

<i>COUNCIL AGENDA</i>	
Date: October 21, 2024 November 18, 2024	Item: 71/51 3./R-1



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

COUNCIL REPORT

Date:	October 7, 2024
From:	Erika Syvokas, Community Planner
Subject:	Proposed Development Variance Permit for 1735 Inglewood Avenue
File:	1010-20-24-015

RECOMMENDATION

THAT proposed Development Variance Permit No. 24-015 regarding 1735 Inglewood Avenue to allow for an inflatable sports bubble, as described in the report dated October 7, 2024, be considered at the November 18, 2024, Council meeting in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software); and that notice be given of consideration of the proposed development variance permit (**Appendix A**).

1.0 Purpose

The purpose of this report is to provide information on proposed Development Variance Permit No. 24-015 for an inflatable sports bubble at 1735 Inglewood Avenue and to request scheduling of Council consideration of the application. The proposed Development Variance Permit (DVP) would allow for variances to enable the building to be sited in the proposed location and to exceed the maximum permitted height.

2.0 Legislation/Bylaw/Policy

Local Government Act

A DVP may be issued by resolution of Council in accordance with Section 498 of the Local Government Act. The DVP is a permit that changes regulation(s) for a particular development site allowing development to proceed or exist in a manner otherwise not allowed by the Zoning Bylaw.

Zoning Bylaw

The site is currently zoned Public Assembly Zone 1 (PA1).

3.0 Council Strategic Objective(s)/Official Community Plan

Council's Strategic Plan includes an objective to expand recreational opportunities for residents and visitors of all ages.

The Official Community Plan has policies that support provision of new community uses and facilities.

4.0 Financial Implications

There are no specific financial implications for the District related to the proposed DVP No. 24-015.

5.0 Background

The West Vancouver “Place for Sport” project, which includes a new track and artificial turf field, is currently under construction on the subject site.

The current proposal, although a separate project from the “Place for Sport”, has been designed to integrate with the plans for the new track and field situated to the north.

5.1 Previous Decisions

Not applicable.

6.0 Analysis

6.1 Discussion

Site Context

The subject site consists of four properties (**Appendix B**).

- two properties addressed 1750 Mathers Avenue (North Campus, West Vancouver Secondary School and Kay Meek Centre); and
- two properties addressed 1735 Inglewood Avenue (South Campus West Vancouver Secondary School and Inglewood Secondary School and Learning Centre).

The site is zoned PA1 and is owned by West Vancouver School District. All four properties are considered as one site for the purposes of Zoning Bylaw compliance. Several buildings are located on the site and a grass field and athletic track facility (known as “Place for Sport”) is currently being replaced on the northern part of the site.

Established boulevard trees are located along the southwest portion of the site along Sinclair Court. Lawson Creek travels north-south to the west of the subject site and Vinson Creek travels north-south to the east of the site.

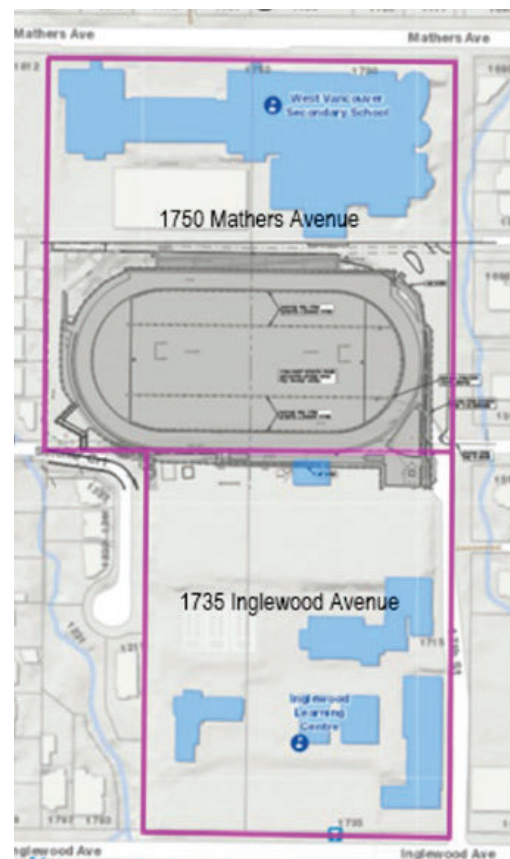


Figure 1 – Existing site with Place for Sport facility shown

Proposal overview

West Vancouver Football Club (WVFC), a non-profit community organization, in partnership with West Vancouver Secondary School, proposes to construct an inflatable sports bubble, relocate existing paths and retaining walls, and create space for an outdoor practice field south of the “Place for Sport” athletic track and field facility.

The sports bubble is proposed to be located on a currently unused gravel sports field in the northwest corner of the two properties addressed 1735 Inglewood Avenue (PID 015-956-202 and PID 015-956-211 in Figure 2 below) and straddle the interior lot line between these two properties.



Figure 2 - Context map showing proposed site location

The bubble would provide a dry and comfortable environment for sports throughout the year, especially during rainy and cold months. West Vancouver currently has limited sports facilities, and this proposal would be the first indoor turf field in the community.

The facility is proposed to be used by West Vancouver School during regular school hours and West Vancouver Football Club outside of school hours (i.e. evenings, school closures, holidays and weekends).

The sports bubble is designed as a distinctive symbol for West Vancouver, featuring a coloured dome inspired by the natural landscape surrounding the site. The design alternates light and dark colours to simulate an artificial structure within the bubble while enhancing the exterior aesthetic appeal. The sports bubble also incorporates a semi-translucent material along its spine, allowing natural daylight to permeate the space.

A designated “drop-off and pick up only” zone is proposed in the existing parking lot to the east of the proposed bubble, which is to remain available for the use of West Vancouver Secondary School and the Kay Meek Centre. Parking for the proposed facility (mainly for coaches and staff that are unable to drop off and go) is proposed to be accommodated in the other existing parking spaces on the site and the existing street parking in the immediate vicinity.

Proposed Zoning Variances

The proposal requires the following Zoning Bylaw variances to accommodate the project:

Zoning Bylaw Section	Proposed	Bylaw	Variance
560.08 (Building Height)	12.06 m	9.1 m	2.96 m
120.05(2)(c) (Sites Composed of More Than One Legal Lot)	To allow the structure to straddle the property lines and remove the requirement for a legal covenant to prevent transfer unless the building, structures and use are brought into conformance for the new site.		

The site is naturally integrated, with large trees to the west, obscuring views from nearby homes. Due to the sloping topography and existing buildings on the site, the structure will be minimally visible from Inglewood Avenue, and will not be visible at all from Mathers Avenue. Further, the proposed colour scheme for the sports bubble was selected to blend in with the natural surroundings as compared to conventional white structures. Finally, the proposed bubble will soften the impact of the adjacent Place for Sport retaining wall. As such the proposal will have minimal impact on neighbouring properties or the streetscape.

6.2 Climate Change & Sustainability

The proposal contributes to the District’s long term sustainability by supporting the social-well being of school students, community soccer clubs, community field sports groups and the greater community’s recreation needs.

6.3 Public Engagement and Outreach

Notification

Should the proposal advance, owners and occupants of properties located within 50 m of the subject site will be notified of the proposed

Development Variance Permit in accordance with the Development Procedures Bylaw No. 4940, 2017.

Website

In alignment with current practice, a description of the proposal will be posted online. Applicable dates will be updated should the proposal advance.

- 6.4 Other Communication, Consultation, and Research
Not applicable.

7.0 Options

- 7.1 Recommended Option

At the time of consideration of this report, Council may:


- a) Set the date for consideration of the application (recommended); or


- 7.2 Considered Options

- a) set a date for consideration of the application and request that public notification occur and/or additional information (to be specified) be provided and available to assist in consideration of the application; or
b) defer further consideration pending receipt of additional information (to be specified); or
c) reject the application.

8.0 Conclusion

The proposed sports bubble project requires variances. Subject to public input, staff recommend that proposed Development Variance Permit No. 24-015 be advanced to consideration and approved by Council.

Author: 
Erika Syvokas, Community Planner

Concurrence 
Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

- A – Proposed Development Variance Permit 24-015
B – Context Plan

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District of West Vancouver Development Variance Permit No. 24-015

Current Owner(s): THE BOARD OF SCHOOL TRUSTEES DISTRICT NO.45
AND THE BOARD OF EDUCATION OF SCHOOL DISTRICT
NO.45

This Development Variance Permit applies to:

Civic Address: 1735 INGLEWOOD AVENUE

Legal Description: 015-956-202
THE EAST 165 FEET OF THE SOUTH WEST 1/4 OF
DISTRICT LOT 1061 GROUP 1 NEW WESTMINSTER
DISTRICT

AND

015-956-211
THE SOUTH EAST 1/4 OF DISTRICT LOT 1061 GROUP 1
NEW WESTMINSTER DISTRICT

(the "Lands")

-
- 1.0 For the purposes of this Development Variance Permit, the Lands shall be developed in substantial compliance with the drawings approved by Council, attached as Schedule "A".
 - 2.0 This Development Variance Permit is issued and varies and supplements the District's Zoning Bylaw No. 4662, 2010, as amended, in accordance with plans attached as Schedule "A".
 - 3.0 Prior to final occupancy the applicant must submit documentation demonstrating that the "as-built" development complies with all requirements of this development variance permit to Director of Planning and Development Services (or designate). Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.
 - 4.0 This Development Variance Permit lapses if construction of the additions and renovations has not commenced, under an issued Building Permit, within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY
RESOLUTION PASSED ON

MAYOR

CORPORATE OFFICER

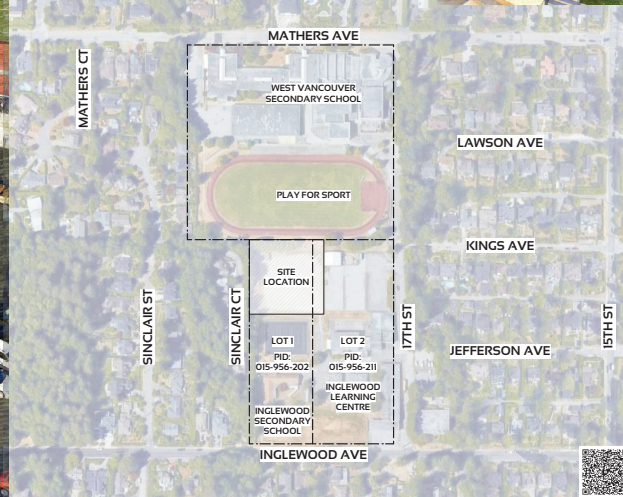
THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS
ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT
OWNER. IT IS UNDERSTOOD:

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

FOR THE PURPOSES OF SECTION 4.0, THIS PERMIT IS ISSUED ON _____.

Schedules:

A – Development Plans prepared by Longpre Architecture Inc. revision dated
September 16, 2024



GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH THE LATEST NATIONAL, BRITISH COLUMBIA AND LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND STANDARDS THAT SPECIFICALLY AFFECT THIS PROJECT.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS, DATA AND SITE CONDITIONS, PROVIDED BY DRAWING AND PROLEGATION. CONTRACTOR WILL PROTECT ALL EXISTING UTILITIES AND SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND STANDARDS THAT SPECIFICALLY AFFECT THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT INCLUDING BUILDING, PLANNING, ZONING, FIRE, AND ANY NECESSARY ENVIRONMENTAL PERMITS. ALL PERMITS, APPROVALS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH OBTAINING THESE PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES, ADJACENT PROPERTIES AND UTILITIES DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TREE AND OTHER ROOT ZONE PROTECTION.
5. THE CONTRACTOR SHALL ENSURE ALL WORK IS COMPLETED IN PLACE AND MAINTAINS SAFE WORKING ENVIRONMENT THROUGHOUT THE PROJECT. IN ACCORDANCE WITH WORKSAFE AND OTHER APPLICABLE REGULATIONS.
6. ALL MATERIALS, EQUIPMENT AND INSTALLATIONS SHALL BE NEW AND OF GOOD QUALITY, CONFORMING TO SPECIFIC STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND LOCAL BYLAWS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND SUBCONTRACTORS THROUGHOUT THE PROJECT.
8. ANY CHANGES OR DEVIATIONS FROM THE CONTRACT DOCUMENTS WILL BE APPROVED BY THE ARCHITECT IN WRITING BEFORE IMPLEMENTATION.
9. THE CONTRACTOR SHALL PROVIDE A MINIMUM 90-DAY WARRANTY ON ALL WORKMANSHIP AND MATERIALS COMMENCING FROM THE DATE OF SUBstantial COMPLETION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAN AND ORGANIZED SITE THROUGHOUT THE PROJECT. ALL WASTE MUST BE PROPERLY STORED, SEPARATED, LABELED AND REMOVED TO AN APPROPRIATE DISPOSAL FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND STANDARDS THAT SPECIFICALLY AFFECT THIS PROJECT.
11. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITIONS THAT MAY AFFECT THE PERFORMANCE OF THE WORK. ANY CONDITIONS ARE TO BE DISCOVERED BEFORE THE WORK COMMENCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND STANDARDS THAT SPECIFICALLY AFFECT THIS PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH OBTAINING ALL NECESSARY PERMITS AND STANDARDS THAT SPECIFICALLY AFFECT THIS PROJECT. DOCUMENTS, LOCAL OR REGULATORY.
13. NO WORK NOT EXPLICITLY INCLUDED IN THE CONTRACT DOCUMENTS MAY BE PERFORMED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL. FROM THE ARCHITECT AND IN ACCORDANCE WITH LOCAL BYLAWS AND REGULATIONS.
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN OBSCURANCE COVERAGE AS REQUIRED BY THE CONTRACT AND APPLICABLE LAWS AND REGULATIONS.
15. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO AVOID OBSTRUCTION TO ADJACENT OCCUPIED SPACES AND MAINTAIN ACCESS TO EXISTING SERVICES AND UTILITIES.
16. THE CONTRACTOR SHALL PROTECT AND PRESERVE EXISTING BUILDING ELEMENTS AND FINISHES DESIGNATED TO REMAIN IN PLACE, AS INDICATED ON THE DRAWINGS, AND SHALL REPAIR OR REPLACE ANY DAMAGED EXISTING CONSTRUCTION.
17. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND OWNER TO VERIFY THE TYPE OF EXISTING MATERIALS, SUCH AS MATERIALS OF LEAD-BASED PAINT, AND FOLLOW PROPER PROCEDURES FOR REMOVAL, CONTAINMENT OR PROTECTION OF ADJACENT AREAS.
18. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OR RECYCLING OF ALL EXISTING MATERIALS IN ACCORDANCE WITH LOCAL BYLAWS AND ENVIRONMENTAL REGULATIONS.
20. THE CONTRACTOR SHALL PROVIDE TEMPORARY FILTERS AND FENCE LINE AS REQUIRED, TO MAINTAIN CONTINUED CONFORMANCE EXISTING BUILDING DURING THE RENOVATION WORK.
21. ALL WORK SHALL BE SUBJECT TO INSPECTION AND TESTING TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS AND APPLICABLE CODES AND STANDARDS.
22. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PROVIDING NECESSARY PERMITS AND TOOLS, AND FOR OBTAINING ANY REQUIRED SPECIAL APPROVALS AS REQUIRED BY APPLICABLE REGULATIONS.
23. THE OWNER AND ARCHITECT RESERVE THE RIGHT TO CONDUCT THEIR OWN INSPECTIONS AND TESTS AT ANY TIME, AND THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY WORK THAT DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OR ADDITIONAL CODES TO THE DRAWING.
24. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS COMPLETED AND MEETS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE FINAL INSPECTION BY THE OWNER AND ARCHITECT.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH CORRECTING OR REPAIRING NECESSARY TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS DURING FINAL INSPECTION.
26. UNLESS OTHERWISE NOTED, A DETAIL INDICATES THE GENERAL INTENT AND APPLICATION OF WORK. ALL LOCATIONS REFERRED TO MUST BE IDENTIFIED ON ALL DIMENSIONED WORK. WORK MUST BE COMPLETED IN A MANNER CONSISTENT WITH THE DETAILS PROVIDED. ANY DEVIATIONS FROM THE REQUIREMENTS MUST BE APPROVED IN WRITING BY THE ARCHITECT OR OWNER.

