



CLIENT:
 **CRESSEY**

ARCHITECT:
 **IBI**

LANDSCAPE ARCHITECT:
 **dk**

Bellevue | Sales Centre

DP RE-SUBMISSION #3

Submitted on Behalf of Cressey
by IBI Architects to the District of West Vancouver

2290 Marine Drive
November 30th 2015

3D View of Sales Centre

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



Context & Statistics



Civic Address: 2290 Marine Drive
Proposed Address:
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

	Imperial (SF, ft) metric (sq. m, m)	
Site Area	58,820	5,465
Site Dimensions		
Marine Drive	337	103
Side Yard	226	69
Bellevue Ave	306	93
23rd ave	270	82
Site width (max)	337	103
Avg Depth of Site	248	75.6
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. Occupancy Group D: Business and personal services occupancies
 Offices: 9.30 sq m area per person
 Occupant 69.55
 Building Design:

Phasing of Parking

Note: See Parking Comparison A0.04A-D for traffic configuration, detailed comparison and additional information.

Current Conditions

See A0.04A

Bellevue Avenue public parking	21
Onsite residential parking	55
Total	76

Pre-Construction of Sales Centre

See A0.04A

Bellevue Avenue Public Parking	21
23rd Street Public Parking	15
Onsite residential parking	18
Onsite construction parking	37
Total	91

Construction of Sales Centre

See A0.04B

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 A0.04B

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 A0.04C

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

Sales Centre Active - Structure

See A0.04C

Bellevue Avenue Public Parking	13
23rd Street Public Parking	15
Onsite construction parking - Existing	5
Onsite construction parking - New	8
Total	41

Sales Centre Active - Finishing

See A0.04D

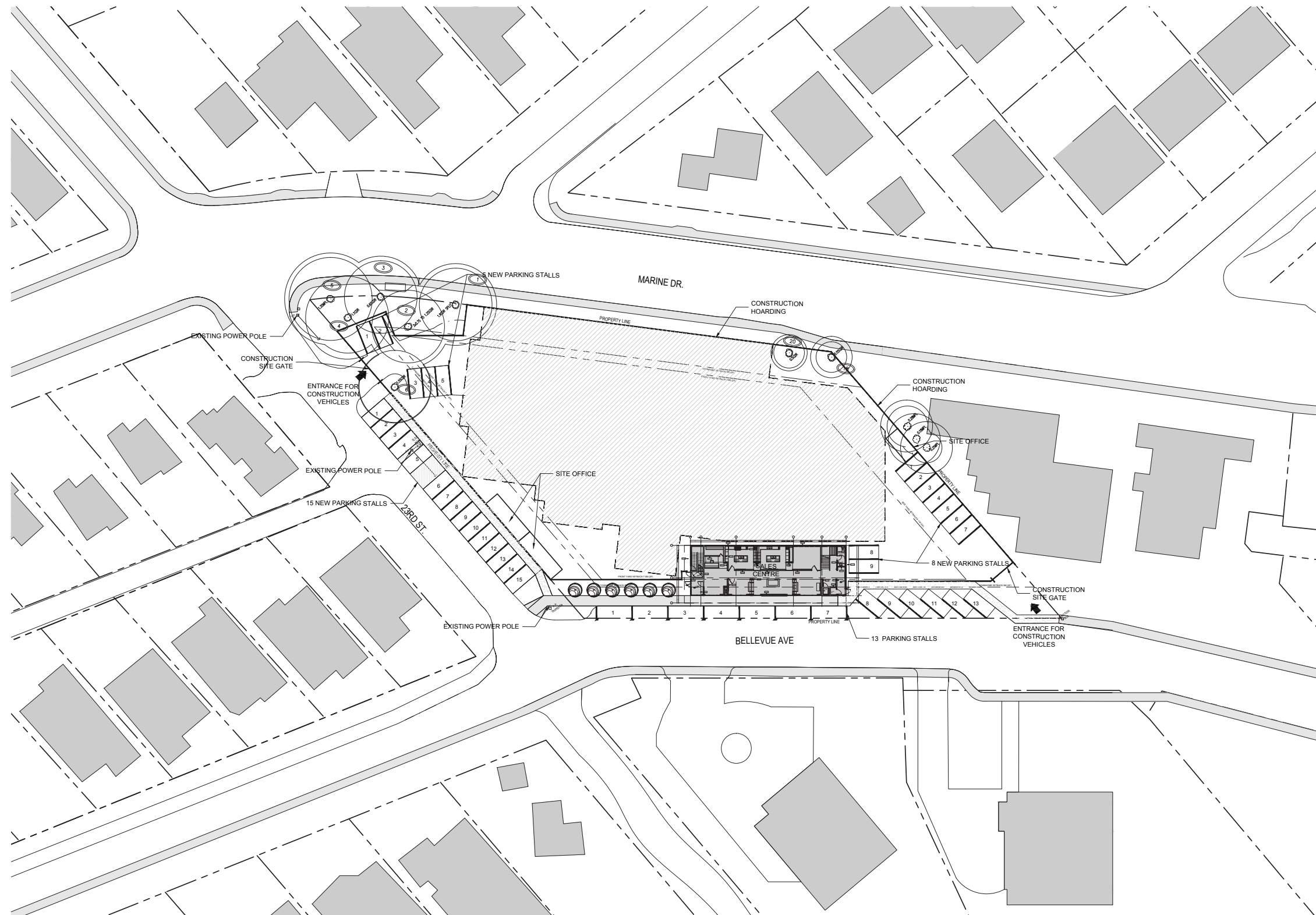
Bellevue Avenue Public Parking	13
23rd Street Public Parking	15
Onsite Parkade	20
Total	48

