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# Parcel 43 - Apartment Building - River District

CIVIC ADDRESS: 3699 MARINE WAY, VANCOUVER, B.C.

LEGAL DESCRIPTION: LOT 35 DISTRICT LOT 331 PLAN EPP31354



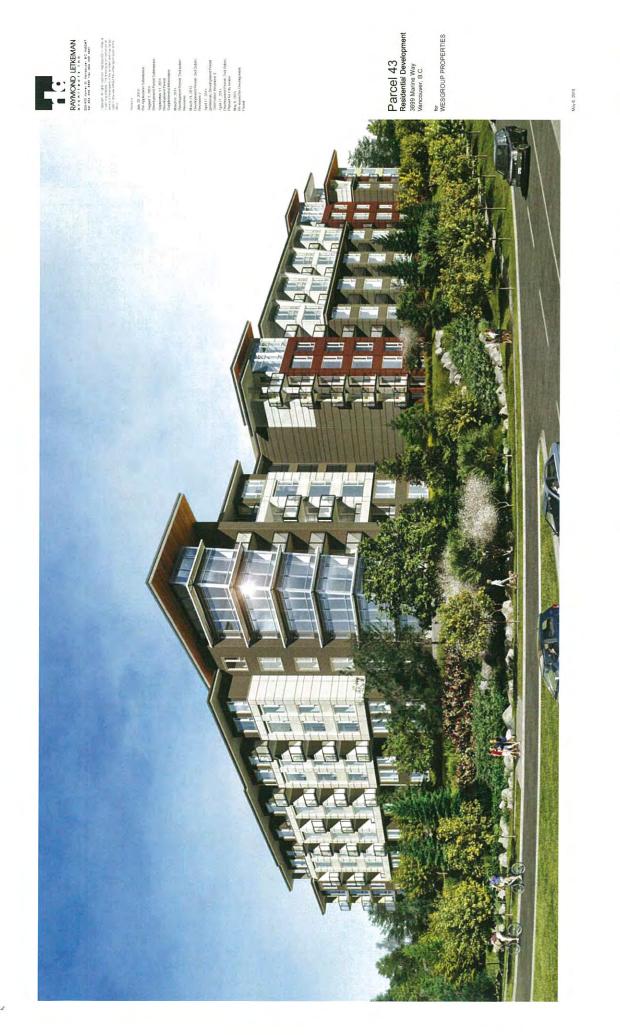
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Parcel 43 Residential Development 3699 Marine Way Vancouver, B.C.

ter WESGROUP PROPERTIES SK - 0.01

May 6, 2015

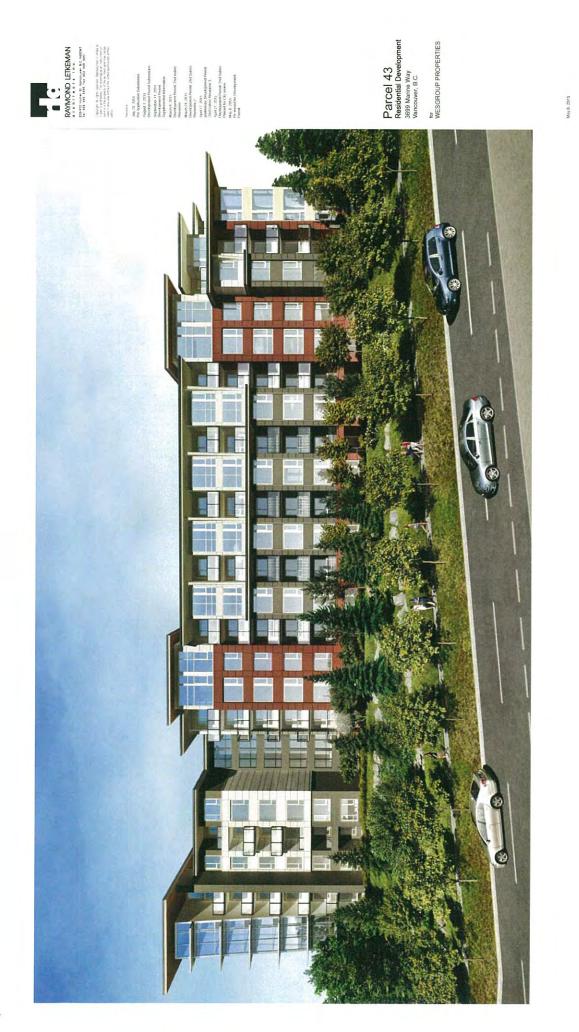
Appendix C: page / of 106



Annendix C, page 2 of 106

# **Corner View Rendering**

SK-0.02



Boundry Streetscape Rendering Appendix C; page<sup>3</sup> of / oら

SK-0.03



Amenity Rendering

Appendix C; page % of / a6



## SK-0.05

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Parcel 43 Residential Development Vancouver, B.C. WESGROUP PROPERTIES





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# Appendix C; page of 106

## SK-0.06

**Urban Design Rationale** 

**Existing Conditions** 

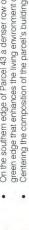




Park Precinct Concept Plan

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- Centering the composition of the parcel's buildings and the landscape is a
- well-define, coherent open space buffered from Marine Way; the open space provides a quieter green outlook for the units around it; free of underground
- Two four-storey buildings at the north edge of the property provide a reasonable structure, it can accommodate trees of a generous scale. .
- transition to the existing three and four storey homes on the ridge above them; north frontage of these also puts eyes on the 6m right-of-way connecting to Boundary
  - Road.
    - Access to the Parcel extends from the intersection of Marine Way and Sawmill Crescent, allowing easy pedestrian and vehicular crossing to and from the Town .
- - Square precinct.

May 6, 2015



#### PARK PRECINCT

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The Park Precinct encompasses the triangle site on the north side of Marine Way, the first phase of the Avalon park corridor on the south side of Marine Way and two further residential parcels to the west of Avalon park.

The Park Precinct plays two important roles in the development.

Firstly, as the gateway to Vancouver, it provides the first view of East Fraserlands on Westbound Marine Way. The proposed mid-rise buildings will form an important landmark at the corner of Marine Drive and Boundary and announce the entry to EFL and the city.

corridor that in time will extend from the wooded slopes north of the site down to the invertront. On the north side of Marine Drive the proposed promontory park is elevated above the street and provides generous distant views south along the park corridor to neighbourhoods to the north and provides an attractive and gentle route through the Secondly, the precinct provides the first phase of construction for the Avalon park the river. The park accommodates an important pedestrian linkage to adjoining park down to Marine Drive. Promontory park has the potential to include a linear rainwater element.

## **URBAN DESIGN ROLE:**

Precinct Plan

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Gateway to Vancouver; the proposed perimeter buildings on the site will create a strong edge at the SE corner with its projecting roof feature following the sweeping curve of the property.

## CHARACTERISTICS:

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- between the existing upland areas and EFL; Promontory Park provides a view to the river and will be terraced to enable a variety of activities including urban agriculture Located on the western end of the parcel 43, Promontory Park creates a visual extension of the Avaion Park corridor and enables a strong pedestrian connection .
  - opportunities.

Parcel 43 Residential Development

3699 Marine Way Vancouver, B.C

WESGROUP PROPERTIES

- A strong pedestrian link to the existing communities north of the site is created by way of a path on the western edge of Avalon Park, a fully signalized intersection at Marine Way and a further path through and along the edge of Promontory Park.
  - - On the southern edge of Parcel 43 a denser row of trees and landscaping provide a
      - green edge that enhances the living environment of this residential parcel.

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## SK-0.07

# Architectural Design Rationale

MAN 6. 2015

- Soften fences, screens and walls with climbing and trailing plants

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Building A, West Courtyard Elevation

Precedent Image





Precedent Image





# PRINCIPLES FOR ARCHITECTURAL DESIGN LOW AND MID RISE BUILDINGS

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RAYMOND LETKEMAN 101370 Home: 21 Voncouve: 20 V652W7

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- Articulation to mitigate scale and emrich the streetscape recesses and projections in building frontages creating a more comfortable scale and a more interesting streetscape. ÷
- - Transparent star cases to encourage residents to walk up instead of using the elevator and for visual interest and a sense of security. ci,
- Passages to break down building mass and provide a more diverse é
- pedestrian experience.
- Ground-oriented units to provide a richer, more diverse character that lends vibrancy to the public realm 4
- Articulation of building frontages to mitigate scale and provide visual interest, deep overhangs and sloped planes are appropriate to an understated modernist expression. 2
- Roof shapes to give distinct character to individual buildings and enrich the 6.
  - overall expression
- Transparent lobbies on Sawmill Crescent for interest, comfort and security, 7.
- To provide a diverse range of private outdoor space œ.

# RESIDENTIAL FRONTAGES

- Residential frontages express the character of buildings along the street.
- Residential frontages reinforce the expression of individual homes. ci
- Encourages a sense of identity and community e,

Parcel 43 Residential Development 3699 Marine Way Vancouver, B.C.

ter WESGROUP PROPERTIES

- Provide a balance of privacy and overlook at the street edge. 4,
- Elevate residential units above the street to provide overlook and privacy 2

  - Encourage opportunities for outdoor activity and social interaction. 0
- Utilize a layering of walls, fences and planting to provide richness and define 1.
- public from private.
- Small trees can help to separate units and provide a foil against windows. œ.





SK-0.08

May 6 2015

**Architectural Design Rationale** 



## DEVELOPMENT PROGRAM

The proposed development will include two six storey buildings that will have approximately 280 rental units:

N	studio units	(474 - 582 SF)
06	one bedroom units	(575 - 719 SF)
19	one bedroom plus den units	(606 - 654 SF)
147	two bedroom units	(797 - 1,031 SF)
12	three bedroom units	(1,066 - 1,103 SF)

All parking will be provided in two levels of underground parking.

A 5,019 SF amenity facility will be featured as a separate, shared pavilion structure fronting Marine Way.

#### THE SITE CONTEXT

The proposed residential buildings will be set up above Marine Drive by approximately 6 meters due to the established grade requirements of the site. This provides the opportunity of producing a significant sloped green landscaped street edge to both Marine Way and Boundary Road, with the buildings being placed behind this buffer.

# GATEWAY TO VANCOUVER

which will be set into the streetscape landscaping and grading of both street frontages. This strategic gateway site to Vancouver will be anchored by a gateway, landscape feature/public art placeholder at the intersection of Marine Way and Boundary Road

Parcel 43 Residential Development

3699 Marine Way Vancouver, B.C.

ter WESGROUP PROPERTIES

It is proposed that the original 18 storey tower form proposed for this parcel will be

replaced with mid-rise building forms to emphasize and compliment the sloped landscaped "green" streetscape character to the city.

The building corner above this landscape feature, as seen through the perimeter buffer landscaping, will reinforce the gateway expression with its contemporary fully glazed building corner and dramatic roof profile. Careful design attention has been considered for the existing and proposed sloping site

grades and relationship to the adjacent streets. 3D Model of Bldg Corner

Precedent Image









## AMENITY PAVILION

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as a terminus point of this eco corridor extending from the River's edge and will enjoy a streetscape. As it is located at the northern end of the Avalon Park Corridor it will serve The two storey shared amenity pavilion will be located between the two buildings and landscape aspect over the lenth of this portion of the neighbourhood park system. brought torward to Marine Way to provide a prominent pavilion feature to this

fully glazed walls to provide strong indoor/outdoor relationships. The substantial roof soffit will shelter the entrances and glazing while complimenting the adjacent residential The pavilion character will establish a dramatic contemporary building expression with building roof profile features.

featured glazed building entrances with prominent glulam framing elements varied collection of building components coordinated in a clear and comfortable

facade composition

MATERIALS

The common entry to the parking garage provides parking access to each building, with a central visitors' parking area and access to the lower level of the amenity pavilion adjacent to this ramp location.









Precedent Image

E3 Eco Group has been retained as the Sustainability Consultant on Wesgroup's River

SUSTAINABLE FEATURES

massing

District Lot 43 Development. E3 has reviewed the prescribed documentation for this project to ensure that the sustainable products and strategies being used for this project meet Built Green Gold standards in addition to meeting energy efficiency requirements E3 has reviewed the plans for the project and the intended architectural specifications as compared to the Built Green MS&RT Checklist. We find that the Builder expects to achieve the minimum of 100 points required to achieve Built Green Gold on the

With the project achieving greater than 100 points on the Built Green MS&RT checklist combined with meeting the MNECB of 35% or more. Lot 43 meets the Built Green

H E

MS&RT requirements for Built Green Gold.

Checklist (please see the attached Checklist).

E3 has discussed the energy modeling requirements with the mechanical consultant and confirms that the project expects to achieve a minimum of 35% better energy efficiency than the Model National Energy Code for Buildings (MNECB 1997).

May 6. 2015

SK-0.09

Architectural Design Rationale

3D Model of Amenity Bldg

Appendix G page of 106



fully glazed building corners and feature roof profiles to promote a sense of The proposed contemporary residential building expression clearly articulates the

FORM AND CHARACTER

articulation of the building massing: base, mid and upper floor areas

deep overhangs and recessed balcony forms building transparency at these locations building components to enrich the streetscape:

The selection of the building façade materials further expresses the contemporary West Coast expression. The selected materials and colour palette define and contrast to the simple, disciplined geometry of the building facades. In addition to the entrance and building corner forms, roof profiles and canopies, the projecting bay forms and

- combination of cementitious wall panel and horizontal siding components feature wood soffits at key building locations
contrasting colour palette to define the various building components and

- use of heavy timber features at the building entrances

metal railings

contrasting wall colours will articulate the building façades: - generous glazing featured at prominent locations Parcel 43 Residential Development

ter WESGROUP PROPERTIES 3699 Marine Way Vancouver, B.C.



# Landscape Design Rationale

SK-0.10

May 6. 2015

prass mukure will be used on the outward facing slopes. In response to sustainability are water management cuteria planting around the development will include native and adaptive anting will respond to the design guidelines. Mostly native trees and native wild

becres. Edible plants will be incorporated where adequate sunlight is availab



205-970 Homer Sr. Voncouver B.C. V652W7 Tel: 504: 604: 3329 Fox: 504: 549: 5551

trees and reinforced by the placement of large boulder retaining walls and seeded wi wildflower seed mixes the slope will have a natural feel, which will evolve as the trees matu Planted with a variety of coniterous and deciduo Located in the Park Precinct, Parcel 43 sits comfortably on top of a heavily planted which in time will ground the project. Planted with a variety of conferious and deci-

issible these patios are connected to pathway systems. Kids play, Urban Agriculture and bank associated with the second level of amenity is an additional patio space, whic be used for outdoor exercise as it is linked with the indoor amenity gym. A naturalize immon outdoor amenity are located on a south facing terrace adjacent the indoor ameni On the upper terrace the ground floor residences all have outdoor patio spaces

gravel path, with oversized natural stone step weaves thru the planted bank and connect, the upper common amenity down to the lower amenity as well as down to Marine wa a sma bindge over the rain garden swale feature

1

The traffic island at the main emity will be planted in a natural character using a variety of native trees, structs ground covers and using boulders and nurse logs to create interest.

