

DUNDARAVE

2452-2490 MARINE DRIVE

WEST VANCOUVER, BC V7V 1L1



RE-ISSUE FOR DEVELOPMENT PERMIT APPLICATION

MAY 28, 2021



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DUNDARAVE BEACHSIDE LTD. PARTNERSHIP
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Vancouver, V6C 1X8 Canada

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02	RE-ISSUE FOR DP		2021-05-28

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WEST VANCOUVER, BC V7V 1L1

PROJECT NO: 119866

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CHKD BY: Checker

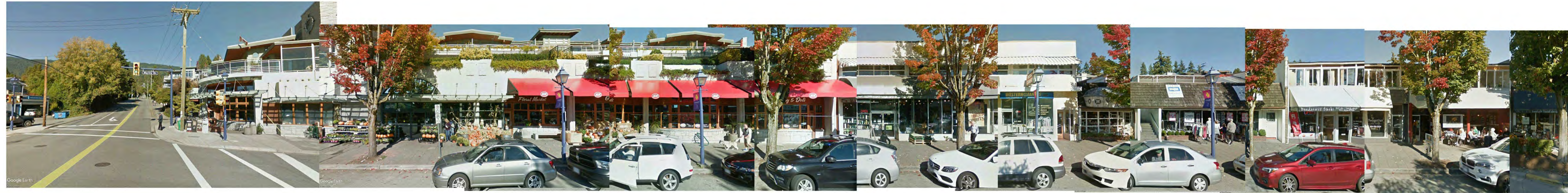
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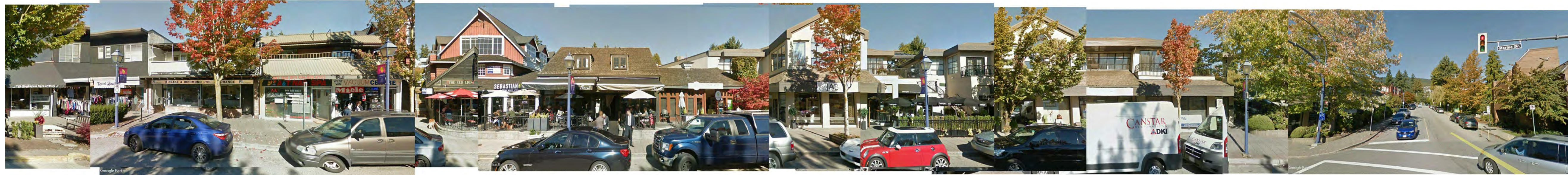
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MARINE DRIVE - NORTH

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**EXISTING
 DUNDARAVE
 CHARACTER**

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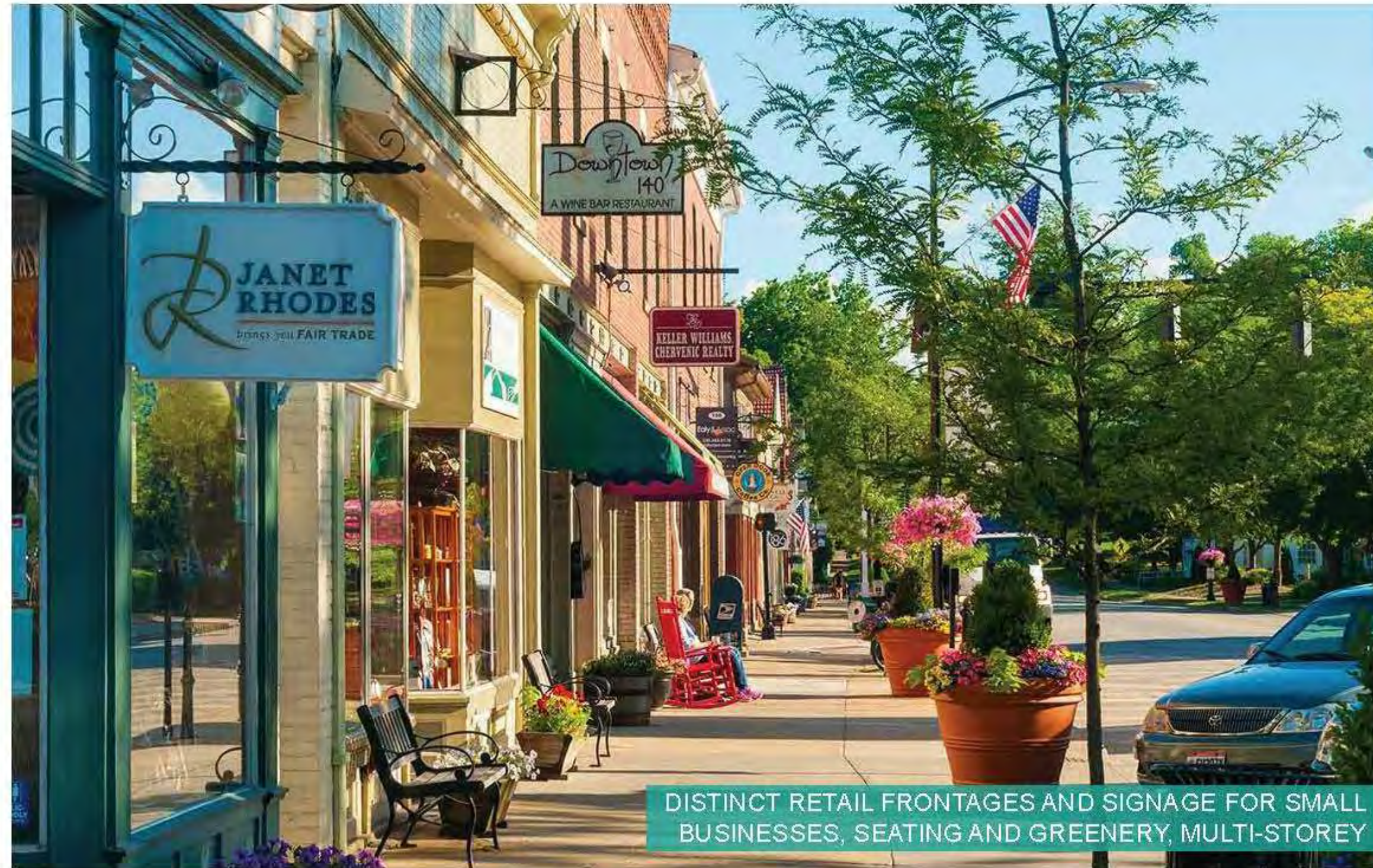


MARINE DRIVE - SOUTH



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DISTINCT RETAIL FRONTAGES AND SIGNAGE FOR SMALL BUSINESSES, SEATING AND GREENERY, MULTI-STORY



WEST COAST STYLE ELEMENTS PATIO / CAFE SPACE



GREEN ROOFS



SEATING AND GREENERY, ANIMATED SIDEWALKS, PATIO / CAFE SPACE



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PRECEDENTS

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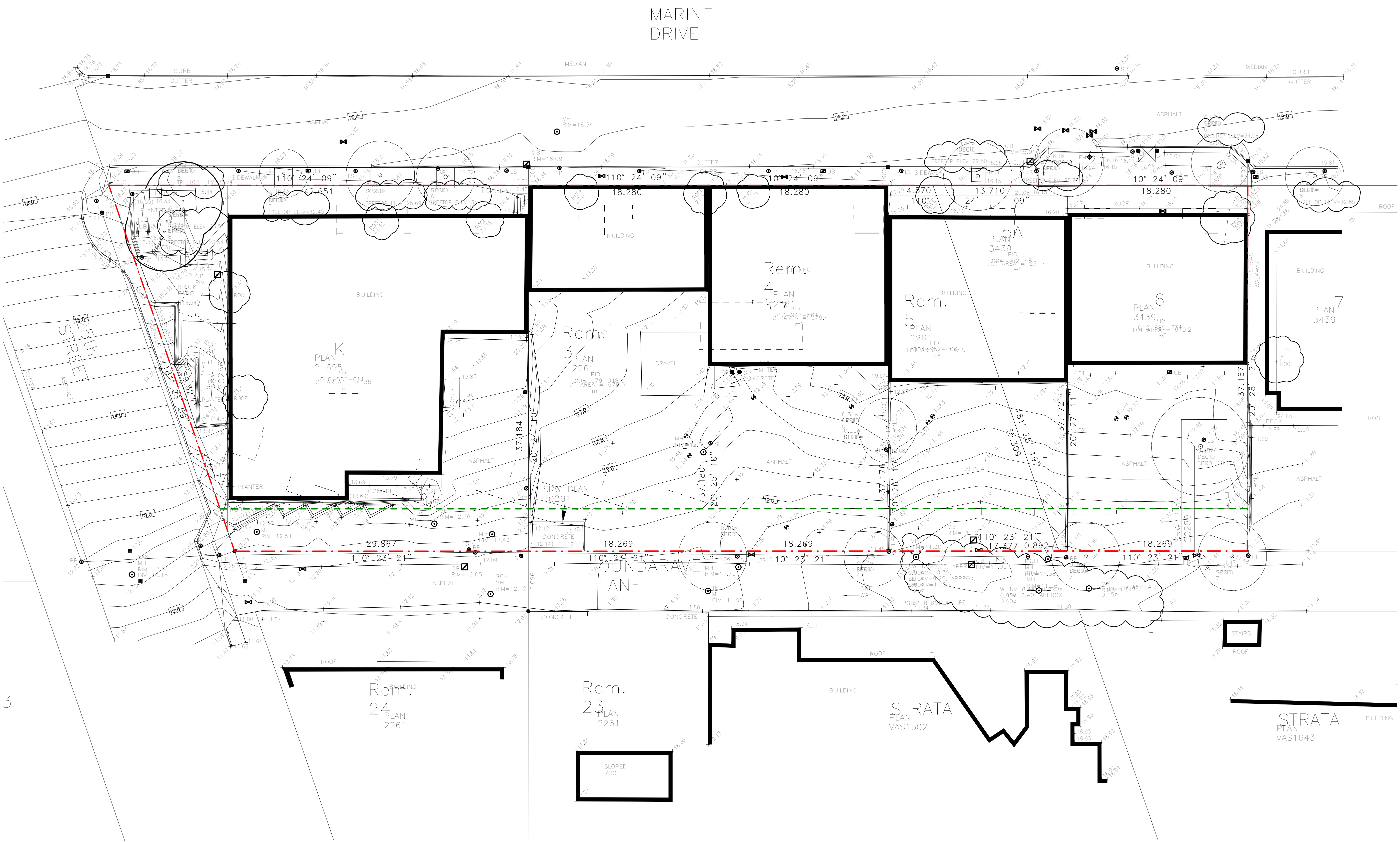
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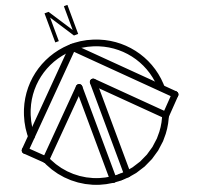
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SURVEY

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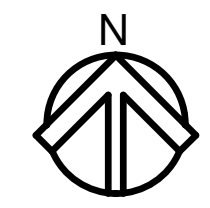
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SHEET TITLE
CONTEXT PLAN