Post-Construction (Sales Centre Removed) - Final Condition

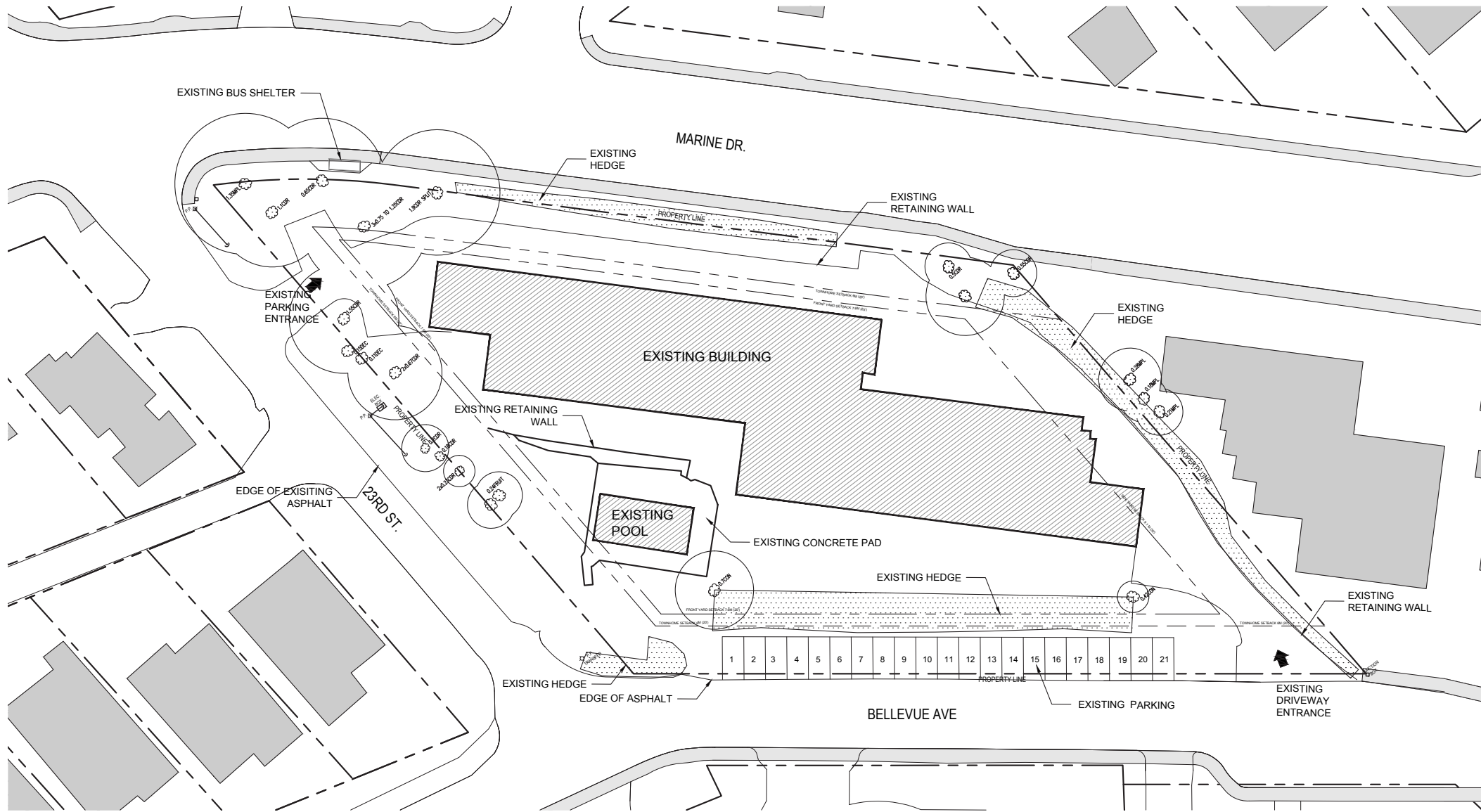
See A0.04D

Bellevue Avenue Public Parking	10
23rd Street Public Parking	12
Total	22

Site Plan



Parking Plan: Existing Condition



Parking Inventory

Required:
 21 stalls Public
 18 stalls for Residents

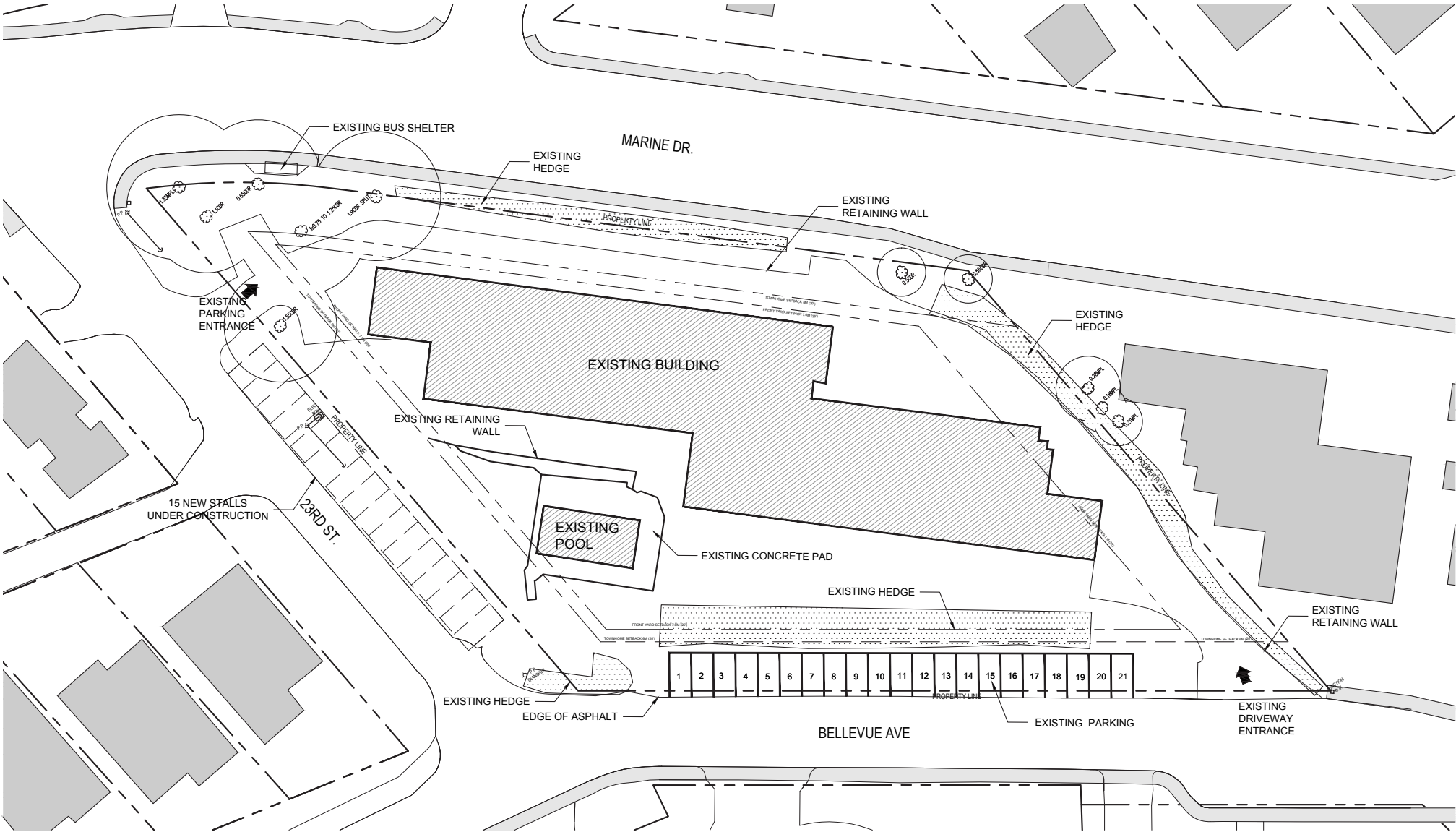
Total: 39 stalls required

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)

1 Parking Plan: Existing Condition
 1/32" = 1'-0"

Parking Plan: Pre-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 (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

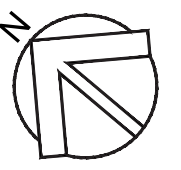
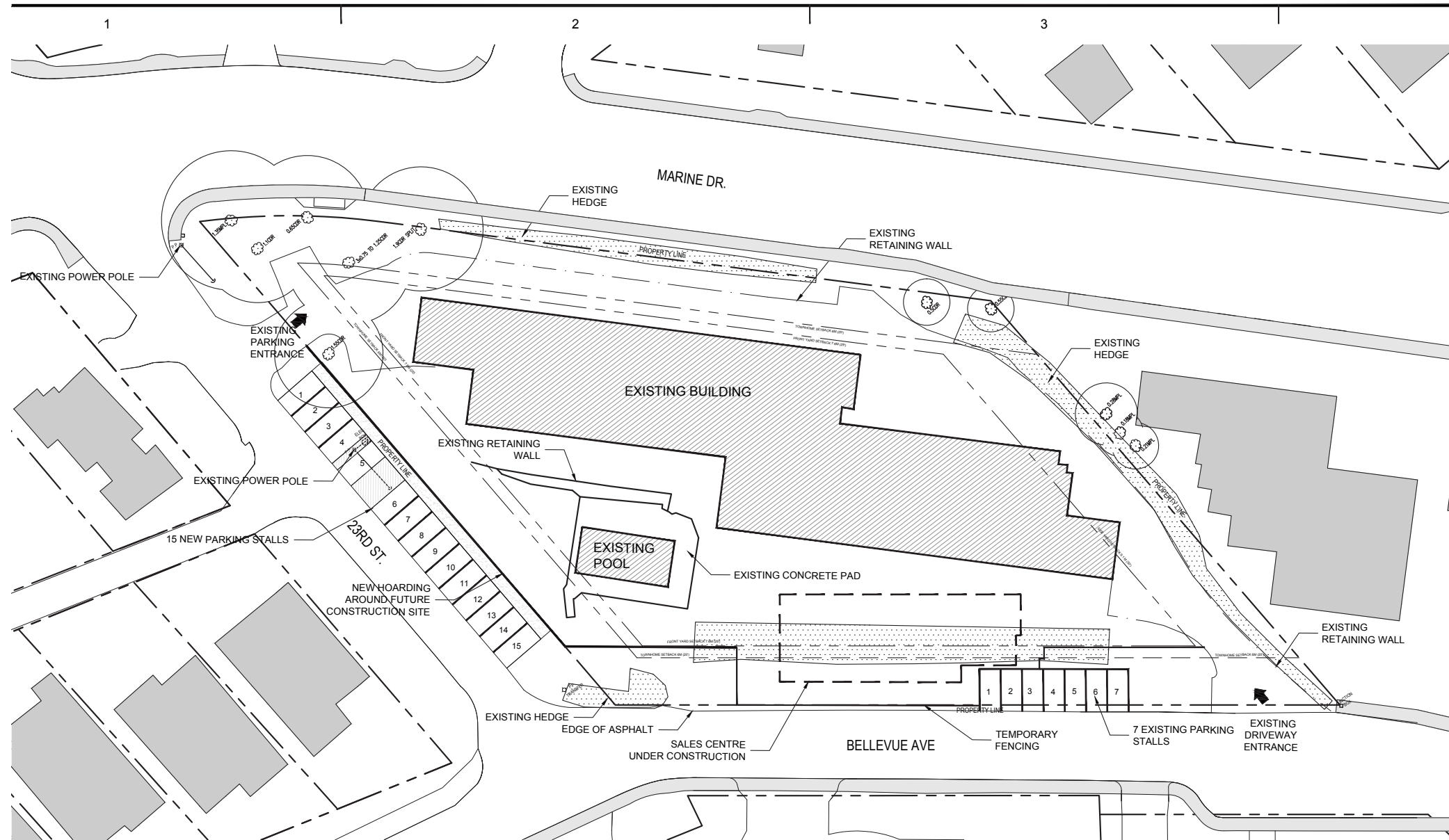
- Existing lane configuration and traffic controls would remain in place
- Existing vehicle access locations to remain
- Parking near intersections is not permitted
- Parking maneuvering on adjacent roads

