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





IBI GROUP 700 - 1285 West Pender Street Vancouver BC, V6E 4B1 Canada tel (604) 683-8797 fax (604) 683-0492 ibigroup.com

DUNDARAVE BEACHSIDE LTD. PARTNERSHIP 543 Granville Street, suite 800 Vancouver, V6C 1X8 Canada

RE-ISSUE FOR DEVELOPMENT PERMIT APPLICATION MAY 28, 2021

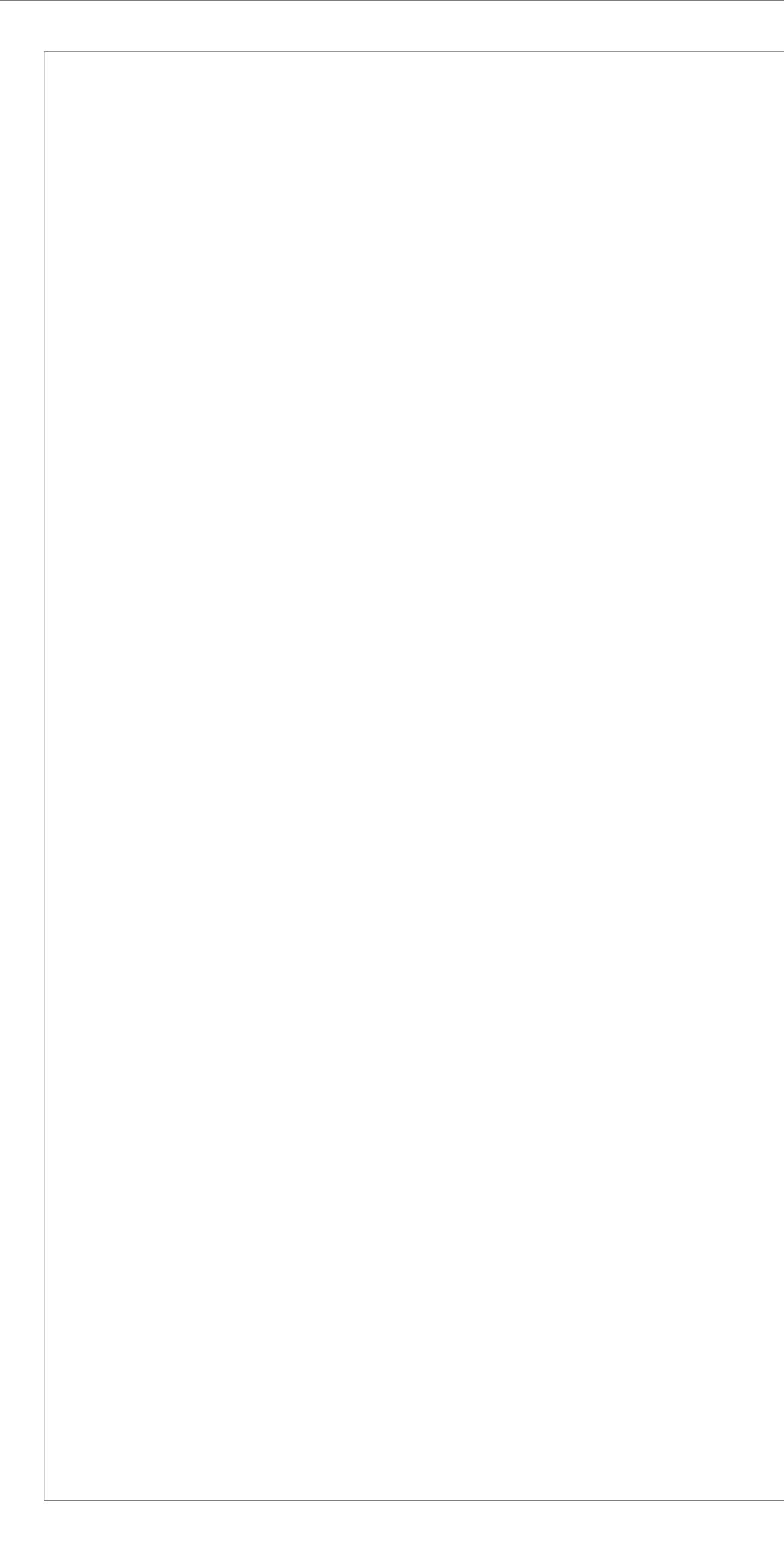


TABLE OF

A00	COVER
A01	TABLE OF CONTE
A02	EXISTING DUNDAF
A03	PRECEDENTS
A10	SURVEY
A11	CONTEXT PLAN
A12	PERMITTED DENS
A13	PROJECT DATA &
A14	SITE PLAN - EXIST
A15	SITE PLAN - PROP
A21	PARKING LEVEL 1
A22	LEVEL 0 PLAN
A23	LEVEL 1 NORTH P
A24	LEVEL 1 SOUTH P
A25	LEVEL 2 PLAN
A26	LEVEL 3 PLAN
A27	ROOF PLAN
A30	ELEVATIONS
A31	ELEVATIONS
A32	NORTH ELEVATIO
A33	NORTH ELEVATIO
A34	NORTH ELEVATIO
A36	SECTIONS
A37	SECTIONS
A38	CONTEXT SECTIO
A40	SHADOW ANALYS
A41	SHADOW ANALYS
A50	RENDER
A51	RENDER

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	SHEET ISSUE









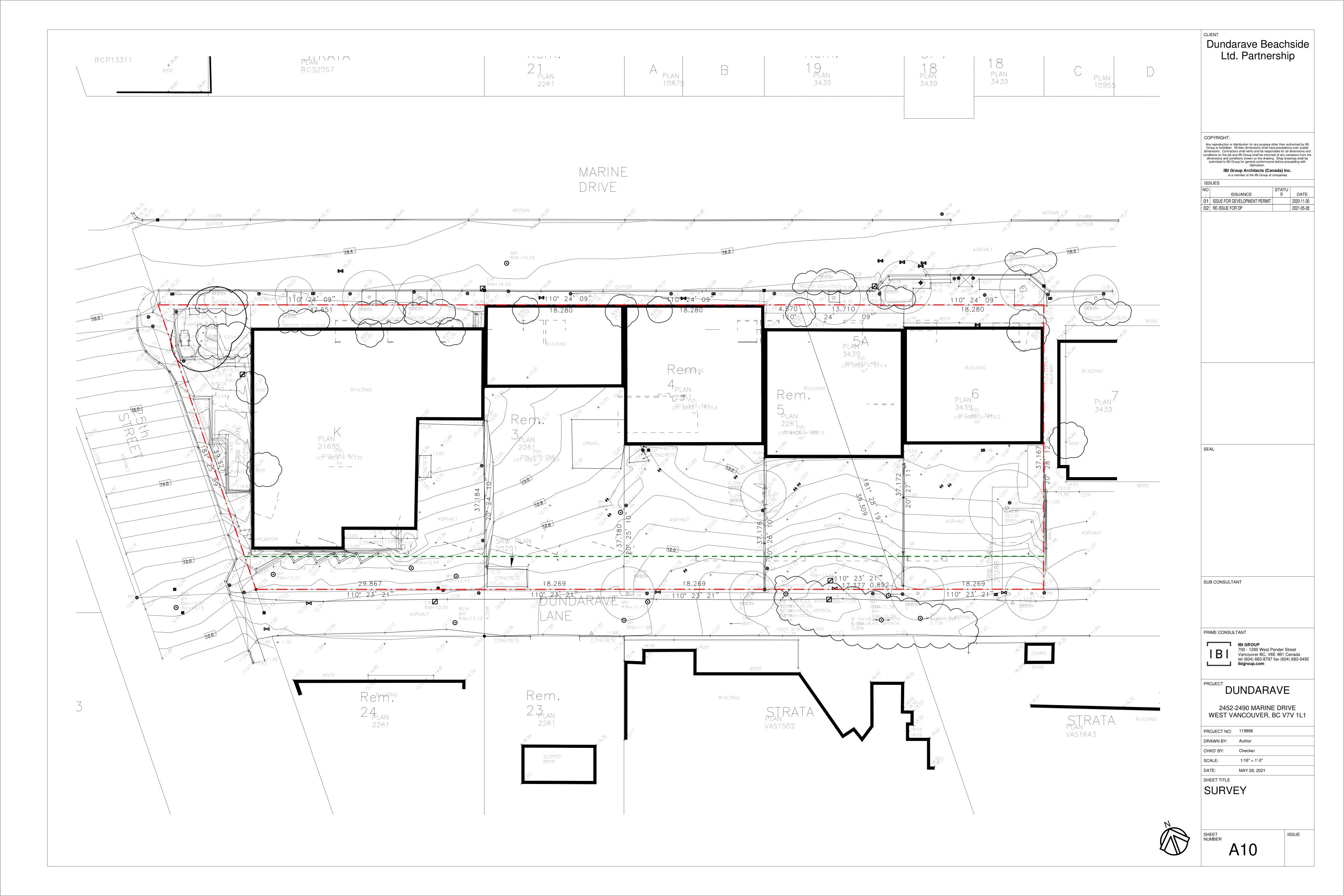
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MARINE DRIVE - SOUTH

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	WEST VANCOUVER, BC V7V 1L1 PROJECT NO: 119866 DRAWN BY: CG CHKD' BY: Checker SCALE: Checker DATE: MAY 28, 2021 SHEET TITLE PRECEDENTS
	A03





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AREA	Calculated for Permitted Density (sq ft)
Commercial	The second s
Office	-
Retail	
Residential	
Common Areas	
Corridors	1
Lobby	and the second second
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
	Calculated for Permitted

Density

TOTAL

DENSITY

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

	g Bylaw No. 4662, 2010 t of West Vancouver
-	Page 120 -
120	1 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 #4974):
	(a) where a principal building or detached secondary suite is designed to meet the

- (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

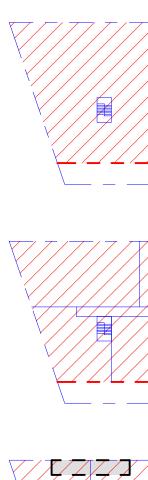
(1) The following shall not exceed the elevation of the grade line described below: (a) creation of grade above the natural grade whether by retaining walls or otherwise; (b) any retaining wall used in the creation of finished grade, including stacked rock walls; or

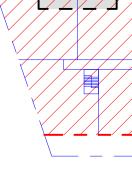
- (c) garden walls not used for retaining purposes.
- (2) The retaining wall grade line is drawn vertically from natural grade, or existing grade where grade has been altered as a result of the construction of a public road, at any and all points on the site lines, then inward over the site, perpendicular 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).