WVFC SOCCER BUBBLE: ISSUED FOR DEVELOPMENT VARIANCE

1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

CONTACTS/CONSULTANTS:

BUILDING OWNER
 COMPANY: N/A
 CONTACT: N/A
 PHONE: N/A
 EMAIL: N/A
 ADDRESS: N/A

STRUCTURAL
 COMPANY: N/A
 CONTACT: N/A
 PHONE: N/A
 EMAIL: N/A
 ADDRESS: N/A

CLIENT/OWNERS REP
 COMPANY: WEST VANCOUVER F.C.
 CONTACT: JURGEN FRANK
 PHONE: N/A
 EMAIL: JURGENTHEENGINEER@GMAIL.COM
 ADDRESS: N/A

MECHANICAL
 COMPANY: N/A
 CONTACT: N/A
 PHONE: N/A
 EMAIL: N/A
 ADDRESS: N/A

GENERAL CONTRACTOR
 COMPANY: WE CONSTRUX
 CONTACT: NELSON DE AMARAL
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 EMAIL: NELSON@WECONSTRUX.COM
 ADDRESS: 5811 COONEY RD, SUITE 305 SOUTH TOWER RICHMOND, BC V6X 3M1

ELECTRICAL
 COMPANY: N/A
 CONTACT: N/A
 PHONE: N/A
 EMAIL: N/A
 ADDRESS: N/A

ARCHITECT
 COMPANY: LONGPRE ARCHITECTURE INC.
 CONTACT: DAVID LONGPRE
 PHONE: 1.604.240.7997
 EMAIL: DAVID@LONGPREARCHITECTURE.CA
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GEOTECHNICAL
 COMPANY: N/A
 CONTACT: JILLIAN TRACH
 PHONE: 604.439.0922
 EMAIL: N/A
 ADDRESS: 3-159 W 19TH AVE VANCOUVER, BC V5V 2B5

CIVIL
 COMPANY: R.F. BINNIE ASSOCIATES LTD
 CONTACT: BLAIR ARBUTHNOT
 PHONE: 1.778.945.6101
 EMAIL: BARBETH@RFBINNIE.COM
 ADDRESS: #300 4940 CANADA WAY BURNABY, BC V5C 4K6

ARBORIST
 COMPANY: N/A
 CONTACT: N/A
 PHONE: N/A
 EMAIL: N/A
 ADDRESS: N/A

ENERGY
 COMPANY: N/A
 CONTACT: N/A
 PHONE: N/A
 EMAIL: N/A
 ADDRESS: N/A

SURVEY
 COMPANY: HWM SURVEYS
 CONTACT: DAN MACHON
 PHONE: 1.604.986.1371
 EMAIL: ADMIN@HWMSURVEYS.COM
 ADDRESS: #115-4218 HARBOURSIDE DR, NORTH VANCOUVER, BC V7P 3K9

ENVELOPE
 COMPANY: N/A
 CONTACT: N/A
 PHONE: N/A
 EMAIL: N/A
 ADDRESS: N/A

PROJECT INFO:

MUNICIPAL ADDRESS

1735 INGLEWOOD AVE, WEST VANCOUVER, BC V5V 1Y8

LEGAL ADDRESS

LOT: 1061
 SECTION: 26
 NEW WEST MINSTER DISTRICT
 PID: 015-956-202 & 015-956-211

PROJECT INFO	LOT 1 & 2				
PROPERTY ADDRESS	1735 INGLEWOOD AVE, WEST VANCOUVER, BC V5V 1Y8				
LEGAL ADDRESS	PID: 015-956-202 & 015-956-211				
OWNER	WEST VANCOUVER F.C.				
DEVELOPER	GROUP 1 DEVELOPER / MEMBER OF THE GROUP 11, 12, 13, 14				
PROPOSED USE	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	RECREATION	VARIANCE
STATUS	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE
REMARKS	SEE ZONING ANALYSIS FOR 1735 INGLEWOOD (ALL LOTS)				

STATUS	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE	APPLICABLE
REMARKS	SEE ZONING ANALYSIS FOR 1735 INGLEWOOD (ALL LOTS)				

DRAWING LIST

ARCHITECTURAL

- A000 COVER PAGE
- A001 RATIONAL
- A002 CODE ANALYSIS
- A003 CODE ANALYSIS
- A004 FIRE FIGHTER ACCESS
- A005 SITE PLAN
- A006 SITE COVERAGE
- A007 LANDSCAPE PLAN
- A008 FLOORPLAN - LEVEL 1
- A009 ELEVATIONS
- A010 MATERIALS
- A011 SITE SECTIONS
- A012 SITE PHOTOS
- A013
- A014
- A015

STRUCTURAL

RESERVED

MECHANICAL

RESERVED

ELECTRICAL

RESERVED

LANDSCAPE

RESERVED

CIVIL

RESERVED

LONGPRE ARCHITECTURE
 1600 - 701 W GEORGIA ST, VANCOUVER, BC V7Y 1C5
 1.604.240.7997 info@longprearchitecture.ca

DEVELOPMENT PERMIT

STATUS	DATE
A ISSUED FOR DEVELOPMENT	2024-05-21
B PERMIT	
RE ISSUED FOR DEVELOPMENT	2024-06-04
C PERMIT	
RE ISSUED FOR DEVELOPMENT	2024-09-16

STATUS	DATE	BY
CONSULTANT		MIKE D
DRIVEN BY		MIKE D
DATE	9/16/2024	

All drawings and designs are the exclusive property of Longpre Architecture Inc. and may not be used or reproduced without written consent. The contractor must verify existing conditions and dimensions, report discrepancies to Longpre Architecture Inc. before starting work, and read these drawings in conjunction with other Contract Documents. Use these documents for construction only when expressly noted. Ensure proper coordination with all relevant disciplines and trades for accurate and comprehensive implementation of the project.



CLIENT PROJECT NAME

WWFC SOCCER BUBBLE

1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING

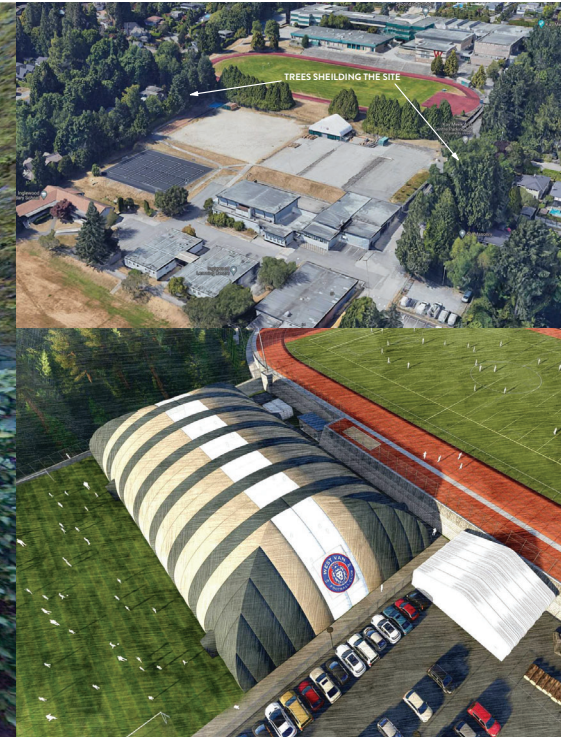
COVERPAGE

2022-01 SCALE 1/16" = 1'-0"

A000



VIEW OF BUBBLE FROM SINCLAIR CT



VIEW OF BUBBLE LOOKING WEST

DESIGN RATIONALE

CONTEXT

Located in a vibrant community deeply invested in sports and youth development, the proposed WV Football Bubble Project represents a collaborative venture that ties together West Vancouver Football Club (WVFC), and West Vancouver Secondary School. This partnership underscores a shared commitment to enhancing the local infrastructure for sports and supporting the growing demand for youth football programs in West Vancouver.

Founded in 1920, WVFC has long been a bastion for cultivating football talent and promoting sportsmanship among the youth. The club's historical significance and sustained community involvement make it an integral part of West Vancouver's cultural fabric. With the global spotlight on football, heightened by Vancouver's selection as a FIFA host city, the need for adequate facilities to foster and harness local talent has never been more pronounced.

The partnership with West Vancouver Secondary School is particularly strategic, leveraging the school's central location and existing facilities to maximize the project's impact. This collaboration not only facilitates logistical advantages, such as shared use of space and resources, but also fosters a stronger community connection. The school's engagement provides a direct link to potential young athletes and ensures that the project aligns with the educational and developmental goals of local youth.

In addition to serving WVFC and the secondary school, the Football Bubble Project aims to create a hub for various sporting activities that will be accessible year-round. This initiative is particularly crucial for the wet and colder months, where options for indoor sports facilities remain limited in the region. By introducing the first covered artificial turf field in West Vancouver's history, the project not only fills a critical gap in the local sports landscape but also sets a precedent for future developments in community-oriented sports infrastructure.

This project's integration into the community, surrounded by the natural beauty of creeks and large trees, ensures minimal impact on neighboring residences. The existing Play for Sport retaining walls, which are nearly the same height as the proposed inflatable bubble, further minimize visual intrusiveness. The bubble's design allows for seasonal adjustments, with the possibility of being dismantled during the summer months to maintain the area's aesthetic during less inclement weather, though it may remain erected year-round as needed due to varying climatic conditions.

BUILT FORM

In designing the WVFC Dome, we conducted a comprehensive study of both local and international inflatable structures. Our findings highlighted a prevalent issue: many existing designs lack a connection with their environments, presenting an industrial, impersonal aesthetic. Located in West Vancouver, a region celebrated for its scenic beauty and community focus, the Dome presented a unique opportunity to redefine what an inflatable sports structure could be.

The design approach for the WVFC Dome was inspired by the natural palette surrounding the site. To seamlessly integrate the structure into its environment, we selected colors that evoke both warmth and elegance: Farrow & Ball's Hague Blue, a rich, faded blue, and Mouse's Back, a light, warm brown tone. These choices help the dome blend with the landscape, enhancing rather than overpowering its natural setting.

The construction technique typically used for air domes involves welding strips together. Drawing on my British heritage and the historical roots of football, I introduced a tartan-like pattern across these strips. This design not only adds an aesthetic layer resembling basketweave but also instills a sense of structural integrity and familiarity, reminiscent of traditional sports architecture.

A distinctive feature of our design is the incorporation of a translucent material forming a central stripe that runs the length of the dome. This choice aims to enhance the natural lighting within, reconnecting players and spectators with their environment. During the day, this stripe allows daylight to penetrate, enriching the interior with a sense of space and time. At night, it becomes a visual spectacle, appearing white from the outside while projecting the silhouettes of surrounding trees from the inside, fostering a dynamic interaction between the structure and its natural setting.

Additional functional enhancements include fencing to protect the dome from potential damage and unauthorized access. We have also designated areas for fenced-off storage facilities and a mechanical pad, essential for the structure's maintenance and operation. Furthermore, our designs leave space for the addition of a future bathroom facility, which is currently subject to available funding. These elements are integral to ensuring the dome's functionality and security, while maintaining its aesthetic appeal and environmental synergy.

