

# EVELYN PARCEL 9

LOT 9 TAYLOR WAY, WEST VANCOUVER

**PRELIMINARY DEVELOPMENT PROPOSAL OCTOBER 21, 2024**

## ARCHITECTURAL DRAWING LIST

PAGE #	DRAWING TITLE	SCALE
A0.00	COVER SHEET	AS NOTED
A0.01	SITE STATS	N.T.S.
A0.02	EVELYN MASTERPLAN	N.T.S.
A0.03	DEVELOPMENT STATEMENT 1	N.T.S.
A0.04	DEVELOPMENT STATEMENT 2	N.T.S.
A0.05	SITE CONTEXT PLAN 1	N.T.S.
A0.06	SITE CONTEXT PLAN 2	N.T.S.
A0.07	SITE CONTEXT PHOTOS	N.T.S.
A1.00	OVERALL SITE PLAN	3/128" = 1'-0"
A1.01	SECTION 1	1/16" = 1'-0"
A1.02	SECTION 2	1/16" = 1'-0"
A1.03	SECTION 3	1/16" = 1'-0"
A1.04	SECTION 4	1/16" = 1'-0"
A1.05	SECTION 5	1/16" = 1'-0"
A1.06	SECTION 6	1/16" = 1'-0"
A3.00	UNIT A	1/8" = 1'-0"
A3.01	UNIT A1	1/8" = 1'-0"
A3.02	UNIT B	1/8" = 1'-0"
A3.03	UNIT B1	1/8" = 1'-0"
A3.04	UNIT B2	1/8" = 1'-0"
A3.05	UNIT C	1/8" = 1'-0"
A3.06	UNIT C1	1/8" = 1'-0"
A4.00	3D VIEW	N.T.S.
A4.01	MASSING A	N.T.S.
A4.02	MASSING B	N.T.S.
A4.03	MASSING C	N.T.S.
A4.04	MASSING D	N.T.S.
A4.05	MASSING E	N.T.S.
A4.06	MASSING F	N.T.S.
A4.07	MASSING G	N.T.S.
A4.08	MASSING H	N.T.S.
A4.09	MASSING J	N.T.S.
A4.10	MASSING K	N.T.S.
A4.11	MASSING L	N.T.S.
A4.12	MASSING M	N.T.S.

## PROJECT TEAM LIST

### DEVELOPER

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### ARCHITECT

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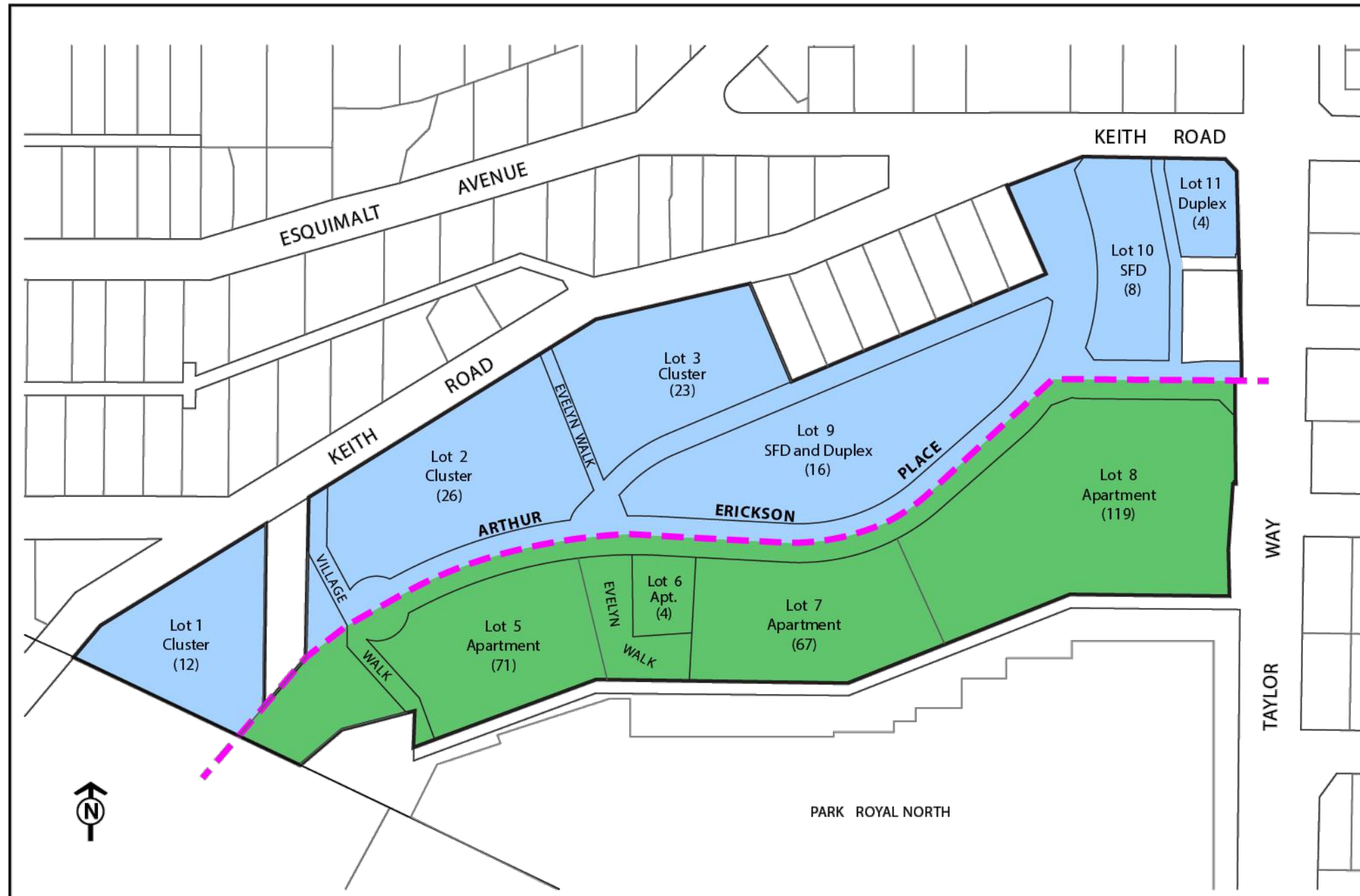
SITE CONTEXT N.T.S.

<b>EVELYN 9</b>		<b>PROJECT NO: 24_02</b>		
Lot 9 Taylor Way West Vancouver, BC		DATE: 21-Oct-24		
PROJECT STATISTICS				
<b>Current Zoning:</b>	CD1 (Evelyn Drive)			
<b>Proposed Zoning:</b>	CD1 (Evelyn Drive) - Amended			
<b>Proposed Use:</b>	Duplexes			
<b>Site Areas</b>				
Gross Site Area	96155 sq.ft.	8933.10 sq.m.		
Road Dedications	0 sq.ft.	0.00 sq.m.		
<b>Net Site Area</b>	<b>96155 sq.ft.</b>	<b>8933.10 sq.m.</b>		
<b>Lot Coverage</b>				
	<i>Maximum</i>	<i>Proposed</i>		
	40%	21%		
<b>Building Height</b>				
	<i>Maximum</i>	<i>Proposed</i>		
	3 Storey	3 Storey		
<b>Setbacks</b>				
	<i>Required</i>		<i>Proposed</i>	
	<i>Feet</i>	<i>Meters</i>	<i>Feet</i>	<i>Meters</i>
North (St name)	20	6.10	20	6.10
East (St name)	20	6.10	20	6.10
South (St name)	20	6.10	20	6.10
West (St name)	20	6.10	20	6.10
<b>Parking Summary</b>				
	<i>Required</i>		<i>Proposed</i>	
Residential	1 space per duplex= 34		68 stalls	
Visitor	0 stalls		3 stalls	

UNIT SUMMARY															
Unit Type	Gross Areas (sq.ft.)			Gross Area per Unit		FSR Exempt (sq.ft.)		Detached Garage	Net Area per Unit		No. of Units	Net Area Totals		Gross Area Totals	
	Level 1	Level 2	Level 3	sq.ft.	sq.m.	Basement*	Garage		sq.ft.	sq.m.		sq.ft.	sq.m.	sq.ft.	sq.m.
Unit A	787.5	753.9	753.9	<b>2295.3</b>	<b>213.24</b>	N/A	395.5	N/A	<b>1899.8</b>	<b>176.50</b>	13	24697.4	2294.47	29838.9	2772.13
Unit A1	791.3	754.8	754.8	<b>2300.9</b>	<b>213.76</b>	N/A	399.2	N/A	<b>1901.7</b>	<b>176.67</b>	1	1901.7	176.67	2300.9	213.76
Unit B	551.70	729.2	717.3	<b>1998.2</b>	<b>185.64</b>	104.40	421.2	N/A	<b>1472.60</b>	<b>136.81</b>	2	2945.2	273.62	3996.4	371.28
Unit B1	521.70	742.5	742.5	<b>2006.7</b>	<b>186.43</b>	28.82	377.6	N/A	<b>1600.28</b>	<b>148.67</b>	1	1600.28	148.67	2006.7	186.43
Unit B2	531.60	734.6	722.1	<b>1988.3</b>	<b>184.72</b>	260.20	401.5	N/A	<b>1326.60</b>	<b>123.25</b>	1	1326.6	123.25	1988.3	184.72
Unit C	444.20	729.2	717.2	<b>1890.6</b>	<b>175.64</b>	222.10	N/A	230.1	<b>1668.50</b>	<b>155.01</b>	15	25027.5	2325.13	28359	2634.64
Unit C1	420.80	750.2	728.5	<b>1899.5</b>	<b>176.47</b>	84.16	N/A	230.1	<b>1815.34</b>	<b>168.65</b>	1	1815.34	168.65	1899.5	176.47
<b>Totals</b>											<b>34</b>	<b>59314.02</b>	<b>5510.46</b>	<b>70389.7</b>	<b>6539.42</b>

\*Basement exemptions to be finalized per building when landscape finished grades are more fully developed.

Average FSR Area Unit Size      1744.53 sq.ft.      162.07 sq.m.



**Master Plan Build Out to Date**

Completed Parcels			
Lot	Masterplan	Unit Constructed	Type
1	12	12	Cluster
2	26	26	Cluster
3	23	23	Cluster
5	71	71	Apartment
6	4	4	Apartment
7	67	67	Apartment
10	8	8	Single Family
<b>Subtotal</b>	<b>211</b>	<b>211</b>	
Incomplete Parcels			
8	119	N/A	Apartment
9	16	N/A	SF(8)/ Duplex(8)
11	4	N/A	Duplex
<b>Subtotal</b>	<b>139</b>	<b>N/A</b>	
<b>Overall Total</b>	<b>350</b>	<b>211</b>	

**Parcel 9 Unit Count Comparison**

	Master Plan	Proposed
<b>No. of Duplexes</b>	4 (8 units)	17 (34 units)
<b>No. of Single Family</b>	8	0
<b>No. of Total Units</b>	16	34

Title:

**EVELYN BY ONNI**

■ Area 'A'      ( # of units per Master Plan ) = 350 units  
■ Area 'B'

Date:

**JUNE 2019**



## PROJECT DESCRIPTION

This is an inquiry into a proposed change to 601 - CD1 (Evelyn Drive) Area A to allow for an increase in the number of duplex units, and corresponding increase in density, as well as a decrease in the number of single-family units.

### Site Context

The following is an excerpt from the original master plan document, *Evelyn Drive Master Plan*, prepared by Millennium Evelyn Properties Ltd. and Nick Milkovich architects with Arthur Erickson.

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

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

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

*A plan development process was carried out in 2006 leading to a bylaw to amend the Zoning By-Law to rezone the Evelyn Drive area lands from RS5 and MU3 to a new CD1 Zone. On April 2, 2007 the council of the District of West Vancouver adopted an amendment to the Official Community Plan By-Law and an amendment to the Zoning By-Law. The amended Zoning By-Law specified the density allocation and building envelope. The area north of Evelyn Drive referred to as Area A has a maximum allowable density of 145,000 square feet. Area B south of Evelyn Drive may have a maximum of 363,000 square feet. Pg 1.*

Being a large site, construction in the area governed by the CD1 was phased into 11 'lots.' The majority of this construction has now completed. Occupancy permits were issued for lot 1 on August 9, 2013, lot 2 on July 16, 2014, lot 3 on December 28, 2016, lot 5 on March 16, 2015, lot 7 on March 19, 2019, lot 6 on November 30, 2023, lot 10 between March 6 2020, June 14 2023. Lot 4 has been dedicated as a public park.