Pedestrians

Provide a pedestrian path next to parking spaces on 23rd Street

2 Parking Plan: Pre-Construction of Sales Centre/Pre-Demolition - Existing Building Remai
 1/32" = 1'-0"

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

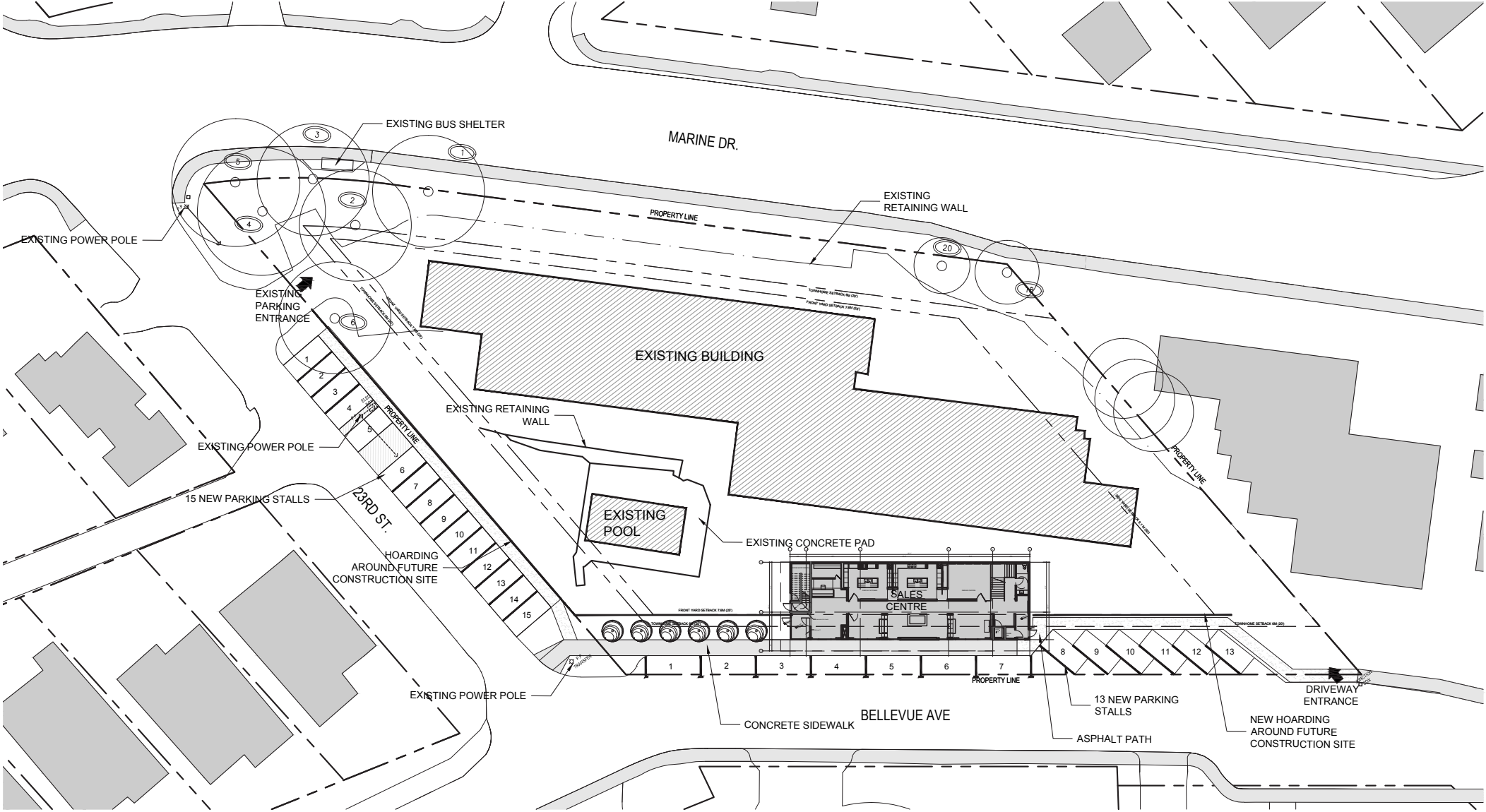
- Existing lane configuration and traffic controls would remain in place
- Existing vehicle access locations to remain
- Parking near intersections is not permitted
- Parking maneuvering on adjacent roads

Pedestrians

- Provide pedestrian path along Bellevue Avenue to the Sales Center
- Provide a pedestrian path next to parking spaces on 23rd Street

3 Parking Plan: Construction of Sales Centre/Pre-Demolition- Existing Building Remains
1/32" = 1'-0"

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

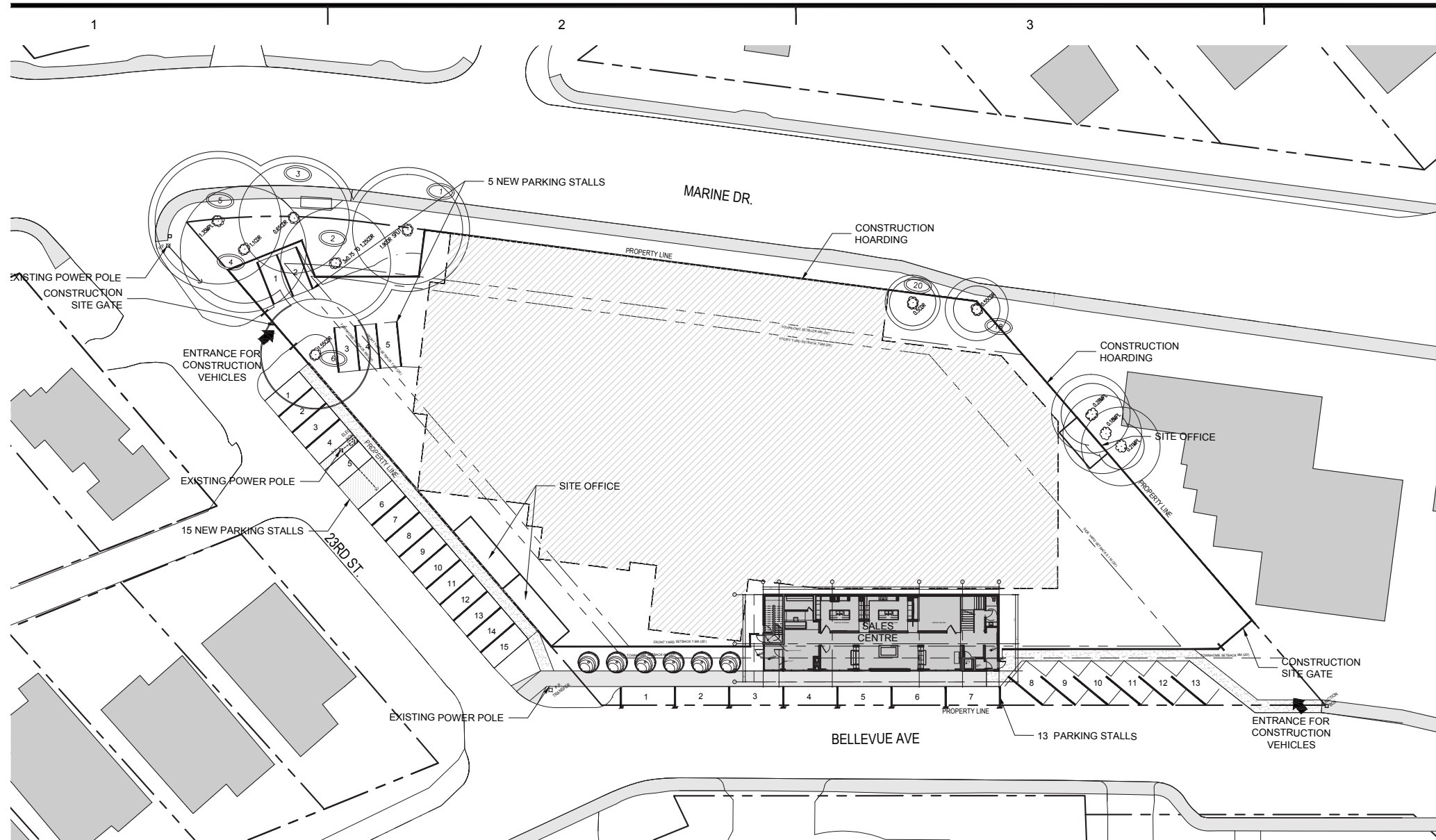
- Existing lane configuration and traffic controls would remain in place
- Existing vehicle access locations to remain
- Parking near intersections is not permitted
- Parking maneuvering on adjacent roads

Pedestrians

Provide pedestrian path along Bellevue Avenue to the Sales Center

4 Parking Plan: Sales Centre Active/Pre-Demolition - Existing Building Remains
1/32" = 1'-0"

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.

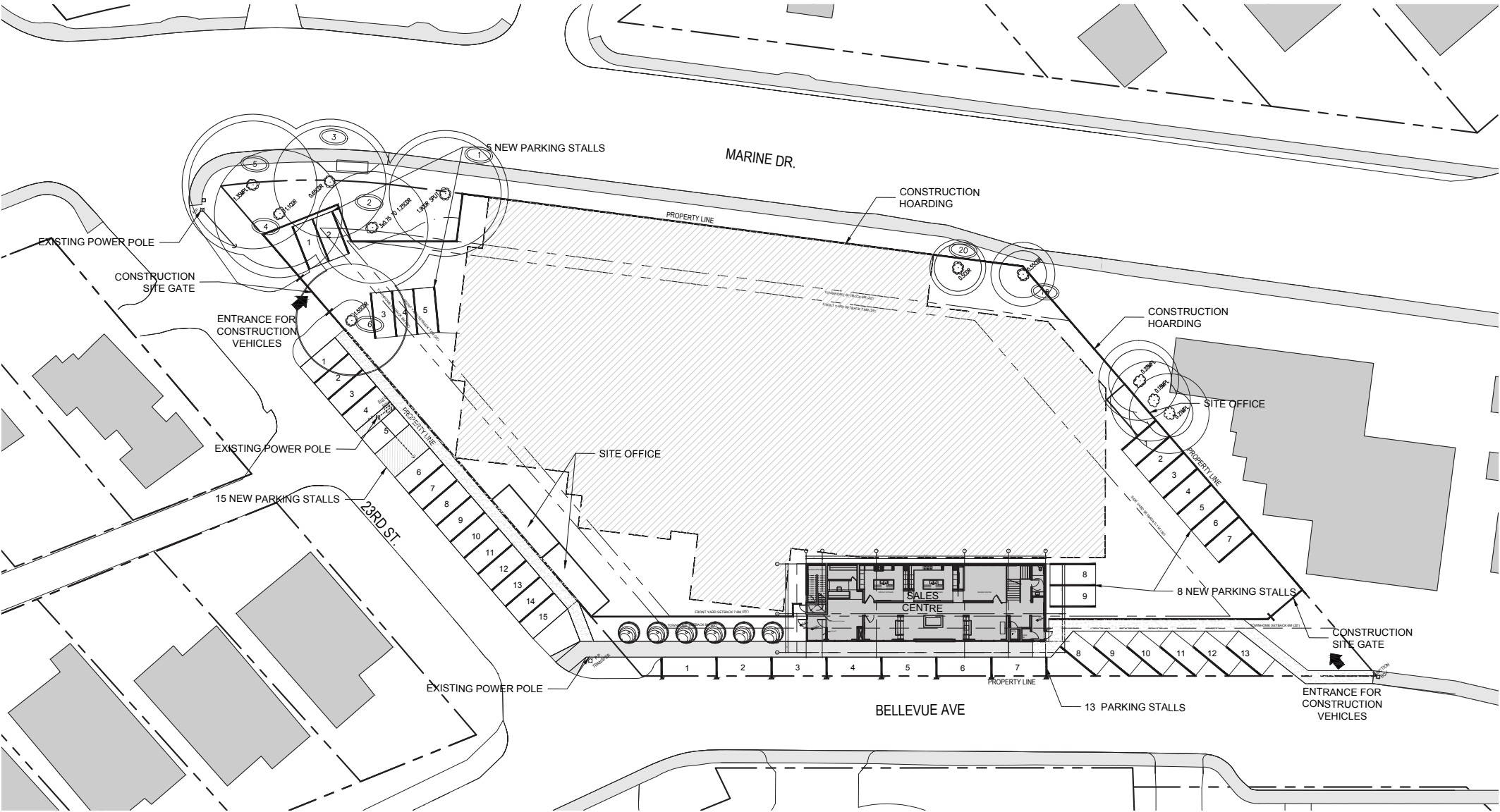
Total: 33 stalls Provided (22 public/6 sales guests/ 5 construction)

