



From the

EVE Park is a ground-breaking, net-zero energy residential community that is designed for the future. We dismissed conventional suburban living and established a new living typology. The sweeping, circular design of the buildings looks unlike any other residential project in the world. It integrates nature with technology, creates shared community spaces and wide-angle views, and has a forward-thinking approach to personal electric vehicle transportation.

The vision behind EVE Park derived from wanting to make a deep impact, tackling three main components: energy, sustainable transportation, and sustainable lifestyles. For energy, the design is net-zero energy and energy efficient. Emissions-wise, we also wanted to address transportation. In North America, we have a real problem. Our cars stay parked over 95% of the time, they contribute to 25% of our emissions and they dictate the way we design our lives. We questioned how we could possibly live sustainably if our neighbourhoods are designed as shrines to cars, with long driveways, roads, and garages that dominate our buildings. So, we issued ourselves a challenge to 'design a community where residents live in a park, not a parking lot.' That brings us to the last and most important impact - creating the sustainable lifestyle that melds together all of these components and introduces the EVE Park resident to more thoughtful and green thinking. The EVE Park resident consumes less, emphasizes the importance of community, and prioritizes their low-carbon footprints. That focus was considered throughout the design of the buildings and the services provided to make this lifestyle a reality.

Milfred Hammerbacher and Carlos Fernández / Co-founders of s2e

"We are all acutely aware of the climate crisis. Our vision for EVE Park was to create the kind of sustainable community that could be a serious, viable part of the solution. A community that could generate as much energy as it used - and that could reduce our reliance on fossil fuels, and change our relationship with our environment and our neighbours. We keep hearing that it must be too hard or too expensive. Those are misconceptions, and we're tackling them with the support of partners - like Ellis Don, Gensler, and others - who are working with us to change perceptions of what is possible."

- Ashley Hammerbacher, EVE Park Project Team Lead, s2e Technologies

"EVE is conceived with a forward-looking vision in mind, in which human-centric design, thoughtful planning and cutting edge sustainable technology form a promising alternative to suburban developments that are dominated by car-based infrastructure and lack a general sense of community."

- Oliver Schaper, Design Director, Urban Strategies + Design Practice Area Leader, Senior Associate at Gensler, EVE Park Architecture Partners

"I am passionate about the S2E vision for innovating and creating a new kind of neighbourhood that anticipates future technology. We wanted to get involved in introducing a new urban planning model."

– Dror Benshetrit, Studio Dror, EVE Park Architecture Partners

Live in a park, not a parking lot.



VISION

## Meet EVE Park

Imagine a residential community designed around abundant green energy. Where two-car garages do not separate you from your neighbours. Where community greenspace is prioritized over driveways and fenced yards. Where you're living in a park, not a parking lot.

EVE - Electric Vehicle Enclave - Park is a new kind of residential community that shows us how we can live in a way that changes our relationship with the planet and with one another. The project will be built in the "forest city" of London, Ontario within the greater West5 community, one of North America's largest net-zero energy communities that is connected to the Thames River park area, with access to many biking trails, golf courses — ideal for an active, outdoor lifestyle.





## **Designed for Community**

EVE Park is the work of s2e Technologies, envisioned in collaboration with design partners Studio Dror and Gensler to create a ground-breaking new community concept that pushes the envelope on net-zero-energy living: incorporating an electric -vehicle car share, abundant green space, and a spectacular, swooping residential design.

"a ground-breaking new community concept that pushes the envelope on net-zero-energy living"

This new community is designed to seamlessly integrate green energy technologies with a master plan that instills a greater sense of community and shared space. It has been designed with an autonomous vehicle future in mind; it removes car garages from the home to allow for smaller streets. This allows for more outdoor space for uses such as open parks, gardens, small playgrounds, native plant landscape, edible gardens/orchards and walking trails. The circular structure of the community allows main entrances to face one another across a piazza. Residents will enjoy wide, outdoor vistas through windowed facades along an expansive outer wall.

By capitalizing on innovative modular construction techniques and materials, with a focus on low embodied carbon, EVE Park will deliver housing that is meant to be truly scalable, transferable and affordable for a broad range of homebuyers.

VISION "...more outdoor space for uses such as open parks, gardens, small playgrounds, native plant landscape, edible gardens/orchards and walking trails"



A net-zero building with a holistic approach to sustainable living.

