

7 Mar, 2016

Design Review Committee Review 17 March 2016

Response to DRC Comments 18 February, 2016

DRAFT DRC RESOLUTION

THAT the Design Review Committee recommends SUPPORT of the proposed use, form and development for the rezoning process for the Sewell's Marina Lands Redevelopment; AND THAT the Design Review Committee looks forward to seeing further design resolution that includes the following items prior to the application proceeding to public hearing:

1. More detail analysis and provide refined building details

- Please see more detailed representation of building refinements, Parcel by Parcel, including close-up 3D views below, plus further analysis of items down this page:
 - Parcel 1, pp. 16-19
 - Parcel 2a, pp. 52-55
 - Parcel 2b, pp. 66-68
 - Parcel 3, pp. 78-81
 - Parcel 4, pp. 98-101
 - Amenity Building pp. 123-129. Please see rationale item by item below

The team has modified the following key items in response to the DRC input:

- Pedestrian loop added between Parcels 1 and 2a connecting the forest to the north Boardwalk via stairs p. 29/A203
- Bollards added at the foot of the Grand Stair to identify crossing to pedestrians and vehicles p. 28/A203, p. 163/L1.00
- Clarification of extent of boardform concrete on stair and elevator volumes Parcel 1 pp.18-19
- Clearer colour differentiation between buildings within Westcoast palette inspired by site pp. 6-9
- Windows added to flanking walls of Parcel 1 p. 7/8/16

- Development of details of Residential Amenity pp.123-129
- Revision of base of Parcel 3 to express and differentiate the two-storey units facing the courtyard p. 80

2. Address sectional relationship between parcel 1 and parcel 2a

- Please see additional Sections on pages 172-174, plus views illustrating living room/balcony outlook over Parcel 1 from Parcel 2a central units p. 52, views north from living room of Parcel 2a north units, p. 55. Living rooms look north up Howe Sound or east to Horseshoe Bay. with any building 'overlap' occurring only at exterior walkways—used intermittently by few suites--to Parcel 1

3. Review colour palette and clarify its application in the context of the buildings

- Please see updated colour palette identified on each elevation, and as seen in the overall project views pp. 6-9. The team has taken the site inspiration palette used for the original colour palette (pp. 11-15) and intensified it within the same spectrum to provide greater punch and greater parcel and building differentiation. The intent is to harmonize with the nature of the site, while distinguishing the building volumes

4. Further understand of the material palette and the introduction of wood throughout the project

- The larger scale labeled elevations identify the proposed materials. The buildings are anchored to the grade of the site with drypoint granite walls where edges are retained, and by more formal A-B stone coursing at the building bases. The buildings transition to matte cement render walls above the granite, permitting the colour palette to draw from the site colour inspiration as presented on the colour board. The buildings are crowned with timber Westcoast House 'temples', with wood details appearing at trellises, niches and walkways
- The buildings feature concrete parapets and lintols, providing a depth and presence to the render facades (all parcels 1-3). Venting is integrated in soffit 'lintol' locations above windows to maintain clean elevations
- Use of wood throughout the project is present both in the rooftop 'westcoast houses' (see p. 19, for example), as well as in the Boardwalk and furnishings (see Landscape Site Plan L1.00/p. 163), in the residential lobbies, and in feature locations (see below)

- The forest exterior walkways feature wood slats at the breakout niches and at the exterior stairs, permitting a connection with the forest beyond and 'houses' on the rooftops (see p. 19, p. 81 for example)
- The cascading trellises also feature wood slats, providing shade and a connection to the forest (see p. 18/78/80, for example)

5. Develop street lighting details with consideration of the West Coast context

- The design and natural precedents panel illustrates the objective of the lighting concept (see pp. 132-133). The project seeks to accomplish a strong sense of connection with the natural environment but also a sense of whimsy and delight in the light fixtures, as the site transitions from strictly marine/commercial activities to combined marine/commercial/residential activities

6. Provide additional sections to further understand the massing

- Please see pp. 169-174 for additional sections illustrating the consideration of massing relationships across the site, plus view illustrating living room/balcony outlook over Parcel 1 from Parcel 2a central units p. 52, views north from living room of Parcel 2a north units, p. 55. Please see response to item 2 above for further detail

7. Review linkages between the commercial and residential uses on Nelson

Please see perspective views on pp. 100-101, illustrating the continuous necklace of accessible retail up Nelson Street beneath the Townhouses of Parcel 4. Please also see plans A203/A204 pp. 150-151, with adjacent retail spaces, accounting for the one-story slope down Nelson Avenue in the split between plans. The intent is to enrich the linkage with the Horseshoe Bay Village and Park, but not to compete with existing shops