

# PARK ROYAL

RETAIL CHANGES NORTH MALL

MCM

District of West Vancouver  
Development Permit Amendment  
August 19th, 2015



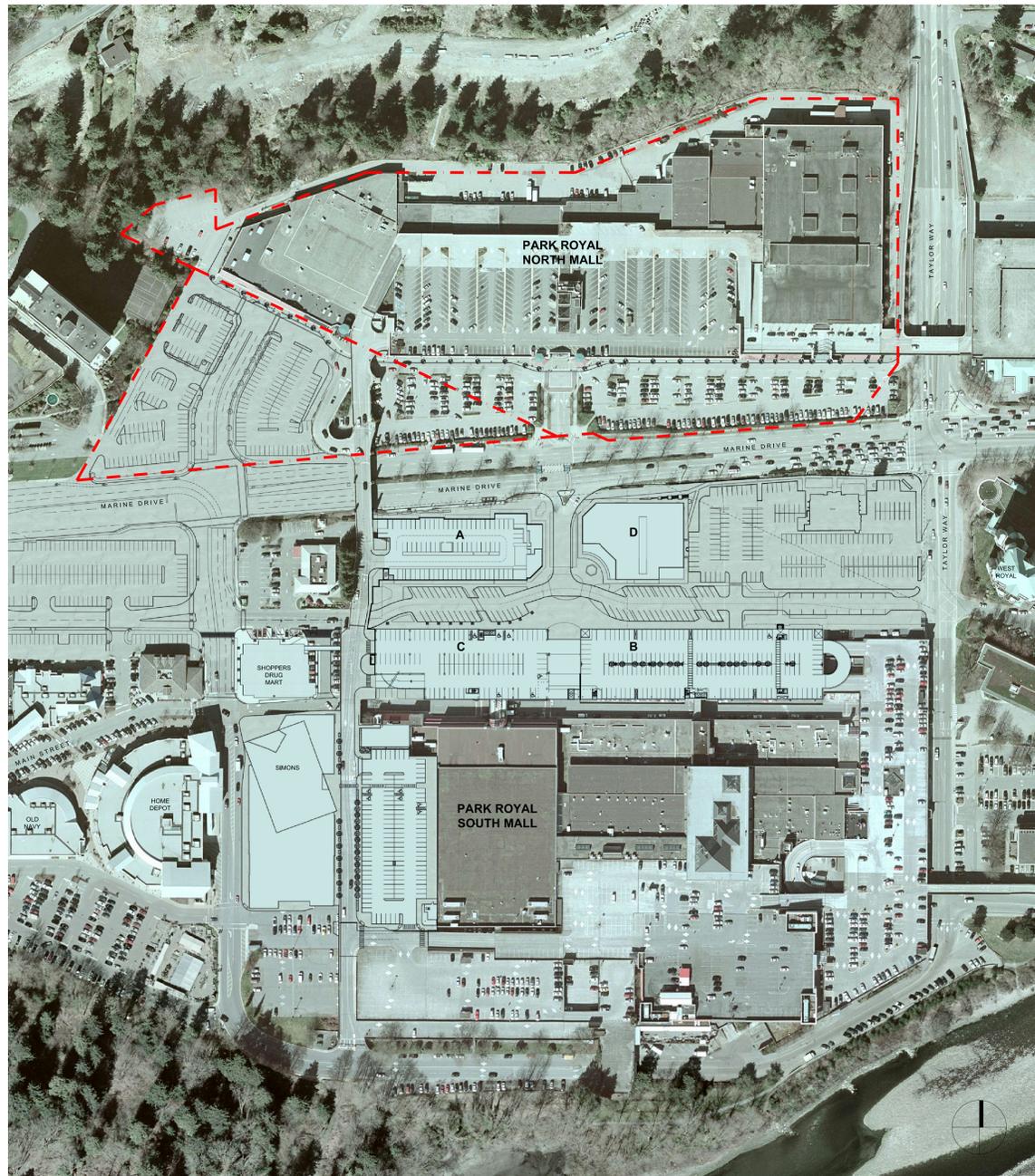
On July 21, 2014 West Vancouver Council approved a Development Permit for Park Royal North allowing for the improvements to the exterior of the building, additional structured parking on levels P2 and P3 and the introduction of a new City Market grocery store. The improvements were reviewed and support was recommended by the West Vancouver Design Review Committee at their April 24, 2014 meeting. Improvements included:

1. New sidewalks and landscaping to address a heightened pedestrian orientation;
2. Relocation of existing circular vehicular ramp in front of RBC to the west;
3. Weather protection over the north / south pedestrian connection en-route to Park Royal South;
4. Removal of obstructive faux columns at the exterior storefronts and replacement of the fabric canopies with glass resulting in a more open, inviting experience for the sun drenched south facing elevation;
5. Removal of faux columns at the vehicular overpass across Marin Drive reducing visual mass;
6. New Tenant Design Guidelines requiring retailers to raise storefronts from an existing height of approximately 10' to a maximum height of 14';
7. Screening treatments for rooftop equipment, new landscaping on rooftop parking decks; a water feature with a public art component at the main entrance;
8. Screening of rear loading docks and architectural improvements to the rear of the existing building to improve harmony with the Evelyn Drive residences and;
9. Expanded parking decks at Levels 2 and 3 extended to the north providing 180 additional stalls in an area serviced by new elevators resulting in greater convenience and accessibility for customers and by extending it to the north there is potential for a future pedestrian connection to Evelyn Drive residents.

The amended submission keeps all of the above changes except for Item 2. The relocated ramp and overhead road proved to be extremely challenging to build as the supporting structure conflicted with existing BC Hydro underground ducts that were unknown at the time of the initial submission. These ducts run under a portion of the building as well and would present major jurisdictional and operational issues and unacceptable business disruption pursuant to existing leases.

This DP Amendment considers improvements to the original submission with new features that further enhance pedestrian connectivity to the west and allows Park Royal North to attract high quality retailers providing commercial strength and long term stability for decades to come. The upgrades include:

10. Improved pedestrian connection from Park Royal Towers to the mall;
11. The elimination of the overhead road improves the west wing elevation, creating more open and inviting commercial space as established with the recently completed Royal Bank treatment that will be extended eastwards to a new and expanded entrance to London Drugs and City Market opening directly off the sidewalk (see DP-A305).
12. The internal mall corridor will be eliminated and replaced by new stores with exterior only access. These stores extend from front (south) to rear (north) through the existing mall common areas (see DP-A201) and will include the demolition and rebuild of the circa 1950 wooden structure at the north side of the east section of the shopping centre. This will eliminate code issues, provide higher and consistent ceiling heights throughout and introduce state of the art loading facilities for new tenants. This also eliminates the present unseemly wall with its overhead wires (see DP-A307). The loading dock is angled and screened with a full height wall and landscaping and will be an improvement over the existing views from Evelyn Drive.
13. With regard to Items .4 and .6 of the approved Development Permit, sheet DPA303A better illustrates how the new elevation treatment matches Park Royal South and will provide a greater retail signature facing Marine Drive. Due to existing lease constraints the Gap and Banana Republic will retain their existing storefronts but will receive new glass canopies consistent with the development submission until such time as the leases are renegotiated or new tenants move in (see Sheet DP-A303).
14. The West Vancouver DRC expressed views about the "strong linearity" of the glass screening on the parkade and its "relentless run". DRC suggested a more 3 dimensional approach and modulating the façade would be more appropriate. This has been addressed by larger, more animated storefronts along the south elevation.



AERIAL VIEW (N.T.S.)

CIVIC ADDRESS:  
PARK ROYAL NORTH MALL, MARINE DRIVE  
WEST VANCOUVER, BC, V7T 1H9

LEGAL DESCRIPTION:  
BLOCK E, DISTRICT LOTS 1040 TO 1042, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 11239  
BLOCK A & B OF CAPILANO INDIAN RESERVE NO. 5, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 12170

DRAWING INDEX:

SHEET NUMBER	SHEET TITLE	SCALE	NOV 15, 2013 DP ISSUE	APR 10, 2014 DP RE-ISSUE	JUNE 03, 2014 DP REVIEW	AUGUST 19, 2015 DP AMENDMENT
<b>ARCHITECTURAL</b>						
DP-A000	DRAWING INDEX AND PROJECT DIRECTORY	N.T.S.	•	•	•	•
DP-A101	CONTEXT PLAN	1/64"=1'-0"	•	•	•	•
DP-A102	SITE PLAN	1/32"=1'-0"	•	•	•	•
DP-A103	LEVEL P2 & P3	1/32"=1'-0"	•	•	•	•
DP-A105	DEMOLITION PLAN	1/32"=1'-0"	•	•	•	•
DP-A201	LEVEL 01 - NEW FLOOR PLAN	NTS	•	•	•	•
DP-A202	LEVEL P1 - NEW FLOOR PLAN	NTS	•	•	•	•
DP-A203	LEVEL P2 - NEW FLOOR PLAN	NTS	•	•	•	•
DP-A301	ELEVATIONS	1/16"=1'-0"	•	•	•	•
DP-A302	SECTIONS	1/16"=1'-0"	•	•	•	•
DP-A303	TYPICAL FACADE - EXISTING STOREFRONTS	1/8"=1'-0"	•	•	•	•
DP-A303a	TYPICAL FACADE - NEW STOREFRONTS	1/8"=1'-0"				•
DP-A304	MALL ENTRANCE - CENTER CORE	1/8"=1'-0"	•	•	•	•
DP-A305	WEST WING	1/8"=1'-0"	•	•	•	•
DP-A306	ANCHOR E - FOOD STORE	1/8"=1'-0"	•	•	•	•
DP-A307	LOADING AREA	NTS	•	•	•	•
DP-A307	PERSPECTIVE VIEWS	NTS	•	•	•	•
DP-A850	PEDESTRIAN WALKWAY CANOPY	AS SHOWN	•	•	•	•
<b>LANDSCAPE</b>						
L1	GROUND LEVEL PLAN	AS SHOWN	•	•	•	•
L2	ENLARGED ENTRANCE PLAN	AS SHOWN	•	•	•	•
L3	ROOF PLAN	AS SHOWN	•	•	•	•
L4	ENLARGED PLAZA LAYOUT	AS SHOWN				•
L5	WEST PEDESTRIAN CONNECTIONS	AS SHOWN				•
L6	WEST PEDESTRIAN CONNECTIONS	AS SHOWN				•
L7	WEST PEDESTRIAN CONNECTIONS	AS SHOWN				•

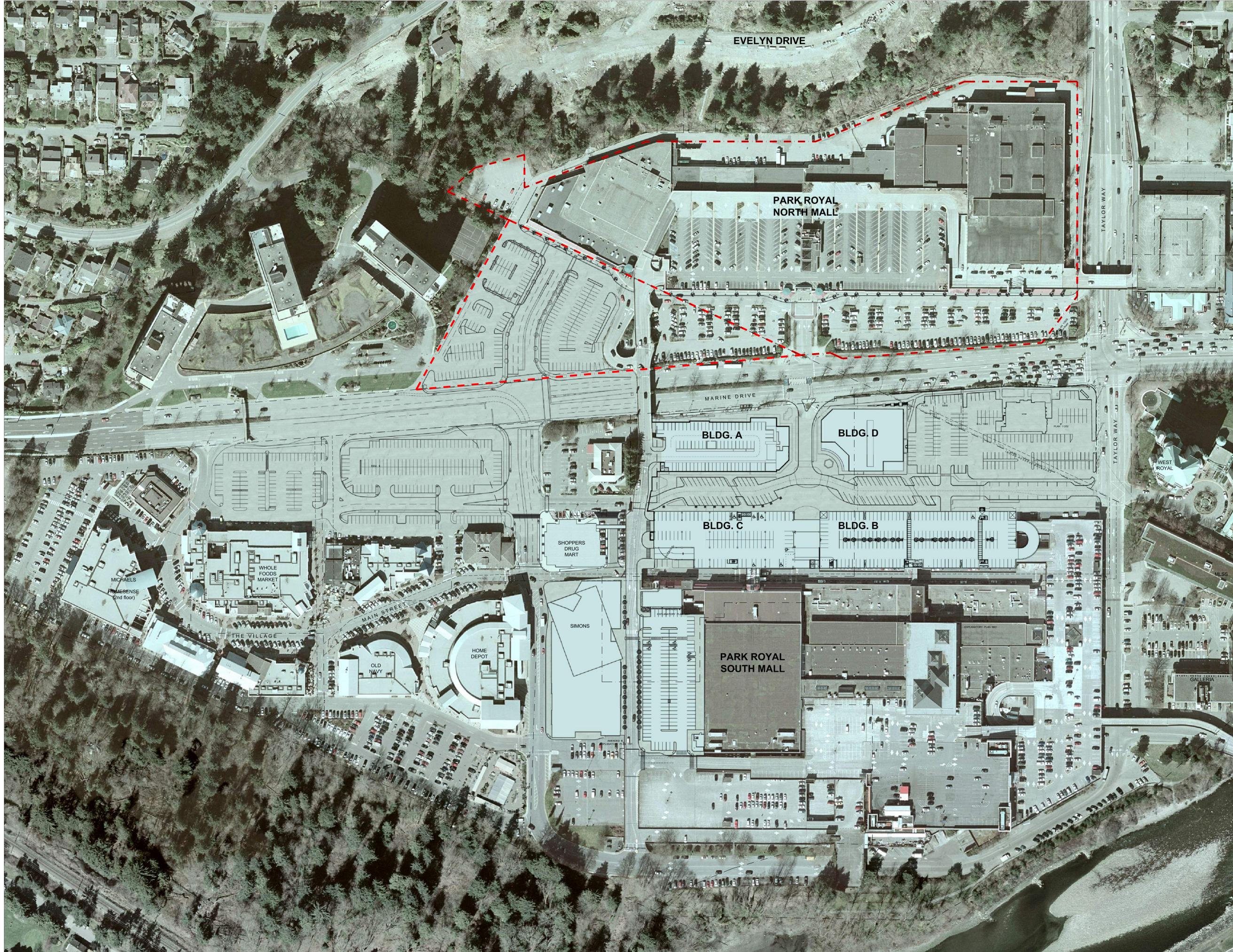
PROJECT STATISTICS:

FLOOR	USES	FLOOR AREA (SQ. FT.)	
GROUND FLOOR	RETAIL	EXISTING 362,385	
		NEW 351,864	
LEVEL P2	RETAIL	EXISTING (NO CHANGE) 80,000	
		PARKING	EXISTING 117,272
			NEW PARKING DECK 49,000
			TOTAL 166,272
LEVEL P3	PARKING	EXISTING 149,760	
		NEW PARKING DECK 26,300	
		TOTAL 176,060	
TOTAL		774,196	

GROSS LEASE AREA (SQ.FT.)	PARKING STALLS		RATIO (PER 1,000 SF GLA)	
	EXISTING	NEW TOTAL	EXISTING	NEW TOTAL
EXISTING	398,335 SQ.FT.	1,721	4.32	
NEW TOTAL	408,630 SQ.FT.	1,839	4.50	

PROJECT DIRECTORY

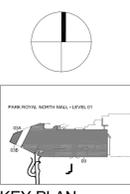
<p><b>OWNER/CLIENT</b> LARGO INVESTMENTS LTD. Third Floor, 100 Park Royal West Vancouver, BC V7T 1A2 Office: 604-925-8229 David Sheppard dsheppard@largo.ca</p>	<p><b>CLIENT</b> PARK ROYAL SHOPPING CENTRE HOLDINGS 2002 Park Royal South West Vancouver, BC V7T 2W4 Office: 604-923-4710 Rick Amantia ramantia@parkroyal.ca</p>	<p><b>ARCHITECT</b> MCM Partnership 1600 - Two Barrall Centre 555 Burrard Street, Box 284 Vancouver, BC V7X 1M9 Office: 604-687-2900 John Moorcroft jmoorcro@mcmpartnership.com</p>	<p><b>LEASING</b> MAPLE LEAF PROPERTY MANAGEMENT Third Floor, 100 Park Royal West Vancouver, BC V7T 1A2</p>	<p><b>STRUCTURAL</b> John Bryson &amp; Partners - Structural Engineers #700 - 609 West Hastings Street Vancouver, BC V6B 4W4 Office: 604-685-9533 John Bryson jbryson@jbp.ca</p>	<p><b>LANDSCAPE</b> Vaughan Landscape Planning &amp; Design 1406 Clyde Avenue Vancouver, BC V7T 1G1 Office: 604-922-1885 Mark Vaughan mark@vaughanplanning.com</p>	<p><b>ELECTRICAL</b> Smith + Andersen Falcon Engineering Ltd. 338-6450 Roberts Street Burnaby, BC V5G 4E1 Office: 604-284-8414 Dugan Doherty dugan.doherty@smithandandersen.com</p>	<p><b>MECHANICAL</b> MMM Group Limited 700 - 1045 Howe Street Vancouver, BC V6Z 2A9 Office: 604-685-9381 Anders Rahmberg rahmberga@mmm.ca</p>	<p><b>TRAFFIC</b> Bunt &amp; Associates Engineering Ltd. 1550 - 1050 West Pender Street Vancouver, BC V6E 3S7 Office: 604-688-1427 Peter G. Joyce pjoyce@bunteng.com</p>	<p><b>CIVIL ENGINEERING</b> Aplin &amp; Martin Consultants Ltd. 910 - 1111 West Hastings Street Vancouver, BC V6E 2J3 Office: 604-678-4406 Todd Stewart tstewart@aplmar.com</p>	<p><b>CODE</b> CFT Engineering Inc. 800 - 1901 Rosser Avenue Burnaby, BC V5C 6R8 Office: 604-684-2384 Bob Heikilla bheikilla@cftengineering.com</p>
---	---	---	---	--	--	---	---	--	---	---



#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Release
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission
Revisions	00 MMM YYY	

Seal  
**PARK ROYAL  
NORTH MALL**  
MARINE DRIVE  
WEST VANCOUVER, B.C.  
Project  
**CONTEXT PLAN**

Drawing  
Scale N.T.S.  
Project 213024.2  
**DP-A101**



KEY PLAN  
NORTH MALL

NEW CONSTRUCTION

PROPERTY LINE

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission
Revisions		DD MMM YYYY

