

752 MARINE DRIVE





PROJECT CONTEXT

/ PARK ROYAL NEIGHBOURHOOD PRINCIPLES

- COMMUNITY
- DESIGN EXCELLENCE
- LIVING
- CONNECTIVITY
- PUBLIC REALM
- SUSTAINABILITY





EVELYN
(Residential)

Taylor Way

PARK ROYAL NORTH
(Retail)

MIXED-USE
(Office/ Residen-

PARK ROYAL TOWERS
(Residential)

KLAHANIE PARK

Marine Drive

PROPOSED MIXED USE

WEST ROYAL TOWERS
(Residential)

THE VILLAGE
(Retail)

PARK ROYAL SOUTH
(Retail)

MIXED-USE
(Office/Storage/Residential)

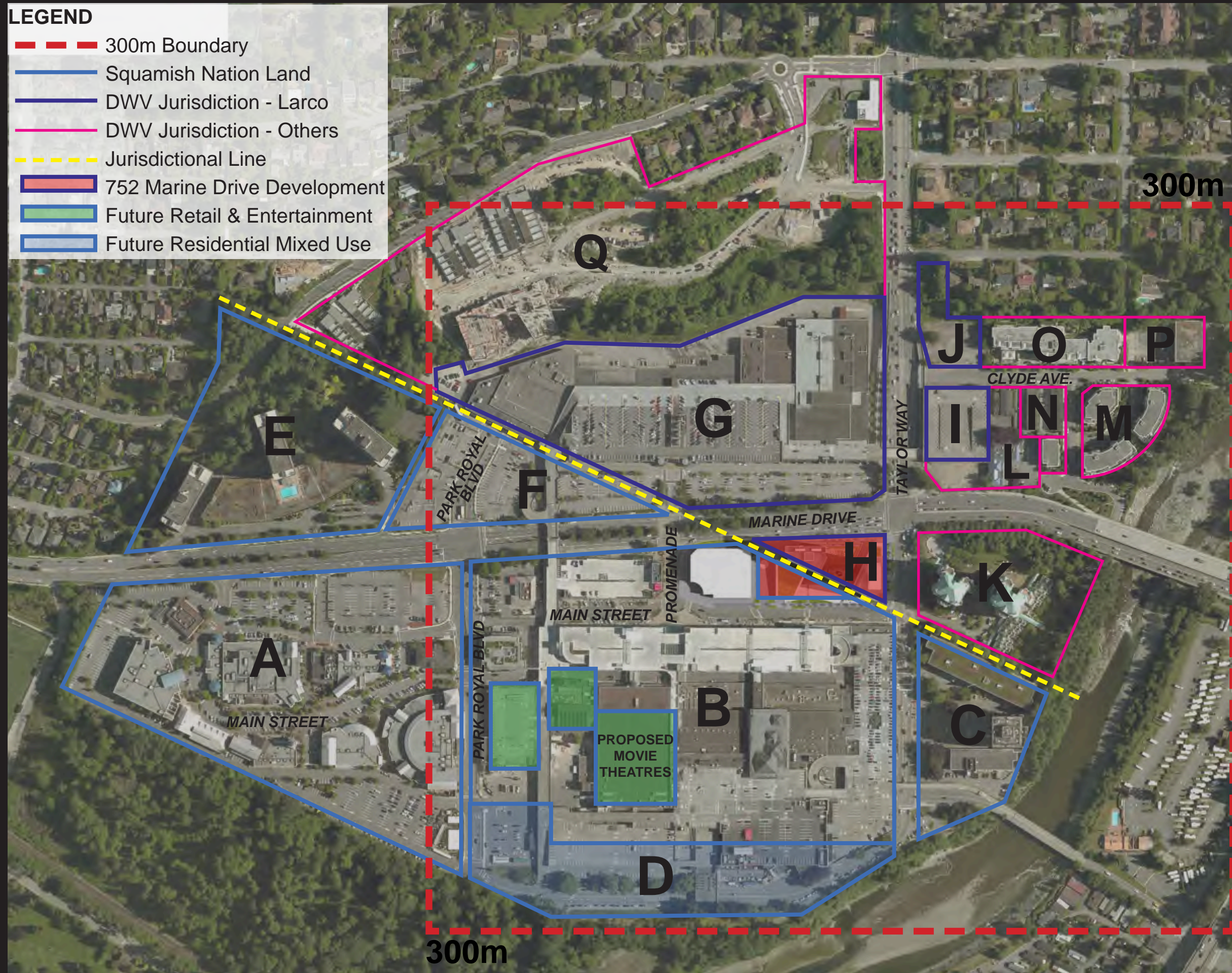
AMBLESIDE PARK

Lions Gate Bridge



LEGEND

- - - 300m Boundary
- Squamish Nation Land
- DWV Jurisdiction - Larco
- DWV Jurisdiction - Others
- - - Jurisdictional Line
- 752 Marine Drive Development
- Future Retail & Entertainment
- Future Residential Mixed Use



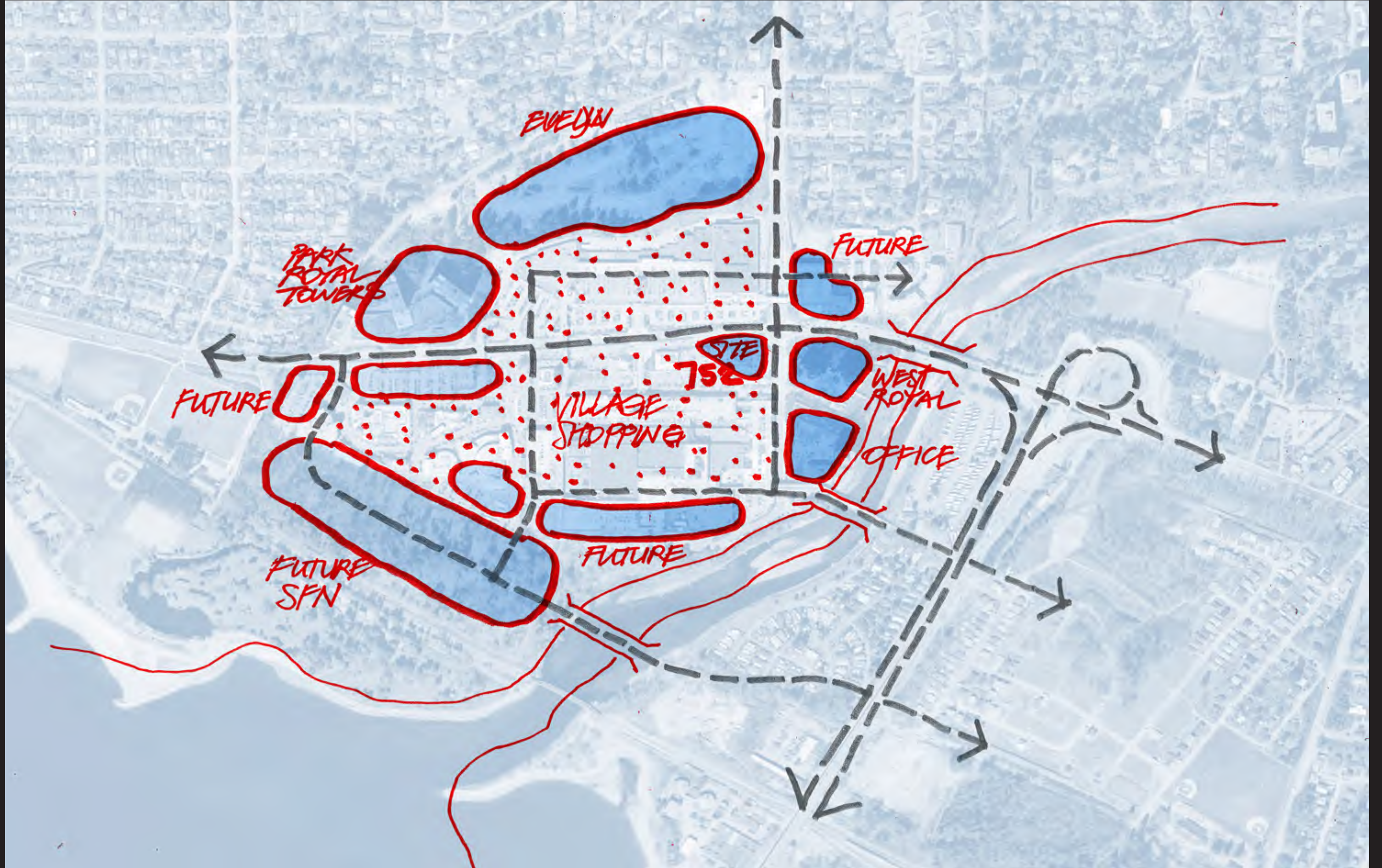
NEIGHBOURHOOD AREA PLAN

- A. The Village**
Mixed Land Use
- B. Park Royal South**
Mixed Land Use
- C. 100 Park Royal / Self Storage**
Mixed Land Use
- D. Squamish Nation Lease Land**
Future Residential/Commercial
- E. Park Royal Towers**
High-Rise Residential Land Use
- F. Park Royal North - Intersection**
Mixed Land Use
- G. Park Royal North**
CD30 Zoning - Commercial & Full Service Gas Station
- H. 752 Marine Drive**
C1 Zoning - Commercial & Residential
Application submitted Dec2012 for rezoning to higher density
- I. Park Royal North Parkade**
CD30 Zoning - Parking Struct.
- J. Vacant Land - CD30 Zone**
CD30 Zoning - Parking
- K. Existing High-Rise Residential**
- L. Existing Office**
Potential Future Development
- M. Existing Residential**
- N. Existing Commercial**
- O. Existing Retirement Living**
- P. Existing Office**
- Q. Evelyn Drive Development**
Residential - Under Construction

