

Architectural Drawing Index



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

↔ Canderel

[PROJECT]

INGLEWOOD AVE

695 Burley Drive &
660,640, 620,610 Inglewood Ave
West Vancouver, BC

[TITLE]

Cover

20532

[PROJECT]

[SCALE]

Tuesday, January 26, 2021

[DATE]

ISSUE 01 - PRE APPLICATION

[DRAWING]

ISSUE 01 - PRE APPLICATION

Drawings Not to Scale Unless Printed on 24" x 36" Paper

A-0.100

695 Burley Drive & West Vancouver BC

DRAFT

PROJECT OWNER: Canderei Pacific Management
PROJECT CONTACT: Nick Kasidoulis 1590-505 Burrard Street, Box 96, Vancouver BC V7X 1M5 T.604.328.4097
PROJECT ARCHITECT: Shamus Sachs Integra Architecture Inc. 2330-200 Granville St, Vancouver, BC V6C 1S4 T.604.688.4220
PROJECT NUMBER: 20552
CIVIC ADDRESS: 695 Burley Drive, 660 Inglewood Ave, 640 Inglewood Ave, 620 Inglewood Ave, 610 Inglewood Ave, West Vancouver, BC
PROJECT DESCRIPTION: 3-Storey Multi-Family Townhomes
ZONING:
 Existing Zoning: RS3
 Proposed Zoning: CD (based on RM2/RM5)
 OCP Designation: Taylor Way Local Area Plan
ISSUE: Pre Application
DATE: 2020-12-23

SITE AREA			
Total Site Area			
Total Gross Site Area	Acres	61,237 SF	5,689.06 m ²

FLOOR AREA RATIO (FAR)			
Maximum FAR			
Floor Area per Zoning By Law	0.90	55,113.3 SF	5,120.2 m ²
Energy - Step Code 4	0.04	2,204.5 SF	204.8 m ²
		57,317.8 SF	5,325.0 m²

Proposed FAR			
Proposed Gross Floor Area	1.08	65,865.75 SF	6,119.1 m²

GROSS FLOOR AREA (GFA)

Building Areas	Building	Levels				Total Floor Area	
		P1	Level 1	Level 2	Level 3	SF	m ²
		Building 1	1,557.77	3,736.24	3,842.86	1,588.30	10,725.17
Building 2	2,679.70	4,755.08	4,922.56	1,428.83	13,786.19	1,280.81	
Building 3	533.30	5,212.02	5,433.04	1,994.95	13,173.31	1,223.87	
Building 4	2,139.12	3,540.94	3,687.60	1,261.02	10,628.68	987.46	
Building 5	281.26	3,429.18	3,590.73	1,489.30	8,790.47	816.68	
Building 6	281.26	3,425.43	3,590.56	1,464.68	8,761.93	814.03	
Area Totals		7,472.41	24,098.89	25,067.37	9,227.08	65,865.75	6,119.28