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A11

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AREA CALCULATED FOR PERMITTED DENSITY

AREA	Calculated for Permitted Density (sq ft)
Commercial	
Office	
Retail	
Residential	
Common Areas	
Corridors	
Lobby	
SUB TOTAL	115,833
Exclusions	
Open Balconies	538
One Entrance Lobby	324
Common Recreation Rooms	0
Common floor area in basement or sub-basement	1,994
SUB TOTAL	2,856
TOTAL BUILDABLE AREA	115,833
DENSITY AREA TOTAL	112,977

Level 0 (sq ft)	Level 1 (sq ft)	Level 2 (sq ft)	Level 3 (sq ft)
38,434	38,434	38,965	0
1,994			
1,994	324	538	0

DENSITY	Calculated for Permitted Density
TOTAL	2.58

Zoning Bylaw No. 4862, 2010
District of West Vancouver

120.21 Floor Area Ratio - Other Than Single Family Dwelling and Duplex Dwelling

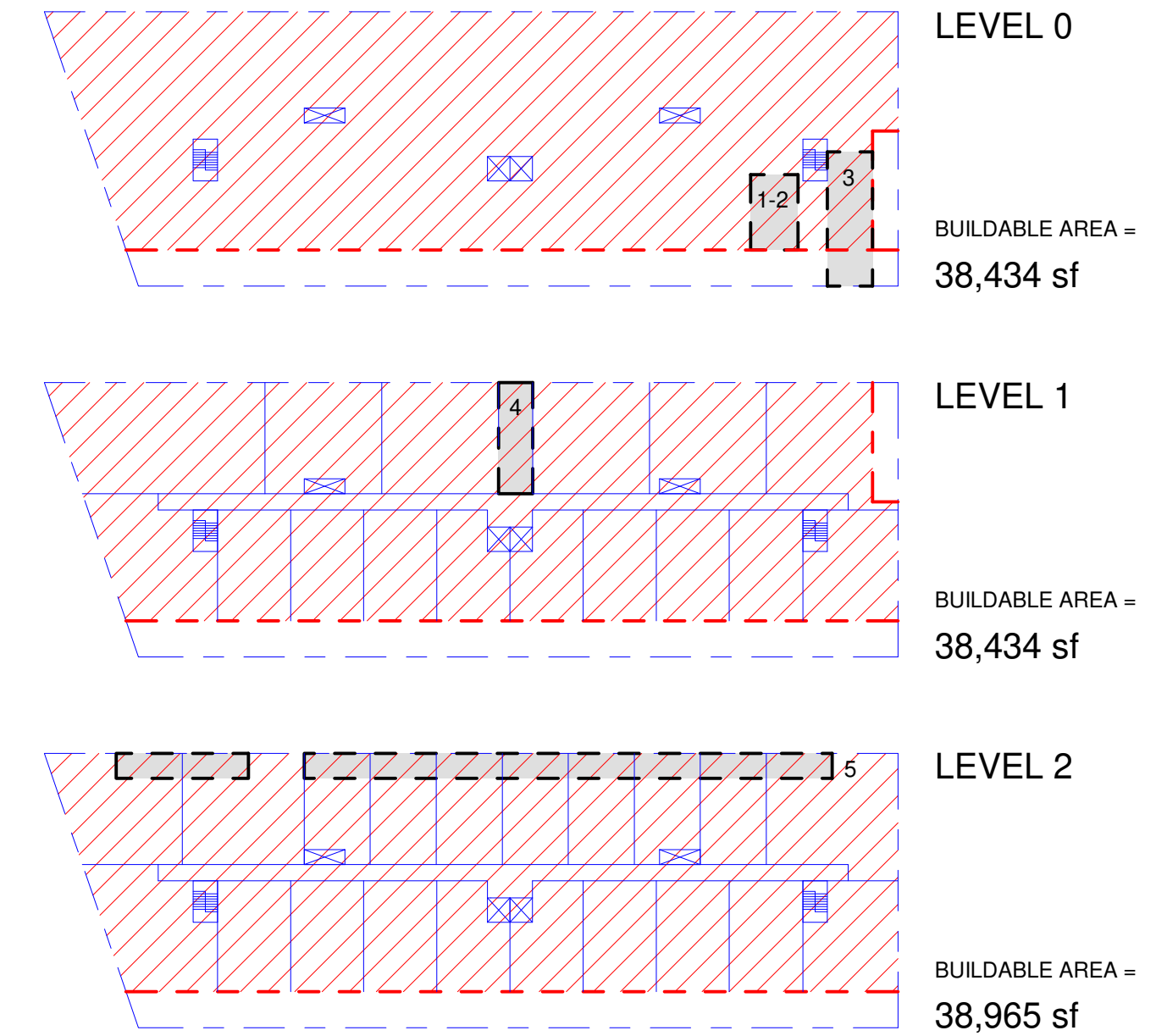
- (1) Floor area ratio calculations shall include:
 - (a) the total floor area of all storeys, measured to the exterior faces of the building or buildings, including hallways, elevator shafts and stairwells at each floor level; and
 - (b) accessory buildings.
- (2) Floor area shall not include (Bylaw #4874):
 - (a) where a principal building or detached secondary suite is designed to meet the Energy Step Code, the floor area specified in Section 120.29(2);
 - (b) open balconies, open terraces and exterior steps;
 - (c) enclosed balconies provided that the all-weather glass doors and windows remain in place;
 - (d) one entrance lobby per building provided that it is exclusively for residential use;
 - (e) common recreation rooms and swimming pools;
 - (f) common floor area in a basement or sub-basement for the following uses:
 - (i) hallways, elevator shafts and stairwells;
 - (ii) boiler rooms, mechanical rooms, electrical rooms, transformer vaults, garbage rooms and building maintenance rooms;
 - (iii) laundries, workshops, lockers and storage spaces;
 - (g) parking and loading areas.
- (3) Notwithstanding subsection (1)(a) and limited to existing strata-titled apartment buildings in RM zones built before the year 2000, common areas which are converted into residential dwelling unit(s) are exempted from floor area ratio calculation. (Bylaw #5024)

120.22 Retaining Wall Grade Line and Buildup of Grade

- (1) The following shall not exceed the elevation of the grade line described below:
 - (a) creation of grade above the natural grade whether by retaining walls or otherwise;
 - (b) any retaining wall used in the creation of finished grade, including stacked rock walls; or
 - (c) garden walls not used for retaining purposes.
- (2) The retaining wall grade line is drawn vertically from natural grade, or existing grade where grade has been altered as a result of the construction of a public road, at any and all points on the site lines, then inward over the site, perpendicular to such site lines, in accordance with the following:
 - (a) a front site line or flanking side site line - up 1.2 metres and then in towards the property at a 75% slope (See Figure 1).
 - (b) waterfront site line - in towards the property at a 100% slope from the natural grade, (i.e. not from a point 1.2 metres above it and not from finished grade) (See Figure 2).
 - (c) all other site lines - up 1.2 metres and then in towards the property at a 100% slope (See Figure 3).

444284/2

SECTION 120 • GENERAL REGULATIONS FOR ALL ZONES



1 SCHEMATIC PLANS
A12 Scale: 1/16" = 1'-0"

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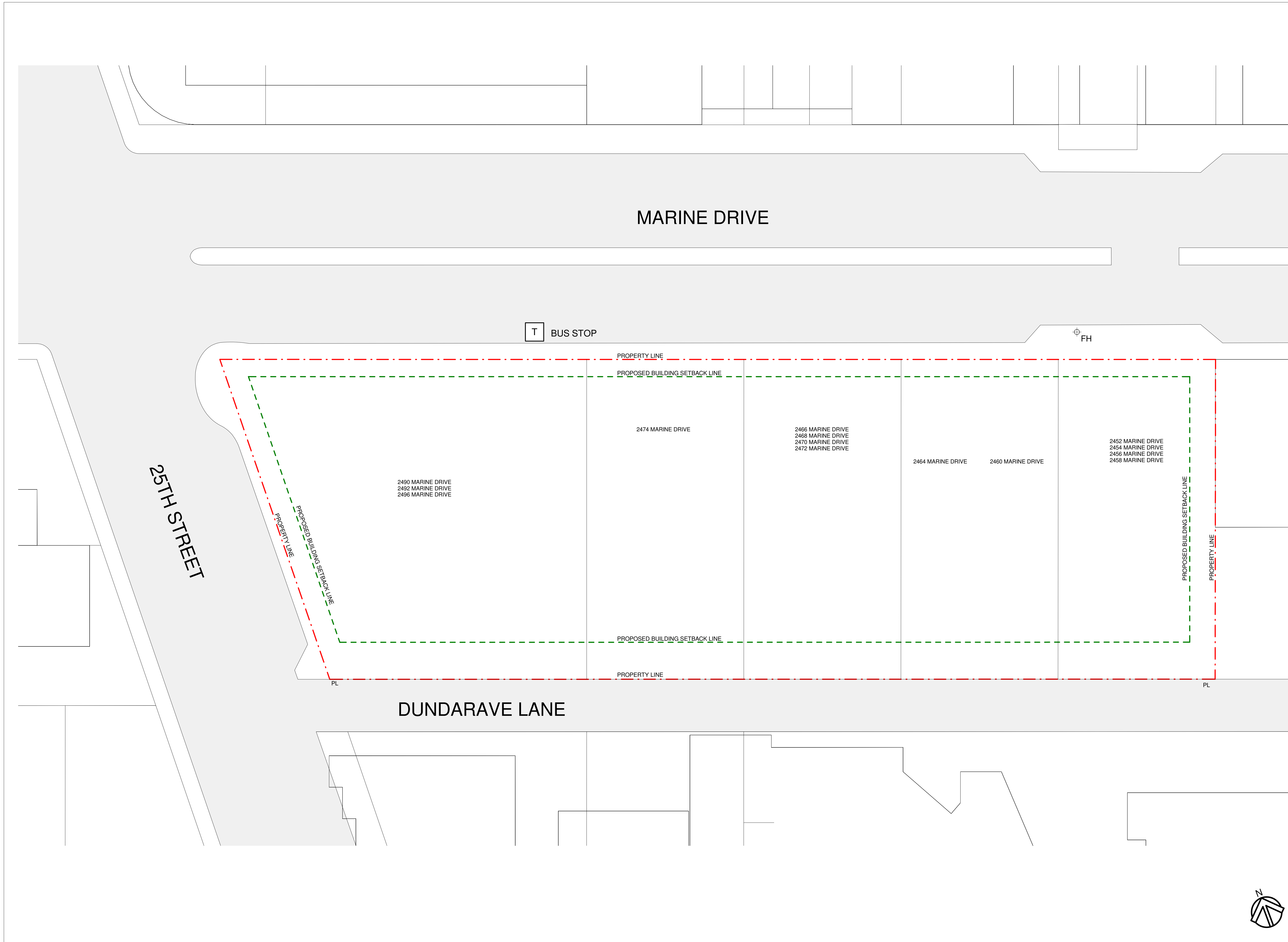
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PERMITTED DENSITY

