM

## Comments

Aquila - Eagle Harbour is a unique development that allows residents access to the amenities near by and ties into the with the natural beauty of the area. The proximity to the beach, yacht club and the proposed endowment lands keep the community feel alive. It allows younger generations to be able to have access to such amenities and move to the area at a more affordable cost than a single detached home. Aquila will be a great addition to Eagle Harbour.



Tue, Jul 28, 2020 at 2:41 PM

Hello.

This NEEDS to happen! My wife is a paramedic and I'm a recently retired RCMP member following a PTSD diagnosis and we have a very young family. I know Stephanie Mitchell our friend and realtor us already reached out. We definitely want a unit. If there's anything we can do to help move this forward we would be willing to do so!

Thanks



Tue, Jul 28, 2020 at 8:43 PM

### Comments

Thank you for hosting the information session at Fisherman's Cove. Your vision and family commitment is admirable. As a long time resident of the Eagle Harbour area I'm struggling to understand how this type of density is complementary to our community. I'm trying to keep an open mind, but the existing large lots and country style living has always been one of Eagle Harbour's main attractions. I would like to see the areas zoning remain as is, single family, for future generations. 10 new homes and families would be welcomed warmly.



Mon, Jul 27, 2020 at 8:52 PM

## Comments

Unfortunately, I was unable to attend the open house tonight in person but I wanted my strong support of the project to be on record.

My partner and I, are looking to settle down in West Vancouver but the available housing supply is quite limited. We do not have the means to buy a large house but would love for a space larger than a condo. A home that we can grow our family in, entertain our friends and enjoy the beauty that West Vancouver offers. These affordable and well sized homes are a badly needed addition to Eagle Harbour. I urge the community to support a this proposal and development that goes above and beyond to be considerate to the neighbours and provide new homes for young families like mine.

Please let me know how this advances.

Best,



Mon, Jul 27, 2020 at 9:08 PM

### Comments

Hi, I'm a young accountant living in Whistler. I'd like to live in West Vancouver some day. The current housing options are limited, and I don't particularly want to live in a condo. Would be interested to know more including pricing. Please keep me posted on the status of the re-zoning. Hopeful that it gets approved. Thanks.



Tue, Jul 28, 2020 at 7:33 AM

## Comments



Excited to hear about this project! Props to the developers, this is exactly what West Vancouver needs. The local community and families will greatly benefit from this much needed development!



#### Comments

I wanted to express my sincere support for this project. It is about time that some price friendly options become available to our younger population who would very much like to stay in the community where they were raised. I believe the impact on the neighbourhood would be very positive with limited negative effects on nature.



## Comments

Looks like a development this area really needs! As a resident of West Vancouver I think I speak for my family and many other locals.. we do really need more space for the community to grow and thrive!





#### Comments

Wow, what a beautiful looking development and a perfect location! This is exactly what West Van needs as the houses get bought and left empty or inhabited by two people. We're losing our community and ability to do business. Looking forward to more details.



## Comments

As a first responder I am very excited to see such a beautiful and yet affordable development being built in West Vancouver. I have observed more than one of the Harpers' previous projects and can attest to their strength in attention to detail and professionalism. I am very pleased to know that this specific project will undoubtedly increase the number of first responders and health care professionals living in the West Vancouver area. My family and I specifically, are very excited about this development as it opens doors for us down the road to join the West Vancouver community.



### Comments

As a long term resident of the eagle harbour community, I have seen a lot of development in this area that does not uphold the beliefs or values of our community. This refreshing new approach to the development of this area embodies everything we as long term redidents value in our tight knit community. As someone who sees them self in this community indefinitely, I strongly advocate this development coming to fruition.



#### Comments

We are very fortunate to live in such a beautiful place but it is a shame that there are so few options available for younger families in the area. As we all know, affordability in W Van is out of reach for most, and developments like this will hopefully bring a vitality to the neighbourhood that will help all of W Van through more business options and increased tax revenue, resulting in benefits to us all. Good luck with the development and thank you for crafting something that will add greatly to the neighbourhood.



Mon, Jul 27, 2020 at 11:40 AM

## Comments

Having grown up in West Vancouver I am so excited at the opportunity to finally be able to afford a property where I can raise my growing family.



Mon, Jul 27, 2020 at 11:40 AM

### Comments

This is exactly the kind of future-proof neighbourhood development West Vancouver needs. Looks like your team has put a considerable amount of time and thought into an appropriately scaled and more affordable project for families. If it's possible to share updates of this project as it progresses, that would be great.



Mon, Jul 27, 2020 at 11:51 AM

## Comments

My partner and I are so excited about the potential of this development! As a Master's Student I would love to be able to settle myself and my family in West Vancouver in the near future. We're excited about how thoughtful and well designed this project is, along with the stellar reputation that the Harper's have for building quality homes that beautify the area they are in! More accessibly priced housing in West Vancouver will attract families like ours who are eager to become part of the community for the long term!



## **Aquila Contact Form**



Tue, Aug 4, 2020 at 9:35 AM

### Comments

Aquila sounds perfect for our young family.

- We are a married couple (early 40's) with two young boys that go to pre-school and school in West Van. Our school, community, camps and after-school activities are also all in West Van.
- Grandparents recently moved to Eagle Harbour to help with the kids + childcare.
- We are planning to rent and move into the grandparent's home. We want to put our Lynn Valley condo up for sale to be ready for when we do find an affordable home.
- We are priced out of the housing market in West Van and currently live in Lynn Valley, North Vancouver. We have to commute daily to West Van before heading to work off the North Shore.
- The majority of our community of friends live in West Vancouver and we spend a significant amount of time driving back and forth to North Vancouver.
- We are both locally employed and have good jobs but are priced out of West Van market.
- Husband lived in West Van as a kid before having to move away and has always wanted to return.

Thank you,

- We would love to be able to buy a home in Eagle Harbour near my parents' / kids' grandparents home. It really does take a village and we are struggling with balancing demanding jobs, school/pre-school and after-school activities without reducing commute times and living in the community/municipality where most of these activities are located.

Tue, Aug 4, 2020 at 9:36 AM

Gmail - Aquila Contact Form 2020-08-05, 7:34 AM



## Comments

Aquila sounds perfect for our young family.

- We are a married couple (early 40's) with two young boys that go to pre-school and school in West Van. Our school, community, camps and after-school activities are also all in West Van.
- Grandparents recently moved to Eagle Harbour to help with the kids + childcare.
- We are planning to rent and move into the grandparent's home. We want to put our Lynn Valley condo up for sale to be ready for when we do find an affordable home.
- We are priced out of the housing market in West Van and currently live in Lynn Valley, North Vancouver. We have to commute daily to West Van before heading to work off the North Shore.
- The majority of our community of friends live in West Vancouver and we spend a significant amount of time driving back and forth to North Vancouver.
- We are both locally employed and have good jobs but are priced out of West Van market.
- Husband lived in West Van as a kid before having to move away and has always wanted to return.

Thank you:-)



Tue, Aug 4, 2020 at 1:40 PM

## Comments

Finally a project that's affordable in West Van.



Hi,

We are a five people family living in a 3 bedrooms condo in Folkestone way (1500 Sq.Ft), West Vancouver, and we want to upgrade our home. The Aquila project seems perfect for us (Home size and price). Could you inform me, when the presale starts?





Tue, Jul 28, 2020 at 8:53 PM

#### Comments

Great project, I live in Ambleside and interested in this project, cheers



Tue, Jul 28, 2020 at 9:30 PM

## Comments

As somebody who wishes to move to West Vancouver one day, this is exactly the type of home I am looking for. I strongly support this application. This is much more appropriate than the original plan of mega mansions. Please let me know if there's anything else I can do to help support this proposal.



Tue, Jul 28, 2020 at 10:38 PM

### Comments

I live close by, and I love our neighbourhood so if we have change I want it to be well thought out. I'm naturally a bit averse to change. However, I have to admit this development seems to be thoughtful in maintaining green spaces. The style suits our area.

And I believe our community will be more balanced and sustainable if we can diversify the income levels and styles of living options available.

Something like this might even mean a bit more community feel where we could go without heading down to the Bay or Ambleside (eg maybe the restaurant across from Thunderbird would stay in business this time!)



Wed, Jul 29, 2020 at 5:46 AM

#### Comments

Writing to share support for this development project being proposed. I've spent close to 10 years in the Vancouver area but as a young person found it difficult to really envision a future where I could build my family there due to affordability. West Vancouver and all it has to offer was also always seen in my mind as only for the wealthy despite the appeal of the city. I'm excited to hear about the Aquila development and the role it will play in creating a more diverse and encompassing community that will allow West Vancouver to become home to the next generation.



Wed, Jul 29, 2020 at 11:12 AM

### Comments

Hi. We live in Vancouver and are very interested in your project. Is it possible to get on a list for the project? We'd be interested in one of the smaller units and if any have suite potential.

We are not first responders or teachers but multi generational Vancouver residents.

Please let us know if you can sign us up.

Thanks.



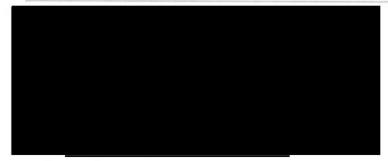
Wed, Jul 29, 2020 at 11:54 AM

## Comments

This looks very interesting. I love that area. Feel free to keep me posted.



# **Aquila Contact Form**



Wed, Jul 22, 2020 at 2:10 PM

## Comments

I am a long term resident of West Vancouver of over 50 years and support this development. This development will be perfect for my kids to allow them and their future families to live in the community that they were raised in. It's the type of housing that's missing and needed in West Vancouver.



## **Aquila Contact Form**



Fri, Jul 24, 2020 at 2:12 PM

## Comments

Eagle Harbour is long overdue for a development designed and geared towards our retirees and young families in West Vancouver. I fully support this development and I look forward to viewing when fully built.



## **Aquila Contact Form**

6 messages



Thu, Jul 16, 2020 at 12:13 PM

### Comments

Very upset at this proposal. Adding many more people, cars into this compressed idea will be detrimental to my community. We bought here for a reason, not to be inundated by people and construction. It's already becoming too crowded as non residents are coming in large numbers to the eagle harbour beach, and the Cranley trail (crowds, parking all over the street, bike users when it prohibited, garbage...all increasing). I will do what I can to hopefully help shut down this 67 unit idea.



Thu, Jul 16, 2020 at 12:37 PM

## Comments

Hi I am a realtor with eXp Realty. I would like to be kept informed on your progress. Looks fantastic!!!



Thu, Jul 16, 2020 at 7:41 PM

## Comments

Looks Great!

Fri, Jul 17, 2020 at 6:58 AM



#### Comments

In a climate of a pandemic how & where will a meeting to discuss plans be held?

We have been residents of EagleHarbour & now Gleneagles for 42years. I can't imagine the traffic increase of 2cars per "household" in an area of a primary school & playgound....a playground which our neighborhood enhanced. We have many more concerns & look forward to your reply.



Fri, Jul 17, 2020 at 1:42 PM

### Comments

Hello both to Dave and Jamie Harper,

I would like to learn more about your development. The development you are proposing is unique and has fascinating potential. We own and live on a large, flat property on the east side of Eagle Harbour Road and are interested in a all new developments in our area.

