

On November 20, 2014, the Design Review Committee passed the following resolution:

THAT the Design Review Committee has reviewed the two towers for “The Residences at Park Royal” and recommends RESUBMISSION that addresses the following concerns:

- *further development of the west tower with respect to the relationship to the street and the relationship between height and proximity to Marine Drive;*
- *provide the heights of the neighbouring buildings for comparison;*
- *to further develop the iconic nature of the east tower face along Marine Drive;*
- *further development of the galleria northeast corner and south terminus, and consider a semi-indoor/outdoor treatment;*
- *a more transparent podium on Marine Drive;*
- *design development of the south and southwest facades for solar control and architectural rhythm;*
- *develop a comprehensive sustainability strategy from an energy efficiency perspective, determine if geo-exchange is viable and review building envelope performance;*
- *develop ends of all pedestrian axis, further develop edges of village square, simplify materials at southeast corner where paths merge, further development of level four landscape areas, provide planting plan or representative plant schedule, and create stronger link east/west along Main Street to the rest of the mall.*

CURRENT PROPOSAL / DISCUSSION

The applicant team worked from the end of November, through the holidays, and into January to respond to the DRC's November direction. A summary of changes are provided below alongside each item identified by the DRC as requiring refinement.

- *further development of the west tower with respect to the relationship to the street and the relationship between height and proximity to Marine Drive;*

The west tower has been reduced to 12 storeys (height of roof level is 39.8 m or 130.6 ft) from 15 storeys (height of roof level is 49.25 m or 161.6 ft). This is a reduction of three storeys and 9.45 m (31.0 ft).

While the proposal has had a small drop in density (from an FAR of 2.99 to an FAR of 2.95 over the combined lands under the jurisdiction of the District of West Vancouver and the Squamish First Nation), the majority of the floor area attributable to the reduced number of storeys has been reallocated throughout the site – for example, in an additional storey on the podium (from 3 to 4 storeys), in the west tower's 'wedge' shape being extended further west by approximately four metres, and in the addition of one storey to the east tower (from 26 to 27 storeys).

Additional canopy detailing has also been provided at street level.

- *provide the heights of the neighbouring buildings for comparison;*

Provided; see drawing package.

- to further develop the iconic nature of the east tower face along Marine Drive:

The architect has provided for more articulation of the east tower's glass curtain wall by splitting the glass expanse vertically down the centre with a reveal band and by angling each vertical glass strip inward toward the centre. The architect notes the reveal band would have alternating coloured panels (shown in the drawing as blue and green), and that it could potentially be lit at night.

- further development of the galleria northeast corner and south terminus, and consider a semi-indoor/outdoor treatment;

Minor revisions were made to the ratio of glass/spandrel panels at the prominent corner retail unit in the east tower, and a water feature was added at Marine Drive and Taylor Way.

Additional detail was provided in the galleria elements.

- a more transparent podium on Marine Drive;

As suggested, the architect has made the office level of the podium glassy and transparent (the heavier, white boxy rhythm of the west tower no longer extends into the podium level). In addition, retail frontages were given more detail including the addition of wood-like elements (presumably the wood-look metal panelling discussed at prior meetings).

- design development of the south and southwest facades for solar control and architectural rhythm;

Opacity (spandrel panels) were added to the west tower; it is unclear if additional opacity was added to the east tower.

- develop a comprehensive sustainability strategy from an energy efficiency perspective, determine if geo-exchange is viable and review building envelope performance;

No information provided.

- develop ends of all pedestrian axis, further develop edges of village square, simplify materials at southeast corner where paths merge, further development of level four landscape areas, provide planting plan or representative plant schedule, and create stronger link east/west along Main Street to the rest of the mall.

Widespread revisions were made to the landscape plan (a simplified palette of materials and better coordination with circulation patterns).

ITEMS TO ADDRESS

Staff would like the Committee to consider the following questions in their deliberation on the Development Permit submission.

1. The extent to which the supplied revisions address the concerns expressed by the Design Review Committee at the November 20, 2014 meeting.