

DISTRICT OF WEST VANCOUVER  
750 17th STREET, WEST VANCOUVER, BC V7V 3T3

## COUNCIL REPORT

Date: January 29, 2014

File: 1010-20-13-018

From: Lisa Berg, Senior Community Planner

Subject: Rezoning and Development Permit No. 13-018 for 870 and 876 Keith Road  
(Parcel 3 of Evelyn by Onni)

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### RECOMMENDED THAT:

1. Rezoning and Development Permit Application No. 13-018 for 870 and 876 Keith Road (Parcel 3 of Evelyn by Onni) advance in the application review process;
2. Staff bring forward a proposed bylaw to amend the Zoning Bylaw and a proposed Development Permit for 870 and 876 Keith Road (Parcel 3 of Evelyn by Onni) for Council consideration; and
3. Staff bring forward proposed Master Plan and Master Development Agreement amendments for Council consideration.

### Purpose

This report deals with an application for a rezoning and a Development Permit for 870 and 876 Keith Road, which is Parcel 3 within the Evelyn by Onni development lands (see Appendix A – Context Map). The development proposal is to transfer floor area and units within Area A and from Area B to Parcel 3 in order to create additional cluster housing units on Parcel 3. On December 2, 2013 Council directed staff to host a Public Information Meeting on the development proposal and that it be referred to the Design Review Committee (DRC) for consideration. The purpose of this report is to advise Council on:

- the recommendation of the Design Review Committee meeting held on December 12, 2013 and the applicant's responses;
- the outcome of the Public Information Meeting held on January 15, 2014; and
- the suitability of the development proposal for further consideration.

## **Executive Summary**

Evelyn by Onni is a Master Planned residential community located at the base of Sentinel Hill. The 21-acre site is located at the eastern gateway to West Vancouver and is comprised of 349 units including single and two-family (duplex) dwellings, and terraced cluster and apartment buildings. The first cluster house building (12 units) has recently been completed, and a second cluster house building (26 units) and an apartment building (71 units) are currently under construction.

Development in the Evelyn Drive area is regulated by the Official Community Plan (OCP), the zoning bylaw, the Evelyn Drive Master Plan and a Master Development Agreement. The area is designated as a Development Permit Area within the OCP to address the form and character of development. Zoning and the Master Plan divides Evelyn into two distinct areas: Area A and Area B. The Master Plan sets up the overall land use concepts, densities and built forms while the zoning regulates these, and other elements. The development agreement is a legal tool implemented by a covenant that sets out obligations and terms between the developer and the District.

Onni has applied for a rezoning and a development permit for Parcel 3, a cluster house site within Area A. The proposal is to transfer density (floor area and units) within Area A and from Area B to Parcel 3 within the maximum permitted Floor Area Ratio (FAR) of 0.6. The cluster house would be increased from 17 units and 25,620 square feet to 23 units and 36,232 square feet (for an increase of 6 units and 10,612 square feet). The proposal does not result in an increase of net density for the Evelyn project; the maximum permitted floor area of 508,000 square feet and 349 units would not be exceeded.

On December 2, 2013, Council directed that a Public Information Meeting be held and that the proposal be referred to the Design Review Committee (DRC). The DRC considered the application at their December 12, 2013 meeting where they passed a recommendation of support subject to further review of minor architectural and landscape plan refinements.

On January 15, 2014, the District hosted a Public Information Meeting. The meeting started with an Open House and then staff and the applicant gave presentations. Comment sheets were provided by the District for people to fill out. The meeting was attended by approximately 20 people. The meeting revealed that the public in attendance did not object to the transfer of density in principle; however concerns were raised about potential future requests by the applicant to change use or density on the Evelyn lands overall. The applicant has expressed an interest in applying for a future rezoning but stated that no decision regarding making such a request has been made at this time. Regardless of any future changes, the applicant is aware that future applications would be evaluated on their own merit and are independent of any outcome of the rezoning for Parcel 3.

Should Council support the staff recommendation outlined in this report, staff would prepare a bylaw to amend the Zoning Bylaw and prepare a development permit for Council consideration. Required amendments to the Master Plan and the Master Development Agreement would also be presented. A report will be commissioned to determine the uplift in land value as a result of the potential rezoning and the potential Community Amenity Contribution (CAC) will be identified, if any. When the draft bylaw is returned to Council, Council may consider giving a reading to the proposed bylaw and set a date for a public hearing.

## **1.0 Background**

### 1.1 Prior Resolutions

December 2, 2013: Council directed that a Public Information Meeting be held and that the application be referred to the Design Review Committee for consideration.

June 28, 2010: Council approved the Phase 1 development Permits:

- DP No. 07-055 for Parcel 1 (12 cluster housing units);
- DP No. 07-056 for Parcel 2 (26 cluster housing units);
- DP No. 07-057 for Parcel 5 (71 apartment units); and
- DP No. 07-058 for Parcel 7 (67 apartment units).

July 25, 2007: Council approved the Master Plan for Evelyn Drive.

April 2, 2007: Council adopted the Evelyn Drive Official Community Plan (OCP) and zoning amendment bylaws.

### 1.2 History – N/A

## **2.0 Policy**

Development in the Evelyn Drive Area is regulated by the Official Community Plan (OCP), the Zoning Bylaw, the Evelyn Drive Master Plan, and a Master Development Agreement, as described below.

### 2.1 Policy

The Official Community Plan establishes the Evelyn Drive Planning Area under Policy H2, and designates it as the Evelyn Drive Development Permit Area under Policy BF-B12. Proposed rezoning and Development Permit No. 13-018 does not require an OCP amendment.

## 2.2 Bylaw

Pursuant to Zoning Bylaw No. 4662, 2010, the site is zoned CD1 (Evelyn Drive) and is located within Area A. Cluster Housing, single and two-family (duplex) dwellings are permitted uses.

Development Permit No. 13-018 would provide for zoning variances as described in this report.

## 2.3 Master Plan

The Evelyn Drive Master Plan sets out the overall land use and density for the development of the Evelyn lands. An amendment to the Master Plan would be required to accommodate the proposal.

## 2.4 Master Development Agreement

The Master Development Agreement (MDA) is the legal framework that covenants the developer to fulfill certain obligations for the development of Evelyn, namely density bonusing, allocation of density, and Community Amenity Contribution payments. The MDA sets out additional Master Plan conditions and provides future covenant templates for housing agreements, storm water management, green building standards, tree retention, etc. An amendment to the MDA would be required to accommodate the proposal, however any amendments would deal with the distribution of units and floor area only and not implicate other covenant conditions, payments or future covenants.

