

EXECUTIVE PARC
MARINE+TAYLOR RESIDENTIAL 657 Marine Drive - West Vancouver BC

EXECUTIVE GROUP DEVELOPMENT ■ **dys** architecture



HERITAGE ADVISORY COMMITTEE SUBMISSION

CLIENT



EXECUTIVE
GROUP DEVELOPMENT

NO. | DATE | ISSUE

- 01 | 2018.05.17 | ISSUED FOR DRC
- 02 | 2018.11.19 | ISSUED FOR PCM
- 03 | 2018.12.21 | ISSUED FOR HAC

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EXECUTIVE SUMMARY

01 Executive Summary

The proposal put forth in this application for Rezoning and Development Permit consists of a consolidation of four parcels (3 civic addresses) into one site for redevelopment. The development will consist of one multi-storey building comprised of a mid-rise volume and a low-rise podium structure over two levels of underground parking, a restored heritage office building and a public park dedication. The building program is primarily market residential for sale and dedicated residential units for rental purposes.

The site is located at a prominent intersection in the District of West Vancouver. With the site's prominent location, the new building at the northeast corner of Marine Drive and Taylor Way is positioned as a "Gateway" feature into and out of the District of West Vancouver. It will reinforce the Park Royal intersection at Marine and Taylor and further enhance the Park Royal shopping district and the Clyde Avenue West of Taylor neighbourhood.

Outlined in greater detail within the Rezoning and Design Rationale the development program seeks to repurpose the site to meet the objectives of the Official Community Plan for this neighbourhood. The proposal is comprised of the following key aspects:

- **Heritage**

The redevelopment will consist of the rehabilitation of a primary building from the municipal's west coast survey of significant architecture 1945-1975. Currently on the site at 660 Clyde Avenue is the Woyat-Bowie office building designed by Fred Hollingsworth and Barry Downs. The building will be restored as per an approved conservation plan.

- **Residential**

The program for the redevelopment will increase the housing stock with secured market rental and for sale residential units. The building will bring new residents into the neighbourhood with 89 dwelling units and a varying mix of housing types and sizes ranging from one-bedroom units to larger family-oriented suites. Of the 89 residential units proposed with this development, there are 21 units dedicated for rental purposes (approximately 24%).

- **Public Park**

Provision of a new green space with a public park at the intersection of Marine Drive and Taylor Road is proposed. The public park will complement the redevelopment by bringing landscape into an urban setting. Elements and patterns are inspired by the nearby Capilano River, which carry forth into the urban environment setting to create a stage for relaxation and a transition between the urban fabric and West Vancouver's natural surroundings.

Overall, the proposed development will bring a balanced architectural language that combines sensitivity to the historical and natural features of the neighbourhood with a modern vocabulary inspired by the context of the surrounding built environment and the west coast aesthetics. The design approach was to be thoughtful and to be contextually aware of the rich features of the area to inform the overall form and character of the building.



Aerial View Looking North East

PROJECT

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REZONING RATIONALE

01 Site Description

The development site is located in the Clyde Avenue, East of Taylor Way neighbourhood under the Commercial Development Permit Area designation and Official Community Plan. The project consists of four separate parcels to be consolidated and rezoned for redevelopment as contemplated in the current Official Community Plan. These parcels include: 660 Clyde Avenue, 657 Marine Drive and 675 Marine Drive. The consolidation of these four parcels to create a J-shaped lot that partially fronts four streets; Clyde Avenue to the north, 6th Street to the east albeit a cul-de-sac, Marine Drive to the south, and Taylor Way to the west.

The site area measures approximately 53,865 sf (5,004 sm) and consists of varying dimensions due to the unique shape of the site. The site has a gentle slope between 3% and 5% from Clyde Avenue up to Marine Drive, but is generally flat throughout with a local grade change at the southeast corner of the site that transitions up to the Marine Drive roadway and overpass.

02 Context Plan

Neighbourhood Overview

The project is in a unique location in the community as it serves as the principal entry point into the District of West Vancouver. It is in close proximity to a number of amenities, including the Capilano River, Park Royal Shopping Centre, public transit, and the Lions Gate Bridge connecting to Downtown Vancouver.

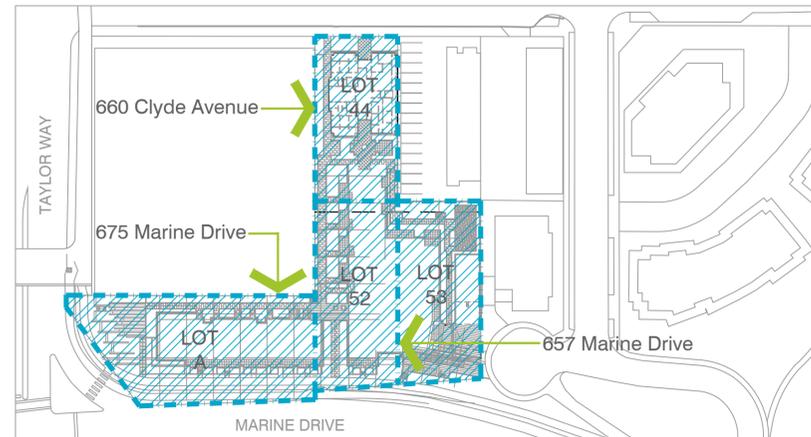
Within the Clyde Avenue west of Taylor neighbourhood, there is a mix of residential and commercial uses and building types. The immediate context consists of various conditions and structures that influence the edges and interface. On the northwest edge of the site, on the east side of Taylor Way, the site is predominately screened by a three-storey above grade parking structure that serves the Park Royal Shopping Centre. Low-rise commercial office buildings are located on the two parcels to the immediate northeast corner of the site, while a four storey rental apartment building is sited immediately to the east. Across Clyde Street to the north, there is a four-storey senior independent living building. Across Marine Drive, on the south side are two high-rise residential towers known as the West Royal Towers. Further east of the site next to the Capilano River is the distinctive Water's Edge residential development.

