



GATEWAY RESIDENCES

ACDI - ACCESSIBILITY COMMITTEE OF DISABILITY ISSUES

MARCH 2018

APPLICANT AND OWNER
PARK ROYAL SHOPPING CENTRE HOLDINGS LTD.
100 PARK ROYAL SOUTH
WEST VANCOUVER, BC, V7T 1A2

ARCHITECTURE
DIALOG
406-611 ALEXANDER STREET
VANCOUVER, BC, V6A 1E1

LANDSCAPE ARCHITECTURE
VAUGHAN LANDSCAPE PLANNING AND DESIGN
1406 CLYDE AVE
WEST VANCOUVER, BC, V7T 1G1

CIVIL
APLIN & MARTIN CONSULTANTS LTD
#201-12448 82ND AVENUE
SURREY, BC, V3W 3E9

LAND SURVEYORS
CHAPMAN LAND SURVEYING LTD.
#107 - 100 PARK ROYAL SOUTH
WEST VANCOUVER, BC, V7T 1A2



View from SE



Birds-Eye



VIEW FROM SOUTH WEST

REVISED DESIGN STRATEGY

The revised design is in compliance with the adopted Marine Drive Local Area Plan and addresses the DRC concerns with the following additional highlights:

1 - The revised design for Gateway Residences builds on a very strong urban design idea. The architecture is derived from the two geometries that intersect at this site and, in turn, generate a unique and distinct form of development.

2 - Commercial uses extend along Marine Drive as far as can be accommodated, to better relate with the new retail to the west.

3 - The glass canopy has been removed from the galleria allowing for a more distinct separation between the two podiums.

4 - The Village Square has been reshaped, and will continue to serve as an anchor at the east end of the East Village.

5 - Retail and food-serving uses surround the new square to animate its edges.

6 - The ramp to underground parking has been incorporated within a retail building to conceal it from the public realm.

7 - An alternate ramp location is designated to access the site from Taylor Way in the unlikely event that the access across First Nation's land is relinquished.

8 - Most importantly, building heights are dramatically reduced with the east tower at 14 storeys and the west tower at 11 storeys in height. This adjustment allows both towers to take on more of a slab-like form, more street-related and, therefore, more urban.

9 - As a result of the lowering of building height the density is substantially reduced.



VIEW FROM SOUTH EAST



VIEW FROM NORTH EAST



VIEW FROM NORTH WEST



PLAZA LOOKING EAST



GALLERIA LOOKING NORTH



PLAZA LOOKING WEST



MARINE DRIVE



TAYLOR WAY AND PARK ROYAL SOUTH



GALLERIA LOOKING SOUTH

ARCHITECTURAL DRAWINGS

This section of the application contains the design drawings that describe more specifically the intentions of the development. The drawings include:

PLANS

Context Plan
Site Plan
Level P3 Plan
Level P2 Plan
Level P1 Plan
Level 1 Plan
Level 2 Plan
Level 3 Plan
Level 5-9 Plan

SECTIONS

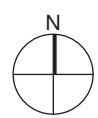
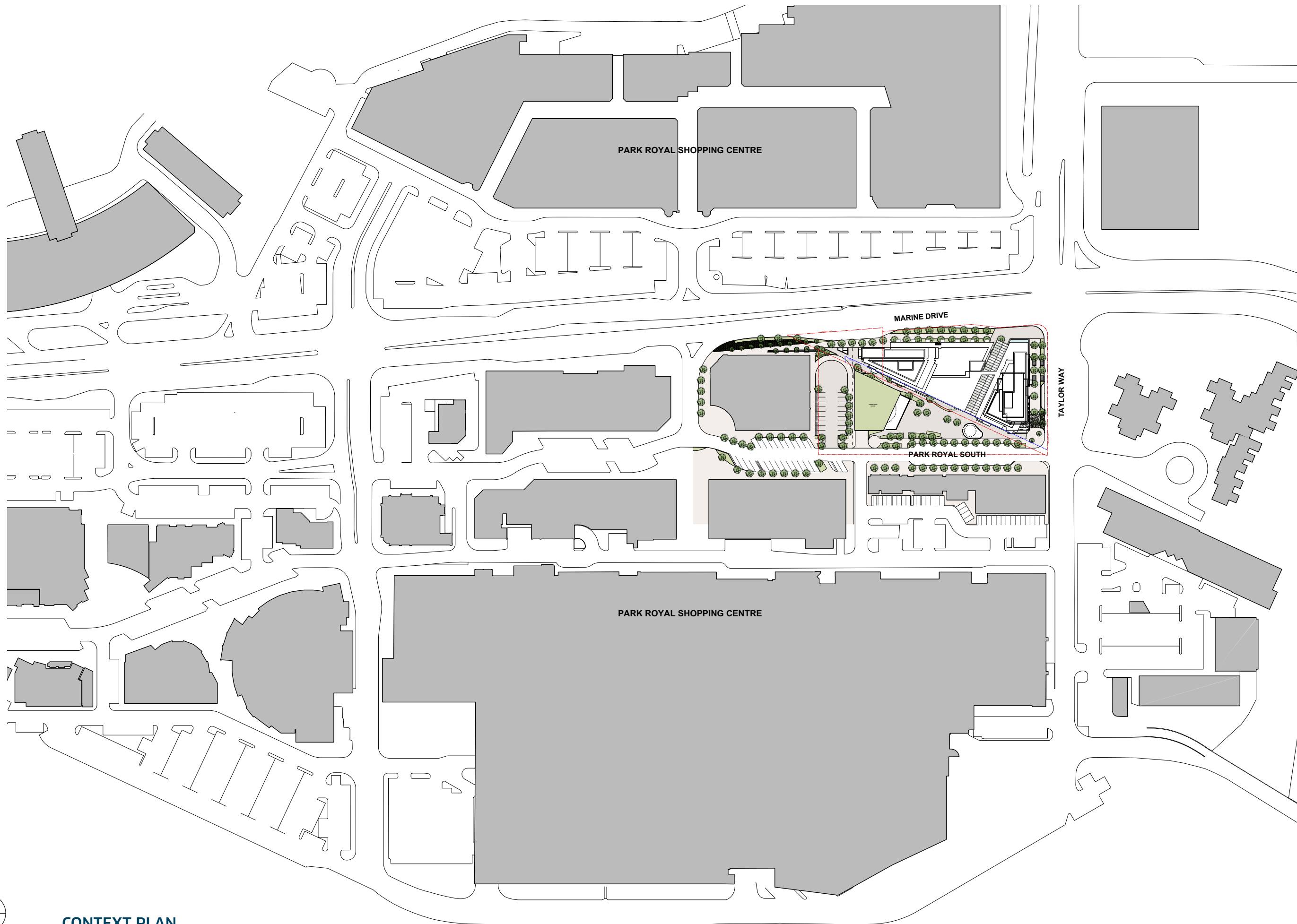
East West Building Section
North South Building Section