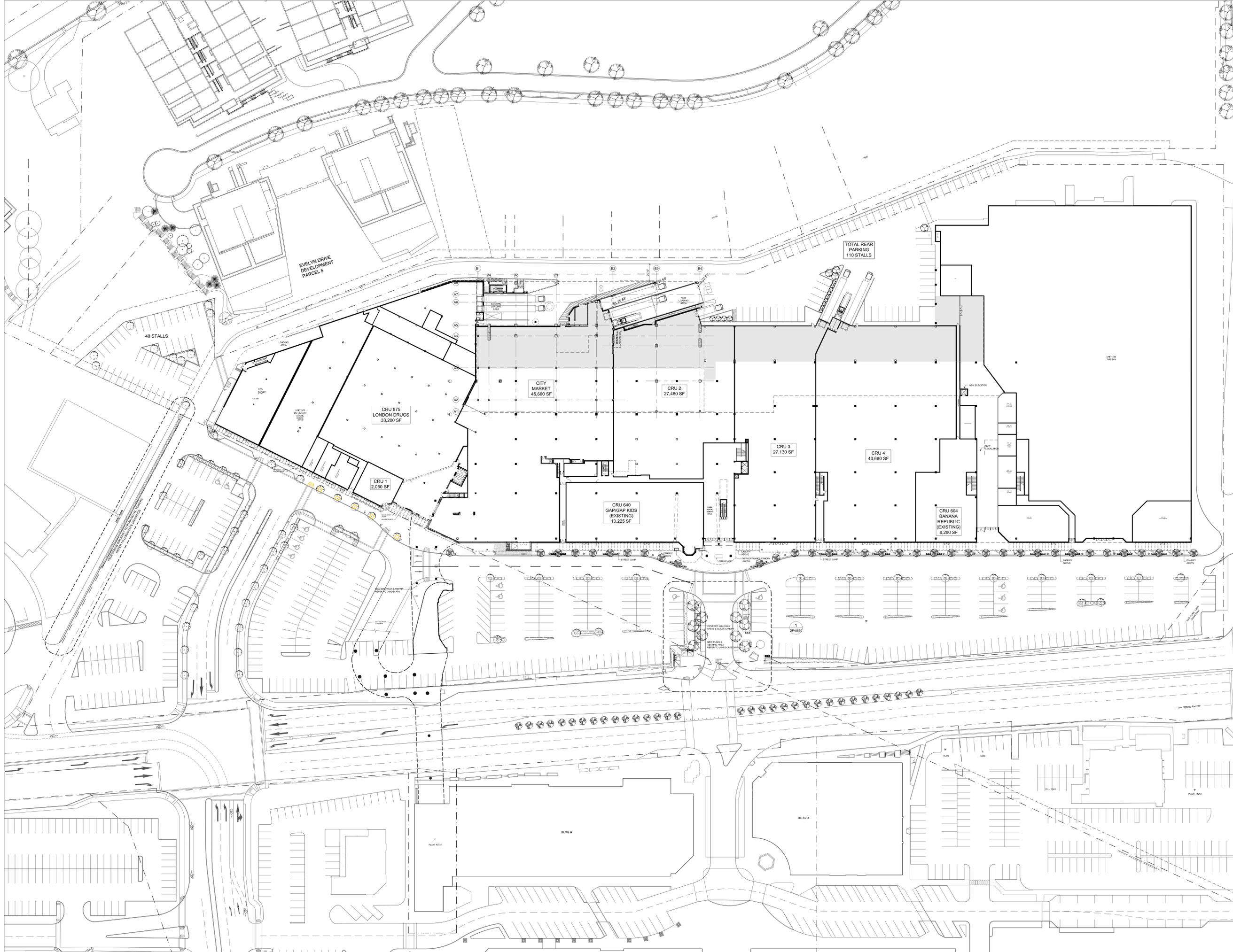
Seal  
PARK ROYAL  
NORTH MALL

MARINE DRIVE  
WEST VANCOUVER, B.C.

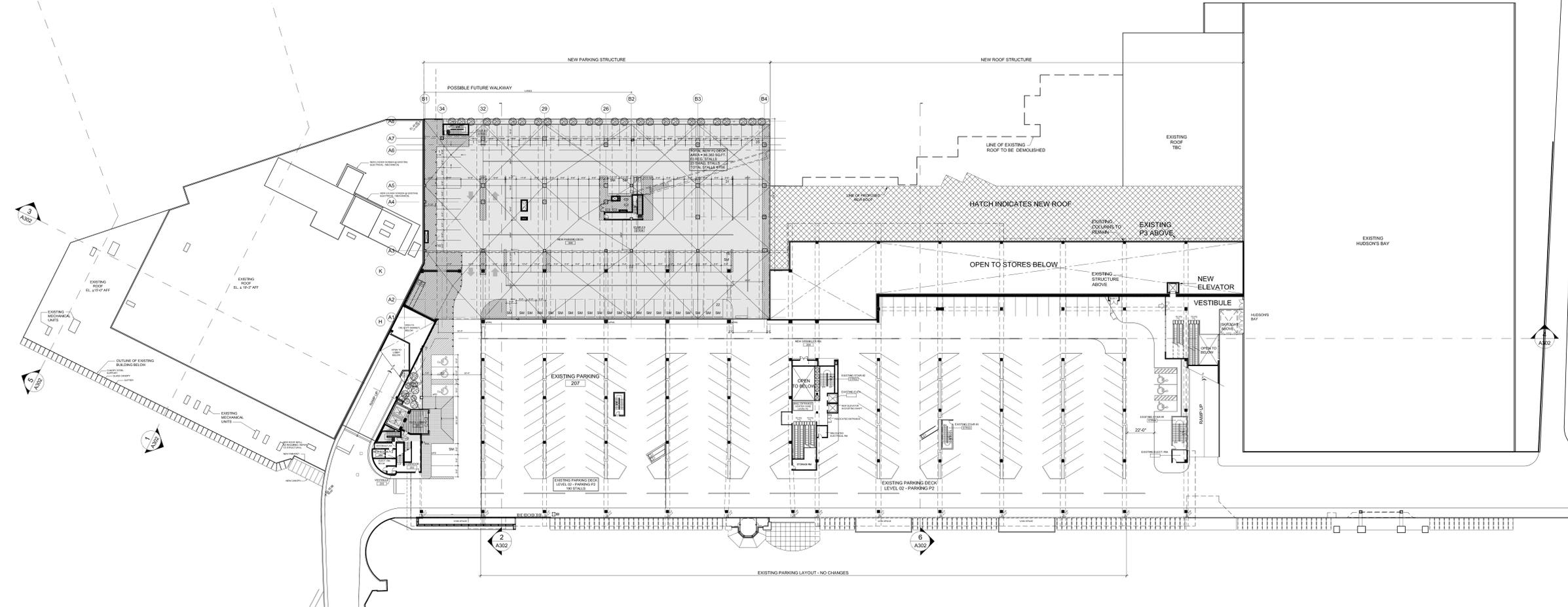
SITE PLAN

Drawing  
Scale  
Project

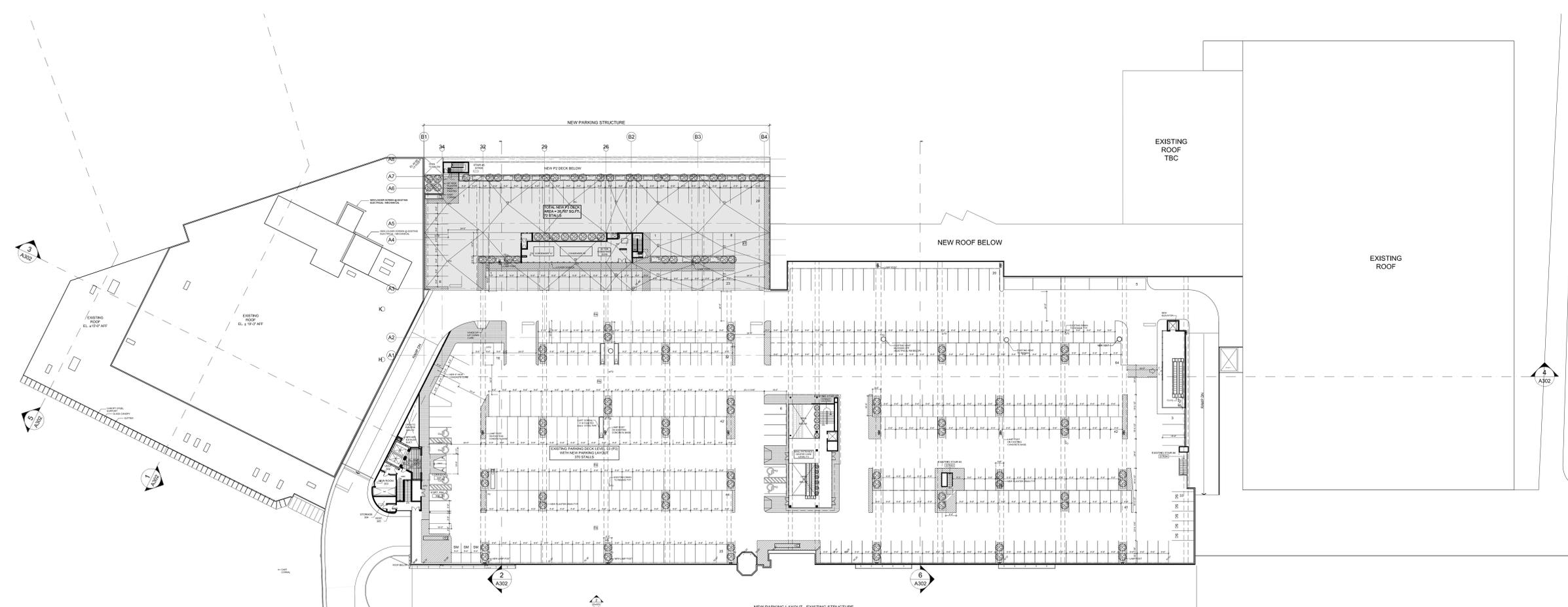
213024.02  
DP-A102



1 SITE PLAN  
A102 / N.T.S.



1 LEVEL P2  
A103 / 1/32" = 1'-0"



2 LEVEL P3  
A103 / 1/32" = 1'-0"

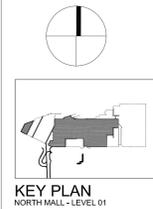
#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission
Revisions	00 MMM YYYY	

Seal  
**PARK ROYAL  
NORTH MALL**  
MARINE DRIVE  
WEST VANCOUVER, B.C.  
Project  
**LEVEL P2 & P3  
OVERALL PLAN**

Drawing  
Scale 1/32" = 1'-0"  
Project 213024.2

DP-A103

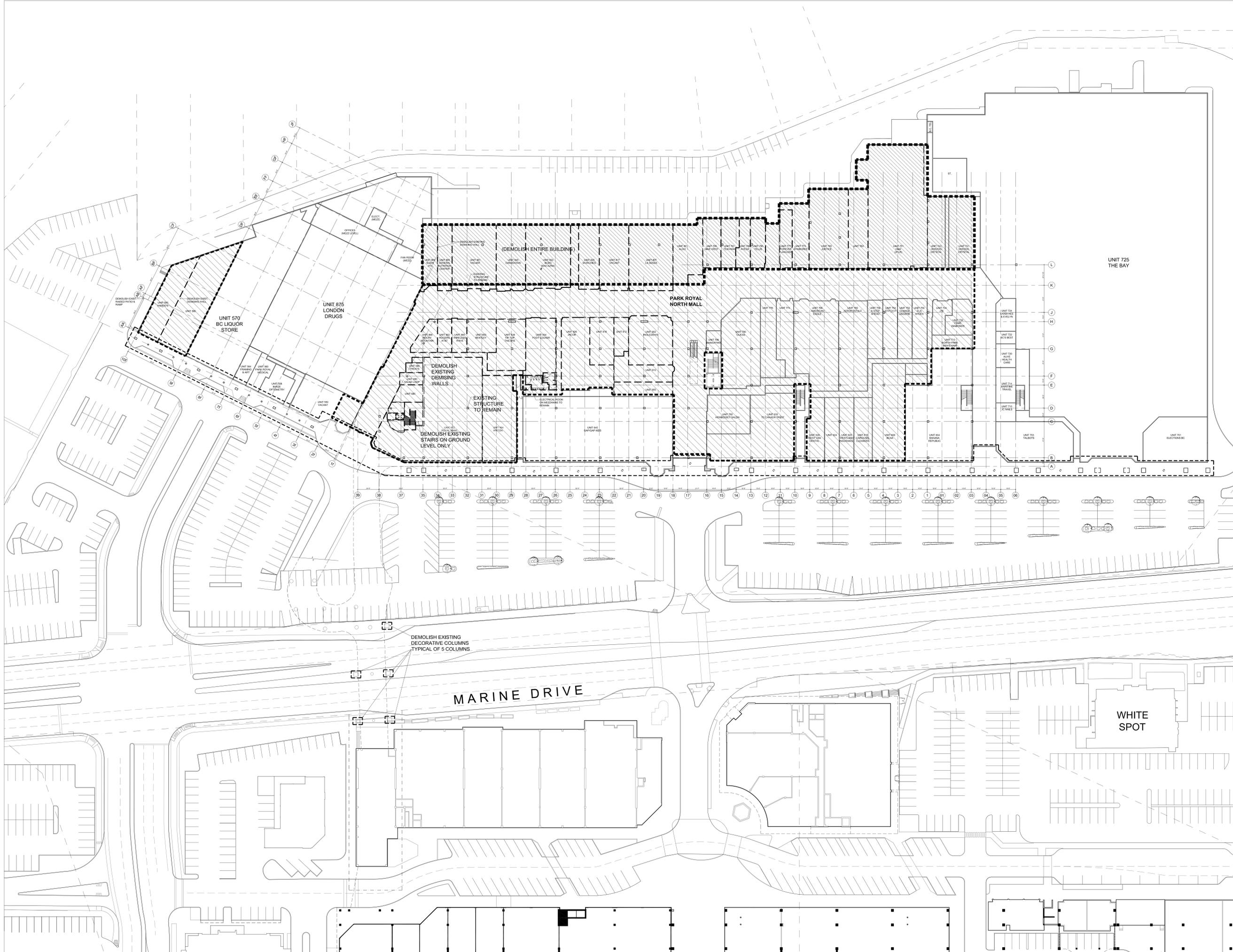




KEY PLAN  
NORTH MALL - LEVEL 01

LEGEND:

- DEMOLISH EX. STRUCTURE
- DEMOLISH EX. WALLS
- DEMOLISH EX. FACIAD
- DEMOLISH EX. FACIAD STRUCTURE

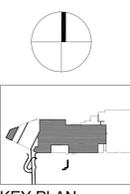


1 DEMOLITION PLAN  
A105 1/32"=1'-0"

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Rf-Submission
#1	25 Nov 2013	DP Submission
Revisions		DD MMM YYYY

Seal  
**PARK ROYAL  
NORTH MALL**  
MARINE DRIVE  
WEST VANCOUVER, B.C.  
Project  
**DEMOLITION  
PLAN**

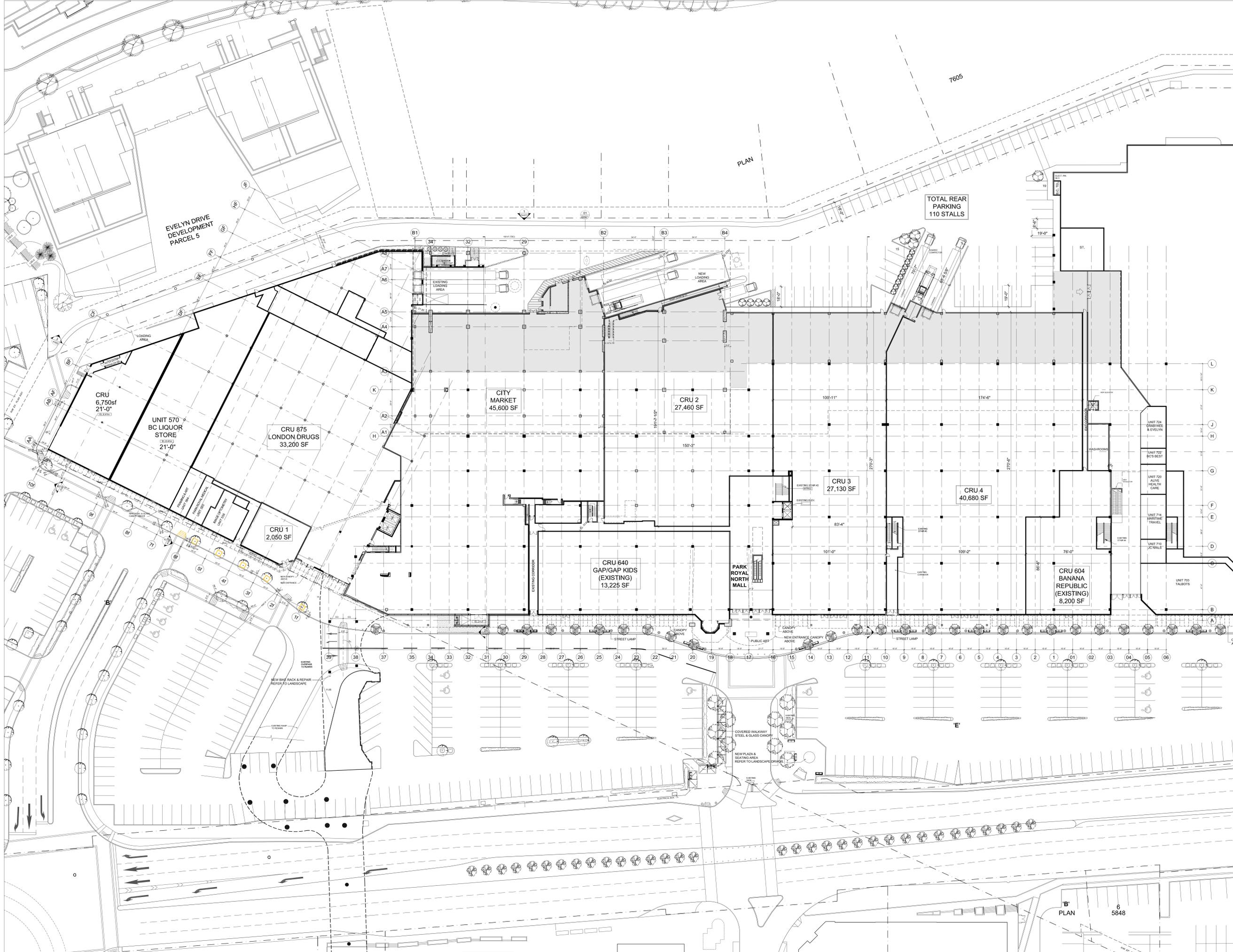
Drawing  
Scale 1/32" = 1'-0"  
Project 213024.2  
**DP-A105**



KEY PLAN  
NORTH MALL - LEVEL 01

NEW CONSTRUCTION

PROPERTY LINE



#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	15 Nov 2013	DP Submission

Revisions 00 MMM VVV

Seal  
**PARK ROYAL  
NORTH MALL**

MARINE DRIVE  
WEST VANCOUVER, B.C.

