COUNCIL REPORT

Date: August 20, 2014
From: Lisa Berg, Senior Community Planner
Subject: Development Permit No. 14-004 for 1583 Marine Drive (Shoppers Drug Mart)

RECOMMENDED THAT:

1. Proposed Development Permit No. 14-004 regarding 1583 Marine Drive, to allow for the construction of a new retail store with rooftop parking, as described in the report dated August 20, 2014 from the Senior Community Planner, be considered at the October 6, 2014 Council meeting; and that the Municipal Clerk give notice of consideration of the proposed development permit.

Purpose

To provide Council with information regarding proposed Development Permit No. 14-004 for Shoppers Drug Mart in Ambleside (see Appendix A – Context Map). The application is for the construction of a new Shoppers Drug Mart retail store on the site.

The proposed development Permit (see Appendix E) is proposed to be considered by Council on Monday, October 6, 2014.

Executive Summary

Shoppers Drug Mart has made an application for a development permit to replace its existing store in Ambleside with a new store. The 15,685 square foot site is located in the heart of Ambleside, at the northeast corner of 16th Street and Marine Drive.

The proposal is to demolish the existing store and the adjacent parking lot to the west and replace them with a new store with rooftop parking. The plans feature a contemporary building design with a cedar-clad corner entrance, overhead sidewalk canopies, planters around the edge of the roof and sidewalk upgrades in keeping with the Ambleside Streetscape Standards. The proposal would see the elimination of the current parking lot exit onto Marine Drive, which sees many pedestrian-vehicle conflicts due to vehicles crossing the middle of the sidewalk and its close proximity to the intersection.
The proposal includes a variety of sustainable initiatives, including recycling of the major components of the existing building and new building construction consisting of regionally sourced materials, low-e double glazing, two Heat Recovery Ventilators (HRVs) and a high energy efficient heating and cooling system. All lighting has been thought out with Dark Sky policies in mind and the exterior canopies have been designed to maximize natural day lighting into the store.

The proposal was reviewed by the Design Review Committee (DRC) on June 19, 2014 and July 17, 2014. Based on DRC input, the proposal was revised by: incorporating a second entrance into the store at the corner of 16th Street and Marine Drive; breaking up the massing of the building; including historic panels on the exterior of the building that will share information on the history of the existing Art Deco building; and overall refinement of the site plantings and building materials. Although the DRC wished to see a larger building (increased FAR and mixed uses) on the site, it did support the proposed design. Shoppers Drug Mart wishes to construct a durable building to serve customers that complies with the AC1 zone and the development permit guidelines. The applicant has not requested any Zoning Bylaw variances and has explored scenarios related to increasing density on the site; however, the company wishes to proceed with a building under the existing regulations.

The applicant will schedule and host a Development Application Information Meeting to give the public an opportunity to learn more about the proposal prior to Council consideration of the development permit. The development permit is proposed to be considered by Council on October 6, 2014.

Subject to public input, it is recommended that the proposed development permit application be approved.

1.0 **Background**

1.1 Prior Resolutions – Not applicable.

1.2 History – Not applicable.

2.0 **Policy**

2.1 Official Community Plan

The Official Community Plan establishes the Ambleside Village Centre Development Permit Area BF-C3. The key objective of this development permit area is to enhance and promote the area’s role as West Vancouver’s recognized Village Centre.

As the site is located within the Ambleside Village Centre, a development permit is required to accommodate the proposal.
2.2 Zoning Bylaw

Pursuant to Zoning Bylaw No. 4662, 2010, the site is zoned AC1 (Ambleside Centre Zone 1), which permits retail buildings and uses. The maximum density in AC1 is 1.0 FAR, with density bonusing to a maximum 1.75 FAR upon the payment of amenity units.

Development Permit No. 14-004 would provide for the form and character of the proposed new building. A rezoning is not required and no zoning variances are requested.

3.0 Analysis

3.1 Discussion

Site Context and Existing Features

The site is located at the northeast corner of Marine Drive and 16th Street and consists of two lots totalling 15,685 square feet (1,457 sq m) in area (see Appendix A – Context Map). It slopes north to southeast at 7.3%.

Existing Conditions:

The site is currently improved with a single-storey building on the eastern portion of the lot and a parking lot on the western portion:

- FAR 0.5 (approximately 7,898 sq ft)
- 1 storey
- Surface parking lot to the west:
  - Vehicles enter the parking lot from 16th Street and exit (westbound only) onto Marine Drive
  - 21 parking spaces

The existing building was built in 1940 for Safeway. In 1977, a major fire occurred and the building underwent reconstruction. At that time, the building was occupied by Cunningham Drugs. Shoppers Drug Mart bought the Cunningham Drugs chain in 1970.

