

1300 BLOCK SOUTH REVISED PROPOSAL



1

**RESOLUTION OF LAND USES AND GATEWAY ARCHITECTURE AT 13TH & MARINE**



2

CONSIDERATION  
OF ADDITIONAL  
RESIDENTIAL  
UNITS AND/OR  
SECOND FLOOR  
OFFICE USE

1

RESOLUTION  
OF LAND USES  
AND GATEWAY  
ARCHITECTURE  
AT 13TH & MARINE



3

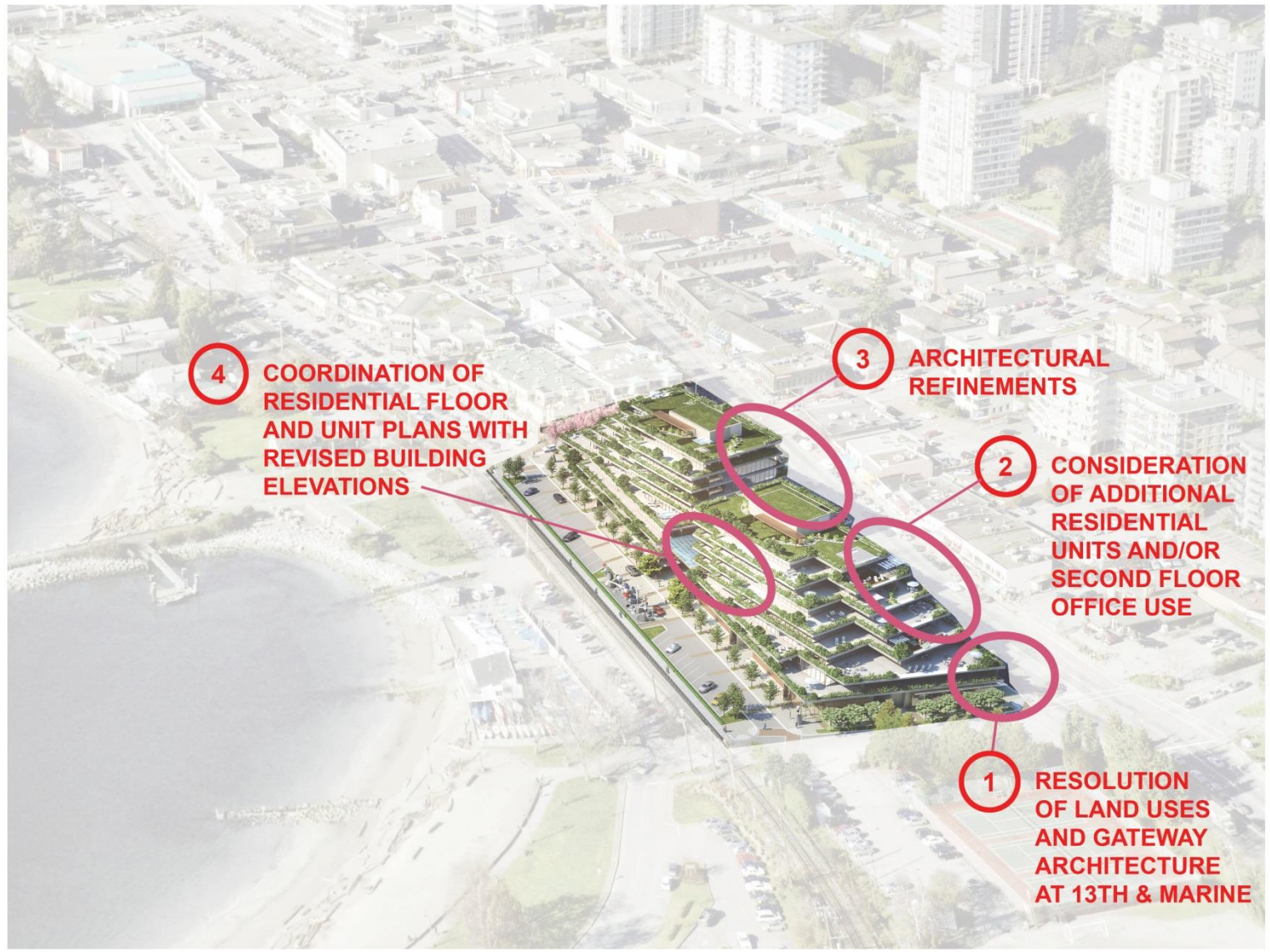
**ARCHITECTURAL  
REFINEMENTS**

2

**CONSIDERATION  
OF ADDITIONAL  
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**RESOLUTION  
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**4** COORDINATION OF RESIDENTIAL FLOOR AND UNIT PLANS WITH REVISED BUILDING ELEVATIONS

