



752 MARINE DRIVE

DEVELOPMENT PERMIT APPLICATION RESPONSE TO DRC COMMENTS

JANUARY 2015

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1.0 EXECUTIVE SUMMARY

This Application for the site at 752 Marine Drive outlines Park Royal's proposed approach for the future development of two towers that will promote a mix of residential, commercial and community uses.

The proposed development builds on the rich history of the site, and seeks to take the conventional definition of the shopping mall to the next level, reflecting an evolution in thinking around the contemporary shopping centre that promotes mixed-use development. The strength of this development concept relies largely on the interplay between the towers and the land use and design quality of the public realm. The objective is to create a vibrant and welcoming public realm while introducing a significant number of residential units to expand the availability and choice of housing types in the District of West Vancouver.

The proposed site is located at the nexus of retail, office, residential, and recreational uses and activities. The building and landscape designs are based on extensive public consultation and Park Royal's Vision and Neighbourhood Principles. The ultimate goal is to create a place where people can shop, live, learn, be entertained, and enjoy their leisure time, day and evening.

This Development Application is for that portion of the project that lies within the District of West Vancouver jurisdiction. That portion of the project that lies within the Squamish First Nation lease is provided here for information purposes and subject to SNADP review but will be developed in the manner shown.

Two towers are proposed atop a two-storey base plane development. The ground plane will be devoted to public-oriented uses including retail, restaurant and community activities. This base also provides an ideal scale for the pedestrian realm and the Village Square that sits at the heart of the development. This Square is designed to accommodate and host a broad range of outdoor activities, such as small concerts, fairs, farmers markets, and casual socializing at outdoor cafes.

The two towers are designed at significantly different heights with the East Tower at 27 storeys and the West Tower 12 storeys. The intent is to differentiate the East Tower as a landmark and iconic structure marking the easterly gateway to West Vancouver. A bold, vertical expression in the architecture of this building marks the corner of Taylor Way and Marine Drive. Facades are designed on both towers such that the north and east sides are more urban, with greater solidity, while the south sides are bold, horizontal treatments in glass, open to the southern, waterfront views.

The project aspires to build on the distinctive, west coast character of West Vancouver, while achieving greater sustainability through urban strategies.



2.0 REVISED DESIGN CONCEPT



View from South West



View from South East



View from North East



View from North West

This document is submitted as a response to the comments provided by the Design Review Committee on November 20th, 2014. It addresses the following issues:

- **Height and Relationship to Marine Drive** To improve the relationship of the building mass to Marine Drive, the height of the west tower has been reduced from 15 storeys to 12 storeys. To offset the loss in density caused by this height reduction, the west tower has been extended further to the west and another level has been added to both the podium (now 4 storeys) and the east tower (now 27 storeys).

The Marine Drive elevation has also been modified to clearly define and give greater transparency to the office component. At street level, greater variety has been introduced in the form of smaller storefronts defined by “wood” portals.

At the intersection of Marine and Taylor, a new water feature marks the entrance to Park Royal. At the west end of the west tower, a large canopy has been added to provide weather protection and improve the pedestrian scale. The entrance to the residential lobby of the west tower has also been moved further west to improve its proximity to the drop-off.

- **Height Comparison with West Royal Towers** The height of the project relative to the adjacent West Royal Towers has been illustrated.
- **East Tower Curtainwall** The north curtainwall of the east tower has been modified to provide greater visual interest and a more iconic expression. Panes of glass have been slightly angled and a reveal has been created down the middle. This reveal will have alternating coloured panels and could potentially be illuminated at night.
- **Retail Galleria** The retail galleria has been modified to include more storefront locations. Overhead doors have been included to allow retail activity to potentially spill out into the galleria. Banners and additional seating elements have also been included.
- **South Facades** The south façades have been modified to provide greater visual interest and improved thermal performance. This is in the form of an alternating rhythm of insulated spandrel panels.
- **Landscape Plan** The public realm and landscape plan has been modified to provide a simplified palette of materials and more clearly define circulation paths and seating areas. A planting plan/ plant schedule will be provided as part of the DP application.

2.1 HEIGHT AND RELATIONSHIP TO MARINE DRIVE



PREVIOUS SUBMISSION

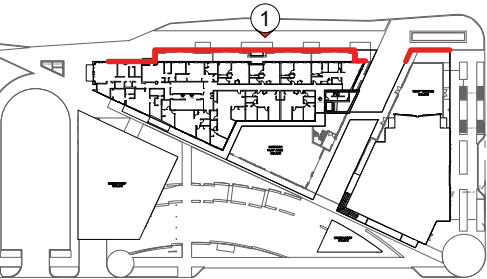


REVISED SUBMISSION

HEIGHT OF WEST TOWER REDUCED BY 3 STOREYS

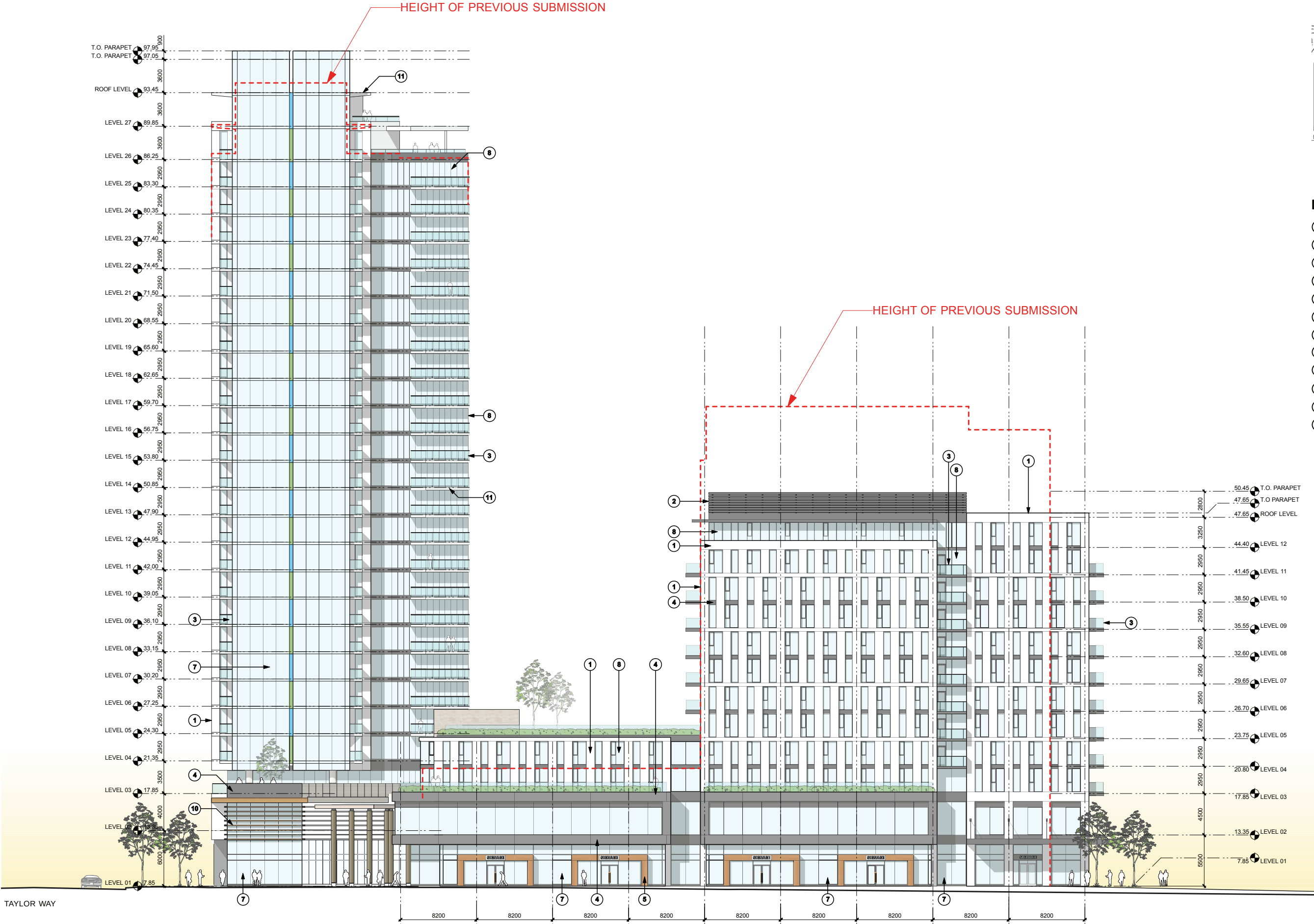
To off-set the loss of density caused by this reduction in height, the west tower (now 12 storeys) has been extended further to the west and another level has been added to both the podium (now 4 storeys) and the east tower (now 27 storeys)

KEY PLAN



MATERIAL LEGEND

- ① PRECAST CONCRETE PANELS
- ② PAINTED MTL. LOUVRES
- ③ GLASS AND ALUM. GUARDRAIL
- ④ METAL PANEL CLADDING
- ⑤ WOOD PATTERNED METAL PANEL
- ⑥ WOOD AND GLASS CANOPY
- ⑦ GLASS / ALUM. CURTAIN WALL
- ⑧ ALUM. GLAZING SYSTEM
- ⑨ STONE MASONRY VENEER
- ⑩ HEAVY TIMBER LOUVRES
- ⑪ CONCRETE, PTD.
- ⑫ MTL. PANEL / GLASS BALCONY



NORTH ELEVATION



REVISED SUBMISSION

NORTH CURTAINWALL MODIFIED TO PROVIDE GREATER VISUAL INTEREST

HEIGHT OF WEST TOWER REDUCED BY 3 STOREYS
To off-set the loss of density caused by this reduction in height, the west tower has been extended further to the west and another level has been added to both the podium (now 4 storeys) and the east tower (now 27 storeys)

GREATER TRANSPARENCY IN OFFICE PODIUM

GREATER TRANSPARENCY AT CORNER RETAIL UNIT

NEW WATER FEATURE TO MARK THE ENTRANCE TO PARK ROYAL



PREVIOUS SUBMISSION





PREVIOUS SUBMISSION

HEIGHT OF WEST TOWER REDUCED BY 3 STOREYS

To off-set the loss of density caused by this reduction in height, the west tower (now 12 storeys) has been extended further to the west and another level has been added to both the podium (now 4 storeys) and the east tower (now 27 storeys)

GREATER TRANSPARENCY IN OFFICE PODIUM

IMPROVED RETAIL FRONTAGES INCLUDING THE ADDITION OF MORE WOOD LIKE ELEMENTS

NEW CANOPY TO PROVIDE ADDITIONAL WEATHER PROTECTION AND IMPROVE PEDESTRIAN SCALE AT STREET LEVEL

LARGER OPENINGS TO ALLOW RETAIL ACTIVITY TO SPILL OUT ONTO STREET



REVISED SUBMISSION



PREVIOUS SUBMISSION

NEW CANOPY TO PROVIDE ADDITIONAL WEATHER PROTECTION AND IMPROVE PEDESTRIAN SCALE AT STREET LEVEL

LARGER OPENINGS TO ALLOW RETAIL ACTIVITY TO SPILL OUT ONTO STREET

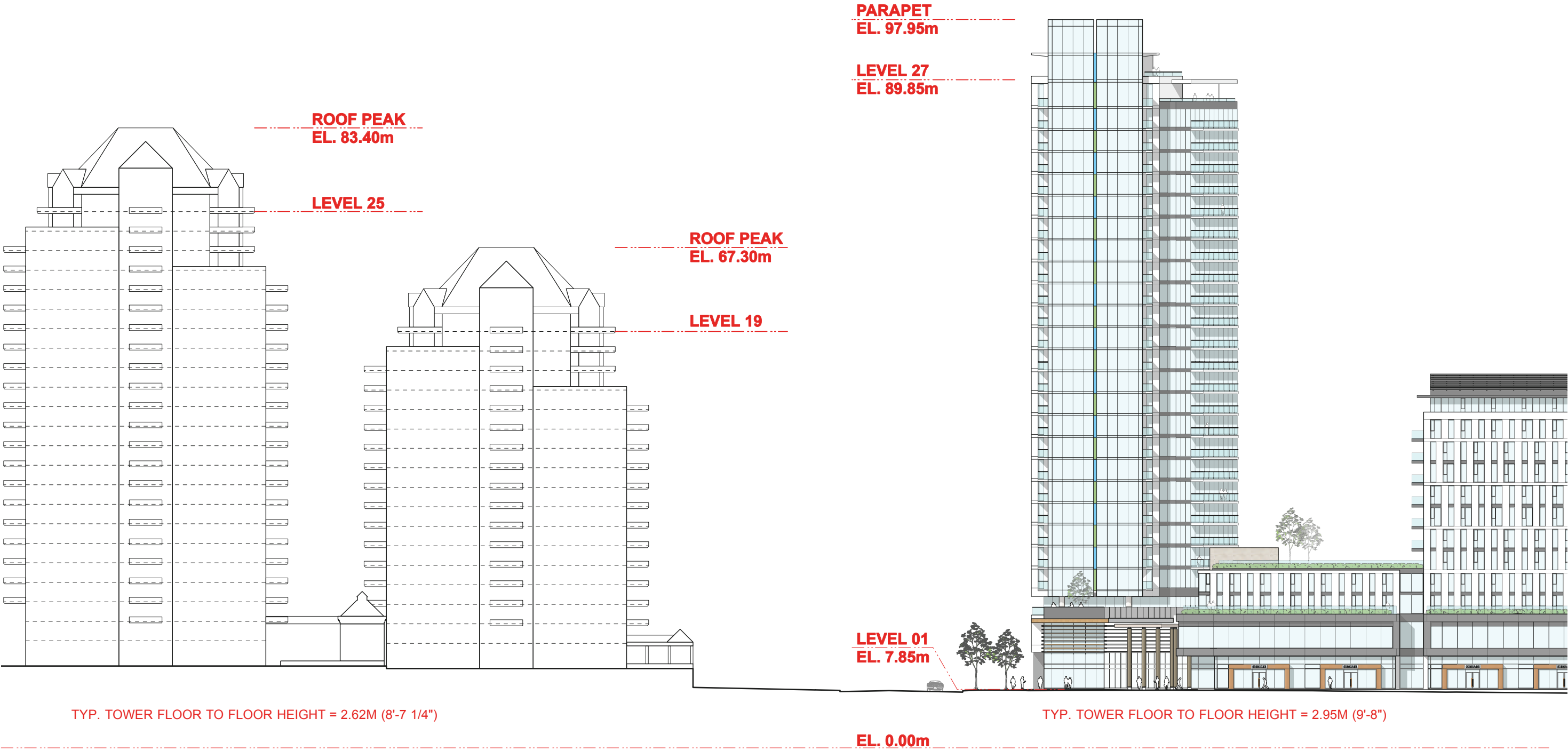
ENTRANCE TO RESIDENTIAL LOBBY MOVED FURTHER WEST TO IMPROVE PROXIMITY TO DROP-OFF

EXPOSED COLUMNS AT STREET LEVEL TO IMPROVE SCALE AND ARCHITECTURAL RHYTHM



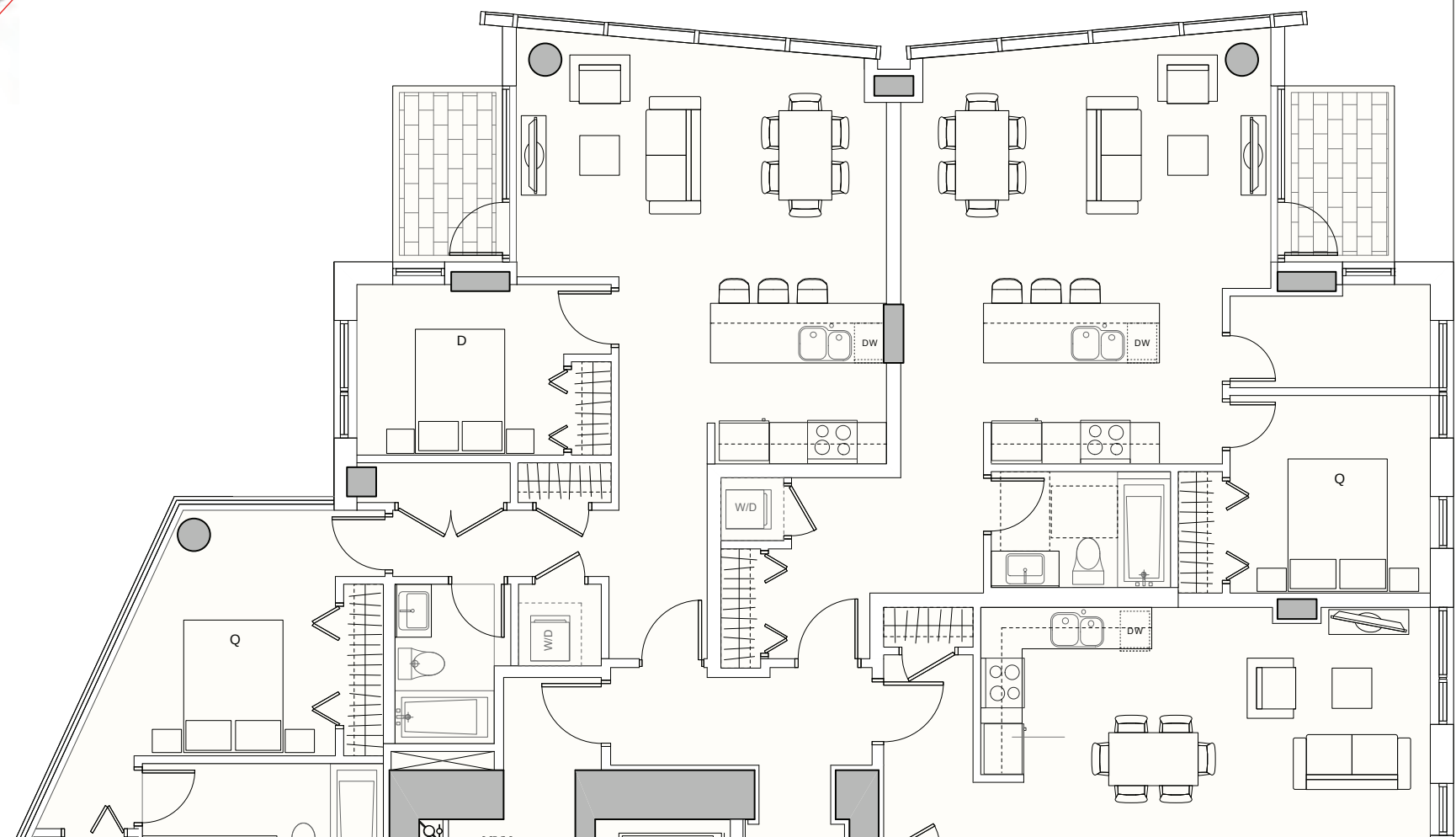
REVISED SUBMISSION

2.2 HEIGHT COMPARISON TO WEST ROYAL TOWERS





THE NORTH CURTAINWALL HAS BEEN MODIFIED TO PROVIDE GREATER VISUAL INTEREST. PLANES OF GLASS HAVE BEEN ANGLED AND A REVEAL HAS BEEN CREATED DOWN THE MIDDLE. THIS REVEAL WILL HAVE ALTERNATING COLOURED PANELS AND COULD POTENTIALLY BE ILLUMINATED AT NIGHT.