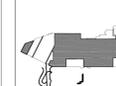
Project  
**LEVEL 01  
GROUND FLOOR**

Drawing  
Scale N.T.S.  
Project 213024.02

**DP-A201**

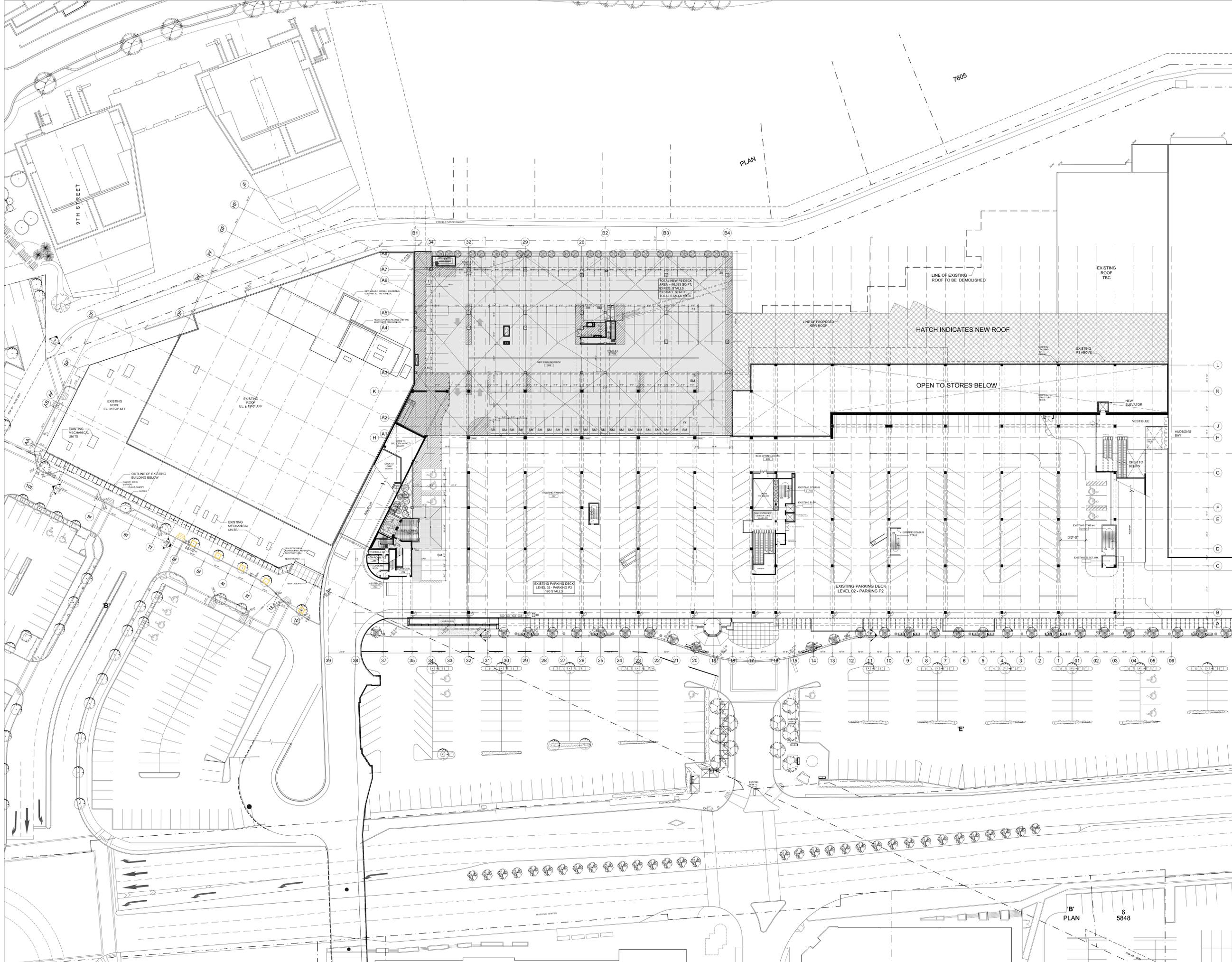
1 LEVEL 01 - GF  
A201 / NTS





KEY PLAN  
NORTH MALL - LEVEL 02

NEW CONSTRUCTION



1 LEVEL P2  
A202 / NTS

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Revisions
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission

Revisions 00 MMM YYY

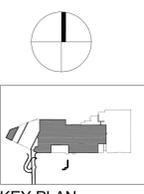
Seal  
**PARK ROYAL  
NORTH MALL**

MARINE DRIVE  
WEST VANCOUVER, B.C.

Project  
**LEVEL 02  
PARKING P2**

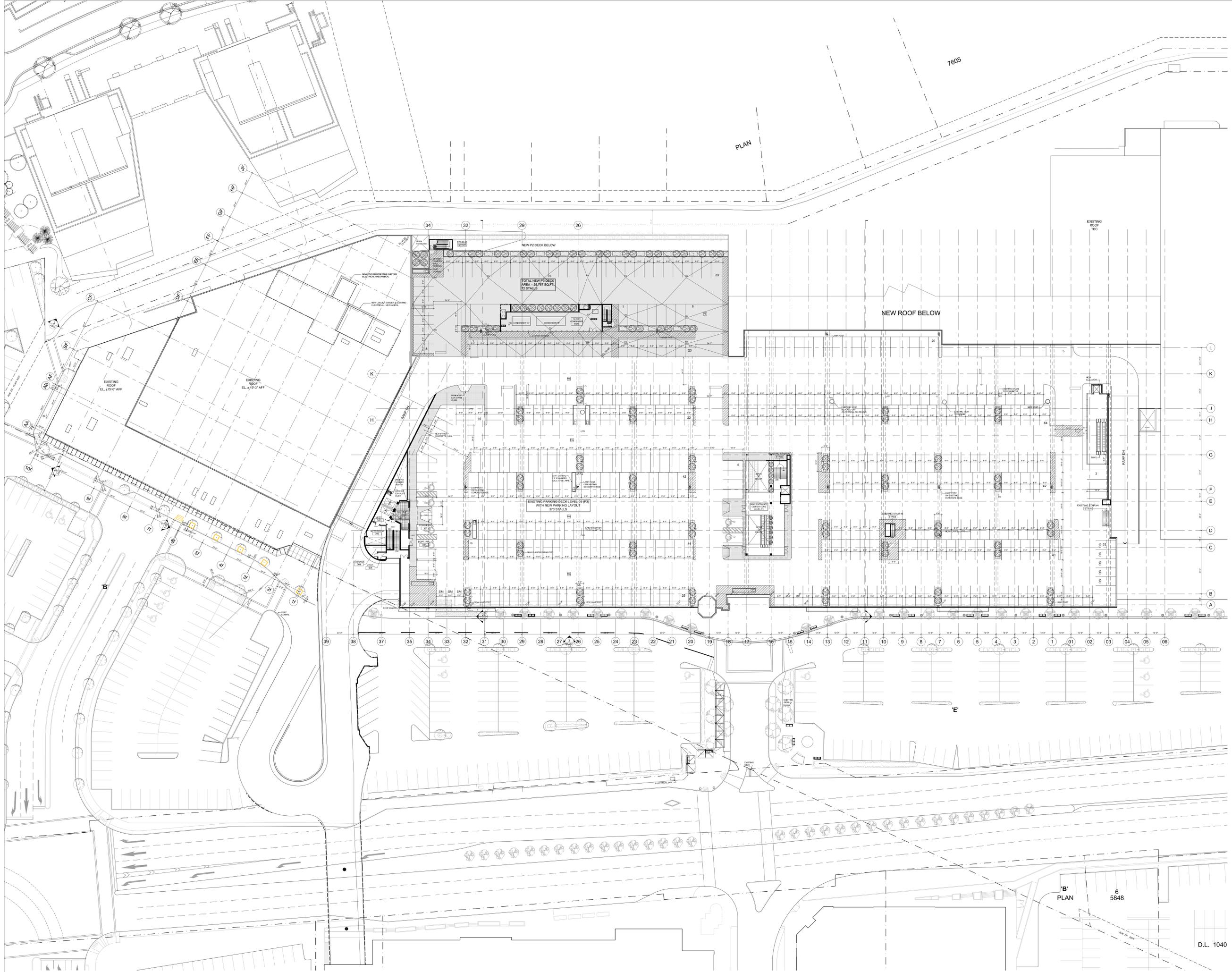
Drawing  
Scale N.T.S.  
Project 213024.02

DP-A202



KEY PLAN  
NORTH MALL - LEVEL 02

NEW CONSTRUCTION



1 LEVEL P3  
A203 / NTS

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission
Revisions	00 MMM YYYY	

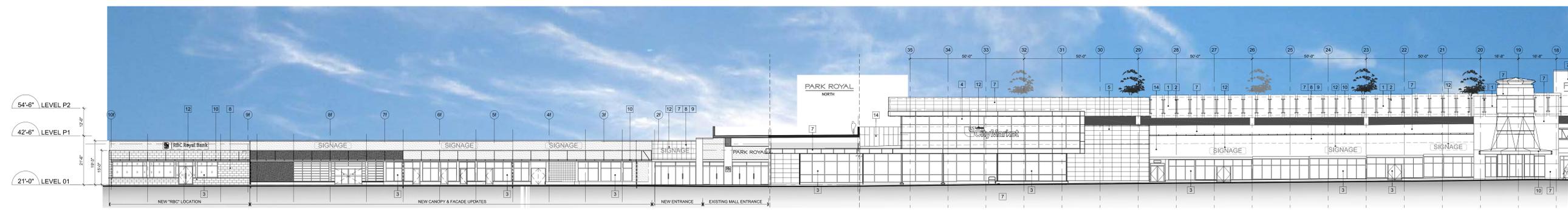
Seal  
**PARK ROYAL  
NORTH MALL**

MARINE DRIVE  
WEST VANCOUVER, B.C.

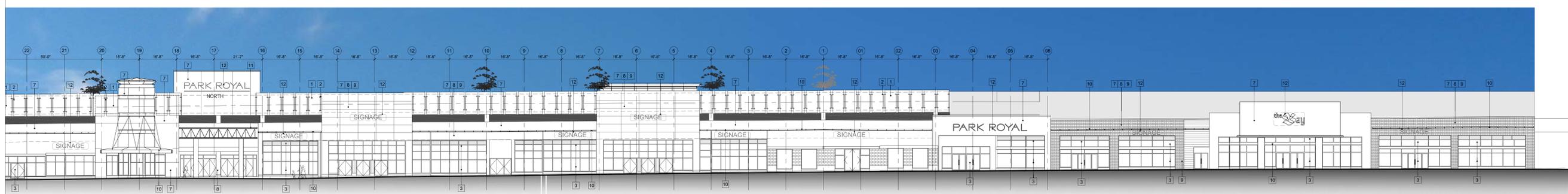
Project  
**LEVEL 03  
PARKING P3**

Drawing  
Scale  
N.T.S.  
Project  
213024.02

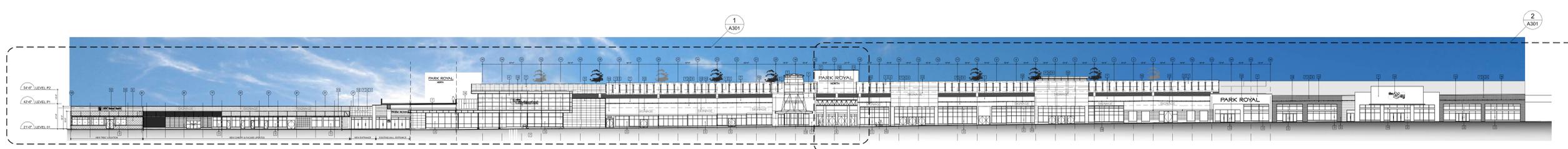
DP-A203



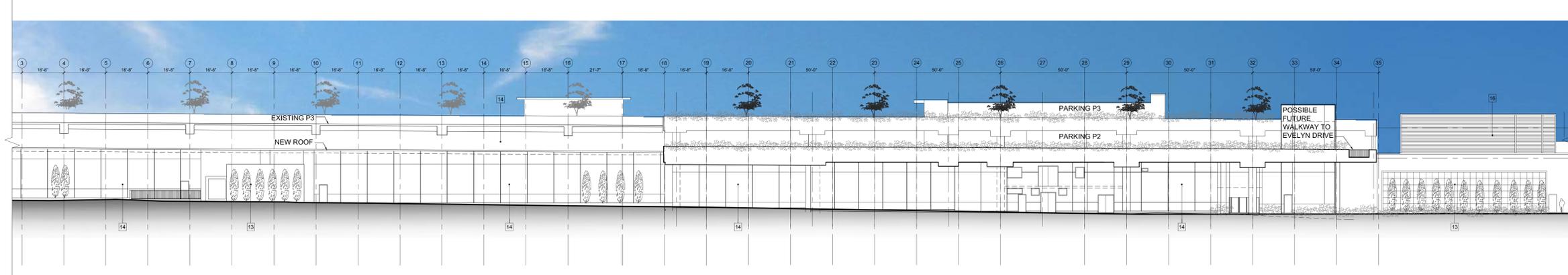
1 SOUTH ELEVATION - WEST  
A301 / 1/16"=1'-0"



2 SOUTH ELEVATION - EAST  
A301 / 1/16"=1'-0"

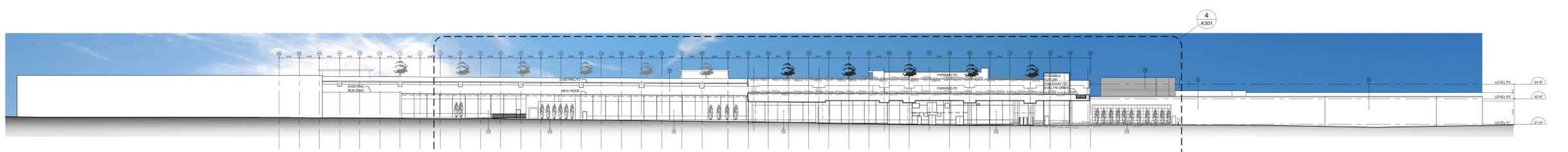


3 SOUTH ELEVATION - OVERALL  
A301 / 1/32"=1'-0"



4 NORTH ELEVATION - NEW LOADING  
A301 / 1/16"=1'-0"

- MATERIAL LEGEND:**
- 1 EXTERIOR GLASS SCREEN
  - 2 STAINLESS STEEL PLATE
  - 3 STOREFRONT WINDOWS AND DOORS
  - 4 SPANDREL GLAZING
  - 5 WOOD COMPOSITE PANEL
  - 6 FIBRE CEMENT PANEL
  - 7 PREFORMED METAL PANEL
  - 8 EXTERIOR STONE TILE
  - 9 BRICK
  - 10 STEEL/GLASS CANOPY
  - 11 MAIN ENTRY SPACE FRAME
  - 12 SIGNAGE AREA
  - 13 GREEN SCREEN
  - 14 ELASTOMERIC PAINT
  - 15 EIFS
  - 16 ROOF TOP LOUVER SCREEN



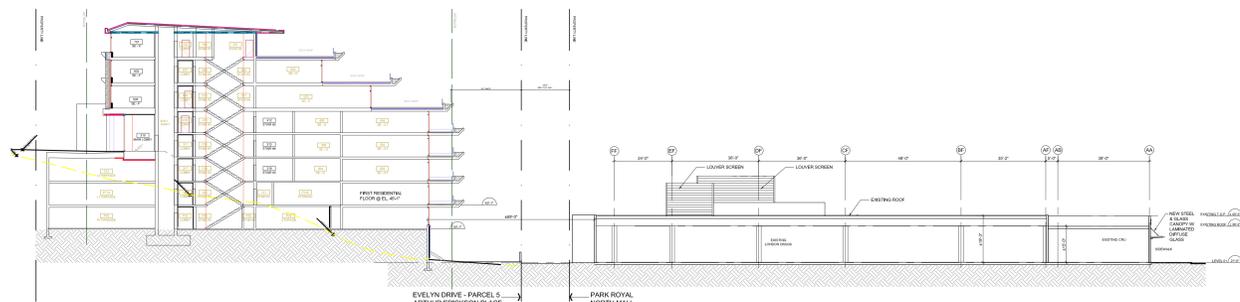
5 NORTH ELEVATION - OVERALL  
A301 / 1/32"=1'-0"

#1	25 Nov 2013	DP Submission
#2	10 Apr 2014	DP Re-Submission
#3	03 June 2014	DP Review
#4	19 August 2015	DP Amendment

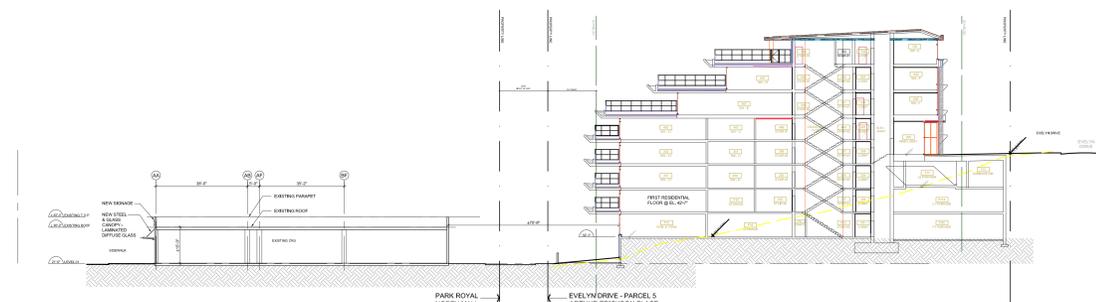
Seal  
**PARK ROYAL  
NORTH MALL**  
MARINE DRIVE  
WEST VANCOUVER, B.C.  
Project  
**ELEVATIONS**