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

5 Parking Plan: Sales Centre Active/Construction Phase: Excavation
1/32" = 1'-0"

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)

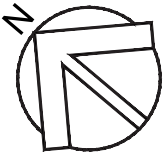
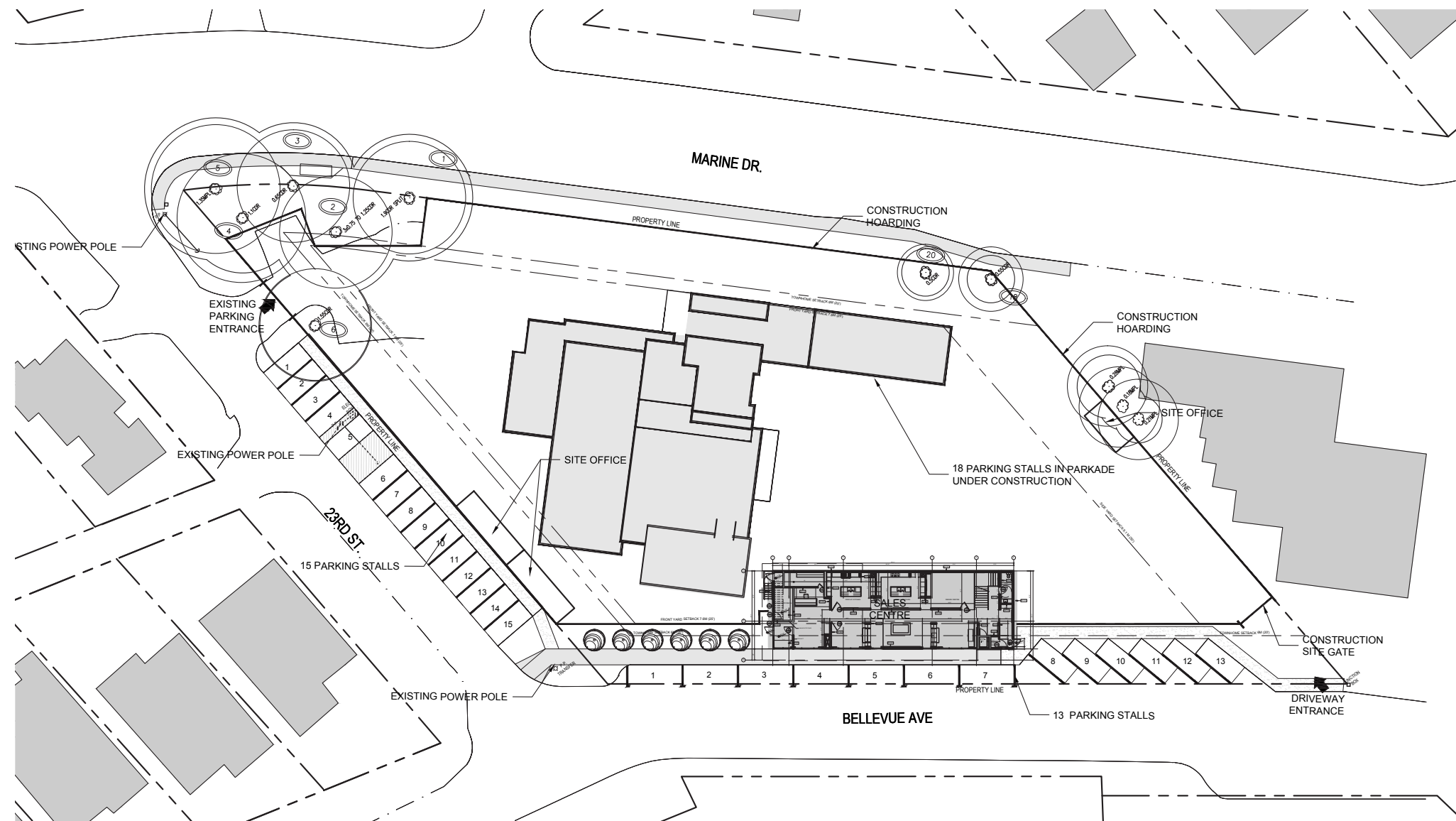
Total: 42 stalls Provided (21 public/6 sales guests/ 15 construction)

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

6 Parking Plan: Sales Centre Active/Construction Phase: Structure
 1/32" = 1'-0"

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)

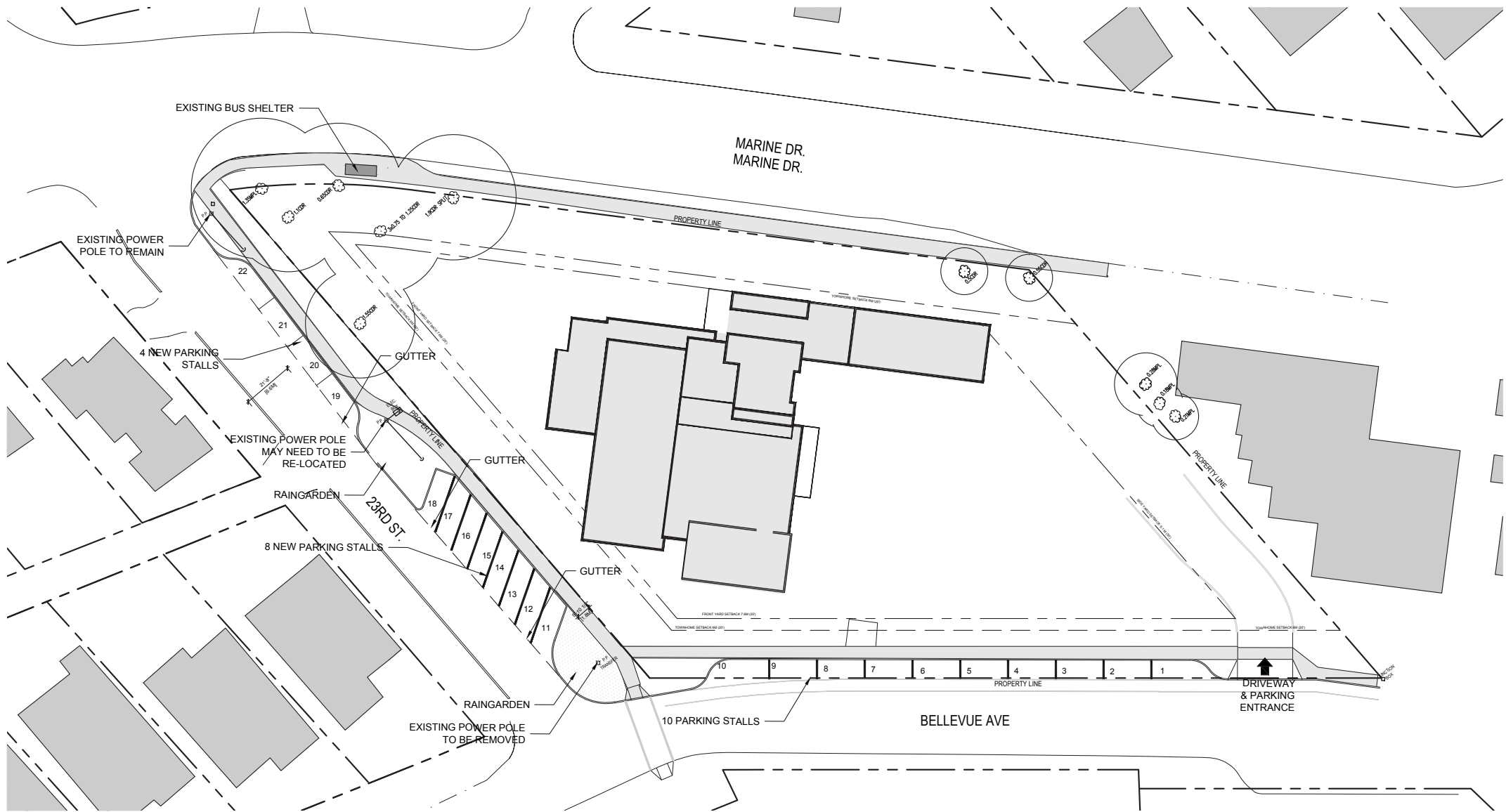
Total: 47 stalls Provided (21 public/6 sales guests/ 20 construction)
 Note: all construction parking shall be on site

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

7 **Parking Plan: Sales Centre Active/Construction Phase: Finishing**
 1/32" = 1'-0"

