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## Project team

### Owners

Tina Imam & Behrang Omidvar  
representing their respective families  
West Vancouver

### Architect

Relative Form Architecture Studio  
West Vancouver

### Landscape Architect

Vaughan Landscape Planning and Design  
West Vancouver

### Surveyor

Hobbs Winter MacDonald,  
B.C. Land Surveyors  
North Vancouver





Image 1: Aerial Photo of site and surrounding area

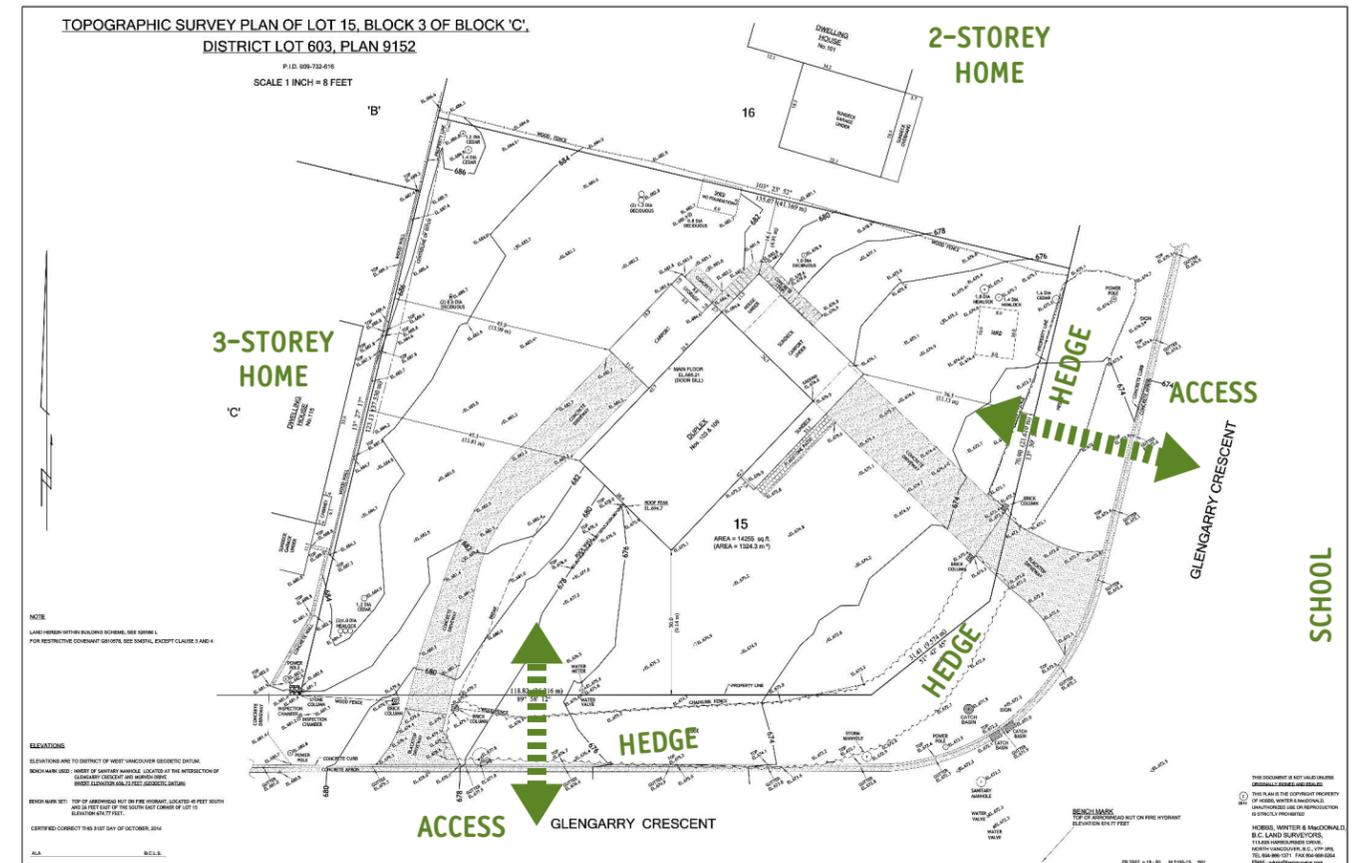


Image 2: Survey of existing property

## 1.0 Preamble

### 1.1 Project Intent

The Duplex Project at 103 Glengarry is part of an infill subdivision development in Glenmore, West Vancouver. Owned by a young professional family group, the RD1 zoned site presented an opportunity to the owners to develop two affordable homes for themselves in a family-friendly West Vancouver neighbourhood as well as the Duplex (being considered here) as a mortgage helper or

potentially for their extended family. Their intent was to take a low density site and improve its yield to four homes. Completed, the project would provide them a place to live in close proximity to each other, growing their individual families side by side with the potential for grandparents to be close by.

### 1.2 The Challenge to Subdividing

While the existing property was large enough in area and dimensions to allow for a 3 lot

subdivision, the potential could only be realised under certain conditions. Otherwise a relatively quiet road, Glengarry Crescent does see increased vehicle activity during school drop off and pick up times at Collingwood School's Morven Campus, whose drop off entrance lies directly east of the site. School traffic is managed somewhat through the use of this drop off driveway, which exits onto Morven drive.

The existing duplex home on the site is

currently accessed via two separated driveways, one for each dwelling. The easterly one of these enters the property from very close to the bend in Glengarry Crescent as it turns from east-west to north-south.

Initial discussions District Planning informed the team that, due primarily to these traffic concerns, only one driveway would be permitted for the two proposed new duplex homes. Later, this stipulation was enhanced



further to require that the two proposed single family homes also share a single driveway and that vehicle turn-around for all the homes could not occur on municipal property. Additionally, each of the two crossings were required to be placed as far from the South East corner as possible.

A second stipulation of the subdivision was the requirement to remove the existing

Laurel hedge to facilitate better lines of sight for drivers of vehicles turning the bend along Glengarry.

In order to discourage drop off and pick up on the duplex side of the street, a third stipulation, which was welcomed by the owner, was that no public access sidewalk would be permitted at the subdivision.

These challenges were embraced in the design of both of the subdivision layout and of the duplex itself.

### 1.3 Subdivision

Continuing the form and density of the pre-existing RD1 zoned lots to the west of the property, the three lot subdivision plan was developed. Using angled north-south property lines, the two north-south oriented single family lots to the west would be afforded widened frontages with the east-oriented duplex lot to the east taking advantage of the wide flanking street frontage. The greater depth at the north of the duplex site would allow for rear access outdoor space for the north unit.

For access, the single family homes would have their shared driveway along their mutual north-south property line facing the Park to the south, while the duplex homes would be served by a shared driveway opposite the school entrance.

The plan was submitted to the District for approval in March 2015 and a PLA for the subdivision was issued to the owner on May 28, 2015.

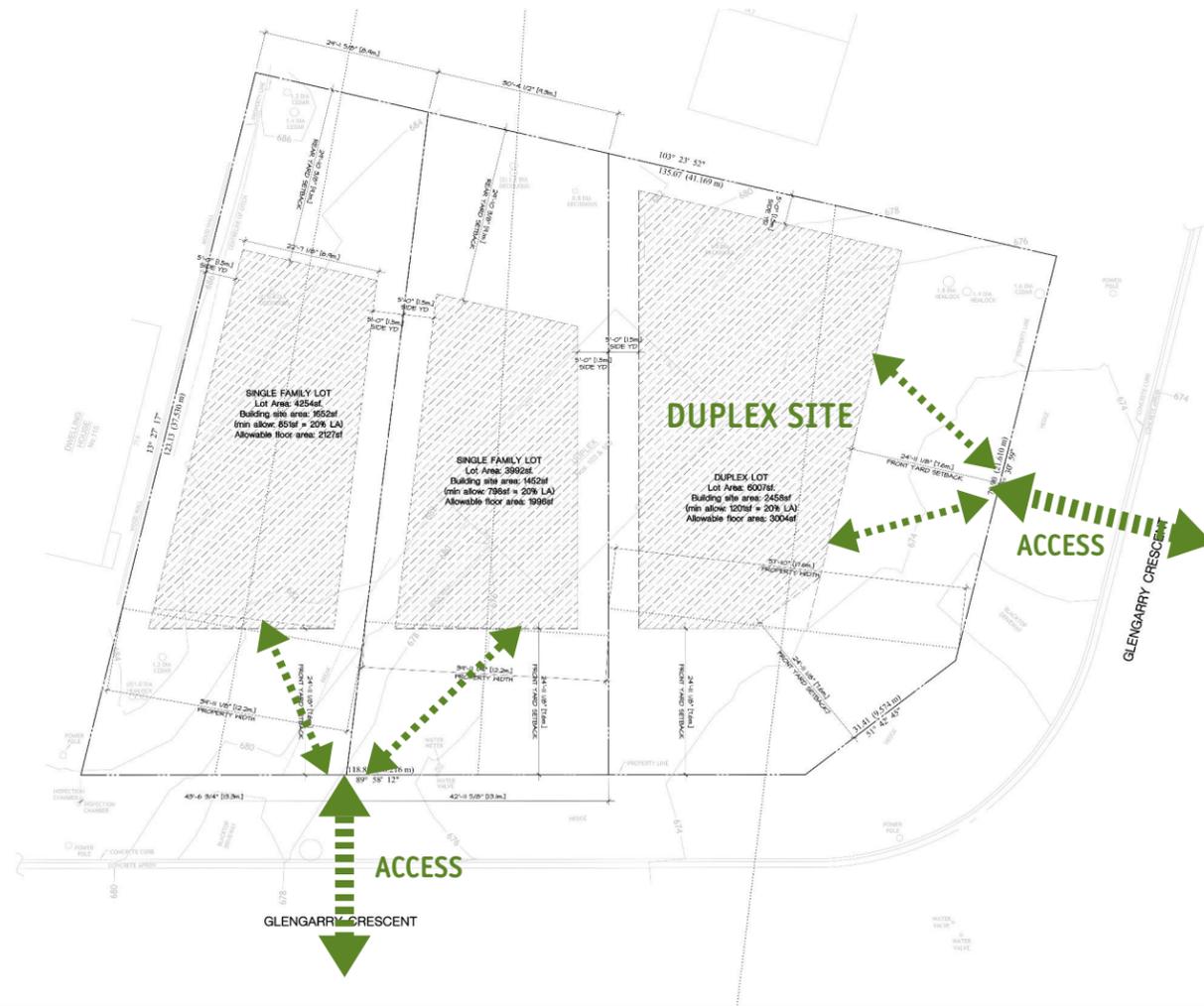


Image 3: Subdivision Layout





Bonnymuir Drive. Stevens drive is also a designated bike access route that connects Glenmore to Taylor Way and beyond.

### 3.2 Zoning

In general, residential properties in the Glenmore area are designated RS3 as are the majority of the British Properties. This site is one of a few properties zoned RD1 (and RM4) that are clustered around the Collingwood School property (zoned CD27).

The site is not subject to the British Pacific Properties building scheme.



Image 6: View of Site Looking West

### 3.3 Local Context & Adjacencies

Collingwood's Middle & Senior School Morven Campus lies directly to the east of the site across Glengarry Crescent. Across the crescent to the south lies the local, child-

friendly, Glenmore Park offering tennis courts, a softball pitch, open play areas and a



Image 7: Collingwood School From Glengarry Cr.

forested trail system that connects to the Baden Powell Trail all in close proximity to the site.



Image 8: Adjacent Home the North of the Site

To the north of the duplex site is the only existing building directly adjacent to the site – a single family home that is set well back from its easterly front property line. In particular, this two storey dwelling has a well used sun deck above its carport about 9 feet from the site's north property line.



Image 9: RD1 Single Family Home West of Site

Immediately west of the subject site will be the two new single family homes that complete the 3-lot subdivision. Though they are not the subject of this review, the proposed homes would likely take a form similar to the existing RD1 zoned single family home west of them creating a “terraced” roofscape west of the site.



Image 10: Existing Duplex at Glenmore Drive

Still further west at Glenmore Drive lie another two duplexes and one single family RD1 lot filling out the RD1 zone.

(More photos in Architectural drawings).