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Page 120 - 9

SECTION 120 . GENERAL REGULATIONS FOR ALL ZONES





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	LEVEL 0	.ISSUANCESDATE01ISSUE FOR DEVELOPMENT PERMIT2020-11-3002RE-ISSUE FOR DP2021-05-28
	BUILDABLE AREA = 38,434 sf	
	LEVEL 1	
	buildable area = 38,434 sf	
	LEVEL 2	
	BUILDABLE AREA = 38,965 sf	
TOTAL BUILDABLE AREA =	115,833 sf	SEAL
1 SCHEN A12 Scale: 1/16	<u>/ATIC PLANS</u> " = 1'-0"	
		SUB CONSULTANT
		PRIME CONSULTANT IBI GROUP 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel (604) 683-8797 fax (604) 683-0492 ibigroup.com
		DUNDARAVE
		2452-2490 MARINE DRIVE WEST VANCOUVER, BC V7V 1L1 PROJECT NO: 119866
		DRAWN BY: JC CHKD' BY: Checker SCALE: 1/16" = 1'-0"
		DATE: MAY 28, 2021 SHEET TITLE PERMITTED DENSITY
		SHEET ISSUE

MARINE DRIVE, WEST VANCOUVER CIVIC ADDRESS 2490, 2474, 2466, 2464, 2460, and 2452 Marine Drive, West Vancouver, BC ZONING C2 – Commercial Zone 2

SITE AREA:

	Required (min. sq ft)	Provided (sq ft)
2490 Marine Drive		14,514
2474 Marine Drive		7,314
2466 Marine Drive		7,313
2464 Marine Drive		4,391
2460 Marine Drive		2,921
2452 Marine Drive		7,311
TOTAL SITE AREA	5,000	43,765

HEIGHT & SETBACKS:

HEIGHT				
	Fir to Fir Height (ft)			
Level 3	11'- 10''			
Level 2	10'- 0''			
Level 1 North (Marine Drive)	19'-6"			
Level 1 South (Dundarave Lane)	10'- 0''			
Level 0 (Dundarave Lane)	22'-2"			
MARINE DRIVE TOTAL	41'-6"			
DUNDARAVE LANE TOTAL	52'-11"			

	Allowable	Provided
BUILDING HEIGHT (FT)	35.10	47.00
NO. OF STOREYS	2	3

SETBACKS					
	Required (ft)	Provided (ft)			
Front Yard	0.00	6.56			
Rear Yard	14.11	14.11			
Side Yard (West)*	0.00	8.20			
Side Yard (East)*	0.00	9.84			
\$4.00 ft rootd if provided					

*4.99 ft req'd if provided

AREA:

AREA	Calculated for Permitted Density (sq ft)	2020-05-13 Review Set Issued to City (sq ft)	2021-05-28 Updated (sq ft)
Commercial			
Office		13,269	11,247
Retail		19,015	16,087
Residential		69,667	66,988
Amenity Room (Gym)			1,394
Corridors		7,002	9 ,2 18
Lobby		597	1,929
Mechanical/Electrical			353
SUB TOTAL	112,977	109,550	107,216
Exclusions			
One Entrance Lobby (Level 1 - N)		710	987
Common floor area at Level 0*		3,482	4,978
SUB TOTAL	2,856	4,192	5,965
TOTAL BUILDABLE AREA	115,833	113,742	113,181
DENSITY AREA TOTAL	112,977	109,550	107,216

4			ΤΟΤΑ
	Lawal 6	Level 1 -	Level 1 -
	Level 0 (sq ft)	North	South
	Level 0 (sq ft)		
	(sq ft) 11,247	North	South
	(sq ft)	North	South
	(sq ft) 11,247	North (sq ft)	South

DENSITY	Calculated for Permitted Density	2020-05-13 Review Set Issued to City	Updated
DENGITY	Density	issued to city	
TOTAL	. 2.58	2.50	2.45

This includes corridors, elevator shafts, stairwells, M/E rooms, garbage rooms,
 All mechanical/electrical areas below Level 0 are not included in this

UNIT MIX:

	1 BR	PREMIUM1 BR +	2 BR	2 BR +	3 BR	1 BR (AD)	1 BR + (AD)	2 BR (AD)
Level 3	4	3	4	4	1	2	2	2
Level 2	4	3	5	4		2	2	2
Level 1 South (Dundarave)	3		6			2		
TOTAL	11	6	15	8	1	6	4	4
%	20%	11%	27%	15%	2%	11%	7%	7%

AREA	Calculated for Permitted Density (sq ft)
Commercial	
Office	
Retail	
Residential	
Common Areas	S
Corridors	
Lobby	2
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
DENSITY	Calculated for Permitted Density
TOTAL	2.58

Level 0Level 1Level 2Level 3(sq ft)(sq ft)(sq ft)(sq ft)

38,434 38,434 38,965

324

324

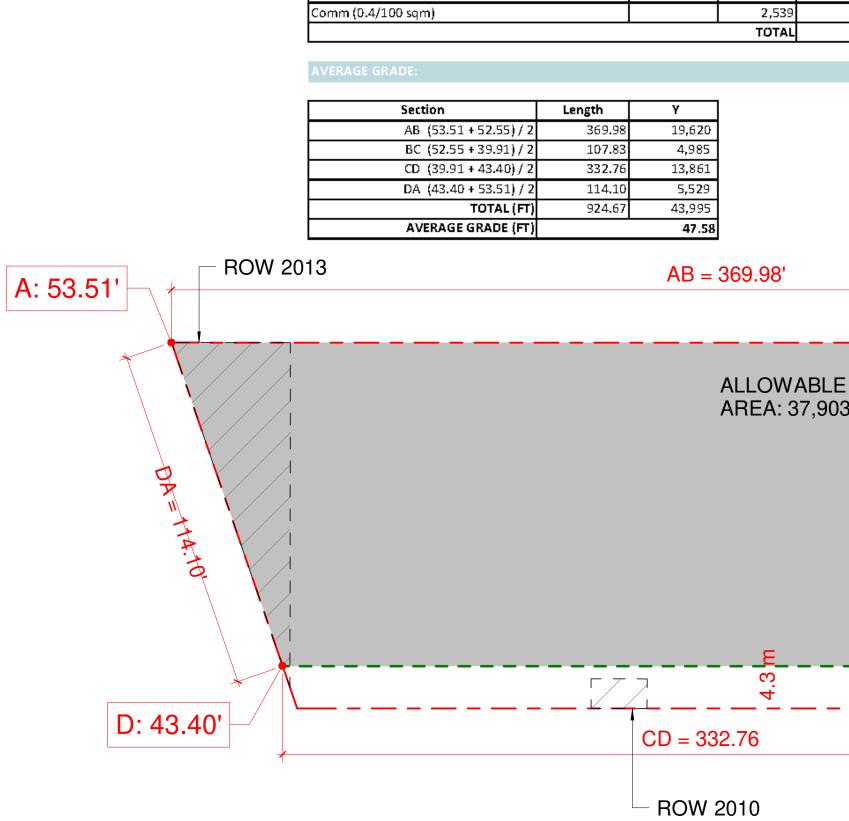
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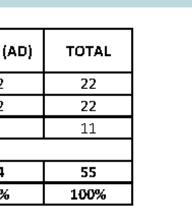
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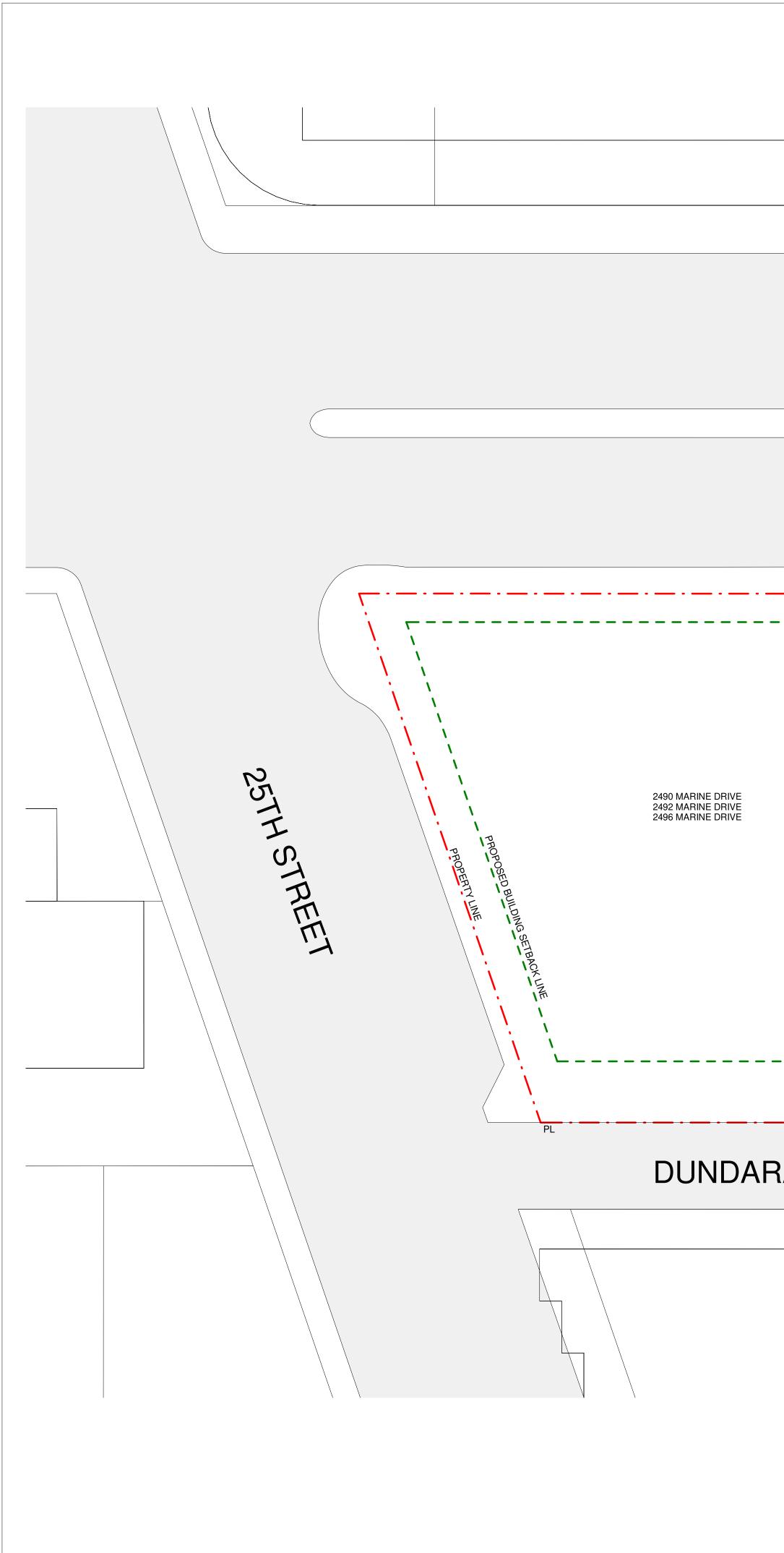
Level 0 (sq ft)	Level 1 - North (sq ft)	Level 1 - South (sq ft)	Level 2 (sq ft)	Level 3 (sq ft)
11 242				
11,247	10.000			
2,988	13,099			
		13,676	26,612	26,700
	1,394			
	2,766	2,462	1,995	1,99
789		386	364	39
	97	109	72	7.
15,024	17,356	16,633	29,043	29,16
	987			
4,978				
4,978	987			
20,002	18,343	16,633	29,043	29,16
15,024	17,356	16,633	29,043	29,16