Parking Plan: Post Construction (Sales Center removed) - Final Condition



Parking Inventory

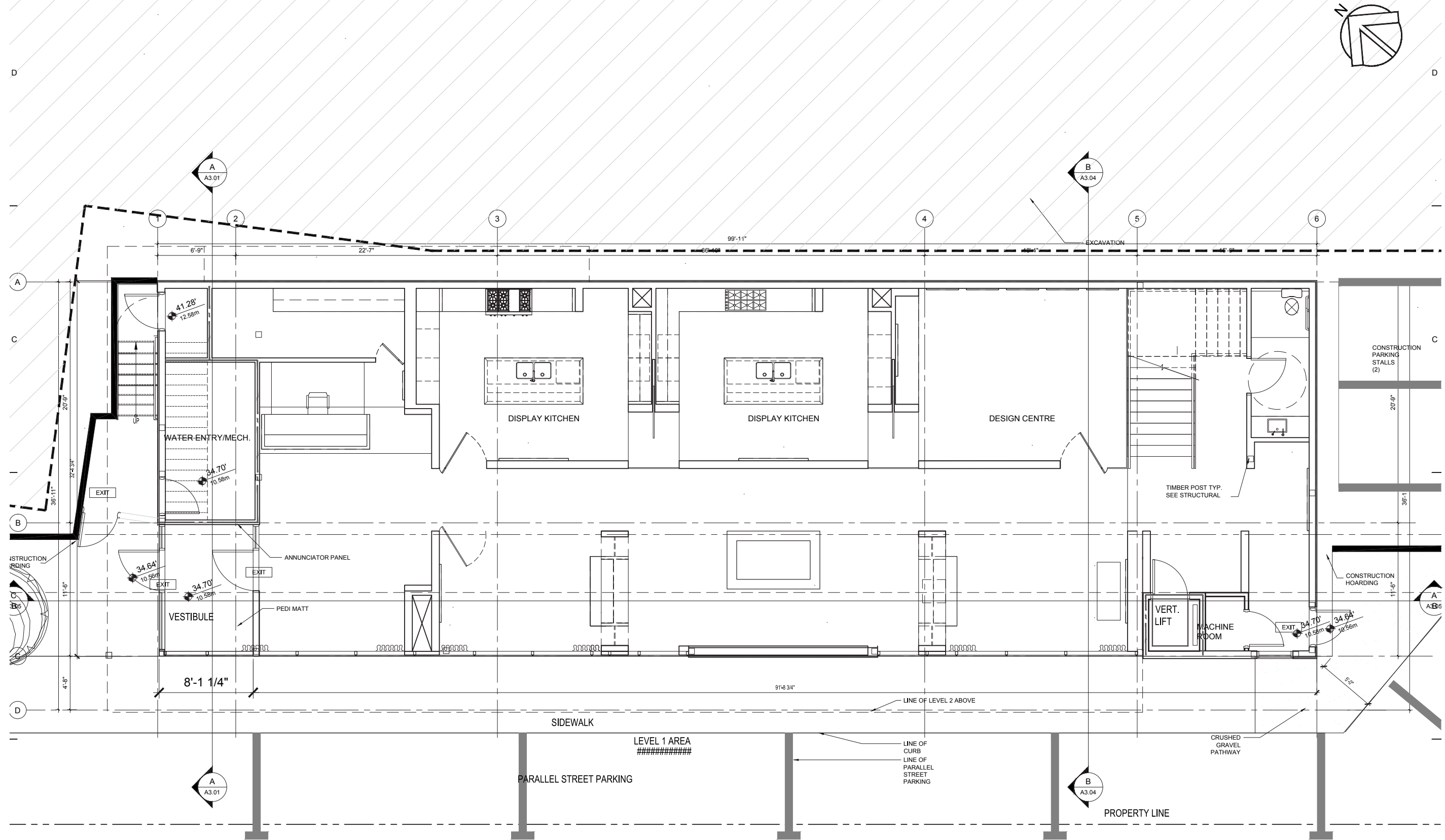
Required:
21 stalls for public

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

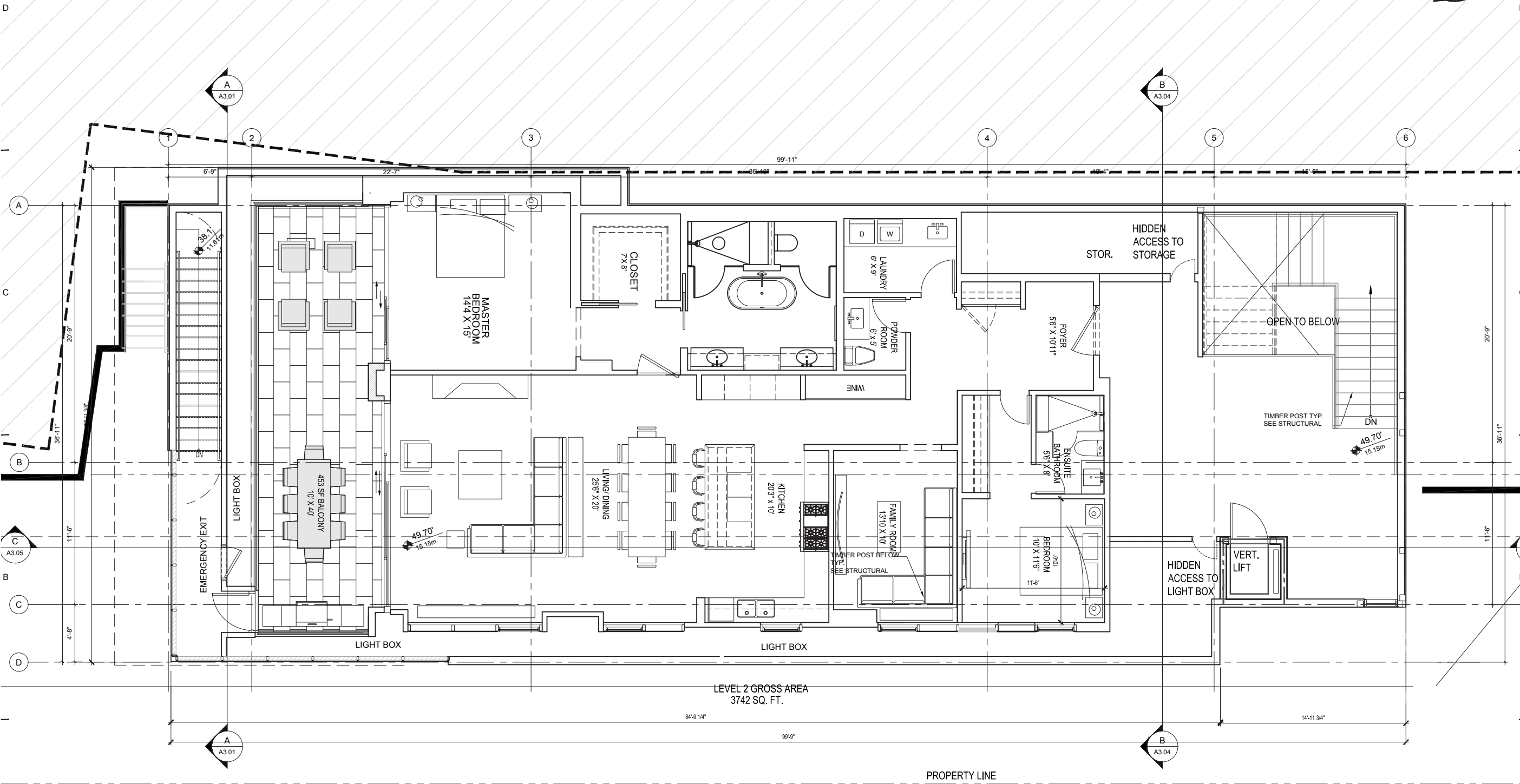
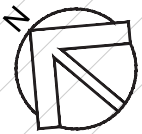
Total: 22 stalls provided for public

8 Parking Plan: Post Construction (Sales Centre Removed) - Final Condition
1/32" = 1'-0"

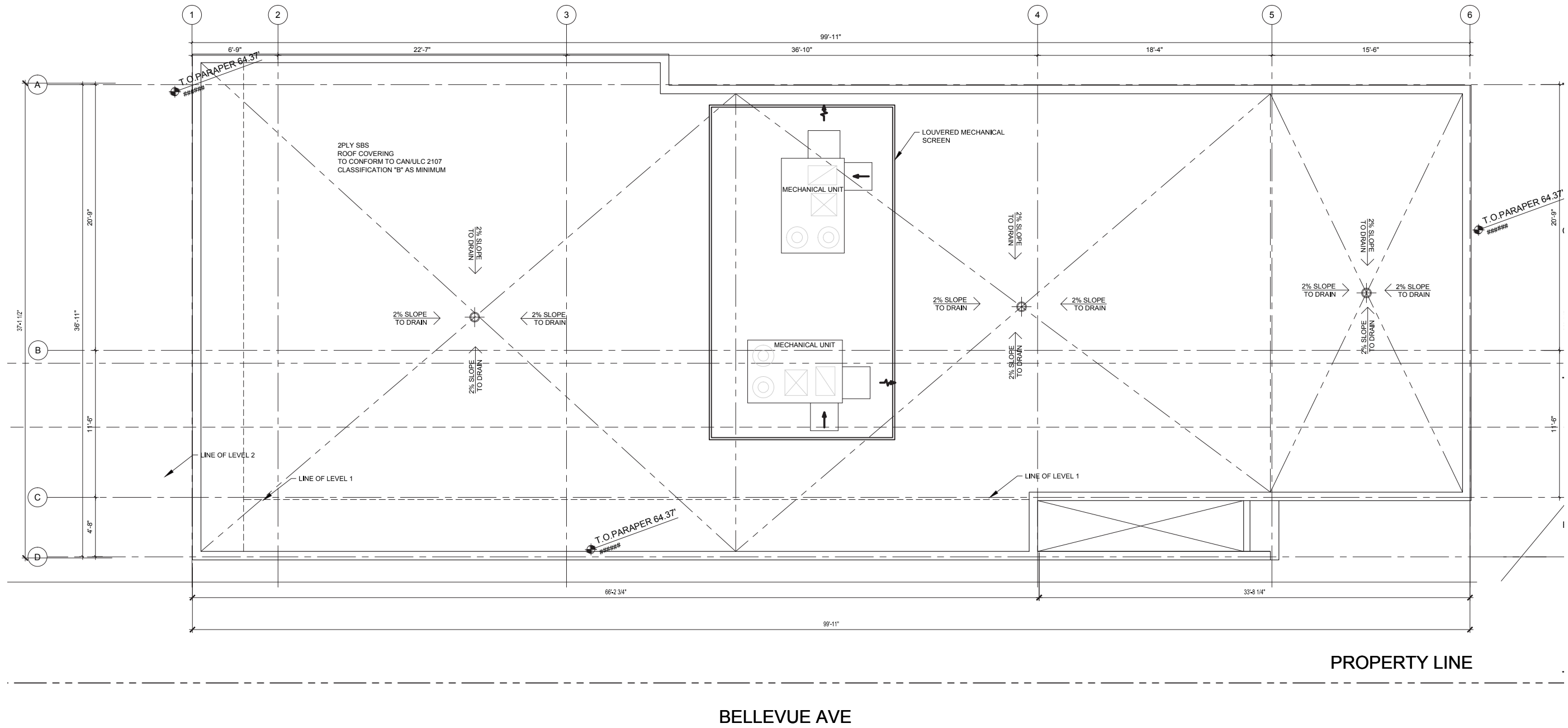
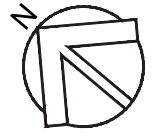
Level 1 Plan