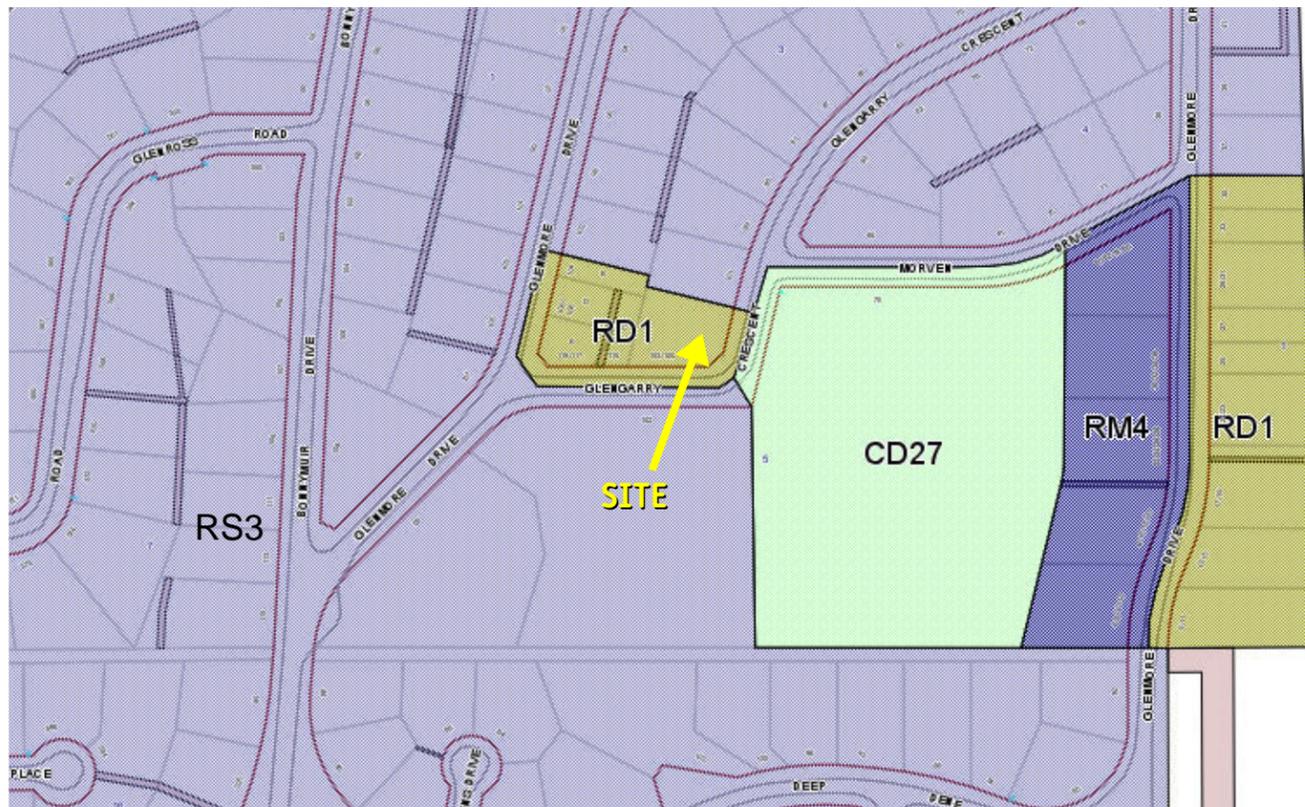


Image 5: Area Plan Showing Zoning



## 4.0 Site Analysis

### 4.1 Topography

The 6,008 square foot site is irregular in shape. It measures 97.71 feet along the north-south “lot bisector” and has a width of 57.83 feet at the front yard setback line. The property widens to 75.56 feet along the north property line. The south east corner of the property is truncated at the bend in Glengarry Crescent. It generally slopes from a high point of 683.5ft near its north west corner down to about 673.5ft along the south east truncation – a grade difference of 10ft. This is reduced to about 6.5 feet at the building setback lines (and slightly less across the actual footprint of the building).

### 4.2 Vegetation

At the north east corner of the lot there are three significant hemlock and cedar trees varying in diameter from 1.4 to 1.8 feet. A smaller 1 foot diameter deciduous tree grows near the north west corner of the site. The site is bounded to the south and the east by a 7 to 8 foot tall Laurel hedge growing on municipal land. The rest of the site contains scattered ground cover and shrubs around the existing duplex dwelling.

The laurel hedge will be removed as part of the subdivision, however, the owners intend to retain the mature evergreens in the north east corner as part of the new development. The deciduous tree will be removed to improve the penetration of natural light into the north duplex unit as well as onto the sun deck of the neighbour to the north.

### 4.3 Site access & building orientation

As previously discussed, vehicular access to the site will be from the east facing the school. This wider “flanking” street side of the property lends itself easily to be the primary address (front doors) and the access direction for pedestrians. Vehicle turnaround is to be contained within the flanking front yard setback and only landscaping, the driveway crossing and pedestrian access walkways are allowed on municipal land from property line to curb.

### 4.4 Natural Light and Shadow study

(Refer to Architectural drawings for a complete set of shadow diagrams).

The property enjoys a south and east facing aspect with unimpeded sunlight and solar



Image 13: March & September Equinoxes - Noon



Image 11: Summer Solstice - Noon



Image 12: Winter Solstice - Noon

radiation through most of the day for most of the year. In the evenings sun will wash both the front yard and the north west corner of the site. During the short days of winter however, other than being drenched with midday sunlight through a wide gap between the trees, the site receives only filtered light through the Glenmore Park evergreens to the south.

Once built out, the development will create shadows to the north. For most of the year, these will generally affect the site's own rear yards. However, during the short days of winter, shadows will affect the property to the north. The duplex design strives to minimize this impact.

### 4.5 Views

Views out from the site are generally open for the mid distance looking towards the school and into the park through a screen of evergreen trees. There are limited north easterly long distance views towards Grouse mountain across Glengarry Crescent. Though the north and west of the site are bordered by the adjacent lots the openness of their rear yards will allow some limited views to the north westerly hillside.



## 5.0 Design Statement

### 5.1 Building Massing

(Please refer to the Architectural Drawings which are appended to this Document).



Facing eastwards, the proposed building is divided into roughly equal sized southerly and northerly dwelling units. Each unit has a contemporary two-and-a-half storey, open plan split level design. While the front entrance of each unit addresses Glengarry to the east, their internal interlocked plans have different layouts that suit their respective location and orientation.

The general footprint of the building follows

the angled property lines and is cut back at the north west corner to create a usable rear yard for the north unit. While the west facade generally hugs its setback line, the remaining facades undulate away from theirs.

Each floor level is designed to have a smaller footprint than the one below stepping back the facade to create interest as well as opportunities for modulated light and shadows.

The front (east) facade in particular is given interest through the use of these layered setbacks and varied heights of building mass and maller elements. The result is a hierarchy of entrances, decks, roofs and balcony recesses. In a rhythm of repeated elements the front entrances and garages of each unit are separated from each other by alternating them, making each distinct from the other, The building mass is reduced to a single visible storey at the south and the north ends of the front facade to further articulate

it and to reduce the impact of shadowing on the adjacent property to the north. The upper level of both units are contained under single unified flat roof that spans and caps the building giving it its single family character.

The north and south facades are both kept modest in appearance with their ower roof lines and narrower widths. Indeed the entire building is generally two feet lower than the allowable maximum building height.



Image 14: View from North East Showing Duplex in Context With North Neighbour (Retained trees shown in halo in front & existing fence not shown for clarity)



## 5.2 Exterior Areas and Usable Open Space

The approach to creating usable private open space differs for each unit, though both patios are designed to be away from the more exposed driveways and public front entries.

For the south unit, a south facing front yard patio is provided. It is screened with landscaped planters and raised above surrounding grade to provide it separation from the street. Surrounded by generous landscaping, it will be an ideal space to enjoy the flora and fauna of the outdoors.



*Image 15: South Facade and South Unit Patio*

The north unit, on the other hand, is provided with a more private usable outdoor space to the rear. It is exposed to western sunight and is screened from the openness of the adjacent rear yards to the west and north by

landscaped planters and a cedar hedge. A small water feature is an added bonus.



*Image 16: North West View of North Unit Patio*

The building (measured along the east elevation) is not very wide – at 60 feet – compared to the typical 65 to 75 foot wide single family homes in the neighbourhood.

While the zoning bylaw requires just 25 feet for front and flanking street setbacks, the duplex, other than garage fronts, is set back a minimum of 30 feet at these yards. This allows for a larger usable yard for each duplex unit which, when landscaped, will be in character with the typical deeper front yards of the older homes in the neighbourhood.

Side yards are at the minimum with the larger yard provided at the north property line

which again helps in reducing any shadowing impact on the sun deck to the north.

## 5.3 Character and Materials

The roofs are generally flat with lower, single storey masses having sloped roofs to create vaulted ceilings over the main living spaces in the floor below. Where the roofs are lower, a circular window graces the wall above, accenting those facades. A raised parapet coincides with a recess on the west facade creating some play in height on the second floor roof.

The duplex has been given a contemporary character faced in natural coloured materials

that will dialogue with the facade treatment of the Collingwood School buildings. The extensive use of glass will create bright and expansive feel to what are relatively small housing units. Horizontal lines created by the 3-foot deep roof eaves and the shadows they create, the window muntin bars and balcony fascias and glass guards are used to animate the building's facade and modulate its height. Each unit's front door is set in a tall glazed mass that contains the main stair. A glazed metal framed canopy is used to identify each entry stoop which are separated from each other by the planted roof of the south unit garage.



*Image 17: General Overview From South East*



Natural ledgerstone facing is used as a noble material to further articulate each entry mass. The stone also serves to visually connect the building to its richly landscaped ground plane. The remainder of the building is finished in a sand-float acrylic stucco articulated with prefinished cedar siding and soffits. All materials will have a natural hue and a deep tone.

#### 5.4 Landscape Design Statement

(Please refer to the Landscape Drawings which are appended to this document.)

The site is to be landscaped from the building to the curb interspersed with walkways, private paved patios and driveways. Plant materials will create a sea of colour and contrast through the use of a variety of evergreen and flowering trees, shrubs, grasses and perennials. The south unit has access to a usable lawn in its front yard. The north unit front yard is focused around three existing evergreen trees. While the south unit has the larger landscaped area, the north unit private outdoor space is enhanced with a gem of a waterfall feature. The overall result of the landscaping will be the creation of an enhanced streetscape that maintains a

strong separation between private and public space and will improve greatly on the singularly green existing laurel hedge. Planting heights are lower than the hedge thereby improving visibility across the duplex site from Glengarry to the Collingwood School entrance.

## 6.0 Sustainability

### 6.1 Site and Neighbourhood

A more efficient use of land as a natural resource is achieved by subdivision and infill. Densification will achieve better use of existing infrastructure and amenities.

The improvement of the site's exposure to the street by removal of the Laurel hedge will promote openness to and the indirect surveillance of Glengarry Crescent and the school drop off area from both the duplex units – a natural deterrent to mischief and a promotion of neighbourliness.

The site has good sun orientation to the south and the east with natural filtering of harsher west sunlight. Private outdoor use spaces are designed to have direct sunlight as well as easy direct access from the interiors for the enjoyable use of outdoor space during the warmer months. This will promote good health of the residents through encouraged use of- and connection with- the outdoors.

The retention of existing mature evergreen trees indicates a respect for the presence of

oxygen producing vegetation and natural carbon sequestering on site. Additional varied landscaping will add to this as well as enhance the streetscape for the neighbours.

### 6.2 Transport

The site is located very close to both biking and pedestrian trail systems and is a short 2 minute walk to bus routes to Park Royal and Downtown Vancouver. There is also easy access to family- and child- friendly local park and other public outdoor amenities. The presence of all these provide alternate options for transportation and reduce dependency on vehicles.

To enable the use of electric vehicles, charging outlets are to be installed in the garages. Garages are sized to accommodate the bicycle storage and the gentle driveway grades will promote easy bike access to the street.

### 6.3 Storm Water

Permeable surfaces at patios and at the large areas to remain landscaped will allow for natural groundwater recharge from rain.



#### 6.4 Home Layout liveability

The duplex homes are designed to appeal to different types of occupants from young families to mature adults looking to downsize. Having four bedrooms distributed to all levels of the homes will allow a great flexibility in use. Teens, young children and even small extended families will find both privacy and togetherness. Separated bedrooms – most having access to their own bathroom – also allow having international home-stay students (who are numerous on the North Shore).

#### 6.5 Light, Views and Solar Heat Gain

The provision of large windows will allow natural light penetration into all the main level rooms reducing the dependency on artificial lighting. The main living areas have windows that face multiple directions promoting naturally lit interiors at most times of the day.

Extensive and varied views out from each home and exposure to direct daylight from within the home will add to the good mental health of the occupants.

Shadowing from the articulated facades, wide

roof overhangs, balconies and canopies serve to mitigate the potential of solar heat gain from large amounts of direct sunlight. Heat gain will also be mitigated through the use of natural stone at the exposed east facade and the use of light coloured roof materials. Shadows from adjacent westerly houses as well as reduced west facade fenestration will also help in this matter.

Fuel burning fireplaces are not proposed for this duplex development.

#### 6.6 Ventilation and Air Quality

During the colder months, heat recovery ventilation units will recapture heat from the forced air heating and ventilation system.

In warmer months, operable windows and patio doors placed at opposite sides of larger rooms and the main living areas will allow occupants to enjoy cross flow ventilation as needed. In addition, open plan connectivity between floor levels and the presence of high level vented windows at the stairwells will promote vertical air movement and improve interior air quality through both homes.

To promote good indoor air quality during

construction and when built, zero- or low-VOC materials (particularly paints, sealants, coatings, adhesives etc.) will be used.

#### 6.7 Waste & Recycling

The crawl space storage beneath each home entry will be large enough to accommodate both garbage and recycle containers. Direct access to this storage from each garage will promote easy house-to-curb recycling of residential waste.

#### 6.8 Construction

A construction waste management program will be implemented by owner and builder to monitor, separate and efficiently dispose of recyclable construction waste, reducing waste to the landfill. An effort will be made to utilize local materials with high recycled content wherever possible.