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A12

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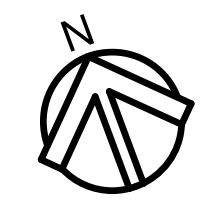
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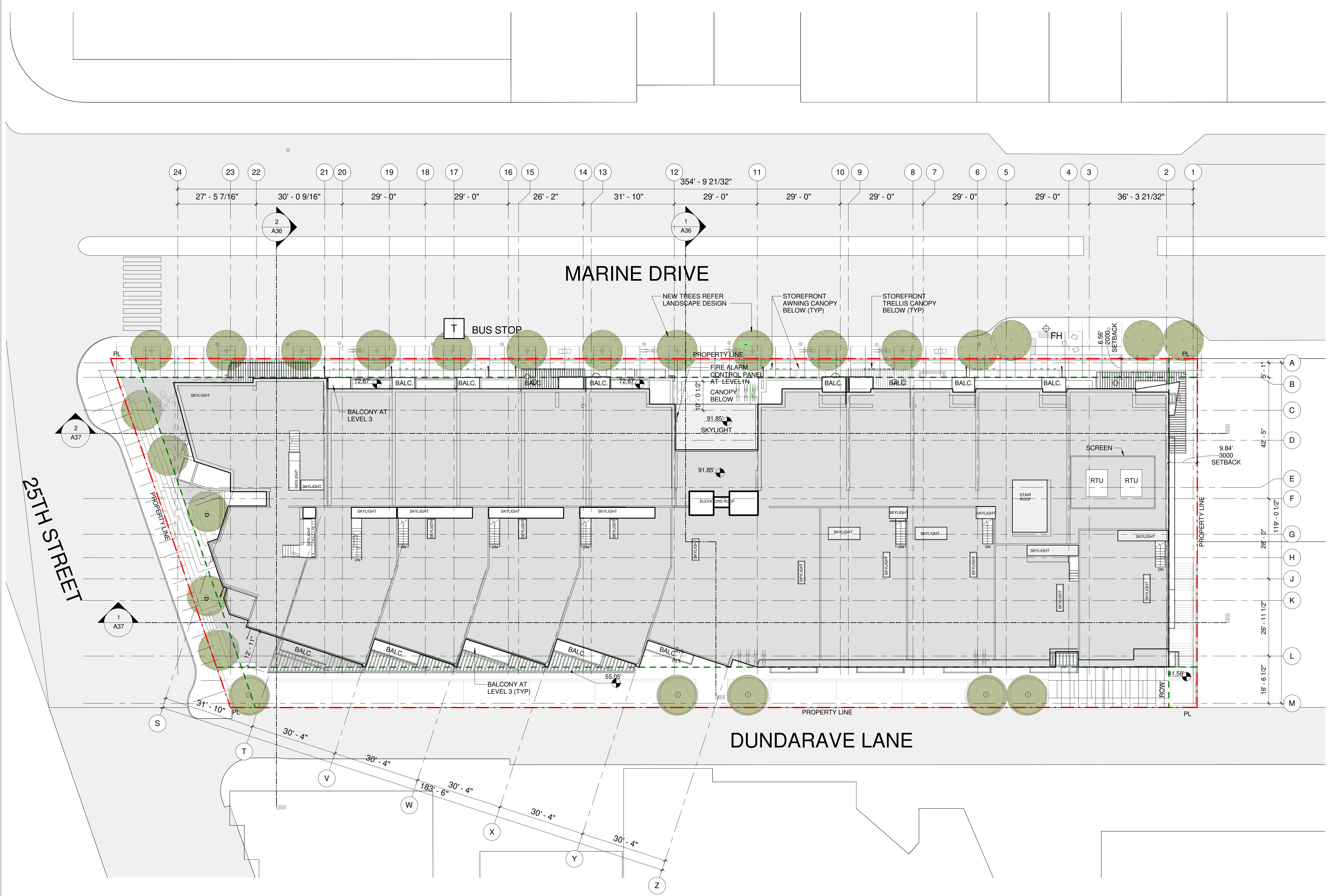
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SITE PLAN - EXISTING

SHEET NUMBER
A14



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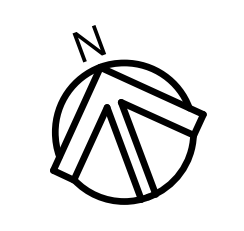
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**SITE PLAN -
 PROPOSED**

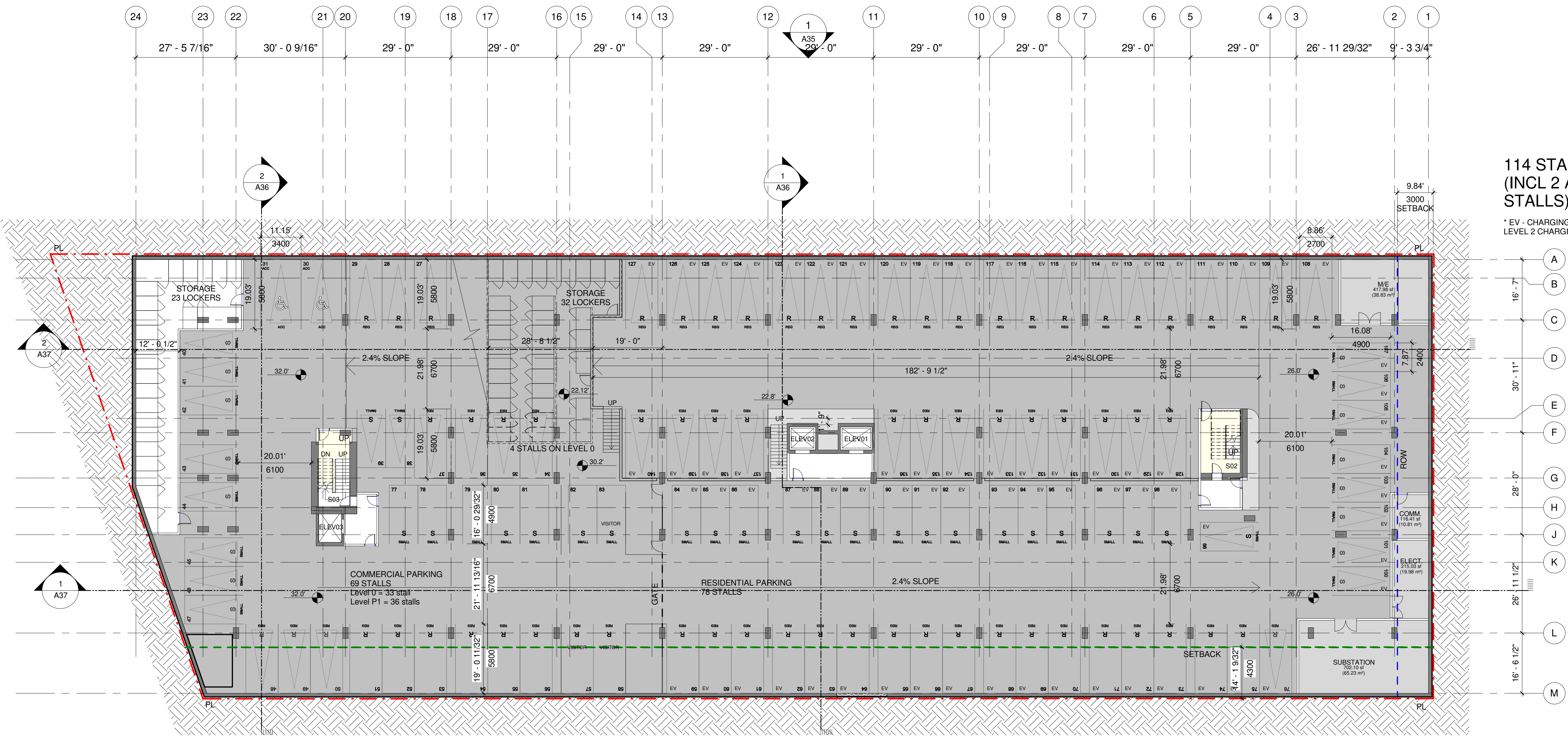
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**114 STALLS
 (INCL 2 ACCESSIBLE
 STALLS)**
 * EV - CHARGING OUTLETS TO PROVIDE
 LEVEL 2 CHARGING FOR ELECTRIC VEHICLE

L-P

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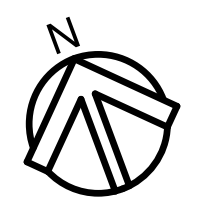
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PROJECT NO: 119866
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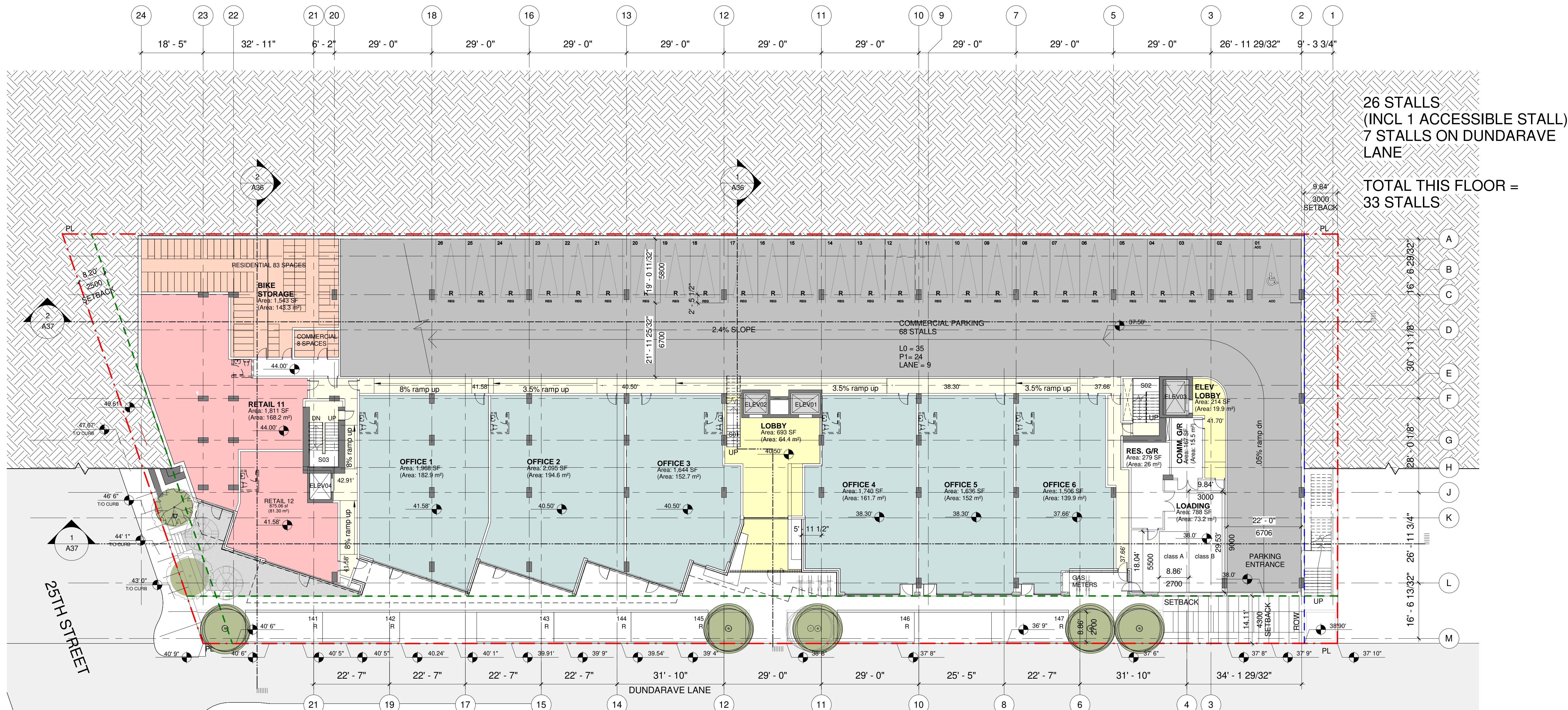
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**PARKING LEVEL
 PLAN**

