

PUBLIC REALM



Pedestrian Boulevard View Looking East down Marine Drive



Public Open Space Bird's Eye View



Pedestrian Boulevard View Looking West down Marine Drive

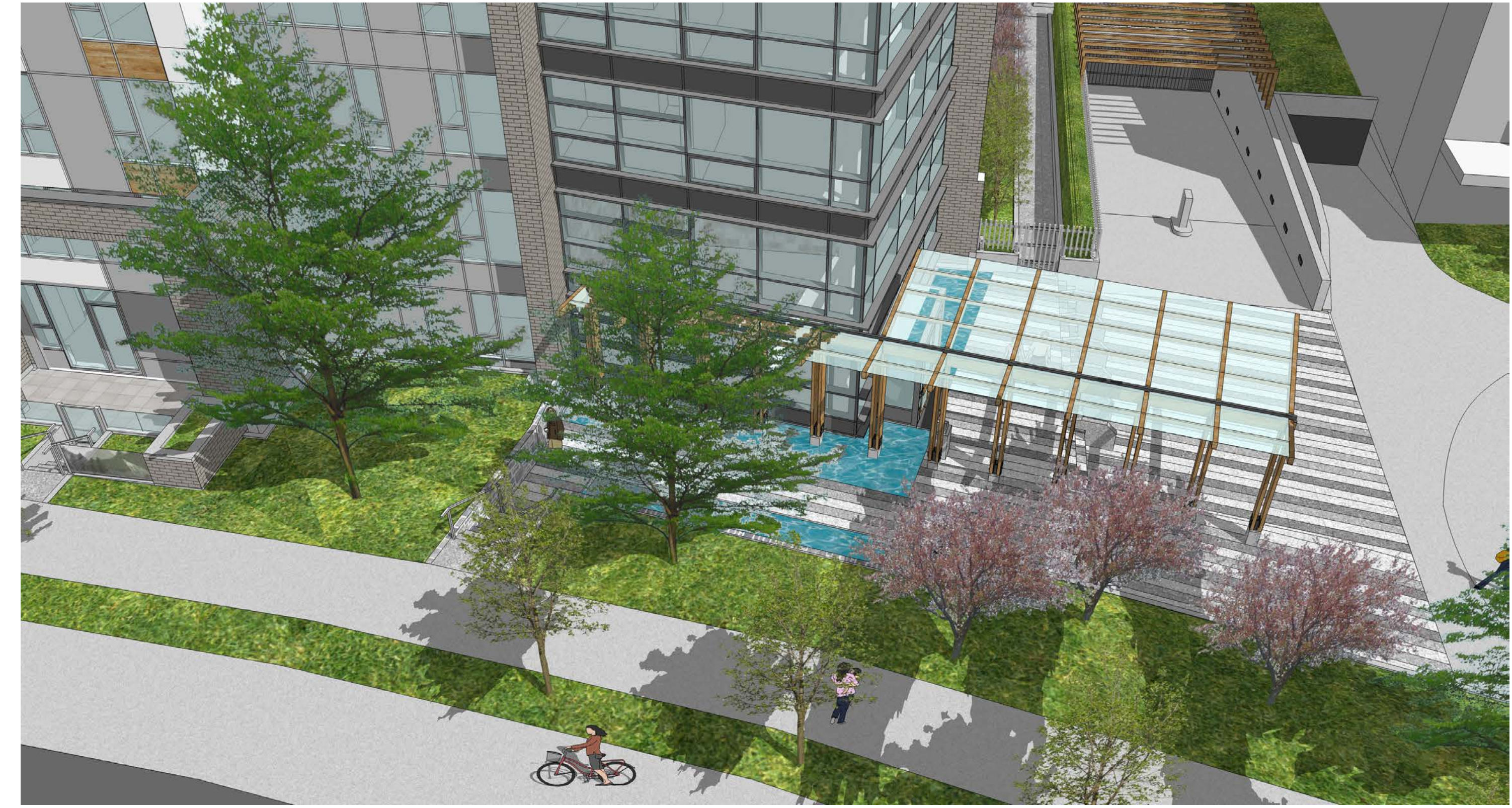


Passageway View Looking North from Marine Drive towards the Heritage Building

PUBLIC REALM



Entry Plaza View Looking South West at Entrance Lobby



Entry Plaza Aerial View



Courtyard Aerial View Looking South



Play Area Aerial View Looking West

PRECEDENTS

CONTEXTUAL + HISTORICAL INSPIRATION



EXECUTIVE
GROUP DEVELOPMENT

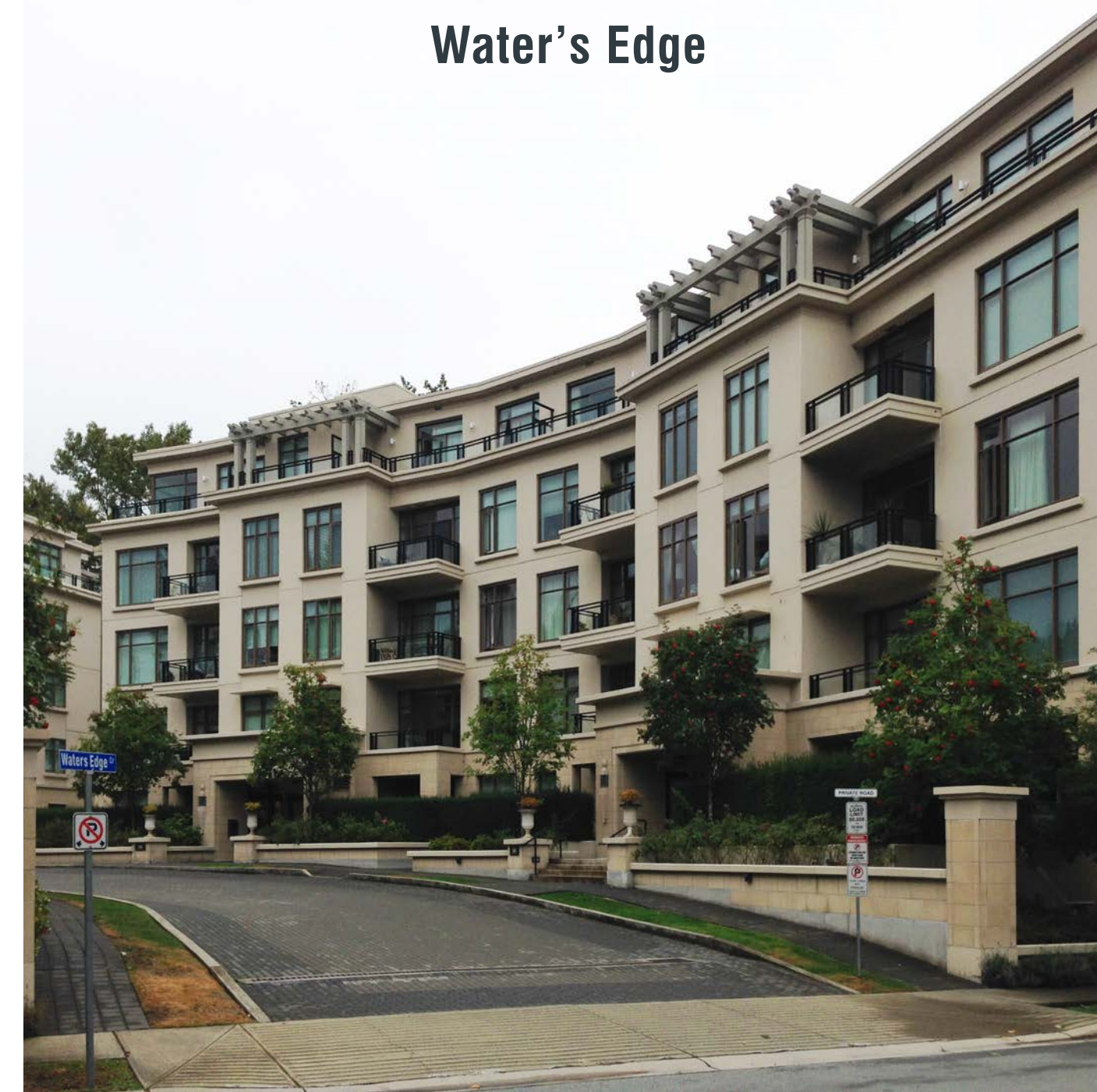
dys architecture



Mews



Horizontal Expression



Water's Edge



Outdoor Space



West Coast Modern



Modern Aesthetics



West Coast Modern



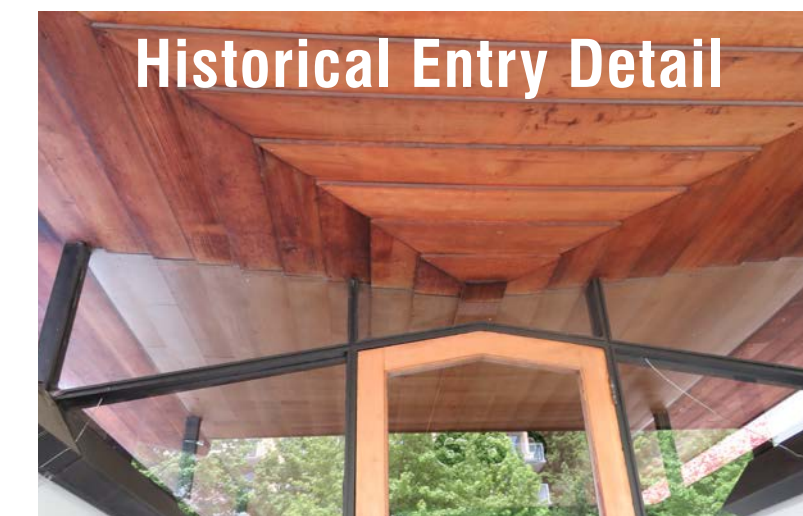
Historical Character



Terracing



Formal Rhythm



Historical Entry Detail



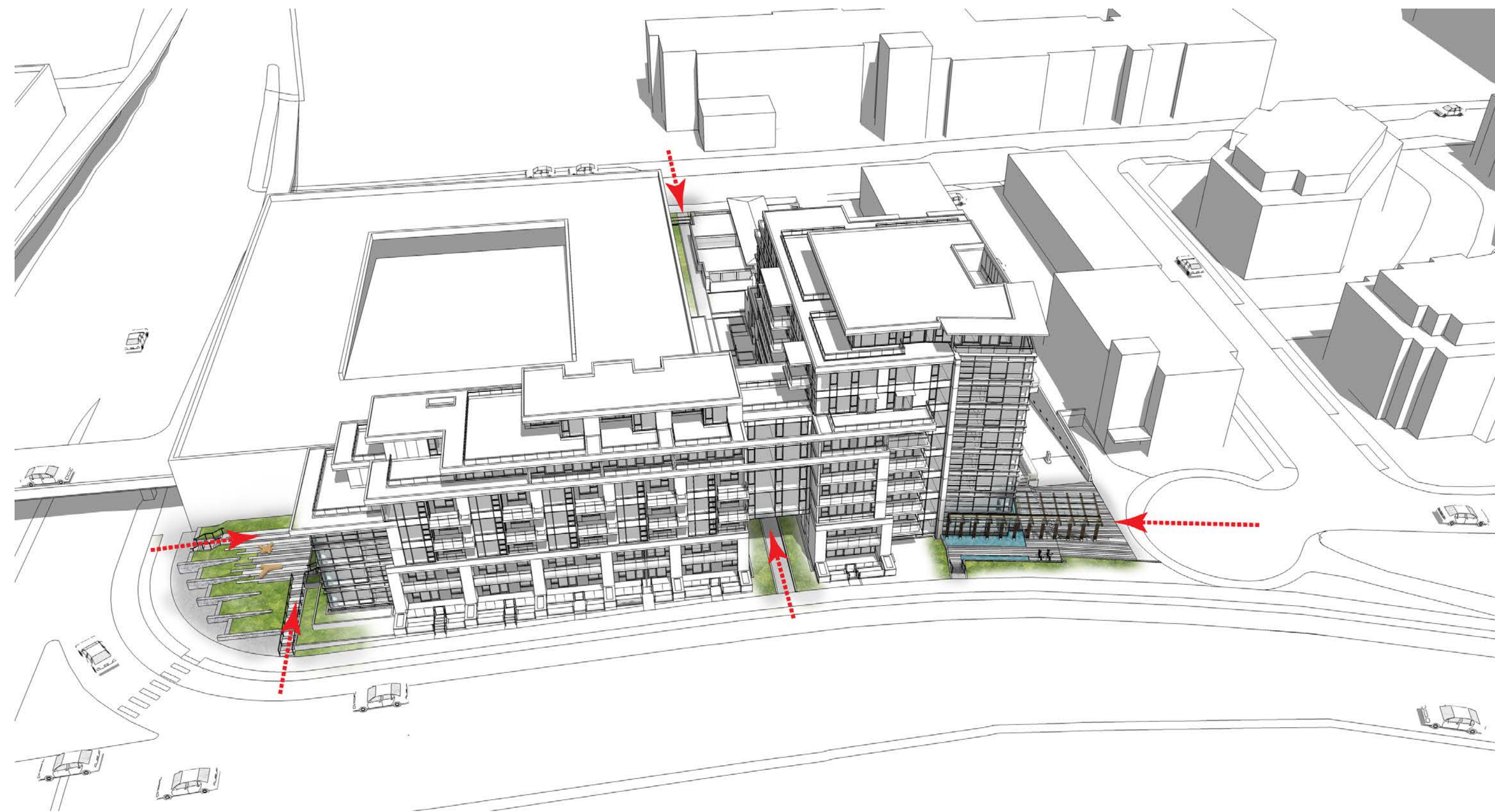
Historical Soffit Detail

DESIGN RATIONALE

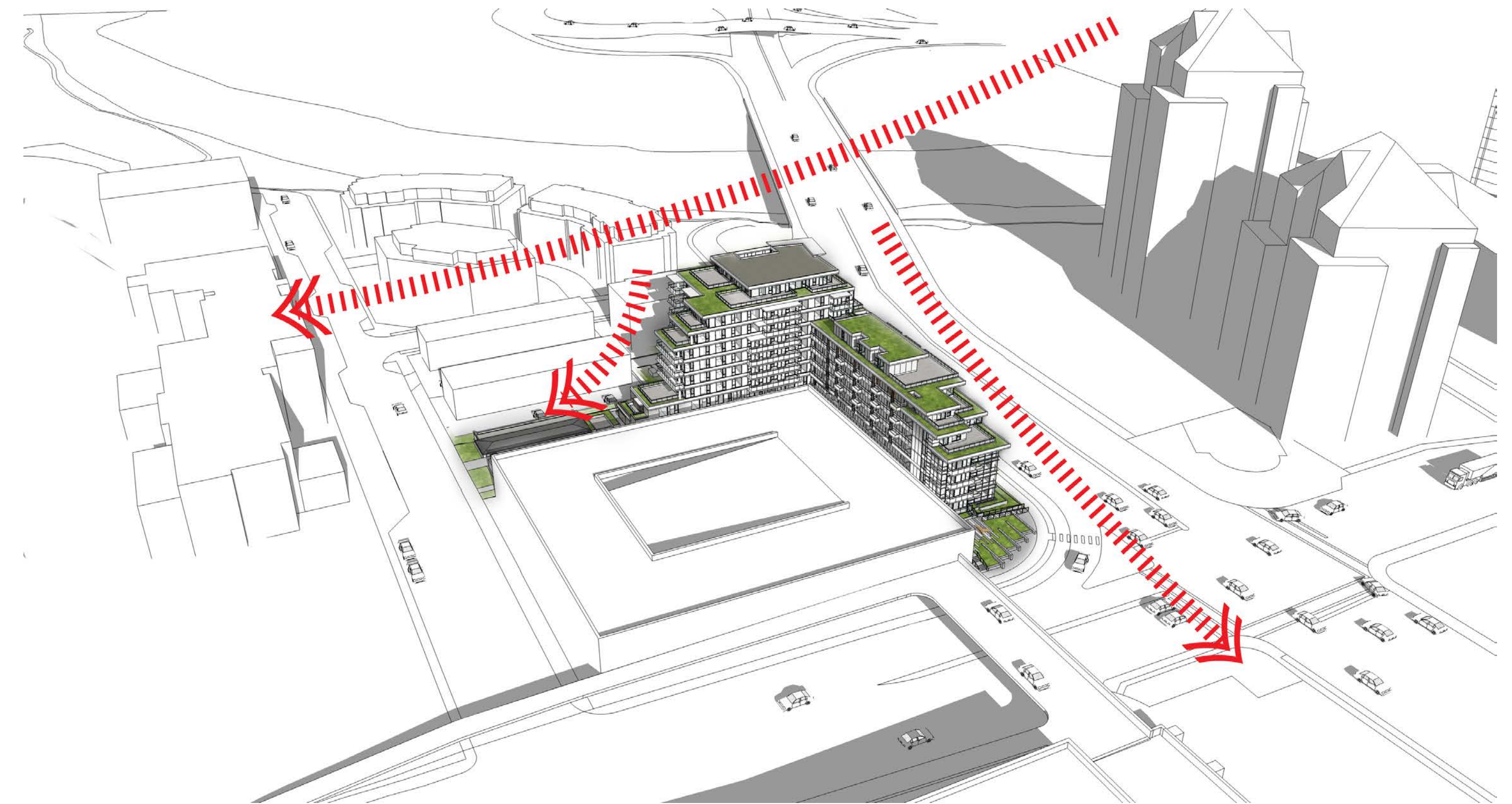


EXECUTIVE
GROUP DEVELOPMENT

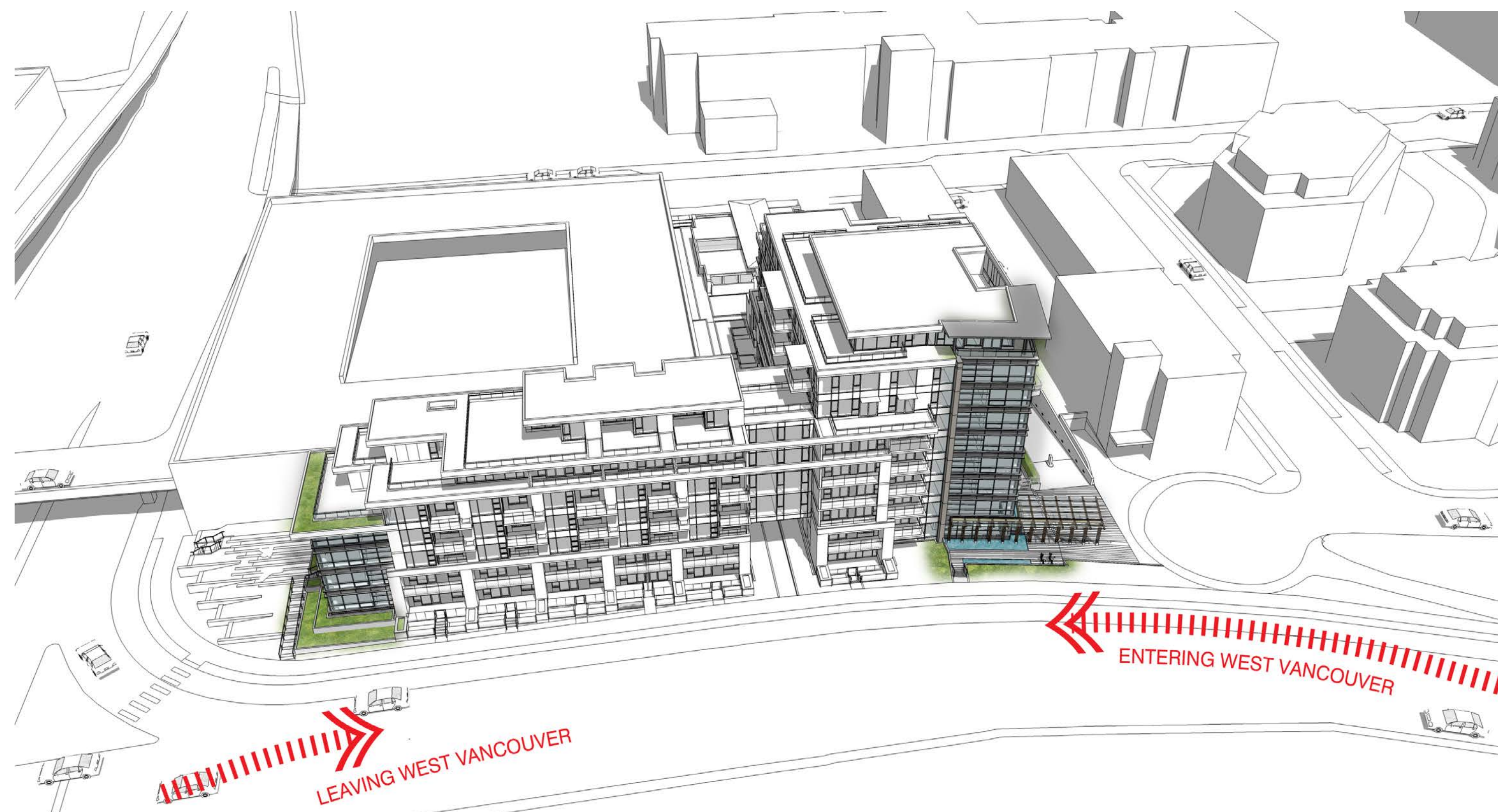
dys architecture



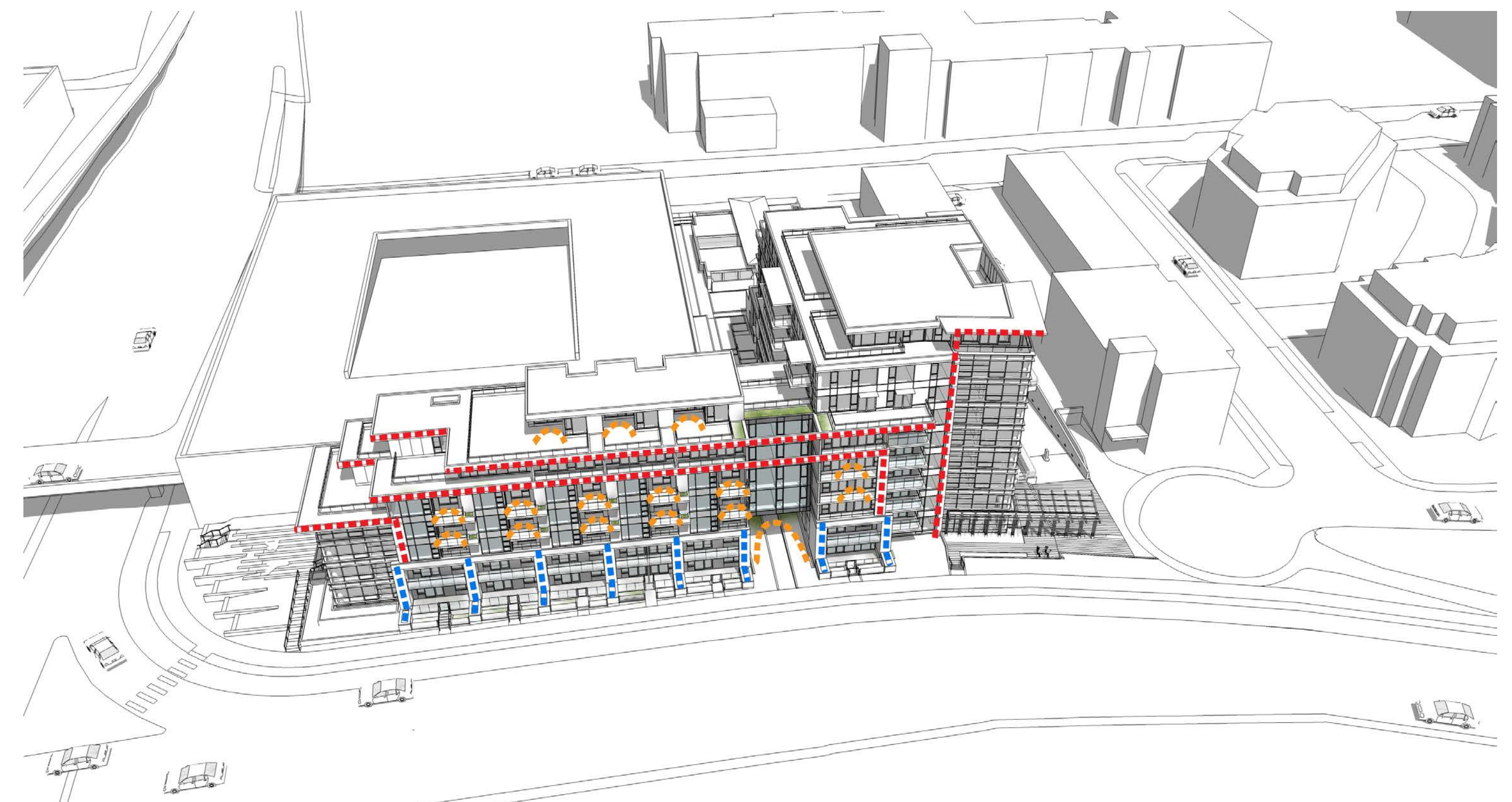
Pedestrian Continuity



Massing + Hierarchy

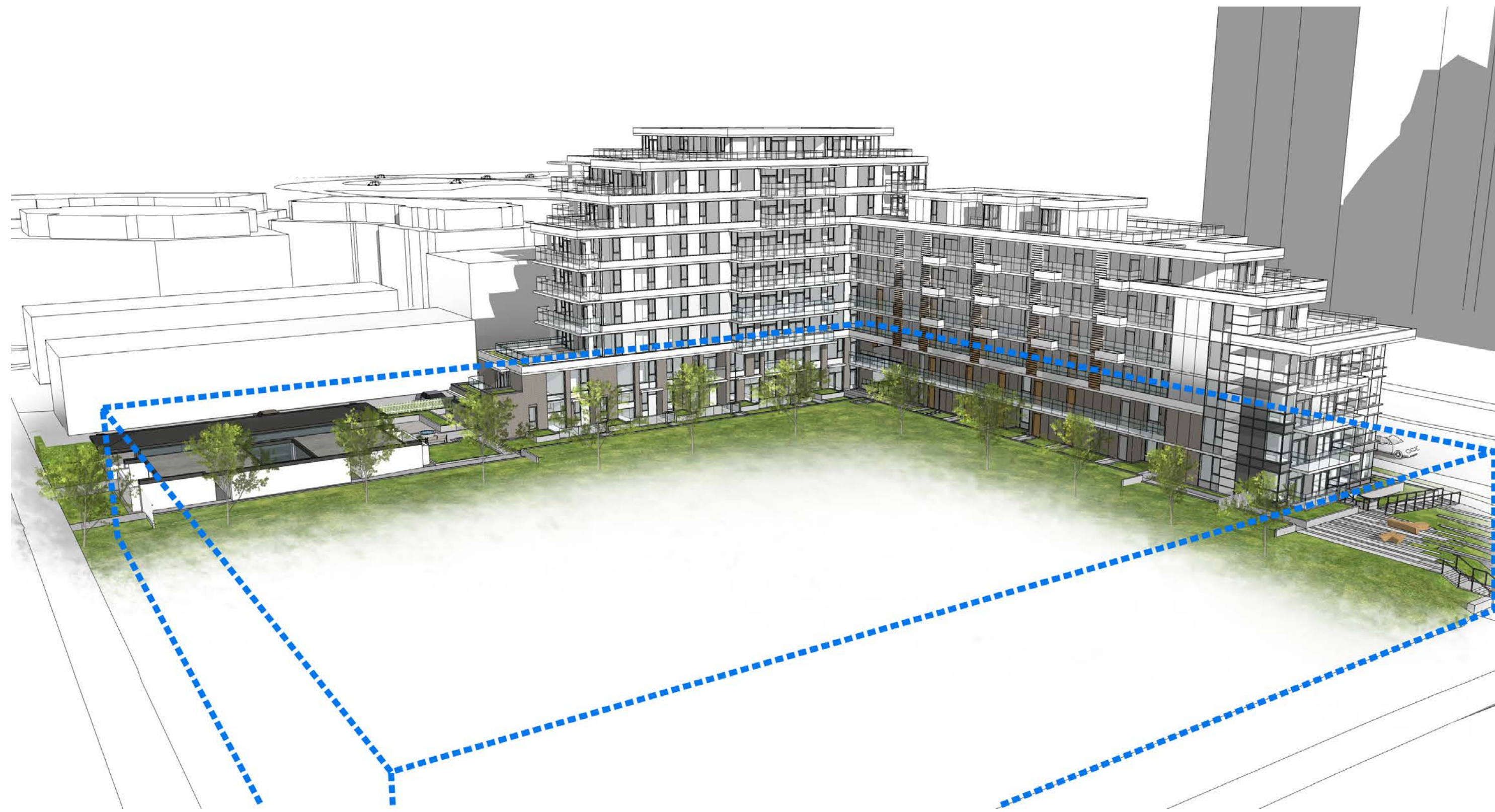


Express the Gateway

