

## MEMORANDUM

Date: 20 Aug 2013 Our File: 1010-20-12-069  
To: Design Review Committee  
From: Andrew Browne, Senior Community Planner  
Re: **3rd Referral - 1300 block Marine Drive mixed-use redevelopment**

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### APPLICATION TYPE & BACKGROUND

This application proposes a redevelopment of the south side 1300 block Marine Drive, requiring an OCP amendment, rezoning, and concurrent Development Permit under the Official Community Plan, Ambleside Town Centre Development Permit Areas BF-C3 and BF-C4. A Phased Development Agreement will be utilized to implement phasing and any resulting Community Amenity Contribution.

### PURPOSE

Council has requested that the DRC evaluate the refined submission as a response to the direction expressed by Council on June 17, 2013.

### PROCESS UPDATE & PRIOR RESOLUTIONS

The Design Review Committee reviewed this project on May 30, 2013, and resolved the following:

THAT the Design Review has reviewed the Mixed Use Development for Grosvenor Capital Corporation at 1300 Block Marine Drive and recommends that the project advances to Development Permit level drawings for further Committee review considering the following comments:

- gateway aspect at 13<sup>th</sup> Street addressing form, traffic pattern, character and use;
- integrating of more office space in the building, not at grade;
- do not agree with the residential at grade;
- to animate 13<sup>th</sup> Street, with the opportunity to increase connectivity to Ambleside Park;
- look at legibility of materials and uses to contain residential character distinct from other uses;
- further design development to address the coherence of the horizontal and vertical elements;
- consider increasing number of residential units within the same square footage;
- provide review of target proposal for tenant mix; and
- to consider the hierarchy of the paving.

On June 17, 2013 Council resolved the following direction for the application:

1. Development Application No. 12-069, by Grosvenor Capital Corporation for the 1300 block of Marine Drive, advance in the development consideration process;
2. The applicant work with staff to complete refinements to the proposal as follows:
  - a. Resolution of land uses in the vicinity of 13th Street while striving for a viable, continuous, and occupied street-front and recognizing the function of the area as a gateway both to the Ambleside commercial area and to Ambleside Park;
  - b. Architectural refinements including:
    - i. a stronger gateway architecture at Marine Drive and 13th Street;
    - ii. modifications to building elevations to fully integrate recently added vertical elements into the existing architecture;
    - iii. stronger codification of architecture by land use;
    - iv. division of the Bellevue building elevations into smaller elements;
    - v. consideration of additional 'wall' area in lieu of spandrel glass panels; and,
    - vi. consideration of the selective use of additional materials to assist in the differentiation of the two buildings.
  - c. Consideration of additional residential units and/or second-floor office use;
  - d. Ensure that proposed commercial spaces are adaptable to a range of tenants consistent with the applicant's retail strategy (e.g. availability of mechanical ventilation, reconciliation of potential internal layouts with external door and patio locations);
  - e. Coordination of residential floor and unit plans with revised building elevations;
  - f. Development of details, dimensions, and maintenance plans for green roofs, green walls, and terrace perimeter landscaping; and,
  - g. Various public realm and landscaping revisions to ensure consistency with the Ambleside Streetscape Standards, while allowing for contextual and sympathetic upgrades beyond the Standards;
3. Staff bring forward draft bylaws and a development permit package for Council consideration after refinement, design development, and additional Design Review Committee evaluation;

## **POLICY BACKGROUND**

Information relating to the development, content, and adoption of the *Ambleside Town Centre Strategy*, and information about the *Official Community Plan* as it relates to Ambleside, can be found attached.

## DESCRIPTION OF PROPOSAL

The applicant team has made refinements to their proposal in response to direction from Council, the Design Review Committee, and staff. Key changes are presented in the following table.

