

ARCHITECTURAL RATIONALE

OVERVIEW

The design for 303 Marine Drive proposes a residential tower and a 2 story independent townhouse building incorporating elements of west coast modernism in a timeless fashion that fits comfortably into its natural setting and announces itself as a signature building on its prominent Marine Drive location. The tower will serve as a gateway element moving east from West Vancouver and the Lions Gate bridge into Lions Gate Village and the District of North Vancouver. It will also serve as the final tower of the Lions Gate Village assemblage of towers as you move in a westerly direction from the District of North Vancouver towards the Lions Gate Bridge and the District of West Vancouver.

A series of six 2 storey townhouses on the north side of the tower entrance complete the site arrangement and provide a transitional scale to the adjacent Klahanie BC Housing site. The design and sustainable character of the townhouses have been given significant consideration to achieving Passive House Design Standards.

Furthermore, the townhouses address the Curling Road streetscape and the planned townhouses that will be present in the adjacent District of North Vancouver site. It is characterized by a unique banding paving pattern that will also incorporate a series of LED strip light built into the paving. The driving access also leads to the below grade parking ramp which will in turn be covered by trellised landscape to conceal as much of the ramp as possible. A pedestrian oriented canopy provides weather protection shelter for pedestrians waiting by the lobby entrance for pick-up and drop-off. It further signifies the principal entrance to the tower.

Throughout the development of the design for 303 Marine Drive the design team has closely followed and adhered to the District of West Vancouver's Marine Drive Local Area Plan and Guidelines. We have illustrated in our responses to the Lions Gate – Klahanie Sub-Area District Plans and Guidelines how we have addressed land use; tower positioning; built form including building height; varying building massing; impact on the skyline; relationship to existing and proposed towers in the adjacent Lions Gate Village Plan; specific architectural articulation at the base of the tower; the use of high quality materials in a cohesive architectural idea and expression; the relationship to the Klahanie B.C. Housing site; overshadowing; and screening of mechanical appurtenances and garage entries.

LANDSCAPE RATIONALE

OVERVIEW

Landscape Site Plan represents the overall landscape design concept for 303 Marine Drive. The overall design intent is to integrate this project into both its' immediate natural environment and the evolving context of Lions Gate Village in adjacent North Vancouver. The powerful influences of the natural and man made environments are explored and responded to in an integrated manner through the use of connections, themes, and materials. The overall ground plane design responds to the street presence, arrival sequence, common amenity zone at ground level, and for the communal uses associated with the upper level amenity spaces. In all cases, the design responds to the project's proximity to adjacent uses (*Klahanie Park Family Housing, Marine Drive, and the Lions Gate Village redevelopments to the east*), sustainability goals and to specific solar orientations.

Plant material throughout the site has been selected with a focus on native and drought tolerant plantings. Planting areas are also designed to assist in storm water management and the provision of shade in specific areas.

The overall feel of the landscape will be that of shared amenities and gracious open spaces for people of all ages and abilities. The public face of the project will be permeable and inviting.

STREET FRONTAGES

The eastern frontage is along the future roadway shared between North and West Vancouver. The streetscape along the west side of this new road will be coordinated with West Vancouver Parks and will include new sidewalks, street trees, and a truck loading lay-by to facilitate residents' move in and out.

ARRIVAL PLAZA

Stone entry columns and signage flank the arrival plaza. The court is paved with a pattern and texture to slow vehicle traffic in order to be more pedestrian friendly. In addition the plaza will accommodate visitor drop off and temporary parking. A central boulder/water feature references the materiality of the North Shore mountains and provides additional interest and wayfinding into the public realm. The arrival plaza provides a direct connection to Lions Gate Village and the bicycle and pedestrian pathway system leading to Klahanie Park, the Capilano River and Park Royal.

SUSTAINABILITY

Sustainability goals will be achieved through use of drought tolerant native and adaptable plantings, significant landscape areas for rainwater capture, and provision for a highly efficient irrigation system.

SUSTAINABILITY

PASSIVE HOUSE

The townhouses will be targeting Passive House Certification through a rigorous and comprehensive two-stage examination process by a registered certifier. The passive house consultant team assisting on the design is Morrison Hershfield; a reputable, market-leading engineering firm.

The below design checklist is an excerpt of the overall series of requirements for Passive House certification that will be implemented on the townhouses. These fall into 5 main components of the (PH) Passive House certification will be reviewed: Thermal insulation, window performance, adequate ventilation strategies, air tightness, and reduced thermal bridging by design.

BUILDING ENVELOPE

- All fenestrations on the townhouse will meet or exceed ENERGY STAR requirements.
- All ceiling, wall, floor, and slab insulation will meet or exceed the 2012 IECC insulation levels, and shall achieve RESNET-defined Grade 1 installation, or alternatively, Grade 2 for surfaces that contain a layer of continuous, air permeable insulation greater than-or equal to R-3 in Climate Zones 1-4.
- Reduced thermal bridging at above-grade wall separations conditioned from unconditioned space.

FINISHES

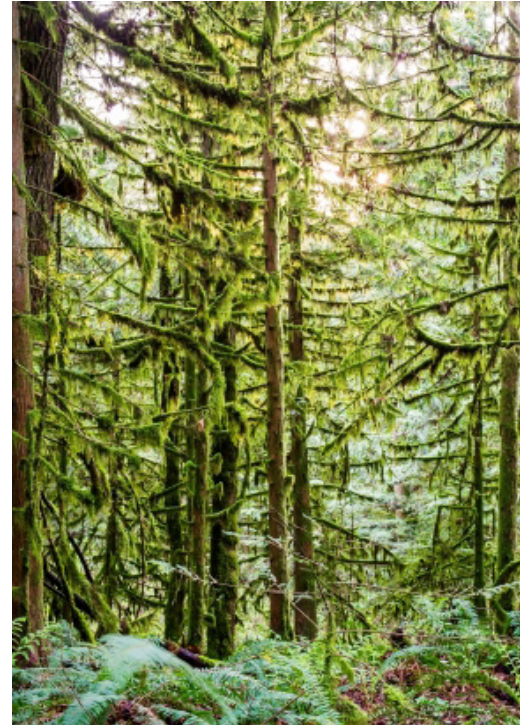
- Certified low-formaldehyde composite wood materials and structural plywood AND OSB PS1 or PS2 will be used
- Certified low-VOC or no-VOC interior paints and finishes will be used
- Carpet, carpet adhesives, & carpet cushion to be CRI Green Label plus Systems:
 - All bedrooms to have fresh-air supply and pressure-balanced.
 - Ventilation system to be capable of at least 0.3 ACH (based on net volume) on its max setting.
 - ERV/HRV to be provided in insulated/conditioned spaces where required. ERV/HRV ducts connected to the exterior shall be air tight and insulated to a minimum of R-8 with vapour barrier jackets.
 - A minimum of MERV 8 filtration will be provided for all ventilation systems, as well as ducted heating/cooling systems.
 - Bathroom exhaust rates to be 20CFM continuous or 50CFM intermittent
- Plumbing:
 - All plumbing penetrations in dwelling unit enclosures will be "Air sealed to Certifier+ requirements of 0.03CFM 50/ft2)
 - All hot water pipes will be insulated to a minimum of 1.5 inches.