PARKING:				
COMMERCIAL PARKING				
		Comm. GFA	Comm. GFA	Stalls
Bylaw 352.10		(sqm)	(sq ft)	Requir
1/37.5 sqm of COMM. GFA		2,539.39	27,334.00	
RESIDENTIAL PARKING				
Bylaw 352.10	Res. Units	Res. GFA	Res. GFA	Stalls
-	nes. Units	(sqm)	(sq ft)	Requir
1 / 83.6 sqm of RES GFA or 1 / DU (whichever is greater)	55	6,223.34	66,988.00	
VISITOR PARKING				
				Stalls
				Requir
		TOT	FAL PARKING	
minus space reduction per provided re	sidential bike pa	arking (bylaw 14	43.01 (04)): 55	5 x 0.17 =
		тот	FAL PARKING	
PARKING FOR PERSONS WITH				
DISABILITIES				
Byla	w 142.09			Stalls Requir
1 if 10-75 Comm. & Res. Parking Stalls I	Required			nequi
2 if 76-125 Comm. & Res. Parking Stalls Required				
3 if 126-200 Comm. & Res. Parking Sta	Ils Required			
			TOTAL	
		PARI	KING STALL T	/PE
LEVEL	USE	Regular	Small	Accessi
		_		Access
LEVEL 0	Commercial Commercial	32 18	0	
LEVEL P1 LEVEL 0	Residential	10	10	
LEVEL P1	Residential	53	25	
	TOTAL	103	41	
		70.1%	27.9%	2
LOADING				Bays
				Requir
SECURE BICYCLE PARKING SPACES				
Bylaw 143.01		Res Units	Comm. GFA	Stalls
			(sqm)	Requir
Residential (1.5/DU) Comm (0.3/100 sqm)		55	2,539	
comm (0.3/100 sqm)			Z,539 TOTAL	
SHORT TERM BICYCLE PARKING SPACE	ES			On a H
Bylaw 143.01		Res Units	Comm. GFA (sqm)	Stalls Requir
Residential (0.2/DU)		55	(5411)	Itequi
Comm (0.4/100 sqm)			2,539	
			TOTAL	
AVERAGE GRADE:				
Section	Length	Ŷ		
AB (53.51 + 52.55) / 2	369.98	19,620		
BC (52.55 + 39.91) / 2	107.83	4,985		
CD (39.91 + 43.40) / 2	332.76	13,861		
DA (43.40 + 53.51) / 2	114.10	5,529		
TOTAL (FT) AVERAGE GRADE (FT)	924.67	43,995 47.58		
AVERAGE GRADE IFI II		47.58		





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C: 39.91'	PROJECT NO: 119866 DRAWN BY: JC/CG/EY CHKD' BY: Checker SCALE: 1/32" = 1'-0" DATE: MAY 28, 2021	
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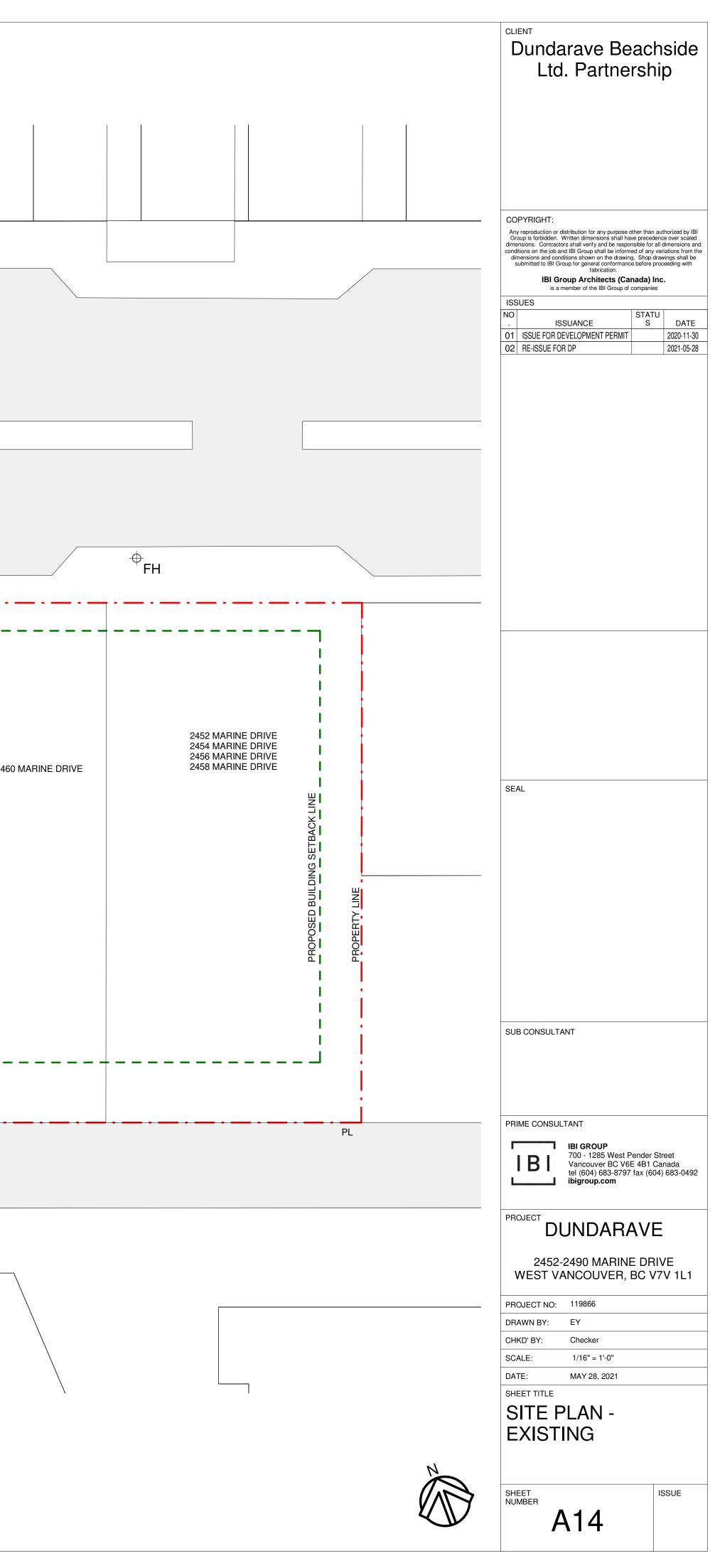


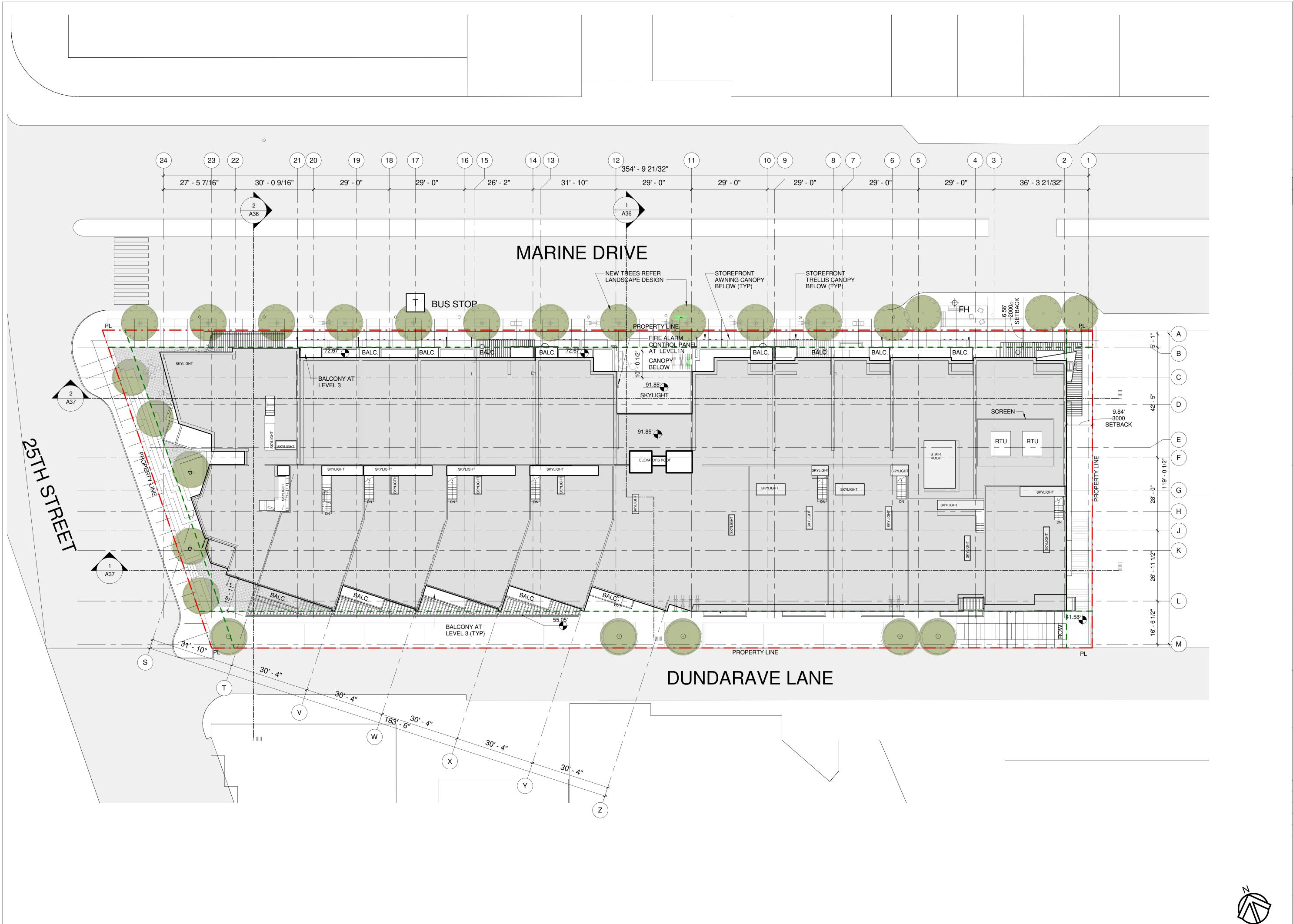
MARINE DRIVE

- · · ·			· · · · · ·	
	PROPOSED BUILDING SETBACK LINE			
	2474 MARINE DRIVE	2466 MARINE DRIVE 2468 MARINE DRIVE 2470 MARINE DRIVE 2472 MARINE DRIVE	2464 MARINE DRIVE 24	60
	PROPOSED BUILDING SETBACK LINE			