The building is 73 years old with the last major renovations done 37 years ago.

1 Photo Credit: West Vancouver Archives, Reference Code: 226.WVA.MDC
The building has reached the end of its useful life and Shoppers Drug Mart wishes to construct a new building that is energy efficient with more square footage to better serve its customers.

The site is located in the heart of Ambleside and is surrounded by a variety of commercial buildings. Adjacent land uses include:

North  A one-storey commercial building (West Van Lions Gate Cleaners)
South  Marine Drive with a two-storey commercial and office building across the street (Bank of Nova Scotia)
East  Ambleside Lane with a one-storey commercial building across the lane (MacDonald Realty)
West  16th Street with a gas station (Chevron) and a three-storey mixed use building across the street

The Proposal

The proposal is to demolish the existing building and surface parking lot, consolidate the lots and construct a new one-storey building with roof-top parking for Shoppers Drug Mart. Key features of the proposal are:

- A Floor Area Ratio (FAR) of 0.78.
- A building floor area of 1,112 square metres (12,074 sq ft).
- 32 parking spaces:
  - 29 roof-top parking spaces, including 2 accessible stalls; and
  - 3 staff tandem parking spaces at the rear behind the loading bay.
- Vehicle access via a ramp from 16th Street.
- Exterior materials include brick masonry, porcelain tiles, fir soffits, metal panels and overhead steel and glass sidewalk canopies.
• Pedestrian connections to the store and through the site.
• Internal partial second floor for office/storage use. The building presents as one storey from the exterior.

The proposal would see the gross floor area of the store increase by 4,300 square feet compared with the existing store. The plans would see the retention of the internal Canada Post Office, expansion of the pharmacy and a larger grocery area.

The arrangement of the building allows for ramp access to the roof-top parking from 16th Street, with the loading area and tandem staff parking to the rear of the site (north).

This configuration maintains the “open” area to the rear of the store to preserve important pedestrian connections through the site from the lane and beyond (see photo to the right).

The existing exit from the parking lot onto Marine Drivewill be deleted, improving intersection function and eliminating pedestrian and vehicle conflicts on this busy sidewalk (see photo below).

Area of existing vehicle exit and sidewalk conflicts.

The proposed site plan (right) eliminates this condition and includes a sidewalk bump out to improve pedestrian access across the streets.
The Proposal and the Development Permit Guidelines

The primary objective of the Ambleside Village Centre Development Permit Guidelines is to enhance Ambleside as West Vancouver's recognized Town Centre. The purpose of the development permit area is to review proposals so that they are well designed, crafted, articulated and constructed with quality materials to improve the quality of building stock and provide a sense of longevity appropriate to a Village Centre.

The proposed one-storey building fits contextually with the surrounding scale of commercial buildings. The Marine Drive elevation has been broken into three distinct sections to break up the massing of the building. Overhead sidewalk canopies will create pedestrian comfort in wet weather and will add architectural interest to the contemporary look of the building.

Architectural details include:

- Main store access at mid-point along Marine Drive to promote storefront rhythm.
- Corner access into the store at 16th Street & Marine Drive with a corresponding tower feature (contains the elevator and stairwell access to the roof top parking).
- Durable finishing materials.
- Minimal corporate imagery.
- Sidewalk canopies, ample glazing & roof-top planters.
- Internal partial second floor for storage and office.
- Pedestrian access points:
  - Marine Drive at sidewalk (south elevation);
  - roof-top into store and to the street at SW corner stairwell (designed as a functional architectural feature facing the intersection);
  - stairs from roof-top to lane (east elevation); and
  - stairs from roof-top to 16th Street next to vehicle ramp (west elevation).
The Proposal and the Ambleside Streetscape Standards

The Ambleside Streetscape Standards identify 16th Street north of Marine Drive for new concrete sidewalks with brick and basalt banding, a corner bump out, decorative crosswalks, new street furniture, ‘Domus’ style street lighting and retention and infill of street trees.

The proposed landscape plans/streetscape works comply with the standards.

Design Review Committee (DRC)

The DRC considered the proposal at its meetings on June 19, 2014 and July 17, 2014\(^2\).

At the June 19, 2014 meeting, the committee passed the following resolution:

THAT the Design Review Committee has reviewed the Shoppers Drug Mart site redevelopment at 1583 Marine Drive and recommends NON-SUPPORT of the design, due to the following concerns:

1. increase the density on the site, according to the allowable FAR, with a more than one-storey mixed-use solution, incorporating underground parking;
2. design a building that acknowledges Ambleside Village and the importance of the corner of 16th Street and Marine Drive as an entrance;
3. break up the facade along Marine Drive;
4. give consideration to incorporate the historic aspect of the existing building; and
5. ensure that plant selection has winter presence and does not obstruct car doors.

