

EXECUTIVE PARC
MARINE+TAYLOR RESIDENTIAL 657 Marine Drive - West Vancouver BC

EXECUTIVE GROUP DEVELOPMENT ■ **dys** architecture



REZONING + DEVELOPMENT PERMIT SUBMISSION

DESIGN RATIONALE

INTRODUCTION

In response to the Design Review Committee's comments from the June 24, 2018 session, this resubmission package includes revised renderings and drawings to illustrate further development of the building design.

During the DRC session, it is our understanding from the committee that the building design particularly the gateway expression, entry to the building and the view from the aperture require further design development. While there was general support of the overall design proposal, we are resubmitting this abbreviation design package to focus on the items that DRC had raised and wished to review again.

RESPONSE

The objective of the design proposal is to produce a high-quality building and architectural aesthetics. While the general building siting and planning remains intact as per the original submission, the design has further developed the gateway expression along with the building entry. Additional images have been added to illustrate the view through the aperture, visually connecting the passerby with the heritage building towards the north end of the site.

Overall, the design is influenced by a number of factors which greatly guided the design strategy. The factors include:

- Heritage - 660 Clyde Avenue, the Hollingsworth/Downs designed structure;
- BC Energy Step Code Level 2+, target and compliance;
- Context - Water's Edge, Amica Seniors, Park Royal Centre, Nature;
- West Coast Architecture



Heritage Building



Amica Seniors



Water's Edge



West Coast



West Coast

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SCALE N.T.S.
DATE JUNE 21, 2018

A0.01

ITEM NO. 1 - GATEWAY EXPRESSION

01 Entering West Vancouver - Southeast Corner GATEWAY



REVISED SCHEME

ITEM NO.1 : Gateway expression to be more west coast contemporary; Design development of the southeast corner of the building as a gateway expression.

It was noted by the committee that the gateway corner should be further enhanced as previously proposed design appeared too commercial and lacked a west coast aesthetic. It was also noted that the design appeared to have a disconnect between the proposed architectural features, the roof top, body and its base. Based on the committee's feedback, the design has been refined and further developed.

As previously noted, there are a number of influences that impacted the design approach (Heritage, BC Energy Code, Context, and West Coast aesthetics). The southeast corner of the building has been redesigned to further strengthen the building's architecture and particularly the gateway expression. Architectural enhancements to the gateway corner include:

- Introduction of wood, heavy timber elements and wood-like cladding;
- Reconfigure the entry vestibule element previously protruding outside of the building and lobby area;
- Recess the base at the building corner to clarify the entry and define the base;
- A tapered wood-like soffit feature over the entry area to pay homage to the heritage building on site;
- The body of the building corner is visually broken down with refinements to mullion patterns, window proportions, window wall and spandrel panels;
- The body introduces vertical and horizontal wood elements to soften corner and enhance the building aesthetics;
- The roof top retains the proposed roof canopy which respects the dominant roof element of the heritage building. The tapered wood-like soffit feature at the roof top canopy was retained;
- The building entry features an architectural door design similar to the heritage building's entrance;
- An entry canopy and trellis structure to provide weather protection and define the edge condition.

EXISTING CONDITION



PREVIOUS SCHEME



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A0.02

02 Southeast Corner Closeup



REVISED SCHEME



WEST COAST



HERITAGE BUILDING



WEST COAST

PREVIOUS SCHEME



The proposal maintains the general proportions of the corner element as previously illustrated and how it is angled to address the Marine Drive roadway curve. Furthermore, once the main gateway corner was enhanced, we felt there was a disconnect from the two other features along Marine Drive, the western end of the building and the bridging feature between the two building masses. As a result, we have carry forth the proposed gateway corner aesthetics as a common thread through the building to tie together the building elements along the street.