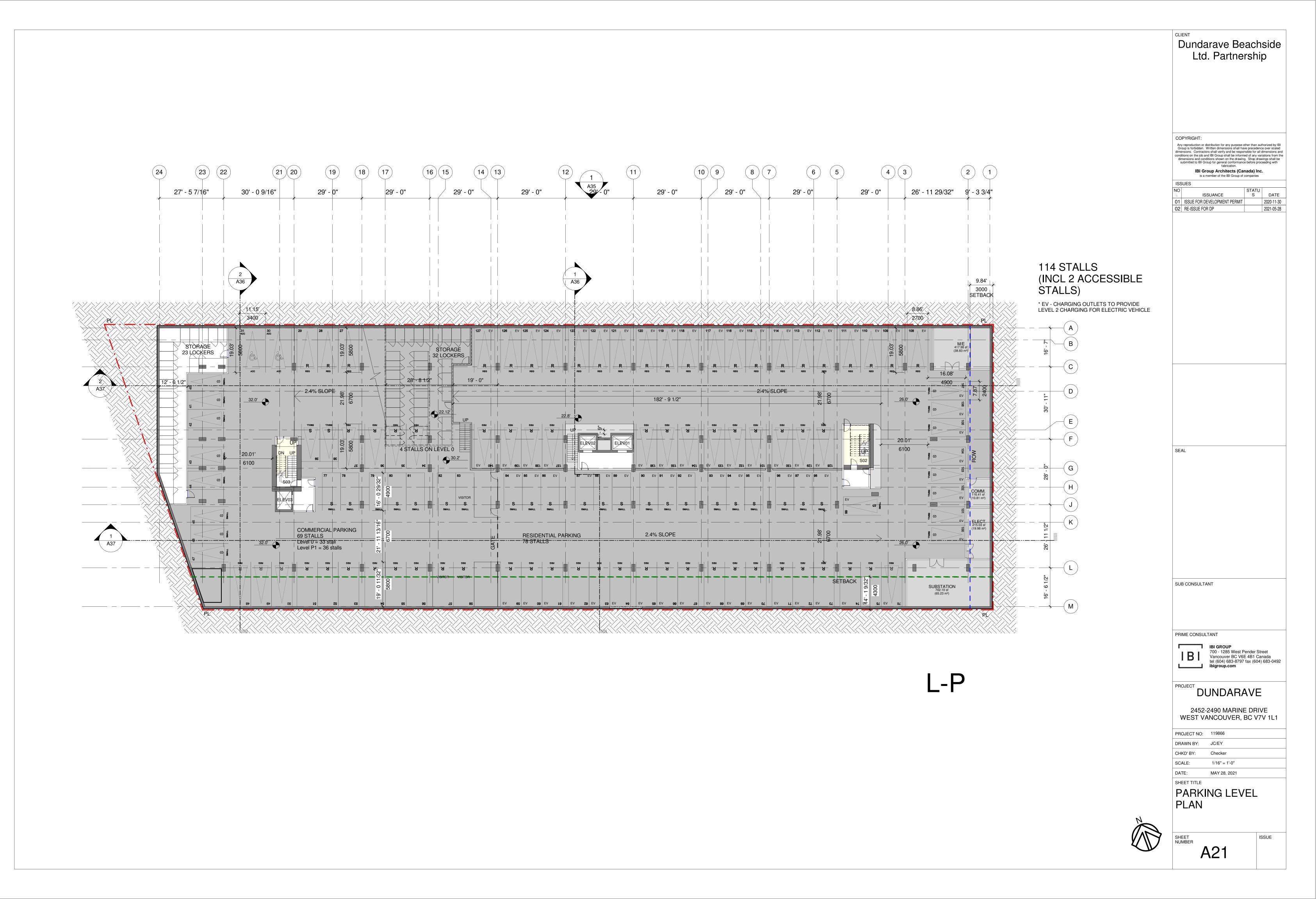
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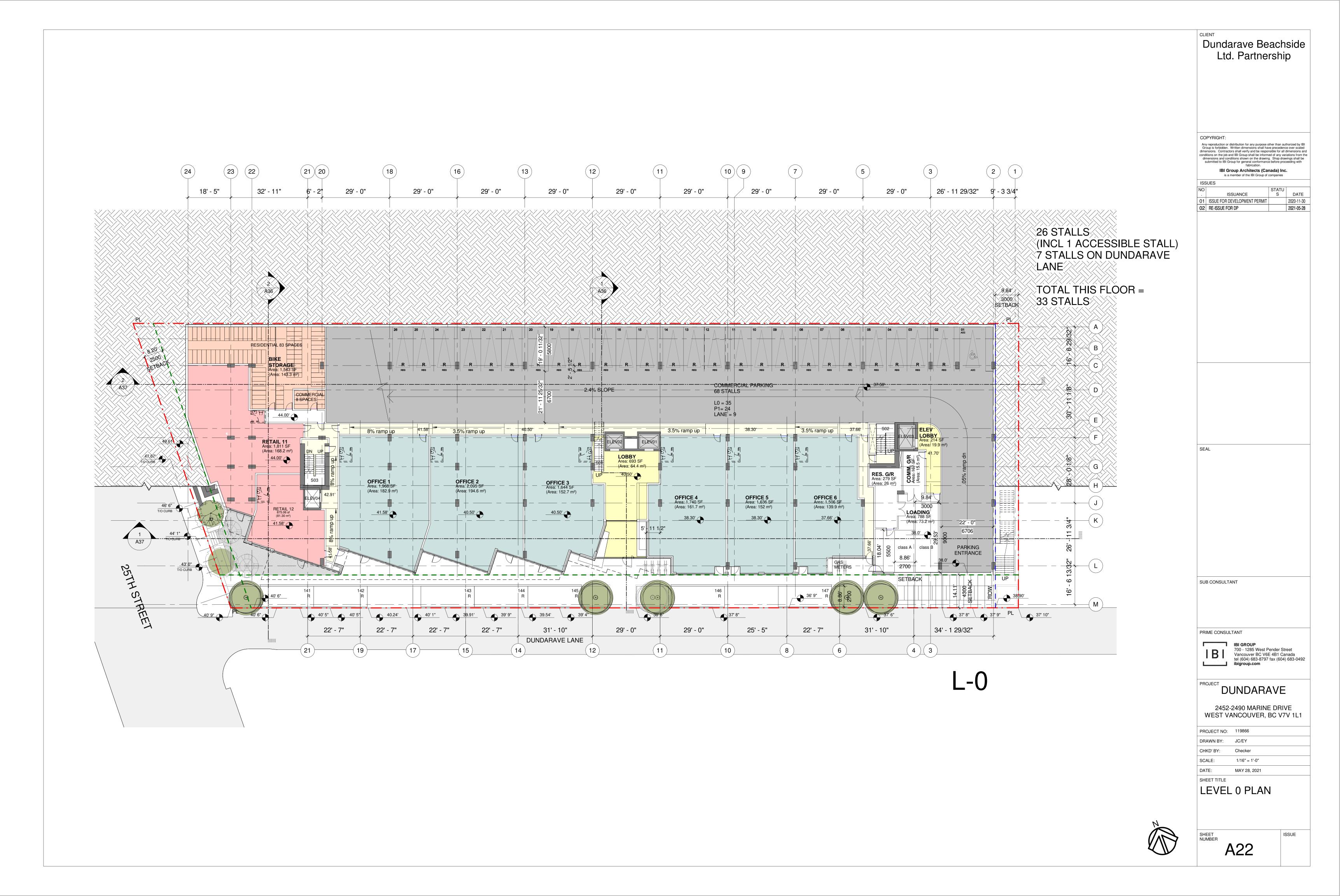
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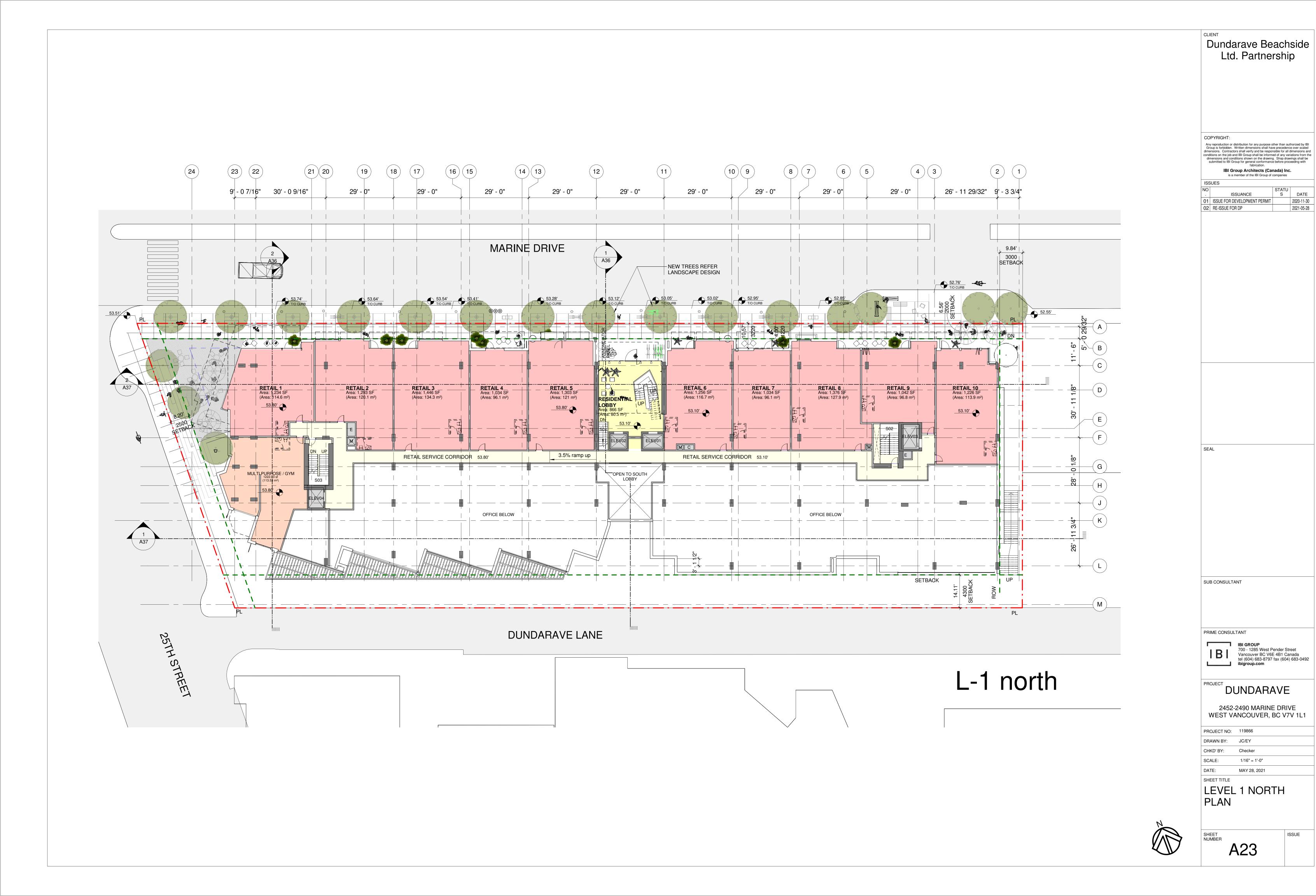