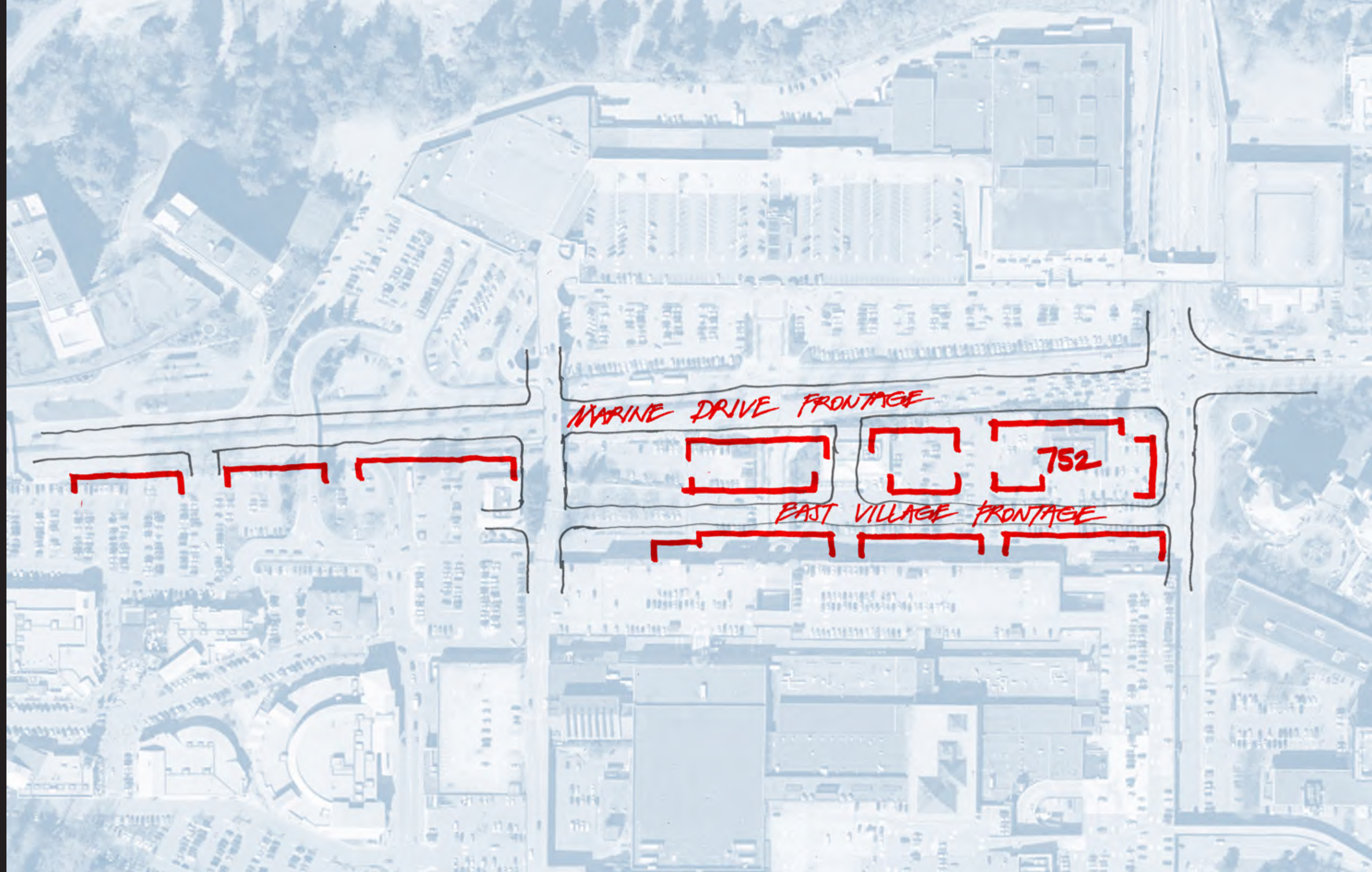
300m

300m

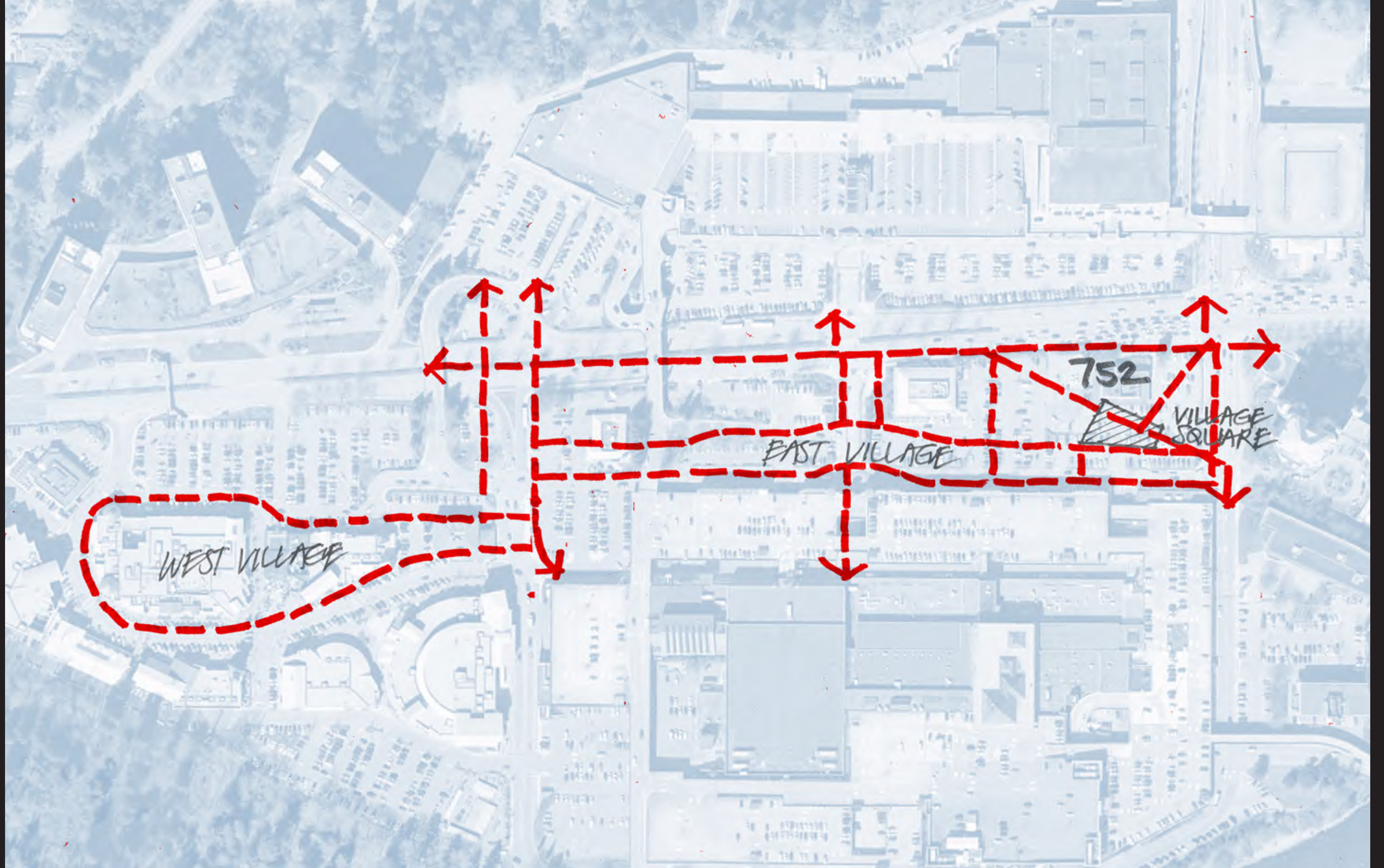
URBAN DESIGN ANALYSIS



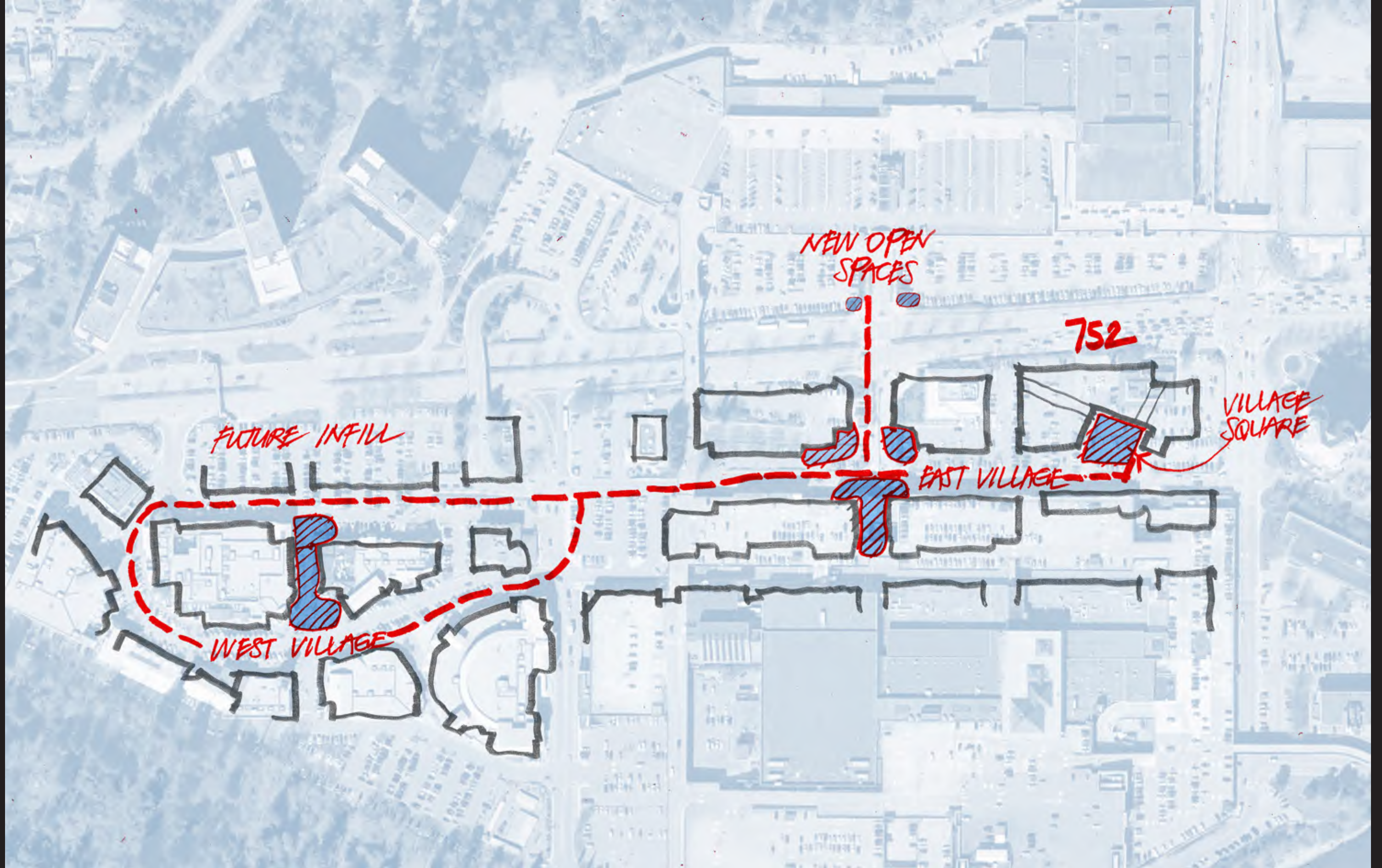
3.1 PARK ROYAL AS A TOWN CENTRE



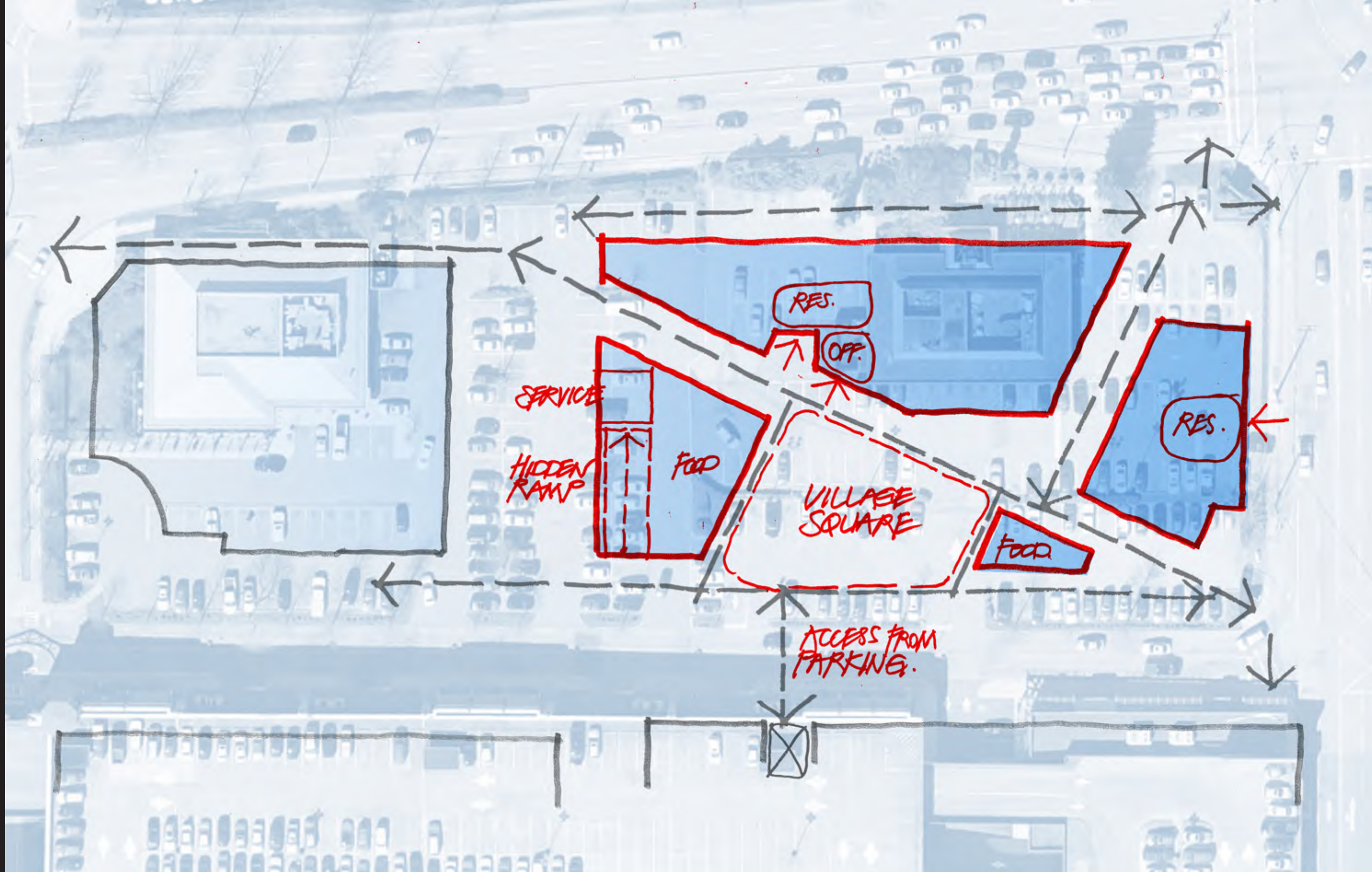
3.2 REINFORCING THE URBAN STREET



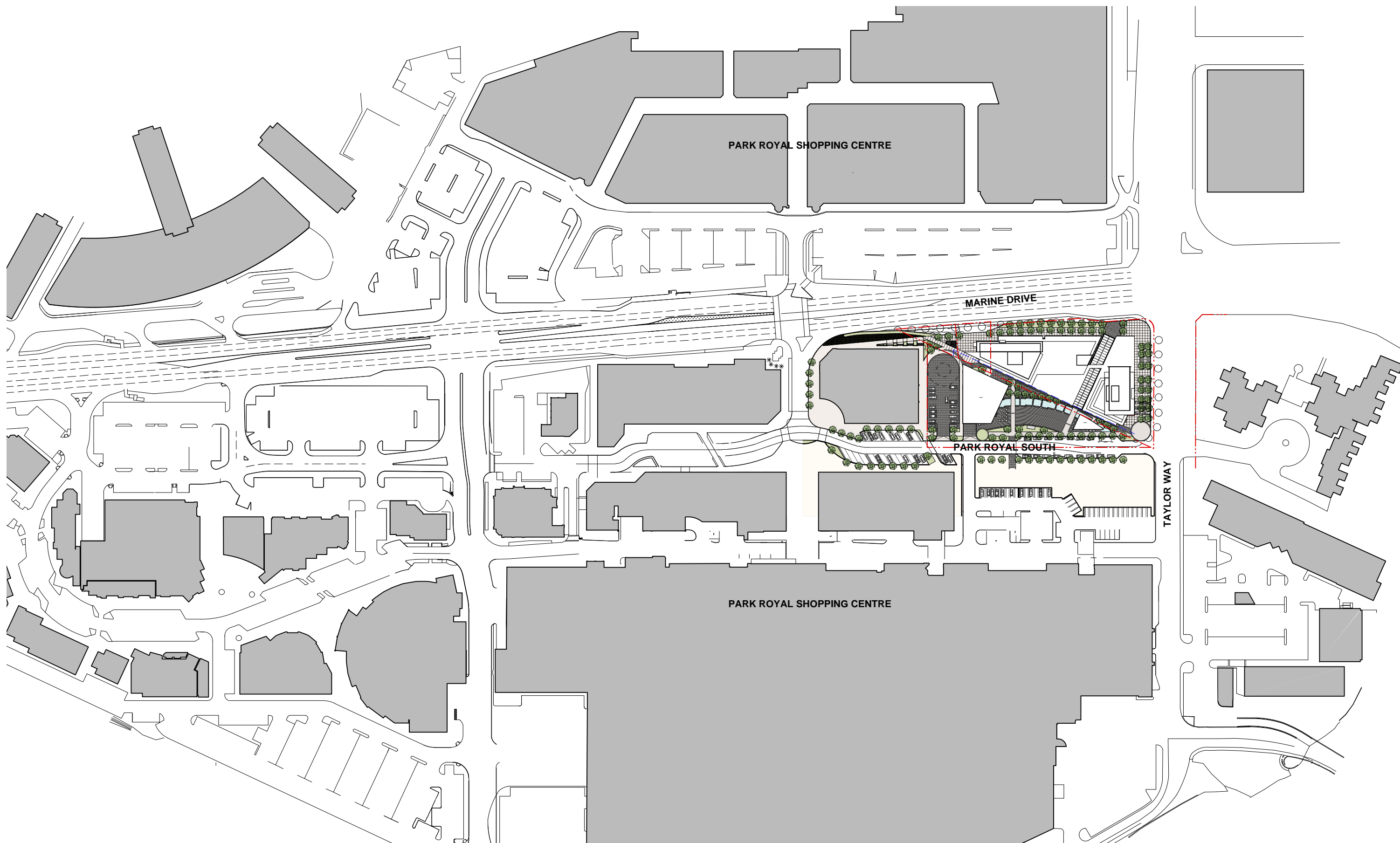
3.3 PEDESTRIAN CONTINUITY



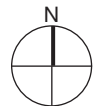
3.4 NETWORK OF VILLAGE OPEN SPACES



3.5 SITE ORGANIZATION



CONTEXT PLAN



MARINE DRIVE

**ADDITIONAL
BUS STOP**

DROP OFF

**LOADING
AREA**

**CAR SHARE
PARKING**

PARKING
(16 CARS)

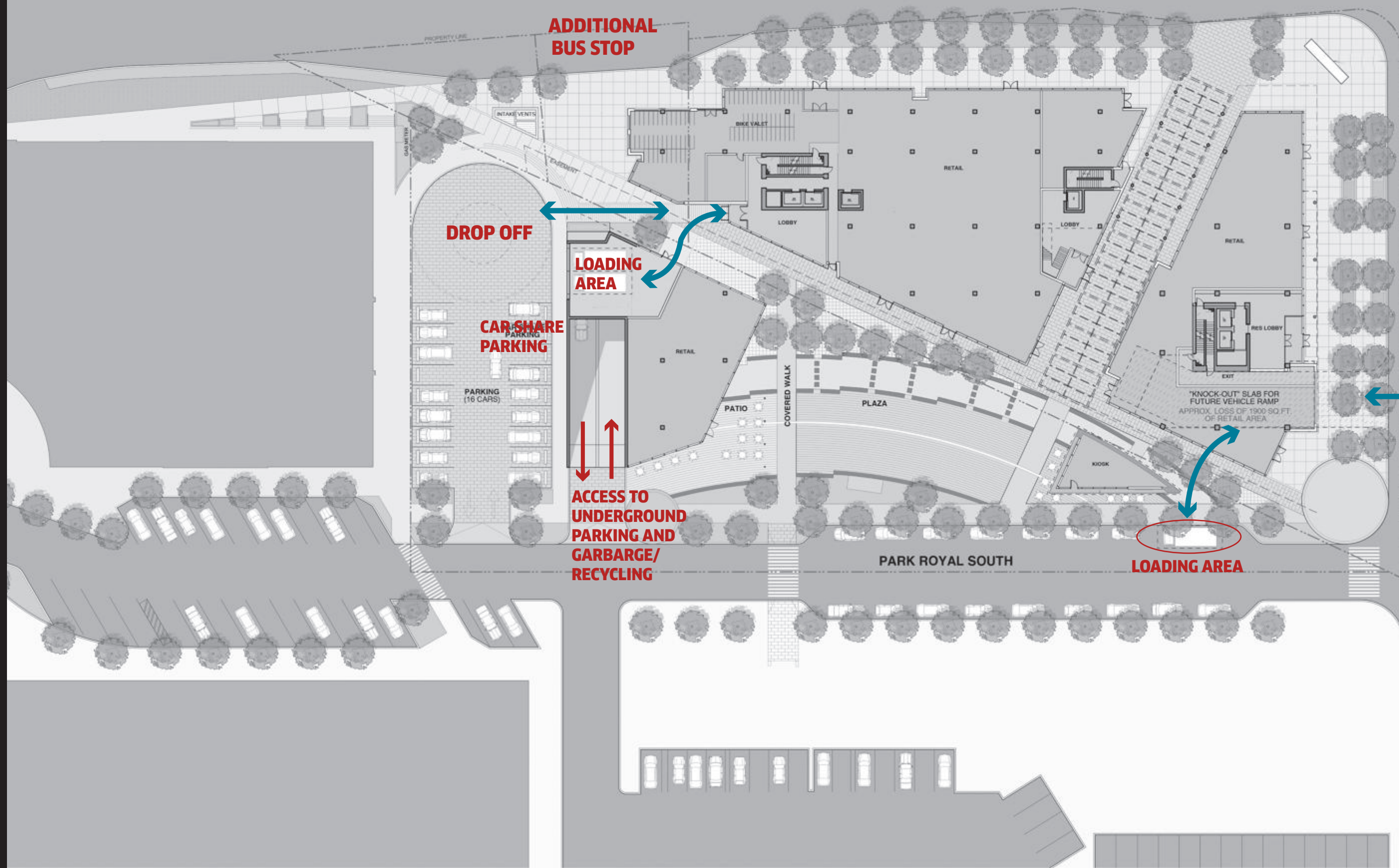
**ACCESS TO
UNDERGROUND
PARKING AND
GARBAGE/
RECYCLING**