#### 6.9 General Economy

As part of the upward trending construction environment in West Vancouver, this development will make its own short term contribution to the local economy and the regional construction materials and labour markets. The infusion of capital and

creation of jobs within the District will add to the local economy indirectly through workers using local amenities and facilities.

In the long term additional families living in the Glenmore area will also add to the District's tax base and add stimulus to its service, commercial and municipal facilities.



## 7.0 materials board



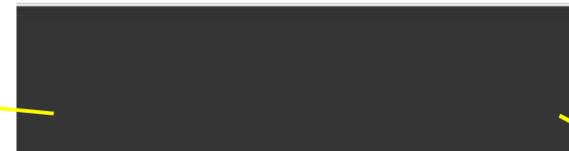
Image 19: Rendered East (Front) Elevation (NTS)



T+G Cedar Siding Natural Finish



BM "Iron Mountain"



BM "Onyx"



Kettle Valley Walnut Creek Urban Ledge



Image 18: Rendered South Elevation (NTS)



Image 20: Rendered North Elevation (NTS)





# 103 Glengarry Crescent

## Duplex Development



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DESIGN REVIEW COMMITTEE SUBMISSION  
1 MAY 2016  
ASSED DIMENSIONAL REVIEW PLANING  
26 APR 2016 IN RESPONSE TO PLANNING  
DEVELOPMENT PERMIT APPLICATION  
17 JUL 2016  
PRE - DEVELOPMENT PERMIT APPLICATION REVIEW  
13 JUL 2015  
FOR MEETING WITH PLANNER  
19 JAN 2016

Land & Building

Consultant

Job

**DUPLEX  
HOMES  
103/105 GLENGARRY  
CRESCENT  
WEST VANCOUVER  
for  
BEHRANG OMIQVAR**

Number 14-26 Project

PERSPECTIVES

Drawing Title

1/8" = 1'-0" 21 APR 2016

Scale Date

RFAP/... AJ

CD/... Brian W





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DESIGN REVIEW COMMITTEE SUBMISSION  
1 MAY 2016  
ADDED DIMENSIONS, REVISED PLAN AND  
26 APR 2016 IN RESPONSE TO PLANNING  
DEVELOPMENT PERMIT APPLICATION  
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REV - DEVELOPMENT PERMIT APPLICATION REVIEW  
13 JUL 2016 FOR MEETING WITH PLANNER  
19 JAN 2016

Contractor

**DUPLEX  
HOMES  
103/105 GLENGARRY  
CRESCENT  
WEST VANCOUVER  
for  
BEHRANG OMIQVAR**

Number 14-26 Project

**PROJECT DATA  
AREA SUMMARY  
AND  
AVERAGE  
GRADE  
CALCULATION**

1/8" = 1'-0" 19 JUN 2016  
Scale Date  
RFS/AL AJ  
CJ/AL Date

AVERAGE GRADE CALCULATIONS																	
NATURAL GRADE							PROPOSED GRADE										
FIRST POINT	EXISTING GRADE	+	SECOND POINT	EXISTING GRADE	/2 X	DISTANCE	=	RESULT	FIRST POINT	PROPOSED GRADE	+	SECOND POINT	PROPOSED GRADE	/2 X	DISTANCE	=	RESULT
A	675.3	+	B	676.1	/2 X	22.00	=	14865.40	A	678.50	+	A1	677.43	/2 X	19.58	=	13274.55
B	676.1	+	C	676.0	/2 X	2.00	=	1352.10	A1	677.43	+	B	677.43	/2 X	2.42	=	1639.38
C	676.0	+	D	676.5	/2 X	8.00	=	5410.00	B	677.43	+	C	677.50	/2 X	2.00	=	1354.93
D	676.5	+	E	676.5	/2 X	2.00	=	1353.00	C	677.50	+	D	678.10	/2 X	8.00	=	5422.40
E	676.5	+	F	680.7	/2 X	17.50	=	11875.50	D	678.10	+	E	678.06	/2 X	2.00	=	1356.16
F	680.7	+	G	677.7	/2 X	13.96	=	9481.63	E	678.06	+	E1	678.06	/2 X	14.50	=	9831.87
G	677.7	+	H	678.8	/2 X	14.71	=	9977.06	E1	678.06	+	F	680.50	/2 X	3.00	=	2037.84
H	678.8	+	J	676.5	/2 X	21.00	=	14230.65	F	680.50	+	G	679.00	/2 X	13.96	=	9489.31
J	676.5	+	K	675.5	/2 X	11.46	=	7746.96	G	679.00	+	H	680.50	/2 X	14.71	=	9999.12
K	675.5	+	L	675.2	/2 X	5.00	=	3376.75	H	680.50	+	J	677.50	/2 X	21.00	=	14259.00
L	675.2	+	M	674.7	/2 X	12.00	=	8099.40	J	677.50	+	K	679.33	/2 X	11.46	=	7774.64
M	674.7	+	N	674.9	/2 X	5.00	=	3377.93	K	679.33	+	L	677.00	/2 X	5.00	=	3390.83
N	674.9	+	P	675.2	/2 X	6.00	=	4050.30	L	677.00	+	M	675.17	/2 X	12.00	=	8113.02
P	675.2	+	Q	674.6	/2 X	5.00	=	3374.50	M	675.17	+	N	675.17	/2 X	5.00	=	3379.78
Q	674.6	+	R	674.9	/2 X	12.00	=	8097.00	N	675.17	+	P	675.17	/2 X	6.00	=	4051.02
R	674.9	+	S	675.1	/2 X	5.00	=	3386.78	P	675.17	+	Q	675.17	/2 X	5.00	=	3375.85
S	675.1	+	T	674.9	/2 X	7.17	=	4839.75	Q	675.17	+	R	675.08	/2 X	12.00	=	8101.50
T	674.9	+	U	674.9	/2 X	0.50	=	337.45	R	675.08	+	S	674.58	/2 X	5.00	=	3385.93
U	674.9	+	V	674.4	/2 X	11.83	=	7981.11	S	674.58	+	T	676.00	/2 X	7.17	=	4841.83
V	674.4	+	W	674.8	/2 X	11.50	=	7775.96	T	676.00	+	U	676.00	/2 X	0.50	=	338.00
W	674.8	+	X	674.8	/2 X	0.94	=	634.31	U	676.00	+	U1	677.00	/2 X	9.33	=	6311.75
X	674.8	+	A	675.3	/2 X	11.80	=	7965.59	U1	677.00	+	V	678.50	/2 X	2.50	=	1694.38
									V	678.50	+	W	678.50	/2 X	11.50	=	7820.81
									W	678.50	+	X	678.50	/2 X	0.94	=	637.79
									X	678.50	+	A	678.50	/2 X	11.80	=	8006.30
<b>TOTALS</b>						<b>206.37</b>	<b>139588.13</b>		<b>TOTALS</b>						<b>206.37</b>	<b>139887.98</b>	
<b>AVERAGE NATURAL GRADE (RESULT TTL / DISTANCE TTL) =</b>								<b>676.40</b>	<b>AVERAGE FINISHED GRADE (RESULT TTL / DISTANCE TTL) =</b>								<b>677.85</b>
<b>LOWER OF AVERAGE OR FINISHED GRADE = 676.40</b>																	

PROPERTY INFORMATION & ZONING SUMMARY			
ADDRESS	103 - 105 GLENGARRY CRESCENT, WEST VANCOUVER		
CIVIC	103 - 105 GLENGARRY CRESCENT, WEST VANCOUVER		
LEGAL	LOT 3 OF LOT 15; BLOCK 3 OF BLOCK 'C'; D.L. 603; PLAN 9152; PID: 009-732-616		
ZONE	RD1 - DUPLEX DWELLING		
LOT DIMENSIONS	REQUIRED / PERMITTED	PROPOSED	
AREA	5,974 SF [555 SQM]	6,008 SF [558.2 SQM]	
WIDTH	46.91 FT [14.3 M]	57.83 FT [17.63 M]	
MINIMUM SETBACKS			
FRONT [SOUTH]	24.93 FT [7.6 M]	30.24 FT [9.22 M]	
FRONT [EAST]	24.93 FT [7.6 M]	24.96 FT [7.61 M]	
FRONT [S.E.]	24.93 FT [7.6 M]	26.26 FT [8.00 M]	
SIDE [WEST]	4.99 FT [1.52 M]	5.00 FT [1.52 M]	
SIDE [NORTH]	4.99 FT [1.52 M]	6.57 FT [2.00 M]	
SIDE [COMBINED]	20% OF LOT WIDTH = 11.57 FT [3.52 M]		11.57 FT [3.52 M]
MAXIMUM BUILDING HEIGHT	25 FT [7.62 M] ABOVE LOWER OF NATURAL OR FINISHED GRADE		22.6 FT [6.89 M]
HIGHEST BUILDING FACE ENV	22 FT FROM LOWER OF NATURAL OF FINISHED GRADE AT BLDG FACE		LESS THAN 22 FT [REFER TO ELEVATIONS]
FLOOR AREA RATIO	0.5 OF LOT AREA MAXIMUM = 3,004 SF [279.08 SQM]		2,837.6 SF [263.61 SQM]
LOT COVERAGE	40% MAXIMUM = 2,403.2 SF [223.26 SQM]		1,778 SF [165.18 SQM]
FLOOR AREAS	UNIT 1	UNIT 2	TOTALS
BASEMENT [LEVEL 0]	657.1 SF [61.04 SQM]	694.6 SF [64.53 SQM]	1,351.3 SF [125.54 SQM]
GARAGE [LEVEL 0]	213.2 SF [19.81 SQM]	213.2 SF [19.81 SQM]	426.4 SF [39.62 SQM]
MAIN [LEVEL 1]	773.6 SF [71.87 SQM]	816.8 SF [75.88 SQM]	1,590.4 SF [147.75 SQM]
UPPER [LEVEL 2]	594.7 SF [55.25 SQM]	564.0 SF [52.40 SQM]	1,158.7 SF [107.65 SQM]
SUBTOTALS	2,238.6 SF [207.97 SQM]	2,288.6 SF [212.62 SQM]	4,527.2 SF [450.59 SQM]
EXEMPT AREAS	REFER TO SHEET A-1.1 FOR DETAILED CALCULATIONS		
BASEMENT	EXCLUDED ENTIRELY [WHERE CEILING ABOVE IS LESS THAN 2 FT ABOVE LOWER OF AVERAGE NATURAL OR FINISHED GRADE]		
	329.2 SF [30.38 SQM]	694.6 SF [64.53 SQM]	1,023.8 SF [95.11 SQM]
	EXCLUDED PARTIALLY [WHERE CEILING ABOVE IS MORE THAN 2 FT ABOVE LOWER OF AVERAGE NATURAL OR FINISHED GRADE]		
	239.4 SF [22.24 SQM]	-	239.4 SF [22.24 SQM]
GARAGE	EXCLUDED ENTIRELY [UP TO 44.13 SF [41 SQM] OF INTERIOR AREA USED FOR PARKING VEHICLES]		
	213.2 SF [19.81 SQM]	213.2 SF [19.81 SQM]	426.4 SF [39.61 SQM]



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DESIGN REVIEW COMMITTEE SUBMISSION  
1 MAY 2016  
ADDED DIMENSIONS/REVISED PLANING  
26 APR 2016 IN RESPONSE TO PLANNING  
DEVELOPMENT PERMIT APPLICATION  
17 JUL 2016  
REVISED DEVELOPMENT PERMIT APPLICATION  
13 JUL 2016 FOR MEETING WITH PLANNER  
19 JAN 2016

James & Barbara

Canada

14-26 Project

DUPLIX HOMES  
103/105 GLENGARRY CRESCENT  
WEST VANCOUVER  
for  
BEHRANG OMIQVAR

14-26 Project

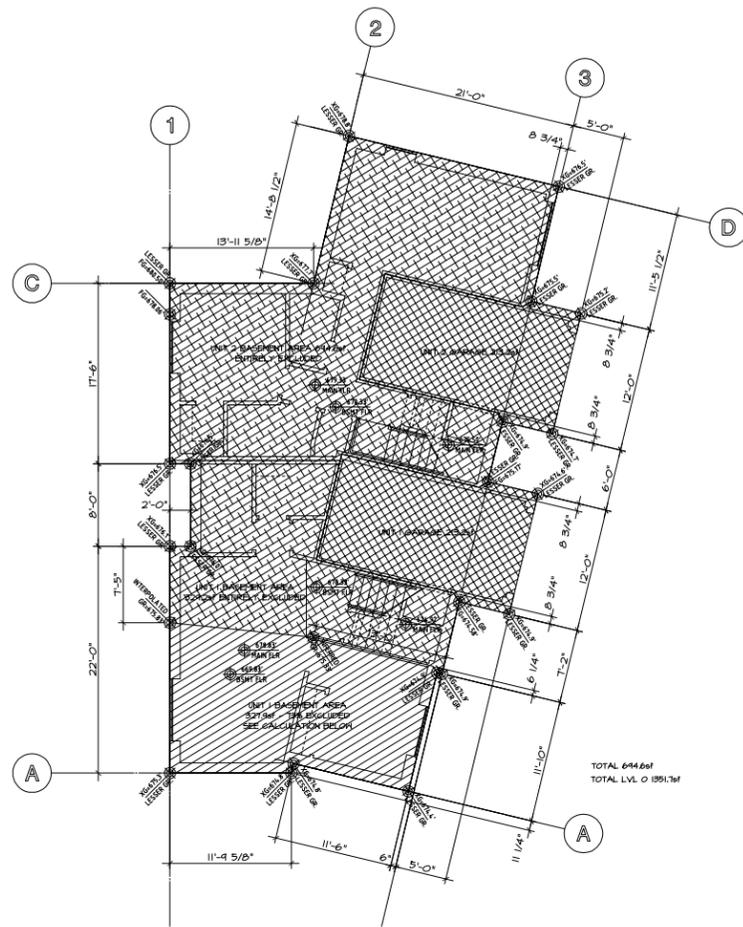
CONFIRMATION OF FLOOR AREAS AND EXEMPTIONS