	Last Revision	Current	Difference
<b>Gross floor area</b>	257,753 sq ft	256,338 sq ft	(1,415 sq ft)
<b>Net floor area (for calculating FAR)</b>	248,307 sq ft	249,761 sq ft	1,454 sq ft
<b>FAR</b>	2.90	2.92	0.02
<b>“Visible” FAR <sup>1</sup></b>	2.86	2.87	0.01
<b><u>Height, Storeys</u></b>			
<b>West Building (14<sup>th</sup>)</b>	7 storeys	7 storeys	-
<b>East Building (13<sup>th</sup>)</b>	6 storeys	6 storeys	-
<b><u>Height, Feet <sup>2</sup></u></b>			
<b>West Building (14<sup>th</sup>)</b>	79.00 ft	80.25 ft	1.25 ft
<b>East Building (13<sup>th</sup>)</b>	68.50 ft	69.75 ft	1.25 ft
<b><u>Floor-to-Ceiling Height</u></b>			
<b>Residential</b>	10.50 ft	10.50 ft	-
<b>Elevator Over-run (roof)</b>	8.00 ft	9.00 ft	1.00 ft
<b>Commercial (at Marine)</b>	14.75 to 16.00 ft	13.25 to 17.25 ft	(1.50) to 1.25 ft
<b>Footprint, Elevator Over-run (per building)</b>	~ 340 sq ft	~ 340 sq ft	-

<sup>1</sup> With the introduction of two-level townhouses within the existing commercial ceiling height in the vicinity of 13th & Bellevue, the portion of FAR attributed to the second level of the townhouses is in effect incorporated into the existing massing of the building and is not “visible” FAR.

<sup>2</sup> Building heights have been normalized to use the grade at Marine Drive at the Galleria (16.75 ft), being the approximate mid-point grade of the block.

	Last Revision	Current	Difference
<b><u>Residential Units</u></b>			
<b>Number</b>	100 units	98 units	(2 units)
<b>Net Average Size <sup>3</sup></b>	1771 sq ft	1818 sq ft	47 sq ft
<b><u>Floor Areas</u></b>			
<b>Ground Floor (gross)</b>	51,922 sq ft	51,090 sq ft	(832 sq ft)
<b>Total Residential</b>	208,371 sq ft	206,826 sq ft	(1,545 sq ft)
<b>Townhouse <sup>4</sup></b>	7,790 sq ft	8,908 sq ft	1,118 sq ft
<b>Retail</b>	35,482 sq ft	34,146 sq ft	(1,336 sq ft)
<b>Flex Retail/Office</b>	4,454 sq ft	3,483 sq ft	(971 sq ft)
<b>Office (Lobby &amp; 2nd Floor)</b>	nil	5,306 sq ft	5,306 sq ft
<b>Setback from West Building to 14th St PL</b>	~ 20.5 ft	~ 18.0 ft to ~ 20.5 ft	(~ 2.5 ft) to nil
<b>Min. Setback from East Building to Marine Dr PL</b>	~ 4.2 ft	~ 4.2 ft	-
<b>Galleria, Narrowest Point</b>	~ 38.6 ft	~ 36.7 ft	(1.9 ft)
<b><u>Parking Required</u></b>			
<b>Total</b>	300 stalls	288 stalls	(12 stalls)
<b>Commercial <sup>5</sup></b>	100 stalls	92 stalls	(8 stalls)
<b>Residential</b>	200 stalls	196 stalls	(4 stalls)

<sup>3</sup> Excludes common hallways and building circulation space.

<sup>4</sup> Included in 'Total Residential'; shown here separately to show detail.

<sup>5</sup> The previous calculation of required commercial parking included non-leasable 'back of house' exit corridors accessible to all commercial tenants. The new commercial parking requirement reflects more detailed floor plans that do not include these areas.

	Last Revision	Current	Difference
<b><u>Parking Provided</u></b>			
<b>Total</b>	310 stalls	299 stalls	(11 stalls)
<b>Commercial</b>	101 stalls	92 stalls	(9 stalls)
<b>Total Residential</b>	209 stalls	207 stalls	(2 stalls)
<b>Residential Visitor <sup>6</sup></b>	13 stalls	11 stalls	(2 stalls)
<b>Parking Surplus / (Deficit)</b>	10 stalls	11 stalls	1 stall

## DISCUSSION

### Resolution of land uses and gateway architecture at 13<sup>th</sup> & Marine

As requested, the applicant team have incorporated office space on the second floor at 13<sup>th</sup> & Marine, and the architecture has adjusted accordingly to reflect a commercial presence at the gateway to Ambleside. Council has declined to dedicate CAC funds towards a community space within the development (e.g. Artists for Kids or similar), and the floor space previously dedicated to this purpose has been re-tasked as flex retail/office space and a lobby for the second-floor office.

### Consideration of additional residential units and/or second-floor office use

Two important but potentially competing directions were provided to the applicant team: 1) incorporate second-floor office, and 2) maximize residential floor space. Various changes to internal land use and floor area occurred as a result.