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**26 STALLS
 (INCL 1 ACCESSIBLE STALL)
 7 STALLS ON DUNDARAVE
 LANE**

**TOTAL THIS FLOOR =
 33 STALLS**

L-0

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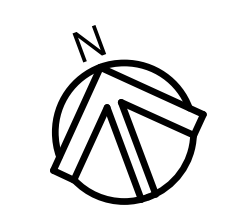
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SHEET TITLE
LEVEL 0 PLAN

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L-1 north

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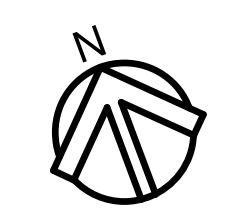
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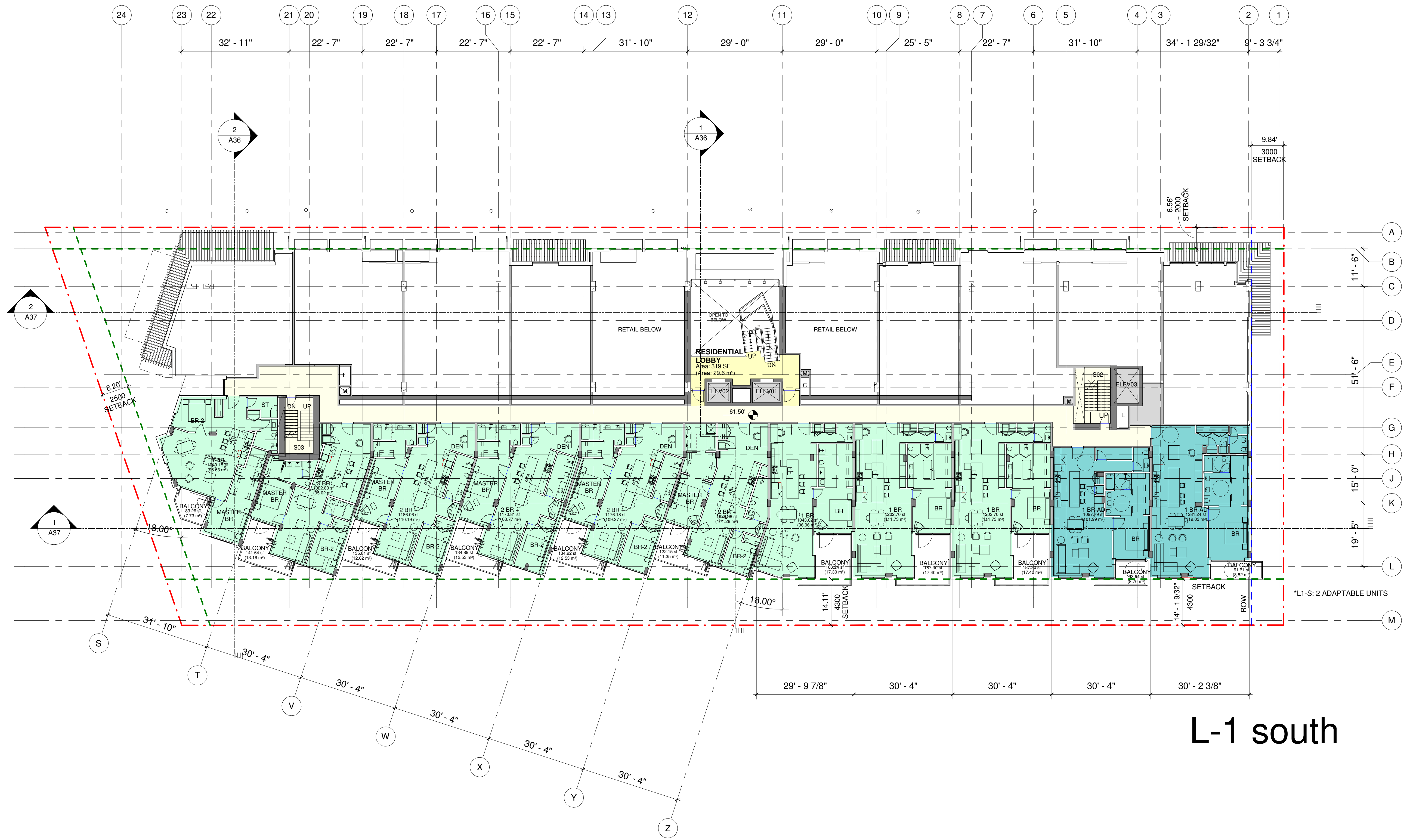
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LEVEL 1 NORTH PLAN

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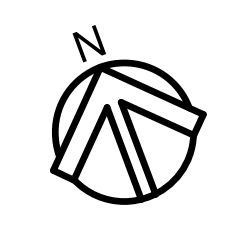
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SHEET TITLE
LEVEL 1 SOUTH PLAN

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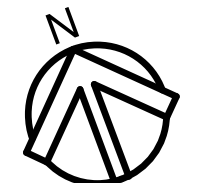
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LEVEL 2 PLAN

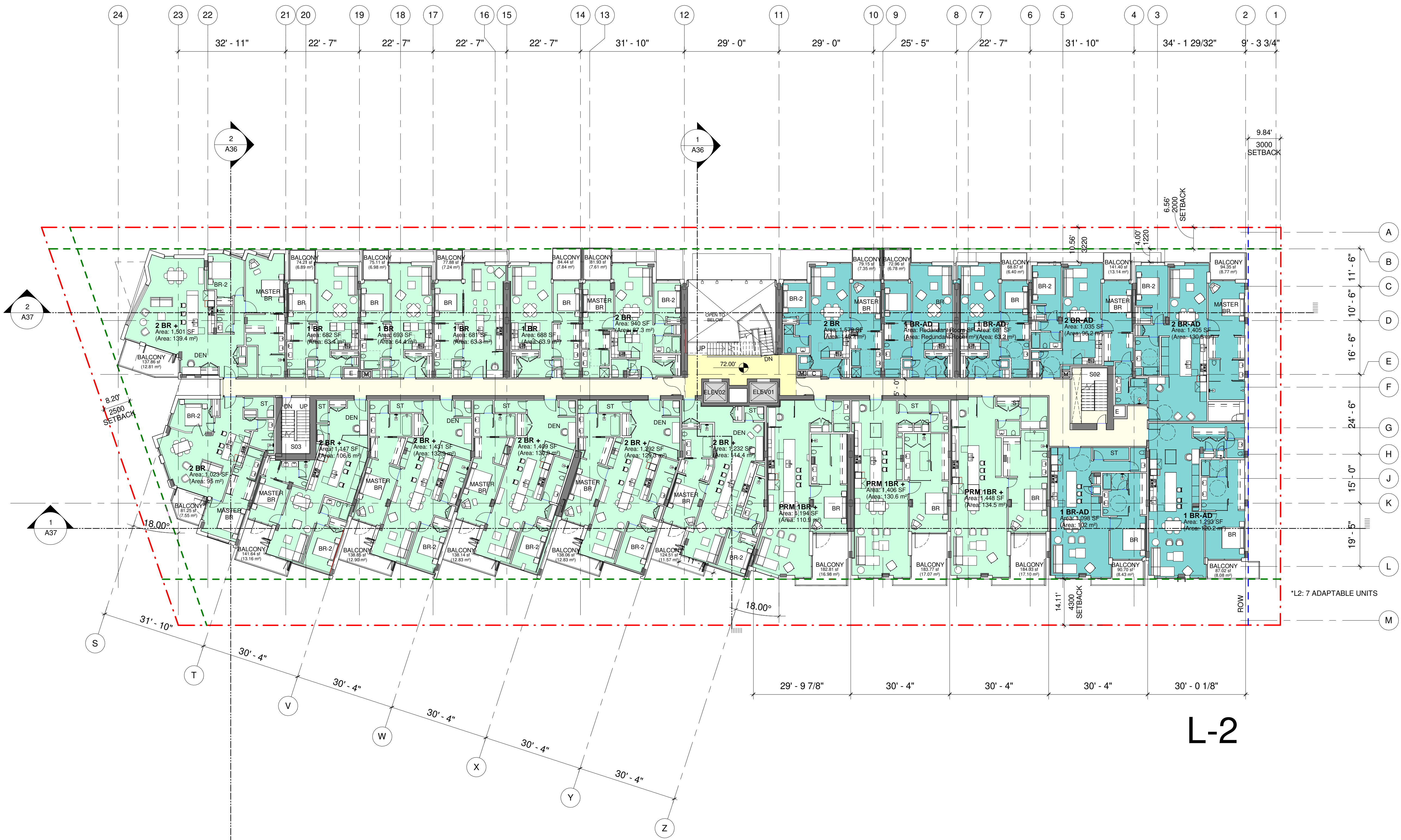
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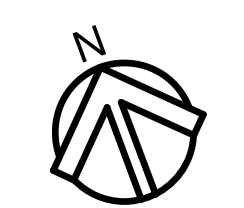
PROJECT
DUNDARAVE
 2452-2490 MARINE DRIVE
 WEST VANCOUVER, BC V7V 1L1