PARK ROYAL SOUTH

LOADING AREA

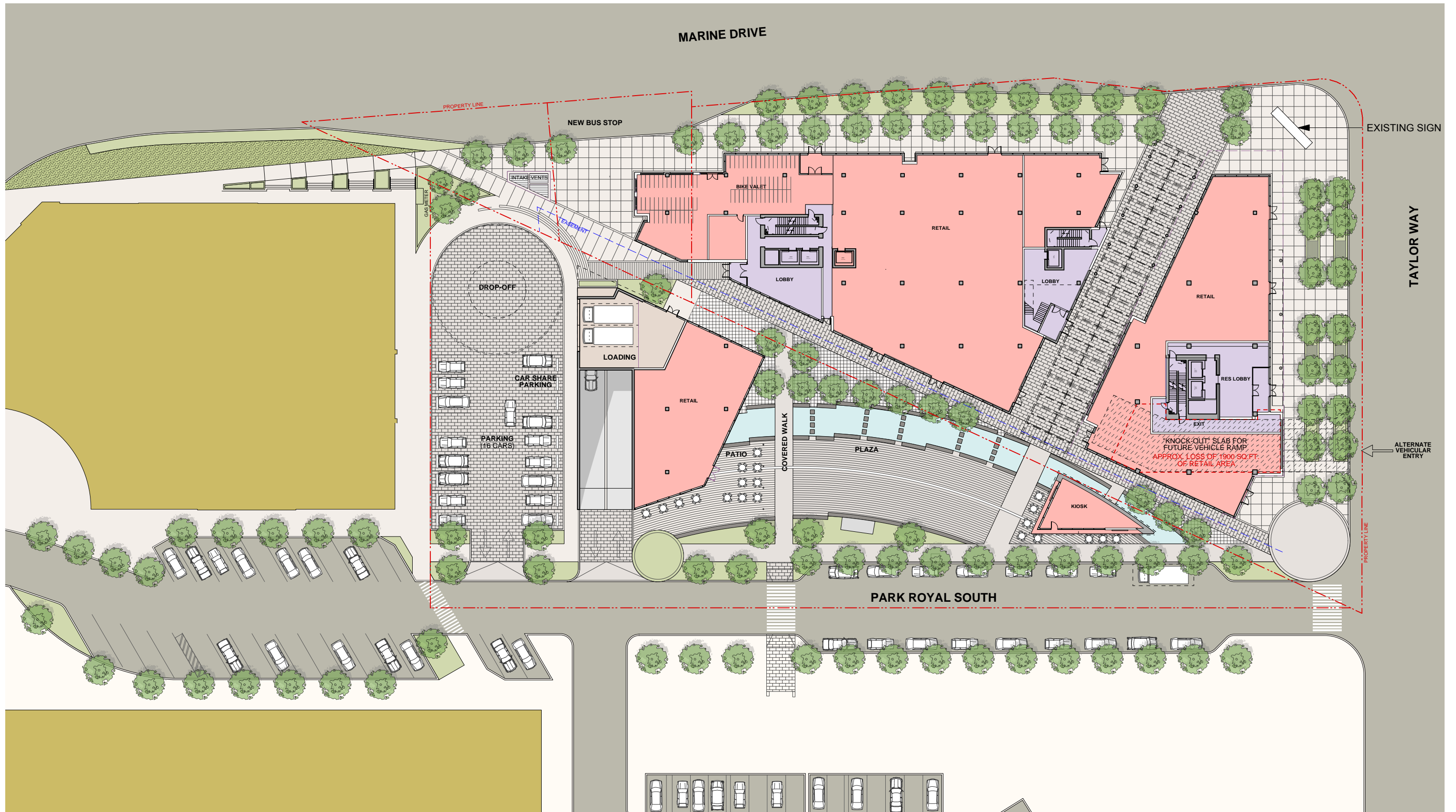
**ALTERNATE
VEHICULAR
ENTRY**

TAYLOR WAY



3.7 TRAFFIC

DESIGN CONCEPT



SITE PLAN



/ MASSING



VIEW FROM SW



VIEW FROM SE



VIEW FROM NE



VIEW FROM NW



VIEW FROM SE



BIRD'S-EYE



VIEW FROM MARINE DRIVE AND TAYLOR WAY



VIEW FROM CORNER OF MARINE DRIVE AND TAYLOR WAY



VIEW OF PLAZA



VIEW OF PLAZA LOOKING NORTH



VIEW OF KIOSK AND PROMENADE

/ ALTERNATE FACADE STUDIES



CURRENT



ALTERNATE

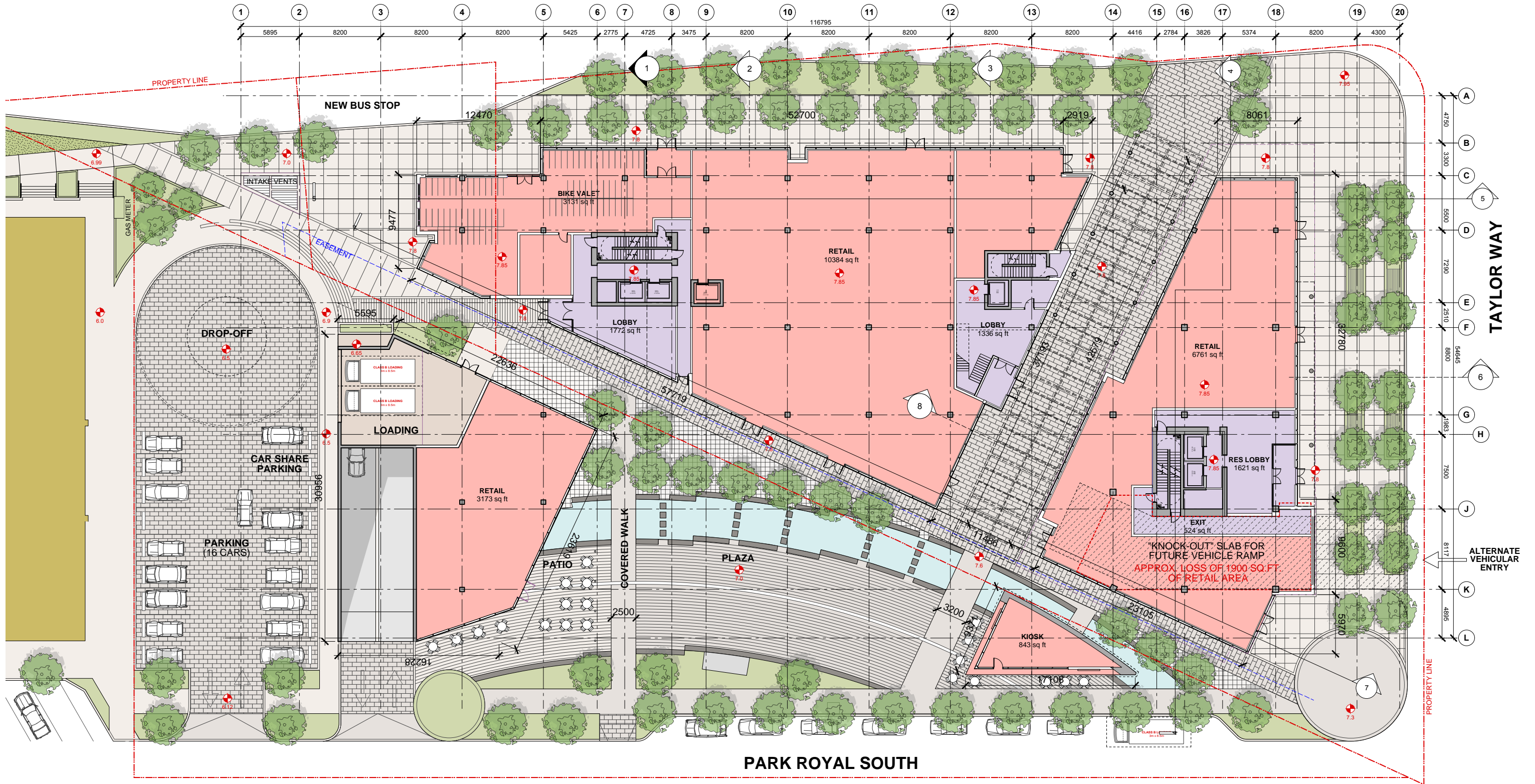


CURRENT



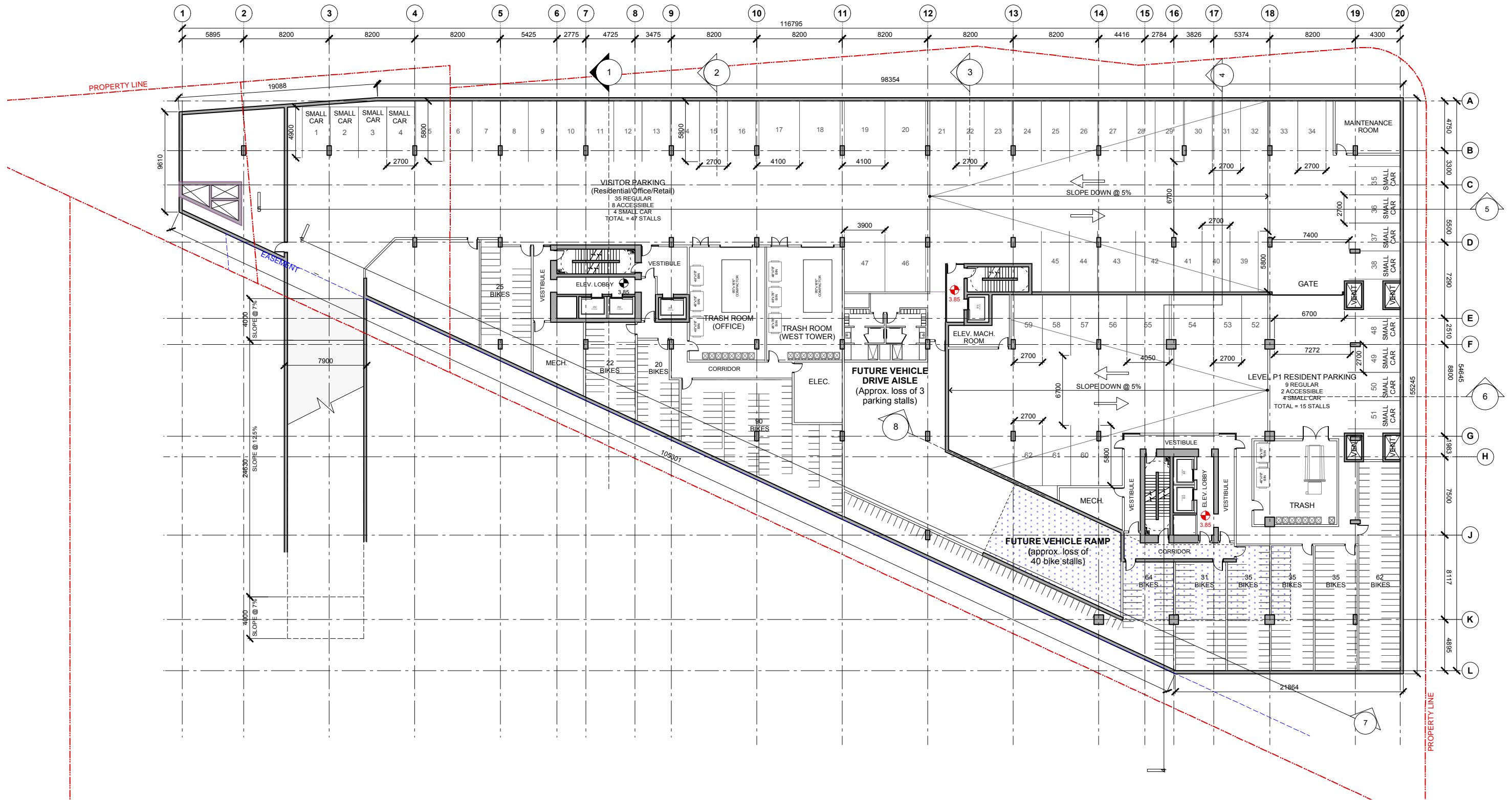
ALTERNATE

ARCHITECTURAL DRAWINGS

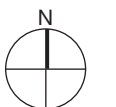


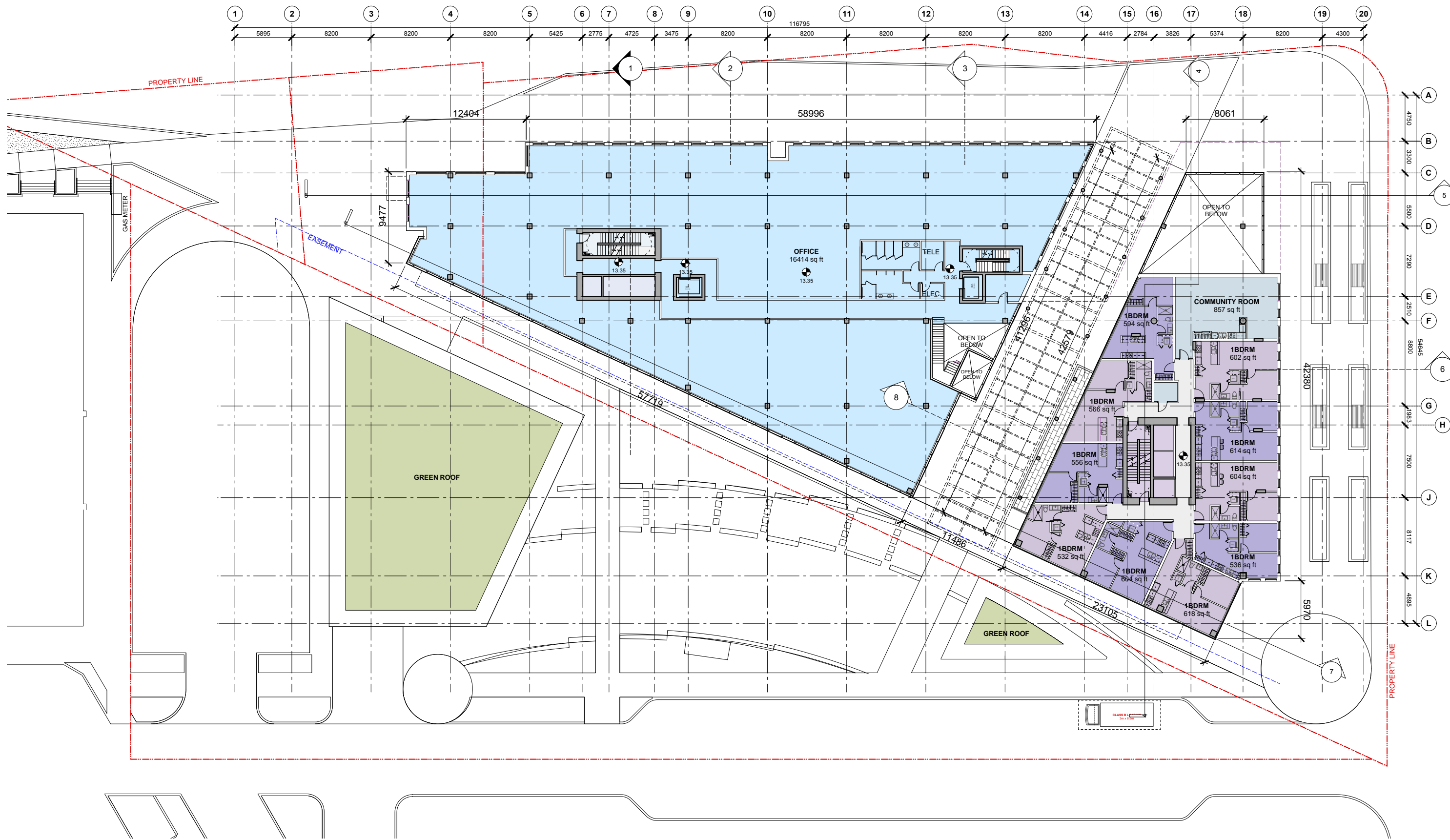
SITE PLAN





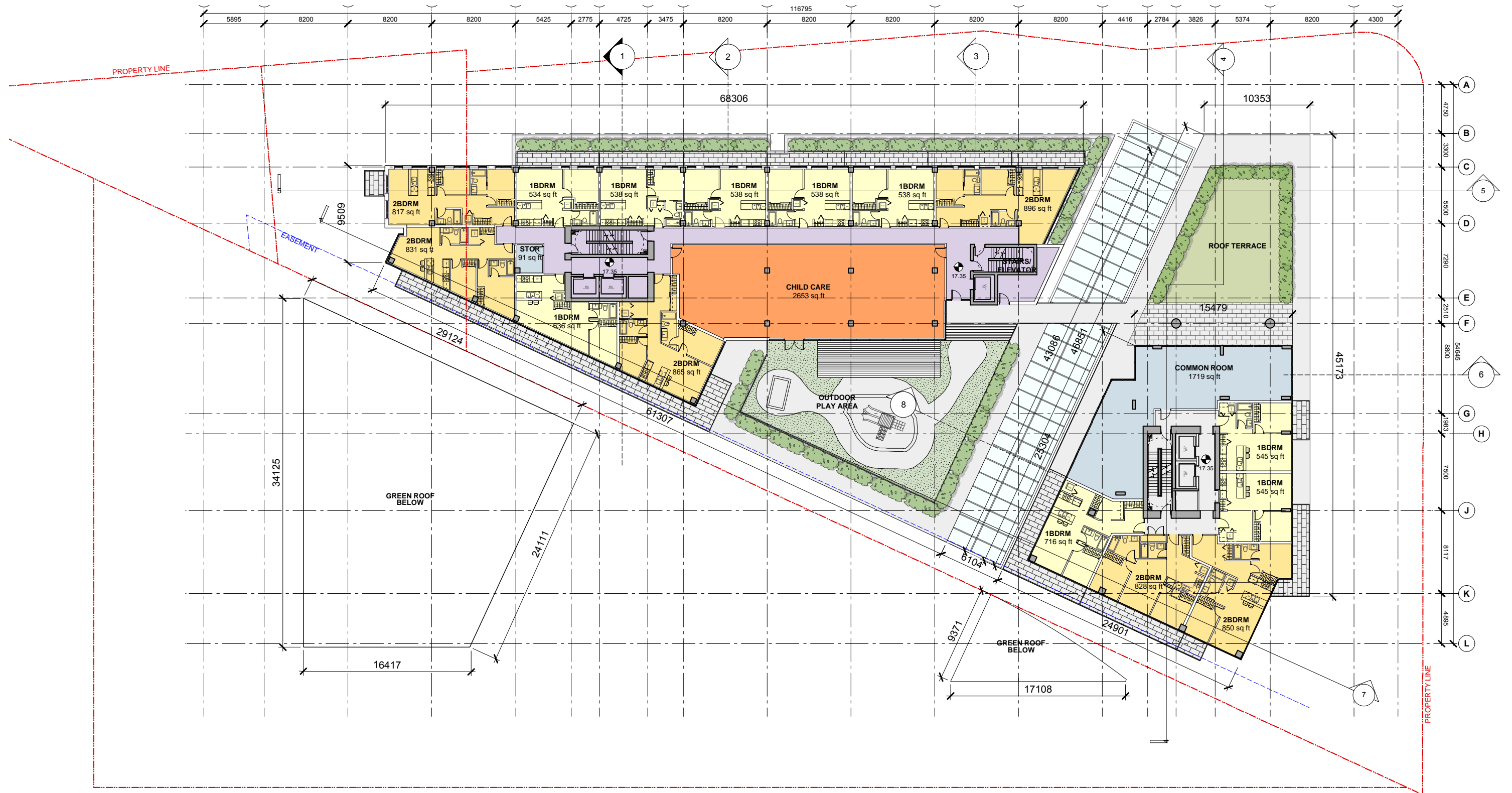
P1





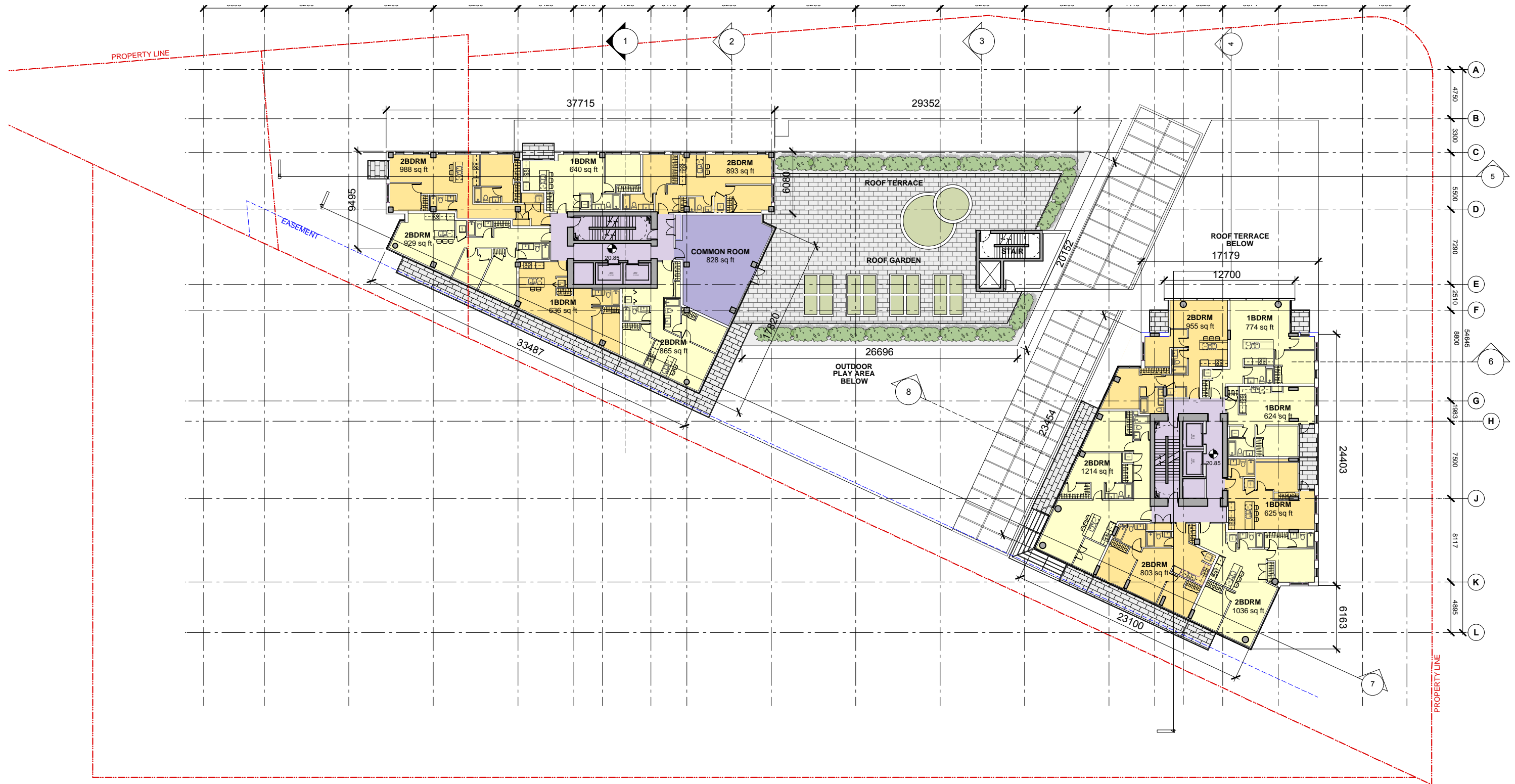
LEVEL 2 PLAN





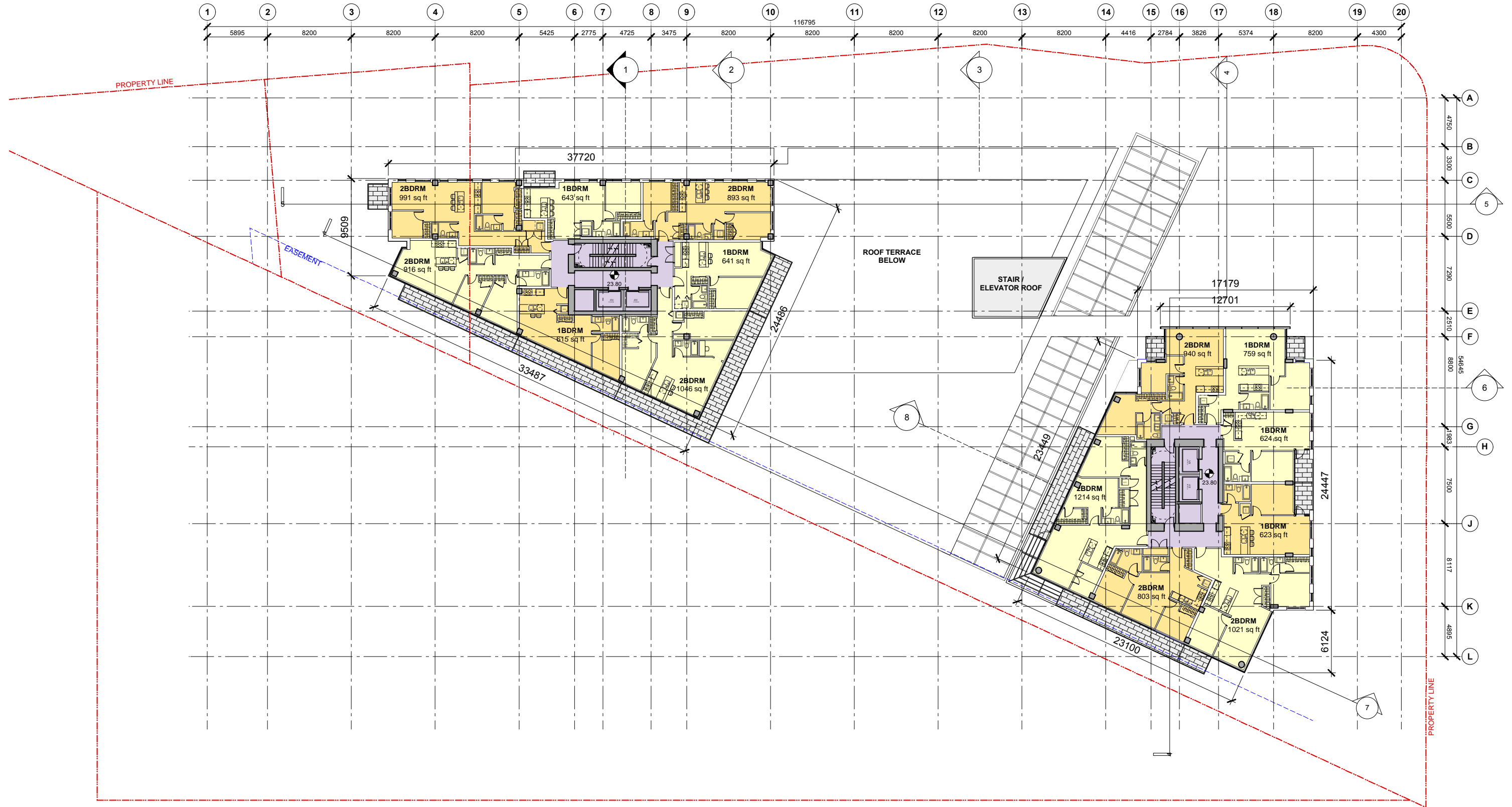
LEVEL 3 PLAN





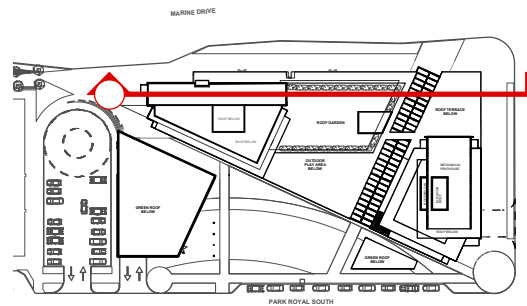
LEVEL 4 PLAN





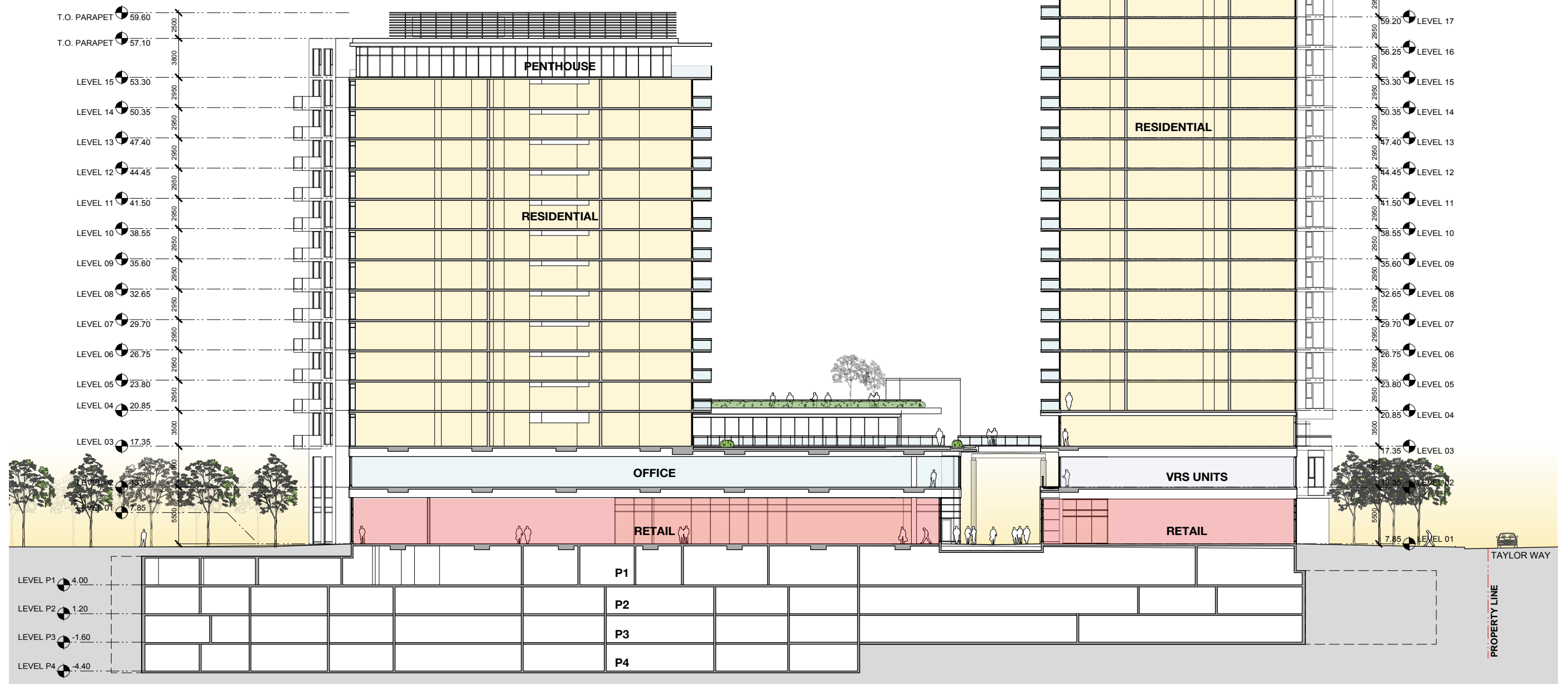
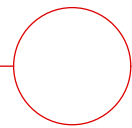
TYPICAL FLOOR PLAN