## 3.0 **Analysis**

### 3.1 Discussion

*Site Context and Features (See Appendix A – Context Map)*

#### **Evelyn Drive Development Lands:**

Evelyn by Onni is a Master Planned residential community located at the eastern gateway to West Vancouver. The Evelyn lands total 21-acres and are zoned for 349 units including single and two-family (duplex) dwellings, and terraced cluster and apartment buildings. The development is within walking distance to transit and shopping at Park Royal. Neighbourhood context for Evelyn includes:

North: Keith Road with the Sentinel Hill neighbourhood beyond  
South: Park Royal regional shopping centre  
East: Taylor Way (Highway 99) with access to Highway 1 to the north and the Lions Gate Bridge to the southeast  
West: Capilano Indian Reserve (Park Royal Towers)

*The Evelyn Lands: Area A and Area B (see Appendix B)*

**Parcel 3:**

Parcel 3 is a cluster development site within the Evelyn Drive development. It is located within Area A and south of Keith Road. Adjacent land uses to Parcel 3 include:

North: Keith Road with single family dwellings across the street  
South: Lane with Parcel 9 (approved for single and two-family dwellings)  
East: Single family dwelling (not included within the Evelyn development)  
West: Evelyn Walk with Parcel 2 beyond (26-unit cluster house building currently under construction)

The Evelyn development lands are divided into two areas: Area A and Area B. The land use descriptions, Master Plan unit counts and a map of the areas are set out in Appendix B.

*The Proposal*

The proposal is to construct a 23-unit cluster house on Parcel 3 (Appendix H).

Key features of the proposal are:

- A Floor Area Ratio (FAR) of 0.6.
- Total floor area of 36,232 square feet.
- A building with two wings: a seven storey west wing; and a five storey east wing, connected with a parkade on the fourth storey.
- Eight different unit types ranging in floor area from 1,110 square feet to 1,899 square feet.
- 50 parking spaces:
  - 46 spaces within private enclosed garages within the parkade (2 per unit); and
  - 4 visitor stalls within the parkade.

The proposed cluster house requires two Zoning Bylaw variances, as previously described in a staff report to Council. The requested variances, a summary of the overall architectural design and the complete Project Profile are set out in Appendix C.

### *The Transfer of Density*

The proposal will require the transfer of six units and 10,612 square feet to Parcel 3 in order to construct a 23-unit cluster house building. The applicant proposes to transfer two units and 2,654 square feet from Area A (Parcel 2 specifically) and four units and 7,958 square feet from Area B (Parcels 7 and 8 specifically). The overall net floor area and unit count for the Evelyn project is unchanged. The maximum permitted floor area of 508,000 square feet and 349 units would not be exceeded.

The floor area and unit type and counts for each parcel are detailed in a spreadsheet attached as Appendix D.

### *Design Review Committee*

The DRC considered the proposal at its December 12, 2013 meeting and passed the following resolution:

THAT the Design Review Committee is in favour of the density transfer and recommends support subject to further review of the following by staff:

- like to see more material variation and differentiation between building clusters;
- see this building in context with the two other buildings, especially Parcel 2;
- consider more consistent stepping of the terraces without reducing terrace areas;
- look at more screening of retaining walls, more variety of planting and look at the space between buildings on Parcel 3 at Keith Road being more useable; and
- to provide more legibility to public Evelyn Walk at Keith Road.

Staff has subsequently met with the applicant to revise the proposal in response to the DRC recommendations, namely by:

- Introducing cedar soffits, green roofs and revising the guard railing colours to provide variation while retaining the overall material palette. Coupled with the general architectural differences of Parcel 3, these revisions give subtle differentiation between the cluster house buildings while allowing them to appear as a coherent family.

- Creating terraces on the lower units with similar footprints to those on the upper floors is not feasible without encroaching into the setback from the lane. The terraces stack backwards up the hill from the lane and complement the overall architecture and design of the cluster house. The varied terracing helps to mitigate the impact of retaining walls at the lane. Staff has not been supportive of setback encroachments.
- Additional landscape screening has been provided on the retaining walls; however, variety in the planting material has not been an aim of the project. From the outset, the concept has been for a simple and consistent treatment. Creation of a flat area cannot be achieved without substantially increasing the retaining walls further downhill. Given the generous areas of the private terraces, and providing a viewing platform and seating area at the top of Evelyn Walk, the usefulness of a flat space in the middle of the cluster site is not evident given the compromise to the grading that would be needed and the implications of retention of soils at the lane.
- Design improvements to Evelyn Walk have been made. The area of the viewing platform has been increased and a secondary entry has been added. Given the changes, the lookout area from Keith Road is more visible and its intended purpose as an area where people can stop and enjoy the view has been improved.

In addition to these revisions, an additional rendering will be provided that will show the proposed building in context with Parcel 2. With the changes described above, staff believes the applicant has responded appropriately with the DRC resolution. Excerpts from the DRC meeting dealing with this application are attached as Appendix E.

#### Public Information Meeting

On January 15, 2014 the District hosted a Public Information Meeting to obtain initial community comment and feedback on the proposal. The meeting was advertised on the District website and the Community Calendar. Notice of the meeting was mailed to 796 surrounding neighbours.

The meeting was attended by 20 people and facilitated by District staff. Attendees were asked to sign in and comment sheets were distributed by staff. The meeting began with an Open House, where people were invited to look at display boards containing information about the proposal and have discussions with staff and the applicant. Staff then gave a presentation on the proposed density transfer and the application review process (see Appendix F). The applicant and the project architect presented the proposal. District staff and the applicant responded to questions from the audience.

Subsequently, staff received six completed comment sheets (available on file and on the District website in their entirety). The comments received on the forms and those that were made at the meeting are characterized as follows:

- People generally expressed support for the proposal and agreed with the design.
- People were critical of the District for not requiring the previous proponent or Onni to underground the power lines along Keith Road<sup>1</sup>.
- Concern was expressed about any future rezoning applications that would see an increase in density on the Evelyn lands.
- General comments were made about traffic in the vicinity, including down to Park Royal and critiqued the recently constructed round-a-bout on Keith Road.

A summary of the meeting and of the correspondence received are attached as Appendix G.

#### *Evaluation – Community Consultation & the Transfer of Density*

Community consultation on the rezoning proposal reveals that while people are not opposed to the transfer of density in principle, concern was raised over future development applications made by the applicant that would change land uses or increase the overall density.