03 Applicable Zoning, Policies, and Guidelines

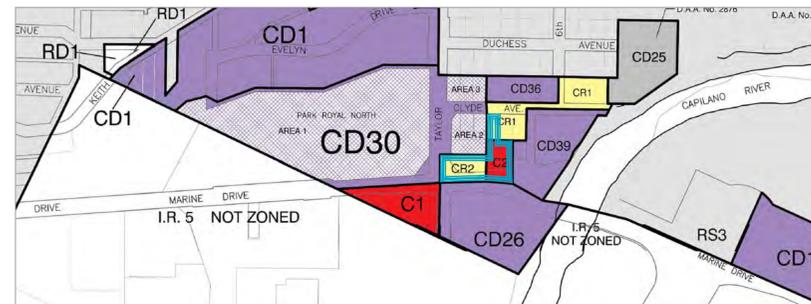
Existing Zoning: CR1 + CR2 (Commercial Restricted) & C2 (Commercial)
Proposed Zoning: CD (Comprehensive Development District)

Guidelines & Policies:

Official Community Plan - Adopted June 2004;
OCP - New Neighbourhood Areas - Clyde Avenue East of Taylor Way
Marine Drive Local Area Plan and Guidelines - April 2017



Consolidated Parcels



Zoning Map

Existing site	RS	Commercial	C
Proposed	CD	Commercial Restricted	CR



Main Arteries Intersecting Site Aerial View of West Vancouver and Downtown Vancouver



Amenities Aerial View of the Heart of the District of West Vancouver

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REZONING RATIONALE continued

04 Rezoning Rationale

The purpose of this Rezoning application is to consolidate the four separate parcels for redevelopment as a singular site. The civic addresses related to these parcels are: 660 Clyde Avenue, 657 Marine Drive and 675 Marine Drive. Each existing parcel is currently zoned for commercial use.

This rezoning application is guided by the existing policies for this area referenced as the Marine Drive Local Area Plan and the Park Royal, Clyde Avenue Sub-Area, and Guidelines and the Clyde Avenue, east of Taylor Way Sub-Area as noted in the Official Community Plan that was adopted in 2004.

Rezoning is sought to allow for residential uses and to include dwelling units for market sale and market rental in a multi-storey building. A significant portion of the residential building will be dedicated to market residential rental units of varying sizes which will promote greater housing options for people living in the District. The residential component will include common building amenity spaces and underground parking.

In addition to the residential component, the rezoning seeks to refurbish the existing historical commercial structure on the 660 Clyde Avenue and designate it as a heritage building. In addition to the extensive landscape proposed in the development, the rezoning of the site also proposes to include new open green space dedicated for public use at the corner of Marine Drive and Taylor Way intersection. This creates a park-like transitional zone between the river and the urban activities along Marine Drive.

Attention was placed on the development edges to ensure the public realm and the relationships are strengthened. The Marine Drive street edge strives to promote a friendly pedestrian streetscape. Great care was taken to integrate slopes and steps for universal access and to create a sense of entry and privacy for residents and visitors.

The building will become an important entrance feature to the District of West Vancouver. It seeks to meet and exceed the District's requirement with rental housing, heritage restoration and public green space. The design proposes a high-quality residential building in an urban landscape setting that further enhances this part of Clyde Avenue and serve as a positive welcome to West Vancouver experience for residents and visitors to the District.



660 Clyde Avenue Front Entrance



660 Clyde Avenue View from Adjacent Parking Lot



Policy BF-D2 Park like Streetscape Pg.78 Official Community Plan



Policy BF-D2 Park like Streetscape View looking East towards Capilano River

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REZONING RATIONALE continued

05 Response to the Marine Drive Local Area Plan and Guidelines

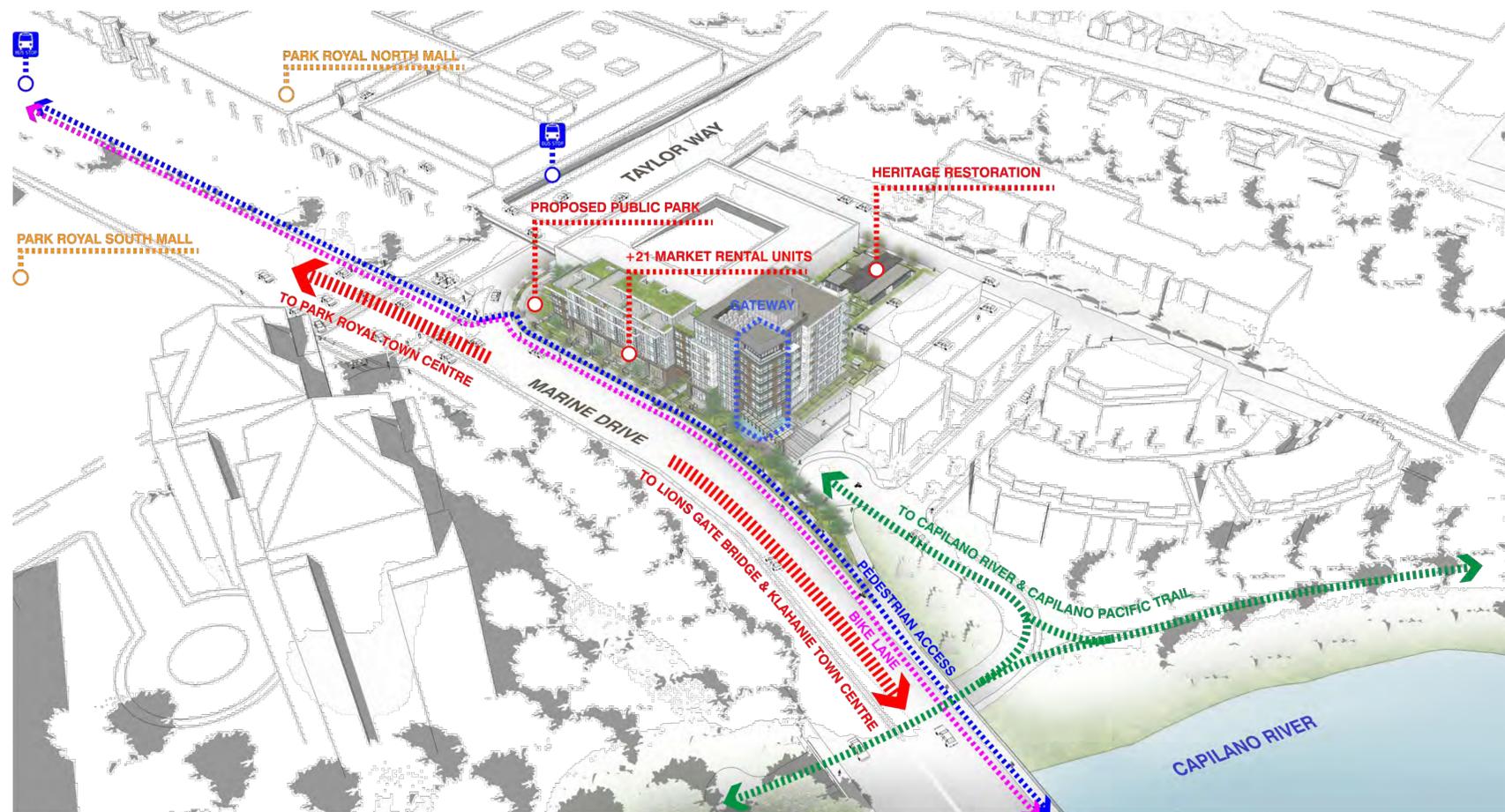
In reference to the Marine Drive Local Area Plan and Guidelines, and the Park Royal - Clyde Avenue Sub-Area, the proposed development meets or exceeds the planning objectives and land use concept.