2.4 SOUTH FACADE



PREVIOUS SUBMISSION



REVISED SUBMISSION

HEIGHT OF WEST TOWER REDUCED BY 3 STOREYS
To off-set the loss of density caused by this reduction in height, the west tower (now 12 storeys) has been extended further to the west and another level has been added to both the podium (now 4 storeys) and the east tower (now 27 storeys)

MORE OPACITY TO IMPROVE THERMAL PERFORMANCE AND CREATE MORE VISUAL INTEREST. THIS INCLUDES AN ALTERNATING RYTHYM OF SPANDREL AND VISION GLASS.



GLAZED CANOPY TO PROVIDE WEATHER PROTECTION

BANNERS TO PROVIDE GREATER ANIMATION

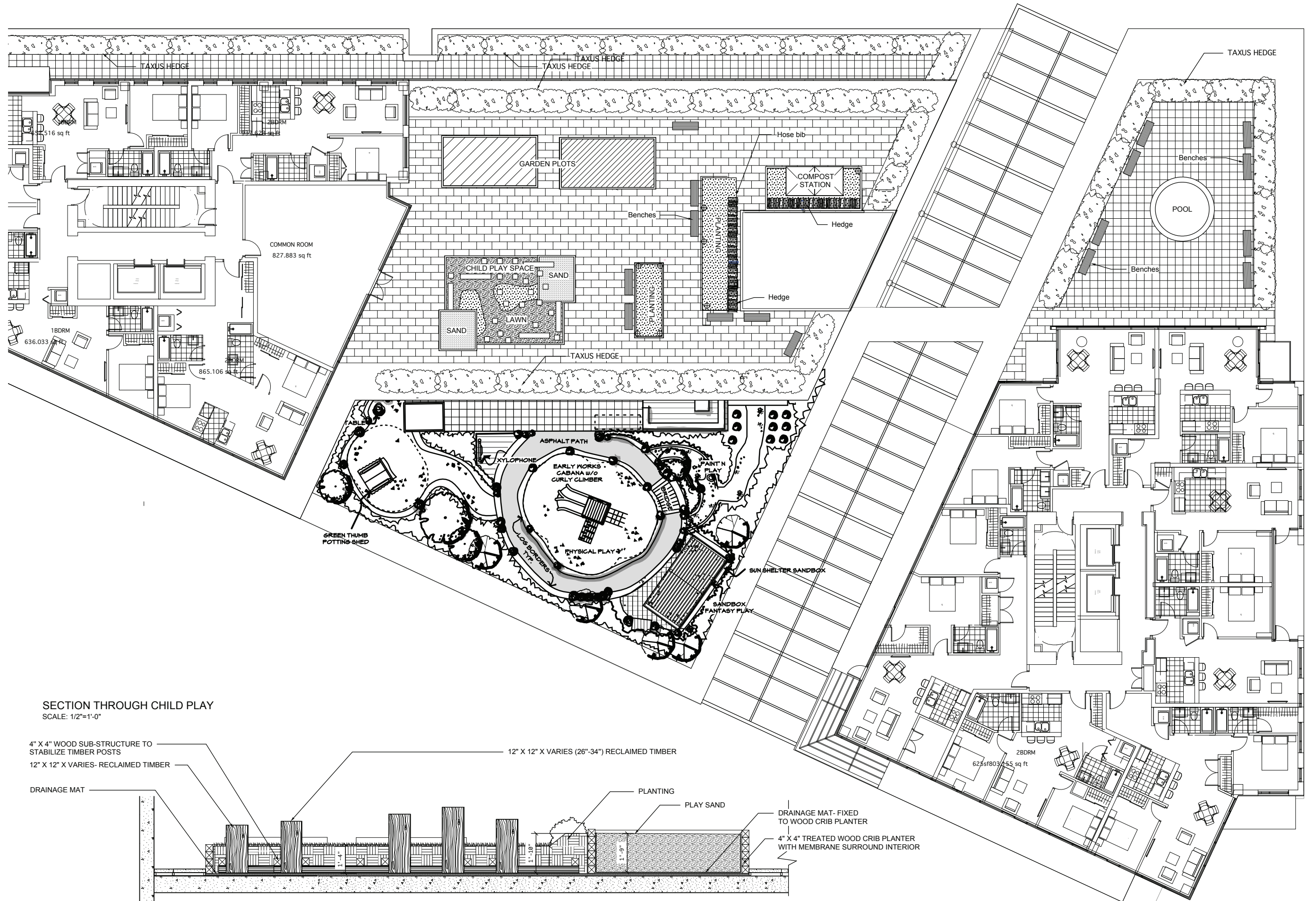
ENTRANCE TO OFFICE LOBBY MORE CLEARLY INDICATED

OVERHEAD DOORS ALLOW ACTIVITY TO SPILL OUT INTO GALLERIA

ADDITIONAL ENTRIES PROVIDED ALONG RETAIL GALLERIA FOR GREATER ANIMATION

2.6 LANDSCAPE AND PUBLIC REALM







Usage 1: Food trucks



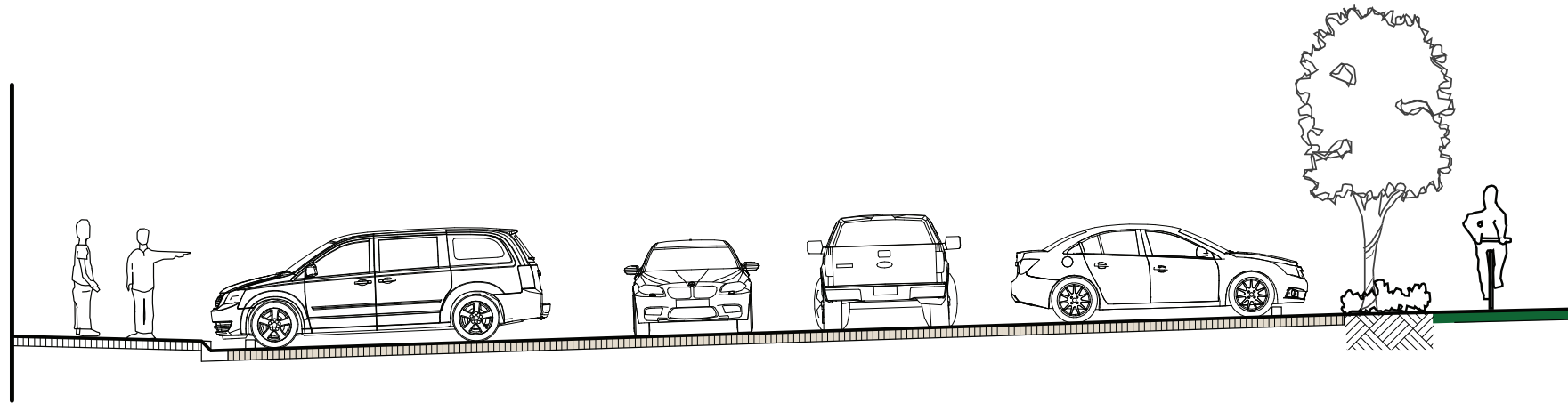
Usage 1: Ice Rink



Usage 3: Outdoor Summer Concerts

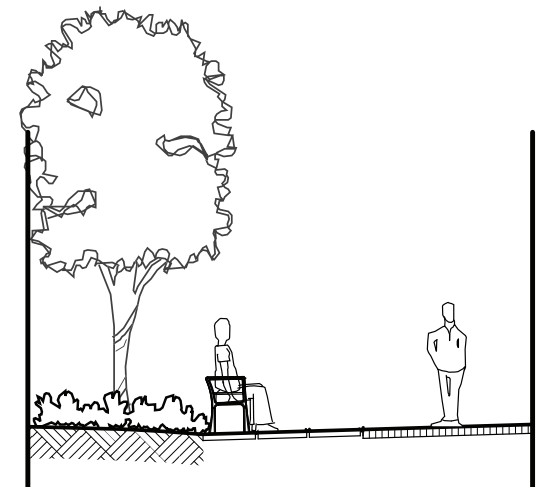


Usage 4: Start/Finish of Athletic Event

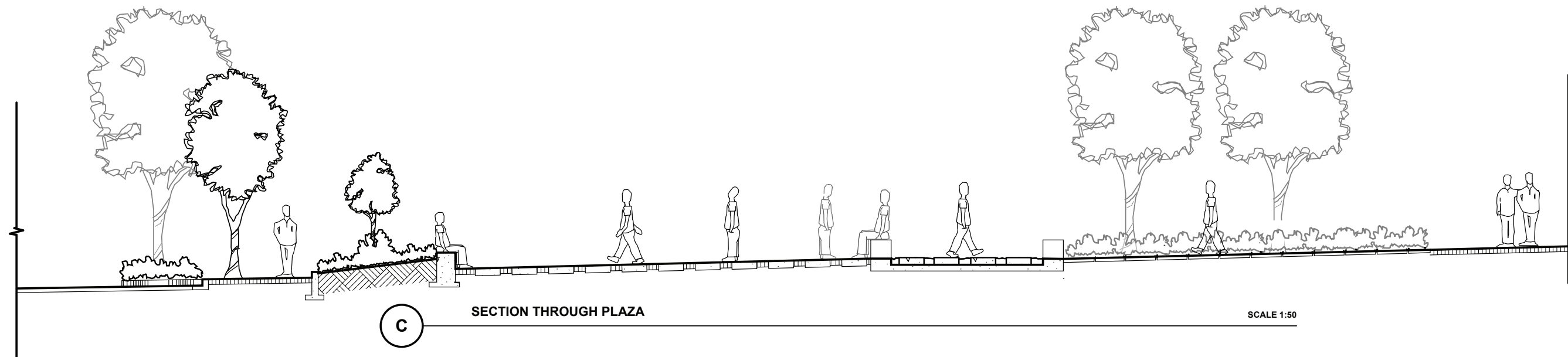


A SECTION THROUGH PARKING LOT

SCALE 1:50

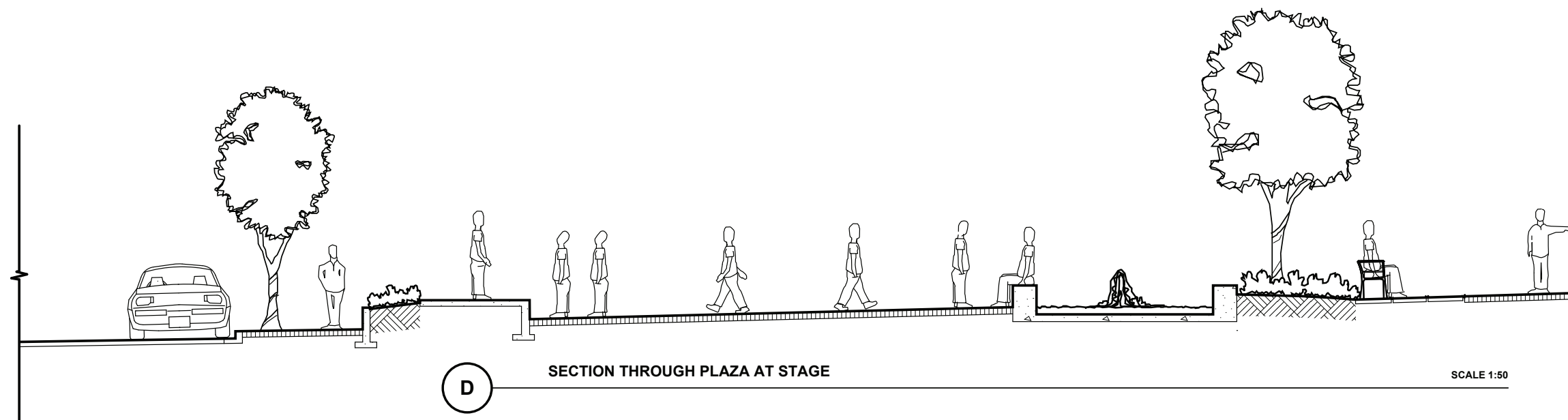


B SECTION BETWEEN BUILDINGS SCALE 1:50



C SECTION THROUGH PLAZA

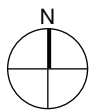
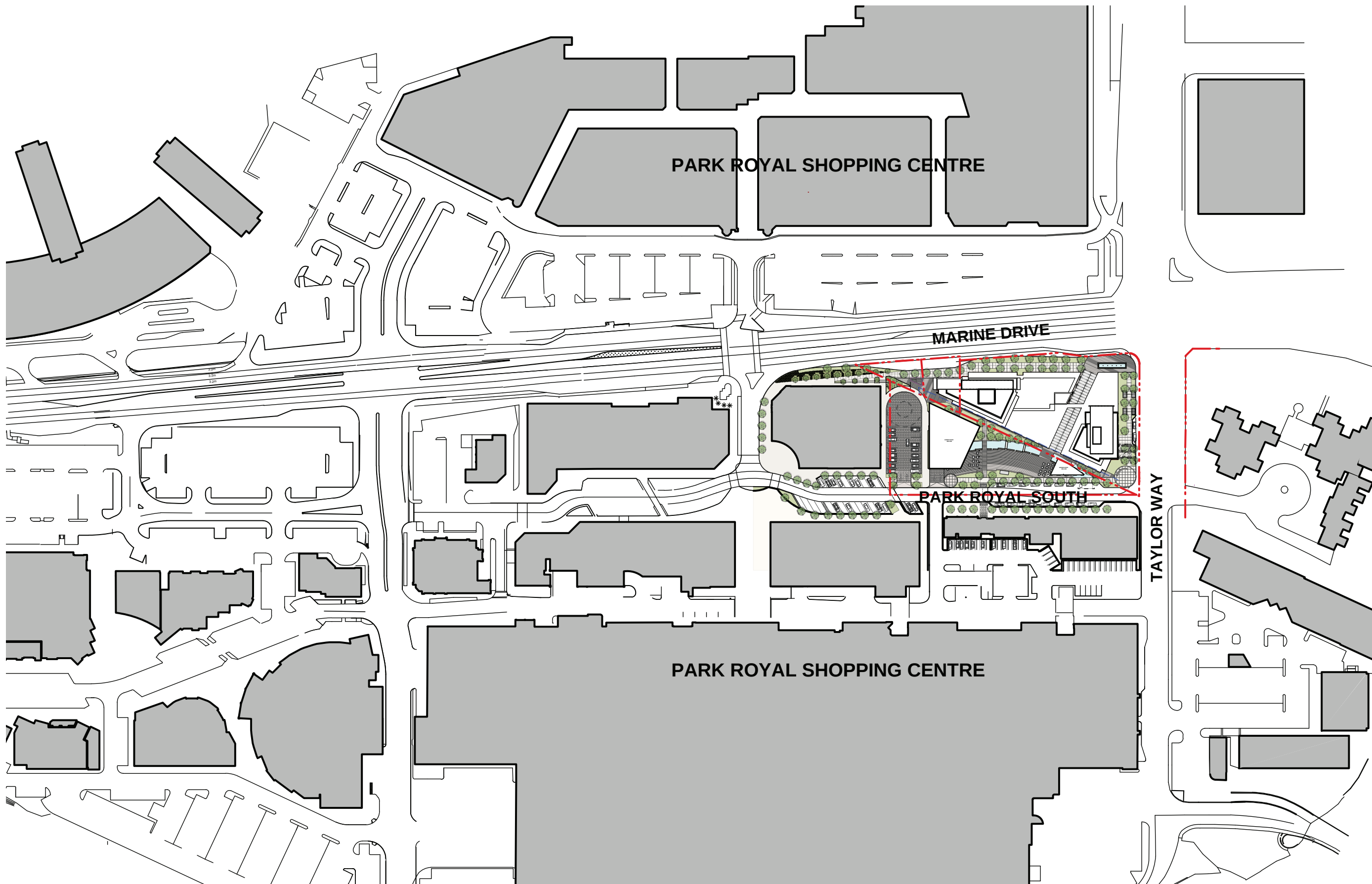
SCALE 1:50



