# Table of Contents

<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>PG 3</td>
<td>CONTEXT MAP</td>
</tr>
<tr>
<td>PG 4</td>
<td>SITE AERIAL</td>
</tr>
<tr>
<td>PG 5</td>
<td>RATIONALE &amp; RESPONSES TO GUIDELINES</td>
</tr>
<tr>
<td>PG 6</td>
<td>NEIGHBOURHOOD CONTEXT PHOTOS</td>
</tr>
<tr>
<td>PG 10</td>
<td>PERSPECTIVES</td>
</tr>
<tr>
<td>PG 14</td>
<td>BUILDING PARAMETERS</td>
</tr>
<tr>
<td>PG 15</td>
<td>BUILDING SETBACKS &amp; WIDTH DIAGRAM</td>
</tr>
<tr>
<td>PG 16</td>
<td>SHADOW STUDY</td>
</tr>
<tr>
<td>PG 19</td>
<td>EXISTING STREET PARKING</td>
</tr>
<tr>
<td>PG 20</td>
<td>FINAL STREET PARKING</td>
</tr>
<tr>
<td>PG 22</td>
<td>STATISTICS</td>
</tr>
<tr>
<td>PG 24</td>
<td>CONTEXT PLAN</td>
</tr>
<tr>
<td>PG 25</td>
<td>STREETSCAPE ELEVATIONS</td>
</tr>
<tr>
<td>PG 26</td>
<td>SITE PLANS</td>
</tr>
<tr>
<td>PG 32</td>
<td>PARKING PLANS</td>
</tr>
<tr>
<td>PG 37</td>
<td>LEVEL 1 PLAN</td>
</tr>
<tr>
<td>PG 38</td>
<td>LEVEL 2 PLAN</td>
</tr>
<tr>
<td>PG 39</td>
<td>LEVEL 3 PLAN</td>
</tr>
<tr>
<td>PG 40</td>
<td>LEVEL 4 PLAN</td>
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<td>PG 41</td>
<td>LEVEL 5 PLAN</td>
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<td>PG 42</td>
<td>LEVEL 6 - 10 PLAN</td>
</tr>
<tr>
<td>PG 43</td>
<td>LEVEL 11 PLAN</td>
</tr>
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<td>PG 44</td>
<td>LEVEL 12-14 PLAN</td>
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<tr>
<td>PG 45</td>
<td>PH LEVEL PLAN</td>
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<td>PG 46</td>
<td>PH ROOF PLAN</td>
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<td>PG 47</td>
<td>ROOF PLAN</td>
</tr>
<tr>
<td>PG 48</td>
<td>ELEVATIONS</td>
</tr>
<tr>
<td>PG 56</td>
<td>SECTIONS</td>
</tr>
<tr>
<td>PG 58</td>
<td>GARBAGE TRUCK CIRCULATION DIAGRAM</td>
</tr>
<tr>
<td>PG 59</td>
<td>LOADING CIRCULATION DIAGRAM</td>
</tr>
<tr>
<td>PG 61</td>
<td>BUILDING GRADES</td>
</tr>
<tr>
<td>PG 62</td>
<td>SITE COVERAGE DIAGRAM</td>
</tr>
<tr>
<td>PG 63</td>
<td>SURVEY</td>
</tr>
<tr>
<td>PG 64</td>
<td>TREE PROTECTION PLAN</td>
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<td>PG 65</td>
<td>LANDSCAPE PLANS</td>
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</tbody>
</table>

# Project Team

**District Of West Vancouver**
- 750 17th Street
  - West Vancouver, BC
  - V7V 3T3

**Client**
- Cressey
  - Suite 200-555 West 8th Ave.
  - Vancouver, B.C. V5Z 1C6
  - Phone: 604-683-1256

**Architecture:**
- IBI /HB Architects
  - 700-1285 West Pender Street,
  - Vancouver, B.C. V6E 4B1
  - Phone: 604-683-8798

**Landscape Architecture:**
- Durante Kreuk Ltd.
  - 102-1637 West 5th Ave
  - Vancouver, B.C. V6J 1N5
  - Phone: 604-684-4611
The site is located in West Vancouver. The project is flanked by Bellevue Ave. to the South, 23rd Street to the West, Marine Drive to the North and an existing neighbor to the East.