ELEVATIONS

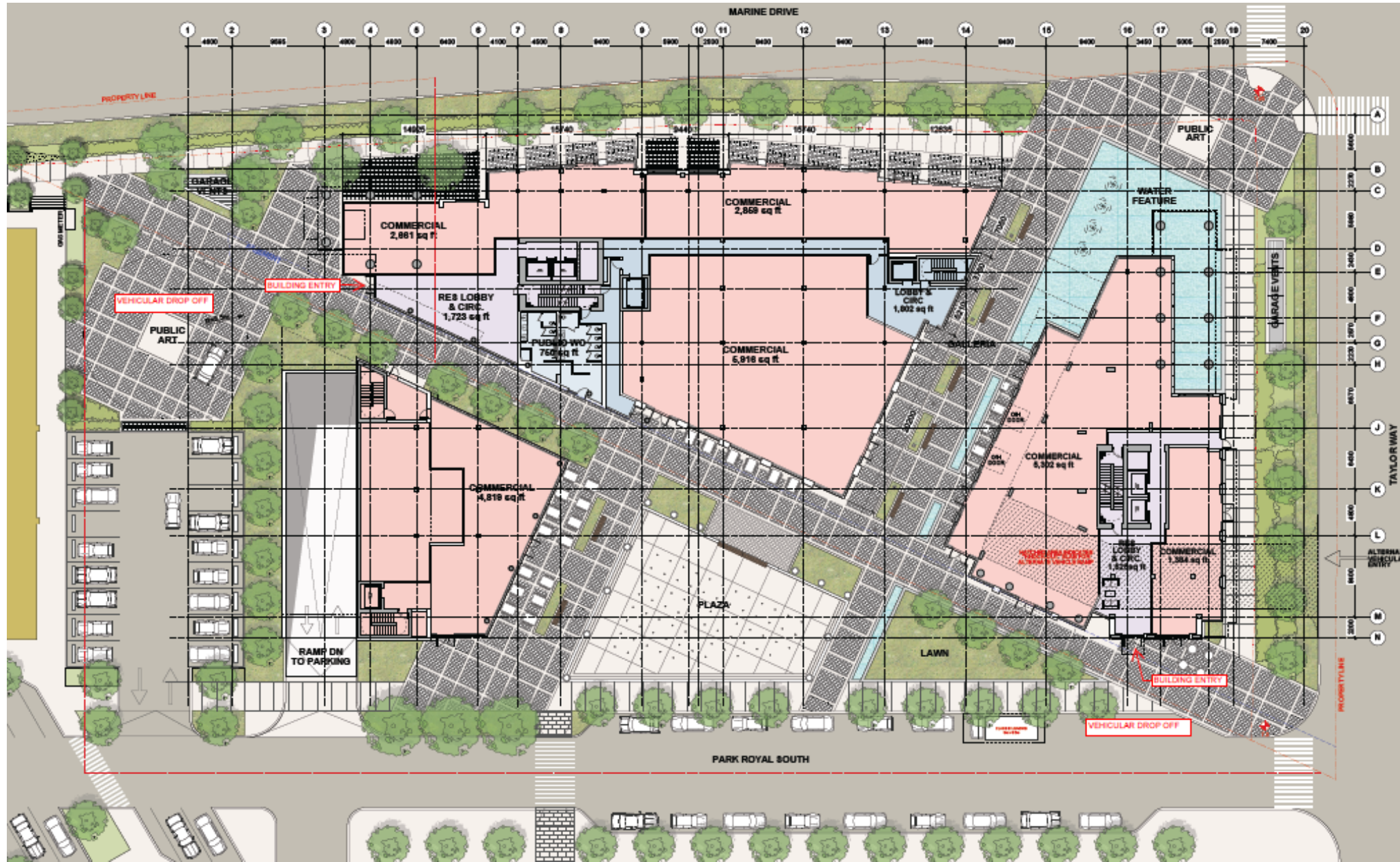
East Elevation
South Elevation

LANDSCAPE

Coloured Site Plan
Landscape Plan

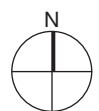


CONTEXT PLAN

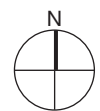
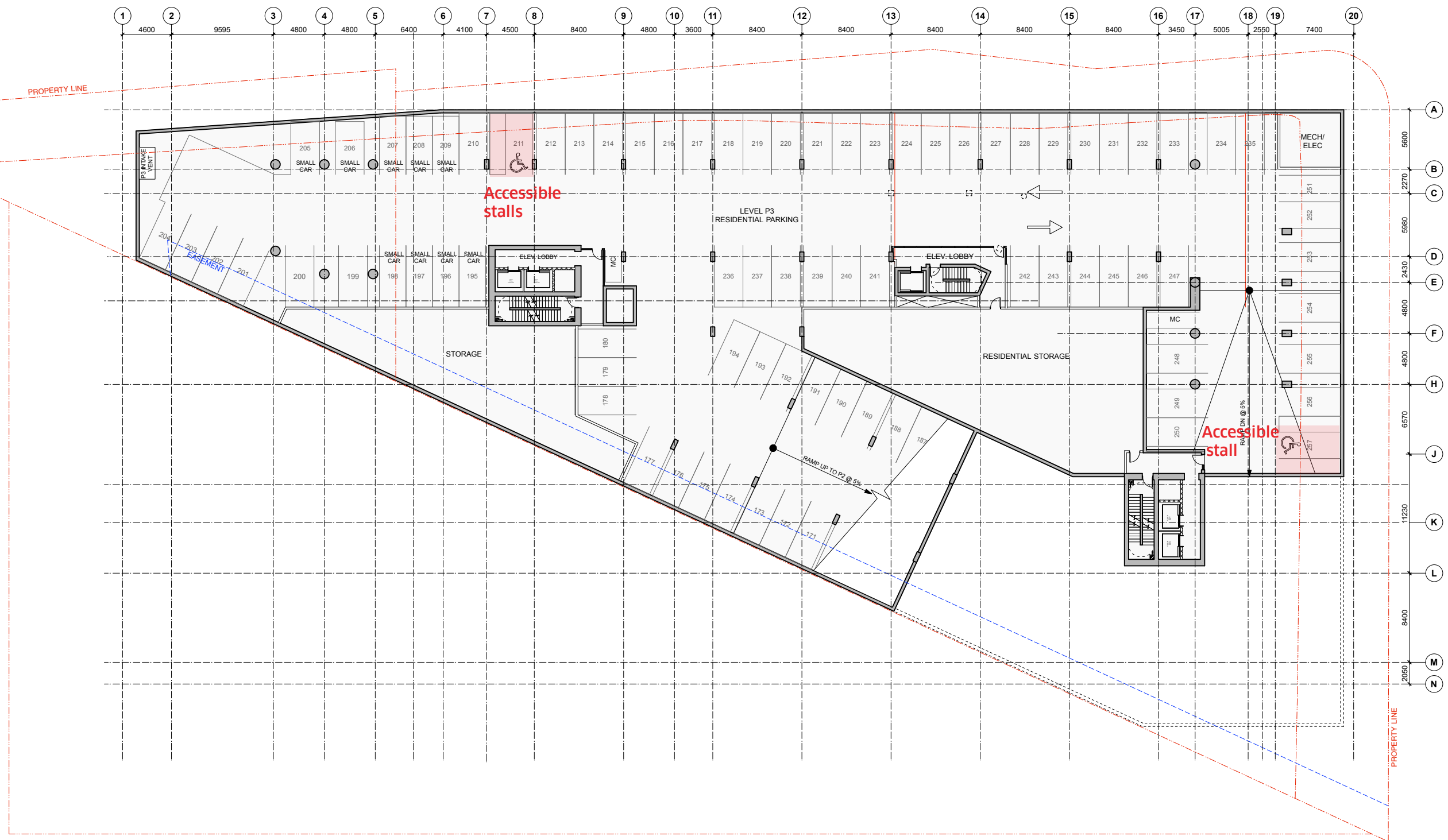