MATERIALS INSPIRATION



"THE SKYLINE OF THE NORTH SHORE"

Distinctive tower silhouette on the skyline and mountain background of the North Shore.



"A TREE IN THE FOREST"

Forest setting at the North end of Lions Gate Bridge



"MATERIAL COLOURS THAT REFLECT & CAPTURE THE BEAUTY OF THE NORTH SHORE SETTING"

Different materials reflect sky, water and mountain setting while differentiating and breaking down the scale of the building massing.



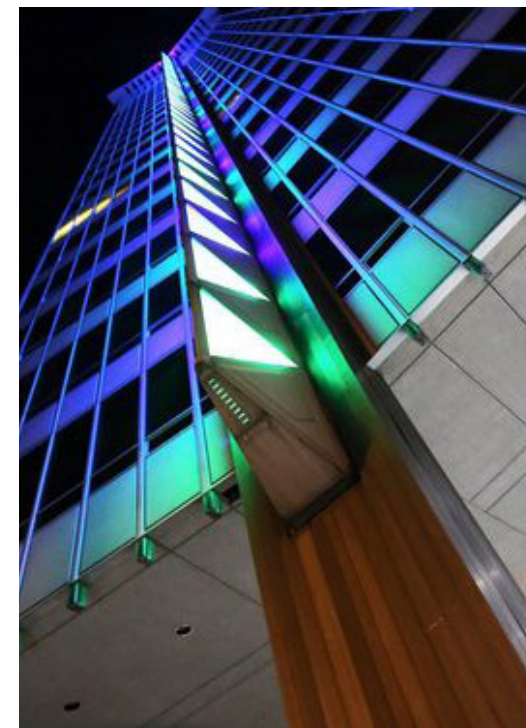
"ARTISTIC FACADE ELEMENT"

Recreation of a forest with an architectural expression as an art statement on the building facade



LIGHT AND DARK

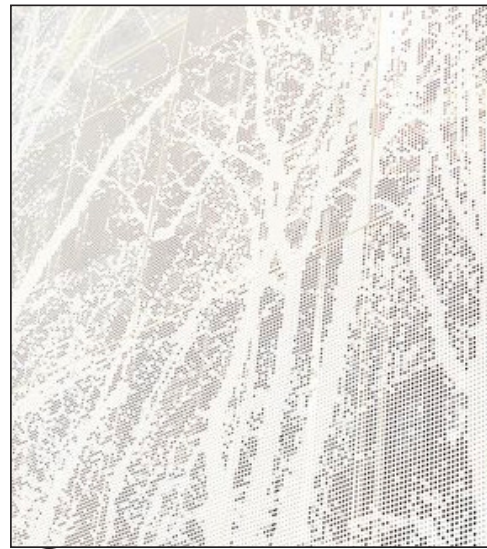
The black and white color scheme provides a play of light and dark with the dark providing a sense of base and solidity whilst the light provides a sense of weightlessness



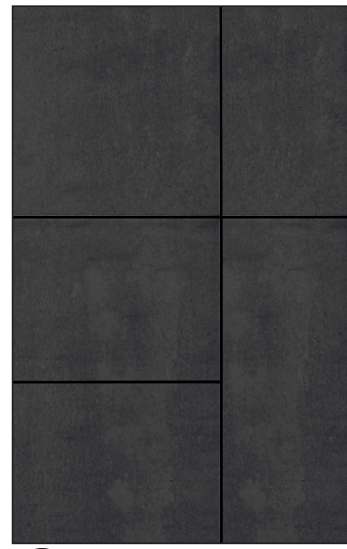
"TOUCH OF WOOD"

The white frame is complimented with a wood soffit surround giving a light west-coast presence. The wood is complimented with wood entrydoors at the base.

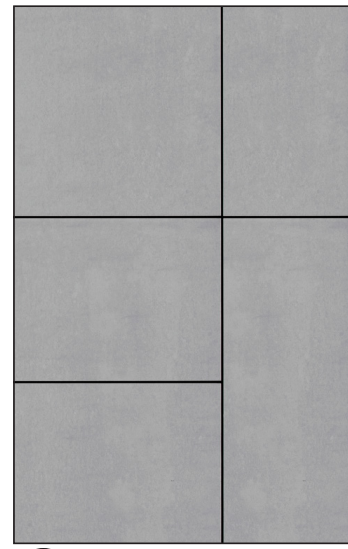
MATERIAL BOARD



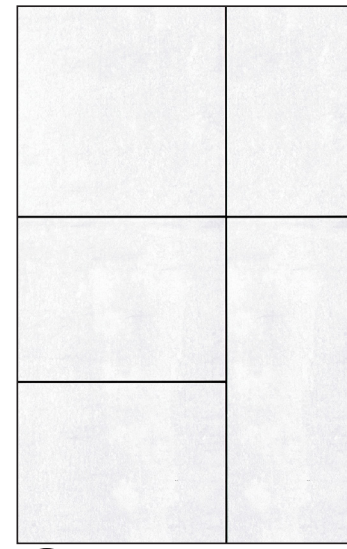
1 ARTISTIC PERFORATED METAL PANEL
DARK GREY