Shoppers Drug Mart considered the DRC’s recommendation of increasing the FAR of the building including underground parking. Shoppers concluded that they are unable to justify constructing a three-storey mixed use building on speculation. The applicant also determined that construction of a multi-level underground parkade would create challenging design implications along Marine Drive, and District staff would not be supportive of a parkade entrance off of Ambleside Lane. In addition, zoning bylaw variances (i.e. parking, building height, and yards) and payment of amenity units would be required to achieve an FAR beyond 1.0 (the maximum allowable in absence of amenities).

\(^2\) Draft minutes at the time of writing this report.
In response to the design recommendations, the applicant broke up the massing of the building along Marine Drive into three distinct sections and revised the materiality. Pedestrian access into the store was added to the corner tower feature at 16th Street and Marine Drive, to reinforce the importance of this corner in Ambleside. A photographic montage will be included on the east elevation of the building, facing Ambleside Lane, displaying images of the old building through the years for an historic nod. In addition, the planting palette was modified.

The proposal was then resubmitted to the DRC at its July 17, 2014 meeting, where the committee passed the following resolution:

THAT the Design Review Committee has reviewed the Shoppers Drug Mart site redevelopment and recommends NON-SUPPORT of the density and use, however recommends SUPPORT of the proposal subject to staff review of the following:

- further design development of the corner entrance including materials;
- look at exterior lighting in a more contemporary fashion; and
- adjust planting on Marine Drive for car accessibility.

The applicant has responded to the additional recommendations by:

- refining the corner entrance with a fine horizontal cedar treatment that continues around the edge of the roof top of the building, framing the parking and giving a cohesive look to the building;
- included contemporary lighting fixtures (for the building entrances and parking lot) that match the architectural vocabulary; and
- pulled the sidewalk plantings back from the curb to allow for better car door access.

Although the DRC expressed non-support for the concept of a one-storey building at the site, it did support the proposed design. The maximum FAR in the AC1 zone is 1.0, however through density bonusing the FAR can be increased to 1.75 upon payment of amenity units. The AC1 zone further requires that the second storey be office space.

The discussion of FAR and land use in Ambleside is not new; the Urbanics and Coriolis reports commissioned by the District discuss business composition and the implications of FAR and land uses (specifically office use) relative to development. The Coriolis report concluded that the requirement to have second floor office space in buildings facing Marine Drive between 14th and 18th Streets is a significant financial impediment to development in Ambleside.
While the proposed Shoppers Drug Mart building complies with the current zoning and the development permit guidelines, and Council is limited in its ability to encourage a larger building, staff could examine density in Ambleside at Council's direction as part of a separate review.

3.2 Sustainability

Sustainability elements are incorporated from demolition through construction of the new building:

**Existing Building Demolition:**

Major exterior components are concrete block and heavy timber wood trusses. The concrete block will be crushed up into fill and the wood trusses will be sold off to a wood recycling company. All the store shelving is either sent back to the manufacturer for refurbishment or to a Shoppers Drug Mart warehouse for re-use in other existing stores.

**New Building Construction:**

Since the structure of the building is predominantly concrete, an addition of approximately 25% fly ash in lieu of cement will be added to the mixture. The brick for the building will be sourced from Mutual Materials, of which both their plants fall within 800 km of Vancouver where the harvesting and production of the products takes place. The clay brick also contains 10-12% consumer recycled clay brick. Low-e double glazed windows will be used throughout the store. The applicant hopes to achieve a better solar heat gain co-efficient than currently required by ASHRAE 90.1, 2010.

**New Building Energy Use:**

There are two HRV's (Heat Recovery Ventilators) and high efficiency split system fan coil/heat pump units that have a HSPF (Heating Seasonal Performance Factor) that meets ASHRAE 90.1, 2010. The target is to have no light trespass onto neighbouring buildings and the project is designed to minimize/reduce light pollution and glare. Foot candle levels at property lines are designed to have minimal off site impact and will be dark sky compliant. For interior lighting, LED lights will be used throughout the sales area, with daylight sensors to an appropriate distance back from the windows. Along Marine Drive, the exterior sidewalk canopies will act as light shelves to provide as much natural lighting deep into the store. For the stairwell and elevator tower at the 16th Street and Marine Drive corner, there will be exterior louvers to mitigate some solar heat gain.

3.3 Consultation – The public will be given an opportunity to review the proposal at a Development Application Information Meeting, to be scheduled and hosted by the applicant prior to Council consideration of the development permit.
The proposal and supporting background material is posted on the District website and notice of the Development Application Information Meeting will be posted on the Community Calendar. Notice of the development permit will be delivered to all property owners and residents within 100 metres of the site in keeping with the Development Procedures bylaw.