This includes:

- Reinforce the town centre around Taylor Way by the Park Royal Shopping Centre;
- Connection between the two town centres at Taylor Way / Clyde Avenue and Lions Gate / Klahanie;
- Engages the natural environment and reinforces the relationship with the Capilano River;
- Views and legibility are enhanced from the Lions Gate Bridge;
- Respond to the context with sensitive design influenced by the neighbouring Park Royal Shopping Centre, West Royal Towers, built form expression, materials, scale and composition, proportion, public space organization and public realm treatment;
- Connect to Park Royal by enhancing and extending pedestrian movement along Marine Drive between the shopping centre and residential uses to the east;
- Meet housing objectives with increased density to provide rental housing where walking, cycling or taking transit can lower transportation cost for residents;
- Secure appropriate amenities with improved public realm features along Marine Drive, connection to the existing natural asset such as the Capilano River, and new open space at the north east corner Marine Drive and Taylor Way;
- Minimize trip generation with residents living in close proximity to employment, shops and services by foot or by bus, reducing pressure off the road system.

The proposed built form is consistent with the design guidelines:

- Urban residential with engaged frontage along Marine Drive and public space at corner;
- Reinforces Planning objective of a primary cluster of taller buildings defining heart of centre with street-fronting lower scale;
- Provision of public spaces;
- Complement existing buildings with variation of the building height to create a dynamic and interesting skyline;
- Mid-rise building to transition between existing low and high-rise forms, creating open space at grade and responding on character to surrounding uses and natural features
- Building height of 6 and 8 storeys to respond to context;
- Building siting and height respond to and frame significant public views looking down Taylor Way and along Marine Drive;
- Provide new urban space with a public open space oriented towards the intersection of Taylor Way and Marine Drive;
- Screening of the existing parkade;
- A notable and enhanced public walkway adjacent Marine Drive that connects the new public open space with the Capilano River, drawing the character of the river environment;
- Potential public art opportunities at various locations that can reflect its importance and contribute to the sense of place.