PROJECT NO: 119866
 DRAWN BY: JCEY
 CHK'D BY: Checker
 SCALE: 1/16" = 1'-0"
 DATE: MAY 28, 2021

SHEET TITLE
LEVEL 3 PLAN

SHEET NUMBER
A26

ISSUE



L-3

*L3: 6 ADAPTABLE UNITS
 15 ADAPTABLE UNITS TOTAL

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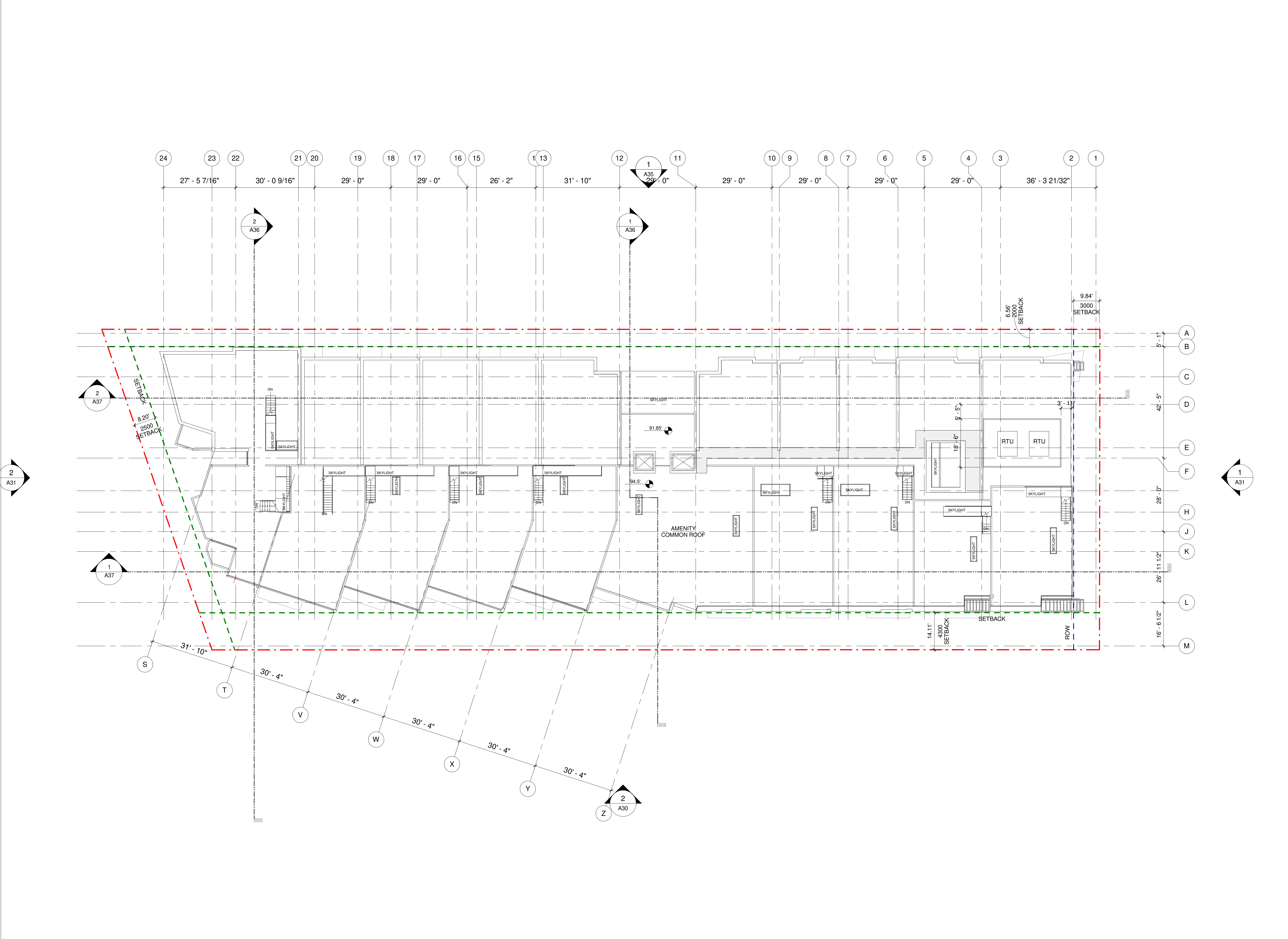
PROJECT
DUNDARAVE
 2452-2490 MARINE DRIVE
 WEST VANCOUVER, BC V7V 1L1

PROJECT NO: 119866
 DRAWN BY: JCEY
 CHK'D BY: Checker
 SCALE: 1/16" = 1'-0"
 DATE: MAY 28, 2021

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A27

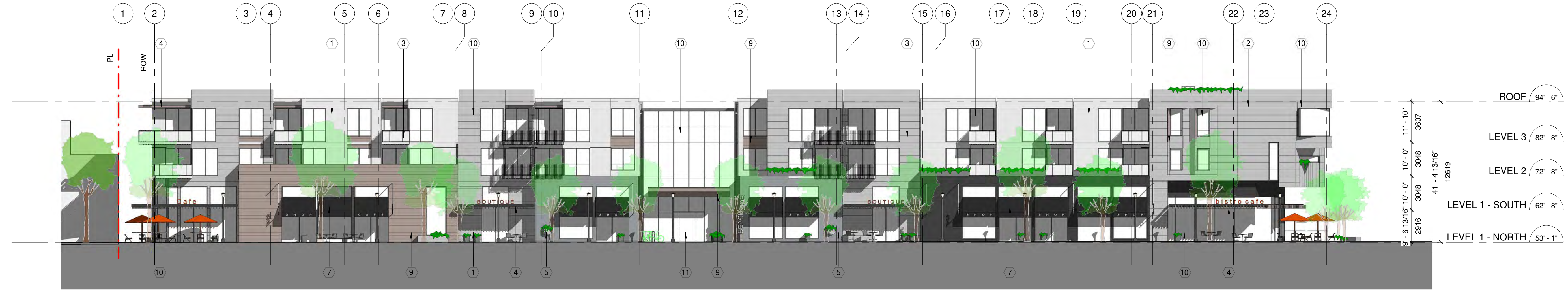
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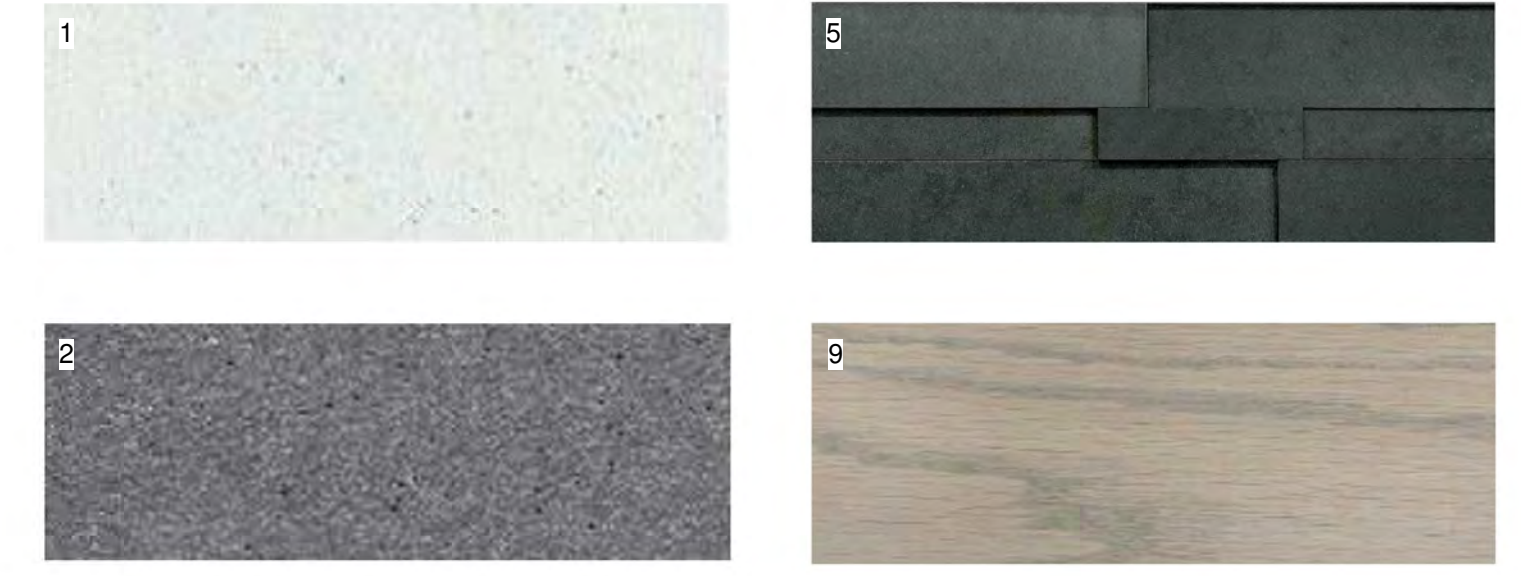


1
MARINE DRIVE NORTH ELEVATION
 A30 Scale: 1/16" = 1'-0"



2
DUNDARAVE LANE SOUTH ELEVATION
 A30 Scale: 1/16" = 1'-0"

EXTERIOR FINISHES LEGEND	
①	CEMENTITIOUS PANEL-WHITE
②	CEMENTITIOUS PANEL-GREY
③	GUARDRAILS SCREEN
④	CANOPY
⑤	BRICK-CHARCOAL
⑥	WOOD SOFFIT
⑦	AWNING
⑧	GUARDRAILS GLAZING
⑨	WOOD PANEL
⑩	ALUMINUM WINDOWS
⑪	OPERABLE GLAZING



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PROJECT
DUNDARAVE
 2452-2490 MARINE DRIVE
 WEST VANCOUVER, BC V7V 1L1

PROJECT NO: 119866
 DRAWN BY: JCNSEY
 CHK'D BY: Checker
 SCALE: As indicated
 DATE: MAY 28, 2021

SHEET TITLE
ELEVATIONS

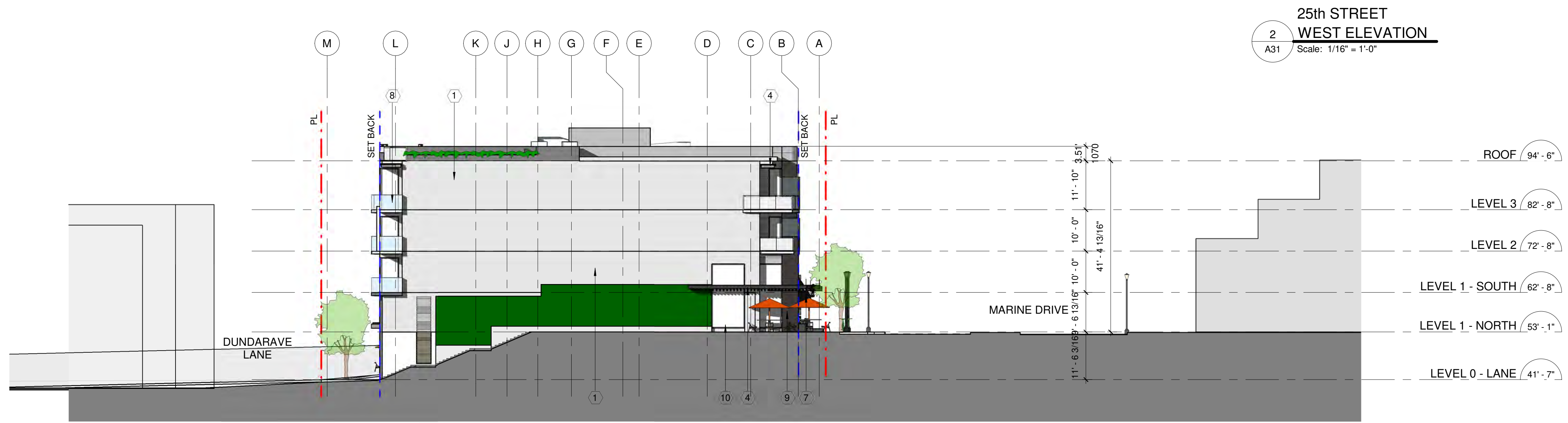
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A30