The applicant has expressed an interest in applying for a rezoning of the property at some point in the future to allow for more residential units but stated that no decision regarding making such a request has been made at this time. Regardless of the outcome of a future rezoning application, the applicant wished to proceed with transferring density to Parcel 3 knowing that a future rezoning would be evaluated on its own merit. This proposal is independent of that interest and the District response to this proposal in no way indicates District support or an inclination to support any future rezoning on the site.

The Public Information Meeting revealed that people in attendance generally did not object to the proposed transfer of density but were concerned with future land or density changes, and the implementation of off-site works.

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<sup>1</sup> At the time of bylaw approvals for the Evelyn project, the undergrounding of overhead utility wires on Keith Road was identified by the public as a key issue. At that time due to the high cost associated with the work (at that time estimated at \$1.5 million), it was not made a mandatory requirement of the redevelopment package. Council considered this information and approved the development without requiring this work as part of the package.

Through previous development approvals and agreements, the District has secured community benefits as part of the project. These include amenity payments<sup>2</sup>, rental housing, a variety of housing sizes and average floor areas, adaptable housing features and “green” building targets. Off-site works that have been completed include intersection upgrades at Keith Road and Taylor Way, road widening, the round-a-bout, sidewalk and boulevard improvements on Keith Road, and storm water line connections. Village and Evelyn Walks are to be completed as per the development agreement.

### Next Steps

If Council approves the staff recommendation in this report, staff would prepare a draft rezoning bylaw and development permit, and determine the amendments that would be needed to the Master Plan and the Master Development Agreement. A report would be commissioned to determine if the rezoning creates “uplift” in the land value of the site. A Community Amenity Contribution (CAC) would be determined based on the outcome of that report.

Staff would present the proposed bylaw and development package to Council for consideration. Council may then decide to give a reading to the proposed bylaw and set a date for a public hearing.

### 3.2 Consultation/Communications

As described in this report, this application has been presented at a Public Information Meeting and was considered by the Design Review Committee. Project updates have been posted to the District website and a redevelopment sign will be posted on the property.

Should Council choose to give first reading to the proposed bylaw and set a date for a public hearing, a public hearing would be held in accordance with the *Local Government Act*. Additionally, an applicant-hosted Public Information Meeting would be held prior to the public hearing.

### 3.3 Conclusion

Staff recommends that Council advance the application in the review process given that:

- the proposed density transfer is consistent with the Master Plan and Official Community Plan (OCP) objectives for creating a diversity of housing including a variety in housing types, built form and dwelling sizes;
- impacts to traffic to the overall site are negligible;

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<sup>2</sup> \$2.5 million dollars has been received by DWV for pedestrian systems, public transit, cycling systems and art and culture in West Vancouver, and has not, as of this date, been spent.

- the proposed cluster house building form is substantially in compliance with zoning provisions (setbacks, height and FAR) and the zoning variance requests for number of storeys and site coverage are consistent with the terraced form of the cluster house and are in similar scope to variances granted for the cluster house buildings on Parcels 1 and 2;
- the proposed building form is consistent with the development permit guidelines and is complementary to the previously constructed cluster house buildings on Parcels 1 and 2; and
- the building has been designed to minimize its impact on adjacent properties.

#### **4.0 Options**

***(as recommended by staff)***

- A. The proposed development application advance in the application review process and that staff prepare an amending bylaw and a draft development permit for Council consideration.

***(or, alternatively)***

- B. Same as Option A, but with further direction on modifications to the project (to be specified); or
- C. Reject the application.

Author:



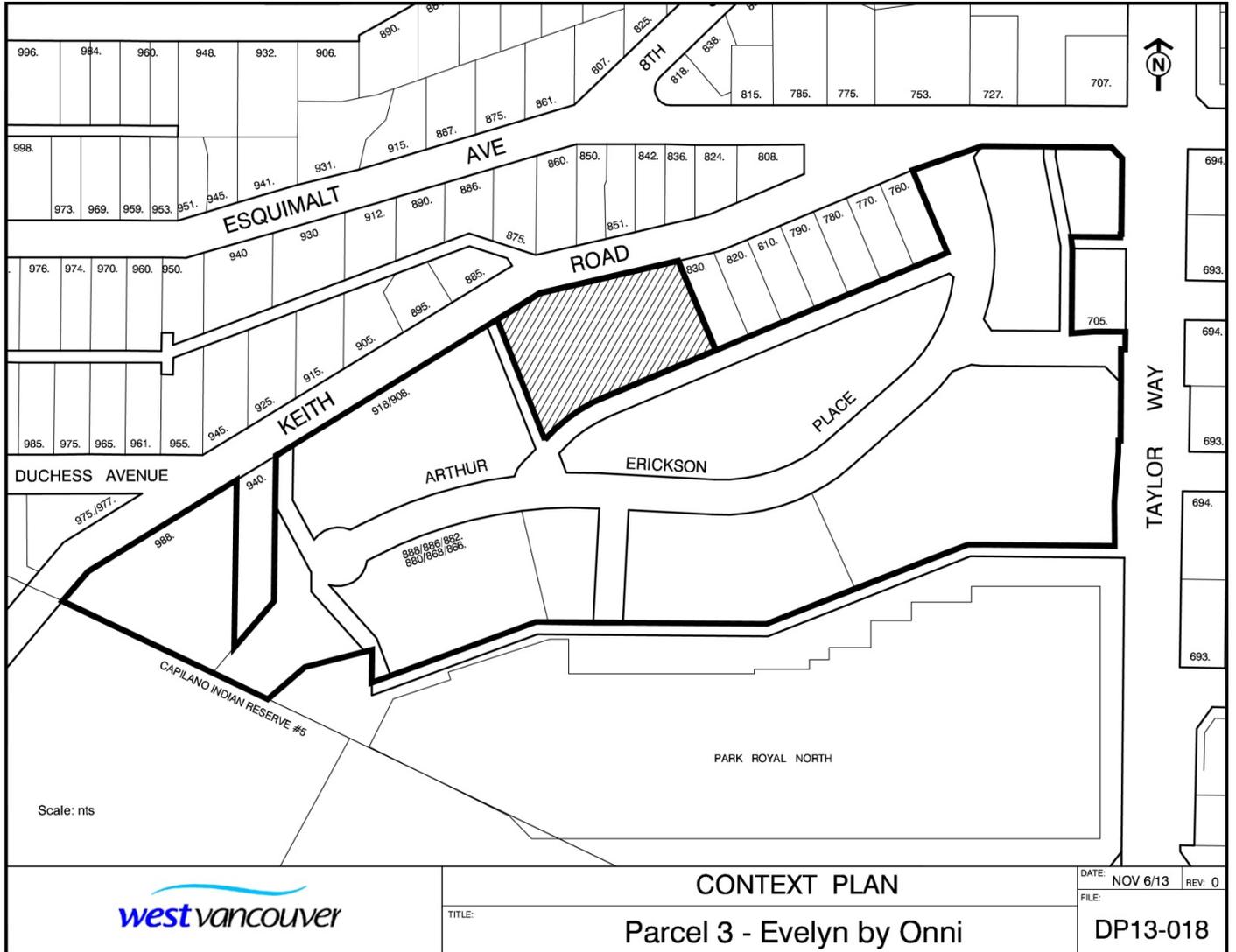
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Lisa Berg, Senior Community Planner