**Civic Address:**
2290 Marine Drive

**Legal Address:**
PID 010.009.752: Lot A Block 2 East Part of District Lot 554 Plan 8593
PID: 010.009.779: Lot B Block 2 East Part of District Lot 554 Plan 8593

**Zoning:**
RM-2

**Character area:**
Ambleside Apartment Area (BF – B4 Guidelines)

**Proposed new address:**
2299 Bellevue Avenue
Introduction

West Vancouver is characterized by its mix of distinct neighbourhoods in a natural setting with views to mountains to the north and the Burrard Inlet to the South. The project lies in the Ambleside Apartment Area (R-2 District), forming an urban edge between existing townships to the East and smaller scale residential neighbourhoods to the North and West; to the South is the Burrard Inlet. Surrounding the site are the busy arterial Marine Drive to the North, and quieter local streets 23rd and Bellevue to the West and South; to the East is existing multifamily residential in the form of 5 storey apartment buildings, and towers up to 19 storeys.

The site is in the form of a skewed rectangle with 23rd street running north – south and Marine Drive and Bellevue Ave skewing strongly to the diagonal. The topography of the area is strongly sloped, with a 25’ cross fall between Marine Drive and Bellevue. Currently the site contains a five storey multifamily residential building with surface parking lot partially covered by the building. A stand of tall trees lies on the East and West edge of the site with a retaining wall on East side with a mature hedge giving privacy to adjacent buildings.

Design Rationale

The building takes inspiration from the modernist buildings found in the area, with their strong rectilinear geometry and large balconies as defining features; but is also influenced by its west coast environment with the use of strong overhang at roof level, wood softs and doors and a blurring of boundaries between inside and out through the use of large windows and wide (up to 15’) opening glass walls; and the introduction of a water feature that runs through the building cascading through a series of waterfalls and channels. Sustainability has also been considered with the large balconies and louvres shading the south, and a narrowing of many of the windows.

Form and Massing

The project takes the simple form of four intersecting rectangles, rising above a base of three townhomes engaging with the natural slope of the site. The lowest two rectangles run east – west along Marine way, forming a 2-9 storey streetwall along this busy road. The remaining two rectangles run north-south slimming the tower and reducing its visual impact to viewers up the slope in the residential neighbourhoods north of the site. The groves of trees at the East and West are being retained and the tower has been positioned to be parallel with Marine Drive, slightly west of center providing opportunity to give the entire eastern half of the site to landscaping and a porte cochere for convenient passenger drop off and loading. The parking is all underground, taking advantage of the natural slope of the site to provide private garages and family rooms in areas that emerge from the ground.

Materials

Durable high quality materials will be used throughout the project with predominantly stone and glass cladding. A dark stone will be used for landscape elements and a light stone for tower and townhome cladding. Large opening glass walls are featured in the living/dining rooms and Master bedrooms with terraces on units at mass change points and roof.

Response to Guidelines

Context and Site Design

• By positioning the building on the western side of the site next to the large existing grove of trees and skewing it on axis with Marine drive, we reduce its visual impact on neighbours to the north, in fact views on streets further north of the site will for the most part see only existing trees, (see view studies in package for details)

• The streetscape is being enhanced by the addition of sidewalks along Bellevue Ave and 23rd street, and a rich landscape treatment throughout the project with new street trees and other planting.

• Ground level open space linked to green spaces on site

Building Design

• The building is highly sculptural with a variety of masses from a 9 storey streetwall on marine to a 17 storey linear tower and a 2 storey amenity building.

• High quality stone cladding will be used throughout project

• Detailing will be in keeping with the character of building and landscape with high level of sophistication

• The entrances are defined as two storey glass portals with strong canopies giving a high sense of visibility and legibility.

• All facades are glazed in interesting pattern, no “blank” facades on building, even core has vertical strip of glass on north and large glass elevator lobby on east side

• Roof top mechanical screened and majority given over to outdoor living

• Large decks provided for all owners

• High level of detailing at grade with sculptural townhomes and terraces.

• Garage entry integral to building form under amenity volume. All garbage collection occurs inside parking garage.

Landscape Design

• Streetscape has landscape features integrated with streets with established vegetation retained where feasible. Hedge to the East and stands of mature trees to be retained

• Landscape is open and inviting

• Roof space maximized for private outdoor areas that owners can add plant to if they wish.