The forested slopes will reinforce the green gateway to Vancouver. Gravel lined swales v collect water at the toe of the slope, directing water to an infiltration poind at the corner. Marine and Boundary

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Parcel 43 Residential Development 3699 Manne Way Vancouver, B.C.









May 6, 2015





Context Photos © SK-0.11 Appendix C; page // of /o 6















Parcel 43 Residential Development 3699 Marine Way Vancouver, B.C.

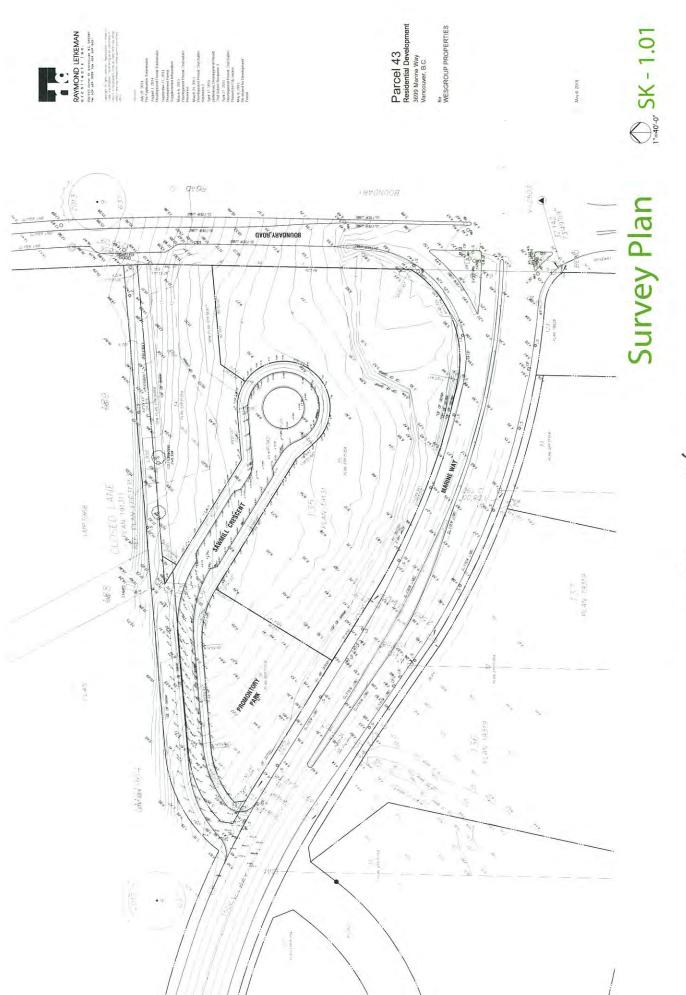
Appendix C; page/2 of 10 b

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May 6, 2015



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Appendix C; page 15 of 106

# **Development Summary**

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May 6, 2015

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**TOPOSED PARKING SPACES** 

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DEVELOPMENT SUMMARY ILULIDING MEND

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REQUIRED PARKING SPACES

SITE COVERAGE

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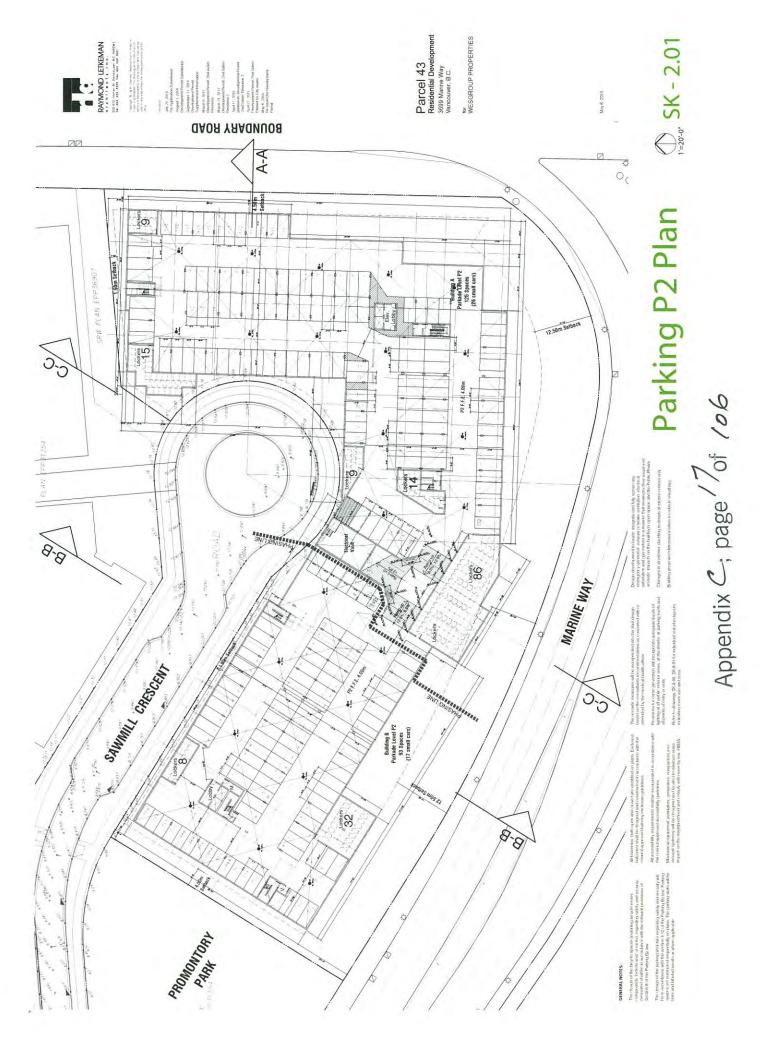
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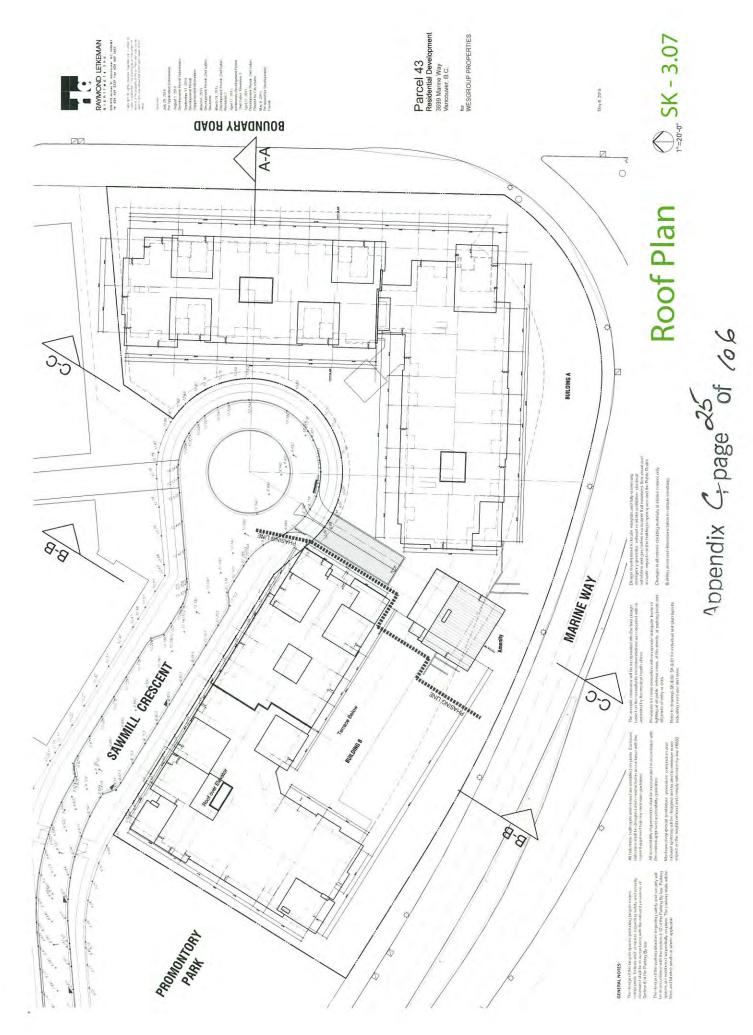


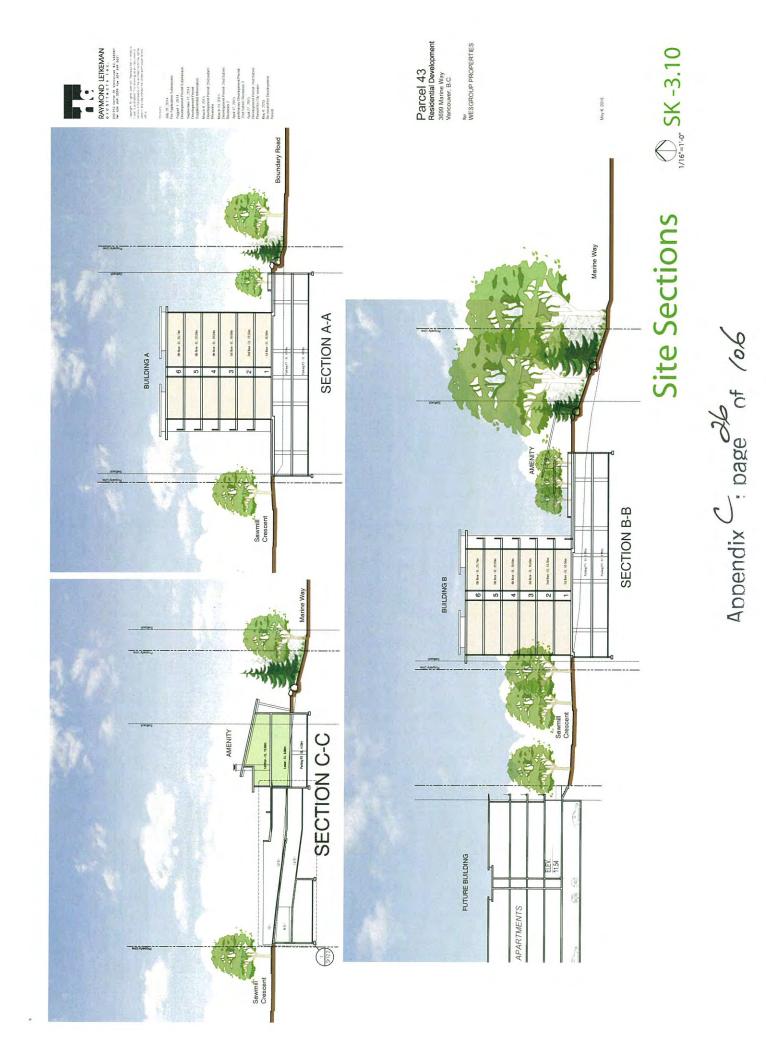














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In Balcony Guard Rail A-1 Balcony Guard Rail A-2

Feature Windows:

S Exterior Wall Panel A-3: (%) Exterior Wall Panel A-4:

Exterior Wall Panel A-5: Exterior Wall Panel A-6

(1) Exterior Siding A-1:

(12) Exterior Siding A-2: Exterior Siding A-3:

Nindows A-1: Mindows A-2:

Exterior Wall Panel A-2

Exterior Wall Panel A-1

A Roof Soffits A-2: A Roof Soffits A-1:

Low Sloped Root:

Poof Fascia A-1: Roof Fascia A-2: Entrance Storefront:

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24 Balcony Soffits A-2:

Balcony Soffits A-1: (2)

22 Exterior Sun Shades

20 Balcony Fascia A-3: 20 Balcony Fascia A-2.

Balcony Fascia A-1:

(IS) Window Trim:

# <sup>1/16'=1'</sup> SK - 5.02 BLDG A - NORTH ELEVATION Building A Elevations Appendix C+ page 201 /06

May 6, 2015



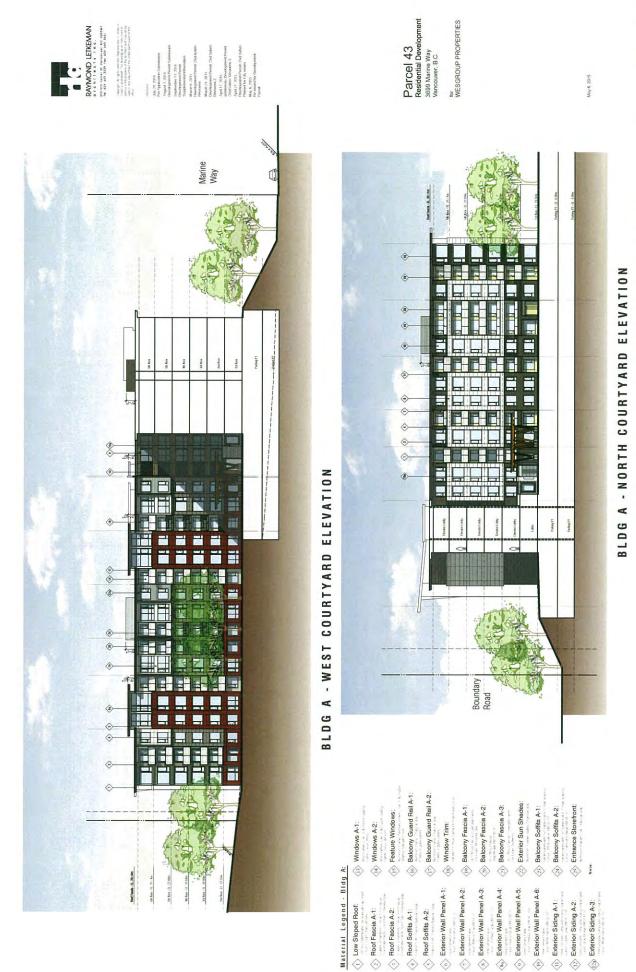
Parcel 43 Residential Development 3699 Marine Way Vancouver, B.C.