14-26 Project

1/8" = 1'-0" 19 JUN 2016  
Scale: 1/8" = 1'-0"  
RF: AJ  
AJ: AJ

A-1.2

14



LEGEND

- AREAS USED FOR VEHICLE STORAGE EXCLUDED UP TO A TOTAL OF 441.3 SQFT
- AREAS WHERE U/S OF CEILING IS LESS THAN 2 FT ABOVE THE LOWER OF NATURAL OR FINISHED GRADE, ENTIRELY EXCLUDED
- AREAS WHERE U/S OF CEILING IS MORE THAN 2 FT ABOVE THE LOWER OF NATURAL OR FINISHED GRADE, PARTIALLY EXCLUDED

PARTIAL EXCLUSION CALCULATION

$$\frac{\text{AVERAGE GRADE ELEVATION} - \text{BASEMENT FLOOR ELEVATION}}{\text{MAIN FLOOR ELEVATION} - \text{BASEMENT FLOOR ELEVATION}} \times 100 = \text{EXEMPT PERCENTAGE OF BASEMENT AREA}$$

$$\frac{676.4 - 669.83}{678.83 - 669.83} \times 100 = \frac{6.57}{9.0} = 73\%$$

AREA OF BASEMENT TO WHICH PARTIAL EXCLUSION APPLIES = 321.9 SF

AREA TO BE EXCLUDED = 321.9 SF X 73% = 234.4 SF

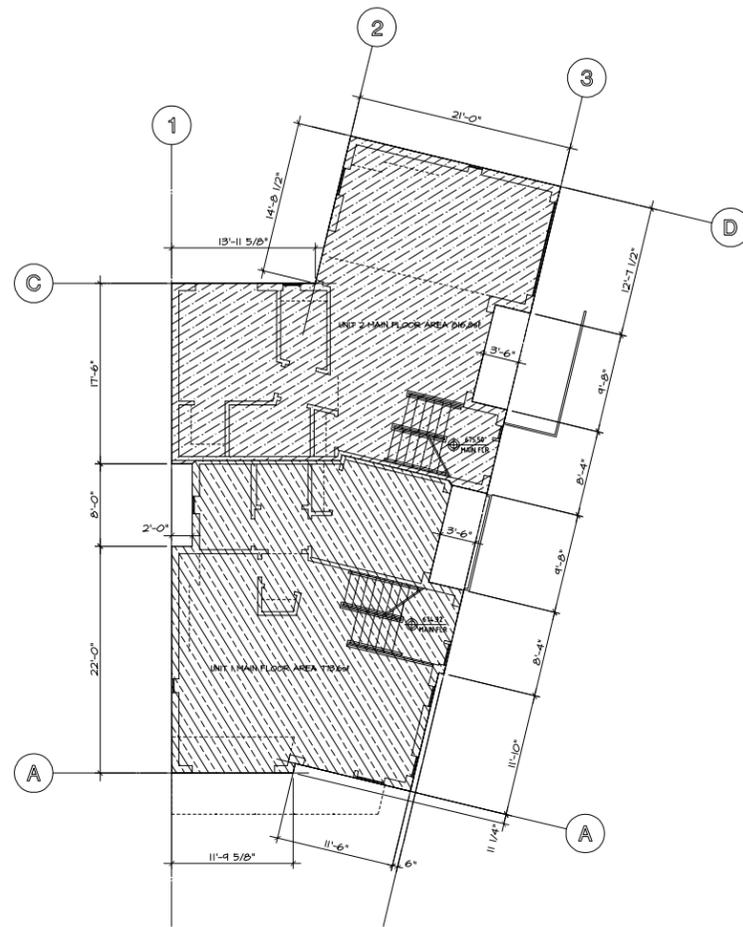
BASEMENT AREA SUMMARY

UNIT 1 GARAGE AREA:	213.2 SF	EXCLUDED FROM FAR
UNIT 2 GARAGE AREA:	213.2 SF	EXCLUDED FROM FAR
UNIT 1 BASEMENT AREA:	321.9 SF	EXCLUDED FROM FAR
UNIT 2 BASEMENT AREA:	321.9 SF	PARTIALLY EXCLUDED FROM FAR (234.4 SF)
TOTAL BASEMENT AREA:	614.6 SF	EXCLUDED FROM FAR
TOTAL BASEMENT AREA:	1718.1 SF	

EXCLUDED BASEMENT AREA: 1689.6 SF

COUNTABLE BASEMENT AREA: 88.5 SF

BASEMENT AREAS AND EXEMPTIONS  
SCALE: 1/8" = 1'-0"



LEGEND

- UNIT 1 MAIN FLOOR AREA
- UNIT 2 MAIN FLOOR AREA

MAIN FLOOR AREA SUMMARY

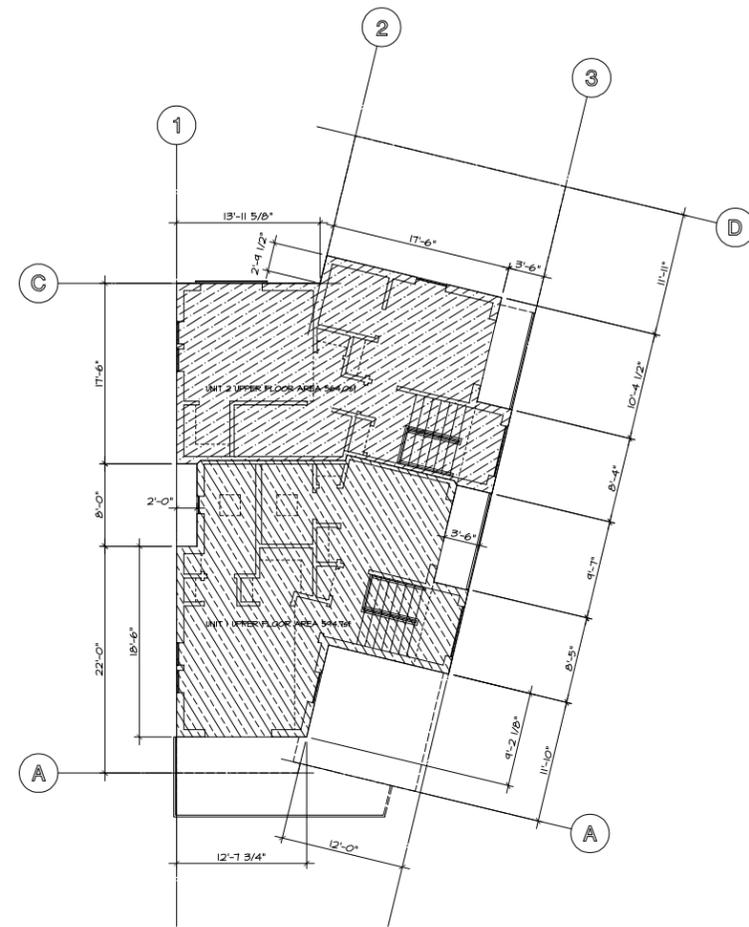
UNIT 1 MAIN FLOOR AREA:	1133.6 SF	INCLUDED IN FAR
UNIT 2 MAIN FLOOR AREA:	816.8 SF	INCLUDED IN FAR
TOTAL MAIN FLOOR AREA:	1540.4 SF	

COUNTABLE MAIN FLOOR AREA: 1540.4 SF

MAIN FLOOR AREA CONFIRMATION  
SCALE: 1/8" = 1'-0"

LIVEABLE FLOOR AREAS

UNIT 1 LIVEABLE AREA:	1994.7 SF
UNIT 2 LIVEABLE AREA:	2106.1 SF
TOTAL GARAGE AREA:	426.4 SF



LEGEND

- UNIT 1 UPPER FLOOR AREA
- UNIT 2 UPPER FLOOR AREA

UPPER FLOOR AREA SUMMARY

UNIT 1 UPPER FLOOR AREA:	564.0 SF	INCLUDED IN FAR
UNIT 2 UPPER FLOOR AREA:	544.7 SF	INCLUDED IN FAR
TOTAL UPPER FLOOR AREA:	1108.7 SF	

COUNTABLE UPPER FLOOR AREA: 1108.7 SF

UPPER FLOOR AREA CONFIRMATION  
SCALE: 1/8" = 1'-0"

COUNTABLE FLOOR AREA SUMMARY

COUNTABLE BASEMENT AREA:	88.5 SF
COUNTABLE MAIN FLOOR AREA:	1540.4 SF
COUNTABLE UPPER FLOOR AREA:	1108.7 SF
COUNTABLE UPPER FLOOR AREA:	2837.6 SF



1 EXISTING DUPLEX WEST OF SITE



9 VIEW OF HOME NORTH EAST OF SITE



8 VIEW OF HOME ADJACENT TO SITE



2 EXISTING HOME WEST OF SITE



7 VIEW OF SITE LOOKING WEST SHOWING TREES TO BE RETAINED



3 VIEW LOOKING WEST ON GLENGARRY



6 VIEW OF SCHOOL FROM GLENGARRY



4 VIEW TO SCHOOL EAST OF SITE



5 VIEW OF SITE LOOKING NORTH



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1 MAY 2016  
ASSED DIMENSIONAL REVIEW PLANING  
26 APR 2016 IN RESPONSE TO PLANNING  
DEVELOPMENT PERMIT APPLICATION  
17 JUL 2016  
PRE - DEVELOPMENT PERMIT REVIEW  
13 JUL 2015  
FOR MEETING WITH PLANNER  
19 JAN 2016  
Lanes & Partners

Collingwood

Collingwood

DUPLEX  
HOMES  
103/105 GLENGARRY  
CRESCENT  
WEST VANCOUVER  
for  
BEHRANG OMIQVAR

Number 14-26 Project

SITE  
CONTEXT  
PHOTOS

Drawing Title

1/64" = 1'-0" 18-JUN-2015

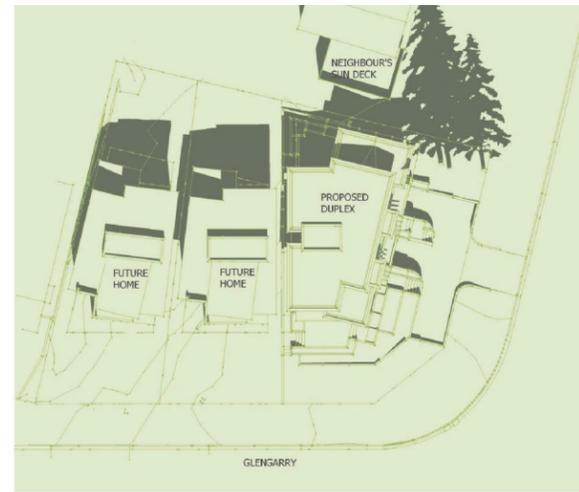
Scale Date

14-11-27 Subd. AJ

CUJ File Team 14



8:00am MARCH/SEPTEMBER 22  
 SPRING & FALL EQUINOX SHADOWS



12:00pm MARCH/SEPTEMBER 22



3:30pm MARCH/SEPTEMBER 22



7:00am JUNE 22  
 SUMMER SOLSTICE SHADOWS



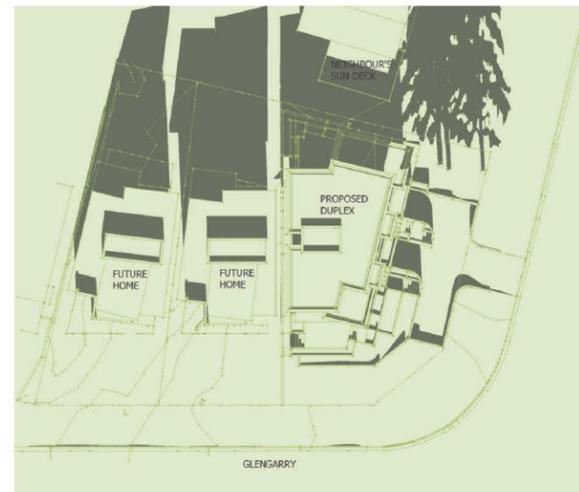
12:00pm JUNE 22



5:00pm JUNE 22



9:00am DECEMBER 22  
 WINTER SOLSTICE SHADOWS



12:00pm DECEMBER 22



2:30pm DECEMBER 22



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 1 MAY 2016  
 ASKED DIMENSIONAL REVIEW PANELS  
 26 APR 2016 IN RESPONSE TO PLANNING  
 DEVELOPMENT PERMIT APPLICATION  
 17 JUL 2016  
 PRE - DEVELOPMENT PERMIT APPLICATION REVIEW  
 13 JUL 2016  
 FOR MEETING WITH PLANNER  
 19 JAN 2016

**DUPLEX  
 HOMES  
 103/105 GLENGARRY  
 CRESCENT  
 WEST VANCOUVER  
 for  
 BEHRANG OMIQVAR**

Number 14-26 Project

**SITE  
 CONTEXT  
 &  
 SHADOW  
 STUDIES**

1/64" = 1'-0" 18-JUN-2015  
 Scale Date  
 14-11-27 Subd. A.J.  
 C.J.P. J.M.M.