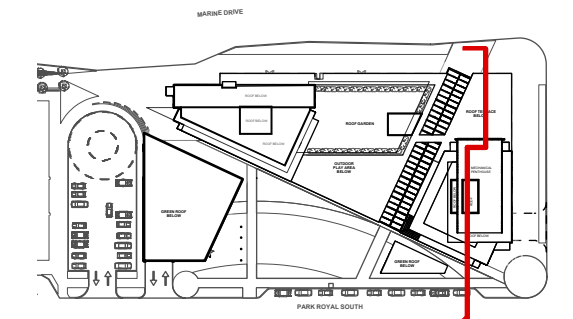
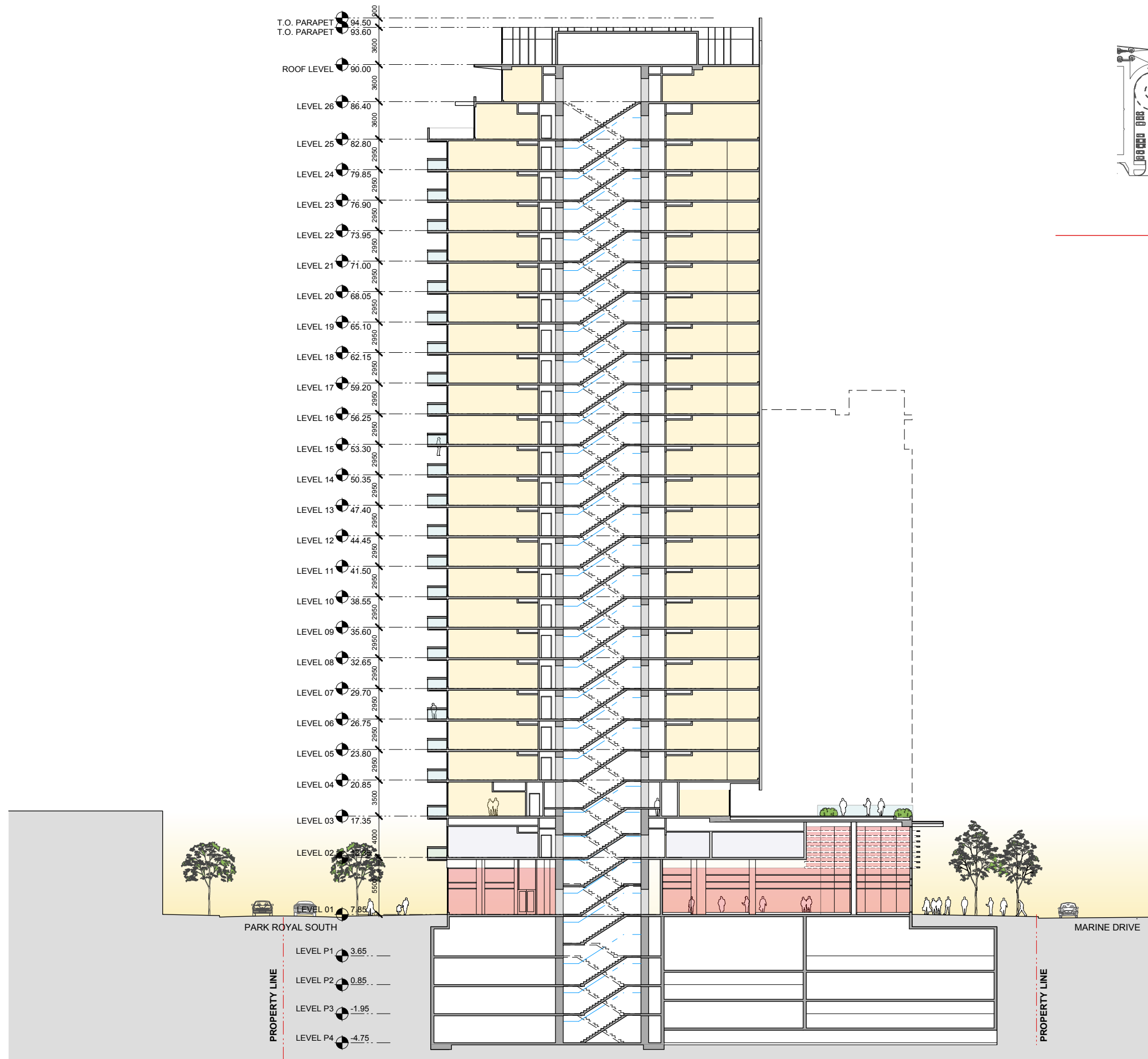


KEY PLAN

SCALE: NTS

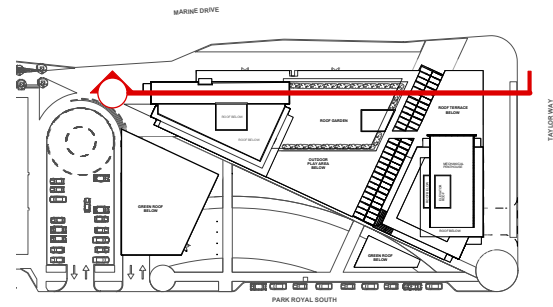


SECTION 01



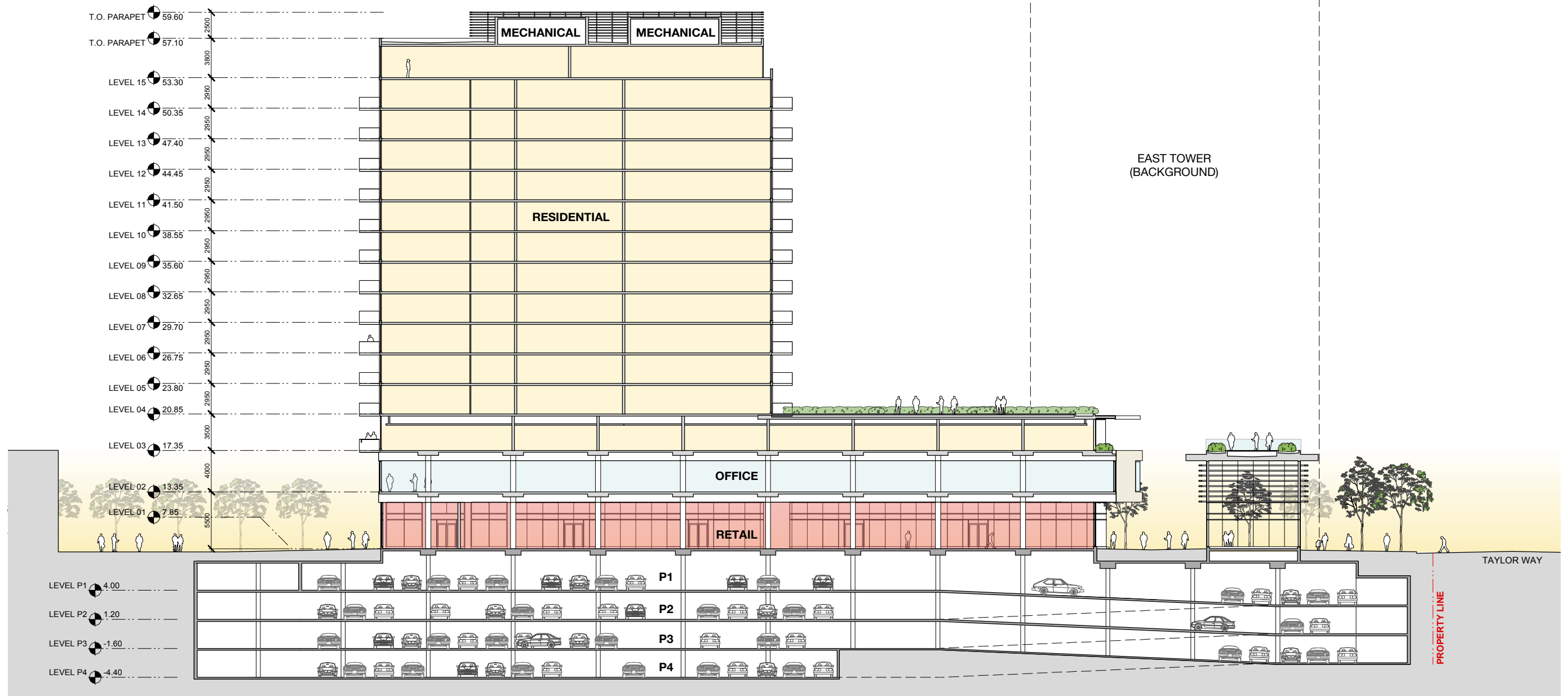
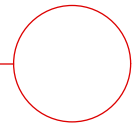
KEY PLAN
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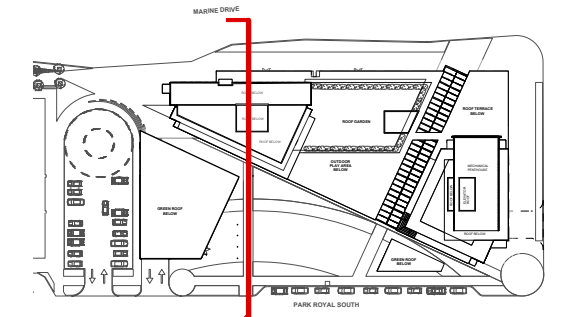
SECTION 04



KEY PLAN

SCALE: NTS

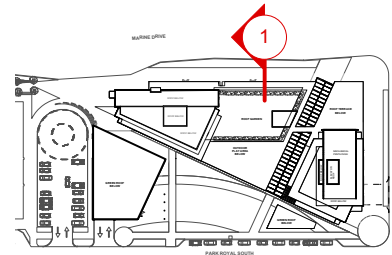




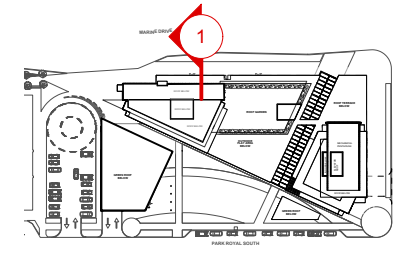
KEY PLAN

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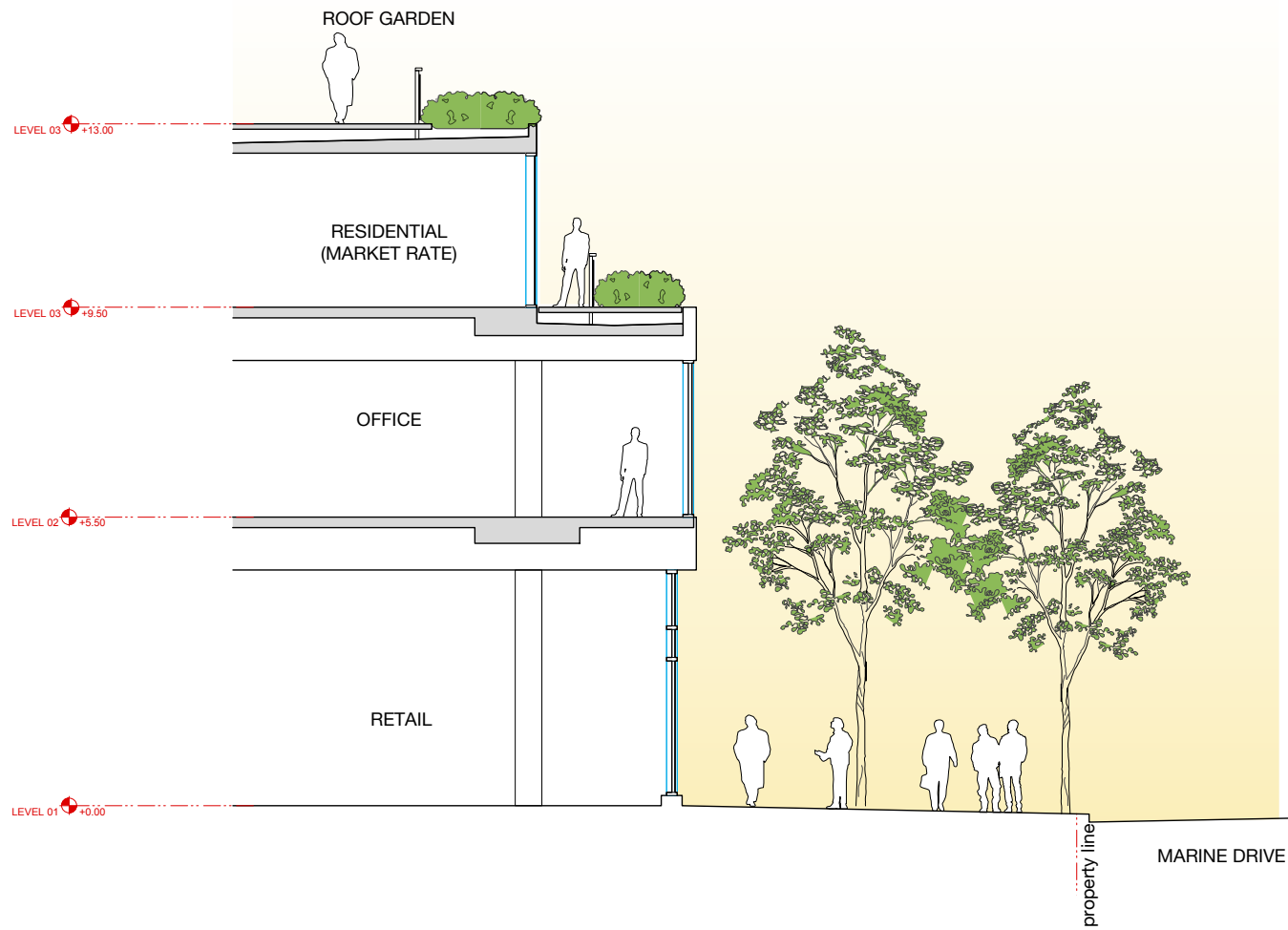




KEY PLAN
SCALE: NTS

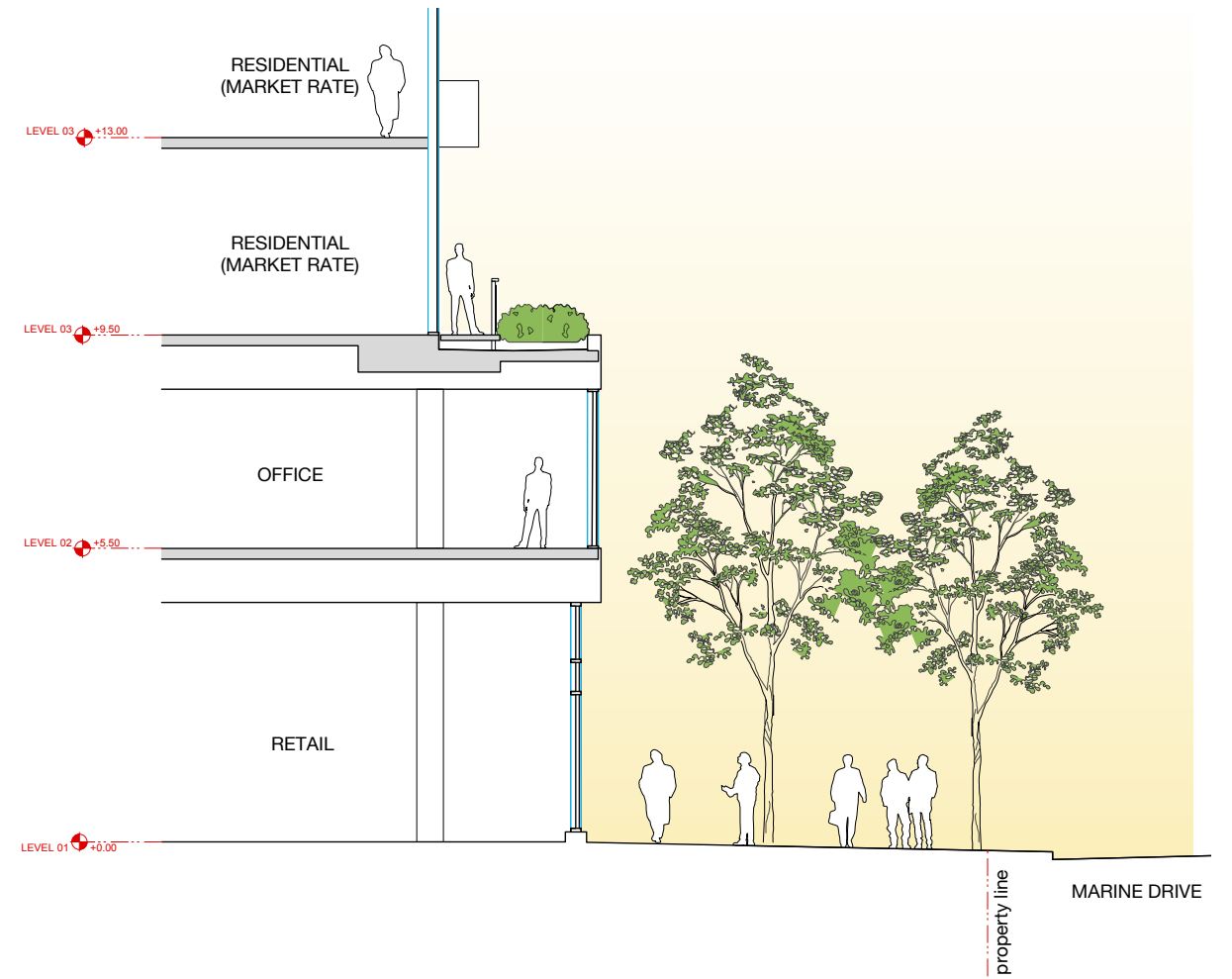


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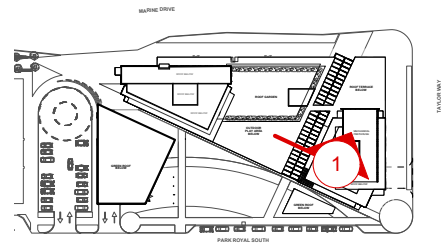
SECTION 3 AT MARINE DRIVE (ROOF GARDEN)
SCALE: 1:100

1

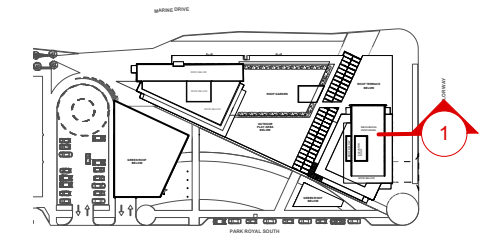


SECTION 2 AT MARINE DRIVE (WEST TOWER)
SCALE: 1:100

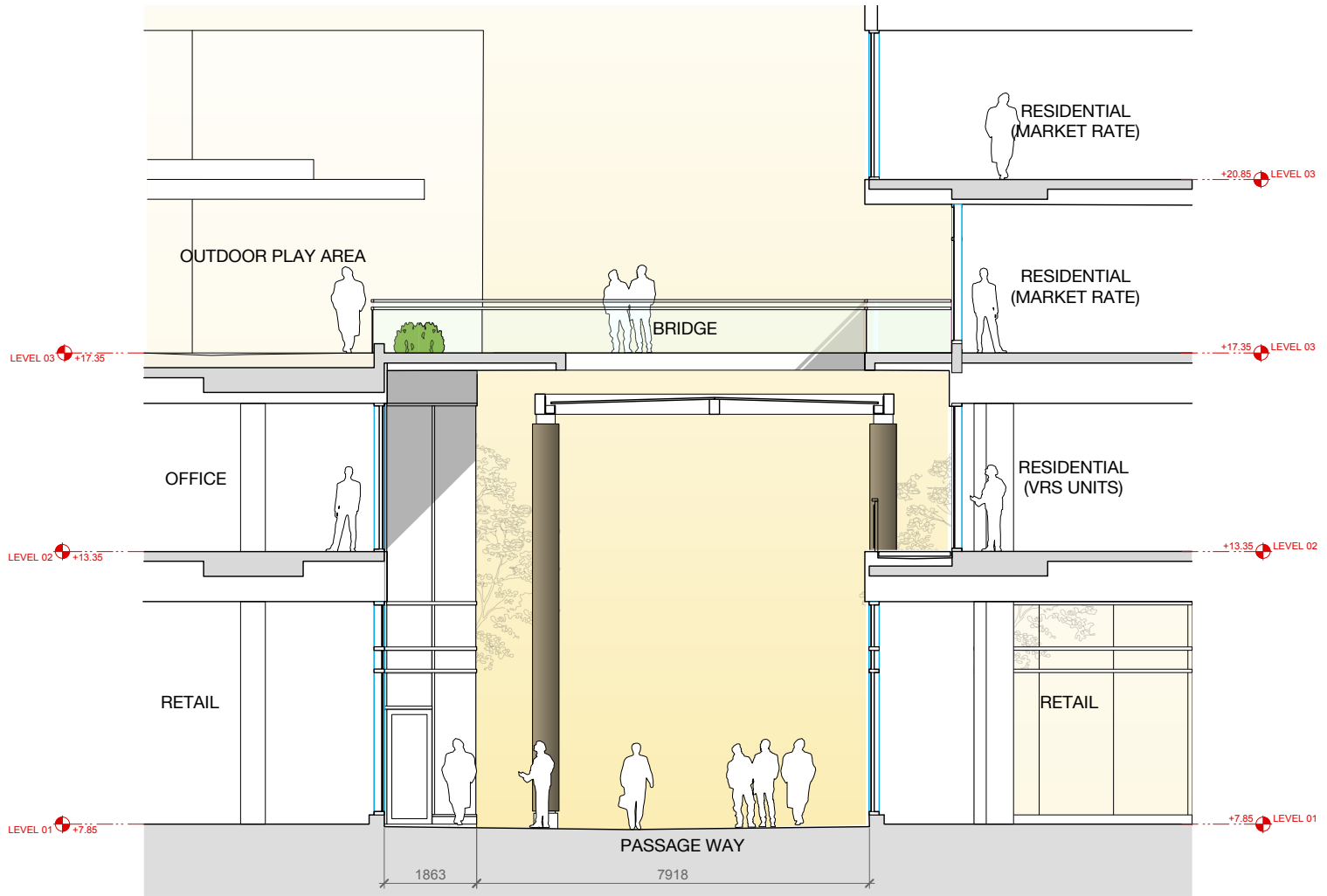
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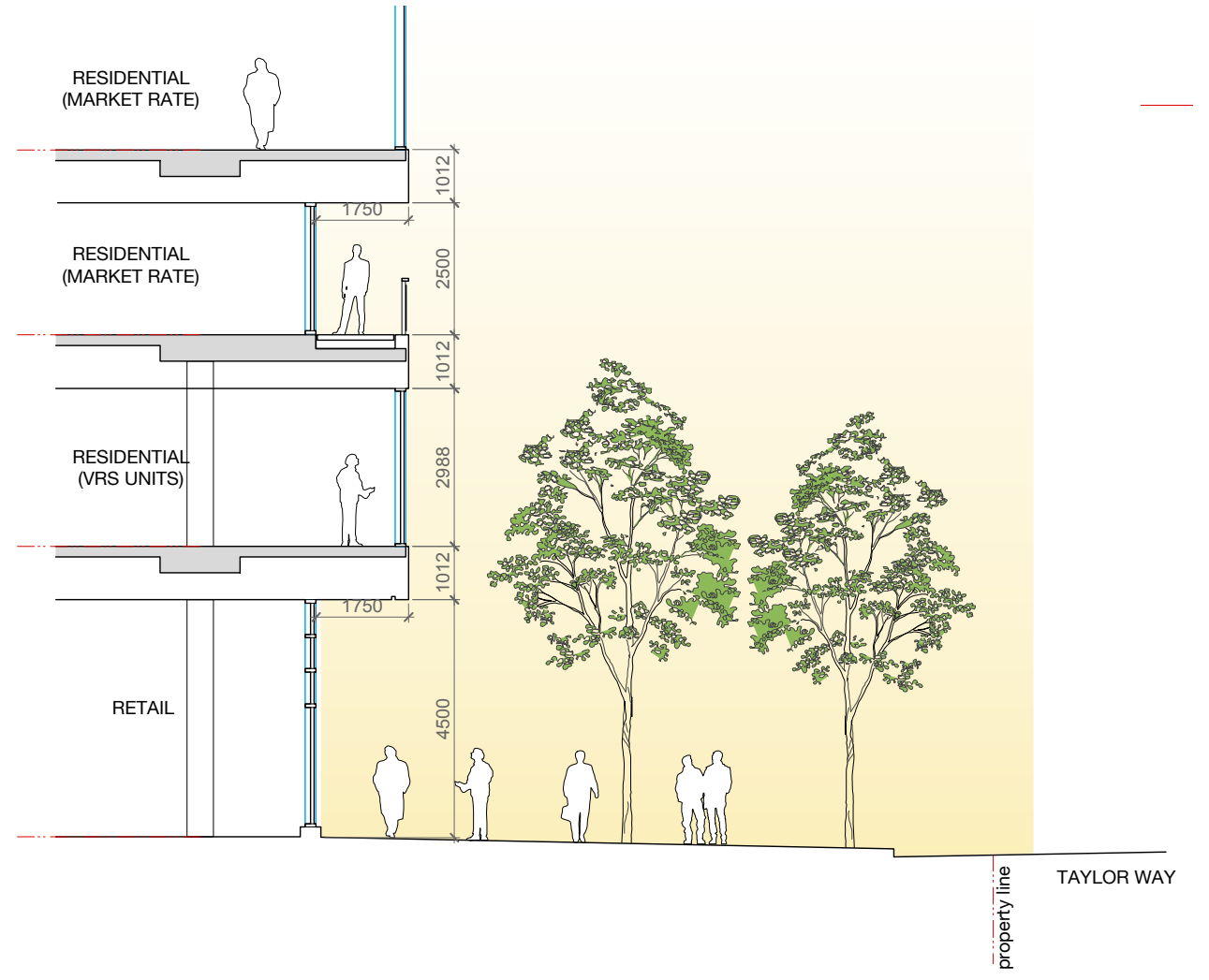
KEY PLAN
SCALE: NTS