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URBAN CONTEXT

01 Context Photographs



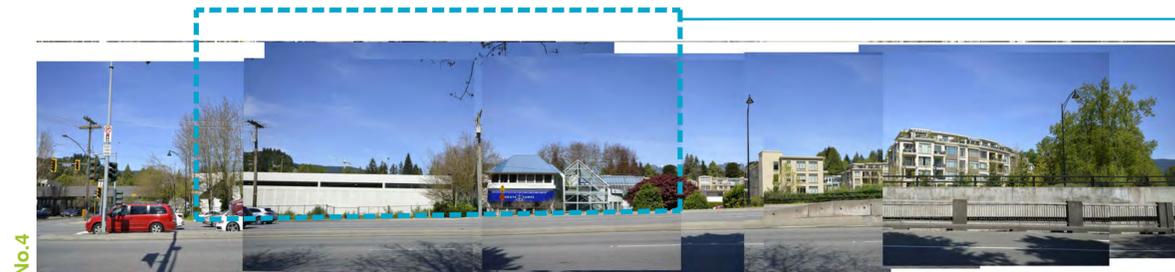
No.1 Clyde Avenue Looking North



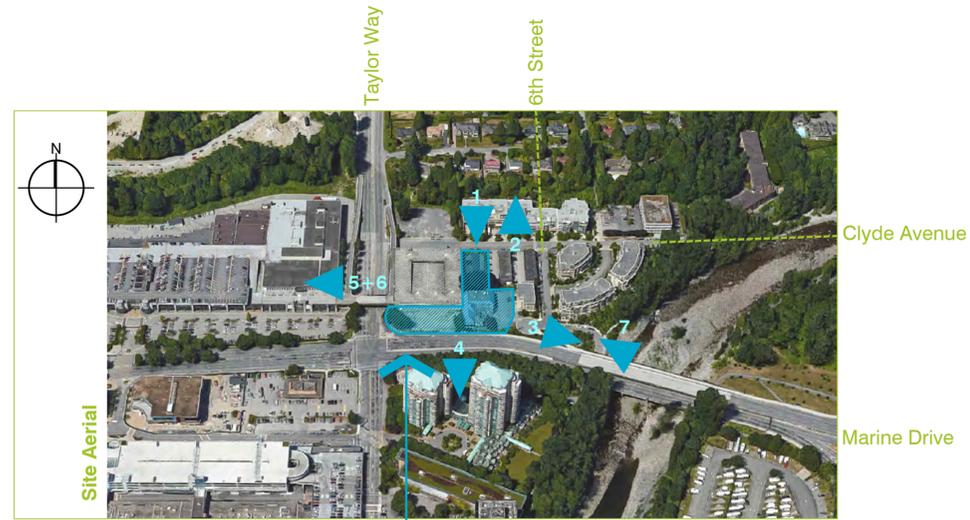
No.2 Clyde Avenue Looking South



No.3 6th Street Looking West



No.4 Marine Drive Looking North



PROJECT Site



No.5 Taylor Way Looking East



No.6 Taylor Way Looking East



No.7 6th Street / Capilano River Looking East

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URBAN CONTEXT continued

02 Urban Context Aerial Views



Aerial View Looking North West



Aerial View Looking North East



Aerial View Looking South East



Aerial View Looking South West

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DESIGN RATIONALE

01 Introduction

The project site is next to the key intersection of the Lions Gate Bridge and Marine Drive. Moving west from this intersection over the Capilano River the site location is at the entry point to the District of West Vancouver. Its prominent location addressing all of the traffic moving into and out of West Vancouver creates the opportunity for a 'Gateway' building which can signify entrance.

02 Existing Context Integration

The District of West Vancouver provides a rich and varying context. Being part of the 'North Shore' it is in close proximity to nature and famously has many built examples of West Coast Modern architecture. The project site benefits from these site factors with views of mountains to the North, Capilano River to the East, Stanley Park and the Vancouver skyline to the South, and English Bay to the West.

At the northern portion of the site sits a prime example of West Coast Modern commercial architecture. This unique small office building designed by Fred Hollingsworth and Barry Downs is characterized by a striking roof line and a wood and glass entrance which are used to link together two white stucco volumes. It is the intention of this application to retain this building as it is not only historically significant but also adds to the character of the proposed development.

On the south side of the Marine Drive are the West Royal towers, two 25 storey apartment towers whose design capitalizes on the available views through the height of the buildings and from generous balconies. These towers express a post-modern architectural style predominately of concrete and glass. Since its completion in the early 1990's, these buildings have inherited the role of "Gateway" to West Vancouver.



660 Clyde Avenue - Dental Clinic View Looking North

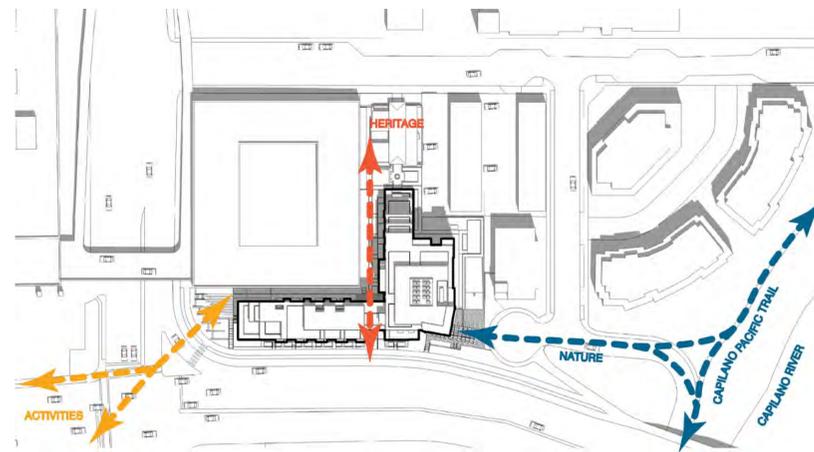
To the west of the West Royal towers and the project site, is the Park Royal Shopping Centre, a large shopping mall on two parcels which has been recently redeveloped with expanded commercial retail spaces and structures. The commercial complex has future plans for new residential buildings and further expansion of its retail base. The general architectural style of the renewed Park Royal Shopping Centre is of a modern, urban aesthetics and form.

The residential communities to the east and north of the project site bring a unique architectural style to the edge conditions of the project site. The Water's Edge residential complex incorporates a blend of Georgian architecture with west coast detailing by adopting a strong, robust form of stone and solid materials with refined elements. The crescent roadway through the site is flanked with extensive landscaping, solid planters and villas that bring a refined street appeal. The Amica Seniors Independent Living facility designed by **dys architecture** (formerly Davidson Yuen Simpson Architects) back in 2005 highlights a simple contemporary west coast architectural language with the use of extensive brick masonry, concrete walls with large windows, extensive balconies and landscaping.

The design response to the site respects and celebrates the community. All of the contextual factors noted above guided the overall design approach of the proposed building by adopting the mixed architectural vocabulary found in the surrounding context and blending the west coast style of West Vancouver into the design.



