

EXECUTIVE SUMMARY

A PLAN TO REVITALIZE THE AMBLESIDE WATERFRONT

The 1300 Block Marine Drive Development

Ambleside has been a centre of life in the District of West Vancouver for the last 100 years. We now have a rare opportunity to revitalize this spectacular waterfront community and shopping district through the redevelopment of the 1300 block of Marine Drive.

Grosvenor has played a major role in city building for more than 300 years, with over sixty years experience locally. Our philosophy is to create “living cities” through our developments. We do it through place-making and by listening carefully to a community before we start to plan and build.

We held a year-long series of Ideas Fairs to ask hundreds of West Vancouver residents, of all ages, what they would like to see in the redevelopment of the 1300 Block. These residents met one of the West Coast’s well-known architects, James Cheng. He has incorporated their ideas into a unique development that will revitalize Ambleside and connect people to the waterfront and each other.

Here is how we will meet West Vancouver’s vision for the 1300 Block:

- Residents rejected high-rise forms of development. Therefore we are proposing 2 carefully terraced buildings, with green roofs and gardens, that will be two-stories at the sidewalk, stepping to seven and eight stories at the centre.
- Residents asked for an outdoor “living room” for West Vancouver - one that preserves the human-scale qualities of Ambleside. The development will create a year-round public plaza with a 7,000-square-foot mid-block galleria, generous sidewalks, public art and street-level storefronts.
- Residents want to keep Ambleside as a hub for festivals and events. The sidewalks of Bellevue Street and 14th Avenue will be widened and landscaped to make them more people friendly. The galleria will offer a direct pedestrian route from Marine Drive to Bellevue and open views to the waterfront.
- Residents want a revitalized village, with restaurants and stores — not a mall. The proposal features new commercial space that can accommodate approximately 30 stores fronting all the streets on the site. These stores will be leased out to local serving shops, services, restaurants, and cafes in a thoughtful manner that enhances existing business establishments and community life.
- Residents want a commitment to arts, culture and West Coast architectural tradition. To meet this request the development will include:

Artist Douglas Coupland’s first piece of public art for his community. His sculpture installation features a West Coast theme and the central piece will be placed on the south side of Bellevue Street against the backdrop of the waterfront.

Two original canvases by West Vancouver artist Gordon Smith. They will be displayed in the residential lobbies.

A 1,200-square-foot Arts Education/Gallery. It will be dedicated to the District of West Vancouver and be operated by Artists for Kids Trust, of which Gordon Smith is a founding patron.

A distinctive architectural design by James Cheng that embraces West Coast modernism, pioneered by B.C. Binning, Ron Thom and Mr. Cheng’s mentor, Arthur Erickson.

- Residents desire to have a vibrant Ambleside, with more people living in the 1300 Block. The 1300 Marine development will add 88 single level residential homes. These units will appeal to West Vancouver residents who are downsizing and wishing to stay in — or move to — Ambleside.
- Residents want a sustainable Ambleside — sustainable in environmental, economic and social terms. The development will meet that goal through:

Sustainable building design, with green roofs, energy-efficient heating and cooling systems, water conservation and underground parking stalls for electric vehicles.

Improved commercial space that will revitalize Ambleside as a shopping district for pedestrians, reducing automobile use and revitalizing Ambleside’s historic retail core.

Making Ambleside a gathering spot for West Vancouverites of all ages. Community life will be enhanced by enhancing the shopping district, building 88 new homes and embracing the waterfront, along with festivals, arts and culture.

Grosvenor is committed to realizing the community’s vision for Ambleside. We understand the importance of this unique project at the gateway to West Vancouver.

This commitment to place-making embraces the best in West Coast architecture, art, culture, and mixed-use development, and is founded upon the shared vision of the community.

Our mission is to deliver a world-class project that will make all West Vancouver citizens proud.



PUBLIC GALLERIA LOOKING OUT TO
COUPLAND’S ART SCULPTURE



PUBLIC GALLERIA SHOWING
COMMERCIAL USE