Kind Regards,



Fri, Jul 17, 2020 at 5:04 PM

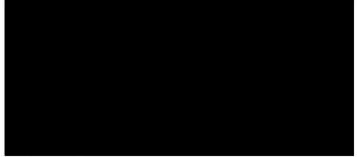
### Comments

Hi there - We received your information packet in the mail the other day. You mentioned that if we were not comfortable attending the meeting (due to COVID etc), that there would be an opportunity to engage virtually. Could you please let us know how we can attend remotely on the 27th July at 5:30 pm? Thanks very much.



## **Aquila Contact Form**

30 messages



Sun, Jul 26, 2020 at 9:56 PM

#### Comments

As a young family living on the north shore, it's so nice to see developments like this popping up! Great price point, great location, and the Harper family is wonderful!



Mon, Jul 27, 2020 at 8:52 AM

### Comments

I think this is exactly the type of development needed in WV. I grew up here but have no hope of owning a home in the community unless we see more of this type of development, which adds smaller, space-efficient homes and thoughtfully deployed density, which will enhance the neighborhood, add vibrancy and bring some younger families back into the community. To me, there is no downside, and this development should be encouraged and approved. Kind regards, I



Mon, Jul 27, 2020 at 10:10 AM

## Comments

Amazing idea! I grew up in the area and it would be wonderful to see young families back in the community. Affordable, beautiful housing in a nice neighbourhood. A development like this would support the local community and bring young life back. Can't wait to see this project grow!



Mon, Jul 27, 2020 at 11:11 AM



# **Aquila Contact Form**



Wed, Jul 29, 2020 at 2:40 PM

## Comments

Big fan of this project! This "gentle density" contained within this project is exactly what West Vancouver needs as it grows into the future. The fact that it is switching from 10 high-end single family homes to 6 3-4 bedroom townhouses is exciting and something to be celebrated.

Gmail - Aquila Contact Form 2020-08-04, 8:01 AM



# **Aquila Contact Form**



Thu, Jul 30, 2020 at 8:24 AM

### Comments

Eagle Harbour is not a place for multi family and goes against many of the guiding principles of the OCP.

EH is already a family friendly neighbourhood and its residents are passionate about the community.

Any multi family proposal will be met with strong opposition from our neighbourhood. Your initial plan has alienated the community and created a mass of residents against Aquila.

With an entry price point around \$1.7M for a single family house, your avg product for a multifamily with little outdoor space at \$1.5 M will not do well. The price gap is too close. Young families will do what they've already been doing in EH - buy a house. They don't care about new product.

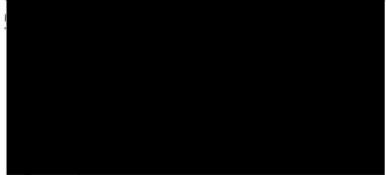
Is this product type attractive to downsizers? - maybe a small % - this will be likely their last real estate purchase - does a downsizer really want to deal with 3-4 flights of stairs? No they don't.

You're better to create smaller lots of single family homes that is in more character of the neighbourhood and what families really want.

Gmail - Aquila Contact Form 2020-08-03, 7:59 AM



# **Aquila Contact Form**



Sun, Aug 2, 2020 at 1:31 PM

Comments

I support the concept but feel the architecture should be more groundbreaking and remarkable. It should build on the rich architectural heritage established in the mid century and be more revolutionary. I also believe that the community needs and wants a market/cafe combo that is walkable. Think that would get a lot of people on board.

who are very

s.22(1) From:

Monday, March 4, 2024 12:20 PM Sent:

To: correspondence

Monday meeting for eagle harbour development. **Subject:** 

CAUTION: This email originated from outside the organization from email address Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

> Good day, > I'm emailing about the proposed development of the 30+ units in Eagle harbour. We live in horseshoe bay, and are and want to keep really excited about this opportunity to purchase. I'm This development is something that I will be able to afford, once . It would be such a shame if this development doesn't get passed. Single family homes in this area are beyond what I can afford on my own. It was a s.22(1) pleasant surprise to discover this opportunity might be coming. I'm also keen on this project. > I hope that the council considers passing this great opportunity. > Thank you for your time. > > Regards,

From: Tori McDonald <tori@torimcdonald.ca>

**Sent:** Monday, March 4, 2024 1:13 PM

**To:** correspondence **Subject:** Aquila Development

**CAUTION:** This email originated from outside the organization from email address tori@torimcdonald.ca. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello,

I felt the need to reach out as local resident and realtor in regards to the very much needed development that is being proposed in Eagle Harbour by Sterling Pacific Developments.

West Vancouver is an incredible place to reside and it is a place I am proud to have been raised, and now have the privilege to raise my young family. However, there is a very large barrier to entry for young families to be able to afford to reside in our community.

As a realtor, I see countless families that would absolutely love to live in our beautiful district. However, they are unable to afford the cost of detached housing. The entry level detached home in West Vancouver is well over \$2,000,000 and that is generally for a home that needs major renovations or a complete tear down. In addition, if individuals are looking to rent a home that is livable you are once again at an extremely high entry point of at least \$6,000 with very little inventory available. Both of these price points are rising each year. This is increasingly making it harder and harder for young families being able to afford to relocate to West Van. These barriers to entry severely limits the buyers that can purchase or even rent homes in our district.

Another big limiting factor, outside of cost of housing, is the housing options available. There is a very sharp need for more diversity in our housing options. Single family housing is a large majority of the housing available in West Vancouver - over 60% of our housing options are for detached homes. Without alternative and more affordable options that work for families, then there are few other options that are available to young families. Other cities and districts, such as North Vancouver, have done far more to be able to give families more options both in affordability and diversity of housing type in order to attract more young families to their communities.

The final point of consideration, and an extremely concerning factor, would be the aging population of West Vancouver. In West Vancouver the median age of our districts population is over 50 years old. The average age of our population is just below that at 47.6 years old. Those 65 and older make up more than 28.5% of our population. Millennials (age 25-40) make up merely 10.8% of our population. It may not Beas apparent or concerning at the moment how the effects of an aging population would be on our district. I can say with certainty that in the future, if changes are not implemented and if affordable housing options are not created then we will have some potential irreversible problems down the road. It is very clearly outlined in the draft OCP how sever this problem could be if solutions are not put in place to interrupt this cycle.

Aquila is an amazing option for both young families and those looking to downsize in our district. The only newly developed townhomes in West Vancouver are the ones located at the Bellevue and a few available at Sanctuary in Horseshoe Bay. These options are FAR from affordable for the average person. Outside of that development townhomes only make up 3% of housing options in West Vancouver. There are little to no townhome options available in areas of our community that have a large family presence; like Eagle Harbour.

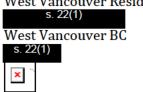
This development is directly in line with goals and objectives of the OCP for West Vancouver. We need more diversity in our housing; that is a fact. We need younger families moving to our community to mitigate our aging population; that is a fact. We need more affordable housing options; once again this is a fact. The Aquila Development is a a viable solution to help begin the process or resolving all three of these major issues we face in

West Vancouver. West Vancouver needs this development to allow our community to thrive and survive the aging demographics our community naturally has fallen into.

I would love nothing more than to help more families move into West Vancouver. A development like Aquila would be a perfect options for so many looking to relocate to West Vancouver. Our community needs this and I am 100% in support of this development.

Kind Regards,

Tori McDonald West Vancouver Resident



tori@torimcdonald.ca 604.880.5232 torimcdonald.ca

## **BELLEVUE REALTY GROUP**

2479 Bellevue Avenue, West Vancouve BC V7V 1E1 Canada



From:	s. 22(1)
From:	

Sent: Monday, March 4, 2024 2:15 PM

To: correspondence

Subject: Housing development - Eagle Harbour

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## Hi, >

> I wanted to reach out as I know there has been a lot of discussions about the potential housing project in Eagle Harbour.

> My family and I are in the community and think it would be a very positive thing for the neighbourhood. The idea of a new park and coffee shop plus lots of other younger families sounds like a huge plus on our end.

> We have so many friends that cannot afford the housing prices in a West Vancouver and I believe this helps a lot of families get to enjoy the beauty of Eagle Harbour and not have to have a 2-3 million dollar mortgage.

> s. 22(1) > My husband agrees it would only benefit the community. We would love to see all the land develop into a new more affordable community and think of it as only a positive development.

> Thank you and have a lovely day.

> Warmest regards, s. 22(1)

> West Vancouver BC

# s. 22(1)

> Sent from my iPhone

From: s. 22(1)

**Sent:** Monday, March 4, 2024 2:59 PM

**To:** correspondence

**Subject:** Support for west van development

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Hi there,

I just wanted to offer my support to the Aquila development on daffodil.

I've lived in this neighbourhood for s.22(1) and have s.22(1) kids. In my opinion, there's a need for housing options at different price points in order to keep kids and young families able to afford to live in our community.

Warmly,

s. 22(1) s. 22(1)

From: s. 22(1)

**Sent:** Monday, March 4, 2024 3:07 PM

**To:** correspondence

**Subject:** Aquila - Westport Rd Development - Support

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Hello,

My name is s. 22(1) and my family and I live at s. 22(1) West Vancouver, BC s. 22(1) I also used to work in the s. 22(1)

I am a proud and vocal supporter that Sterling Pacific Developments be able to rezone and build out the proposed development in Eagle Harbour (Aquila - Daffodil Drive).

- Since moving to Eagle Harbour s. 22(1), I have watched the neighbourhood blossom into a family-filled and family-friendly neighbourhood.
- Anecdotally, every family I know here has been able to buy a single family home partially due to intergenerational wealth (ie. access to The Bank of Mom and Dad). We are the privileged, the lucky, and the few.
- I welcome diversity, and the best way to get more diversity of incomes, ethnicities, cultures and perspectives is by offering a lower housing price point.
- Lower housing price points can only be achieved by building and offering multifamily offerings.
- Increasing supply by adding more housing, and denser housing, is the single best way to address our housing affordability issues.
- Aquila would be walking distance to our best neighbourhood amenities Montessori school, the Eagle Harbour beach, two playgrounds, hiking trails, and a school field where s.22(1) kids at daytime recess and the youth play baseball on summer evenings.
- More kids and families walking on our streets will encourage cars to follow the 30km speed limit in certain areas.

Will the development add more people? Yes. Will it increase traffic? Yes. Will it likely attract other families who are perhaps cognizant of driving more slowly and looking out for children? This is also likely.

Adding more families to the neighbourhood will encourage business owners to continue to add private sector amenities such as restaurants and daycares.

YES I want this development "in my backyard".

I will put up with construction, and more traffic, in order to help be part of our housing affordability problem. It is simply the right thing to do.

Thank you for your time and consideration,



From: \$.22(1)

**Sent:** Monday, March 4, 2024 6:43 PM

To: correspondence
S. 22(1)

Subject: Aquila Daffodil

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

### Hello

I am writing this to voice my family's support for the Aquila Daffodil Drive development in Eagle Harbour, West Vancouver. It is very welcomed in the area and, I would suspect, is inline with the general trend towards sustainable densification.

Thank you.

Best Regards,



From: s. 22(1)

**Sent:** Monday, March 4, 2024 9:06 PM

**To:** correspondence

**Subject:** Aquila project - 5665 Daffodil drive

**CAUTION:** This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Council,

I live in and own S. 22(1) Eagle Harbour.

I'm writing to you in support of the Aquila project on 5665 Daffodil drive. We are a small community in need of more density, more young families and more available housing at accessible price points and the Aquila project would address those needs.

More density in Eagle Harbour would be good for younger families and downsizers. We need more houses that are affordable and more people to help our community thrive. A project like this will give the much needed access to younger families who will be able to move in to the area and it'll bring in improved amenities and help small business in the surrounding areas like Horseshoe bay to thrive. More houses and residents will mean a stronger community.