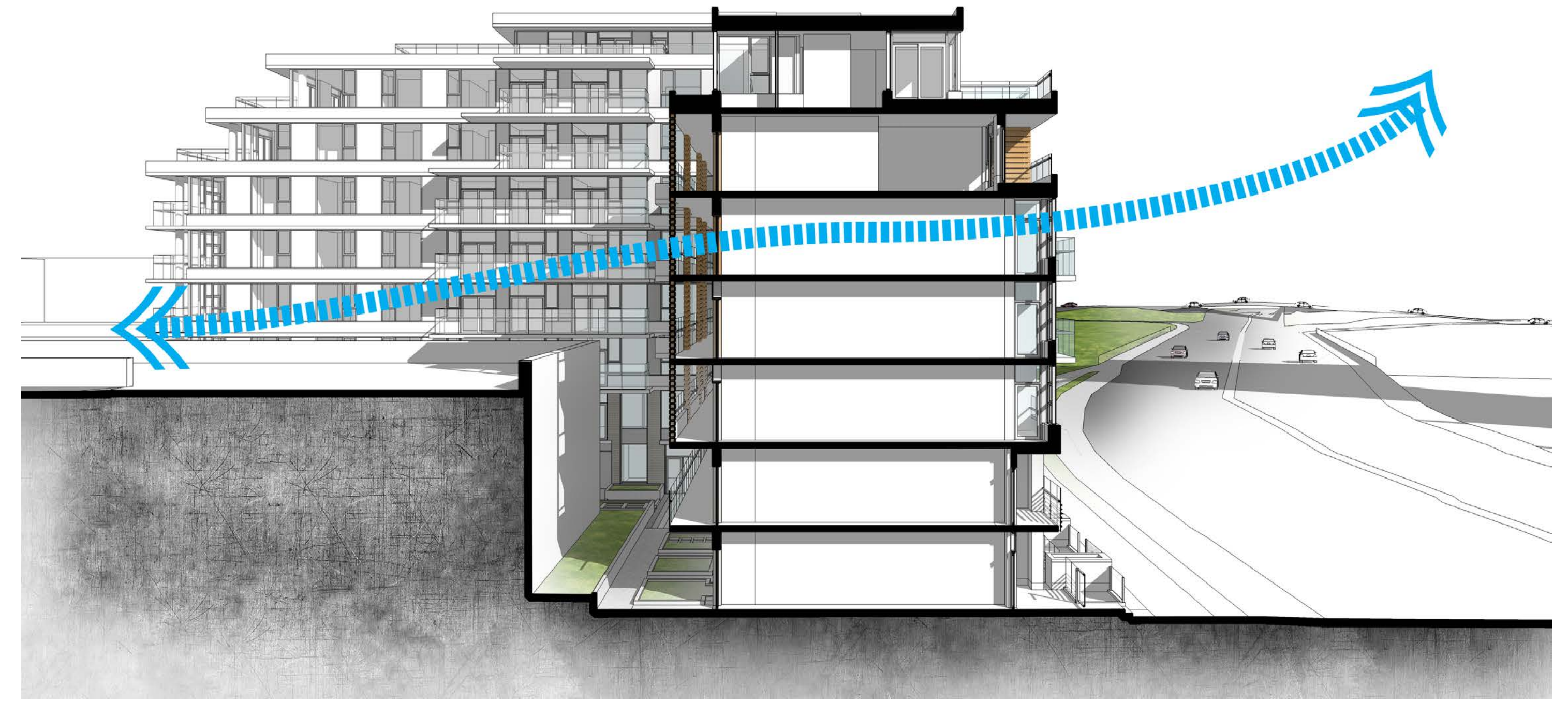


Scale

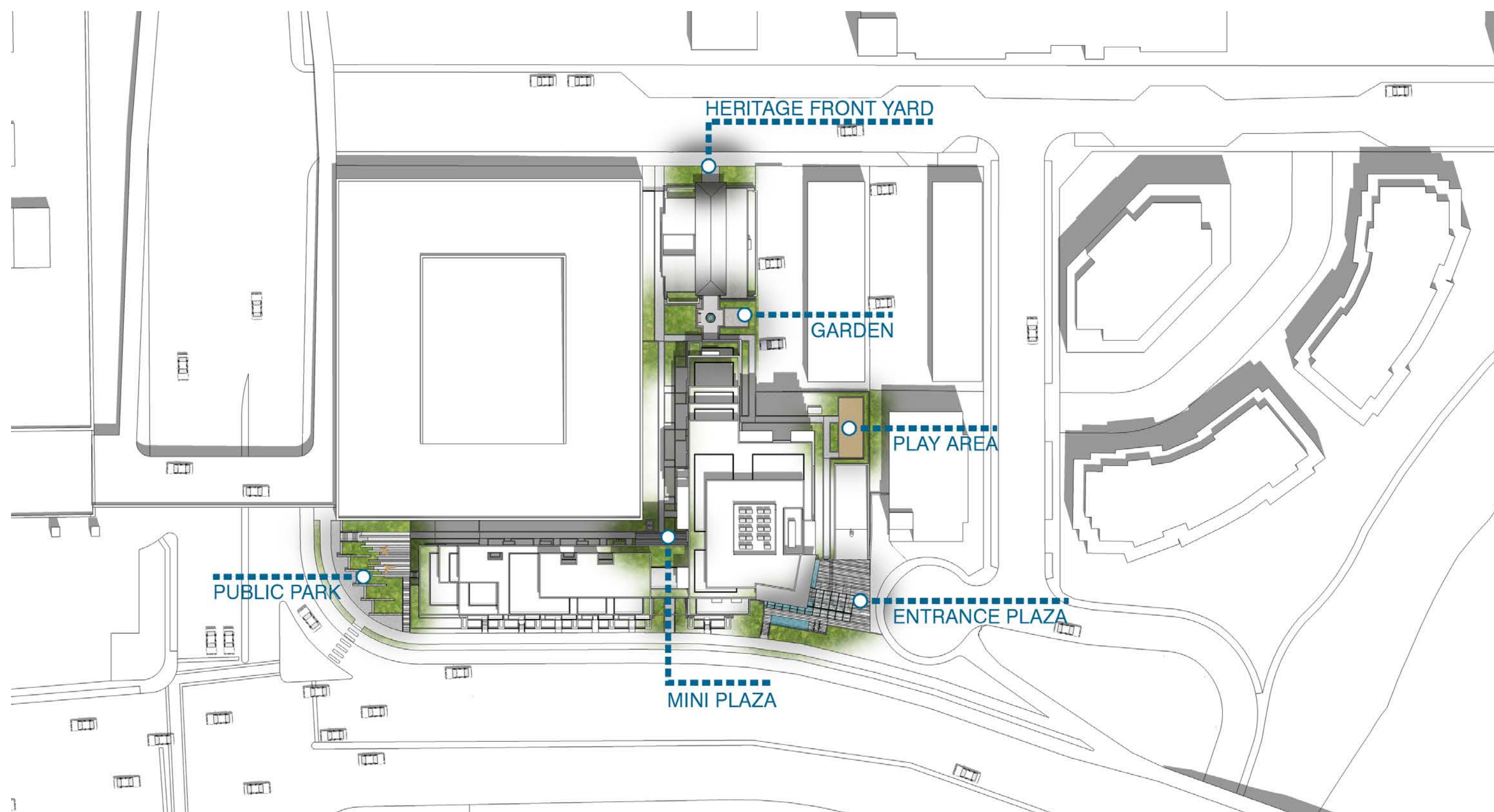
DESIGN RATIONALE



Edges



Sustainable Design



Public Space, Public Life



Connection

NEIGHBOURHOOD INTEGRATION



EXECUTIVE
GROUP DEVELOPMENT

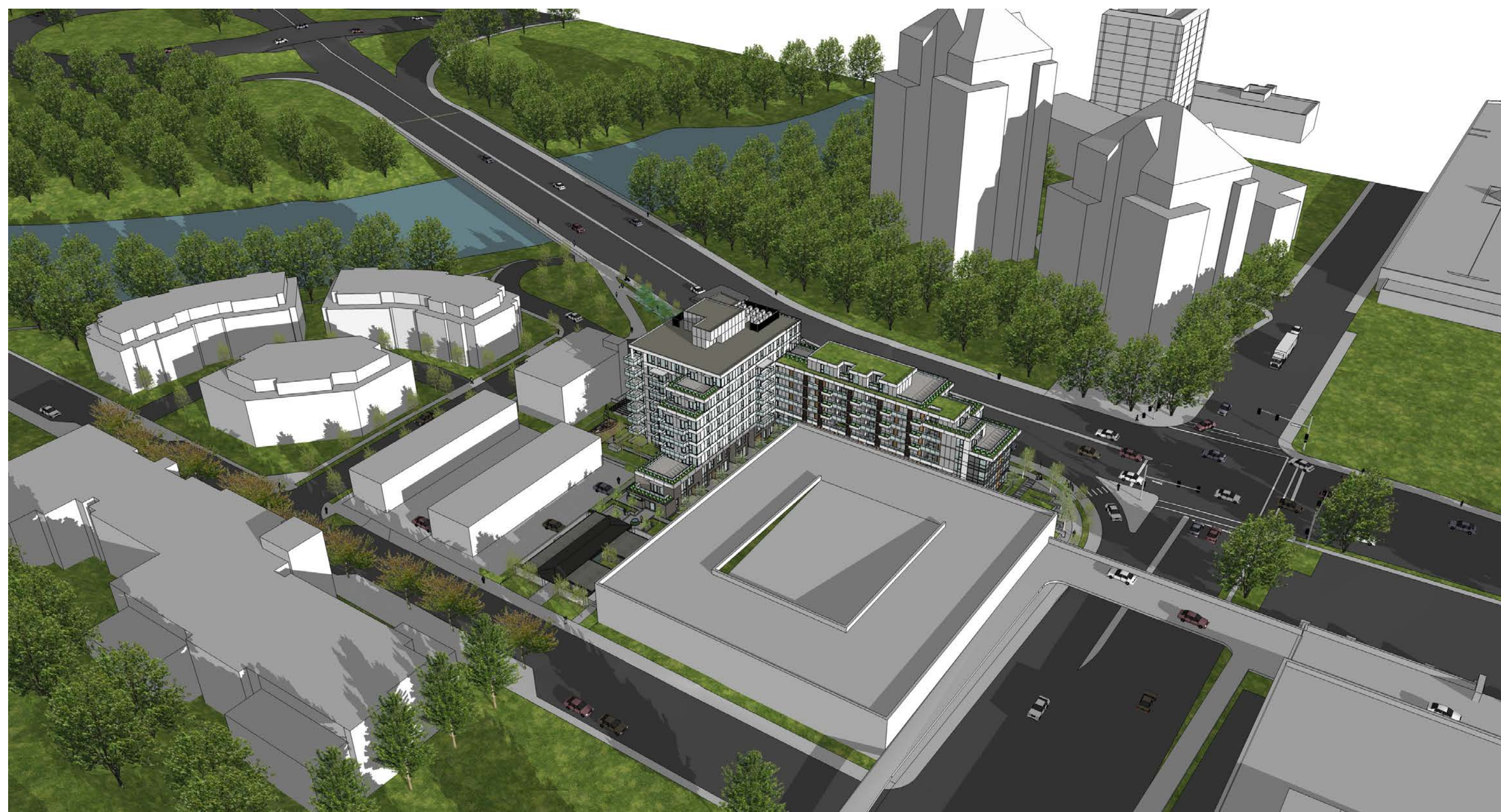
dys architecture



Aerial View Looking North West



Aerial View Looking North East



Aerial View Looking South East



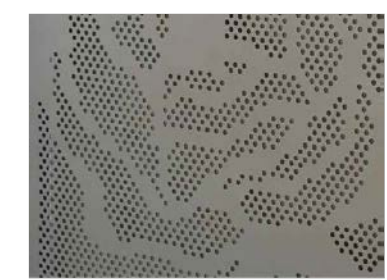
Aerial View Looking South West

MATERIALS + FINISHES



EXECUTIVE
GROUP DEVELOPMENT

dys architecture



Perforated Metal Screen



Wood Grain Soffit



Aluminium Window Frame - Charcoal



Pre-finished Metal Panel - White



Pre-finished Metal Panel - Grey



Spandrel Panel - Charcoal



Painted Steel Structure - Charcoal



Wood-like Privacy Screen



Wood Grain Soffit



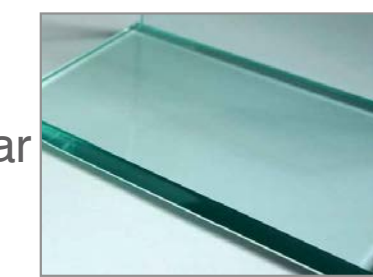
Spandrel Glass - Grey



Aluminum Window Frame - Grey



Brick - Earth Tone Brown



Pre-finished Aluminum & Clear Glass Guardrail



Spandrel Panel - Wood Grain



Metal Cladding - Wood Tone Various Colours



Glulam Canopy Structure with Glass

A GOOD NEIGHBOUR

COMMUNITY BENEFITS



EXECUTIVE
GROUP DEVELOPMENT

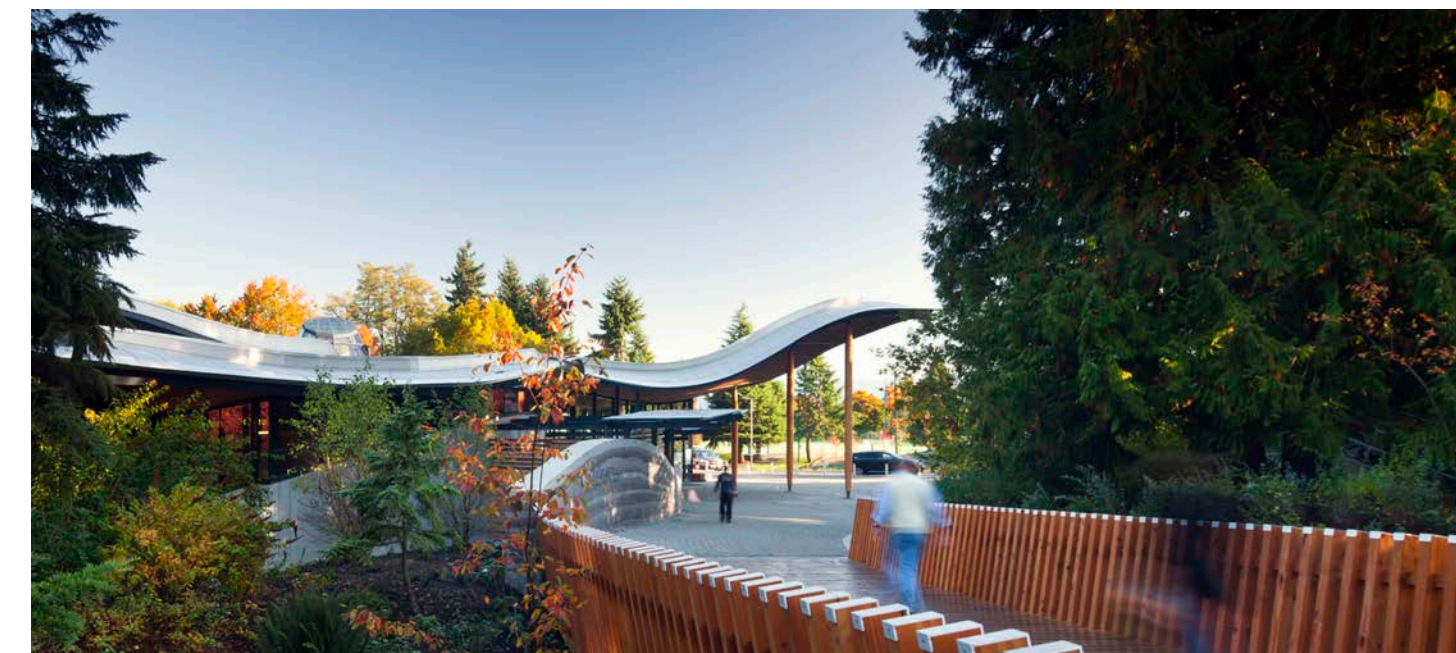
dys architecture



Rental Housing