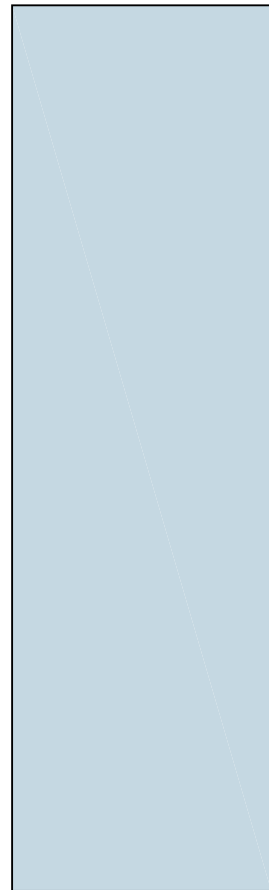
2 FIBRE CEMENT PANEL
DARK GREY



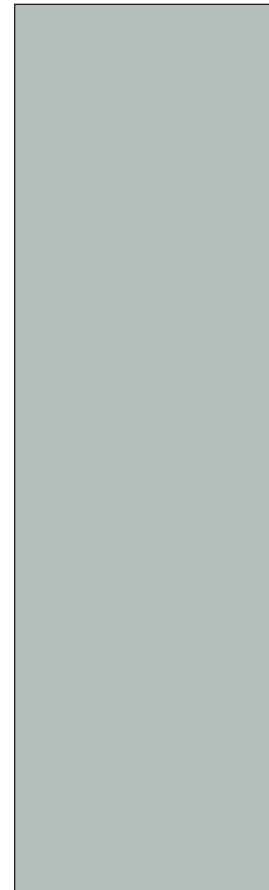
3 FIBRE CEMENT PANEL
GREY



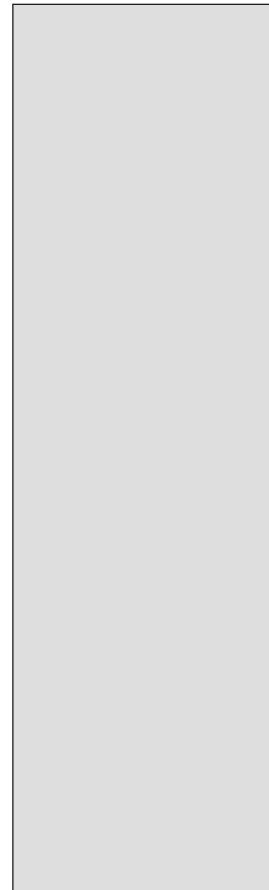
4 FIBRE CEMENT PANEL
OFF WHITE



6 GLASS WINDOW
CLEAR GLASS



7 WINDOW FRAME
POWDER COATED- GREY



8 GUARDRAIL
CLEAR GLASS + PAINTED
ALUMINUM RAIL



9 ARCH FINISH CONCRETE
LIGHT GREY



5 WOOD SOFFIT
UNFINISHED



10 WOOD DOOR



VIEW LOOKING NORTH EAST



VIEW FROM MARINE DRIVE



VIEW LOOKING AT EAST ELEVATION



VIEW OF ENTRY COURT



VIEW LOOKING SOUTH WEST



VIEW OF ENTRY COURT



VIEW LOOKING SOUTH WEST



VIEW OF ENTRY COURT



DRAWINGS

B. Legal Description:
LOT 15, DISTRICT LOT 780, PLAN 4918

C. Zoning:
Existing Zoning C1 and Proposed Zoning CD for Residential

D. Proposed Setbacks:

Marine Drive	10'-0" (3.0 m)
East Property Line	17'-0" (5.2 m)
West Property Line	17'-0" (5.2 m)
Kalahane Court	11'-2" (3.4 m)

E. Site Coverage Calculations:

Gross Site Area	63,331 sq ft.
Dedications	
Marine Drive - 10m (For West Van)	7,363 sq ft.
Total Dedications	7,363 sq ft.
Net Site Area	45,968 sq ft.
Building Footprint Area	5,500 sq ft.
Site Coverage Percentage	12.1%

F. Floor Space Ratio (FSR) Calculation:

Site / Use	Gross Site Area	Proposed Total FSR	Proposed Area
Residential	53,331 Sq. Ft.	3.25	173,320 sq ft.

Tower residential distribution:

	Non Market	Rental	Sell	TOTAL
Area	6,535 sq ft.	42,709 sq ft.	124,079 sq ft.	173,323 sq ft.
Units	6	46	87	141
Units Ratio	4.26%	34.04%	61.70%	100.00%

G. Residential Statistics - Floor Areas
NOTE: All floor areas are "Gross Floor Area"

Building	Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area Per Floor	Total Common Area	Total Amenity Area	Gross Area per Floor	Gross Building Area	Total Area all floors (FSR)	FSR Exclusion	Efficiency %
Townhouses	L1	1	3,112 sq ft.	3,112 sq ft.	223 sq ft.	223 sq ft.	0 sq ft.	3,335 sq ft.	3,335 sq ft.	3,335 sq ft.	0 sq ft.	93.3%
	L2	1	3,200 sq ft.	3,200 sq ft.	0 sq ft.	0 sq ft.	0 sq ft.	3,200 sq ft.	3,200 sq ft.	3,200 sq ft.	0 sq ft.	100.0%
	Total	2	6,312 sq ft.	6,312 sq ft.	223 sq ft.	223 sq ft.	0 sq ft.	6,535 sq ft.	6,535 sq ft.	6,535 sq ft.	0 sq ft.	