EFFECT ON NEIGHBOURS AND RESIDENCE

The proposed WVFC Dome is thoughtfully designed to respect and integrate seamlessly with its natural and built environment. The site is strategically surrounded by creeks and densely populated with tall trees on all sides, which naturally screen the structure from nearby residences, significantly reducing visual impact.

The height of the WVFC Dome is carefully considered to ensure it is only slightly taller than the existing Play-For-Sport retaining walls, which are already approved and under construction. These walls are quite tall, and the presence of the dome will soften the hardscape of the retaining wall, making the additional height of the dome less intrusive. Furthermore, Play-For-Sport's recent initiative to plant additional trees near Sinclair Ct enhances this natural barrier.

The mature trees and dense brush along Sinclair Ct effectively obscure views from nearby homes, ensuring that the dome remains largely hidden from view. It is important to note also that Sinclair Ct is lower than our site which further will ensure the dome is covered by the foliage along this street. From the eastern side of the lot, the dome is similarly shielded by natural vegetation.

The topographical differences ensure that the structure is also minimally visible from Inglewood Ave, if at all noticeable and will not be visible at all from Mathers Ave.

In addition to these natural and structural mitigations, the design of the dome itself prioritizes aesthetic harmony with the surrounding landscape. Its colors and materials are chosen to blend with the natural environment, making it a visually appealing addition rather than an eyesore.


Given the comprehensive design and strategic placement of the dome, we also recommend that the accompanying parking lot developments, managed by West Vancouver Secondary School, include the planting of additional trees. This would not only enhance the visual buffer but also contribute to the overall sustainability and ecological benefits of the project area.

PARKING

In response to the unique needs of the WVFC Sports Bubble, we have developed a parking management strategy that aligns with the varying operational hours and minimizes impact on the local community. During regular school hours, the sports bubble will be primarily utilized by students from West Van Secondary who are expected to access the facility on foot, thereby not contributing to any additional vehicle traffic.


For activities scheduled outside of school hours—including evenings, weekends, and during school closure—parking requirements change significantly. Our strategy includes the use of an adjacent parking lot, which offers about 96 spaces, primarily reserved for the school district and the Kay Meek center. To supplement this, we have designed a "Drop Off Only" zone at the main entrance of the bubble to streamline vehicle flow and reduce congestion. Additional parking options have been organized to accommodate bubble users effectively: a nearby small lot provides 16 spaces, on-street parking along 17th Street adds 10 to 12 spots, and 13 more spaces are available on the north side of Inglewood outside school hours.

These measures collectively offer around 40 parking spots, which are expected to meet the demands of the bubble during its busiest times. By carefully coordinating these resources and maintaining clear communication with the School District, we ensure that our parking plan supports smooth operations and minimizes disruption to both the school and local residents.



LONGPRE ARCHITECTURE

1600 - 701 W GEORGIA ST. VANCOUVER, BC V7Y 1C6
1.604.240.7992 info@longprearchitecture.ca

STATUS	DEVELOPMENT PERMIT	
A	ISSUED FOR DEVELOPMENT PERMIT	2024-05-21
B	RE ISSUED FOR DEVELOPMENT PERMIT	2024-06-04
C	RE ISSUED FOR DEVELOPMENT PERMIT	2024-09-16
NEIGHBOURS		
CONSULTANT		
DRAWN BY	DAVID L.	SCALE
PLOT DATE	9/16/2024	
GENERAL NOTES	<p>All drawings and designs are the exclusive property of Longpre Architecture Inc. and may not be used or reproduced without written consent. Do not scale drawings; written dimensions take precedence. The contractor must verify existing conditions and dimensions, report discrepancies to Longpre Architecture Inc. before starting work, and read these drawings in conjunction with other Contract Documents. Use these documents for construction only when expressly noted. Ensure proper coordination with all relevant disciplines and trades for accurate and comprehensive implementation of the project.</p>	
CLIENT		
PROJECT NAME	WVFC SOCCER BUBBLE	
ADDRESS	1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8	
DRAWING	RATIONALE	
PROJECT ID #	2022-01	SCALE
		NTS
SHEET	A001	

3.8.3.2. ACCESSIBLE PATH OF TRAVEL

- 1) EXCEPT AS REQUIRED ELSEWHERE IN THIS PART OR AS PERMITTED BY SENTENCE (2) AND ARTICLE 3.8.3.6, PERTAINING TO DOORWAYS, THE CLEAR WIDTH OF AN ACCESSIBLE PATH OF TRAVEL SHALL BE NOT LESS THAN 1000 MM.
- 2) THE CLEAR WIDTH OF AN ACCESSIBLE PATH OF TRAVEL IS PERMITTED TO BE REDUCED TO NOT LESS THAN 850 MM FOR A LENGTH OF NOT MORE THAN 600 MM, PROVIDED THE CLEAR FLOOR SPACE AT EITHER END OF THE REDUCED CLEAR WIDTH SECTION IS LEVEL WITHIN A RECTANGULAR AREA
 - A) WHOSE DIMENSION PARALLEL TO EACH END OF THE REDUCED CLEAR WIDTH SECTION IS NOT LESS THAN 1500 MM, AND
 - B) WHOSE DIMENSION PERPENDICULAR TO EACH END OF THE REDUCED CLEAR WIDTH SECTION IS NOT LESS THAN 1500 MM. (SEE NOTE A-3.8.3.2.(2).3)
- 3) INTERIOR AND EXTERIOR WALKING SURFACES THAT ARE WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL
 - A) HAVE NO OPENINGS THAT WILL PERMIT THE PASSAGE OF A SPHERE MORE THAN 13 MM IN DIAMETER.
 - B) HAVE ANY ELONGATED OPENINGS ORIENTED APPROXIMATELY PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - C) BE STABLE, FIRM AND SLIP-RESISTANT.
 - D) HAVE A CROSS SLOPE NO STEEPER THAN 1 IN 50.
 - E) BE BEVELED AT A MAXIMUM SLOPE OF 1 IN 2 AT CHANGES IN LEVEL BETWEEN 6 MM AND 13 MM, AND
 - F) BE PROVIDED WITH SLOPED FLOORS OR RAMPS AT CHANGES IN LEVEL MORE THAN 13 MM, AND
 - G) BE DESIGNED AS A RAMP COMPLYING WITH THIS SECTION WHERE THE PATH OF TRAVEL HAS A SLOPE STEEPER THAN 1 IN 20.

3.8.3.3. EXTERIOR WALKS

- 1) EXTERIOR WALKS THAT FORM PART OF AN ACCESSIBLE PATH OF TRAVEL SHALL
 - A) HAVE A SLIP-RESISTANT, CONTINUOUS AND EVEN SURFACE.
 - B) BE NOT LESS THAN 1500 MM WIDE, AND C) HAVE A LEVEL AREA CONFORMING TO CLAUSE 3.8.3.3.(1)(C) ADJACENT TO AN ENTRANCE DOORWAY.
- 2) EXTERIOR WALKS THAT FORM PART OF AN ACCESSIBLE PATH OF TRAVEL MAY CONTAIN CURB RAMPS THAT SHALL
 - A) HAVE A RUNNING SLOPE (I) BETWEEN 1 IN 8 TO 1 IN 10 WHERE THE VERTICAL RISE IS LESS THAN 75 MM, AND (II) BETWEEN 1 IN 10 TO 1 IN 12 WHERE THE VERTICAL RISE IS 75 MM TO 200 MM.
 - B) HAVE A WIDTH OF NOT LESS THAN 1500 MM EXCLUSIVE OF FLARED SIDES.
 - C) HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL (I) BE SLIP-RESISTANT, (II) HAVE TACTILE WALKING SURFACE INDICATORS CONFORMING TO ARTICLE 3.8.3.3, AND (III) HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES, AND
 - D) HAVE FLARED SIDES WITH A SLOPE OF NOT MORE THAN 1 IN 12 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM.

3.8.3.4. PASSENGER-LOADING ZONES

- 1) IF A PASSENGER-LOADING ZONE IS PROVIDED, IT SHALL HAVE
 - A) AN ACCESS AISLE NOT LESS THAN 1500 MM WIDE AND 6 000 MM LONG ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE.
 - B) A CURB RAMP CONSTRUCTED IN ACCORDANCE WITH SENTENCE 3.8.3.3.(2), WHERE THERE ARE CURBS BETWEEN THE ACCESS AISLE AND THE VEHICLE PULL-UP SPACE AND THE DIFFERENCE IN ELEVATION BETWEEN LEVELS IS NOT MORE THAN 200 MM, AND
 - C) A CLEAR HEIGHT OF NOT LESS THAN 2 750 MM AT THE PULL-UP SPACE AND ALONG THE VEHICLE ACCESS AND EGRESS ROUTES.

3.8.3.6. DOORWAYS AND DOORS

- 1) EXCEPT WHERE STATED OTHERWISE, THIS ARTICLE APPLIES TO SWINGING AND SLIDING DOORS.
- 2) EVERY DOORWAY THAT IS LOCATED IN AN ACCESSIBLE PATH OF TRAVEL SHALL HAVE A CLEAR WIDTH NOT LESS THAN 850 MM
 - A) FOR SWINGING DOORS, WHEN MEASURED FROM THE FACE OF THE ACTIVE LEAF, IN THE OPEN POSITION OF DOOR TO THE DOORWAY, TO THE OUTSIDE EDGE OF THE STOP ON THE DOOR FRAME, AND
 - B) FOR SLIDING DOORS, WHEN MEASURED FROM THE EDGE OF THE DOOR, IN THE OPEN POSITION, TO THE OUTSIDE EDGE OF THE STOP ON THE DOOR FRAME. (SEE NOTE A-3.8.3.6.(2).1)
- 3) A THRESHOLD FOR A DOORWAY REFERRED TO IN SENTENCES (2) AND (3) SHALL BE NOT MORE THAN 13 MM HIGHER THAN THE FINISHED FLOOR SURFACE AND SHALL BE BEVELED TO FACILITATE THE PASSAGE OF WHEELCHAIRS.

3.8.3.13. UNIVERSAL WASHROOMS

- 1) A UNIVERSAL WASHROOM SHALL
 - A) BE SERVED BY AN ACCESSIBLE PATH OF TRAVEL.
 - B) HAVE A DOOR COMPLYING WITH ARTICLE 3.8.3.6, THAT (I) HAS A LATCH-OPERATING MECHANISM LOCATED 900 MM TO 1100 MM ABOVE THE FLOOR THAT COMPLIES WITH CLAUSE 3.8.3.8.(1)(B) AND IS CAPABLE OF BEING LOCKED FROM THE INSIDE, AND RELEASED FROM THE OUTSIDE IN CASE OF EMERGENCY, AND
 - II) IF IT IS AN OUTWARD SWINGING DOOR THAT IS NOT SELF-CLOSING, HAS A HORIZONTAL, D-SHAPED, VISUALLY CONTRASTING DOOR PULL NOT LESS THAN 600 MM LONG LOCATED ON THE INSIDE SO THAT ITS MIDPOINT IS NOT LESS THAN 200 MM AND NOT MORE THAN 300 MM FROM THE HINGED SIDE OF THE DOOR AND NOT LESS THAN 900 MM AND NOT MORE THAN 1100 MM ABOVE THE FLOOR (SEE NOTE A-3.8.3.12.(1)(D)(V)).
- 2) A UNIVERSAL WASHROOM CONFORMING TO ARTICLE 3.8.3.16,
 - A) HAVE ONE LAVATORY CONFORMING TO ARTICLE 3.8.3.16,
 - B) HAVE ONE WATER CLOSET CONFORMING TO ARTICLE 3.8.3.14, AND CLAUSE 3.8.3.12.(1)(E),
 - C) HAVE A CLEAR LATERAL TRANSFER SPACE ADJACENT TO THE WATER CLOSET THAT CONFORMS TO CLAUSE 3.8.3.12.(1)(B),
 - D) HAVE GRAB BARS CONFORMING TO CLAUSES 3.8.3.12.(1)(F) AND (G),
 - E) HAVE A COAT HOOK CONFORMING TO CLAUSE 3.8.3.12.(1)(H),
 - F) HAVE A TOILET PAPER DISPENSER CONFORMING TO CLAUSE 3.8.3.12.(1)(I),
 - G) UNLESS A COUNTER SPACE OF NOT LESS THAN 200 MM BY 400 MM IS PROVIDED, HAVE A SHELF LOCATED NOT MORE THAN 200 MM ABOVE THE FLOOR WITH A USEABLE SURFACE OF NOT LESS THAN 200 MM BY 400 MM,
 - H) BE DESIGNED TO PERMIT A WHEELCHAIR TO TURN IN AN OPEN SPACE NOT LESS THAN 1700 MM IN DIAMETER,
 - I) PROVIDE EMERGENCY LIGHTING CONFORMING TO ARTICLE 3.2.7.3.
- 3) A UNIVERSAL WASHROOM REQUIRED TO HAVE AN ACCESSIBLE CHANGE SPACE AS STIPULATED IN SENTENCE 3.8.2.8.(5) SHALL
 - A) BE EQUIPPED WITH AN ADULT-SIZED CHANGE TABLE THAT IS (I) DESIGNED TO CARRY A MINIMUM LOAD OF 13 KN,
 - II) IMPERVIOUS TO WATER, AND
 - III) DESIGNED TO BE EASILY CLEANED,
 - B) HAVE A CLEAR FLOOR SPACE TO ACCOMMODATE THE ADULT-SIZED CHANGE TABLE THAT IS 810 MM WIDE BY 1850 MM LONG AND DOES NOT OVERLAP WITH THE CLEAR SPACES REQUIRED BY CLAUSES (1)(K), (1)(L) AND (1)(M), AND
 - C) HAVE A CLEAR TRANSFER SPACE OF 900 MM BY 1350 MM ADJACENT TO THE LONG SIDE OF THE CLEAR FLOOR SPACE FOR THE ADULT-SIZED CHANGE TABLE.