As a resident of Eagle Harbour I hope project is approved and believe it will benefit us all

Sincerely s. 22(1)

From: s. 22(1)

**Sent:** Monday, March 4, 2024 10:28 PM

To: Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda Watt; Mark

Sager; correspondence

**Subject:** Daffodil Development

CAUTION: This email originated from outside the organization from email address Solution Solu

Hello Councillors,

My name is s. 22(1) and I am an owner/resident in West Vancouver. Previous to living on number of years on s. 22(1) when we know the Eagle Harbour neighbourhood well. I am emailing (again) to show my support of the development plans by Aquila. I see the duplexes as enabling senior neighbours to downsize and "age in place" in our beautiful Eagle Harbour. In addition, the duplexes will be affordable to young families and those stretched financially as the interest rates and inflation continue to rise. I believe this development is visually beautiful and will support many different generations of local people to stay in their beloved neighbourhood and continue to call it "home".

Please accept my email as support for the Aquila Development.

Thank you for your time.

Kind regards,



From: s. 22(1)

**Sent:** Tuesday, March 5, 2024 10:14 AM

**To:** correspondence

**Subject:** Sterling proposal pls enter my Total Approval

CAUTION: This email originated from outside the organization from email address s. 22(1) . Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Sent from my iPhone

Sent: Tuesday, March 5, 2024 1:23 PM

**To:** correspondence

**Subject:** Aquila development Westport

CAUTION: This email originated from outside the organization from email address so that is supported by the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

### Hi There,

I am writing a letter as a resident of Eagle Harbour in regards to the Aquila Development off Westport. There has been much discussion about the possible development happening in our neighborhood.

I would like to offer an opinion that is in favour of the development. My husband and I both feel that West Vancouver is in need of some multi density housing. There is definitely a need to bring housing space for renters, downsizers and families trying to get into the real estate market.

We have seen the frustrations first hand in having to find childcare help that will travel the distance to Eagle Harbour as well as finding homes for our elderly parents to downsize into while staying in proximity to children and grandchildren. I know that the objectors to this development have been quite loud in making their case. I thought it was important for west Vancouver Council to understand that there are also people very much in favour of developments such as the Aquila development off of Westport.

Sincerely,

s. 22(1) s. 22(1)

Sent: Tuesday, March 5, 2024 1:30 PM

**To:** correspondence

**Subject:** Support for Aquila Proposal Coming Before Council on March 11, 2024

CAUTION: This email originated from outside the organization from email address s. 22(1) Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

March 5, 2024

To Mayor and Council,

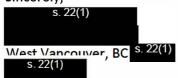
This letter is to urge you to support Aquila's initiative, coming before Council on March 11, 2024, to build 36 homes (34 duplex units plus 2 detached units) at the Eagle Harbour site in West Vancouver.

Their proposal would provide much-needed housing for middle income families seeking to live where they work in the community.

Their site-sensitive, well thought out plan also takes into account access to transit, parklands, and local amenities; meets all of the requirements of the Official Community Plan; and is environmentally responsible.

Thank you for positively reviewing the plan on March 11 before it moves to the formal public hearing stage and final approval later this spring.

Sincerely,



**Sent:** Tuesday, March 5, 2024 3:05 PM

**To:** correspondence **Subject:** Sterlings proposal

CAUTION: This email originated from outside the organization from email address Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

### Hi

I am emailing you to voice my vote that I am in full support for Sterling's proposal for 38 homes for their new development This is much needed in west Vancouver and it is time this community considers other residents than those with extended wealth If there is a town hall I should attend I would be grateful for the heads up Many thanks s. 22(1)



From: Stu Bell <stu@stubell.com>
Sent: Tuesday, March 5, 2024 3:48 PM

**To:** correspondence **Subject:** Aquila Support

CAUTION: This email originated from outside the organization from email address s. 22(1) Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Council,

As a residential realtor in West Van for 16 years and a life time resident, 38 years, I wanted to email to show my support of the proposed Aquila development.

I think it fills a housing need in the community and I believe in the design, developer, and development.

Thank You,

Stu Bell

s. 22(1) , North Vancouver, s. 22(1)

StuBell.com

Sent: Tuesday, March 5, 2024 4:04 PM

**To:** correspondence

**Subject:** Aquila Development email of support to council

CAUTION: This email originated from outside the organization from email address s. 22(1) . Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I am in support.

s. 22(1)

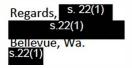
**Sent:** Tuesday, March 5, 2024 4:17 PM

To: correspondence s. 22(1)

**Subject:** [SUSPECTED SPAM] Aquila Project

**CAUTION:** This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I'm in support of the Aquila Project!

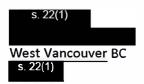


Sent: Tuesday, March 5, 2024 4:46 PM

To: correspondence
Subject: Aquila Development

CAUTION: This email originated from outside the organization from email address S.22(1) Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I am writing to provide my unqualified support for this development. We are currently living in a large single family house and would seriously consider this development as a solution to our future housing needs. Please vote to support this much needed development.



From: \$ 22(1)

**Sent:** Tuesday, March 5, 2024 6:48 PM

To: correspondence

**Subject:** Aquila Project in West Vancouver

CAUTION: This email originated from outside the organization from email address s. 22(1) Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

#### **Dear West Vancouver Council Members**

I have lived in West Vancouver for over 50 years now and have appreciated the thoughtfulness that most council members have paid to the growth of West Vancouver over the years and the approval process relating to new builds in the area.

I wanted to chime in here on my own account (something I have rarely done in my time) and tell you that I am fully in support of the new proposed project Aquila. I have thoroughly reviewed the plans and believe that this is a very worthwhile project that needs to proceed in order to ensure that affordability can walk in lock-step with the class and quality that West Vancouver deserves.

I hope that you approve this project and welcome 36 new families into our community.



**Sent:** Tuesday, March 5, 2024 9:25 PM

**To:** correspondence

**Subject:** Aquila Development in Eagle Harbour

**CAUTION:** This email originated from outside the organization from email address seemed. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I am fully in support of Sterling's proposed 36 units (for clarity 17 buildings comprised of 34 half duplex homes plus 2 detached homes).

Here is why I believe in this project:

- The total building area of 36 homes is roughly the same as 10 large homes
- West Vancouver is lacking in "affordable " (affordable for our market) middle market product that is not an apartment or condo. This project will provide 36 units on 5 acres off West Port Road and Cranley Drive. This development is well hidden and built into the slope and does not impact any views.
- -Currently, West Vancouver has 144 homes for sale over \$5,000,000 and sold only 61 in the last 12 months. That is over two years supply based on absorption, far too many for a diverse community.
- Currently, there are only 3 half duplex or townhomes available for sale under the highway ( above are very expensive and not comparable) and west of Dundarave. In the last 12 months, 14 units have sold. That is under 3 months supply, clearly we lack this type of product.
- I was very surprised to find out that over 200 townhomes and/or half duplexes are in and around the Caulfield area within projects like Sahalee and Caulfield Cove etc. Most people don't even know they exist, yet they sell quickly and have limited turn over.

WHY do we need this product?

- 43% of West Vancouver are over 55 (largest in Vancouver), aging population
- 32% of West Vancouver is over 65, BC average is 19% for other municipalities in BC, empty nesters in large homes
- 70% of West Vancouver homes are over 44 years old (aging inventory) that requires ongoing maintenance
- West Vancouver has the highest percentage of mortgage free homes owners in the lower mainland at 56%

So why does this matter?

We have older people living in older homes. They want to sell and put some money in the bank for retirement, BUT, they have no options other than:

- 1. buy a different home and not save any money;
- 2. buy a new apartment which largely won't save them any money, but more importantly a lot of seniors don't want an apartment. They want a garden, their own garage, put their feet on the lawn while they BBQ, etc. a home experience.

I heard a wise person say "we decide who lives in our community by what we build." I also believe "we decide who stays in our community by what we build ."

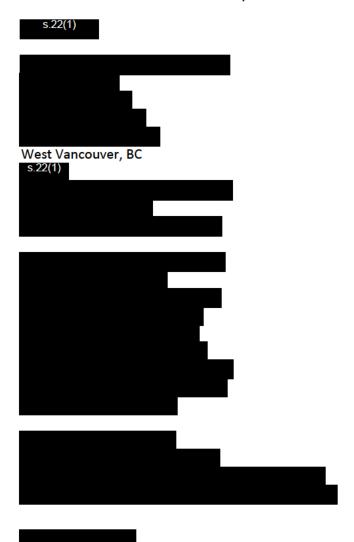
These duplex homes give options to maintain people in our community such as older couples, single parent families and young families that want to be in West Vancouver.

The price point for these half duplexes is \$1,500,000 - \$2,300,000M (roughly 1739 sqft -3600 sqft) and 60% of the units are under \$2,000,000 which is a great price in today's market.

In comparison, the new Weston Place development (as an example is a good quality project) beside the Community Centre, which is on leased land is \$2000/sq ft. For example, Unit 703 is 1215 sq ft for \$2,500,000M.

Aquila will offer homes which allows people to sell an older home and buy a new duplex and put some money in the bank. Single parents can have options to stay in West Vancouver and new young families can get into our market, near schools and the beach.

I really believe this is important and frankly I am shocked it's taken 5 years to get to this point. I am not blaming Council or staff but it's time to get this done. We need this type of product to maintain our aging population in West Vancouver and open up opportunity to people that don't want an apartment but want to own a home with a piece of land in West Vancouver.



Sent: Wednesday, March 6, 2024 7:37 AM

**To:** correspondence

**Subject:** Aquila

**CAUTION:** This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I am writing in support of the proposed Aquila project. I encourage council to approve this development as it addresses an urgent need for more achievable housing at more affordable prices.

Thank you.



Sent from my iPad

Sent: Wednesday, March 6, 2024 9:21 AM

**To:** correspondence **Subject:** Aquila Living Project

CAUTION: This email originated from outside the organization from email address or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

To: West Vancouver Council RE: Aquila Living Project

The Aquila Living project will be a welcome addition to the Eagle Harbour Community, and West Vancouver in general. It has been well thought out and fits beautifully in its natural surroundings. It will also add sorely needed inventory for our current housing mix.

Aquila Living is a welcomed new option for empty nesters and young families alike.

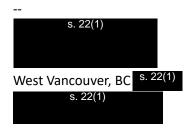


Sent: Wednesday, March 6, 2024 9:31 AM

**To:** correspondence **Subject:** Aquila Project

CAUTION: This email originated from outside the organization from email address so that is suspicious, please report it to IT by marking it as SPAM.

I fully support it, we need smaller and better housing options in WV.



Sent: Wednesday, March 6, 2024 9:52 AM

**To:** correspondence **Subject:** Aquila Project

CAUTION: This email originated from outside the organization from email address . 22(1) . Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

# Hello,

I wish to voice my support for the Aquila project. In my view a townhome development of this nature should be encouraged by the community wherever feasible. West Van does not have nearly enough housing options for current residents that wish to downsize or for those wishing to bring young families to our community. We have more than enough high priced condominiums, but for those of us the still want to putter around the garden. The choices are very limited.

As I understand it, the project would be similar in nature to the townhouse development at the bottom of Headland at Marine Dr. Our community could use more of these types of housing options.

# Sincerely

s. 22(1)

Sent: Wednesday, March 6, 2024 11:30 AM

**To:** correspondence

**Subject:** IN SUPPORT OF STERLING

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I fully support Sterlings Development. of 17 buildings comprised of 34 half duplex homes plus 2 detached homes here in West Vancouver. Both our adult children want to eventually live here but the housing market at this time is a huge challenge for our younger generation even with post secondary education and good jobs.



