

This building was originally designed in 1988 and has since experienced significant Building envelope failures. The strata council has decided to demolish the top two floors and rebuild, leaving the main floor stairs, elevator, street retail and parking garage which are built in concrete intact.

The 'new' building takes into account the District of West Vancouver's Ambleside design guidelines and OCP policies. The design team has developed a concept that created a sophisticated, high quality building with a cutting edge appearance. The vocabulary of the building is in response to its low mass setting and extraordinary views of the Burrard Inlet and the activity within it.

The building envelope displays a uniformity of materials with the alucabond metal panel rainscreen system in 3 complimentary finishes: alabaster cool, down grey & cedar finish accents. the base level will be a local BC granite know as crystal white.

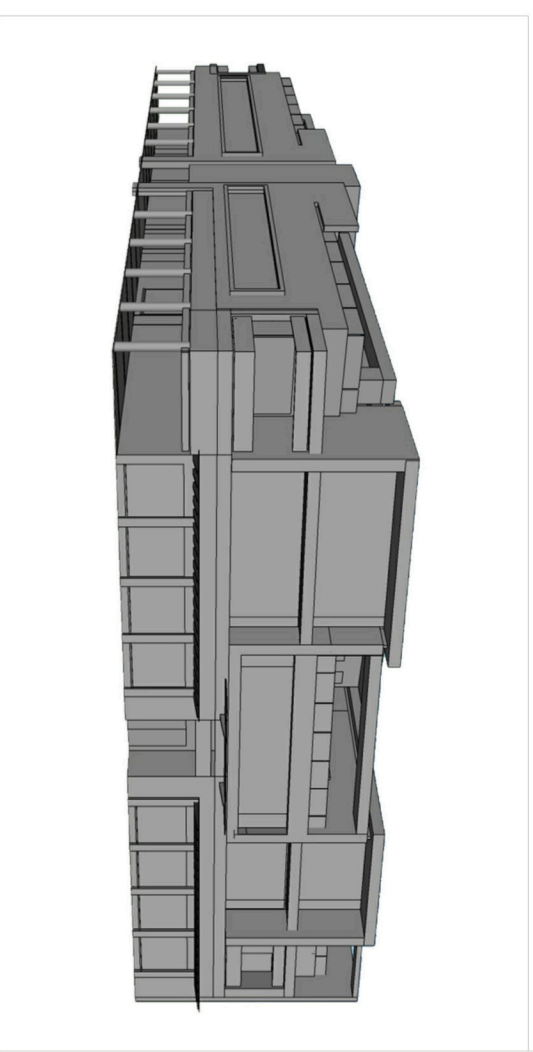
The building form and character will set the tone for the new look of the Ambleside community and seek to inspire a continuity in the revitalization of the district. Working closely with the Planning department and the strata council to provide street enhancement which is also under consideration for Bellevue Avenue.

The west side of the building's bordered glazing elements are punctuated by a strong entry that defines access for the residential units while the south facing commercial units with its granite facade and glass canopies make walking on Bellevue avenue a pleasant experience.

The rear of the building responds the concerns of the district that the lane is not just a service route. This building will set standards for future developments and has an equally strong design statement as the front, complete with low level planters and screening greenery that provides a contemporary expression to the laneway.



existing building



proposed building