3.8.3.16. LAVATORIES AND MIRRORS

- 1) LAVATORIES REQUIRED BY SENTENCE 3.8.2.8.(8) SHALL
 - A) BE EQUIPPED WITH FAUCETS COMPLYING WITH SENTENCE 3.2.7.3.(4),
 - B) BE LOCATED SO THAT THE DISTANCE BETWEEN THE CENTRE LINE OF THE LAVATORY AND ANY SIDE WALL IS NOT LESS THAN 450 MM,
 - C) HAVE A CLEAR FLOOR SPACE IN FRONT OF THE LAVATORY THAT IS AT LEAST 1 800 MM WIDE, CENTRED ON THE LAVATORY, AND
 - II) 1300 MM LONG, OF WHICH NO MORE THAN 430 MM IS BENEATH THE LAVATORY,
 - D) HAVE A RIM HEIGHT NOT MORE THAN 865 MM ABOVE THE FLOOR,
 - E) HAVE A CLEARANCE BENEATH THE LAVATORY NOT LESS THAN 1 800 MM WIDE, CENTRED ON THE LAVATORY,
 - II) 735 MM HIGH AT THE FRONT EDGE,
 - III) 685 MM HIGH AT A POINT 200 MM BACK FROM THE FRONT EDGE, AND
 - IV) 230 MM HIGH OVER THE DISTANCE FROM A POINT 280 MM TO A POINT 430 MM BACK FROM THE FRONT EDGE. (SEE NOTE A-3.8.3.16.(1)(E))
- 2) MIRRORS REQUIRED BY SENTENCE 3.8.2.8.(9) SHALL BE
 - A) MOUNTED WITH THEIR BOTTOM EDGE NOT MORE THAN 1 000 MM ABOVE THE FLOOR, OR
 - B) FIXED IN AN INCLINED POSITION SO AS TO BE USABLE BY A PERSON USING A WHEELCHAIR.

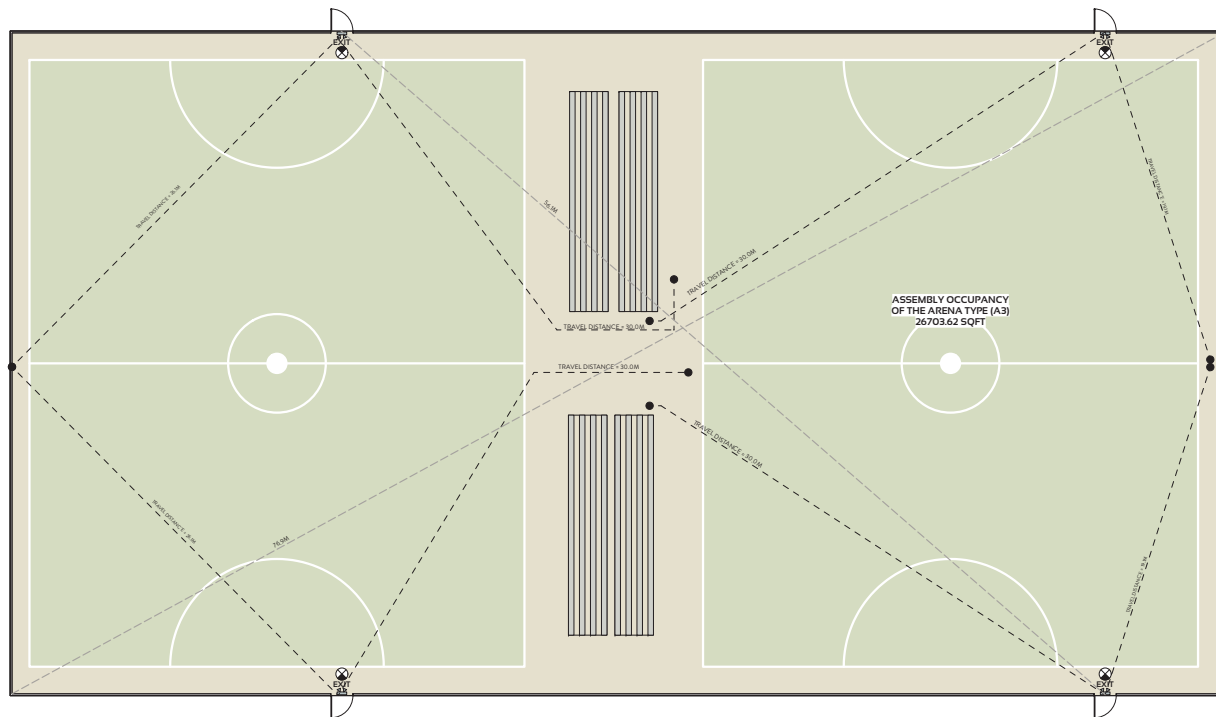
DIVISION A - 1.4.1.7. DEFINED TERMS

BUILDING AREA MEANS THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER LINE OF FIREWALLS.

FLOOR AREA MEANS THE SPACE ON ANY STOREY OF A BUILDING BETWEEN EXTERIOR WALLS AND REQUIRED FIREWALLS, INCLUDING THE SPACE OCCUPIED BY INTERIOR WALLS AND PARTITIONS, BUT NOT INCLUDING EXITS, VERTICAL SERVICE SPACES, AND THEIR ENCLOSING ASSEMBLIES.

INTERCONNECTED FLOOR SPACE MEANS SUPERIMPOSED FLOOR AREAS OR PARTS OF FLOOR AREAS IN WHICH FLOOR ASSEMBLIES THAT ARE REQUIRED TO BE FIRE SEPARATIONS ARE PENETRATED BY OPENINGS THAT ARE NOT PROVIDED WITH CLOSURES.

SUITE MEANS A SINGLE ROOM OR SERIES OF ROOMS OF COMPLEMENTARY USE, OPERATED UNDER A SINGLE TENANCY, AND INCLUDES DWELLING UNITS, INDIVIDUAL GUEST ROOMS IN HOTELS, HOTELS, BOARDING HOUSES, ROOMING HOUSES AND DORMITORIES AS WELL AS INDIVIDUAL STORES AND INDIVIDUAL OR COMPLEMENTARY ROOMS FOR ASSEMBLY OCCUPANCIES, BUSINESS AND PERSONAL SERVICES OCCUPANCIES, MEDIUM-HAZARD INDUSTRIAL OCCUPANCIES, AND LOW-HAZARD INDUSTRIAL OCCUPANCIES. (SEE APPENDIX A.)



FIRE AND SAFETY LEGEND

- EMERGENCY LIGHTING
- EMERGENCY EXIT LIGHTS
- TRAVEL DISTANCES

NOTE: DIMENSIONS OF FIXTURES TO FOLLOW LOCAL CODE
 DIMENSIONS TO LOCATION UNLESS OTHERWISE SPECIFIED

NOTE:
 EXIT SIGNS ARE REQUIRED AT EVERY EXIT DOOR (3.4.5.1)
 AN EXIT SIGN THAT DISPLAYS THE WORD "EXIT" IN TACTILE FORM COMPLYING WITH SUBSECTION 3.8.3 IS REQUIRED TO BE MOUNTED ON THE APPROACH OF EXIT DOORS IN THE DIRECTION OF TRAVEL TO THE EXIT (3.4.5.2.(1))

LONGPRE ARCHITECTURE
 1600 - 701 W GEORGIA ST, VANCOUVER, BC V7Y 1C6
 1.604.240.7992 info@longprearchitecture.ca

STATUS
 DEVELOPMENT PERMIT

REGIONS
 CONSULTANT

CLIENT
 WEST VAN FOOTBALL CLUB

PROJECT NAME
 WWFC SOCCER BUBBLE

ADDRESS
 1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING
 CODE ANALYSIS

PROJ ID #
 2022-01

SCALE
 1/16" = 1'-0"

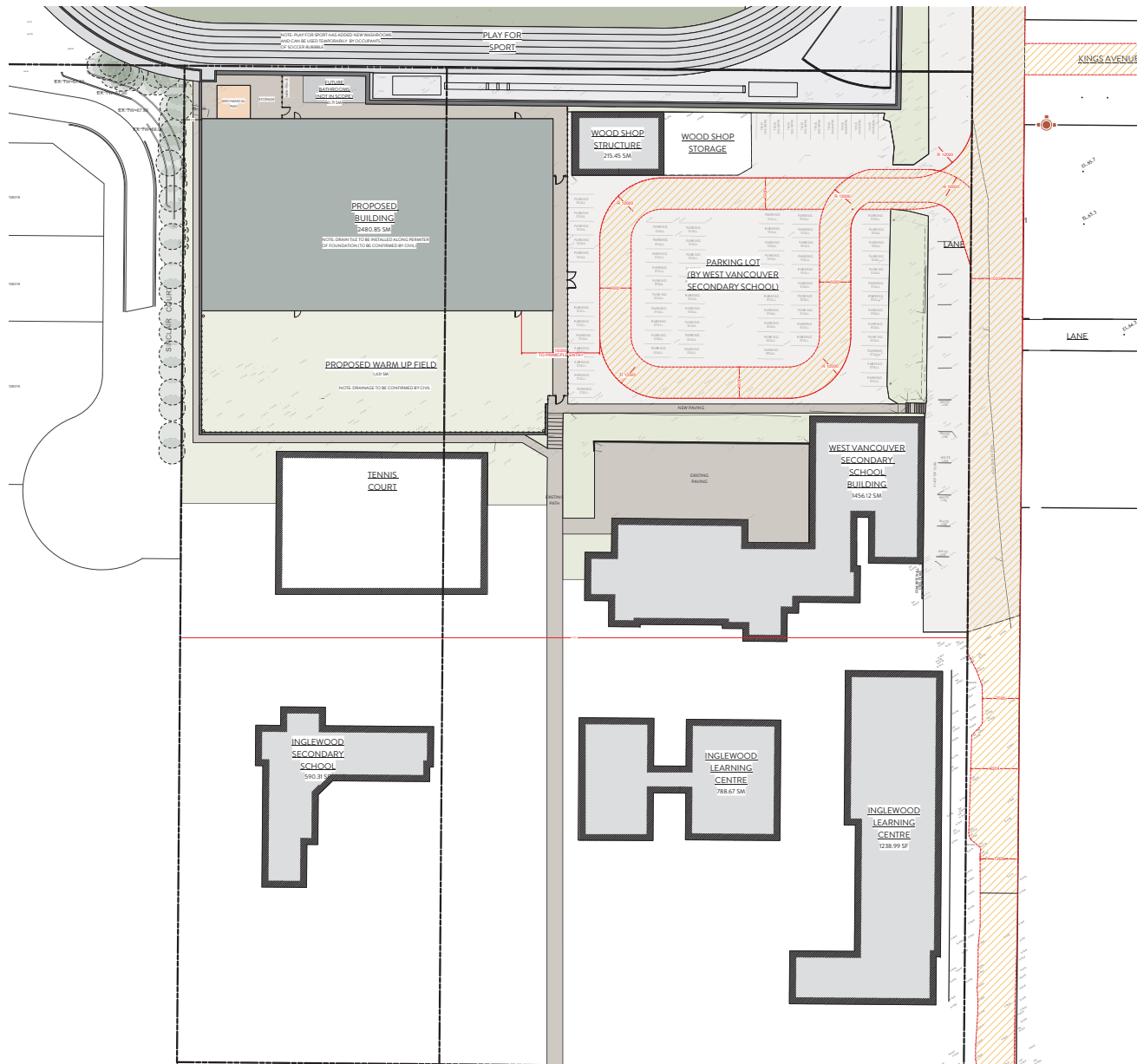
SHEET #
 A003

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DATE DIVERBY
 MIKE D

DATE
 9/16/2024

PERMITS
 A ISSUED FOR DEVELOPMENT 2024-05-21
 B RE ISSUED FOR DEVELOPMENT 2024-06-04
 C RE ISSUED FOR DEVELOPMENT 2024-09-16



LEGEND

- FIREFIGHTER PATH
- FIRE HYDRANT

LONGPRE ARCHITECTURE
 1600 - 701 W GEORGIA ST. VANCOUVER, BC V7Y 1C6
 1.604.240.7992 info@longprearchitecture.ca

STATUS

DEVELOPMENT PERMIT

A ISSUED FOR DEVELOPMENT PERMIT 2024-05-21
 B RE ISSUED FOR DEVELOPMENT PERMIT 2024-06-04
 C RE ISSUED FOR DEVELOPMENT PERMIT 2024-09-16