Townhouse Unit Areas										
Unit Types	Level	Floor Areas		Exclusions		Total	Number of Units	Total Unit Area		% of Units
		SF	Subtotal	Open to Below	Subtotal			SF	m ²	
Unit A1	P1	557.39				557.39	2	1114.78	103.57	3.8%
1 Bed + 1 Bath			557.39			0.00				
Unit A2	P1	618.67				618.67	2	1237.34	114.95	3.8%
1 Bed + 1 Bath			618.67			0.00				
Unit A4	L1/L2	644.44				644.44	4	2577.76	239.48	7.7%
1 Bed + 1 Bath			644.44			0.00				
Unit A5	P1	598.37				598.37	2	1196.74	111.18	3.8%
1 Bed + 1 Bath			598.37			0.00				
Unit A6	P1	500.77				500.77	1	500.77	46.52	1.9%
1 Bed + 1 Bath			500.77			0.00				
Unit A7	P1	464.67				464.67	1	464.67	43.17	1.9%
1 Bed + 1 Bath			464.67			0.00				
Unit A8	P1	578.22				578.22	1	578.22	53.72	1.9%
1 Bed + 1 Bath			578.22			0.00				
TH Unit B1a	L1	499.10				499.10				
2 Bed + 2 Bath	L2	530.49	1168.66			0.00	5	5843.30	542.86	9.6%
	L3	139.07								
TH Unit B1b	L1	499.10				499.10				
2 Bed + 2 Bath	L2	530.49	1216.26			0.00	6	7297.56	677.96	11.5%
	L3	186.67								
TH Unit B2a	L1	499.10				499.10				
2 Bed + 2 Bath	L2	530.49	1143.79			0.00	8	9150.32	850.09	15.4%
	L3	114.20								
TH Unit B2b	L1	499.10				499.10				
2 Bed + 2 Bath	L2	530.49	1222.76			0.00	4	4891.04	454.39	7.7%
	L3	193.17								
TH Unit C1a (3 Bed)	P1	118.36				118.36				
3 Bed + 2 Bath	L1	602.94	1406.89			0.00	1	1406.89	130.70	1.9%
	L2	617.42								
	L3	68.17								
TH Unit C1b (3 Bed)	P1	118.36				118.36				
3 Bed + 2 Bath	L1	602.94	1584.64			0.00	3	4753.92	441.65	5.8%
	L2	617.42								
	L3	245.92								
TH Unit C2a (3 Bed)	P1	118.36				118.36				
3 Bed + 2 Bath	L1	608.08	1417.47			0.00	5	7087.35	658.43	9.6%
	L2	622.86								
	L3	68.17								
TH Unit C2b (3 Bed)	P1	118.36				118.36				
3 Bed + 2 Bath	L1	608.08	1630.95			0.00	0	0.00	0.00	0.0%
	L2	622.86								
	L3	281.65								
TH Unit C3a (3 Bed)	P1	118.36				118.36				
3 Bed + 2 Bath	L1	609.19	1419.24			0.00	2	2838.48	263.70	3.8%
	L2	622.86								
	L3	68.53								
TH Unit C3b (3 Bed)	P1	118.36				118.36				
3 Bed + 2 Bath	L1	609.19	1719.98			0.00	3	5159.94	479.37	5.8%
	L2	710.00								
	L3	282.43								
TH Unit C4 (3 Bed)	P1	118.36				118.36				
3 Bed + 2 Bath	L1	702.03	1821.37			0.00	2	3642.74	338.42	3.8%
	L2	702.03								
	L3	298.95								
Total		19,714.54	16,173.19			19,714.54	52	59,741.82	5,550.2	100%

OFF-STREET PARKING			
Townhouse Parking			
Residential Parking	1.0 Spaces Per Unit	52 Spaces Required	110 Spaces Provided
Visitor Parking	30% (inclusive)	16 Spaces Required	16 Spaces Provided
Disabled Parking	1 Space For Every 100 Parking Spaces	1 Spaces Required	2 Spaces Provided
Max. Small Cars	0.3 of Provided Spaces	33 Spaces Max	30 Spaces Provided

Parking Space Dimensions			
	Required (Width x Length x Height)	Provided (Width x Length x Height)	
Standard Space	2.7m (8.89 FT) x 5.8m (19.03 FT) x 2.1m (6.89 FT)	2.7m (8.84 FT) x 5.61m (18.42 FT) x Varies	
Small Cars	2.4m (7.87 FT) x 4.9m (16.08 FT) x 2.1m (6.89 FT)	2.5m (8.25 FT) x 5.11m (16.75 FT) x Varies	
Min. Distance to Continuous Wall	0.3m (0.98 FT) (15'-0")	0.3m (0.98 FT) (15'-0")	
Min. Drive Aisle Width	6.1m (20.0 FT) (22'-0")	6.1m (20.0 FT) (22'-0")	
Min. Maneuvering Aisle Width	6.7m (22.0 FT) (22'-0")	6.7m (22.0 FT) (22'-0")	

BICYCLE STALLS			
Townhouse Bicycle Spaces			
Bicycle Spaces Required	1.5 Bicycle Stalls Per Unit	78 Stalls Required	
Bicycle Spaces Provided	2.0 Bicycle Stalls Per Unit	Vertical	10 Stalls Provided
		Horizontal	91 Stalls Provided
		Total	101 Stalls Provided