**3** ARCHITECTURAL REFINEMENTS

**2** CONSIDERATION OF ADDITIONAL RESIDENTIAL UNITS AND/OR SECOND FLOOR OFFICE USE

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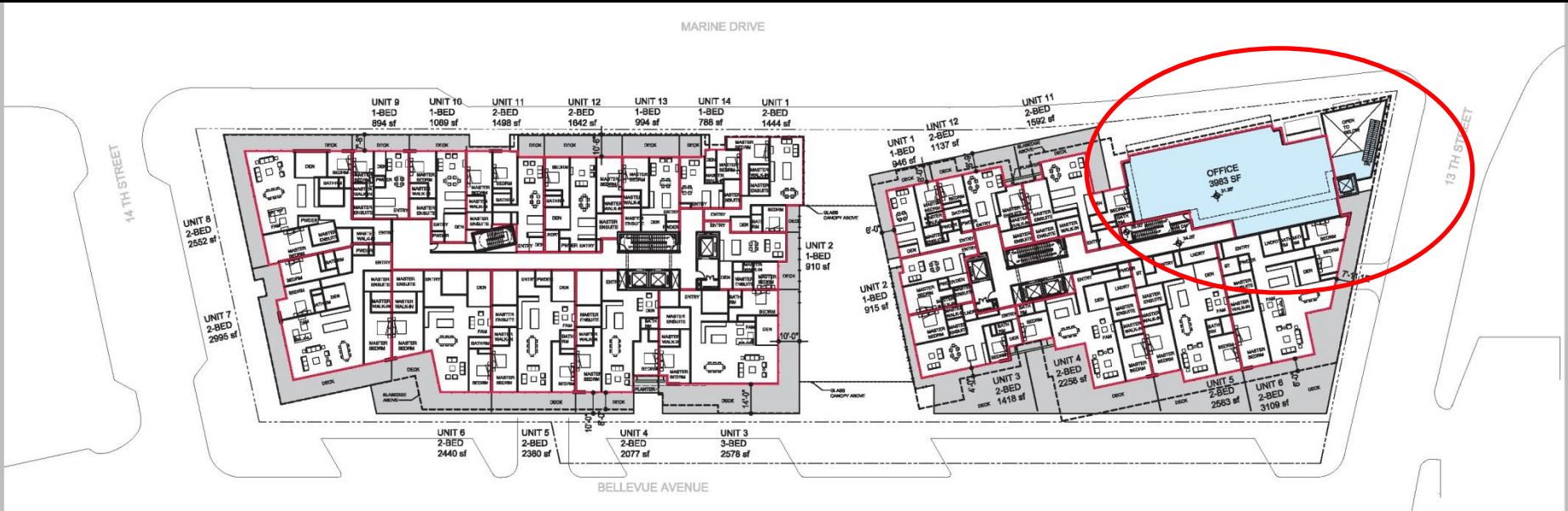
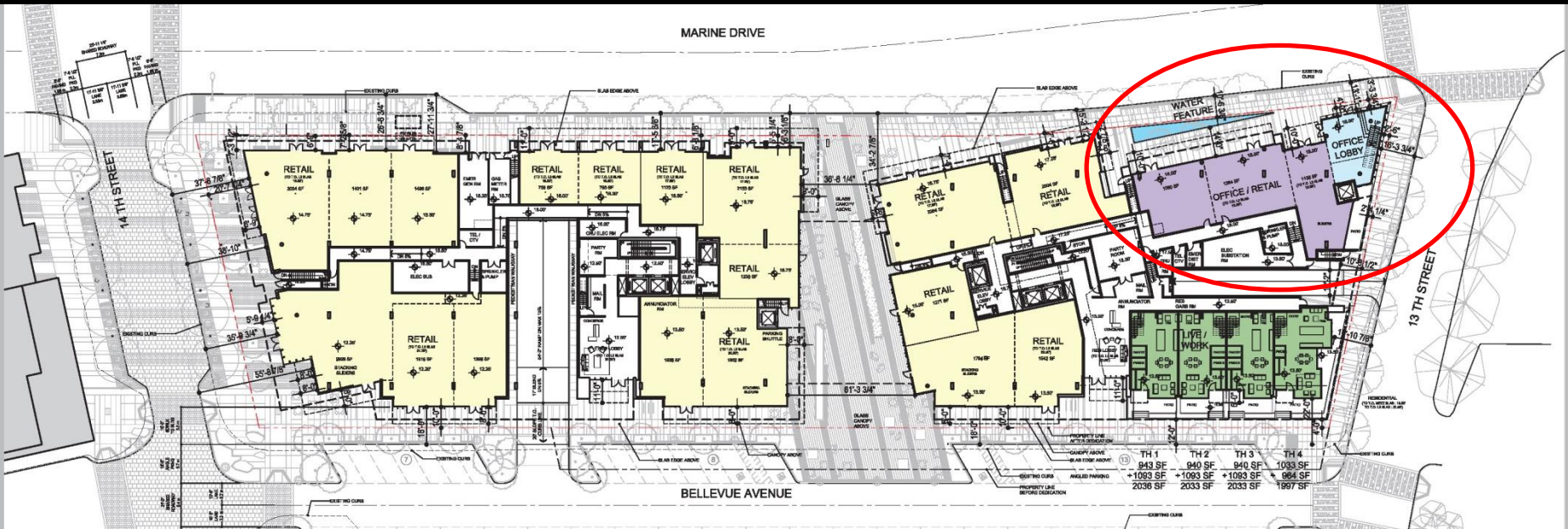
**3** ARCHITECTURAL REFINEMENTS