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BLDG A - WEST END ELEVATION



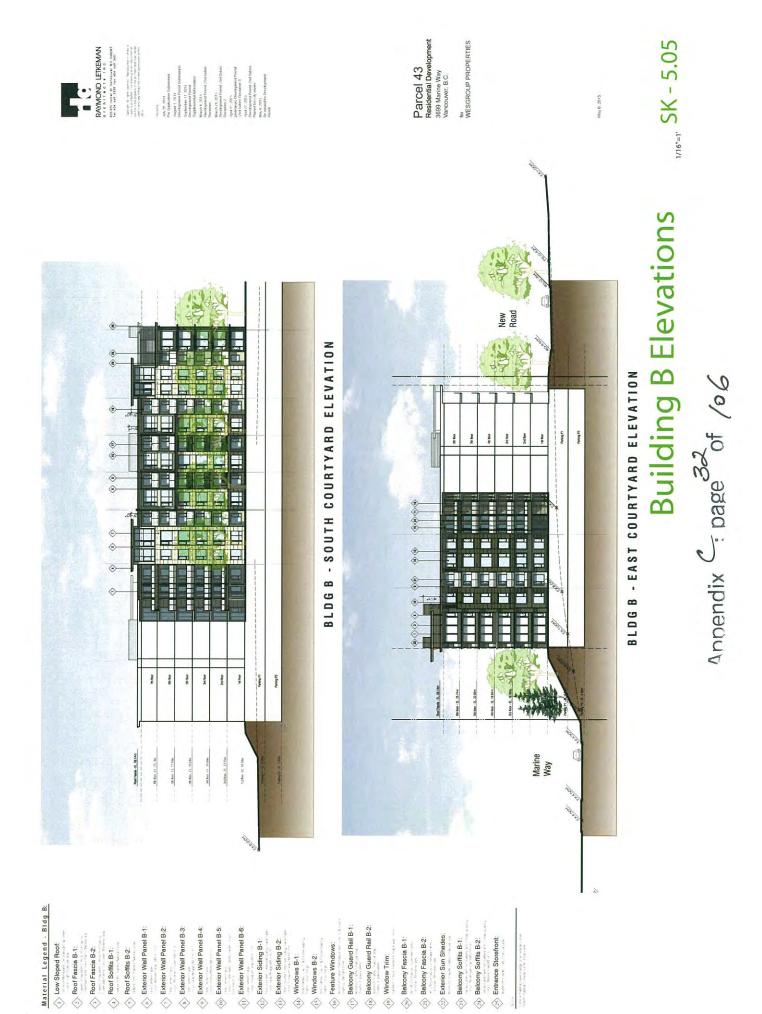


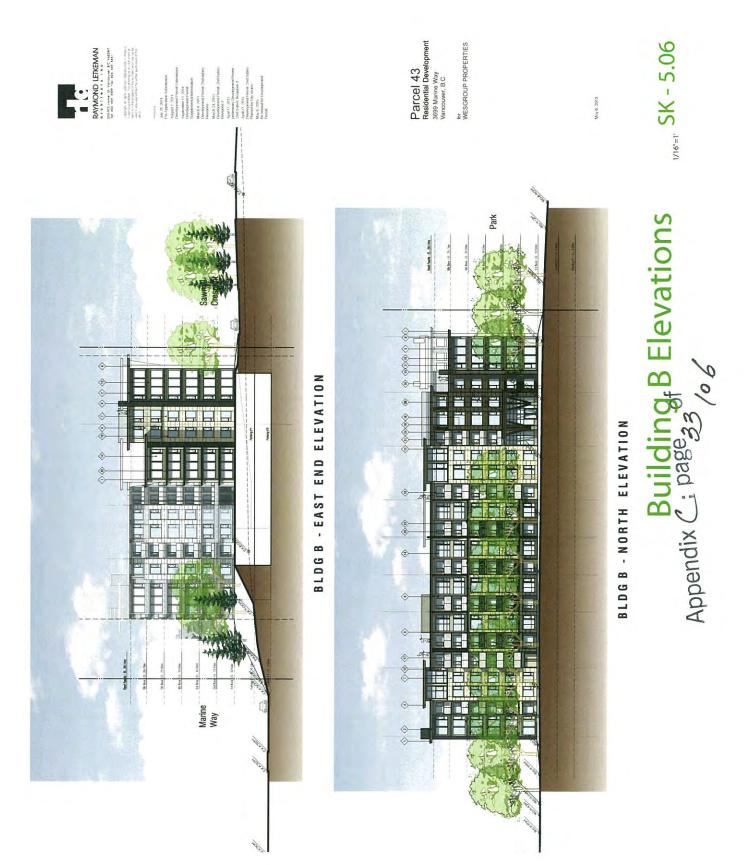
Appendix C page 201 106

# **Building A Elevations**

SK - 5.03







(1) Balcony Guard Rail B-1. Balcony Guard Rail B-2 Feature Windows: Vindow Trim: (14) Windows B-1: Vindows B-2:

- Material Legend Bldg B: 1 Low Sloped Roof.

  - Roof Fascia B-1:

  - - Roof Fascia B-2:
- A Roof Soffits B-1:
- A Roof Soffits B-2:
- Exterior Wall Panel B-1:
- Exterior Wall Panel B-2:
- Exterior Wall Panel B-3:
- - Exterior Wall Panel B-4:
    - Exterior Wall Panel B-5:
- The Exterior Wall Panel B-6:
- Exterior Siding B-1:
- (1) Exterior Siding B-2:

- 21 Balcony Fascia B-2:

Exterior Sun Shades Balcony Soffits B-1: 24 Balcony Soffits B-2: Entrance Storefront:

- Balcony Fascia B-1:







Parcel 43 Residential Development 3699 Marine Way Vancouver, B.C.





SK - 6.01

**Model Views** 

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# Model Views - Building Entries











MESGROUP PROPERTIES

SK-6.04

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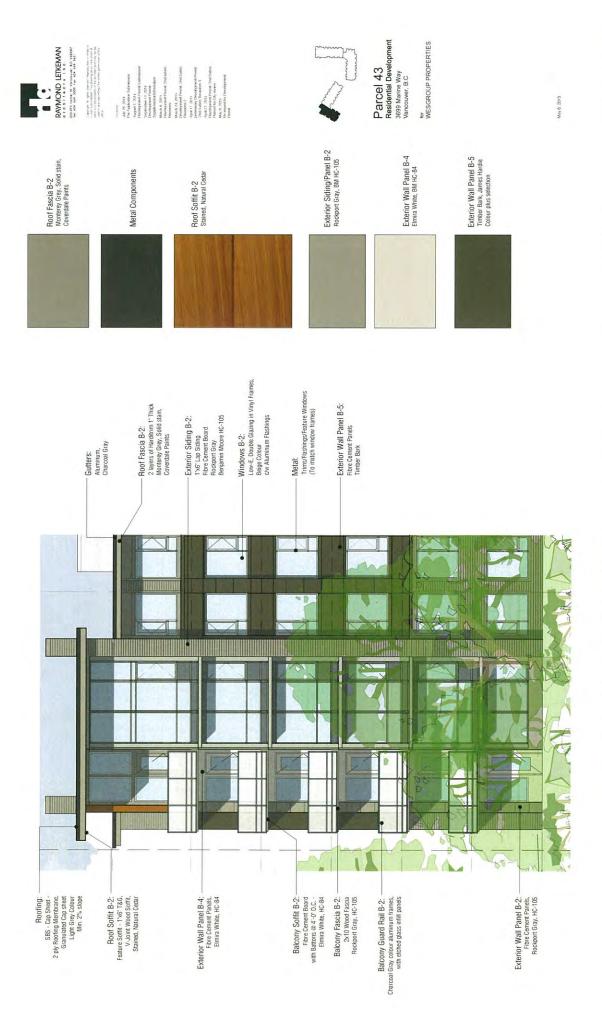
## SK - 7.03 Colour and Material Board - Bldg B-3

Parcel 43 Residential Development 3699 Marine Way Vancouver, B.C. ter WESGROUP PROPERTIES RAYMOND LETKEMAN 200-970 Homer St Voncouver B.C. V682W7 Tel dos 649 3339 Fox 664 699 5451 "down in provident approximation constraints and the source of the sourc 2012, 2015 Decempending Provide 2014 Provide City, International Provide City, 2015 Decempending Reference Provide Provide City, 2015 May 6, 2015 Exterior Wall Panel B-3 Gray Mirage, BM 2142-50 Exterior Wall Panel B-1 Amherst Gray, BM HC-167 Exterior Wall Panel B-2 Windham Cream, BM HC-6 Gray Mirage, BM 2142-50 Roof Soffit B-1 Stained, Natural Cedar Roof Fascia B-1 Chelsea Gray, HC-168 Exterior Siding B-1 Metal Components Roof Soffit B-1: Feature Soffit - 1'x6' T&G, V-Joint Wood Soffit, Stained, Natural Cedar Roofing: SBS - Cap Sheet - 2 ply Roofing Membrane, Granulated Cap Sheet Light Grey Colour Min. 2% slope Windows B-1: Low-£, Double Glazing in Vinyl Frames, Belge Colour CW Aluminum Flashings Trims/Flashings/Feature Windows (To match window frames) Feature Windows: Double Glazing in Aluminum Frame Storefront, Charcoal Gray colour Exterior Siding B-1: 1x6'Lap Siding Fibre Cement Board Gray Mirage, BM 2142-50 Glulam Entry Features: Stained Natural Fir Metal Flashings: E . 160 R Sh 00 N 5 20 . 田 L. IV R Balcony Guard Rail B-1:--Pretinished aluminum guard rail with pickets spaced 4' max. Charcoal Gray Colour Gutters: -Aluminum, Charcoal Gray Roof Fascia B-1: 2 layers of Harditrim 1' thick, Chelsea Gray, BM HC-168 -Exterior Wall Panel B-2: Fibre Cement Panels, Windham Cream BM HC-6 Balcony Fascia B-1: -2x10 Wood Fascia Chetsea Gray, BM HC-168 Exterior Wall Panel B-3 -Fibre Cement Panels, Gray Mirage BM 2142-50 Balcony Soffit B-1: -Fibre Cement Board with Battons @ 4'-0' 0.C. -November Rain, 2142-60 Exterior Wall Panel B-1: -Fibre Cement Panels, Amherst Gray BM HC-167 Balcony Guard Rail B-1: Charcoal Gray colour aluminum frames, with etched glass infill panels

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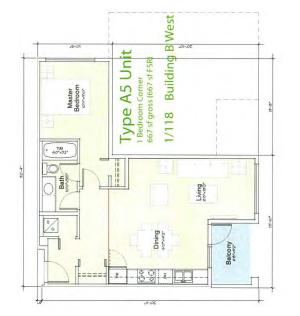
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### SK - 7.04 Colour and Material Board - Bldg B-4 Appendix C; page 201 /06

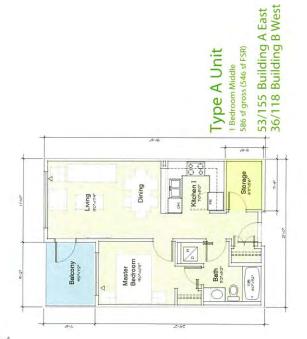


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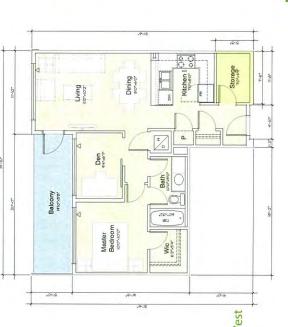






Parcel 43 Residential Development 3699 Marine Way Vancouver, B.C. ter WESGROUP PROPERTIES

5/155 Building A East 5/118 Building B West Type A3 Unit 1 Bedroom Inside 719 sf gross (679 sf FSR)





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Units

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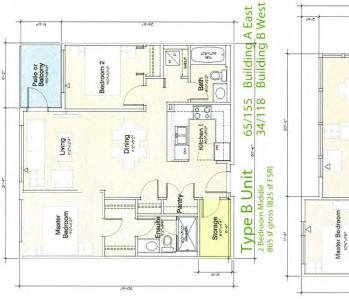
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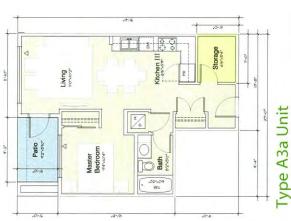
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1 Bedroom Inside 575 sf gross (535 sf FSR)

1/155





May 6, 2015 1/4"=1'-0"

Δ

Bedroom

Bath ....

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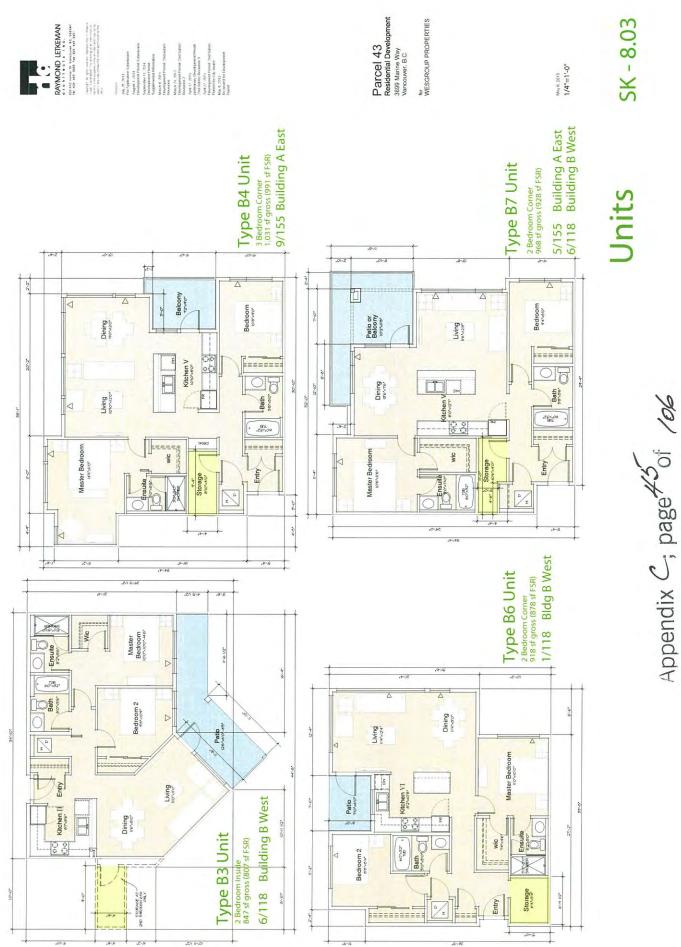
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Appendix C, page<sup>##</sup>of 10 A



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### SK-9.0

## **FSR Summary** Appendix C; page $ai log \beta$

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REA SUM	MARY	
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-	STORAGE EXCLUSIONS	120 51
	WALLEXCLUSION	35 06
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	TOTAL OPEN BALCONT	15 1071

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	FIR AR AICRON - DOLUSONS	17.639
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	WALLENGLUSIONS	45 EE1
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	STORAGE EVOLUSIONS	1040.1
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	THE ARLY IGROSS - LYCLUSIONSI	22,236.5
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	TOTAL OPIN RALCOM	12:11:51

	VSW.
CROSS AREA	18,465.51
AMENATY EXCLUSIONS	234 51
STORAGE EXCLUSIONS	15 009
WALLDOT DATE	15 2 51
SPERIOD DOCTORIONS	0.54
The AREA ICRONS - EXCLUSIONSI	17,994.8
TOTAL OPEN BALCONT	50

ARKING LEVEL 1 AREA SUMMARY

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CARLA IGROSS - EXCLUSIONSI	12-236-54
VALUE OF SALES PARTICITIES	0.91

IURDINGS A AVIN 11 COR AREA SUMMARY		CROSS ARLA	AMPAITY EXCLUSIONS	STORAGE DECEMBERS	WALL DOLUGIONS	CPERING INCLUSIONS	HE ARLA IGROSS - LXCLUSIONSI	TOTAL OPEN BALCONY
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151 151 150	STORAGE INCLUSION
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EACT EXCLUSIONS	15:096
WALL TXCLUSIONS	15 151
SNORD DO DAN	0.57
ISACIUSIONI - SAC	22,236.50
ALCONTACTORY	0.01

	ARIA	26, 126, 51	15 222 21	15 096	15 151	0.51	22,236.51	0.01		AREA	MUN SI	2.00
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SHORED XUESDAS	0.57
GROSS-EXCLUSIONSI	22,736.50
COTAL OPTIM BALCOWY	0.01

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	AMENDARY EXCLUSIONS
	STORAGE DOLUSIONS
-	WALL DOUDDIN
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-	TOTAL CRIN BALCONT

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Paint Poor	12 1443 37	0 54	1,040	5
Fourth Flace	12,674 9	0 41	1,840 5	3
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PARCEL 43 RESIDENTIAL DEVELOPMENT Marine Way / Beundary Road, Vancenner, B.C.

