

**Architectural Response:**

The proposed Lot 14 project consists of 14 bare land strata homes sited on a series of terraced flat areas of retained fill. Landscape fingers, allowing the natural forest character to flow in between the homes and connect to the southern forest management zone, separate three primary groups of homes. There are two home types, a two-storey and a three-storey residence, each with main floor living at road grade, one storey below with direct access to rear yards (ideal for children and pets), and in the case of the 3-storey homes, a bedroom level above. The homes are smaller in area relative to other developments in the Uplands neighbourhood and are targeted towards mature families looking to downsize from their current principle residence and young families with or without children.



Krogh House - 1959



Binning House - 1941

Site design for Lot 10 is consistent with the Development Permit Guidelines for the Rodgers Creek Area, as outlined in UL8.1, and incorporates the following:

- Complements the topography and landscape of the Upper Lands and demonstrates a commitment to sustainability and innovation
- Expresses an architectural and landscape character that is suited to the forested setting and the climate
- Built forms are site sensitive and integrate with natural features
- Massing and materiality are designed to have minimal visual impact
- Accommodates persons of varying ability including the physically challenged
- Incorporates Wildland Fire Management best practices
- Contributes to preservation of natural environment including watercourses
- Retaining walls to be minimized and, where used, to include green screening and appropriate landscape treatment
- Integrates with area-wide stormwater management strategies
- Tree management plan provided to maintain the mountain forest character of the area while allowing for access to view, sun and shade

**Character:**

West Vancouver has long been the center of innovative design, especially in the residential realm, due to the local landscape and climate. Building sites are often rocky, irregular and on steep terrain, with spectacular views of the ocean or forest. The Lot 14 homes follow in the tradition of West Coast Modern design already established in the Uplands neighbourhood as seen in *Alpine* and *The Collection* by BattersbyHowat Architects and *Wildwood* by Creekside Architects. The architecture seeks to promote connection to the natural mountainside setting with large open spaces and generous areas of

fenestration that allow the interior spaces to flow into the outdoor environment. The design and siting maximize city and water views while providing natural light and ventilation in all directions. Sloped roofs finished in standing seam metal bring articulation to the straightforward building masses while providing a generous vaulted volume at the uppermost levels of each home type. Balconies and overhangs modulate the southern façade, creating usable large outdoor covered deck areas adjacent to the open plan living spaces, as well as providing shade from high angle summer sun. A singular deep overhang also characterizes the main volume of the street elevation of the homes where a 'bridge' that runs adjacent to the garage defines the approach to the main entry.

The principle exterior cladding is a dark, natural tone, shingle siding that provides texture and scale while responding to the materiality of the forest setting and blending in with the mountainside. In contrast, lighter siding is used in recessed and protected areas on the north and south elevations. A pattern of vertical and horizontal siding bands brings further articulation and a finer level of detail to these faces.

Each home type is designed to be flexible, meeting the needs of different family compositions while capitalizing on its unique siting and relationship to the retained terraced back yards. The main floor plans incorporate an open concept living/dining/kitchen area, main entry, garage, powder room, and a mudroom/overflow pantry adjacent to the kitchen. A large south facing deck provides ample outdoor living space with city and water views. The three-storey homes have a four-bedroom or three-bedroom and office configuration with three bedrooms up. The two-storey homes are three-bedroom plans with an office/den area adjacent to the kitchen. All homes have large garages and mudrooms that can accommodate storage of sporting goods and equipment suitable to an outdoor centered lifestyle. Windows facing the side yards have been carefully placed to mitigate overlook between neighbours.



Alpine (single family)



The Collection (cluster development)



Wildwood (cluster development)

Plants are selected from an indigenous palette to extend the feel of the natural forest into the landscape areas while reducing the need for irrigation yet still meeting the intent of the Wildland Fire Management guidelines. The overall landscape site concept is to have green fingers running between the homes, allowing the forest to flow through.

**Development Statistics Summary:**

The project is consistent with the Rodgers Creek Area Development Plan, the CD-3 Zoning, PDA and the Area 6 site Development Permit. A statistical summary is included in the drawings attached. The two housing types are 2,565sf and 1,959 sf. Side yard and front yard setback variances will be required. A variance for retaining wall height at the rear property line will be required as it will range from 5-8m and will be pulled back a few meters from the tree management zone to provide more buffer between the mountain path and retaining structure. This wall will be made up of rock stack generated on site and a green MSE bag wall, similar to the Lot 2 DP wall.