• Lighting will be considered to avoid light spill

Circulation & Parking

• All parking is underground

• Parkade entrance turned to east, not viewed from streets

• No surface parking on site

• CEPTET design throughout to avoid unsafe areas.

• Existing Curb cut retained in same position.

• Bicycle parking provided for owners and visitors

Sustainability

• Helping to achieve compact metropolitan region goal, the project maximizes density on site that allows for towers up to 19 storeys. Project has bus stop directly beside site.

• High proportion of solid walls for better energy conservation

• Reduction of glass on east and west sides of building

• Balconies on south and louvres on windows reduce heat gain in units

• All units have access to bike parking in individual garages
Neighbourhood Context Photos

A) Inglewood Avenue looking south

B) Haywood Avenue looking south

Existing

With Project
Neighbourhood Context Photos

C) Marine Drive Looking east
   Existing
   With Project

D) Marine Drive looking west
   Existing
   With Project

E) Bellevue Avenue looking east
   Existing
   With Project
Neighbourhood Context Photos
Neighbourhood Context Photos
View looking South West
View of Typical Townhome
Massing Comparison | South

ORIGINAL SUBMISSION | 2015.07.30

REVISED SUBMISSION | 2015.10.28
Massing Comparison | North

ORIGINAL SUBMISSION | 2015.07.30

REVISED SUBMISSION | 2015.10.28
Massing Comparison | East

ORIGINAL SUBMISSION | 2015.07.30

REVISED SUBMISSION | 2015.10.28
Massing Comparison

- Building Width Decreased by 11' - from 110.67' to 99.74'. Building Depth Decreased by 5.5' - From 101.25 to 95.67
- Building Height decreased by 6.2' to conform with maximum height restrictions
- Balcony on West facade of levels 3 – 10 moved to South Side with portion facing west inset into building massing. (now conforms with city guidelines)
- Balconies on South facade have reduced by 3.75’ – From 12.75 to 9’. Balcony glazing now shown as front facing glass balustrade, lightening the expression of the massing
- Penthouse now has room on top landscape level to accommodate family room, and a bathroom / change area for occupants going to the pool.
- Penthouse mechanical and elevator appurtenance optimized to be within the Height envelope permitted.
- Accordion Doors on large balconies replaced with extra wide sliders to improve envelope quality
- Pool and hot tub reconfigured to maximize headroom in penthouse floor below.
- Townhomes have revised layouts, decreased area in basement parking level, and re-configured Open to below space in living rooms only, double height living rooms with double height fireplaces.
- Parking Garages all have 3 or more cars per unit
- Glazing on North and West side re-arranged due to new layouts within. This simplified glazing pattern also further responds to DRC Commentary regarding this aspect of the project.
Floor area ratio shall not include:

1. Floor Area Ratio - Other Than Single Family Dwelling and Duplex Dwelling

Floor area ratio calculations shall include:

1. Boiler room, mechanical room, electrical room, transformer vault, garbage room and accessory buildings.
2. Laundry and workshop areas when located in a basement.
3. Interior swimming pools.
4. Hallways, elevator shafts and stairwells at basement and sub-basement floor levels.
5. Open balconies, open terraces or exterior steps.
6. Parking and loading area.
7. One residential use only entrance lobby.
8. Locker and storage space when located in a basement.
9. Building maintenance room, all intended to service the entire building, when located in a basement and/or sub-basement.
VERNAL EQUINOX
MARCH 21ST
(DST)
WINTER SOLSTICE
DECEMBER 21ST
(DST)

10:00
12:00
14:00
SUMMER SOLSTICE
JULY 21ST

10:00

12:00

14:00
EXISTING PARKING CONDITION

21 PUBLIC STREET PARKING ON BELLEVUE
Final Street Parking

OPTION 1 - PARALLEL FINAL PARKING CONDITION

Parking Inventory

Required:
21 stalls for public

Provided:
Final condition of site (based on civil)
9 parallel stalls along Bellevue
13 parallel stalls along 23rd

Total: 22 stalls provided for public

OPTION 2 - 60° FINAL PARKING CONDITION

Parking Inventory

Required:
21 stalls for public

Provided:
Final condition of site (based on civil)
10 parallel stalls along Bellevue
8 angled / 4 parallel stalls along 23rd

Total: 22 stalls provided for public
OPTION 2 - 60° FINAL PARKING CONDITION SECTIONS