KEY PLAN
SCALE: NTS

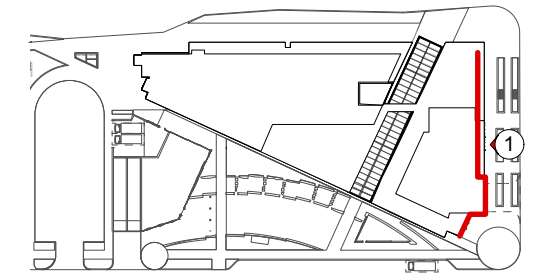


SECTION 8 AT PASSAGE WAY
SCALE: 1:100



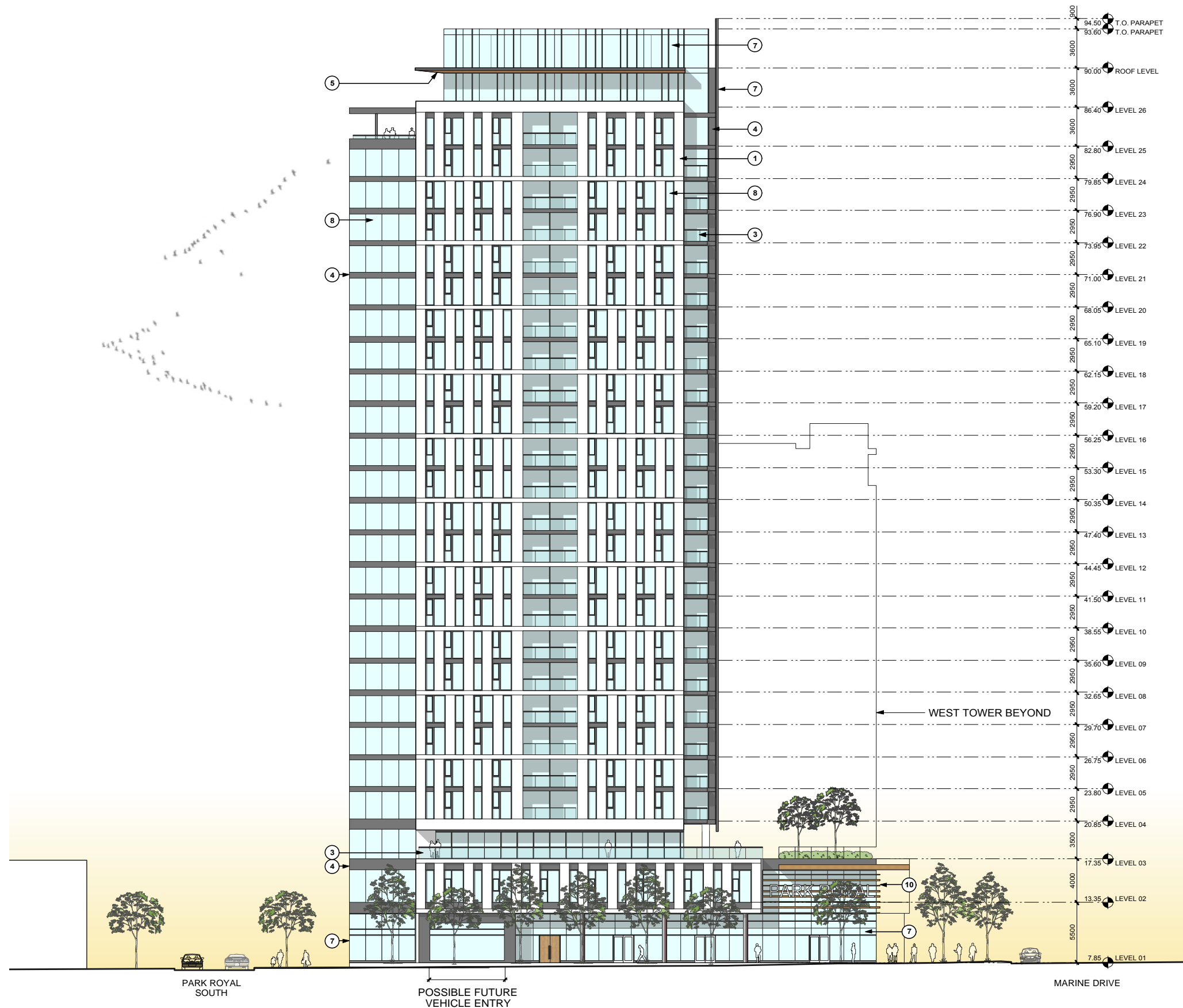
SECTION 6 AT TAYLOR WAY
SCALE: 1:100

KEY PLAN



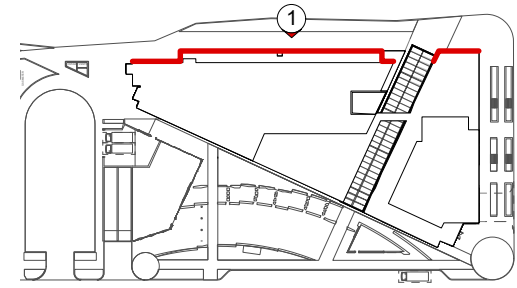
MATERIAL LEGEND

- ① PRECAST CONCRETE PANELS
- ② PAINTED MTL. LOUVRES
- ③ GLASS AND ALUM. GUARDRAIL
- ④ METAL PANEL CLADDING
- ⑤ WOOD PATTERNED METAL PANEL
- ⑥ WOOD AND GLASS CANOPY
- ⑦ GLASS / ALUM. CURTAIN WALL
- ⑧ ALUM. GLAZING SYSTEM
- ⑨ STONE MASONRY VENEER
- ⑩ HEAVY TIMBER LOUVRES
- ⑪ CONCRETE, PTD.
- ⑫ MTL. PANEL / GLASS BALCONY



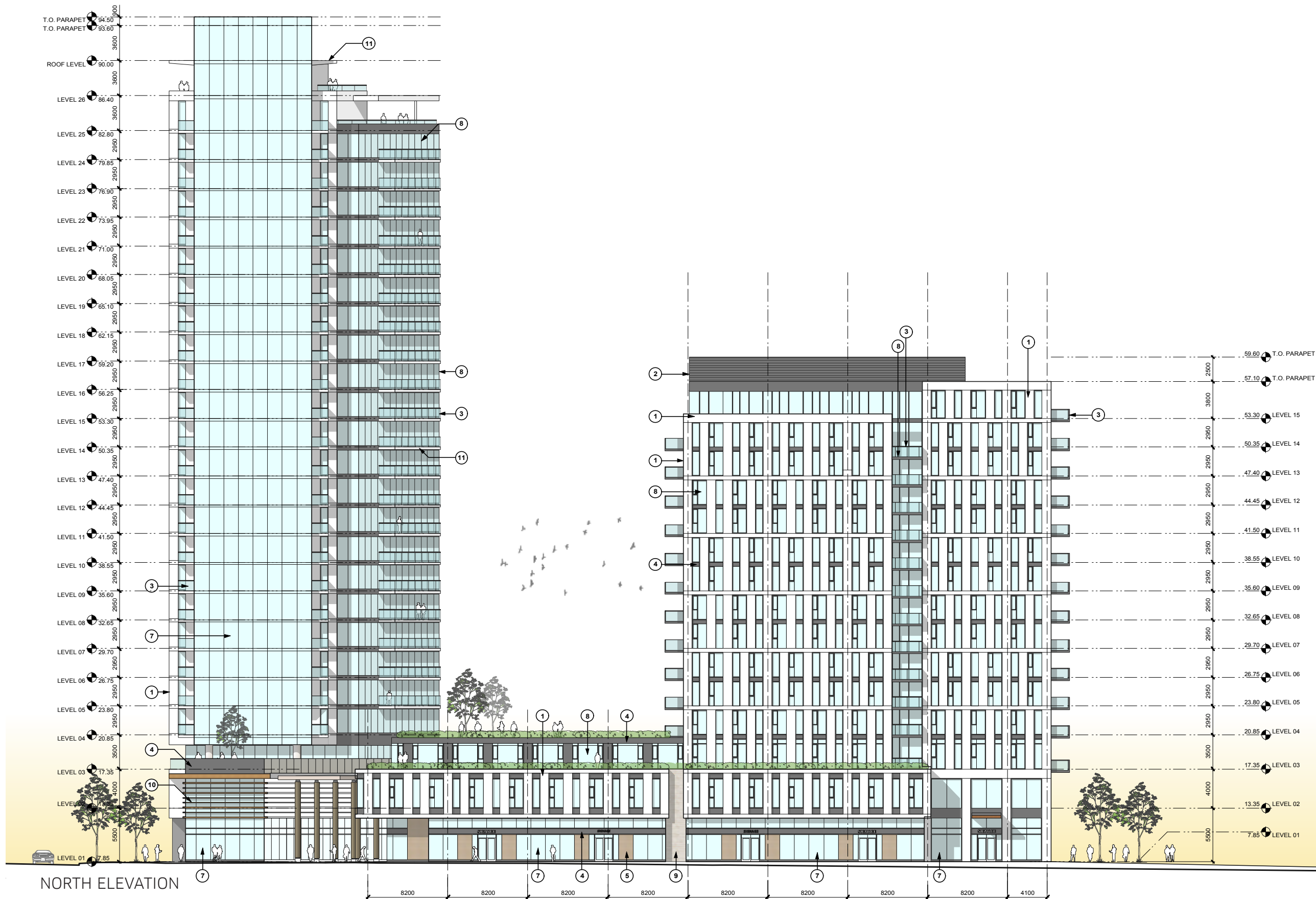
EAST ELEVATION

KEY PLAN

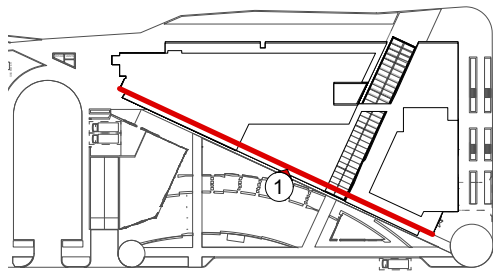


MATERIAL LEGEND

- ① PRECAST CONCRETE PANELS
- ② PAINTED MTL. LOUVRES
- ③ GLASS AND ALUM. GUARDRAIL
- ④ METAL PANEL CLADDING
- ⑤ WOOD PATTERNED METAL PANEL
- ⑥ WOOD AND GLASS CANOPY
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- ⑪ CONCRETE, PTD.
- ⑫ MTL. PANEL / GLASS BALCONY

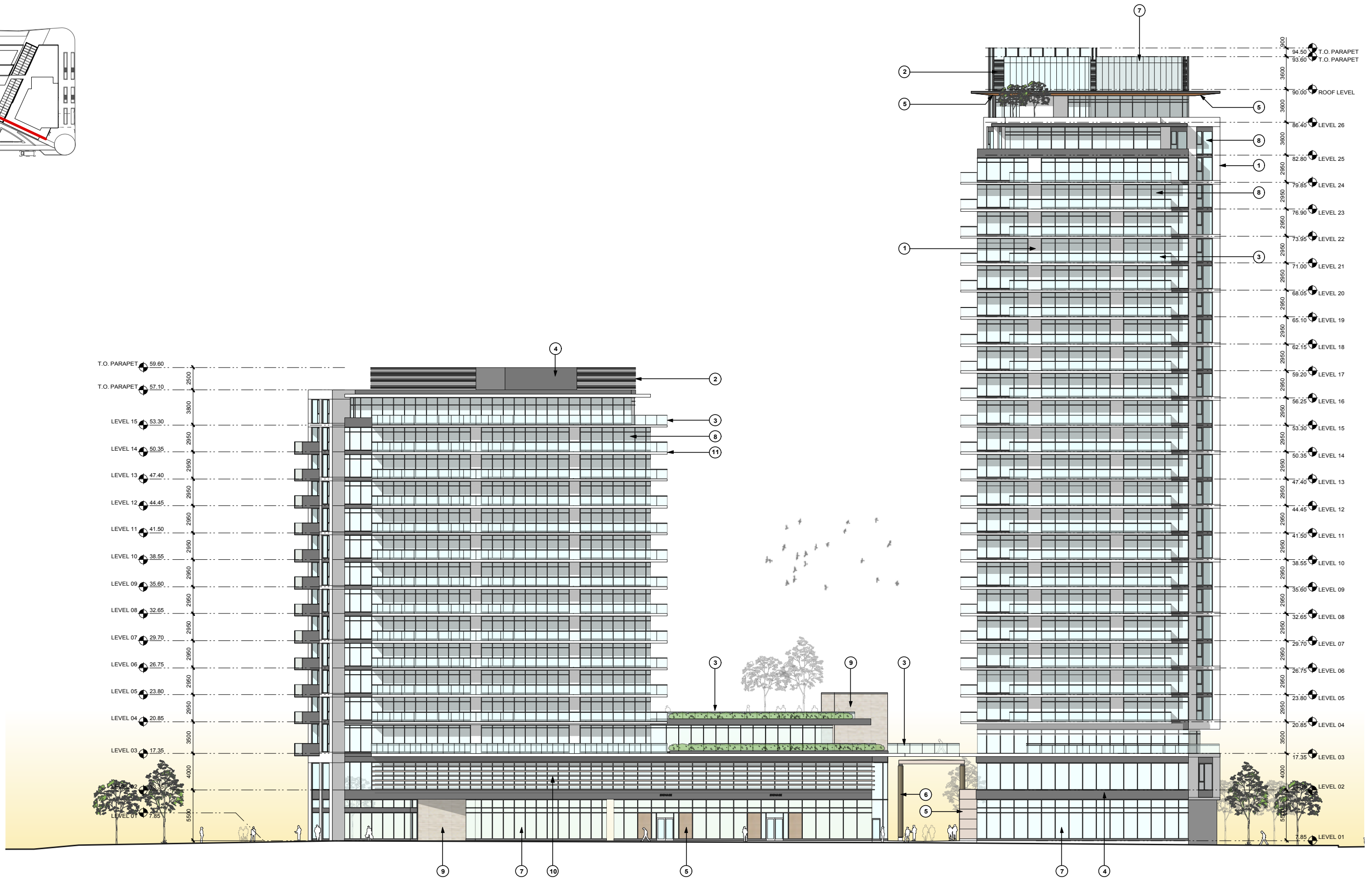


KEY PLAN



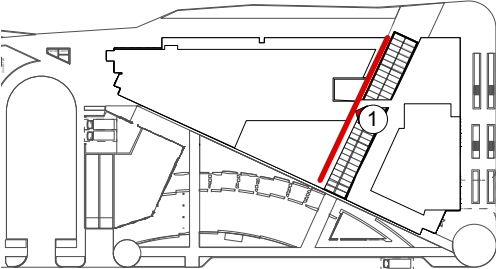
MATERIAL LEGEND

- ① PRECAST CONCRETE PANELS
- ② PAINTED MTL. LOUVRES
- ③ GLASS AND ALUM. GUARDRAIL
- ④ METAL PANEL CLADDING
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- ⑩ HEAVY TIMBER LOUVRES
- ⑪ CONCRETE, PTD.
- ⑫ MTL. PANEL / GLASS BALCONY



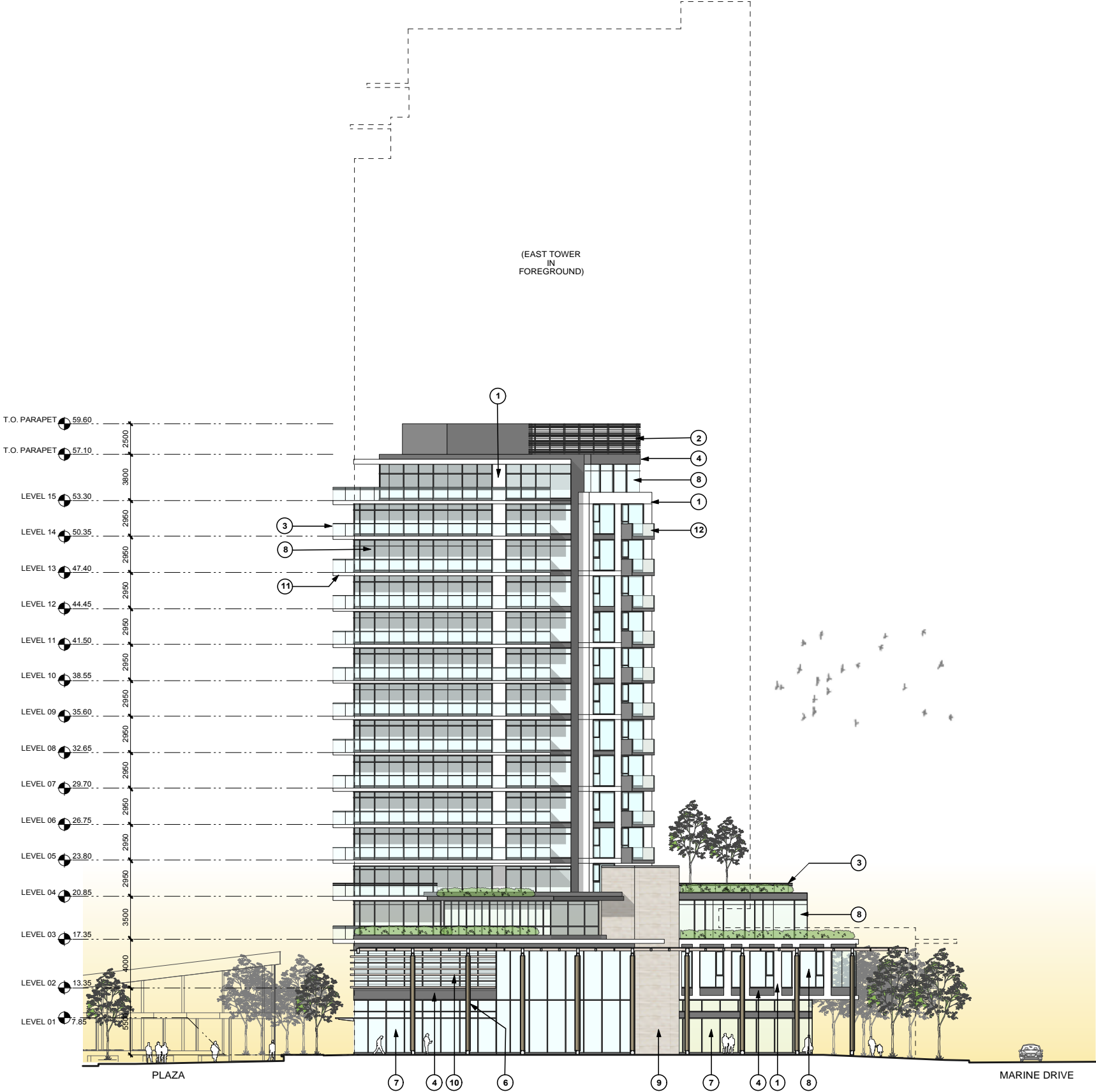
SOUTH ELEVATION

KEY PLAN



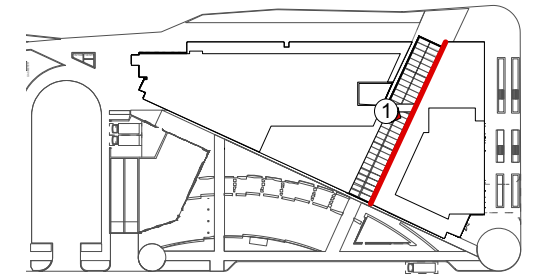
MATERIAL LEGEND

- ① PRECAST CONCRETE PANELS
- ② PAINTED MTL. LOUVRES
- ③ GLASS AND ALUM. GUARDRAIL
- ④ METAL PANEL CLADDING
- ⑤ WOOD PATTERNED METAL PANEL
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- ⑦ GLASS / ALUM. CURTAIN WALL
- ⑧ ALUM. GLAZING SYSTEM
- ⑨ STONE MASONRY VENEER
- ⑩ HEAVY TIMBER LOUVRES
- ⑪ CONCRETE, PTD.
- ⑫ MTL. PANEL / GLASS BALCONY