ADAPTABLE DESIGN FEATURES

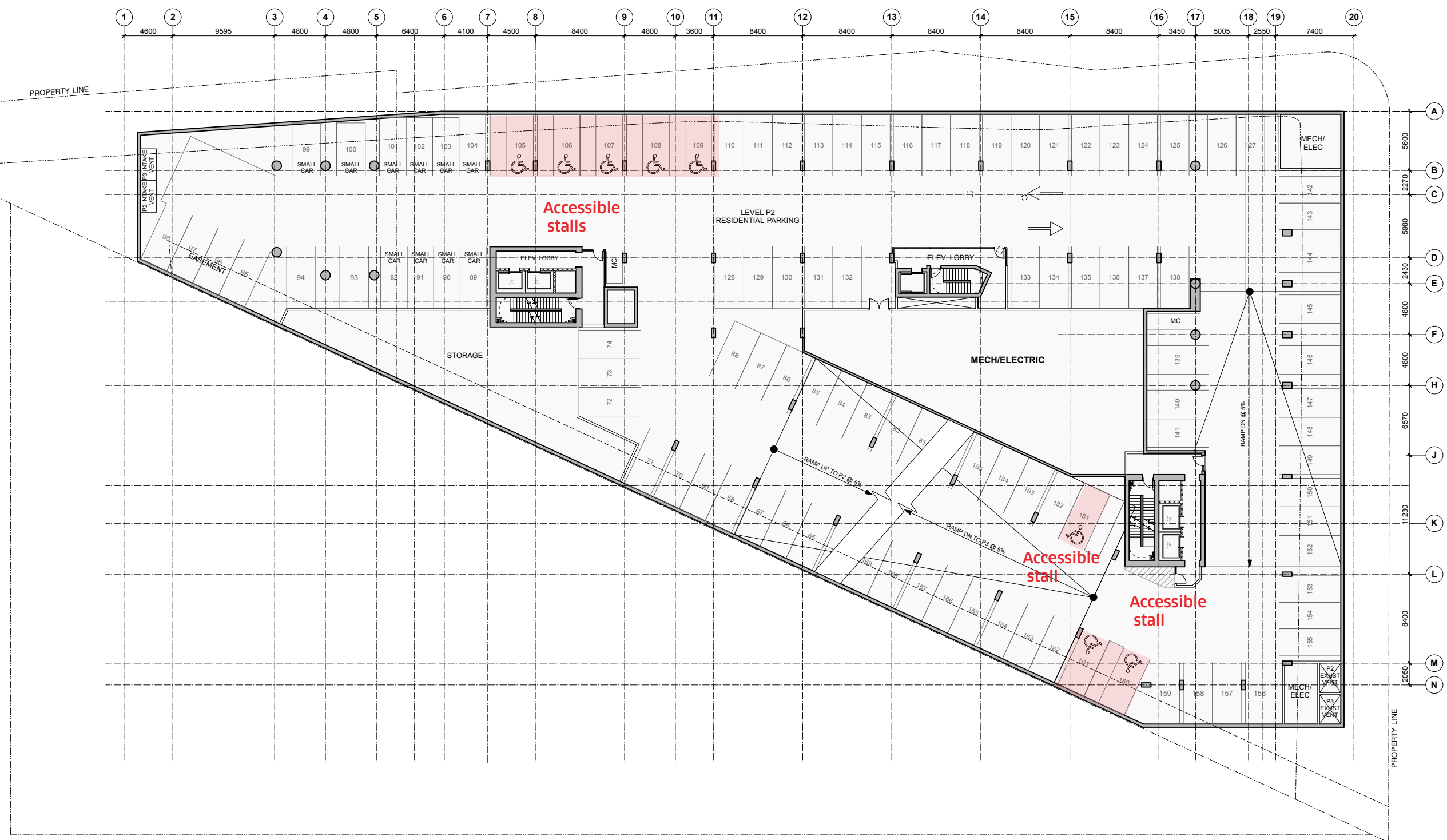
- 1- Unobstructed access from parking levels containing accessible parking stalls.
- 2 - Disability parking spaces (4m wide) provided below grade per North Vancouver Adaptable Design Guidelines
- 3 - Accessible mailboxes in residential lobbies.
- 4 - Contrasting nosing on all stairs.
- 5 - Easy to read building address numbers.
- 6 - Good lighting both outside and inside building entrances.
- 7 - Canopies provided over all principal entries.
- 8 - Automatic door openers provided at building entries.
- 9- Flush thresholds throughout building.
- 10- No polished floor finishes.
- 11- 91 cm (36 inch) wide building and suite entry doors