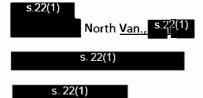
Sent: Wednesday, March 6, 2024 3:28 PM

**To:** correspondence **Subject:** Aquila Eagle Harbour

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you be leve this e-mail is suspicious, please report it to IT by marking it as SPAM.

To whom it may concern, I would be in favour of the 36 unit Aquila development over the 10 unit detached home option already approved. It is a more practical, mid-price range product and can be completed much faster. It would help to resolve the need for viable inventory with little negative impact on the surrounding community.

Sincerely,



Virus-free.www.avg.com

Sent: Wednesday, March 6, 2024 8:27 PM

**To:** correspondence **Subject:** Sterling Development

## Dear staff,

My extended family and I have been residents of west Vancouver for the s. 22(1) years.

We are professionals and believe that we understand the challenges in housing not only as users but as s. 22(1). It is pretty much human nature not to want change adjacent to our own back yards...

We wholeheartedly support a little more density in this area of the district of West Vancouver.

Respectfully

s. 22(1)

West Vancouver

s. 22(1)

Sent from my iPhone

Sent: Wednesday, March 6, 2024 9:12 PM

**To:** <u>correspon</u>dence

S. 22(1)

**Subject:** Aquila Development

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

We understand the Aquila Development in Eagle Harbour is coming before council once again. As residents of West Vancouver, we would like to express our support and enthusiasm for this development. Aquila is a multi family housing project focused on providing homes for everyone from young families to those looking to downsize and hope to be able to remain living in their community. It clearly successfully checks numerous boxes on today's housing needs wish list.

Upon reviewing the plans, it is evident that Aquila is a development that has been designed to respect the landscape as well as the existing neighbourhood. Consider that nearby Caulfield Cove has been in existence since the mid 1970's and continues to thrive as a vibrant townhouse complex. It is home to a diverse group of homeowners who share a love of nature and community. That successful and valued development is a great example of the intention behind Aquila in that it too will present a fantastic opportunity for a multi generational living environment. In our view, this is precisely the type of inclusive housing development that council should be focused on supporting and creating.

We urge you to consider the future of the entire community and vote in favour of Aquila, thereby choosing to support the future of families and seniors who look forward to one day being able to call Aquila home.

Thank you so much for your time and consideration.

s. 22(1) West Vancouver s. 22(1)

**Sent:** Thursday, March 7, 2024 12:27 PM

**To:** correspondence **Subject:** Aquila Development

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I am in support of this development

If we want to provide affordable options ( for west vancouver ) we need this type of development.

Our aging population (oldest in Vancouver) does not see viable options to downsize if they don't want an apartment, which many don't.

Empty nesters that want to downsize and maintain extra bedrooms and have ground level access don't have options that allow them to take money off the table

Young families or single parent families don't have viable options that they can afford that are suitable for a young family. Currently in West Vancouver we have 144 homes for sale over \$5,000,000 - we sold 61 in last 12 months - over two years supply, dramatic oversupply

We currently have 3 town homes or 1/2 duplex for sale, under highway( above is expensive and not comparable) west of Dundarave - in the last 12 months we sold 14, dramatically under supply

Many people want some land to wash cars, have a garden, BBQ on the grass, etc. . The Options are older homes, or expensive townhomes and neither work for empty nesters or yong families or single parents

Aquila will have 60% of homes under \$2,000,000 and size are 1739-3600 sqft roughly \$800/sqft

Darwin's project is \$2,000,000/sqft and Pierwell project - estimated to be \$3,000,000/sqft

These are nice projects but do not satisfy the missing middle

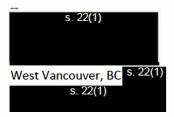
I realize some people are concerned about living in the area, I think once this is done people will realize it's not a life changing event. As an example, the Caulfield area has over 230 1/2 duplexes and townhomes, Sahalee, Caulfield Cove etc. Most people dont even know these exist, and they sell very quickly and rarely come available. They fill the need that is missing, the stats are clear on this I believe.

My final comment is

We decide who lives in our community by what we build. I believe this not only keeps people in our community but will bring younger people to our community.

Thank you

s. 22(1)



s. 22(1) From:

Thursday, March 7, 2024 1:55 PM Sent:

To: correspondence

Subject: Sterling pacific support

CAUTION: This email originated from outside the organization from email address s. 22(1) Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello, Re Aquila development, Eagle harbor

I am fully in support of Sterling's proposed 36 units (for clarity 17 buildings comprised of 34 half duplex homes plus 2 detached homes). And not ten \$5,000,000 homes

### **Thanks**

s. 22(1) Lions Bay BC s. 22(1)

From: \$\\ 22(1)

Sent: Thursday, March 7, 2024 2:38 PM

**To:** correspondence **Subject:** Aquila Project

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

## To West Vancouver City,

I just wanted to show my support for the "Aquila Development" in West Vancouver.

I have been living in Horseshoe Bay and the North Shore my entire s. 22(1) and have seen a lot of developments over the years, some good some bad.

I attended the public presentation of Aquila and found it to be very well planned, tasteful and respectful in terms of impact on the surrounding neighbours. It has my total support. I was astounded at how long the process had taken and hope that it will move forward soon, as you know delays only serve to increase prices to the buyers, and I hope to be a buyer.

west Vancouver, BC s. 22(1)

## Healthy Regards,



**Sent:** Friday, March 8, 2024 2:11 PM

To: correspondence

**Cc:** Mark Sager; Christine Cassidy; Sharon Thompson; Peter Lambur; Linda Watt; Scott

Snider; Nora Gambioli; Lisa Berg

Subject: Daffodil Drive Development (Aquila) - Official Community Plan Amendment, Rezoning,

and Development Permit for Lots C and D Daffodil Drive

**CAUTION:** This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council Members,

Thank you for taking the time to read this letter and review our concerns.

We are residents of Eagle Harbour and live on s. 22(1) . We purchased our home s. 22(1) and have raised s. 22(1) children here. We are extremely familiar with every corner of the Eagle Harbour neighbourhood - traffic patterns, pedestrian patterns, schools, transit, waterways, run off, drainage issues, wildlife, infrastructure, etc.

When all is said and done, we accept that there will be development – the issue at hand is the developer's respect (or at times lack thereof) for the residents who will be most affected by this drastic change to the lay of the land in Eagle Harbour. One would hope that by now the developer has gained an understanding of how truly passionate the members of this community are about protecting the environment and keeping Eagle Harbour as green as possible (you don't know what you've got 'til it's gone). Once you change the lay of the land, it is changed forever and there is no going back. In today's world of heat domes, flooding, forest fires, extreme rains – this parcel of land and the surrounding neighbourhood needs to be planned for with the utmost respect for the environment.

Of note is the fact that there is now even more concern surrounding this development regarding erosion and environmental issues, due to the fact that the developer has now applied to the District subdivide solved plot of land, directly to the north of the Aquila proposed project, into 3 separate lots. This will result in even MORE clear cutting, erosion, drainage, environmental, and infrastructure issues from development on this parcel located directly above Aquila. Given the lay of the land and steep slopes on this parcel of land – any development on either piece of property needs to be approached with the highest level of care in mapping out tree removal and preserving the natural environment that currently exists in this area.

In a recent article published by CBC News, "The risk of landslides in the North Shore region could quadruple by 2080s." (CBC.ca/news, 2021). We must be proactive and ensure that the necessary assessments have been completed to the highest standards

It was surprising to see 14 letters of support for Aquila posted to the correspondence section of the DWV website as of Wednesday morning (March 7<sup>th</sup>). Some of the letters noted Aquila will be discussed at the upcoming Council meeting on March 11<sup>th</sup>. After reviewing the DWV website on Wednesday morning, there was no notation of the discussion to take place on March 11<sup>th</sup> – with no agenda yet posted. Clearly the developer and his "supporters" knew what was up – however the rest of us had been left in the dark. Where is the transparency of process in this? You would think that someone from the DWV would have reached out to the residents who will be most impacted by this pushed through development, to advise of the upcoming meeting on March 11<sup>th</sup>, and to give an update on how this proposal is progressing.

Once again, the developer has attempted to rally support via the "back door" by asking his friends and real estate associates to submit letters of support prior to the Council Meeting agenda even being posted. I am assuming this was the developer's attempt to front load Council and the Mayor's inboxes with emails, in an attempt to make it look like the community supports their plan, before any of the residents who will be directly impacted were even made aware there would be a meeting. Smoke and mirrors by the developer.

The submission of these letters does not paint the true picture of how the majority of people in this neighbourhood, especially those who reside directly in the vicinity of the Daffodil Development, really feel – **the majority DO not support this application for many VALID reasons** – which have all been voiced many times previously – but here we go again!

It would be interesting to know where these letter writing supporters live – they may live in West Van, but they really do not understand the lay of the land, or care about the impact this will have upon those who are residing in the immediate area of Aquila – nor do they care about the environmental impact, traffic, parking, infrastructure issues, etc., as it will have no immediate effect upon them.

After reviewing the letters of support that were recently submitted it is noted:

- o two letters were submitted by real estate agents who potentially stand to gain financially by having these units built
- o one claims that their child care provider will purchase a unit in Aquila, anything is possible, but a rather erroneous claim the same person claims that their aging parents will live in a unit, again erroneous and given that these units will be multi level does anyone really think they are geared for seniors as they continue to age? The developer needs to stop throwing this claim out there as it is simply not true.
- o one claims they are happy to put up with increased traffic, construction noise and states "I want this development in my back yard" ... clearly they do not live close by and will not truly have Aquila in their backyard as many residents of Cranley/Daffodil/Westport will.
- o one submission is noted to be from someone in Vancouver why are they even writing to support this? Clearly this will not have an impact on them. Maybe they are receiving a free dinner from the developer in exchange for their letter of support?
- o Some claim that these units are affordable for young families and first time buyers ??? Really?? And one says everyone who already lives here, is here because of help from the "bank of mom and dad" ... that is definitely not true.

Currently on the Aquila website the developer has noted that the cost of units will be between 1.4 to 2.3 million – we know the final listing prices will be higher – given the current cost of goods due to inflation – again smoke and mirrors. I can tell you that none of my s. 22(1) kids or their friends will be purchasing a unit – even when employed as mirrors by the developer.

We have all expressed to the Mayor and Council and DWV Planners our concerns, as outlined many times:

- The height and profile of the units proposed are not in keeping with the neighbourhood and will be staring down directly at their neighbours on Cranley Drive even with the proposed "buffers" the style of Aquila looks very much like "Seascapes" north of Horseshoe Bay Eagle Harbour is not the place to build another "Seascapes".
- Entrance and exit to the development on Daffodil Drive huge safety issues for pedestrians and cars alike- especially for entrance/exit from Daffodil & Marine (blind corner when turning onto Marine)
- Erosion, surface water and drainage, clear cutting, sensitive riparian areas all are issues (now an even greater concern with the subdivision and development on the lot immediately to the north of Aquila

- Infrastructure schools, medical clinics, daycare, water and sewer infrastructure too many things to list here
- This proposal does not fall within the OCP as **EH** is **DEFINTELY** not located near a "transit hub" and the residents of Eagle Harbour all use their cars to go about their daily lives trips to Caulfield Mall, drop off kids to school, driving to work, to the rec centre, going out for dinner reality is, a very few number of people who live here take the bus or ride a bike to do go about their daily routine
- NOBODY walks to Caulfield mall to buy groceries. The developer s.22(1) does he walk up the hill to buy his groceries? Stop trying to claim this development is located in a "walkable" neighbourhood for daily life (work/school/errands it is NOT)
- The entrance and exit from this project **MUST** have the majority of cars accessing from Westport Drive using Daffodil Drive should not even be considered due to safety issues as well as the "country lane" feel of Daffodil Drive
- NOISE as noted before the lay of the land in EH is like a bowl and sound travels down from the area of the proposed development. When there are parties held up at the existing residence at we can hear every word down here s.22(1) Multiply that by 36 homes (both during construction and when occupied). So much for the sounds of nature! We will be hearing a minimum of 36 cars making multiple trips in and out of the development each day, not to mention delivery trucks, etc. So much for increasing density next to transit hubs this development is not fulfilling that mandate is it?