Section A - 23rd Street

Section B - 23rd Street

Section C - 23rd Street

Section D - Bellevue Avenue

As Noted

FILE LOCATION: J:\35721_WESTVIEW\5.9 DRAWINGS\ARCH\CURRENT\ACAD\SALES CENTRE\SHEETS\03-SECTIONS\A3.05 PARKING SECTIONS.DWG

LAST SAVED: JUNE 22, 2015, BY RYAN.PAGLIARO

PLOTTED: MONDAY, JUNE 22, 2015 4:30:05 PM BY RYAN PAGLIARO
### Bellevue Statistics

**Civic Address:** 2290 Marine Drive

**Proposed Address:** 2299 Bellevue Avenue

**Legal Address:** P01 010.009.752 Lot A Block 2 East Part of District Lot 54 Plan 8593

**Zoning:** RM-2

**Character Area:** Ambleside Apartment Area BF-B4 Guidelines

#### Basic Site Parameters

<table>
<thead>
<tr>
<th>Site Parameters</th>
<th>Imperial (ft, ft)</th>
<th>Metric (m, m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>58,820</td>
<td>5,465</td>
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<tr>
<td>Site Dimensions</td>
<td>marine drive</td>
<td></td>
</tr>
<tr>
<td></td>
<td>side yard</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bellevue Ave</td>
<td></td>
</tr>
<tr>
<td></td>
<td>23rd ave</td>
<td></td>
</tr>
<tr>
<td>Site width (max)</td>
<td>337</td>
<td>103</td>
</tr>
<tr>
<td>Avg Depth of Site</td>
<td>248</td>
<td>75.6</td>
</tr>
</tbody>
</table>

**Average Natural Grade:** 48.97

**Average Finished Grade:** 53.20

**Lowest Floor of Apartment Tower:** 48.33

Note: As per Section 302.11 Height is measured from Lowest Floor of Apartment tower

#### Basic Site Controls

<table>
<thead>
<tr>
<th>Control</th>
<th>Imperial</th>
<th>Metric</th>
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</thead>
<tbody>
<tr>
<td>Minimum Site Area</td>
<td>3,658</td>
<td>1,115</td>
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<tr>
<td>Minimum Site Width</td>
<td>99.08</td>
<td>30.20</td>
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</table>

**Driving Site Coverage:**
- No Limitations in Zoning
- 30% of Site not occupied by building

**Site Setbacks**

<table>
<thead>
<tr>
<th>Setback</th>
<th>Imperial</th>
<th>Metric</th>
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</thead>
<tbody>
<tr>
<td>Front Yard (Other)</td>
<td>24.93</td>
<td>7.60</td>
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<td>Side Yard</td>
<td>29.86</td>
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<tr>
<td>Rear Yard</td>
<td>29.86</td>
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</table>

**Max Building Width:** 99.74

**Max Height:** 180.12

**Max # of Flrs (apt):** 20

**FAR (Permitted):** 102.935

**FAR Area (Permitted):** 102,935.61

Note: As measured along Marine Drive & Bellevue independently Each Site width along a street conforms.

Note: 30% of site not occupied by building may be devoted to driveways etc

Note: No Side Yard on Site

Note: Variance only for Amenity Building

Note: Includes P1 & Mechanical which have habitable space owned by units
Area Tabulation

<table>
<thead>
<tr>
<th>Flr to Flr</th>
<th>Height</th>
<th>Elevation</th>
<th>GFA</th>
<th>Entrance lobby</th>
<th>Amenity</th>
<th>Sub total</th>
<th>FSR Area</th>
<th># of Units</th>
<th>3 BR</th>
<th>2 BR</th>
<th>Reg. Unit Size</th>
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<tbody>
<tr>
<td>10 to 10</td>
<td>157.9</td>
<td>233.9</td>
<td>732</td>
<td>-</td>
<td>-</td>
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<td>732</td>
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<td>10</td>
<td>130.0</td>
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<td>1,098</td>
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<td>TOTAL</td>
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<td>114,360</td>
<td>5,141</td>
<td>5,786</td>
<td>11,869</td>
<td>152,970</td>
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</table>

Required Parking

- Min. Residential Parking
  - 1 space per dwelling unit
  - 1 space per 84 sqm

126: Note: SD 13 Zoning Bylaw states: A minimum of the greater of: 1 space per dwelling or 1 space for every 84 sqm of GFA

Provided Parking

- Residential Parking
  - # of Units: 30
  - Rate: 3.20 stalls per unit
  - Total Provided Parking: 112 stalls

Visitor Parking

- 12 stalls

Handicap Stalls

- Number of required double stalls for total stalls of 112-200 is 3.