**2** CONSIDERATION OF ADDITIONAL RESIDENTIAL UNITS AND/OR SECOND FLOOR OFFICE USE

**5** RETAIL STRATEGY AND ADAPTABLE COMMERCIAL SPACES

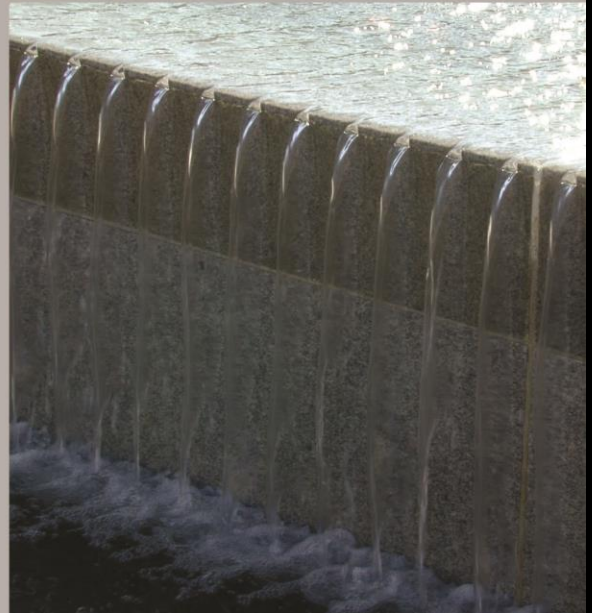
**1** RESOLUTION OF LAND USES AND GATEWAY ARCHITECTURE AT 13TH & MARINE

GATEWAY ARCHITECTURE  
&  
SECOND FLOOR OFFICE











OFFICE LOBBY



1300

Gallery

Gallery

YOGA

books

OFFICE LOBBY

FOUNTAIN

OFFICE

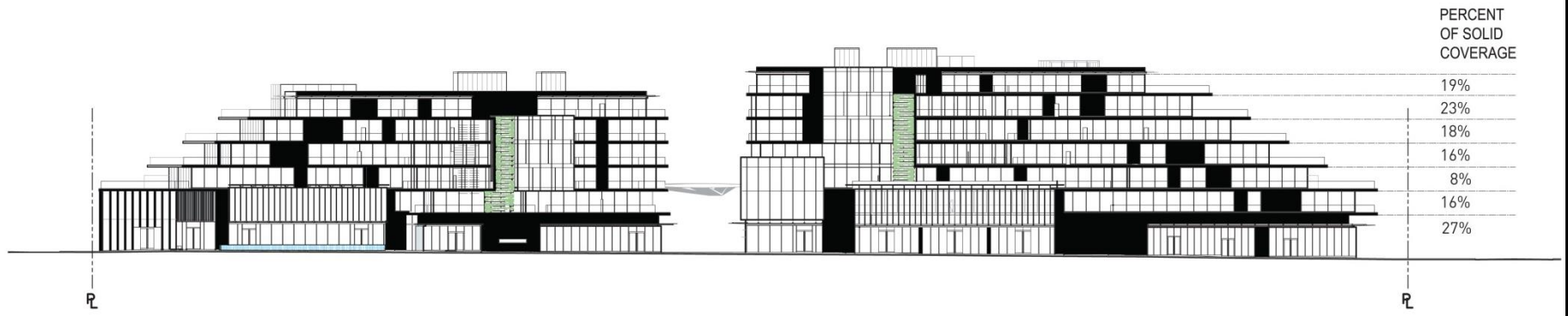
FLEX OFFICE / RETAIL

## ARCHITECTURAL REFINEMENTS

- Additional wall area in lieu of spandrel glass



SOLID COVERAGE OF THE FIRST PROPOSAL



SOLID COVERAGE OF CURRENT PROPOSAL











WOOD TEXTURED SPANDREL



## ARCHITECTURAL REFINEMENTS

- Division of Bellevue elevations into smaller elements



**MARINE MASSING**



**BELLEVUE MASSING**

**ORTHAGONAL  
VOLUME**

**GREEN NOTCH**

**PENTHOUSE**

**TERRACES**



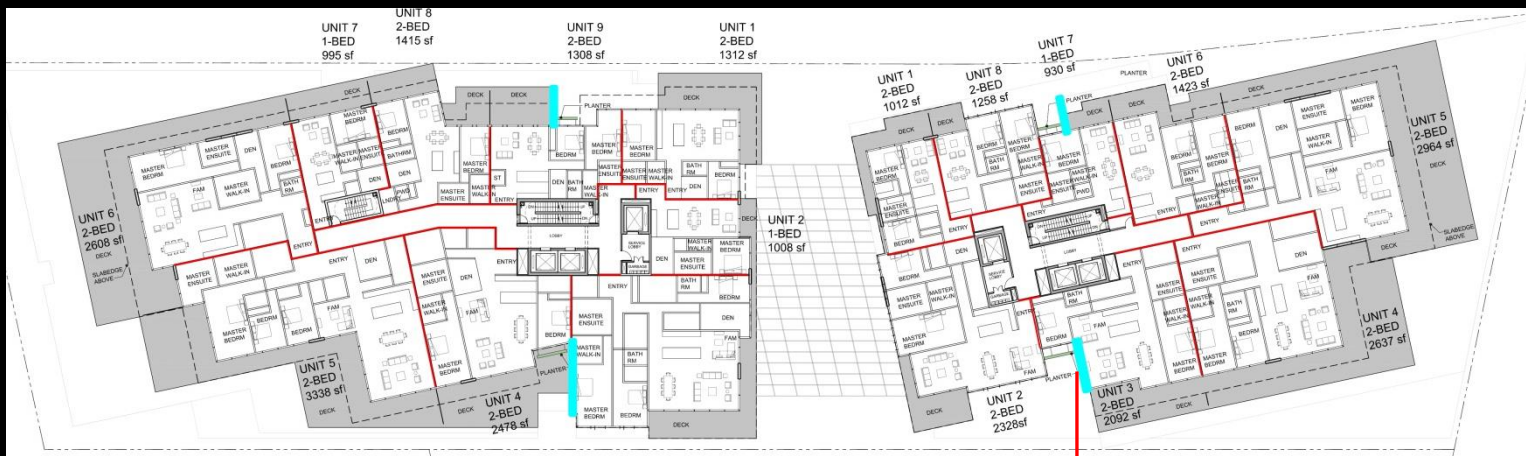
**RETAIL**

**RES LOBBY**

**TOWNHOUSE**

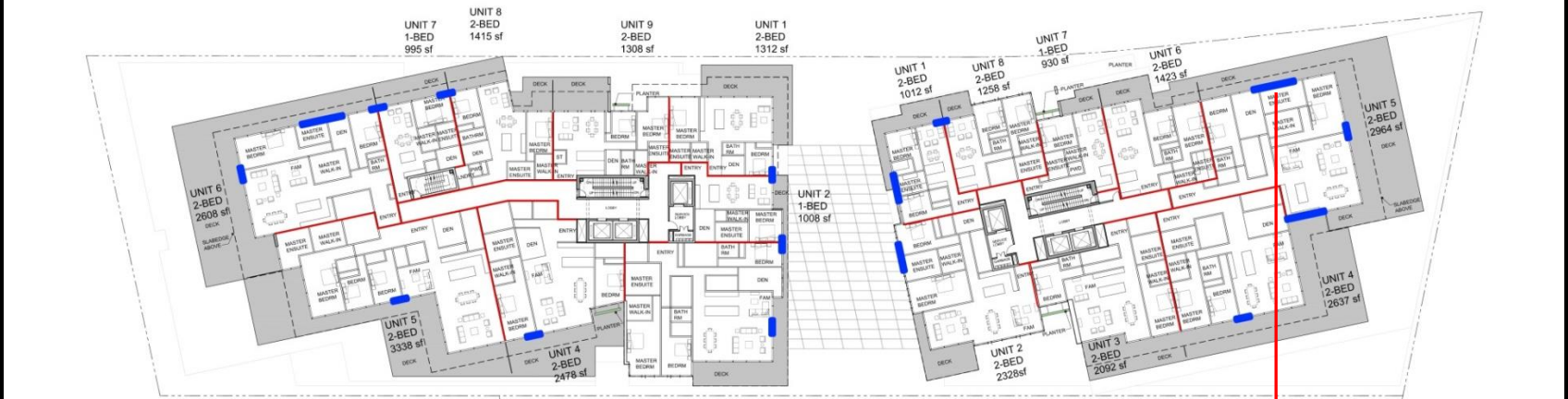
## ARCHITECTURAL REFINEMENTS

- Fully integrate vertical elements into architecture
- Coordination of unit plans with elevations