3.4 Communications Process – Not applicable.

3.5 Summary/Conclusion

The proposed new store complies with the development permit guidelines and the Ambleside Streetscape Standards. The roof-top parking is fully accessible and will eliminate the existing vehicle and pedestrian conflicts at the existing exit, which is right next to the intersection at Marine Drive. Although there is some debate about constructing a one-storey building in this location, it does comply with the Zoning Bylaw and will contribute to a mixture of building sizes and massing in Ambleside over time.

As the proposal complies with the Ambleside guidelines, subject to public input, staff recommends approval of the development permit.

4.0 Options

4.1 At the time of consideration of this report, Council may:

   a) set the date for consideration of this application (recommended); or
   b) set the date for consideration of this application and request that additional information (to be specified) be provided and available to assist in consideration of the application; or
   c) defer further consideration pending receipt of additional information; or
   d) reject the application.

4.2 When the application is considered by Council, Council may:

   a) approve issuance of the attached Development Permit No. 14-004; or
   b) approve issuance of a modified Development Permit No. 14-004; or
   c) request more information; or
   d) reject the application.
Date: August 20, 2014
From: Lisa Berg, Senior Community Planner
Subject: Development Permit No. 14-004 for 1583 Marine Drive (Shoppers Drug Mart)

Author:
Lisa Berg, Senior Community Planner

Concurrence:
Chris Bishop, Manager of Development Planning

Appendices:
A – Context Map
B – Project Profile
C – Draft Design Review Committee Minutes June 19, 2014
D – Draft Design Review Committee Minutes July 17, 2014
E – Proposed Development Permit No. 14-004 (includes Schedule A – Architectural Drawings, Landscape/Streetscape Plans and Sustainability Commitments)
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**APPENDIX B – PROJECT PROFILE**  
*at August 20, 2014*

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<tr>
<th>Project:</th>
<th>Shoppers Drug Mart Ambleside</th>
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<tr>
<td>Application:</td>
<td>Development Permit No. 14-004</td>
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<tr>
<td>Architect:</td>
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<td>M2 Landscape Architecture</td>
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<td>Legal Descriptions:</td>
<td>Lots 10 &amp; 11 Block 1 District Lot 237 Plan 4133</td>
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<td>PID's:</td>
<td>011-795-701 &amp; 011-795-719</td>
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<td>OCP Policy</td>
<td>BF-C3 Ambleside Village Centre</td>
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<td>Guidelines</td>
<td>BF-C3 Ambleside Village Centre Development Permit Area</td>
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<td>Zoning</td>
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<td>Proposal:</td>
<td>One-storey commercial building with roof-top parking</td>
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**Site Area:** 15,685 sq ft (1,457 sq m)  
**Zoning:** AC1

**Bylaw Analysis:**

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<th>Bylaw</th>
<th>Proposed</th>
<th>Variance</th>
<th>Notes</th>
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<tr>
<td>FAR</td>
<td>1.0*</td>
<td>0.77</td>
<td>n/a</td>
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<td>(15, 685 sq ft)</td>
<td>(12,074 ft²)</td>
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<td></td>
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<td>Height</td>
<td>11.3 m</td>
<td>9.1 m</td>
<td>n/a</td>
<td>complies</td>
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<tr>
<td>Number of Storeys</td>
<td>3</td>
<td>2 (internal 2nd floor)</td>
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<td>Presents as a one-storey building; 2nd floor is internal office &amp; storage</td>
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<td>Site Coverage</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>LUC/DAA Area</td>
<td>No</td>
<td></td>
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<td>DP Area</td>
<td>Yes (Ambleside Development Permit required)</td>
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<tr>
<td>Heritage</td>
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**Yards:**

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<td>Front Yard (south, Marine Drive)</td>
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<td>Rear Yard (north)</td>
<td>1.2 m</td>
<td>9.1 m</td>
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<td>Side Yard (east)</td>
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<td>Side Yard (west)</td>
<td>0 m</td>
<td>7.3 m</td>
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**Parking:**