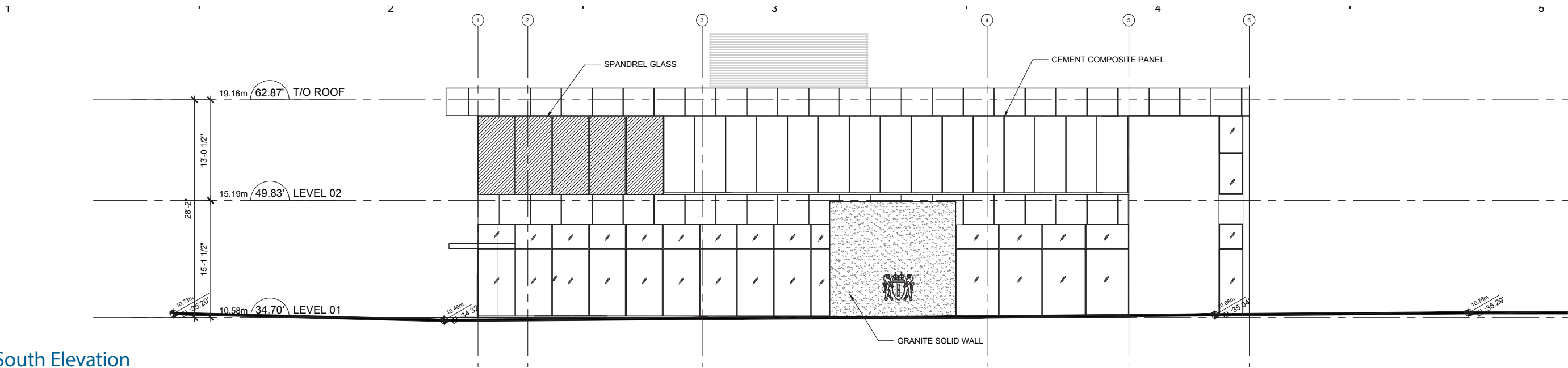
Level 2 Plan



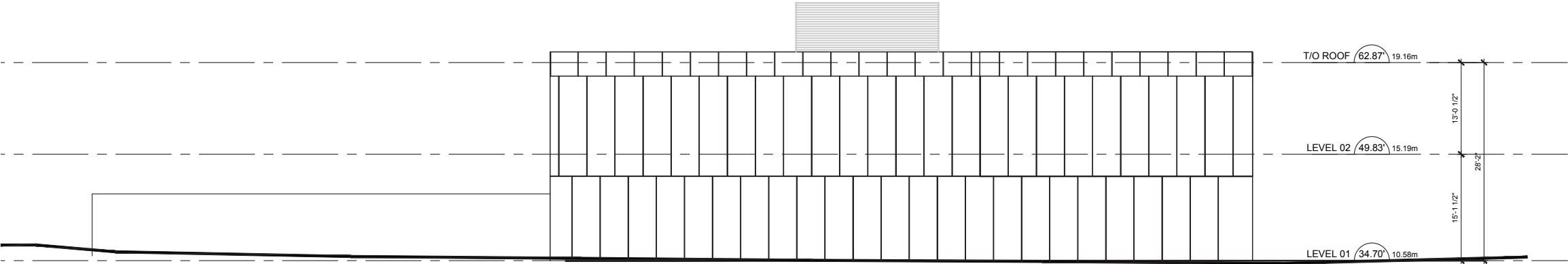
Roof Plan



Elevations

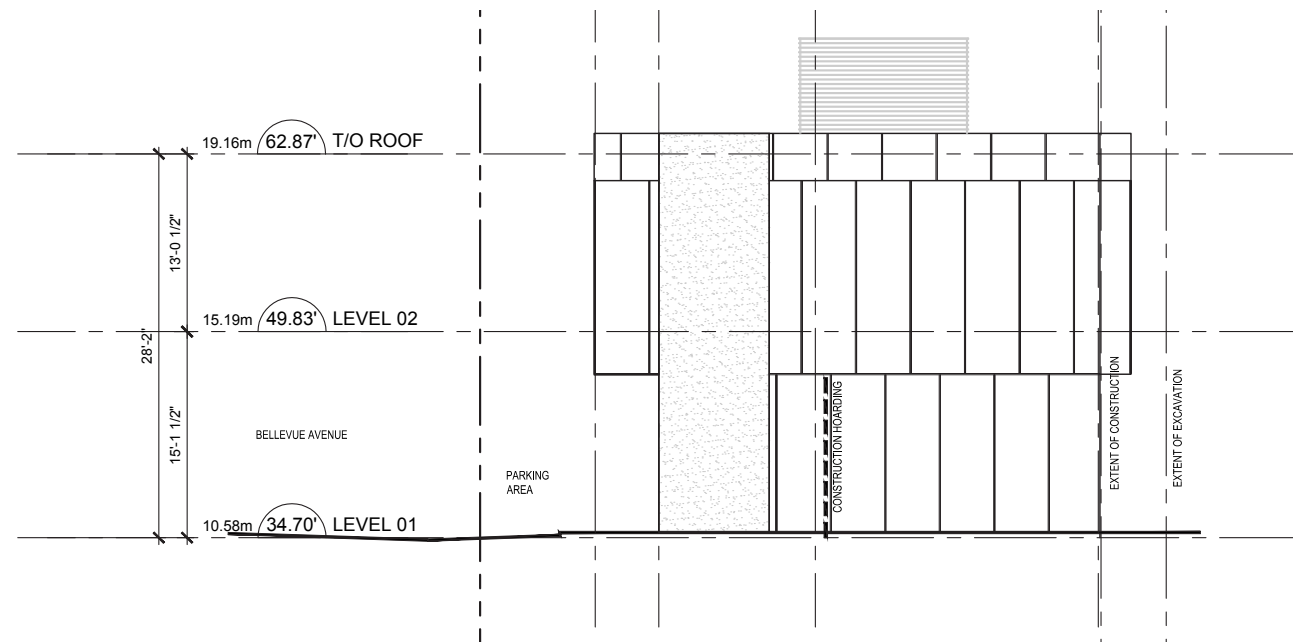


South Elevation

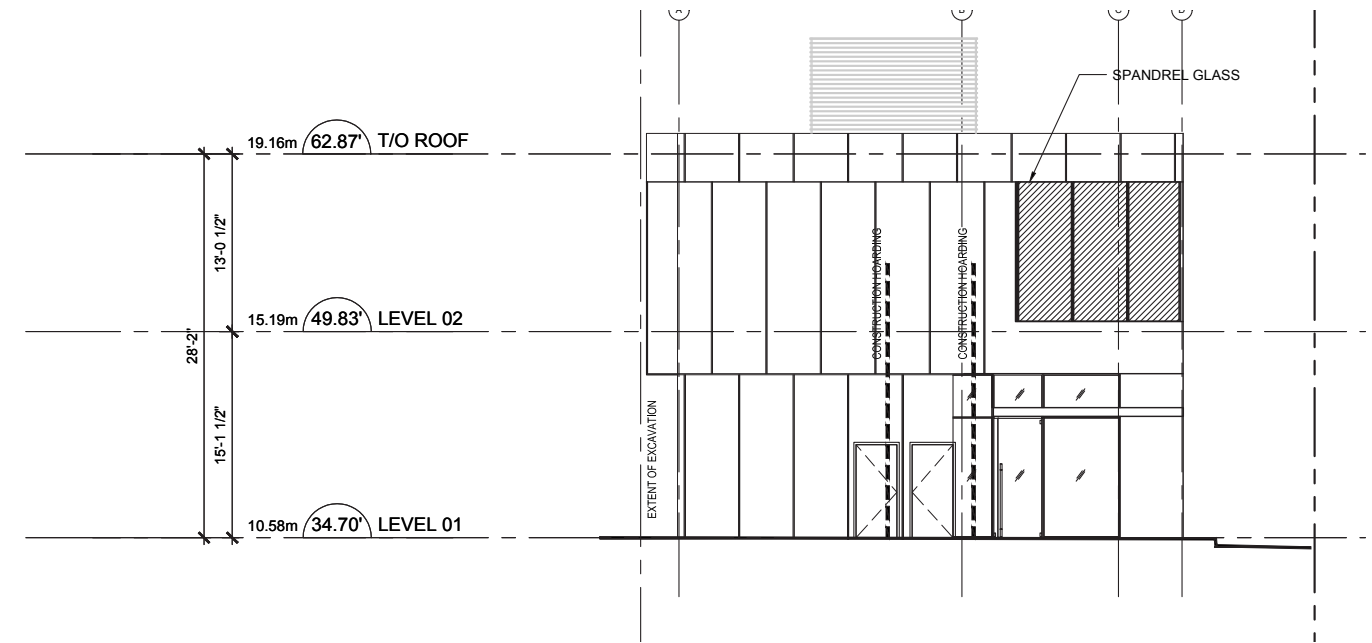


North Elevation

Elevations

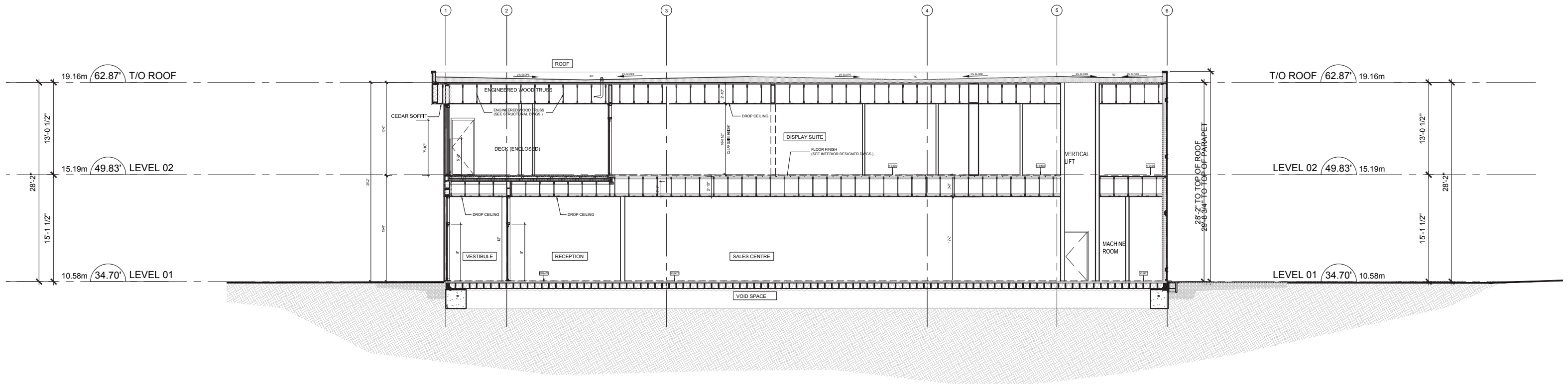


East Elevation

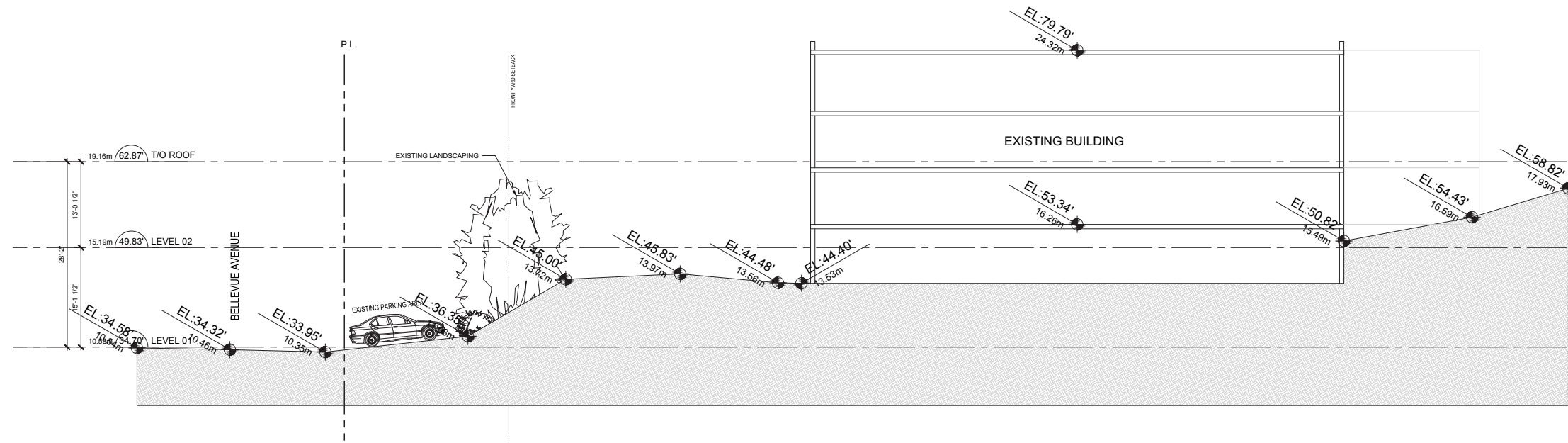