I would suggest that if this was a developer that truly cared about the neighbourhood, they would take the time and energy to meet directly with the group of residents (along with the Mayor and Council members) who will be most affected by his proposed development to hear from them directly, and discuss in a constructive and calm fashion, in order to come to terms with the concerns that are not being addressed. We already attended the developer's sales presentation back in 2023 at the golf course (under guise of being a public info meeting), which proved to be a very unproductive event – no questions answered and no formal presentation or Q&A offered to the attendees.

We look forward to further dialogue with the developer and the District.

Respectfully submitted,



**Sent:** Friday, March 8, 2024 5:45 PM

**To:** correspondence

Cc: Mark Sager; Christine Cassidy; Peter Lambur; Sharon Thompson; Scott Snider; Linda Watt; Nora

Gambioli

**Subject:** Aquila Development

**CAUTION:** This email originated from outside the organization from email address . 22(1) . Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

### To Mayor and Council

Appears Eagle Harbour residents need to answer the bell yet one more time regarding the proposed Aquila development and its adjoining lot rezoning applications. A good neighbour said something that resonated with our household. "You don't know what you've got till it's gone". Think Joni Mitchell said it first. Hope you as our elected representatives understand as well. We all purchased homes in a single family zoned neighbourhood. There was a reason for that. The whole narrative of the missing middle and providing affordable housing has proven to be a red herring. The blueprint is pretty much set. It's more than likely that most pre-sales will be to real estate investors. Developers aren't charities.

What would the impact be on our community, environmental and otherwise? We're not convinced that a proper study has been done.

See you Monday March 11th.

Best regards, s. 22(1)

**Sent:** Friday, March 8, 2024 6:09 PM

**To:** correspondence

**Subject:** Aquila Living in Eagle Harbour

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Mayor and Council,

I am pleased to forward a letter of support to the Mayor and Council for Aquila Living in Eagle Harbour. It is a long overdue development that is desperately needed.

West Vancouver has been our home for the past s. 22(1) and it is our desire to continue living in this beautiful community. However, it has come time to downsize and it is with sheer frustration that the district does not offer reasonable housing options. Because of this lack of options we continue to live in our Caulfeild home.

What is most frustrating is there is nowhere to go that costs less than our house. Our options are new construction which is priced in the luxury price range or something that was built in the 70's or 80's. What is missing is new, nicely built, affordable housing; the missing middle.

Moving to North Vancouver is not an option as all our community services are here in West Vancouver and would cause us to return to West Vancouver several times a week.

If the Mayor and Council have been reluctant to build for downsizers, you certainly have not built for first responders, teachers and all those that service the municipality. Where is there housing for middle income people?

The Mayor and Council need to have the courage to conform to increased densification in Eagle Harbour without the threat of destroying the neighbourhood. It appears the shots are being called by the people who are against everything, such as the church re-development in Horseshoe Bay.

I hope the Mayor and Council take seriously the words of the Premier, that those municipalities that choose not to build will be encouraged to do so by the Province. Perhaps it would be better for the municipality not to wait to be mandated by the Province.

I hope the Mayor and Council say enough is enough and grant the necessary approvals to a project that has been underway since 2018.

It seems to me that Aquila Living checks all the boxes.

s. 22(1)

s. 22(1)

West Vancouver, BC
s. 22(1)

Sent: Saturday, March 9, 2024 10:14 AM

**To:** correspondence

**Subject:** Aquila

CAUTION: This email originated from outside the organization from email address seems. Seems seems. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

#### Hello

I'm adding my support for the much needed Aquila development. As a couple approaching our 60's and empty nesters, we have found a low inventory of houses in that price range and size that suits our need at this phase of our life. Apartments are not appealing to us at this stage of our lives.

I have watched the listings on the daily for months for an appropriate housing opportunity for us to transition to. There is nothing... We have looked in other communities but really don't want to leave our community of West Vancouver. We have raised our children in the WV community and we would love to have them return to us in their childhood community.

This development opportunity is a greatly needed and we support this and other similar developments in West Vancouver.

Please move forward and approve this development.

s. 22(1)

Sent from my iPhone

s. 22(1)

s. 22(1) From:

Sent: Saturday, March 9, 2024 10:23 AM

To: correspondence

Cc: Mark Sager; ssneider@westvancouver.ca; Nora Gambioli; Christine Cassidy; Linda Watt; Peter Lambur

Subject: OCP Amendment, Rezoning and Dev Permit for Lots C&D Daffodil Drive

CAUTION: This email originated from outside the organization from email address Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello Mayor and Council,

I am writing to ask you to support the OCP amendment for Lots C&D Daffodil Drive. This proposal is exactly what we need and currently don't have enough of in West Vancouver. Smaller units, close to transit that provide options for people downsizing or younger families trying to move into our community. We do not need more massive homes.

This proposal offers homes with a smaller footprint, with a yard, and provides options for those wanting to stay in West Vancouver when they need to downsize. When the Province is calling out West Vancouver for our lack of new housing units, this proposal fits the bill. Aesthetically, it fits well within the neighbourhood; it provides options for community members who want to stay in the community and it offers a key missing piece in our housing inventory.

Thank you for your consideration.

Best,

s. 22(1)

West Vancouver, BC

s. 22(1) From:

Sent: Saturday, March 9, 2024 1:08 PM

To: correspondence

Subject: Aquila

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We are in support of this development, as a long term resident this type of product is what we need to meet the demand.

s. 22(1) We actually live on in an older house, keep our and would like to down size in this neighborhood. Please let there be some new, smaller homes here. Regards, s. 22(1)

West Vancouver, BC.

From: David Marley <domarley52@gmail.com>

Sent: Saturday, March 9, 2024 1:45 PM

To: correspondence; Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon

Thompson; Linda Watt

**Subject:** Proposed Aquila development

**CAUTION:** This email originated from outside the organization from email address domarley52@gmail.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I understand that, at long last, this proposal is coming before Council. I thought I'd resend my e-mail of June 17th last.

### David Marley

From: David Marley <domarley52@gmail.com>

Date: June 17, 2023 at 5:57:59 PM PDT

To: Council DWV <correspondence@westvancouver.ca>

Cc: Cassidy Christine <ccassidy@westvancouver.ca>, Gambioli Nora <ngambioli@westvancouver.ca>, Lambur Peter <plambur@westvancouver.ca>, Sager Mark <mark@westvancouver.ca>, Snider Scott <ssnider@westvancouver.ca>, Thompson Sharon <sthompson@westvancouver.ca>, Watt Linda

<lwatt@westvancouver.ca>

Subject: Proposed Aquila development

I have recently read a proposal concerning this development in the Eagle Harbour neighbourhood. My initial impression is that it is precisely the sort of housing which West Vancouver ought to be encouraging. It would appear to offer an attractive residential option for many, locals and newcomers alike, who otherwise will likely be precluded from either remaining in or moving to West Vancouver.

I have lived in West Vancouver for just over 32 years. It has so many natural advantages and great potential. Overall it is a much better than decent place in which to live. It is not, however, as wonderful today as many locals would like to believe.

For one thing, I have so often been struck by the rampant complacency and outright negativity of far too many residents toward various issues, including land use, as well as the "I'm all right, Jack" attitude of too many business operators and commercial property owners. This is a peculiar and decidedly unappealing aspect of our community. It is a psychological climate remarkably similar to one which used to exist, and may still, in Oak Bay, another enclave of entitlement in which I lived for five years in the 1980s.

Too many people in West Vancouver speak of 'preserving the status quo'. To my mind, this is not really doable. A community either moves forward by adapting to changing circumstances or it withers and declines. As I travel around Metro Vancouver and, indeed, to various cities elsewhere in North America or overseas I see all manner of welcome improvements being made to commercial and residential properties, along with impressive public infrastructure upgrades. Upon returning to West Vancouver I am struck by how 'down-at-heel' our principal commercial centres are increasingly becoming and also by the proliferation of single family houses which are absurdly disproportionate in size both to the lot upon which they sit and their surrounding neighbourhoods. Many are outright grotesque, in the conspicuous consumption sense.

Anyway, the proposal in question strikes me as attractive, proportionate in size relative to its location and likely to help meet an obvious and urgent housing need in our community. I wish the developer every success and strongly encourage Council to vote in support of this development.

I hereby request that my name and contact information not be redacted from this e-mail.

David Marley
s. 22(1)
West Vancouver, BC
s. 22(1)

604-926-8994

Sent: Saturday, March 9, 2024 2:40 PM

**To:** correspondence **Subject:** Aquila Development

CAUTION: This email originated from outside the organization from email address . Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

To Council Members and Staff...

My wife and I are currently residents of West Vancouver at and raised s. 22(1) s. In fact we built our home back s. 22(1) children here.

I am writing this to you in full support of the development project known as Aquila that I have followed and reviewed. Our home today is significantly larger than our living needs. We would like to stay in West Vancouver for many reasons as we enjoy the community here. The problem we face like many other "empty nest" couples is that unless you are prepared to move into a high rise concrete project, which we are not prepared to do, there are few options of choice for lower density projects or townhouse style developments that have a look and feel of a single family home.

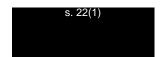
Aquila offers the look and feel of a single family residence.

This project should be fully supported by Council and Staff as West Vancouver is in dire need of providing this form of housing that is scarce in this municipality.

Without projects such as Aquila, West Vancouver will not be seen as a municipality that offers diverse housing to attract a variety of family needs.

We strongly encourage the municipality to approve this stage of the project so that it can continue to advance to development.

Thank you for giving this your full consideration.



Sent: Saturday, March 9, 2024 5:16 PM

**To:** correspondence

Cc: Mark Sager; Christine Cassidy; Peter Lambur; Sharon Thompson; Scott Snider; Nora Gambioli; Lisa

Berg; Jim Bailey; Michelle McGuire; Linda Watt

**Subject:** Eagle Harbour development proposal

**Attachments:** Letter to Mayor and Councillors.pdf; smime.p7s; ATT00001.txt; ATT00002.htm

Dear Mayor, Councillors and staff,

Please find the attached letter regarding the Proposed Development in Eagle Harbour.

Regards

s. 22(1)

To: Mayor Mark Sager and Councillors:

March 9, 2024

Christine Cassidy
Peter Lambur
Sharon Thompson
Scott Snyder
Linda Watt
Nora Gambioli

Staff: Lisa Berg Michelle McGuire Jim Bailey

District of West Vancouver 750 17<sup>th</sup> Street West Vancouver, BC, V7V 3T3

# PROPOSED AQUILA DEVELOPMENT/EAGLE HARBOUR

On April 8 2023, you all received a letter directed to the Developers with the concerns about this development from people who actually live in the Eagle Harbour neighbourhood.