Residential floor areas changed as follows:

- A 'loss' of ~ 5300 sq ft resulting from the conversion of residential floor area to second-floor office;
- A 'gain' of ~ 1100 sq ft resulting from the elimination of double-height living room ceilings in three of the four townhouses due to floor plan viability;
- A 'gain' of ~ 2600 sq ft due to the conversion of areas previously exempted from floor area (second-floor residential amenity space and various corridor adjustments) to residential floor area; and,
- A resulting net decrease of ~ 1500 sq ft of residential floor area.

<sup>6</sup> Included in 'Total Residential'; shown here separately to show detail.

Building-wide floor areas changed as follows:

- A net 'loss' of ~ 1500 sq ft of residential floor area (explained above);
- A 'loss' of ~ 1300 sq ft of ground-level retail due to a small reduction in the gross ground floor area and an exit corridor serving the townhouses being categorized as residential;
- A 'loss' of ~ 1000 sq ft of flex retail/office, primarily due to the addition of a ground-floor lobby for access to the second-floor office;
- A 'gain' of ~ 5300 sq ft of dedicated office space; and,
- A resulting net increase of ~ 1450 sq ft of floor area across the project.

Summary calculations are provided in the following table:

Changes to Residential Floor Area (sq ft)		Changes to Building Floor Area (sq ft)	
Previous version	208,371	Previous version	248,307
Office	- 5,306	Residential	- 1,545
Townhouses	+ 1,118	Retail	- 1,336
Loss of amenity exclusion	+ 2,354	Flex retail/office	- 971
Loss of misc. exclusions	+ 289	Office	+ 5,306
Current version	= 206,826	Current version	= 249,761
Previous version	- 208,371	Previous version	- 248,307
<b>NET</b>	<b>= (1,545)</b>	<b>NET</b>	<b>= 1,454</b>

The applicant team has advised that in order to achieve viable commercial ceiling heights for the second-floor office, the project has increased in height by 1.25 feet. The architect has provided for this increase on both the east and west buildings to provide visually consistent floor levels. Summary calculations are found below:

<b>Changes to Building Height (ft)</b>		
Previous ceiling height for Level 1		14.75
Previous ceiling height for Level 2	+	10.50
Previous combined ceiling height for Levels 1 and 2	=	25.25
Proposed ceiling height for Levels 1 and 2 (@13.25 ft/ea)	-	26.50
	<b>NET</b>	<b>= (1.25)</b>

Architectural refinements

The architect has introduced a more obvious gateway architecture at 13<sup>th</sup> & Marine, in conjunction with land use changes (second-floor office), worked to resolve building elevation detail, has added some ‘spandrel wall’ in place of glazing, and has more closely considered material choices across the project and for each building. The west building’s Marine Drive frontage in particular has seen improvement and is more unified.

Retail strategy and adaptable commercial spaces

Grosvenor retained Mustel Group Market Research to interview a sample of West Vancouver residents about their current use of Ambleside and future needs and priorities. The results helped inform their retail strategy, attached, for the development. The strategy, attached, conceptually breaks the development into five areas – the village hub, the gateway, Ambleside walk, the festival plaza, and beachside.

Coordination of residential floor and unit plans with revised building elevations

The architect has provided draft floor plans for every unit. Though they are subject to change and additional detailed work, they serve to illustrate general relationships between the building elevations and interior uses.

**ITEMS TO ADDRESS**

Council has asked the DRC to evaluate the extent to which the refined submission has responded to Council’s June 17, 2013 direction, which included resolving land uses at 13<sup>th</sup> & Marine and providing a stronger gateway architecture, refinement of the building elevations and materials, provision of second-floor office and/or additional residential units, an explanation of retail strategy, etc (see page 2 for full text of the resolution).

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In addition to the above, staff would like the Committee to consider the following:

- The significant changes in land use and architecture at the 13<sup>th</sup> & Marine gateway to Ambleside;
- The evolution of the building elevations and whether or not the architecture is fully resolved;
- The effectiveness of the ground-level architecture in providing an engaging and appealing pedestrian experience (e.g. diversity of materials, building articulation, visibility into and through the building, and so on); and,
- The impact of a retail strategy that perhaps over-provides for food and dining at the expense of conventional retail.

Author:

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Andrew Browne

## **ATTACHMENTS**

Drawing booklet (“Issued for DRC – September 5, 2013”)

Retail strategy booklet

Previous staff report to Council (June 2013)

Previous staff memo to DRC (May 2013)