CONSULTANT

DRAWN BY MIKE D
DATE 9/16/2024
SCALE

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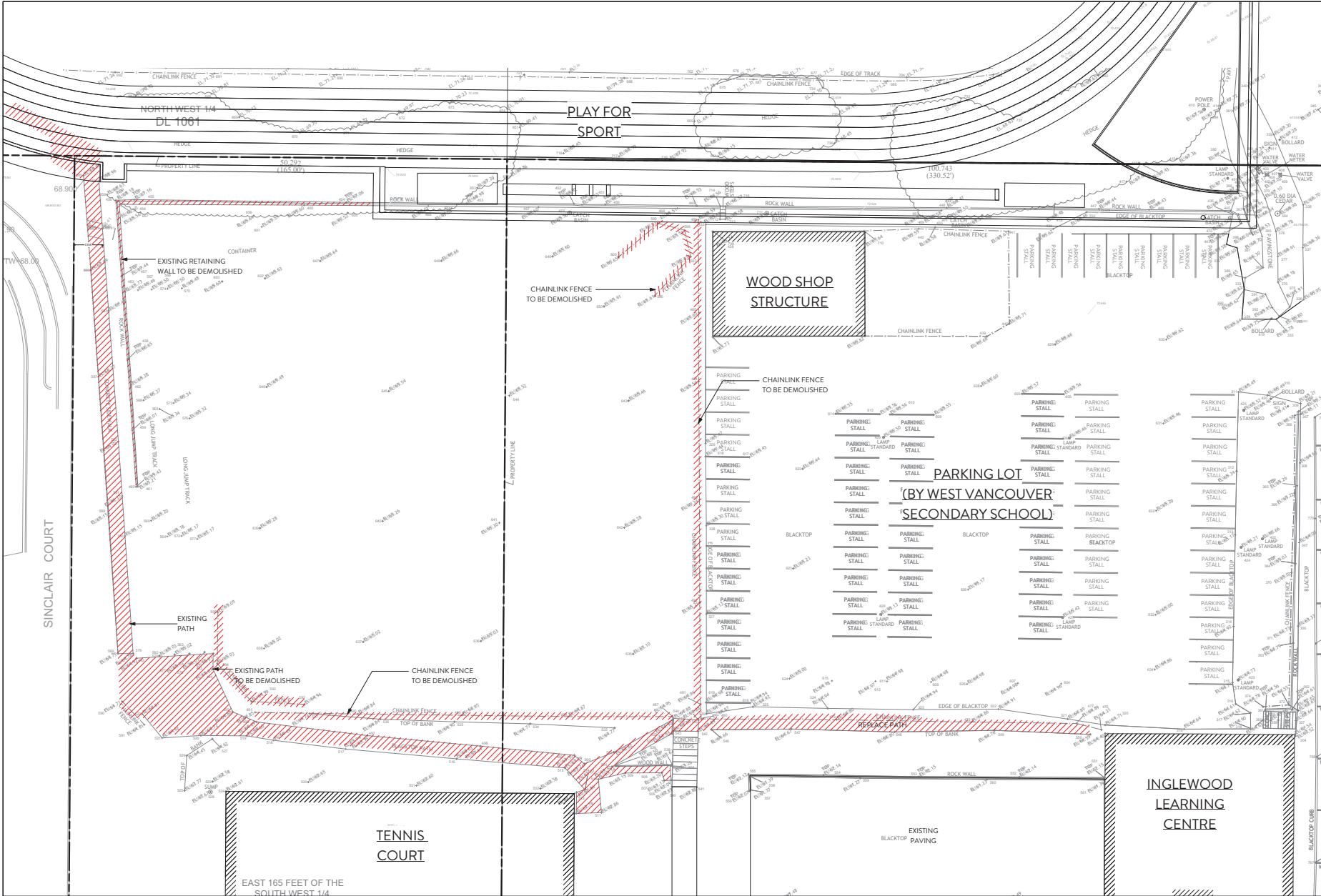
PROJECT NAME WVFC SOCCER BUBBLE

ADDRESS 1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING FIRE FIGHTER ACCESS

PROJ ID # 2022-01
SCALE 1/64" = 1'-0"

SHEET # A004



LONGPRE ARCHITECTURE
 1600-701 W GEORGIA ST, VANCOUVER, BC V7Y 1C5
 1.604.240.7992 info@longprearchitecture.ca

DEVELOPMENT PERMIT

STATUS

A	ISSUED FOR DEVELOPMENT	2024-05-21
B	RE ISSUED FOR DEVELOPMENT	2024-06-04
C	RE ISSUED FOR DEVELOPMENT	2024-09-16

REGIONS

CONSULTANT

MIKE D
SCALE

9/16/2024

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CLIENT

WEST VAN COASTAL FC

PROJECT NAME

WVFC SOCCER BUBBLE

ADDRESS

1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING

DEMO PLAN

PROJ ID #

2022-01

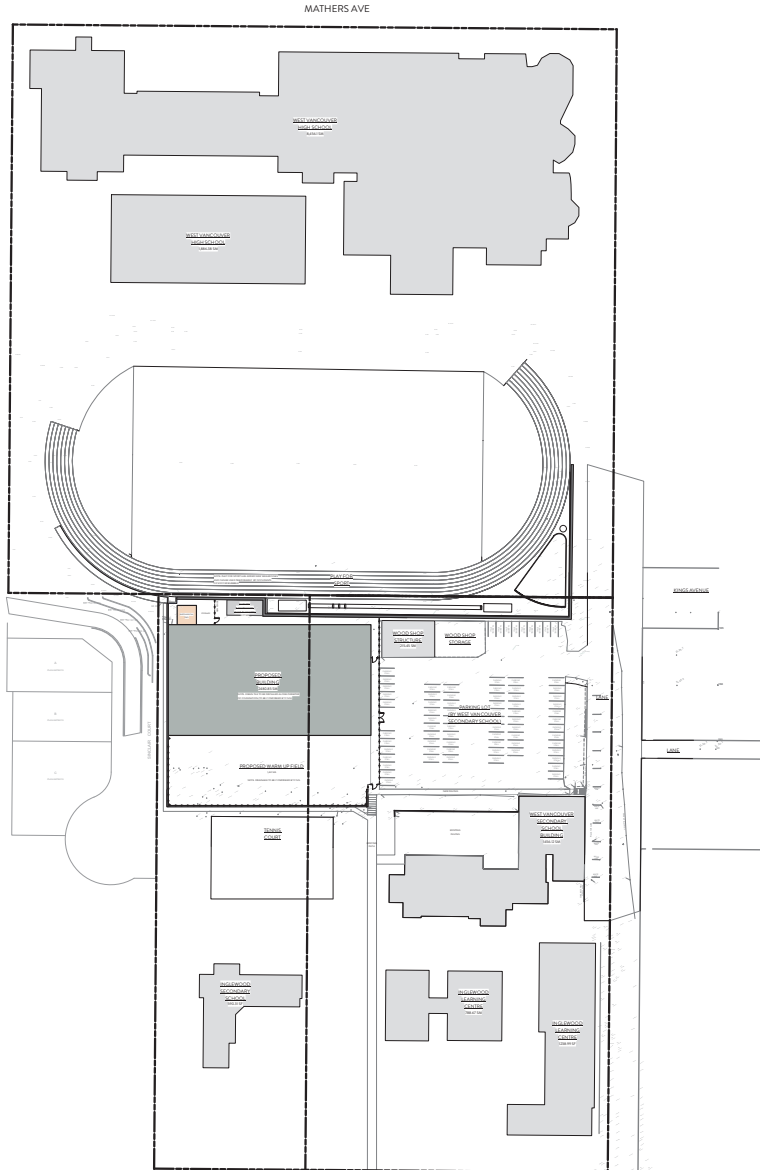
SCALE

1/16" = 1'-0"

SHEET #

A005

SITE ANALYSIS FOR 1735 INGLEWOOD (ALL LOTS)				
W/1735-1	W/1735-2	W/1735-3	W/1735-4	W/1735-5
USE CATEGORY	USE	USE	USE	USE
USE CATEGORY	USE	USE	USE	USE



LEGEND
 - - - COMBINED SIDE YARD
 - - - SETBACK/DEPTH
 ——— PROPERTY LINE

LONGPRE ARCHITECTURE
 1500 - 701 W GEORGIA ST. VANCOUVER, BC, V7Y 1C5
 1.604.240.7992 info@longprearchitecture.ca

STATUS
DEVELOPMENT PERMIT


A ISSUED FOR DEVELOPMENT PERMIT 2024-05-21
 B RE ISSUED FOR DEVELOPMENT PERMIT 2024-06-04
 C RE ISSUED FOR DEVELOPMENT PERMIT 2024-09-16

REVISIONS

CONSULTANT

DATE 9/16/2024
DRAWN BY MIKE D
SCALE

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CLIENT


PROJECT NAME
 WVFC SOCCER BUBBLE

ADDRESS
 1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING
 SITE COVERAGE

PROJ ID # 2022-01
SCALE 1/64" = 1'-0"

SHEET # A006

NOTE: PLAY FOR SPORT HAS ADDED NEW WASHROOMS AND CAN BE USED TEMPORARILY BY OCCUPANTS OF SOCCER BUBBLE

PLAY FOR SPORT

FUTURE BATHROOMS (NOT IN SCOPE) 61.71 SM

WOOD SHOP (EXISTING)

WOOD SHOP STORAGE

PROPOSED BUILDING 2480.85 SM

NOTE: DRAIN TILE TO BE INSTALLED ALONG PERMITER OF FOUNDATION (TO BE CONFIRMED BY CIVIL)

PARKING LOT (BY WEST VANCOUVER SECONDARY SCHOOL)

PROPOSED WARM UP FIELD 1,431 SM

NOTE: DRAINAGE TO BE CONFIRMED BY CIVIL

PRIMARY ENTRANCE

WEST VANCOUVER SECONDARY SCHOOL BUILDING

TENNIS COURT

LONGPRE ARCHITECTURE

1600 - 701 W GEORGIA ST. VANCOUVER, BC V7Y 1C6
1.654.240.7997 info@longprearchitecture.ca

STATUS DEVELOPMENT PERMIT

A	ISSUED FOR DEVELOPMENT PERMIT	2024-05-21
B	RE ISSUED FOR DEVELOPMENT PERMIT	2024-06-04
C	RE ISSUED FOR DEVELOPMENT PERMIT	2024-09-16

NEIGHBOURS

CONSULTANT

MIKE D

9/16/2024

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CLIENT

WVFC SOCCER BUBBLE

1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING

SITE PLAN

PROJECT NAME

2022-01

PROJ ID #

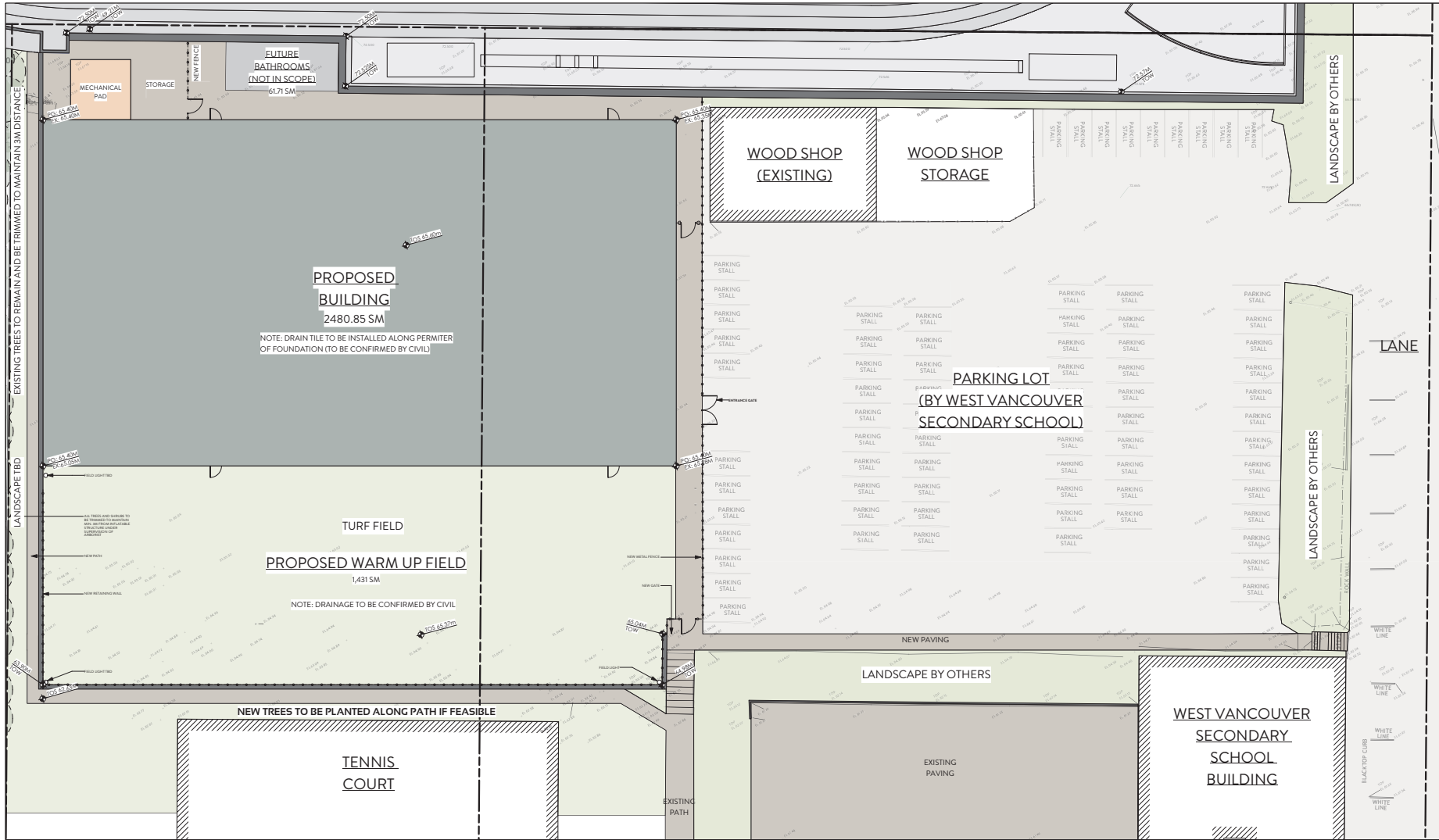
SCALE 1/16" = 1'-0"


SHEET

A007

AVERAGE GRADE CALCULATION			
AVERAGE GRADE	X	LENGTH	+Y
A-B (65.40 + 65.35) / 2	X	67.35M	4,403.65
B-C (65.35 + 65.26) / 2	X	36.82M	2,404.89
C-D (65.26 + 65.05) / 2	X	67.35M	4,389.51
D-A (65.05 + 65.40) / 2	X	36.82M	2,401.58
TOTALS		208.35	13,599.64
AVERAGE GRADE			65.27M







LONGPRE ARCHITECTURE

1600 - 701 W GEORGIA ST, VANCOUVER, BC V7Y 1C6
1.604.240.7997 info@longprearchitecture.ca


DEVELOPMENT PERMIT

A ISSUED FOR DEVELOPMENT PERMIT	2024-05-21
B RE ISSUED FOR DEVELOPMENT PERMIT	2024-06-04
C RE ISSUED FOR DEVELOPMENT PERMIT	2024-09-16

CONSULTANT: MIKE D

DATE: 9/16/2024

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CLIENT: 

PROJECT NAME: WVFC SOCCER BUBBLE

ADDRESS: 1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING: LANDSCAPE PLAN

PROJECT # 2022-01

SHEET # 1/16" = 1'-0"

A008

PLANTING LIST

LANDSCAPING AND PLANTINGS ARE TO BE CONFIRMED AT A LATER DATE, BUT MUST FOLLOW THE CITY OF WEST VANCOUVER OFFICIAL RECOMMENDED PLANT LISTS AS LISTED HERE.