## Energy





**Efficient HVAC Systems** Fresh-air machines and Air-Sourced Heat Pumps sized to meet the needs of each home.

### **Net-Zero Electric Energy**

All the energy needed is generated on-site with clean solar power from the roof, eliminating the environmental impact of using natural gas and maintaining net-zero energy usage, or better. Solar array data will be tracked and residents can monitor their own performance.



#### **Passive Home Methods**

Heating and cooling through sun control and shading, using trees and top quality windows to keep summer temperatures down, while allowing light in through the winter.

High performance toilets, faucets and showerheads will be used throughout EVE Park. Permeable pavers and purposeful landscaping will be used to help minimize stormwater runoff.

\*A net-zero home is designed to produce as much energy as it consumes over a period of 12 months, and is up to 80% more efficient than a home built to conventional standards. Net-zero excludes transportation and is subject to occupant behaviour.

#### SUSTAINABILITY IMPACTS



### **High Efficiency Lighting**

High efficiency LED lighting with timers on the bathroom fans.

### Water Conservation

## Construction



### Low-Carbon, Environmental **Materials**

Construction materials to be low carbon capture, recycled, reclaimed, renewable, low VOC, and/or local wherever possible.



### **Smart & Low-Maintenance** Surfaces

**Optimized site reduces** stormwater runoff and uses rain to support low-maintenance drought tolerant landscaping.



#### **Minimized Irrigation**

Landscaping is based on local/ native plants that need little to no irrigation. Where needed, irrigation will use timers/sensors/drip technology to maximize efficiency.

### Modular Construction

with modular wood panels to minimize construction waste, improve quality, safety, and efficiency

## **Premium Comfort**

Top quality building envelopes (walls and windows) to keep the heat in and the cold out.

## Lifestyle



Live in a park, not a parking lot.

EVE Park is focused on garden

transportation. Parking will be

towers in each cluster, hiding

the cars but keeping them

the need for garages and

landscaping, walkability and active

facilitated via automated parking

accessible, while also removing



### **Car Share**

driveways.

Program for car sharing will be provided in each parking tower, to be made available through the condo corporation







#### SUSTAINABILITY IMPACTS

### **Away Switches**

Electrical systems include an optional "away" switch near the entry (and controllable by mobile app) that can disable all nonessential electrical loads.

### **Fiber Connected**

Every home will be connected to super high speed fiber internet.

### **Smart Home Upgrades**

Implementation of smart home products in tiered packages, to ensure EVE Park residents have the level of comfort and sustainability they want.

Electric vehicles, community programs and electrified automation will provide an innovative and sustainable solution to daily transportation.

## Tesla Leasing Program

EVE Park is planning to provide the exclusive opportunity to lease Tesla Model 3's or the latest Model Y's as part of their new life at EVE Park. Residents will be at the front of the line when ordering Model Ys as soon as they become available. Tesla does not lease these models, but as an EVE Park resident, you will have this option. Also, to make it easy for future EVE residents to switch to an electric vehicle, EVE Park can buy up to one of your fossil fuel vehicles at market price!

## **On-Site Car Share**

In addition to the owned and leased electric vehicles, EVE Park intends to offer a fleet of premium EVs exclusively for residents to share, all managed through a mobile car-share app. Each parking tower at EVE will have shared vehicles available for residents living in that building. The basic car sharing plan only requires a one-time registration and gualification fee. Future residents will be able to reserve times to use a shared car, and frequent use packages will be available to provide greater convenience and savings.

#### ELECTRIC TRANSPORTATION



### Automated Parking

In an effort to make living at EVE Park feel more like a park and less like a parking lot, each building will have its very own automated parking tower that blends seamlessly into the beautiful architecture, providing a total of 26 parking spots for both residents' vehicles and car-share vehicles. Each resident will be assigned a spot with the purchase of their unit and every parking space will be able to support electric vehicle charging. EVE Park will install a complimentary charger for any spot where requested by the owner within the first year after occupancy.



EVE PARK VISIC

with a holistic approach

# Landscaping

The beautiful EVE Park landscaping is inspired by local surroundings and is designed to be holistic and all-encompassing, taking into account how each landscape element relates to each other. Perennials, shrubs, and trees hint at a landscape as it existed in a previous time. Inspired by the meadow, prairie, and fallow

fields nearby, the perennial planting gives a hint at the local landscape context. Trees and shrubs indegenous to the area will provide shade and microclimate in a way that is "organized wild", with the courtyard planting scheme designed to create defined and intimate architectural spaces.