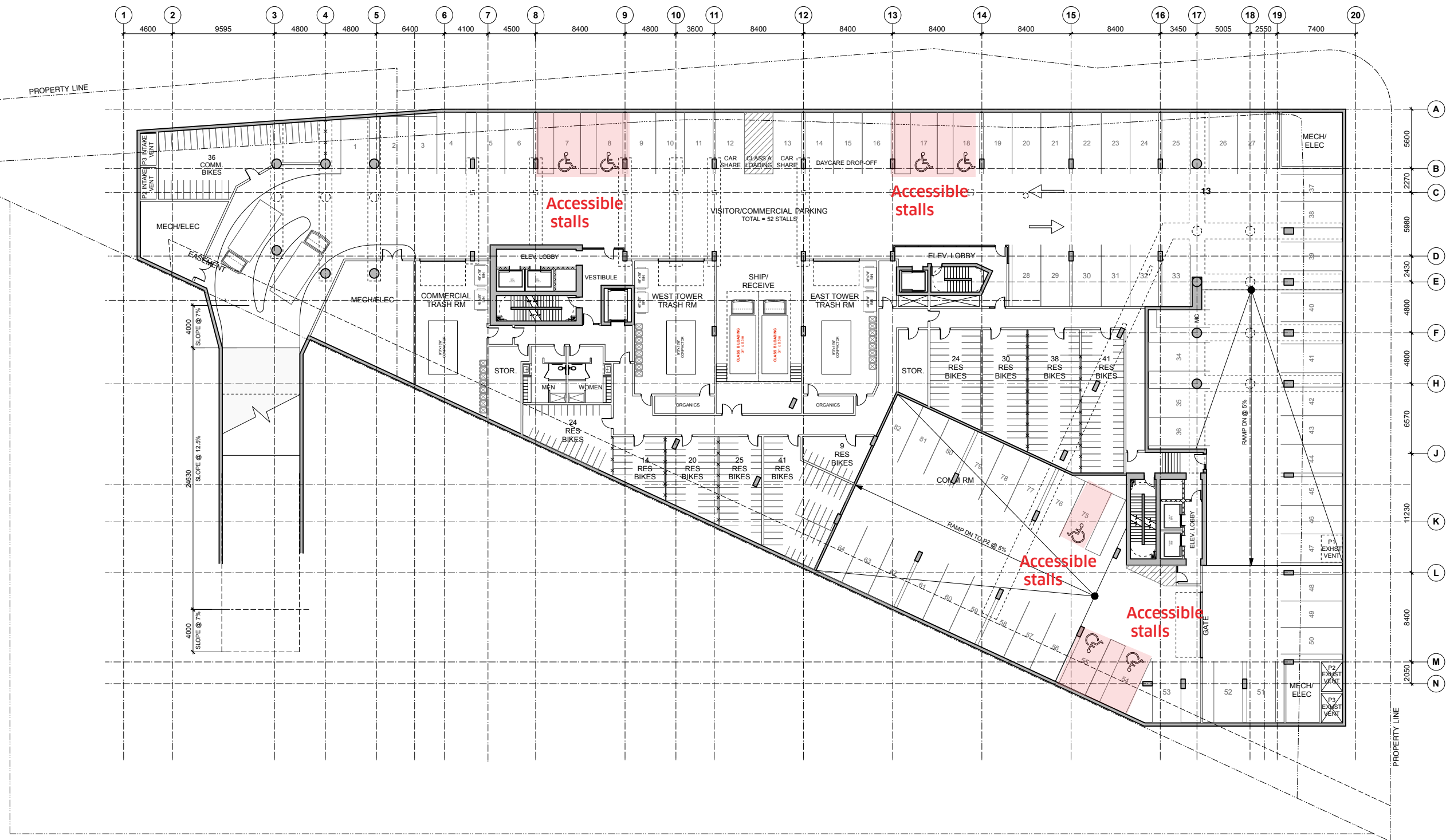
SITE PLAN



LEVEL P3



LEVEL P2



LEVEL P1

ISSUED FOR

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

METRIC

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DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