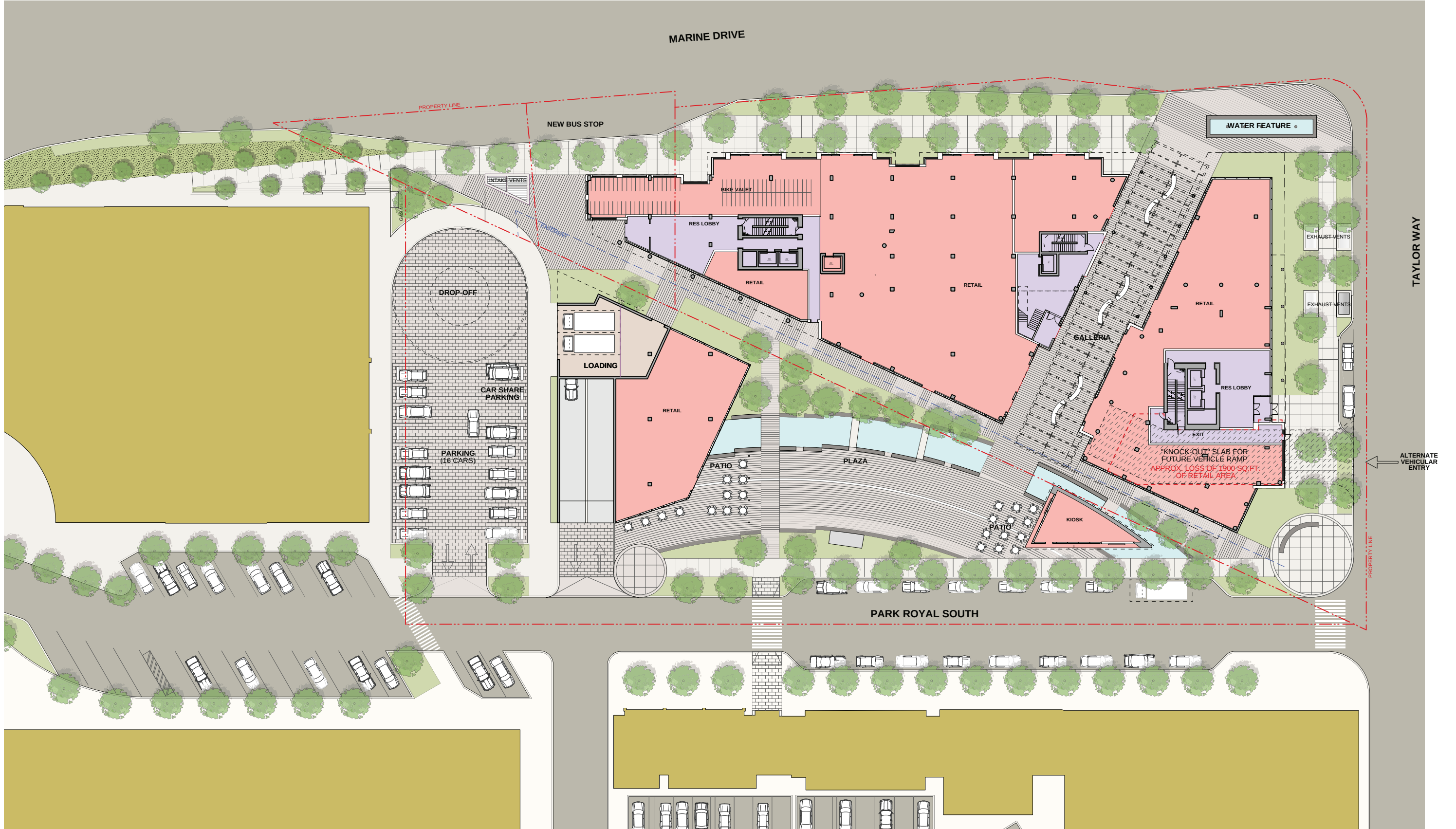
D SECTION THROUGH PLAZA AT STAGE

SCALE 1:50

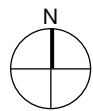
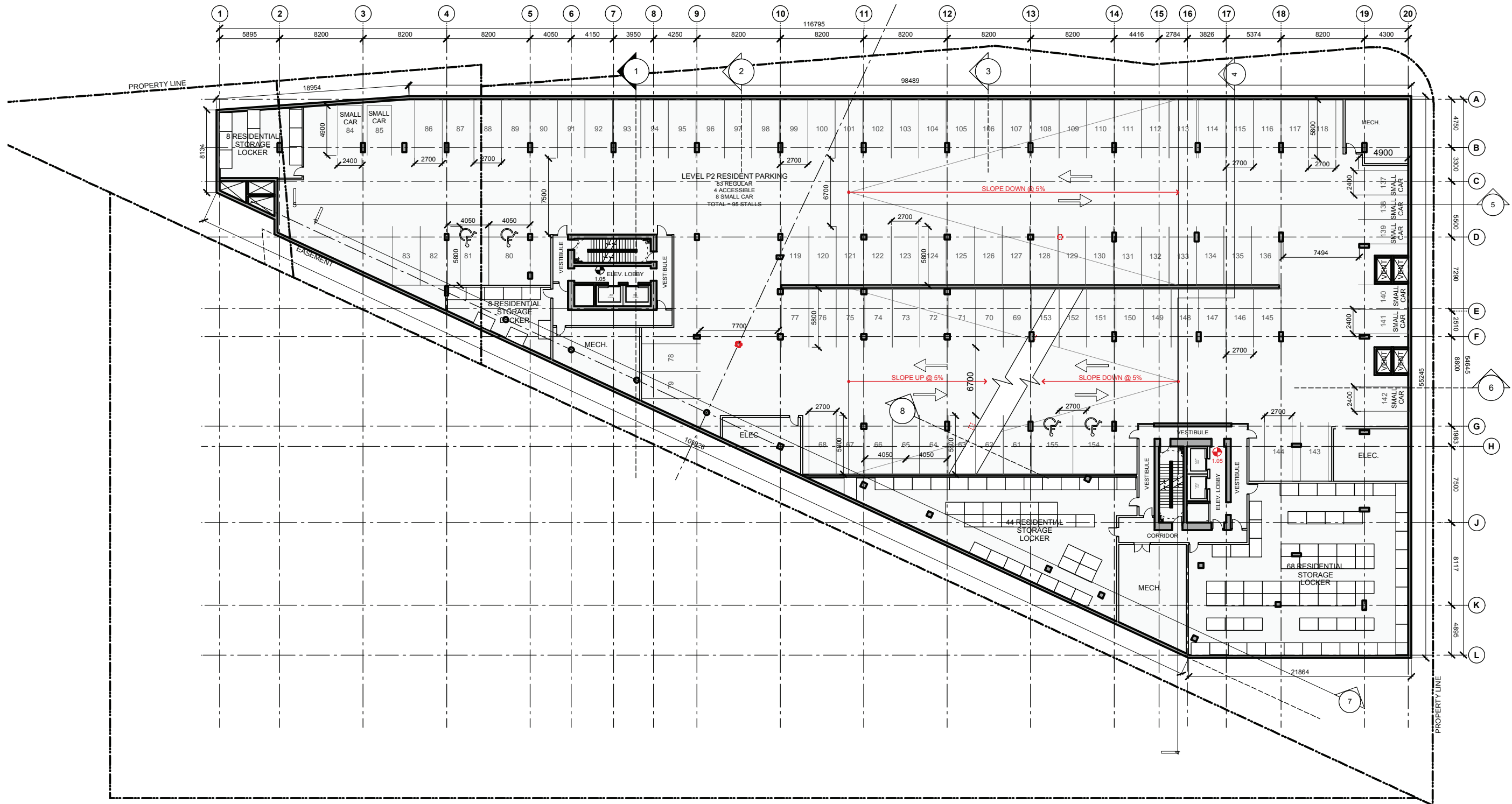
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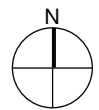
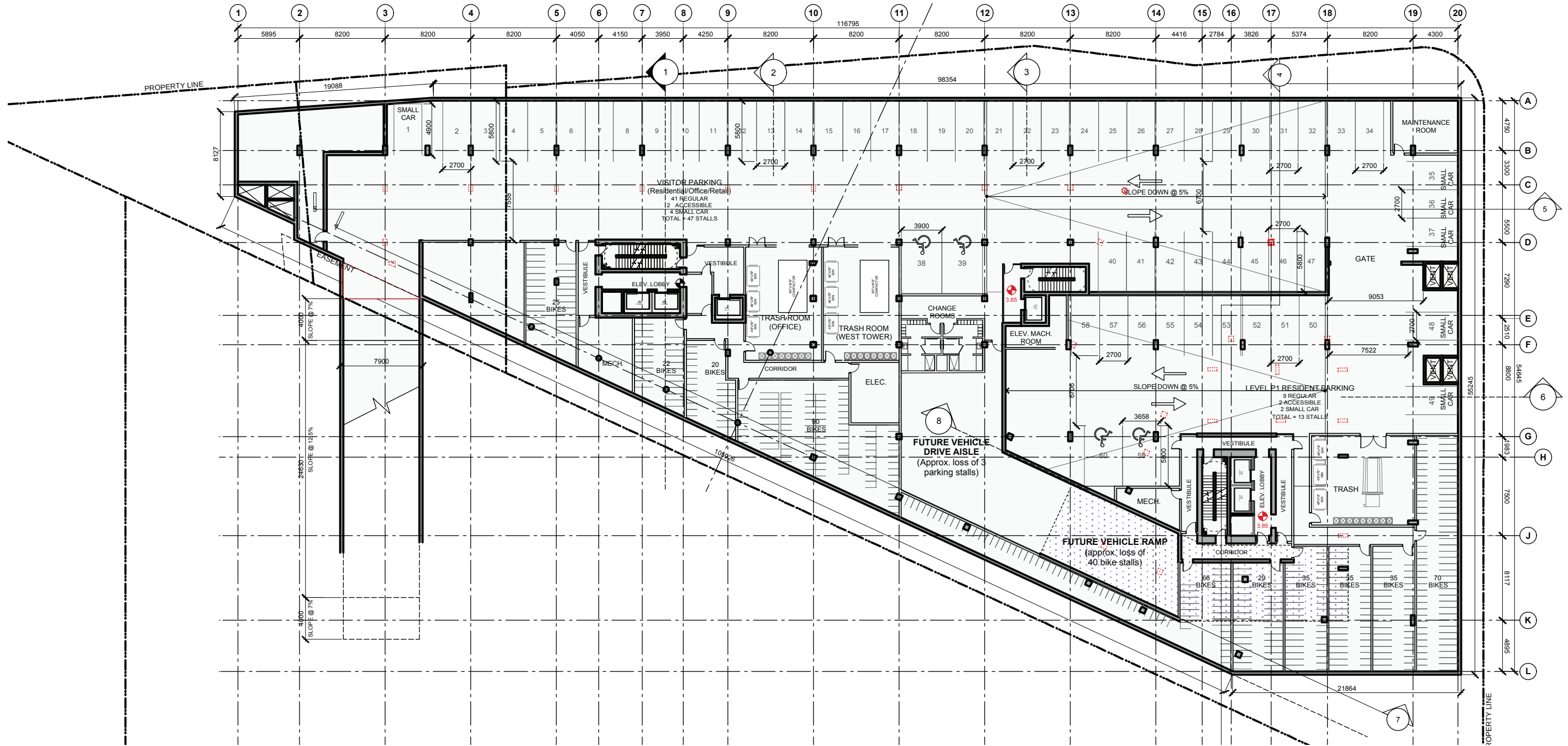
CONTEXT PLAN



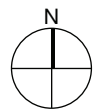
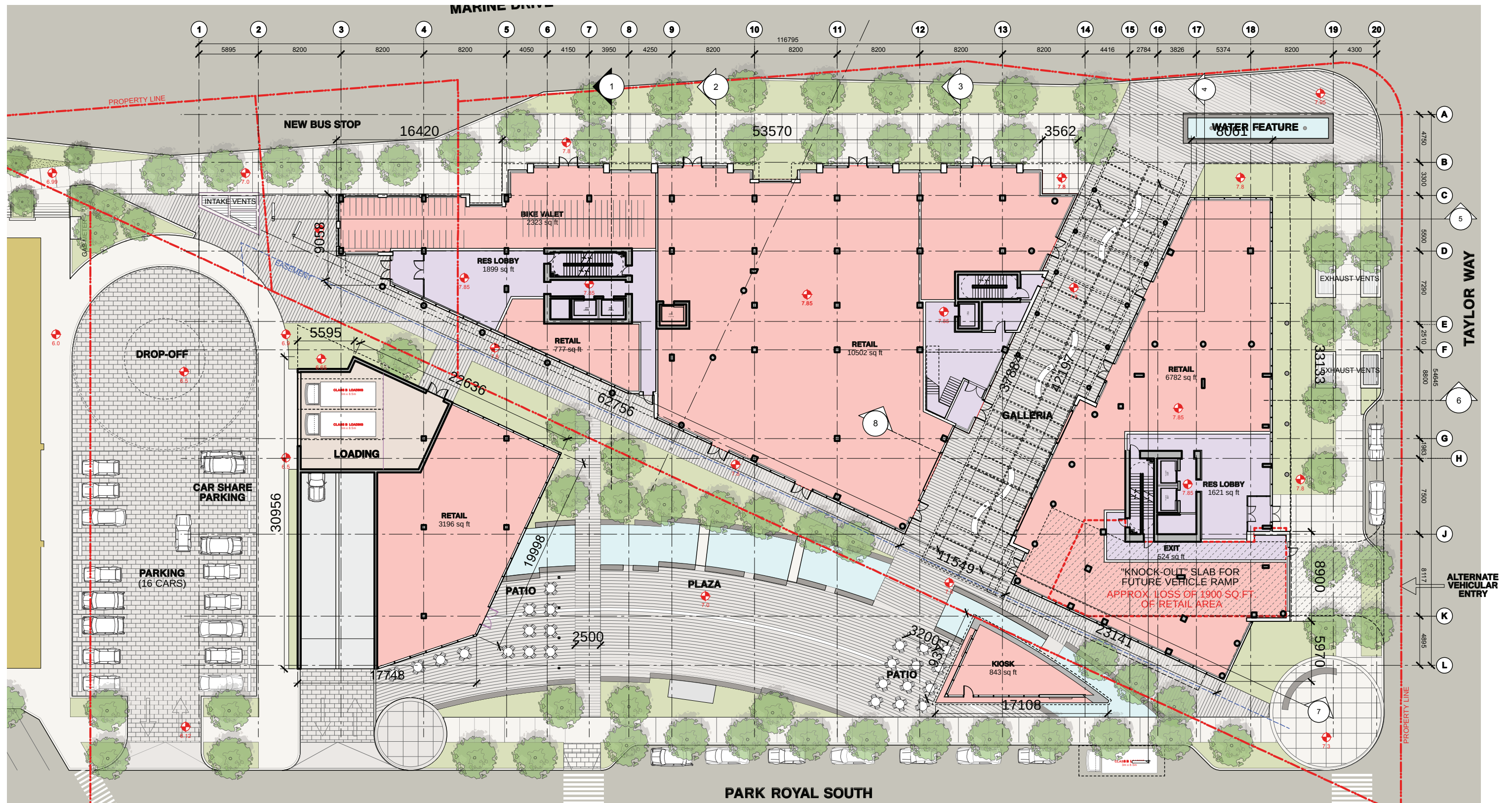
SITE PLAN