Public Park



Community Connection



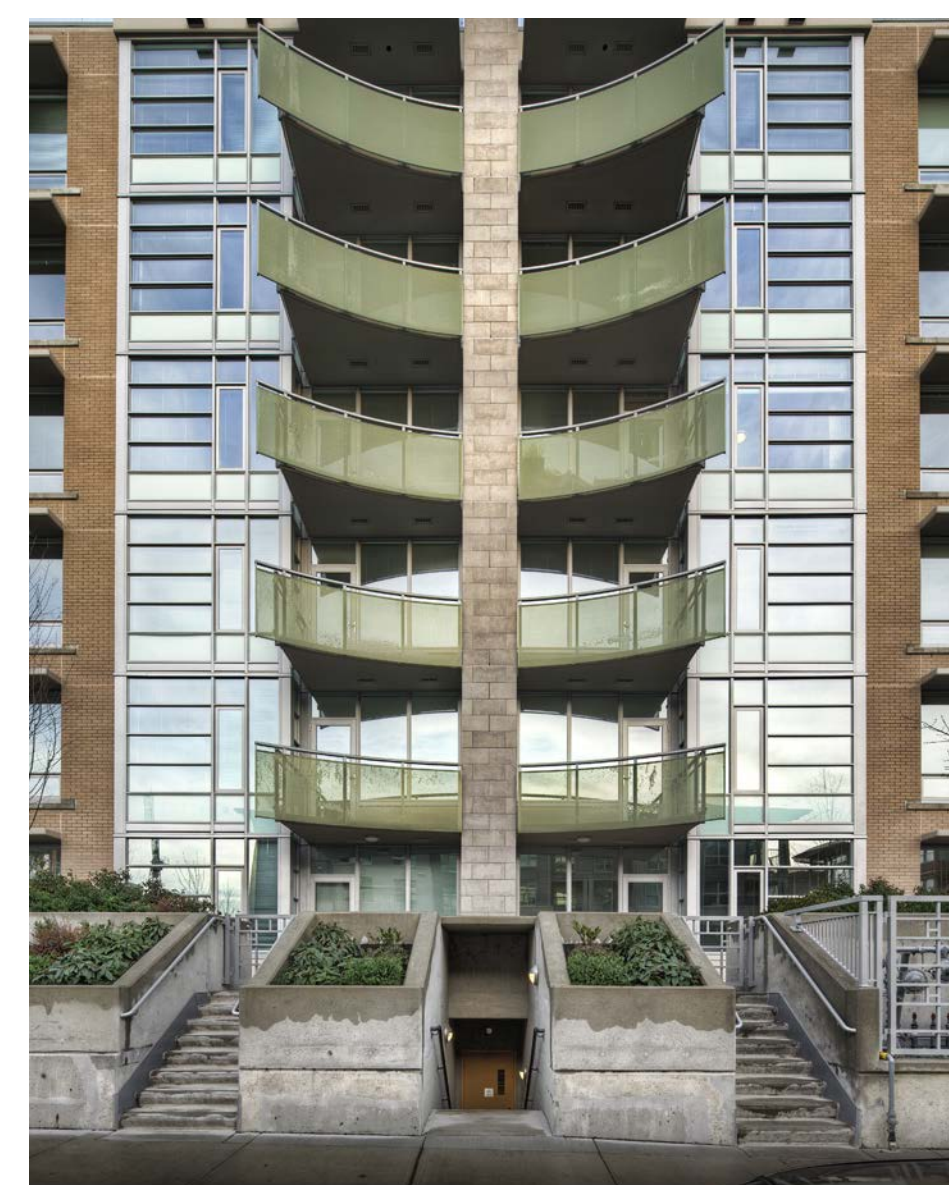
Public Realm Enhancement



Public Realm Enhancement



Environmental / Sustainability



Gateway



Heritage

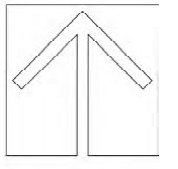


Connection with Nature

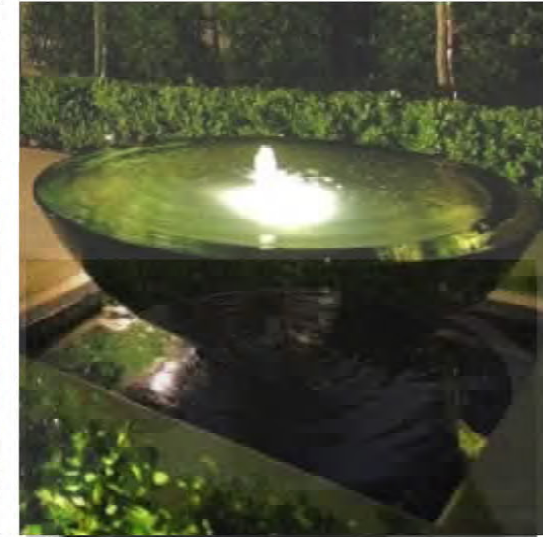


Adaptability

LANDSCAPE



CUSTOM TABLES AND BENCHES IN PARKETTE



CENTRAL COURTYARD SOUTH OF HERITAGE OFFICE BUILDING



LINEAR PAVING PATTERNS FOR PARK SPACE AND ENTRY WALKWAY



EVERGREEN GRASSES, FERNS AND SHRUBS W/BOULDERS IN MEWS PLANTERS

Coordinate streetscape sidewalk, boulevard planting and curb detailing with Dist or W. Van.

Re-instate heritage - feeling of new gardens on North side of heritage building using formal plantings.

6 ft. high metal picket style fence with lockable gate between heritage building and parkade wall.

COURTYARD
A circular fountain in a modern Japanese/Spanish style activates this courtyard resting spot. Planting adds to the gentle textures and style of the area and benches provide resting places with view of the water

Central artwork gives focal point to sunny seating area

Metal beam pergolas with climbing plants and decorative screens buffer the concrete parkade wall's visual impact. Vine maples planting where space allows.