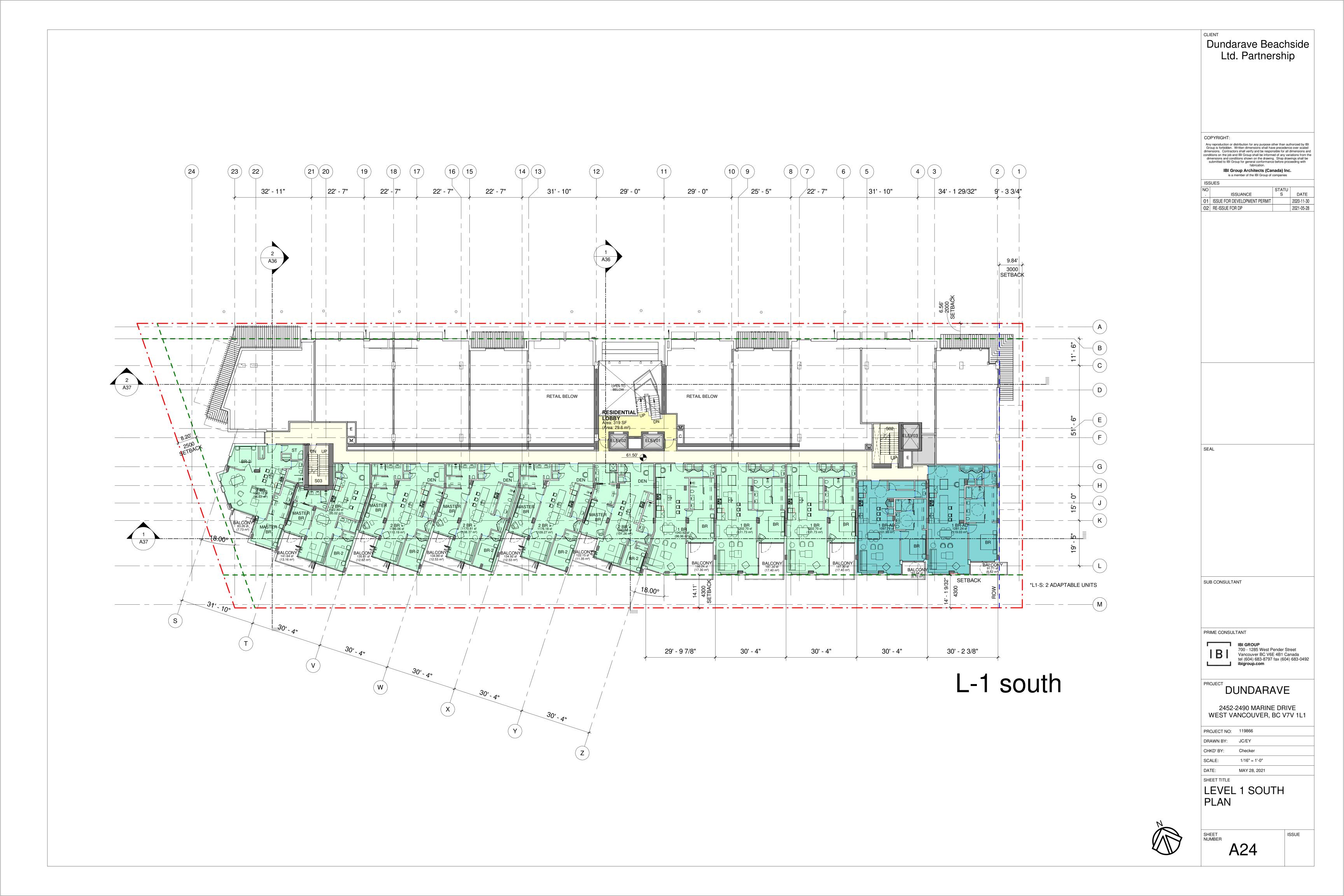


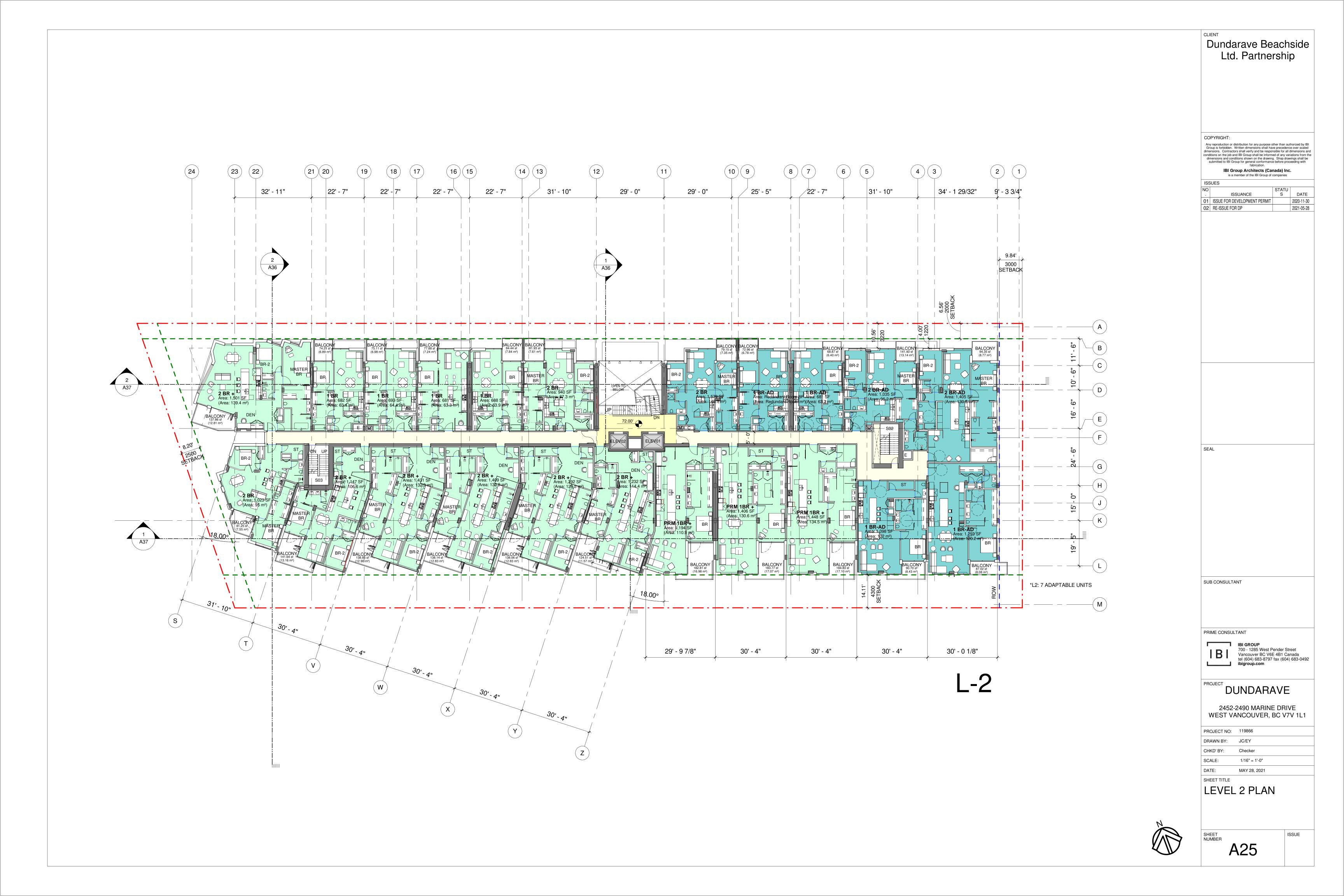
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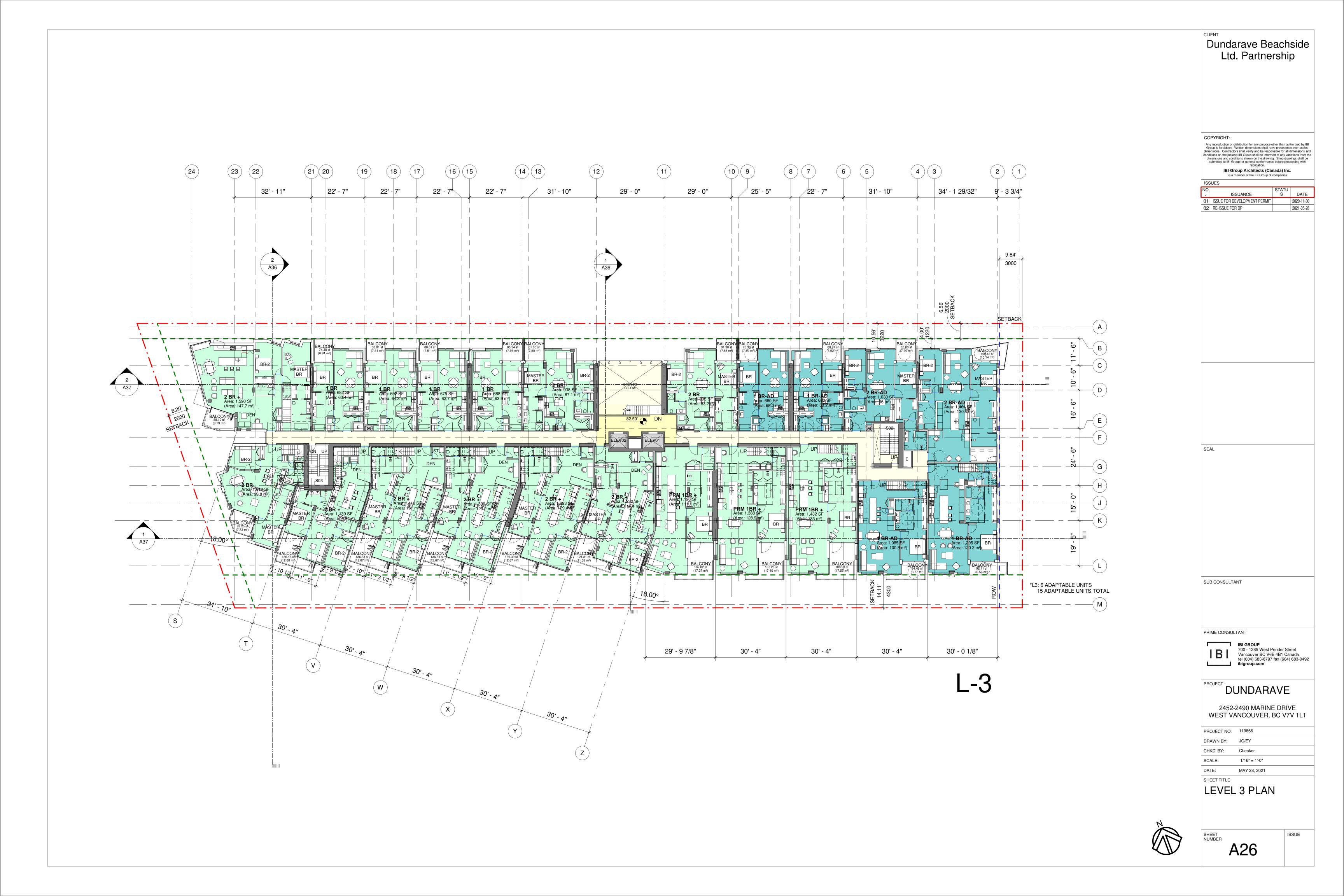