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1 MAY 2016  
A615 DESIGN REVIEW HOLDING  
26 APR 2016 IN RESPONSE TO PLANNING  
DEVELOPMENT PERMIT APPLICATION  
17 JUL 2016  
18 JUL 2016  
19 JUL 2016  
13 JUL 2016  
19 JAN 2016 FOR MEETING WITH PLANNER

Issues & Revisions

Consult

**DUPLICATE HOMES**  
103/105 GLENGARRY  
CRESCENT  
WEST VANCOUVER  
for  
BEHRANG OMIQVAR

Number 14-26 Project

BASEMENT  
(LEVEL 0)  
FLOOR  
PLAN

Drawing Title

1/4" = 1'-0" 10 APR 2016

Scale Date

RFAS/AJ

CU/MS Item No

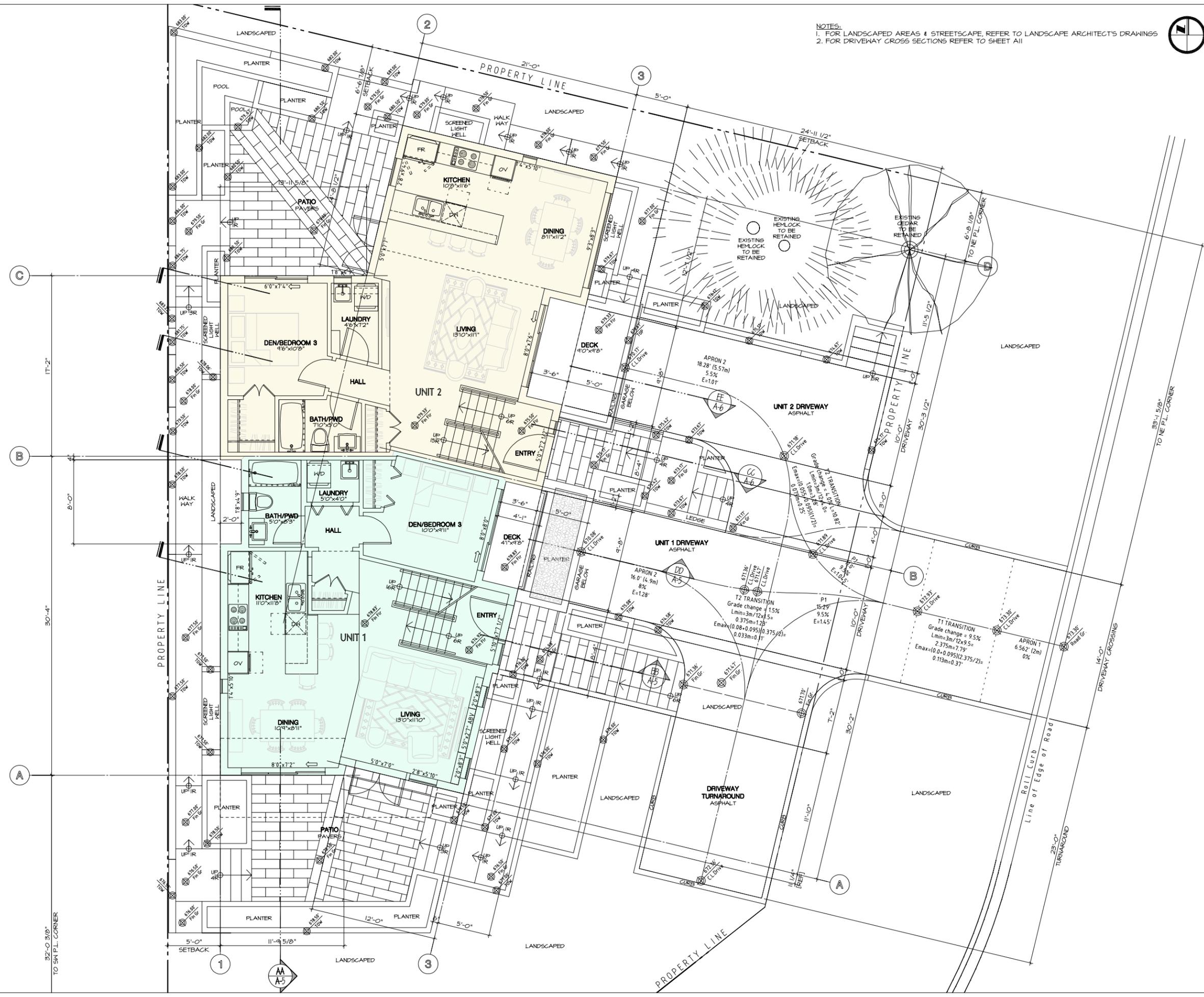


Lot Width: 57.83ft  
[35.2m]

Lot Bisector

32'-0 3/8"  
TO S.W. P.L. CORNER

6'-8 1/8"  
TO N.E. P.L. CORNER



NOTES:  
 1. FOR LANDSCAPED AREAS & STREETScape, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS  
 2. FOR DRIVEWAY CROSS SECTIONS REFER TO SHEET A11



**RELATIVE FORM**  
 Architecture  
 Studio

2485 Shamrock Place  
 West Vancouver  
 B. C. Canada  
 V7V 3B8

604-922-8888  
 604-922-8720  
 architecture@rfs.co



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DESIGN REVIEW COMMITTEE SUBMISSION  
 1 MAY 2016  
 ADDED DIMENSIONS, REVISED PLANING  
 26 APR 2016 IN RESPONSE TO PLANNING  
 DEVELOPMENT PERMIT APPLICATION  
 17 JUL 2016  
 PRELIMINARY DEVELOPMENT PERMIT APPLICATION REVIEW  
 13 JUL 2016 FOR MEETING WITH PLANNER  
 19 JAN 2016

**DUPLEX  
 HOMES**  
 103/105 GLENGARRY  
 CRESCENT  
 WEST VANCOUVER  
 for  
 BEHRANG OMIQVAR

MAIN  
 (LEVEL 1)  
 FLOOR  
 PLAN

1/4" = 1'-0"  
 10 APR 2016  
 RFS/AL  
 ALJ

**A-5**



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1 MAY 2016  
REDESIGN (ORIGINAL REVIEWED) HOLDING  
26 APR 2016 IN RESPONSE TO PLANNING  
DEVELOPMENT PERMIT APPLICATION  
17 JUL 2016  
18 JUL 2016  
13 JUL 2015 FOR MEETING WITH PLANNER  
19 JUN 2016

James & Barbara

Canada

DUPLEX  
HOMES  
103/105 GLENGARRY  
CRESCENT  
WEST VANCOUVER  
for  
BEHRANG OMIQVAR

Number 14-26 Project

UPPER  
(LEVEL 2)  
FLOOR  
PLAN

Drawing Title

1/4" = 1'-0" 10 APR 2016

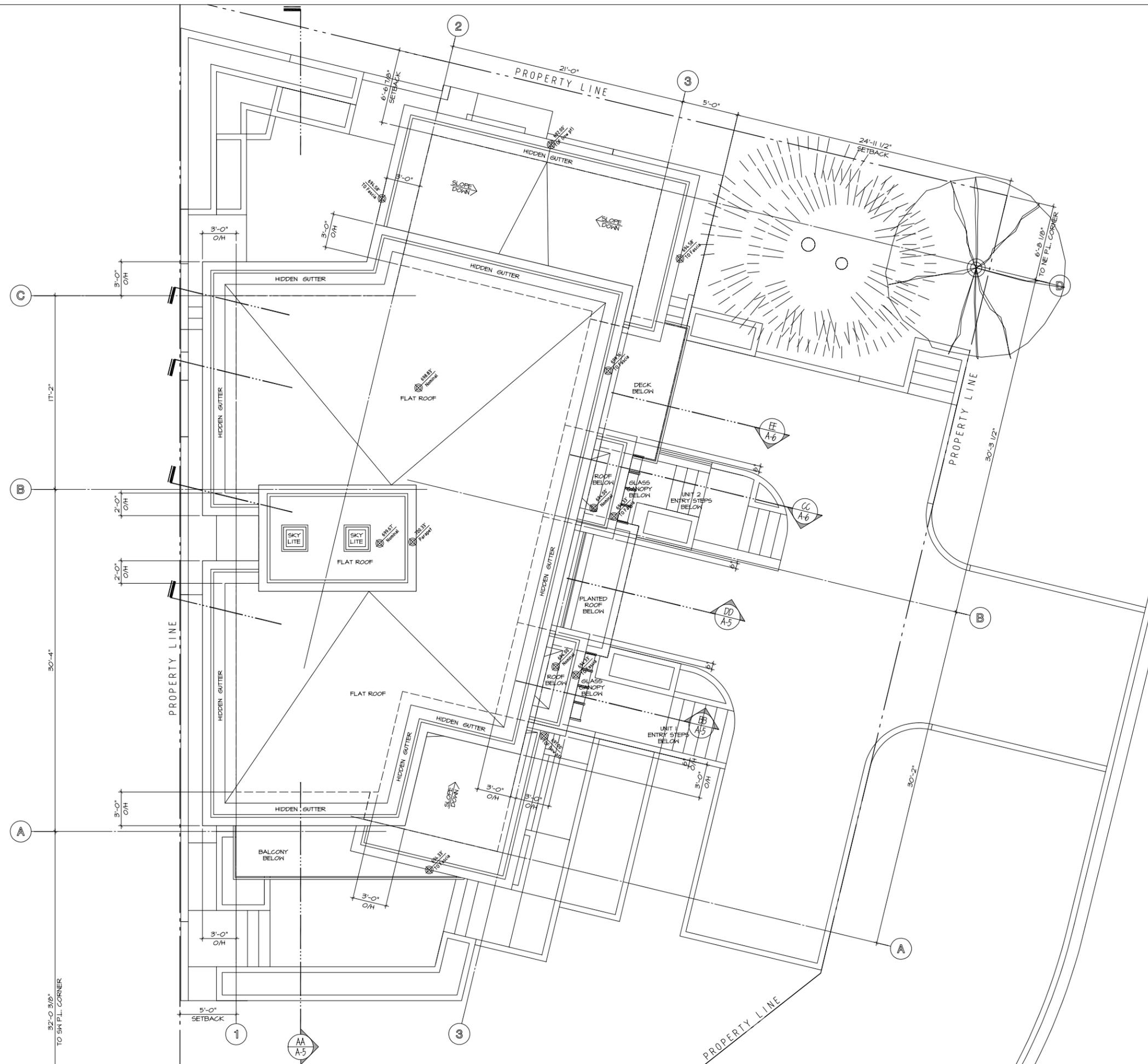
Scale Date

RFAPL AJ

CUJ Date

**A-6**





DESIGN REVIEW COMMITTEE SUBMISSION  
 1 MAY 2016  
 REDESIGN/REVISIONS/REVISIONS  
 26 APR 2016 IN RESPONSE TO PLANNING  
 DEVELOPMENT PERMIT APPLICATION  
 17 JUL 2016  
 RE - DEVELOPMENT PERMIT APPLICATION  
 13 JUL 2016 FOR MEETING WITH PLANNING  
 19 JUN 2016