Some subsequent meetings were held with Mayor and the Community and there were some vague promises that the Developer would listen to some of these concerns and make modifications.

The February 28, 2024, Council report by Lisa Berg file 1010-20-21-131 reads:

Point 2 .The applicant worked with the community to refine the designs of three buildings that back onto the properties located on Cranley Drive. To respond to resident concerns, the applicant revised those units by reducing their size, massing and number of storeys.

Actually, the applicant has NEVER worked with the community!

We fail to notice these mentioned changes as these buildings still show up to be three storeys high with views into the backyards of Cranley Drive neighbours. There is a rendering showing that huge trees could be planted, which would also completely shade these neighbours' backyards, which obviously is not desirable.

As neighbours have previously pointed out in letters, there has been no dialogue with the neighbourhood by the developer/applicant and no consideration has been taken to the concerns that have been emphasized.

We notice that the roads in the property are now separated, meaning that 24 dwellings would need to drive out through the small Daffodil Drive onto the curve on Marine Drive. On top of that, as the Developer has requested a sub-division of lot right north of the Development, into three lots, the traffic from all those future dwellings would be added to traffic onto Daffodil Drive.

Safety is a major concern.

We also note that even though it has been ignored by staff earlier, notice has been given that this development does actually **not fit into the OCP**, and therefore there is now a proposal to change the OCP in order to fit this development by changing a By-Law.

I.e.:

# "Official Community Plan Bylaw

An incidental amendment to the Official Community Plan (OCP) is required to establish a Development Permit Area (DPA) and associated guidelines and to place the site within that DPA (Appendix C)."

<u>Is this not putting the horse before the cart? Staff suggests an amendment to the OCP to fit this project as outlined in Appendix C!</u>

# "1.0 Purpose

To present to Council a proposed development application to rezone Lots C and D Daffodil Drive (Appendix A) to allow for a 36-unit residential development (see "Project Profile" – Appendix B). Presented as part of the development are:

• bylaws serving to amend the Official Community Plan and Zoning Bylaw;..."

### Furthermore:

"OCP Policy 2.1.7 enables the consideration of proposals within neighbourhoods for site-specific zoning changes that are **not otherwise** 

supported by policies in the OCP only in limited circumstances by:

- a. Reporting to Council after preliminary application review to allow an early opportunity for public input;
- b. Considering sites or assemblies that present a degree of physical separation from adjoining single-family dwellings (e.g., adjacent to a green belt, grade change, park, school, or existing multi-family site);
- c. Requiring demonstration of minimal impact to access, traffic, parking and public views in the neighbourhood;
- d. Restricting to one or more a range of low-rise housing types including duplexes, triplexes, rowhouses, townhouses, seniors, rental and apartment buildings to a maximum of three storeys;
- e. Reviewing form and character to support siting and designs that respond and contribute to neighbourhood context and character; and f. Ensuring information meetings with public notification prior to formal Council consideration in accordance with District procedures.

As there are watercourses and a wetland, areas of steep slopes on the site, and wildfire hazard considerations, a development permit subject to the following OCP policies and guidelines is required for the development proposal prior to issuance of a building permit:

- NE1: Wildfire Hazard
- NE6: Sites with Difficult Terrain (Steep Slopes)
- NE13: Watercourse Protection"

We urge Mayor and Council to review in detail what is being recommended by staff.

We would also like to offer our support to a letter that was recently sent by a neighbour that outlines many of the points of concern from all our neighbours. To quote some of these points instead of just repeating them:

"It was surprising to see 14 letters of support for Aquila posted to the correspondence section of the DWV website as of Wednesday morning (March 7<sup>th</sup>).

Once again, the developer has attempted to rally support via the "back door" by asking his friends and real estate associates to submit letters of support prior to the Council Meeting agenda even being posted. We are assuming this was the developer's attempt to front load Council and the Mayor's inboxes with emails, in an attempt to make it look like the community supports their plan, before any of the residents who will be directly impacted were even made aware there would be a meeting.

The submission of these letters does not paint the true picture of how the majority of people in this neighbourhood, especially those who reside directly in the vicinity of the Daffodil Development, really feel – **the majority DO NOT support this application for many VALID reasons** – which have all been voiced many times previously – but here we go again!

We have all expressed to the Mayor and Council and DWV Planners our concerns, as outlined many times:

- The height and profile of the units proposed are not in keeping with the neighbourhood and will be staring down directly at their neighbours on Cranley Drive even with the proposed "buffers" the style of Aquila looks very much like "Seascapes" north of Horseshoe Bay Eagle Harbour is NOT the place to build another "Seascapes".
- Entrance and exit to the development on Daffodil Drive huge safety issues for pedestrians and cars alike- especially for entrance/exit from Daffodil & Marine (blind corner when turning onto Marine)
- Erosion, surface water and drainage, clear cutting, sensitive riparian areas all are issues (now an even greater concern with the subdivision and development on the lot immediately to the north of Aquila
- Lack of Infrastructure schools, medical clinics, daycare, water and sewer infrastructure too many things to list here.
- This proposal does not fall within the OCP as EH is DEFINITELY not located near a "transit hub" and the residents of Eagle Harbour all use their cars to go about their daily lives trips to Caulfield Mall, drop off kids to school, driving to work, to the rec centre, going out for dinner reality is, a very few number of people who live here take the bus or ride a bike to go about their daily routine.
- NOBODY walks to Caulfield mall to buy groceries. The developer to the Aquila site does he walk up the hill to buy his groceries? Stop trying to claim this development is located in a "walkable" neighbourhood for daily life (work/school/errands) it is NOT!
- The entrance and exit from this project **MUST** have the majority of cars accessing from Westport Drive using Daffodil Drive should not even

be considered due to safety issues as well as the "country lane" feel of Daffodil Drive.

I would suggest that the developer take the time and energy to meet directly with the group of residents (along with the Mayor and Council members) who will be most affected by his proposed development to hear from them directly in a constructive and calm fashion, in order to come to terms with the concerns that are not being addressed. We have already attended the developer's sales presentation back in 2023 (under guise of being a public info meeting), which proved to be a very unproductive event – no questions answered and no formal presentation or Q&A offered to the attendees.

We look forward to further dialogue with the developer and the District."

With all this said and echoed by most of the neighbourhood, we would recommend that this project is delayed, the Public hearing is postponed and a fruitful dialogue with the Developer, their advisors and the community takes place.

Yours Sincerely,



**Sent:** Monday, March 11, 2024 8:16 AM

**To:** correspondence **Subject:** Aquila Development

CAUTION: This email originated from outside the organization from email address s.22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I am in full support of this extremely well done development plan. I really hope this will be approved and move forward. We need more of this type of development. It's time.

s. 22(1)

Sent from my iPad

s. 22(1) West Vancouver s. 22(1)

**Sent:** Monday, March 11, 2024 9:01 AM

**To:** correspondence **Subject:** Aquila Development

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear West Van mayor and council,

I want to express my support for the Aquila development project in Eagle Harbour.

I am <u>a</u> s. 22(1), raised in West Van, with soon to be a s. 22(1). I live in North Van today but would like to return; however the inventory of affordable housing has limited my options.

Aquila is a compelling project at a good price point for young families and downsizers.

Please approve the project and more like it.

Thanks & sincerely,

```
s. 22(1)
s. 22(1) , North Vancouver, <u>BC</u> s. 22(1)
s. 22(1)
```

**Sent:** Monday, March 11, 2024 10:59 AM

**To:** correspondence

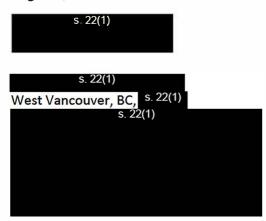
**Subject:** Aquila project - Sterling Developments

**CAUTION:** This email originated from outside the organization from email address s.22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello,

I am writing to you in regards to the support of the Aquila project by Sterling Developments. I would be interested in a project like this as I am a s. 22(1) year old that used to live in West Van and if I were to move back to west van would like to find a property that is affordable.

### Regards,



**Sent:** Monday, March 11, 2024 11:37 AM

**To:** correspondence

**Subject:** In support of Aquila Development Westport/Cranley

CAUTION: This email originated from outside the organization from email address seems s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. (F you believe this e-mair is suspicious, please report it to IT by marking it as SPAM.

Hello West Vancouver Council...please take note of support for Aquila Development.

I am in support of Sterling's proposed 36 units.

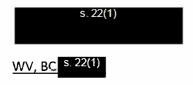
(17 buildings comprised of 34 half duplex homes plus 2 detached homes).

Here is why I believe in this project:

- The total building area of 36 homes is roughly the same as 10 large homes.
- West Vancouver is lacking in "affordable/appropriate" for our market middle market product that is not an apartment or condo.

This project will provide 36 units on 5 acres off Westport Road and Cranley Drive.

This development is well hidden and built into the slope and does not impact any views.





s. 22(1) From:

Monday, March 11, 2024 11:44 AM s. 22(1) Sent:

To:

Cc: correspondence

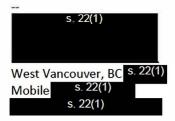
Subject: Re: In support of Aquila Development Westport/Cranley

s. 22(1) CAUTION: This email originated from outside the organization from email address . Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

excellent thank you, anyone that you think would also be in support this is the time This is how we protect our community i think

we determine who lives in our community by what we build

not just who coms but who stays



s, 22(1) On Mon, Mar 11, 2024 at 11:37 AM wrote: Hello West Vancouver Council...please take note of support for Aquila Development.

I am in support of Sterling's proposed 36 units.

(17 buildings comprised of 34 half duplex homes plus 2 detached homes).

Here is why I believe in this project:

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- West Vancouver is lacking in "affordable/appropriate" for our market middle market product that is not an apartment or condo.

This project will provide 36 units on 5 acres off Westport Road and Cranley Drive.

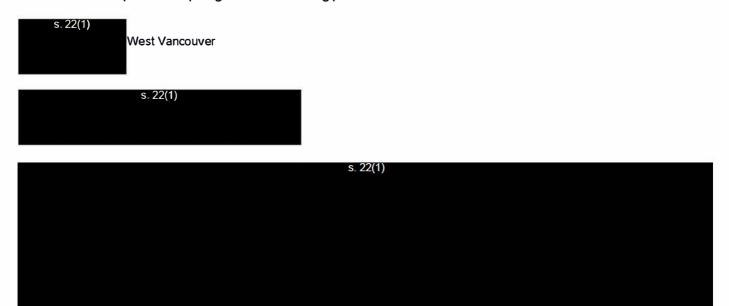
This development is well hidden and built into the slope and does not impact any views.

**Sent:** Monday, March 11, 2024 12:00 PM

**To:** correspondence **Subject:** Aquila Feedback

CAUTION: This email originated from outside the organization from email address s. 22(1) Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello, I support this project. I have known the developers for a number of years and generally found their builds work within the fabric the neighbourhoods with consideration given to both design and massing. There extensive knowledge of building in west vancouver will show in the end product which is sorely needed. I also look forward to opportunities where the developer can help augment surrounding public amenities.



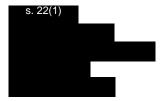
**Sent:** Monday, March 11, 2024 12:41 PM

**To:** correspondence

**Subject:** Aquila

CAUTION: This email originated from outside the organization from email address s. 22(1) . Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I am in support of this project.