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ADDITIONAL CONSULTANT
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SEAL

752 Marine

752 Marine Drive, West Vancouver, BC V7T 1A6

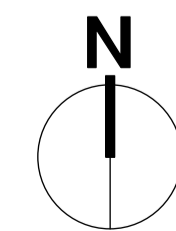
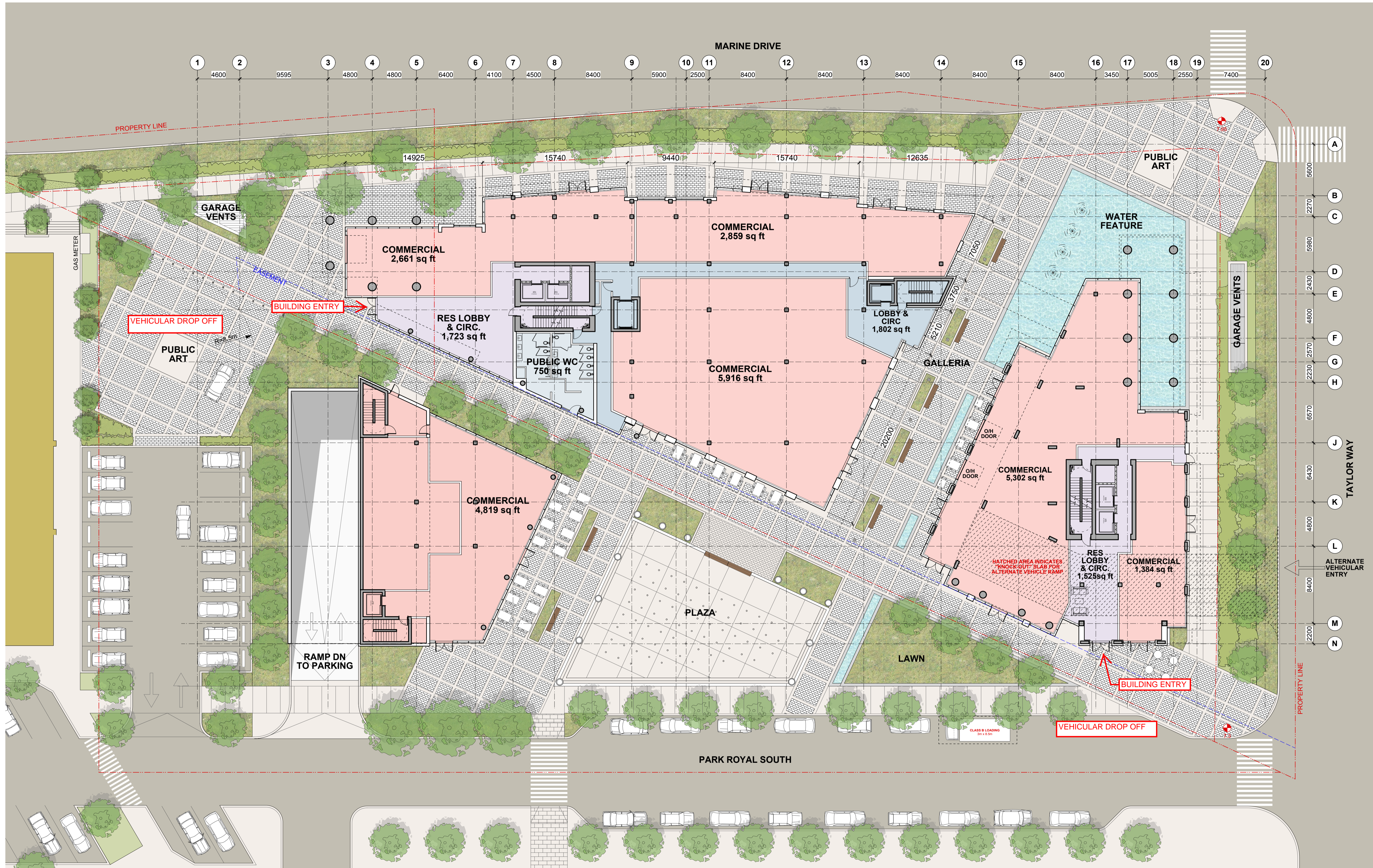
LEVEL 01 PLAN