The remaining lots where construction has not completed are lot 8, lot 11 (the current site of the presentation centre), and lot 9 (the subject of this inquiry.)

Lot 9 is the oval shaped parcel located in Area A of the CD. It is bounded by Visa Mews and Arthur Erickson Place. Originally the master plan proposed 4 duplexes (8 units) and 8 single family houses for this portion of plan. This inquiry proposes a change to 17 duplexes (34 units) with no single-family housing.

## ONNI EVELYN PARCEL 9 – DEVELOPMENT RATIONALE

The rezoning of Evelyn Lot 9 between Vista Mews and Arthur Erickson Place will ultimately be beneficial to the community of West Vancouver for several reasons. Onni's Evelyn projects have become a staple part of the Taylor Way skyline, and the nature of the developments has shown what can be accomplished with elegant design and forward thinking. Evelyn 9's rezoning will have a positive impact on the future development of West Vancouver for the following reasons:

- (A) Increased housing supply
- (B) Greater home affordability
- (C) Efficient land use practices
- (D) Sustainability
- (E) Community Amenity contributions

### (A) Housing Supply

Increasing housing supply remains a goal of all provincial municipalities. With a continuing population growth, it is important for a forward-thinking municipal body to consider how our communities will accommodate this growth over time.

The rezoning of Evelyn parcel 9 to increase overall unit count gives the District of West Vancouver the opportunity to add to a limited housing supply and a more affordable price point.

### (B) Affordability

Housing supply is directly correlated to affordability. The continuous rise in housing costs across the province is becoming an increasing obstacle for many to find housing. provide a promising rezoning precedent. The goal of a full duplex development is to provide more housing to prospective homeowners at a lower price point compared to the previously contemplated single-family homes on the site, allowing more residents to move or stay in West Vancouver.

### (C) Efficient Land Use

Efficient land use is critical in modern city planning. Providing more housing in proximity to centres brings spirit and life to a city, crafting a better experience for all.

A duplex development close to Park Royal would fit perfectly with the vision for a comfortable, commutable and beautiful community in West Vancouver. This, coupled with close access to the previously dedicated Evelyn Walk (Public Park) provides foot transportation to residents, and will ultimately fit seamlessly into the existing masterplan.

### (D) Sustainability

Onni is taking measures to promote sustainable building practices in the construction of our project, while also remaining future-focused. Evelyn aims to be a precedent for sophisticated building practices, and with this additional density we look to add more affordable, sustainable inventory to West Vancouver's housing market.

### (E) Community Amenity Contributions

The successful rezoning of Parcel 9 will provide a CAC which will be allocated to improving quality of life for all West Vancouver residents through public works projects and more. This contribution is paramount to the success of infrastructure projects and community serving assets for all.

## EXISTING AND INTENDED USE

The existing use is governed by zoning CD1 (Evelyn Drive). This inquiry proposes 17 duplexes (34 units) with no single-family housing.

### Zoning Bylaw No. 4662, 2010

#### 601 – CD1 (Evelyn Drive)

Duplex is a permitted use within the CD1.

#### 601.02 Permitted Uses

Area A  
(e) duplex dwellings

#### 601.03 Conditions of Use

(1) The total number of dwelling units in the CD1 zone shall not exceed 350 dwelling units  
**[proposed 368]**

(2) The units constructed in the CD1 zone shall be as follows:  
(b) duplex dwellings: maximum 12  
**[proposed 34]**

## COMPLIANCE WITH OFFICIAL COMMUNITY PLAN POLICIES

### *District Of West Vancouver Official Community Plan*

Below is a summation of the most relevant portions of the Official Community Plan

#### A - HOUSING & NEIGHBOURHOODS

##### 1.1 Existing Neighbourhoods

*As a result of these past development patterns, West Vancouver is now comprised of mostly detached, single-family oriented housing, and some generally older apartment buildings located in and near commercial centres, with very limited availability of other housing forms such as **duplex**, triplex, and townhomes located in pockets throughout the municipality.*

##### *Emerging issues to address*

*While our housing options continue to be limited, there has been a long-standing community interest in **increasing the variety of available housing options.***

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##### **Key OCP actions**

*As a land use planning document, an OCP is legislatively required to guide housing development throughout a community. To address the needs of the present and future generations in our community, this OCP seeks to:*

- regenerate our primarily detached, single-family home oriented neighbourhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses and **duplexes**;*
- expand “**missing middle**” housing options, like triplex, townhouse and mixed-use, in locations close to transit, shops, and amenities;*

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### **Policies**

2.1.3 Expand opportunities for duplex housing by:

*c. Identifying areas appropriate for rezoning to allow duplex construction; and*

***d. Considering site-specific rezoning applications to allow duplex construction appropriate to the subject site and context.***