Inspired by the prairie meadows that populated this part of Ontario before European settlement, a diverse plant community will be created through the mixture of meadow seed mix with prairie grasses, shrubs and trees carefully planted throughout. The result will be an ecologically rich environment for birds and insects, while providing a calming and restorative landscape for residents.



The site landscape will help to reduce overall maintenance using slow-growing drought resistance lawn. This will allow for greater water infiltration, reduced CO2 emissions from lawn mowers, and the creation of habitat for birds and insects. Furthermore, the landscape design will help create a comfortable microclimate and a uniquely beautiful landscape for future residents to enjoy throughout the seasons.

LANDSCAPING

## Courtyards and Private Spaces

At the centre of each condominium cluster is a generously planted courtyard. The courtyards will provide a small-scale social outlet, where there will be many opportunities to gather with friends, family, and neighbours. The planting design in each courtyard divides the space up to create various spaces for meeting and small areas for children to explore. The centre of each courtyard is divided into more intimate seating areas, with a variety of seating options to accommodate small groups. They will also provide front door access to the units and are community social spaces. Each condominium unit's entrance is designed to be private but welcoming. Subtle landscape lighting guides residents to their front door, providing a safe and pleasant nighttime experience too. The ground floor units have a patio at the rear entrance with hardscape and a large planting bed that ties in the courtyard planting palette into each entrance. A private garden area is located here as well, allowing residents to personalize their patio area.

The Meadow Outside the courtyards, the landscape is designed as a meadow that includes carefully selected trees and shrubs. This meadow landscape provides a naturalistic landscape and helps to reinforce the ethos of 'Living in a Park, Not a Parking Lot.' The meadow recalls the tall-grass prairie fields which were often found in Southern Ontario prior to European settlement. Its perennial plants provide habitat and food for many beneficial insects and birds, and will provide seasonal interest throughout the year as it evolves with the seasons.

### LANDSCAPING

Illustrations are artistic concepts only. Fixtures, finishes and landscape areas are subject to change without notice. See sales representative for details. E. & O. E.

## Driveways and Walkways

The driveways and walkways at EVE Park will be cohesive with adjacent vegetation. Driveway paving edges will be designed so that plant material grows along and over these edges, blurring the line between hardscape and softscape. The driveways will allow for water infiltration, while providing texture and uniqueness in keeping with the overall ethos of the project. The materiality of each walkway may hint at your location at EVE

Park. Crushed limestone paths will carry residents through the meadows and across the site, while the more refined look of poured concrete guides residents to their condominium unit. Finally, stepping stones will offer a more playful meander through meadow plantings at certain points around EVE Park.



# The Plants

An important part of the site's landscape design is the provision of edible plants at certain strategic points. There will be a small apple orchard at the west end of EVE Park and berry plants throughout for future residents to pick and enjoy when they are in season.

### Perennials



**HOARY VERVAIN** Great food source for butterflies and small birds



**MOUNTAIN-MINT** All parts of the plant have a strong mint aroma when crushed for use in teas



**WILD STRAWBERRY** Produces small tart strawberries

### Meadow Seed Mix



**CANADA WILD RYE** 

Stabilizes and enriches

soil.Can be ground into

flour to make bread

**BERGAMOT** Popular with pollinators. Can be made into tea, shaving balms and natural mouth wash



PURPLE **CONEFLOWER** Source of echinacea which can be used for a variety of health ailments.