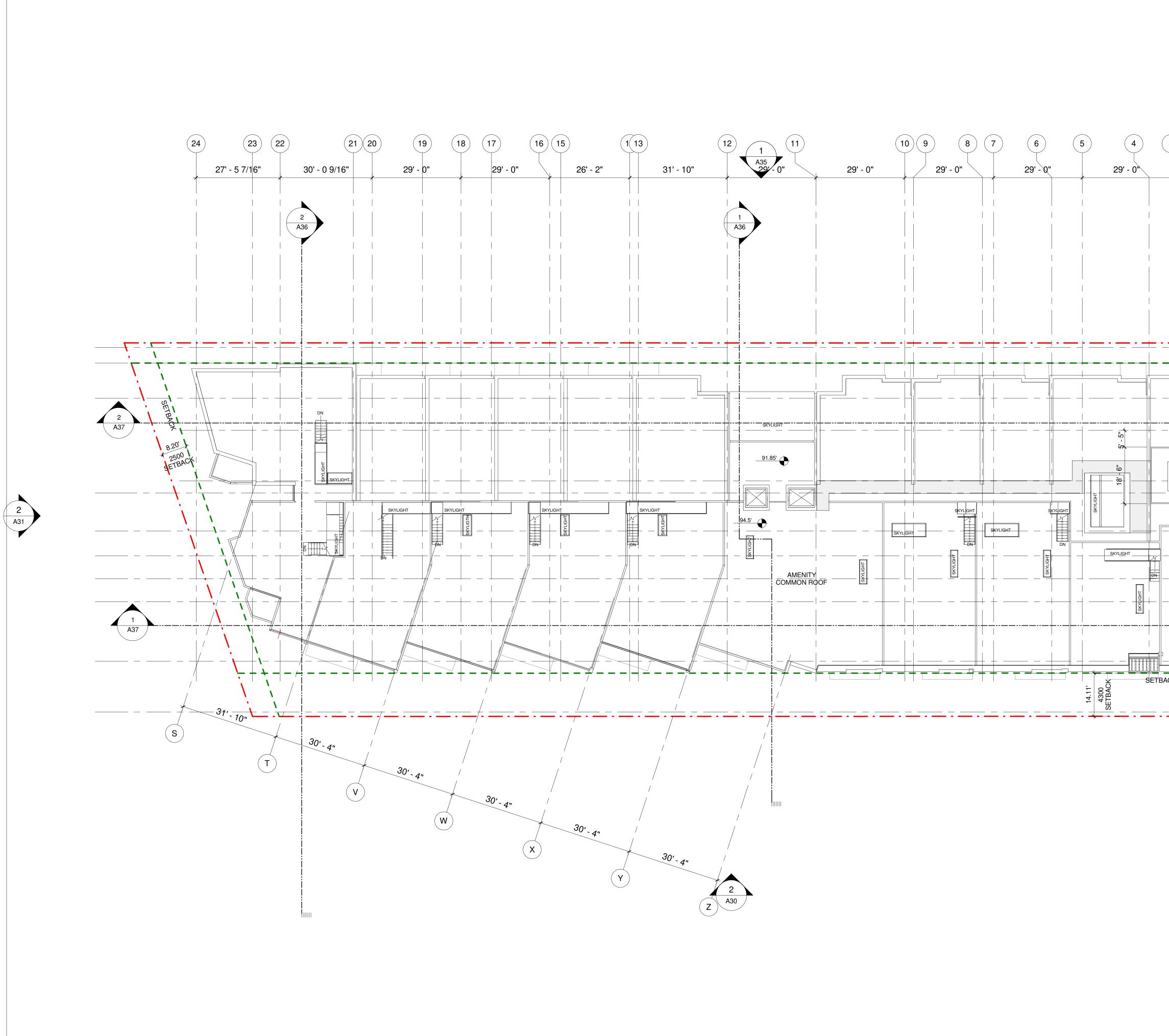




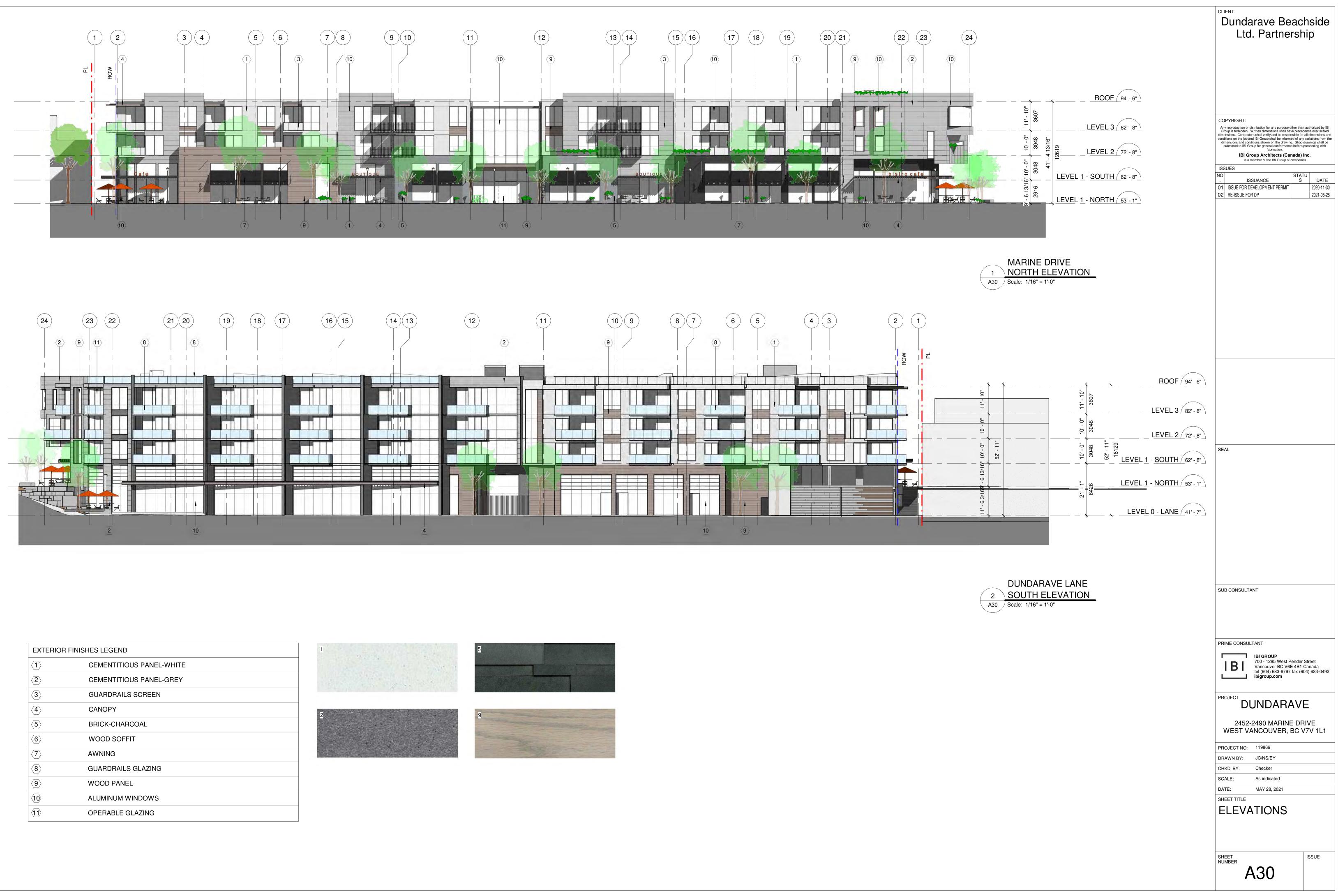




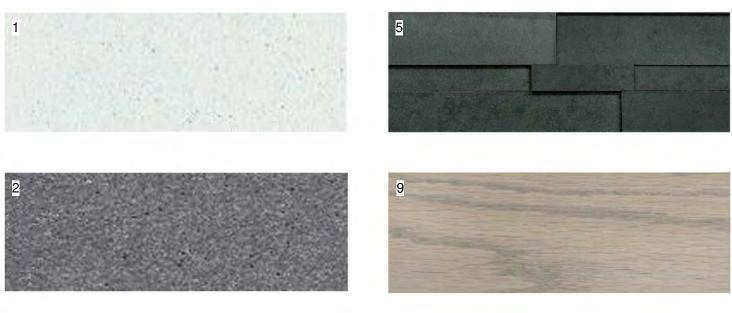




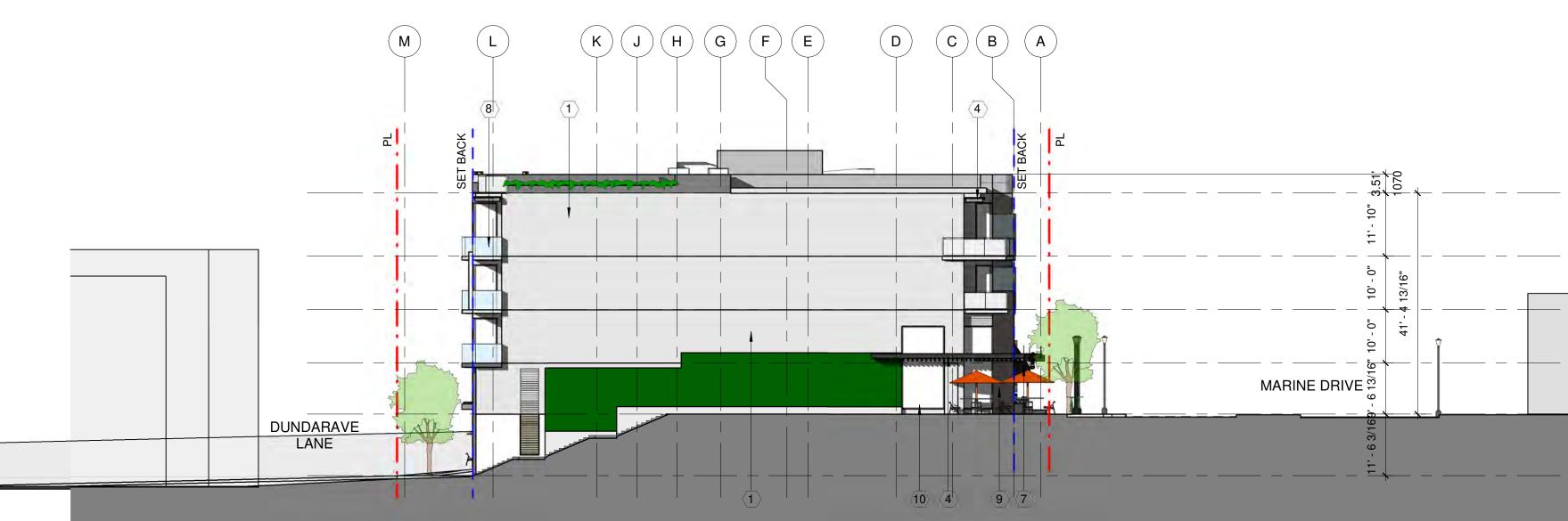
		Dundarave Beachside Ltd. Partnership
3 2 3 36' - 3 21/32"		COPYRIGHT: Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication. IBI Group Architects (Canada) Inc. ISSUES NO ISSUES NO ISSUE FOR DEVELOPMENT PERMIT 01 ISSUE FOR DEVELOPMENT PERMIT 02 RE-ISSUE FOR DP
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ACK	M 16' - 612"	SUB CONSULTANT PRIME CONSULTANT
		IBI GROUP 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel (604) 683-8797 fax (604) 683-0492 ibigroup.com PROJECT PROJECT 2452-2490 MARINE DRIVE WEST VANCOUVER, BC V7V 1L1 PROJECT NO: 119866 DRAWN BY: JC/EY CHKD' BY: Checker SCALE: 1/16" = 1'-0" DATE: MAY 28, 2021 SHEET TITLE
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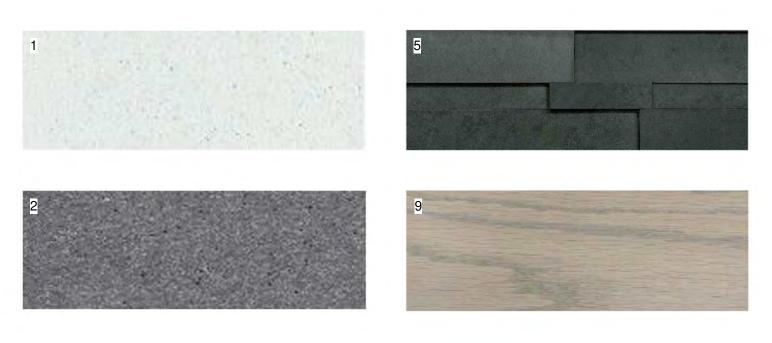
EXTERIOR FINISHES LEGEND				
$\langle 1 \rangle$	CEMENTITIOUS PANEL-WHITE			
2	CEMENTITIOUS PANEL-GREY			
3	GUARDRAILS SCREEN			
$\langle 4 \rangle$	CANOPY			
(5)	BRICK-CHARCOAL			
$\langle 6 \rangle$	WOOD SOFFIT			
$\langle 7 \rangle$	AWNING			
8	GUARDRAILS GLAZING			
(9)	WOOD PANEL			
(10)	ALUMINUM WINDOWS			
$\langle 11 \rangle$	OPERABLE GLAZING			