<table>
<thead>
<tr>
<th>Residential Cars</th>
<th>Visitor Cars</th>
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</thead>
<tbody>
<tr>
<td>Regular</td>
<td>Small</td>
</tr>
<tr>
<td>panel P3</td>
<td>18</td>
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<tr>
<td>panel P2</td>
<td>-</td>
</tr>
<tr>
<td>panel P1</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>108</td>
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</tbody>
</table>

Wheels Bicycle Stalls in Private Garages

- 0 stalls

On Street Parking

Current Condition

- Bellevue Ave.: 21 stalls
- 23rd St: 15 stalls

Proposed Condition

- Bellevue Ave.: 21 stalls
- 23rd St: 15 stalls

Bellevue | District of West Vancouver
November 30th, 2015

Cressey IBI
FRONT YARD SETBACK 7.6M (25')

PRIVATE GARAGE #32

PRIVATE GARAGE #34

CAR WASH & DETAILING STATION

49.95' DN @ 5% SLOPE
EL: 17.00'

ELEVATOR #1

ELEVATOR #1 ELEVATOR #2

ELECTRICAL CLOSET

MECHANICAL

14 RISERS

11
12
13
15
16
17
10'-11 1/2"
20'-0"
10'-8"
8'-8"
10'-10"
20'-0" 20'-0"

3
8
9
10
5
6
7

3'-3 1/2"
32'-1 1/2"
8'-7 1/4"
7'-1 1/4"
5'-2 1/2"
13'-2 1/4"
10'-8 1/4"

4 PRIVATE GARAGES / 16 RESIDENTIAL STALLS

5 CARS & 2 BIKES 3 CARS & 2 BIKES

2 CARS

19 RISERS

18 TREADS
Amenity Elevations

1. AMENITY- NORTH ELEVATION
2. AMENITY- WEST ELEVATION

SCALE: 1/8"=1'-0"

MATERIAL LEGEND:
1. STONE (LIGHT COLORED STONE)
2. STONE (DARK COLORED STONE)
3. ALUMINUM FRAME & GLASS WINDOWS
4. METAL PANEL - DARK GRAY
5. WOOD SOFFIT
6. GLASS AND ALUMINUM GUARD RAILS
7. WOOD WITH GLASS LIT DOOR
8. ALUMINUM LOUVRE (IN WOOD COLORED TONE TO MATCH WOOD SOFFITS)
9. ALUMINUM SLIDING GLASS DOORS
10. ALUMINUM & TRANSLUCENT GLASS CANOPY

NOT FOR CONSTRUCTION

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FILE LOCATION: J:\35721_WestView\5.9 Drawings\arch\current\ACAD\Sheets\02-Elevations\A205 Detailed Elevations.dwg     Last Saved: October 21, 2015, by niloo.ziaie    Plotted: Sunday, November 29, 2015 5:31:49 PM by Gwyn Vose
Townhome 02 Elevations
Townhome 03 Elevations

1. TH03- NORTH ELEVATION
2. TH03- WEST ELEVATION
Building Grade Calculations - Natural Grades

<table>
<thead>
<tr>
<th>Point</th>
<th>Natural Grade</th>
<th>South Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>46.52'</td>
<td>14.18m</td>
</tr>
<tr>
<td>B</td>
<td>46.23'</td>
<td>14.25m</td>
</tr>
<tr>
<td>C</td>
<td>46.47'</td>
<td>14.34m</td>
</tr>
<tr>
<td>D</td>
<td>46.09'</td>
<td>14.43m</td>
</tr>
<tr>
<td>E</td>
<td>45.79'</td>
<td>14.52m</td>
</tr>
<tr>
<td>F</td>
<td>45.51'</td>
<td>13.87m</td>
</tr>
<tr>
<td>G</td>
<td>46.75'</td>
<td>14.25m</td>
</tr>
<tr>
<td>H</td>
<td>50.00'</td>
<td>15.24m</td>
</tr>
<tr>
<td>I</td>
<td>50.13'</td>
<td>15.28m</td>
</tr>
<tr>
<td>J</td>
<td>52.56'</td>
<td>16.02m</td>
</tr>
<tr>
<td>K</td>
<td>50.89'</td>
<td>15.51m</td>
</tr>
<tr>
<td>L</td>
<td>50.79'</td>
<td>15.48m</td>
</tr>
</tbody>
</table>

Average Natural Grade - 46.69' 14.19m
Site Coverage Diagram

MARINE DR.