FSR SLIMMAR



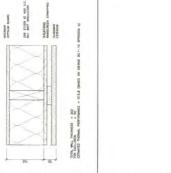
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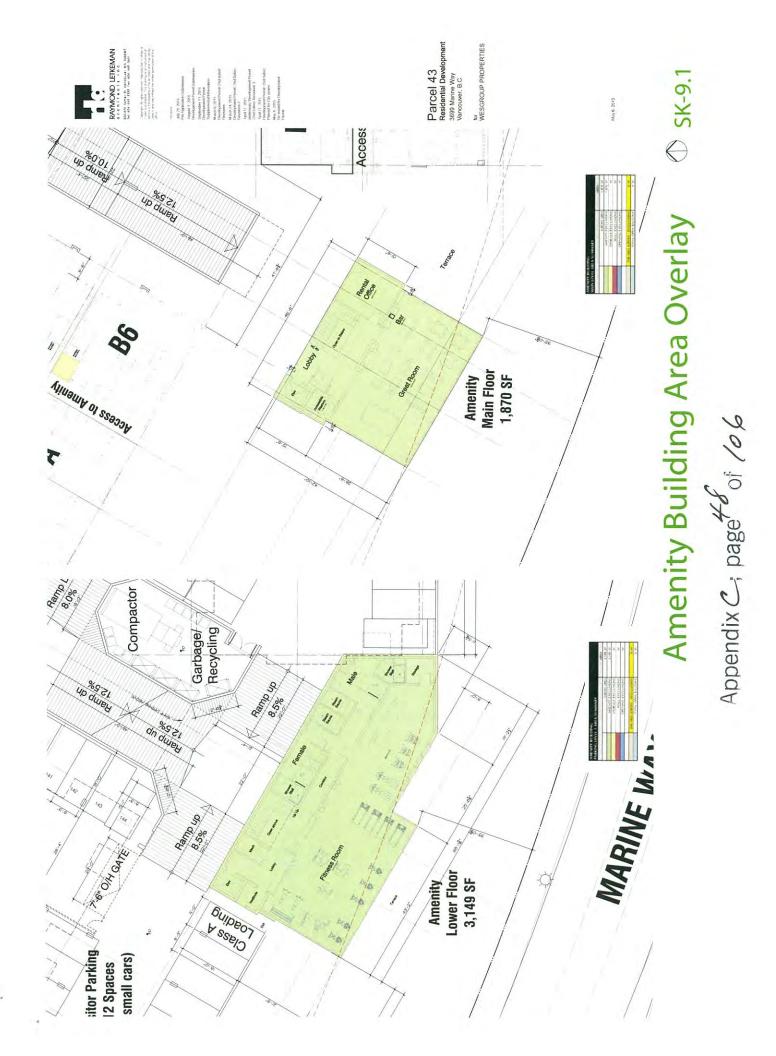


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BC BUILDING SCIENCE

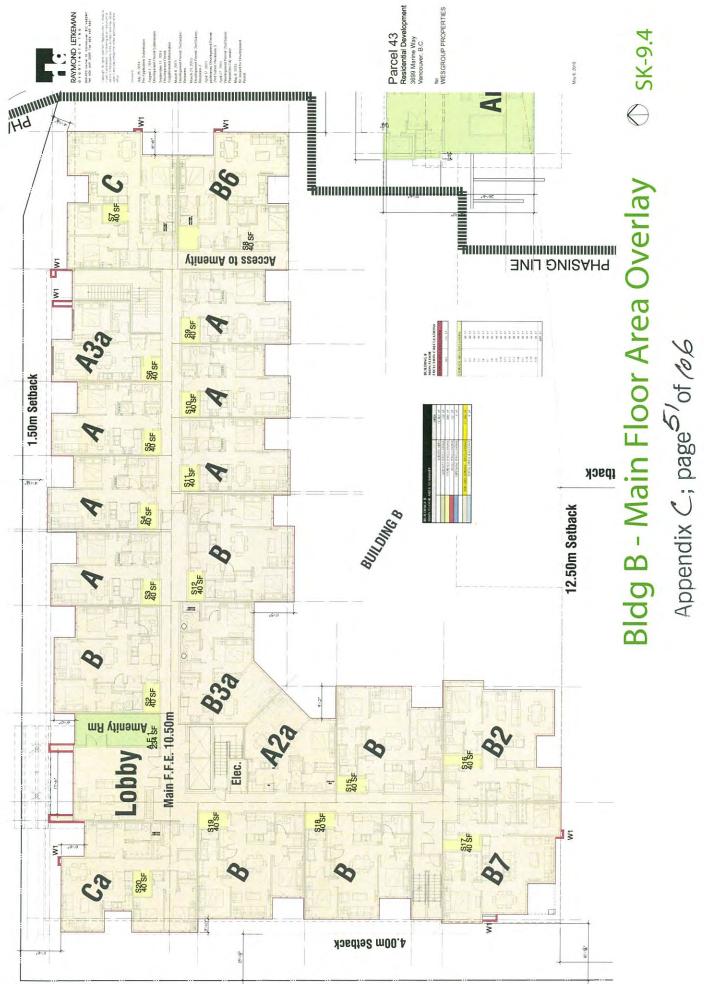
May 6, 2015

Parcel 43 Residential Development 3699 Manne Way Vancouver, B.C. fer WESGROUP PROPERTIES









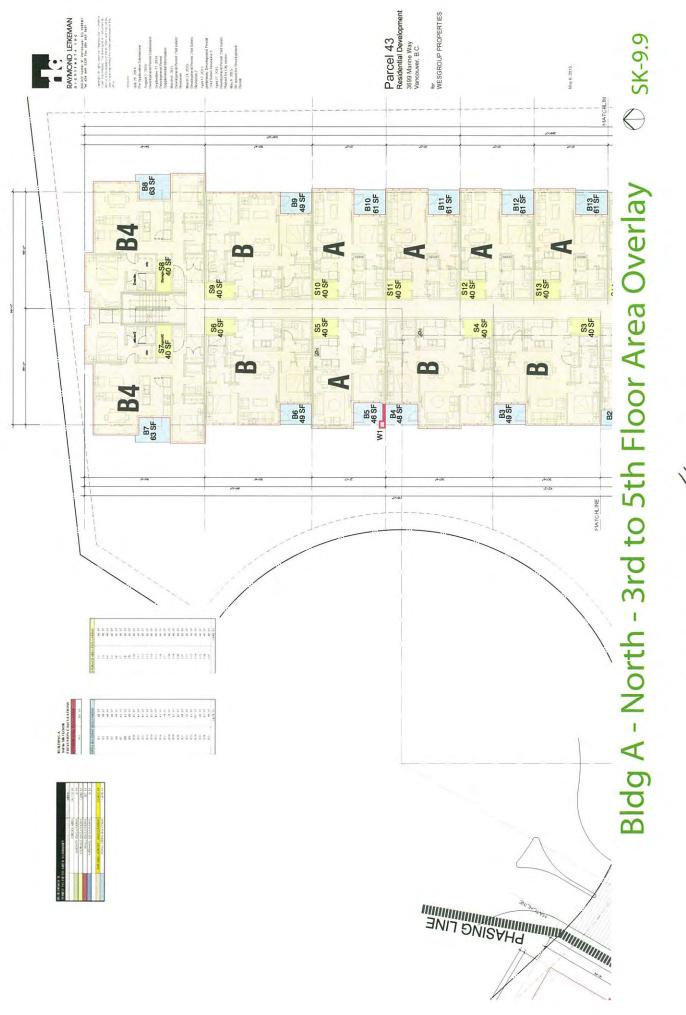




Appendix C; page Sof 106







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<sup>A</sup>ppendix C: page 600<sup>6</sup> / 66





Sep 21, 3pm PST or Sep 21, 2pm PDT



June 21, 3pm PST or June 21, 2pm PDT





March 21, 3pm PST or March 21, 2pm PDT

RAYMOND LETKEMAN 200.970 Homer Nr. Vancouver A.C. Van24 Tel 604.009.3539 Fox 504.649 5651