Unit paver patios at grade with low picket style fencing to create private areas, planted with shade tolerant evergreen shrubs, grasses, and ferns. Feature boulders beneath flowering trees add drama to the gardens.

Seating area below pergola

Flush grill over mech room below

ENTRY AREA
Striped paving helps signify the community facility access area. Artwork gives a focal point.

Steps to upper level

Lock Block wall at base of parkade to raise grade of park space above street level.

Picket security fence and lockable gate.

PARKETTE
Feature stone fin walls project through the landscape giving a strong sense of place. Accessible ramp is provided from the South whilst steps provide another entry from the West. Tables and benches look out over the feature planting of perennials and grasses, and the feature striped paving. Trees planted to the North help screen the adjacent building.

Coordinate streetscape sidewalk, boulevard planting and curb detailing with Dist or W. Van.



STONE WALL - FIN WALLS PROJECTING INTO LANDSCAPING



ORNAMENTAL PLANTING

STREET FACING UNITS
Decorative screening helps define the boundary from public sidewalk to private units. Patterns and images on the screens add artistic detailing. Plants by feature walls give colour interest.



LASER CUT STEEL SCREENS ALONG MARINE DRIVE

ENTRY AREA
Planting provides a welcoming entry walkway into the development. The planting of bulbs adds seasonal interest and surprise.

Lawn boulevard with tall narrow red maple street trees

Tall conifer planting - Douglas fir - to frame corner of high rise tower from street



DECORATIVE LIGHTING SOUTH OF OFFICE BLDG

MEETING AREA
In the context of the courtyard area moveable tables and chairs provide a space for meetings. Shaded by trees, decorative lighting creates an intimate ambience.

Contemporary dark grey concrete bird bath to match and compliment courtyard water feature. Send shop drawings for approval by Landscape Architect.

Bollard-type pathway lighting

6' non-climbable fence around

AMENITY PLAYSPACE
A feature playboat is proposed alongside boulders and logs for a natural play aesthetic. Safety surfacing indicating islands and water frames the play elements, table and seats.

Unit paver pathway at perimeter of tower for pedestrian circulation and maintenance access

Trellis structure to support climbing vines above ramp down to parkade

Picket style security fence with lockable gate

ENTRY PLAZA
