



MEMORANDUM

Date: April 17, 2014
Our File: 1010-20-13-067
To: Design Review Committee
From: Lisa Berg, Senior Community Planner
Re: Park Royal North

This memo deals with a development permit application for Park Royal North.

The Proposal:

Park Royal wishes to undertake improvements to the North Mall. The proposed improvements include a series of interior and exterior renovations, a roof-top parking addition and relocation of an existing vehicular ramp to the west. The overall design concept is in keeping with the new appearance of Park Royal South's village main-street expansion.

The scope of work includes:

1. South-facing facade improvements: removal of the storefront fabric canopies, faux columns and related 'nautical' theme designs and re-facing the building to create a cohesive look between PRN and the new improvements to PRS. This includes installing new glass canopies, glass screening panels along the upper parking deck, new building finishing materials and installing a public art and water feature at the main front entrance;
2. Improvements to the north elevation (service area);
3. Improved pedestrian linkages involving the installation of canopies over the western sidewalk connecting the North Mall to the South Mall;
4. Providing for a future overhead pedestrian walkway at mid-point at the back of the mall to connect into Evelyn Walk as part of the Onni development;
5. Removal of the faux columns at the vehicular overpass across Marine Drive;
6. Relocation of an existing circular vehicle ramp in front of the Royal Bank to the west (ramp now directed over the roof top of London Drugs and ramps down to the grade at an irregular-shaped corner to the west);
7. Establishing new Tenant Design Guidelines to increase storefront ceiling heights from 10' to 14' (to be implemented over time);
8. Rooftop screening measures including landscaping and fencing;

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9. Extending the P1 and P2 rooftop parking levels over the rear loading bays to add 200 new parking stalls; and
10. Interior renovations to add a new food store.

Items to Address

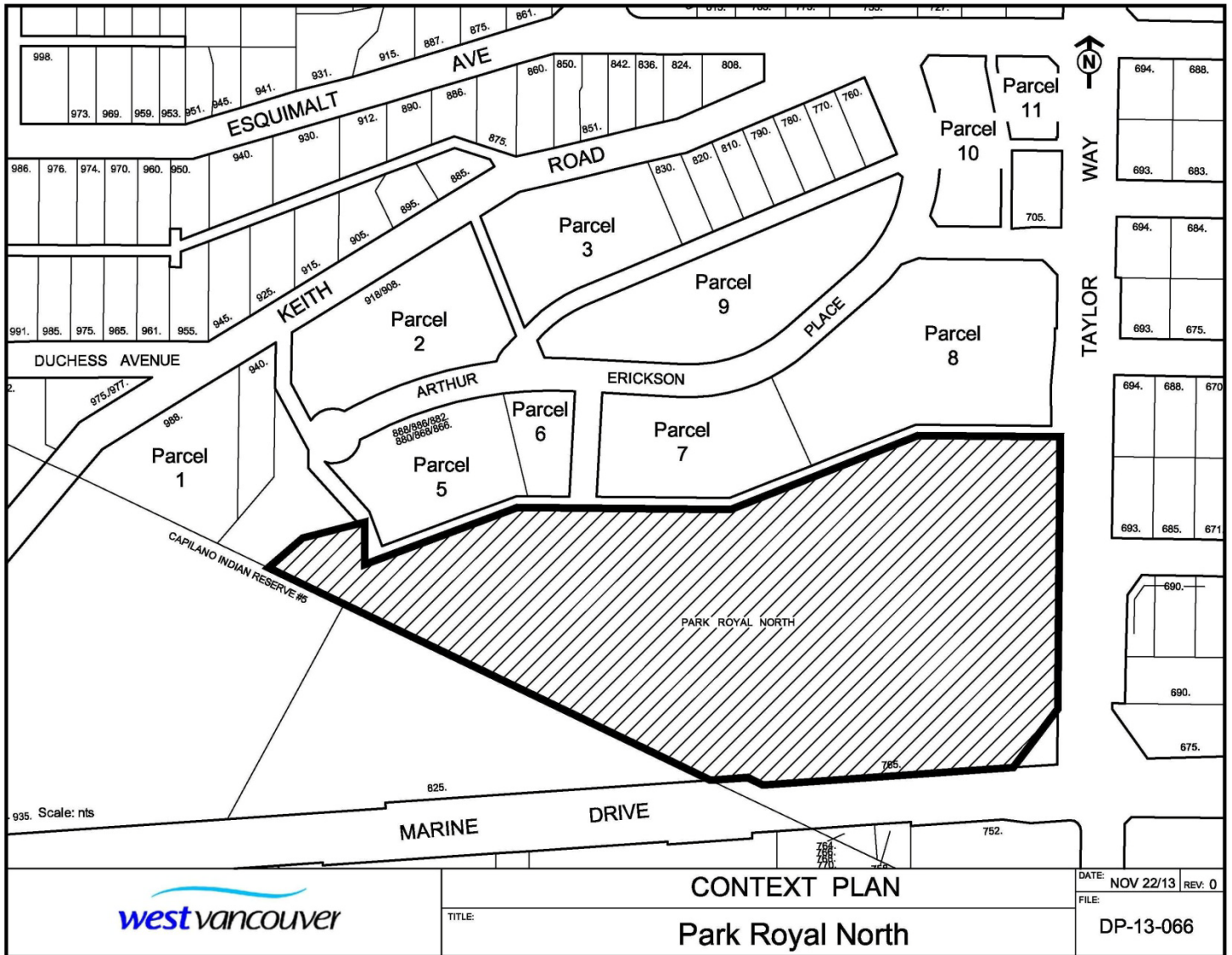
Specific items that staff would like the Committee to comment on include:

1. How well does the proposal respond to the Development Permit Guidelines?
2. How does the proposal interface with Evelyn by Onni to the north (particularly with the parkade addition and the treatment of north elevation)?
3. Please comment on the pedestrian connections between PRN and Evelyn by Onni: context, ease of access, public views (i.e. including the proposed ramp relocation adjacent to Village Walk), and from PRN to PRS.
4. Provide comment on the proposed materials, patterns, canopy treatments and other finishing details, including the treatment of the re-aligned roof top parking and parkade extension over the rear loading bays (the "fifth" elevation).
5. Please comment on the ramp relocation function as part of mall vehicular movement and the proposed grade alignment with the service lane at the west.

Attachments:

- A- Context Map
- B- Design Booklet, April 2014 edition

ATTACHMENT A



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