June 21, 12pm PST or June 21, 11pm PDT



Sept 21, 12pm PST or Sept 21, 11pm PDT



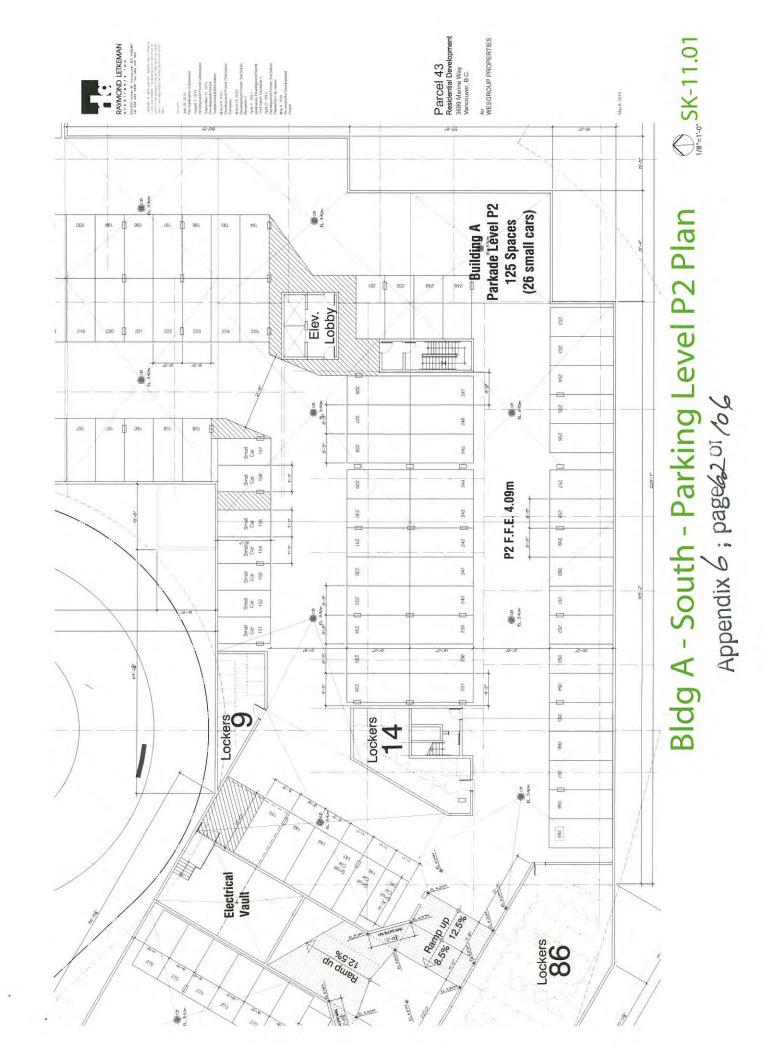


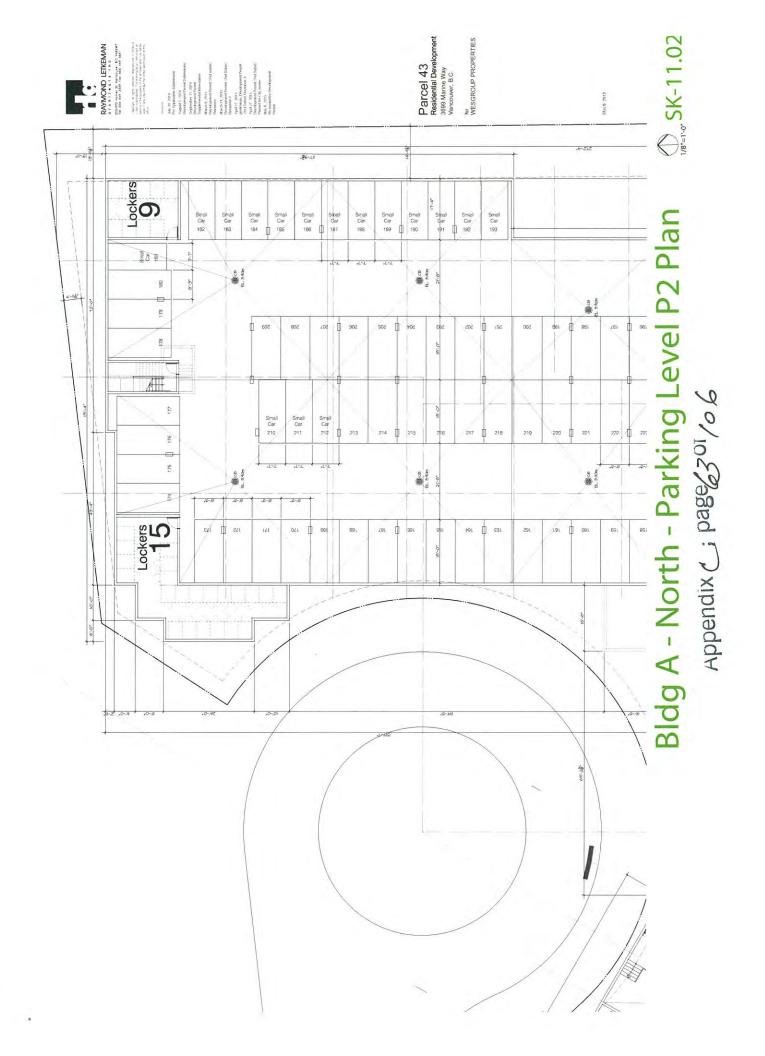


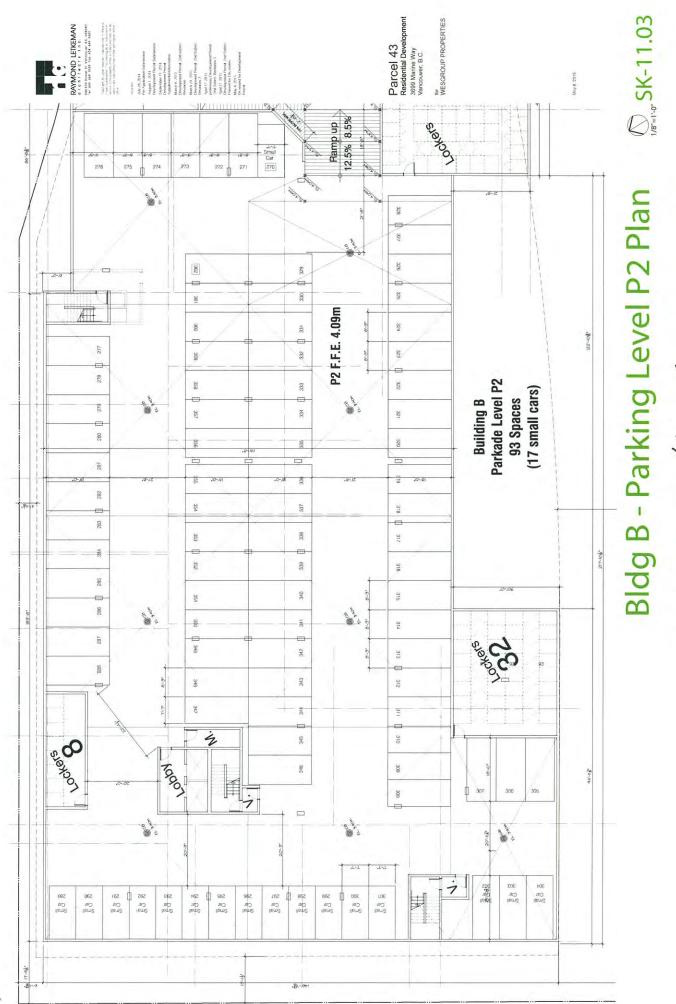
Sept 21, 10am PST or Sept 21, 9am DST

May 6, 2015

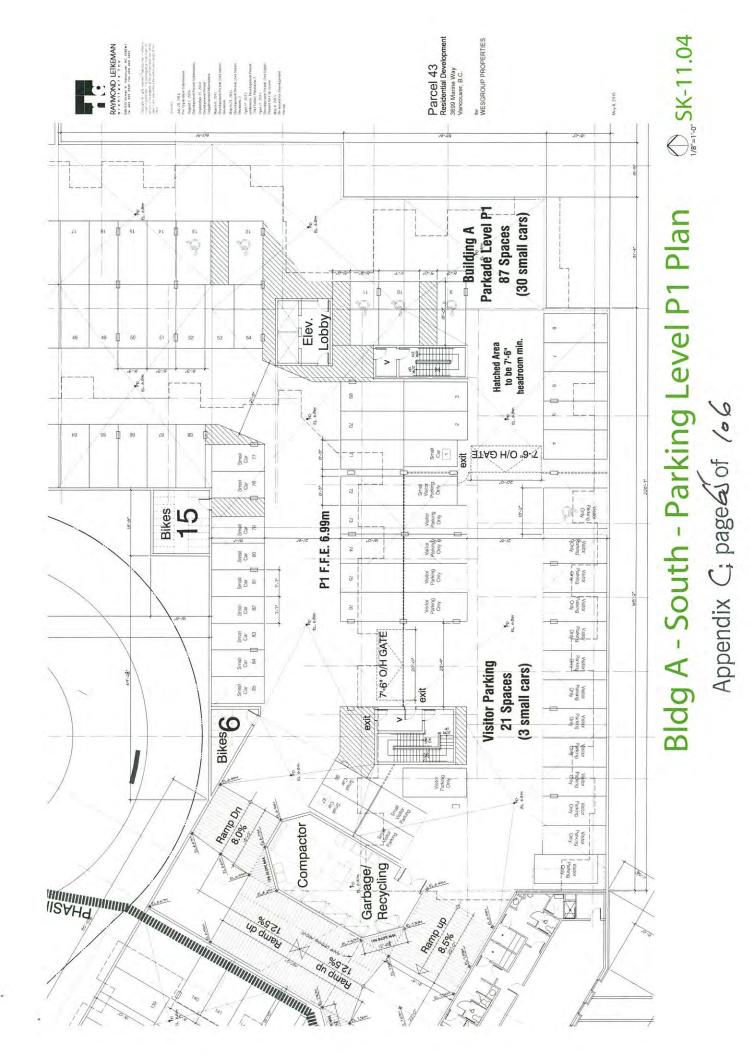
Parcel 43 Residential Development 3699 Marine Way Vancouver, B.C.

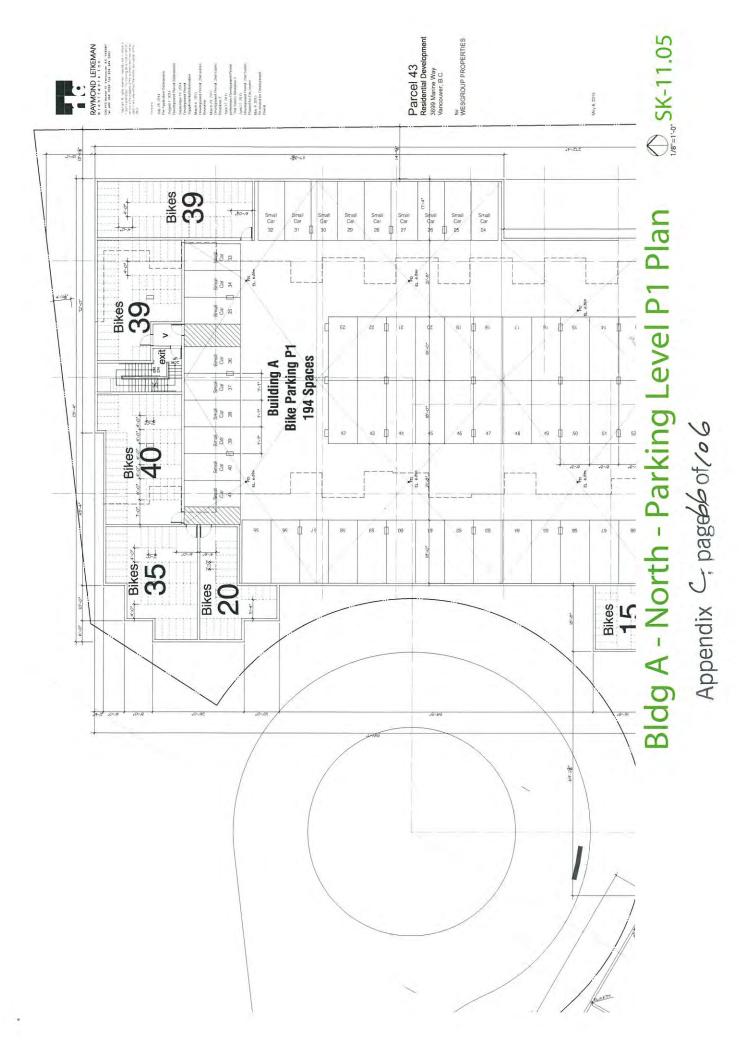


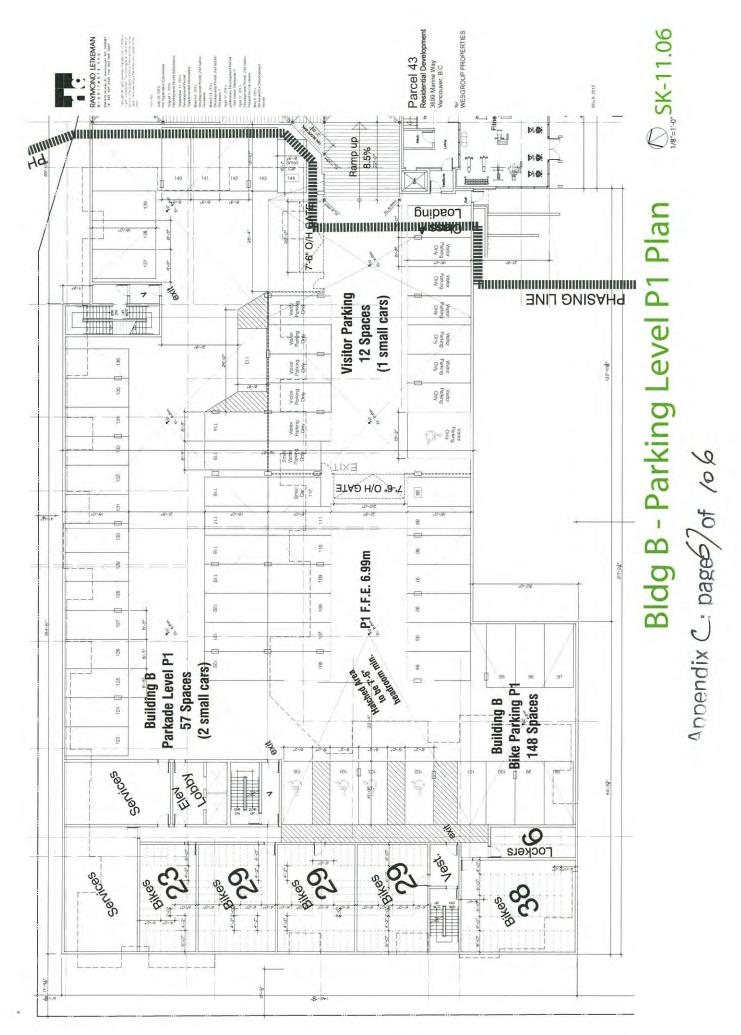




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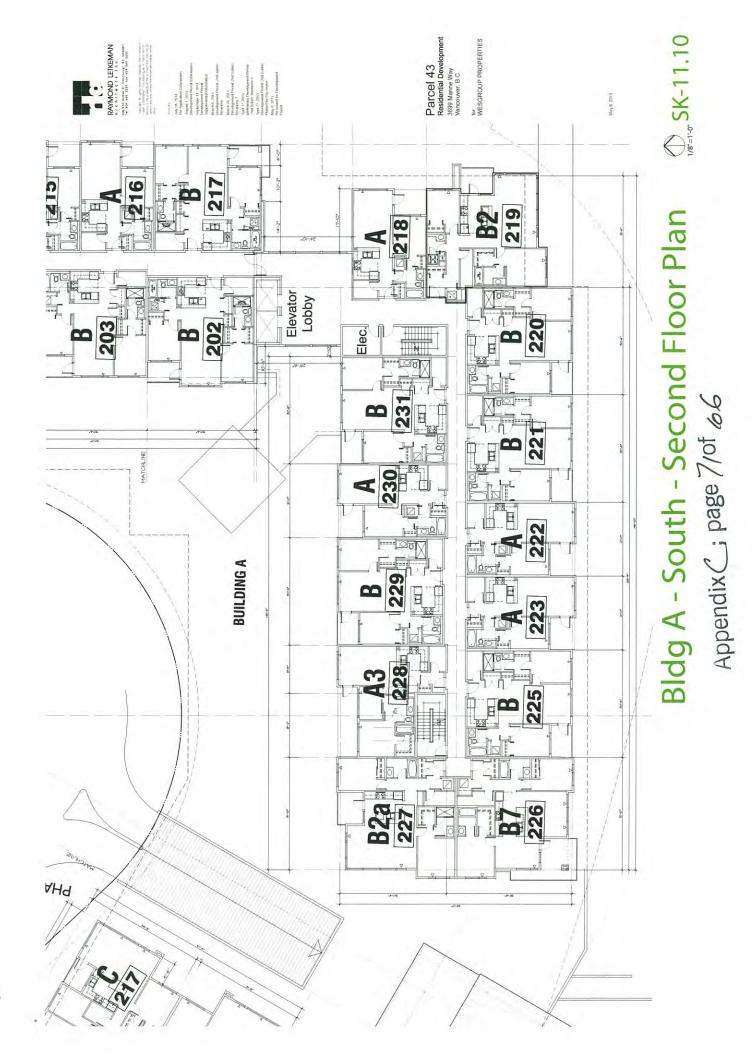