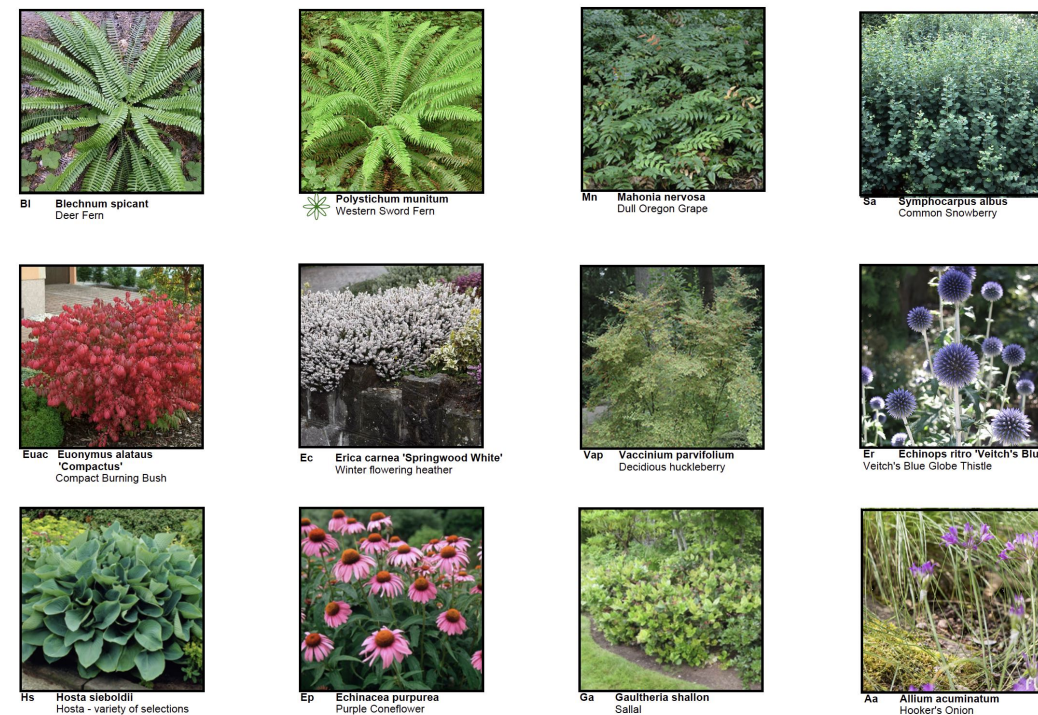
**Sustainability:**

The Lot 10 homes are required to meet a minimum performance of Step 5 in the current BC Energy Step Code or Step 3 with a low carbon energy system. Some key features of the sustainability design include the following:

- The building's southern orientation and large southern overhangs help with solar heating in the winter and reduced solar gain in the summer
- Use of locally generated rock on site from excavation of Lots 12 & 13 for the road driveway fill (use of site-generated resources reduces the ethological footprint of site materials by eliminating GHGs associated with import and export trucking)
- An integrated storm water management strategy is employed throughout the Uplands neighbourhood with on-site retention and planted swales designed to promote infiltration
- Windows and doors have higher than baseline performance with thermally broken glazed units
- Placement of doors and windows promote natural cross ventilation
- Water efficient fixtures are specified throughout
- Energy efficient appliances are specified throughout
- LED energy efficient lighting fixtures are being used throughout
- Each garage has two Level 2 - ready electric car charging outlets
- Conduit rough-in for future solar panels
- Landscape design incorporates near indigenous planting palette with an emphasis on drought tolerant species
- Use of water efficient irrigation
- Provision of open green space in the overall neighbourhood plan (a feature of cluster development)
- Over 50% of the Rodgers Creek Area Plan is preserved forest management zones



Area 6 Plan - Preserved Forest Management Zones (shaded green) vs. Development Parcels: Phase 1 (shaded dark pink) & Phase 2 (shaded light pink)



Landscape Design - near indigenous and drought tolerant palette



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Sustainability Statement