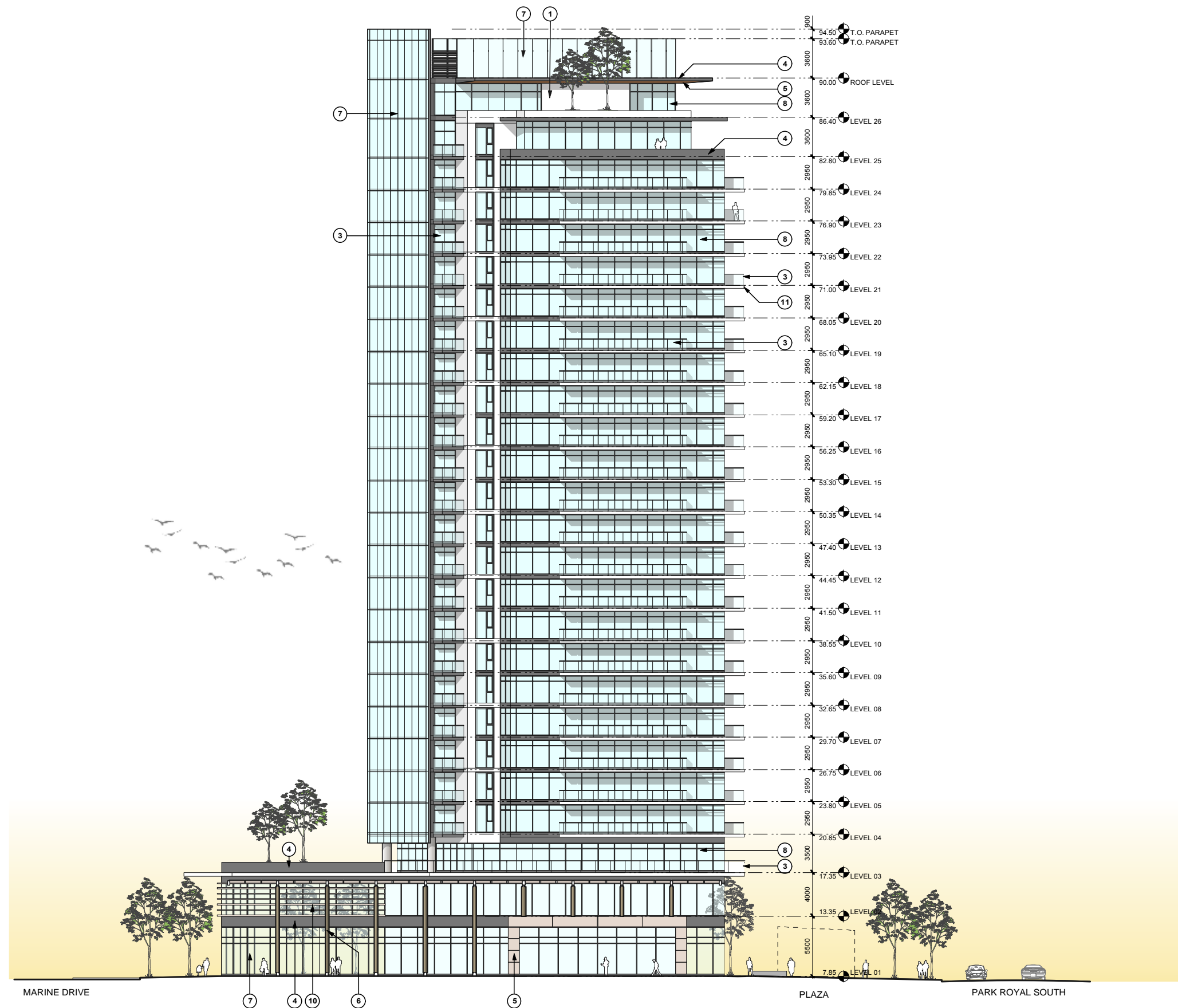
EAST ELEVATION (ALONG PROMENADE)

KEY PLAN



MATERIAL LEGEND

- ① PRECAST CONCRETE PANELS
- ② PAINTED MTL. LOUVRES
- ③ GLASS AND ALUM. GUARDRAIL
- ④ METAL PANEL CLADDING
- ⑤ WOOD PATTERNED METAL PANEL
- ⑥ WOOD AND GLASS CANOPY
- ⑦ GLASS / ALUM. CURTAIN WALL
- ⑧ ALUM. GLAZING SYSTEM
- ⑨ STONE MASONRY VENEER
- ⑩ HEAVY TIMBER LOUVRES
- ⑪ CONCRETE, PTD.
- ⑫ MTL. PANEL / GLASS BALCONY



WEST ELEVATION (ALONG PROMENADE)

/ MATERIALS

METAL PANEL CLADDING
(DARK GREY)



WOOD PATTERNED METAL PANEL



HEAVY TIMBER TRELLIS AND LOUVRES



PRECAST/CEMENTITIOUS PANEL



ALUMINIUM MULLION
(DARK GREY)



INSULATED GLAZING UNIT



VITRUM
GLASS GROUP
GLASS FABRICATION AT ITS FINEST
www.vitrum.co.uk | 0203 391 1199
6mm Solarban 80 Annealed #2
1/2" Warm Edge Black Spacer
4mm Clear Annealed

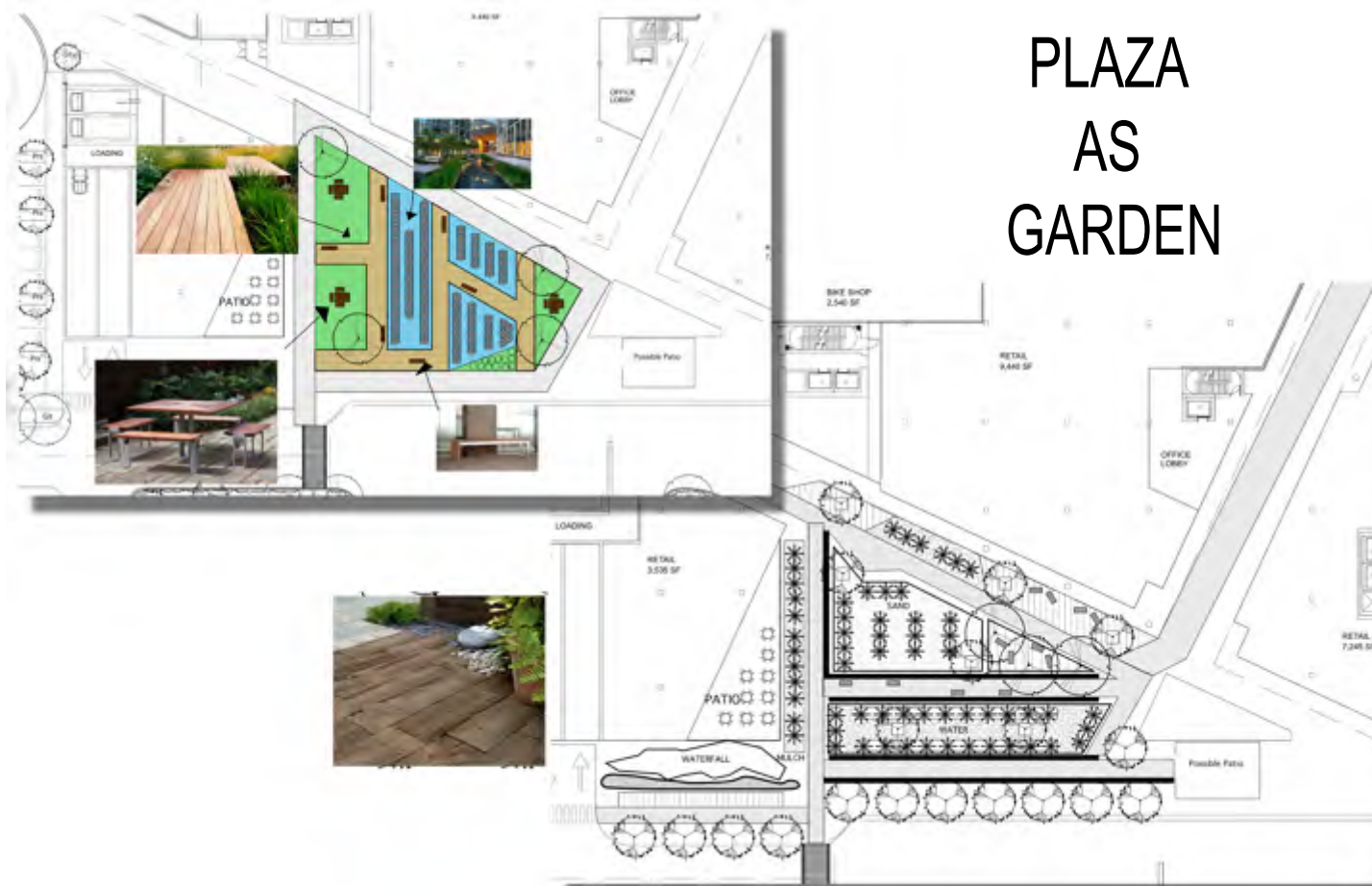
LANDSCAPE DESIGN



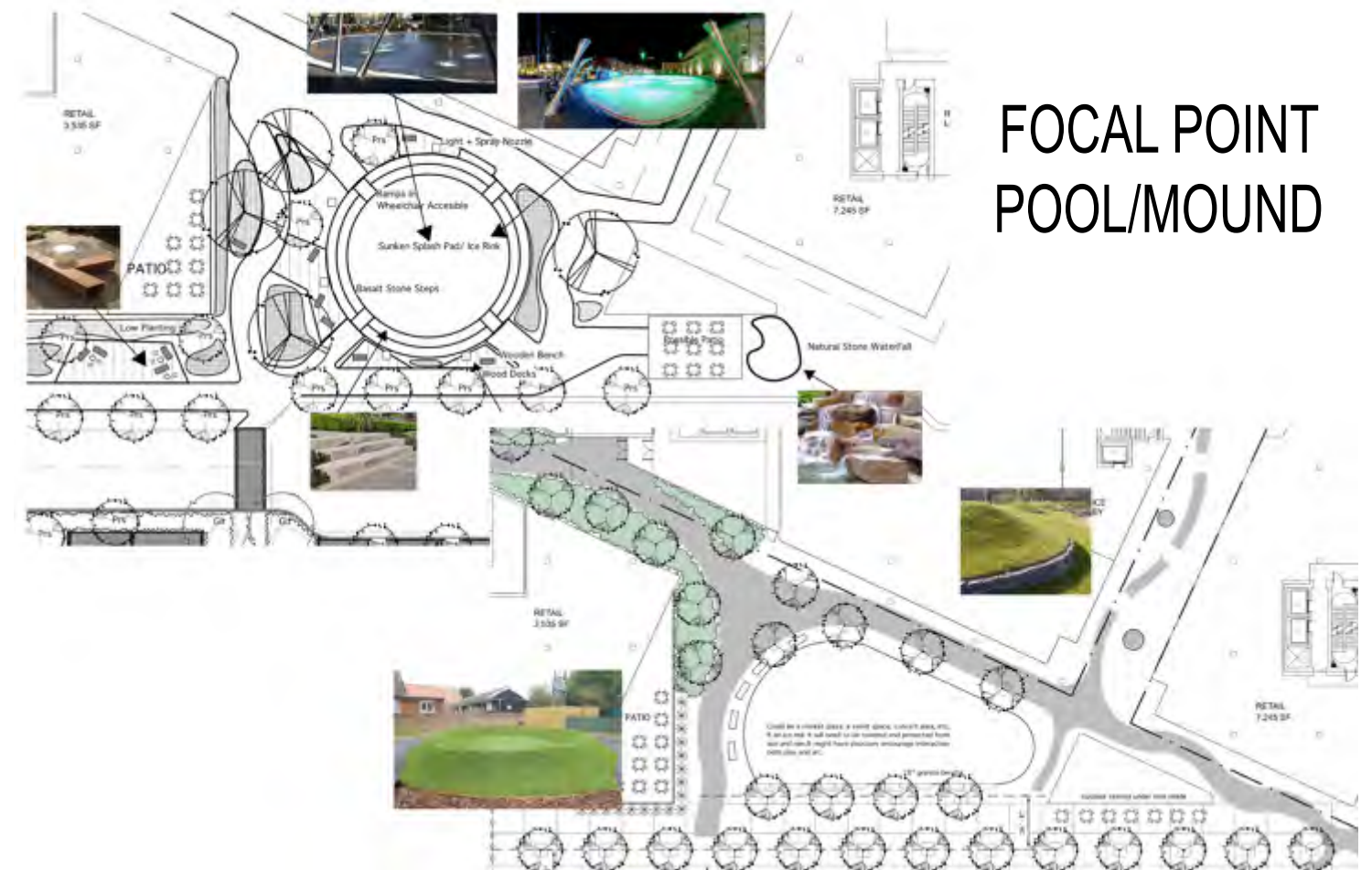
SITE PLAN

/ EARLY PLAZA DESIGN STUDIES

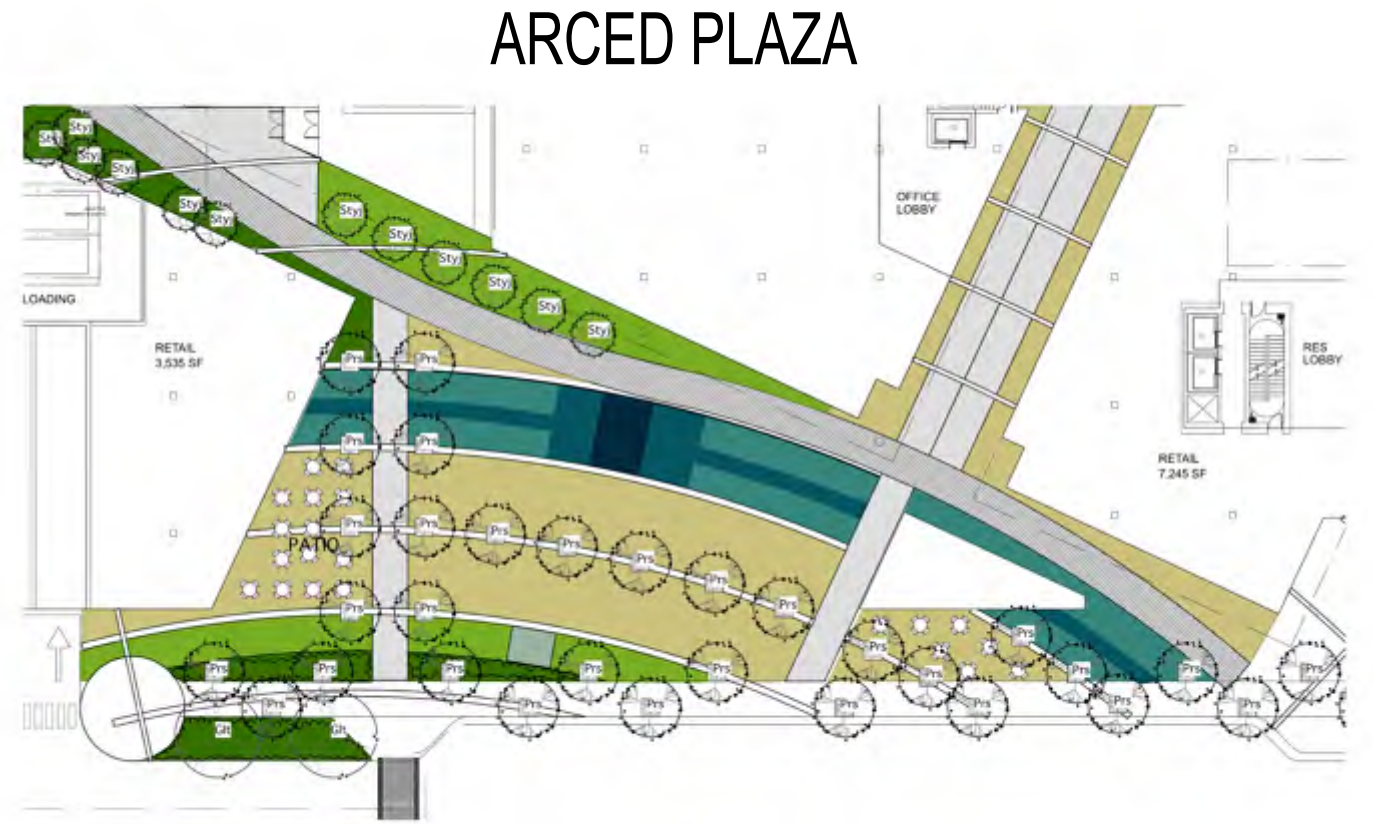
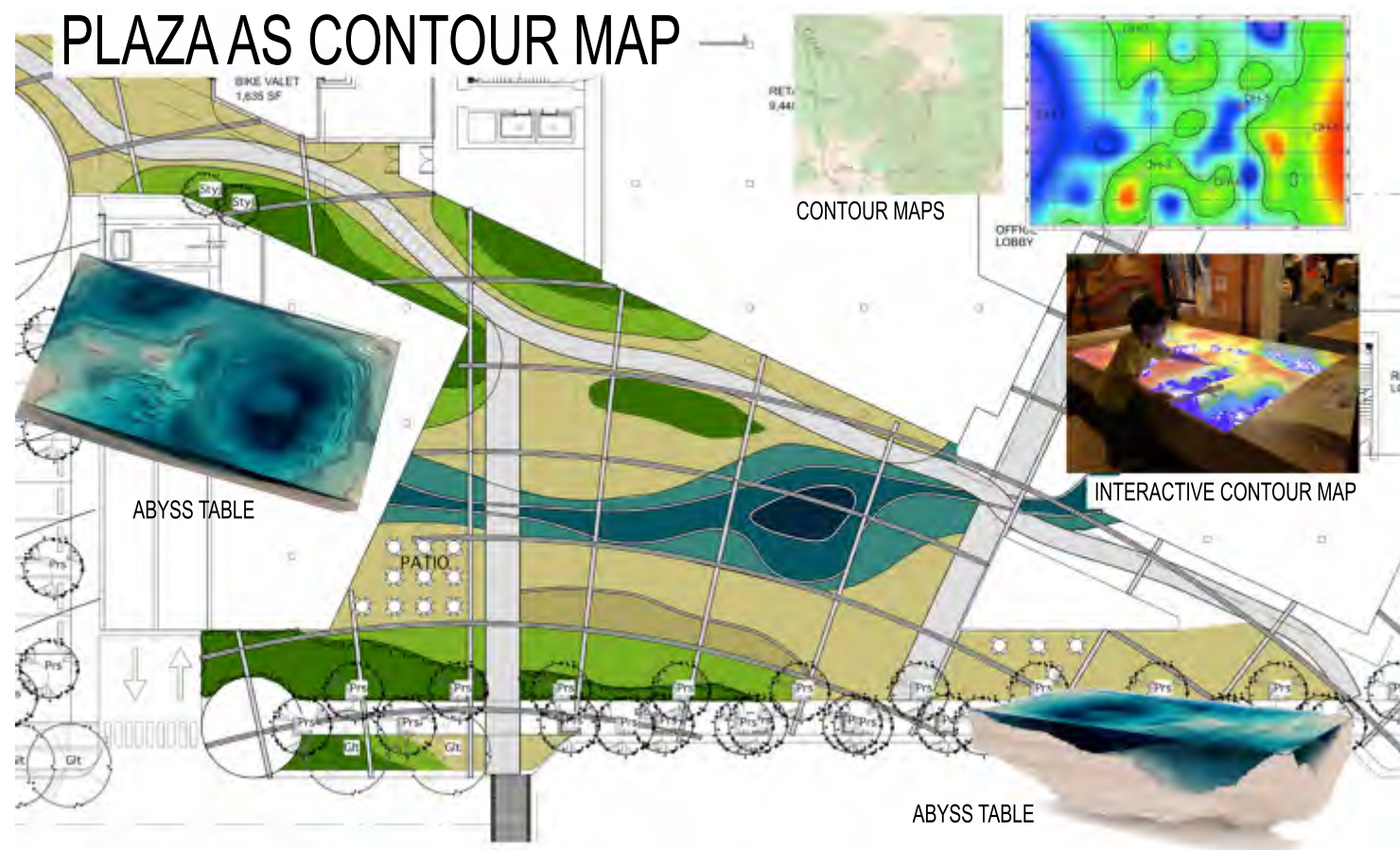
PLAZA AS GARDEN