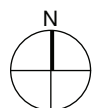
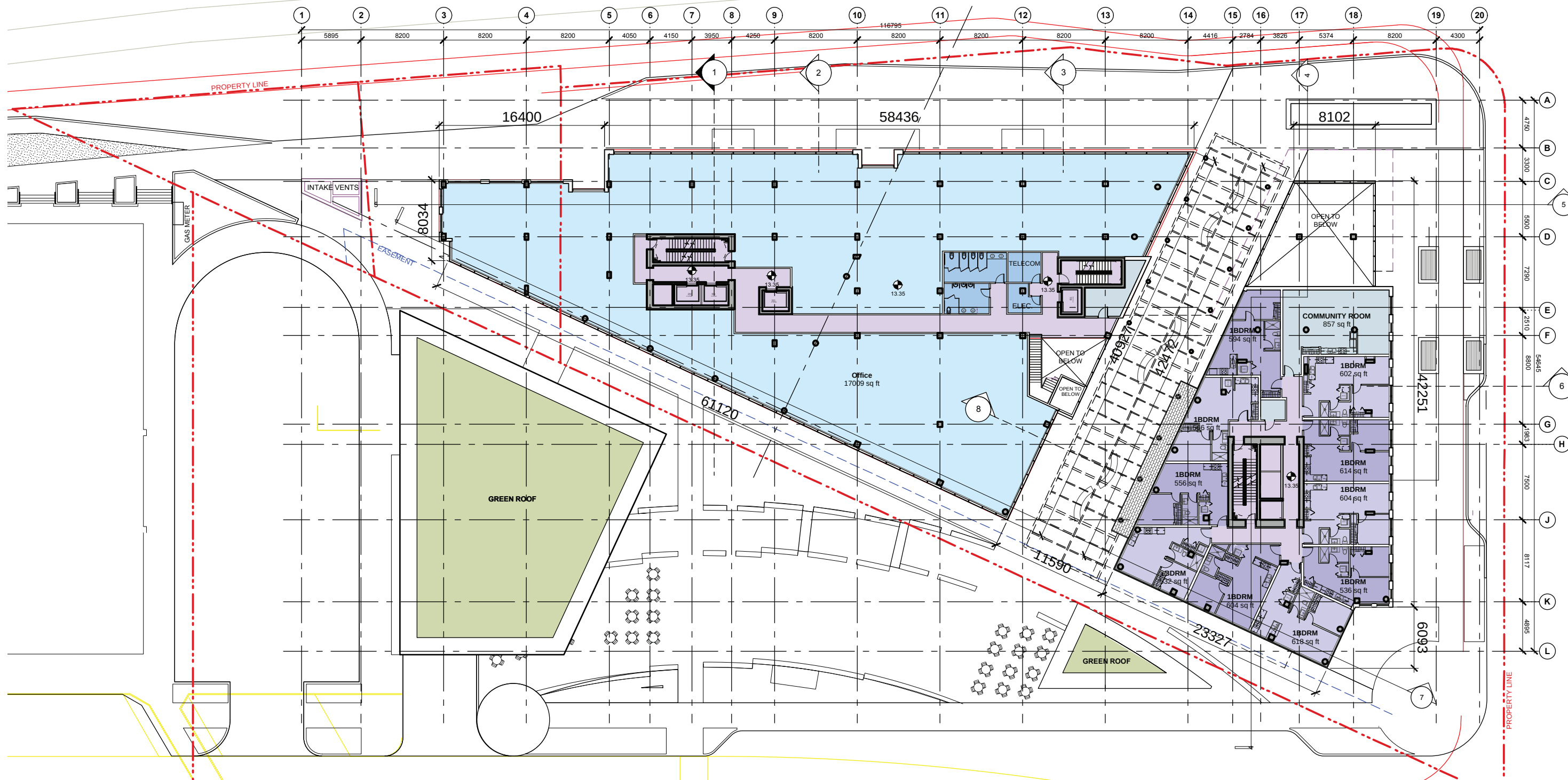
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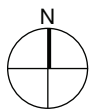
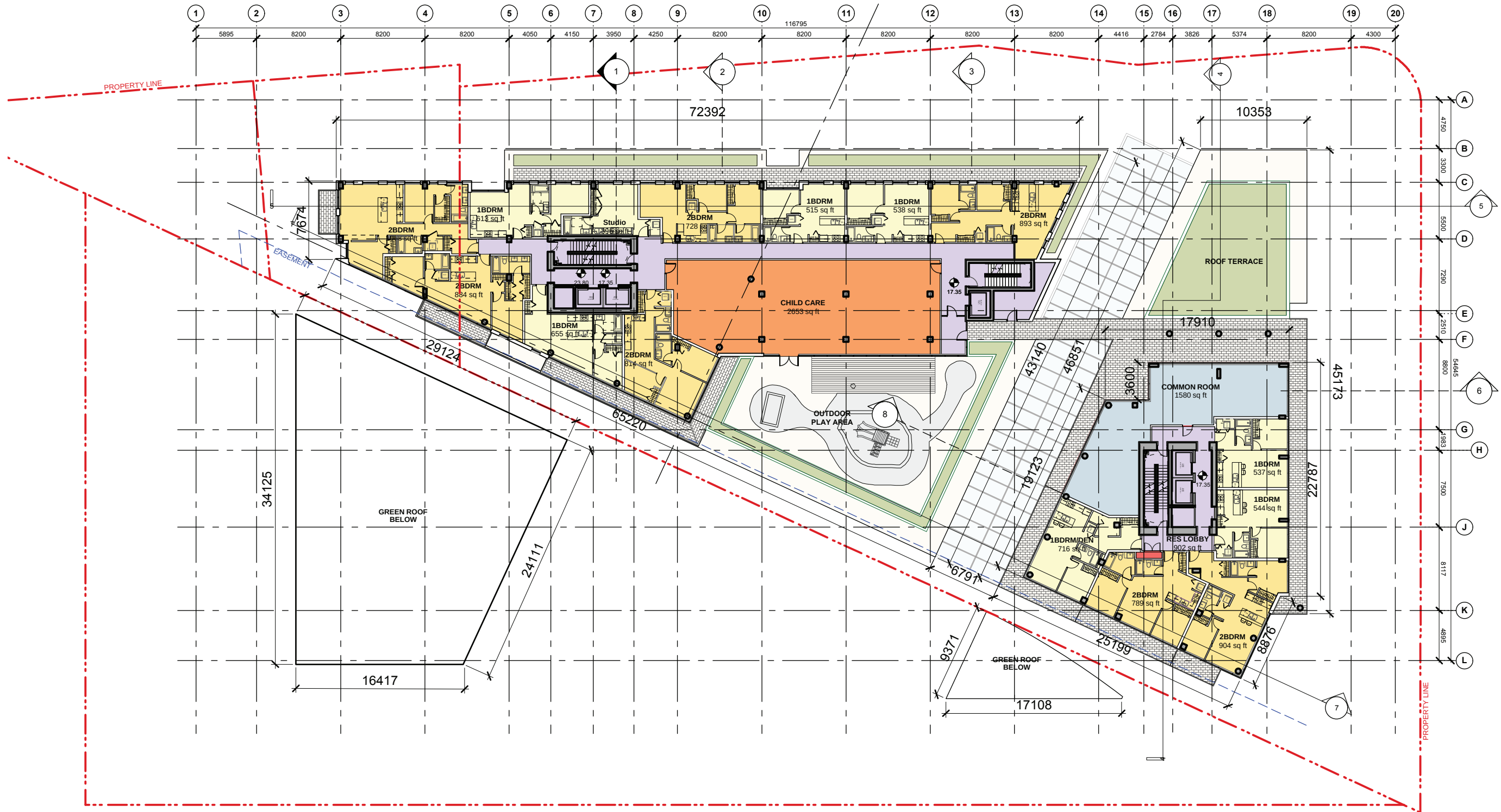
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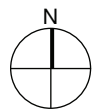
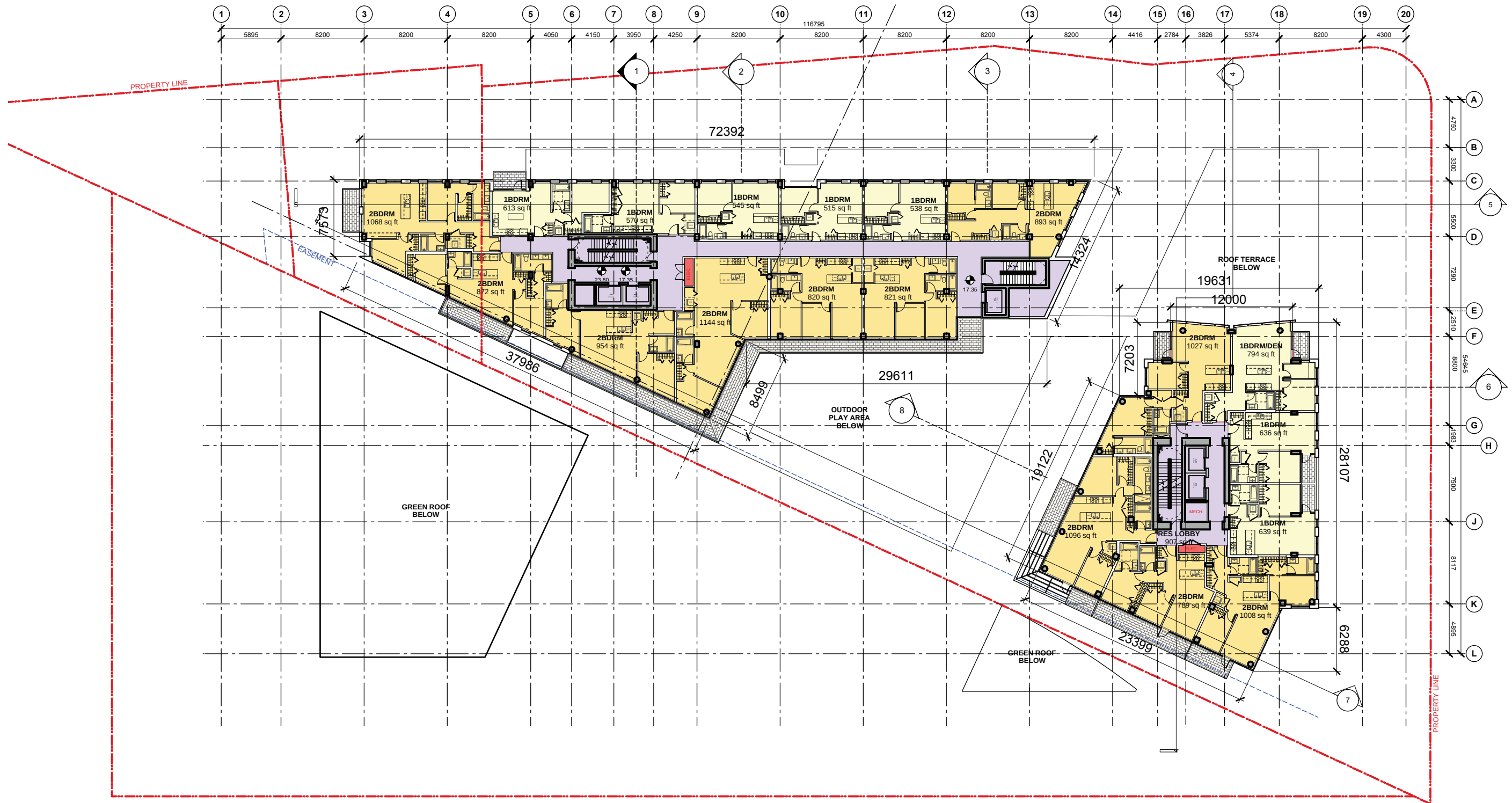
LEVEL 1 PLAN