BUILDING COVERAGE
10,325 SF

DRIVE WAY COVERAGE
10,430 SF

SITE AREA
58,820 SF

23RD ST.
Keep existing rock retaining walls.

No excavation in these areas, without Arborist monitoring.

Remove asphalt with minimal excavation into underlying base courses. Hydrovac exploration of roots south of tree 19. If significant structural roots are encountered it may be necessary to remove tree 19.

Large Cedar No. 12 and smaller trees require removal for parkade construction.

Remove tree No. 9, leaving roots intact to avoid damage to roots of trees 6, 7 and 8. Cut stump down to 6" above existing grade.

Large Deodar Cedar, westernmost in hedge

Hedge of 34 Deodar Cedars, 25 cm to 60 cm trunks Topped at approx. 5 m ht.
IBI Group is a multi-disciplinary consulting organization offering services in four areas of practice: Urban Land, Facilities, Transportation and Systems. We provide services from offices located strategically across the United States, Canada, Europe, the Middle East and Asia.
Bellevue | Sales Centre

DP RE-SUBMISSION #3

2290 Marine Drive
November 30th 2015

Submitted on Behalf of Cressey
by IBI Architects to the District of West Vancouver
Temporary Building will be constructed to pre-sell units in new building. Will be built while existing building remains semi-occupied. Then will stay open in a limited fashion during construction.
Civic Address: 2290 Marine Drive
Proposed Address: PID 010.009.732 Lot A Block 2 East Part of District Lot 294 Plan 893
Legal Address: PID: 010.009.739; Lot B Block 2 East Part of District Lot 554 Plan 8593

<table>
<thead>
<tr>
<th>Imperial (SF, ft)</th>
<th>metric (sq. m, m)</th>
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</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>58820</td>
</tr>
<tr>
<td>Site Dimensions</td>
<td></td>
</tr>
<tr>
<td>Marine Drive</td>
<td>337</td>
</tr>
<tr>
<td>Side Yard</td>
<td>226</td>
</tr>
<tr>
<td>Bellevue Ave</td>
<td>306</td>
</tr>
<tr>
<td>23rd Ave</td>
<td>270</td>
</tr>
<tr>
<td>Site width (max)</td>
<td>337</td>
</tr>
<tr>
<td>Avg Depth of Site</td>
<td>248</td>
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</tbody>
</table>

Average Natural Grade 48.97 102.67
Average Finished Grade 53.20 102.67

Occupant Load = BC Building Code 2012 Table 3.1.17.1. Occup
Group D: Business and personal services occupancies
Offices: 9.30 sq m area per person
Occupant 69.35
Building Design:
## Phasing of Parking

Note: See Parking Comparison A00.0A-D for traffic configuration, detailed comparison and additional information.

### Current Conditions
See A00.0A

| Bellevue Avenue public parking | 21 |
| Onsite residential parking     | 55 |
| Total                          | 76 |

### Pre-Construction of Sales Centre
See A00.0A

| Bellevue Avenue Public Parking | 21 |
| 23rd Street Public Parking    | 15 |
| Onsite residential parking    | 18 |
| Onsite construction parking   | 57 |
| Total                         | 91 |

### Construction of Sales Centre
See A00.0B

| Bellevue Avenue Public Parking | 7  |
| 23rd Street Public Parking    | 15 |
| Onsite residential parking    | 18 |
| Onsite construction parking, if necessary | 37 |
| Total                         | 77 |

### Sales Centre Active - Pre-Demolition
See A00.0B

| Bellevue Avenue Public Parking | 13 |
| 23rd Street Public Parking    | 15 |
| Onsite residential parking    | 18 |
| Onsite construction parking, if necessary | 37 |
| Total                         | 83 |

### Sales Centre Active - Excavation
See A00.0C

| Bellevue Avenue Public Parking | 13 |
| 23rd Street Public Parking    | 15 |
| Onsite construction parking - Existing | 5 |
| Total                         | 33 |