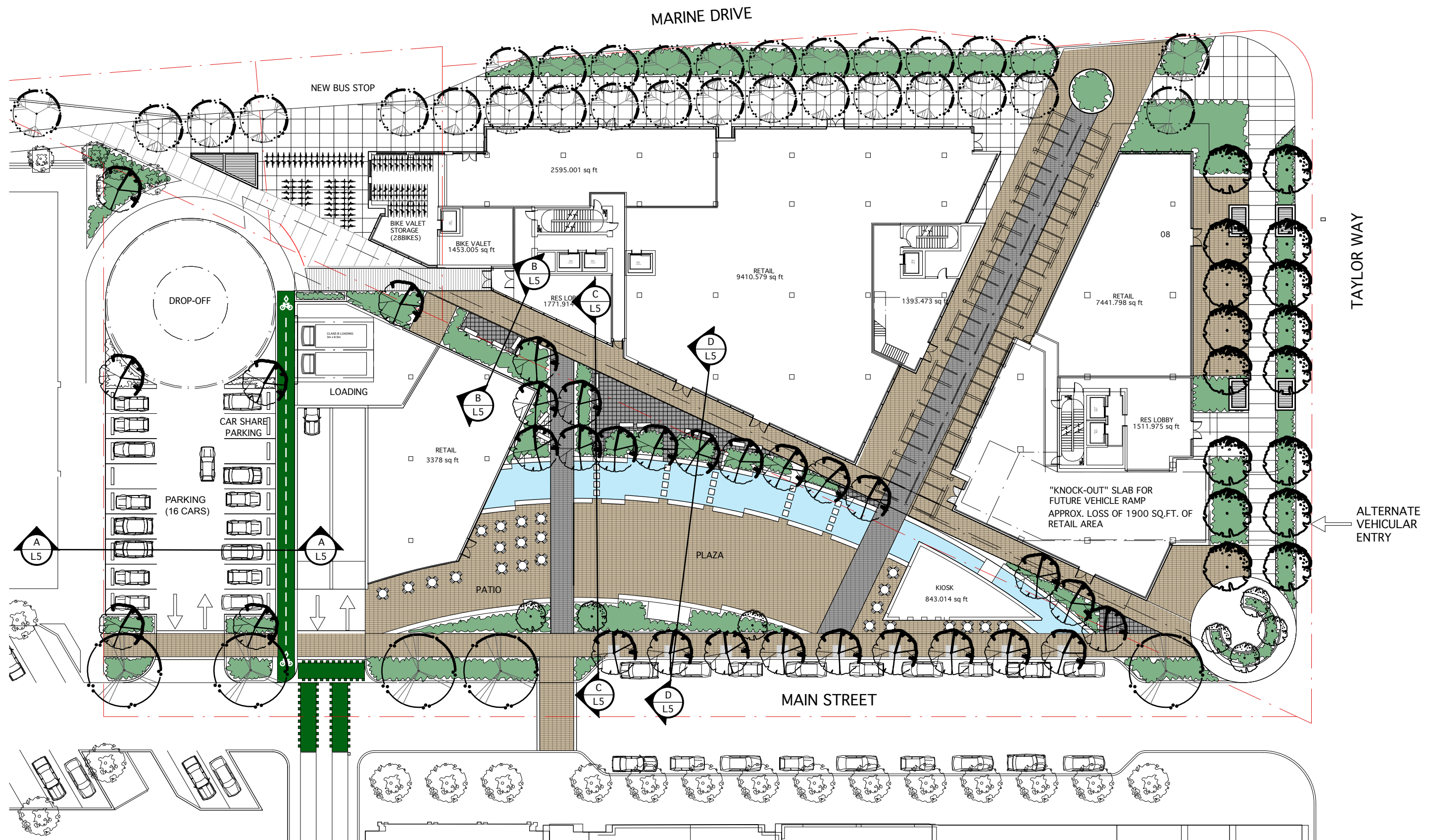


FOCAL POINT POOL/MOUND

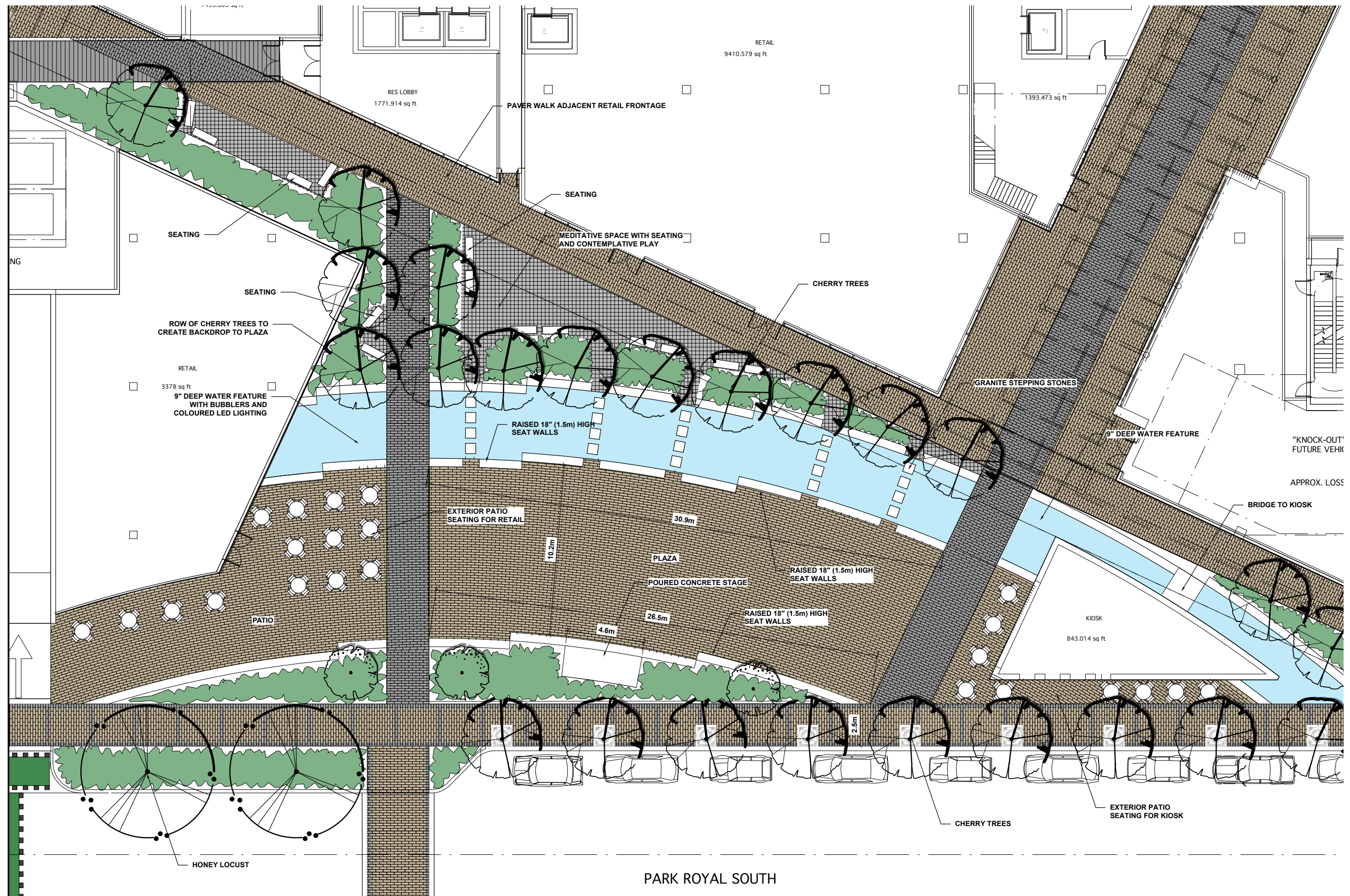


/ EARLY PLAZA DESIGN STUDIES



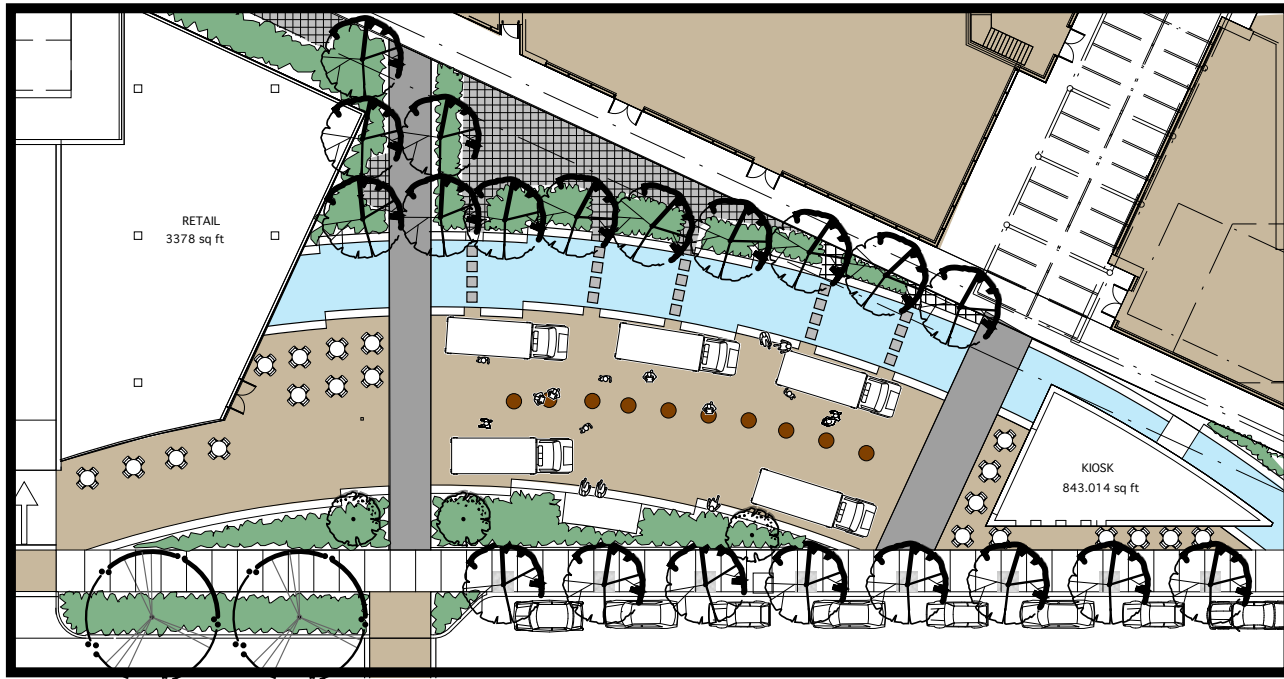


LEVEL 1 PLAN

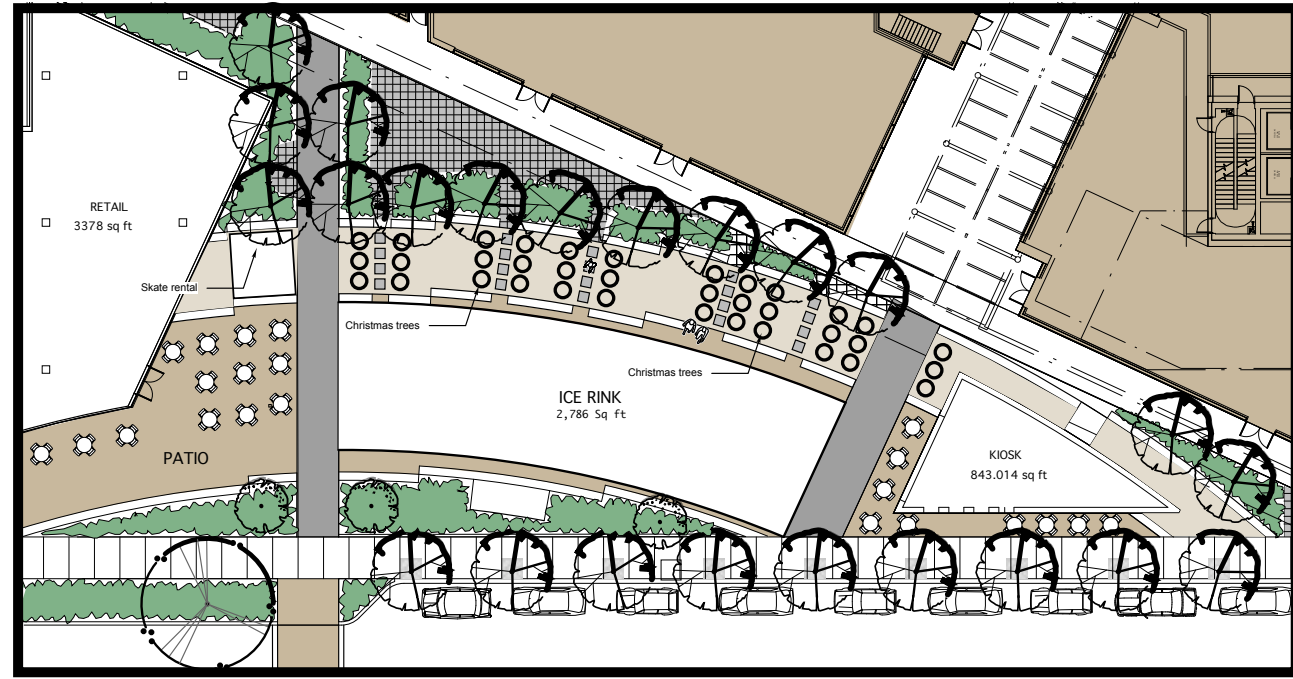


ENLARGED PLAZA PLAN

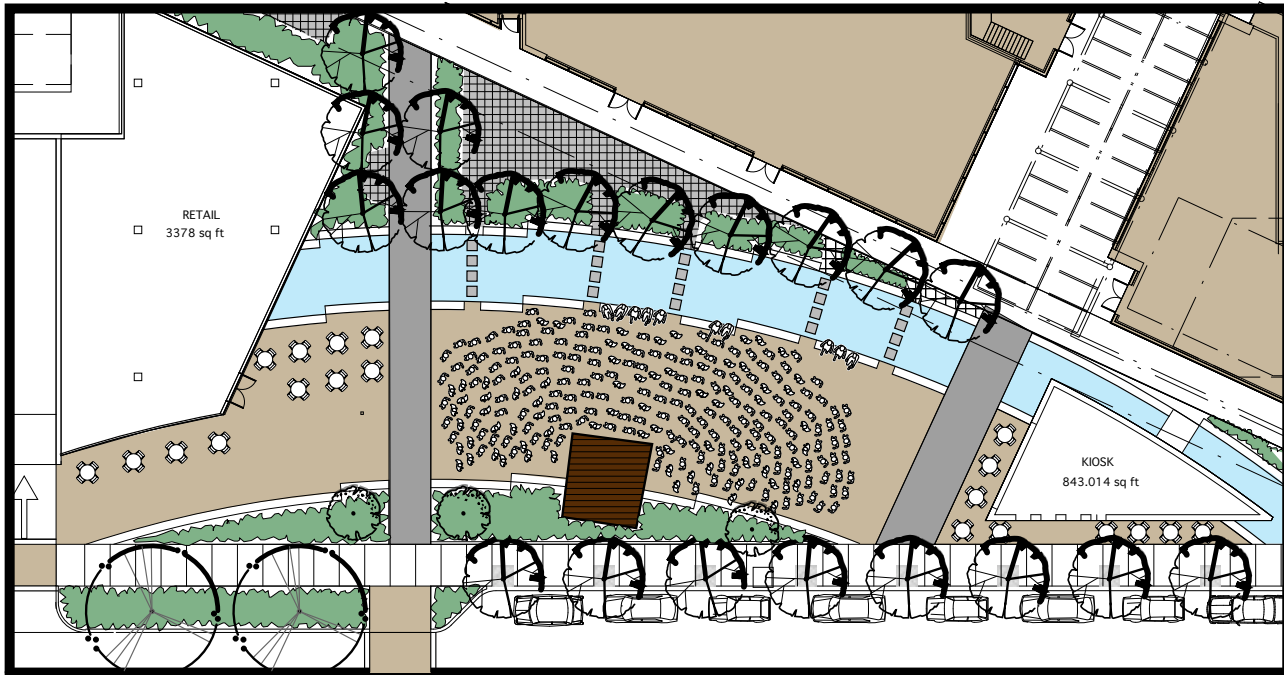
PARK ROYAL SOUTH



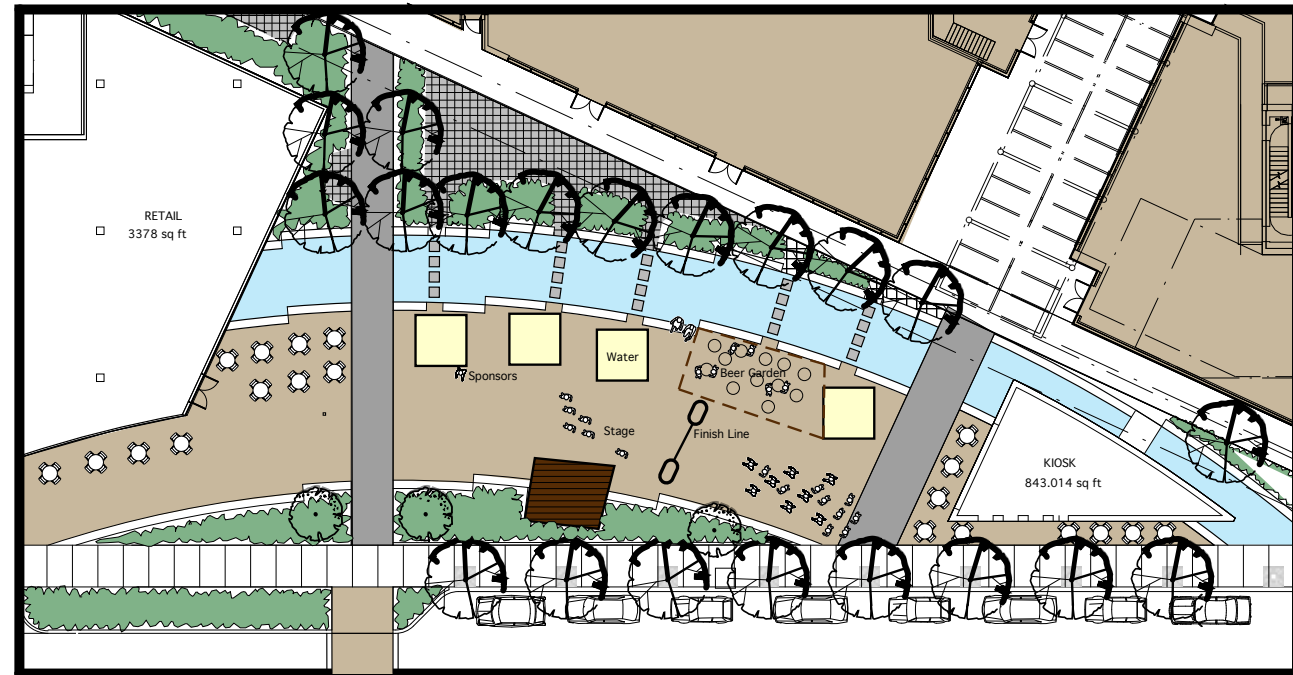
Usage 1: Food trucks



Usage 2: Winter Ice Rink



Usage 3: Outdoor Summer Concerts

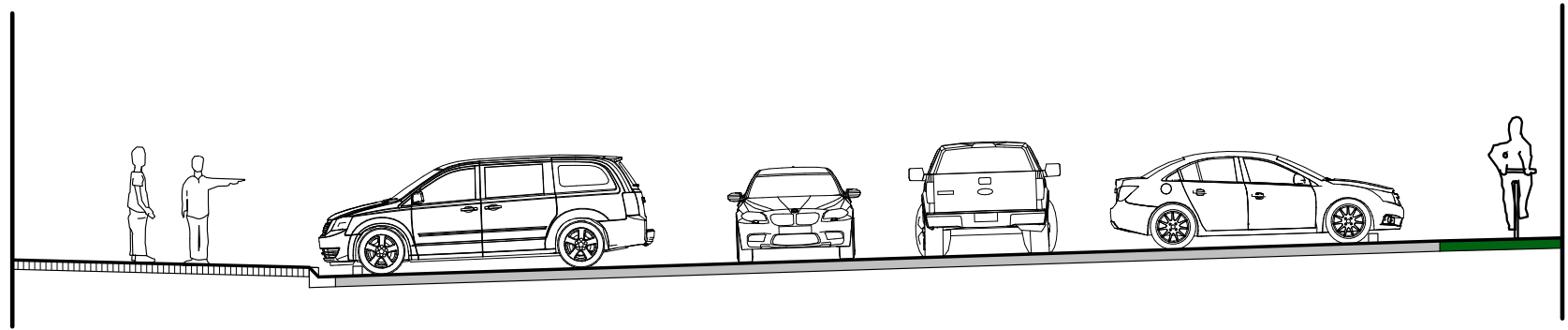


Usage 4: Start/Finish of Athletic Event

Vaughan
Landscape Planning
and Design
1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7T 1G1
PH: 922-1885
FAX: 922-5485
office@vaughanplanning.com

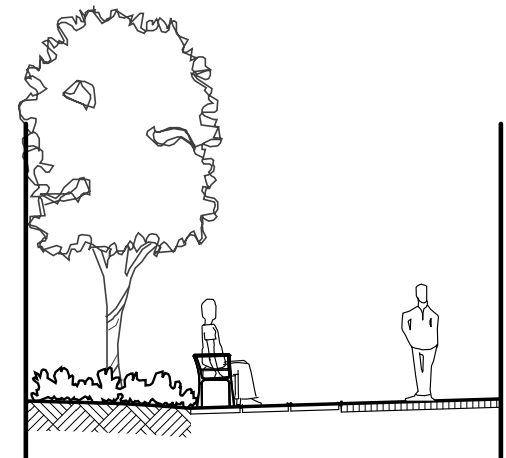
DESIGNED	
SCALE	1 = 200
DATE	Nov 13, 2014