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

[PROJECT]

INGLEWOOD AVE
695 Burley Drive & 660,640, 620,610 Inglewood Ave West Vancouver, BC

[TITLE]

Data

20532 [PROJECT]

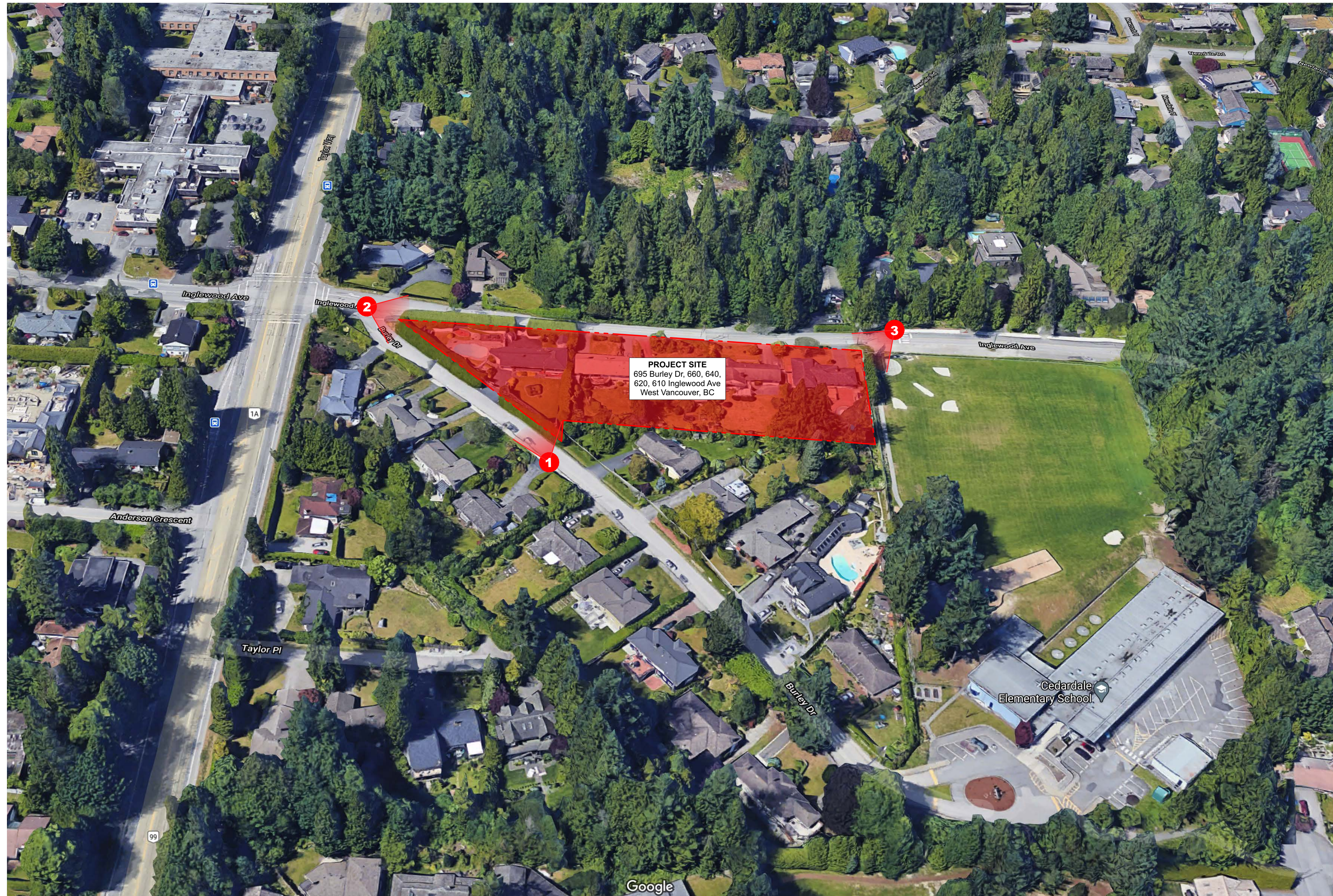
[SCALE]

