



AMBLESIDE | 300 BLOCK

ISSUED FOR REZONING / DEVELOPMENT PERMIT APPLICATION - OCT 02, 2013

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AMBLESIDE GATEWAY - 13TH STREET



AMBLESIDE GATEWAY - MARINE DRIVE



VIEW FROM CORNER OF 14TH STREET AND MARINE



FESTIVAL STREET VIEW - 14TH STREET



VIEW OF WEST BUILDING - BELLEVUE AVENUE



VIEW OF EAST BUILDING - BELLEVUE AVENUE



VIEW FROM CORNER OF 13TH STREET AND BELLEVUE AVENUE



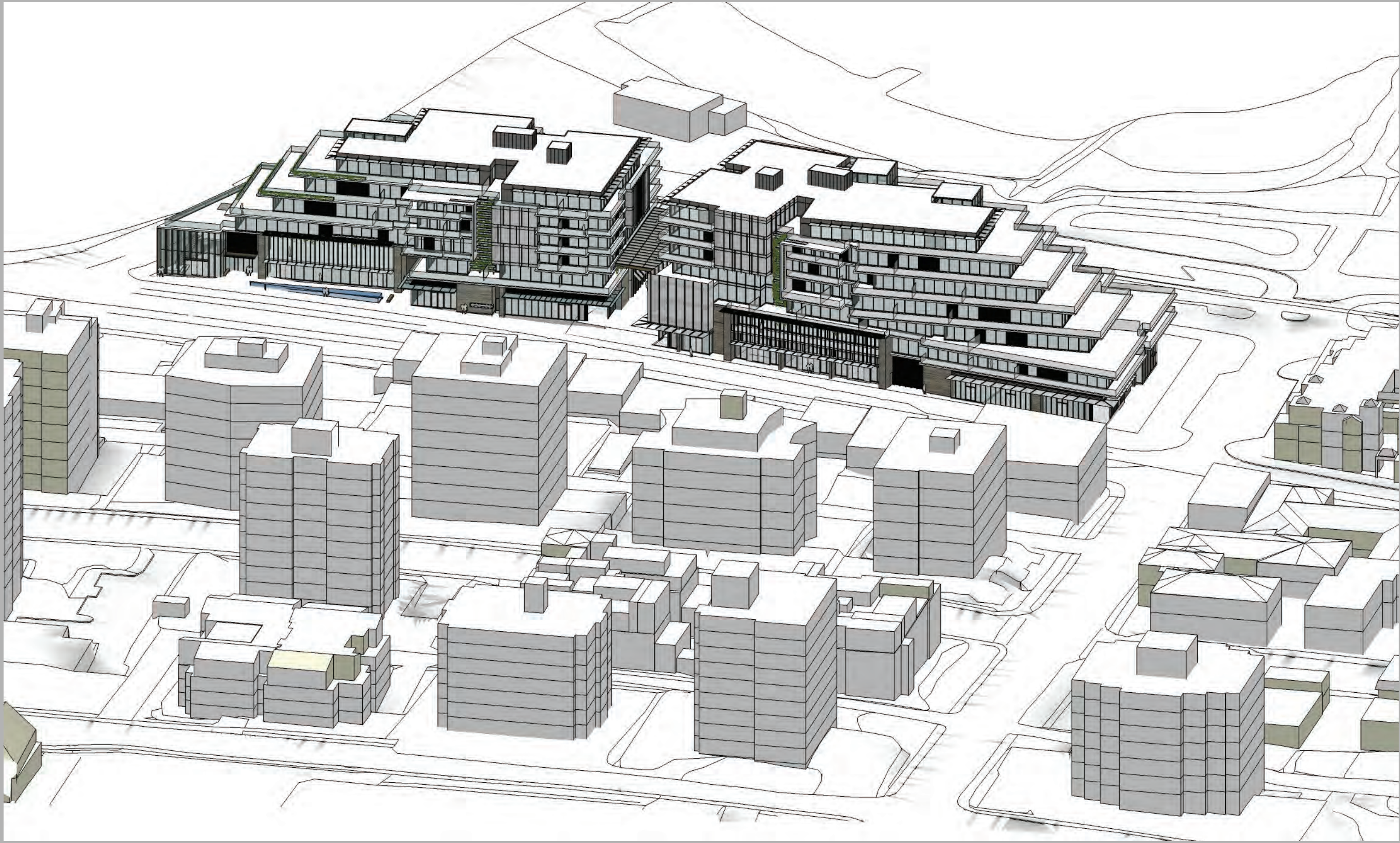
PUBLIC GALLERIA LOOKING OUT TOWARD WATER

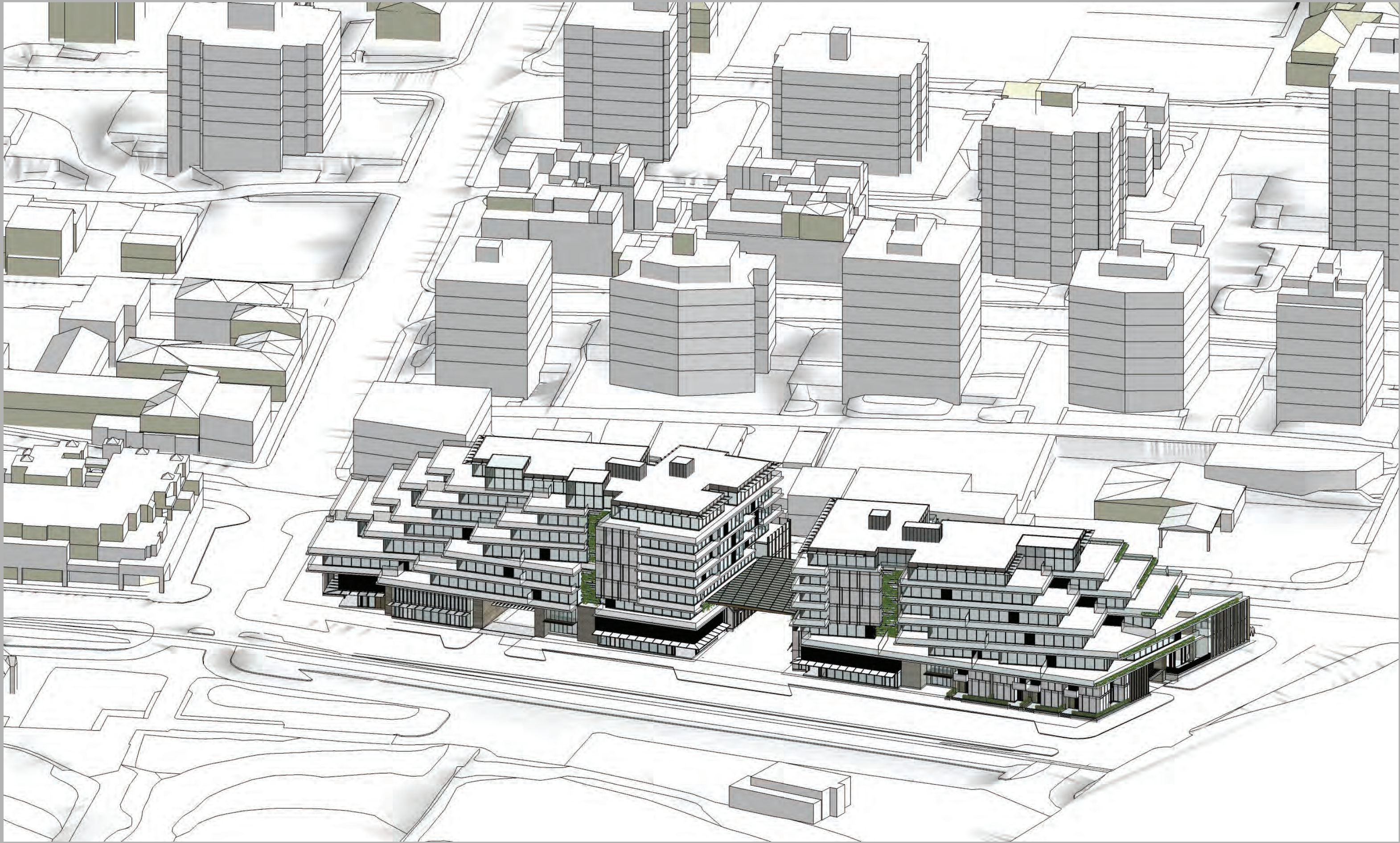


PUBLIC GALLERIA SHOWING COMMERCIAL USE

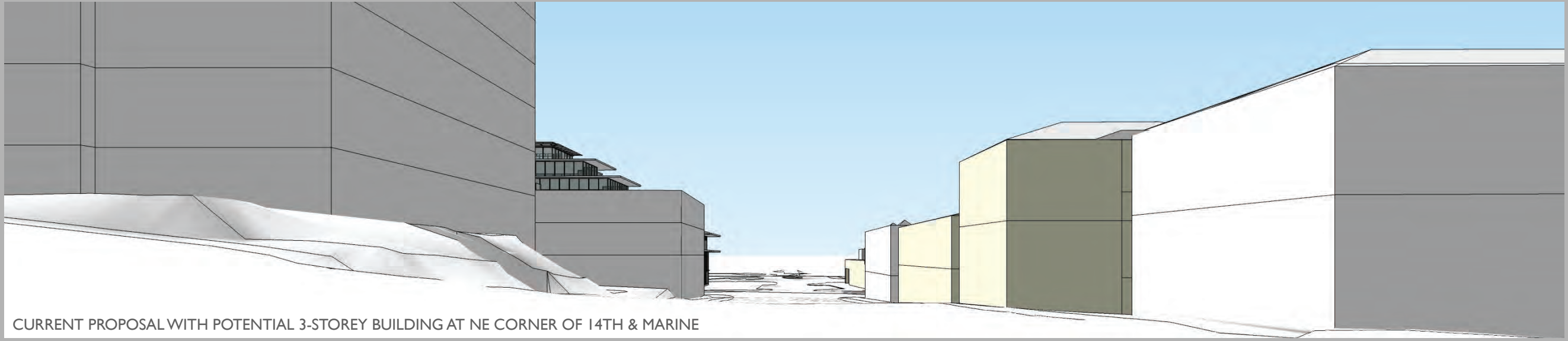


COMMERCIAL REVITALIZATION - FUTURE MARINE DRIVE





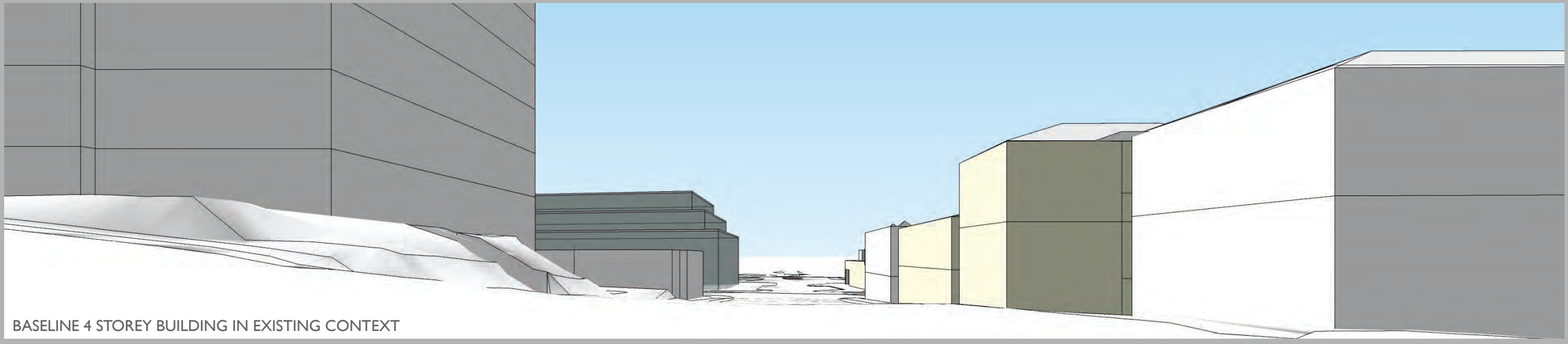




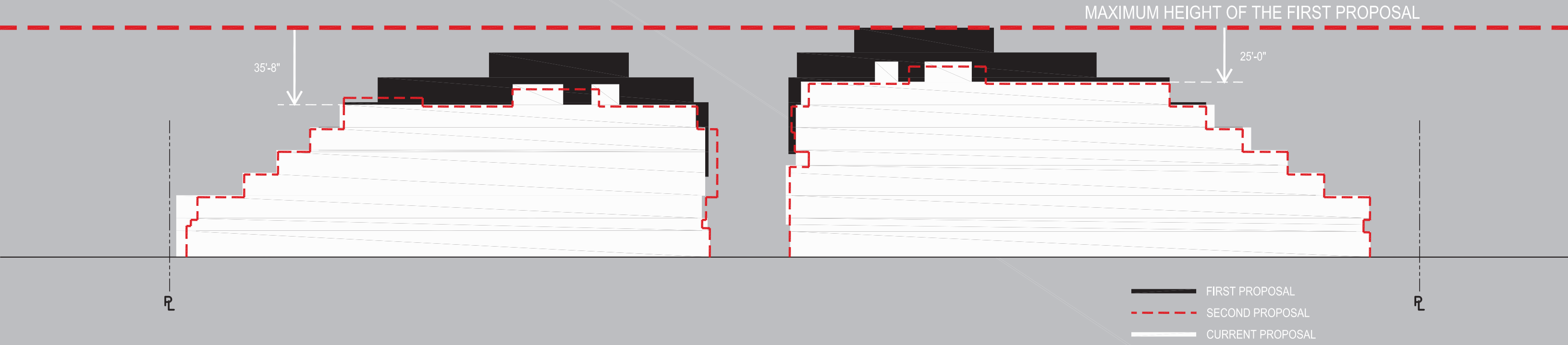
CURRENT PROPOSAL WITH POTENTIAL 3-STOREY BUILDING AT NE CORNER OF 14TH & MARINE

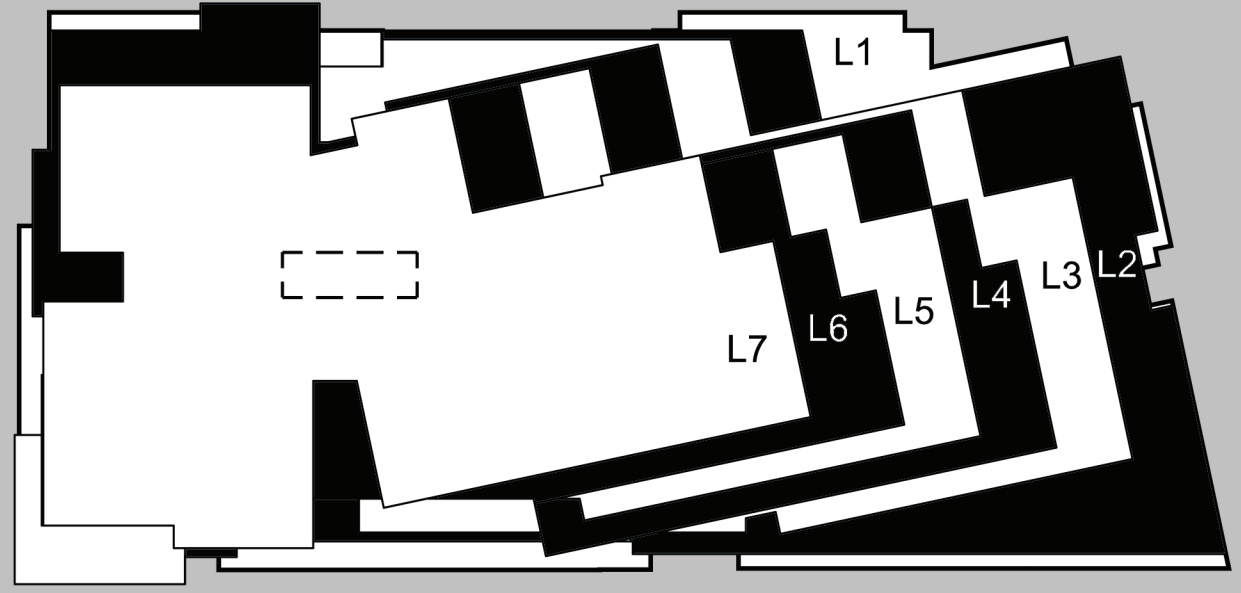
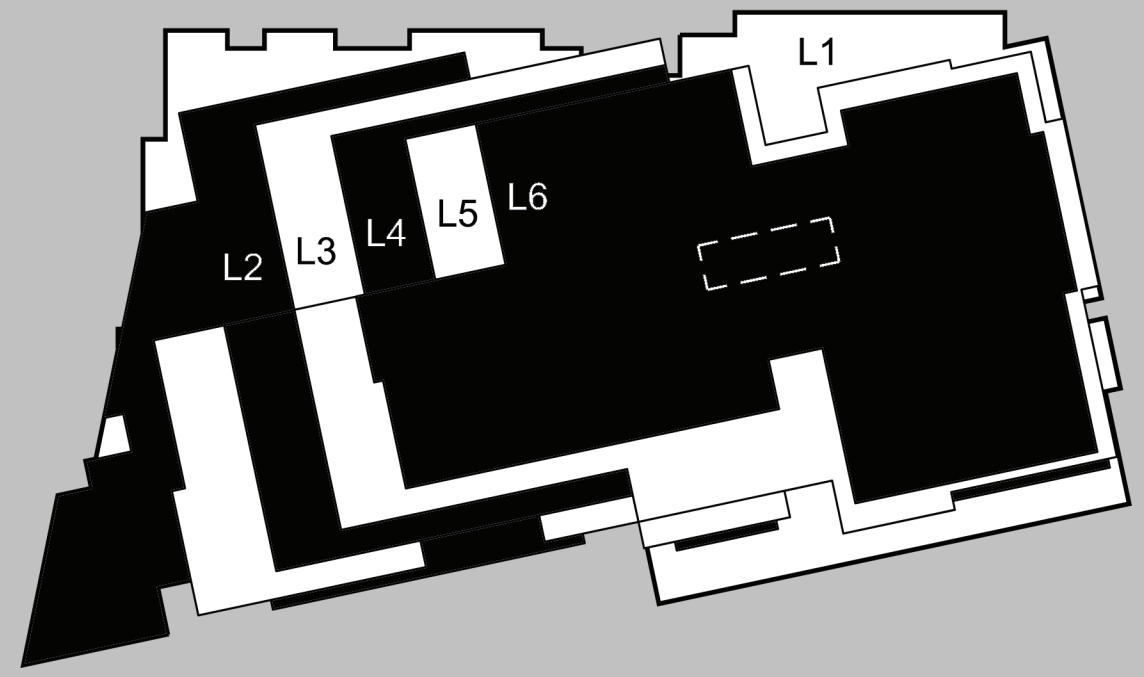


CURRENT PROPOSAL IN EXISTING CONTEXT



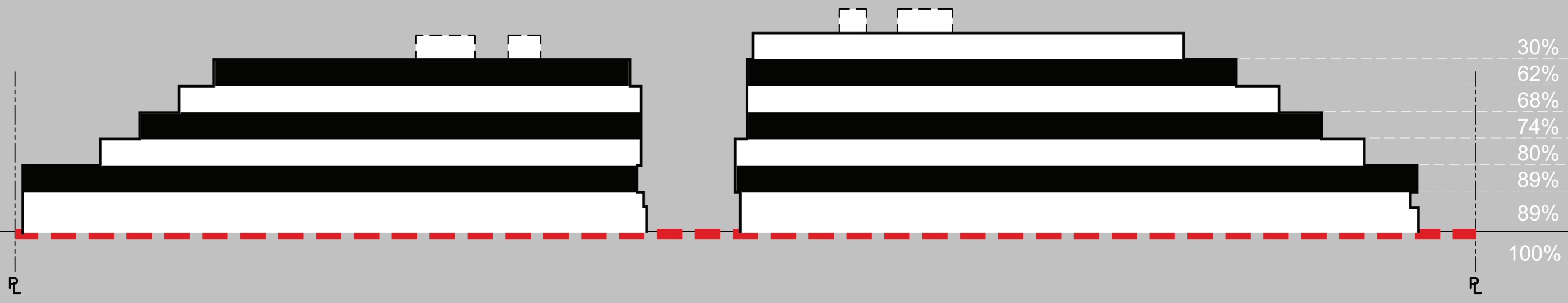
BASELINE 4 STOREY BUILDING IN EXISTING CONTEXT



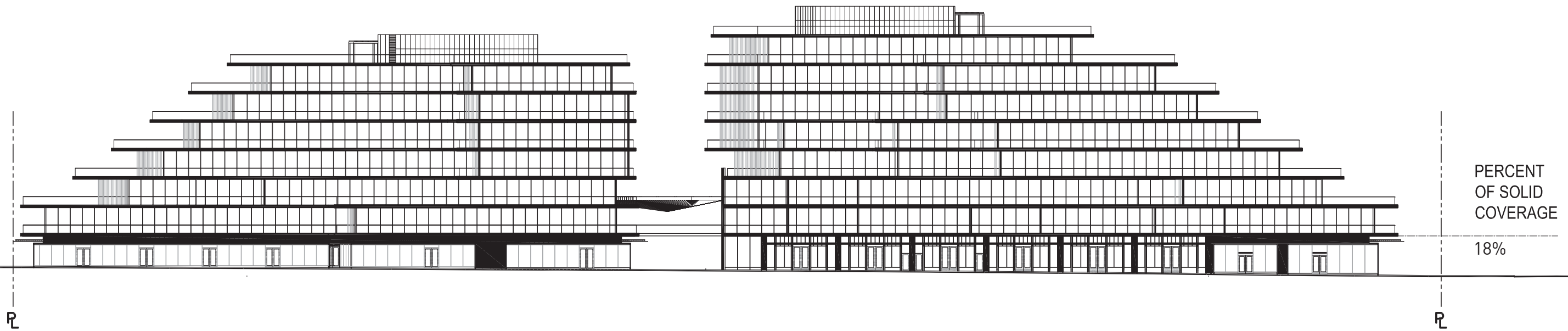


BUILDING FOOTPRINT

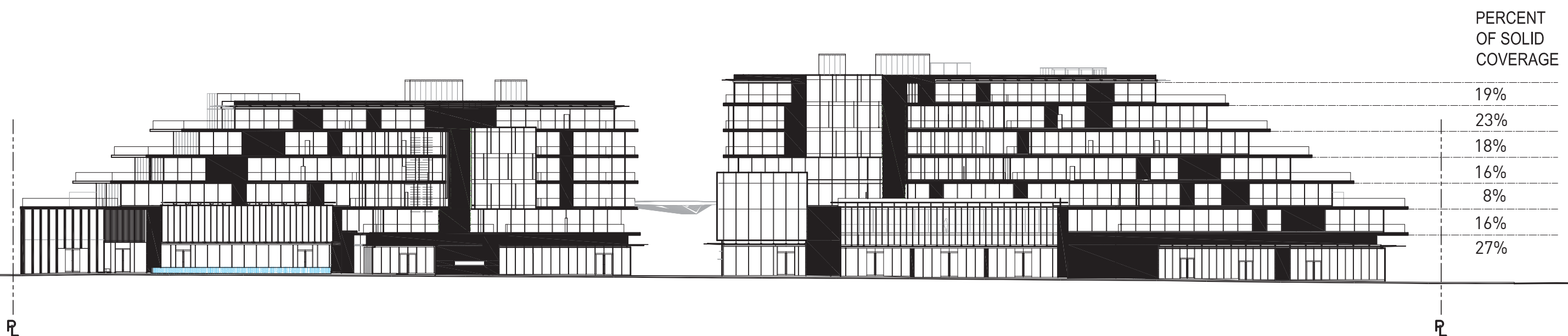
Level	% of Ground-Level Footprint
L1	100.0%
L2	96.2%
L3	84.3%
L4	71.8%
L5	63.5%
L6	52.2%
L7	24.1%



AVERAGE WIDTH:
 $(30\% + 62\% + 68\% + 74\% + 80\% + 89\% + 89\%) / 7$
 = **70% OF FULL FRONTAGE**



SOLID COVERAGE OF THE FIRST PROPOSAL



SOLID COVERAGE OF CURRENT PROPOSAL





INN AT LAUREL POINT ERICKSON WING, ARTHUR ERICKSON, VICTORIA 1989



THE EVERGREEN BUILDING, ARTHUR ERICKSON, VICTORIA 1989



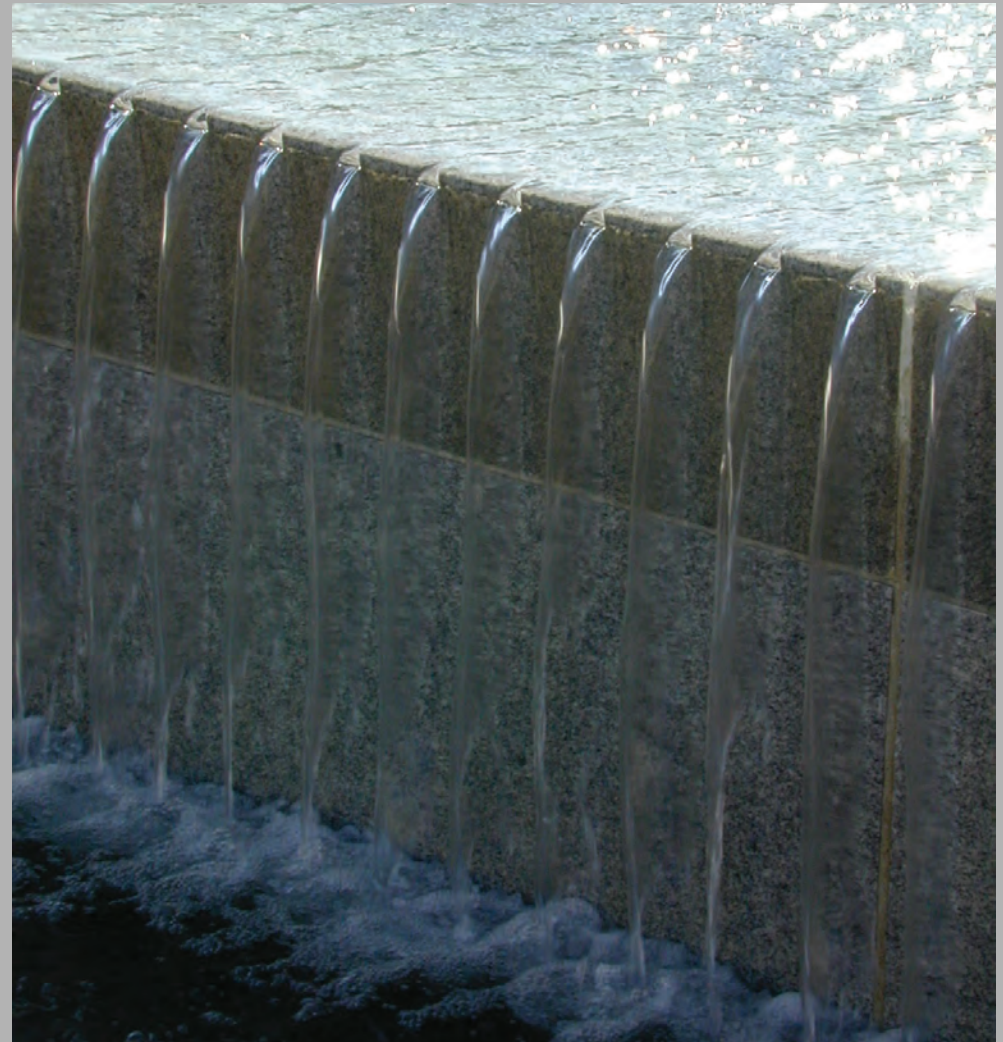
MUSEUM OF ANTHROPOLOGY, ARTHUR ERICKSON, VANCOUVER 1976



GRAHAM HOUSE, ARTHUR ERICKSON, WEST VANCOUVER 1972



FOUNTAIN, SAN FRANCISCO







IBM BUILDING, NEW YORK CITY





YALETOWN URBAN FARE, VANCOUVER



MARINASIDE CRESCENT, VANCOUVER



FAIRMONT PACIFIC RIM, VANCOUVER



LAW COURTS, VANCOUVER



PRIVATE RESIDENCE, VANCOUVER



SHUTTERS, VICTORIA



THERME VALS, SWITZERLAND

Grosvenor is committed to development that contributes to living cities. The company is targeting LEED Gold equivalency in the design.

Sustainability is first addressed on multiple levels, first on a large scale, community-wide context and progressing through into the more site specific opportunities and also the building-specific level. The 1300 Block location is ideal in supporting smart growth principles as well as creating a dynamic hub, promote livability and an enhanced sense of community.

COMMUNITY LOCATION AND LINKAGES

This new development is a mix of housing, recreational and commercial uses. The combination of multiple uses concentrated within one parcel helps promote social and community connectivity and decrease automobile dependence and related fuel consumption.

TRANSIT ORIENTED DEVELOPMENT

The proximity to multiple bus lines allows residents to readily connect with other areas of the North Shore as well as Metro Vancouver. Efficient transit service to the site provides a viable alternative for patrons rather than using personal vehicles. It also supports viable higher density development and productive mixed use developments.

Grosvenor is considering the inclusion of public car sharing facilities in this development which also encourages a variety of mobility options.

The building parkade will include infrastructure for charging electric vehicles.

CYCLING NETWORK

In addition to public transit, 1300 Block is connected to an extensive cycling network and passes along Marine Drive and Spirit Trail. This provides easy access to shops, water front pathways and connections into the surrounding community on 13th and 14th street and access into Ambleside Park. Grosvenor is proposing ample bicycle parking for residents and commercial patrons. A locker and shower facility is included in the design for employees in the commercial facility.

PEDESTRIAN CONNECTIVITY

Walking access to the site and within the development is also considered. To promote walkability and reduce

the impact of vehicular commuting, pedestrian access to site is facilitated through the connections on all four sides of the block with particular focus on the Marine Drive sidewalks and wide Bellevue Avenue promenades. 1300 Block is an integral part of a wider shopping area and the added residential use will help support local retail. Grosvenor is also proposing a mid-block pedestrian galleria which breaks the 570 ft block into a more pedestrian friendly scale and provides alternate walking routes. Extensive pedestrian weather protection is proposed for the retail level.

THE NATURAL ENVIRONMENT

The connection to community amenities and the natural environment is important. Connectivity not only to modern amenities but also to nearby open space, beachfront and park systems creates balanced livability within the area.

To enhance the pedestrian experience on site, a connection to the natural environment is an important part of the design. Well placed ground and roof level planting, including extensive greenroofs, is planned to be planted with native and adaptive vegetation.

GREEN INFRASTRUCTURE AND BUILDING SYSTEMS

Energy, water and material use is addressed using a holistic approach. The first considerations are focused on integrating passive design elements, energy sharing, efficient equipment and high quality materials. The synergy of these elements creates optimal operation in the buildings as well as high quality indoor environment.

INDOOR COMFORT

In place of a traditional forced air system a radiant floor system is planned. Drafts or temperature pockets are non issue with a radiant system as it provides an even distribution of heat and enhances occupant comfort. The supply of outdoor air also ensures that high quality, fresh air is delivered to the building and is designed to supply each suite individually.

FACADE

The vegetation planted on several levels will help keep both horizontal and nearby vertical surfaces cool by limiting solar absorption and re-radiation. Solar shading and overhangs will also limit the indoor solar gains in the summer, and efficient window systems will help insulate from heat loss on the North side in winter months.

PASSIVE ENERGY

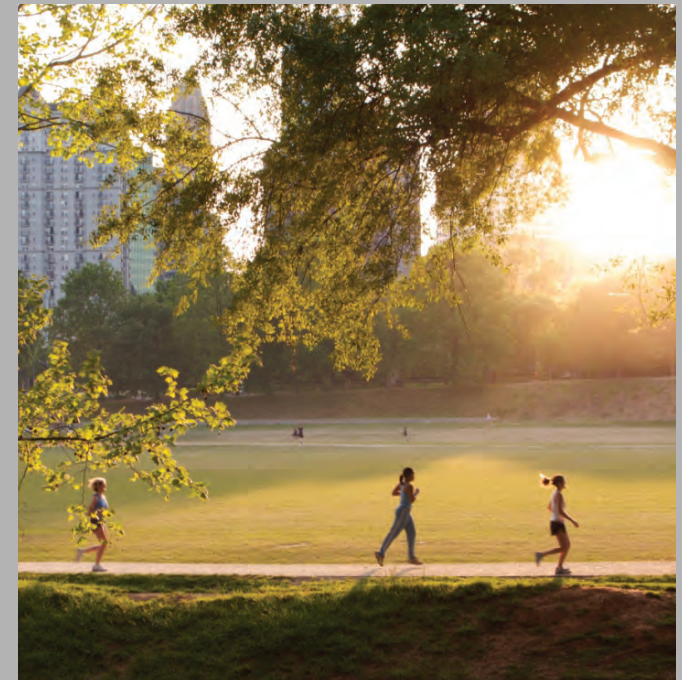
Heat will be recovered from exhaust air derived at the core building and from each individual suite. Waste heat from the commercial areas will also be collected and fed into satisfy residential heating needs. Solar energy systems will also be considered to supplement base building systems and provision of future connectability to alternate energy will be incorporated.

ENERGY CONSERVATION

Occupancy sensors are planned for common area parkade lighting to conserve energy when unoccupied. Efficient HVAC equipment, Energy Star appliances, lowered lighting power density, efficient lighting design and a high quality envelope will all lend to conserving energy used to power and condition the building. Commissioning of the building systems will also ensure equipment is calibrated and operating at optimum efficiency.

WATER

To reduce the demand on valuable potable water resources, water efficiency measures will be implemented. The landscape design is planned to include native and adaptive species as well as high efficiency irrigation. Inside the building, low-flow fixtures in the bathroom and kitchens, are also planned to be installed.



SUSTAINABILITY

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