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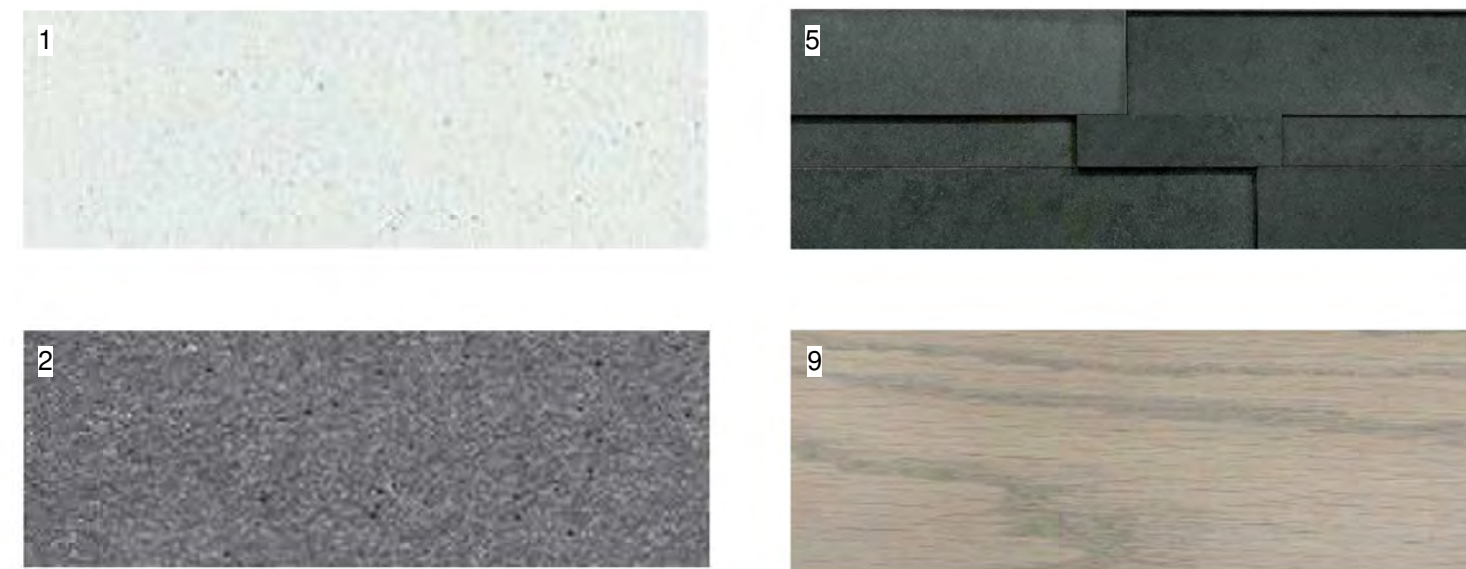
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25th STREET WEST ELEVATION
 Scale: 1/16" = 1'-0"

PEDESTRIAN WALKWAY EAST ELEVATION
 Scale: 1/16" = 1'-0"

EXTERIOR FINISHES LEGEND	
①	CEMENTITIOUS PANEL-WHITE
②	CEMENTITIOUS PANEL-GREY
③	GUARDRAILS SCREEN
④	CANOPY
⑤	BRICK-CHARCOAL
⑥	WOOD SOFFIT
⑦	AWNING
⑧	GUARDRAILS GLAZING
⑨	WOOD PANEL
⑩	ALUMINUM WINDOWS
⑪	OPERABLE GLAZING



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 2452-2490 MARINE DRIVE
 WEST VANCOUVER, BC V7V 1L1

PROJECT NO: 119866
 DRAWN BY: JCNSEY
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 SCALE: As indicated
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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A31



NORTH ELEVATION 1
marine drive

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



NORTH ELEVATION 2
marine drive

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



KEY PLAN / ELEVATION
NTS



KEY PLAN / ELEVATION
NTS

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PROJECT NO: 119866

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SCALE:

DATE: MAY 28, 2021

SHEET TITLE
**NORTH ELEVATION
VIGNETTES**

SHEET NUMBER
A32

ISSUE



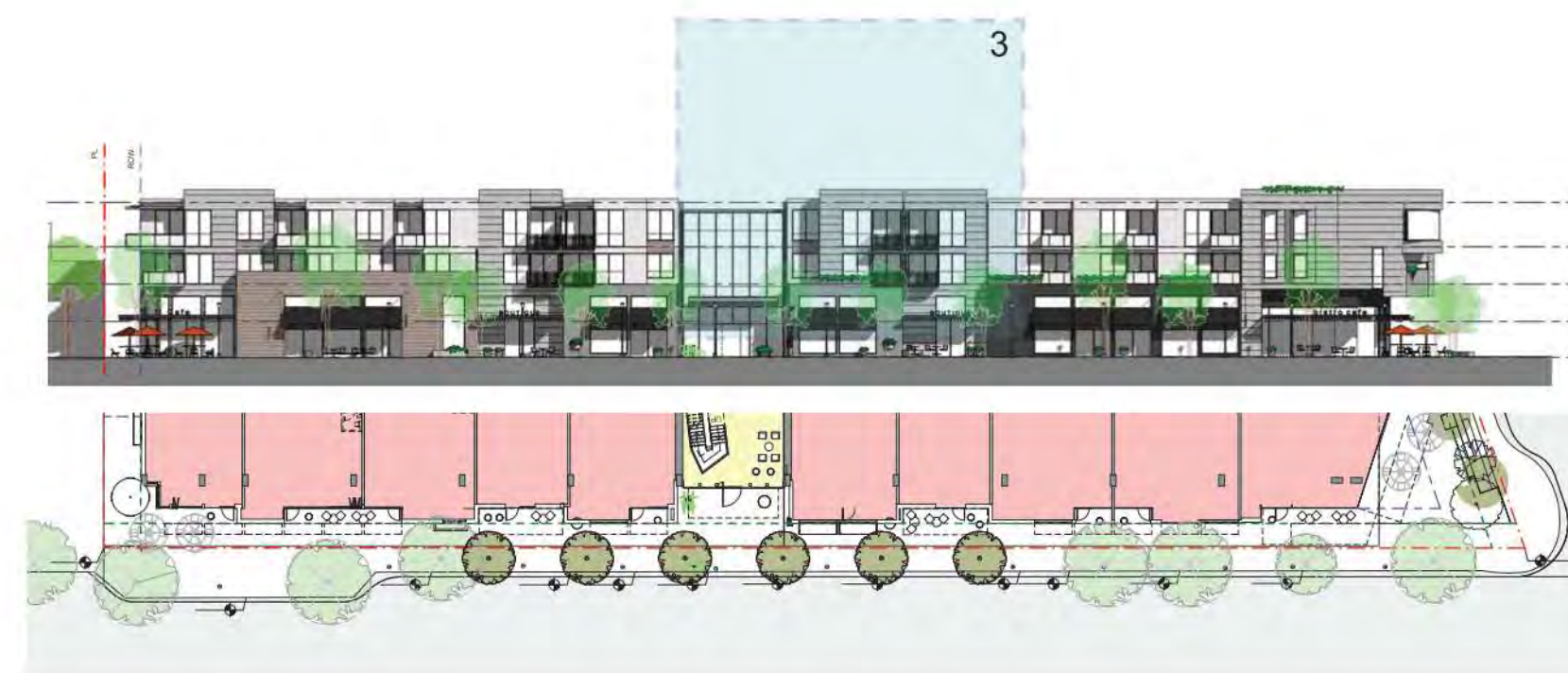
NORTH ELEVATION
marine drive 3

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



NORTH ELEVATION
marine drive 4

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



KEY PLAN / ELEVATION
NTS



KEY PLAN / ELEVATION
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PROJECT NO: 119866

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SCALE:

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SHEET TITLE
**NORTH ELEVATION
VIGNETTES**

SHEET
NUMBER
A33

ISSUE



NORTH ELEVATION 5
marine drive

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



KEY PLAN / ELEVATION 5
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SHEET TITLE
**NORTH ELEVATION
VIGNETTES**

SHEET NUMBER
A34

ISSUE

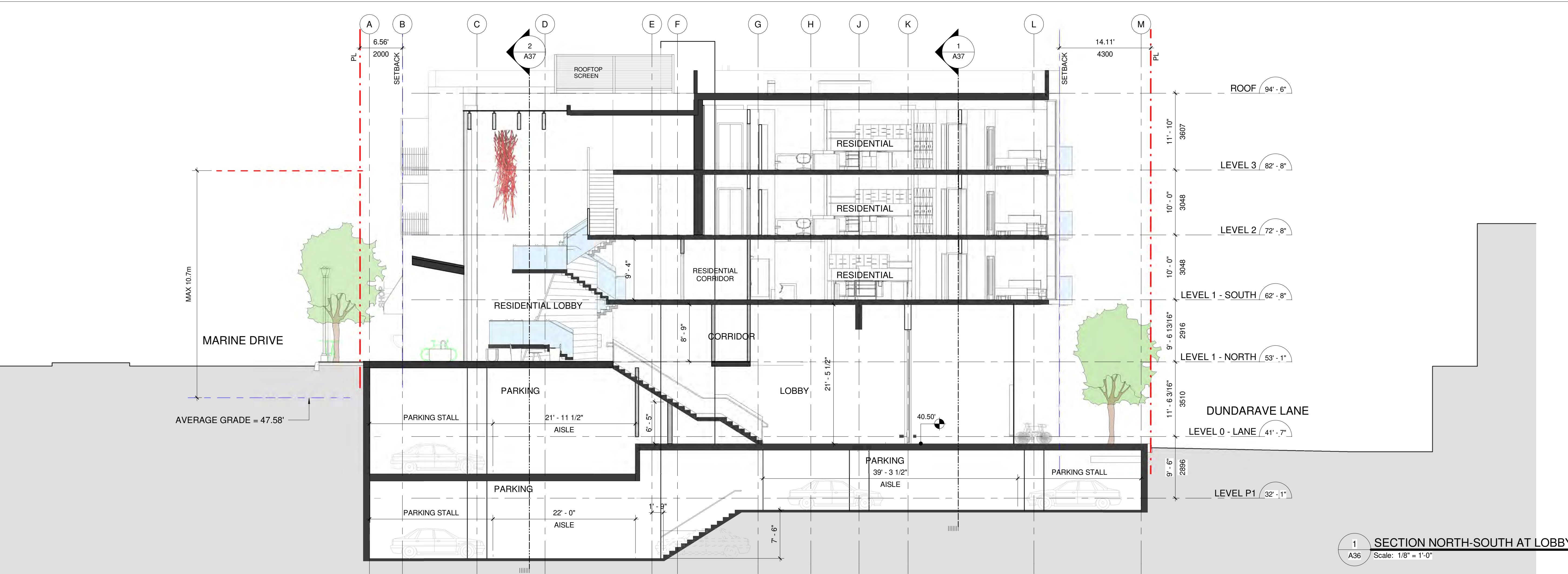
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2 SECTION NORTH-SOUTH
 Scale: 1/8" = 1'-0"