**STONE / CONCRETE WALL**

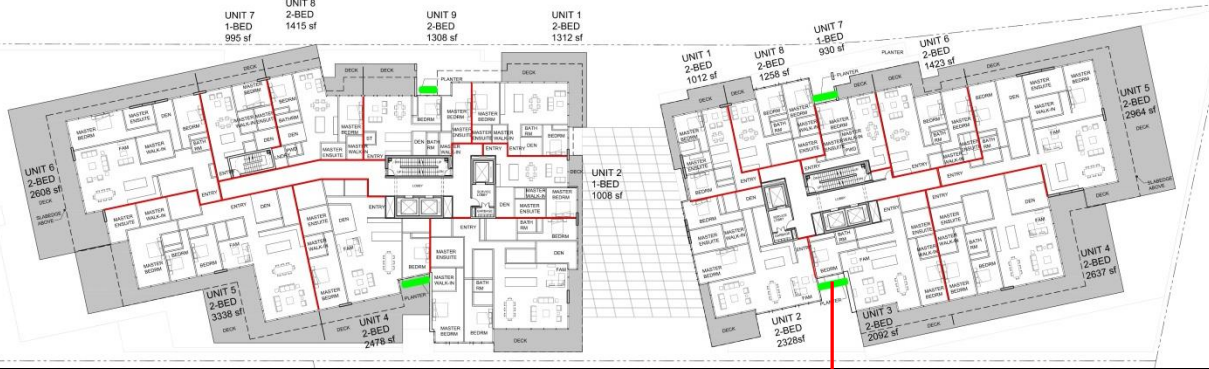




WOOD SPANDREL





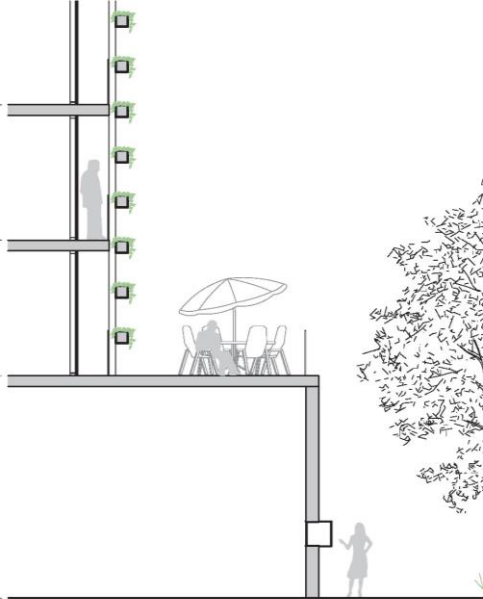


**GREEN SCREEN**



**GREEN SCREEN**





## ARCHITECTURAL REFINEMENTS

- Consideration of additional materials to assist in the differentiation of the two buildings
- Stronger codification of architecture by land use
- Material, Texture and Color







**EAST**

**WEST**

**STACKED STONE AT COM**



**TEXTURED STONE BASE AT TH**

**SMOOTH STONE AT RES**



**DARKER  
MULLIONS**



**STONE BASE  
AT TH PATIO**

**WOOD SCREEN  
AT TH**

**STACKED  
STONE**

**OFFICE  
LOBBY**



**WOOD  
VERTICALS**

**BRONZE  
VERTICAL  
ACCENTS**

**TRELLIS**

**SMOOTH  
STONE**

**STACKED  
STONE**



**LIGHTER  
MULLIONS**



**DISPLAY BOX SET  
IN STACKED  
STONE**

**GLASS BOX  
WITH HEAVIER  
WOOD  
ELEMENTS**

**FINE VERTICAL  
WOOD TEXTURED  
SCREEN / CANOPY**

**STACKED  
STONE**



**TEXTURED  
CANOPY**

**GRILLES  
AS TEXTURE**

**STACKING  
SLIDERS**

**STACKED  
STONE**

THANK YOU

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13000 BLOCK

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WELCOME  
BACK TO THE  
WATERFRONT

A RETAIL AND PLACEMAKING VISION FOR AMBLESIDE'S 1300 BLOCK.

# WHAT WEST VANCOUVERITES TOLD US

## IDEAS FAIRS AND PUBLIC CONSULTATION

### TOP TEN THEMES:

1. WALKING (30)



2. LOCAL RETAIL (27)



3. SMALL RETAIL (27)



4. FOLIAGE (26)



5. WALKWAY TO BEACH (21)



6. ARTS AND CULTURE (20)



7. ROOF GARDEN (19)



8. GLASS ROOF ATRIUM (18)



9. BICYCLING (17)



10. COFFEE AND TEA (17)



ACCESSIBILITY (1) ART STUDIO (4) ARTS AND CULTURE (20) RAIL (8) BELLEVUE (1) BELLEVUE PLAZA (1)  
 BICYCLING (17) BUSINESS (1) CHILDREN'S PLAY (4) COFFEE AND TEA (17) COMMUNITY (1) COMMUNITY GARDEN (1)  
 CORNER FEATURE (1) CATHEDRAL ATTIUM (1) DANCING (11) DESTINATION (1) EDUCATION (2) ELEVATED PLAZA (2)  
 ENTERTAINMENT (5) FAMILIES (1) FARMER'S MARKET (1) FARMER'S MARKET (12) FOLIAGE (26) GARDEN  
 VILLAGE (2) GLASS ROOF ATRIUM (18) INTERGENERATIONAL (11) LOCAL ARTIST (1) LOCAL RETAIL  
 (27) MOVEMENT AND CIRCULATION (5) MUSEUM (1) MUSIC (16) NATURAL HABITAT (3) NIGHTLIFE (8) OFFICES (5)  
 OPEN AIR EATING (7) OPEN AIR PLAZA (12) OUTDOOR EATING (22) PEACEFUL PLACE (1) PEDESTRIAN  
 RESIDE LINK (1) RAIL (7) RAIN BELLEVUE (1) RECREATION (2) RESIDENTIAL (7) RESTAURANT (4) RETAILER/ADJACENT (1) ROOF  
 GARDEN (19) SATELLITE POST SECONDARY (1) SHOPPING (5) SMALL RETAIL (27) SOFT EDGES (2) SPORTS  
 (5) STREET DECOR (7) SURFACE PARKING (3) SUSTAINABILITY (8) TERRACED ROOF (16) TOWN SQUARE (3)  
 TRANSIT (6) UNDERGROUND PARKING (15) VIEW (15) WALKING (30) WALKWAY TO  
 BEACH (21) WATER-FEATURE (14) WATERFRONT (1) WC ARCHITECTURE (1) WORKING (1) YOUNG PEOPLE (2) YOUTH



Grosvenor held a series of Ideas Fairs to hear directly from hundreds of West Vancouver residents about what they wanted on the 1300 Block. Their vision has helped inform the retail and public realm vision for this important site.