Building	Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area Per Floor	Total Common Area	Total Amenity Area	Gross Area per Floor	Gross Building Area	Total Area all floors (FSR)	FSR Exclusion	Efficiency %
Tower	L1	1	0 sq ft.	0 sq ft.	3,136 sq ft.	3,136 sq ft.	2,412 sq ft.	5,550 sq ft.	5,550 sq ft.	0 sq ft.	5,550 sq ft.	
	L2	1	0 sq ft.	0 sq ft.	1,041 sq ft.	1,041 sq ft.	2,097 sq ft.	3,138 sq ft.	3,138 sq ft.	0 sq ft.	3,138 sq ft.	
	L3 (Rental)	1	6,180 sq ft.	6,180 sq ft.	939 sq ft.	939 sq ft.	0 sq ft.	7,119 sq ft.	7,119 sq ft.	7,119 sq ft.	0 sq ft.	86.8%
	L4 (Rental)	1	6,180 sq ft.	6,180 sq ft.	939 sq ft.	939 sq ft.	0 sq ft.	7,119 sq ft.	7,119 sq ft.	7,119 sq ft.	0 sq ft.	86.8%
	L5 (Rental)	1	6,180 sq ft.	6,180 sq ft.	939 sq ft.	939 sq ft.	0 sq ft.	7,119 sq ft.	7,119 sq ft.	7,119 sq ft.	0 sq ft.	86.8%
	L6 (Rental)	1	6,180 sq ft.	6,180 sq ft.	939 sq ft.	939 sq ft.	0 sq ft.	7,119 sq ft.	7,119 sq ft.	7,119 sq ft.	0 sq ft.	86.8%
	L7 (Rental)	1	6,180 sq ft.	6,180 sq ft.	939 sq ft.	939 sq ft.	0 sq ft.	7,119 sq ft.	7,119 sq ft.	7,119 sq ft.	0 sq ft.	86.8%
	L8 (Rental)	1	6,180 sq ft.	6,180 sq ft.	939 sq ft.	939 sq ft.	0 sq ft.	7,119 sq ft.	7,119 sq ft.	7,119 sq ft.	0 sq ft.	86.8%
	L9 (Market Typ 1)	1	6,179 sq ft.	6,179 sq ft.	939 sq ft.	939 sq ft.	0 sq ft.	7,118 sq ft.	7,118 sq ft.	7,118 sq ft.	0 sq ft.	86.8%
	L10 (Market Typ 1)	1	6,179 sq ft.	6,179 sq ft.	939 sq ft.	939 sq ft.	0 sq ft.	7,118 sq ft.	7,118 sq ft.	7,118 sq ft.	0 sq ft.	86.8%
	L11 (Market Typ 1)	1	6,179 sq ft.	6,179 sq ft.	939 sq ft.	939 sq ft.	0 sq ft.	7,118 sq ft.	7,118 sq ft.	7,118 sq ft.	0 sq ft.	86.8%
	L12 (Market Typ 1)	1	6,179 sq ft.	6,179 sq ft.	939 sq ft.	939 sq ft.	0 sq ft.	7,118 sq ft.	7,118 sq ft.	7,118 sq ft.	0 sq ft.	86.8%
	L13 (Market Typ 2)	1	6,257 sq ft.	6,257 sq ft.	894 sq ft.	894 sq ft.	0 sq ft.	7,151 sq ft.	7,151 sq ft.	7,151 sq ft.	0 sq ft.	87.5%
	L14 (Market Typ 2)	1	6,257 sq ft.	6,257 sq ft.	894 sq ft.	894 sq ft.	0 sq ft.	7,151 sq ft.	7,151 sq ft.	7,151 sq ft.	0 sq ft.	87.5%
	L15 (Market Typ 2)	1	6,257 sq ft.	6,257 sq ft.	894 sq ft.	894 sq ft.	0 sq ft.	7,151 sq ft.	7,151 sq ft.	7,151 sq ft.	0 sq ft.	87.5%
	L16 (Market Typ 2)	1	6,257 sq ft.	6,257 sq ft.	894 sq ft.	894 sq ft.	0 sq ft.	7,151 sq ft.	7,151 sq ft.	7,151 sq ft.	0 sq ft.	87.5%
	L17 (Market Typ 2)	1	6,257 sq ft.	6,257 sq ft.	894 sq ft.	894 sq ft.	0 sq ft.	7,151 sq ft.	7,151 sq ft.	7,151 sq ft.	0 sq ft.	87.5%
	L18 (Market Typ 2)	1	6,257 sq ft.	6,257 sq ft.	894 sq ft.	894 sq ft.	0 sq ft.	7,151 sq ft.	7,151 sq ft.	7,151 sq ft.	0 sq ft.	87.5%
	L19 (Market Typ 2)	1	6,257 sq ft.	6,257 sq ft.	894 sq ft.	894 sq ft.	0 sq ft.	7,151 sq ft.	7,151 sq ft.	7,151 sq ft.	0 sq ft.	87.5%
	L20 (Market Typ 2)	1	6,257 sq ft.	6,257 sq ft.	894 sq ft.	894 sq ft.	0 sq ft.	7,151 sq ft.	7,151 sq ft.	7,151 sq ft.	0 sq ft.	87.5%
	L21 (Market Typ 2)	1	6,257 sq ft.	6,257 sq ft.	894 sq ft.	894 sq ft.	0 sq ft.	7,151 sq ft.	7,151 sq ft.	7,151 sq ft.	0 sq ft.	87.5%
	L22 (Executive)	1	6,249 sq ft.	6,249 sq ft.	902 sq ft.	902 sq ft.	0 sq ft.	7,151 sq ft.	7,151 sq ft.	7,151 sq ft.	0 sq ft.	87.4%
	L23 (Executive)	1	6,249 sq ft.	6,249 sq ft.	902 sq ft.	902 sq ft.	0 sq ft.	7,151 sq ft.	7,151 sq ft.	7,151 sq ft.	0 sq ft.	87.4%
	L24 (Executive)	1	6,256 sq ft.	6,256 sq ft.	902 sq ft.	902 sq ft.	0 sq ft.	7,158 sq ft.	7,158 sq ft.	7,158 sq ft.	0 sq ft.	87.4%
	L25 (Penthouse)	1	3,091 sq ft.	3,091 sq ft.	962 sq ft.	962 sq ft.	0 sq ft.	4,053 sq ft.	4,053 sq ft.	4,053 sq ft.	0 sq ft.	76.3%
	L26 (Penthouse)	1	3,090 sq ft.	3,090 sq ft.	965 sq ft.	965 sq ft.	0 sq ft.	4,055 sq ft.	4,055 sq ft.	4,055 sq ft.	0 sq ft.	76.2%
	Roof	1	0 sq ft.	0 sq ft.	1,880 sq ft.	1,880 sq ft.	0 sq ft.	1,880 sq ft.	1,880 sq ft.	1,880 sq ft.	0 sq ft.	0.0%
Total		27		141,044 sq ft.	1,880 sq ft.	26,295 sq ft.	4,609 sq ft.	1,680 sq ft.	178,478 sq ft.	166,788 sq ft.	8,689 sq ft.	

H. Residential Statistics - Unit Counts

Level	Number of Floors	Studio	1 Bed	1 Bed + Lock Off	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den	3 Bed Townhouses	Total per floor
L1	1	0	0	0	0	0	0	0	6	6
L2	1	0	0	0	0	0	0	0	0	0
L3 (Rental)	1	1	4	0	3	0	0	0	8	8
L4-L8 (Rental)	5	5	4	0	3	0	0	0	12	60
L9-L12 (Typical 1)	4	0	3	1	3	0	0	0	7	28
L13-21 (Typical 2)	9	0	0	0	3	2	0	0	5	45
L22-24 (Executive)	3	0	0	0	0	6	0	2	8	24
L25-26 (Penthouse)	2	0	0	0	0	0	2	0	2	4
Total	26	6	30	4	67	18	6	8	6	141

Level	Number of Floors	Studio	1 Bed	1 Bed + Lock Off	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den	3 Bed Townhouses	Total Building
L1	1	0	0	0	0	0	0	0	6	6
L2	1	0	0	0	0	0	0	0	0	0
L3 (Rental)	1	1	4	0	3	0	0	0	8	8
L4-L8 (Rental)	5	5	20	0	15	0	0	0	40	200
L9-L12 (Typical 1)	4	0	12	4	12	0	0	0	28	112
L13-21 (Typical 2)	9	0	0	0	27	18	0	0	45	405
L22-24 (Executive)	3	0	0	0	0	6	0	2	8	24
L25-26 (Penthouse)	2	0	0	0	0	0	2	0	2	4
Total	26	6	30	4	67	18	6	8	6	141