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KEY PLAN



1 VIEW FROM VISTA MEWS AND ARTHUR ERICKSON PL



2 VIEW FROM VISTA MEWS



3 VIEW FROM VISTA MEWS AND ARTHUR ERICKSON PL

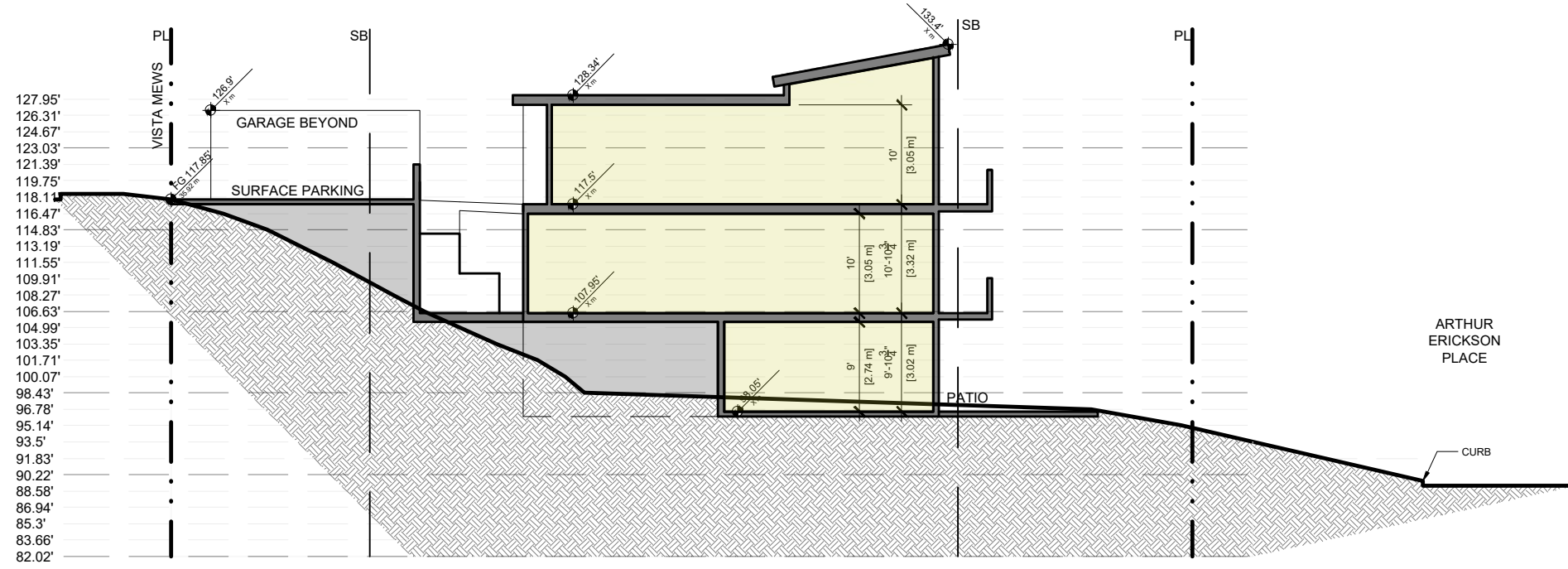


4 VIEW FROM EVELYN DR

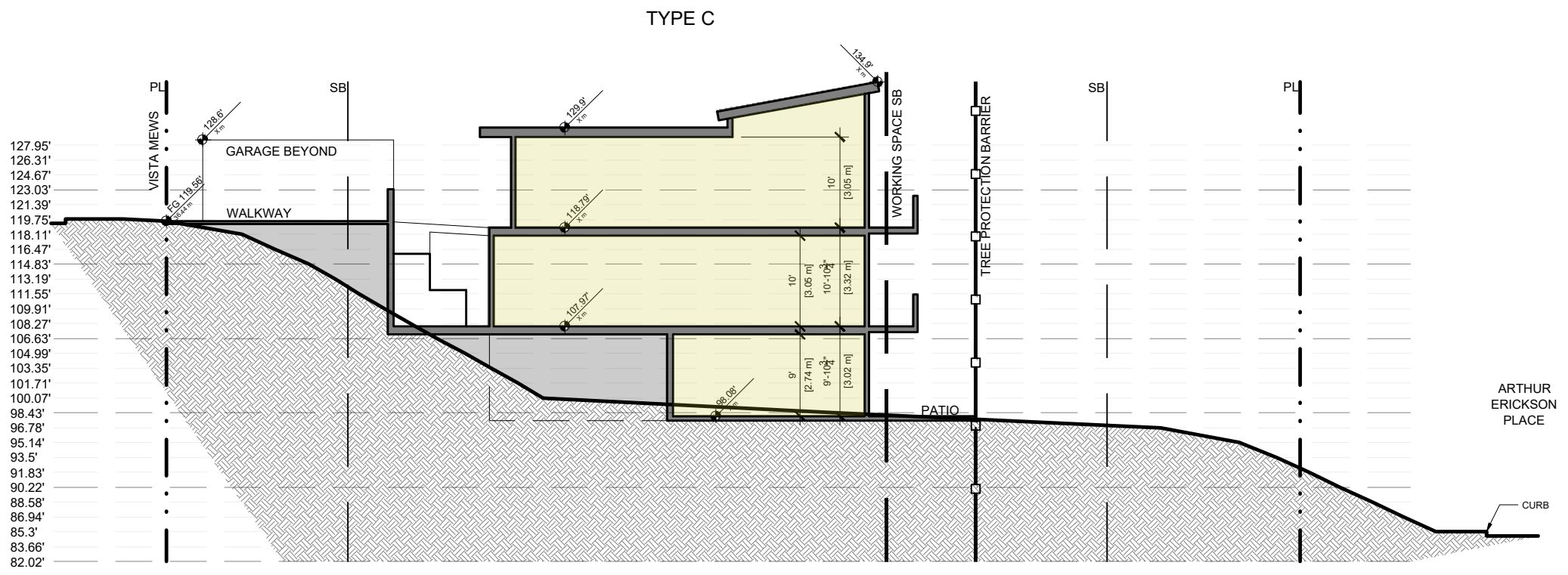
SITE PLAN

A1.00

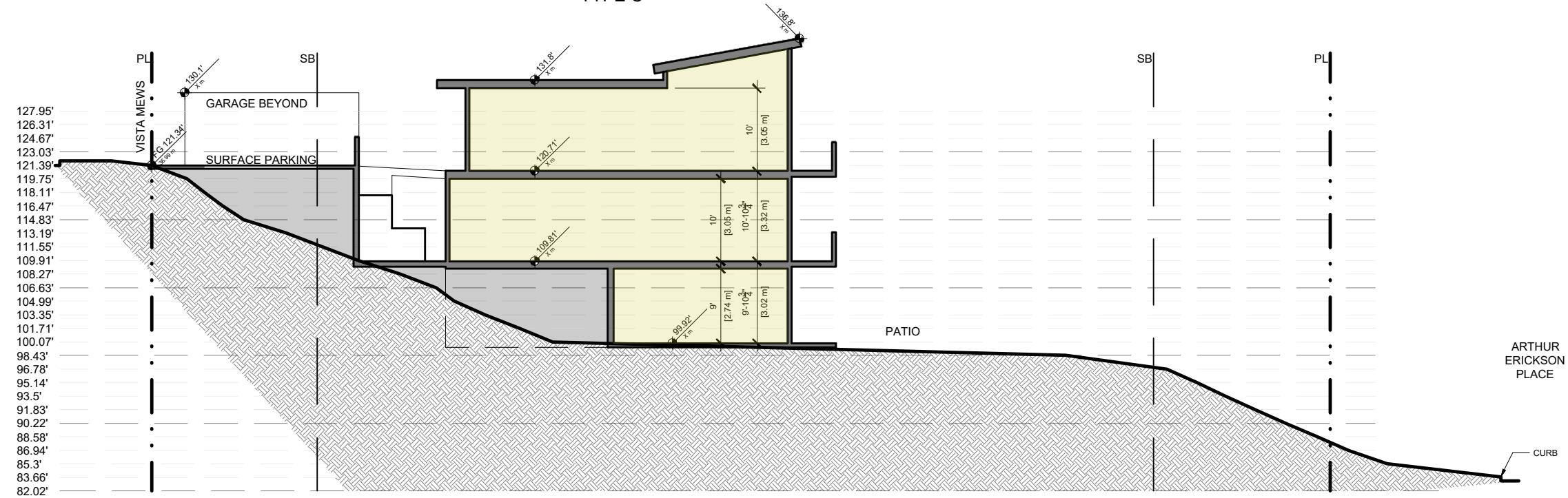




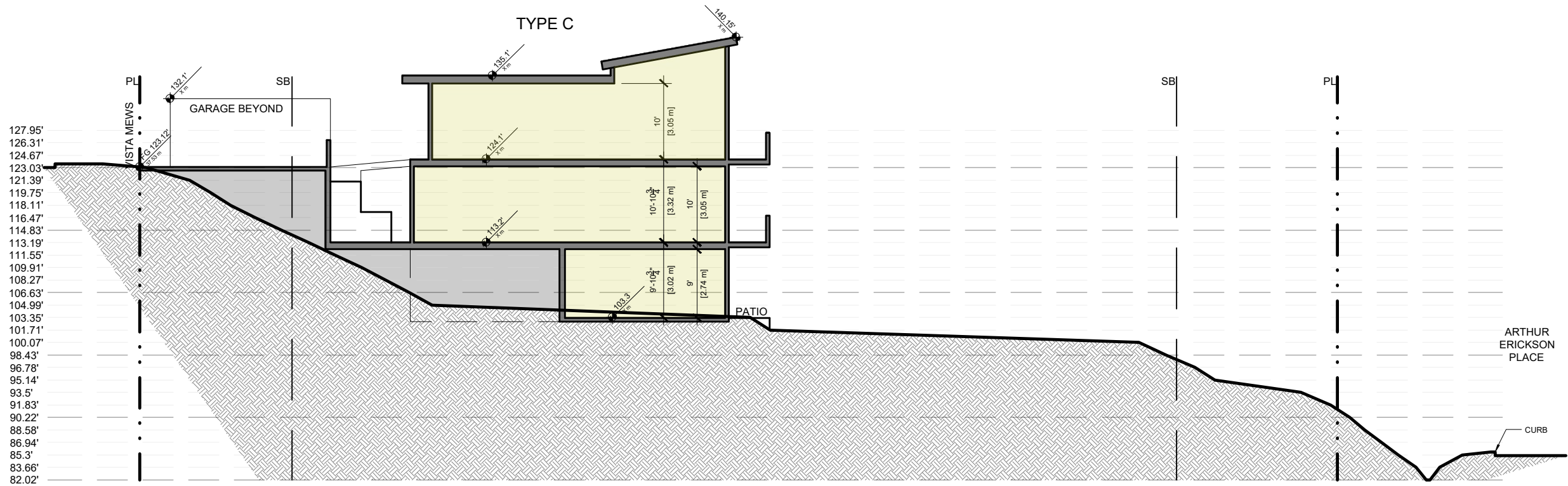
1 SECTION THROUGH UNIT TYPE C UNIT 19  
A6-00 1/8"= 1'-0"



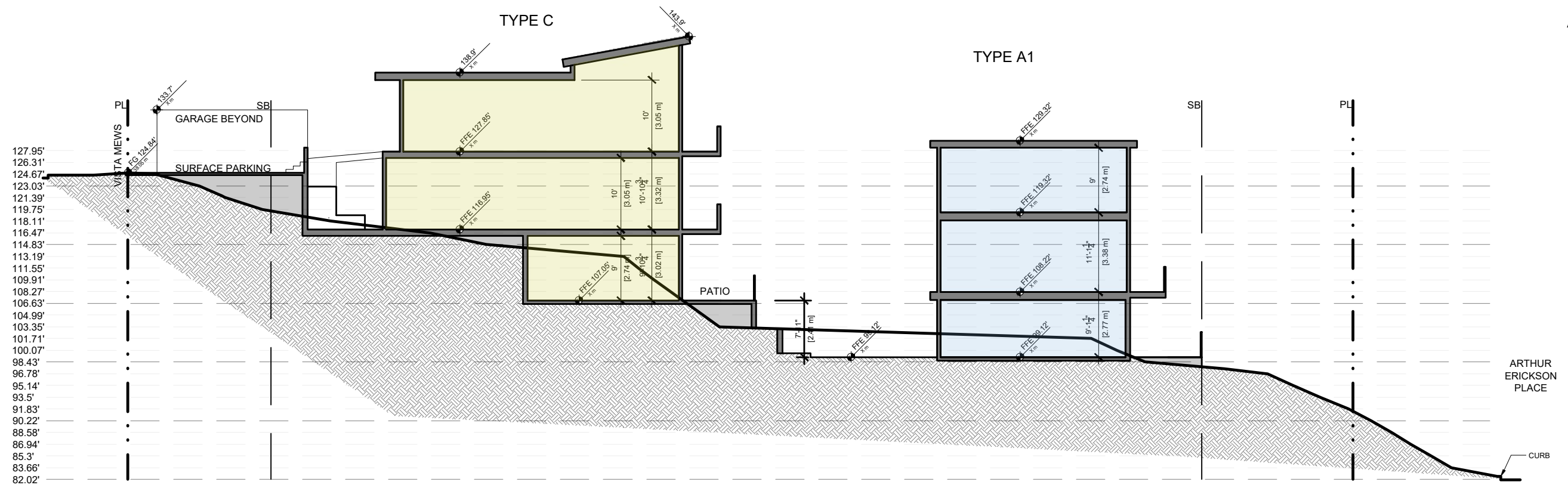
2 SECTION THROUGH UNIT TYPE C UNITS 17 & 18  
A6-00 1/8"= 1'-0"



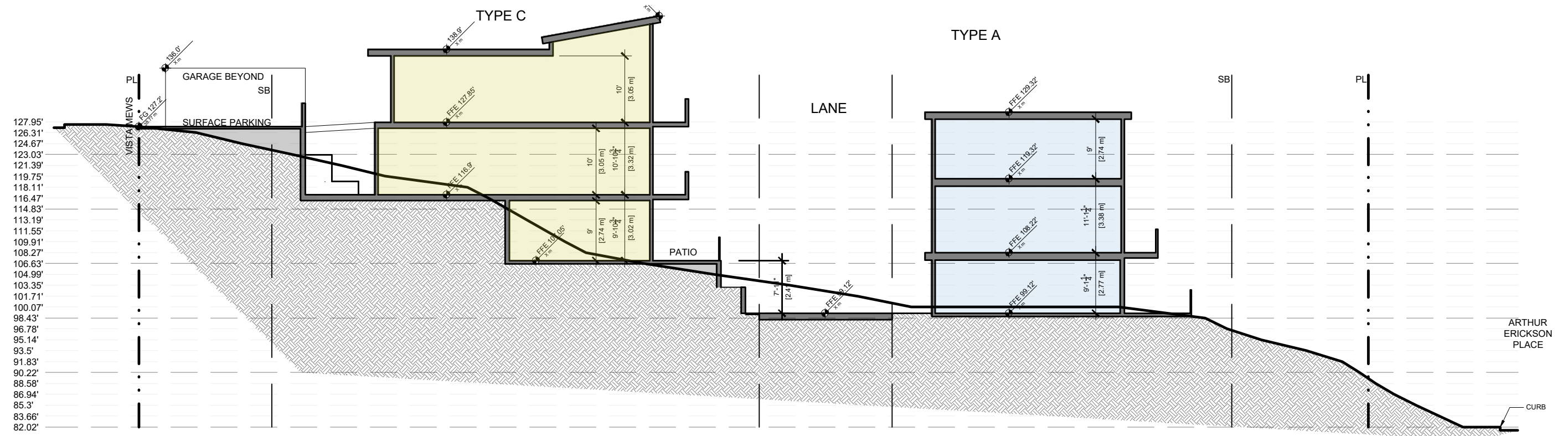
3 SECTION THROUGH UNIT TYPE C UNITS 15 & 16  
 A6-00 1/8"= 1'-0"



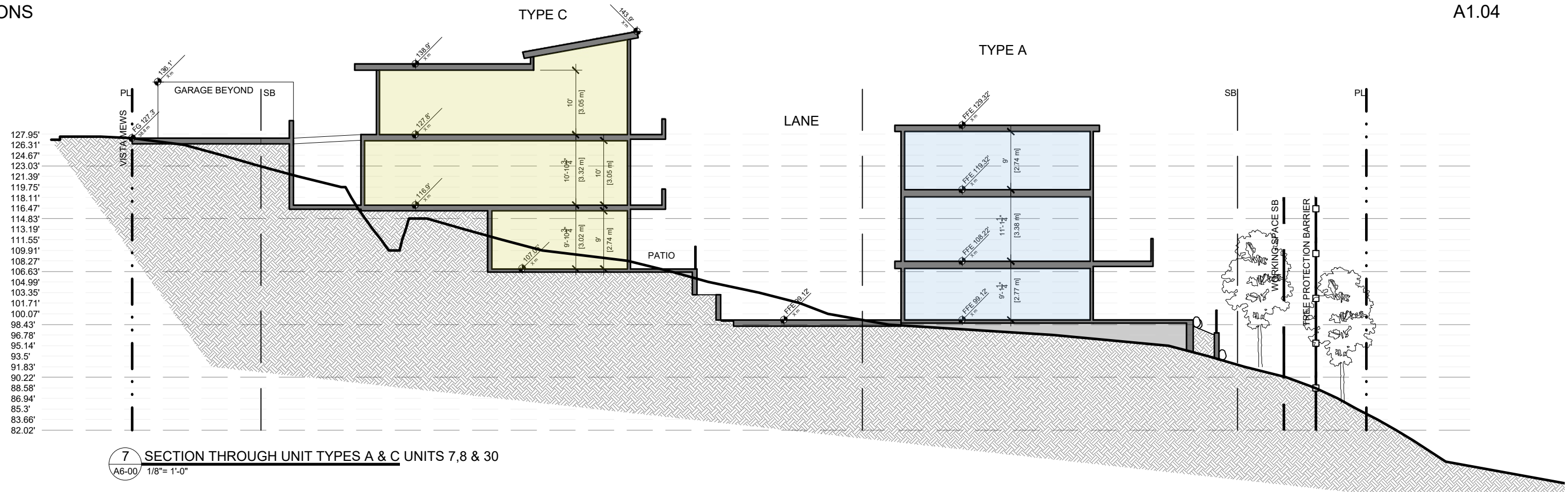
4 SECTION THROUGH UNIT TYPE C UNITS 13 & 14  
 A6-00 1/8"= 1'-0"