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03 Lower Street Access

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REVISED SCHEME



WEST COAST

HERITAGE BUILDING



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A0.04

ITEM NO. 1 - GATEWAY EXPRESSION

04 Along Marine Drive

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REVISED SCHEME



WATER'S EDGE

AMICA SENIORS



PREVIOUS SCHEME



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A0.05

ITEM NO. 1 - GATEWAY EXPRESSION

05 Southwest Corner - Parkette



REVISED SCHEME

EXISTING CONDITION

PREVIOUS SCHEME



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A0.06



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A0.07

07 Street View - Aperture



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A0.08

ITEM NO. 1 - GATEWAY EXPRESSION

08 Street View - SW Corner



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A0.09

ITEM NO. 2 - GROUND PLANE OF ENTRY TO BUILDING

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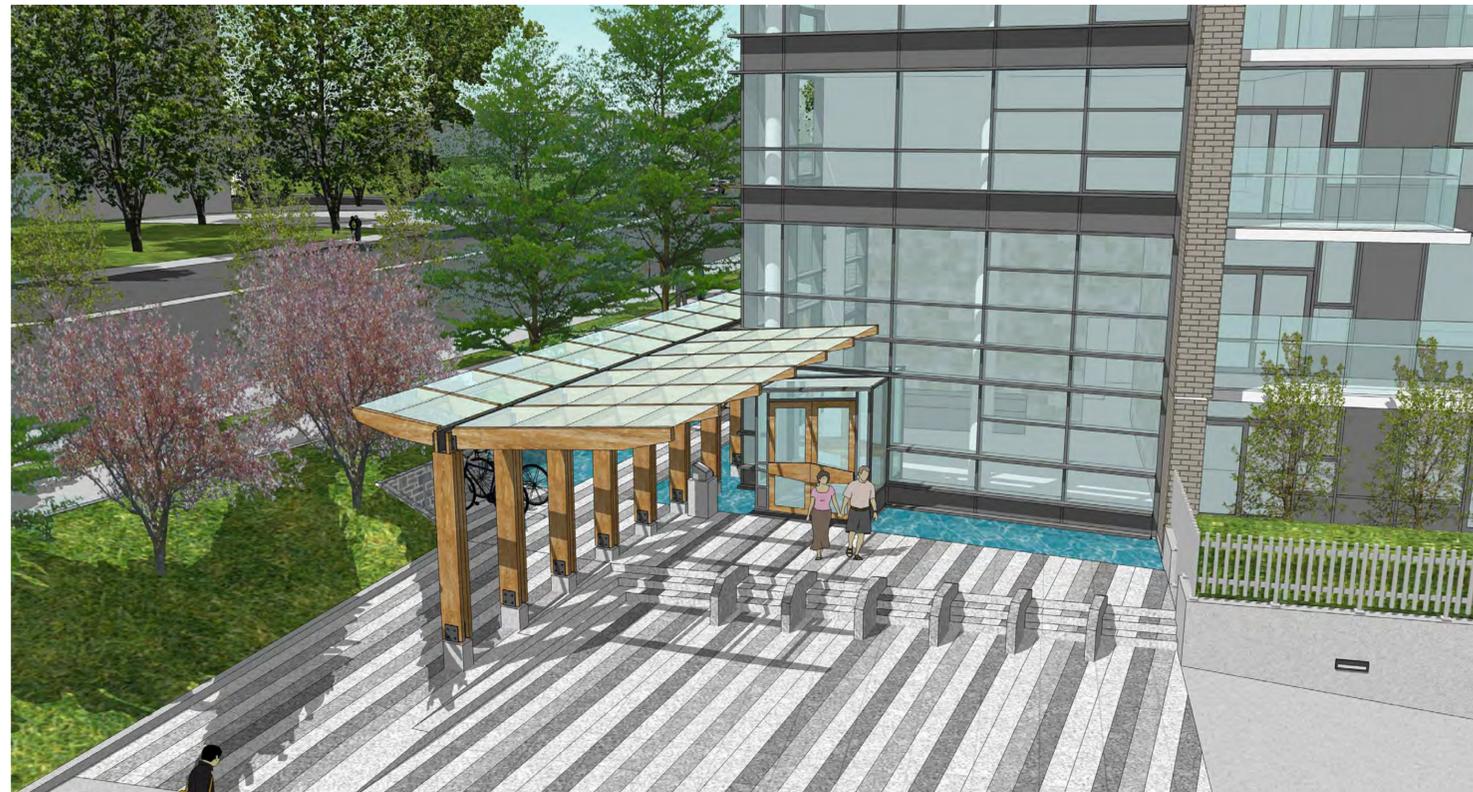


REVISED SCHEME

ITEM NO.2 : Resolution of the ground plane of entry to building.

The entry sequence to the building includes an entry canopy structure, a recessed vestibule, architecturally designed entry doors and a reconfigured building base with architectural enhancement.

PREVIOUS SCHEME



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A0.10

ITEM NO. 3 - APERTURE AS A VIEW CORRIDOR

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FROM MARINE DRIVE

ITEM NO.3 : Resolution of the aperture as a view corridor.

The aperture is to provide a visual connection between pedestrian and the heritage building. The view from the sidewalk along Marine Drive will be framed by an architecturally treated wall and soffit feature under the building. Sightline through to the heritage building will capture a heavily landscaped mews, framed by the brick clad building on one side and a trellis wall feature along the parkade wall on the other.

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PERSPECTIVES

AT THE GATE

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A0.12

ITEM NO. 3 - APERTURE AS A VIEW CORRIDOR

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FROM CLYDE AVE

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