Drawing  
Scale As Indicated  
Project 213024.02

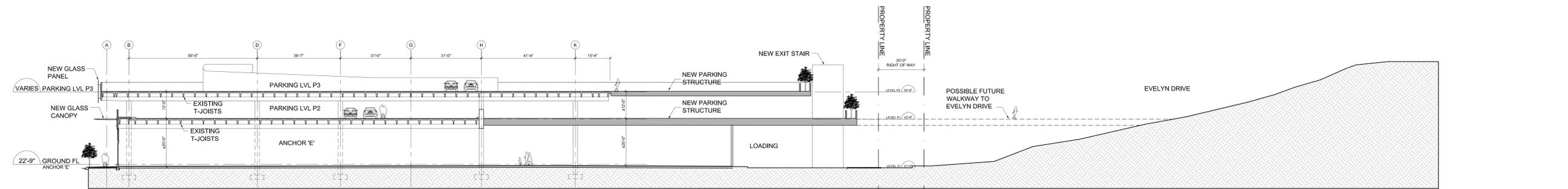
**DP-A301**



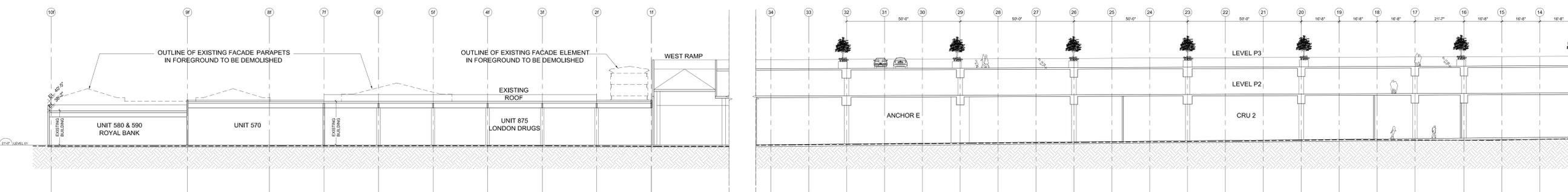
1 NS SECTION - ANCHOR D  
A302 / 1/32"=1'-0"



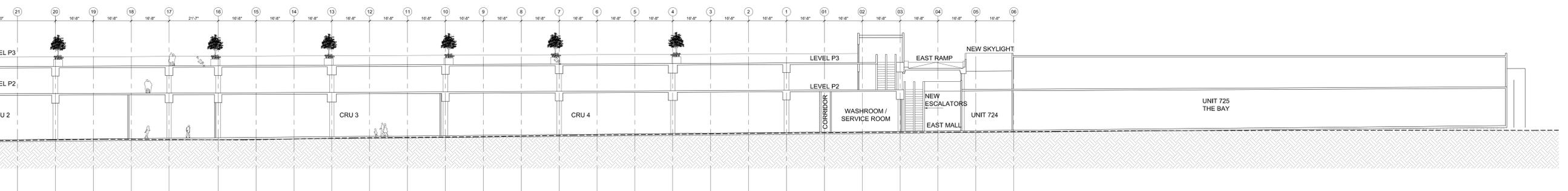
5 NS SECTION - EXISTING CRU  
A302 / 1/32"=1'-0"



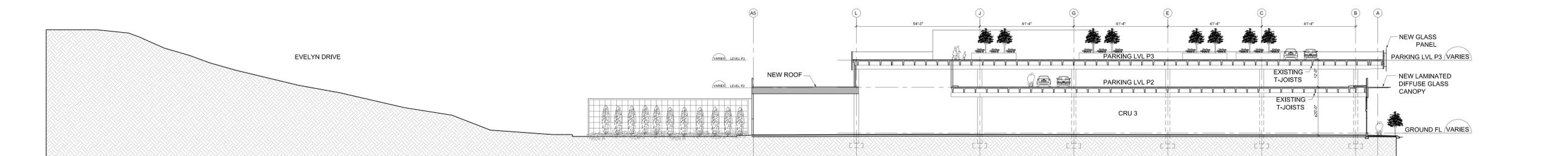
2 NS SECTION - NEW PARKADE STRUCTURE  
A302 / 1/32"=1'-0"



3 WE SECTION - WEST  
A302 / 1/16"=1'-0"



4 WE SECTION - WEST  
A302 / 1/16"=1'-0"



6 NS SECTION - EAST  
A302 / 1/16"=1'-0"

NEW CONSTRUCTION

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission
Revisions	00 MMM YYYY	

Seal  
**PARK ROYAL  
NORTH MALL**

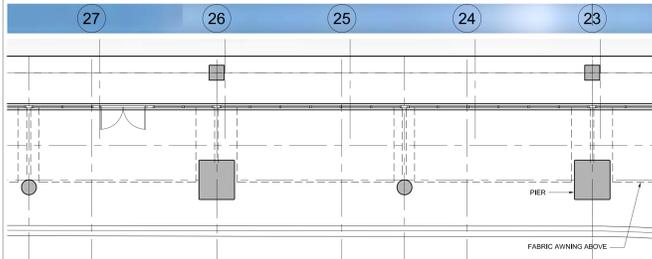
MARINE DRIVE  
WEST VANCOUVER, B.C.

Project  
**SECTIONS**

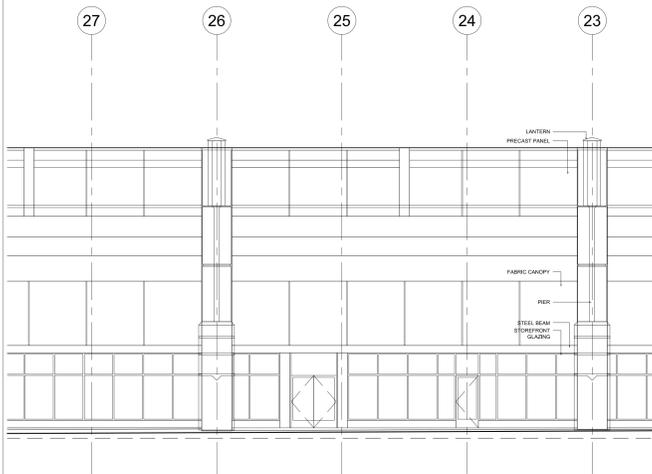
Drawing  
Scale As Indicated  
Project 213024.2

DP-A302

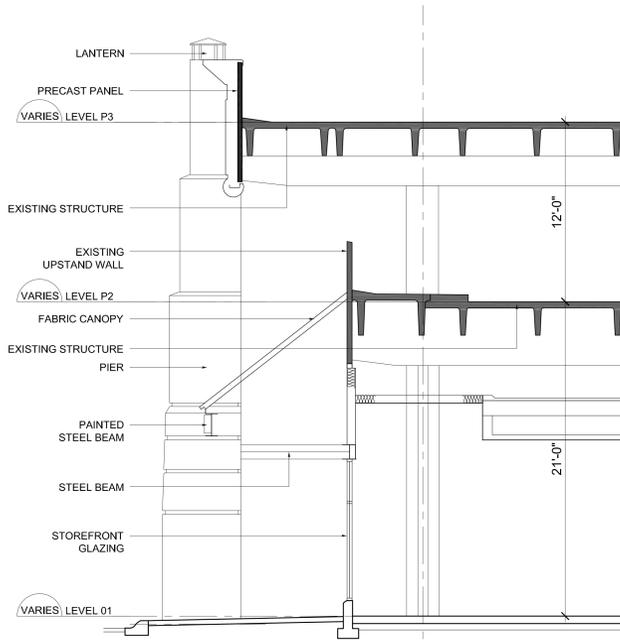
# EXISTING



1 TYPICAL EXISTING BAY - PLAN  
A303 / 1/8"=1'-0"

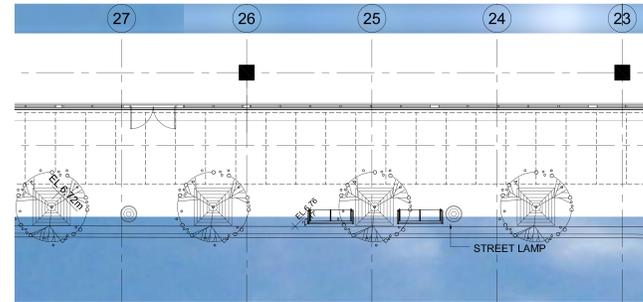


2 TYPICAL EXISTING BAY - ELEVATION  
A303 / 1/8"=1'-0"

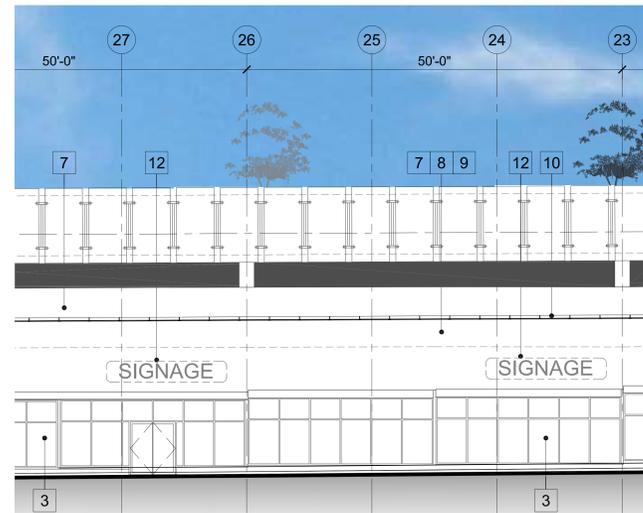


3 TYPICAL EXISTING BAY - SECTION  
A303 / 1/8"=1'-0"

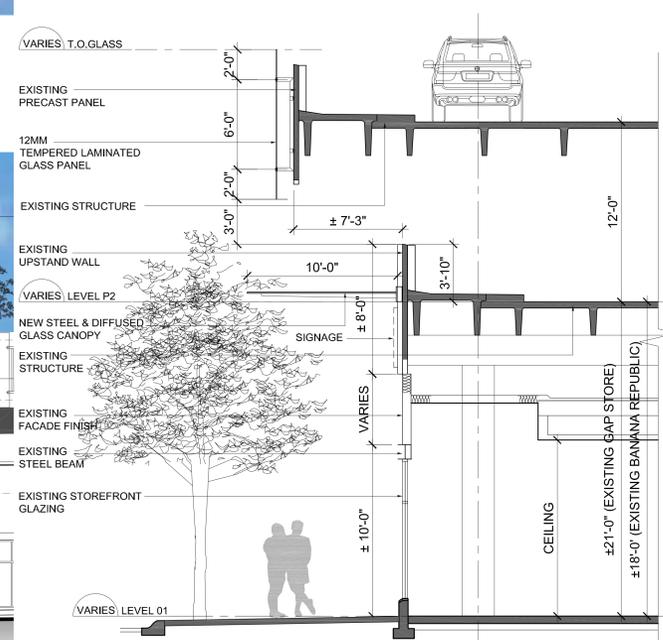
# PROPOSED



5 TYPICAL BAY AT EXISTING GAP & BANANA REPUBLIC - PLAN  
A303 / 1/8"=1'-0"



6 TYPICAL BAY - ELEVATION  
A303 / 1/8"=1'-0"



7 TYPICAL BAY - SECTION  
A303 / 1/8"=1'-0"

- MATERIAL LEGEND:
- 1 EXTERIOR GLASS SCREEN
  - 2 STAINLESS STEEL PLATE
  - 3 STOREFRONT WINDOWS AND DOORS
  - 4 SPANDREL GLAZING
  - 5 WOOD COMPOSITE PANEL
  - 6 FIBRE CEMENT PANEL
  - 7 PREFORMED METAL PANEL
  - 8 EXTERIOR STONE TILE
  - 9 BRICK
  - 10 STEEL/GLASS CANOPY
  - 11 MAIN ENTRY SPACE FRAME
  - 12 SIGNAGE AREA
  - 13 GREEN SCREEN
  - 14 ELASTOMERIC PAINT
  - 15 EIFS
  - 16 ROOF TOP LOUVER SCREEN



4 EXISTING VIEW - GAP STORE  
A303 / NTS



8 VIEW  
A303 / NTS

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission
Revisions	00 MMM YYYY	

Seal  
PARK ROYAL  
NORTH MALL

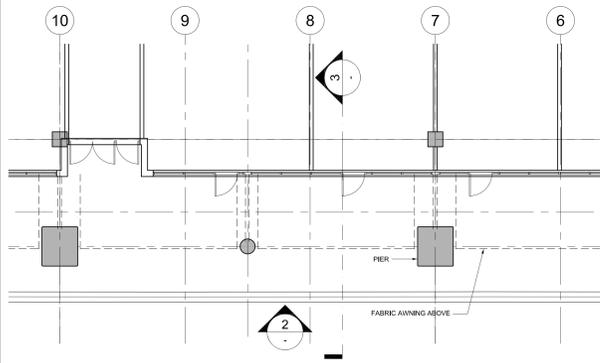
MARINE DRIVE  
WEST VANCOUVER, B.C.

Project  
TYPICAL BAY  
DETAILS AT  
EXISTING  
STOREFRONTS

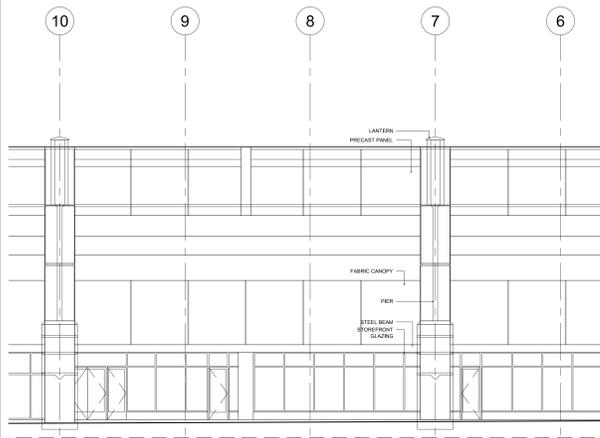
Drawing  
Scale As Indicated  
Project 213024.2

DP-A303

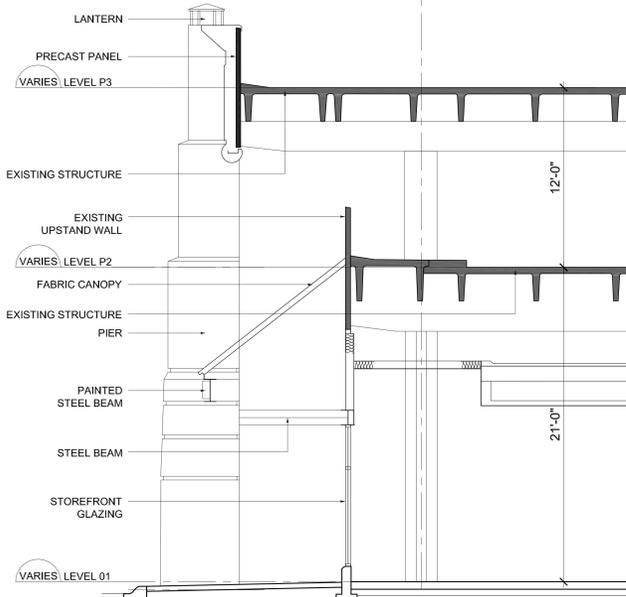
# EXISTING



1 TYPICAL EXISTING BAY - PLAN  
A303 / 1/8"=1'-0"



2 TYPICAL EXISTING BAY - ELEVATION  
A303 / 1/8"=1'-0"

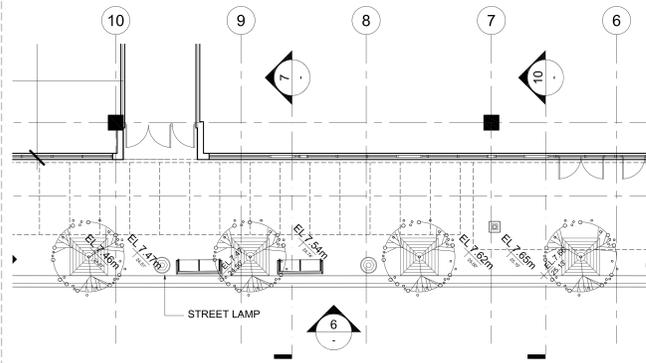


3 TYPICAL EXISTING BAY - SECTION  
A303 / 1/4"=1'-0"

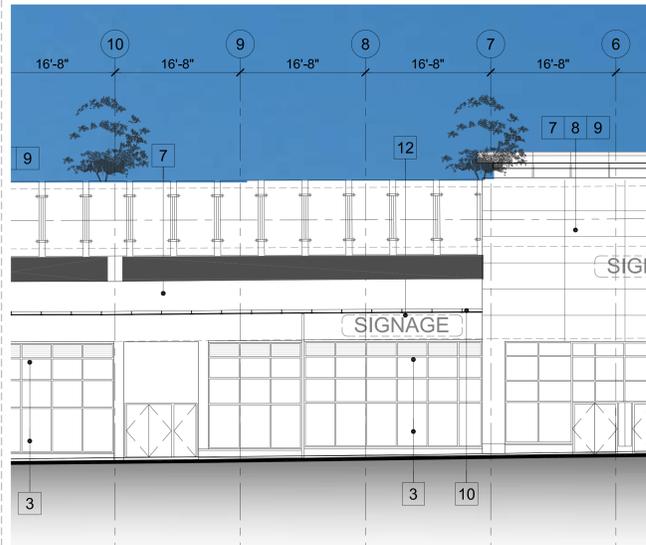


4 EXISTING VIEW  
A303 / NTS

# PROPOSED



5 TYPICAL BAY - PLAN  
A303 / 1/8"=1'-0"



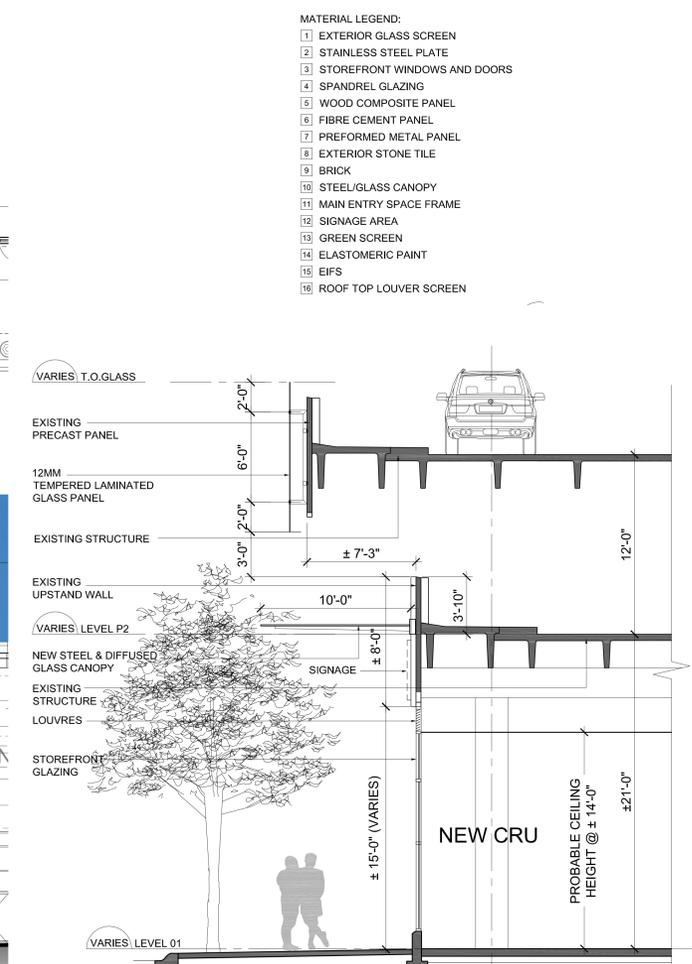
6 TYPICAL BAY - ELEVATION  
A303 / 1/8"=1'-0"