**SPIDERWORT** Used to treat stomach aches



**SUSAN** 

butterflies

LANCE-LEAVED **COREOPSIS** In the sunflower family. Great for pollinators

#### LANDSCAPING





**BLACK EYED** 

Used in tea, contains antioxidants. Attracts



### WILD COLUMBINE

Attracts butterflies and hummingbirds. Hanging red and yellow flowers



### **ANISE HYSSOP**

Attracts hummingbirds, butterflies, and bees. Can be used in tea. potpourri, and salad



#### **TICK TREFOIL** Improves soil quality by aiding in nitrogen fixation

#### LANDSCAPING

### Trees



### **JAPANESE FLOWERING CHERRY**

A visually stunning tree with beautiful pink cherry blossoms in the spring and crisp orange leaves in the fall



#### SERVICEBERRY TREES Produce edible apple like fruit and beautiful white blossoms. Orange leaves in the fall



**BLACK GUM TREE** Attracts birds on migratory pathway. Perfect for honey making



**APPLE TREES** Cortland apple (ripens in October). Gala apple (ripens in September)



### **EASTERN** REDBUD

Stunning pink buds when in full bloom



**SHAGBARK HICKORY** 

Shagbark hickory nut is buttery and sweet and a perfect substitute for your favorite sustainable pecan pie recipe



IRONWOOD One of the strongest woods, when fully grown it will make a perfect location for a swing



## Shrubs & Bushes



**STAGHORN** 

SUMAC

Its fruit can be soaked and

sweetened to make pink

"lemonade". Can be used

as a natural dye

HONEYBERRY Produces great tasting

fruit (a cross between a

raspberry and blueberry).

High in vitamin C and

antioxidants

WITCHHAZEL Used in herbal remedies and skincare products for rashes and skin irritation



GOOSEBERRY Great food source for butterflies and small birds



# RASPBERRY

Bears a classic sweet/tart fruit in the summer and fall. Great for baking, notably in pies and other pastries

#### LANDSCAPING









**ELDERBERRY** 

Its fruit can be used for wine, fruit bars, jelly, and dyes. High in antioxidants and vitamin C



### SPICEBUSH

Has a mild chai flavour and tea can be made from leaves and twigs. Its fruit can be used as a spice





## Live well, and lightly.

Living at EVE Park will deliver a lifestyle that promotes wellness, superior comfort and ultimate convenience

"Materials used throughout the suites were chosen to be sustainable, meaning they are locally available, renewable in nature and minimally processed."

– EVOLVE Builders Group Inc, Sustainability Consultants for EVE Park

## Features & Finishes





Sustainable, Natural& Non-Toxic Materials Throughout the Home

**Choice of Finish Schemes Curated by** Interior Designers



**Locally Supplied Engineered Hardwood** Flooring



**Air-Tight Net-Zero Construction for Temperature & Pollution Management** 



Large Energy-**Efficient Windows** for Abundant Natural Light



**Custom-Crafted** Environmentally **Friendly Kitchen & Bathroom Millwork** 



**Under-Cabinet Kitchen Lighting** 



**Canadian-Made Quartz Countertops & Coordinated Ceramic Tile Backsplashes** 

**High-Speed Fiber** to Each Suite 1.0 GB/s \*Upgrade up to 1.5 GB/s



**Porcelain Tiling** on Bathroom Floors & Walls



Modern Water-Saving **Plumbing Fixtures** 



Smart & Energy **Efficient Panasonic Panel-Ready** Appliances





Upgrade Option



Upgrade Option

#### FEATURES & FINISHES

**Fresh Air Machines** (ERVs) for Fresh & **Filtered Air** 

Smart Thermostat with Advanced Controls

**Healthy Home** Package for Superior **Air & Water Quality** 

Upgrade Option







ONE BEDROOM





### AREA: 743 FT<sup>2</sup> / EXTERIOR: 164 FT<sup>2</sup>





**KEY PLAN** 

#### AREA: 1486 FT<sup>2</sup> / EXTERIOR: 164 FT<sup>2</sup>

subject to change without notice. See a sales representative for further information. Actual usable floor space may vary from the stated floor area.

#### GROUND FLOOR



#### SECOND FLOOR







#### AREA: 1498 FT<sup>2</sup> / EXTERIOR: 155 FT<sup>2</sup>

Interior and exterior configuration varies by unit and specifications are subject to change without notice. See a sales representative for further information. Actual usable floor space may vary from the stated floor area.

KEY PLAN

EP. STORAGE TP. W/D UP DINING ROOM KITCHEN ... TO GARDEN 

SECOND FLOOR







### SECOND FLOOR





### **TWO BEDROOM TOWNHOUSE**



KEY PLAN

#### AREA: 1312 FT<sup>2</sup> / EXTERIOR: 155 FT<sup>2</sup>

Interior and exterior configuration varies by unit and specifications are subject to change without notice. See a sales representative for further information. Actual usable floor space may vary from the stated floor area.