Plaza Uses



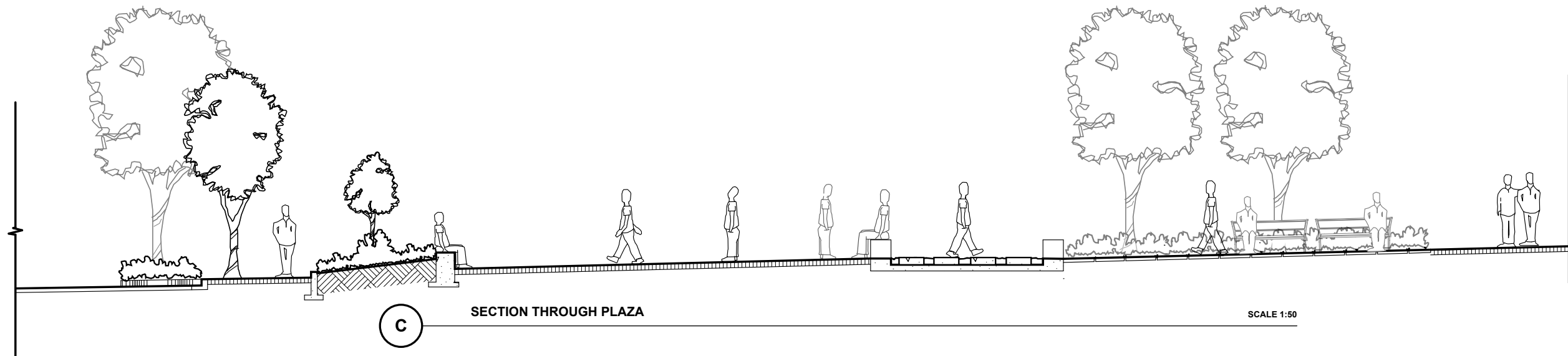
A SECTION THROUGH PARKING LOT

SCALE 1:50



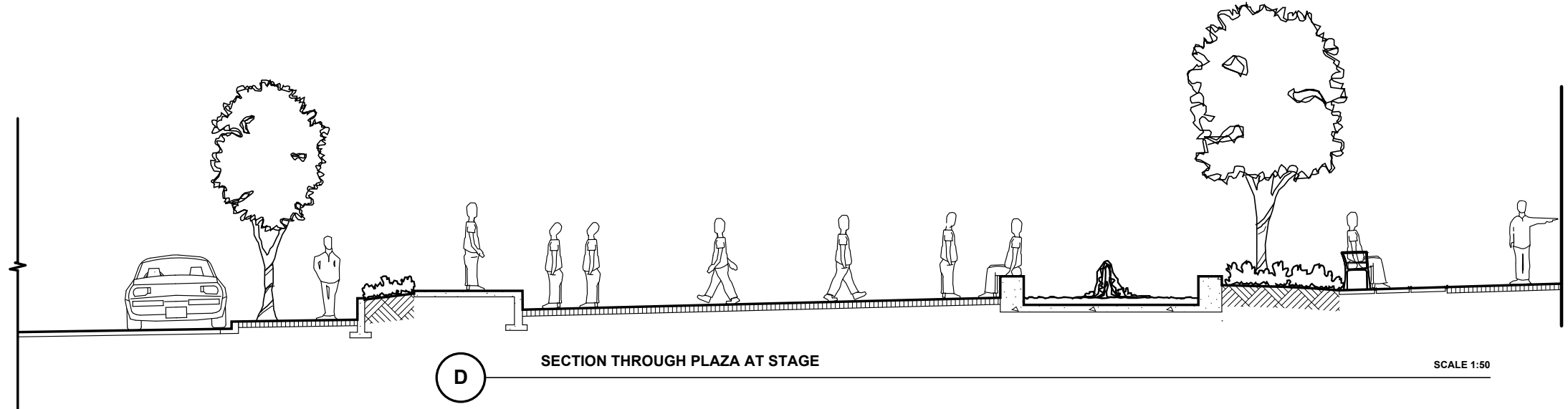
B SECTION BETWEEN BUILDINGS

SCALE 1:50



C SECTION THROUGH PLAZA

SCALE 1:50



D SECTION THROUGH PLAZA AT STAGE

SCALE 1:50

<p>Vaughan Landscape Planning and Design 1406 Clyde Ave., West Vancouver, B.C. Canada V7T 1G1 PH: 922-1885 FAX: 922-5485 office@vaughanplanning.com</p>		
		DESIGNED
SCALE	1 = 200	
DATE	Nov 13, 2014	
Plaza Uses		

/ PAVING AND STREET FURNISHINGS



PLAZA PAVING



LIGHT FIXTURE



SEATING



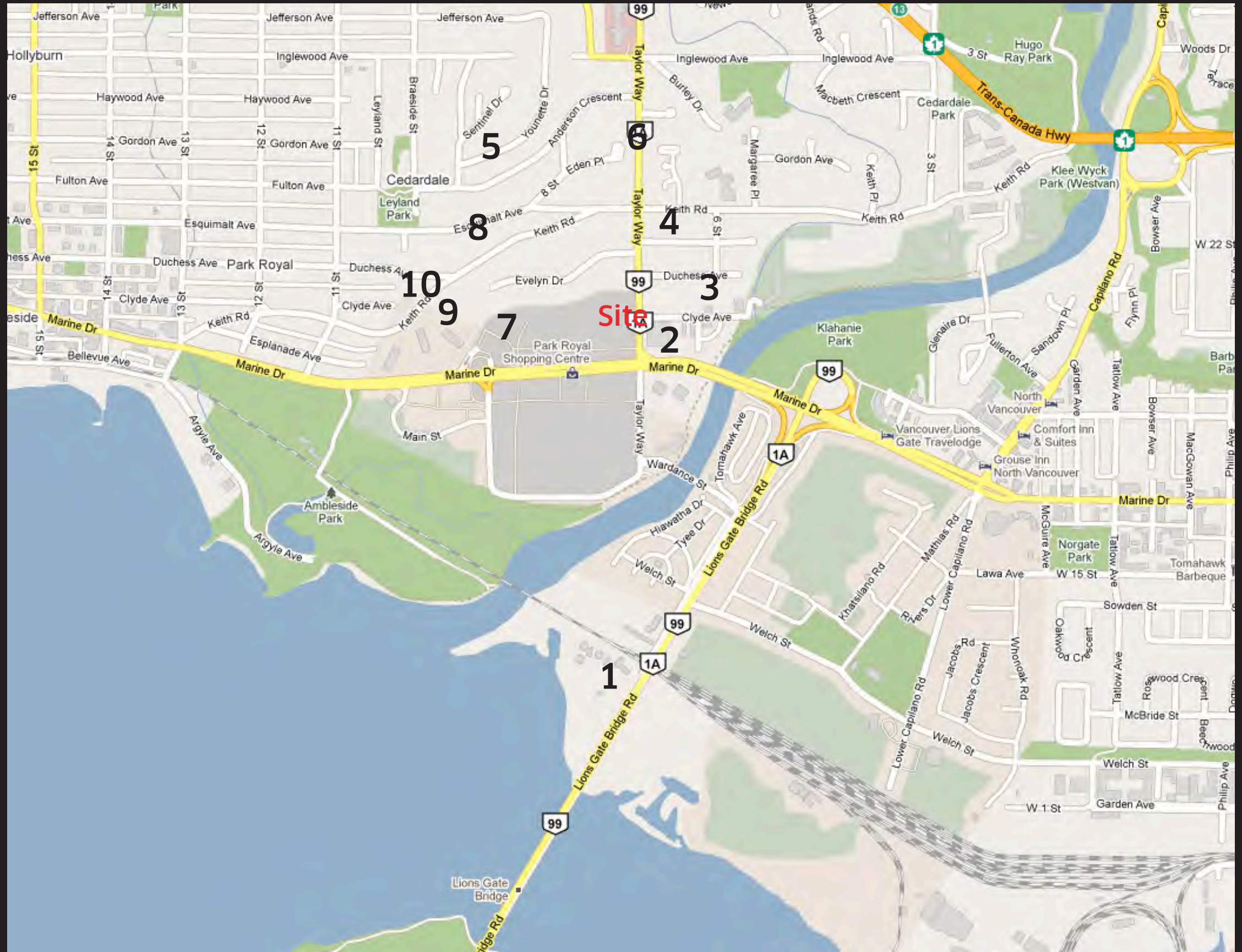
TRASH RECEPTICAL

TECHNICAL STUDIES

/ SUSTAINABILITY

- EDUCATION
- COMPACT MIXED-USE DEVELOPMENT
- PEDESTRIAN LINKAGES AND PUBLIC OPEN SPACE
- TRANSIT ORIENTED DEVELOPMENT
- BICYCLE NETWORK
- DIVERSE HOUSING OPPORTUNITIES
- BUILDING ORIENTATION AND FACADES
- ENERGY EFFICIENCY
- WATER EFFICIENCY
- STORMWATER MANAGEMENT
- GREEN ROOFS AND URBAN AGRICULTURE







1 / LIONS GATE BRIDGE @ NORTH TOWER





3 / MARINE DRIVE @ 600 BLOCK







6 / TAYLOR WAY @ KEITH ROAD



7 / MARINE DRIVE LOOKING EAST





9 / MARINE DRIVE @ PARK ROYAL BOULEVARD



/ SHADOW STUDIES



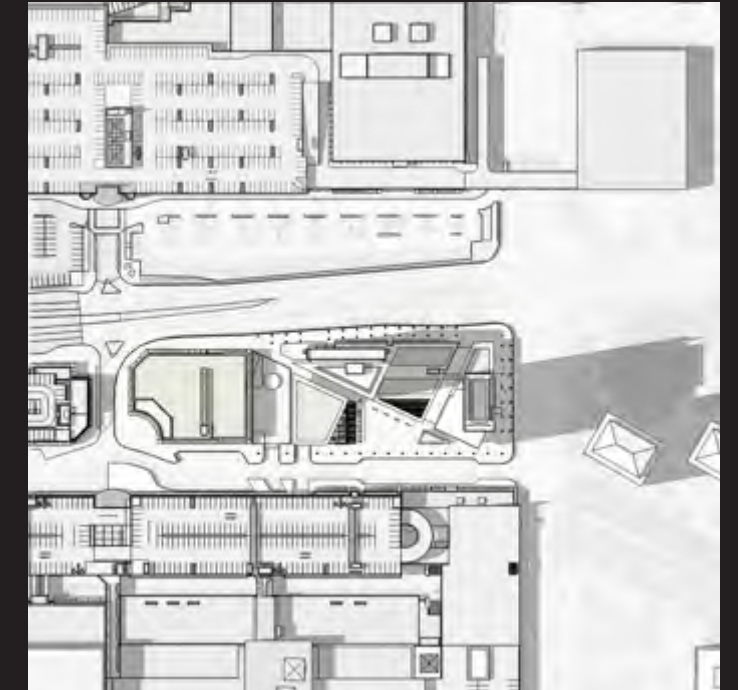
June 21st - 10:00 am



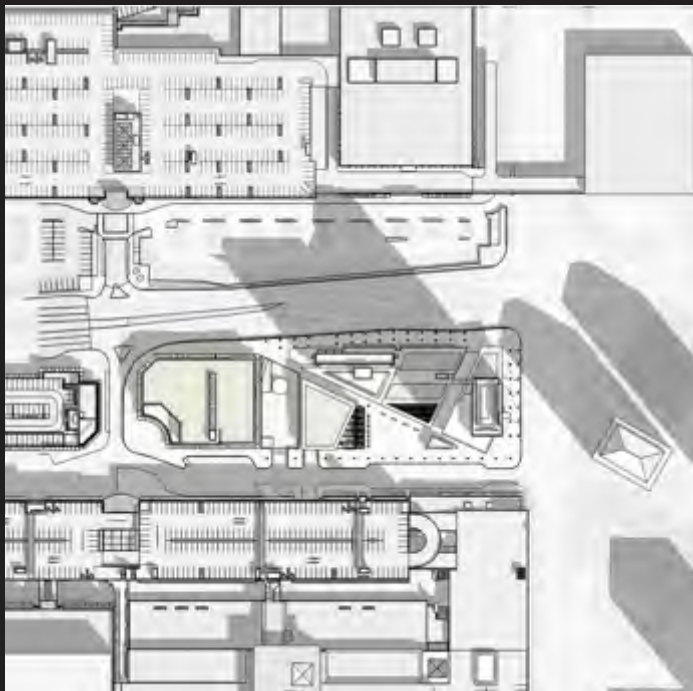
June 21st - 12:00 noon



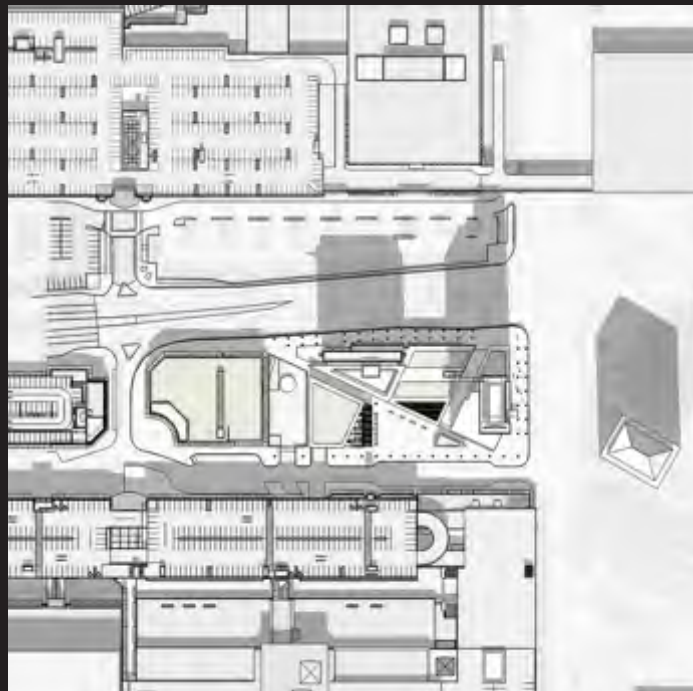
June 21st - 2:00 pm



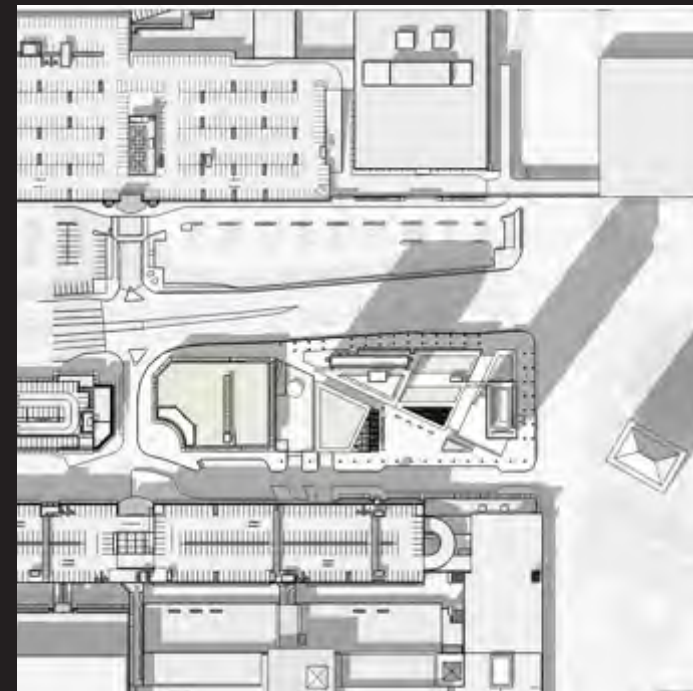
June 21st - 4:00 pm



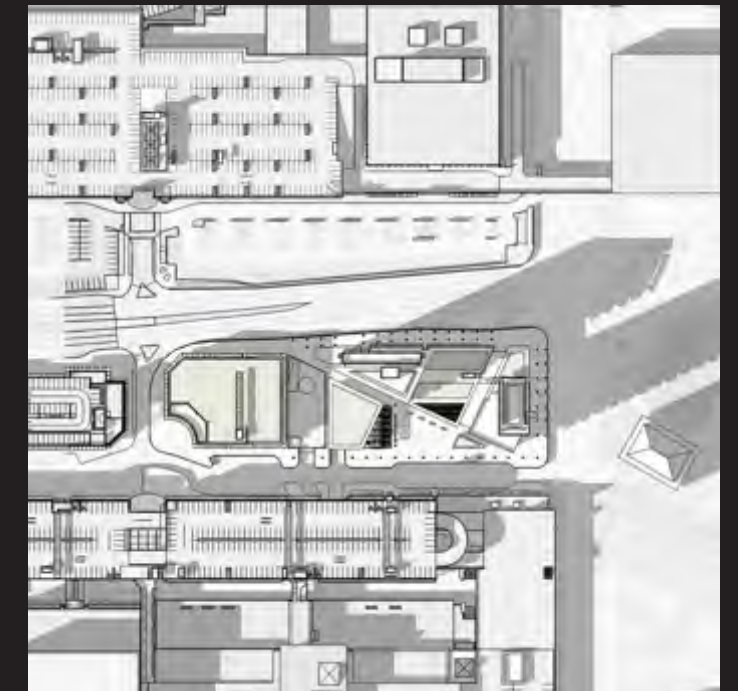
Sept 21st - 10:00 am



Sept 21st - 12:00 noon

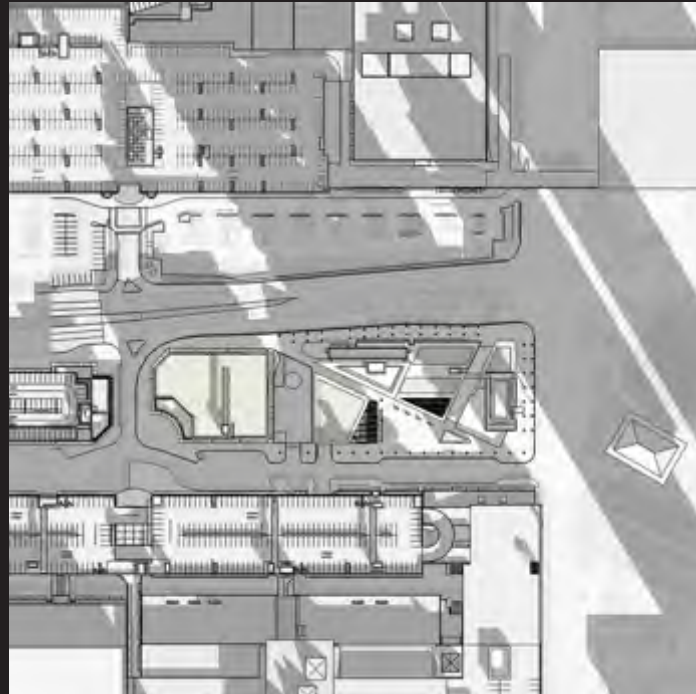


Sept 21st - 2:00 pm

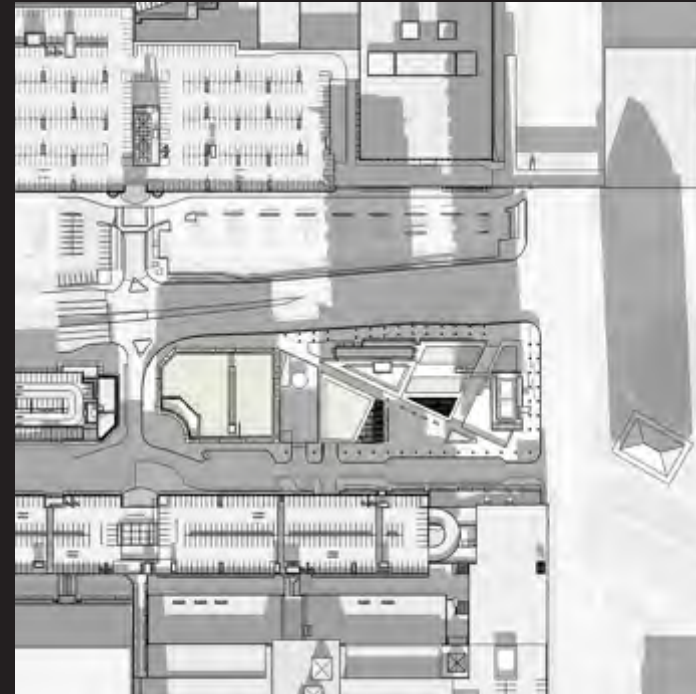


Sept 21st - 4:00 pm

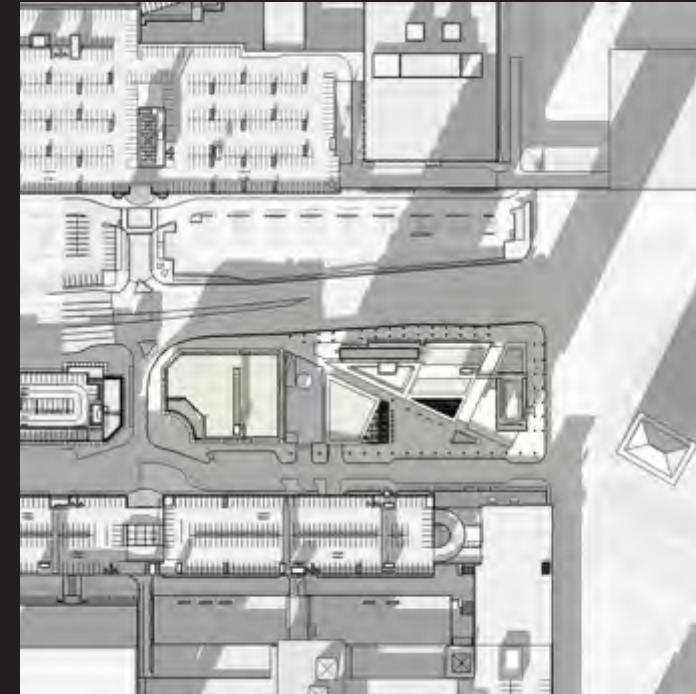
/ SHADOW STUDIES



Dec 21st - 10:00 am



Dec 21st - 12:00 noon



Dec 21st - 2:00 pm



Dec 21st - 4:00 pm