**Sent:** Monday, March 11, 2024 3:31 PM

**To:** correspondence **Subject:** Aquila Development

**CAUTION:** This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor Sager & Council ~

I am writing to let you know my support of the Aquila development proposed for HSB. In my opinion this is exactly the type of home we need to build more of in West Vancouver.

My husband and I are empty nesters who currently live at proposed price would suit our needs to a tee.

I'd like to see council support this initiative and others like it.

Sincerely,

s. 22(1)

**Sent:** Monday, March 11, 2024 4:28 PM

To: correspondence

**Subject:** FW: Aquilina Project - Eagle Harbour

Importance: High

**CAUTION:** This email originated from outside the organization from email address s.22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello,

I am writing in support of the Aquilina Project proposed for Eagle Harbour.

I understand it is going to 1st reading this evening.

s. 22(1) and have s. 22(1) and have

Lack of supply, lack of diversity in housing, unaffordable housing has long been an issue in West Vancouver. Given BC's New Housing Legislation and the changes Mayor and Council will have to make

to address these issues, I would ask Mayor and Council to be forward thinking and start implementing some of the thought processes around this to the current application approval process.

West Vancouver desperately needs more affordable housing to meet the needs of what should be a growing population and retain downsizers and young families.

The current zoning for 9000+ square feet homes that will be valued at \$5,000,000 + does not fit the new model or service the needs of the community.

By approving the Aquilina project you will be adding housing inventory where it is needed most.

The following are the key points to consider:

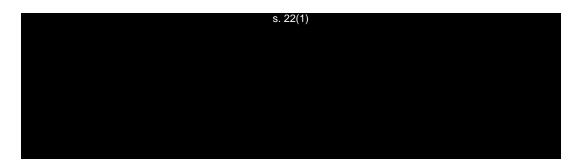
- The total building area of 36 homes is roughly the same as 10 large homes
- West Vancouver is lacking in "affordable" (affordable for our market) middle market product that is not an apartment or condo. This project will provide 36 units on 5 acres off West Port Road and Cranley Drive. This development is well hidden and built into the slope and does not impact any views.
- the area has a good walkability score with easy access to the rest of the community and beyond.

- -Currently, West Vancouver has 144 homes for sale over \$5,000,000 and sold only 61 in the last 12 months. That is over two years supply based on absorption, far too many for a diverse community.
- Currently, there are only 3 half duplex or townhomes available for sale under the highway ( above are very expensive and not comparable) and west of Dundarave. In the last 12 months, 14 units have sold. That is under 3 months supply, clearly we lack this type of product.
- 2 weeks ago a home in lower Ambleside, listed at \$1.6m had **37 offers** on it....that is where the market is and housing is needed.

Please consider the current and future needs of the community with a broader scope and as a whole.

# Sincerely,

s. 22(1)



**Sent:** Monday, March 11, 2024 4:59 PM

**To:** Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon

Thompson; Linda Watt

**Cc:** correspondence

**Subject:** Aquila Development Proposal in Eagle Harbour - Strongly Opposed - and re Council

Meeting Vote Tonight

**CAUTION:** This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

## Dear Mayor and Council,

I wrote to you back on 20 April 2023 (copy below for reference) with my concerns regarding the proposed AQUILA development in Eagle Harbour. I have lived and raised my family in Eagle Harbour for s. 22(1) and am very familiar with the topography, traffic flows, beach usage and how the rain pours down the hill up behind Daffodil – and will continue to increase as we know. In addition to my own letter, I joined together with many of my neighbours to write to you a considered and balanced Wish List for the development – this was many months ago. To my knowledge, we have not received any response – and certainly nothing from the developer.

Since it must be clear to the planning department who we are and why we are so concerned, we are perplexed as to why this proposal is on the **Agenda for tonight's council meeting** – without any of us being advised of this. The only reason we found out about it is from it being referred to in the recent flurry of support letters to Council from allies of the Developer! Clearly the developer was advised it would be on the agenda and they got a bunch of their friends and allies – none of whom actually live in Eagle Harbour – to write in their support. Why was the developer advised of this, but not us – who are directly affected?

# How it this an open and transparent process for consultation, even if the 'vote' is to see if you should seriously consider the proposal?

It was such a relief to learn – some time ago now – that West Van Council has declared a state of emergency regarding climate change. Great! Yet I have yet to see how this declaration has affected any major decisions since it was made. This proposed development is a good example. Since the first approval for 10 homes was given, we have seen radically increased rainfall, storms and subsidence. It is clear we need all the trees we can keep on the steep hillside above Daffodil to minimize landslides, erosion and flooding into the homes below – where is this being prioritized in the consideration of increasing this development to 35+ units? The developer told us an environmental assessment was done -but when, and paid for by whom? Where are the findings for us to review? Again, where is the independence and transparency in all of this? The 'traffic consultant' I talked to at the summer open house years back – who had led the traffic impact study, paid for by the developer – was not even aware there is a beach at the end of Eagle Harbour Road. How are such consultant studies to be respected as accurate??

Additionally, the developer assured us at the Gleneagles 'open house' (with no presentation and no open Q and A – again, not transparent) that his home was his 'forever plot' on the hill and where he would raise his family – yet he has since applied for – and gained approval for – subdividing it into 3 lots – thus adding further to the total number of units – and demonstrating how all he has said is basically spin – to get whatever outcome they want to maximize profit.

In a recent article published by CBC News, "The risk of landslides in North Shore region could quadruple by 2080s." (<u>CBC.ca/news, 2021</u>). We must be proactive and ensure that the necessary assessments have been completed to the highest standards. And we have a right to know what these are.

Back to the 14 letters of support. These are clearly an attempt by the developer to rebalance the scales of opinion on this matter – but we are hopeful that Mayor and Council will regard this ruse for what it is. **As should surely be clear by now, the overwhelming majority are against this application for many valid reasons which have been shared in multiple letters – especially our 8 April letter.** 

Do any of those letter writers actually live in Eagle Harbour? They may live in West Vancouver, but Eagle Harbour is a unique and sensitive environment with drastic potential consequences from the development going ahead as proposed – which they have clearly not looked into and will not be directly affected by. I fully share the concerns and observations of s.22(1) in her recent letter to you on some specific examples from these letters.

To preserve the integrity of such letters in future, we request that letter-writers be asked to declare if they have any connection or relationship or affiliation to the developer. I look forward to your response on this request.

Finally, this proposal **does not confirm to the OCP**. So now a by-law change is being requested by the developer to shoe-horn in his proposal? How is this good process? As I understand it, such exceptions to the OCP can only be considered in 'limited circumstances' and only 'Considering sites or assemblies that present a degree of physical separation from adjoining single-family dwellings – eg adjacent to a green belt, grade change, park, school or existing family site' (none of these apply here). The OCP also states another condition will be 'Ensuring information meetings with public notification prior to formal Council consideration'. Which brings me back to my starting point of this letter.

As concerned constituents of West Van Council, we ask for a stop to any further movement in this development until **true consultation** between developer and community takes place – with Councillors present and in a proper open meeting /presentation style – AND until robust, **independent** environmental assessments have been updated and their findings made public.

Thank you for your serious consideration of these concerns, and your continued stewardship of our precious communities and environment.

With best regards,

s. 22(1)
West Vancouver BC
s. 22(1)

From: s. 22(1)

Sent: Monday, April 17, 2023 8:13 PM

**To:** mark@westvancouver.ca; ccassidy@westvancouver.ca; ngambioli@westvancouver.ca; plambur@westvancouver.ca; ssnider@westvancouver.ca; thompson@westvancouver.ca; lwatt@westvancouver.ca

Cc: correspondence@westvancouver.ca

Subject: Aquila Development Proposal in Eagle Harbour - Strongly Opposed

Dear Mayor and Councillors,

#### Re: Aguila Rezoning and Development Permit Application

I am a resident of Eagle Harbour. Having reviewed the available materials regarding the proposed Aquila development – including the site plan and rezoning application letter from the Harpers, and an extensive Q & A session with Jamie

Harper at the Gleneagles Clubhouse meeting recently, I wish to register my strong opposition to the proposed rezoning application for 36 units.

We appreciate that some development is inevitable on this private land, and if it could be done in a way that is truly sustainable, environmentally responsible, AND respectful of our Eagle Harbour community top concerns, I believe you would find a shift in the attitude of Eagle Harbour residents to some development of this area. Right now, I would say that the wall of opposition and frustration with the developer is only growing. This can be turned around, with such changes as a shift to sensitively-designed single family homes (say 10 – 15 max and smaller than the original 'monster homes' proposed) — with the highest sustainability standards and minimal tree loss (not clear cutting as currently proposed) — and also with a significant tree buffer zone from existing neighbours, allowing existing trees to remain for sufficient depth to help prevent flooding and landslides, to help mitigate noise and light pollution, to allow privacy (on both sides), and to remain in the role of much needed carbon sinks. Since West Van Council has declared a State of Climate Emergency — a declaration I was so pleased to see — I hope and expect environmental considerations to become higher priorities than in the past (including when the first sublot proposal was approved with no tree buffer zone etc). Road access to Westport Road rather than Daffodil would also mitigate the major concerns around traffic and safety of our children in this quiet area.

There are a few items I would like to highlight, based on the content in their rezoning application and comments made by Jamie Harper in the informal Q&A (in small informal groups as they clearly did not want a Town Hall type meeting where everyone could hear the questions and answers):

1. Missing Middle: they claim this 36- unit development will appeal 'to the masses' and enable 'down-sizers and young families' to move to the area: but when pinned down, it turns out that only a few of the units are in the 1.4M price range, and that most will in fact be higher than that and reaching 2.4M. Duplexes with 3 floors and tiny yards are also not exactly designed with seniors or youngsters in mind. The actual definition of 'missing middle' includes 'urban, walkable living' as part of the scenario – which is not the case in Eagle Harbour, where there are no shops or services within walking distance. The developer seems to be selective with which parts of the definition of 'missing middle' housing they are providing. This is not a sustainably responsible location to implement this vision of middle housing to this scale – to say nothing of the fact it goes against existing zoning rules for the area. There is a good reason why Eagle Harbour is not zoned for this type of development. We are zoned as a single-family home community and do not want to set any precedents for even more duplex development here in the future.

### 2. Environmental Safety & Sustainability:

- a. As stated in their application, the overall site area makes it 'one of the largest sites south of Highway 99'. They also note that 'it is nestled into the forested slopes between creeks, railways and arterial roads.' It is on a hill with a delicate stream network, in a riparian zone, and with many mature trees. The development will require months of blasting into rock. We have been experiencing unprecedented storms and rainfall of late and we know that our weather is getting more and more extreme. This is not the time to be experimenting with hillside development on this scale, that is going to affect slope stability in ways we don't even yet know, with all the required tree felling and the paving over of natural permeable surfaces in the current plan. I asked Jamie Harper who would be liable in case of personal or property damage to home or people living immediately below this development due to potential flooding or landslides. He said that they, the developer, would offer no guarantees and have no liability. That the engineering firm they hired would sign off on it and 'be liable' for 'maybe a year or so'. But what happens after that? What are we to learn from the recent landslide on the Sunshine Coast for example? How can we trust that the engineers they are paying fully understand the trend in extreme weather escalation?
- b. The developer claims they will be 'cutting GHG emissions by 70%' through the new development compared to the original 10 house plan which commits them to only using Step 3 instead of Step 5 codes. It's extraordinary that they claim a reduction in GHG by comparing to a previous, low-standard design regarding sustainability. The Step 5 code should be applied to a single housing development anyway especially now that we are officially in a State of Climate Emergency etc.