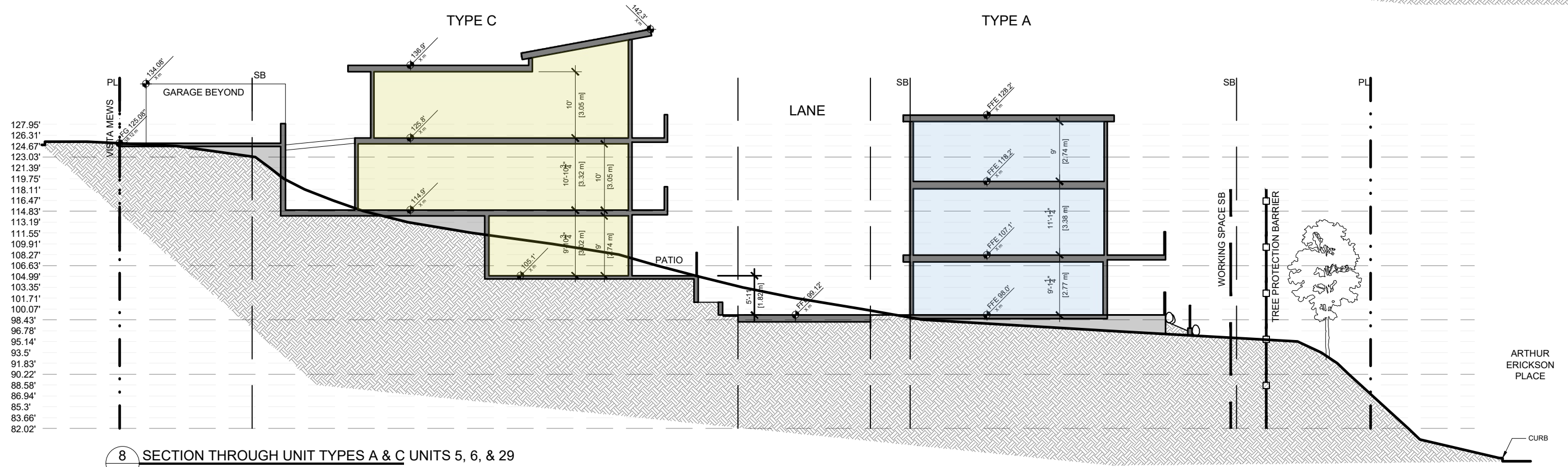
5 SECTION THROUGH UNIT TYPES C & A1 UNITS 11, 12, 33 & 34  
A6-00 1/8"= 1'-0"



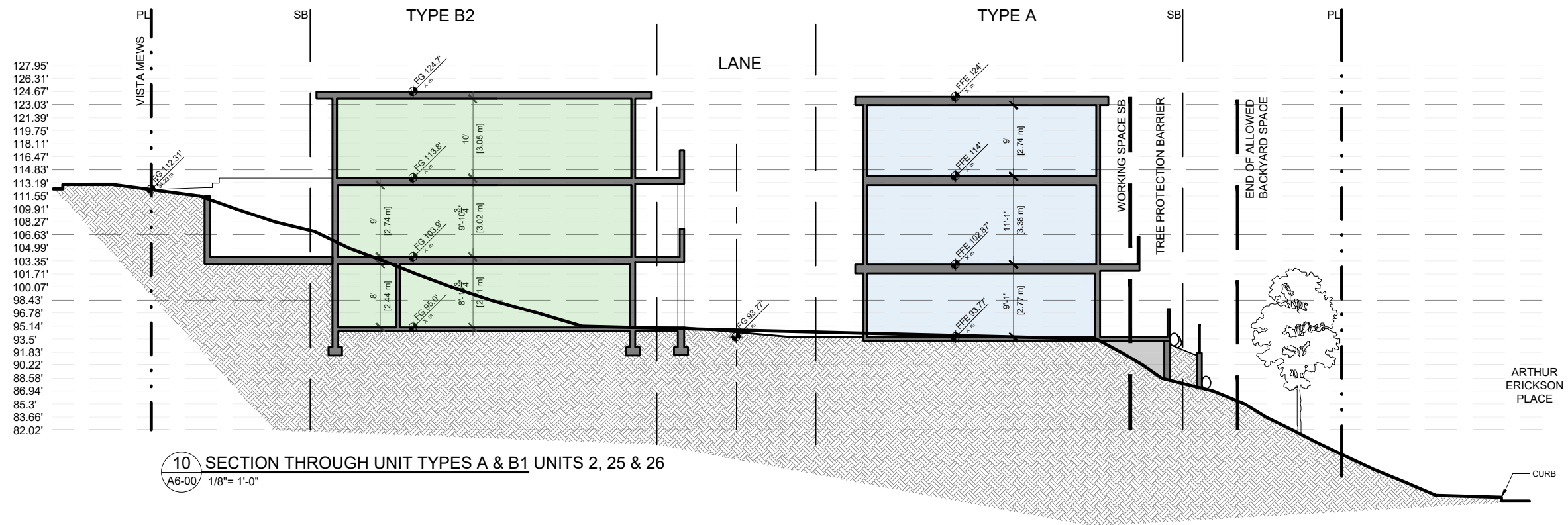
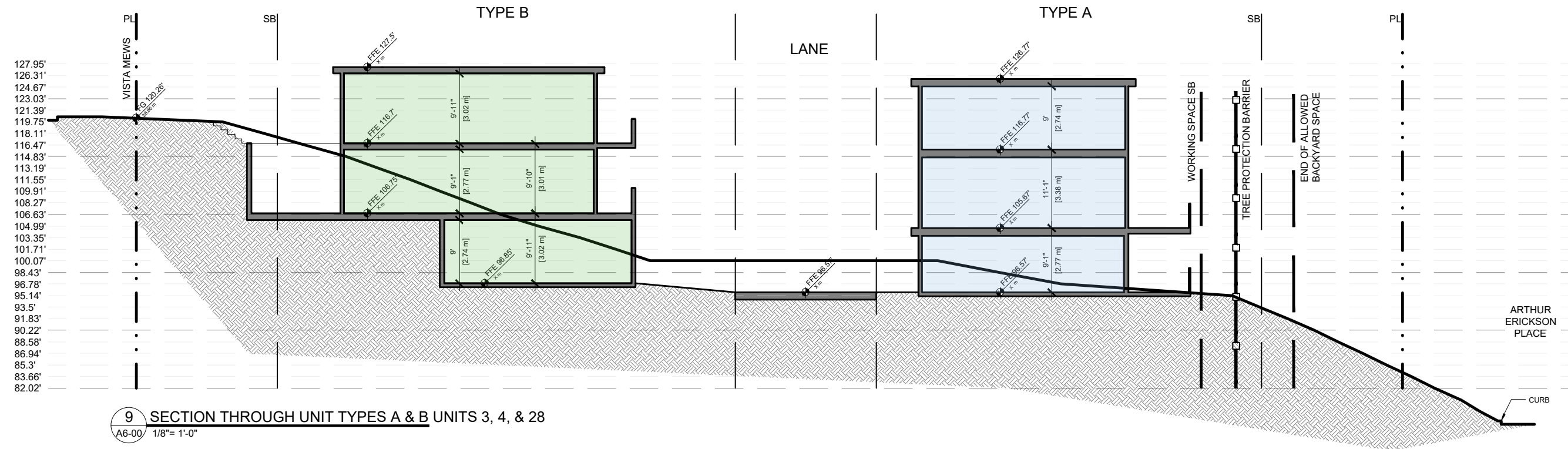
6 SECTION THROUGH UNIT TYPES A & B UNIT 9, 10, & 32  
A6-00 1/8"= 1'-0"

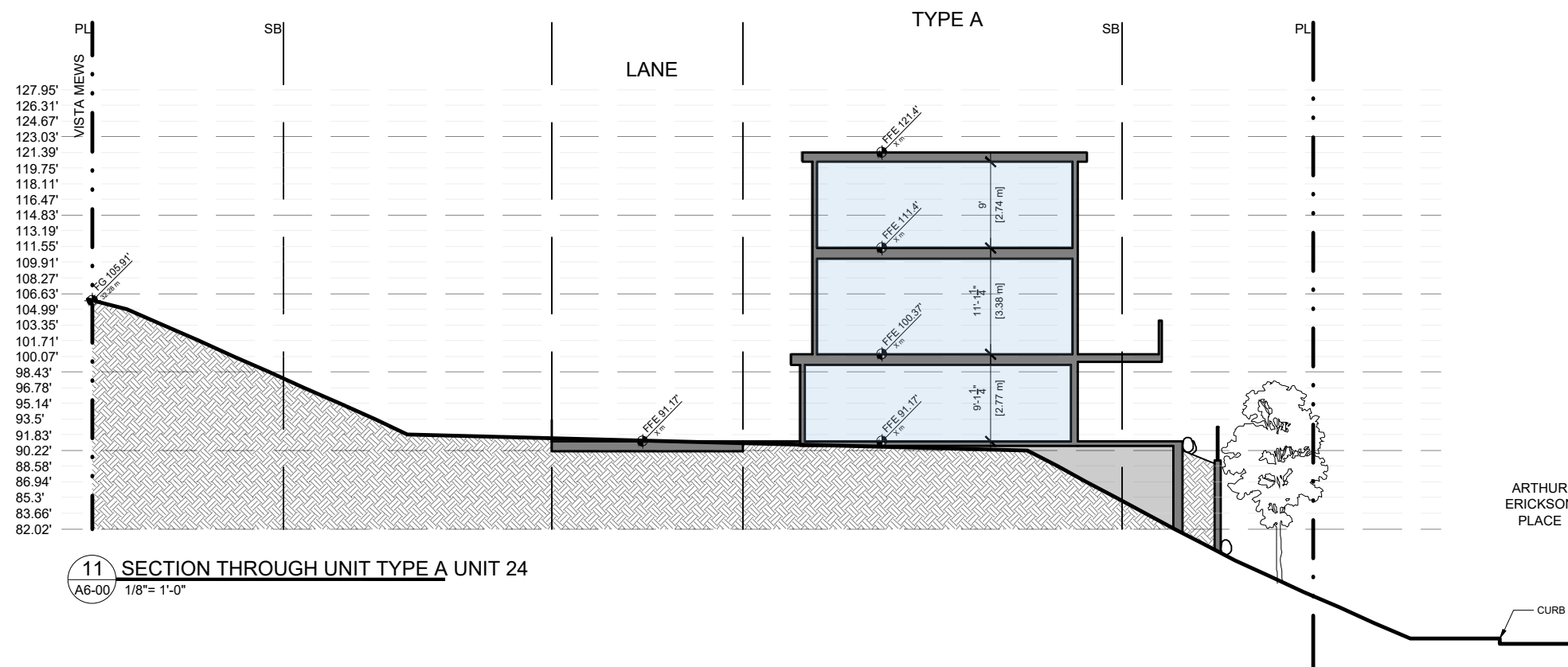


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A6-00 1/8" = 1'-0"