DRAWN: PLOT DATE: 18-3-14 CHECKED:

A204

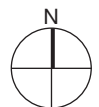
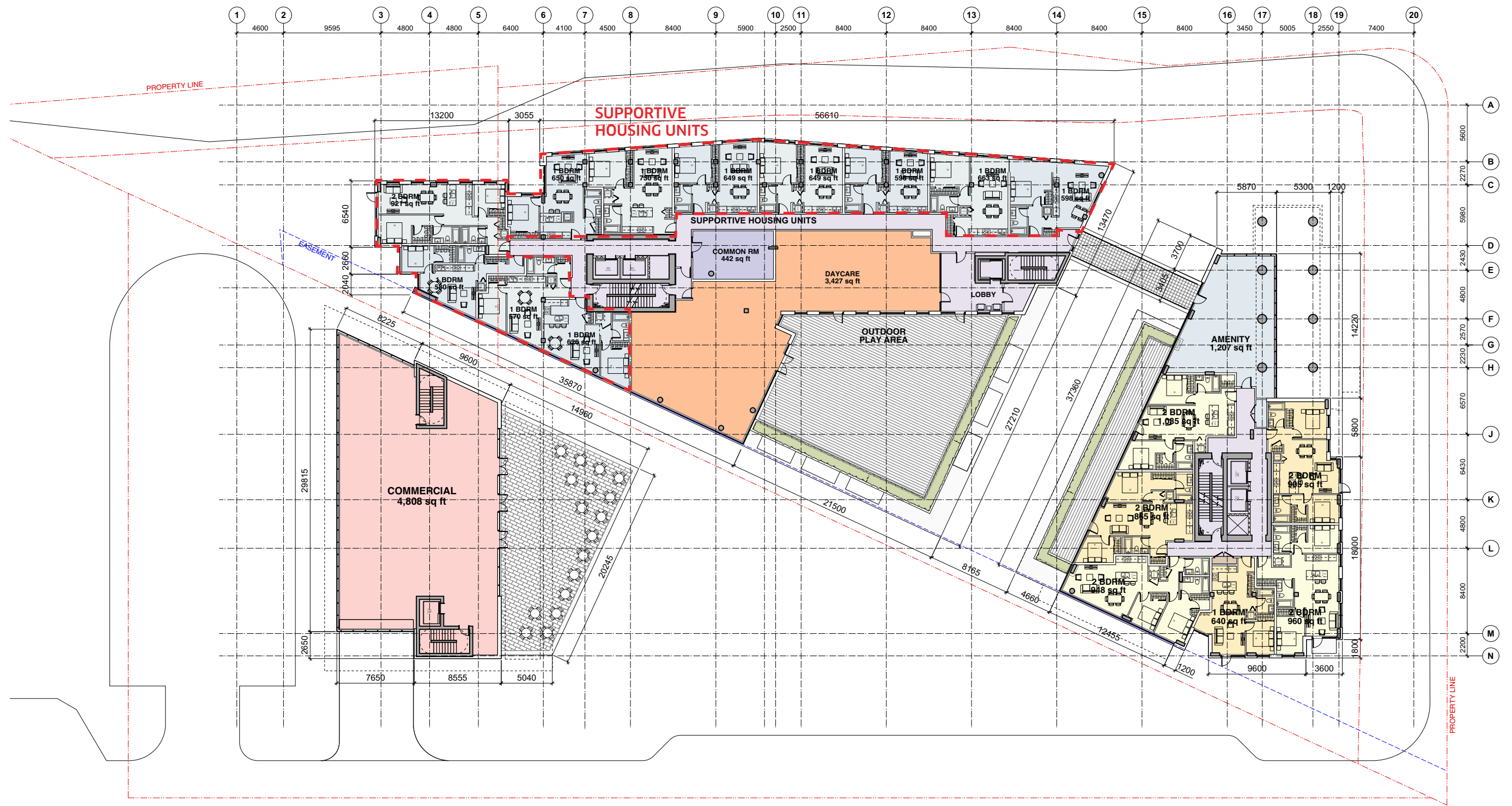
03221