#### Appendices:

- A – Context Map
- B – Evelyn Lands (Area A and Area B)
- C – Project Profile & Design Summary
- D – Floor Area & Unit Counts for Evelyn
- E – Design Review Committee Consideration, December 12, 2013
- F – Application Review Process Chart
- G – Public Information Meeting, January 15, 2014 & meeting notification map
- H – Development Proposal Booklet

# Appendix A – Context Map



Parcel 3 shown shaded

## Appendix B – Evelyn Lands

The Evelyn development lands are divided into two areas: Area A and Area B. The descriptions of uses below are taken from the Master Plan.

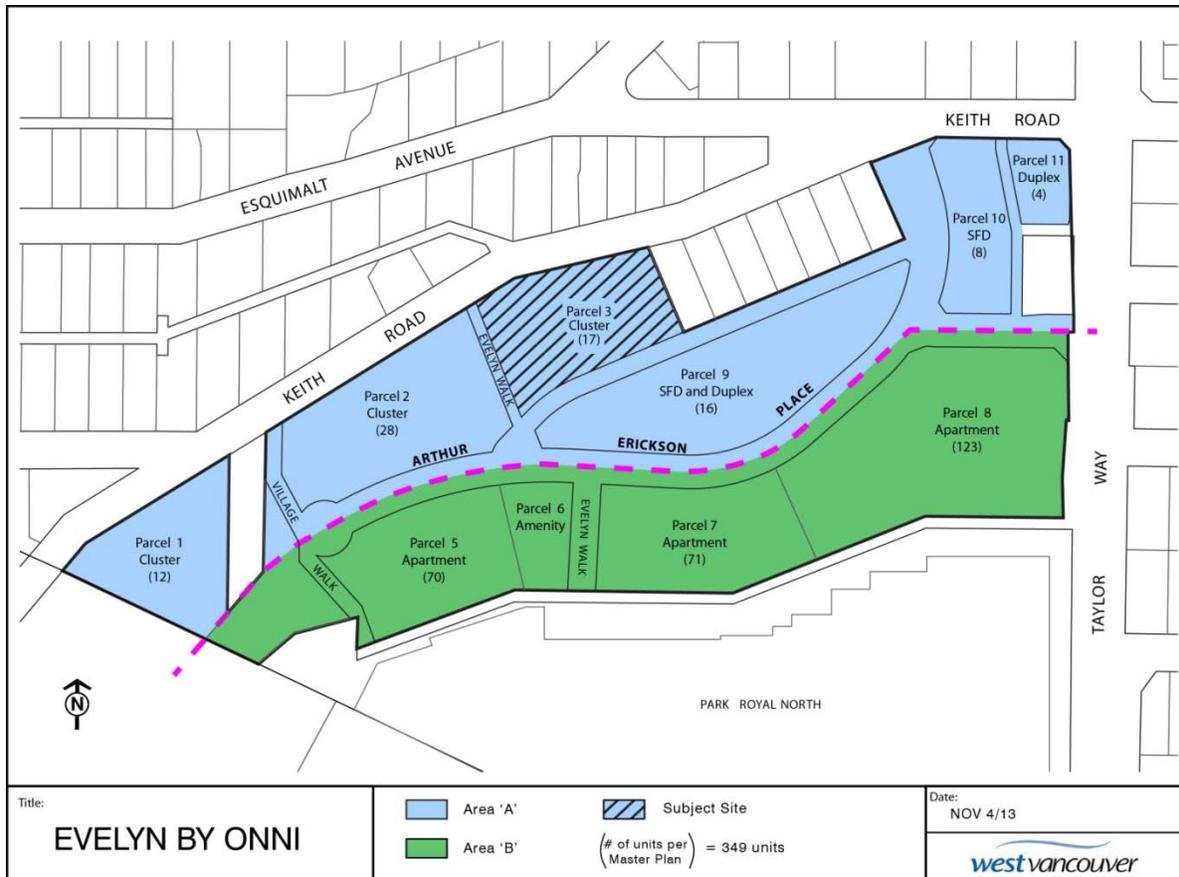
**Area A:** This area includes the lands south of Keith Road and north of Arthur Erickson Place. Area A consists of six parcels:

- a. Parcel 1: A 12-unit cluster house has been constructed on this lot (approved by DP No. 07-055).
- b. Parcel 2: A 28-unit cluster house site. A 26-unit cluster house is under construction (approved by DP No. 07-056).
- c. Parcel 3: The subject site. A 17-unit cluster house site.
- d. Parcel 9: A site for 16 single and two-family dwellings (eight single family dwellings and eight two-family units in four buildings).
- e. Parcel 10: A single family site with 8 houses.
- f. Parcel 11: A two-family site (4 units in two buildings).

**Area B:** This area includes the lands south of Arthur Erickson Place and is bounded by Park Royal North to the south. Area B consists of four parcels:

- a. Parcel 5: A 70-unit apartment building site. A 71-unit apartment building is under construction (approved by DP No. 07-057).
- b. Parcel 6: This is the project amenity site for the Evelyn development. It is not considered an amenity site for the public at large, but for Evelyn residents only.
- c. Parcel 7: A 71-unit apartment building site (not under construction but approved by DP No. 07-058).
- d. Parcel 8: A 123-unit apartment building site consisting of 30 rental units and 93 apartments.

The map below shows the existing parcels and the number of units per parcel approved by the Master Plan, totaling **349**.



