

# 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  
 1 shared amenity space (5<sup>th</sup> storey)  
 MANY environmental features  
 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)

CONCEPTUAL DESIGN  
 FOR DISCUSSION PURPOSES ONLY

Stantec

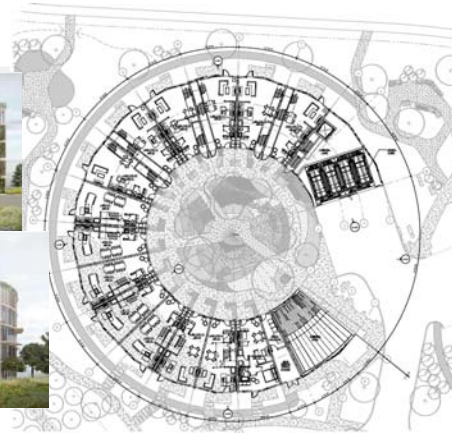
Reserved | 2

## Context: What EVE is Not...

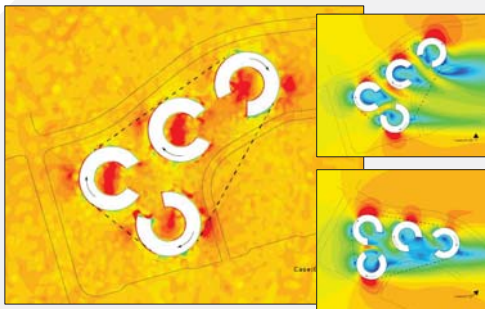
- › mixed-use (all residential)
- › West5
- › 50 acre park + trails
- › Community Centre
- › Retirement Building (<400m away)
- › Apartments (<400m away)



## Visuals



## 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: 4<sup>th</sup> storey (ceiling at 12m, eyes at perhaps 11m)
- › Closest distance to neighbours: ~35m
- › View lines: typically 45° (eg: solar/shading)
- › Conclusion: no meaningful view
- › 5<sup>th</sup> 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

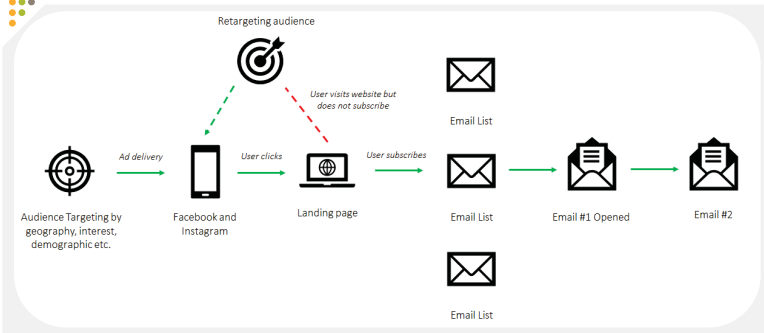


First Shovel  
March 15, 2020

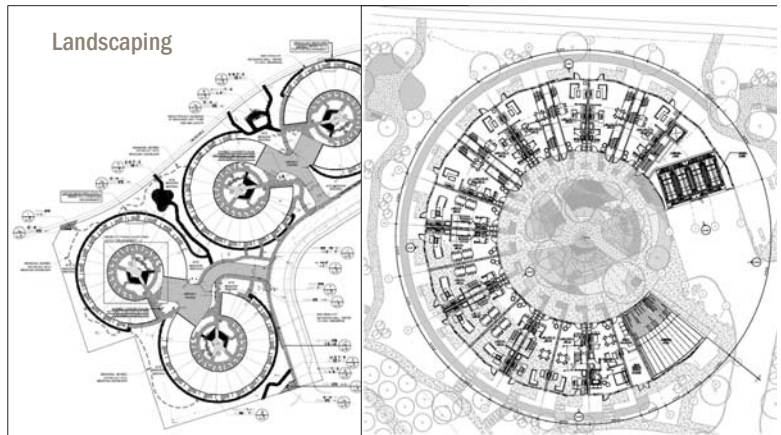


First Carsharing  
Deployment/  
Move-In  
August 28, 2020

## 6. Sales and Marketing



## Landscaping



## 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)