# WHAT WEST VANCOUVERITES TOLD US

## A RETAIL SURVEY

### WHERE PEOPLE TEND TO GO FOR SPECIFIC ACTIVITIES

#### Shopping (n=389)



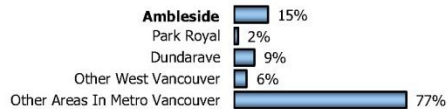
#### Specialty food store (n=352)



#### Go out for drinks (n=215)



#### Go for music or entertainment (n=311)



Base: Those who do activity

- Q. 1a) When you go shopping where do you tend to go?
- Q. 1f) When you want to shop at a specialty food store, where do you tend to go?
- Q. 1b) When you go out for a drink, where do you tend to go?
- Q. 1c) When you go out for a dinner, where do you tend to go?

#### Go for coffee or tea (n=312)



#### Go for dinner (n=357)



#### Go out for a workout, exercise, or yoga (n=315)



#### Go for family outing (n=303)



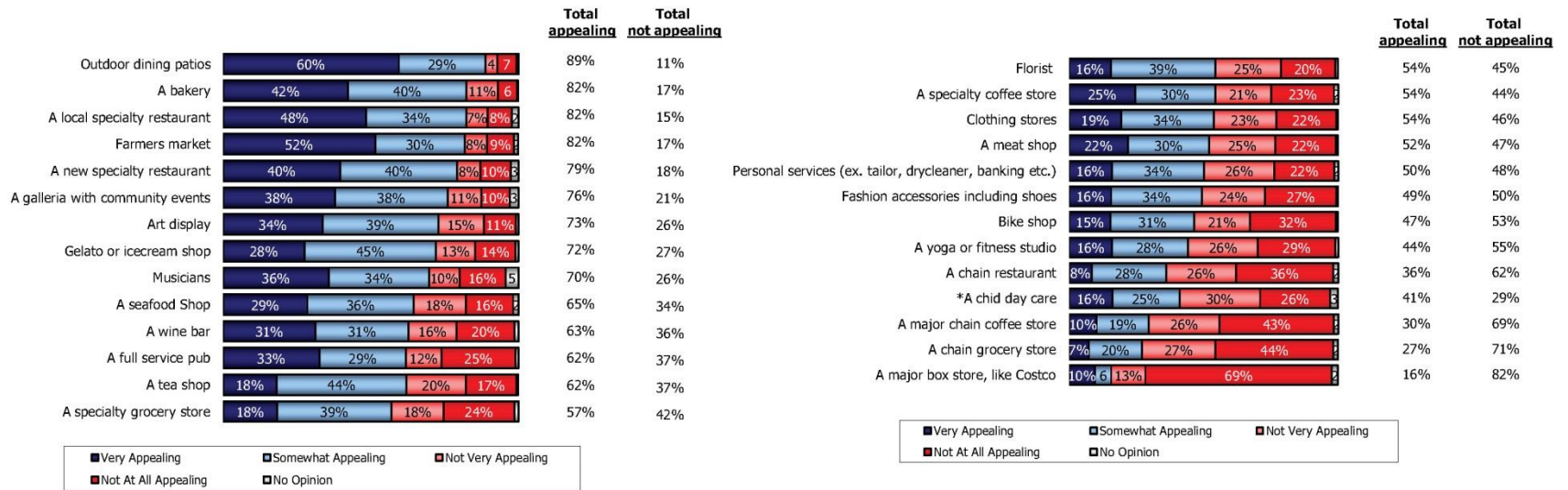
Base: Those who do activity

- Q. 1e) When you go out for coffee or tea, where do you tend to go?
- Q. 1g) When you want to go out to listen to music or entertainment, where do you tend to go?
- Q. 1d) When you go out for a workout, exercise, or yoga where do you tend to go?
- Q. 1h) When you want to have an outing with your family, where do you tend to go?

Source: Mustel Group Market Research

CONTINUED

## APPEAL OF RETAIL AND EXPERIENCES ON 1300 BLOCK



Base: Total (n=401)

Q. 2) As you may be aware, there is a proposal to redevelop the 1300 Block on Marine Drive in Ambleside. We would like to know from the community what it would like to see on the 1300 Block in terms of retail and experiences.