# Appendix C – Proposed Variances, Architectural Design Summary and Project Profile

## Proposed Variances

As previously discussed in a staff report dated November 13, 2013 to Council and during the Master Plan approval stage in July 2007, Council was advised of variances that would be anticipated as the parcels were developed. Variances that were anticipated specifically related to the cluster houses included the number of storeys, site coverage and yards. The yard requirements for Parcel 3 have been met; however two variances are requested:

### 1. **Number of Storeys:** from 3 to 7

The zoning bylaw limits buildings in Area A to three storeys. The cluster buildings already constructed and under construction within Area A are both over three storeys; they are technically six and seven storeys when measured from the lowermost building grade to the uppermost roof top grade. However, with the terraced massing that steps down the sloping topography, they are within the two-storey limit if measured by a line drawn parallel to the ground slope, which defines the height envelope. A diagram of the height envelope for Parcel 3 is shown in Figure 1 below.

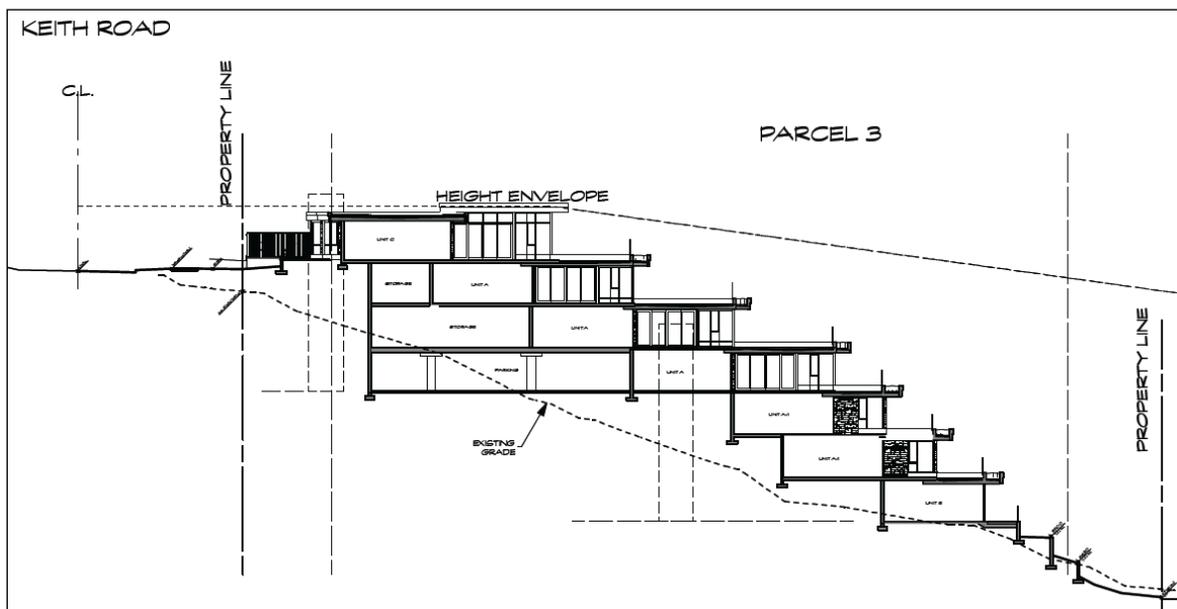


Figure 1: Parcel 3 Height Envelope

### 2. **Site Coverage:** from 40% to 50%

The design of the cluster buildings create excess site coverage than what is permitted in the zoning bylaw. The cluster house on Parcel 2 received a similar variance; at 47% it exceeds the maximum site coverage of 40%.

## **Architectural Design Summary**

### *Building Form & Character*

The primary design elements are consistent with Parcels 1 and 2, with strong horizontal banding established by overhanging planters and grades related to the terracing typical of the terraced cluster housing form. The proposed material palette of natural stone cladding, exposed concrete, expansive glazing and glass guards is consistent with the earlier cluster houses.

The building will present as one storey along Keith Road. Unlike the other cluster building, the units within this building have been designed to respond to steep site conditions, making them slightly narrower and deeper. The units stack backwards into the slope of the site; the roof of the lower unit becomes the patio for the one above. All the patio areas are banded with planters to green the edge and aid within the privacy between the units from above and below.

To respond to the dramatic grade difference as one moves from east to west down the lane, rather than constructing a large amount of stepped retaining walls, the applicant proposes to stack the lower southwest corner with additional floor area and cluster units. As envisioned by the Master Plan, the west wing of the building will be seven storeys and the east wing of the building will be five storeys.

Some of the units are a shallower plan to allow them to be stacked with less offset than the typical stacking units. The steepness of the land still requires retaining walls toward the southwest. To respect the adjacency to the single family home to the east (not included within the Evelyn development), the units are oriented to the west and all setbacks from the property lines are met (6.1 metres from Keith Road, the Lane and the single family dwelling to the east, and greater than the minimum requirement of 1.5 metres from Evelyn Walk to the west).

### *Vehicle Access*

Residents would access the parkade from the lane at the southeast corner of the site. While the Master Plan anticipated two entrance points (given Parcel 3 was originally envisioned as two separate lots), a single entrance point at the southeast corner is an improvement as this area is less steep. Also, it is located further away from the entrance to the internal road envisioned for Parcel 9 to the south, which should reduce potential pedestrian-to-vehicle conflicts. The applicant has had the reconfiguration of units and floor area reviewed by their traffic consultant, who reports that while the changes proposed to Parcel 3 will have minimal impact internal to the development, it would not marginally change traffic volumes in or near the Evelyn Drive community.

**Project Profile** (at January 29, 2014)

<b>Project:</b>	<b>Parcel 3</b>
<b>Application:</b>	Development Permit No. 1010-13-018
<b>Applicant:</b>	Onni Group
<b>Architect:</b>	Robert Ciccozzi Architecture
<b>Property Address:</b>	Keith Road
<b>Legal Description:</b>	Lot 3 Block A District Lot 1041 Plan BCP50603
<b>OCP Policy</b>	H2 Existing Neighbourhoods BF-B12 Evelyn Drive Planning Area
<b>DP Guidelines</b>	BF-B12 Evelyn Drive
<b>Zoning</b>	CD1 (Evelyn Drive)
<b>Proposal:</b>	23-unit cluster housing building

Site Area = 5,611.4 sq m

	<b>AC1 Zone</b>	<b>PROPOSED<sup>3</sup>:</b>
<b>1. Floor Area Ratio:</b>	0.6 max	0.6
<b>2. Floor Area:</b>	3,366.8 sq m max	3,363.2 sq m

**3. Zoning Summary (CD1 – Cluster Housing):**

<b>Provision</b>	<b>Bylaw</b>	<b>Proposed</b>	<b>Variance</b>	<b>Request</b>
Height Envelope (from Keith Road)	4.6 m	4.6 m	n/a	Complies with height envelope described in zone
Number of Storeys*	3	8	5	Cluster house design
Site Coverage	40%	49.8%	9.8%	Cluster house design
Average Unit Floor Area	140 sq m	146 sq m	n/a	Average calculation
<b>Yards:</b>				
Front (Keith Road)	6.1 m	6.1 m	n/a	Complies
Rear (Lane)	6.1 m	6.1 m	n/a	Complies
East Side	6.1 m	6.1 m	n/a	Complies
West Side (Evelyn Walk)	1.5 m	4.9 m	n/a	Complies
<b>Parking: (1.5 spaces per unit, 10% Visitor)</b>				
Total	39	50	n/a	Exceeds bylaw requirement
Resident	35	46	n/a	Complies
Visitor	4	4	n/a	Complies

\*A storey shall mean any level where more than 40% of the exterior of any building face of the level is located above finished grade.