MARINE DRIVE



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





	Dundarave Beachside Ltd. Partnership
$\frac{15}{9} \underbrace{0}_{1} \\ - \underbrace{EVEL 3}_{1} \underbrace{82' - 8'}_{1} \\ - \underbrace{EVEL 2}_{1} \underbrace{72' - 8'}_{2} \\ - \underbrace{EVEL 1 - SOUTH}_{1} \underbrace{62' - 8'}_{2} \\ - \underbrace{EVEL 1 - SOUTH}_{1} \underbrace{53' - 1''}_{2} \\ - \underbrace{EVEL 0 - LANE}_{1} \underbrace{41' - 7'}_{1} \\ - EVEL 0 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -$	COPYRIGHT: Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication. IBI Group Architects (Canada) Inc. ISSUES NO ISSUANCE S DATE 01 ISSUE FOR DEVELOPMENT PERMIT 2020-11-30 02 RE-ISSUE FOR DP 2021-05-28
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PEDESTRIAN WALKWAY 1 BAT ELEVATION AT Scale: 1/16" = 1'-0"	SUB CONSULTANT PRIME CONSULTANT BI GROUP 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel (604) 683-8797 fax (604) 683-0492 ibigroup.com PROJECT PROJECT DUNDARAVE 2452-2490 MARINE DRIVE WEST VANCOUVER, BC V7V 1L1 PROJECT NO: 119866 DRAWN BY: JC/NS/EY CHKD' BY: Checker SCALE: As indicated DATE: MAY 28, 2021 SHEET TITLE FI EVATIONS
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KEY PLAN / ELEVATION NTS





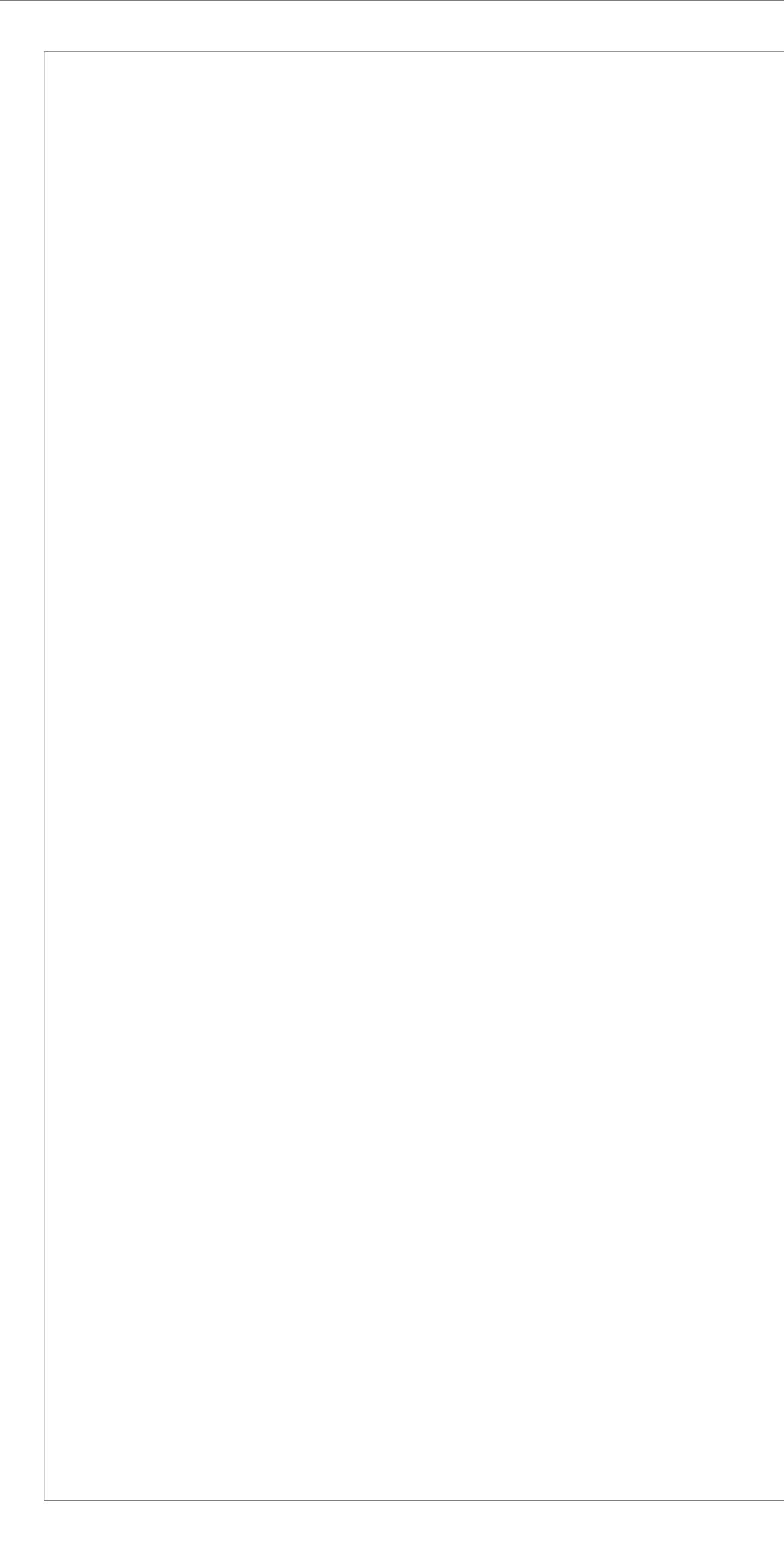






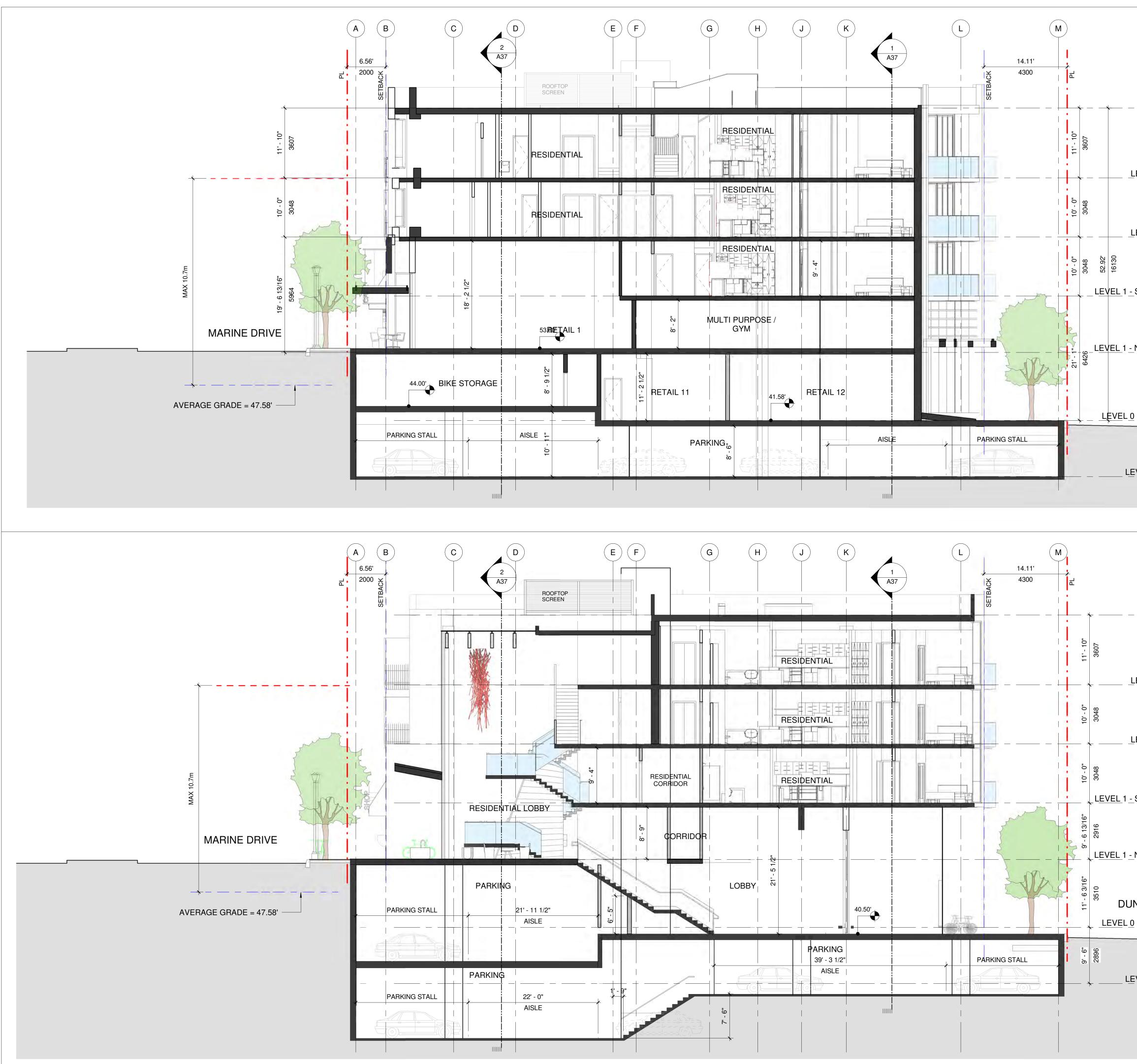
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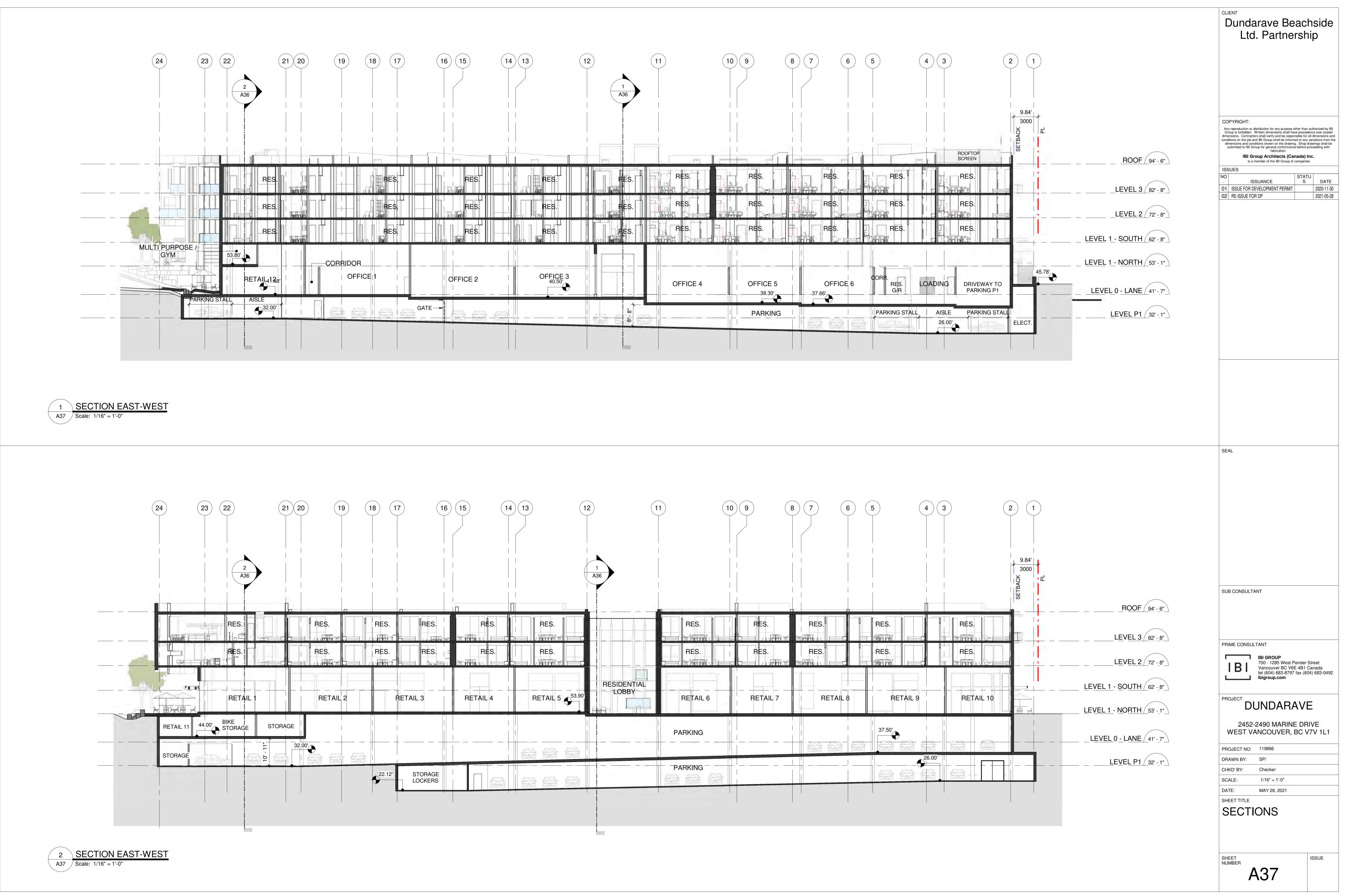