1 SECTION NORTH-SOUTH AT LOBBY
 Scale: 1/8" = 1'-0"

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PROJECT NO: 119866
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SHEET TITLE
SECTIONS

SHEET NUMBER
A36

ISSUE

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PROJECT NO: 119866
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SHEET TITLE
SECTIONS

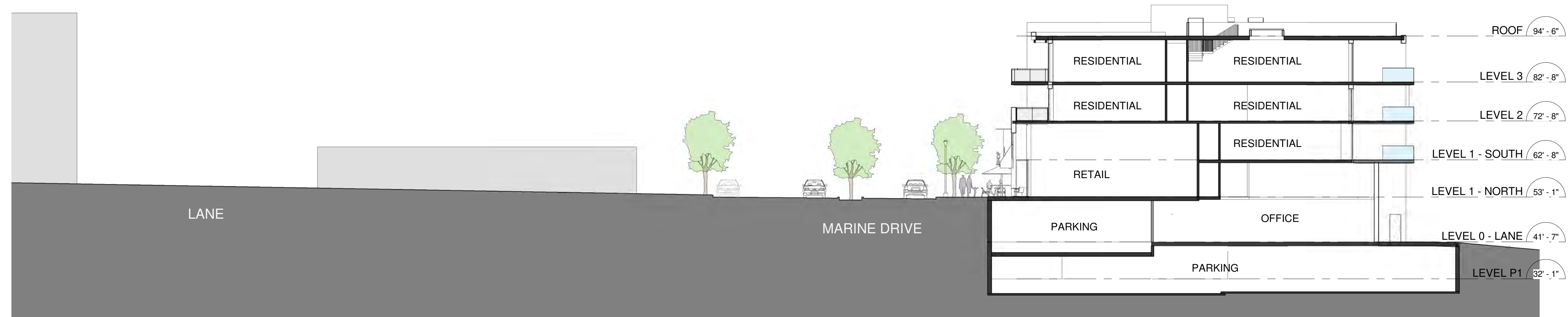
SHEET NUMBER	ISSUE
A37	



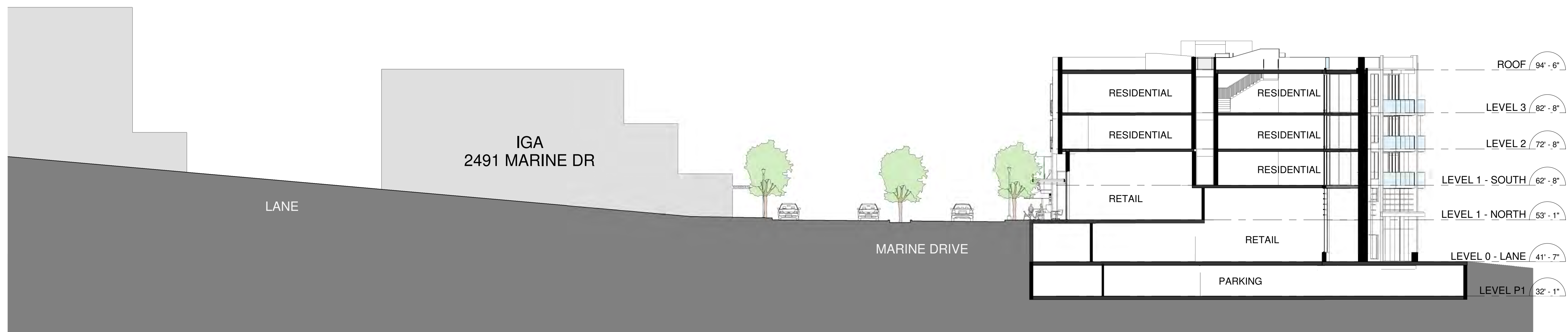
1 SECTION EAST-WEST
 A37 Scale: 1/16" = 1'-0"



2 SECTION EAST-WEST
 A37 Scale: 1/16" = 1'-0"



2 CROSS SECTION - EAST
 A38 Scale: 1/16" = 1'-0"



1 CROSS SECTION - WEST
 A38 Scale: 1/16" = 1'-0"

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PROJECT NO: 119866
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 SCALE: 1/16" = 1'-0"
 DATE: MAY 28, 2021

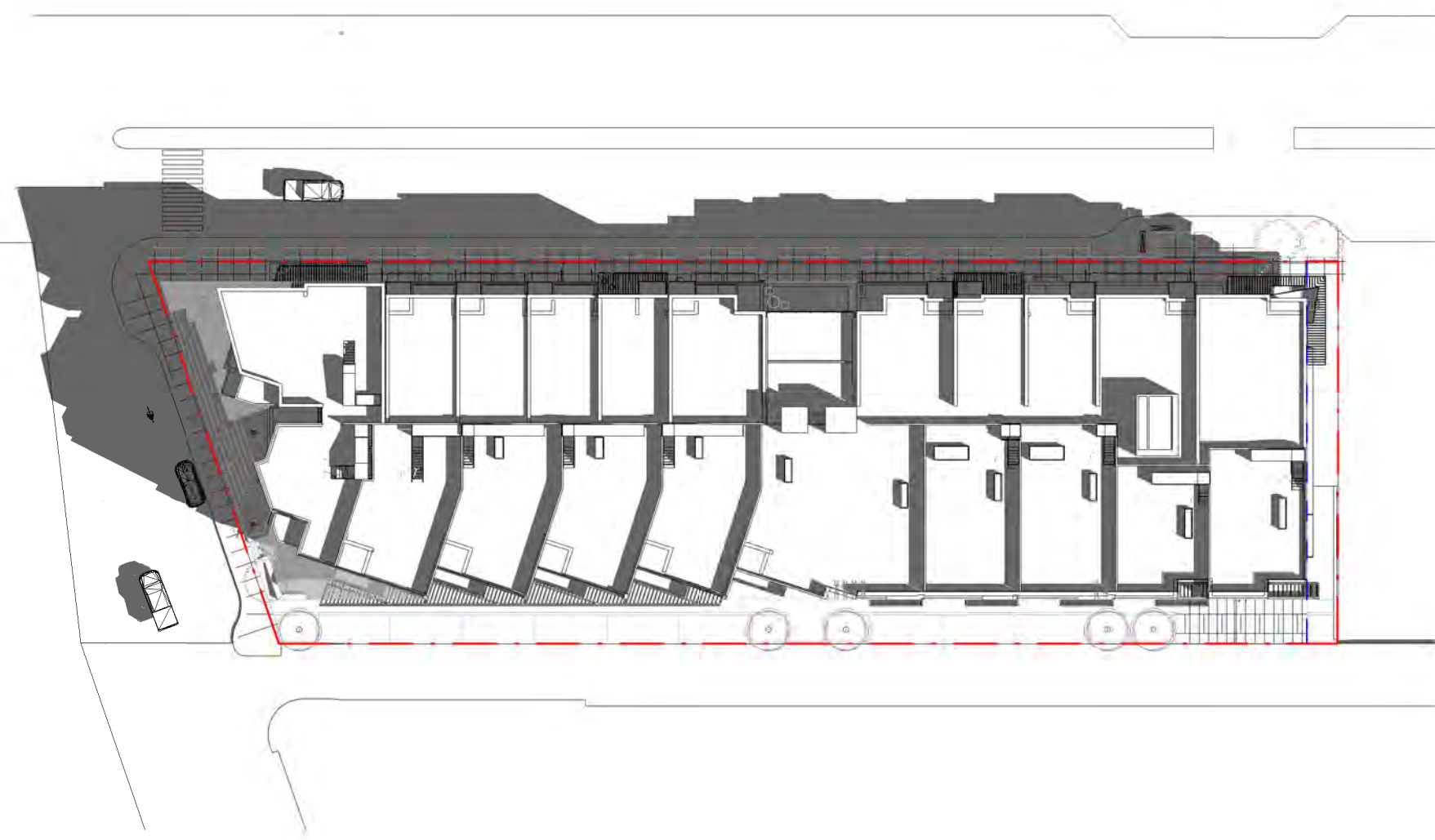
SHEET TITLE
CONTEXT SECTIONS

SHEET NUMBER A38	ISSUE
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MARCH 21 - 10AM



MARCH 21 - 12PM



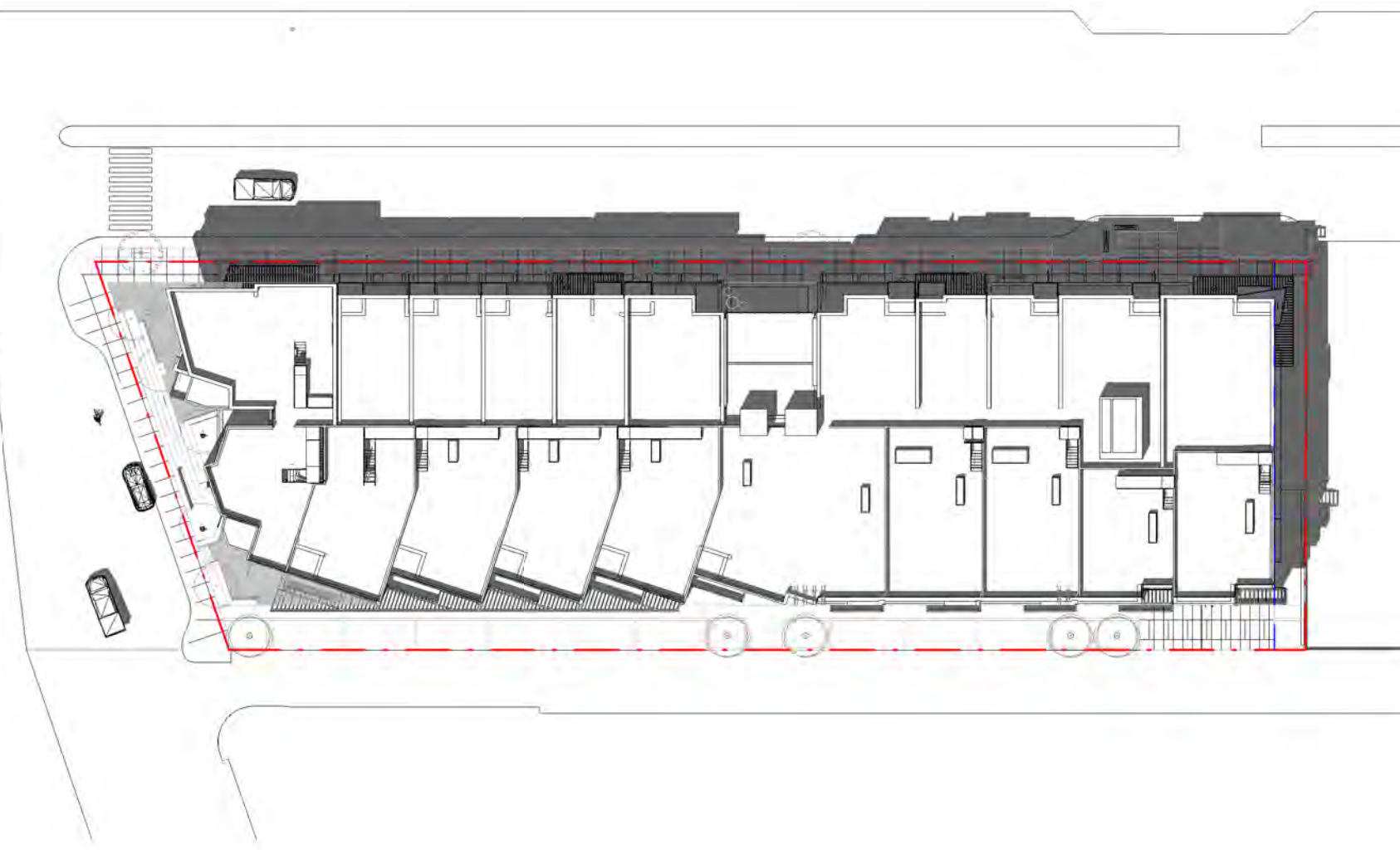
MARCH 21 - 2PM



JUNE 21 - 10AM



JUNE 21 - 12PM



JUNE 21 - 2PM

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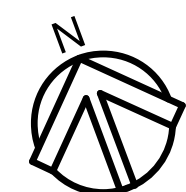
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 WEST VANCOUVER, BC V7V 1L1