**DUPLEX HOMES**  
**103/105 GLENGARRY CRESCENT**  
**WEST VANCOUVER**  
 for  
**BEHRANG OMIQVAR**

Number 14-26 Project  
**ROOF PLAN**

Scale 1/4" = 1'-0"  
 Date 14 JUN 2016  
 RFA/RL AJ  
 C/J/ML



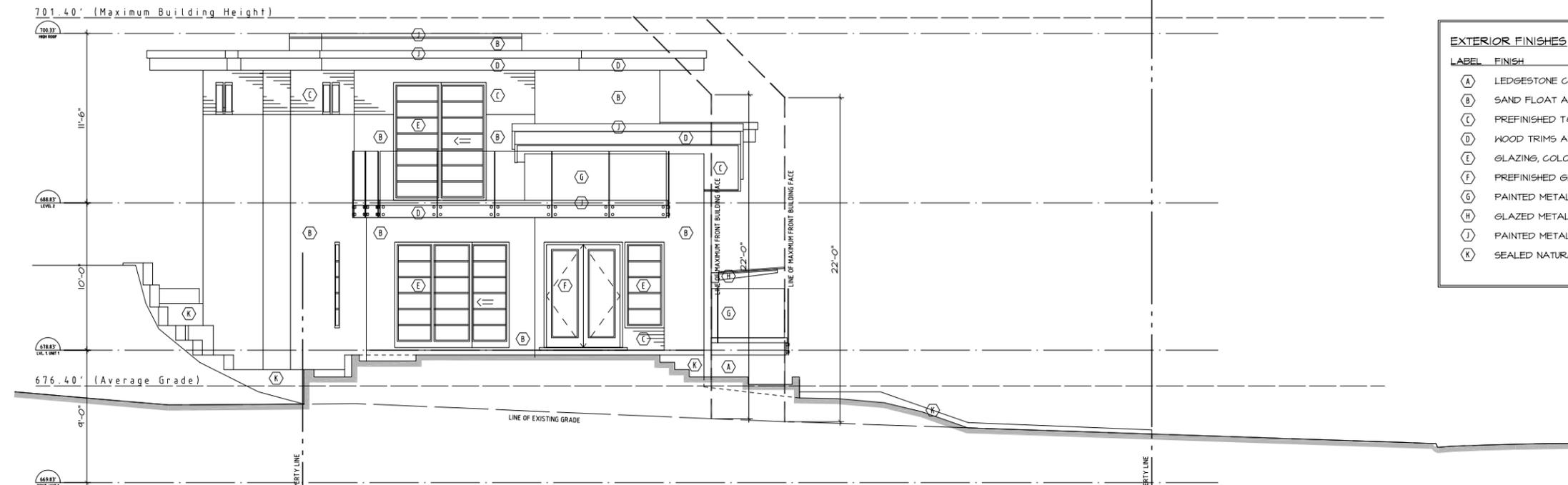
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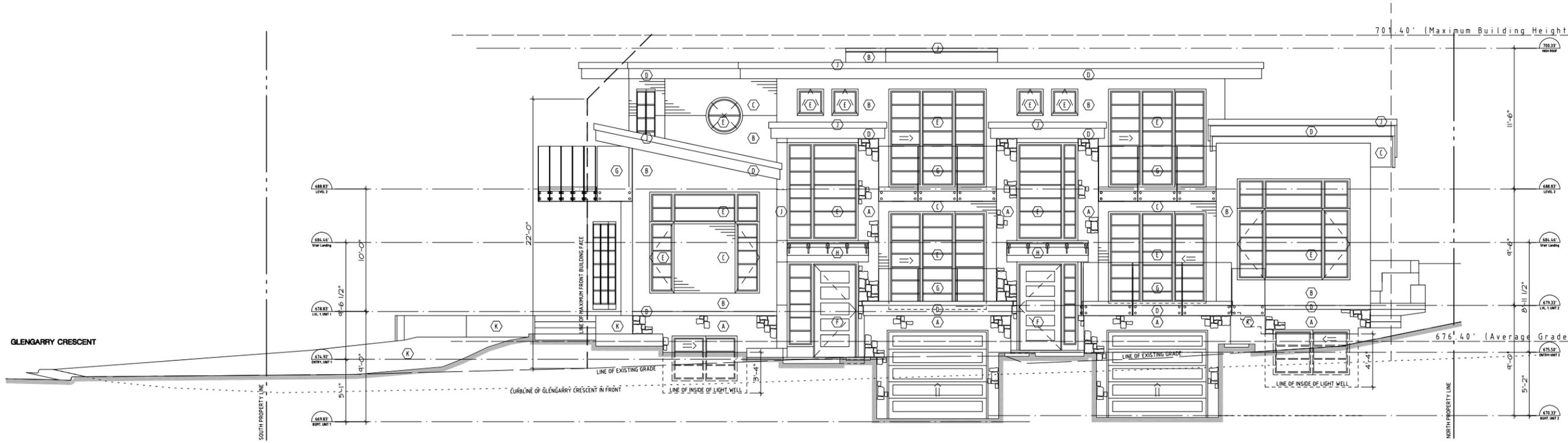
DESIGN REVIEW COMMITTEE SUBMISSION  
1 MAY 2016  
REVISED DIMENSIONAL REVIEW DRAWING  
26 APR 2016 IN RESPONSE TO PLANNING  
DEVELOPMENT PERMIT APPLICATION  
17 JUL 2016  
REVISED DEVELOPMENT PERMIT APPLICATION  
13 JUL 2016  
FOR MEETING WITH PLANNER  
19 JUN 2016

James & Barbara



EXTERIOR FINISHES	
LABEL	FINISH
(A)	LEDGESTONE CUT NATURAL FACING STONE
(B)	SAND FLOAT ACRYLIC STUCCO
(C)	PREFINISHED T&G CEDAR SIDING & SOFFITS
(D)	WOOD TRIMS AND FASCIAS PAINTED
(E)	GLAZING, COLOURED VINYL FRAME & MUNTIN BARS
(F)	PREFINISHED GLAZED WOOD DOORS
(G)	PAINTED METAL RAILINGS WITH GLASS INSERTS
(H)	GLAZED METAL-FRAMED CANOPY, PAINTED
(I)	PAINTED METAL FLASHING
(K)	SEALED NATURAL CONCRETE

**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST (FRONT) ELEVATION**  
SCALE: 1/4" = 1'-0"

**DUPLEX HOMES**  
103/105 GLENGARRY  
CRESCENT  
WEST VANCOUVER  
for  
BEHRANG OMIQVAR

**SOUTH ELEVATION**  
-  
**EAST (FRONT) ELEVATION**

1/4" = 1'-0" JUN 2016  
Scale  
RFS/AL  
AJ  
JTB

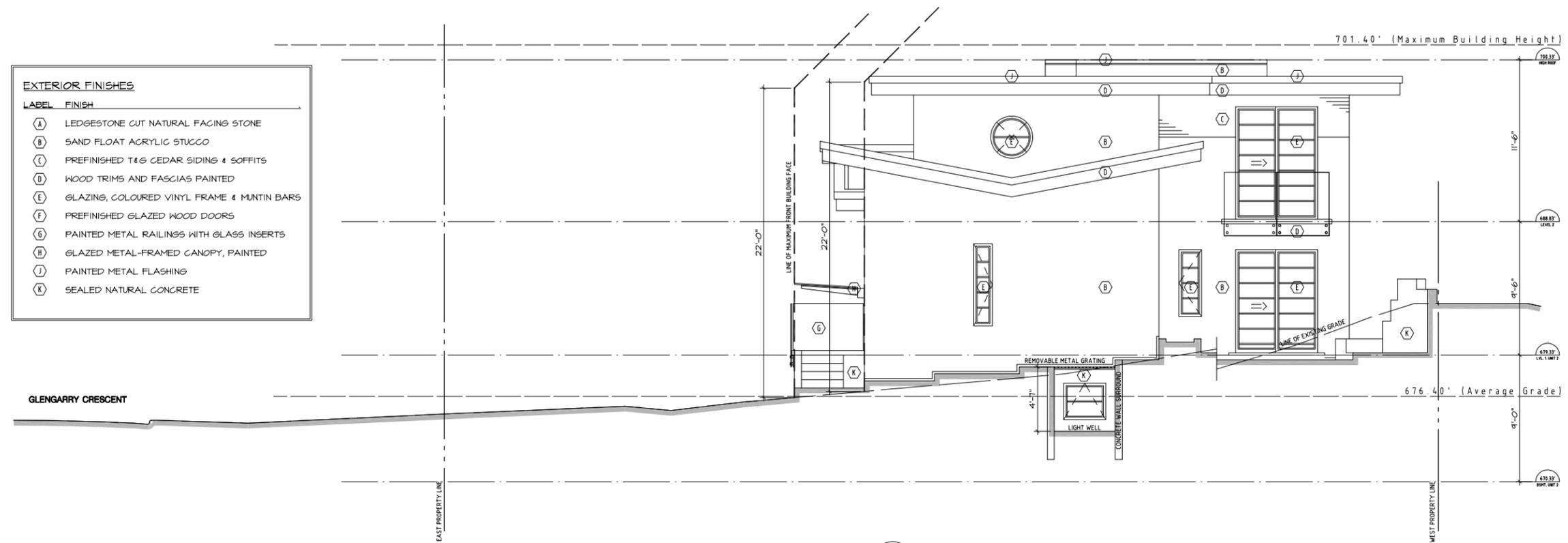


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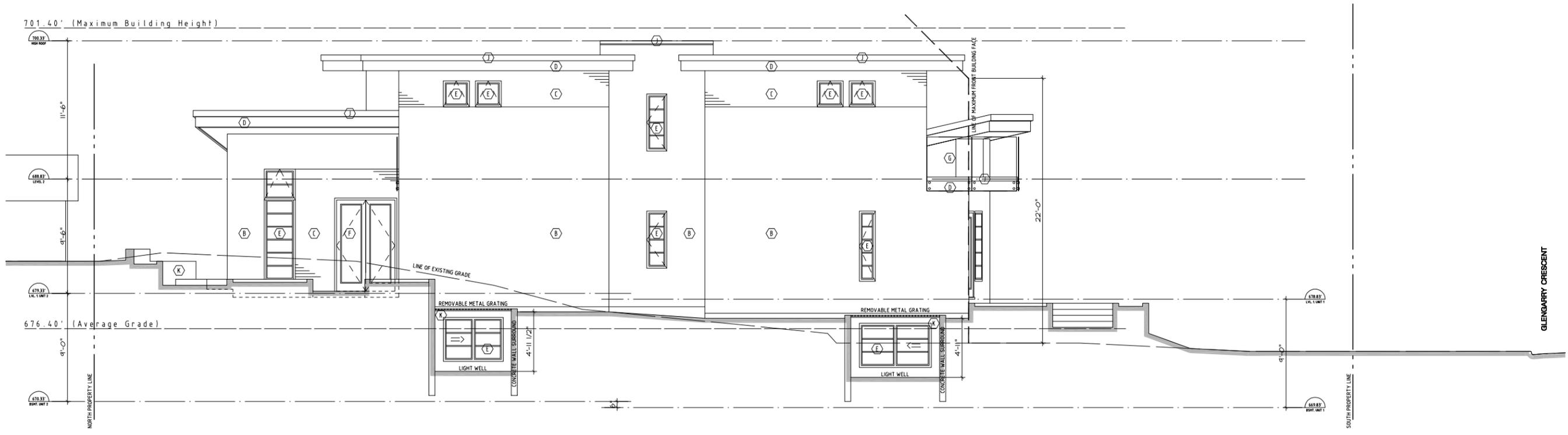
DESIGN REVIEW COMMITTEE SUBMISSION  
1 MAY 2016  
ASAP DIMENSIONAL REVIEW MARKING  
26 APR 2016 IN RESPONSE TO PLANNING  
DEVELOPMENT PERMIT APPLICATION  
17 JUL 2016  
PRE - DEVELOPMENT PERMIT APPLICATION REVIEW  
13 JUL 2015 FOR MEETING WITH PLANNER  
19 JAN 2016

Loose & Partners

EXTERIOR FINISHES	
LABEL	FINISH
(A)	LEDGESTONE CUT NATURAL FACING STONE
(B)	SAND FLOAT ACRYLIC STUCCO
(C)	PREFINISHED T&G CEDAR SIDING & SOFFITS
(D)	WOOD TRIMS AND FASCIAS PAINTED
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(F)	PREFINISHED GLAZED WOOD DOORS
(G)	PAINTED METAL RAILINGS WITH GLASS INSERTS
(H)	GLAZED METAL-FRAMED CANOPY, PAINTED
(J)	PAINTED METAL FLASHING
(K)	SEALED NATURAL CONCRETE



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

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103/105 GLENGARRY  
CRESCENT  
WEST VANCOUVER  
for  
BEHRANG OMIQVAR

**NORTH ELEVATION**  
-  
**WEST ELEVATION**

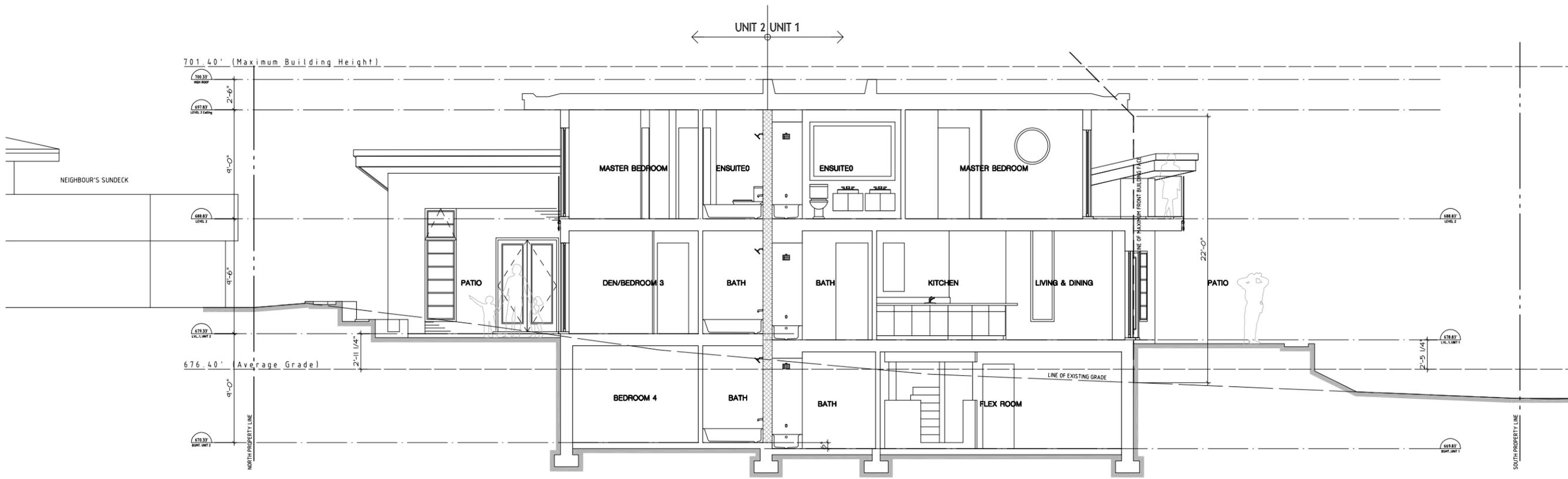
1/8" = 1'-0" 14 JUN 2015  
Scale  
RFA/LL AJ  
CJ/LL