### Sales Centre Active - Structure
See A00.0C

| Bellevue Avenue Public Parking | 13 |
| 23rd Street Public Parking    | 15 |
| Onsite construction parking - Existing | 5 |
| Onsite construction parking - New | 8 |
| Total                         | 46 |

### Sales Centre Active - Finishing
See A00.0D

| Bellevue Avenue Public Parking | 13 |
| 23rd Street Public Parking    | 15 |
| Onsite Parking                | 20 |
| Total                         | 48 |

### Post-Construction (Sales Centre Removed) - Final Condition
See A00.0D

| Bellevue Avenue Public Parking | 10 |
| 23rd Street Public Parking    | 12 |
| Total                         | 22 |
Parking Plan: Existing Condition

Parking Inventory

Required:
- 21 stalls Public
- 18 stalls for Residents

Total: 39 stalls required

Provided:
- 21 stalls for public along Bellevue (for public) (Existing parking)
- 55 stalls for residents (18 are in use) (On site, existing parking)

Total: 76 stalls Provided (21 public/18 resident/37 extra)
Parking Inventory

Required:
- 21 stalls Public
- 18 stalls for residents
- 5 stalls for construction

Total: 44 stalls required

Provided:
- 15 New stalls along 23rd Street (under construction)
- 21 stalls for public along Bellevue (Existing parking)
- 18 stalls for residents (On site, existing parking)
- 37 stalls for construction (On site, existing parking)

Total: 76 stalls Provided (21 public/18 resident/37 construction)

Traffic

Existing lane configuration and traffic controls would remain in place

Parking near intersections is not permitted

Parking maneuvering on adjacent roads

Pedestrians

Provide a pedestrian path next to parking spaces on 23rd Street
Parking Plan: Construction of Sales Centre / Pre-Demolition - Existing Building Remains

Parking Inventory

Required:
- 21 stalls public
- 18 stalls for residents
- 5 stalls for construction

Total: 44 stalls required

Provided:
- 15 new stalls along 23rd street
- 7 Existing Remaining stalls for public along Bellevue
- 18 stalls for residents (on site, existing parking)
- 37 stalls for construction (on site, if necessary)

Total: 77 stalls Provided (22 public/18 resident/37 construction)

Traffic

Existing lane configuration and traffic controls would remain in place
Parking near intersections is not permitted
Parking maneuvering on adjacent roads

Pedestrians

Provide pedestrian path along Bellevue Avenue to the Sales Center
Provide a pedestrian path next to parking spaces on 23rd Street
Parking Plan: Sales Centre Active / Pre-Demolition - Existing Building Remains

Parking Inventory

Required:
- 21 stalls public
- 6 stalls for sales centre guests
- 18 stalls for residents
- 5 stalls for construction

Total: 50 stalls required

Provided:
- 15 new stalls along 23rd street
- 13 new along Bellevue
- 18 stalls for residents (On site, existing parking)
- 37 stalls for construction (On site, if necessary)

Total: 83 stalls Provided (22 public/6 sales guests/18 resident/37 construction)

Traffic

Existing lane configuration and traffic controls would remain in place
Existing vehicle access locations to remain
Parking near intersections is not permitted
Parking maneuvering on adjacent roads

Pedestrians

Provide pedestrian path along Bellevue Avenue to the Sales Center

Parking Plan: Sales Centre Active/Pre-Demolition - Existing Building Remains
Parking Plan: Sales Centre Active / Construction Phase: Excavation

Parking inventory

Required:
- 21 stalls public
- 6 stalls for sales centre guests
- 5 for construction

Total: 32 stalls required

Provided:
- 15 along 23rd
- 13 along Bellevue
- 5 Stalls for Construction – 5 existing stalls on site under trees at 23rd and marine corner.

Total: 33 stalls provided (22 public/6 sales guests/5 construction)

Traffic

Existing lane configuration and traffic controls would remain in place
Existing vehicle access locations to remain
Parking near intersections is not permitted
Parking maneuvering on adjacent roads
Construction vehicles entrances via Bellevue Ave and 23rd st

Parking Plan: Sales Centre Active/Construction Phase: Excavation
Parking Plan: Sales Centre Active / Construction Phase: Structure

Parking Inventory
Required:
- 21 stalls public
- 6 stalls for sales centre guests
- 15 for construction
Total: 42 stalls required