West Elevation

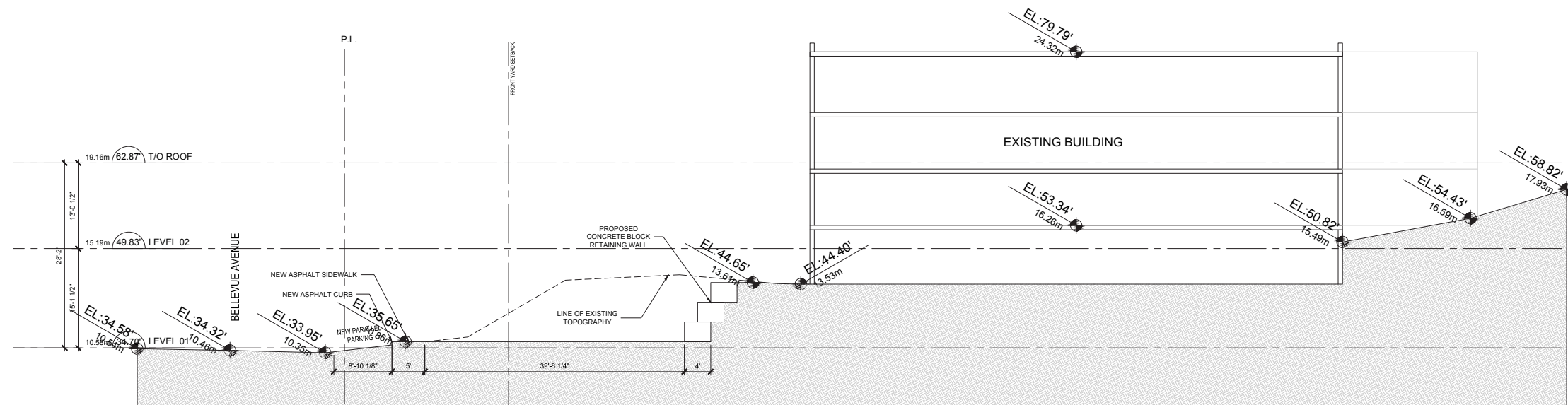
Section C



Section A Phasing

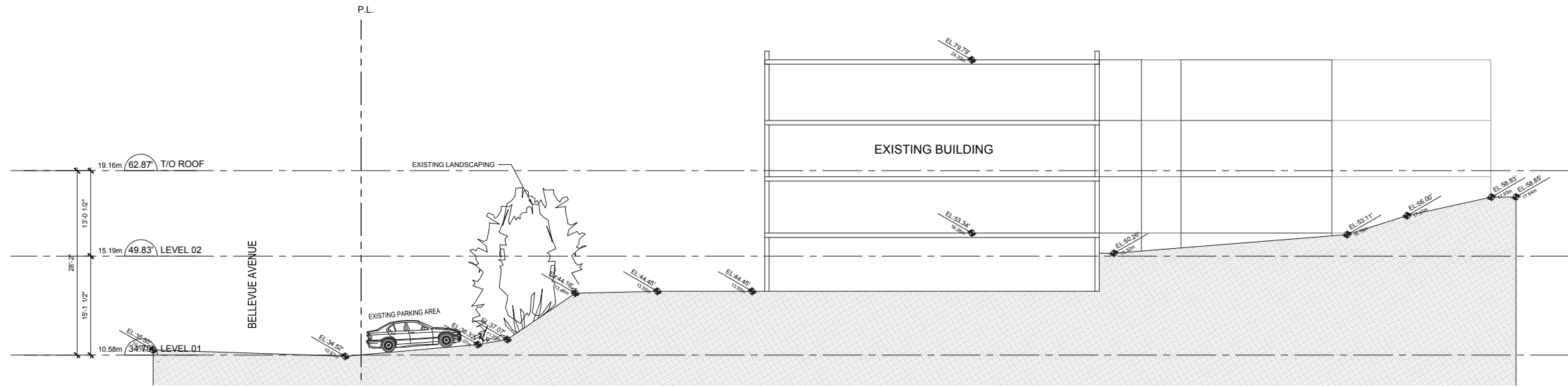


Section A - Pre-Construction of Sales Centre

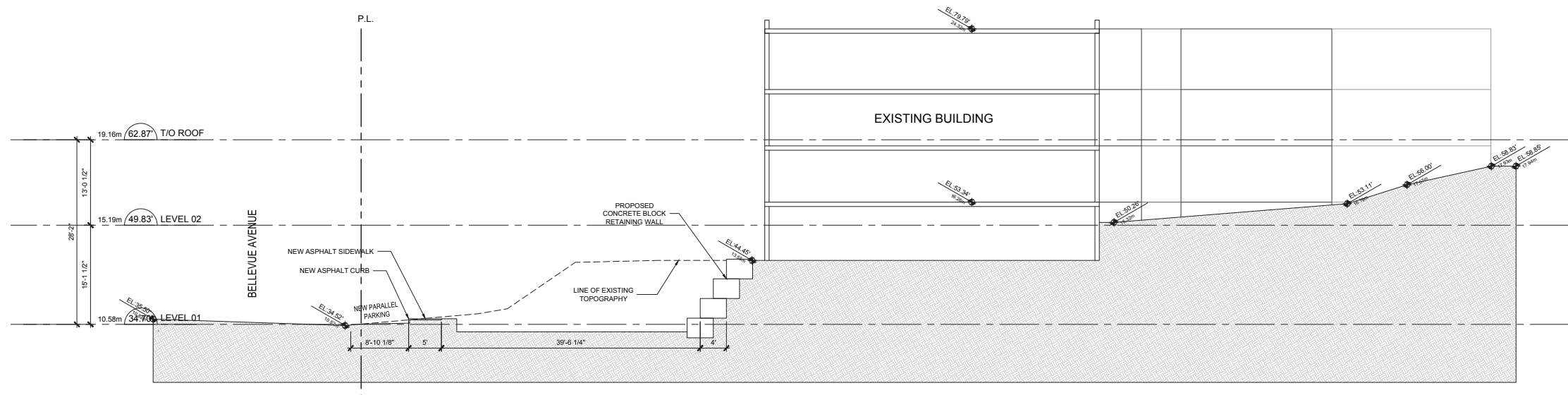


Section A - Construction of Sales Centre

Section B Phasing

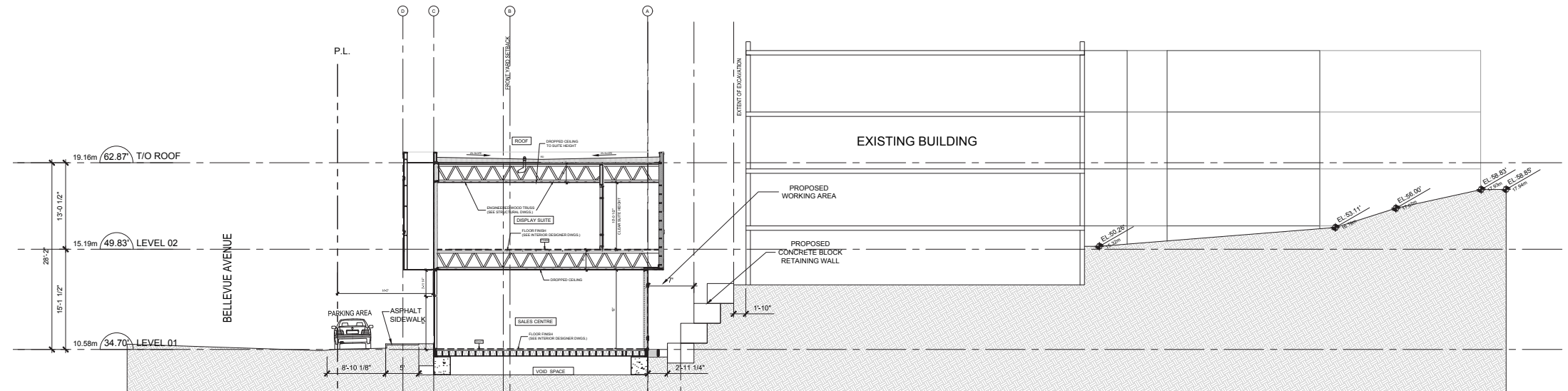