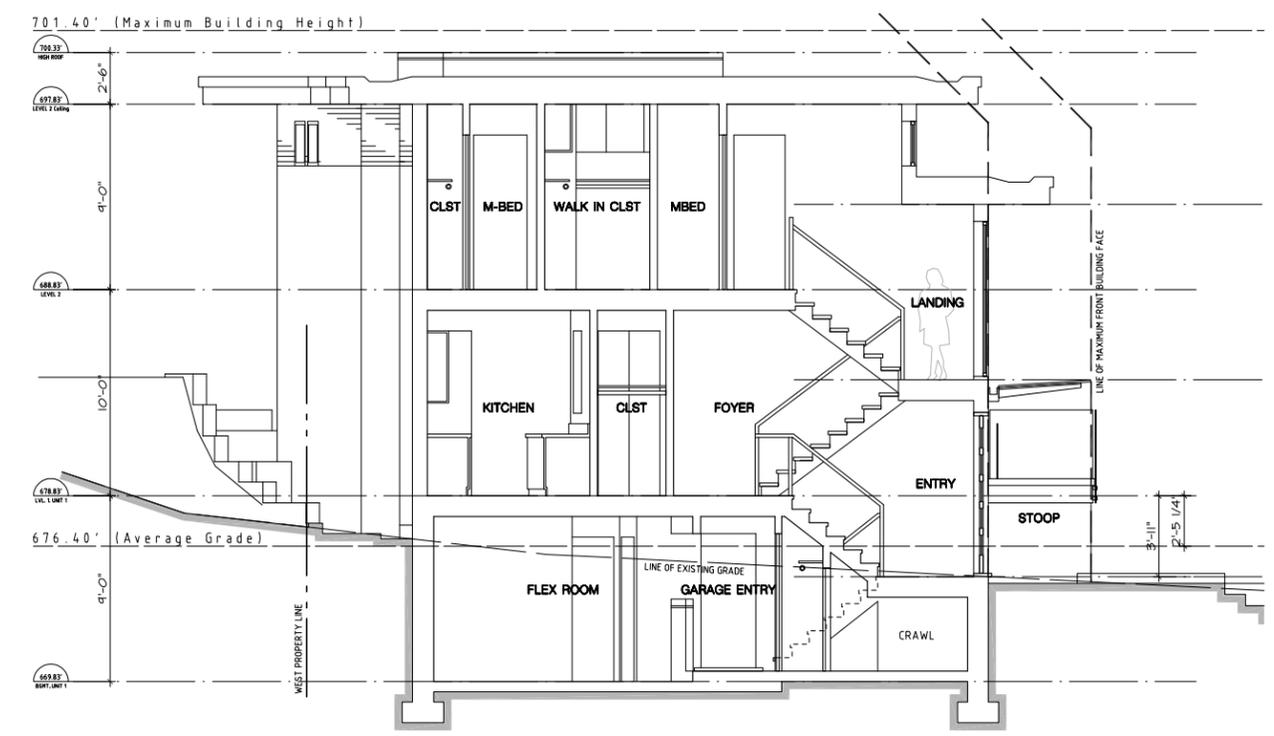
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1 MAY 2016  
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26 APR 2016 IN RESPONSE TO PLANNING  
DEVELOPMENT PERMIT APPLICATION  
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19 JAN 2016

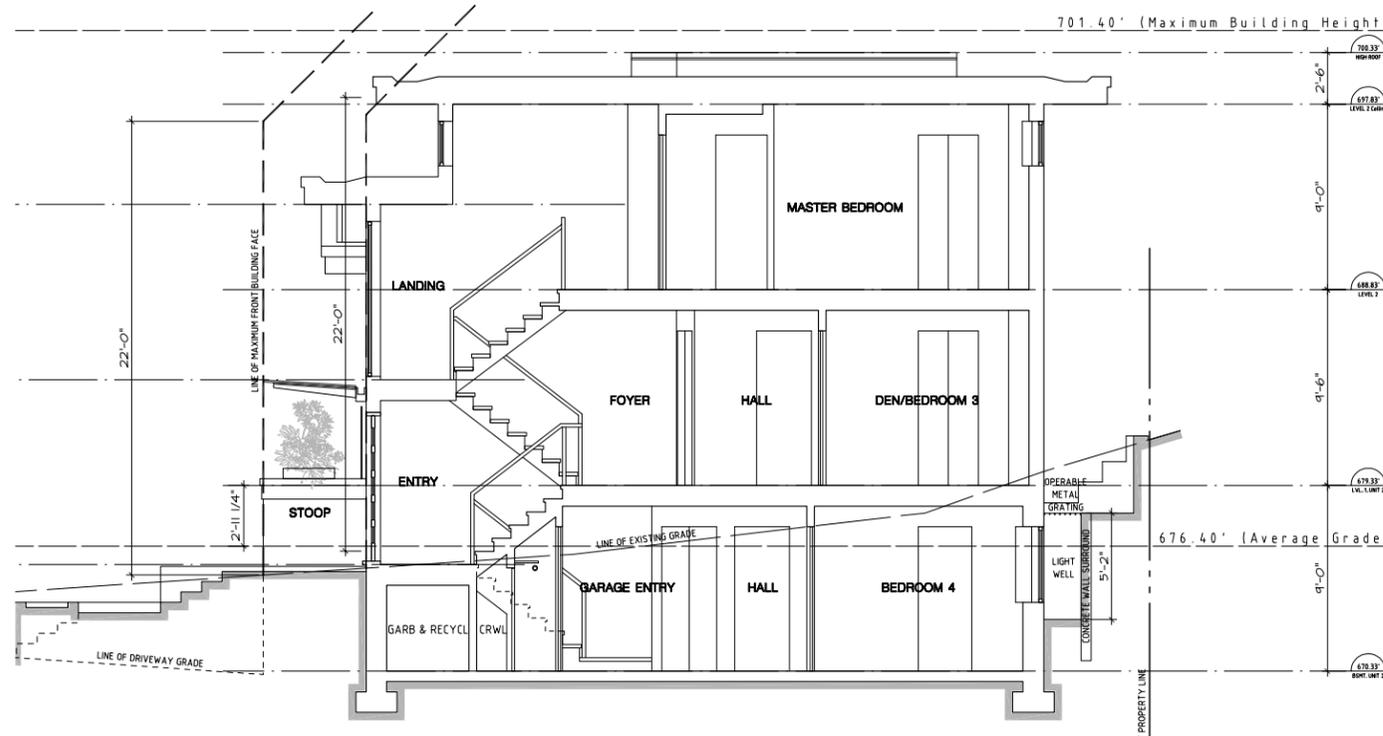
Lozier & Partners



**AA SECTION AA**  
A-4 SCALE: 1/4" = 1'-0"



**BB SECTION BB**  
A-4 SCALE: 1/4" = 1'-0"



**CC SECTION CC**  
A-4 SCALE: 1/4" = 1'-0"

**DUPLEX HOMES**  
103/105 GLENGARRY  
CRESCENT  
WEST VANCOUVER  
for  
BEHRANG OMIQVAR

Number 14-26 Project

SECTIONS  
AA  
BB  
CC

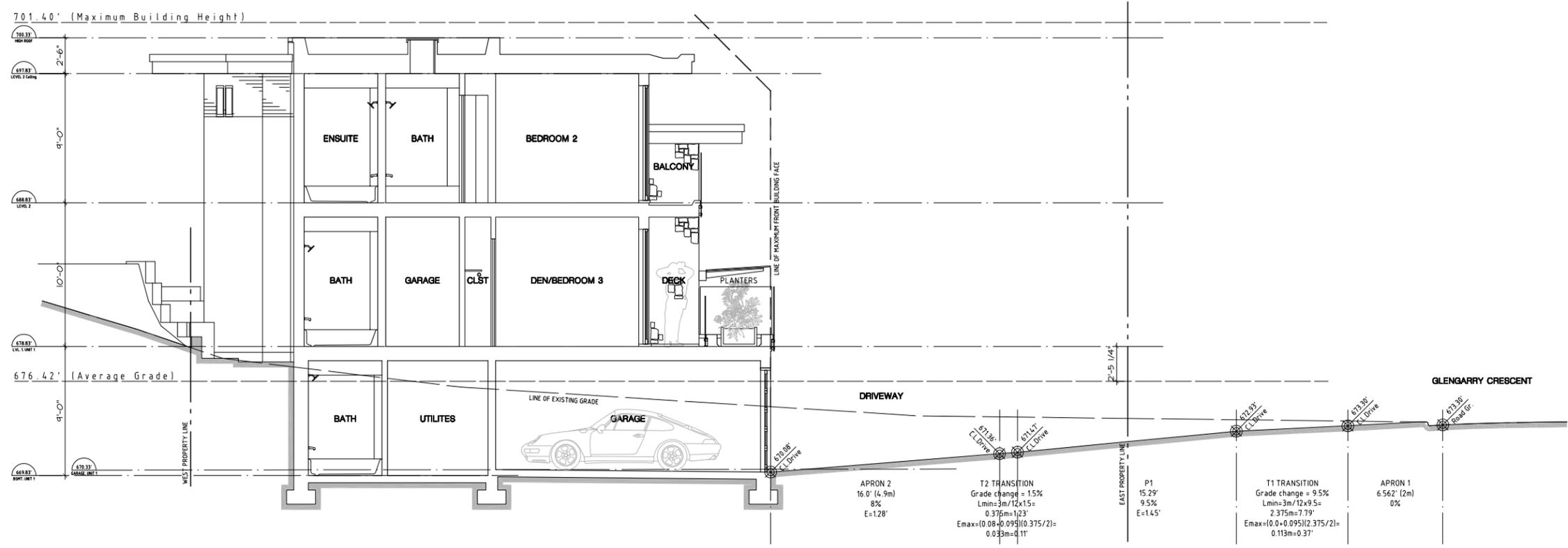
1/4" = 1'-0"  
14 JUN 2015  
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AJ  
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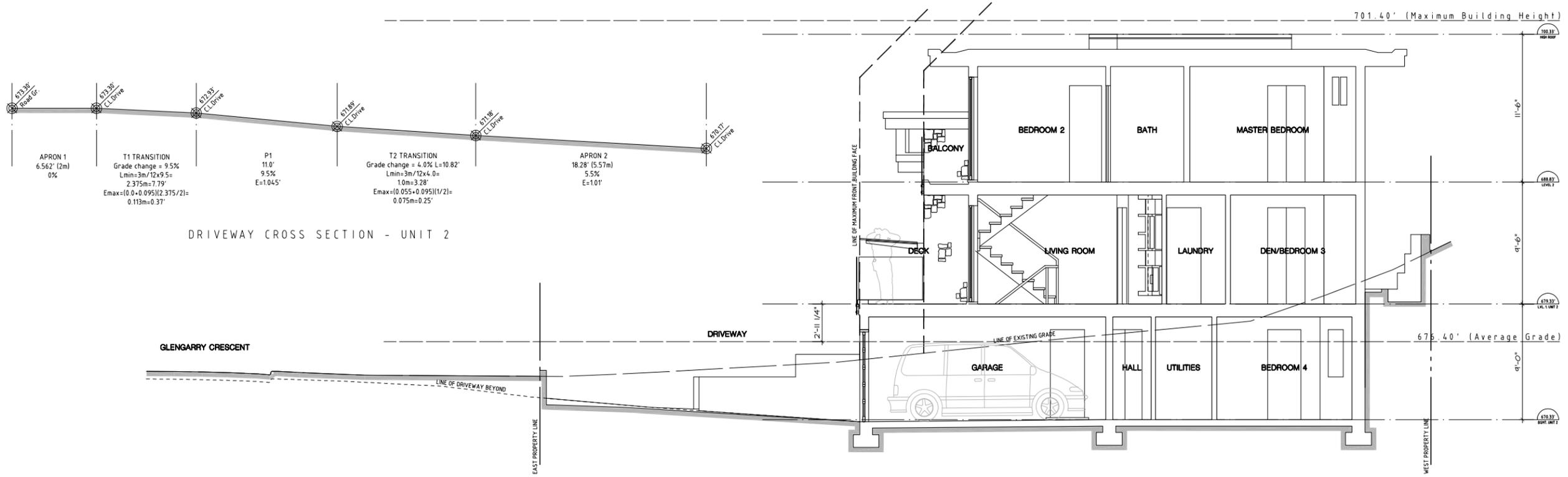
DESIGN REVIEW COMMITTEE SUBMISSION  
1 MAY 2016  
ADDED DIMENSIONAL REVIEW MARKS  
26 APR 2016 IN RESPONSE TO PLANNING  
DEVELOPMENT PERMIT APPLICATION  
17 JUL 2016  
PRE - DEVELOPMENT PERMIT APPLICATION REVIEW  
13 JUL 2016 FOR MEETING WITH PLANNER  
19 JAN 2016