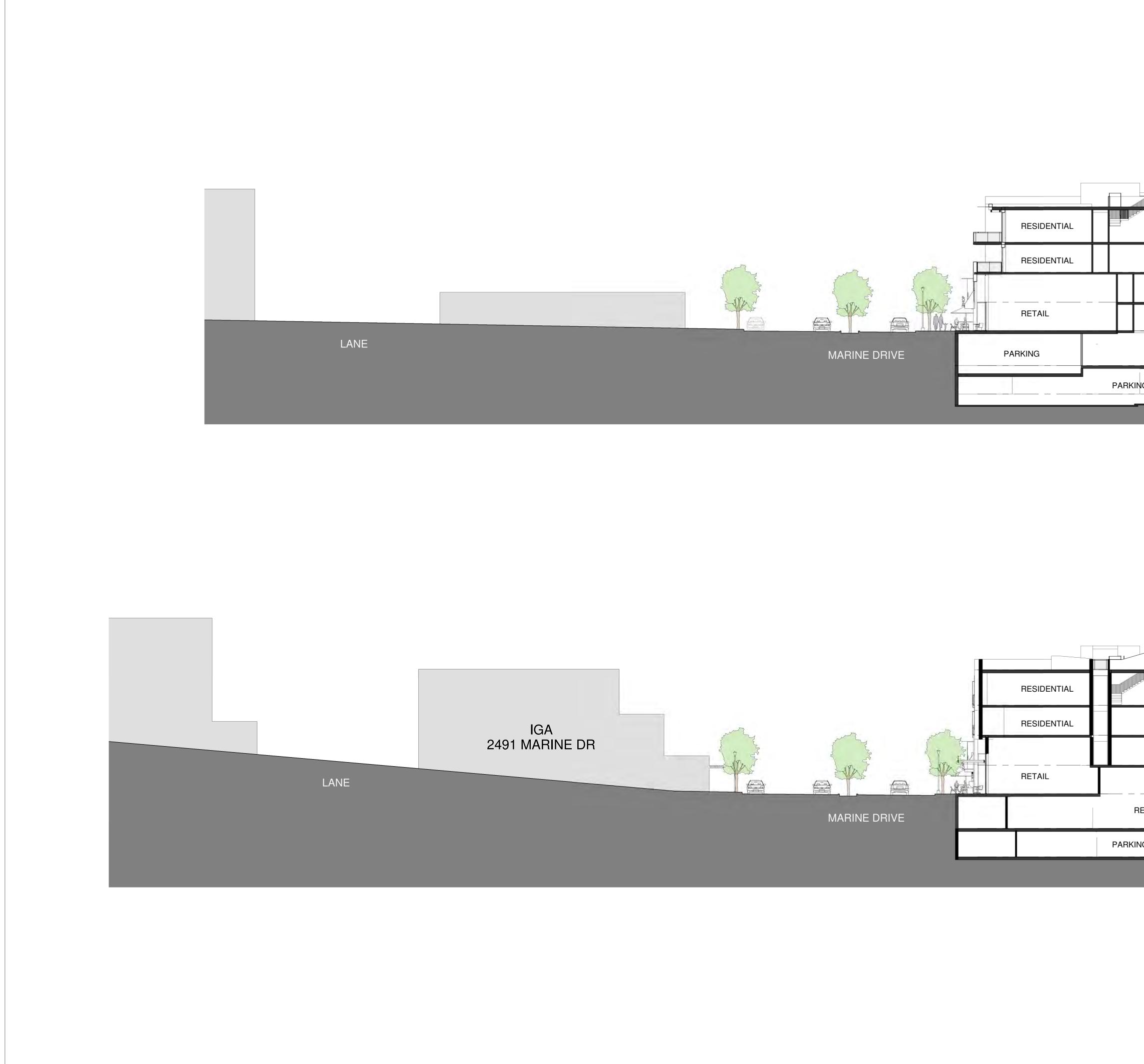




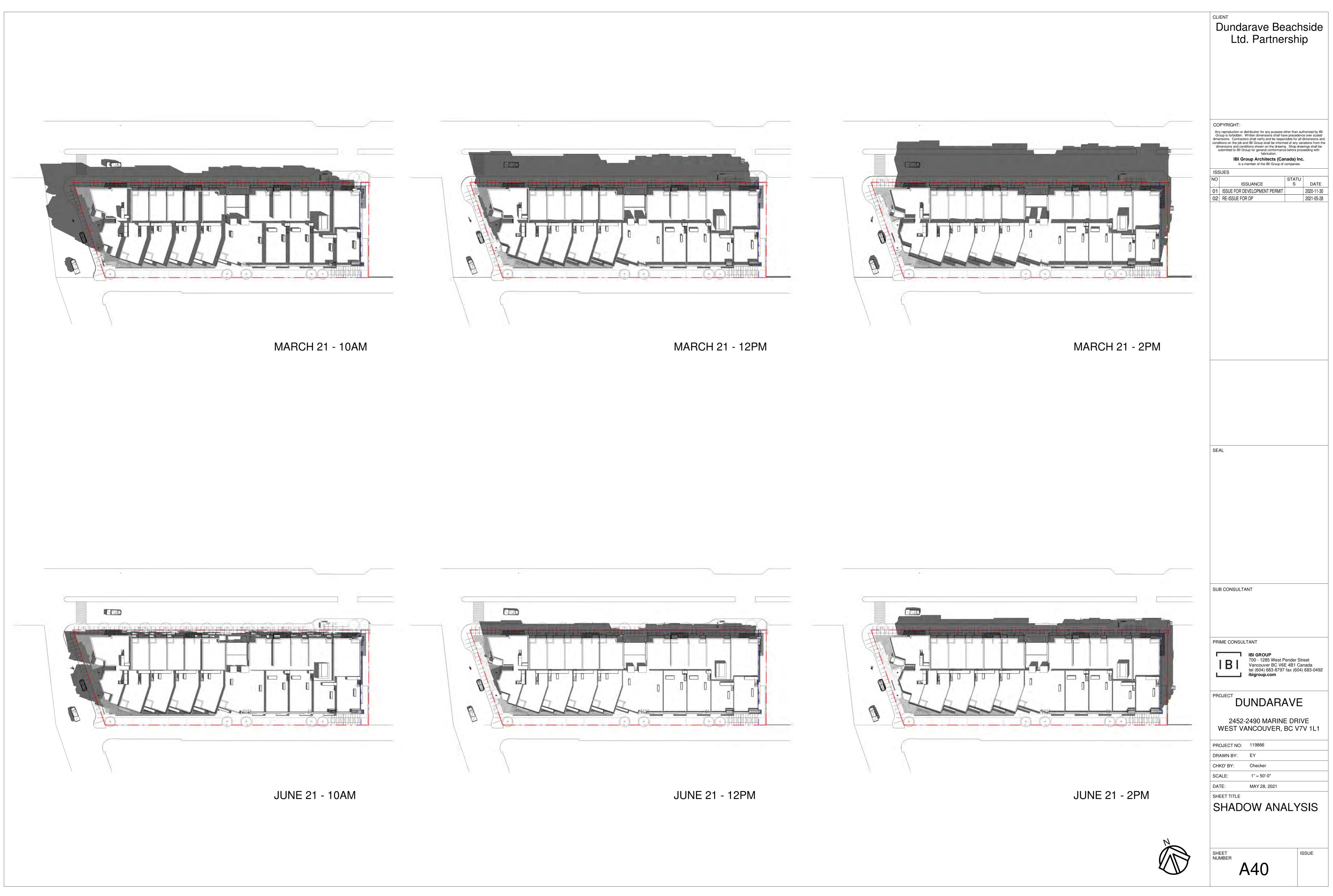
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1 <u>- SOUTH</u> 62' - <u>8</u> "			_	PROJECT	 IBI GROUP 700 - 1285 West Pender Vancouver BC V6E 4B1 tel (604) 683-8797 fax (6 ibigroup.com 	Canada 04) 683-0492
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	Dundarave Beachside Ltd. Partnership
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