03221-Plans.vwx



LEVEL 01 PLAN
SCALE: 1:200

1



LEVEL 2 PLAN

ADAPTABLE DESIGN - LEVEL 3 FOR SUPPORTIVE UNITS

Kitchen

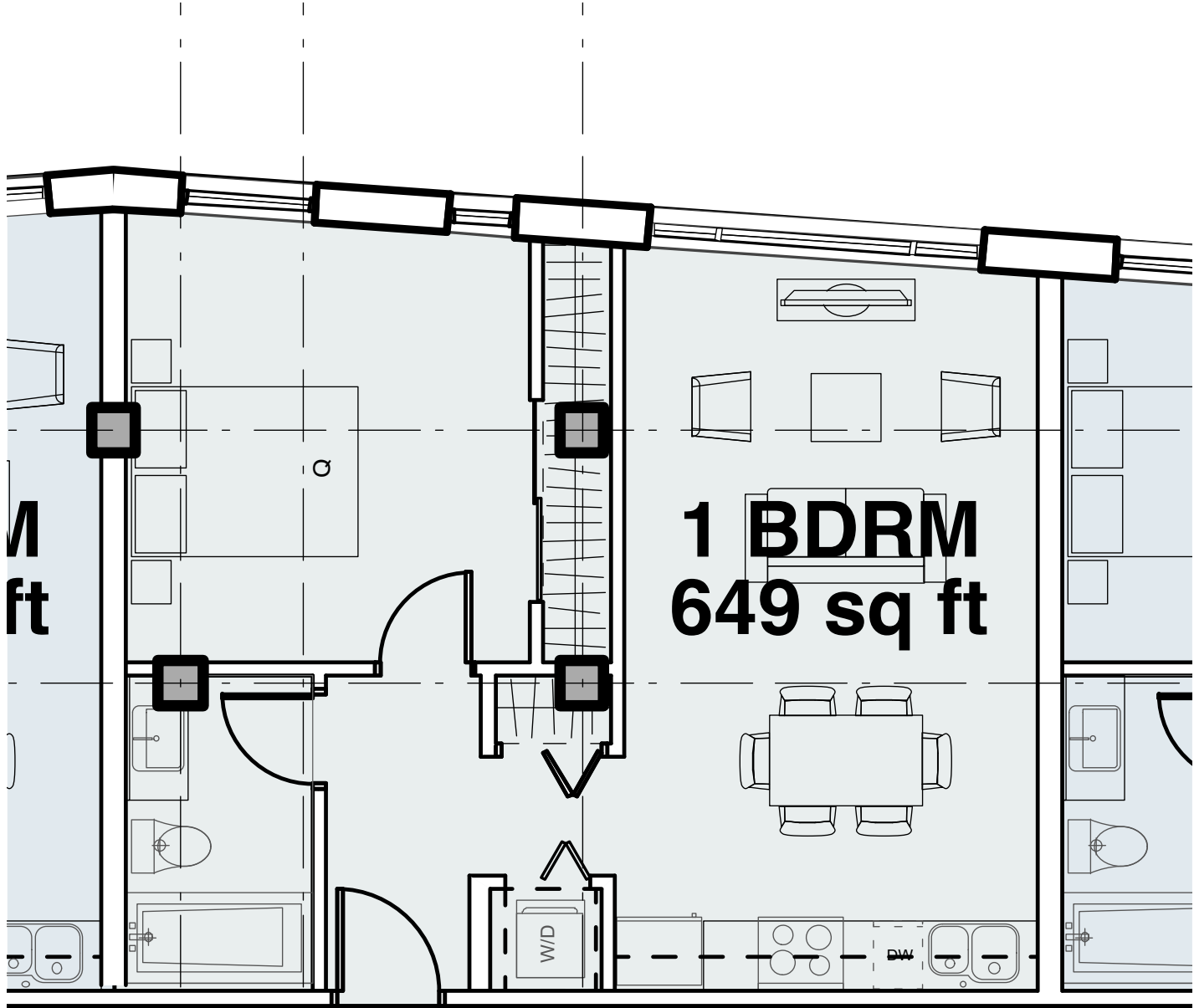
- Continuous counter between stove and sink.
- Minimum 810mm wide (2' 8") sink cabinet.
- Sufficient space provided for future installation of wall oven.
- Lever faucet handles.
- Lowest shelf of cupboard 137 cm (54") above floor.
- Non- glare kitchen floors

Bathroom

- Backing for towel bar and future grab bars.
- Solid blocking provided at outer edge of tub, with tub spout and shower diverter remaining in central position.
- Adjustable hand held shower head.
- Toilet located adjacent to wall.
- Ample turning radius provided within bathroom.
- 915mm (3') clearance along full length of tub.
- Tub control valve place at outer edge of tub, with tub spout remaining in central position.
- Accessible storage- height accessible from seated position.
- Pocket door or outward swinging door provided.
- Space under sink minimum 810mm (2'8") wide
- wheelchair accessible showers provided for the users.
- Slip resistant bathroom flooring

Bedroom

- Sufficient maneuvering room between closet and double bed.
- 915mm (3') access to window opening
- Three way switched outlet near bed and doorway.