James & Barbara



**DD SECTION DD**  
A-4 SCALE: 1/4" = 1'-0"

DRIVEWAY CROSS SECTION - UNIT 1



**EE SECTION EE**  
A-4 SCALE: 1/4" = 1'-0"

DRIVEWAY CROSS SECTION - UNIT 2

Canada

**DUPLEX HOMES**  
103/105 GLENGARRY  
CRESCENT  
WEST VANCOUVER  
for  
BEHRANG OMIQVAR

Number 14-26 Project

SECTIONS  
CC  
DD  
WITH  
DRIVEWAY  
SECTIONS

Working Title

1/8" = 1'-0" 19 JUN 2015

Scale

RFAP/L AJ

CU/MS DM/HT

**A-11**

GRAPHIC PLANT LIST (SELECTED PLANTS)

TREES



Acj *Acer japonicum*  
Japanese Maple



Styj *Styrax japonica*  
Japanese Snowbell Tree



Cof *Cornus florida rubra*  
Pink Flowering Dogwood



Tho *Thuja occidentalis*  
White Cedar

SHRUBS, GRASSES AND PERENNIALS



Enc *Enkianthus campanulata*  
Redvein Enkianthus



Bus *Buxus sempervirens* 'Winter Gem'  
Winter Gem Boxwood



Ro *Rosmarinus officinalis*  
Rosemary



Caa *Calamagrostis x acutiflora*  
'Karl Forester'  
Feather Reed Grass



Ep *Echinacea purpurea*  
Purple Coneflower



Am *Azalea mollis*  
Deciduous Azalea



Mgst *Magnolia stellata*  
Star Magnolia



 *Polystichum munitum*  
Western Sword Fern



Rmy *Rosa meidiland* 'Yellow'  
Meidiland Yellow Rose



Rh *Rudbeckia hirta* 'Goldstrum'  
Black Eyed Susan



La *Lavandula angustifolia* 'Nana'  
Dwarf Lavender



Fo *Festuca ovina* 'Glauca'  
Elijah Blue Fescue



Syo *Symphyotrichum oblongifolia*  
Fall Aster



Aw *Azalea* 'Gumpo White'  
Gumpo White Azalea



Cei *Ceanothus impressus* 'Victoria'  
California Lilac



Acj *Rhododendron*  
'Cunninghams White'  
Cunninghams White Rhododendron

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DATE	ISSUED
July 16, 2015	ISSUED FOR DP

**DUPLEX HOMES**  
**103/105 GLENGARRY CRESCENT**  
**WEST VANCOUVER**  
for  
**BEHRANG OMIIDVAR**

REV.	DATE	DESCRIPTION

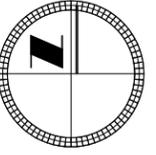
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Canada V7T 1G1  
PH:922-1885  
FAX:922-5485  
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1/8" = 1'-0"
DATE	July 10, 2015

TITLE  
**PLANT IMAGES**

DRAWING NO.	REV
<b>L3</b>	

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER



WATER FEATURE  
POURING FROM  
UPPER PLANTER TO  
LOWER



**PLANT LIST**

Sym	Qty	Latin Name	Common Name	Size	Cdn.
<b>Trees</b>					
Acj	4	Acer japonicum	Japanese Maple	2.0 m. ht.	B&B
Cof	1	Cornus florida rubra	Pink Flowering Dogwood	1.5 m. ht.	B&B
Styj	1	Styrax japonica	Japanese Snowbell Tree	1.5 m. ht.	B&B
Tho	27	Thuja occidentalis	White Cedar	2.0 m. ht.	B&B
<b>Shrubs</b>					
Aw	84	Azalea 'Gumpo White'	Gumpo White Azalea	0.3 m. ht.	#3 pot
Am	3	Azalea mollis	Deciduous Azalea	1.0 m. ht.	#3 pot
Bus	48	Buxus sempervirens 'Winter Gem'	Winter Gem Boxwood	0.3 m. ht.	#3 pot
Cei	14	Ceanothus impressus 'Victoria'	California Lilac	1.5 m. ht.	#3 pot
Enc	3	Erkianthus campanulata	Redvein Erkiathus	1.0 m. ht.	#3 pot
Hs	6	Hosta seiboldiana	Hosta	0.2 m. ht.	#1 pot
Mgst	4	Magnolia stellata	Star Magnolia	1.5 m. ht.	B&B
Phi	2	Philadelphus lewisii	Mock Orange	1.0 m. ht.	#3 pot
	94	Polystichum munitum	Western Sword Fern		#1 pot
RhCW	13	Rhododendron 'Cunninghams White'	Cunninghams White Rhododendron	1.5 m. ht.	#3 pot
Rmy	8	Rosa meiland 'Yellow'	Meiland Yellow Rose	0.3 m. ht.	#3 pot
Ro	6	Rosemarinus officinalis	Rosemary	0.5 m. ht.	#3 pot
<b>Grasses and Perennials</b>					
Al	48	Allium cernuum	Nodding Onion		#1 pot
Caa	44	Calamagrostis x acutiflora 'Karl Forester'	Feather Reed Grass		#1 pot
Ep	45	Echinacea purpurea	Purple Coneflower		#1 pot
Fo	66	Festuca ovina 'Glauca'	Elijah Blue Fescue		#1 pot
La	144	Lavandula angustifolia 'Nana'	Dwarf Lavender		#1 pot
	124	Gaultheria shallon	Salal		10 cm pot
Rh	99	Rudbeckia hirta 'Goldstrum'	Goldstrum Black Eyed Susan		#1 pot
Syo	86	Symphotrichum oblongifolium	Fall Aster		#1 pot

ALL WORK TO BCSLA/BCLNA STANDARDS

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**103/105 GLENGARRY CRESCENT**  
**WEST VANCOUVER**  
 for  
**BEHRANG OMIQVAR**

REV.	DATE	DESCRIPTION

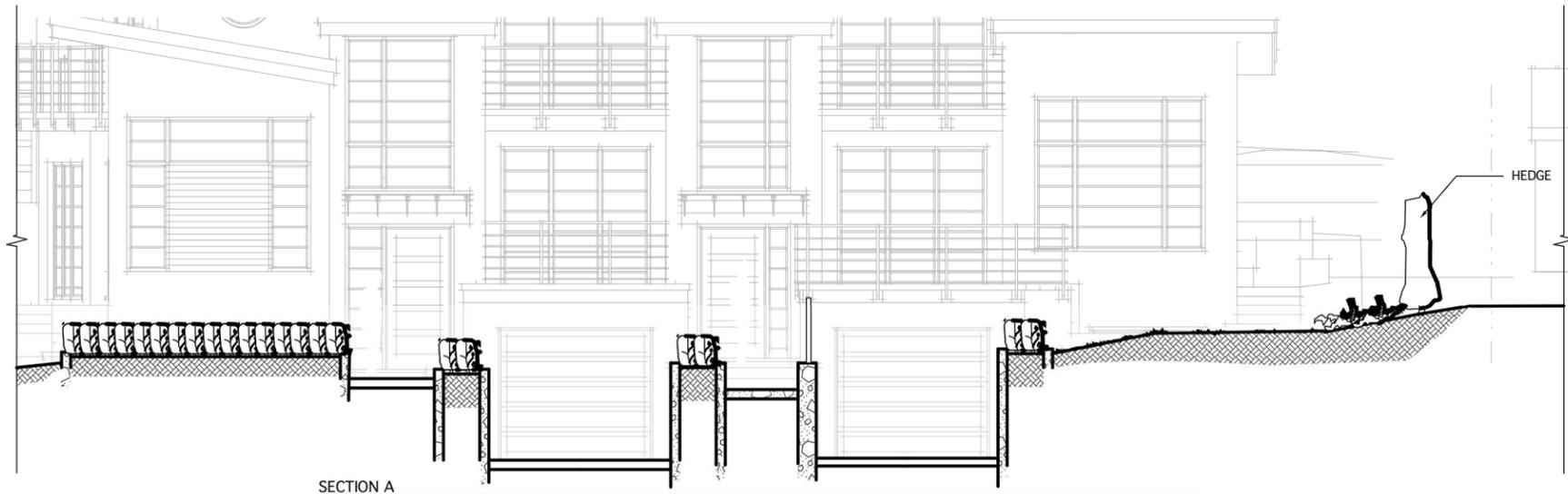
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DESIGNED	MCV
SCALE	NTS
DATE	July 10, 2015

TITLE  
**LANDSCAPE PLAN**

DRAWING NO.	REV
<b>L1</b>	

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER



SECTION A

SCALE 1/2" = 1'-0"

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**DUPLEX HOMES**  
**103/105 GLENGARRY CRESCENT**  
**WEST VANCOUVER**  
 for  
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REV.	DATE	DESCRIPTION

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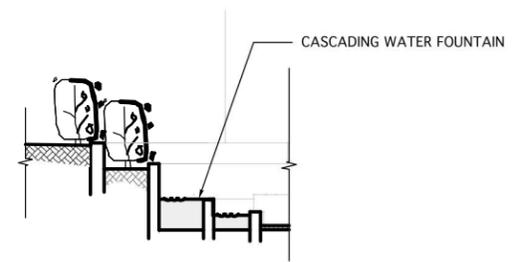
DESIGNED	MCV
SCALE	AS SHOWN
DATE	July 10, 2015

TITLE

**SECTIONS**

DRAWING NO.	REV
<b>L2</b>	

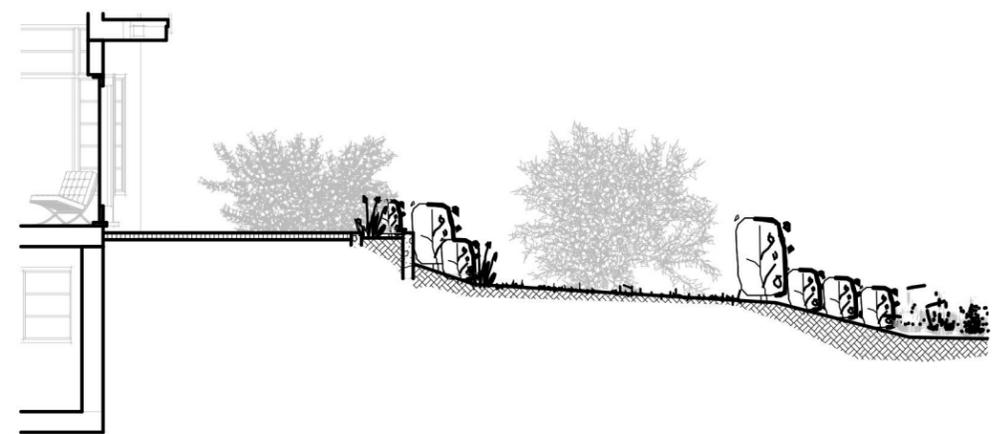
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CASCADING WATER FOUNTAIN

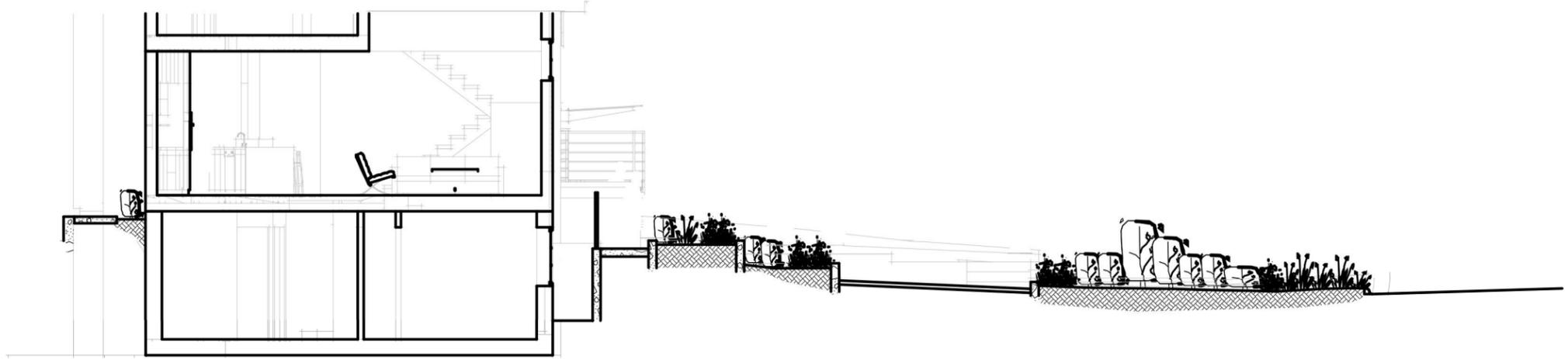
SECTION B

SCALE 1/2" = 1'-0"



SECTION C

SCALE 1/2" = 1'-0"



SECTION D

SCALE 1/2" = 1'-0"