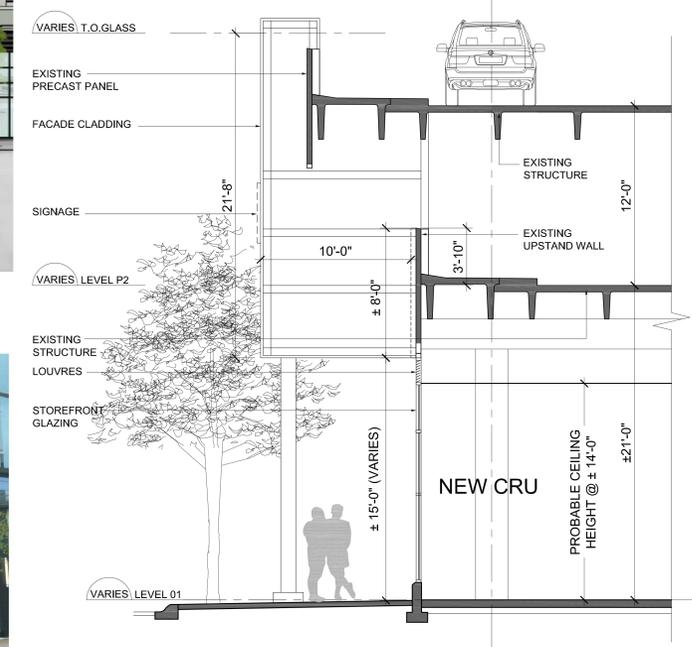
8 PROPOSED VIEW - SIMILAR TO NEW SOUTH MALL FACADE  
A303 / NTS



9 CORRESPONDING VIEW AT SOUTH MALL - ZARA  
A303 / NTS



7 TYPICAL BAY - SECTION  
A303 / 1/4"=1'-0"



10 TYPICAL BAY - SECTION AT STORE ENTRANCES  
A303 / 1/4"=1'-0"

- MATERIAL LEGEND:
- 1 EXTERIOR GLASS SCREEN
  - 2 STAINLESS STEEL PLATE
  - 3 STOREFRONT WINDOWS AND DOORS
  - 4 SPANDREL GLAZING
  - 5 WOOD COMPOSITE PANEL
  - 6 FIBRE CEMENT PANEL
  - 7 PREFORMED METAL PANEL
  - 8 EXTERIOR STONE TILE
  - 9 BRICK
  - 10 STEEL/GLASS CANOPY
  - 11 MAIN ENTRY SPACE FRAME
  - 12 SIGNAGE AREA
  - 13 GREEN SCREEN
  - 14 ELASTOMERIC PAINT
  - 15 EIFS
  - 16 ROOF TOP LOUVER SCREEN

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission
Revisions		00 MMM YYYY

Seal  
**PARK ROYAL  
NORTH MALL**

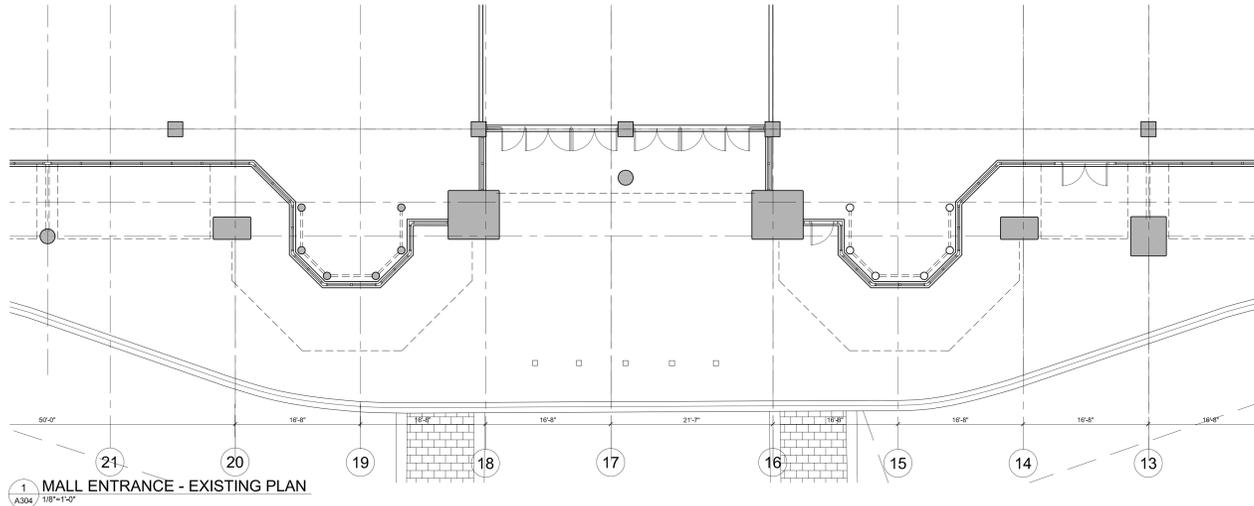
MARINE DRIVE  
WEST VANCOUVER, B.C.

Project  
**TYPICAL BAY  
DETAILS AT  
NEW  
STORE FRONTS**

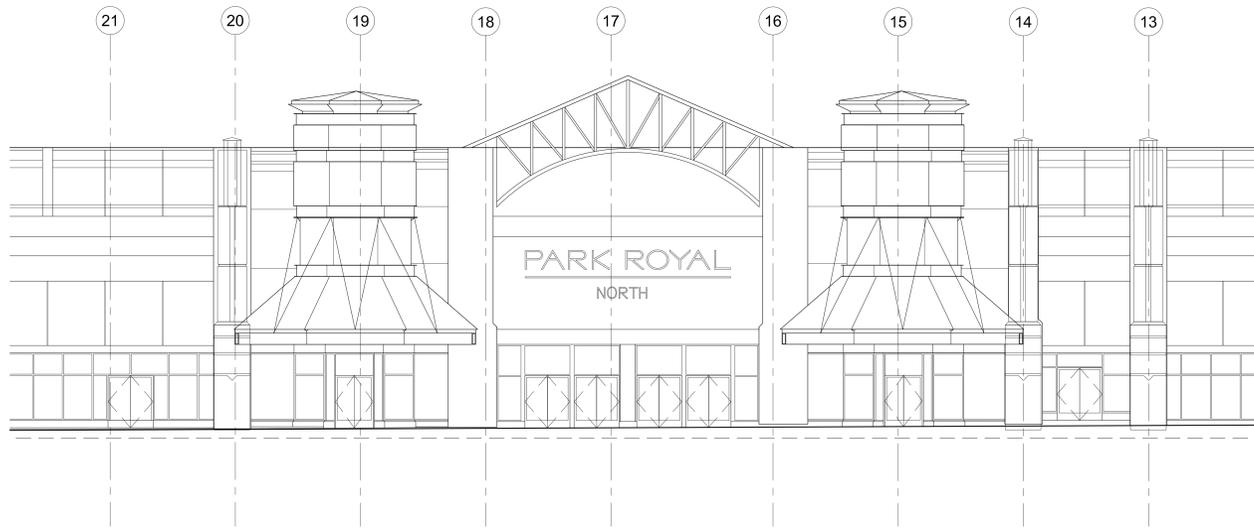
Drawing  
Scale As Indicated  
Project 213024.2

**DP-A303A**

# EXISTING



1 MALL ENTRANCE - EXISTING PLAN  
A304 / 1/8"=1'-0"

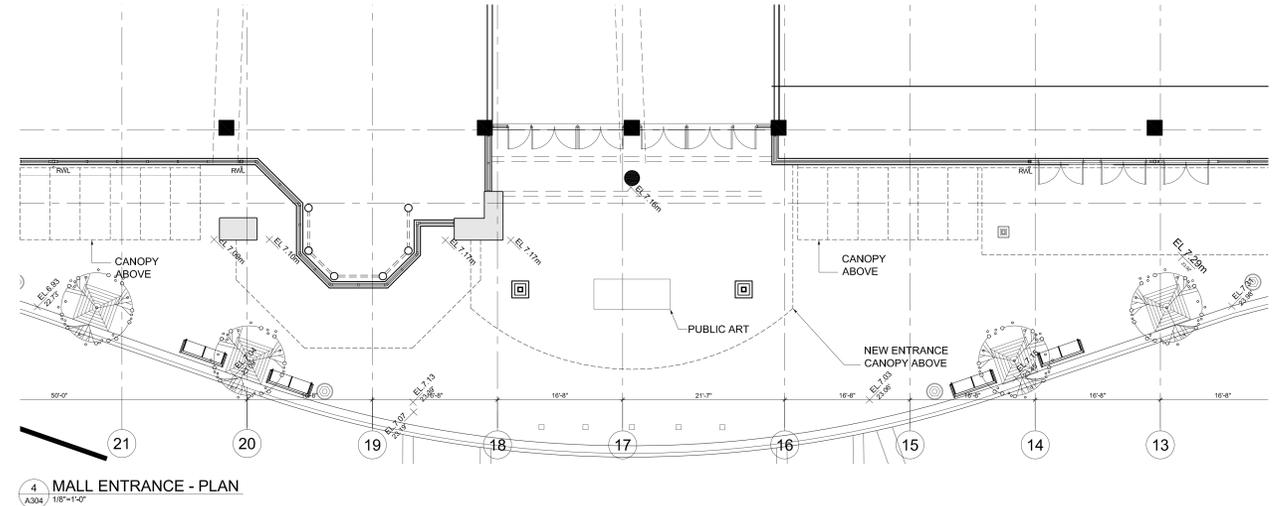


2 MALL ENTRANCE - EXISTING ELEVATION  
A304 / 1/8"=1'-0"

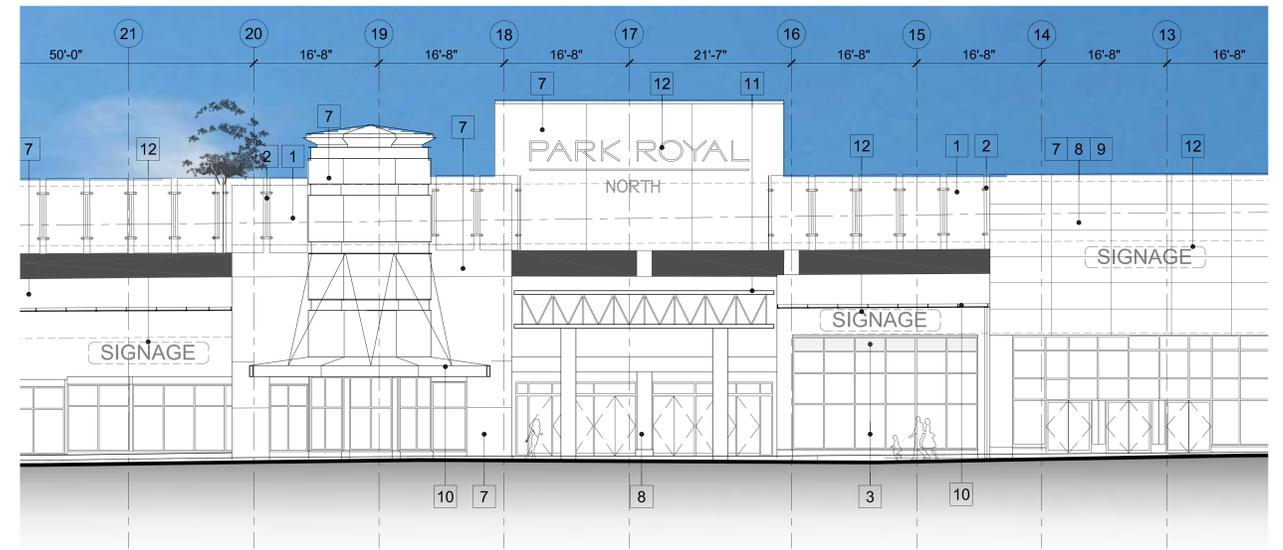


3 EXISTING VIEW  
A304 / NTS

# PROPOSED



4 MALL ENTRANCE - PLAN  
A304 / 1/8"=1'-0"



5 MALL ENTRANCE - ELEVATION  
A304 / 1/8"=1'-0"

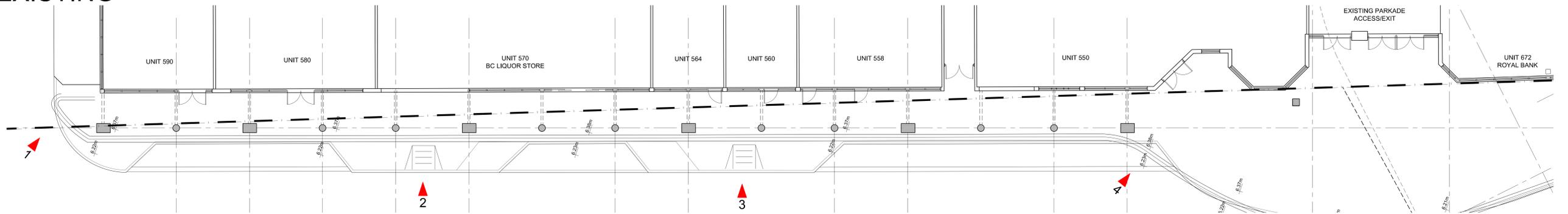


6 PROPOSED VIEW  
A304 / NTS

- MATERIAL LEGEND:**
- 1 EXTERIOR GLASS SCREEN
  - 2 STAINLESS STEEL PLATE
  - 3 STOREFRONT WINDOWS AND DOORS
  - 4 SPANDREL GLAZING
  - 5 WOOD COMPOSITE PANEL
  - 6 FIBRE CEMENT PANEL
  - 7 PREFORMED METAL PANEL
  - 8 EXTERIOR STONE TILE
  - 9 BRICK
  - 10 STEEL GLASS CANOPY
  - 11 MAIN ENTRY SPACE FRAME
  - 12 SIGNAGE AREA
  - 13 GREEN SCREEN
  - 14 ELASTOMERIC PAINT
  - 15 EPS
  - 16 ROOF TOP LOUVER SCREEN

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission
Revisions	00 MMM YYYY	

# EXISTING



1 WEST MALL - PARTIAL PLAN (EXISTING)  
A305 / 1/8" = 1'-0"



VIEW - 1  
EXISTING VIEWS  
A305 / NTS



VIEW - 2

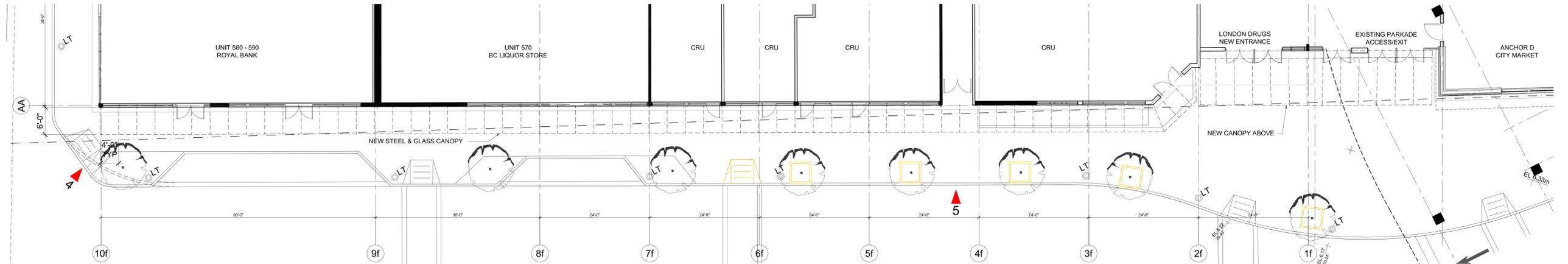


VIEW - 3



VIEW - 4

# PROPOSED



3 WEST MALL - PARTIAL PLAN (NEW)  
A305 / 1/8" = 1'-0"



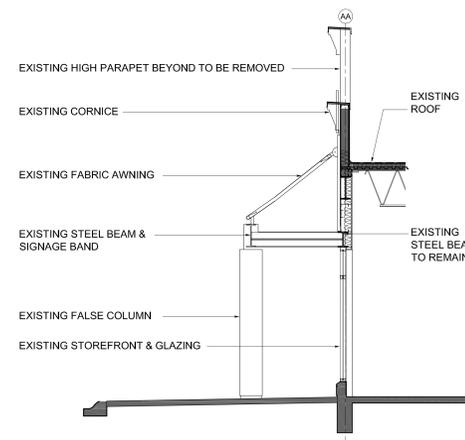
4 PROPOSED VIEWS  
A305 / NTS



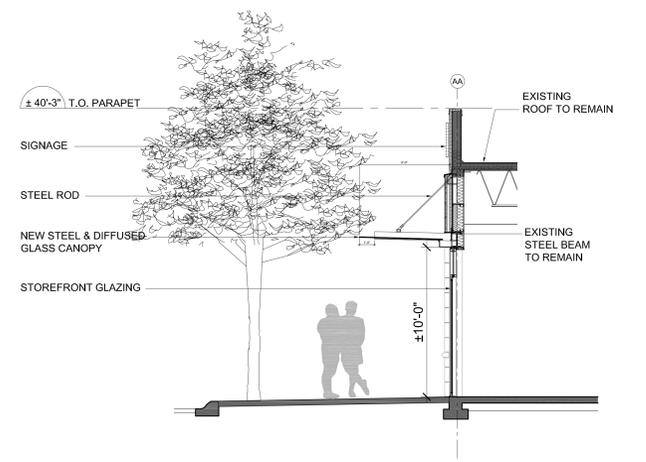
6 RBC STOREFRONT  
A305 / NTS



5 PROPOSED VIEWS  
A305 / NTS



7 EXISTING STOREFRONT SECTION - WEST WING  
A305 / 1/4" = 1'-0"



8 TYPICAL STOREFRONT SECTION - WEST WING  
A305 / 1/4" = 1'-0"

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission
Revisions		DD MMM YYYY

Seal  
**PARK ROYAL  
NORTH MALL**

MARINE DRIVE  
WEST VANCOUVER, B.C.