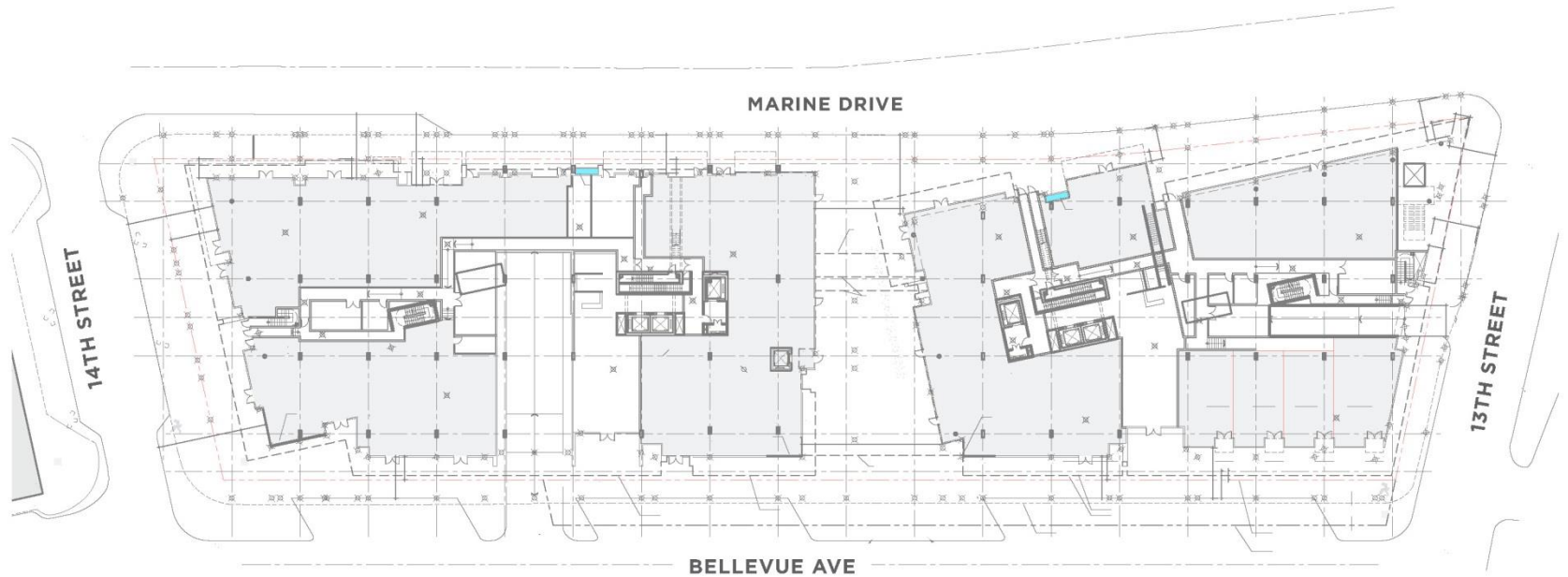
Base: Total (n=401)  
\*Among families (n=86)

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Source: Mustel Group Market Research