Royal Park Mall View Looking South East



Capilano River View Looking North

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DESIGN RATIONALE continued

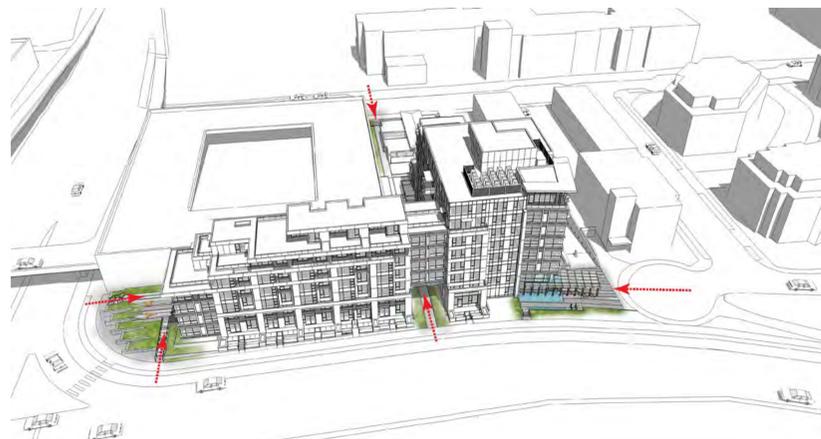
03 Site Rationale

Marine Drive is the main thoroughfare through West Vancouver, the low-rise podium and main entrance to the main mid-rise building form create a strong frontage to this. The low-rise podium is set back to allow for a future bike path and boulevard along Marine Drive, while incorporating a street wall condition to reinforce the public realm. The West portion of the site next to the intersection of Taylor Way and Marine Drive is to be dedicated to the district as a new public park and open space. The main mid-rise building form is set back 37 ft. from the east and 30 ft. from the west property lines with the expectation that the adjacent sites will develop as mid-rise residential in the future.

Between the proposed residential building and the retained heritage building is an open outdoor space for use by the residents and commercial occupants. A landscaped area above the parking ramp will serve as a children play area. An aperture on the lower level at the low-rise and mid-rise junction serves as a visual and physical connector. The aperture leads pedestrians through an extensively landscaped "mews" which serves the number of fronting ground-oriented units.

Pedestrian access is either from Clyde Avenue, 6th Street and Marine Drive. The existing opening between the heritage office building and the parkade will be retained but enhanced with landscape, allowing occupants to enter the site from the north. The aperture off Marine Drive is an architectural feature strategically designed into the building and planned for the ground to introduce access for residents and to visually connect the public with the new Mews and more importantly to highlight the heritage building at the end of the Mews. Main access to the building will be from the cul-de-sac off 6th Street. The entrance is expressed with a west coast and heritage influence to the entry canopy and entry doors aligned to the cul-de-sac. Firefighting will be designated from this side of the site.

Commercial, residential, and visitor vehicle access is from the existing cul de sac on 6th Street which leads to the parkade ramp planned to be parallel with the neighbouring apartment parking ramp.



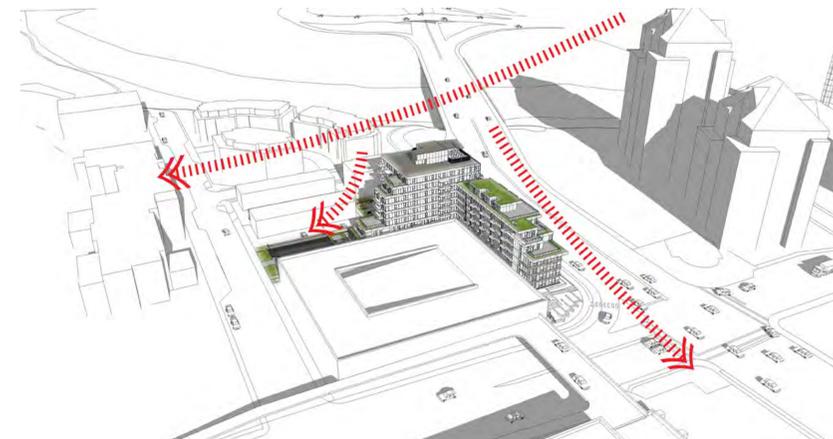
Pedestrian Continuity

Multiple access points into the site to provide various types of experiences for pedestrians and visitors - To provide visual and spatial openness to celebrate and connect with history and community.



Context

Architectural form and character derived and influenced by the neighbouring structures and the natural setting. Solid base with street wall podium grounds the building while ascending vertically with transparency and horizontal layering and patterning.



Massing & Hierarchy

Influenced by the nearby mountainous terrace, natural surrounding, and existing built environment, the massing strategy is to respect the context, transitioning from the taller form to the adjacent heritage structure and public green space. Optimize roof terraces with landscape and outdoor living.

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DESIGN RATIONALE continued

04 Building Articulation and Architectural Expression

The core guiding principle for the design is to create a building that is contextually sensitive to the immediate surrounding area and represents a high-quality architectural design that is greatly prevalent throughout the District of West Vancouver, while celebrating the west coast modern aesthetics and design sensibility.

The design represents a formal language that symbolize a solid, robust building form with a podium level and lower street wall inspired by the nearby residential buildings like Water's Edge and Amica Seniors, while the main volume "body" of the building is expressive in a horizontal vocabulary that follows the low profile natural terrain. The canopy expressions, brick masonry and paving, window colours and patterns capture the essence of a west coast style. Architectural elements and details celebrate the heritage building as displayed at the building's main entry vestibule, upper roof canopy, and building form. The main entrance is expressed as a timber clad entryway which is conceived as a modern interpretation of the care and craftsmanship that went into of the existing 660 Clyde building.

The south east corner of the proposal is the main expression of the mid-rise volume. A glass façade to the south and east, incorporating an expressive canopy structure of heavy-timber, wood, and steel at the top of the building and at grade, provides the key statement that the building is part of the 'Gateway' to West Vancouver. The vertical character of this element anchors the prominent corner, with dark frames and bold horizontal window mullions patterns reminiscent of the typical low-profile west coast building expression and natural setting. The horizontal emphasis interprets a west coast modern architecture, while providing inhabitants wide views of the surrounding natural context. This is further emphasized when the building terraces at the upper levels.

Dually significant is the south west corner of the site at the intersection of Marine Drive and Taylor Way. Emphasis to this secondary highly-visible corner is achieved with a terracing building form and a horizontal expression. The podium is conceived as a 'building in the landscape' which terraces to relate to the massing and context. A public open space is located to compliment the building aesthetics while providing the community a space for gathering and relaxation. The open space creates a gentle pause to the urban and vehicular setting along this busy intersection.