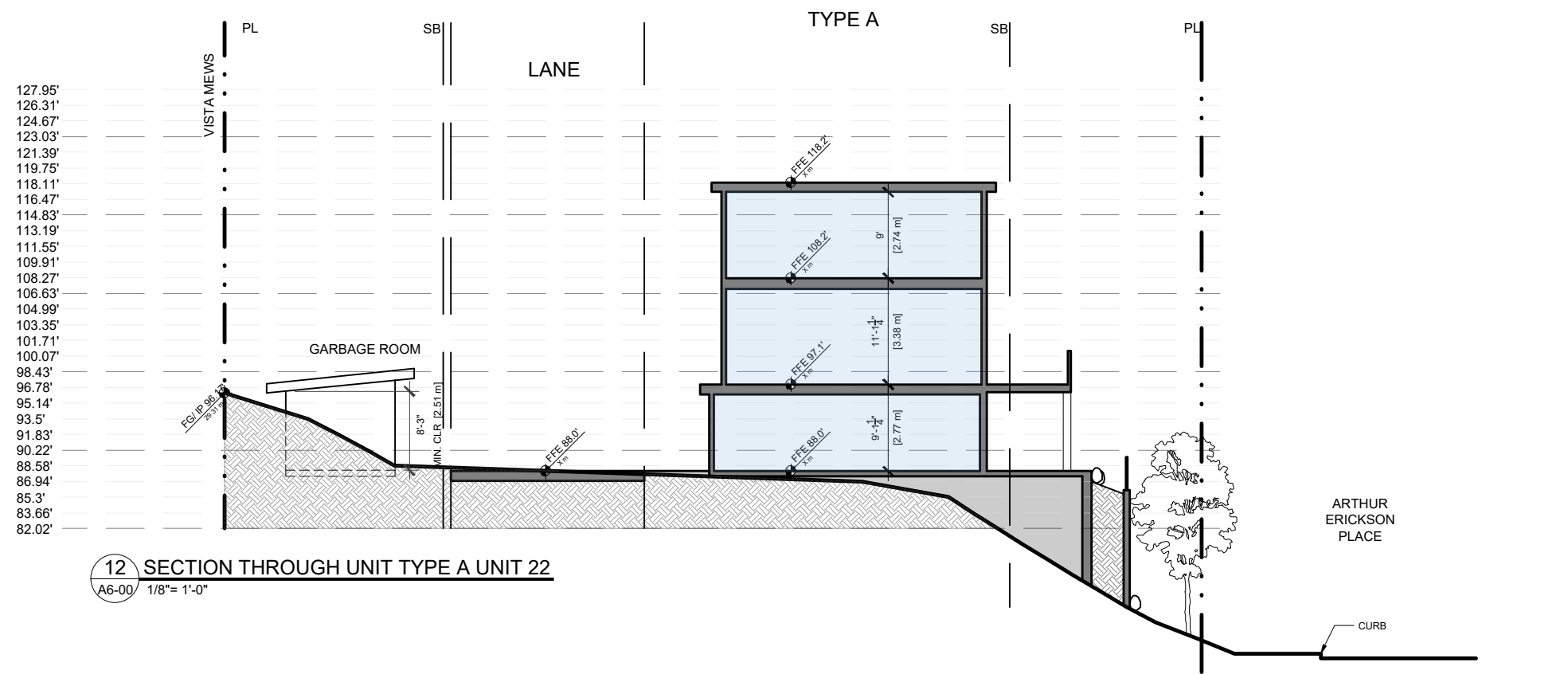


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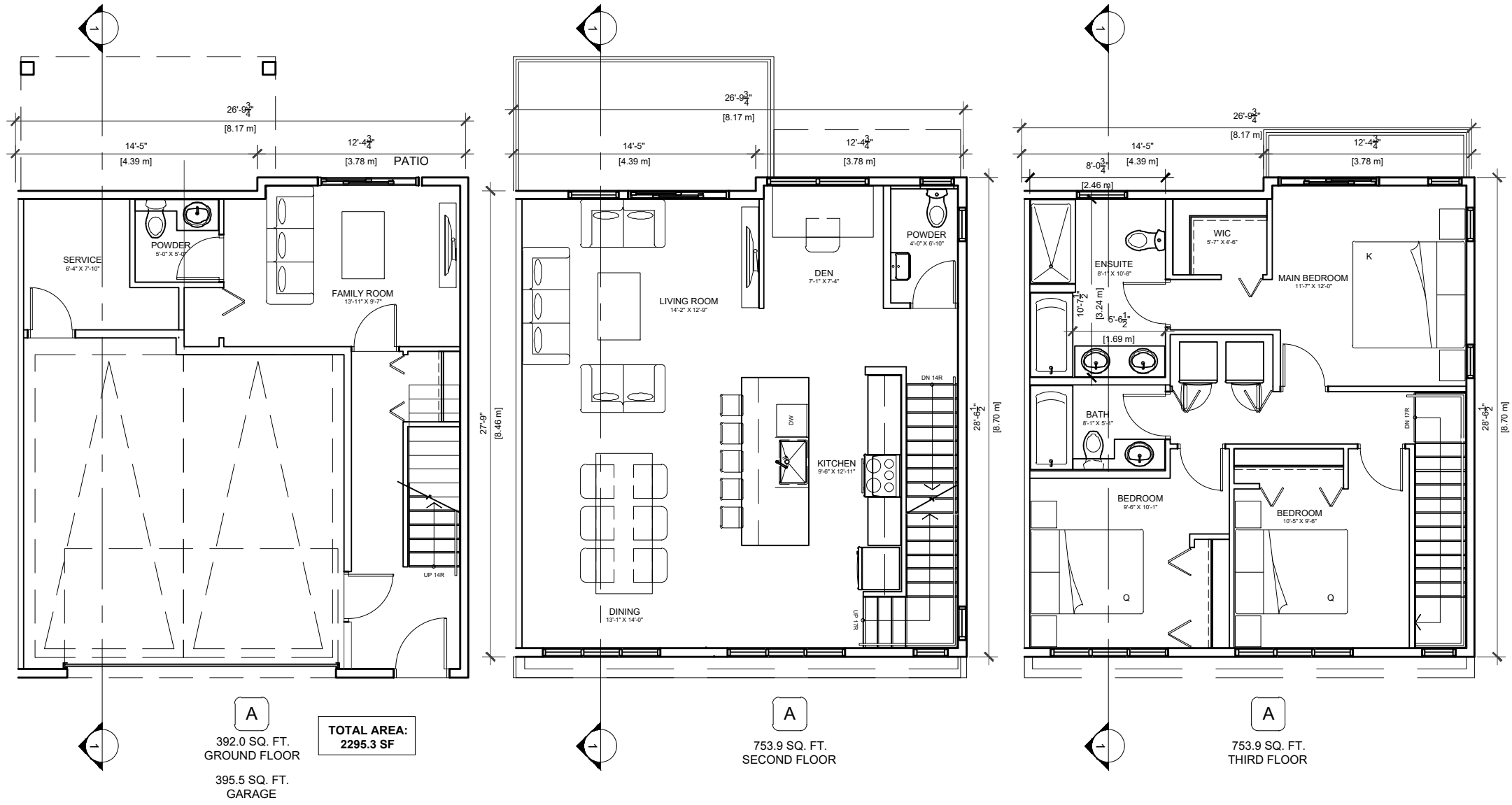


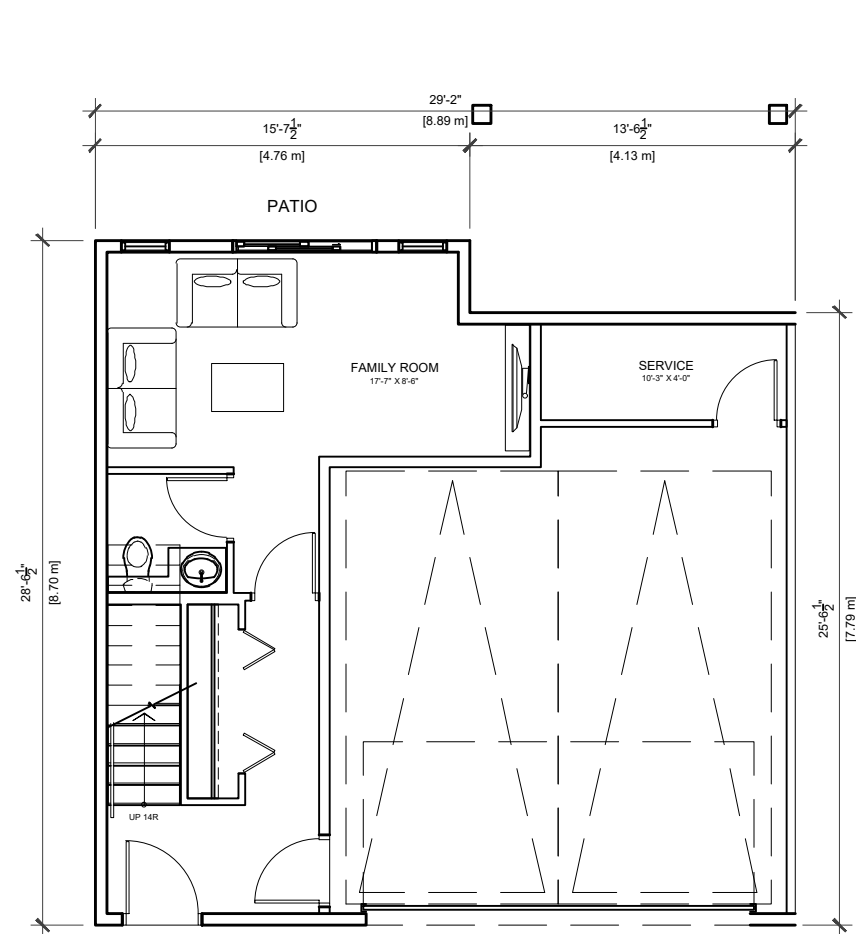


11 SECTION THROUGH UNIT TYPE A UNIT 24  
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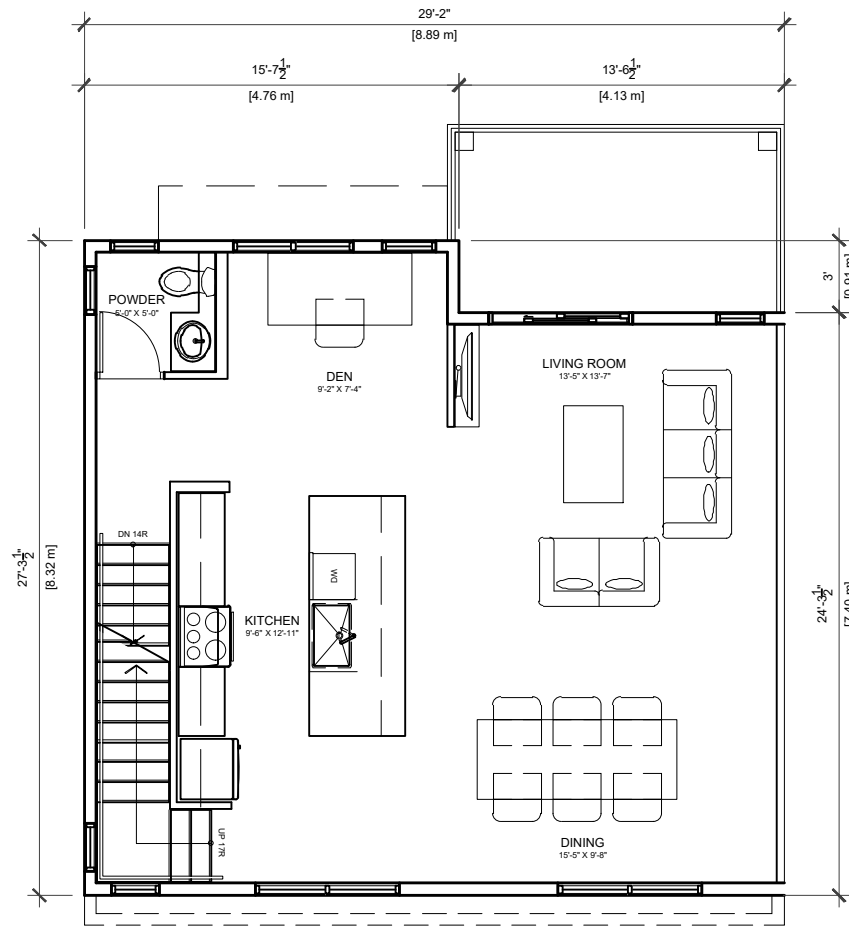


12 SECTION THROUGH UNIT TYPE A UNIT 22  
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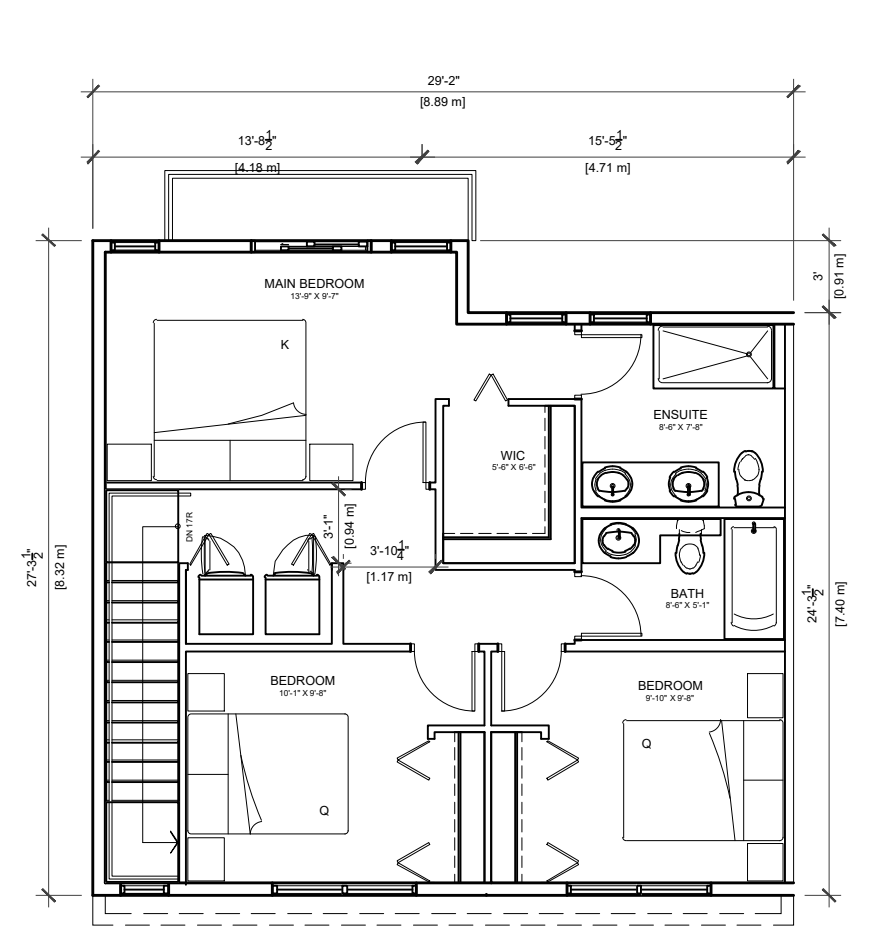