TREES PLANTING LIST	
Botanical Name	Common Name
<i>Acer Ginnia</i>	Vine Maple
<i>Acer Grandidentatum</i>	Alder Maple
<i>Conium Maculatum</i> / <i>Malus White Wonder</i>	Pacific Dogwood
<i>Rosa Canadensis</i> / <i>Conium</i>	Queen Elizabeth
<i>Pinus Nigra</i> / <i>Salix Grayi</i>	Autumn Rose
<i>Pinus Ferox</i> / <i>Thuja Platyloca</i> / <i>Thuja Plicata</i>	Pyramidal Cedar / Rose
<i>Pinus Strobus</i> / <i>Thuja Platyloca</i> / <i>Thuja Plicata</i> / <i>Thuja Juniperoides</i> / <i>Thuja Occidentalis</i>	Serbian Spruce / Tanglefoot / Western Red Cedar / Douglas Fir
GROUNDCOVERS PLANTING LIST	
Botanical Name	Common Name
<i>Arctostaphylos Uva-Ursi</i>	Vanousser Juba Kinnikinnick
<i>Geophila Spallansii</i>	Salt
<i>Helianthus Scaberrimus</i>	Blue Oak Grass
<i>Muhlenbergia Repens</i>	Crowing Grass
<i>Polygonum Persicaria</i>	Western Garden

SHRUB PLANTING LIST	
Botanical Name	Common Name
<i>Amelanchier Alnifolia</i>	Blue Star Magnolia
<i>Cornus Stolonifera</i> / <i>Coronilla</i>	Blue Star Magnolia
<i>Alnus Umbellata</i> / <i>Conium</i>	Siberian Spruce
<i>Malva Discolor</i>	Malva
<i>Malva Rustica</i>	Malva
<i>Physocarpus Opulifolius</i>	Physocarpus Opulifolius
<i>Prinos Fragilis</i> / <i>Prinos</i>	Prinos
<i>Ribes Sanguineum</i>	Ribes
<i>Rosa Rugosa</i> / <i>Rosa</i>	Rosa
<i>Rosa Rugosa</i> / <i>Rosa</i>	Rosa
<i>Rubus Parviflorus</i>	Rubus
<i>Rubus Spectabilis</i>	Rubus
<i>Saxifraga Nana</i>	Saxifraga
<i>Spiraea Banquet</i> / <i>Spiraea</i>	Spiraea
<i>Spiraea Spiraea</i> / <i>Spiraea</i>	Spiraea
<i>Spiraea Spiraea</i> / <i>Spiraea</i>	Spiraea

MATERIALS



GENERAL NOTES:

1. ALL EXIT DOORS AND DOORS LOCATED IN AN ACCESSIBLE PATH OF TRAVEL ARE REQUIRED TO HAVE A MINIMUM CLEAR WIDTH OF 850MM (3.4.3.2.(8) & 3.3.8.3.6.(2)).
2. PANIC HARDWARE IS REQUIRED ON PROVIDED EXIT DOOR AS REQUIRED BY SENTENCE 3.4.6.16.(2).
3. EMERGENCY LIGHTING IS REQUIRED TO BE PROVIDED THROUGHOUT THE FLOOR AREA IN ACCORDANCE WITH ARTICLE 3.2.7.3.
4. EVERY TENT AND AIR SUPPORTED STRUCTURE AND ALL TARPAILLONS AND DECORATIVE MATERIALS USED IN CONNECTION WITH THESE STRUCTURES ARE REQUIRED TO CONFORM TO CAN/ULC-S109, "STANDARD METHOD FOR FLAME TESTS OF FLAME-RESISTANT FABRICS AND FILMS" (3.1.18.5.(1)).
5. MECHANICAL AND ELECTRICAL CONSULTANTS TO ENSURE THE AIR-SUPPORTED STRUCTURE CONFORMS TO SECTION 2.9 OF THE 2024 BC FIRE CODE.



LONGPRE ARCHITECTURE
1600 - 701 W GEORGIA ST, VANCOUVER, BC V7Y 1C5
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STATUS

DEVELOPMENT PERMIT	
A COORDINATION	2024-03-12
A ISSUED FOR DEVELOPMENT PERMIT	2024-05-21
B RE ISSUED FOR DEVELOPMENT PERMIT	2024-06-04
C RE ISSUED FOR DEVELOPMENT PERMIT	2024-09-16

REVISIONS

CONSULTANT

DATE

MIKE D. DAVID L.	SEAL
9/16/2024	

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CLIENT



PROJECT NAME

WVFC SOCCER BUBBLE

ADDRESS

1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING

FLOORPLAN - LEVEL 1

PROJ ID #

2022-01

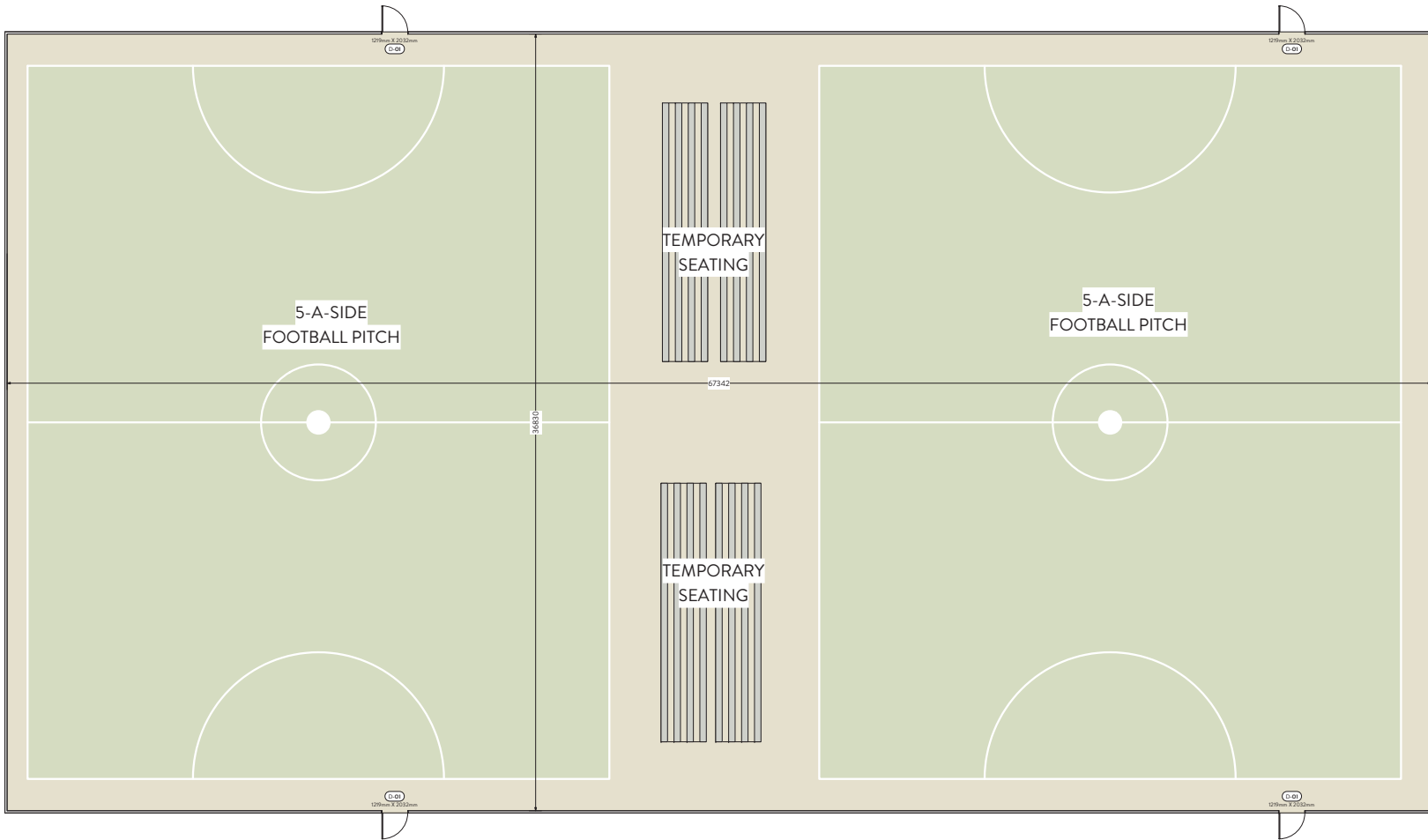
SCALE

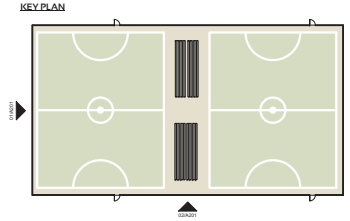
1/8" = 1'-0"



SHEET

A101





LONGPRE ARCHITECTURE
 1600 - 701 W GEORGIA ST, VANCOUVER, BC, V7Y 1C5
 1.604.240.7992 info@longprearchitecture.ca

DEVELOPMENT PERMIT

A	ISSUED FOR DEVELOPMENT PERMIT	2024-05-21
B	RE ISSUED FOR DEVELOPMENT PERMIT	2024-06-04
C	RE ISSUED FOR DEVELOPMENT PERMIT	2024-09-16

STATUS

REVISIONS

CONSULTANT

PLAT DATE 9/16/2024

DESIGNED BY MIKE D
 SEAL

GENERAL NOTES
 All drawings and designs are the exclusive property of Longpre Architecture Inc. and may not be used or reproduced without written consent. Do not scale drawings; written dimensions take precedence. The contractor must verify existing conditions and dimensions, report discrepancies to Longpre Architecture Inc. before starting work, and read these drawings in conjunction with other Contract Documents. Use these documents for construction only when expressly noted. Ensure proper coordination with all relevant disciplines and trades for accurate and comprehensive implementation of the project.



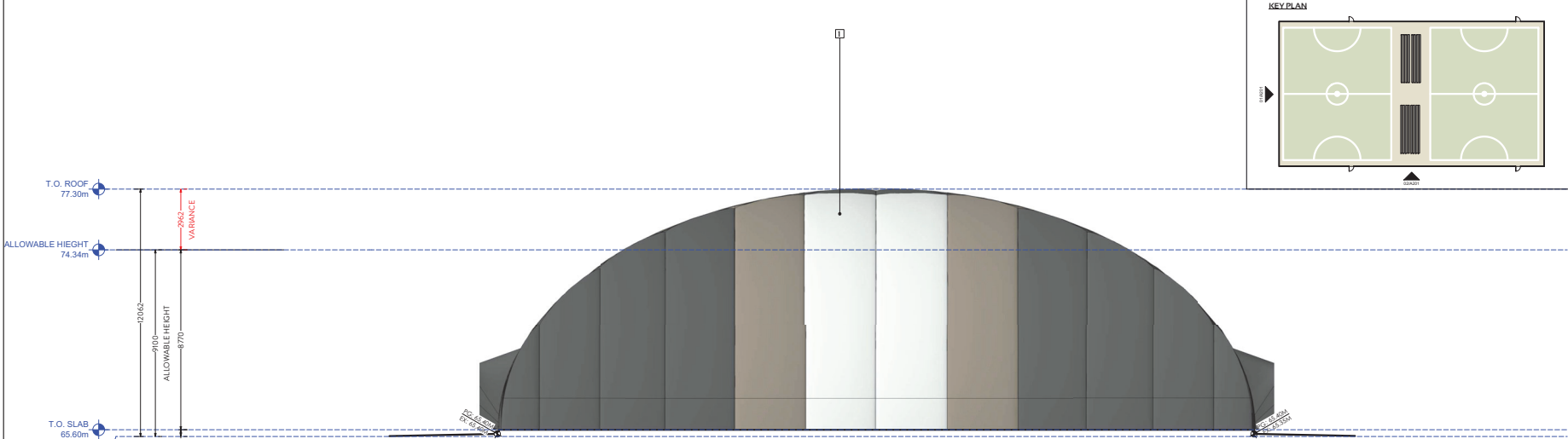
CLIENT PROJECT NAME
WVFC SOCCER BUBBLE

ADDRESS
 1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

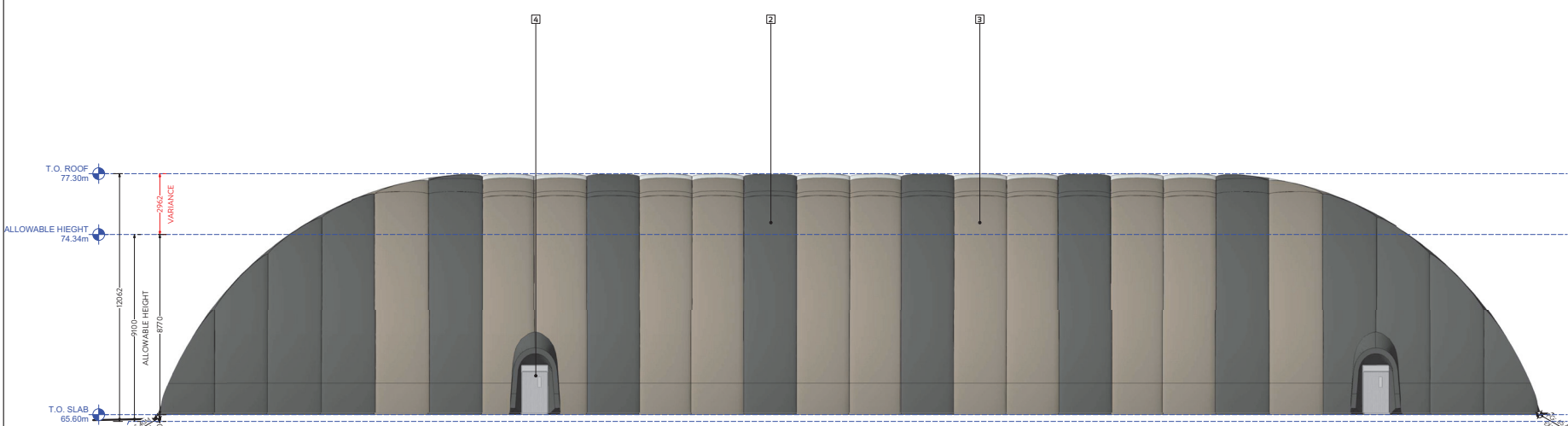
DRAWING
ELEVATIONS

PROJ ID # 2022-01 SCALE 1/16" = 1'-0"