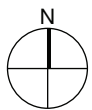
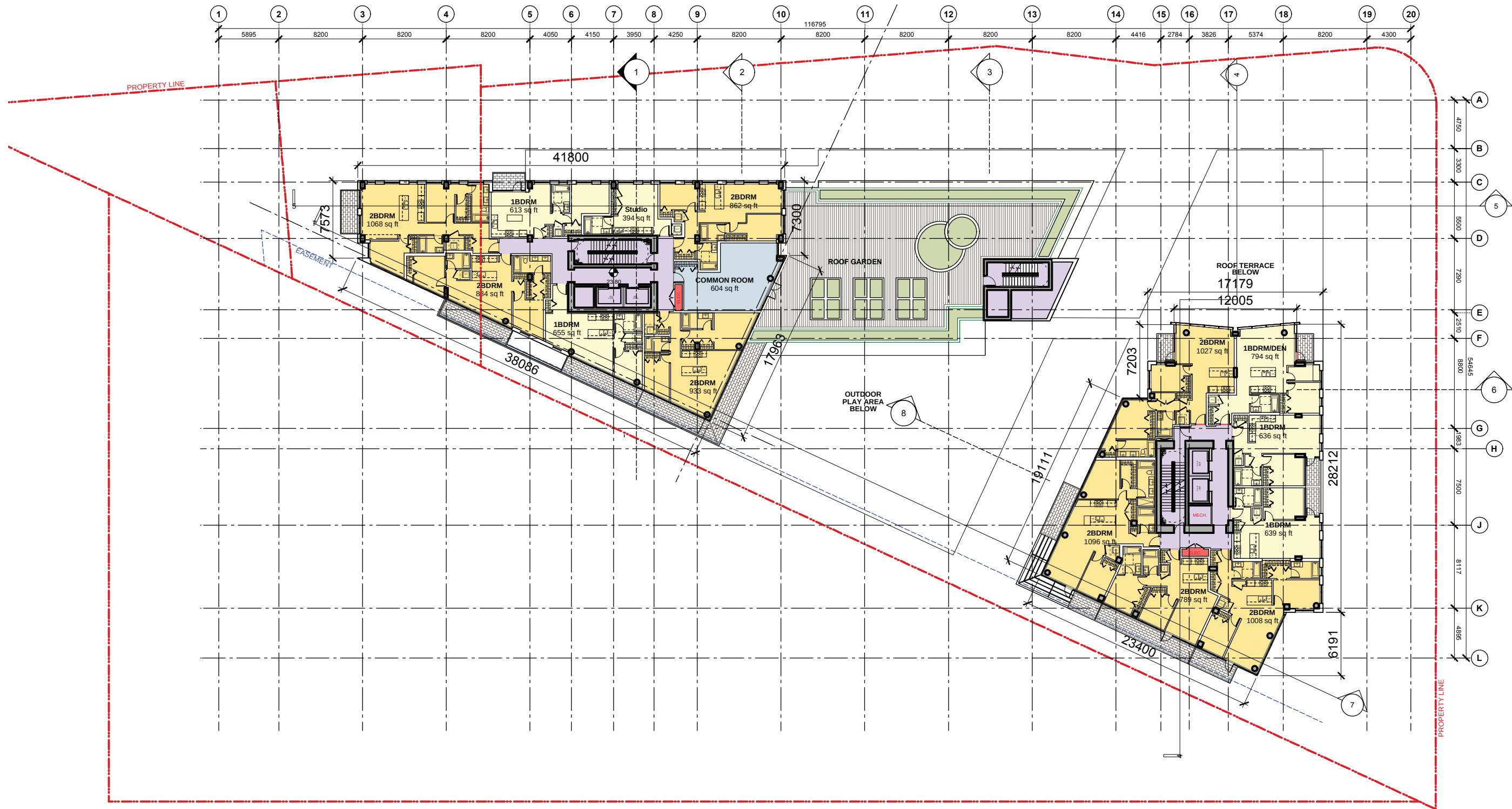
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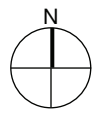
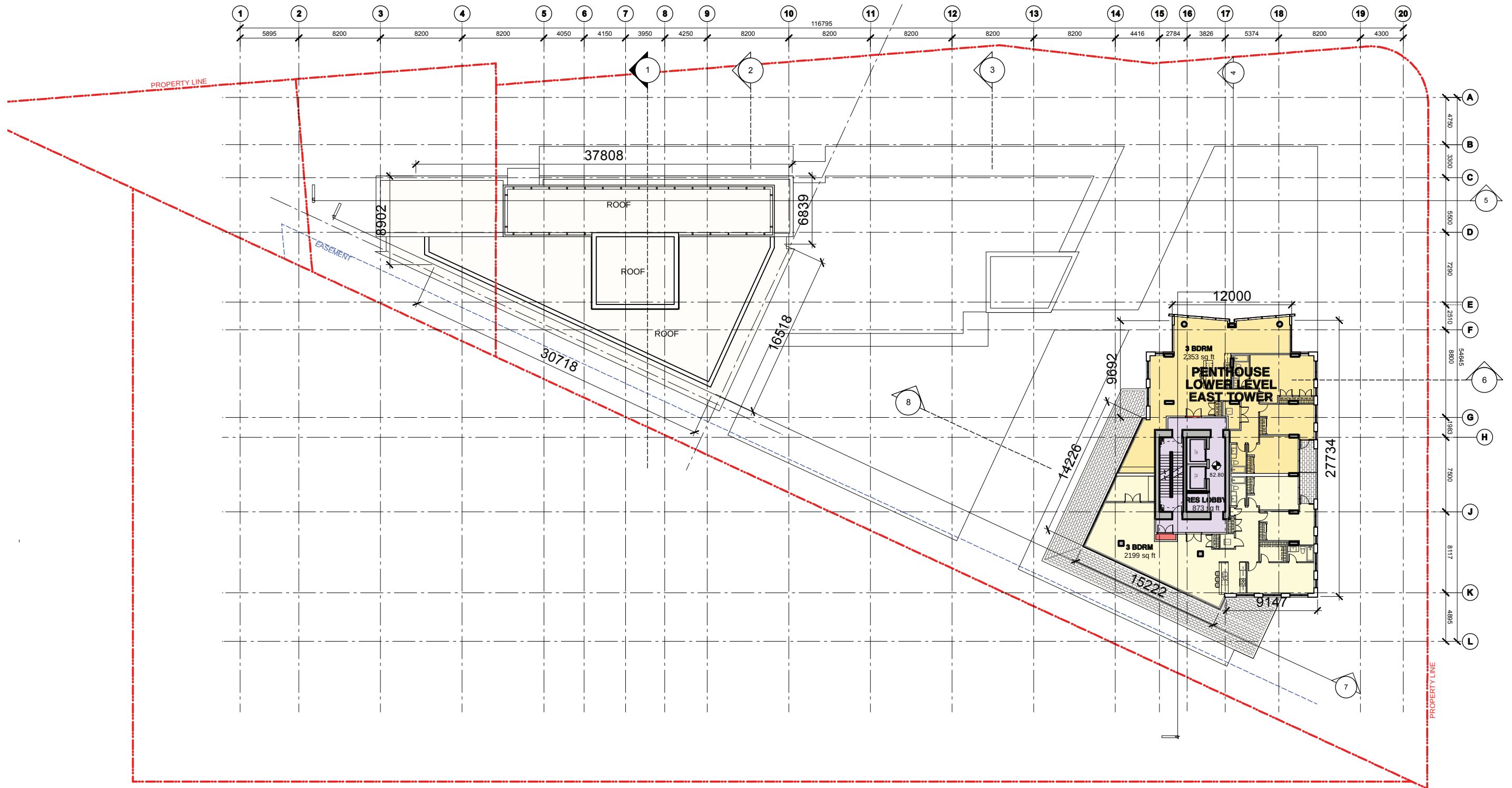
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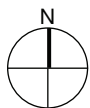
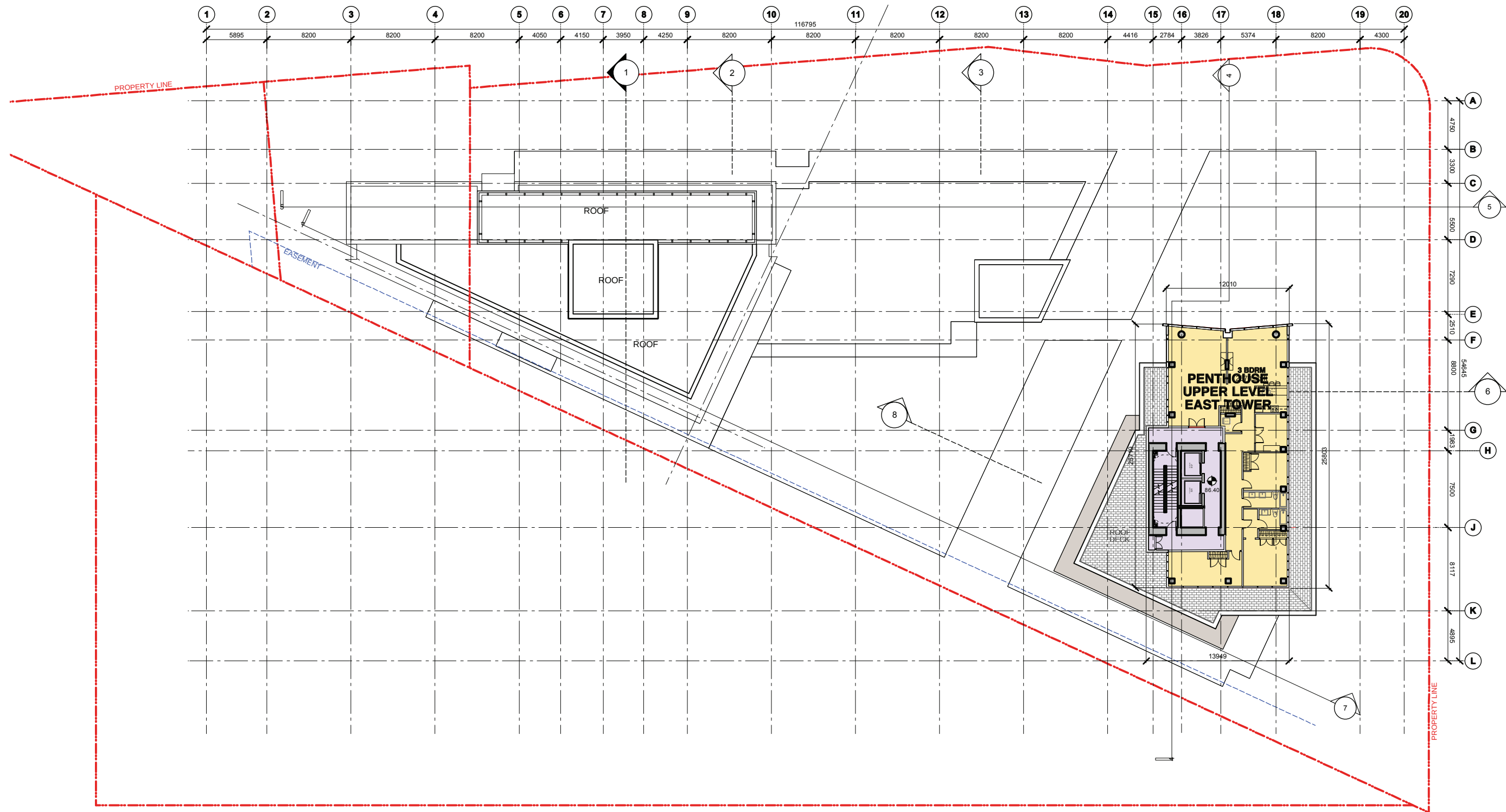
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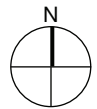
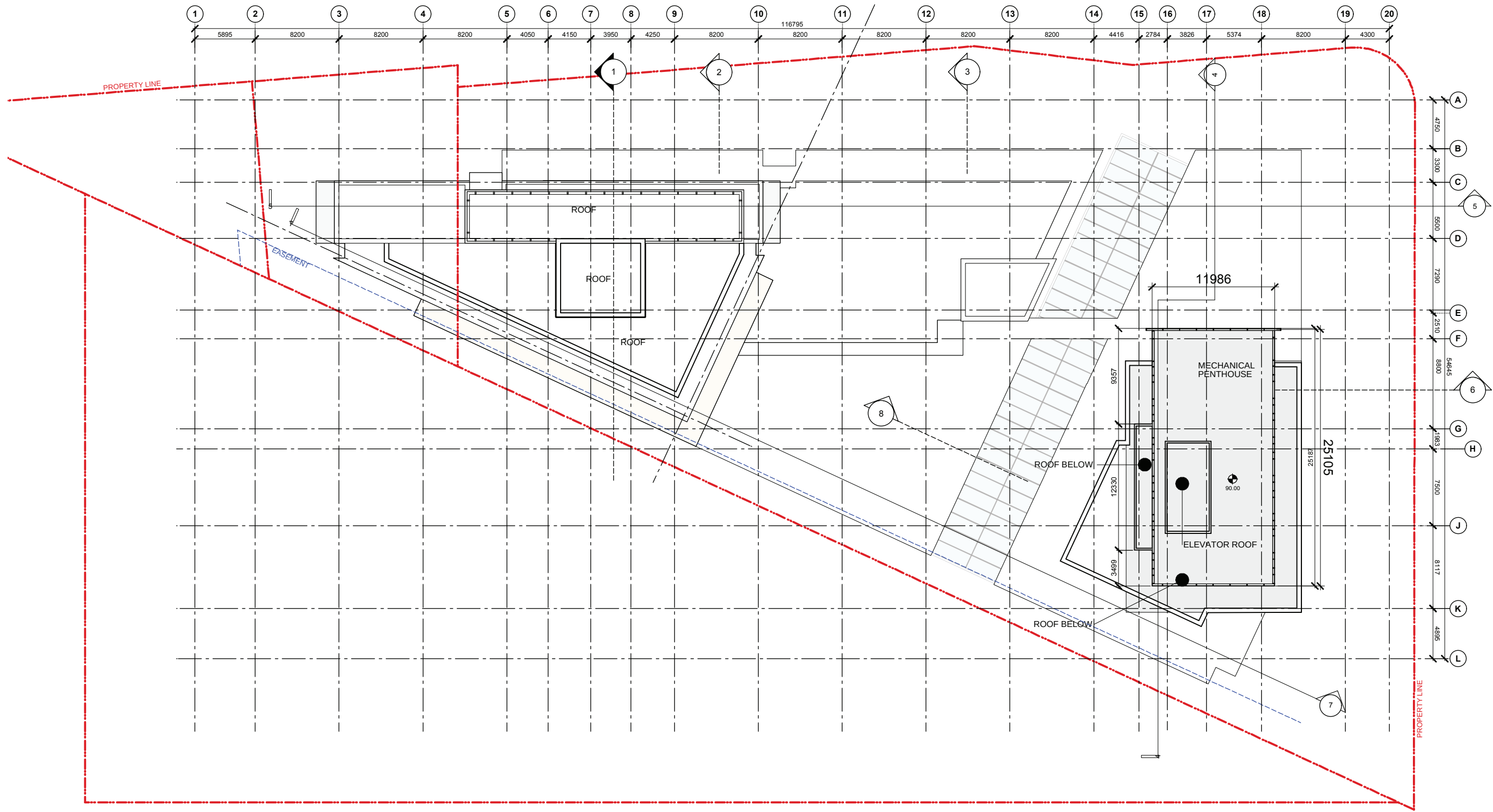
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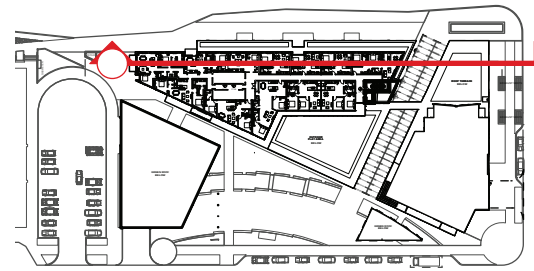
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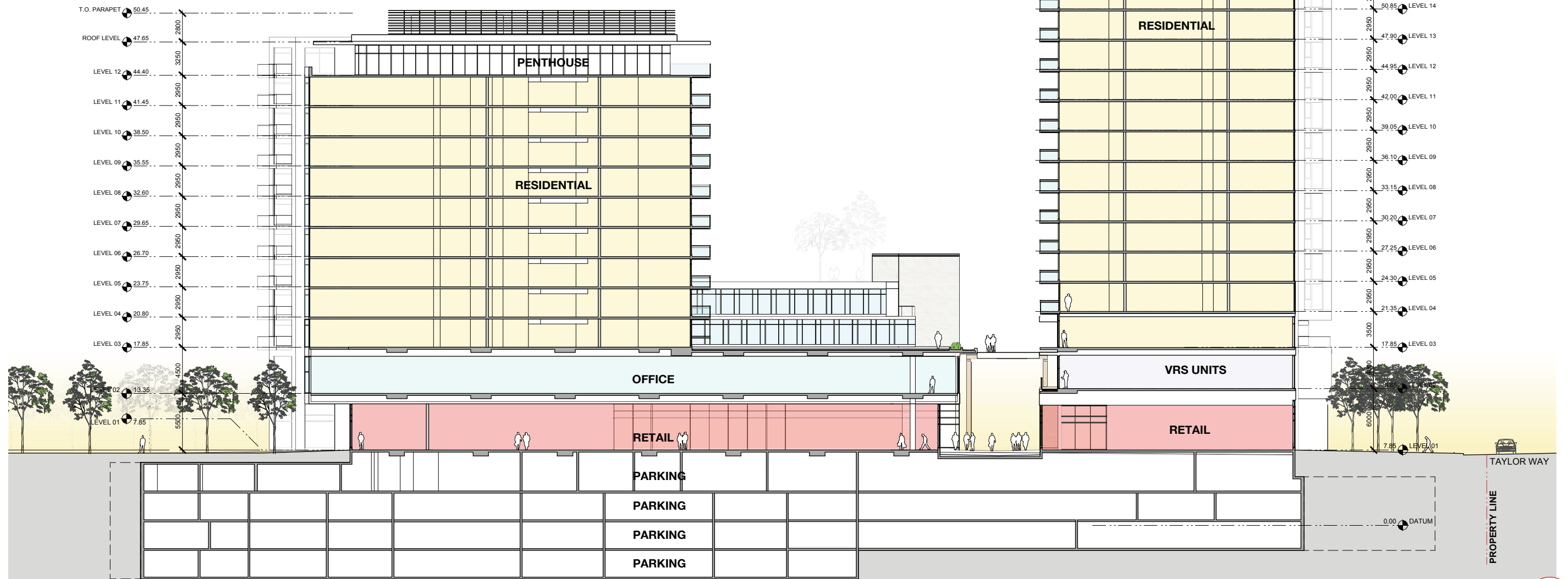
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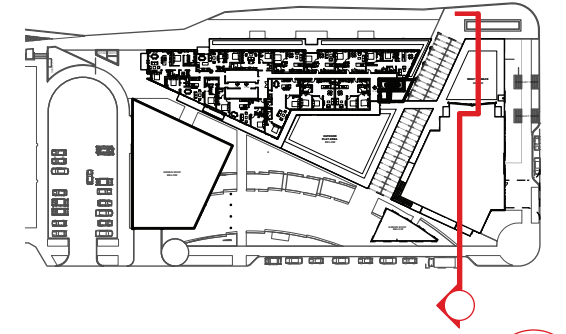
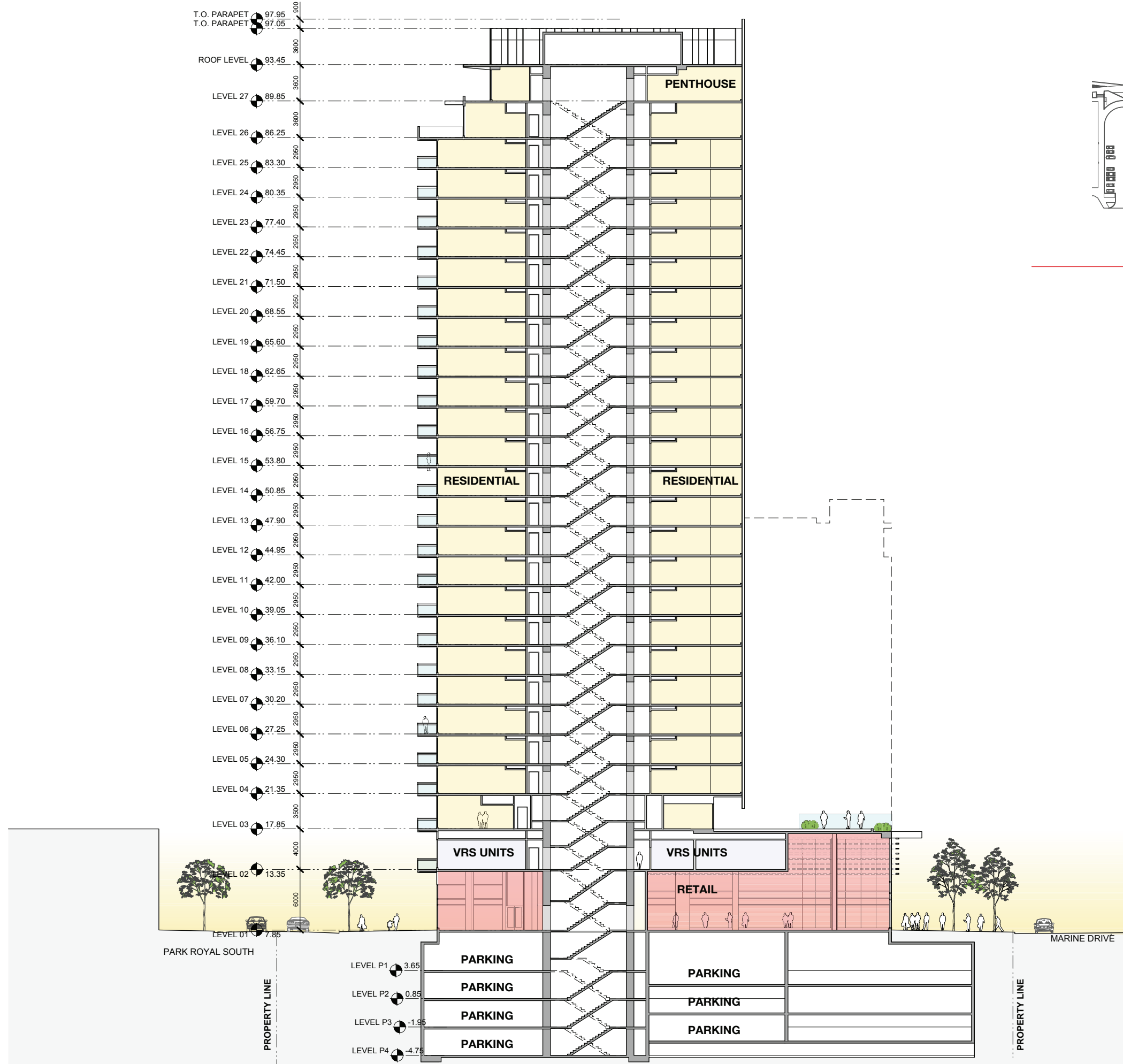
ROOF LEVEL



KEY PLAN
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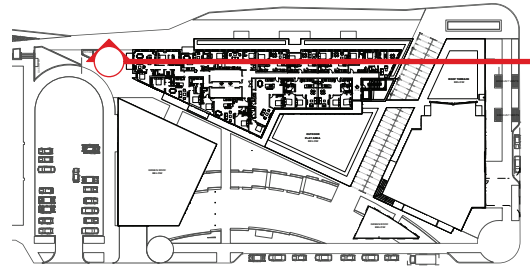


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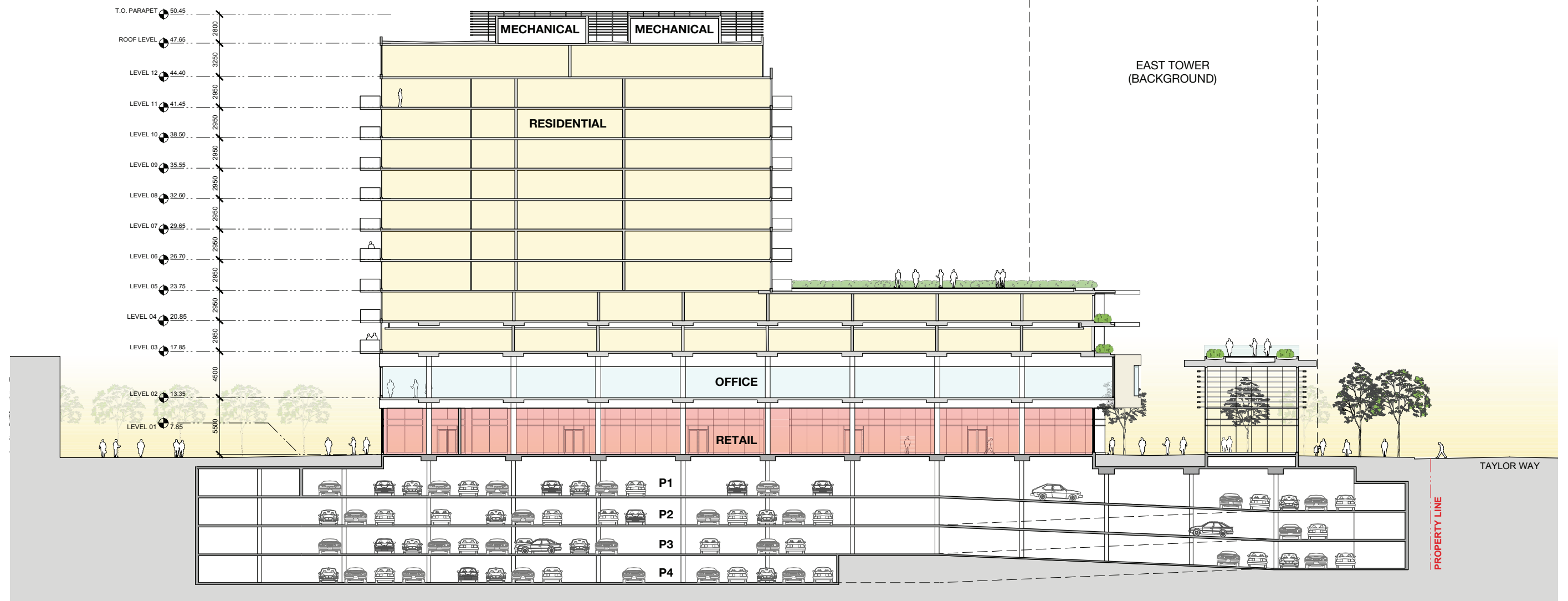
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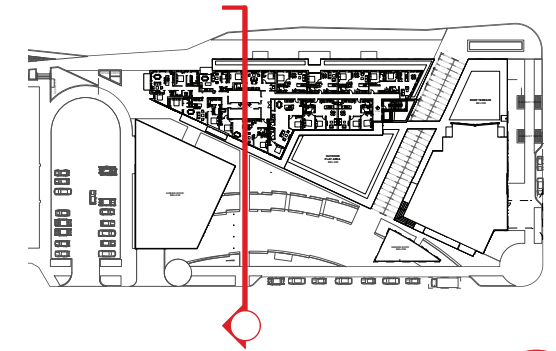
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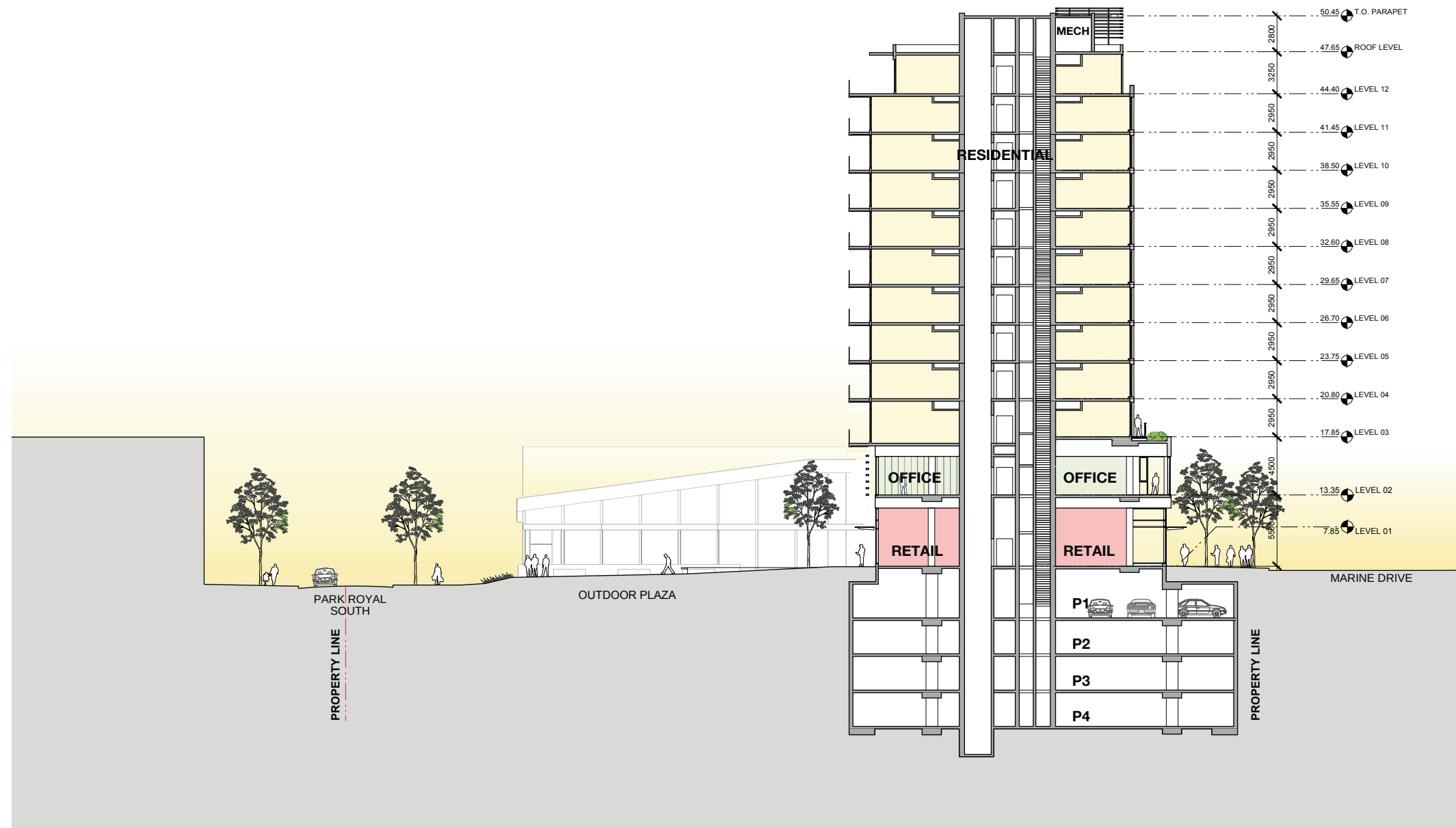
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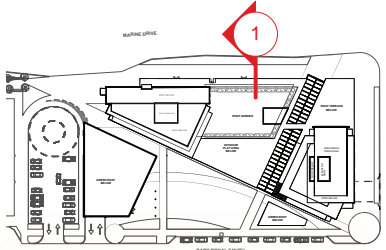