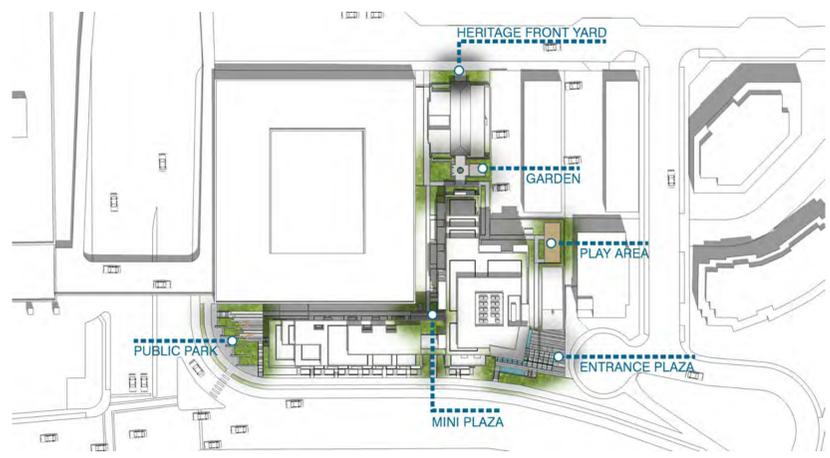
Connecting the two most visual corners of the building are residential units at grade facing the street which incorporate an appropriately scaled brick masonry street wall framing a porch-like landscaped element that interfaces with the street, an aperture that connects to an inner pedestrian mews and to the heritage building. The street edge with the extension of patios spaces from the ground floor units help engage the public realm, creating experiences for pedestrians and visitors during their journey from the urban setting to the river's edge to the east. With a double height lobby area fronting 6th Street to the east, it visually connects to Marine Drive to add interest and reinforce a strong interaction between building and street.

The internal north and west facing side of the proposed building interfaces with a significant parkade structure. The north side of the podium features open walkways to provide improve livability to those units with opportunities for additional windows to allow greater access to views and natural ventilation, additional "eyes on the street" to the mews and pathways, and future proofing to adapt to the redevelopment of the parkade site and possibly an expanded green space. Rather than a solid concrete exterior wall, an open walkway featuring architectural and landscape elements create interest from views up the Taylor Way hillside.



Edges

Relationship between indoor and outdoor - Ground-oriented units to soften adjacent site conditions, strengthen the public realm and relationship to the community - Forward planning to adapt to future conditions with redevelopment of adjacent sites.



Public Space, Public Life



Connection

Various passageways through and around the building to allow residents and visitors to connect and engage with people, history and the natural setting.

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SCALE N.T.S

DATE NOV. 19, 2018

A0.09



LANDSCAPE RATIONALE

01 General

This is the gateway to West Vancouver and the project is respectful of the status. Landscape treatment at the base of the residential building serves as a rich setting for the modern building replete with strong urban forms at the building entry, a modest open public park space, generous ground unit patio spaces, a courtyard with amenities for residents to utilize with garden plots, playgrounds, quiet seating areas for respite and repose. The composition is colourful, yet borrows strong natural textures and plant materials from the forested mountain backdrop to tie the project visually to the hillside beyond.

02 Entry Precinct

The vehicular and pedestrian entry will be an urban edge, with planter walls, striped pavers, and furnished with well-crafted amenities; bicycle storage, benches, bollards, litter containers to establish the distinctive quality of the development. The striped paving is at grade with the vehicular entry giving the impression of a grander plaza space. Water features will highlight the entry and edges of the space and create white noise to help mask the sounds of traffic along Marine Drive. Plant material has been selected to create a visual buffer from the traffic, yet provide an interesting presence to the street above the plaza. Tree placement has been carefully chosen to frame the strong geometry of the tower with tall growing Sitka Spruce.

03 Marine Drive

Street trees have been located along the new front boulevard that will separate pedestrians and people using the multiuse pathway from the busy street.

04 Executive Park

Visible from the busy intersection, the park showcases the development. The park will be elevated from the street by a series of feature stone veneer fin walls along the western perimeter, giving the space a proud sunny aspect. A sidewalk, paved with unit pavers, slopes up gently from Marine drive to a paved plaza and seating opportunities. The park is defined with low 600 mm retaining walls, striped paving and a foreground of a perennial garden rich with colourful seasonal plantings. The plaza will have picnic tables, benches, and litter containers, and will be lit with low-level bollard lighting. Tree planting consists of a strong evergreen grove as a backdrop to the park, and beech trees to buffer the wall of the adjacent parkade. A gate at the east end of the park will provide keyed security access for resident users.

05 Courtyard

North of the tower we have provided amenity spaces for the residents. Wide paved pathways provide well lit pedestrian access from exits, elevators, and allows full circulation around the perimeter of the site from the entry plaza area North to Clyde Avenue and into the west park space. Lush landscaping with small trees, a mix of broadleaf evergreen shrubs and perennials will add to the ambience of the courtyard. At the center of the courtyard will be a water feature with a slight Japanese style complimenting the heritage architecture. The striped paving is also used here denoting a more park-like space. To the East is a more intimate seating area with tables and chairs for office meetings, and decorative lights overhead for the evening. To the West is another seating area with sunny aspects and an art piece providing a focal point.

06 Play Amenity

To the East of the site we have provided a play area which features natural play elements such as boulders and logs, and a picnic table and benches. A larger piece of play equipment is at the centre as a focal and more artistic piece. Rubber play surfacing mimics water and sand through coloured patterning to the boat themed play.

07 Green Roof

Extensive green roof system with a variety of drought tolerant sedums is proposed on the available roof space, providing more green for the building's users. Intensive shrub planting gives some privacy to the generous rooftop terraces.

08 Lighting

Bollard lights are proposed to light the key pathways across and through the site increasing safety for the evening. Street lights will light the surrounding road. Bollard lights are proposed at the Executive Park and in wall lights for the stepped entryway and stone fin walls. A cooler light is proposed at this location to accentuate the Architectural wall forms.