Provided:
- 15 new along 23rd
- 13 along Bellevue
- 14 stalls on Site (for construction)
Total: 42 stalls Provided (21 public/6 sales guests/ 15 construction)

Traffic
Existing lane configuration and traffic controls would remain in place
Existing vehicle access locations to remain
Parking near intersections is not permitted
Parking maneuvering on adjacent roads
Construction vehicles entrances via Bellevue Ave and 23rd st

Parking maneuvering on adjacent roads
Parking near intersections is not permitted
Parking Plan: Sales Centre Active / Construction Phase: Finishing

Parking Inventory

Required:
- 21 stalls public
- 6 stalls for sales centre guests
- 20 for construction

Total: 47 stalls required

Provided:
- 15 along 23rd
- 13 along Bellevue
- 19 stalls in parkade for construction (On-site)

Total: 47 stalls Provided (21 public/6 sales guests/20 construction)

Note: all construction parking shall be on site

Traffic

Existing lane configuration and traffic controls would remain in place

Existing vehicle access locations to remain

Parking near intersections is not permitted

Parking maneuvering on adjacent roads

Construction vehicles entrances via Bellevue Ave and 23rd St

Parking Plan: Sales Centre Active/Construction Phase: Finishing
Parking Plan: Post Construction (Sales Center removed) - Final Condition

Parking Inventory

Required:
- 21 stalls for public

Provided:
- Final condition of site (based on civil)
- 10 parallel stalls along Bellevue
- 8 angled /4 parallel stalls along 23rd

Total: 22 stalls provided for public
Level 2 Plan
Elevations

South Elevation

North Elevation

BELLEVUE | DISTRICT OF WEST VANCOUVER

NORTH ELEVATION

SOUTH ELEVATION

NOT FOR CONSTRUCTION
Elevations

East Elevation

West Elevation
Section A Phasing

Section A - Pre-Construction of Sales Centre

Section A - Construction of Sales Centre
Section A Phasing

Section A - Sales Centre Active - Pre-Demolition

Section A - Sales Centre Active - Excavation
Section B Phasing

Section B - Sales Centre Active - Pre-Demolition

Section B - Sales Centre Active - Excavation
**PLANT LIST**

<table>
<thead>
<tr>
<th>No.</th>
<th>botanical name</th>
<th>common name</th>
<th>size</th>
<th>comments</th>
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<tbody>
<tr>
<td>1</td>
<td>Fagus sylvatica 'Dawyckii'</td>
<td>Upright European Beech</td>
<td>6cm cal.</td>
<td>Uniform specimens</td>
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<tr>
<td>104</td>
<td>Buxus m. 'Green Beauty'</td>
<td>Green Beauty Boxwood</td>
<td>#3 pot</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Cistus corbariensis</td>
<td>Rock Rose</td>
<td>#3 pot</td>
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<tr>
<td>54</td>
<td>Lavandula 'Blue Cushion'</td>
<td>Lavender</td>
<td>#2 pot</td>
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<tr>
<td>161</td>
<td>Liriope 'Silver Dragon'</td>
<td>Variegated Liriope</td>
<td>#SP3 pot</td>
<td></td>
</tr>
<tr>
<td>88</td>
<td>Miscanthus 'Dixieland'</td>
<td>Maiden Grass</td>
<td>#3 pot</td>
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<tr>
<td>144</td>
<td>Taxus media 'Hicksii'</td>
<td>Yew Hedge</td>
<td>B&amp;B 4' ht.</td>
<td></td>
</tr>
</tbody>
</table>

**PLANTING NOTES**

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standards.
2. Plant sizes and related container classes are specified according to the B.C. Landscape Standards. For container classes #3 and smaller, plant sizes shall be as shown in the plant list. For all other plants, plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for a #3 class container, these plants shall be defined in the BCTA (ANSI) standards.
3. All trees to be staked in accordance with BCTA standards.
4. All planting to be irrigated with soaker hose or a timer.

---

**Construction Hoarding**

Existing Sidewalk

New Concrete Sidewalk

Existing Trees to be protected and retained. Refer to Tree Protection Plan and Arborists Report.

BELLEVUE AVENUE

MARINE DRIVE

MARINE DRIVE

LANDSCAPE PLANTING BELLEVUE SALES CENTRE

BELLEVUE AVENUE

2000 LBS

1000 FPM

ELEV. #3

**LANDSCAPE PLANTING BELLEVUE SALES CENTRE**
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