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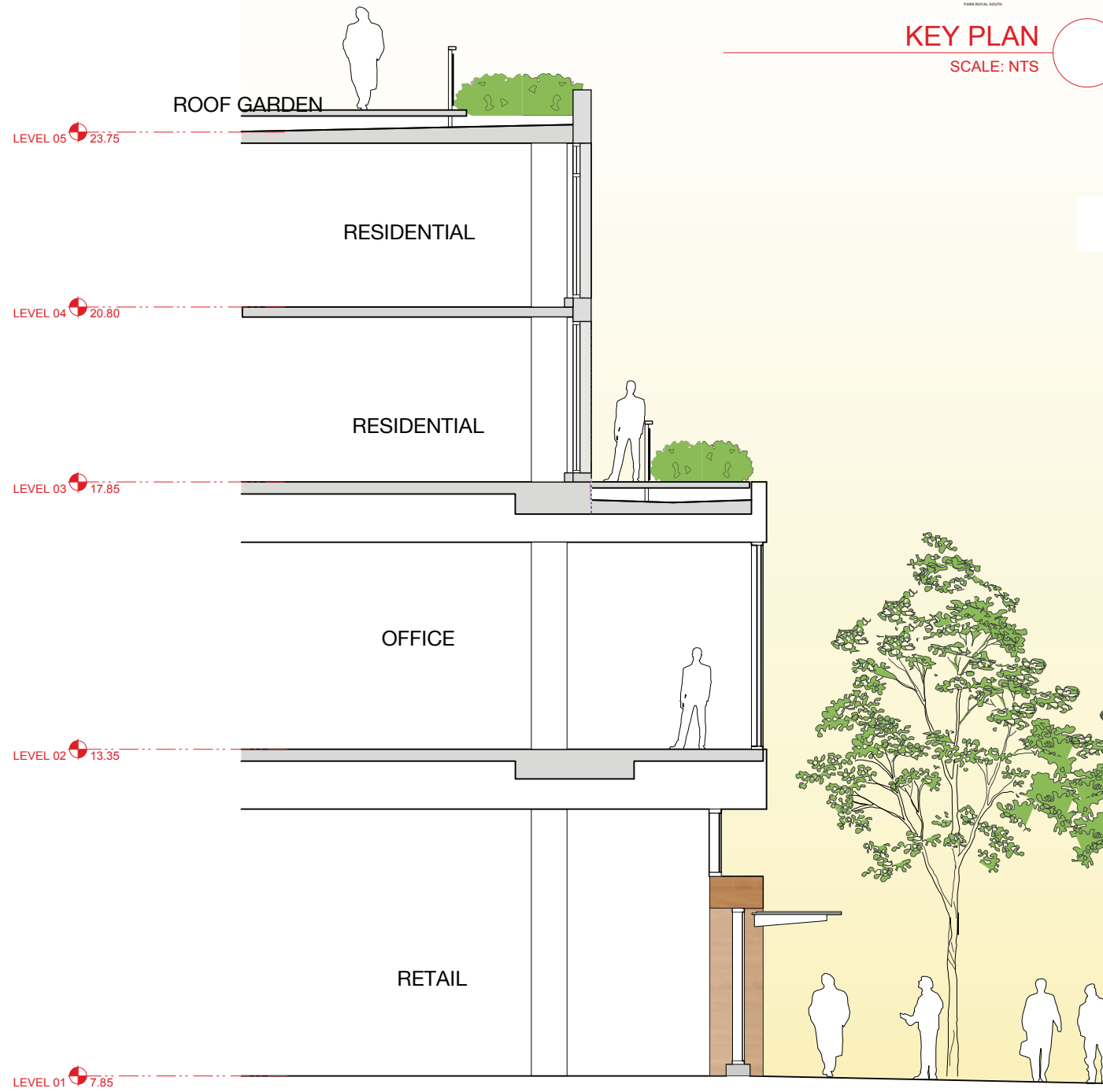
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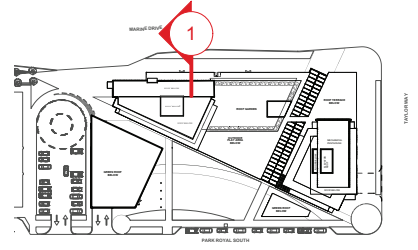
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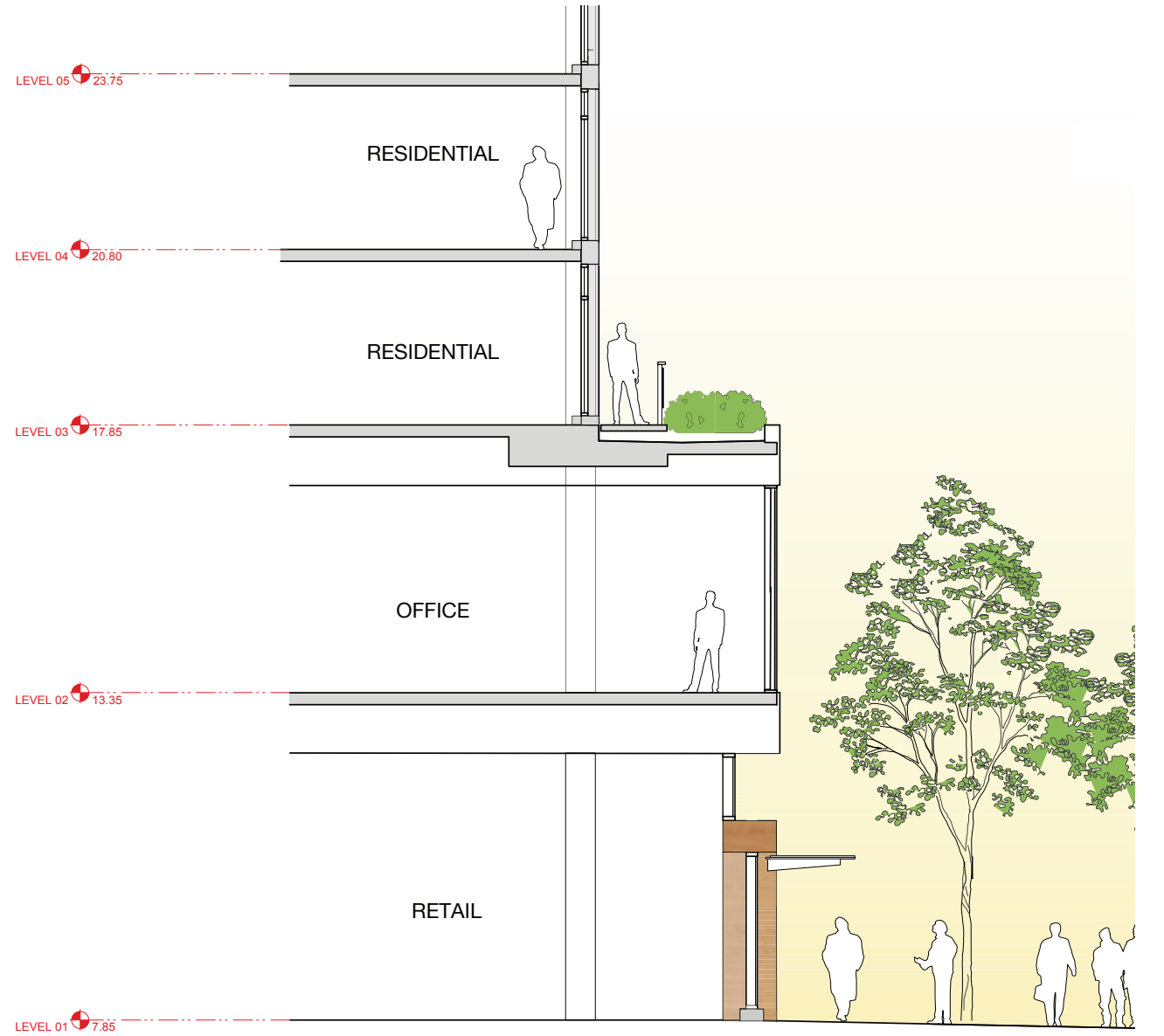
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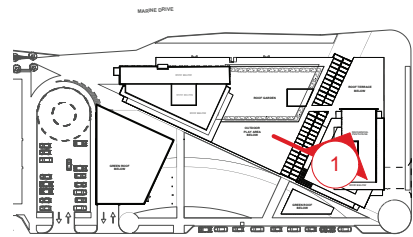
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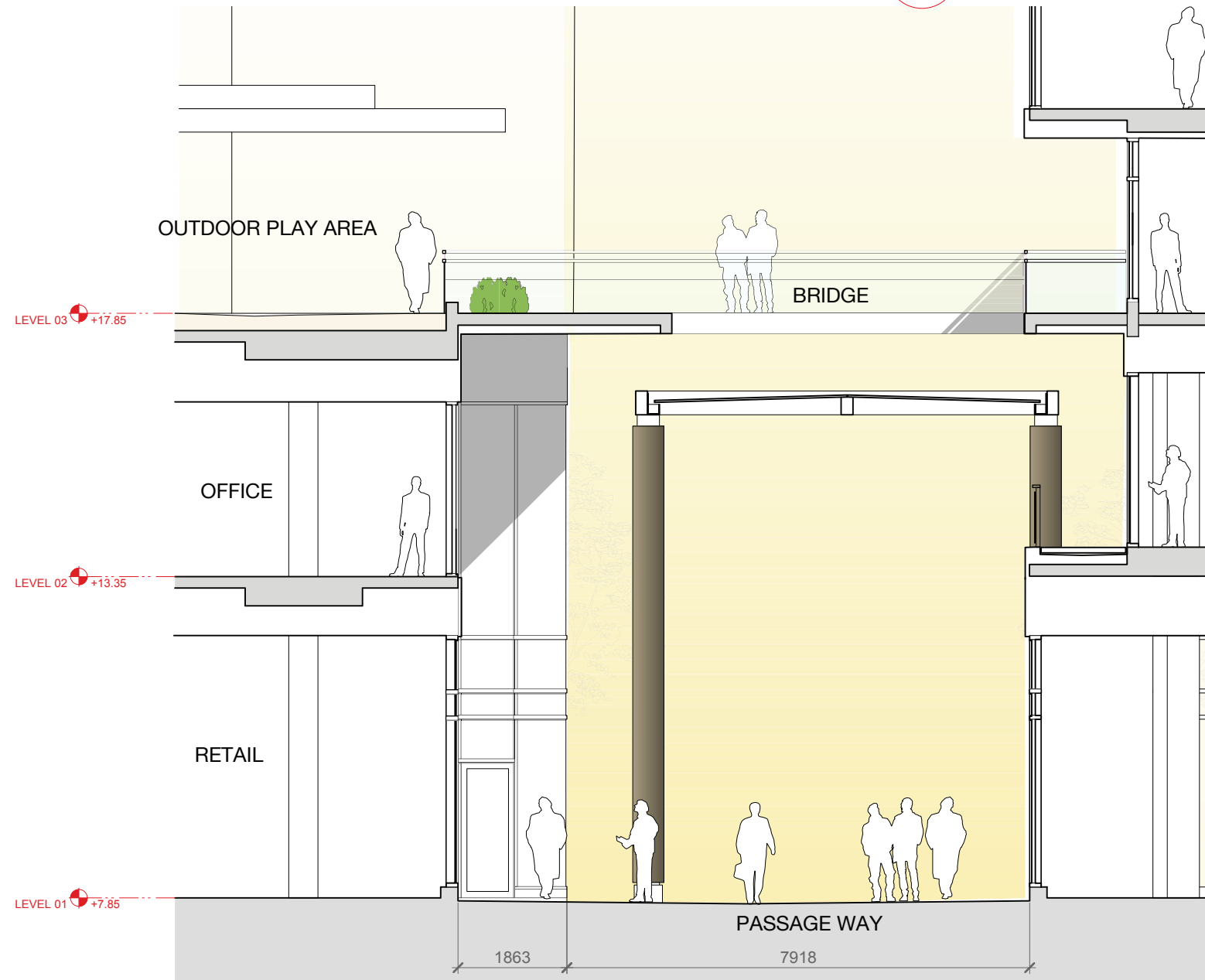
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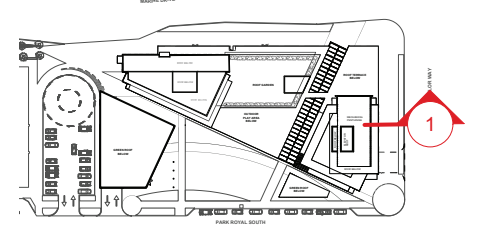
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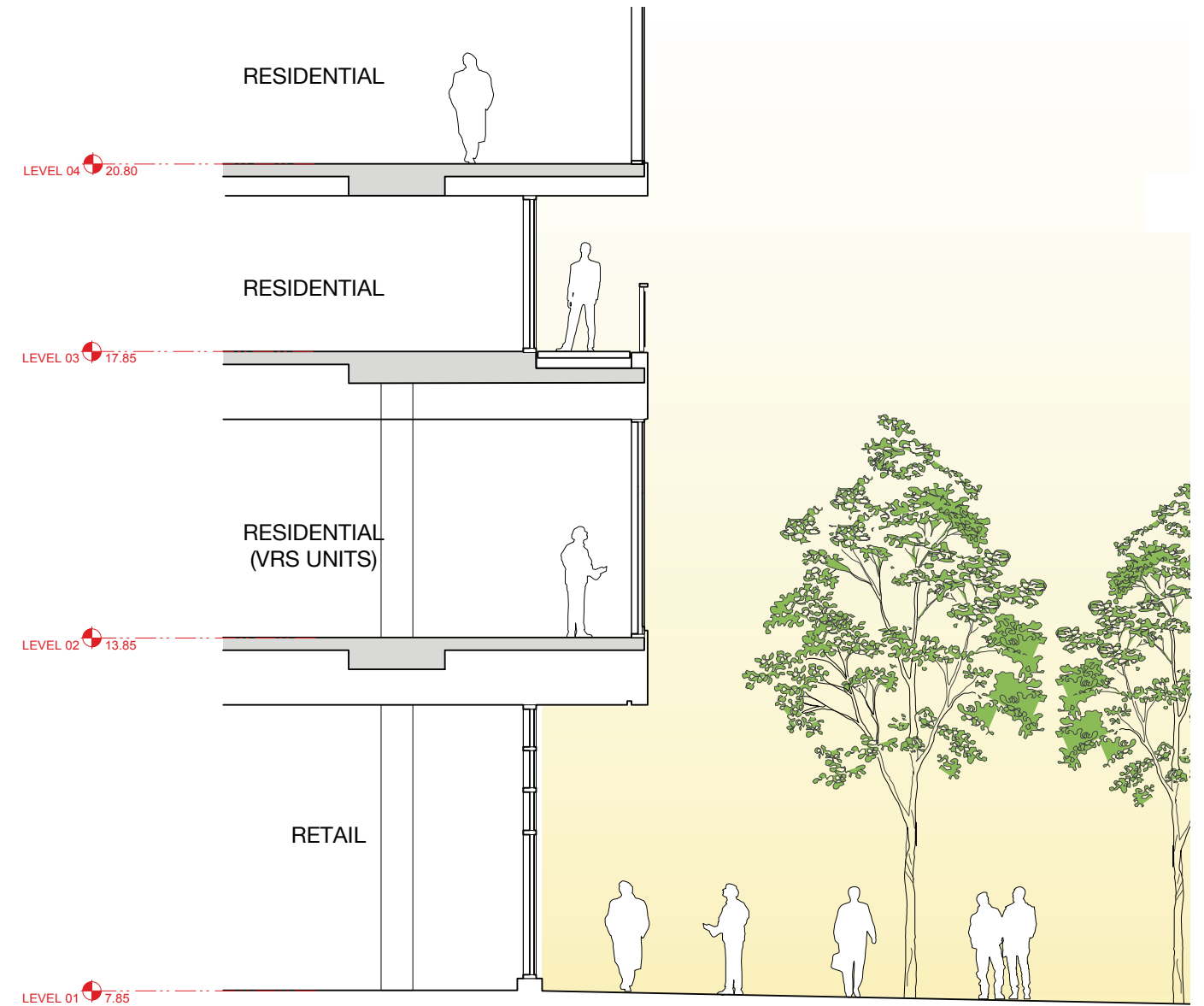
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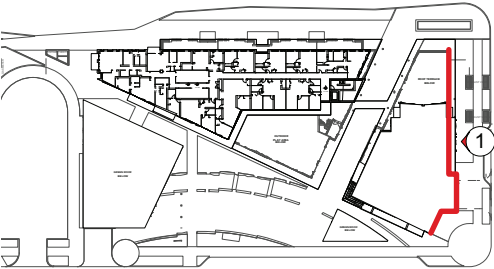