SUPPORTIVE UNIT



LEGEND

DATE	ISSUED
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REV.	DATE	DESCRIPTION
2	MAR 14, 2018	MOVED ENTRANCE OF EAST TOWER
1	JAN 20, 2015	GENERAL

**PARK ROYAL
GATEWAY
RESIDENCES**

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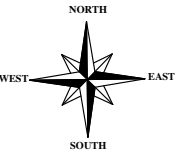
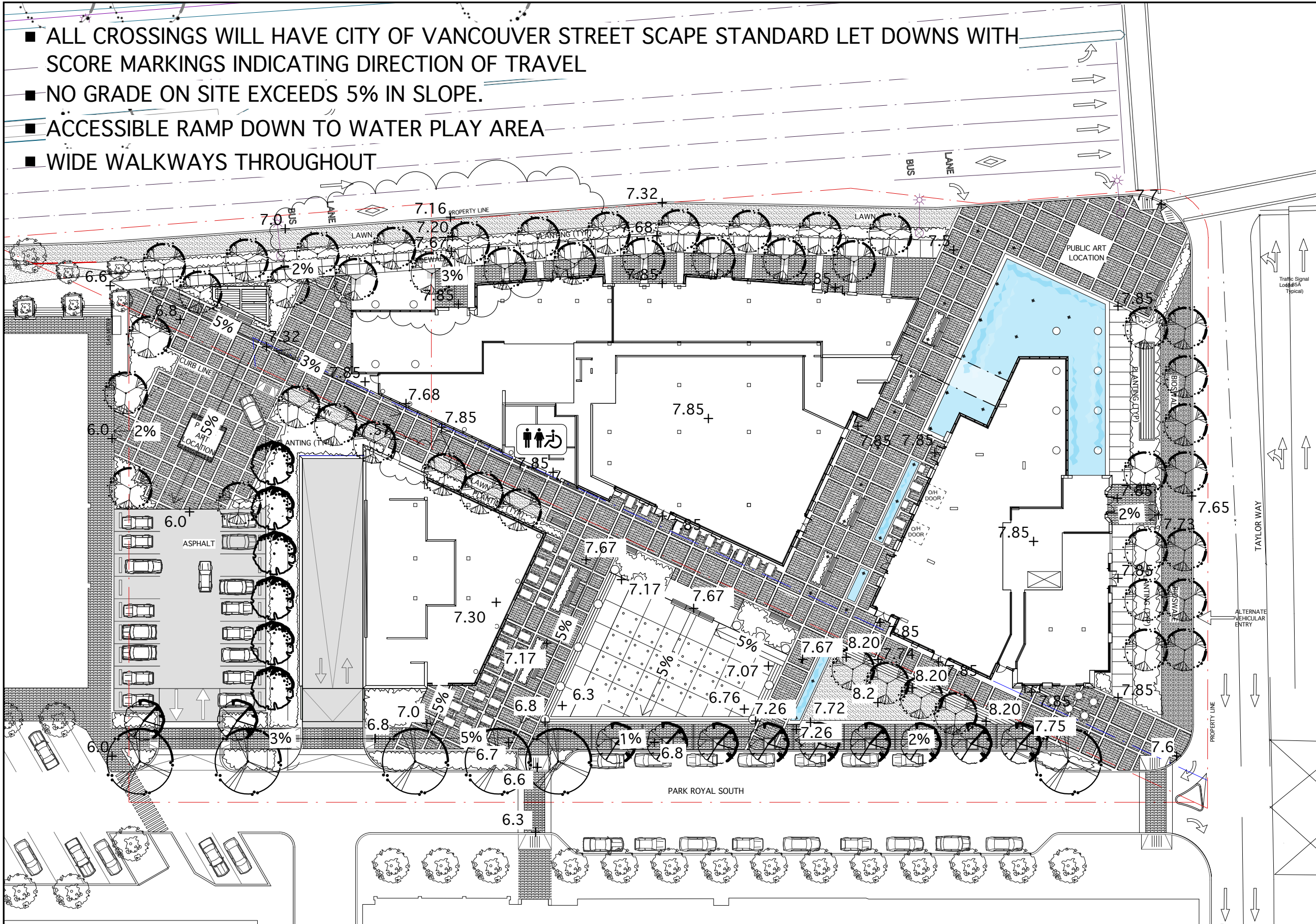
DESIGNED	MCV
SCALE	1:200
DATE	Oct 31, 2014

**COLOURED
LANDSCAPE PLAN**

DRAWING NO.	REV
L3	2

THIS REVISION SUPERCEDES DRAWINGS
BEARING PREVIOUS REVISION NUMBER

- ALL CROSSINGS WILL HAVE CITY OF VANCOUVER STREET SCAPE STANDARD LET DOWNS WITH SCORE MARKINGS INDICATING DIRECTION OF TRAVEL
- NO GRADE ON SITE EXCEEDS 5% IN SLOPE.
- ACCESSIBLE RAMP DOWN TO WATER PLAY AREA
- WIDE WALKWAYS THROUGHOUT



LEGEND

DATE	ISSUED

REV.	DATE	DESCRIPTION
1	JAN 20, 2015	GENERAL

**PARK ROYAL
GATEWAY
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DESIGNED	MCV
SCALE	1:200
DATE	Oct 31, 2014

GRADING PLAN

DRAWING NO.	REV
L6	

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER