

EXECUTIVE PARC

MARINE+TAYLOR RESIDENTIAL 657 Marine Drive - West Vancouver BC

EXECUTIVE GROUP DEVELOPMENT ■ **dys** architecture



REZONING + DEVELOPMENT PERMIT SUBMISSION

NEIGHBOURHOOD CONTEXT

AND THE SITE



Main Arteries Intersecting Site

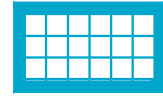



Aerial View of West Vancouver and Downtown Vancouver



Amenities

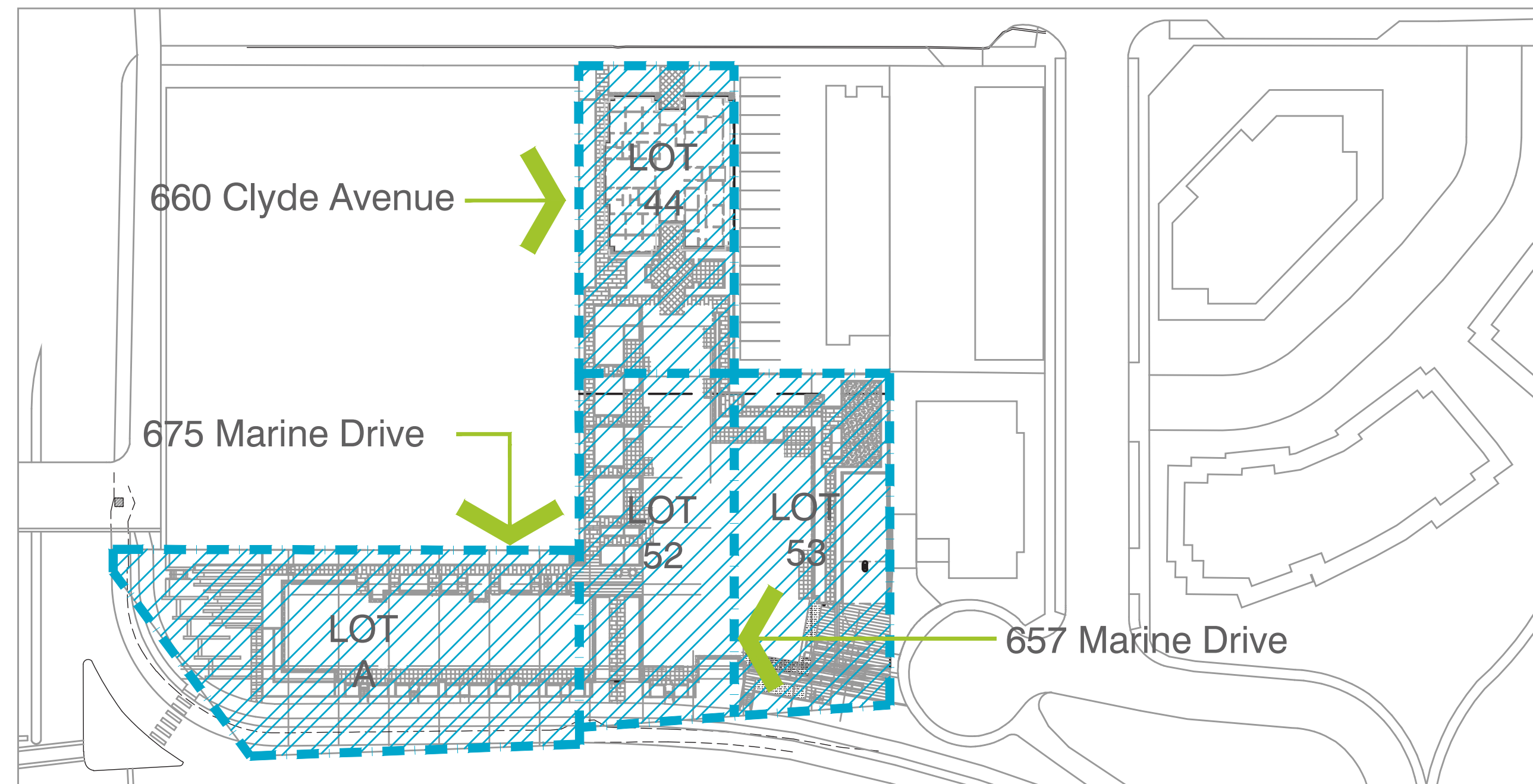
Aerial View of the Heart of the District of West Vancouver

Legend

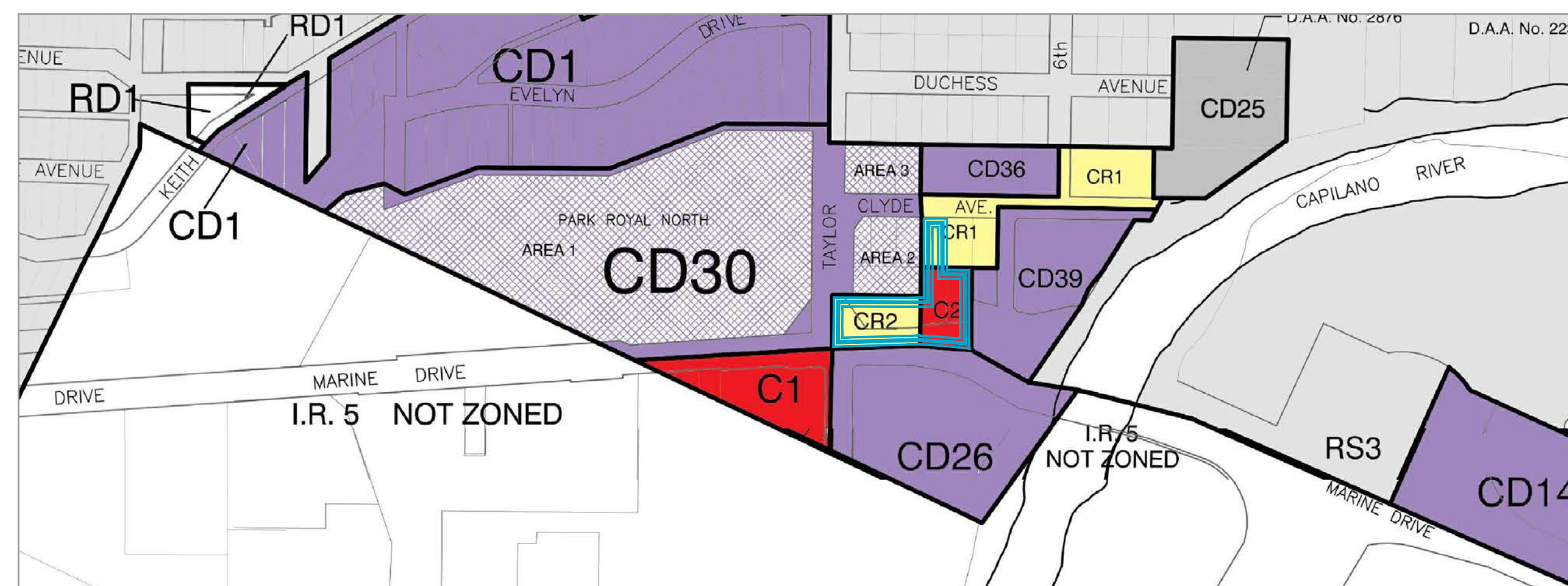
- | | |
|---|--|
|  Site |  Park Royal Shopping Centre |
|  Bus Stops |  Green / Park Space |

AN EVOLVING NEIGHBOURHOOD

POLICY CONTEXT



Consolidated Parcels



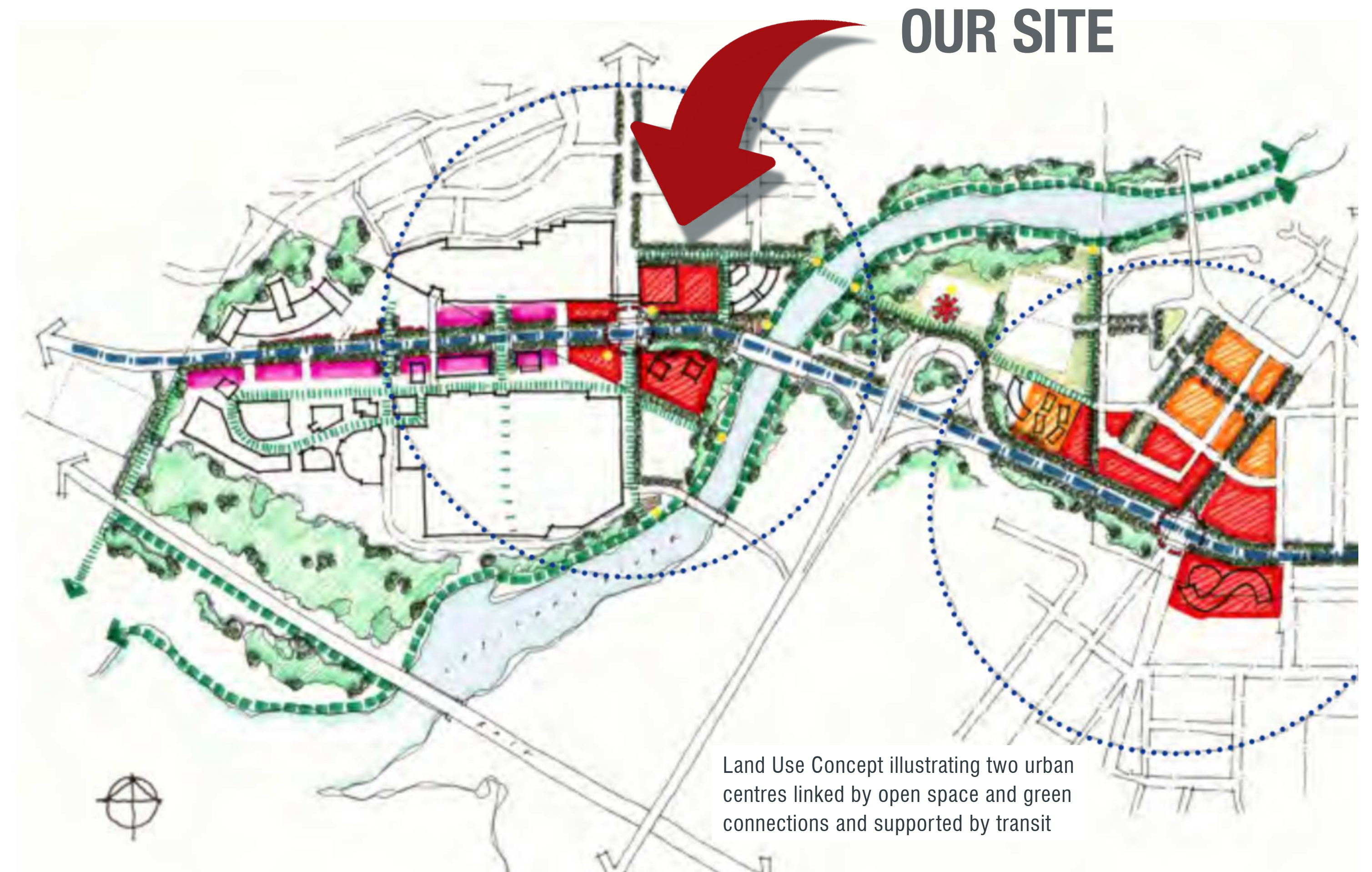
Zoning Map

Existing site

One-Family Dwelling

Proposed

RS		Commercial	C	
CD		Commercial Restricted	CR	



Land Use Concept illustrating two urban centres linked by open space and green connections and supported by transit

	primary focus of development marking urban centre		opportunity for special nodes
	secondary focus of development supporting urban centre		pedestrian desire lines
	existing and potential future street fronting retail		opportunity for improved pedestrian routes
	Special opportunity to mark arrival to West Vancouver		multi-modal transportation infrastructure
			urban centre (5 minute walkshed)