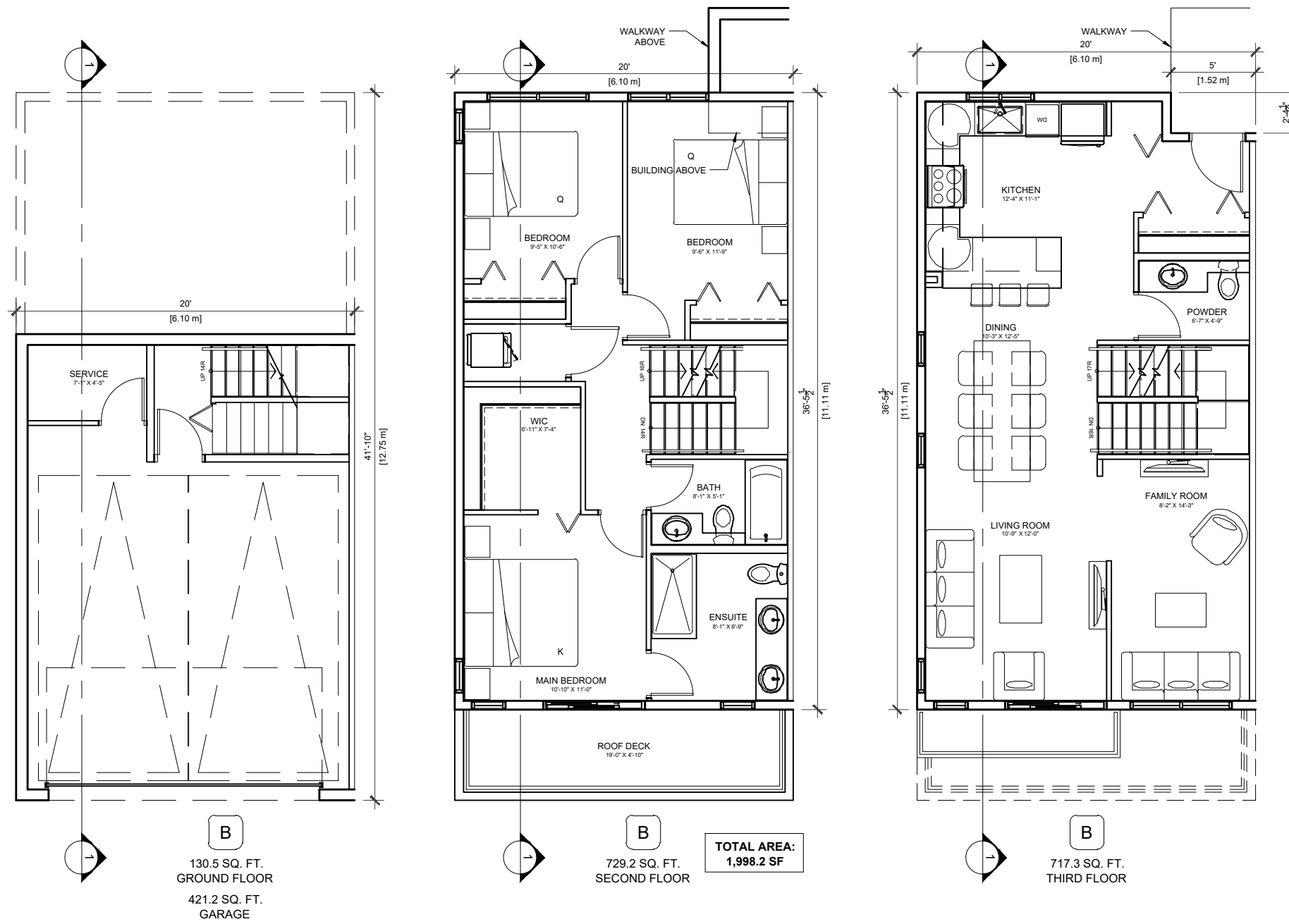
**A1**  
 392.1 SQ. FT.  
 GROUND FLOOR  
 399.2 SQ. FT.  
 GARAGE  
**TOTAL AREA:  
 2300.9 SF**



