**EVE Park Update for City of London: Planning & Environment Committee**

- Dec. 2, 2019

### 80 units in 4 identical clusters
- Ramps up from 1 to 4 storeys
- MANY environmental features
- 1 shared amenity space (5th storey)
- 1:1 car parking, 74 bike stalls
- 14 visitor parking
- Accessibility considerations

**“Live in a park, not a parking lot” – extensive landscaping**

- Parking towers
- Electric Vehicle Charging
- Carshare
- Condo (Common Element)

### Context: What EVE is Not...
- mixed-use (all residential)
- West5
- 50 acre park + trails
- Community Centre
- Retirement Building (<400m away)
- Apartments (<400m away)

### Optimized Orientation: Solar / Wind / Snow / Fire / Garbage
- ~200 scenarios modelled and tested at WindEEE
- Studied snow accumulation by entries
- Solar optimization assessed
- Access for fire trucks / garbage trucks
- Overall orientation optimized for all together

### Views & Building Height
- Zoning change requested to allow for max. height of 18m to accommodate potential elevator service penthouse.
- Max height of occupants near Shore Rd: 4th storey (ceiling at 12m, eyes at perhaps 11m)
- Closest distance to neighbours: ~35m
- View lines: typically 45° (eg: solar/shading)
- Conclusion: no meaningful view

5th storey amenity space? Interior to the site, with views toward the interior and towards the water.
APPENDIX:

- Questions you might wish to ask?
  - Timelines?
  - Marketing research: what did we do and how?
  - Landscaping
  - Technology in the buildings?
  - Active transportation / reducing need for commuting

Timeline Update

- Condo Application: Nov. 30, 2019
- Permitting: Jan. 13, 2020
- Presales Start: March 1, 2020
- First Shovel: March 15, 2020
- First Carsharing Deployment/Move-In: August 28, 2020

6. Sales and Marketing

- Fall Digital Marketing Strategy: Verify target audiences and get people subscribed

1. Technology

- Modular
  - Modular Wood
  - Tiltwall Precast
  - Concrete

- Solar Microgrid System

- Mechanical
  - Air Sourced Variable Refrigerant Flow (VRF)
  - Energy Recovery Ventilators (ERV)
  - Electric Hot Water Heaters
  - Building Energy Management System
  - Sprinklers
  - Parking Tower (TSSA)