SECTION 06



EAST ELEVATION

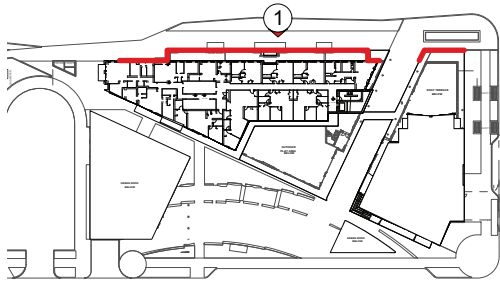
KEY PLAN



MATERIAL LEGEND

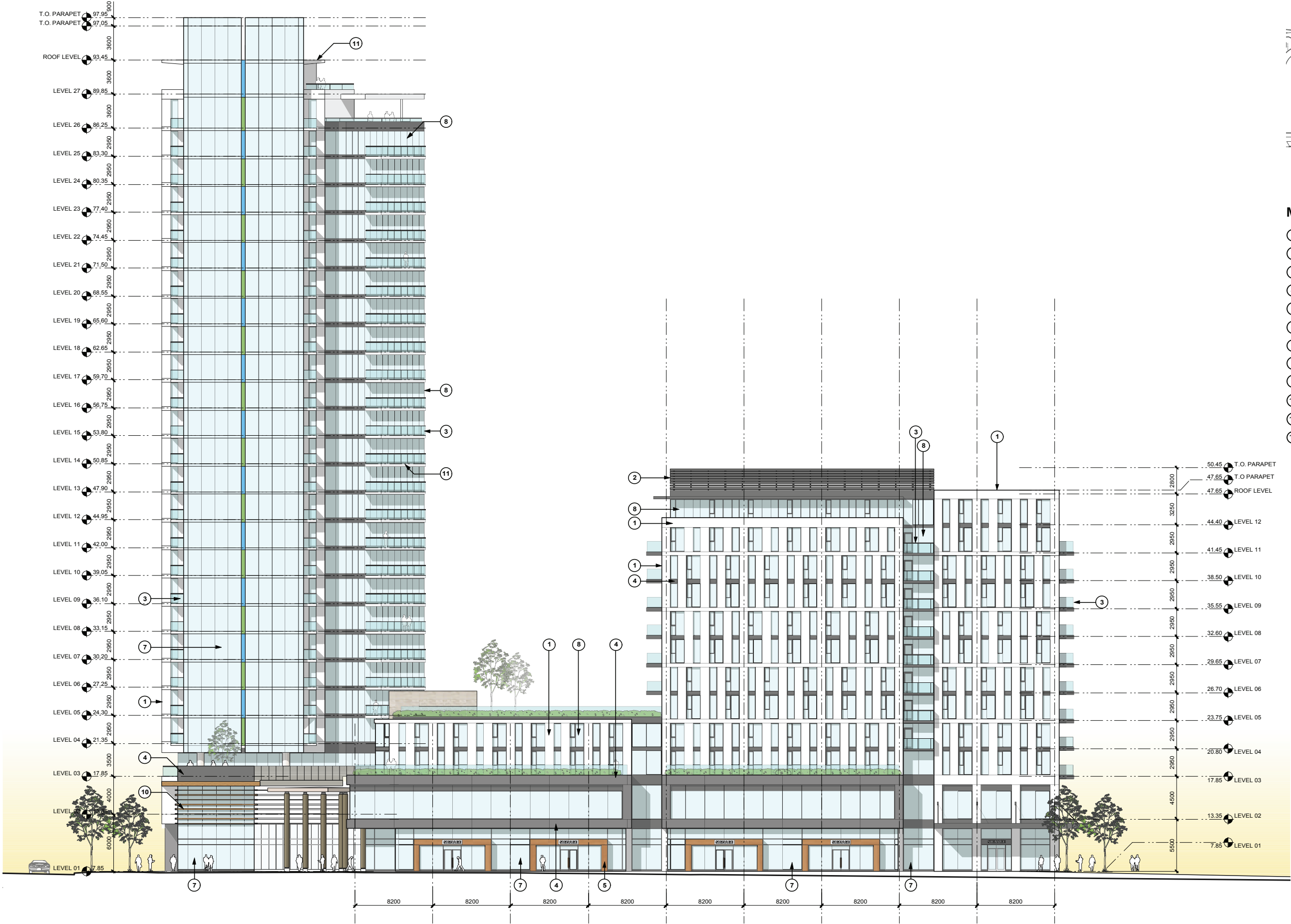
- ① PRECAST CONCRETE PANELS
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- ⑧ ALUM. GLAZING SYSTEM
- ⑨ STONE MASONRY VENEER
- ⑩ HEAVY TIMBER LOUVRES
- ⑪ CONCRETE, PTD.
- ⑫ MTL. PANEL / GLASS BALCONY

KEY PLAN



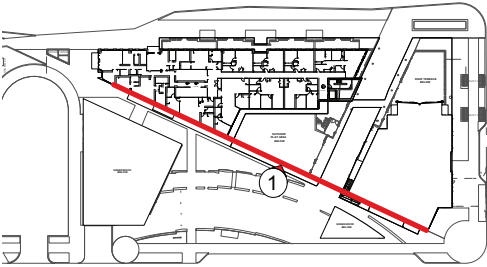
MATERIAL LEGEND

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- ② PAINTED MTL. LOUVRES
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- ⑪ CONCRETE, PTD.
- ⑫ MTL. PANEL / GLASS BALCONY



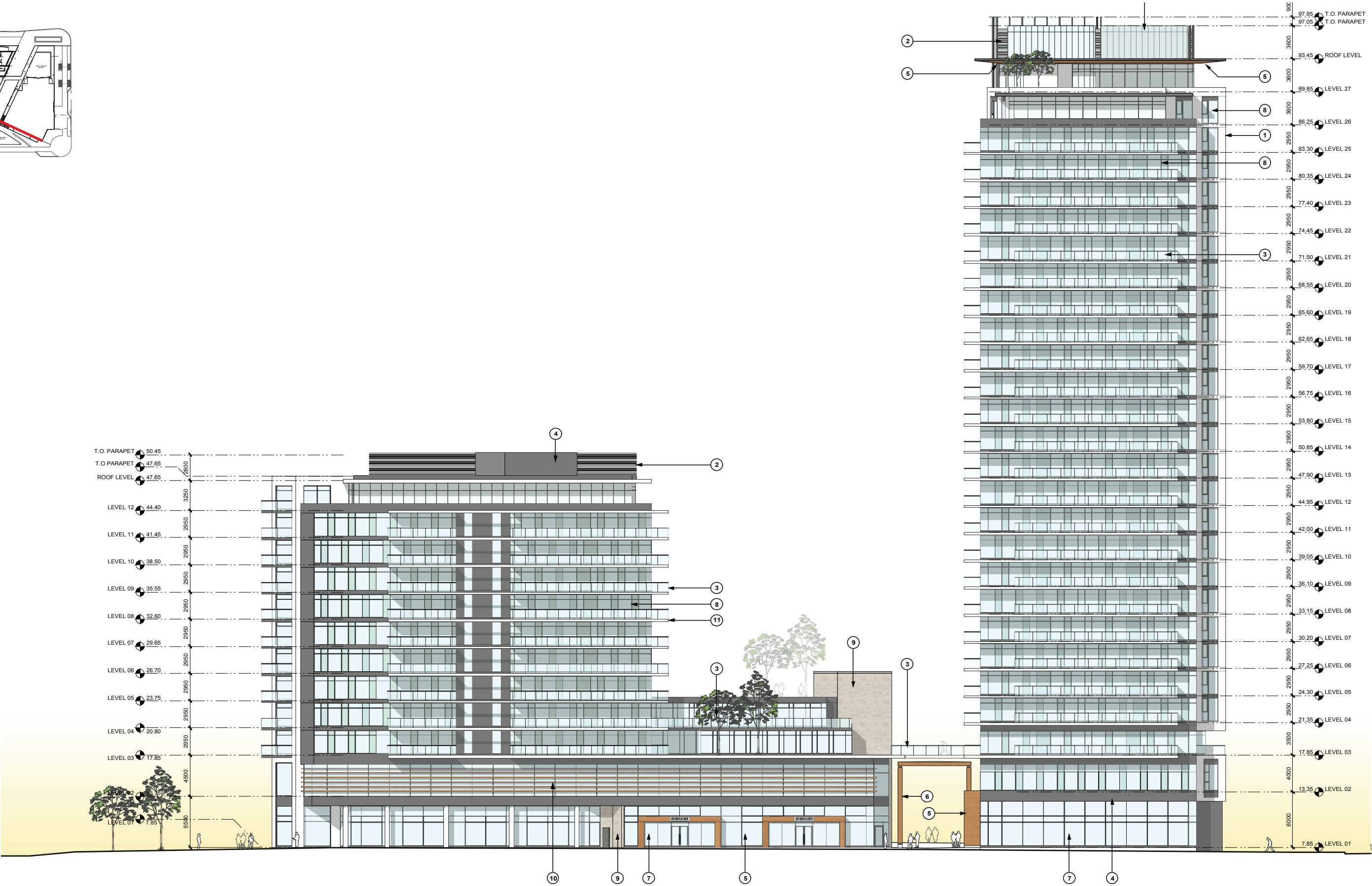
NORTH ELEVATION

KEY PLAN



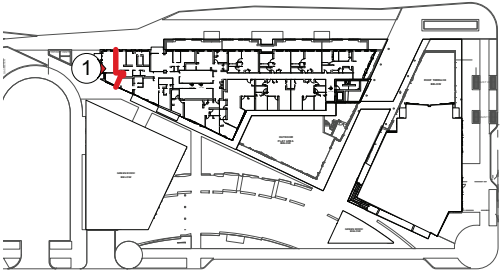
MATERIAL LEGEND

- 1 PRECAST CONCRETE PANELS
- 2 PAINTED MTL. LOUVRES
- 3 GLASS AND ALUM. GUARDRAIL
- 4 METAL PANEL CLADDING
- 5 WOOD PATTERNED METAL PANEL
- 6 WOOD AND GLASS CANOPY
- 7 GLASS / ALUM. CURTAIN WALL
- 8 ALUM. GLAZING SYSTEM
- 9 STONE MASONRY VENEER
- 10 HEAVY TIMBER LOUVRES
- 11 CONCRETE, PTD.
- 12 MTL. PANEL / GLASS BALCONY



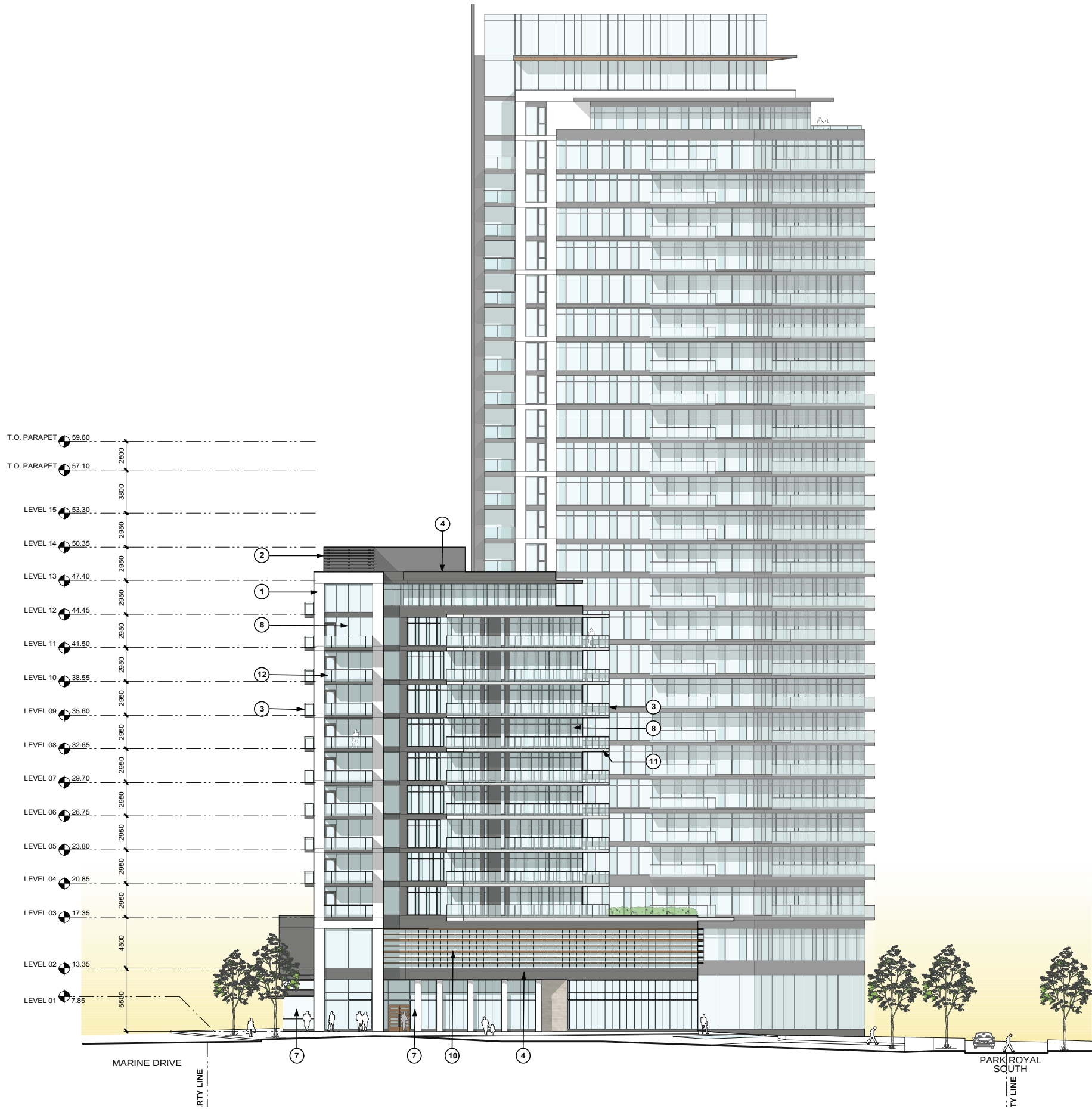
SOUTH ELEVATION

KEY PLAN



MATERIAL LEGEND

- ① PRECAST CONCRETE PANELS
- ② PAINTED MTL. LOUVRES
- ③ GLASS AND ALUM. GUARDRAIL
- ④ METAL PANEL CLADDING
- ⑤ WOOD PATTERNED METAL PANEL
- ⑥ WOOD AND GLASS CANOPY
- ⑦ GLASS / ALUM. CURTAIN WALL
- ⑧ ALUM. GLAZING SYSTEM
- ⑨ STONE MASONRY VENEER
- ⑩ HEAVY TIMBER LOUVRES
- ⑪ CONCRETE, PTD.
- ⑫ MTL. PANEL / GLASS BALCONY



WEST ELEVATION

4.0 TECHNICAL STUDIES

This section of the application contains four technical studies in support of the development application:

The studies include and form part of this submission:

4.1 View Studies

4.2 Shadow Study

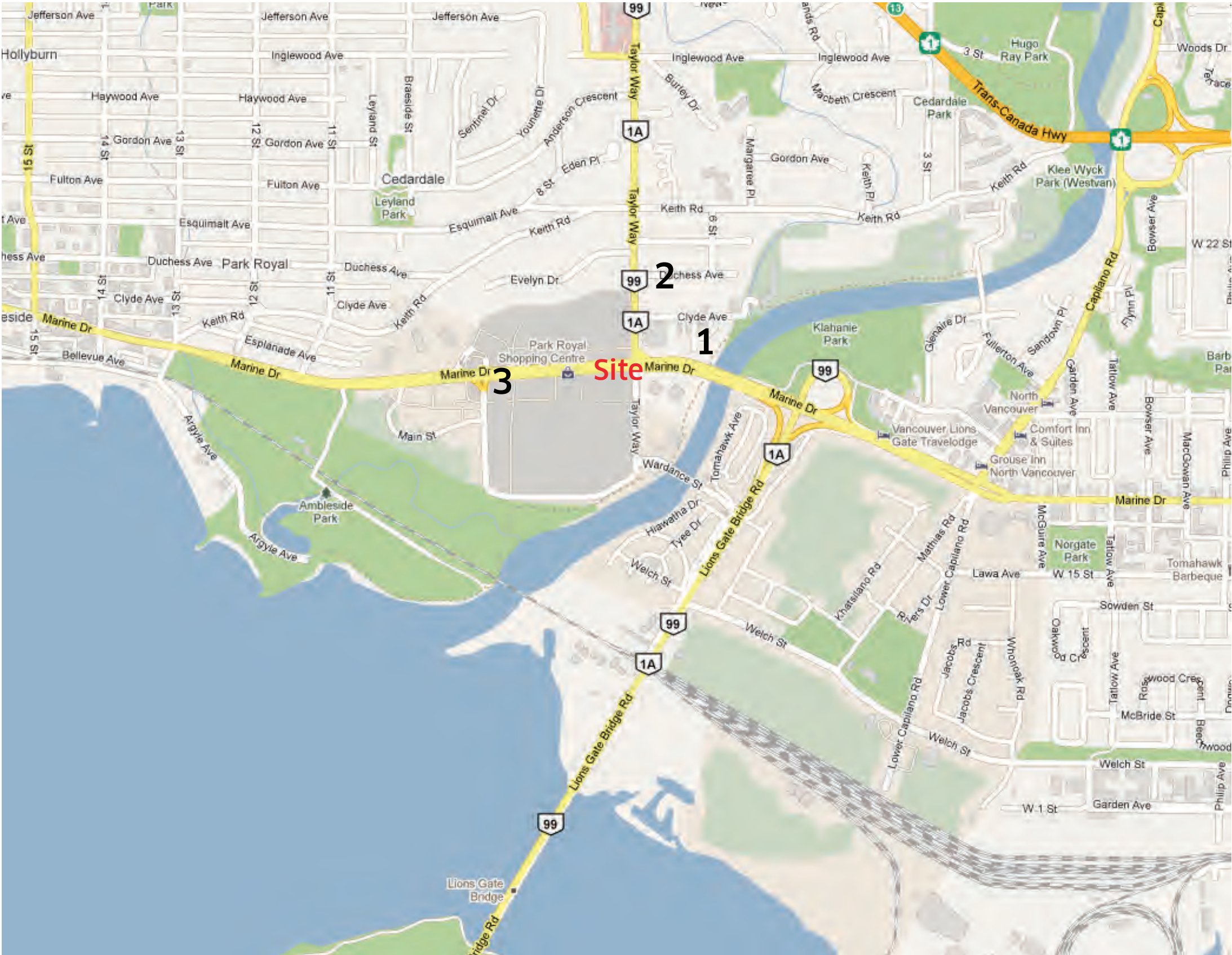
4.3 Project Data

4.1 VIEW STUDY

A view study has been completed for the project to assess the impact of the new high-rise development in its context. Selected viewpoints include Lions Gate Bridge, Marine Drive, Esquimalt Avenue, Keith Road, and Sentinel Hill.