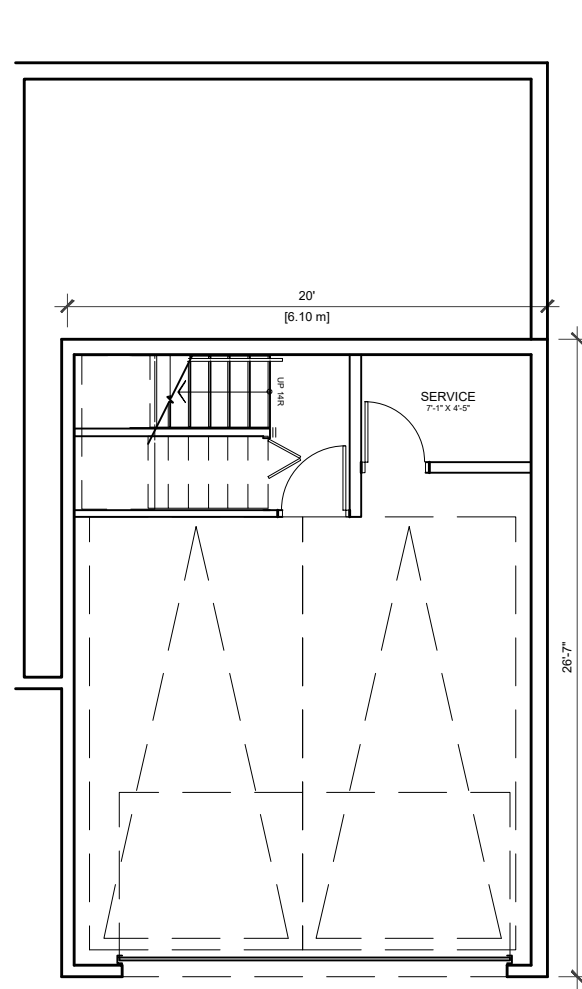
**A1**  
 754.8 SQ. FT.  
 SECOND FLOOR



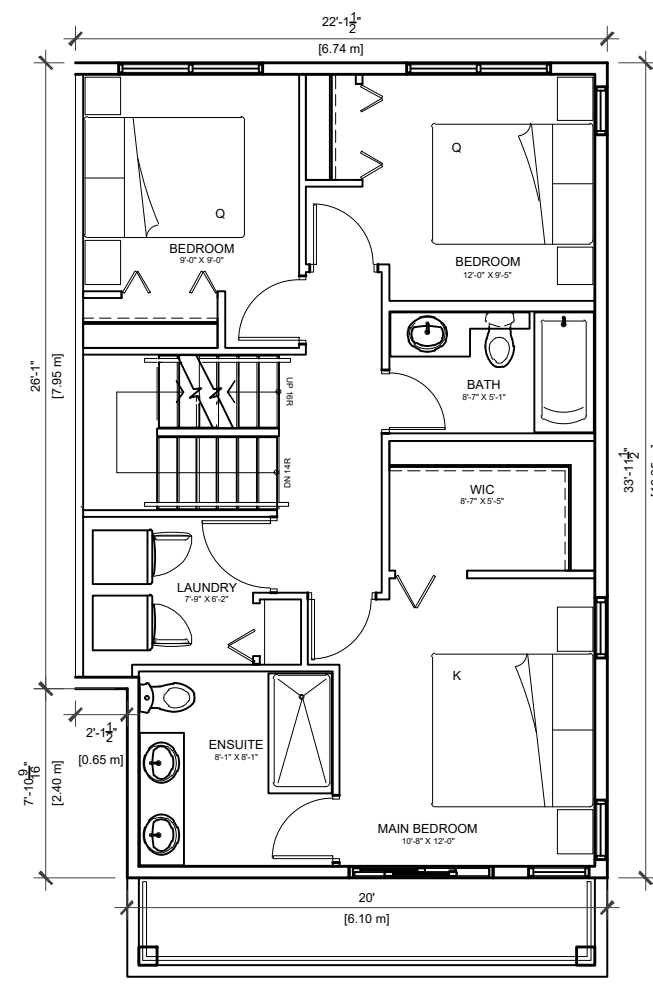
**A1**  
 754.8 SQ. FT.  
 THIRD FLOOR





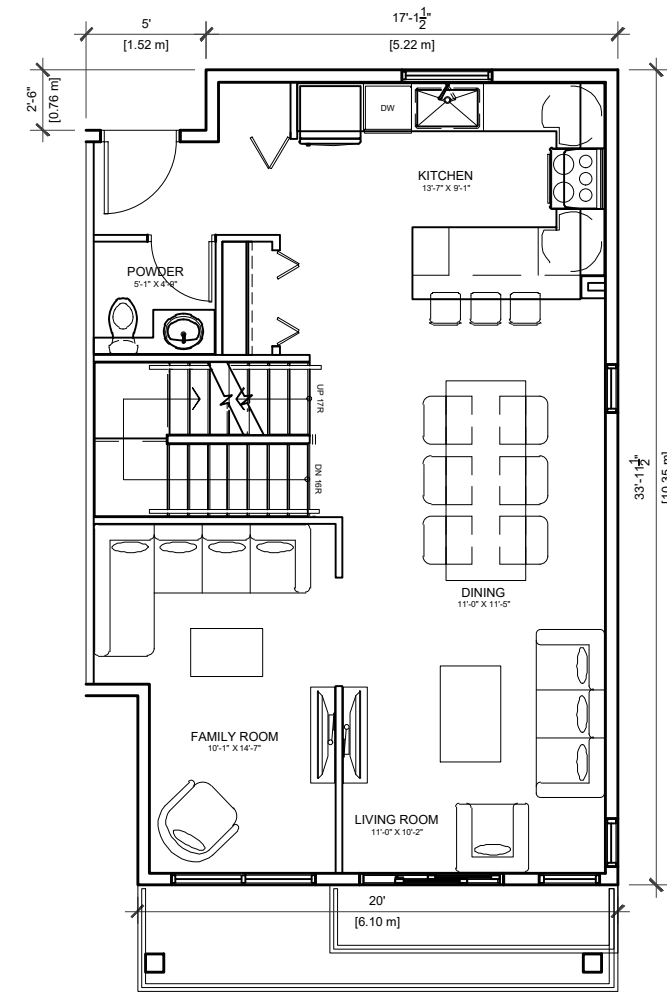


**B2**  
130.1 SQ. FT.  
GROUND FLOOR  
401.5 SQ. FT.  
GARAGE

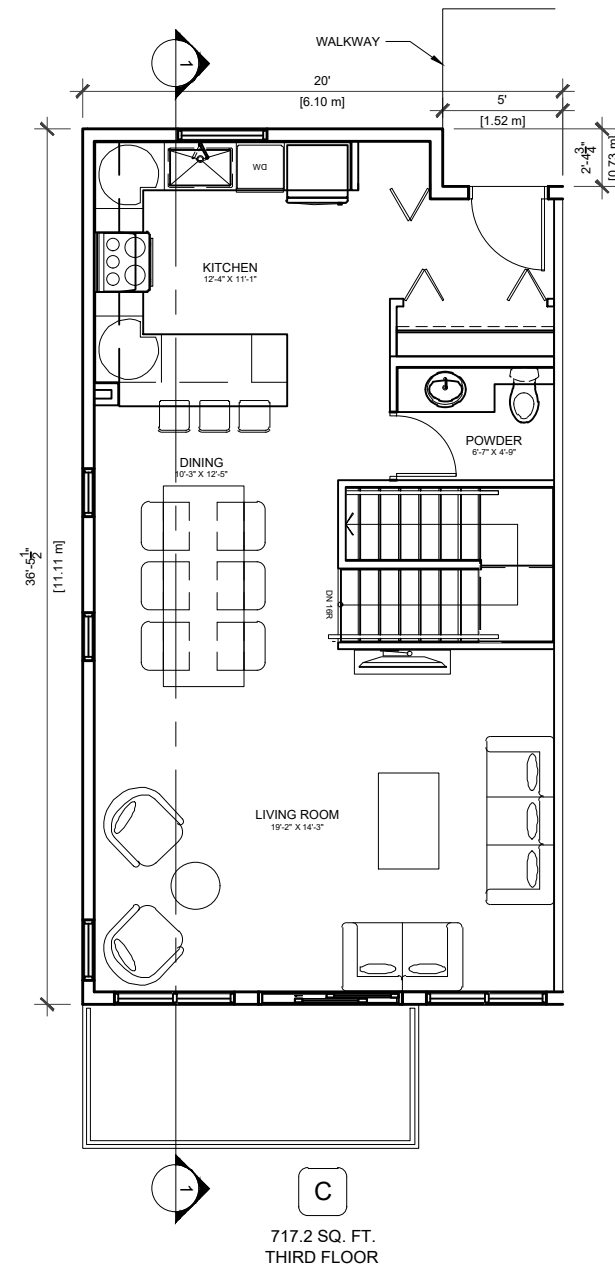
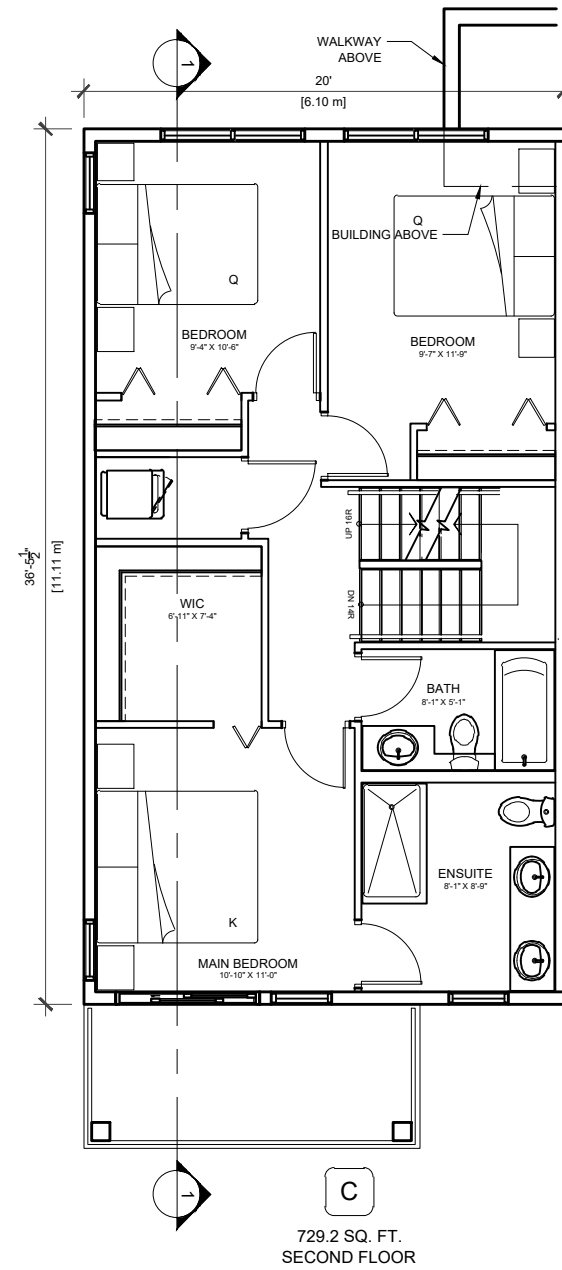
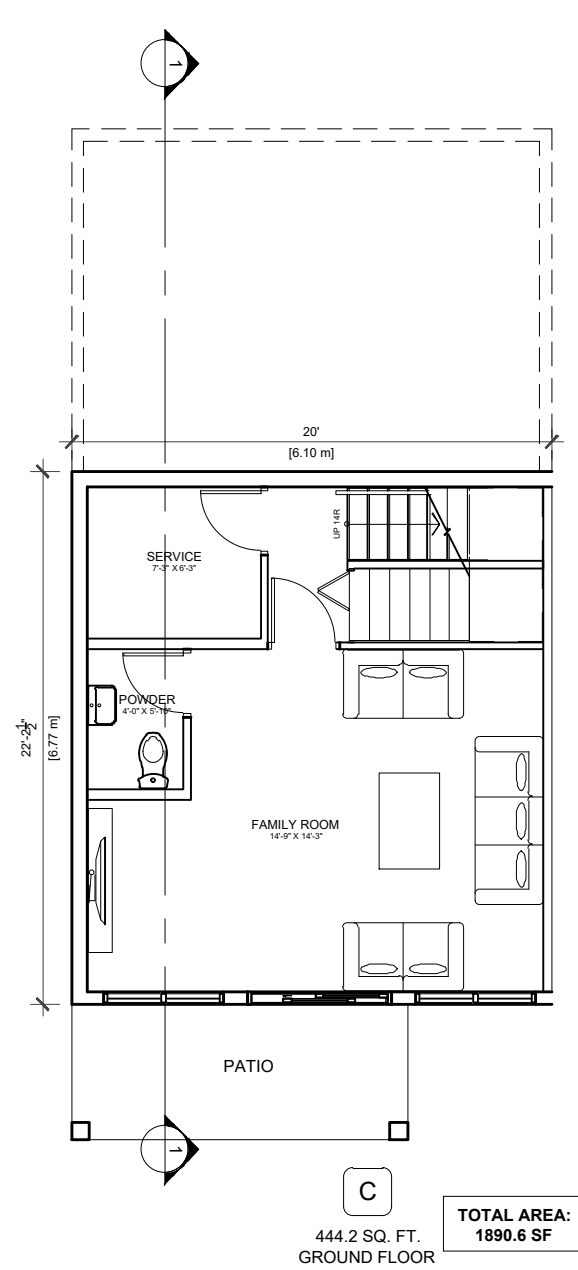