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<td># of spaces</td>
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<td>32</td>
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<td>1 space per 37 sq m GFA</td>
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<tr>
<td>Engineering:</td>
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<tr>
<td>Rock Removal</td>
<td>n/a</td>
<td>n/a</td>
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<td>Max Driveway Slope</td>
<td>17%</td>
<td>17%</td>
<td>n/a</td>
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<td>Roads</td>
<td>Traffic Mgmt Plan required at BP</td>
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<td>Sanitary</td>
<td>16th Street &amp; Marine Drive Connections</td>
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<td>Storm</td>
<td>Storm Water Mgmt Plan required at BP</td>
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<td>Water</td>
<td>16th Street &amp; Marine Drive Connections</td>
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<tr>
<td>ROW's</td>
<td>None</td>
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<tr>
<td>Subdivision</td>
<td>Lot consolidation required at BP</td>
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<tr>
<td>Traffic Signaling</td>
<td>Traffic light upgrades required at BP (i.e. LED, APS at NE comor). Provide truck turning templates at BP.</td>
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<td>Covenants</td>
<td>Yes – Historical conveyance document, not in the District's interest.</td>
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*Density Bonusing allows up to FAR 1.75 upon payment of Amenity Units.*
APPENDIX C – DESIGN REVIEW COMMITTEE

minutes of June 19, 2014

SHOPPERS DRUG MART, 1583 MARINE DRIVE.
SITE REDEVELOPMENT FOR NEW STORE
FILE: 1010-20-14-004

Background:
Lisa Berg, Senior Community Planner, spoke relative to the proposal by Shoppers Drug Mart to replace the existing store and parking lot with a new store and rooftop parking, well under the Ambleside Zoning 1.75 FAR for the area, and under the three storey height limit of the area’s zoning.

Project Presentation:
Intern architects A. Terrett and M. Aseltine spoke relative to the proposal. The architect noted that the site has a significant slope (8% on the 16th Street side). A priority for the proponent was to create a building using low maintenance sustainable materials and to maximize parking for the store, at 31 stalls. The existing building would be demolished, and materials recycled or re-purposed. Exterior lighting is designed to reduce glare and to have no light trespassing on neighbouring buildings.
Rear of site vehicular access on to rooftop parking with circulation from rooftop into the building. Street frontage along Marine Drive broken up into bays with primary central entrance off Marine Drive.

Landscape Architect M. Mitchell addressed the landscape design of the project, including coordinating the plant species with those in use by the District in the area. She also assured that the pedestrian pathway to the east of the building will be kept open for pedestrian use throughout the project, and that the existing magnolia tree on the site will be retained at a nursery and replanted at the site upon construction completion. It was also noted that the parking will be available for general public use in the evenings.

Committee Questions:
The Committee went on to question the presenters, with the applicants’ response in italics, including the following:

- Was any consideration given to retaining the existing historic façade? No had not, would likely be very expensive.
- Stairs are right on the prominent corner of the building, was consideration given for another area of the building? Yes, but felt fit well in this location.
- Why was the FAR and the amount of storeys not taken advantage of? The parking requirements and grade issues drove the project along with the client’s request.
- How is logo embedded into green wall, and colour of band? Through use a cable trellis. Band is a natural grey.
- The lane is that strictly pedestrian? Yes pedestrian laneway off city property.
- Have you considered underground parking? Underground parking not feasible for the site, would create storefront off of 16th and 5 feet off the ground level. Grade is very challenging for underground parking access.
- Would like to pursue underground parking option further if possible. Not feasible due to slope of site.
APPENDIX C – Continued

- Nice touch on sustainability, is the site going for some sort of certification? No, but general policy of Shoppers is to shadow LEED.
- Were any other ways to break up the façade along the storefront, as seems a bit of a big box store for the area? This is part of a corporate standard.

Committee Comments:
The Chair went on to summarize the comments to the proponents from absent Committee member Donal O’Callaghan.

Members’ comments on the application included:
- Agree that underground parking not feasible for this site.
- Would like parking revisited, and possible addition of 2nd storey.
- Mechanically and electrically, great ideas, particularly the light shelves. Need to make sure that the interior lights are dimmed during daylight hours to actually take advantage of the light shelves and have some energy savings.
- There is a Shoppers with an elevated floor at Homer and Nelson, so worth keeping that in mind. Seems like a couple of trees missing along the 16th Street side; tree spacing should be revisited. Paving on corner treatment looks askew. Cephalotaxis should not be used, even though it may be recommended by the District. If there is the possibility for a two or three storey building, perhaps that could be explored. Corner staircase is a bit misleading as seems to be an entrance, but isn’t.
- Grading is challenging for this site. Would highly recommend look at elevated floor plan and revisiting the floor plan, opportunity of small cru facing laneway opening, and looking at the access to the parking as it is unpleasant for pedestrians walking up and down 16th. Look at burying the parking underneath.
- The presentation was excellent and well resolved; first time looking at it as seeing as schematic design. Long term viability of single storey building in this location need higher density and greater height had FAR and FSR capacity and should use it, seems like under built for this site. Would be useful to have the District relax parking requirements to allow for underground parking. Corner staircase seems confusing, natural inclination to have open corner for access to building. Façade of existing building would be a nice gesture for retention; this corporate façade too generic for the District.
- Poor solution for the site, needs more density and to be less corporate and more attune to the needs of the District. Also find the corner staircase confusing since it looks like an entrance.
- Expecting unique things for Ambleside area along Marine Drive, and would hope for a more imaginative approach for the store in the area. Should look at expanding more stories.
- Understand that there are limitations due to the corporate aspect but it is important for the proponent to meet the needs of the community. The proposal is uninspired.
Resolution:
It was Moved and Seconded:

THAT the Design Review Committee has reviewed the Shoppers Drug Mart site redevelopment at 1583 Marine Drive and recommends NON-SUPPORT of the design, due to the following concerns:
1. increase the density on the site, according to the allowable FAR, with a more than one storey mixed-use solution, incorporating underground parking;
2. design a building that acknowledges Ambleside Village and the importance of the corner of 16th Street and Marine Drive as an entrance;
3. break up the façade along Marine Drive;
4. give consideration to incorporate the historic aspect of the existing building;
5. ensure that plant selection has winter presence and does not obstruct car doors.

CARRIED
1 OPPOSED)
APPENDIX D – DESIGN REVIEW COMMITTEE

minutes of July 17, 2014

SHOPPERS DRUG MART (1583 MARINE DRIVE), RESUBMISSION OF SITE REDEVELOPMENT FOR NEW STORE
FILE: 1010-20-14-004

Background:
Lisa Berg, Senior Community Planner, spoke relative to the subject property. She advised that the described project complies with Ambleside Centre Zone 1. A summary memo has been prepared and additional supplemental information has also been supplied to the Design Review Committee members.

Project Presentation:
Anni Terrett and Mark Aseltine, Intern Architects representing ATA Architectural Designs Ltd., for the owner, gave a power point presentation on the proposal. The intern architects spoke to how the underground parking would be used. The entry point of Shoppers Drug Mart at Marine Drive and 16th was compared to the entry point at the IGA, in Dundarve, at Marine & 25th.

M. Aseltine suggested that historical panels would better serve the building, on the side of the building. A previous issue has now been addressed by turning an entrance corner into the tower entrance at Marine Drive and 16th Street. Smaller scale signage will be used. Items remaining the same as the last Shoppers Drug Mart presentation are: materials, demolition of the existing building and energy and day lighting.

Meredith Mitchell, BCSLA and Board Certified Arborist of M2 Landscape Architects spoke to Landscape plans which were displayed on three presentation boards.

Committee Questions:
The Committee went on to question the presenters, with the applicants’ response in italics, including the following:
- What is the suggested building material on the building elevation at the small access point on Marine Drive? The material is a deep, dark, red brick on the east side of the building, neighbouring the Angel Hasman building.
- A picture of the adjacent buildings to the Shoppers Drug Mart store would help supply improved street context.

Committee Comments:
Members’ comments on the application included:
- Mechanically & electrically, the applicant is doing all the right things.
- Has the applicant utilized building height and questioned if the unique character of West Vancouver was addressed. A smaller village feel should not include using larger mass, and using luxury materials such as real stone and lush planting should be incorporated. Staff reiterated that design guidelines would be used to maintain character of a store front shop and that the rhythm of small businesses would also be maintained.
APPENDIX D – Continued

- The new designed entry on the corner at Marine Drive and 16th Street is a big improvement and is a positive change. However, not convinced that it speaks to West Vancouver design and that the use of several materials makes it appear too busy.
- Thanked the applicant for presenting the new options. Like the store front changes and the individual breakdown of the façade treatment. The entrance is still off centre and think if the entrance could be moved to the corner it would be an improvement as would having two entrances instead of one entrance.
- It was an okay design, a bit generic, and feel the design could have been stepped up to make it more special. Agree that the design contained too many materials.
- Wonder if the design of the building would make it a disposable building in ten to fifteen years from now. Why a single-story retail would be built as it is far more common for a two to three storey residential over commercial building to be built.
- Generally don’t have too much difficulty with the Shoppers Drug Mart building and don’t find it to be an objectionable building.
- Who chose the bench design with an eye to a detail improvement suggestion: The contemporary lighting could still be reviewed.
- The building could look outdated in a few years time. The building design does not speak to West Vancouver at all and wonder if there was still some flexibility with the building’s design. To understand the parking issues, suggest taking another look at underground parking. Wonder if an independent Engineer could be hired, who would be acceptable to both parties, to come up with any other parking solutions?
- Feel a lot more comfortable, as the applicant has now made their best effort and that with one good shot proved that underground parking can’t be done.
- Wonder if underground parking was practical or not? Think rooftop parking would be more suitable.
- Think the building meets Shoppers Drug Mart needs and am fully supportive of the design concept.
- Appreciates the thoroughness of the parking comparison to IGA’s parking at Marine Drive and 25th Street. Think that a height variance won’t be an issue as the building has now been stepped back. Suggest that the applicant Introduce wood instead of fake wood and that metal panels be used just in the entrance.
- The green blocks of low growing evergreen hedge row, together with blue grass and ornamental grass, appears not to leave enough room for people to get out of their cars.