SHEET # **A201**



01 ELEVATION - WEST
 A201 1/16

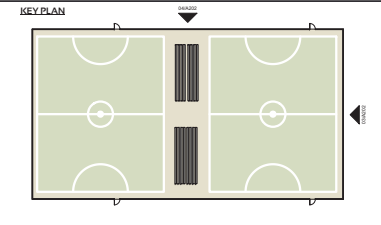


02 ELEVATION - SOUTH
 A201 1/16

FINISH SCHEDULE

1	TRANSLUCENT FABRIC W/ HIGHEST LIGHT TRANSMISSION RATING - TO MANUFACTURER'S SPECIFICATIONS
2	VINYL-COATED POLYESTER FABRIC - MOUSE'S BLACK - PANTONE # 2328U
3	VINYL-COATED POLYESTER FABRIC - BLACK - PANTONE # 1975E
4	ALUMINUM EXIT DOOR - TO MANUFACTURER'S SPECIFICATIONS

NOTE: COLOURS AND PATTERN TO BE DETERMINED. WE RESERVE THE RIGHT TO CHANGE COLOURS BASED ON MANUFACTURER AND PRODUCT AVAILABILITY.



LONGPRE ARCHITECTURE
 1600 - 701 W GEORGIA ST. VANCOUVER, BC V7Y 1C5
 1.654.240.7992 info@longprearchitecture.ca

STATUS

DEVELOPMENT PERMIT	
A	ISSUED FOR DEVELOPMENT PERMIT 2024-05-21
B	RE ISSUED FOR DEVELOPMENT PERMIT 2024-06-04
C	RE ISSUED FOR DEVELOPMENT PERMIT 2024-09-16

REVISIONS

CONSULTANT

PLAT DATE | **DRAWN BY**

MIKE D
 9/16/2024

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CLIENT



PROJECT NAME

WVFC SOCCER BUBBLE

ADDRESS

1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING

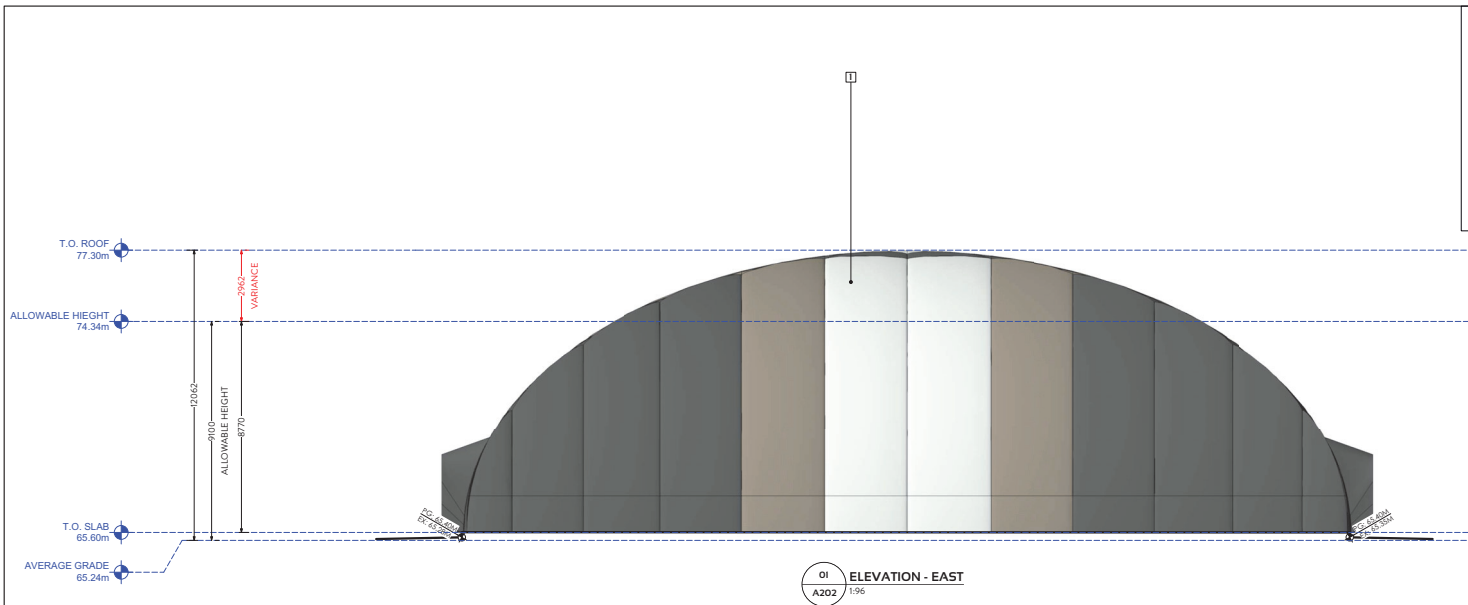
ELEVATIONS

PROJ ID #

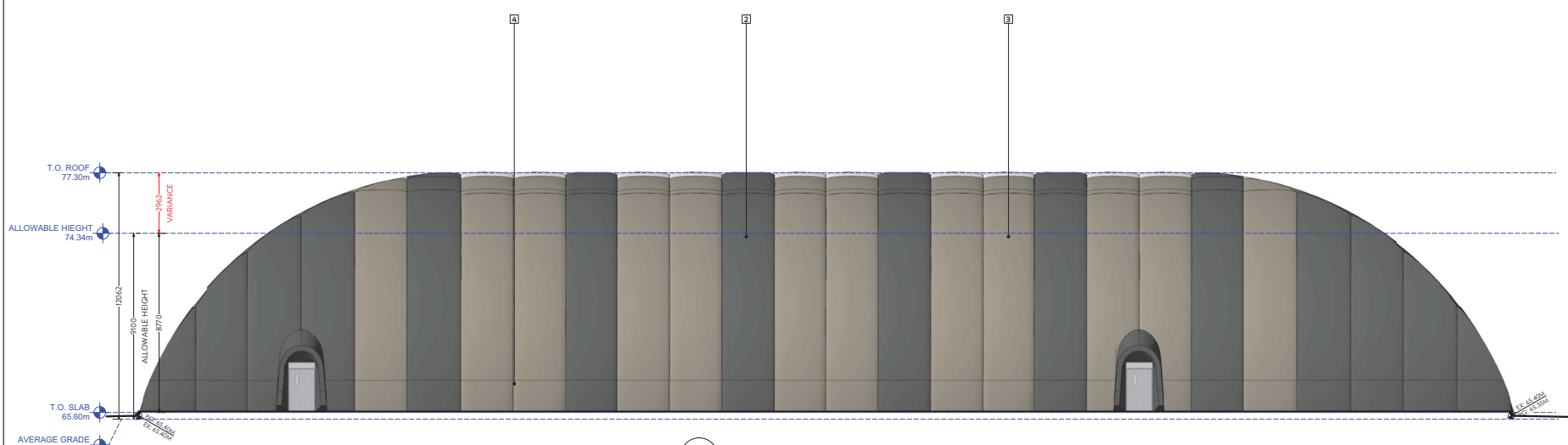
2022-01

SHEET #

A202



01 ELEVATION - EAST
A202 1/16



02 ELEVATION - NORTH
A202 1/16

FINISH SCHEDULE

1	TRANSLUCENT FABRIC W/ HIGHEST LIGHT TRANSMISSION RATING - TO MANUFACTURER'S SPECIFICATIONS
2	VINYL-COATED POLYESTER FABRIC - MOUSE'S BLACK - PANTONE P 2326U
3	VINYL-COATED POLYESTER FABRIC - BLACK - PANTONE PR678
4	ALUMINUM EXT DOOR - TO MANUFACTURER'S SPECIFICATIONS

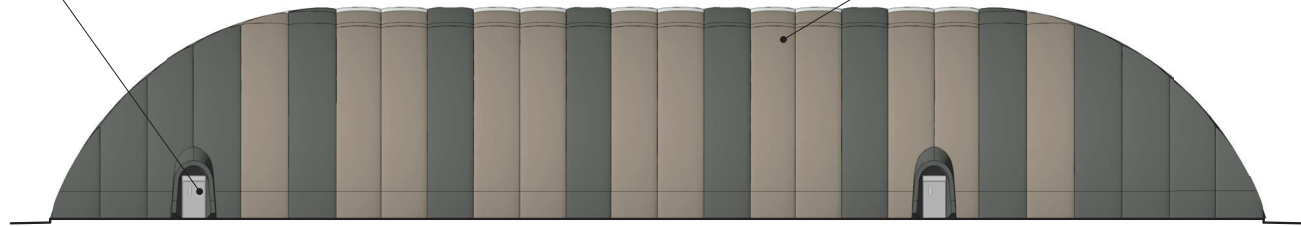
NOTE: COLOURS AND PATTERN TO BE DETERMINED ONCE WE RECEIVE THE RIGHT TO CHANGE COLOURS BASED ON MANUFACTURER AND PRODUCT AVAILABILITY.



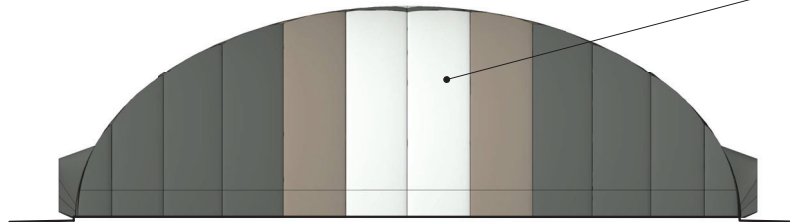
COMPONENT: EXIT / ENTRY DOORS
 MATERIAL: GALVANIZED STEEL DOORS
 COLOUR: GALVANIZED



COMPONENT: EXTERNAL FINISH
 MATERIAL: TEDLAR PVF FILM
 COLOUR: VARIES



01 ELEVATION - NORTH
 A203 1/128



02 ELEVATION - EAST
 A203 1/128



COMPONENT: EXTERNAL FINISH
 MATERIAL: TEDLAR 10% TRANSLUCENT PVF FILM
 COLOUR: EGG-SHELL

NOTE: COLOURS AND PATTERN TO BE DETERMINED WE RESERVE THE RIGHT TO CHANGE COLOURS BASED ON MANUFACTURER AND PRODUCT AVAILABILITY

LONGPRE ARCHITECTURE
 1600 - 701 W GEORGIA ST. VANCOUVER, BC, V7Y 1C6
 1.604.240.7992 info@longprearchitecture.ca

STATUS
DEVELOPMENT PERMIT

A	ISSUED FOR DEVELOPMENT PERMIT	2024-05-21
B	RE ISSUED FOR DEVELOPMENT PERMIT	2024-06-04
C	RE ISSUED FOR DEVELOPMENT PERMIT	2024-09-16

NEIGHBORS

CONSULTANT

PILOT DATE	DRAWN BY	SEAL
9/16/2024	MIKE D	

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CLIENT

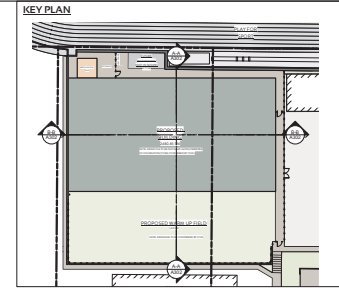
PROJECT NAME
 WVFC SOCCER BUBBLE

ADDRESS
 1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

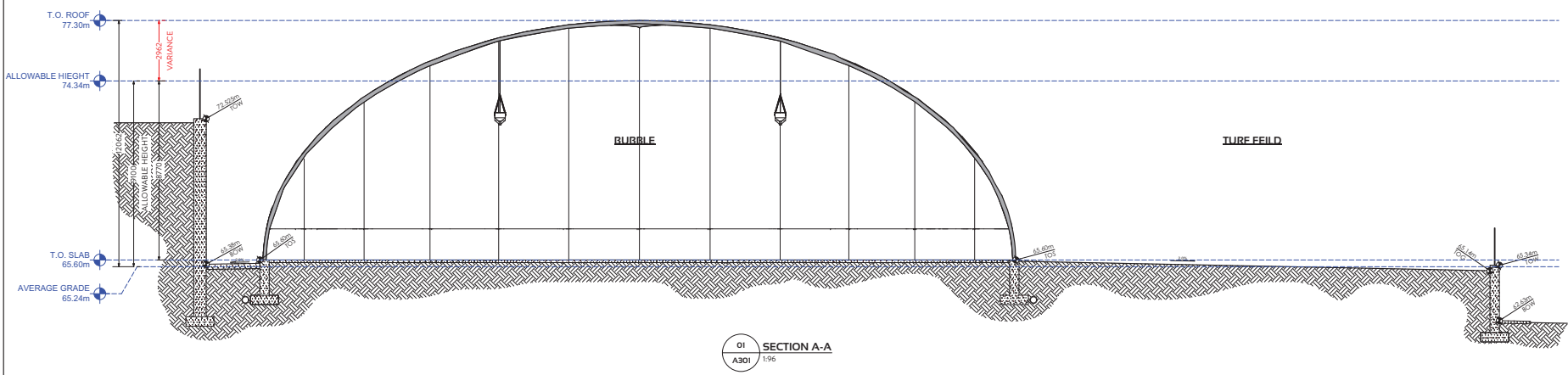
DRAWING
 MATERIALS

PROJ ID #	SCALE
2022-01	1/16" = 1'-0"