Feature paving marks this lobby plaza and entrance. Waterfeature with falling water adds soothing sounds to the space, screening out traffic noise. Low concrete bollards define vehicular access, and bike racks are provided near building.

Pole mounted lighting at park space and roadways

Long ramp up to Marine Drive - connect bottom of ramp to plaza with new conc. sidewalk.



NATURAL PLAY ELEMENTS



BOULDERS AND STRIPED PAVING AT LOBBY ENTRY



WATER FEATURE AT ENTRY WITH RETAINING WALL AT STREET

| Date | Issue For DRC |
|---------------|----------------------|
| May 9 2018 | Issue For DRC |
| May 8 2018 | For Review |
| April 27 2018 | For Review |
| Nov 17 2017 | For Review |
| July 7 2017 | For Review |
| July 6 2017 | For Review |
| June 9 2017 | For Review |
| June 3, 2016 | For Municipal Review |
| April 7 2016 | For Review |

Revisions:
Jonathan Losee Ltd.
Landscape Architecture

#102 - 1661 W. 2nd Ave.
Vancouver, B.C. V6G 1H3
Ph: 604-669-1003
E-mail: info@jonathanlosee.com

Project:
Residential Development
Clyde & 6th Street
West Vancouver, B.C.

Sheet Title:
Illustrative Landscape Plan

Scale:
1:200
Date:
Project No.
2016-03

L-1

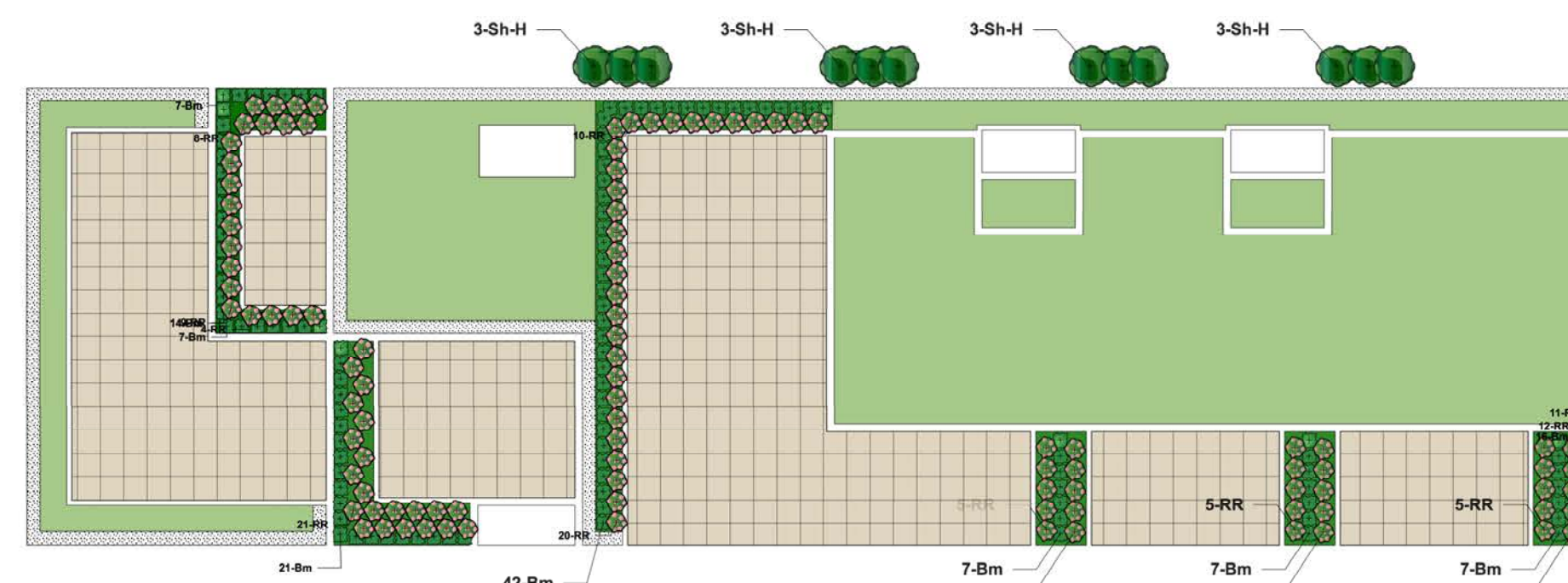
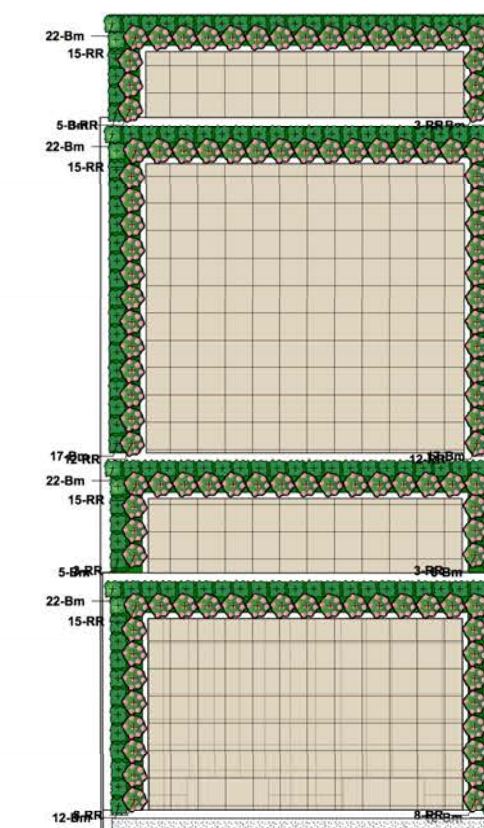
LANDSCAPE