Please see image to the right and studies on subsequent pages for further detail.

- 1. Marine Drive @ 600 Block
- 2. Taylor Way @ Duchess Avenue
- 3. Marine Drive @ Bus Stop



5.2 VIEW STUDY

1. Marine Drive @ 600 Block



5.2 VIEW STUDY

2. Taylor Way @ Duchess Avenue



5.2 VIEW STUDY

3. Marine Drive @ Bus Stop



5.3 SHADOW STUDY



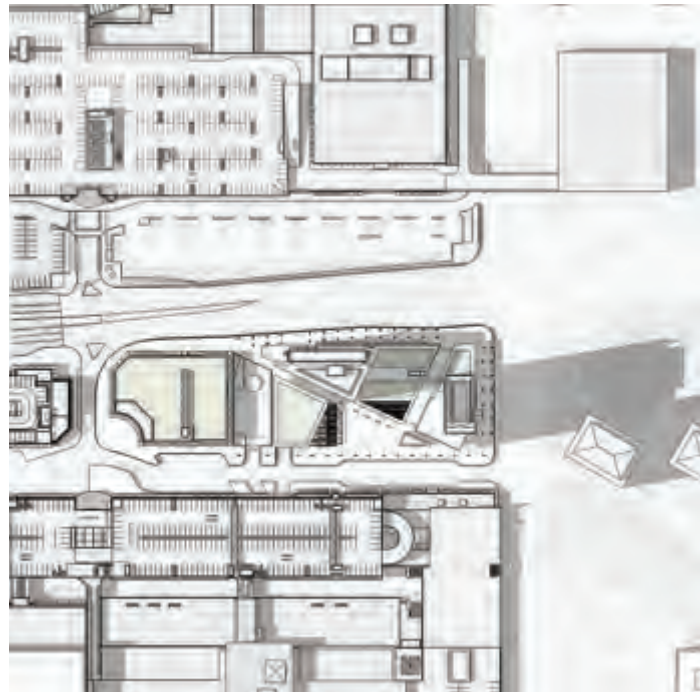
June 21st - 10:00 am



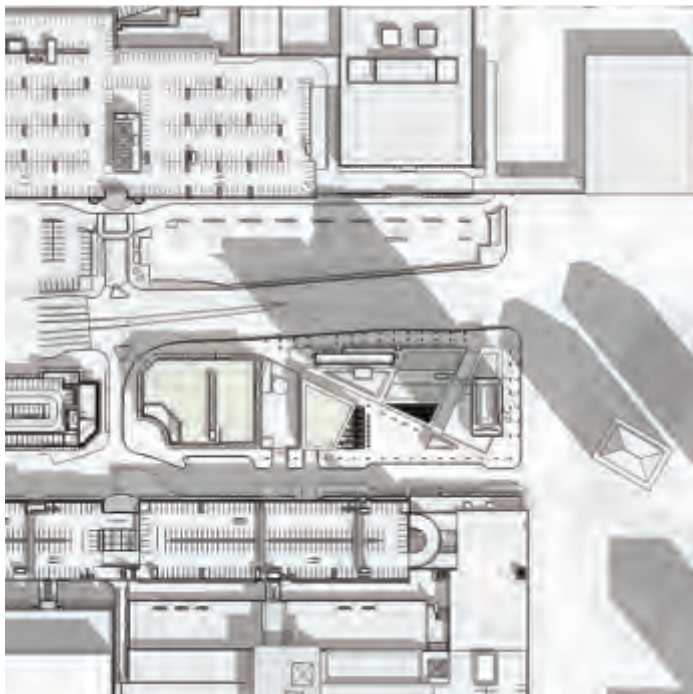
June 21st - 12:00 noon



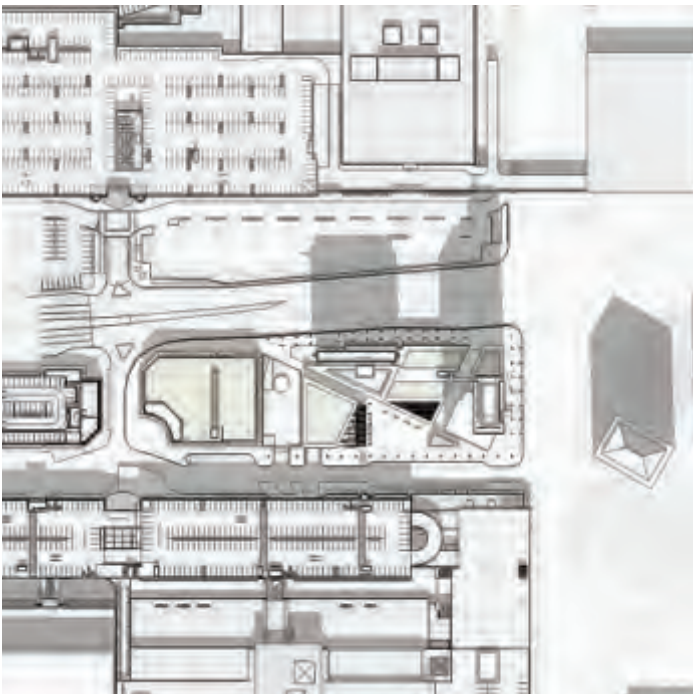
June 21st - 2:00 pm



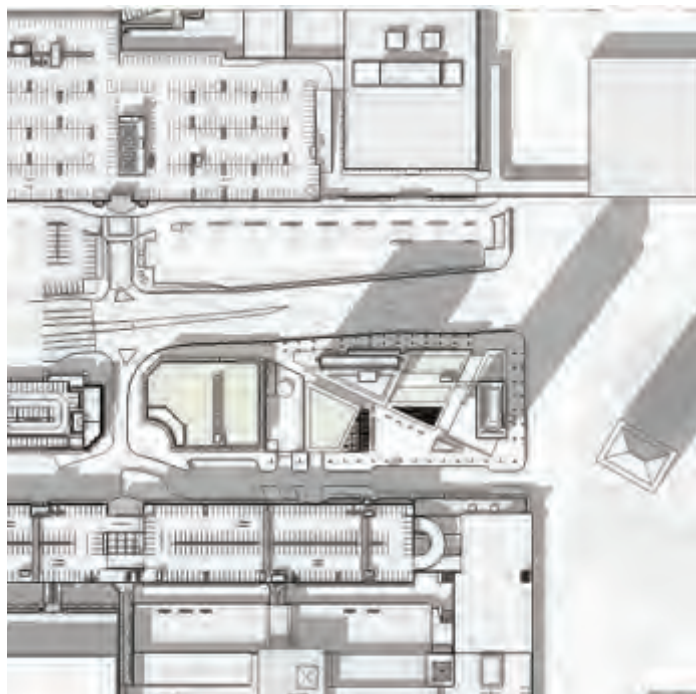
June 21st - 4:00 pm



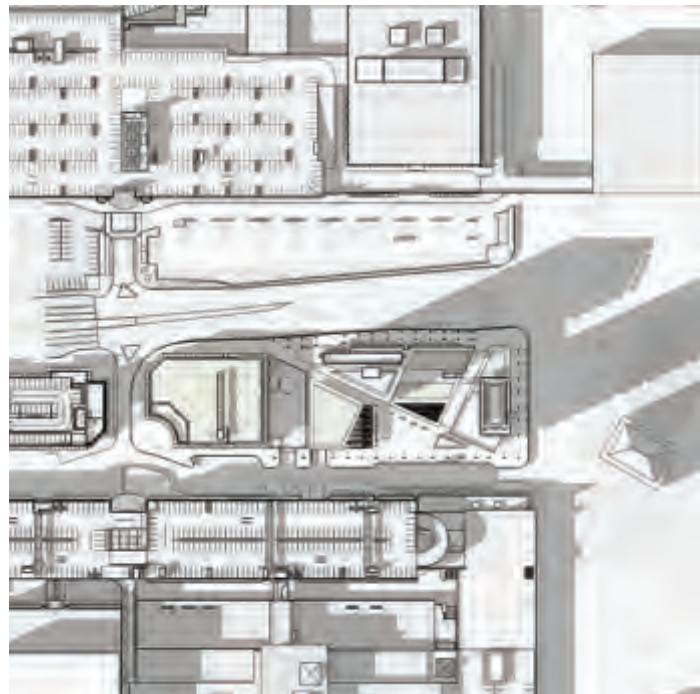
Sept 21st - 10:00 am



Sept 21st - 12:00 noon

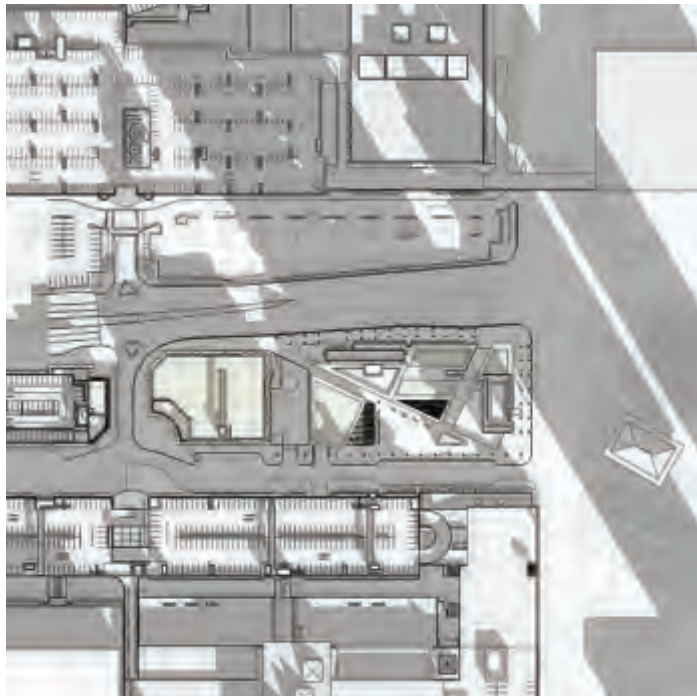


Sept 21st - 2:00 pm

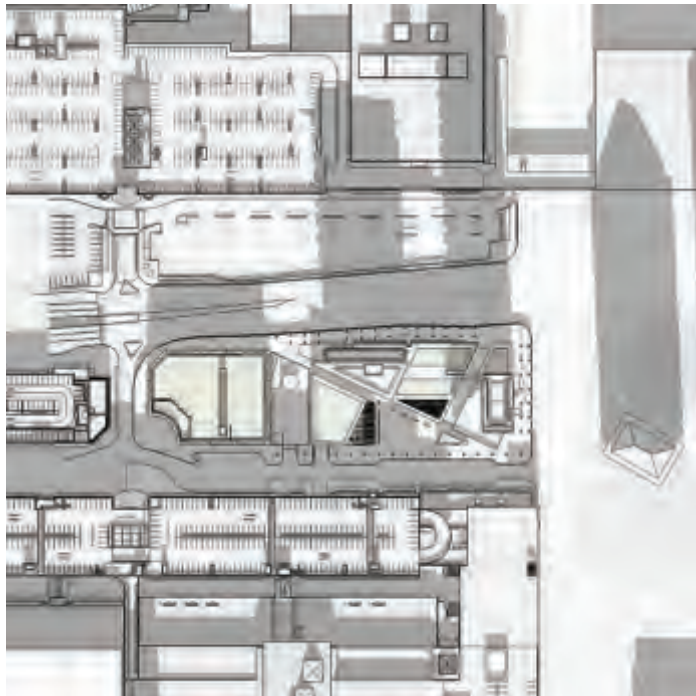


Sept 21st - 4:00 pm

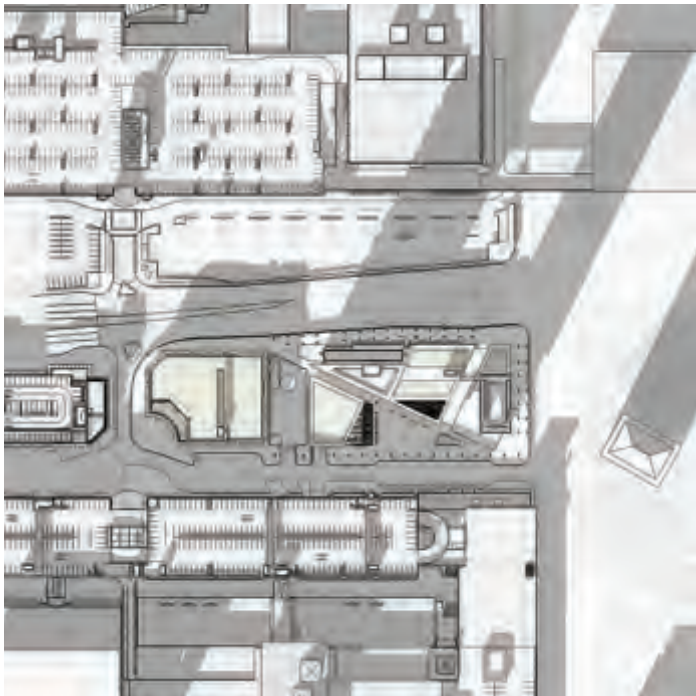
5.3 SHADOW STUDY



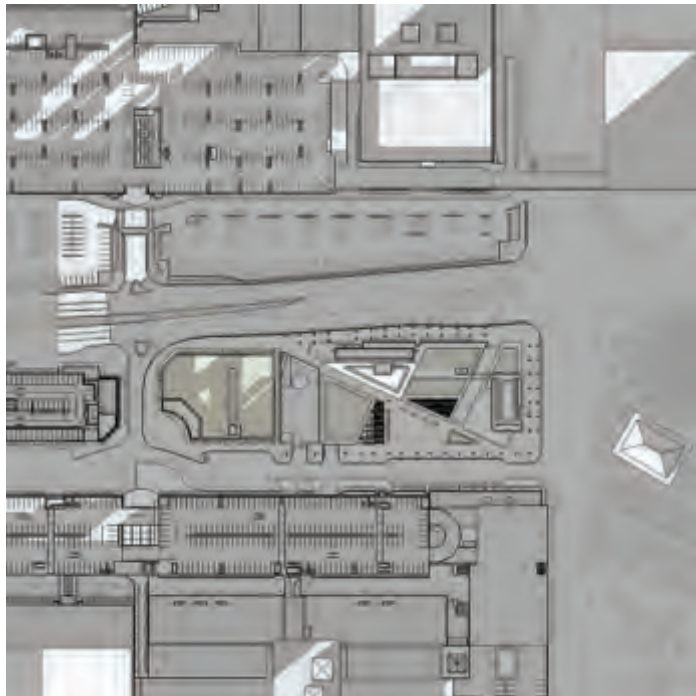
Dec 21st - 10:00 am



Dec 21st - 12:00 noon



Dec 21st - 2:00 pm



Dec 21st - 4:00 pm

5.4 PROJECT DATA

Area Calculations

*Note: Exterior balconies are not included in area calculations

East Block	Residential	Retail	Support	VRS	Office	Childcare	Res. Amenity	Mech
Level 1	1,621	7,285						
# of Units/Floor	0							
Level 2 (VRS)	455			7,368				
# of Units/Floor	10							
Level 3	4,426						1,580	
# of Units/Floor	5							
Level 4 thru 25 (area per floor)	6,908							
# of Units/Floor	7							
Level 26	5,438							
# of Units/Floor	2							
Level 27	3,525							
# of Units/Floor	1							
Level 28 - Mech Penthouse								1,900

West Block								
Level 1	1,899	13,602			1,263			
# of Units/Floor	0							
Level 2	448				16,561			
# of Units/Floor	0							
Level 3 (incl. Childcare)	10,190					1,744		
# of Units/Floor	10							
Level 4	11,643							
# of Units/Floor	12							
Level 5	6,981						604	
# of Units/Floor	7							
Level 6 thru 11 (area per floor)	6,981							
# of Units/Floor	8							
Level 12	5,544							
# of Units/Floor	2							
Level 13 - Mech Penthouse								1,900

South Block								
Level 1		4,016						

Sub Totals	246,032	24,903	0	7,368	17,824	1,744	2,184	3,800
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	Combined Sites	Fee Simple Only		
Total GFA	303,855	300,356	Total No. Units	251
FAR Exclusions			1 BDRM	75
Residential Lobbies	2,027	2,027	2 BDRM	130
Amenity Space	2,184	2,923	1BDRM+Den	23
Total FAR Area	299,644	295,406	Studio	8
Total Site Area	101,613	60,461	VRS Units	10
FAR	2.95	4.89	PH Units	5
East Tower Height	98.25mm			
	27 Floors + Mech			
West Tower Height	42.10mm			
	12 Floors + Mech			

Vehicle parking		
Office	22	1/800SF
Residential	251	1/Residential Unit
Residential Visitor	25	.1/Residential Unit
Total	298	

Secure Bike Parking		
Bike Valet Service	80	
Office/Retail	17	1/2500SF
Residential	377	1.5/Residential Unit
Total	474	

Loading	
Class B	2
Total	2