Distribution	Studio	1 Bed	1 Bed + Lock Off	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den	3 Bed Townhouses	Total
	4%	26%	3%	40%	13%	4%	6%	4%	100%

I. Parking Statistics

Required Parking													
Gross	Non Market			Residential Visitor			Residential Rental (1.0 / Unit) (*)			Residential Market (1.0 / Unit) (*)			Total
	H/C	Small	Other	Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	
6	0	2	0	5	1	2	48	2	16	83	2	28	162

All Accessible stalls are calculated at over 200. 3 spaces plus one space for every 100 spaces or fraction thereof in excess of 200.
*Required per bylaw

Provided Parking													
Gross	Non Market			Residential Visitor (1 / Unit)			Residential Rental (**)			Residential Market (**)			Total
	H/C	Small	Other	Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	
6	0	0	0	5	1	0	30	2	2	180	2	0	201

J. Bike Storage

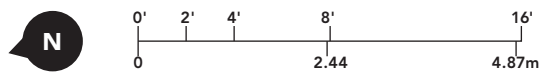
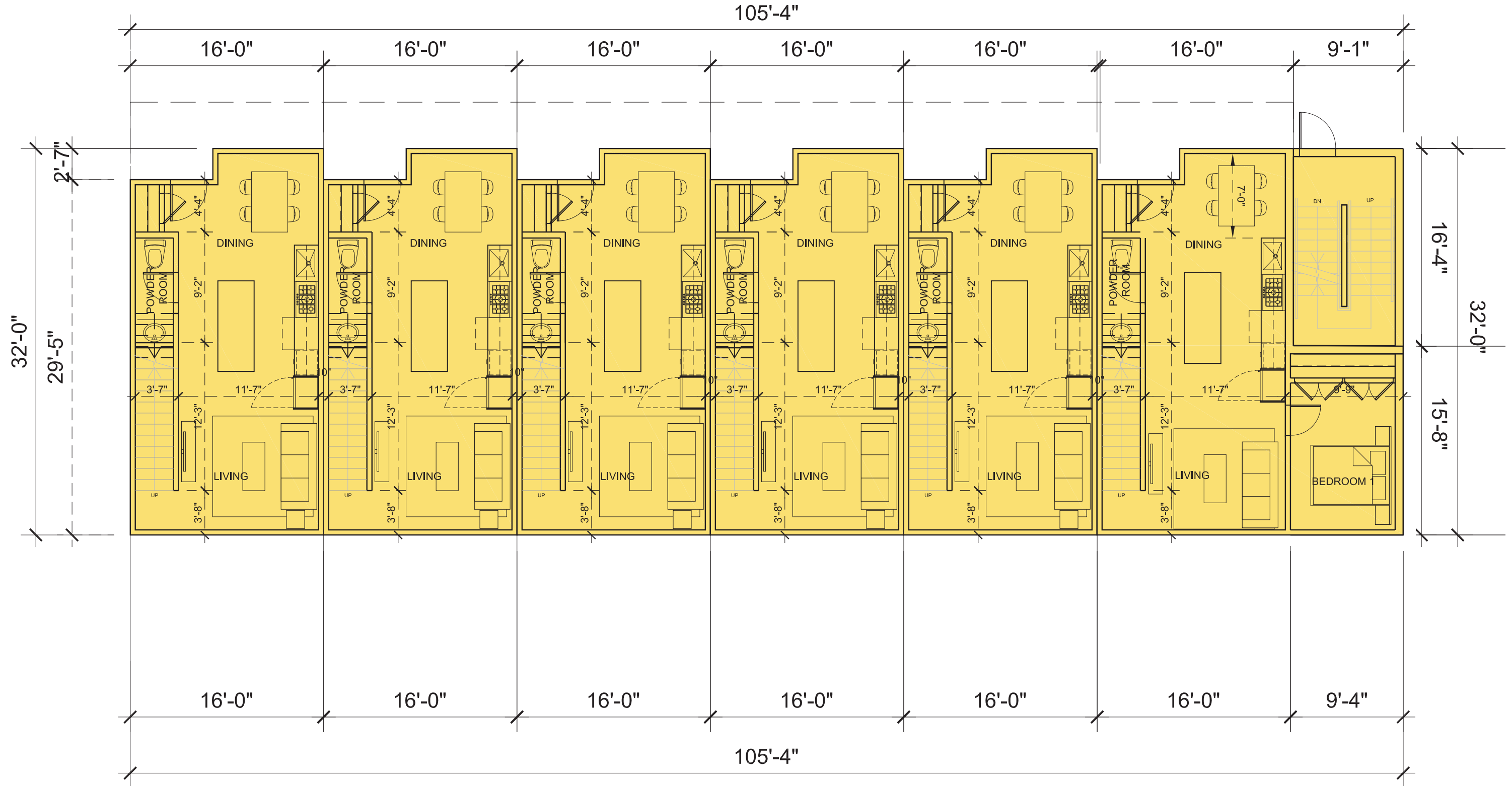
Required Bike Storage					
Phase	Res. Visitor	Res. Rental	Res. Market	Res. Non Market	Total
(0.2 per Unit)	(2 per Unit)	(2 per Unit)	(2 per Unit)	(2 per Unit)	
Total	29	96	174	12	311

Proposed Bike Storage					
Phase	Res. Visitor	Res. Rental	Res. Market	Res. Non Market	Total
(0.2 per Unit)	(2 per Unit)	(2 per Unit)	(2 per Unit)	(2 per Unit)	
Total	29	96	174	12	322