Section B - Pre-Construction of Sales Centre

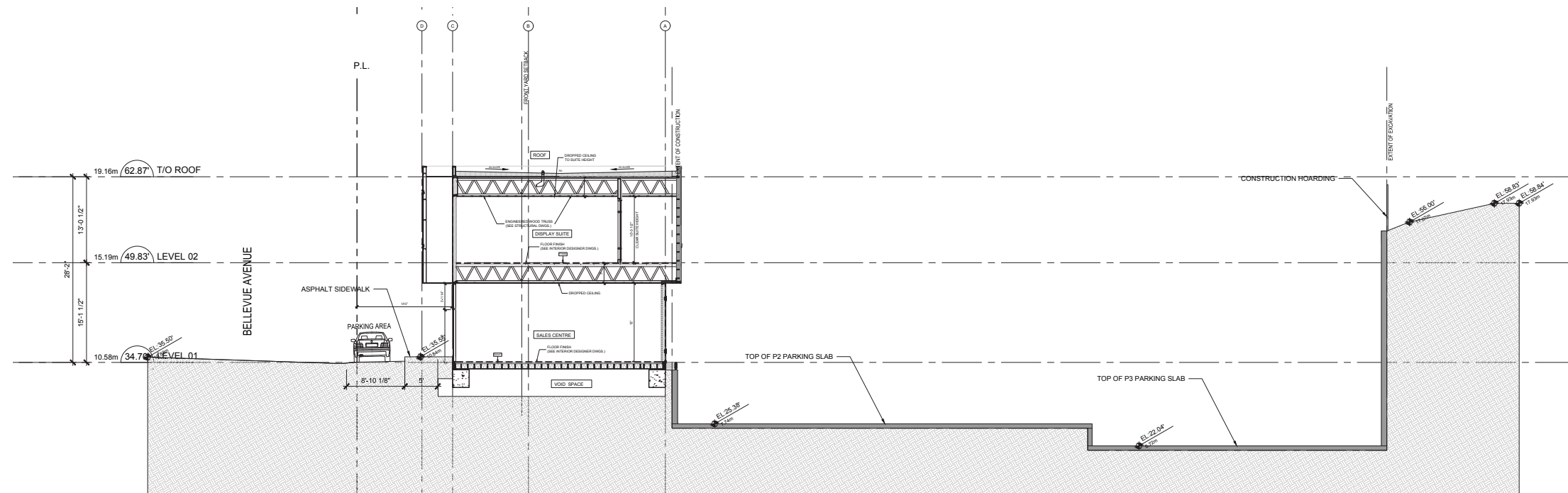


Section B - Construction of Sales Centre

Section B Phasing

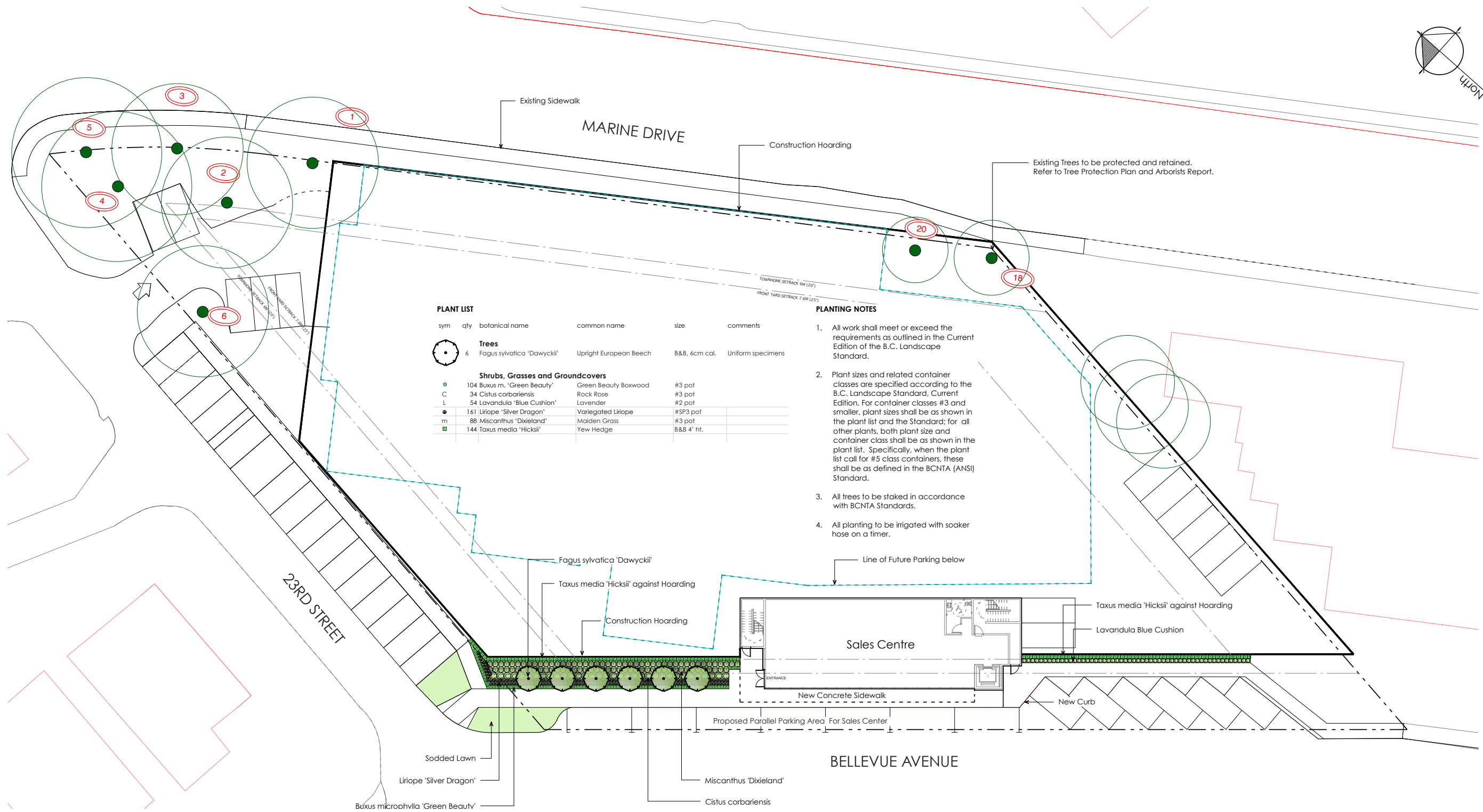


Section B - Sales Centre Active - Pre-Demolition



Section B - Sales Centre Active - Excavation

Landscape Plan



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.