- c. Tree Buffer and Riparian Zone: again, the developer made it sound like a threat that if we don't go along with their current rezoning application, they will go with their original plan which allows for **zero tree buffer** with neighbours and no buffer for the riparian zone. How this kind of set up was approved in the first place is another question but since rezoning is now being considered AND considering our current sate of climate emergency and new priorities for our environment, surely any development of this nature will now require a significant tree buffer with absolutely minimal tree loss.
- d. Scope 3 emissions from 36 units x 2 cars each having to drive everywhere should also be taken into consideration in assessing the carbon footprint of this development (there are no school bus routes from Eagle Harbour anymore).
- 3. **Rezoning Rationale** the developer's letter states that 'the site needs to rezoned.' It's true that the originally approved design plan for the 10 monster homes needs to be revised to become far more environmentally responsible, sustainable and sensitive to existing neighbours. But the same needs to happen to the current 36 unit plan, which is not compatible with the community character, is too dense for the natural environment in which it's designed to be squeezed, and has the largest duplexes peering from their second floor living areas right into the neighbours below. There is no need for this.

If we are serious about providing affordable, environmentally responsible and community-friendly housing on this site — which the developer claims is a driving motivator for them as well - then it's time for them to come back with a different proposal before this one goes any further. A proposal for significantly less than 36 units. A plan for a lower number of single-family homes with a lower carbon footprint across the overall site, more trees and natural space between them - and a design that respects the existing community and anticipates the radically increasing threat to slope stability through extreme weather events.

Before signing off, I would also like to express my concern at the undercurrent of threat and coercion in Jamie Harper's attitude at the Gleneagles Meeting. No matter what the questions or concerns raised, his basic response was along the theme of 'Well if you don't say yes to this, we'll go with the original 10 house plan which will be that much worse for you – and the environment.' He talked as if he already had the approval and was going through the motions – and kept repeating how due to a recent bylaw change, they were going to build 30 units anyway on the 10 single homes plan (with coach houses and rental suites).

Thank you for your serious consideration of these concerns, and your continued stewardship of our precious communities and environment.

With best regards,

s. 22(1)

West Vancouver BC s. 22(1)

Sent: Tuesday, March 12, 2024 9:29 AM

**To:** correspondence **Subject:** Aquila Project

**CAUTION:** This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

As a long time West Vancouver resident I am very pleased to offer unconditional support for the Aquila Project. This thoughtful approach is badly needed to help address the housing challenges in our community.

## **Sincerely**

s. 22(1)

West Vancouver BC s. 22(1)

Sent: Wednesday, March 13, 2024 1:45 PM

To: correspondence

**Subject:** March 11th -Aquila project

**CAUTION:** This email originated from outside the organization from email address s.22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

#### **Attention Council**

We are fully in support of Sterling's proposed 36 units (for clarity 17 buildings comprised of 34 half duplex homes plus 2 detached homes).

The total building area of 36 homes is roughly the same as 10 large homes

West Vancouver is lacking in "affordable " (affordable for our market) middle market product that is not an apartment or condo. This project will provide 36 units on 5 acres off West Port Road and Cranley Drive. This development is well hidden and built into the slope and does not impact any views.

Having children up in West Vancouver, now as young adults they have very few options to purchase this type of property in West Vancouver. Only option is North Vancouver or elsewhere. Thus contributing to an aging population and less future generations to fill our schools.

# Sincerely

s. 22(1)

West Vancouver, BC

Sent from my iPhone

Sent: Wednesday, March 13, 2024 11:40 PM

To: correspondence

**Subject:** FW: Aquila Development Proposal in Eagle Harbour - Strongly Opposed - and re

Council Meeting Vote Tonight

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Forwarding letter below to Correspondence email as been advised needs to be in TO line, not CC line, to be published. Letter was sent on Monday, before the council meeting.

Thanks!

From: s. 22(1)

Sent: Monday, March 11, 2024 4:59 PM

To: mark@westvancouver.ca; ccassidy@westvancouver.ca; ngambioli@westvancouver.ca; plambur@westvancouver.ca;

ssnider@westvancouver.ca; sthompson@westvancouver.ca; lwatt@westvancouver.ca

Cc: correspondence@westvancouver.ca

Subject: Aquila Development Proposal in Eagle Harbour - Strongly Opposed - and re Council Meeting Vote Tonight

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From: s. 22(1)

Sent: Monday, April 17, 2023 8:13 PM

**To:** mark@westvancouver.ca; ccassidy@westvancouver.ca; ngambioli@westvancouver.ca; plambur@westvancouver.ca; ssnider@westvancouver.ca; thompson@westvancouver.ca; lwatt@westvancouver.ca

Cc: <a href="mailto:correspondence@westvancouver.ca">correspondence@westvancouver.ca</a>

Subject: Aguila Development Proposal in Eagle Harbour - Strongly Opposed

Dear Mayor and Councillors,

#### Re: Aquila Rezoning and Development Permit Application

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Thank you for your serious consideration of these concerns, and your continued stewardship of our precious communities and environment.

With best regards,

west Vancouver
BC s. 22(1)

**Sent:** Thursday, March 14, 2024 11:30 AM

To: correspondence

Subject: Daffodil Drive Lots C and D proposed Development Permit 21-131 b

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#### Hello-

I have set out below the text of my earlier objections to this development which remain unchanged since presented at the February 8, 2021 Council meeting on the subject. The proposed OCP amendments to incorporate this development would set uncertain precedents for future proposals affecting the Eagle Harbour neighbourhood:

- Council has approved the subdivision of Lots C and D on Daffodil Drive into 10 single family housing lots; the
  current owners of the land now seek to increase the density of this subdivision to an astonishing 53 multi-family
  units. To justify this change, the owner relies on the Official Community Plan and its goals of improving housing
  options and increasing density.
- My primary objection to this Daffodil development proposal is that it is not one contemplated by the OCP.
- The OCP encourages development near town centres where multi-family housing already exists or can be expanded due to appropriate transit, shops and other amenities already in place.
- The Eagle Harbour neighbourhood is not part of a village-type centre or transit corridor such as Ambleside, Marine Drive or Horseshoe Bay which are the focus neighbourhoods of the OCP for multi-family housing developments and increased density.
- The OCP key actions, set out in the Housing & Neighbourhoods section, refer to infill options and expanding options for the "missing middle" in locations close to transit, shops and amenities. It is not the intent or focus of the OCP to promote and encourage development in predominantly single-family residential neighbourhoods such as Eagle Harbour, or for that matter Altamont or Westview or Gleneagles.
- While policy section 2.1.7 of the OCP contemplates that Council will consider proposals within neighbourhoods for site-specific zoning changes in limited circumstances, the Daffodil proposal does not fulfill many of the factors listed in the policy including respecting neighbourhood character.
- This development would set an uncertain precedent for the future of single-family neighbourhoods-what exactly are the limited circumstances? What other large lots would qualify for multi-family projects?
- If neighbourhoods outside of the OCP like EH, or Altamont or Westview or Gleneagles, are now considered part
  of the OCP densification plan then there needs to be a proper public consultation and planning process with these
  communities.
- The Owner is trying to fit the square peg of their project into a round hole. The OCP is being used inappropriately as a justification for increased density.
- The Daffodil development proposal is not supported by the OCP and the current subdivision of the land into 10 single family houses should stand.

Yours truly,



Thursday, March 14, 2024 3:01 PM

**To:** correspondence **Subject:** Aquila development

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I am a long-standing resident of West Vancouver and very much in support of this project. My address

s. 22(1



**Sent:** Thursday, March 21, 2024 8:18 PM

**To:** correspondence **Subject:** Aquila development

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Regarding Aquila development March 21. 2024

Dear Mayor and Councilors,

I know it has been a rather long and expensive journey to develop the Aquila residential development in the Eagle Harbor area of West Vancouver. It is unfortunate that the scale of this development is not appropriate for this neighborhood. Realizing of course the need for more housing and density, it is ironic that the development is to address the 'Missing Middle' of housing costs, estimated at 2.5 million and up. The Eagle Harbor area is a wonderful residential enclave that has few sidewalks or bike corridors thus requiring cars to access the local shopping centre. The area chosen for the development will add to traffic congestion and safety aspects of the neighborhood.

The other issue at play here is all about power and money. It is unfortunate that Mayor Mark Sager has been found to be guilty of serious financial irregularities and subsequent suspension by the Law Society that provide reason to consider possible serious conflict of interest. His pro development support for the Aquila project should be investigated for financial irregularities.

Sincerely, s.22(1)

Sent: Saturday, March 23, 2024 3:15 PM

**To:** correspondence

Cc: Mark Sager; Christine Cassidy; Nora Gambioli; Peter Lambur; Scott Snider; Sharon Thompson; Linda

Watt

**Subject:** Aguila development proposal, Daffodil Drive, Eagle Harbour

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Mayor and Council,

I am writing with regards to the proposed Aquila development on Daffodil Drive.

My husband and I have lived in Eagle Harbour for it's beauty and quiet neighbourhood pace, the parks and natural spaces at our doorstep. Over the years I have met local neighbours who are solutions who are and many others who are very environmentally conscious, like minded individuals and we have formed a strong community. Meeting in passing, we often discuss the state of the world, the forest fires that threaten our very location and the glaring effects of climate change which we are desperately trying to combat so we can preserve this piece of natural space as much as possible for future generations. This Aquila development looms front and centre in our community at the moment and threatens to destroy this enclave. Mr Mayor and Councillors: this is the wrong development for this area – we are not a high density township.

I wish to note the following points that are getting me particularly riled up:

l attended the March 11 Council meeting and was impressed at the proposed plan to protect urban tree canopy cover in West Vancouver which was reported on at that meeting. The tree canopy in this area has a direct impact on the flora and fauna as we know and is severely under threat at the moment. Parc Verdun, with it's already fragile riparian vegetation will be severely affected by the development. Cutting down swathes of trees on the Daffodil development is the complete opposite of what is being proposed in the plan to protect mature trees in the area. I feel the Aquila developers are trying to rush their plan through before the tree protection ordinance comes into effect. PLEASE DO NOT ALLOW THIS TO HAPPEN!

The concept of OCP (Official Community Plan) is a joke. What is the point of having a plan if an avaricious developer can quickly convince a group of Councillors to switch camps and alter it – for what purpose? The OCP exists to protect the neighbourhood so it feels to me incredibly deceitful and flippant to be able to turn around on a dime and trash a long established protection plan. PLEASE DO NOT ALLOW THIS TO HAPPEN!

The developers have done everything in their power to hoodwink the local community. For starters they have either tried to avoid having community meetings or when they planned them, they did it without much warning or advertising, or placed the meetings at times which would be most inconvenient to many people. At the insistence by the neighbours to hold a presentation, the developers arranged a show and tell at the Gleneagles Golf course clubhouse last year. Jamie Harper, when asked about his own property adjacent to the proposed development told several other people, that no way would he subdivide his own property. He now proposes dividing his property in three. Nothing these developers say is

trustworthy as far as I am concerned. They have had various studies done to support their proposal: traffic, water, land. They were all commissioned by them, are not objective studies and would obviously support what they want to do. Surely the Council has a duty to support and protect the existing residents. PLEASE DO NOT ALLOW THIS TO HAPPEN!

I am not opposed to development. I realize it is inevitable and, done right, can benefit communities. However, this overcrowded township proposal is deplorable. Let the developers stick with the original subdivision of 10 properties and don't destroy the environs of the many beautiful, established houses and parks we local residents are so proud to call our home.

Sincerely,

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West Vancouver