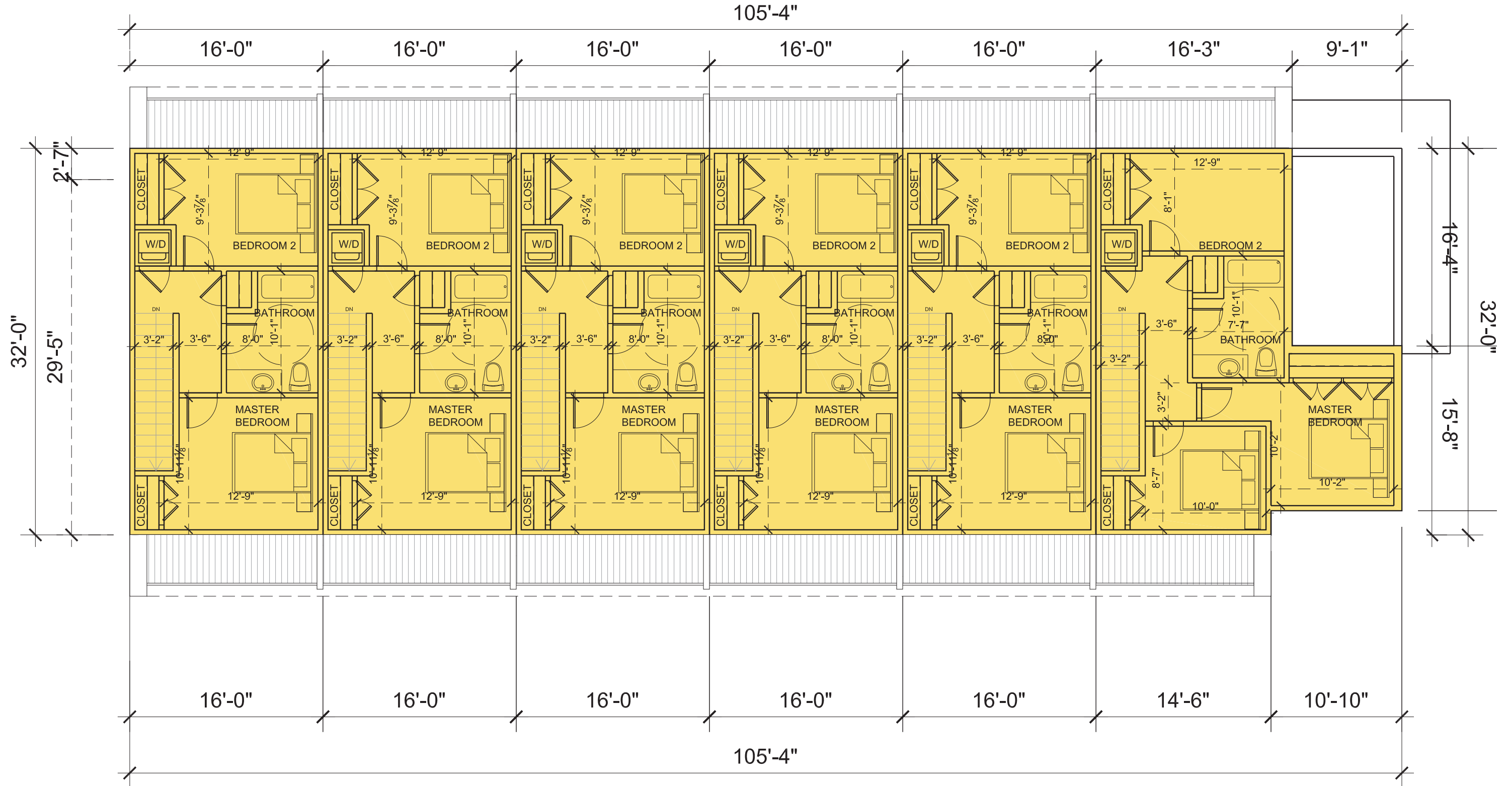
K. Height

Maximum Height (Screening)	27'-0"
Maximum Height (Townhouse)	29'-4"
Upper Roof Terrace	259'-3"
Lower Roof Terrace	230'-0"