### ELEVATED TWO BEDROOM TOWNHOUSE



#### AREA: 1850 FT<sup>2</sup> / EXTERIOR: 96 FT<sup>2</sup>

Interior and exterior configuration varies by unit and specifications are subject to change without notice. See a sales representative for further information. Actual usable floor space may vary from the stated floor area.

**KEY PLAN** 

BALCONY MASTER MASTER BATHROOM

THIRD FLOOR



#### FOURTH FLOOR





### ELEVATED TWO BEDROOM TOWNHOUSE



#### AREA: 1755 FT<sup>2</sup> / EXTERIOR: 96 FT<sup>2</sup>

**KEY PLAN** 

FOURTH FLOOR



THIRD FLOOR





### THREE BEDROOM TOWNHOUSE





#### AREA: 2229 FT<sup>2</sup> / EXTERIOR: 212 FT<sup>2</sup>



THIRD FLOOR



### SECOND FLOOR (SECOND STORY ENTRANCE)



THIRD FLOOR





#### **GROUND FLOOR** (GARDEN SUITE OPTION)





#### AREA: 2229 FT<sup>2</sup> / EXTERIOR: 212 FT<sup>2</sup>

Interior and exterior configuration varies by unit and specifications are subject to change without notice. See a sales representative for further information. Actual usable floor space may vary from the stated floor area.





#### AREA: 2229 FT<sup>2</sup> / EXTERIOR: 212 FT<sup>2</sup>

Interior and exterior configuration varies by unit and specifications are

#### SECOND FLOOR (LOFT OPTION)



THIRD FLOOR





LLLLLLLLLL TEFFETELLE

FEELELL TELEFTER mp

TELL

TO

Sale Days

Canada

London is home to a vast network of natural trails, parks and woodlots



#### COMMUNITY

EVE Park is located in a budding new community in West London. The Riverbend neighborhood is developed around the principles of wellness, innovation and sustainability. Solar panels adorn the rooftops, running and biking clubs are abundant, and a network of foot paths weave throughout this naturalized neighborhood. A quick walk to nearby parks and amenities, while just a short drive from central London and the 401 — this area is one of the most sought after in London.

### **1** The Sifton Center

Backroads London
West 5 Discovery Centre
MedPoint Executive Fitness
Dr. Vicky Martin, Psychologist
West 5 Physiotherapy & Health Centre
MedPoint Executive Services
Sugarbush Spa Inc.
Edward Jones Investments

West 5 Family Dentistry The Penthouse Salon & Cosmetic Clinic Sifton Properties Limited Corporate Office

Sifton Decor Studio

Tesseyman Orthodontics (Coming Soon!)

Oxygen Yoga

#### 2 Mixed Use Office & Retail

Hey, Cupcake!	Eolos (
West Blooms Flowers	LBM Pa

(Coming Soon!) Partner Services

### **Existing & Future Development**

- 3 Oak West Animal Clinic
- 4 Existing Residential
- 5 Existing Residential
- 6 Future Recreational Center
- 7 Retirement Apartments
- 11 Future Office Space 12 Legacy Square

9 Existing Residential

10 Future Grocery

8 Townhomes



#### COMMUNITY





## The Forest City

London is home to a vast network of natural trails, parks and woodlots. Remnants of London's natural history are preserved in places like the Westminster Ponds, Meadowlily Woods and Sifton Bog — which sits just across the river from EVE Park.

The Thames River that encircles the Riverbend District provides a vast network of trails that run throughout London and beyond. The City of London is also committed to ensuring that the urban forests are maintained in a sustainable way for future and current generations.

"London is home to a vast network of natural trails, parks and woodlots"

## Markets & Gardens

London has a plethora of markets around the city. From the classic and always-open **Covent Garden Market** in downtown London, to the weekend **Western Fair Farmers & Artisans Market** at the Western Fair District, there is always local food and goodies for you to try and help support the local farmers. EVE Park residents will also be able to enjoy the markets at the adjacent West5 community!



#### COMMUNITY



## Burgeoning Growth

In the past several years, London has seen a wonderful increase in city building initiatives focused on community growth through local investment and innovative development — a perfect place for EVE Park to build its own community! Here are a couple we admire and can't wait for our EVE Park residents to experience:

## 100 Kellogg Lane

Soon to be Canada's largest entertainment complex, and already including some great tenants such as **The Factory**, **Powerhouse Brewing**, **Escape Rooms** and **The Next Level Virtual Reality**, this development will be an anchor for Londoners to shop, dine, stay and play, with plans for so much more!