Staff spoke to other parking variance requests which have been very modest.
Resolution:

It was Moved and Seconded:

THAT the Design Review Committee has reviewed the application made by Shoppers Drug Mart and recommends SUPPORT of the New Store for at 1583 Marine Drive; SUBJECT TO staff review of the following:

- further design development of corner entrance including materials;
- exterior lighting to be more of a contemporary fashion;
- to adjust planting on Marine Drive for car accessibility.

3 in Favour
4 Opposed
**NOT CARRIED**

Discussion ensued.

Resolution:

It was Moved and Seconded:

THAT the Design Review Committee has reviewed the application made by Shoppers Drug Mart and recommends NON-SUPPORT of the density and use.

AND FURTHER THAT the Design Review Committee recommends support of the New Store at 1583 Marine Drive; SUBJECT TO staff review of the following:

- further design development of corner entrance including materials;
- look at exterior lighting in a more contemporary fashion;
- adjust planting on Marine Drive for car accessibility.

**CARRIED**
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AMBLESIDE SHOPPERS DRUG MART
August 15, 2014

To: Lisa Berg
   Senior Community Planner
   District of West Vancouver

Re: Revised Proposal for Redevelopment at 1583 Marine Drive

The following design brief and sustainable features outline our parameters and rationale for the redevelopment of the existing Shoppers Drug Mart located at 1583 Marine Drive in Ambleside Village and is revised to address the DRC’s concerns from June 19th 2014.

Site History

In the 1930’s the site at 1583 Marine Drive was a lumber yard. Safeway then acquired the property and in 1940-41 built the specific use building that we see today. When Safeway moved across the street, this building became occupied by Cunningham Drugs which became Shoppers Drug Mart in 1971. Around 1977 there was a large fire that damaged the building and we believe all the roof trusses were replaced or rebuilt at this time. Currently the site has become contaminated by the dry cleaners to the north and an environmental remediation plan is being developed that will address the current soil conditions and provide protection against future contamination from the same known source.

The DRC mentioned possible preservation of the façade of the building, but due to the fact that the existing building façade sits on the property line and any new development has a 3 foot setback requirement, we felt that the building would be better preserved through historical panels, located on the east wall of the building in the pedestrian laneway. These panels would contain photos from the West Vancouver archives, as well as information on the architecture of the art deco columns. We have also incorporated the element of 3’s into the façade along marine drive and 16th street as well as the concept of banding, which is present along the existing façade of the building, and will be incorporated into the east wall on the laneway with bands of stone and concrete that transition in a gradient from the south, stone, to the north, concrete.

Site Conditions

The site slopes from north to south at a steep angle and is bound by major streets, a laneway and an existing alley/sidewalk. The property line at the north end does connect with the drycleaners, but the existing alley/sidewalk will be maintained. This isolates the building to a site unto itself, as if on an
island.

In regards to comparable sites with underground parking, we looked into other examples where underground parking was successful along marine drive. The two main examples of developments with underground parking along the north side of marine Drive are the large development at marine and 17th and the IGA at marine and 25th. While the 2 sites have similar slopes along the north-south running street, they were not comparable in site shape or size. The large development has a lot size significantly larger than our site and is longer in both length and width. The IGA is a closer comparison to our site. While it has a smaller site depth than the SDM site, their site width is much larger, allowing them a long straight run down to parking. The IGA site also has limited street frontage along 25th street, which for their site works since its main street frontage is along marine drive and there is predominantly residential north and west of the IGA site. The SDM site is surrounded by commercial uses on all sides, and as such we are trying to preserve the street frontage along 16th close to Marine Drive.

The diagrams below show the sites and their respective sizes.

Operational Requirements and Architectural Response

Shoppers Drug Mart (SDM) was looking for a simple commercial building, with durable materials and low maintenance requirements, to expand their existing Ambleside store location. The major SDM operational requirement that we had to respond to was to provide enough parking to maximize the store area while maintaining a comfortable shopping environment. This led to providing the parking on the rooftop to take advantage of the natural slope of the site. We also needed to have access from the rooftop parking directly into the store, but still within the secured area to limit shop lifting. This brought the vertical transportation to the front of the store along marine drive.

Since this is a corner site, it felt natural to have the tall mass at the hinge point of the site, the west corner, instead of the center or the east side. To address the importance of the corner, we have carved out an
entrance at 16th and marine. From the street, this corner element is made of poured in place concrete which can be seen in the elevator shaft and from the exterior where the façade has been carved out of the mass. The exterior has been treated with a cedar cladding which floats over the concrete to soften the corner, both to the touch and eye. The cedar screens the direct sunlight entering the upper portion with coverage over the glazing. This will screen both the sunlight entering the space during the day and the interior lights leaving the space at night, creating an evening lantern to mark the corner.