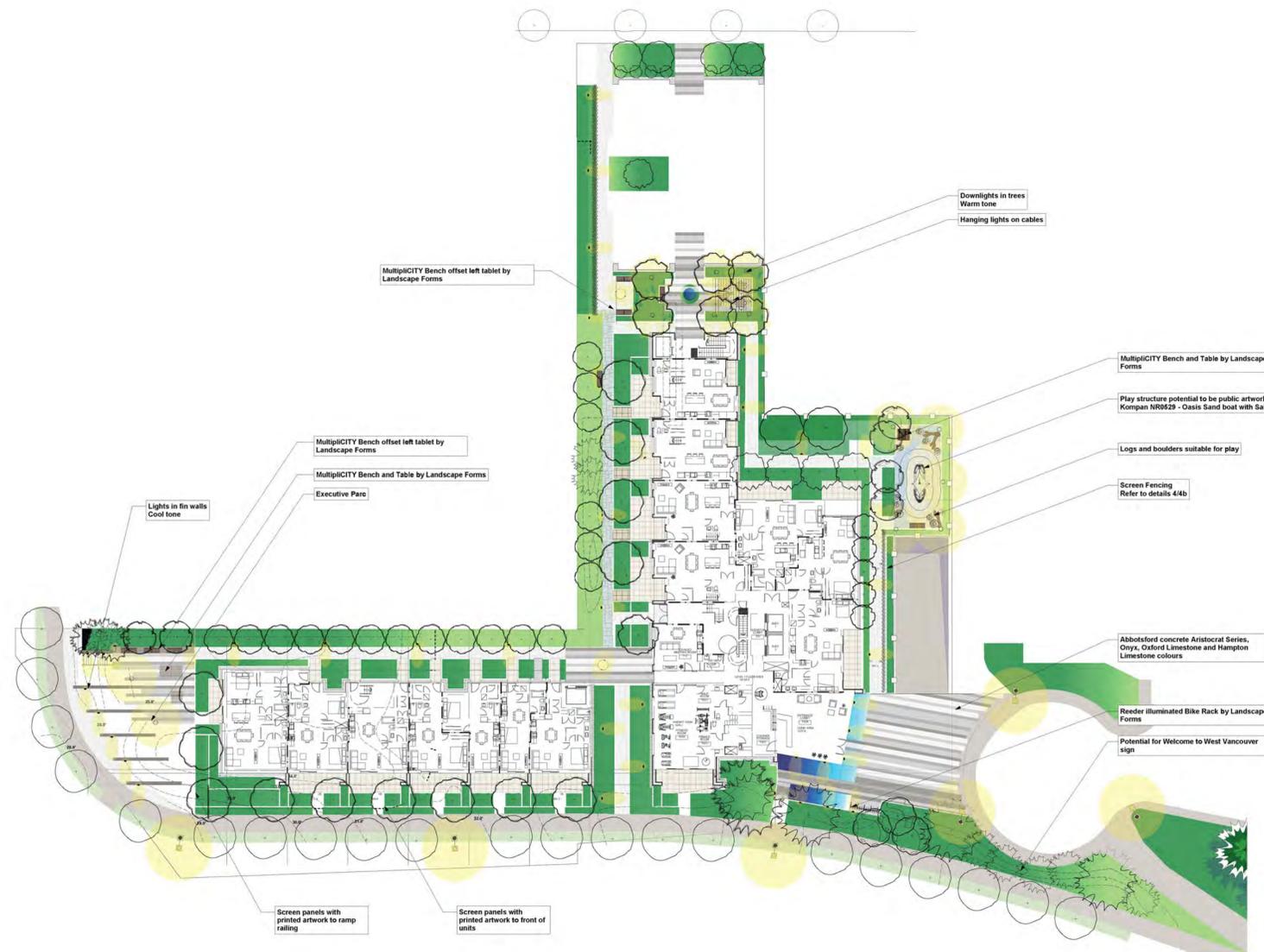
The play area is lit with bollard lighting allowing usage even in the darker evenings. Art pieces are lit with in ground lighting, the meeting area beside the courtyard has decorative warm overhead lights for a more unique and intimate atmosphere, and the water feature has space for integrated lights around the entryway area.

09 Public Art Opportunities

Across the site are various opportunities to incorporate art. There is opportunity to place artwork on the fin walls in the West which would be visible to the frequented road. The screen fences to the South units are proposed to be decorated with printed artwork giving them a unique character. There is space for artwork at the entry to the community facility and at the North Eastern seating area serving to provide focal points. The main play structure has opportunity to be an artistic piece, and art can also be integrated into the water features.

10 Planting

Overall the planting of the site moves from perennials offering a showcase effect at the Executive park, to more formal planting outside the units; planting respectful of the old heritage building and style and more naturalised planting to the East to marry into the site's eastern context.