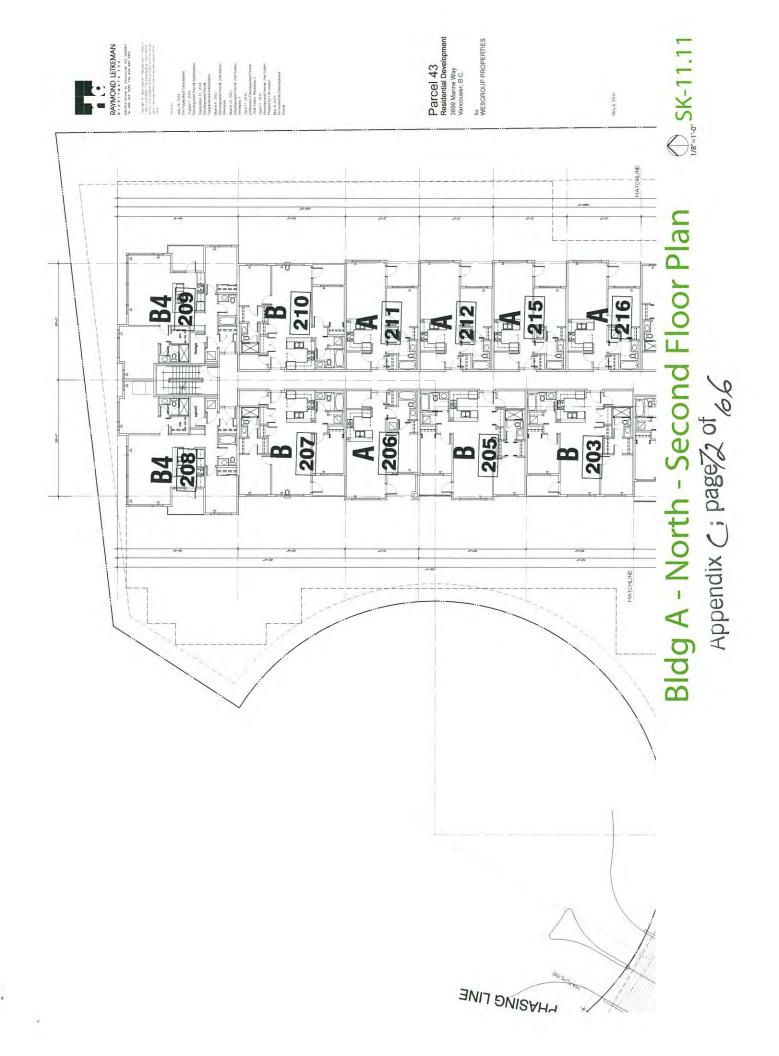


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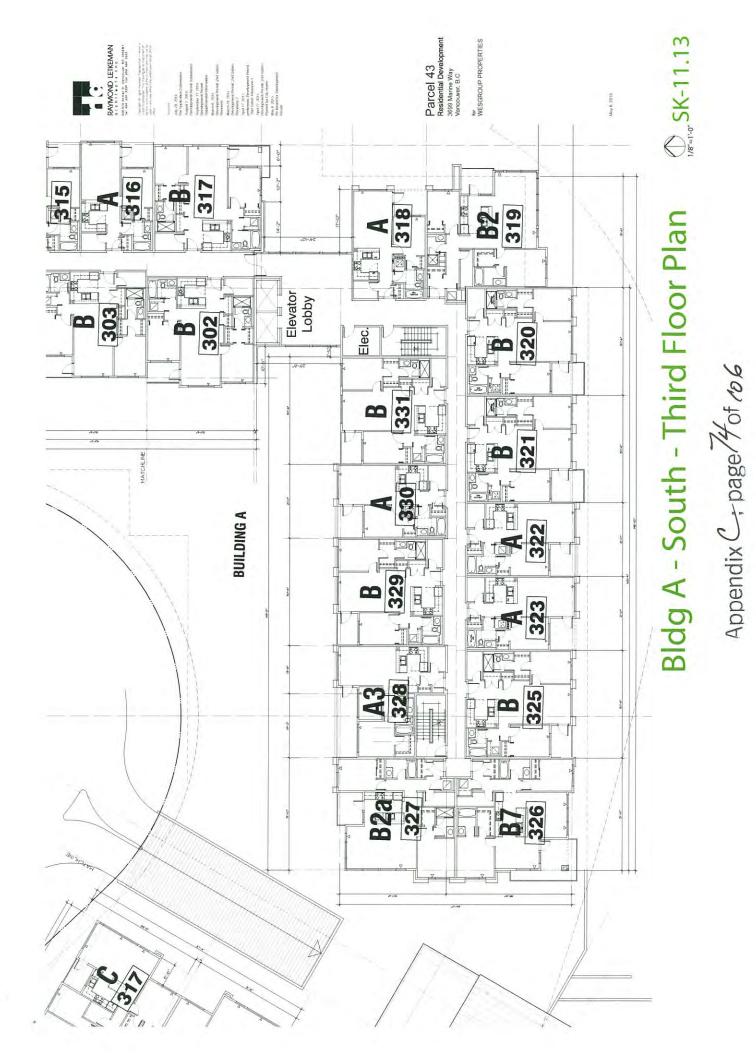
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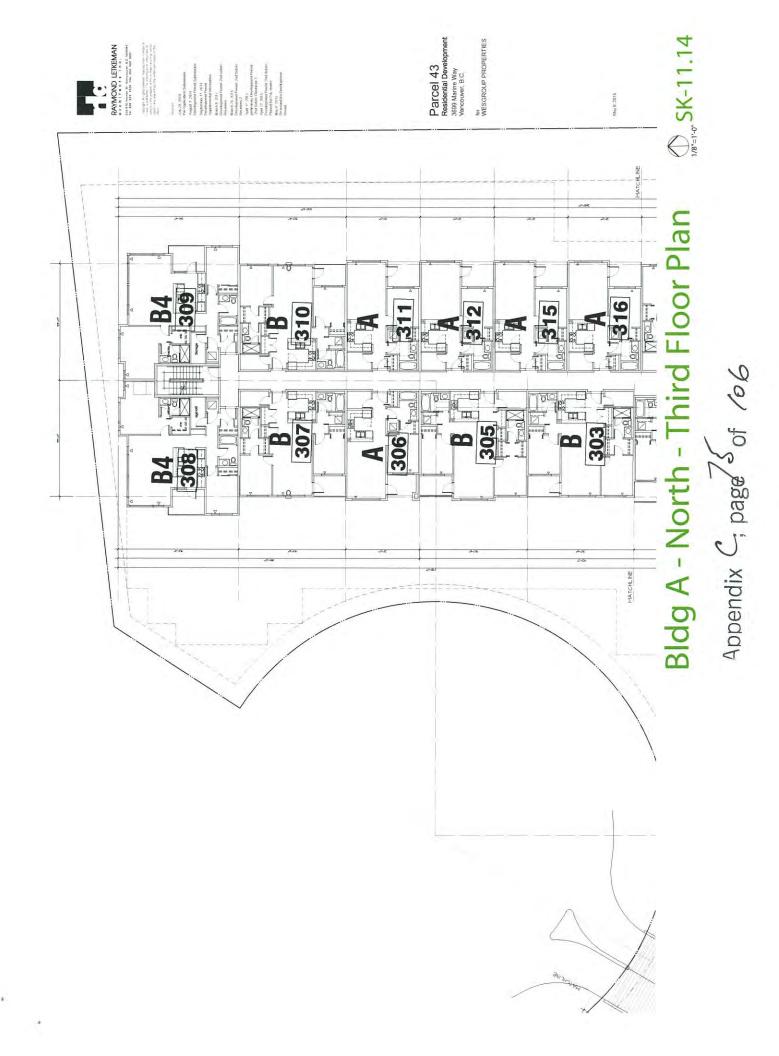


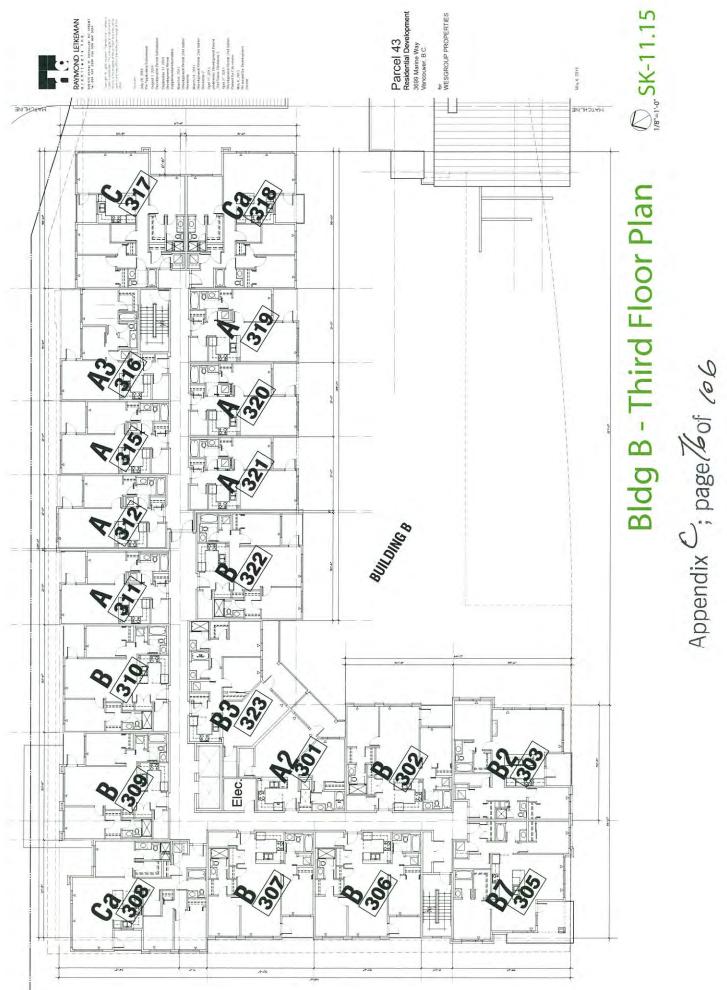


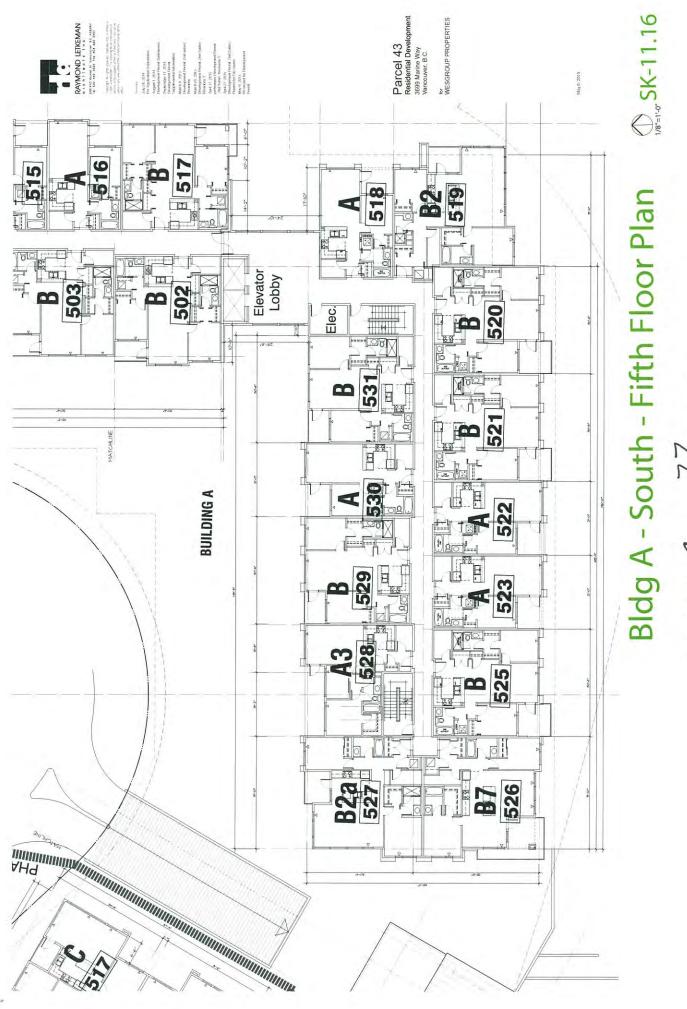


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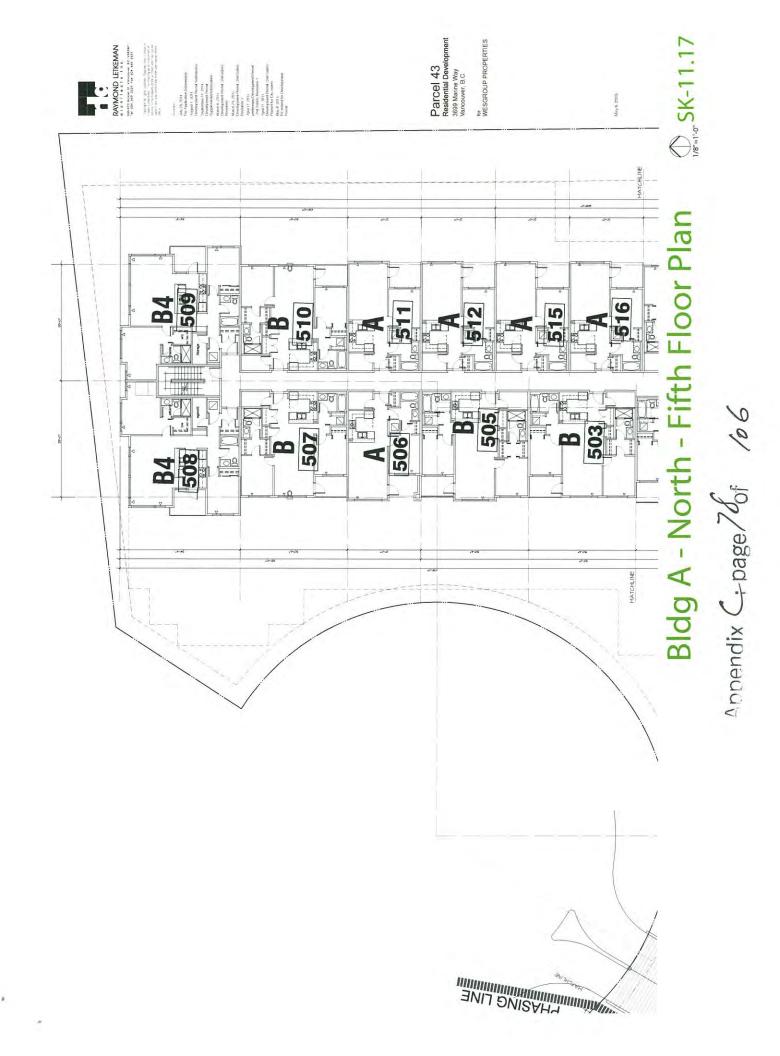