Tuesday, January 26, 2021 [DATE]

ISSUE 01 - PRE APPLICATION [ISSUE]

[DRAWING]

A-0.101



Aerial View of Site



1 View along Burley Dr



2 View on the corner of Burley Dr and Inglewood Ave



3 View along Inglewood Ave



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[PROJECT]

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[TITLE]

**Site Context -
Street View
Photos**

20532

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Tuesday, January 26, 2021

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MARINE DRIVE TRANSIT CORRIDOR



ACTIVE TRANSPORTATION



TRANSPORTATION NETWORK



PARKS AND MAJOR TRAILS



MAJOR COMMUNITY SOCIAL ASSETS



LOCAL AREA PLANNING BOUNDARIES

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Context - OCP Maps

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The redevelopment of this site addresses key points from the West Vancouver OCP including:

- "strengthen our centres and key corridors through local area plans, with separate, detailed and collaborative planning processes to determine area-specific visions, objectives and suitable built-form, heights and densities; and"
- "advance housing affordability, accessibility and sustainability through available policy levers"

The policies that this redevelopment directly addresses from the West Vancouver OCP Housing Guidelines are policies: 2.1.7, 2.1.13, and 2.1.15 as listed below:

Redevelopment of this site is guided by the West Vancouver OCP Policy 2.1.7 which provides direction on expanding the middle missing" (e.g. triplex, townhouse, mixed-use) options.

Policy 2.1.7: "Consider proposals within existing 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);
- Requiring demonstration of minimal impacts to access, traffic, parking and public views in the neighbourhood;
- Restricting 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;
- Reviewing form and character to support siting and designs that respond and contribute to neighbourhood context and character; and
- Ensuring information meetings with public notification prior to formal Council consideration in accordance with District procedures."

Further, the site is located within the future Taylor Way Corridor Local Area Plan boundary.

Policy 2.1.13: "Create capacity for an estimated 1,700–2,100 net new housing units through local area plans (see Map 3) for the following areas, subject to provision 2114 of this plan:

- Ambleside Municipal Town Centre (1,000–1,200 estimated net new units);
- Taylor Way Corridor (500–600 estimated net new units); and
- Horseshoe Bay (200–300 estimated net new units)"

Policy 2.1.15: "Prior to the adoption of a local area plan, proposals may be considered within the local plan boundary by:

- Applying relevant District-wide policies contained in the OCP and any existing area-specific policies and guidelines; and
- Requiring the proposal's contribution to rental, non-market or supportive housing, or its ability to advance the public interest or provide other community benefits as determined by Council."

PROJECT SITE
695 Burley Dr, 660, 640,
620, 610 Inglewood Ave
West Vancouver, BC



westvancouver

ZONING BYLAW
No. 4662, 2010
ZONING MAP
ADOPTED: JAN. 24, 2011

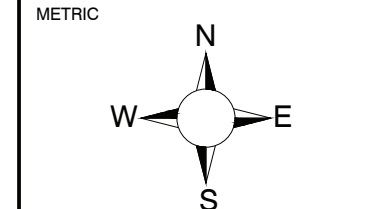
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To: 5009, 2019

— D.A.A.
DEVELOPMENT
AREA AGREEMENT

NOTE:
This map is based upon a variety of legal plans, and was prepared for zoning purposes only. The District of West Vancouver disclaims any and all responsibility for any errors or omissions respecting the legal boundaries or geographic details shown on this map and makes no representations whatsoever as to the accuracy of this map. Accurate legal plans of the lots referenced may be obtained from the Land Title Office located in New Westminster.

7	3
6	2
	1

Printed on: Dec.02/19



MAP 2 OF 28

Current Zoning

PROJECT SITE
695 Burley Dr, 660, 640,
620, 610 Inglewood Ave
West Vancouver, BC



For Illustrative Purposes Only

Taylor Way Local Area Planning Boundary

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**Perspective
Renderings**

20532 [PROJECT]

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Tuesday, January 26, 2021 [DATE]

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A-0.105

NW CORNER - INGLEWOOD AVE & BURLEY DR



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A-0.106



BURLEY DR