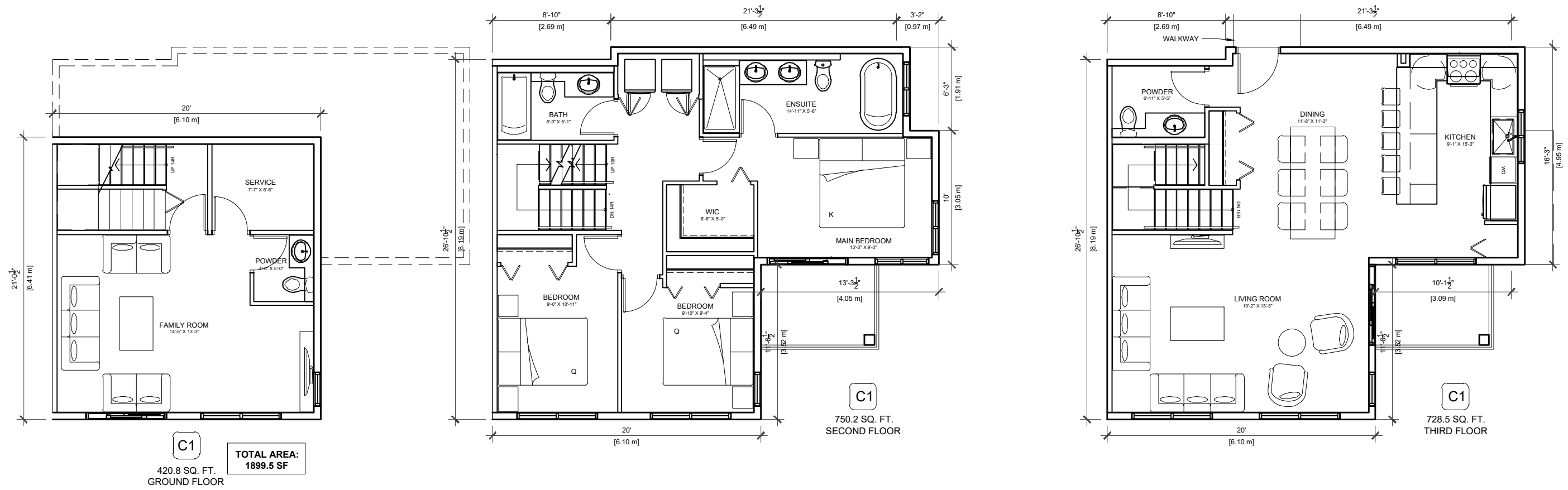
**B2**  
734.6 SQ. FT.  
SECOND FLOOR

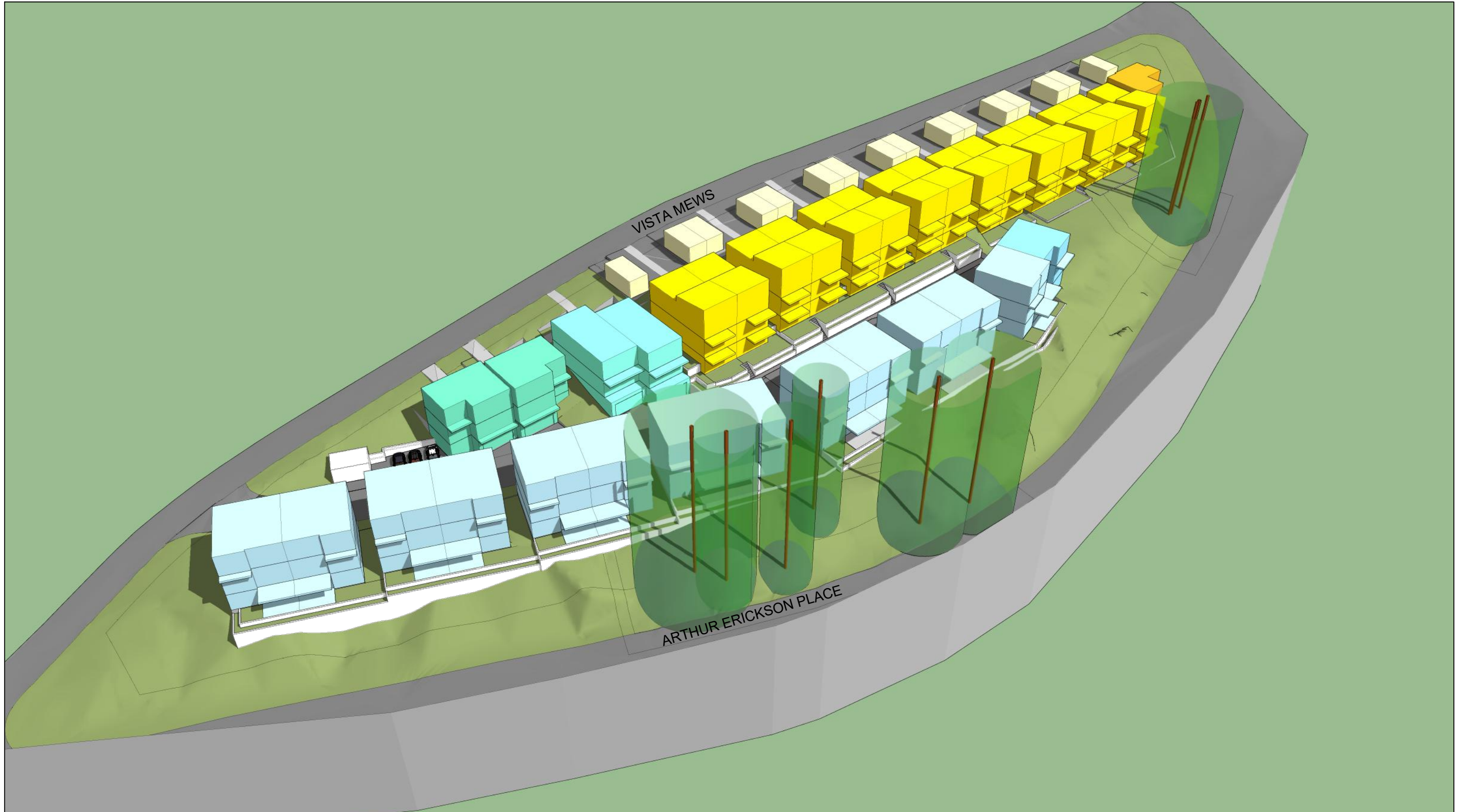
**TOTAL AREA:  
1988.3 SF**

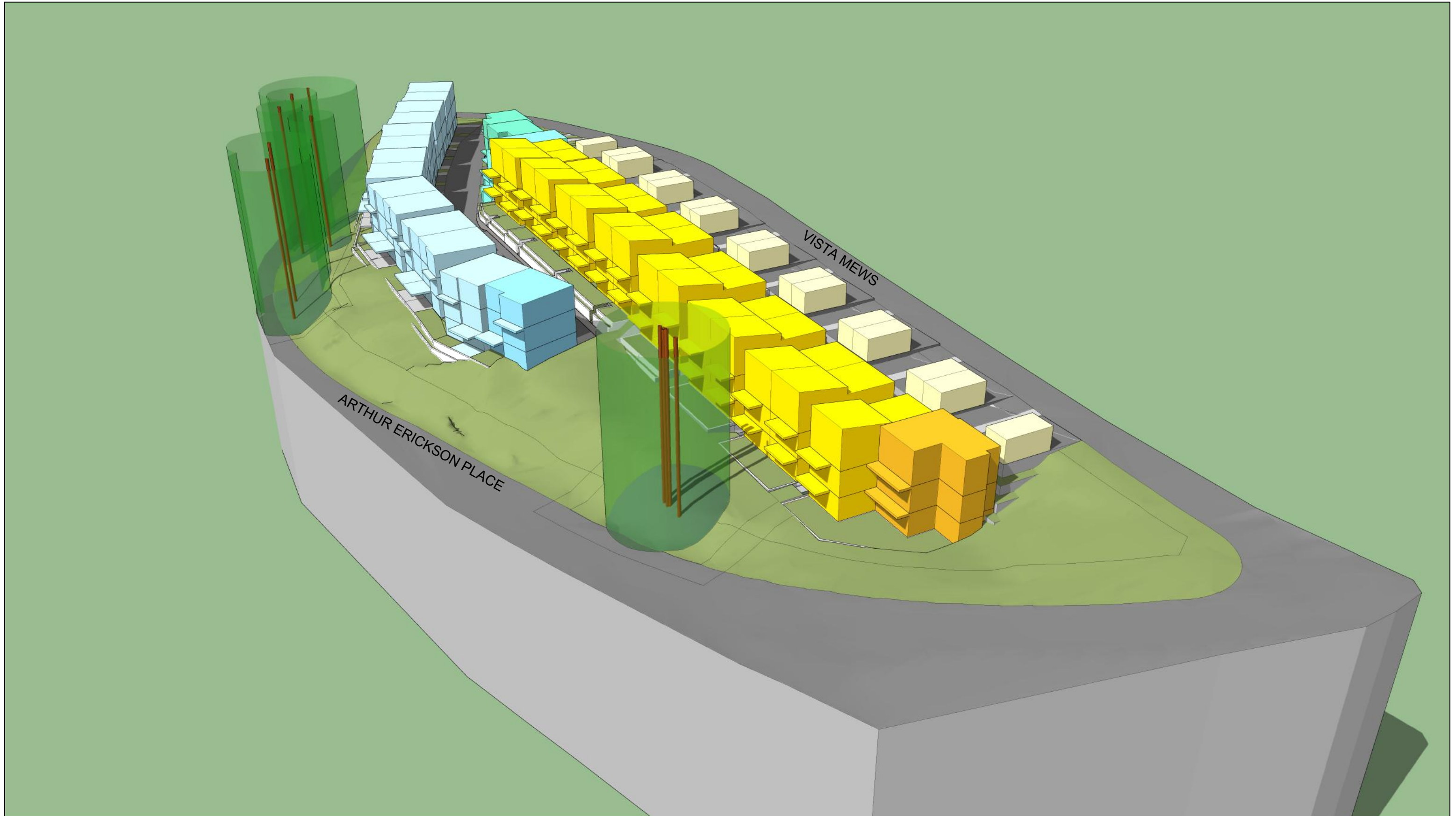


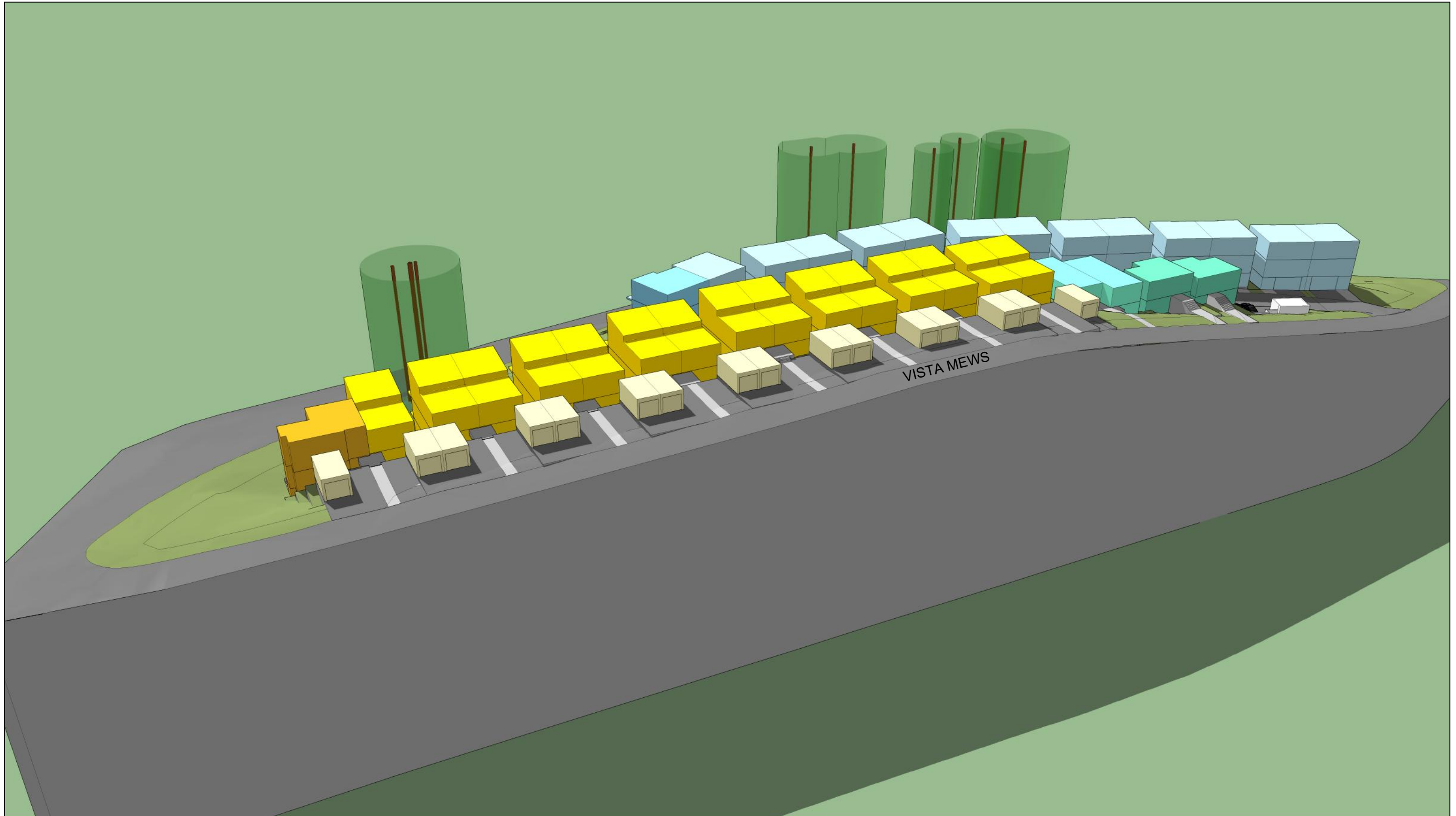
**B2**  
722.1 SQ. FT.  
THIRD FLOOR

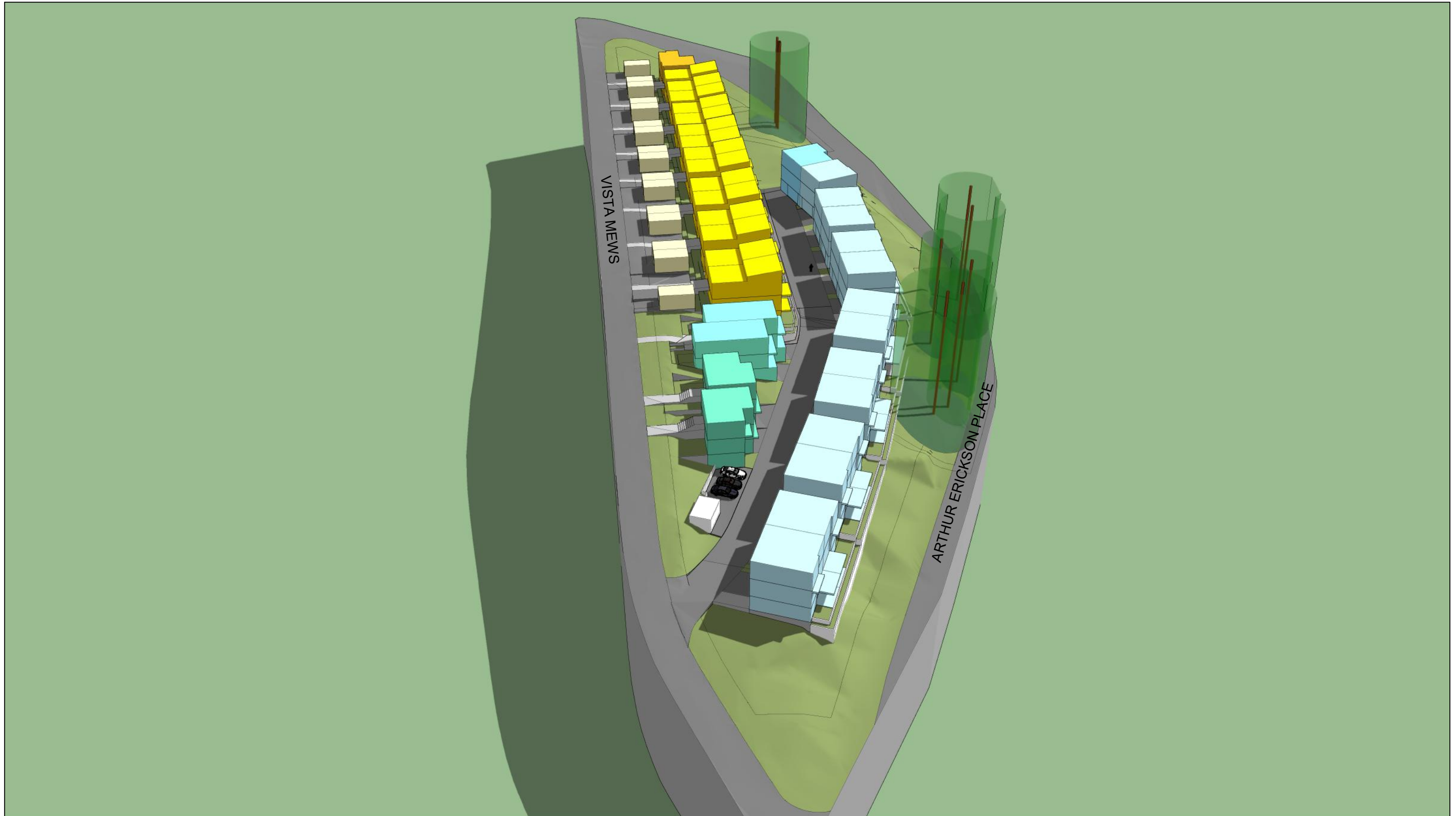














VISTA MEWS