LANDSCAPE NOTES

- Sizes on the planting plan shall be considered minimum sizes.
- All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.
- Root balls to be free of pernicious weeds.
- Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off slab, min. soil depths are 6" for lawn areas, 18" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
- Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at min. 4%.
- Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
- Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
- Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
- All landscaping to have high efficiency irrigation system to IABC standards.

| PLANT LIST | | | | | |
|-------------------------|----------------------------------|---------------------------|------|--------|------------------|
| ROOFTOP PLANTING | | | | | |
| Bm | Buxus microphylla | English Boxwood | 3/27 | #2 pot | Cont. |
| RL | Rosa Rugosa | Beach Rose | 3/19 | #3 pot | Cont. Red col. |
| Sh-H | Sarcococca hookerana 'humilis' | Dwarf Himalayan Sweet Box | 1/4 | #3 pot | Cont. |
| GREEN ROOF | | | | | |
| | Sedum mix/Standard Sedum Mat Mix | Columbia Green | | | As areas on plan |



| | |
|---------------|----------------------|
| May 9 2018 | Issue For DRG |
| May 8 2018 | For Review |
| April 27 2018 | For Review |
| Nov 17 2017 | For Review |
| July 7 2017 | For Review |
| July 6 2017 | For Review |
| June 9 2017 | For Review |
| June 3, 2016 | For Municipal Review |
| April 7 2016 | For Review |

Revisions :



#102 - 1661 W. 2nd Ave.
Vancouver, B.C. V6J 1H3
Ph: 604-669-1003
E-mail: info@jonathanlosee.com

Project:

Residential Development
Clyde & 6th Street
West Vancouver, B.C.

Sheet Title:

Rooftop Plan

Scale:

1:150

Date:

Project No.

2016-03

L-4

LANDSCAPE



1 Reeder illuminated Bike Rack by Landscapeforms
L-5c NTS



3 MultiplCITY Bench and Table by Landscape Forms or equal
L-5c NTS



5 Bollard Light GEORGE by Rotorgroup or approved equivalent
L-5c NTS



7 Boca 613 in-wall light
L-5c NTS



8 Custom wood and metal bench in parkette
L-5c NTS



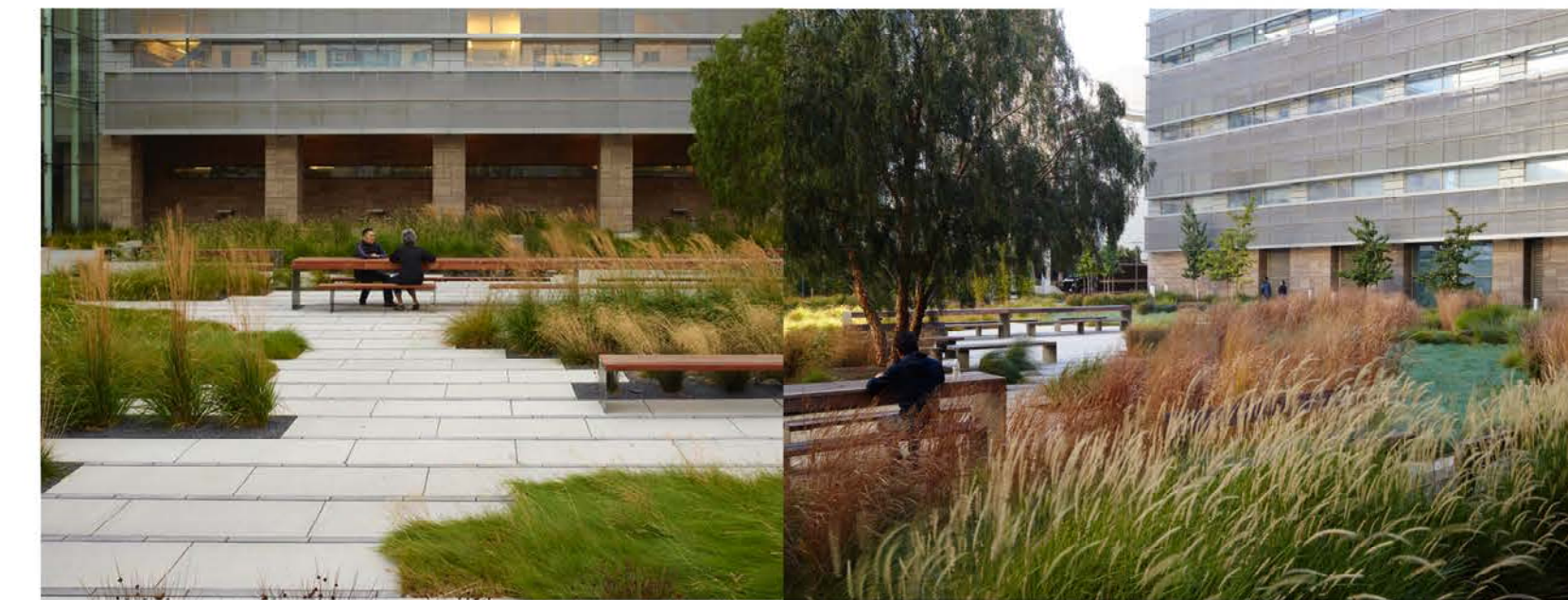
2 KOMPAN Forest Lake Boat NR0514
L-5c NTS



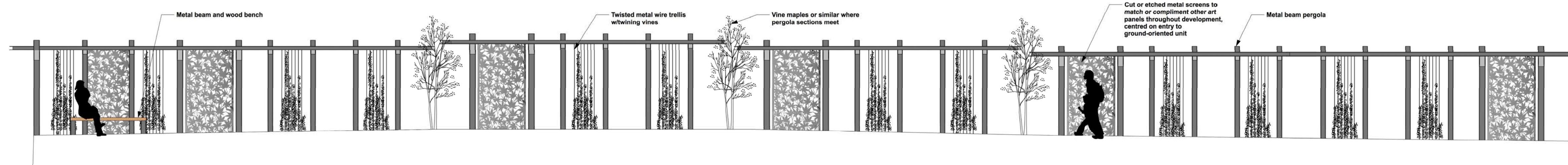
4 MultiplCITY Bench offset left tablet by Landscape Forms or equal
L-5c NTS



6 Cambria 213 by Lumec in trees and overhead wires
L-5c NTS



9 Custom wood and metal table and bench in parkette
L-5c NTS



10 Metal beam pergola structures with water jet cut art panels and climbing vines in Mews
L-5c NTS

| | |
|---------------|----------------------|
| May 9 2018 | Issue For DRG |
| May 8 2018 | For Review |
| April 27 2018 | For Review |
| Nov 17 2017 | For Review |
| July 7 2017 | For Review |
| July 6 2017 | For Review |
| June 9 2017 | For Review |
| June 3, 2016 | For Municipal Review |
| April 7 2016 | For Review |

Revisions :



#102 - 1661 W. 2nd Ave.
Vancouver, B.C. V6G 1H3
Ph: 604-669-1003
E-mail: info@jonathanlosee.com

Project:

Residential Development
Clyde & 6th Street
West Vancouver, B.C.