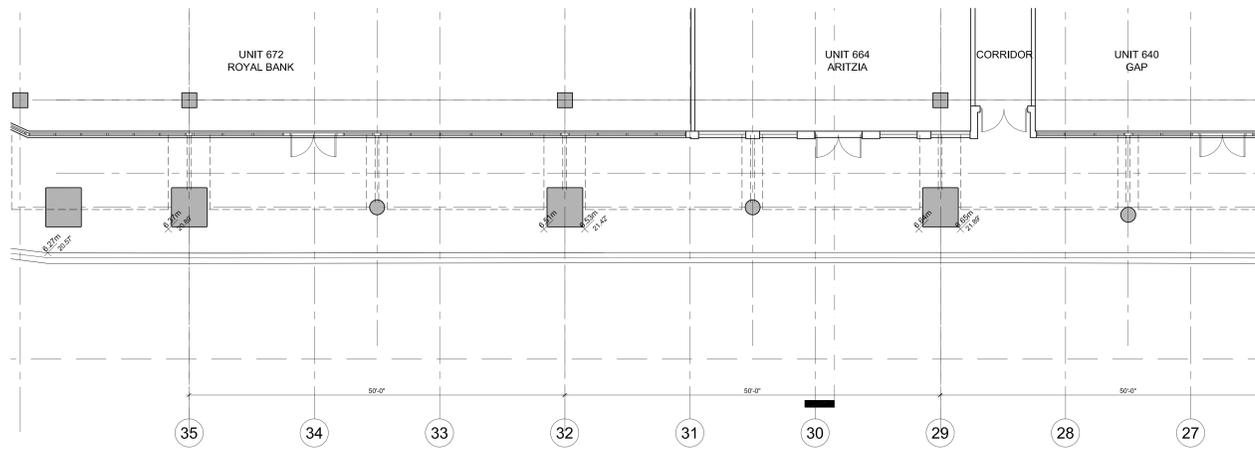
Project  
**WEST WING  
PLAN & FACADE  
TREATMENT**

Drawing  
Scale As Indicated  
Project 213024.2

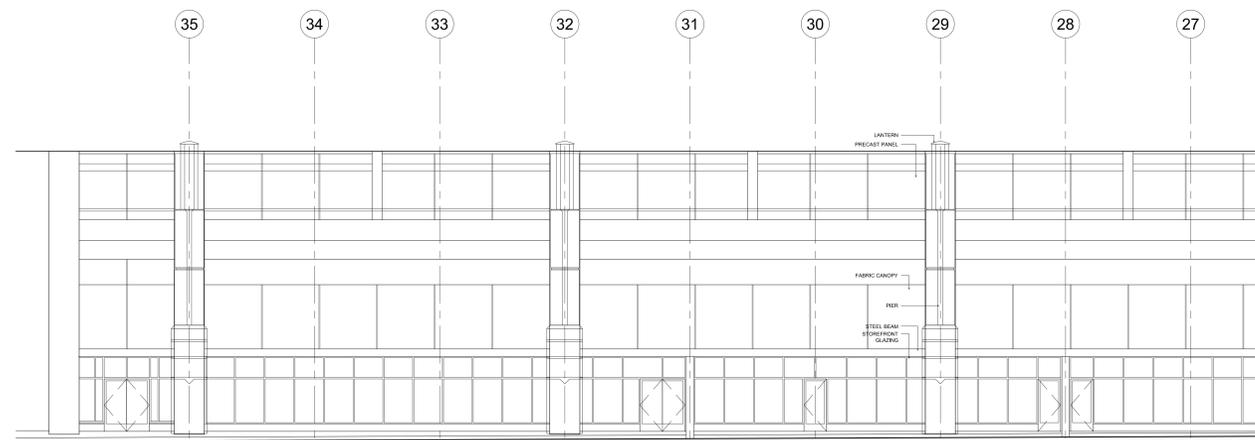
DP-A305



# EXISTING



1 UNIT 672 & 664 - EXISTING PLAN  
A306 / 1/8"=1'-0"

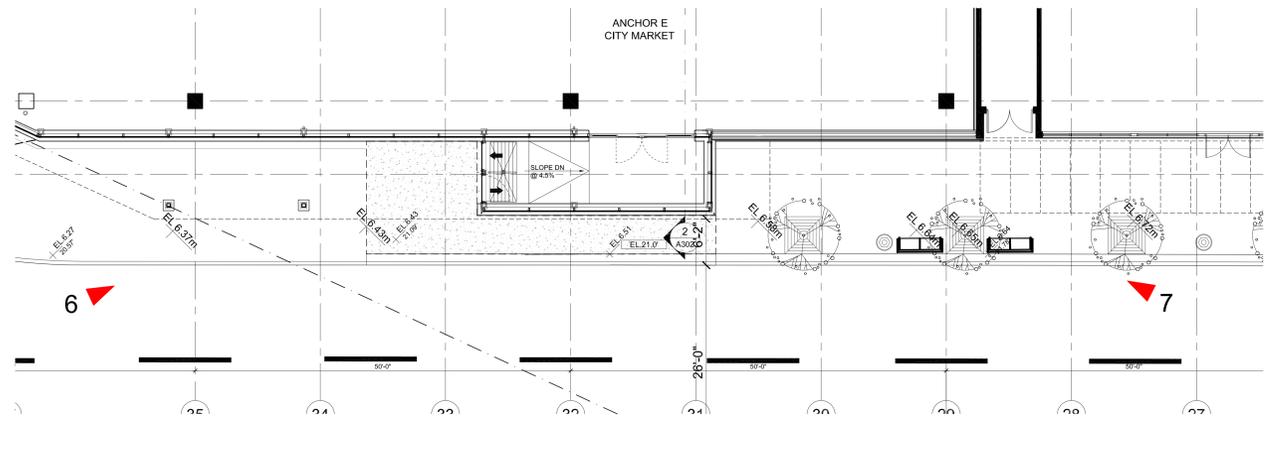


2 UNIT 672 & 664 - EXISTING ELEVATION  
A306 / 1/8"=1'-0"

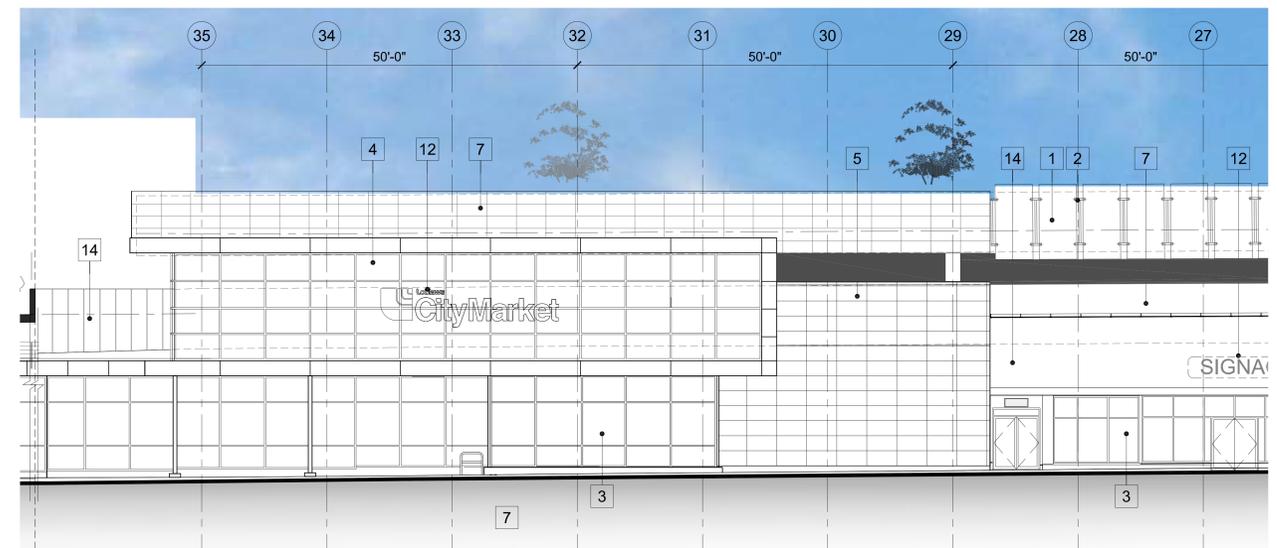


3 EXISTING VIEW  
A306 / NTS

# PROPOSED



4 ANCHOR E - PLAN  
A306 / 1/8"=1'-0"



5 ANCHOR E - ELEVATION  
A306 / 1/8"=1'-0"



6 PROPOSED VIEW  
A306 / NTS



7 PROPOSED VIEW  
A306 / NTS

MATERIAL LEGEND:

- 1 EXTERIOR GLASS SCREEN
- 2 STAINLESS STEEL PLATE
- 3 STOREFRONT WINDOWS AND DOORS
- 4 SPANDREL GLAZING
- 5 WOOD COMPOSITE PANEL
- 6 FIBRE CEMENT PANEL
- 7 PREFORMED METAL PANEL
- 8 EXTERIOR STONE TILE
- 9 BRICK
- 10 STEEL GLASS CANOPY
- 11 MAIN ENTRY SPACE FRAME
- 12 SIGNAGE AREA
- 13 GREEN SCREEN
- 14 ELASTOMERIC PAINT
- 15 EPS
- 16 ROOF TOP LOUVER SCREEN

Revisions

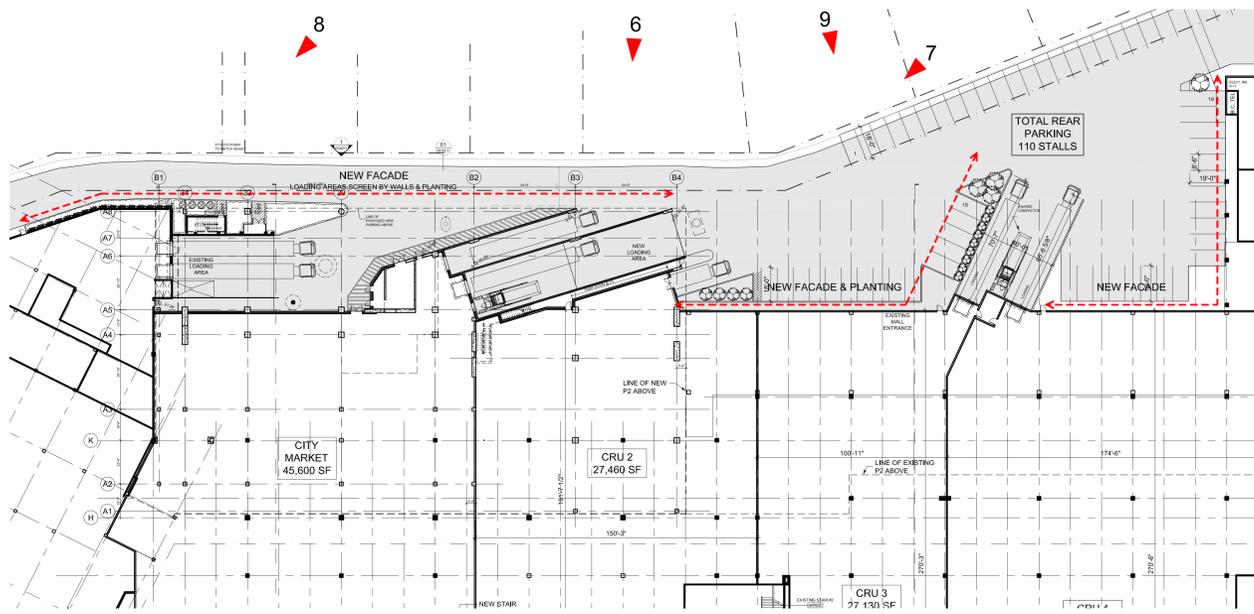
#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission

Seal  
**PARK ROYAL  
NORTH MALL**  
MARINE DRIVE  
WEST VANCOUVER, B.C.  
Project  
**ANCHOR E -  
FOOD STORE**

Drawing  
Scale As Indicated  
Project 213024.2

DP-A306

- MATERIAL LEGEND:
- 1 EXTERIOR GLASS SCREEN
  - 2 STAINLESS STEEL PLATE
  - 3 STOREFRONT WINDOWS AND DOOR
  - 4 SPANDREL GLAZING
  - 5 WOOD COMPOSITE PANEL
  - 6 FIBRE CEMENT PANEL
  - 7 PREFORMED METAL PANEL
  - 8 EXTERIOR STONE TILE
  - 9 BRICK
  - 10 STEEL GLASS CANOPY
  - 11 MAIN ENTRY SPACE FRAME
  - 12 SIGNAGE AREA
  - 13 GREEN SCREEN
  - 14 ELASTOMERIC PAINT
  - 15 EIFS
  - 16 ROOF TOP LOUVER SCREEN



1 PR NORTH MALL - PARTIAL PLAN  
A307 1/2"=1'-0"



6 PR NORTH MALL - OVERALL VIEW  
A307 NTS

EXISTING VIEWS



2 PR NORTH MALL - EXISTING MALL ENTRANCE  
A307 NTS



3 PR NORTH MALL - REAR FACADE  
A307 NTS



4 PR NORTH MALL - EXISTING LOADING  
A307 NTS



5 PR NORTH MALL - EXISTING LOADING  
A307 NTS



7 PR NORTH MALL - NEW LOADING AREA  
A307 NTS

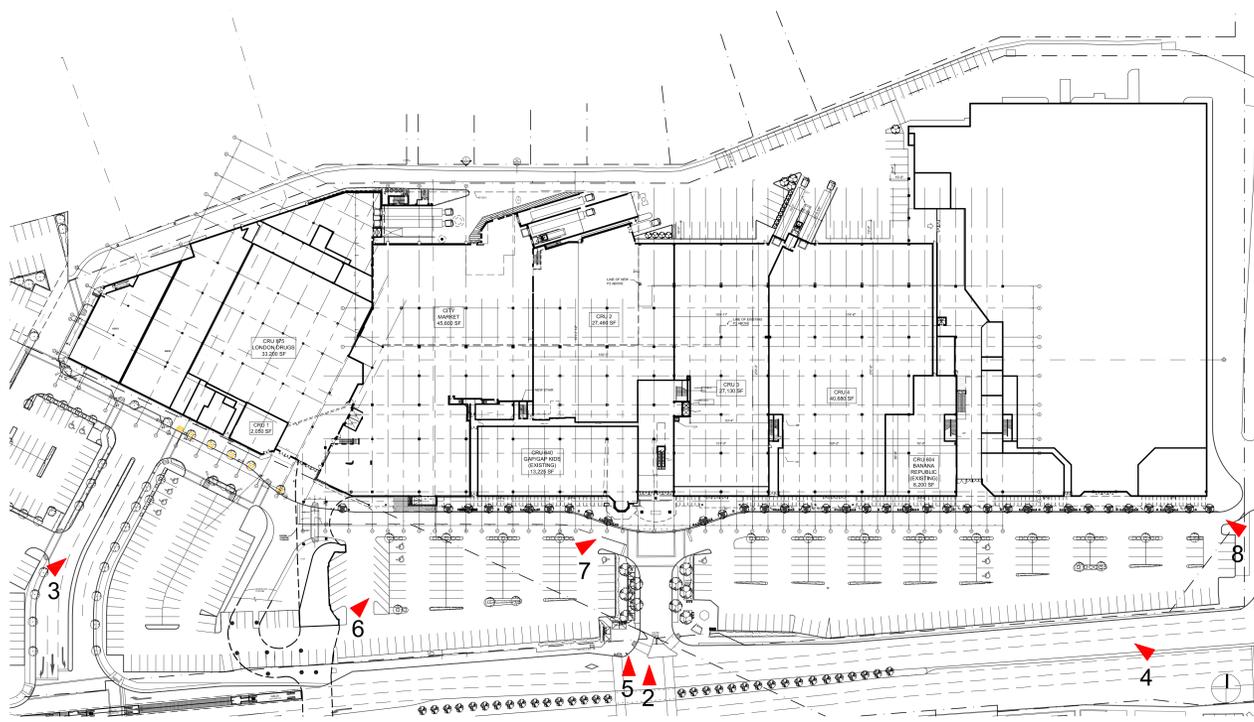


8 PR NORTH MALL - NEW PARKING DECKS & STAIR CASE  
A307 NTS



9 PR NORTH MALL - NEW LOADING AREA  
A307 NTS

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission
Revisions		00 MMM YYYY