# RETAIL & PUBLIC REALM EXPERIENCE

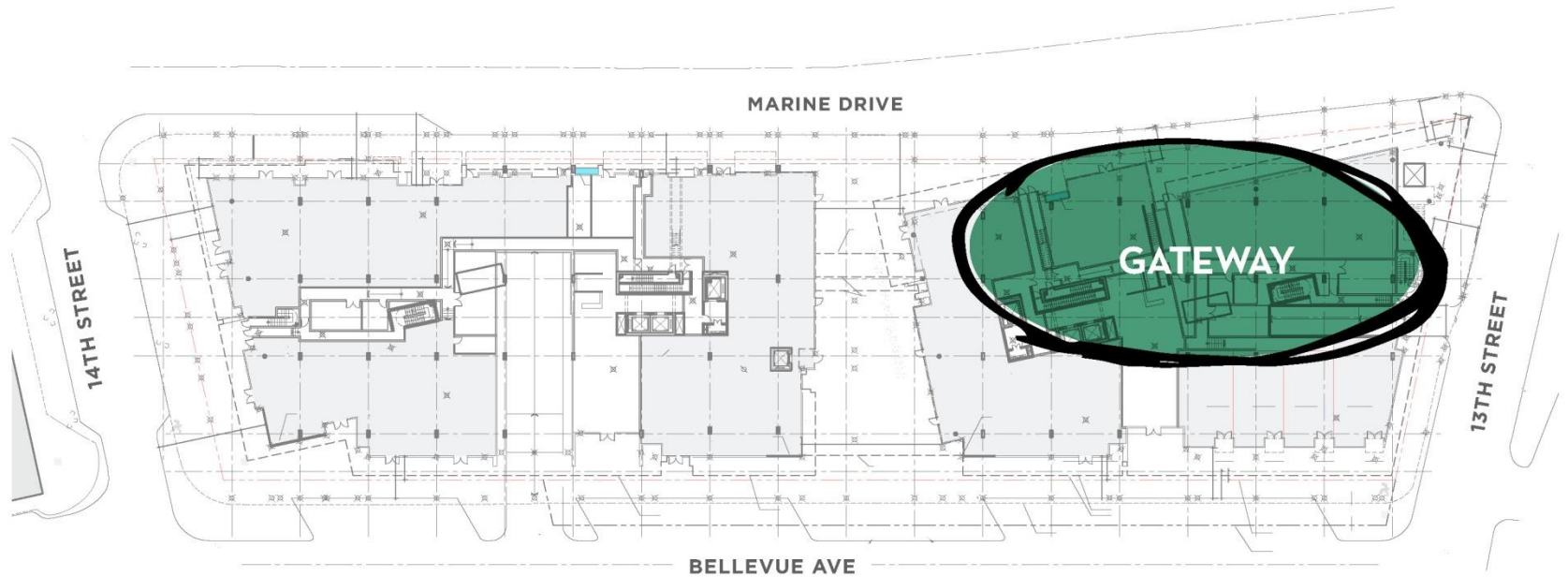
COMMUNITY & ACTIVITY ZONES





# RETAIL & PUBLIC REALM EXPERIENCE

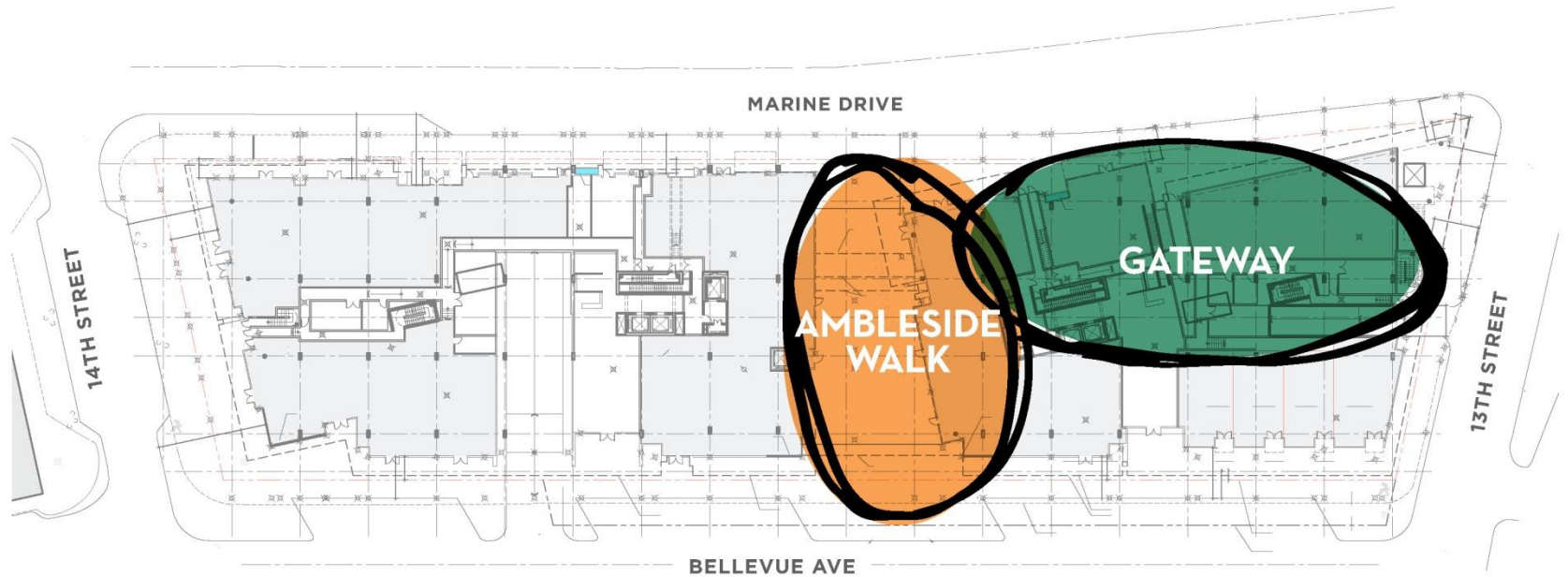
COMMUNITY & ACTIVITY ZONES





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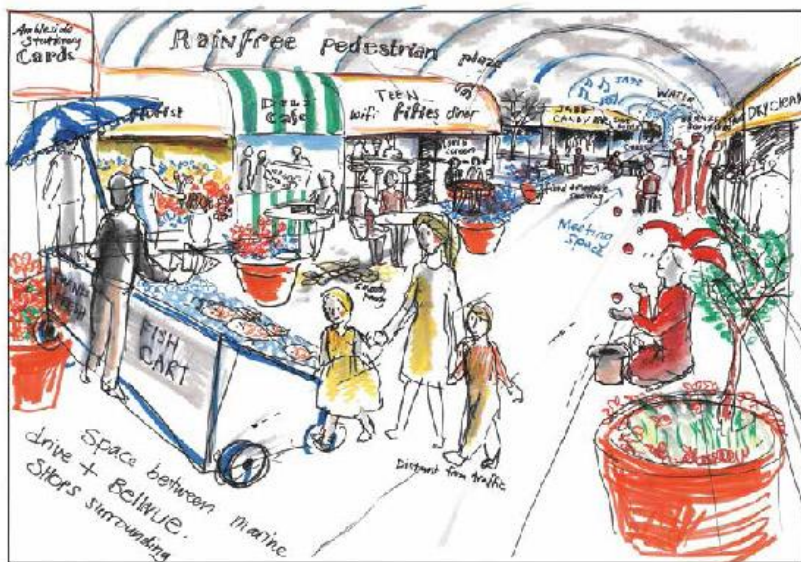
COMMUNITY & ACTIVITY ZONES



# AMBLESIDE WALK

IDEAS

→ REALITY





bon appetit

patisserie

beachside  
cafe

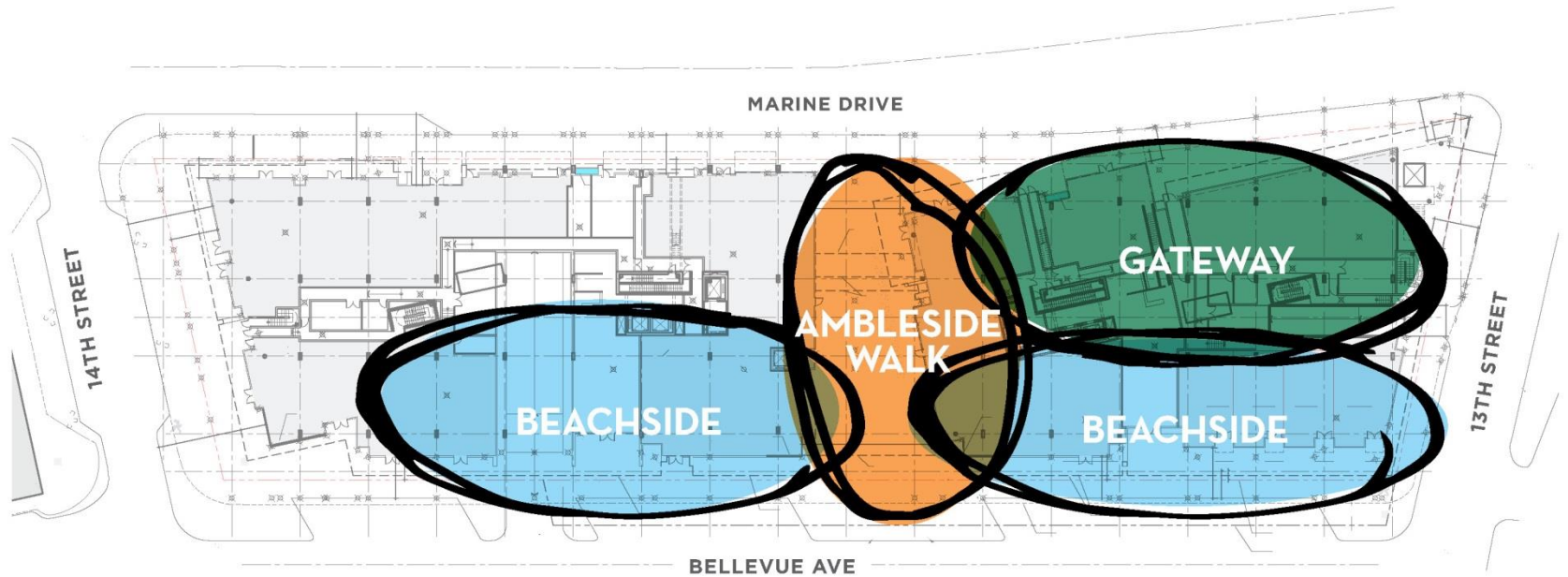
patisserie

open til 10:00 pm



# RETAIL & PUBLIC REALM EXPERIENCE

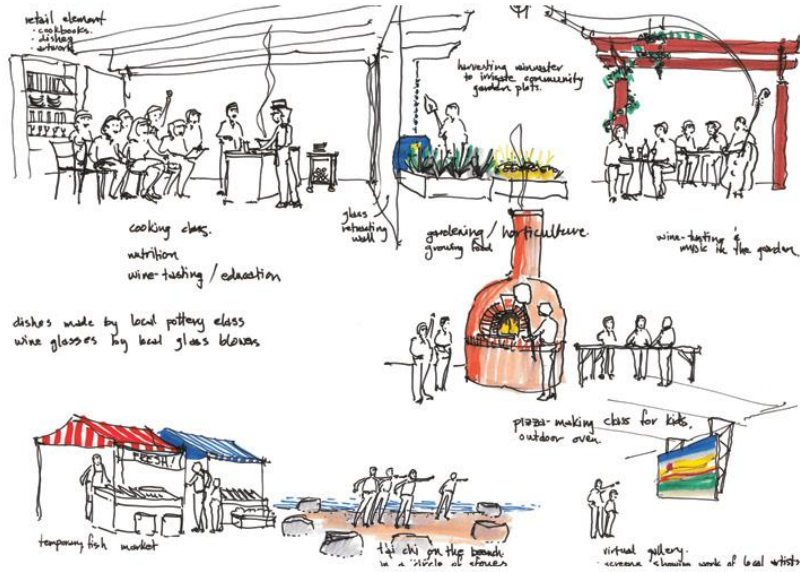
COMMUNITY & ACTIVITY ZONES



# BEACHSIDE

IDEAS

→ REALITY







*festival bistro*

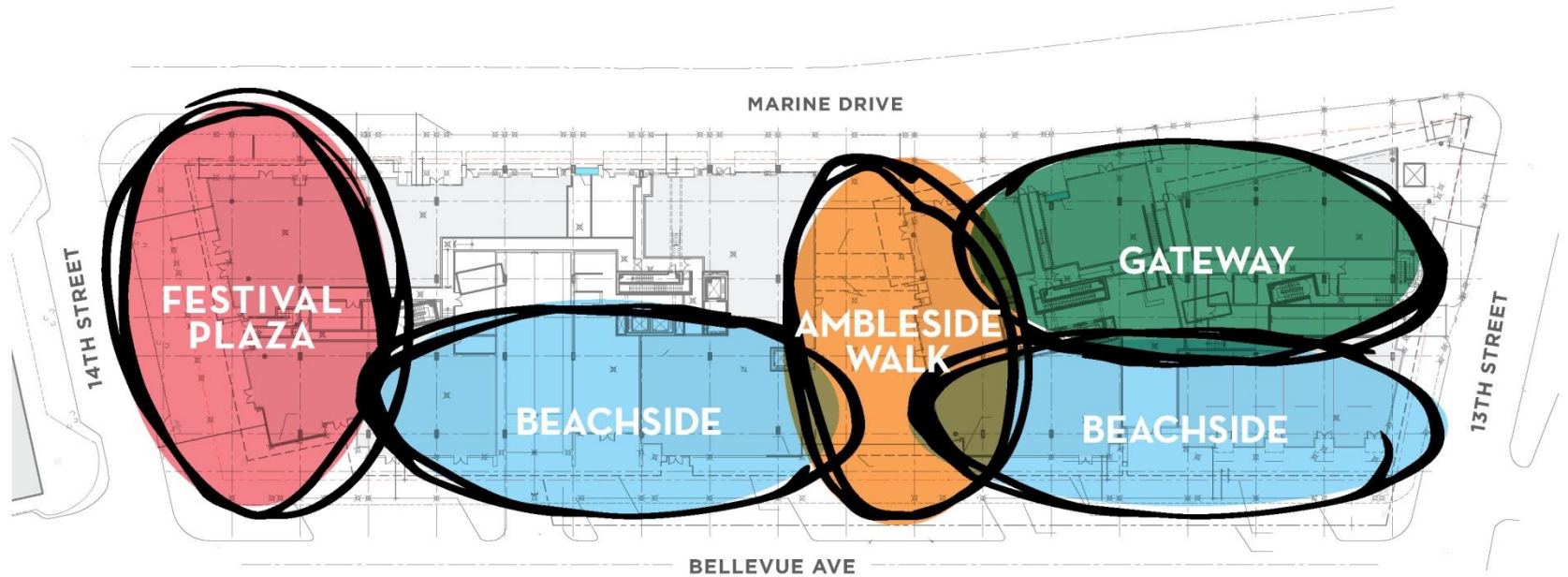
*Wine Bar*





# RETAIL & PUBLIC REALM EXPERIENCE

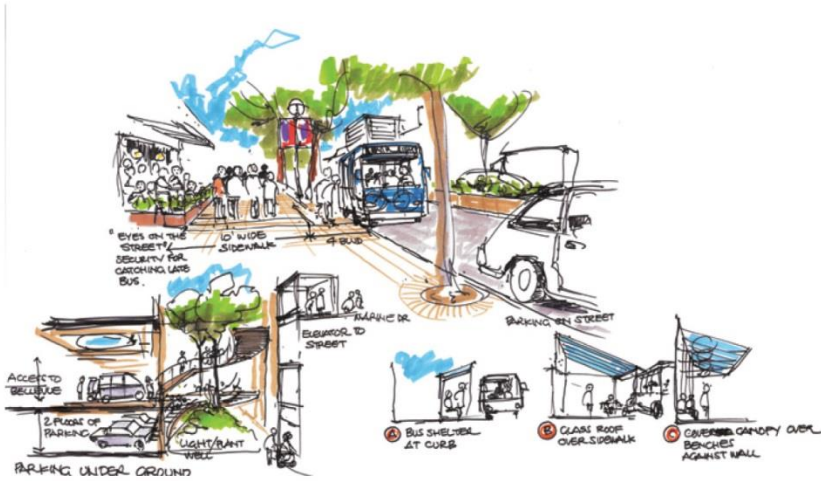
COMMUNITY & ACTIVITY ZONES



# VILLAGE HUB

IDEAS

REALITY





THANK YOU