## Appendix D – Floor Area & Unit Counts

Parcels (Post Subdivision 2012)	Parcels (At time of Masterplan Adoption 2007)	Building Floor Area MasterPlan 2007	Proposed / Built Building Area - FAR	MP 2007 - Actual	MasterPlan # of Units	Proposed/Built # of Units	Unit Difference
<b>Area A:</b>							
Pcl 1: Cluster (Complete)	Parcel 1	18,060	18,170	110	12	12	-
Pcl 2: Cluster (Under Constr)	Parcel 2 & 3	42,120	39,356	(2,764)	28	26	(2)
Pcl 3: Cluster (subject site)	Parcel 4 & 5	<u>25,620</u>	<u>36,232</u>	10,612*	<u>17</u>	<u>23</u>	6**
<b>Total Cluster</b>		85,800	93,758	7,958	57	61	4
<b>Area B:</b>							
Pcl 9: Single Family	Parcel 20 -27	17,600	17,600	-	8	8	-
Pcl 10: Single Family	Parcel 12 -19	<u>17,600</u>	<u>17,600</u>	-	<u>8</u>	<u>8</u>	-
<b>Total Single Family</b>		35,200	35,200	-	16	16	-
Pcl 9: Duplex	Parcel 8 - 11	16,000	16,000	-	8	8	-
Pcl 11: Duplex	Parcel 6 & 7	<u>8,000</u>	<u>8,000</u>	-	<u>4</u>	<u>4</u>	-
<b>Total Duplex</b>		24,000	24,000	-	12	12	-
<b>TOTAL AREA A</b>		<b>145,000</b>	<b>152,958</b>	<b>7,958</b>	<b>85</b>	<b>89</b>	<b>4</b>
<b>Area B:</b>							
Pcl 5: Apartment (Under Constr)	Parcel 34	93,940	92,696	(1,244)	70	71	1
Pcl 7: Apartment	Parcel 35	95,020	95,020	-	71	71	-
Pcl 8: Apartment	Parcel 37	144,040	137,326	(6,714)	93	88	(5)
Pcl 8: Apartment Rental	Parcel 36	<u>30,000</u>	<u>30,000</u>	-	<u>30</u>	<u>30</u>	-
<b>Total Apartment</b>		<b>363,000</b>	<b>355,042</b>	<b>(7,958)</b>	<b>264</b>	<b>260</b>	<b>(4)</b>
<b>6 - Amenity</b>	<b>Parcel 38</b>		10,250 of Amenity excluded from FAR				
<b>TOTAL AREA B</b>		<b>363,000</b>	<b>355,042</b>	<b>(7,958)</b>	<b>264</b>	<b>260</b>	
<b>TOTAL AREA A &amp; B</b>		<b>508,000</b>	<b>508,000</b>	<b>-</b>	<b>349</b>	<b>349</b>	<b>NONE</b>

\*Proposed total floor area transfer to Parcel 3

\*\*Proposed units transferred to Parcel 3

# Appendix E – Design Review Committee

## December 12, 2013

### PARCEL 3 OF EVELYN BY ONNI, 23 UNITS, 7 STOREY TERRACED CLUSTER HOUSE BUILDING.

**FILE: 101020-13-018**

#### **Background:**

Lisa Berg provided background on the application. The proposal went to Council on December 2, 2013, where the application was referred to the Design Review Committee and will be scheduled for a Public Information Meeting. After these meetings, staff will report back to Council on the findings with recommended next steps. The application is for a rezoning and a development permit. The proposal is to transfer density and units from elsewhere on the Evelyn site to Parcel 3.

#### **Project Presentation:**

Eric Hughes of Onni Group introduced project team. Using power point presentation and renderings he started the presentation.

He provided status on the projects currently underway on the site.

He went on to address the variances requested: the Master Plan for Parcel 3 envisioned two cluster housing buildings totaling 25,160 square feet and 17 units. They are proposing two cluster housing buildings totaling 36,232 square feet and 23 units, joined with a single underground parkade. The proposal is a net-zero density gain, as they are transferring density from other portions of site to Parcel 3. As a result, there is no increase the density or number of units on a site-wide basis. There are no height or setback encroachments as set out in Master Plan or Zoning Bylaw. The west building is 14 units and seven storeys. The east building contains two wings: 9 units and five storeys within the western wing, and 5 units and 4 storeys within the east wing. He explained the design evolution for the parcel referring to the Master Plan, and that the main design was inherited from the previous development team. Their final design solution is a hybrid that minimizes cut and fill, reduces the size of the retaining walls and allows for a single parkade entrance at the higher end of the site.

Architect Robert Ciccozzi went over the site context. The buildings present as one level along Keith Road. To reduce impacts to single family homes to the east of the site which are not a part of the Evelyn development, they have oriented the balconies on the east wing of the east building away from the single family homes and have minimized glazing along the east side of building. They have introduced a view platform at the top of the public pathway (Evelyn Walk), which connects through site and is located between Parcels 2 and 3. The building design is consistent with Parcels 1 and 2 with strong horizontal concrete bands filled in between with natural stone and window walls. Unit modifications to this building have been made which reflect the contours of the site and reduce the amount of required excavation. They have also introduced improvements from the previous cluster house parcels with natural cedar soffits at entry, lighter coloured guard rails, green roofs at upper most level and planters around edges of terraces. The building is terraced back with minimal impact at lane and at Keith Road.

Landscape Architect Peter Kreuk went over the concept; he is proposing similar treatment to Parcel 1 with perimeter planters on all units. They have introduced green roof on the top units and have taken some of green roof out on site to make patio spaces. Patio spaces fronting Keith Road separated with large amount of planting. Each cluster unit has an entry sequence and internal stairway system that terrace down the hillside. At the lane, they have addressed how to incorporate grade changes and plantings to minimize the impact of the retaining walls. Evelyn Walk will link to the Parcel 5 walkway.