1 PR NORTH MALL- PLAN  
A308 / 1/84"=1'-0"



2 PR NORTH MALL- OVERALL VIEW  
A308 / NTS



3 PR NORTH MALL - OVERALL VIEW  
A308 / NTS



4 PR NORTH MALL- OVERALL VIEW  
A308 / NTS



5 PR NORTH MALL- MAIN ENTRANCE  
A308 / NTS



6 PR NORTH MALL- SOUTH FACADE  
A308 / NTS



7 PR NORTH MALL- MAIN ENTRANCE  
A308 / NTS

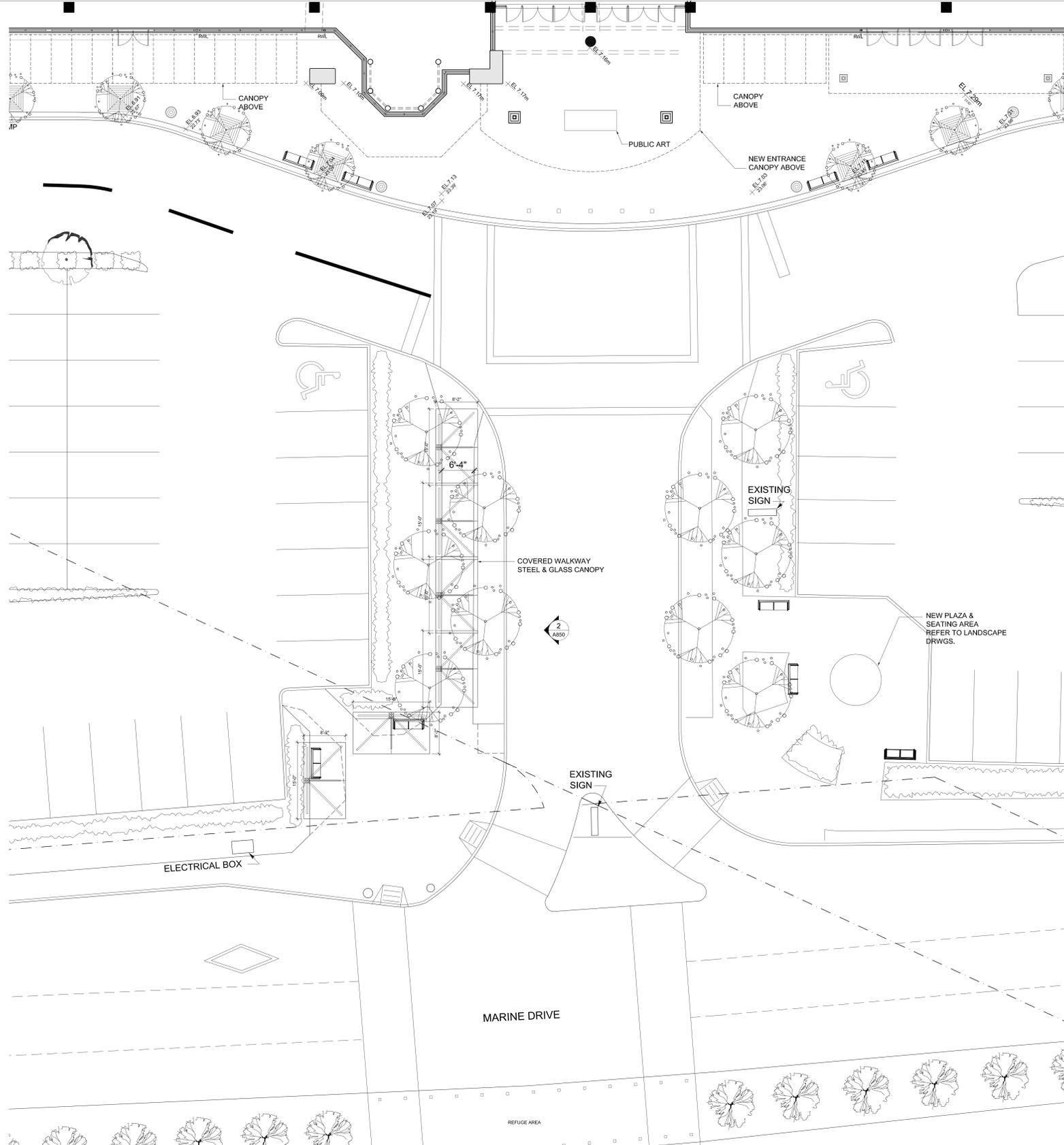


8 PR NORTH MALL- SOUTH FACADE  
A308 / NTS

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission
Revisions	00 MMM YYYY	

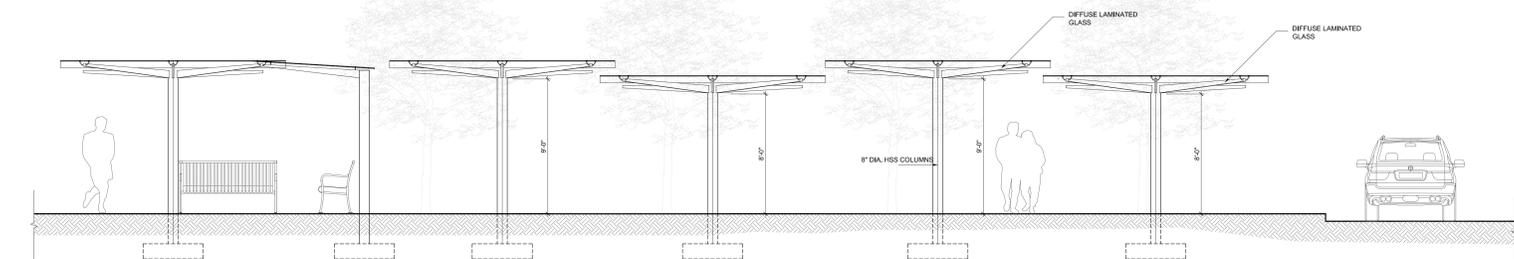
Seal  
**PARK ROYAL  
NORTH MALL**  
MARINE DRIVE  
WEST VANCOUVER, B.C.  
Project  
**PERSPECTIVE  
VIEWS**

Drawing  
Scale As Indicated  
Project 213024.2  
**DP-A308**



1 COVERED SIDEWALK - CANOPY PLAN

A850 / 1/8"=1'-0"



2 COVERED SIDEWALK - CANOPY ELEVATION

A850 / 1/4"=1'-0"



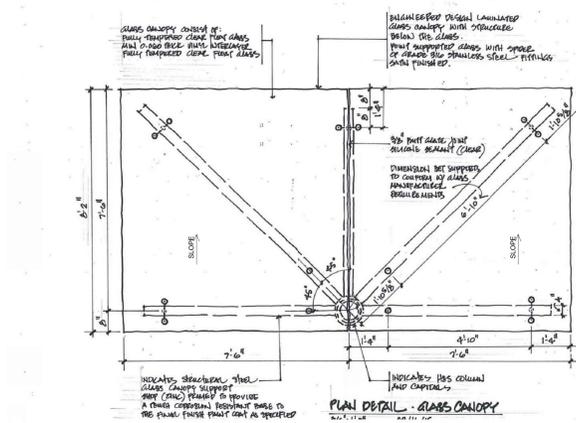
3 VIEW - COVERED SIDEWALK

A850 / NTS



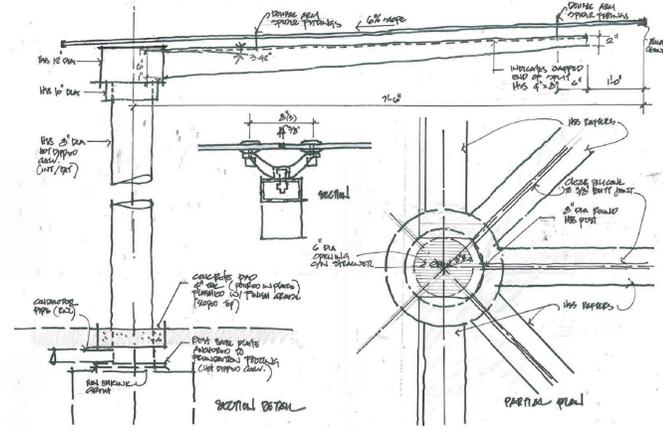
4 VIEW - COVERED SIDEWALK

A850 / NTS



5 PLAN DETAIL - COVERED SIDEWALK

A850 / NTS



6 SECTION DETAIL - COVERED SIDEWALK

A850 / NTS

#4	19 August 2015	DP Amendment
#3	03 June 2014	DP Review
#2	10 Apr 2014	DP Re-Submission
#1	25 Nov 2013	DP Submission

Revisions 00 MMM YYYY

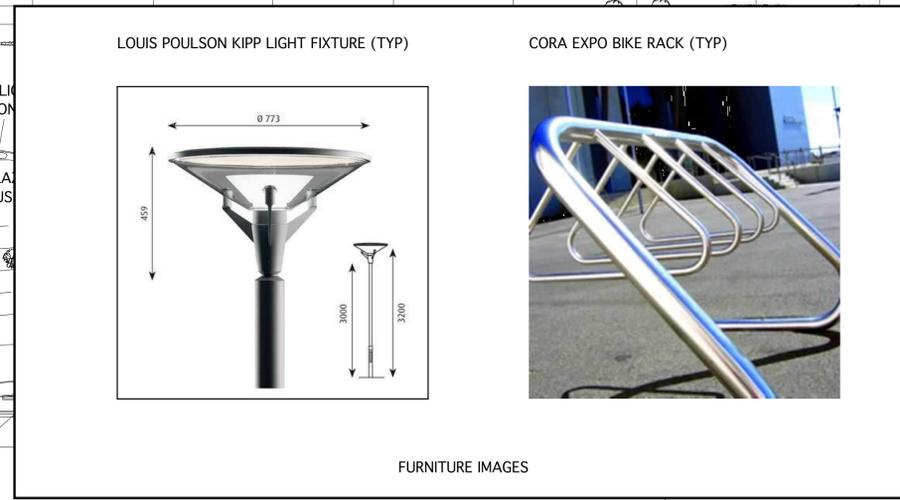
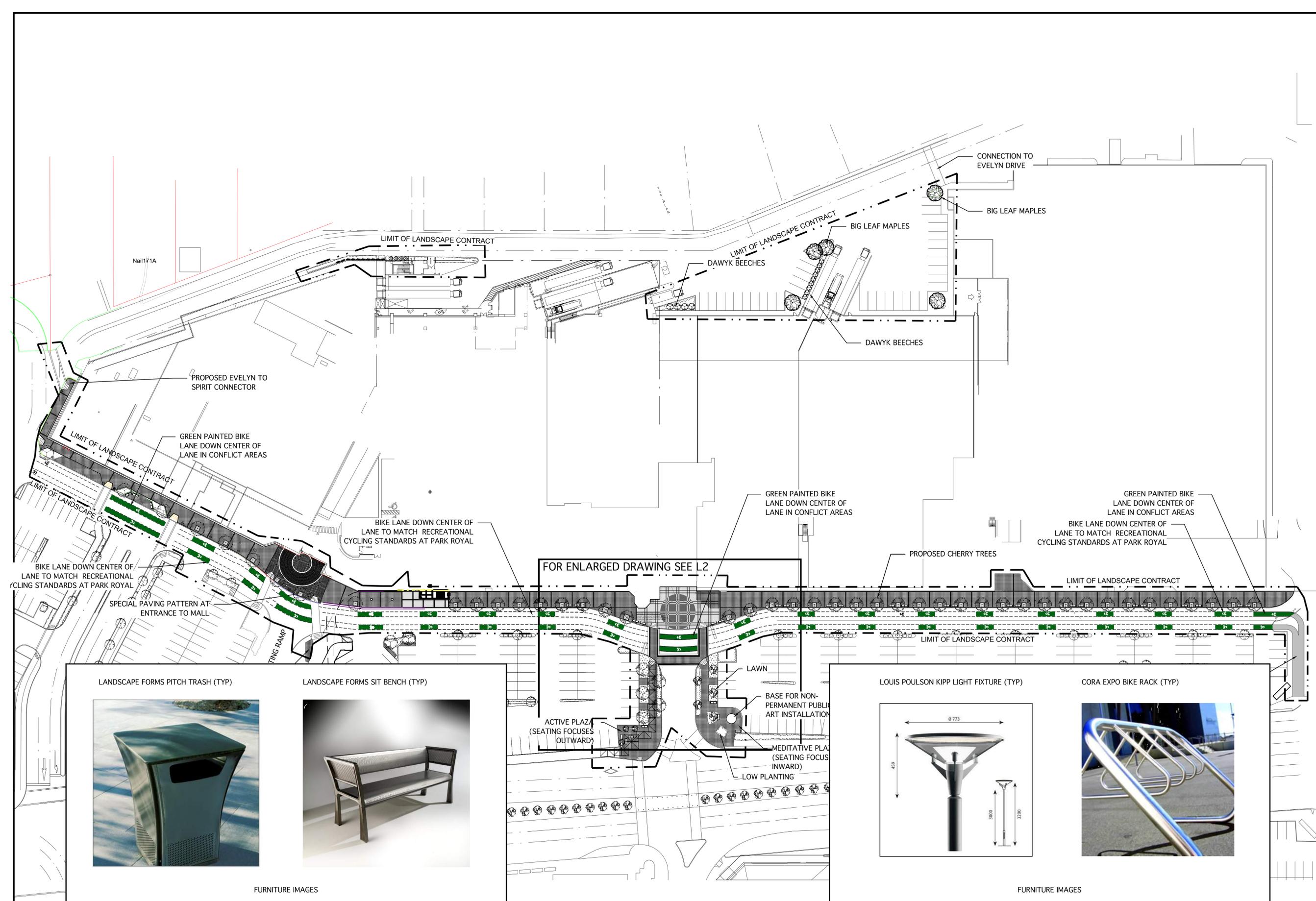
Seal  
**PARK ROYAL  
NORTH MALL**

MARINE DRIVE  
WEST VANCOUVER, B.C.

Project  
**PEDESTRIAN  
WALKWAY  
CANOPY**

Drawing  
Scale As Indicated  
Project 213024.2

DP-A850



REV.	DATE	DESCRIPTION
3	15/06/16	REVISIONS TO ROOFDECK, REVISIONS TO CITY MARKET AREA, REVISIONS TO WEST END OF MALL
2	13/06/06	BIKE LANING ADDED TO PLAN
1	13/05/14	TREES ADDED AT PLAZA, 2 PLAZAS ADDED AT MARINE DRIVE, REVISED CURB AND TREATMENT AT CITY MARKET BIKE HUB ADDED UNDER BRIDGE

**PARK ROYAL NORTH MALL IMPROVEMENTS**

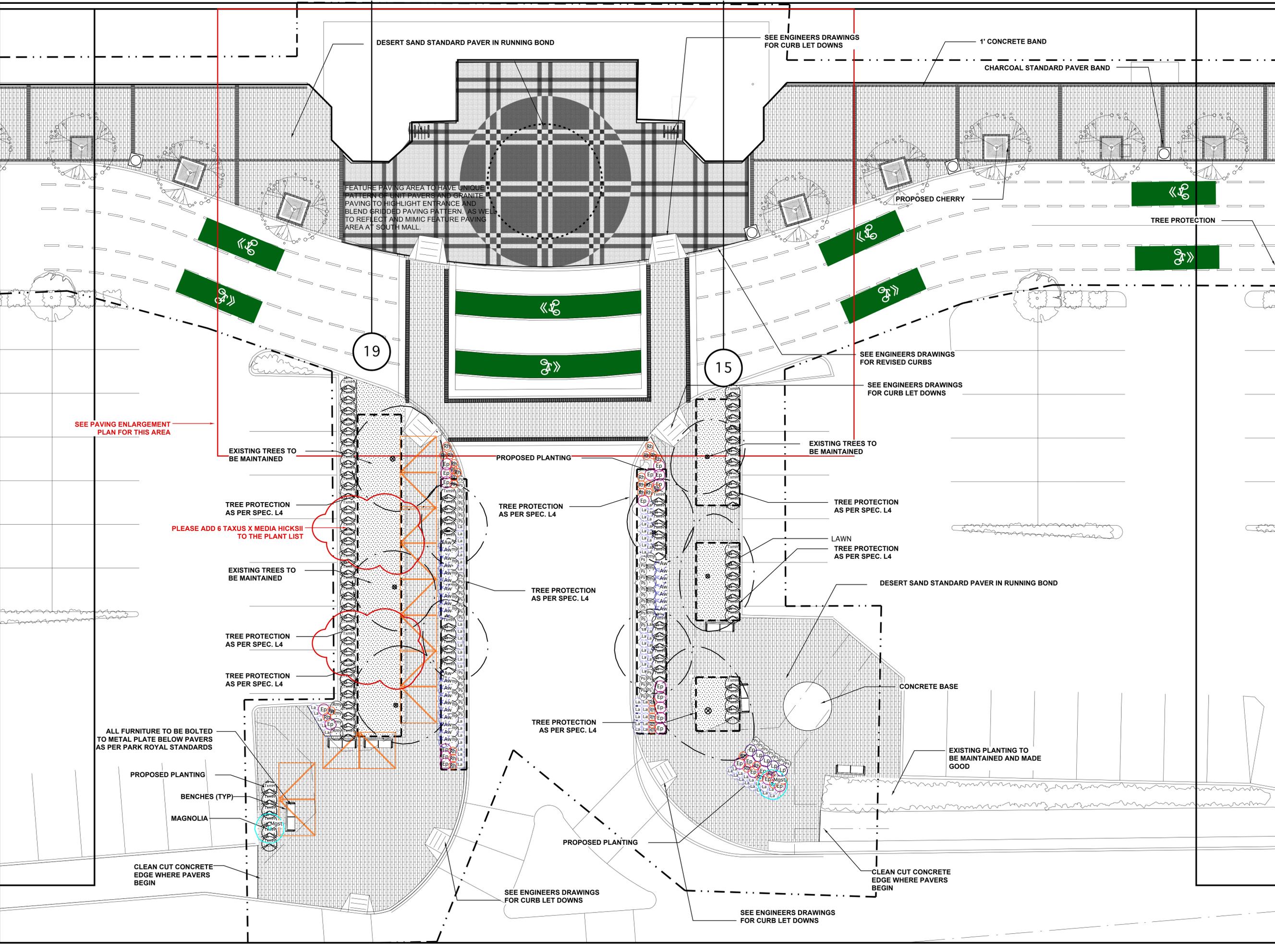
**Vaughan Landscape Planning and Design**  
 1406 Clyde Ave.,  
 West Vancouver, B.C.  
 Canada V7T 1G1  
 PH: 922-1885  
 FAX: 922-5485  
 office@vaughanplanning.com

DESIGNED	MCV/HEA
SCALE	1" = 50'
DATE	Mar 25, 2014

**GROUND LEVEL PLAN**

DRAWING NO	REV
L1	3

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER



DATE	ISSUED
15/06/16	RE-ISSUED FOR DP

3	15/06/16	REVISIONS TO ROOFDECK, REVISIONS TO CITY MARKET AREA, REVISIONS TO WEST END OF MALL
2	13/06/06	BIKE LANING ADDED TO PLAN
1	13/05/14	TREES ADDED AT PLAZA, 2 PLAZAS ADDED AT MARINE DRIVE, REVISED CURB AND TREATMENT AT CITY MARKET BIKE HUB ADDED UNDER BRIDGE