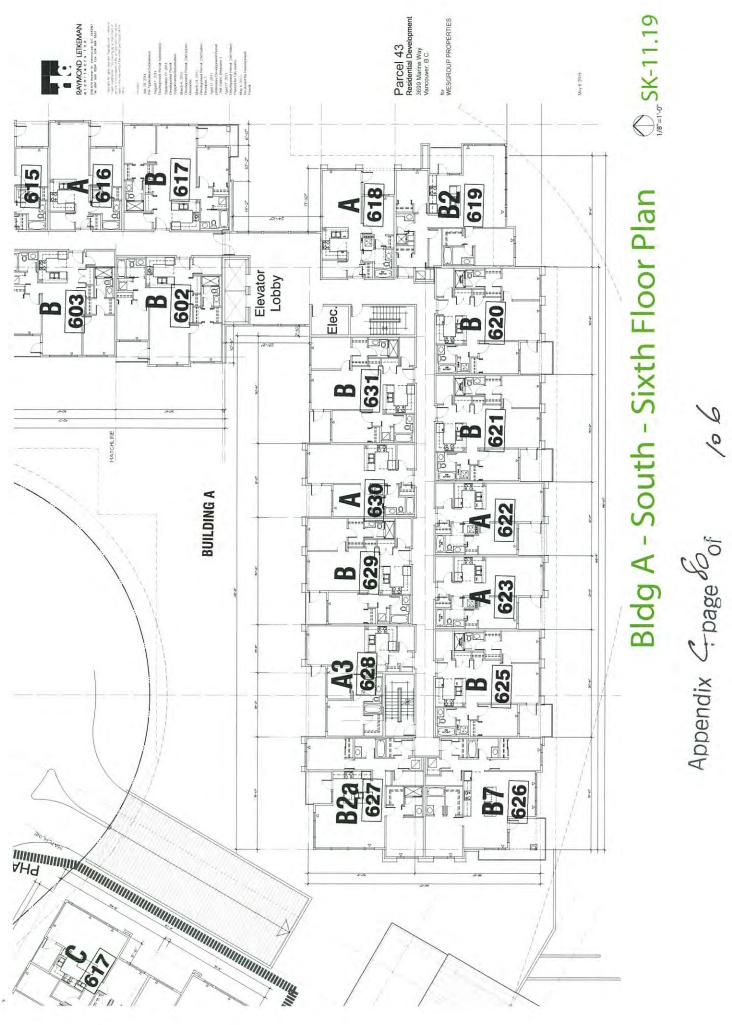


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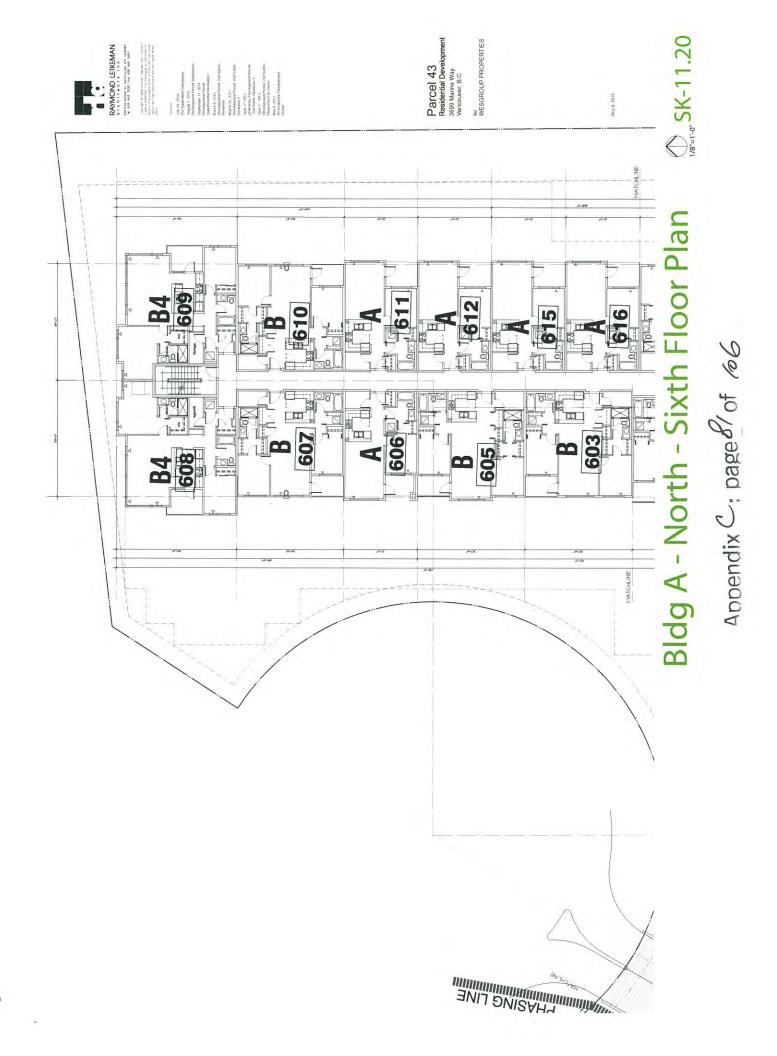


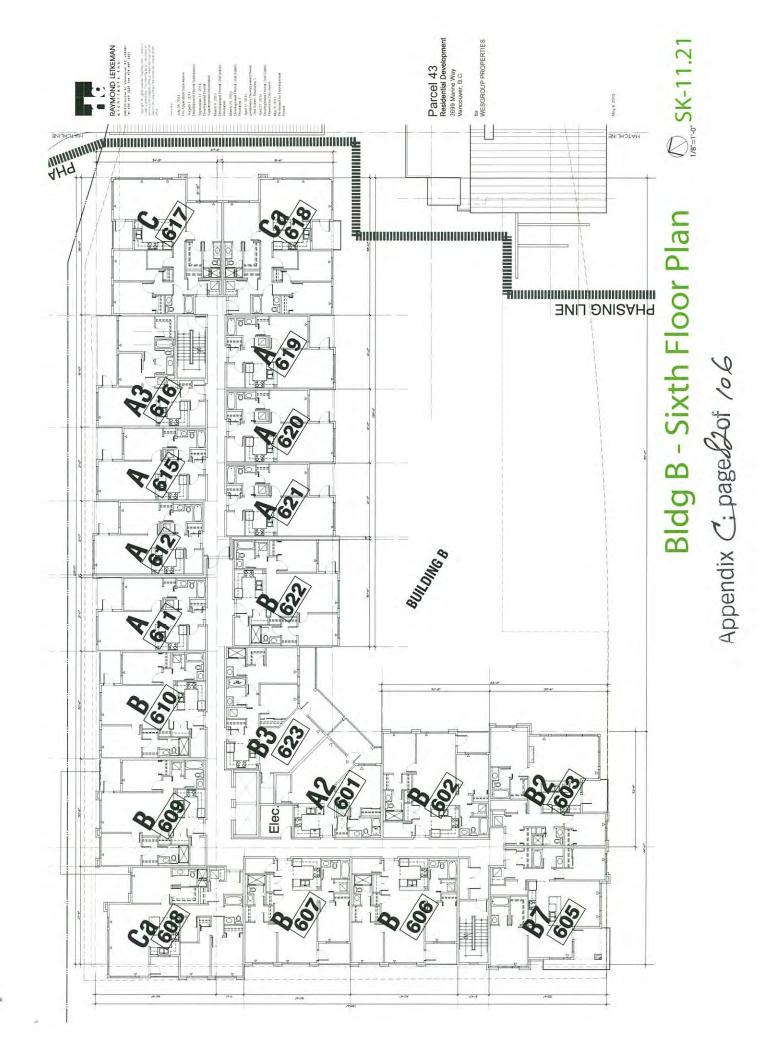


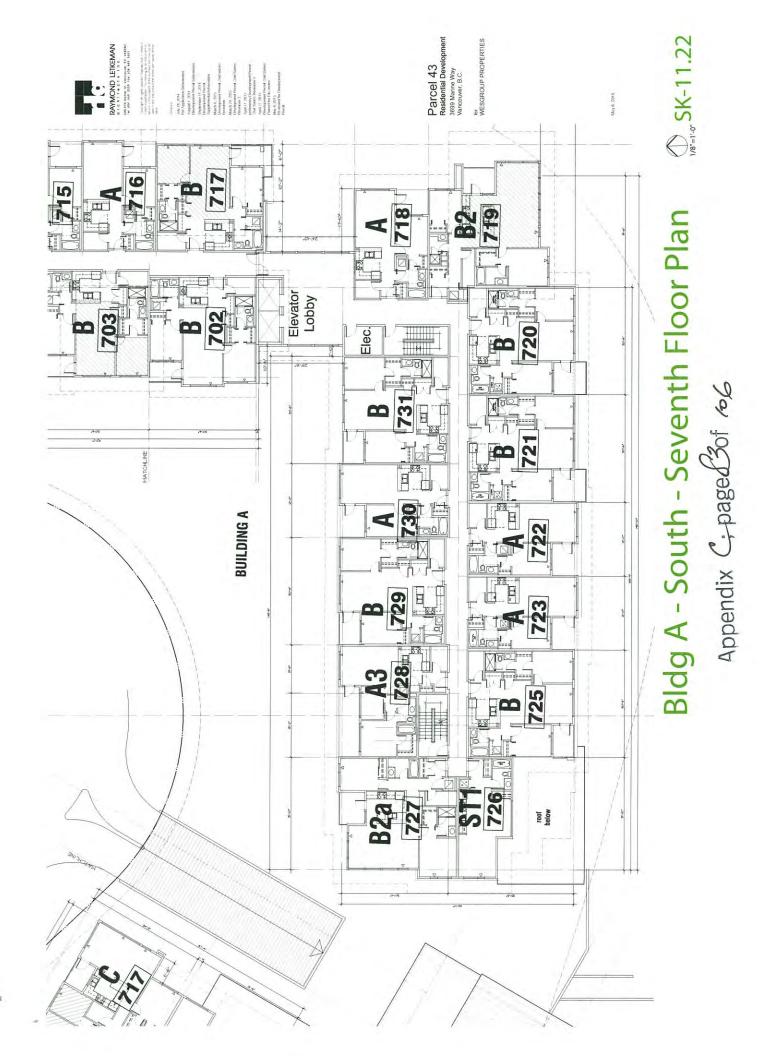
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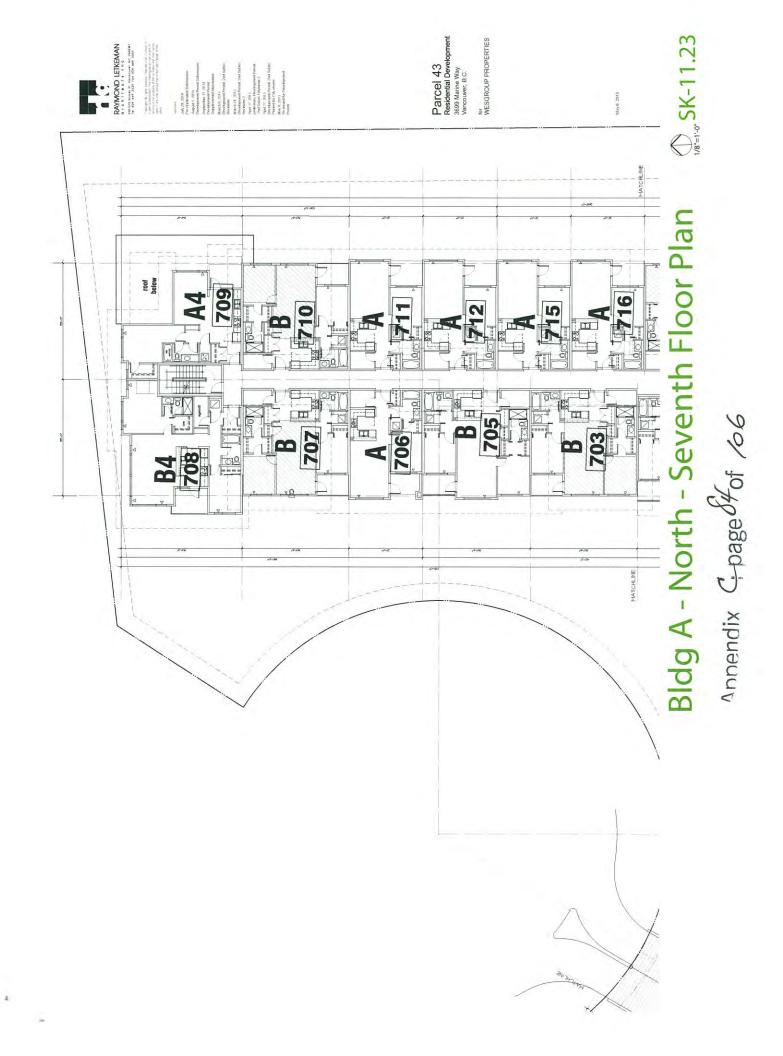


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## O SK-12.1 Bay and Fire Truck Access Plan Here I Loading

FIRE TRUCK ACCESS

May 6 2015

Parcel 43 Residential Development 3699 Marine Way Vancouver, B.C. MESGROUP PROPERTIES

LOADING BAY TRUCK ACCESS OPTION 1: REVERSE-IN

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RAYMOND LETKEMAN 200 910 Homer SP Voncepter RC V683W