Sheet Title:

Landscape Details

Scale:

as noted

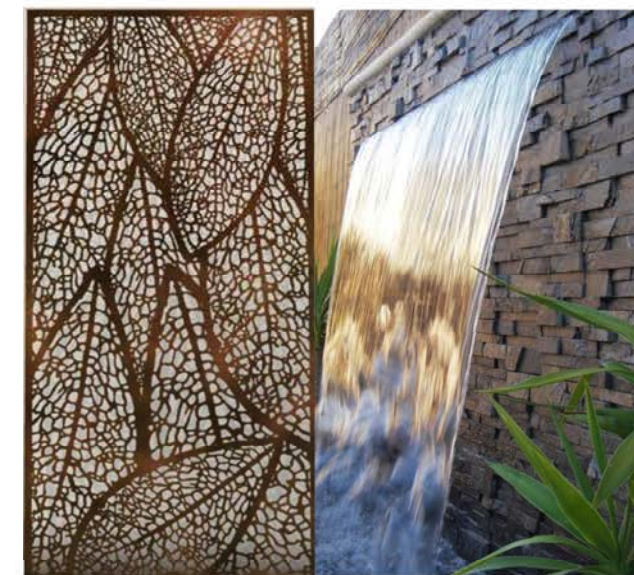
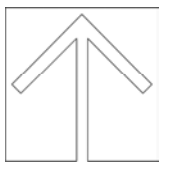
Date:

Project No.

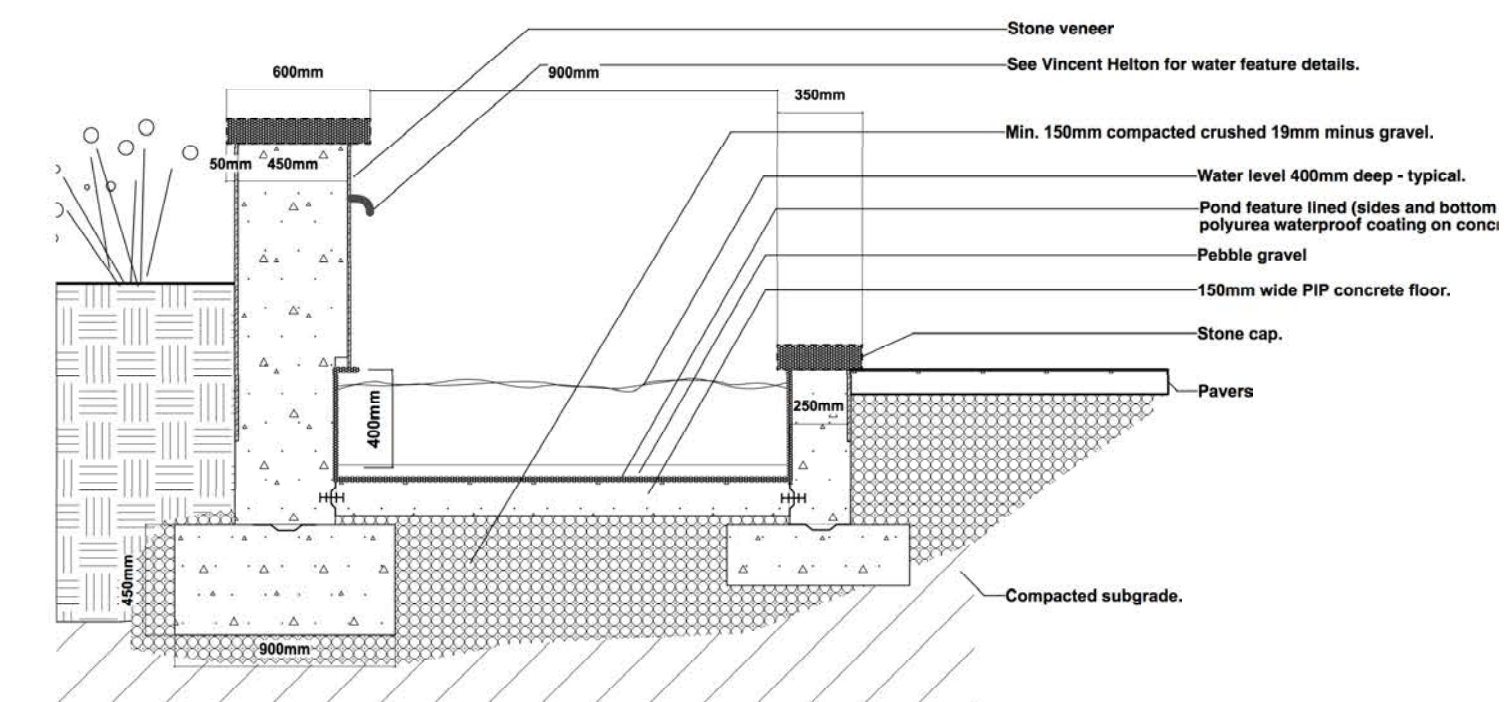
2016-03

L-5c

LANDSCAPE



1 Section Elevation of water feature
L-6 Scale: 1:50



2 Water feature detail
L-6 Scale: 1:25

| | |
|---------------|----------------------|
| May 9 2018 | Issue For DRG |
| May 8 2018 | For Review |
| April 27 2018 | For Review |
| Nov 17 2017 | For Review |
| July 7 2017 | For Review |
| July 6 2017 | For Review |
| June 9 2017 | For Review |
| June 3, 2016 | For Municipal Review |
| April 7 2016 | For Review |

Revisions :



#102 - 1661 W. 2nd Ave.
Vancouver, B.C. V6G 1H3
Ph: 604-669-1003
E-mail: info@jonathanlosee.com

Project:

Residential Development
Clyde & 6th Street
West Vancouver, B.C.

Sheet Title:

Landscape Sections and Details

Scale:
as noted

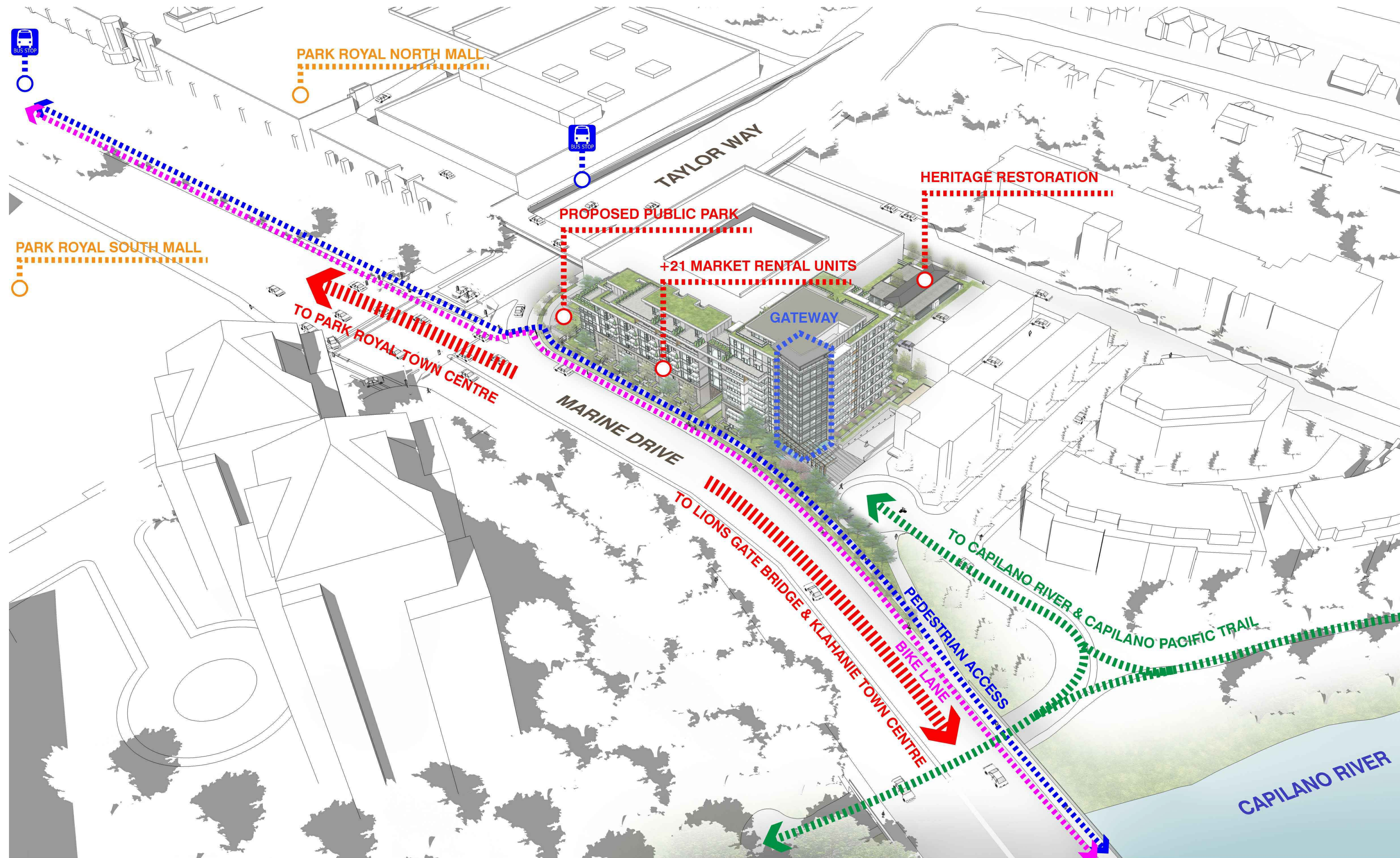
Date:

Project No.
2016-03

L-6

RESPONSE

MARINE DRIVE LOCAL AREA PLAN + GUIDELINES



- ✓ Distinct Centre
- ✓ Distinct Context
- ✓ Transit Supportive Development
- ✓ Respond to the River
- ✓ Hierarchy
- ✓ Pedestrian Continuity
- ✓ Express the Gateway
- ✓ Complete Communities
- ✓ Public Space, Public Life
- ✓ Sustainable Design