PLAN - GROUND FLOOR



PLAN - SECOND FLOOR



ELEVATION - EAST



ELEVATION - WEST



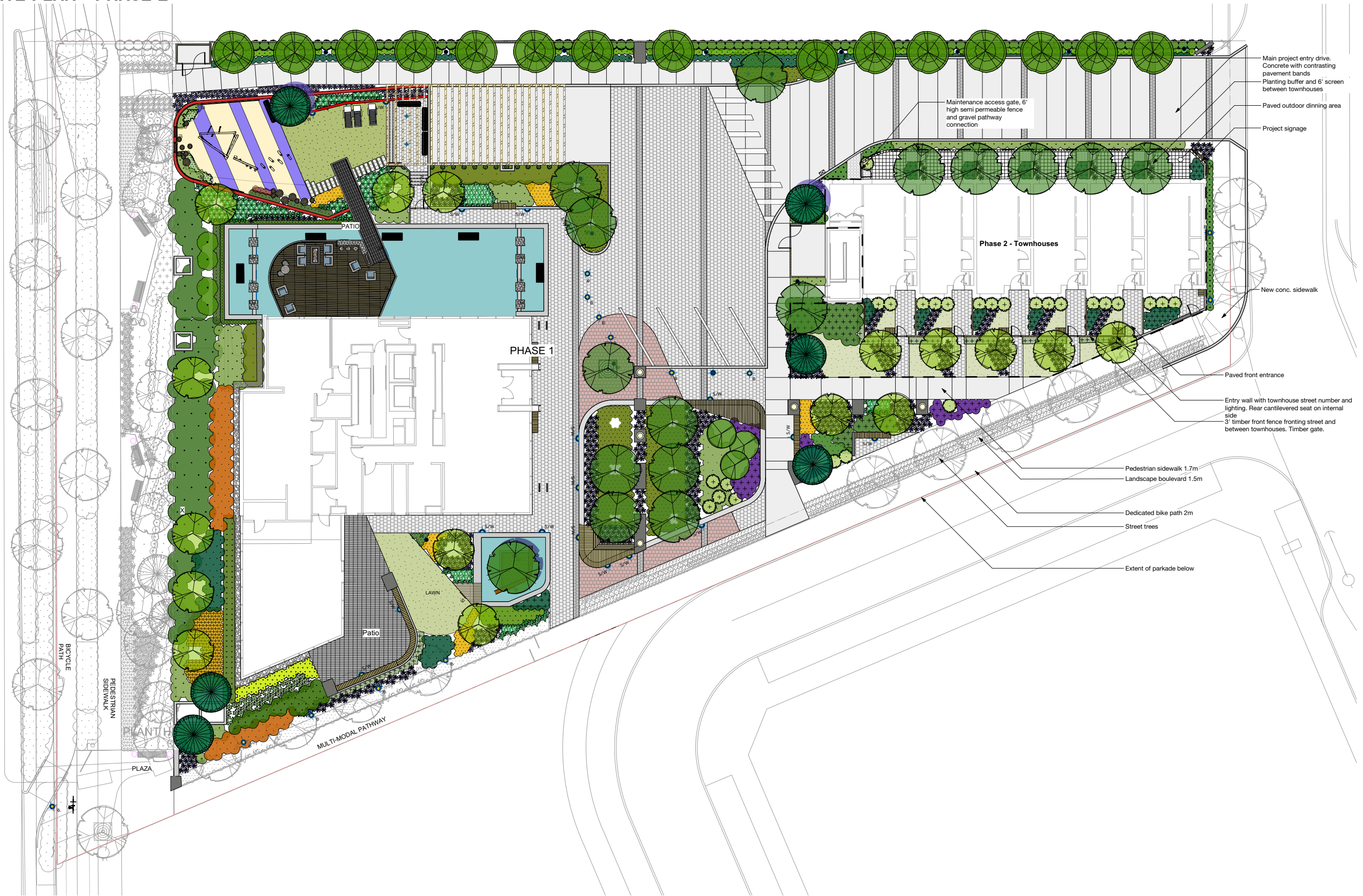
ELEVATION - SOUTH



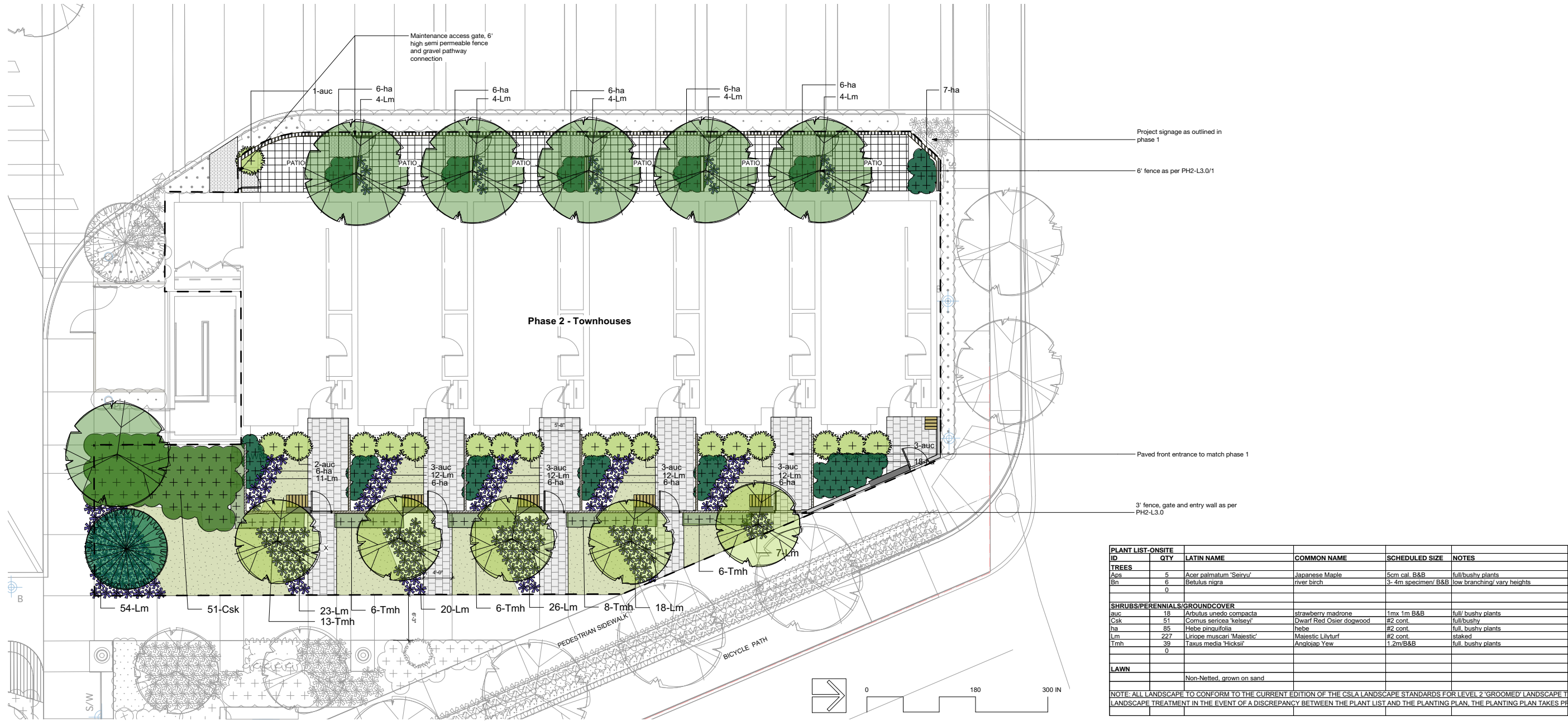
ELEVATION - NORTH



OVERALL SITE PLAN - PHASE 2



SITE PLAN - PHASE 2



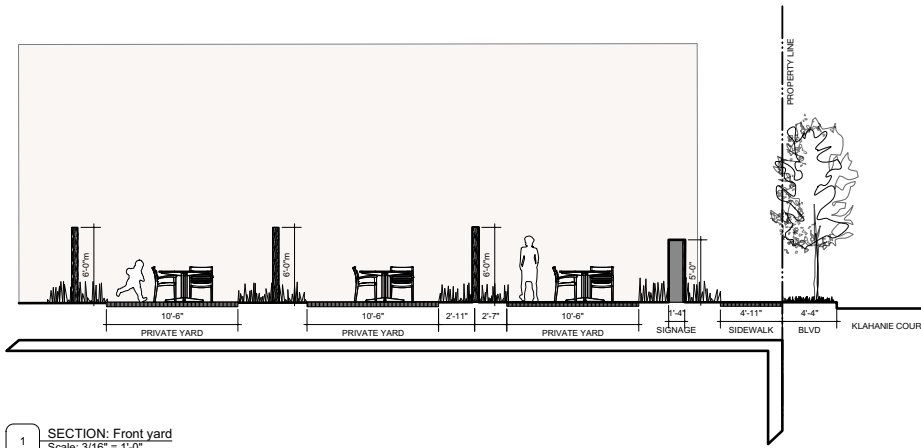
PLANT LIST-ONSITE ID	QTY	LATIN NAME	COMMON NAME	SCHEDULED SIZE	NOTES
TREES					
Aps	5	Acer palmatum 'Seiryu'	Japanese Maple	5cm cal. B&B	full/bushy plants
Bn	6	Betula nigra	river birch	3-4m specimen/ B&B	low branching/ vary heights
	0				
SHRUBS/PERENNIALS/GROUNDCOVER					
auc	18	Arbutus unedo compacta	strawberry madrone	1mx 1m B&B	full/ bushy plants
Csk	51	Cornus sericea 'keiseyi'	Dwarf Red Osier dogwood	#2 cont.	full/bushy
ha	85	Hebe pinnatifida	hebe	#2 cont.	full, bushy plants
Lm	227	Liriope muscari 'Majestic'	Majestic Lilyturf	#2 cont.	staked
Tmh	39	Taxus media 'Hicksii'	Amelgop Yew	1.2m/B&B	full, bushy plants
	0				
LAWN					
		Non-Netted, grown on sand			

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE GSLA LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