Brewing Company \*

## Dundas Place

This will soon be London's first flexible street in the Downtown core!

Dundas Place will offer a multitude of experiences along its length exuding innovation, vibrancy, creativity and entrepreneurialism. pedestrians, cyclists and motorists.

## Old East Village

A historic neighbourhood in East London, the Old East Village was designated as an Ontario Heritage Conservation District to recognize and protect its history and sense of place. The main commercial corridor is along Dundas St., where there are many locally owned shops, restaurants, and cultural landmarks for Londoners to explore.





EVE Park is the collaborative effort of key experts in their own fields working together to create what will be a beautifully designed, forward-thinking and sustainable community unlike anything else in London. By utilizing the extensive experience of our renowned project partners in the realms of clean technology, transportation, architecture, design, sustainable materials, construction practices and even real estate sales, EVE Park is sure to be a well-built, environmentally conscious, simply sustainable community to live in and a place our future residents will be proud to call their home.

The exceptionally capable and prestigious EVE Park team will bring to life a project that is both imaginative and ambitious.



## S2e technologies

s2e Technologies strives to achieve a positive impact on the environment and human health. They leverage experience, expertise, and leading-edge technologies to develop the most economically and ecologically beneficial clean energy solutions and projects.

s2etech.com

## Dror

Studio Dror is one of the co-designers and architects of EVE Park. Based in New York City, Dror is a globally-renowned designer who's challenging conventional ideas of residential housing. Dror's first development was a masterplan for Nurai, a private island off the coast of Abu Dhabi.

#### studiodror.com

#### CARBON DESIGN

Carbon Design is the marketing firm behind the innovative marketing approaches for the EVE Park lifestyle. Based in North Carolina, with a presence in Ontario, they provided the market research that verified the EVE Park project for the London market.

carbondesign.co

## **DEllisDon**

EllisDon is in charge of preconstruction and construction management for EVE Park. EllisDon has a renowned reputation for delivering construction expertise and services for some of the most complex, innovative, and prominent landmarks across the country.

ellisdon.com

## Gensler

Gensler is one of the co-designers and architects of EVE Park. Gensler is a global architecture firm founded in 1965. They serve more than 3,500 active clients in virtually every industry. Gensler strives to make the places people live, work, and play more inspiring and impactful.

gensler.com

## ARUP

ARUP is engaged as the project engineer and are providing a comprehensive consultancy service for issues that may arise from regulatory or design perspectives. They're providing engineering oversight, and sustainability, project management, and advisory services.

arup.com

### evolve BUILDERS GROUP INC

Evolve Builders Group brings years of sustainable building experience to the team. Thier focus on building natural buildings, Passive House and Net-Zero projects provides the necessary experience to vet the materials and construction process of EVE Park.

evolvebuilders.ca

VB&S is providing the structural engineering services for EVE Park. VB&S began in London, Ontario in 1994 and expanded to Niagara Falls in 2000. All of the VB&S staff are engineers providing extensive experience in large scale projects across Canada..

vbands.com

## SHIFT

Shift Landscape Architecture is the landscape architect for EVE Park. They are based in Guelph, Ontario and have extensive experience across South Western Ontario to provide quality public environments.

shiftland.com

London Hydro London Hydro has a long standing collaborative partnership with s2e, working together to develop innovative solutions to build a smart nested hybrid microgrid in the West 5 Development site in London, Ontario including the EVE Park Project.

#### PROJECT PARTNERS

## Smith + Andersen

Smith + Andersen is providing the mechanical, electrical and plumbing engineering services for EVE Park. They were founded in 1965 and have grown to a team of more than 500 trusted professionals across Canada.

smithandandersen.com

## **Stantec**

Stantec's power and diversity as a global organization is matched by their responsiveness and commitment to their local municipal partners. The London office has a long history in London and is well-positioned to respond to EVE Park's requirements.

stantec.com



londonhydro.com



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## Get In Touch...

P: **519-341-3847** | E: info@evepark.ca evepark.ca

**BOOK A CALL** 