Eric Hughes addressed the sustainability approach, which is consistent with the strategy approved in Master Plan. The approach evolved in response to the new BC Building Code requirements and revisions to the LEED rating system. The result is a higher performance approach with 20% improvement in both energy performance and water efficiency. Some other measures are a passive approach to design, including the integration of the building within the hillside and EV charging infrastructure in each garage. There is significant focus on energy in this phase.

### **Committee Questions:**

The Committee provided questions, with the applicants' response in *italics*, including the following:

- Have you looked at making the top space between the buildings more useable? *Transition space with a lot of steepness, can look at flattening out somewhat.*
- Retaining walls in middle space where meet the building seems like awkward alignment? *They are aligned to not bury the windows.*
- Retaining wall materials? *Architectural walls stone face and concrete walls.*
- Do you have a rendering showing the difference to the visual impact of the before and after designs so we can compare the proposals? *No, as there was never a detailed official proposal. The initial designs were conceptual at the Master Plan stage, and we 'inherited' them from the previous developer.*
- With the proposed changes, why could this not be accomplished without increasing number of units and storeys? *Yes could have incorporated into a single loaded building, although very inefficient unit yield and this obviously impacts viability.*
- Based on experience with first parcels, what is target market? *Mixed, primarily downsizers aged 50+, and some offshore buyers.*
- Evelyn walk 'stepping-stone' detailing, has this been used elsewhere on the site? *Village walk uses this detailing, under construction right now.*
- What are the differentiation between the Parcel 1 and 2 buildings and this one? *Overall all 3 parcels are consistent with architectural form and character. After working through Parcel 1 areas were identified for improvement, including materials. Hybrid units work with existing contours and mitigate excavation. Unit on 1st floor reduces impact of retaining and animates the façade.*
- Square footage transferred is 10,600 square feet. What does that do to net-to-gross ratio? *Added density at 1st floor and see it as an improvement.*
- Do you have rendered view shots of Parcels 2 and 3 to see what it will look like when overall built out from lane? *Only have overall site plan view.*
- Elevator goes up to get to some suites and down to get to others, can you get to suite when elevator out of service? *Yes external staircase leads to units.*
- Is project LEED registered? *Not registered, the District has a stringent reporting process with building covenant on title for each parcel which building staff reviews monthly.*
- 20% improvement from previous to current parcel with respect to domestic hot water efficiency, how achieved? *High efficiency fixtures reduce water flow to 20% reduction from code.*
- What is mechanical system? *Water source heat pump and a high efficiency boiler. One boiler per suite? No, one central boiler for the building. Heat is central, then? Yes, in floor radiant heat fed from that one building boiler.*
- What are the reasons why want to make density exchange? *The building will be more efficient. Reduced underground improvements will reduce construction costs and improving project viability, learned lessons from Parcels 1 and 2. The density does not raise height but inserted at the bottom where it can do the most good by eliminating large retaining walls at lane and animating the façade.*

- What is the purpose of lane in front of Parcel 3? *Lane services single family homes to east that are not part of this development.*
- Are all the roads on site or are they public? *Dedicated public roads.*
- Is the mass of the buildings on Parcel 3 larger than the other buildings? *No, in terms of units, and units in Parcel 3 are not as wide as those in Parcel 2 and there are fewer units and less density compared to Parcel 2.*
- In looking at buildings have you considered any variation in materials throughout project or will it be consistent? *Some common thread of materials, Parcels 1, 2 and 3 will definitely be carrying same materials through. Parcel 5 apartment may be different.*

### **Committee Comments:**

Members' comments on the application included:

- Would like to see if you can find a way to make the top space more useable. The exposed parkade wall is 10 feet high; think it should have more planting and screening in front. Planting a bit boring and relentless around patios and like to see it mixed up a bit. Don't mind the density and massing changes and think a good solution rather than the retaining walls. If no material changes across site feel it will be relentless like to see some sort of material changes for some variety.
- Have a real problem with this proposal because you are fundamentally changing the 'reading' of the architecture set out for you which was an even stepping of the building all the way down. You are truncating those very generous balconies to much smaller balconies to put an extra unit level in below, can't see a way of supporting changing the rhythm of the buildings. Support idea of better access and more density to site but think not enough visual information to see how that change will look from the lane. Don't see why can't keep balcony and keep rhythm of buildings the same and fit the extra down below and get better access.
- Regarding the irregularly placed flat stones on Evelyn walk, wondering if walk could be more straight forward as think could be an issue for people with mobility of visual problems. One exit from parking onto Evelyn walk is there opportunity to exit some of the units as easier way to get to Park Royal. The secondary bedrooms are quite tight feel needs tweaking to make more flexible in terms of people buying them. No problem with the transfer of density.
- Not troubled by the transfer of square footage from one housing form to another; market driven and makes sense. Share concern of other members about not 'losing the plot' along the way with respect to the architectural integrity. Biggest concern is differentiation between clusters, feels like too much of a good thing. Could be subtle changes with materials and colours, very important to create some meaningful differentiation to create a fabric. Regarding public stair, think its important at Keith Road to signalize that this is the connection to Park Royal and have design queues to define as public space. Need to understand what pathway will look like all the way from Keith Road to Park Royal and see what the public expression is at the bottom that connects all the pieces together.
- Would be helpful if we have a view of overall development looking up from the south to see what ultimate build-out form will look like. Agree with rationale for density transfer but in order to support would like to see much higher standard of architectural design, particularly from the south. Think this will be highly visible from Marine Drive and is in danger of becoming too relentless; a sea of concrete and stone that fully relies on the landscape to soften the edges.
- When looking at the stairs, they look like one big long staircase with an ordinary landing, wondering if landings could be enlarged to make more inviting. It would be nice to see pedestrian plan of how this fits into the overall circulation and redevelopment context of Park Royal.
- Worried about the relentlessness of such a similar palette of materials across the projects, could give more changes and personality in variety of materials. To make comments it would be good to see what was previously approved so would know what we're looking at in

comparison. Understand goal of eliminating retaining wall but the changing rhythm of the building's vertical section needs careful analysis.

The presenters responded to the comments, noting that the previous designs were conceptual only; there were no previously approved detained design plans.