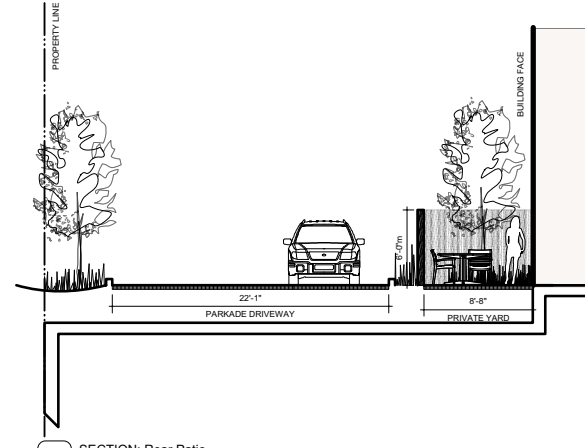


Precedent Images - Front Yard

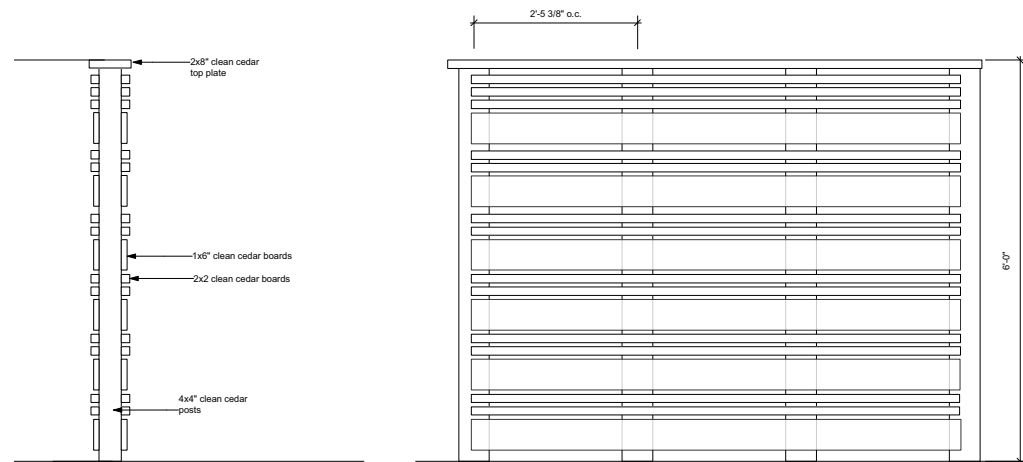
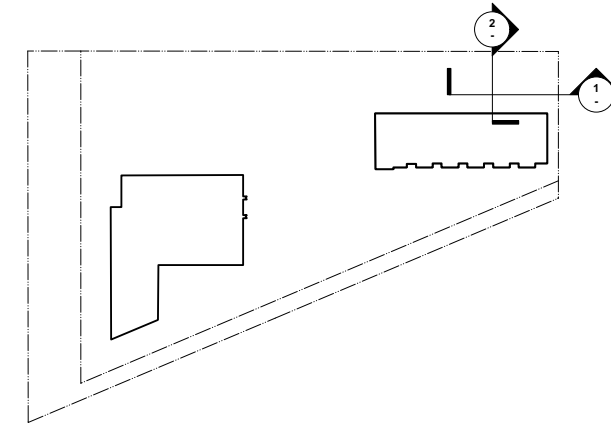
SECTIONS - FENCE DETAILS



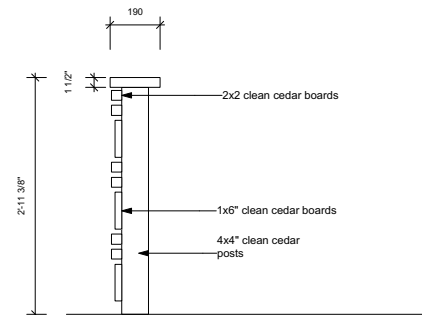
1 SECTION: Front yard
Scale: 3/16" = 1'-0"



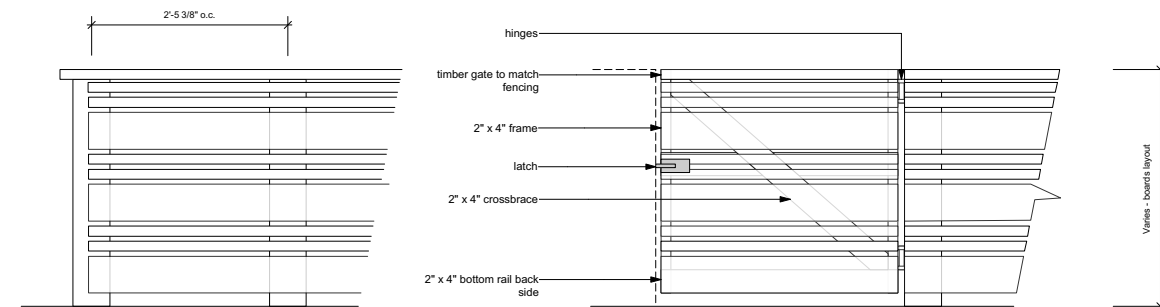
2 SECTION: Rear Patio
Scale: 3/16" = 1'-0"



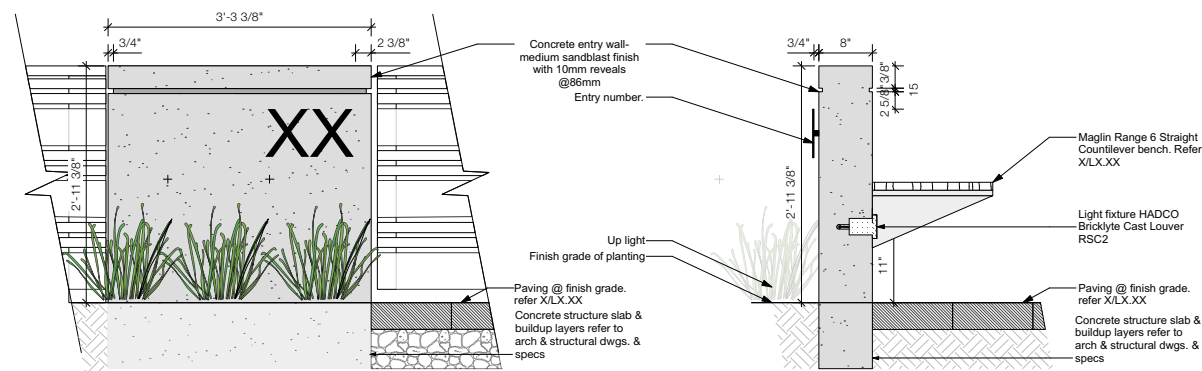
1 DETAIL: Perimeter Fence
Scale: 1" = 1'-0"



2 DETAIL: Front Entrance Fence
Scale: 1:10



3 DETAIL: Front Entrance Gate
Scale: 1:10



4 DETAIL: Front Entry Wall and Bench
Scale: 1:10