PROJECT

**EXECUTIVE PARC
MARINE + TAYLOR RESIDENTIAL**

657 Marine Drive
West Vancouver BC

LANDSCAPE RATIONALE

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A0.10

CLIENT



EXECUTIVE
GROUP DEVELOPMENT

NO.	DATE	ISSUE
01	2018.05.17	ISSUED FOR DRC
02	2018.11.19	ISSUED FOR PCM
03	2018.12.21	ISSUED FOR HAC

NO.	DATE	REVISION
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PROJECT

**EXECUTIVE PARC
MARINE + TAYLOR RESIDENTIAL**

657 Marine Drive
West Vancouver BC

SITE PLAN

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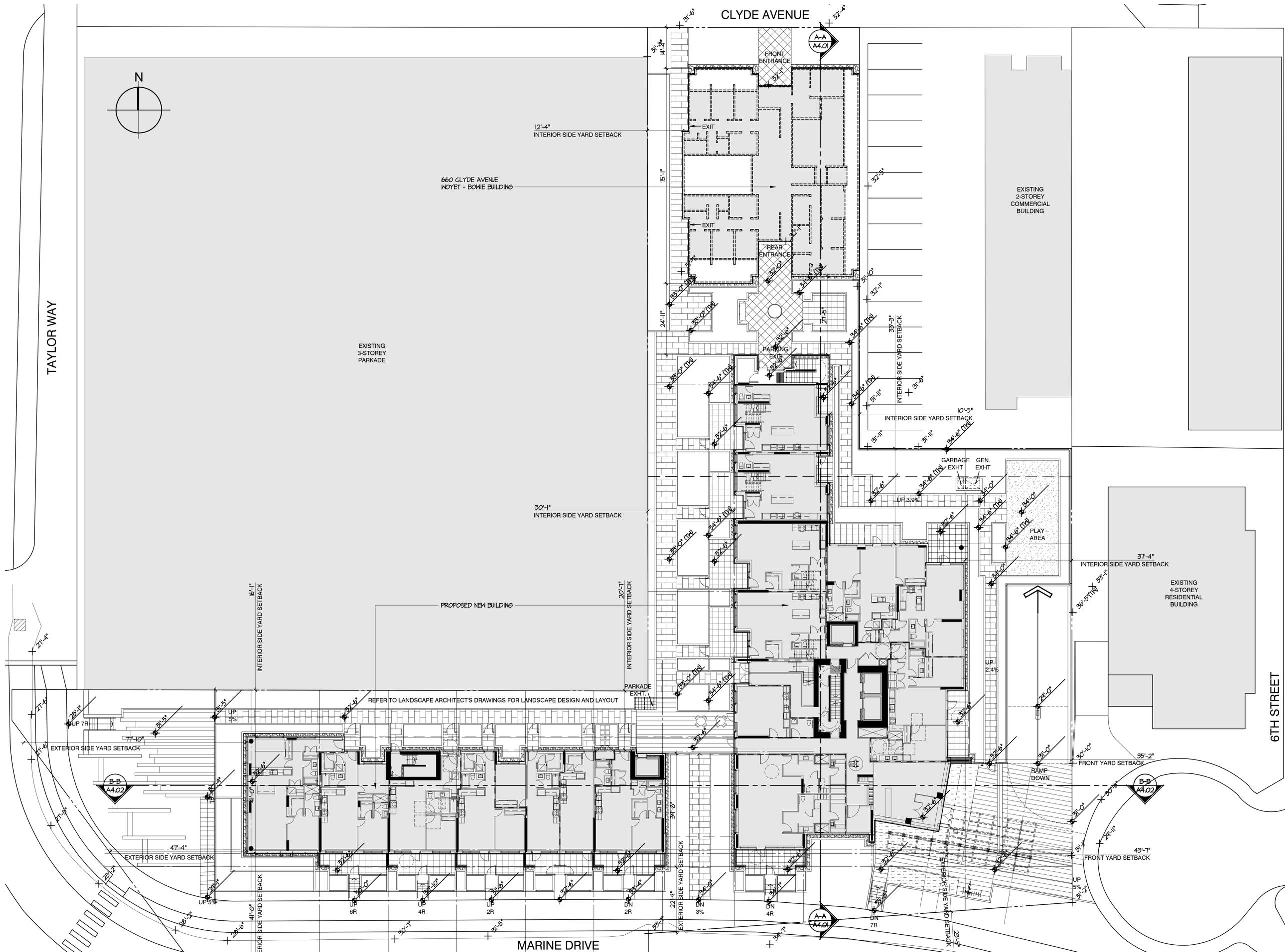
PROJECT A215294

DRAWN JL CHECKED NC

SCALE 1/16"=1'-0"

DATE NOV. 19, 2018

A1.01



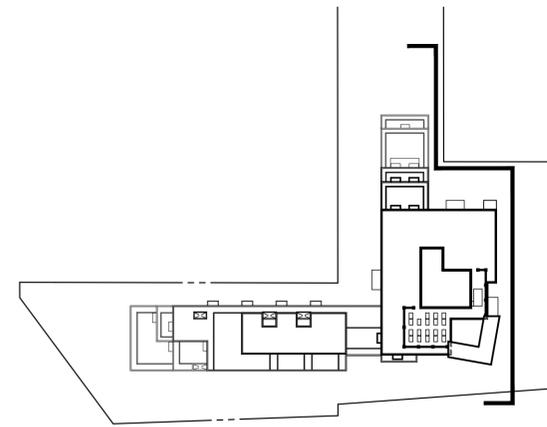
CLIENT



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GROUP DEVELOPMENT

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PROJECT

**EXECUTIVE PARC
MARINE + TAYLOR RESIDENTIAL**

657 Marine Drive
West Vancouver BC

**ELEVATION EAST
(6TH STREET)**

COLOUR ELEVATION

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PROJECT A215294

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DATE NOV. 19, 2018



A3.01

CLIENT

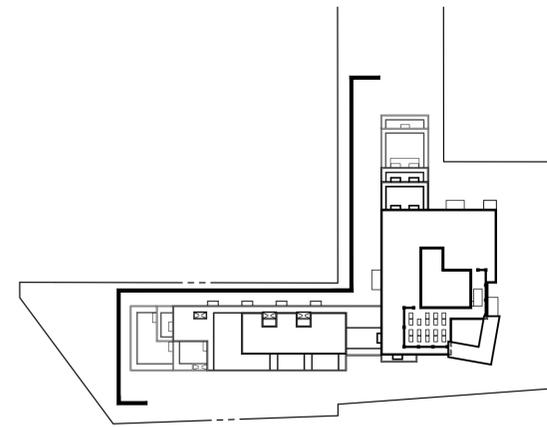


EXECUTIVE
GROUP DEVELOPMENT

NO. | DATE | ISSUE

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- 02 | 2018.11.19 | ISSUED FOR PCM
- 03 | 2018.12.21 | ISSUED FOR HAC

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PROJECT

**EXECUTIVE PARC
MARINE + TAYLOR RESIDENTIAL**

657 Marine Drive
West Vancouver BC

ELEVATION WEST

COLOUR ELEVATION

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A3.02