THE NEIGHBOURHOOD

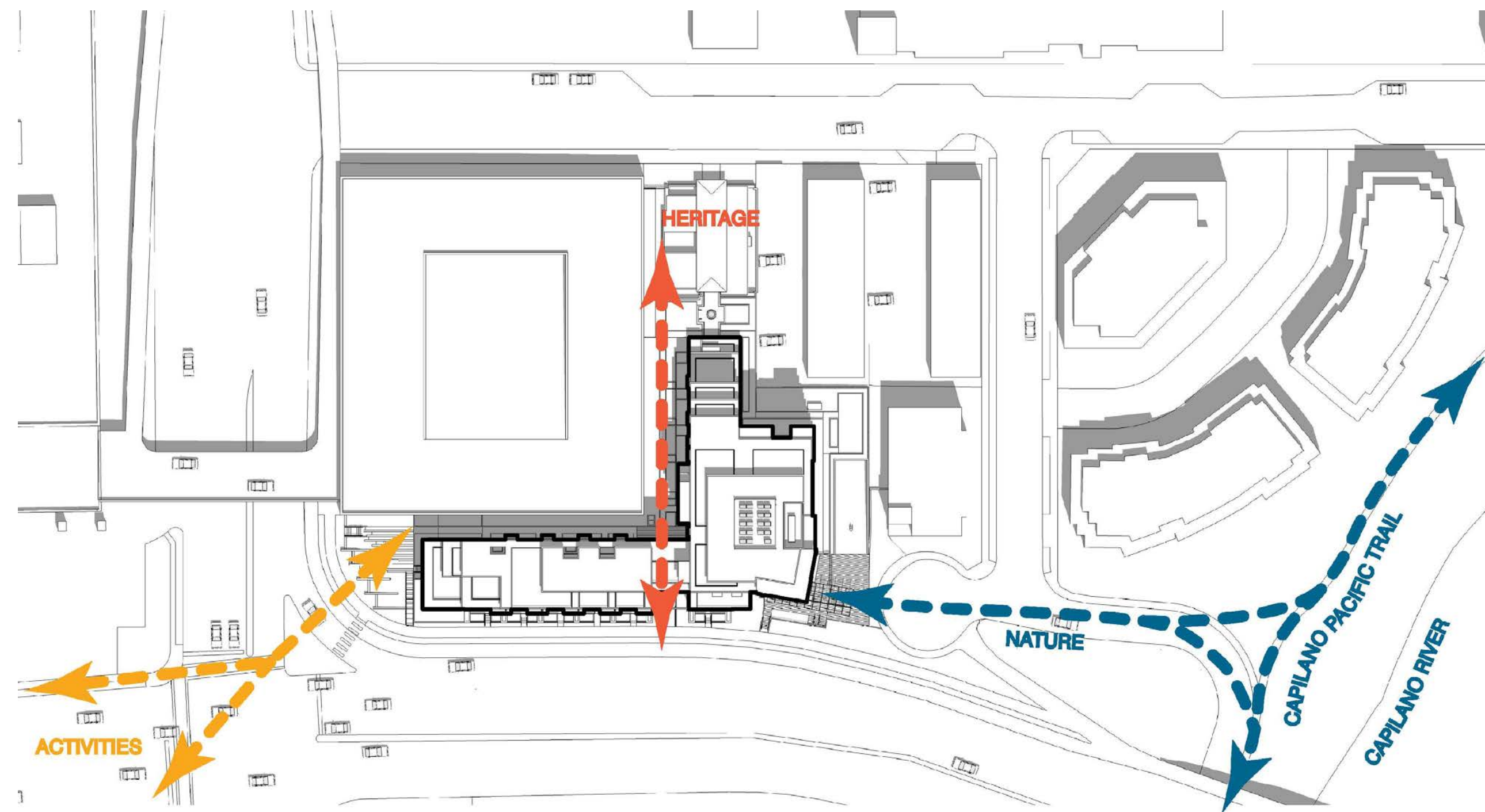


EXECUTIVE[®]
GROUP DEVELOPMENT

 dys architecture



CONTEXT PHOTOS



Context

Existing Context Integration



660 Clyde Avenue View Looking North



Capilano River View Looking North

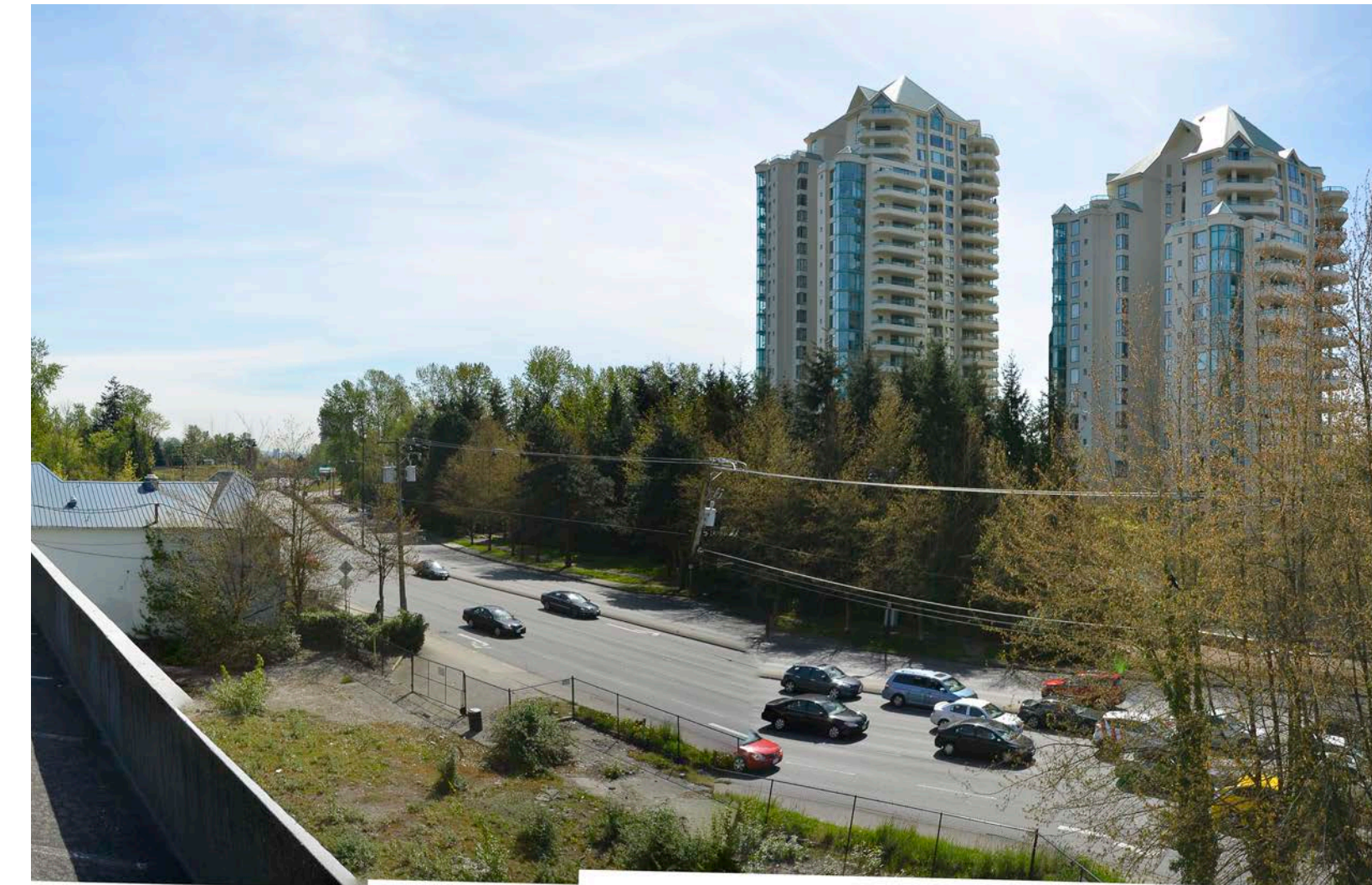


Park Royal Shopping Centre View Looking South East

CONTEXT PHOTOS



Park Royal Shopping Centre View Looking West from the Site



Marine Drive View Looking South West



Marine Drive View Looking West towards the Site



Existing Site View Looking West from the Cul-de-sac



Water's Edge View from the Overpass Looking West towards the Site



Capilano River View Looking East