PROJECT NO: 119866
 DRAWN BY: EY
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 SCALE: 1" = 50'-0"
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SHEET TITLE
SHADOW ANALYSIS

SHEET NUMBER	ISSUE
A40	

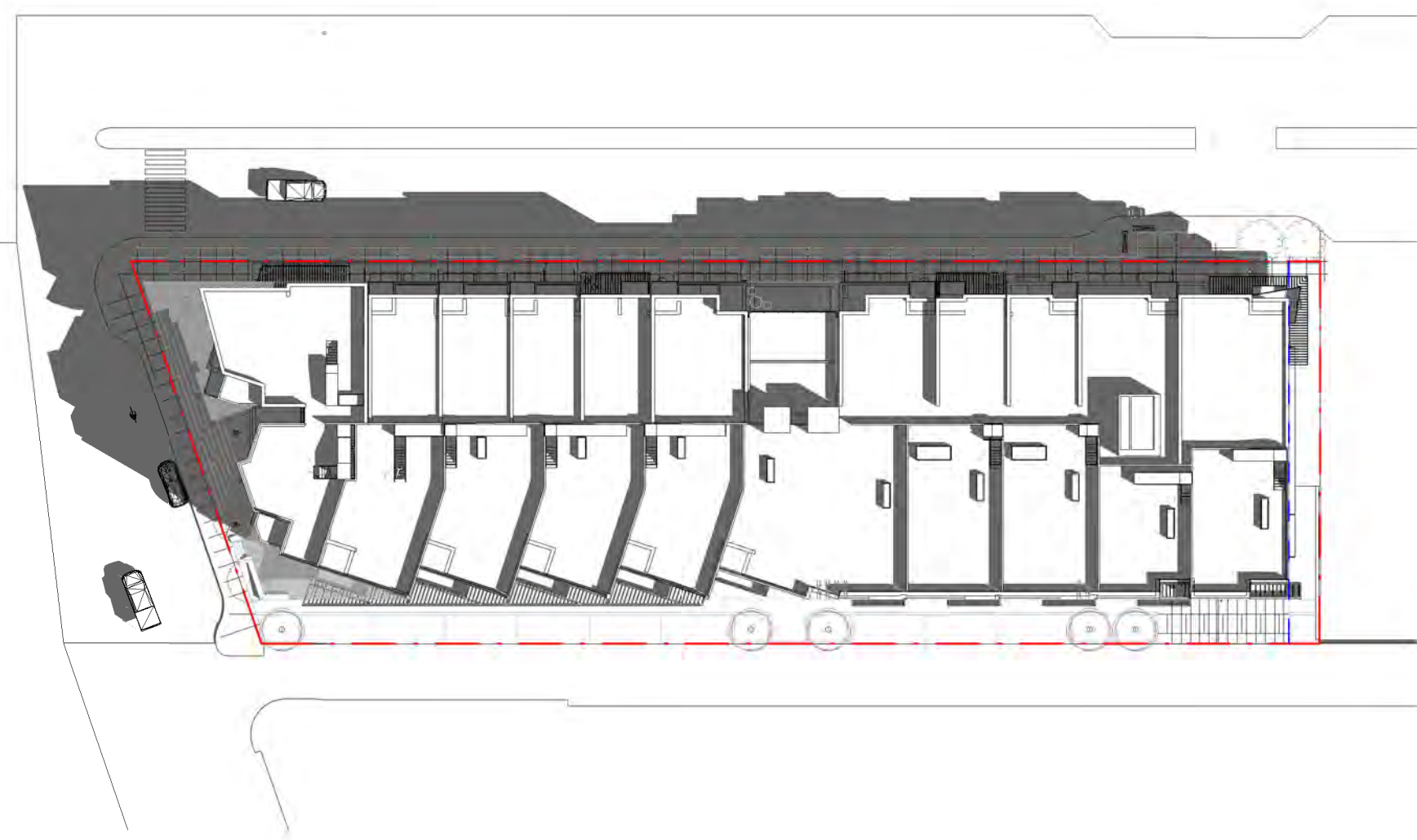


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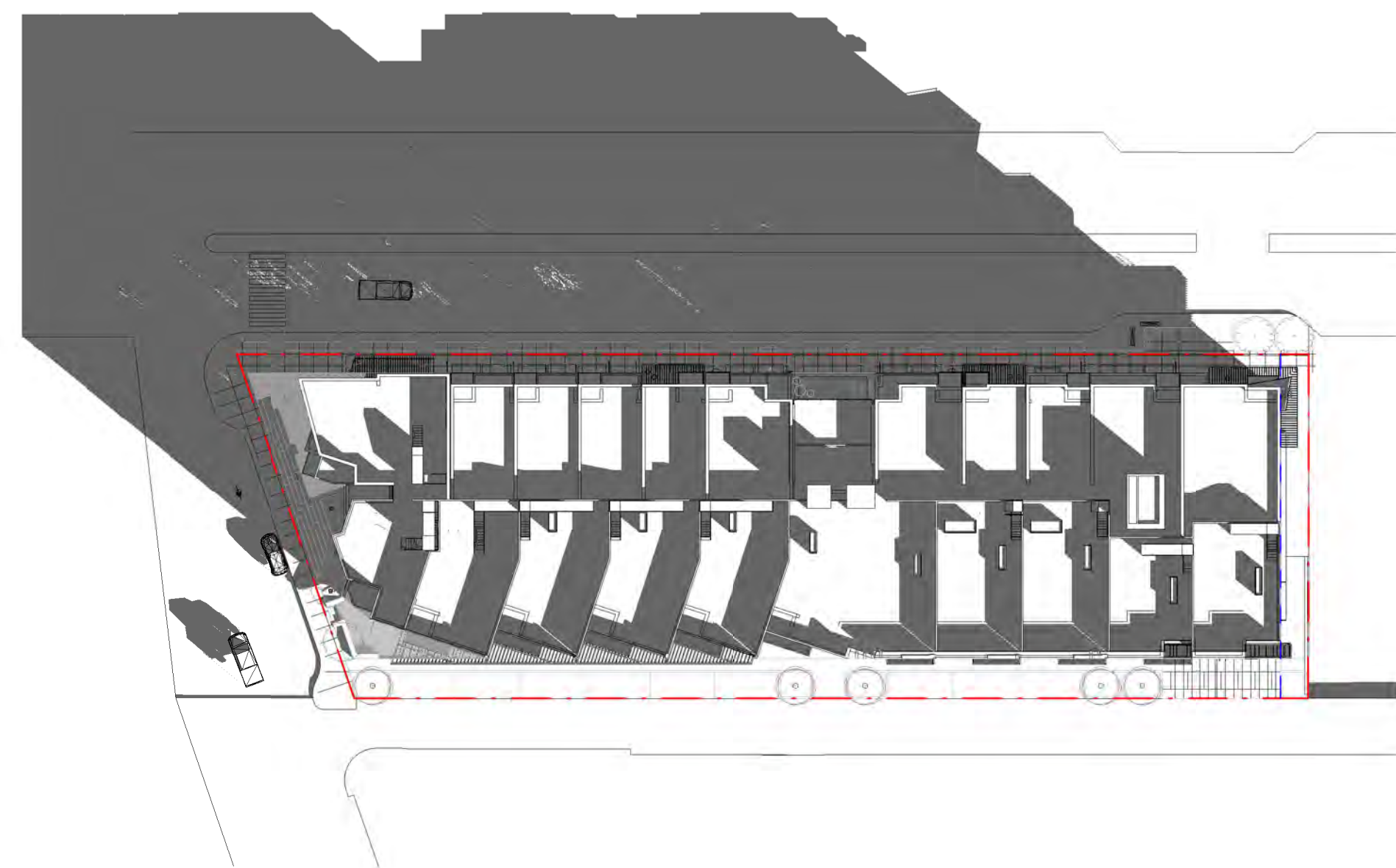
SEPTEMBER 21 - 10AM



SEPTEMBER 21 - 12PM



SEPTEMBER 21 - 2PM



DECEMBER 21 - 10AM



DECEMBER 21 - 12PM



DECEMBER 21 - 2PM

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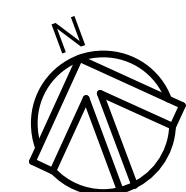
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PROJECT
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 WEST VANCOUVER, BC V7V 1L1

PROJECT NO: 119866
 DRAWN BY: EY
 CHK'D BY: Checker
 SCALE: 1" = 50'-0"
 DATE: MAY 28, 2021

SHEET TITLE
SHADOW ANALYSIS

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NORTHWEST RENDER



NORTHEAST RENDER

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PROJECT NO: 119866

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A50

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SOUTHWEST RENDER



SOUTHWEST RENDER

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 WEST VANCOUVER, BC V7V 1L1

PROJECT NO: 119866

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A51

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PROJECT
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2452-2490 MARINE DRIVE
WEST VANCOUVER, BC V7V 1L1

PROJECT NO: 119866
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CHKD BY: Checker
SCALE:
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SHEET TITLE
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A52

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NO.	ISSUANCE	STATUS	DATE

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PROJECT
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 2452-2490 MARINE DRIVE
 WEST VANCOUVER, BC V7V 1L1

PROJECT NO: 119866

DRAWN BY: Author

CHKD BY: Checker

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ISSUES

NO	ISSUANCE	STATUS	DATE

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PROJECT NO: 119866
 DRAWN BY: Author
 CHKD BY: Checker
 SCALE:
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SHEET TITLE
RENDERS

SHEET NUMBER A54	ISSUE
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SHEET TITLE
RENDER

SHEET NUMBER	ISSUE
A55	