REV.	DATE	DESCRIPTION
------	------	-------------

**PARK ROYAL NORTH MALL IMPROVEMENTS**

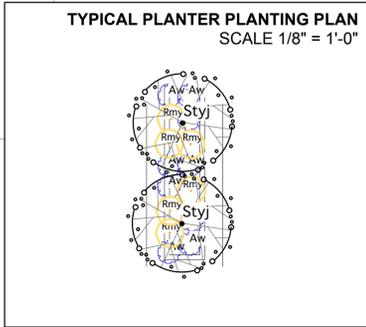
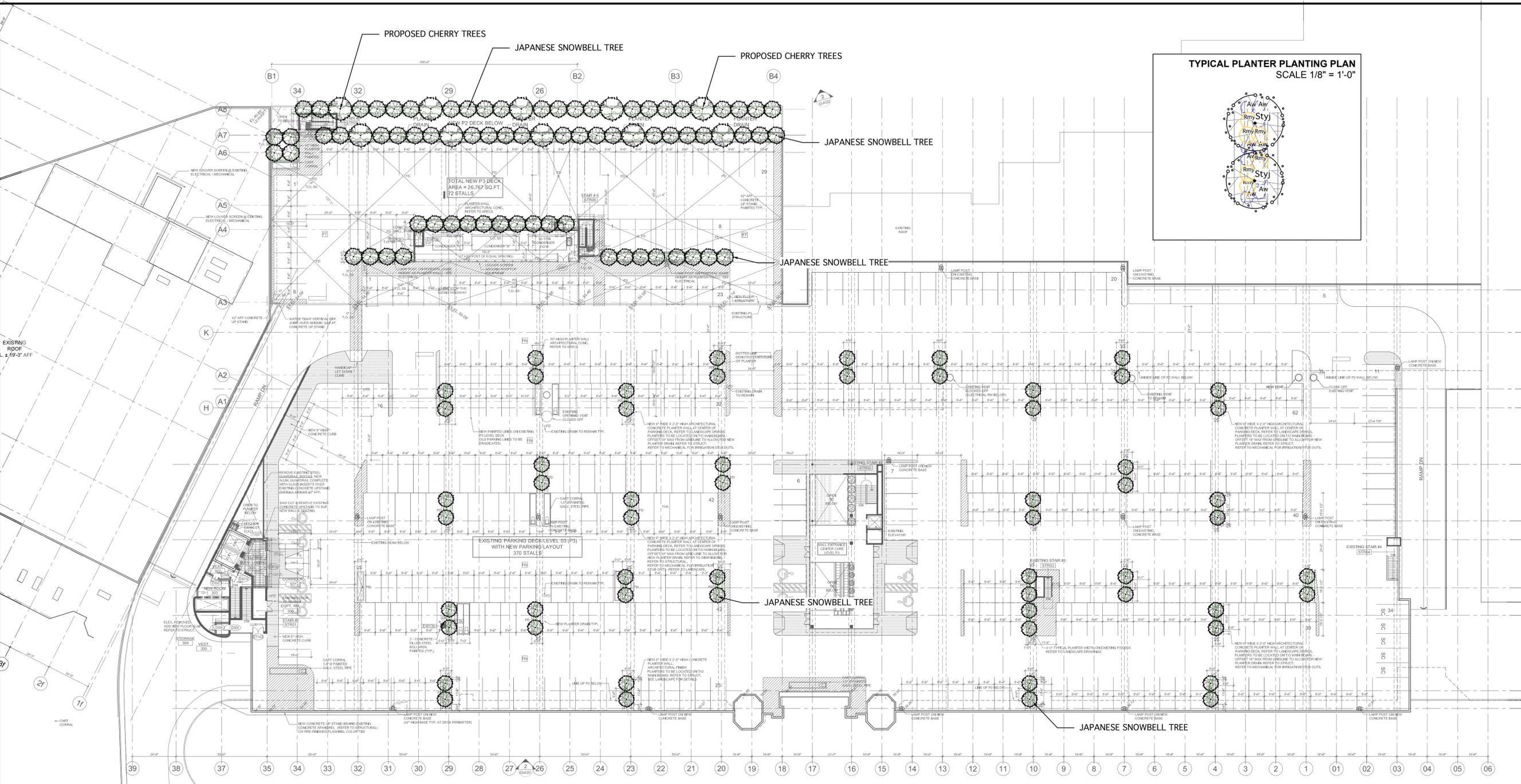
**Vaughan Landscape Planning and Design**  
 1406 Clyde Ave.,  
 West Vancouver, B.C.  
 Canada V7T 1G1  
 PH: 922-1885  
 FAX: 922-5485  
 office@vaughanplanning.com

DESIGNED	MCV/HEA
SCALE	1" = 100'
DATE	Feb 10, 2015

**ENLARGED ENTRANCE PLAN**

DRAWING NO.	REV.
L2	3

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER



DATE	ISSUED	
15/06/16	RE-ISSUED FOR DP	
3	15/06/16	REVISIONS TO ROOFDECK, REVISIONS TO CITY MARKET AREA, REVISIONS TO WEST END OF MALL
2	13/06/06	BIKE LANING ADDED TO PLAN
1	13/05/14	TREES ADDED AT PLAZA, 2 PLAZAS ADDED AT MARINE DRIVE, REVISED CURB AND TREATMENT AT CITY MARKET BIKE HUB ADDED UNDER BRIDGE
REV.	DATE	DESCRIPTION

**PARK ROYAL NORTH MALL IMPROVEMENTS**

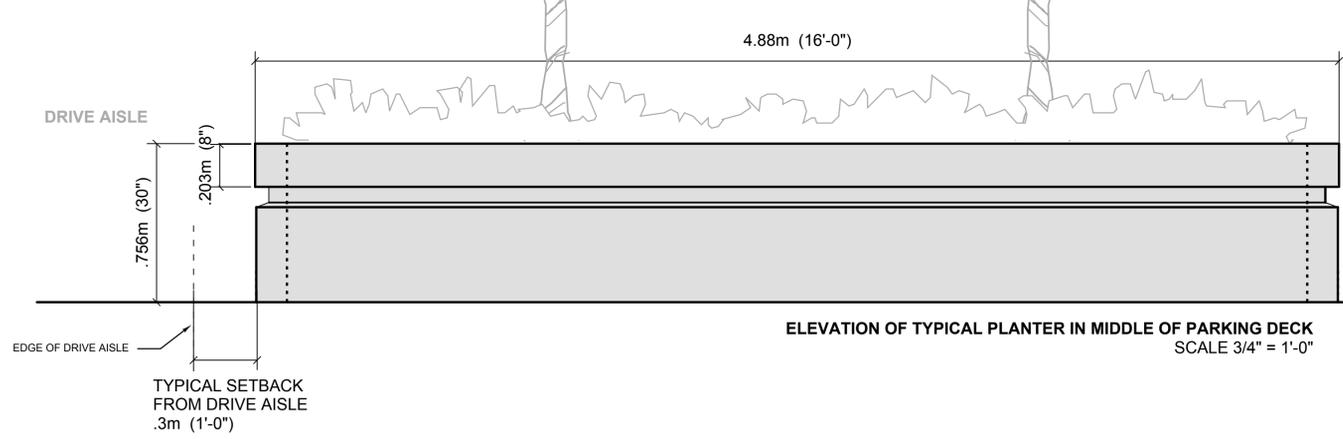
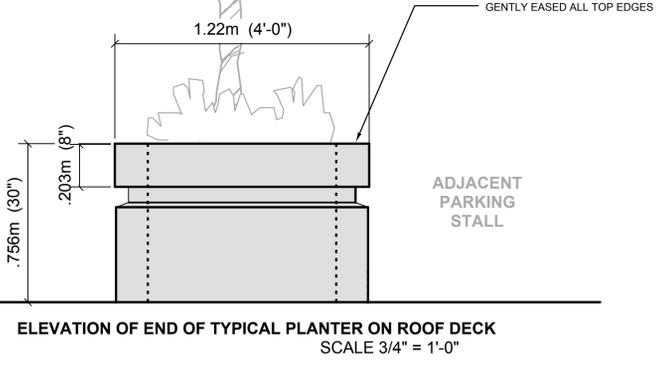
**Vaughan Landscape Planning and Design**  
 1406 Clyde Ave.,  
 West Vancouver, B.C.  
 Canada V7T 1G1  
 PH: 922-1885  
 FAX: 922-5485  
 office@vaughanplanning.com

DESIGNED	MCV/HEA
SCALE	1" = 50'
DATE	Mar 25, 2014

**ROOF PLAN**

DRAWING NO	L3	REV	3
------------	----	-----	---

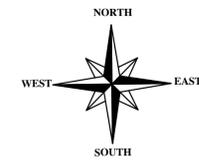
THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER



ELEVATION OF END OF TYPICAL PLANTER ON ROOF DECK SCALE 3/4" = 1'-0"

ELEVATION OF TYPICAL PLANTER IN MIDDLE OF PARKING DECK SCALE 3/4" = 1'-0"

TYPICAL SETBACK FROM DRIVE AISLE .3m (1'-0")



LEGEND

DATE	ISSUED
15/06/16	ISSUED FOR DP

REV.	DATE	DESCRIPTION
------	------	-------------

PARK ROYAL  
NORTH MALL  
IMPROVEMENTS

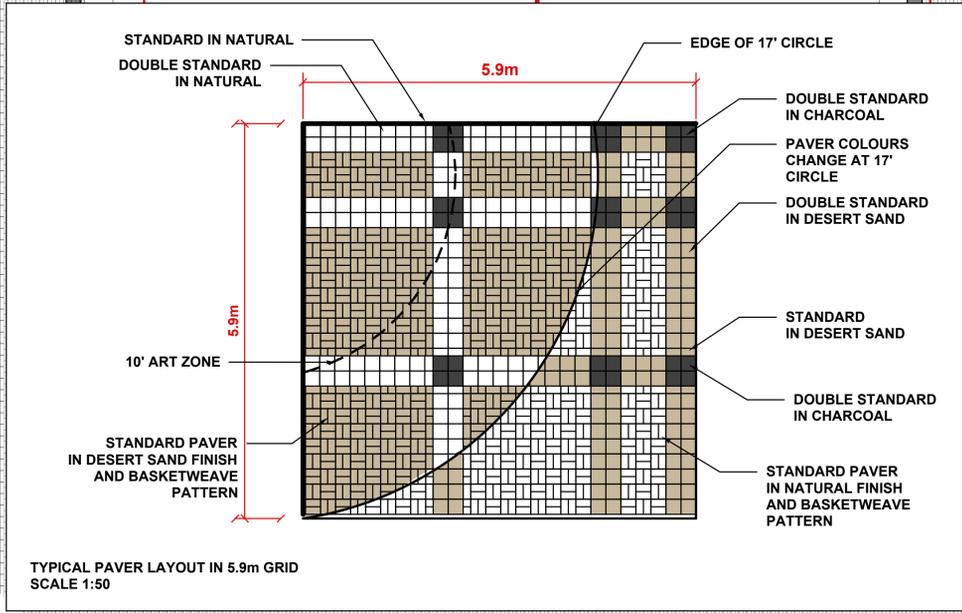
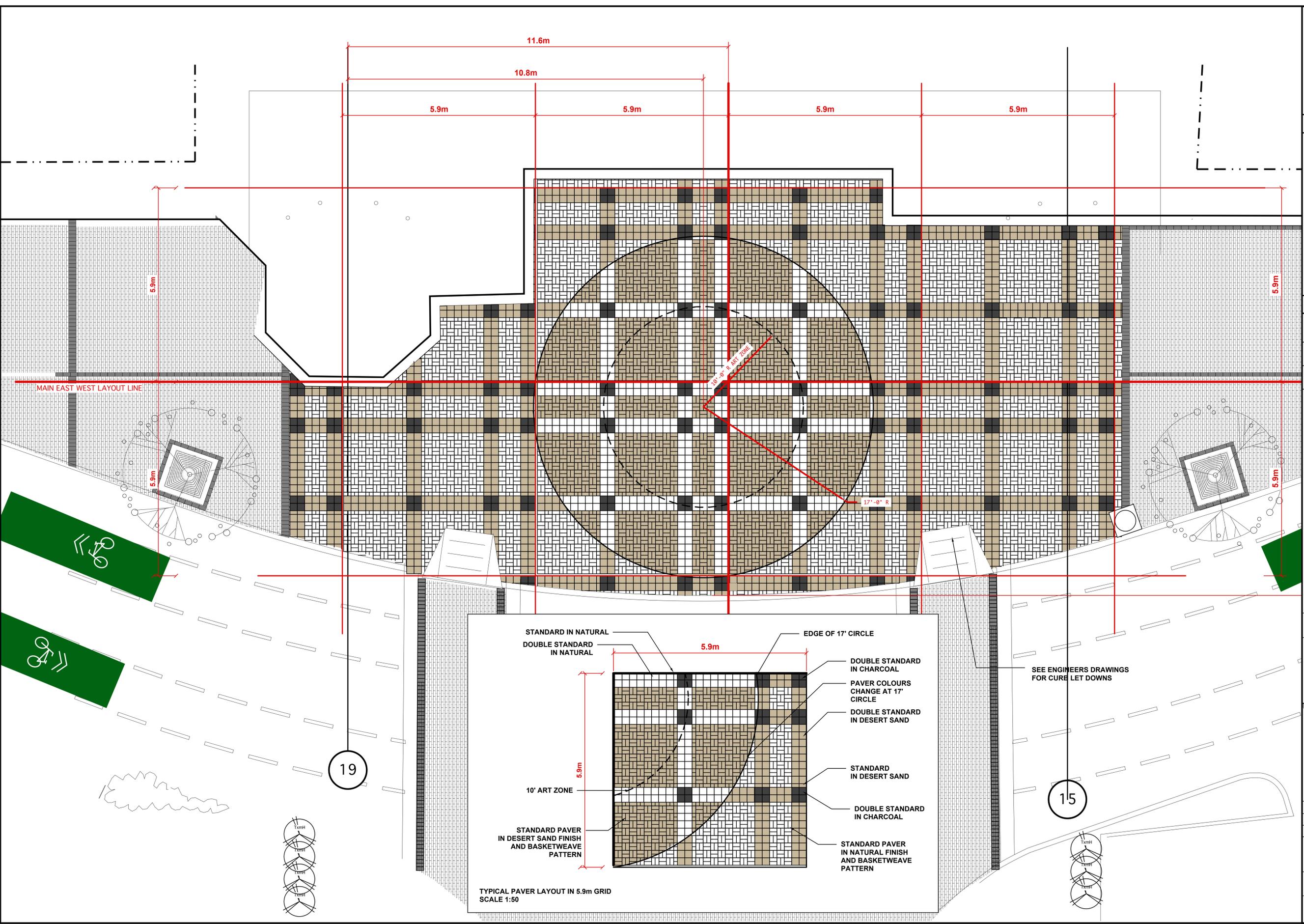
**Vaughan**  
Landscape Planning  
and Design  
1406 Clyde Ave.,  
West Vancouver, B.C.  
Canada V7T 1G1  
PH:922-1885  
FAX:922-5485  
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1 : 10
DATE	March 17, 2015

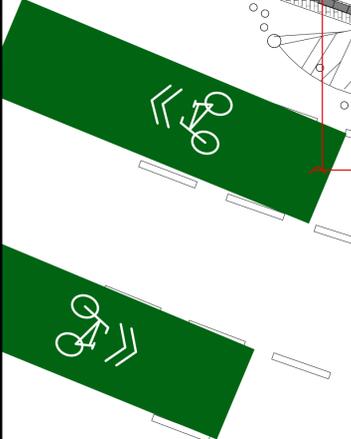
TITLE **ENLARGED PLAZA LAYOUT**

DRAWING NO.	REV
<b>L4</b>	

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER

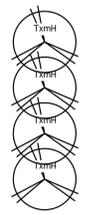


SEE ENGINEERS DRAWINGS FOR CURE LET DOWNS



19

15







DATE	ISSUED
15/06/16	RE-ISSUED FOR DP

REV.	DATE	DESCRIPTION

**PARK ROYAL  
NORTH MALL  
IMPROVEMENTS**

**Vaughan  
Landscape Planning  
and Design**  
1406 Clyde Ave.,  
West Vancouver, B.C.  
Canada V7T 1G1  
PH:922-1885  
FAX:922-5485  
office@vaughanplanning.com

DESIGNED	MCV/HEA
SCALE	1"= 100'
DATE	Feb 10, 2015

**TITLE WEST PEDESTRIAN  
CONNECTIONS**

DRAWING NO	REV
<b>L5</b>	

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER

STWEARTIA PSEUDOCAMELLIA  
(ALL TREES IN THIS LOT)

EXISTING LANDSCAPE TO REMAIN

PROPOSED LET-DOWN

EXISTING LAMP BASES

EXISTING SIDEWALK TO BE REMOVED

CONCRETE LANDINGS AT BASE  
OF STEPS. 2 BENCHES

EXISTING LANDSCAPE TO BE CLEANED UP. TREES TO REMAIN. EXISTING SHRUBS TO BE REPLANTED (TYP)  
PROPOSED 6' WIDE SIDEWALK  
PLANTING (TYP)

PLANTING (TYP)

DATE	ISSUED
15/06/16	RE-ISSUED FOR DP

REV.	DATE	DESCRIPTION

**PARK ROYAL  
NORTH MALL  
IMPROVEMENTS**

**Vaughan  
Landscape Planning  
and Design**  
1406 Clyde Ave.,  
West Vancouver, B.C.  
Canada V7T 1G1  
PH:922-1885  
FAX:922-5485  
office@vaughanplanning.com

DESIGNED	MCV/HEA
SCALE	1"= 100'
DATE	Feb 10, 2015

**TITLE WEST PEDESTRIAN  
CONNECTIONS**

DRAWING NO	REV
<b>L6</b>	

THIS REVISION SUPERCEDES DRAWINGS  
BEARING PREVIOUS REVISION NUMBER



DATE	ISSUED
15/06/16	RE-ISSUED FOR DP

REV.	DATE	DESCRIPTION

**PARK ROYAL  
NORTH MALL  
IMPROVEMENTS**

**Vaughan  
Landscape Planning  
and Design**  
1406 Clyde Ave.,  
West Vancouver, B.C.  
Canada V7T 1G1  
PH:922-1885  
FAX:922-5485  
office@vaughanplanning.com

DESIGNED	MCV/HEA
SCALE	1" = 100'
DATE	Feb 10, 2015

**TITLE WEST PEDESTRIAN  
CONNECTIONS**

DRAWING NO	REV
L7	

THIS REVISION SUPERCEDES DRAWINGS  
BEARING PREVIOUS REVISION NUMBER