**Resolution:**

It was Moved and Seconded:

THAT the Design Review Committee is in favour of the density transfer and recommends support subject to further review of the following by staff:

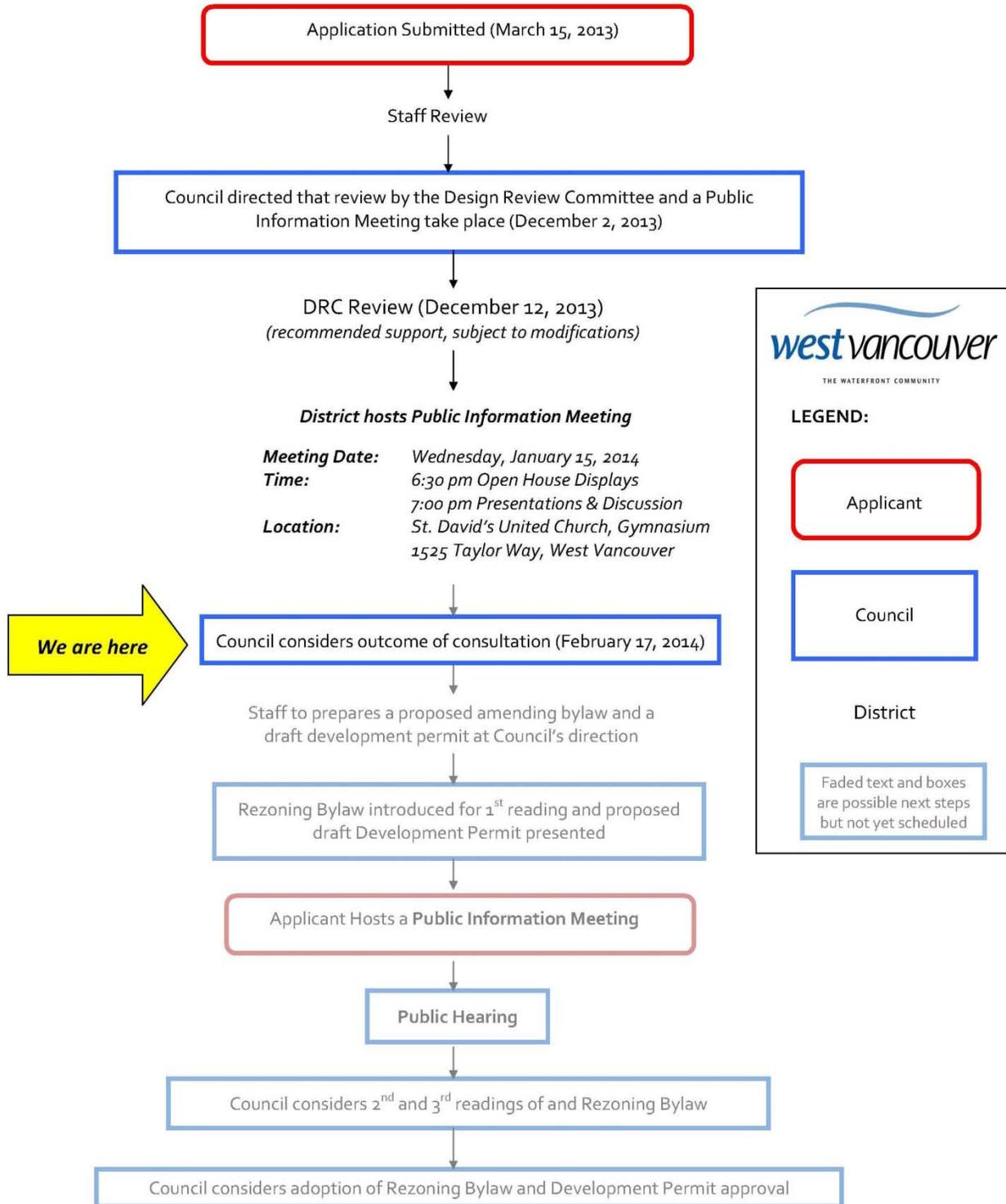
- Like to see more material variation and differentiation between building clusters;
- Seeing this building in context with the other two buildings, especially Parcel 2, at build-out;
- Consider more consistent stepping of the terraces without reducing the terrace areas in size;
- Look at more screening of retaining walls, more variety of planting and look at space between buildings on Parcel 3 at Keith Road being more useable; and
- To provide more legibility to public Evelyn Walk stair at Keith Road.

**2 OPPOSED  
4 IN FAVOUR  
CARRIED**

# Appendix F – Application Review Process

Updated: January 22, 2013

**EVELYN BY ONNI – PARCEL 3**  
**REZONING & DEVELOPMENT PERMIT NO. 13-018**  
**PROCESS FOR CONSIDERATION**



# Appendix G – Public Information Meeting

## January 15, 2014

### The Meeting

The meeting was hosted by the District and attended by approximately 20 people. The meeting began with an Open House, where presentation boards by the District (on the review process) and by the applicant were on display for the public to view. Following the Open House, staff gave a presentation about the application and the review process. The applicant then presented their proposal. Staff and the applicant responded to questions from the audience. People were invited to fill out comment sheets provided by the District. The meeting was held at St. David's United Church from 6:30 p.m. to approximately 8:00 p.m.

### Meeting Notification

Invitations were mailed to property owners and occupants (796 properties) within a defined notification area (shown on the map below). The meeting was publically advertised on the District website and the Community Calendar. A link to the District webpage containing information on the application was provided in the invitations.

### Comment Sheet Summary

Six completed comment sheets were received.

Two of the completed comment sheets indicated that any requests by Onni for changes to the project are inappropriate based on:

- All the work citizens put into the process previously.
- Displeasure with the round-a-bout on Keith Road.
- Undergrounding of utility wires along Keith Road were not included within the original Evelyn Drive approval.
- Uncertainty about future development plans by the applicant (changes in land use or densities).

Three comment sheets did not expressly oppose the development proposal for the transfer of density to Parcel 3, but raised concerns regarding:

- Undergrounding the utility poles on Keith Road.
- No assurance that the applicant may request more density or changes in land use in the future.
- A CAC (Community Amenity Contribution) formula should be place and such contributions should be made in cash, with citizen input about it's spending.
- Why the District does not require people to provide personal information on a comment sheet at a public meeting.
- The applicant should work with Park Royal to deal with the off-ramp to PR North.
- General comments about traffic, traffic noise, bus service and proposed amenities offered as part of this application.

One completed comment sheet expressed support for the application.

### Conclusion

The Public Information Meeting revealed that people in attendance generally did not object to the proposed transfer of density.

# Notification Area Map

Residences (including Park Royal) within the area shown on this map below received notification for the January 15, 2014 Public Information Meeting.