The building is predominantly one story and is broken up into bays along the street fronts, with loading on the north side of the building much like the existing condition. To address the façade along marine drive, we view the bays as masses and have broken them up by pushing/pulling the bays from each other following the property line. There are 3 predominant bays, referencing the art deco history, each lowering in height as they move east from the corner tower. 16th street is broken into separate bays, 2 of glazing, and one with vertical plants. When viewed as a mass, the 16th street wall appears to be pulled towards marine drive, and pierces through the tower portion, creating the western bay of the marine drive façade.

The canopies along the street fronts are stepped at each bay and located at similar heights off the ground to pay attention to the natural slope of the site. The bays are glazed along Marine Drive and 16th Street where appropriate. Along Marine Drive consideration is given to providing a central entrance and clear views into and out of the building. A second entrance has been carved into the corner element, entering into a lobby along with the elevator. Since the natural slope of the site does not lend itself to an entrance along 16th street, priority is given to providing views and natural light into the building.

Both along Marine and 16th Street, existing trees are being retained. Planting will be added as per the Streetscape standards, with a space of 18" between the curb and the edge of planting to allow for car doors and passage of people.

**Sustainable Features**

**Demolition of existing building:**

Major exterior components are concrete block and heavy timber wood trusses. The concrete block will be crushed up into fill and the wood trusses will be sold off to a wood recycling client. All the store shelving is either sent back to the manufacturer for refurbishment or to a Shoppers Drug Mart warehouse for re-use in other existing stores.

**New building construction materials:**

Concrete - Since the structure of the building is predominantly concrete, we will be adding approximately 25% fly ash in lieu of cement to the mixture.

Brick - The brick for the building is being sourced from Mutual Materials. Both their Spokane and Gresham Plants fall within 800km of Vancouver where the harvesting and production of the product take place. The clay brick also contains 10-12% consumer recycled clay brick.

Glazing - We will be using low e double glazed windows throughout the store as a minimum. We would like to achieve a better solar heat gain co-efficient than currently required by ASHRAE 90.1 2010.

**New building energy use and requirements:**
Energy usage - There are two HRV’s (Heat recovery ventilators) and high efficiency split system fan coil/heat pump units that have a HSPF (Heating Seasonal Performance Factor) that meets ASHRAE 90.1 2010.

Lighting Exterior - Our exterior lighting will be critical since there are lights on the roof to support the parking. These lights will be downward facing, with timer control to reduce light pollution. We have chosen to use AccuLite Areos LED Area Lighting for the main parking area. For the exterior stairs we will have in step lighting to illuminate all exterior stairs. Foot candle levels at property lines are designed to have minimal off site impact and will be dark sky compliant. The following standards are observed to meet these design criteria: IESNA recommended practices and ASHRAE 90.1-exterior lighting.

Lighting Interior – In the sales area we will use LED lights throughout, with daylight sensors to an appropriate distance back from the windows (usually about halfway into the store). In the back end offices we will be using vacancy sensors for the lighting and plugs.

Daylighting - Along marine drive the exterior canopies will act as light shelves to provide as much natural lighting deep into the sales area. Along 16th street the interior coolers will act as light shelves. For the stair/elevator tower on the south west corner, there will be exterior louvers to mitigate some of the heat gain.

The proposed building is responding to the SDM operational requirements, the existing conditions of the site, and the Feedback from the DRC. We have responded by looking into underground parking which is addressed in the accompanying letter, addressing the importance of the corner of 16th and marine drive, breaking up the façade along marine drive, giving consideration to the historic aspect of the existing building, and revising the plant selection.

Sincerely,

Anni Terrett, Intern Architect AIBC, M.Arch, LEED®AP
MARINE DR. AND 16TH STREET
BIRD’S EYE VIEW
SOUTH EAST CORNER
VIEW UP LANEWAY

AMBLESIDE SHOPPERS
DRUG MART
MARINE AND 16TH STREET
MAIN ENTRANCE
ROOFTOP PARKING
BIRD'S EYE VIEW

AMBLESIDE SHOPPERS
DRUG MART
ENTRANCE TO STAIR
FROM ROOFTOP PARKING
EXISTING MARINE DRIVE STREETSCAPE

PROPOSED MARINE DRIVE STREETSCAPE
EXISTING MARINE DRIVE ELEVATION
FROM ACROSS THE STREET
PROPOSED MARINE DRIVE ELEVATION FROM ACROSS THE STREET