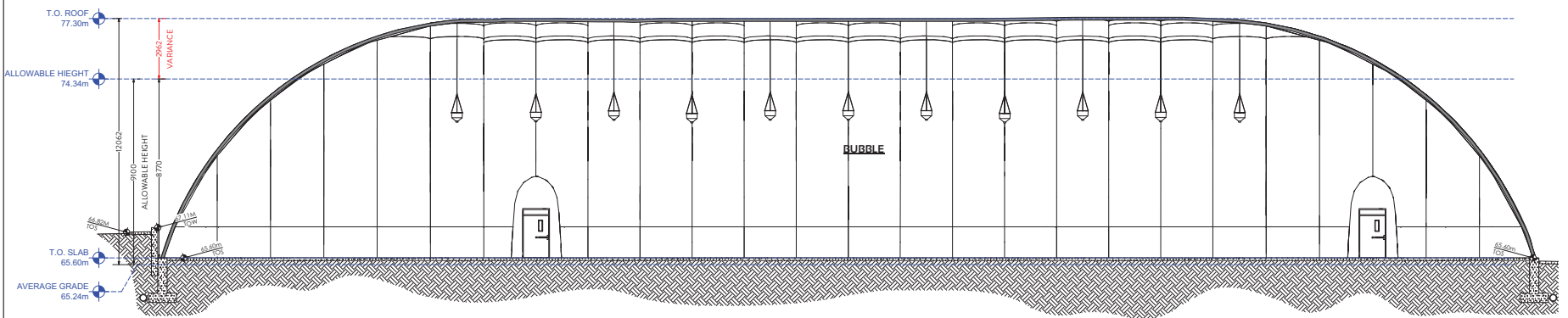
SHEET #
A203



STATUS	
DEVELOPMENT PERMIT	
A	ISSUED FOR DEVELOPMENT PERMIT 2024-05-21
B	RE ISSUED FOR DEVELOPMENT PERMIT 2024-06-04
C	RE ISSUED FOR DEVELOPMENT PERMIT 2024-09-16



01 SECTION A-A
A301 1:96



02 SECTION B-B
A301 1:96

REVISIONS

CONSULTANT

DATE DRAWN BY

MIKE D
SEAL
9/16/2024

GENERAL NOTES

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CLIENT



PROJECT TITLE

WVFC SOCCER BUBBLE

ADDRESS

1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING

SITE SECTION

PROJ ID #

2022-01 SCALE 1/16" = 1'-0"

SHEET #

A301



EXISTING SITE LOOKING NORTH



EXISTING SITE LOOKING NORTH



EXISTING SITE LOOKING NORTHEAST



EXISTING PATH LOOKING SOUTHWEST



EXISTING PATH LOOKING SOUTHWEST



EXISTING TENNIS COURT LOOKING NORTH WEST



EXISTING TENNIS COURT LOOKING NORTH WEST



EXISTING PATH LOOKING NORTH



EXISTING PATH LOOKING NORTH



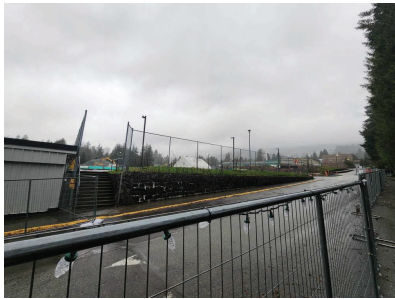
EXISTING COURT LOOKING NORTHWEST



EXISTING TRACK LOOKING NORTHWEST



EXISTING TRACK LOOKING NORTHWEST



EXISTING TRACK LOOKING WEST



EXISTING PARKING LOOKING WEST



EXISTING PARKING LOOKING WEST



EXISTING TRACK LOOKING NORTH WEST

LONGPRE ARCHITECTURE
 1600 - 701 W GEORGIA ST. VANCOUVER, BC V7Y 1C5
 1.604.240.7992 info@longprearchitecture.ca

STATUS
DEVELOPMENT PERMIT

A ISSUED FOR DEVELOPMENT 2024-05-21 PERMIT
 B RE ISSUED FOR DEVELOPMENT 2024-06-04 PERMIT
 C RE ISSUED FOR DEVELOPMENT 2024-09-16 PERMIT

REVISIONS


CONSULTANT

DATE 9/16/2024

DESIGNER MIKE D

SCALE

GENERAL NOTES
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CLIENT


PROJECT NAME
 WVFC SOCCER BUBBLE

ADDRESS
 1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING
 SITE PHOTOS

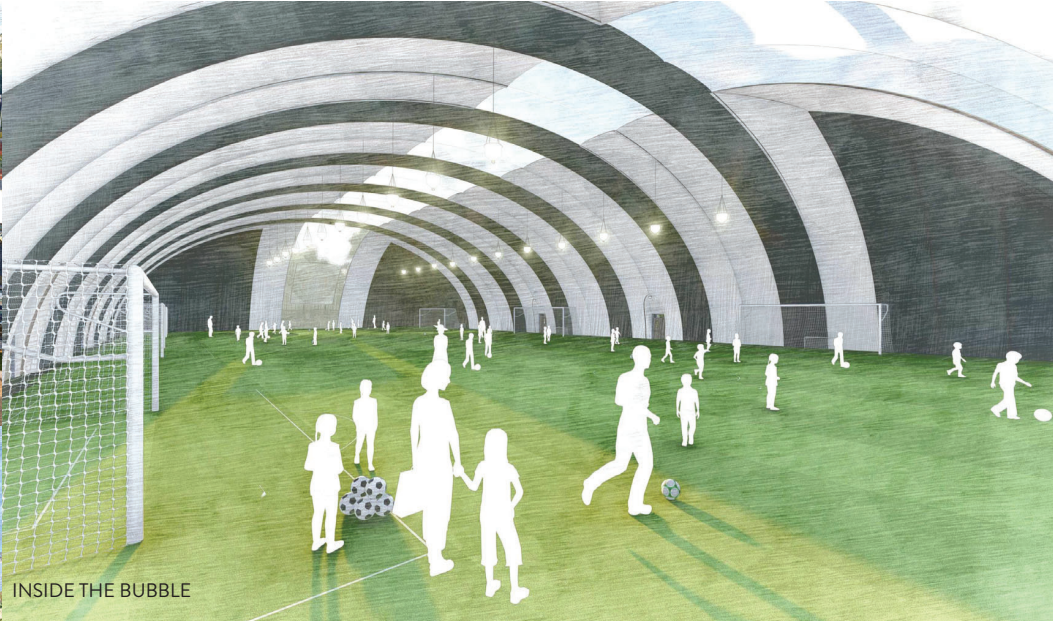
PROJECT ID # 2022-01

SCALE 1/16" = 1'-0"

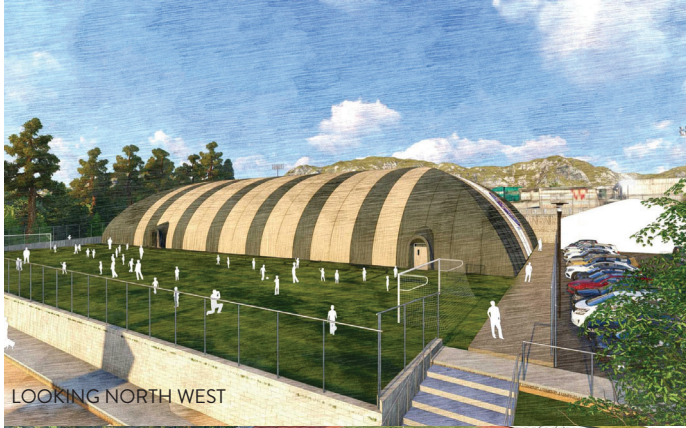
SHEET # A901



LOOKING NORTH



INSIDE THE BUBBLE



LOOKING NORTH WEST



LOOKING NORTH WEST



FROM ABOVE

STATUS DEVELOPMENT PERMIT

A	ISSUED FOR DEVELOPMENT	2024-05-21
B	RE ISSUED FOR DEVELOPMENT	2024-06-04
C	RE ISSUED FOR DEVELOPMENT	2024-09-16

REVISIONS

CONSULTANT

DATE	DATE	BY	SCALE
9/16/2024		MIKE D	

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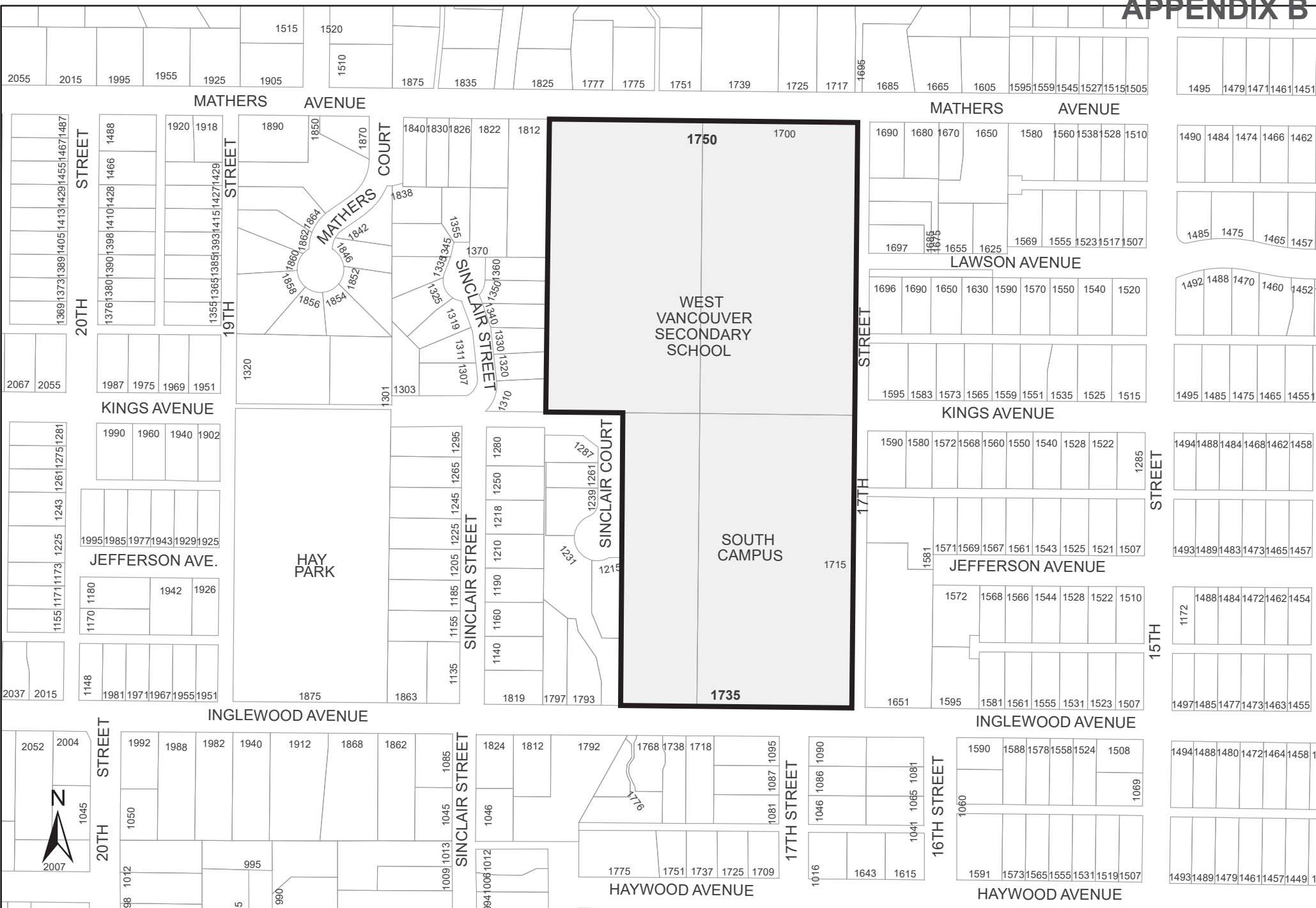
CLIENT
PROJECT NAME
WVFC SOCCER BUBBLE

ADDRESS
1735 INGLEWOOD AVE, WEST VANCOUVER, BC, V5V 1Y8

DRAWING
RENDERS

PROJECT ID #	SCALE
2022-01	1/16" = 1'-0"

SHEET #
A902



CONTEXT PLAN

TITLE: 1750 Mathers Ave. and 1735 Inglewood Ave.

DATE: May 07/24 REV: 0

FILE: 24-015

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