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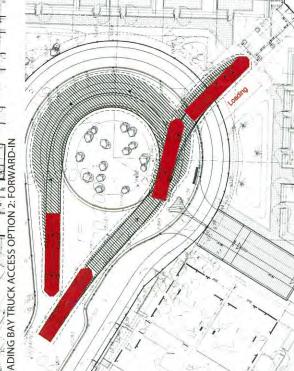
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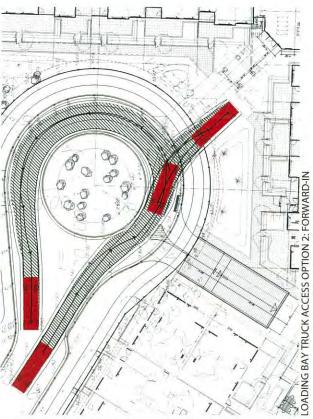
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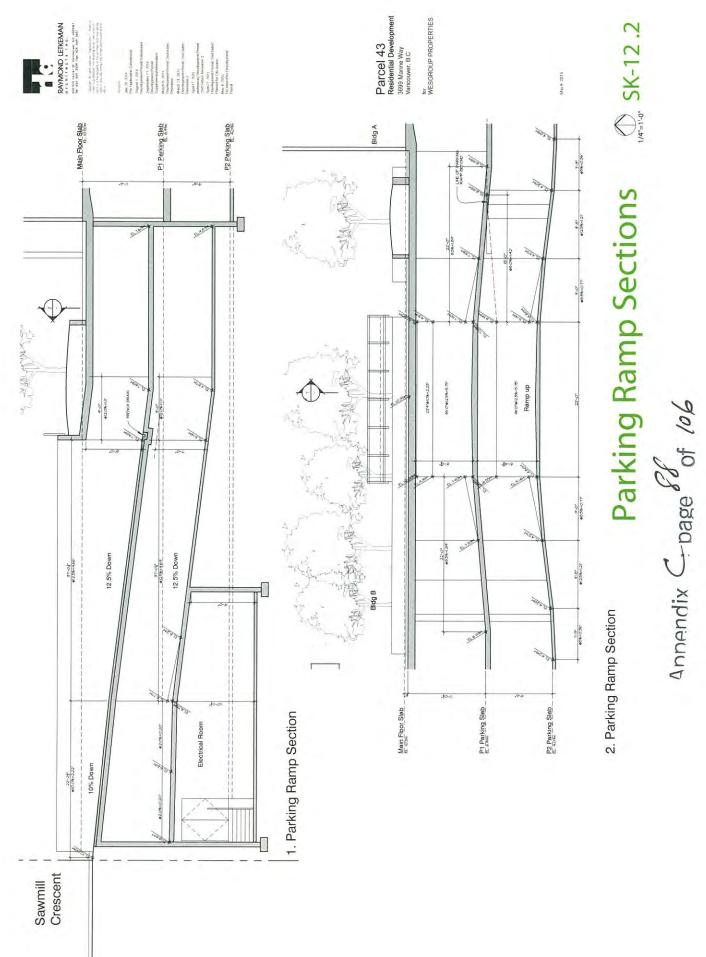
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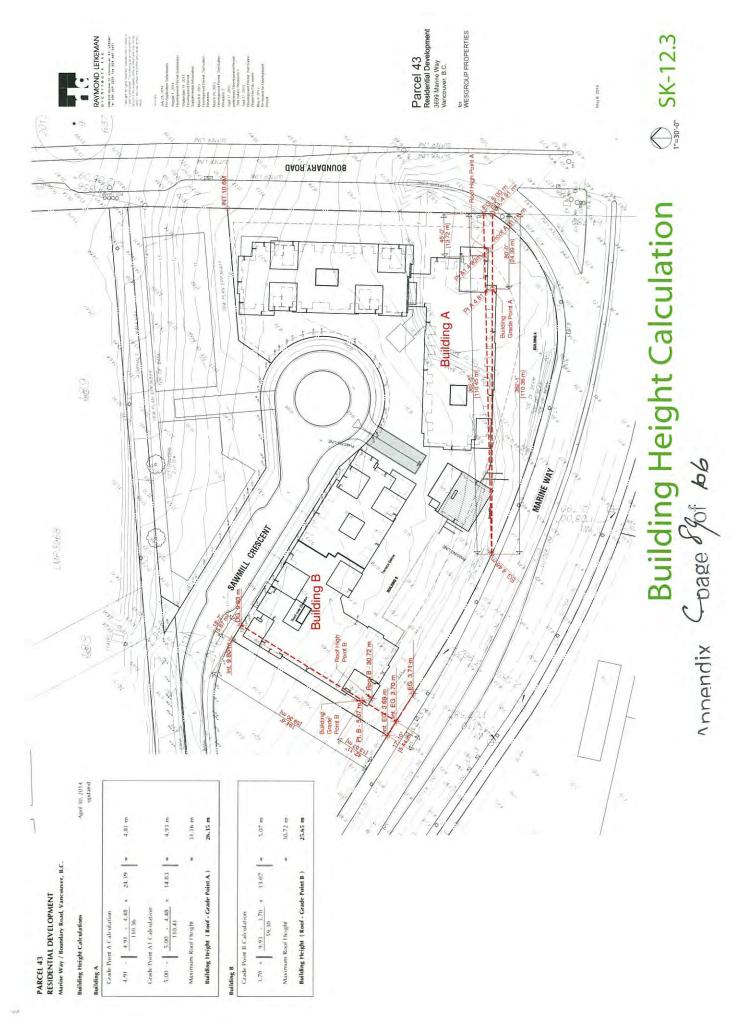
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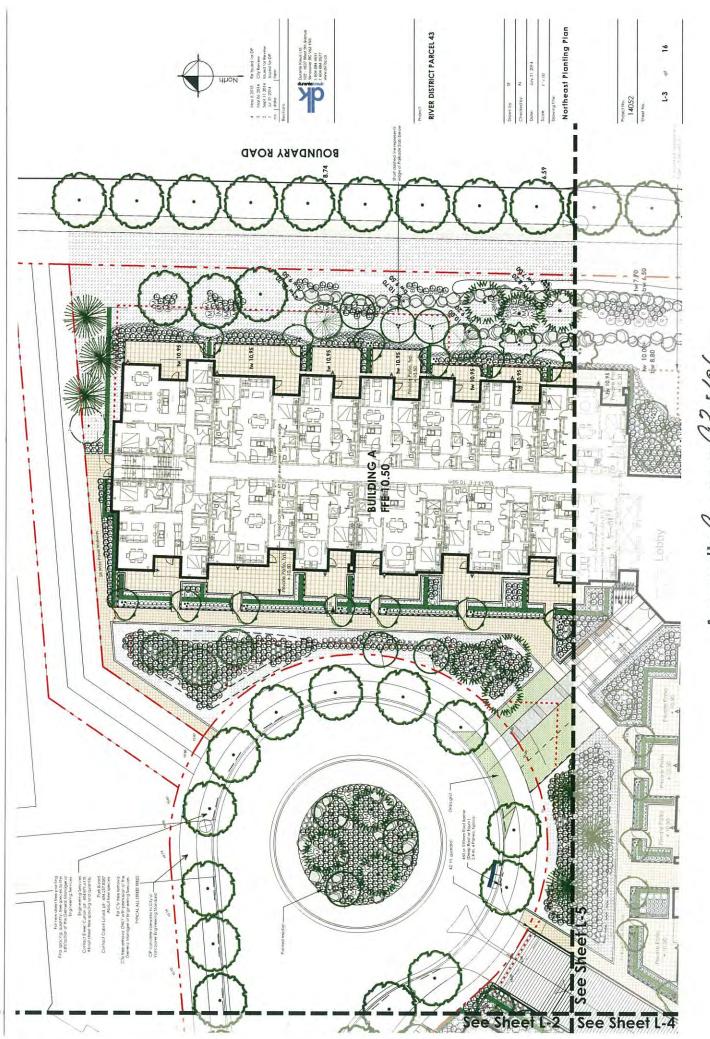


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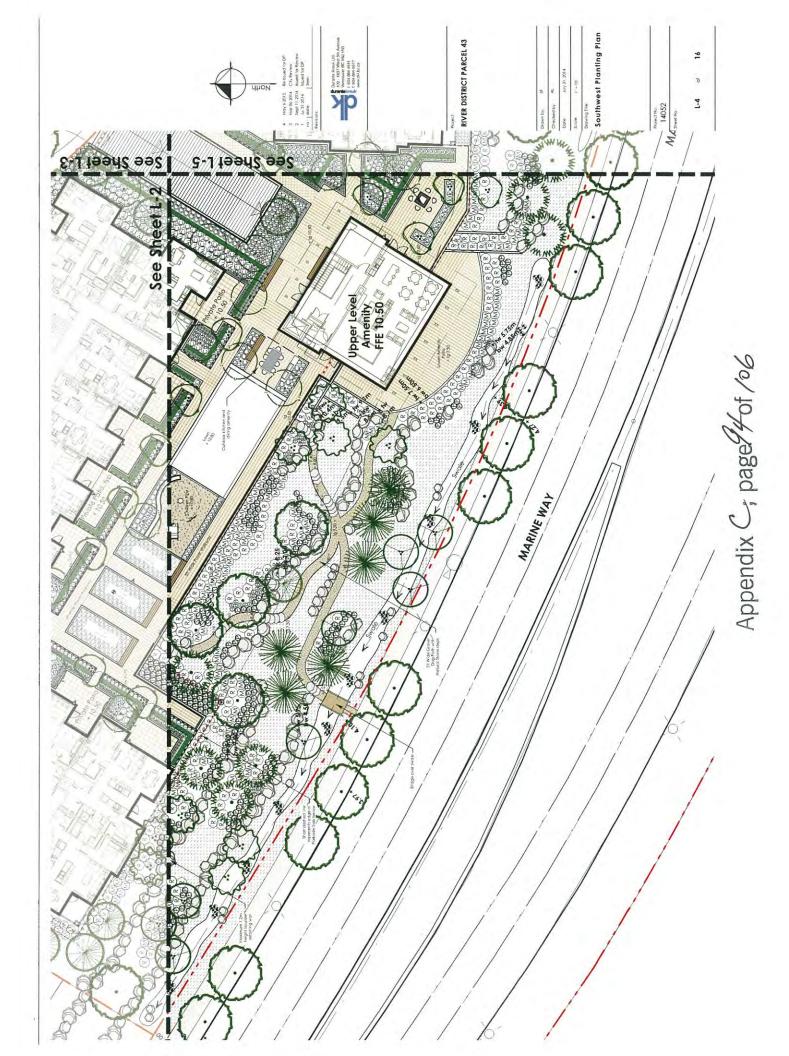


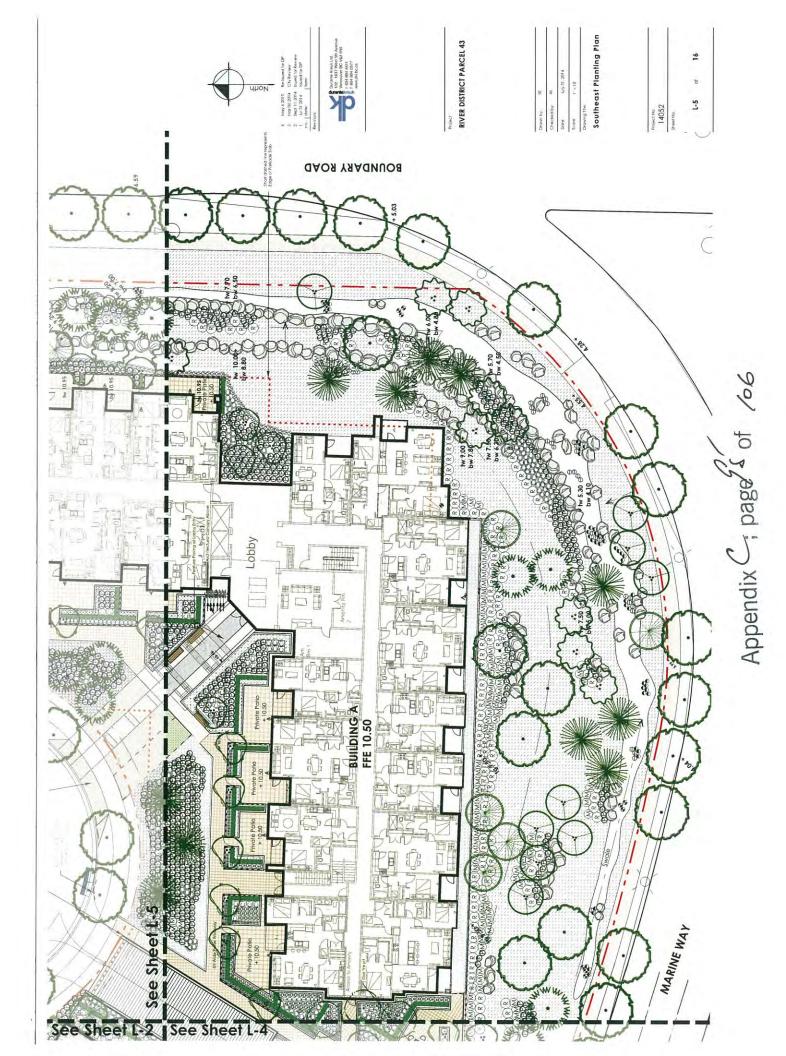


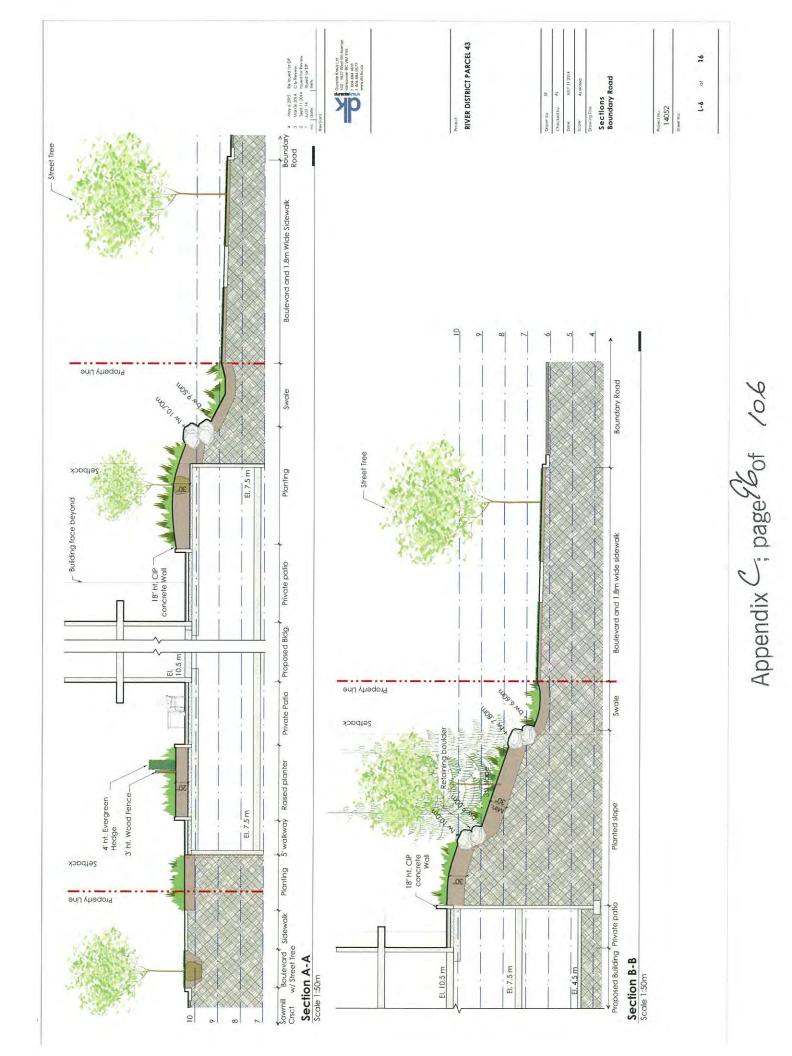




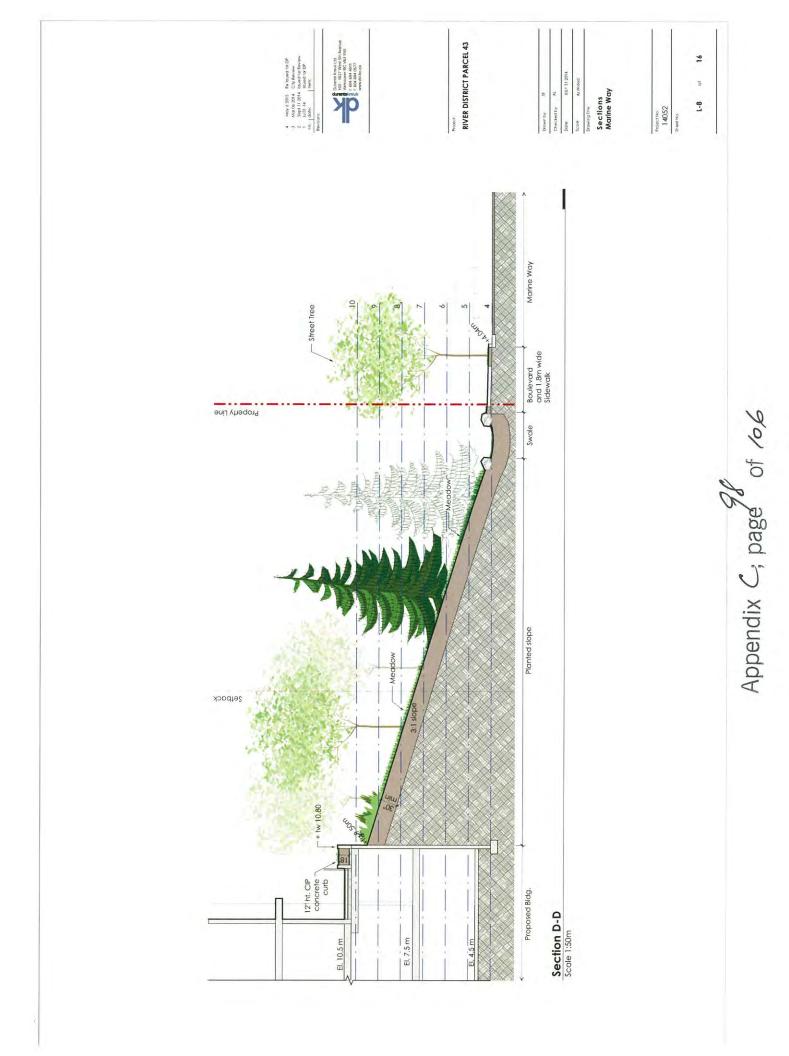
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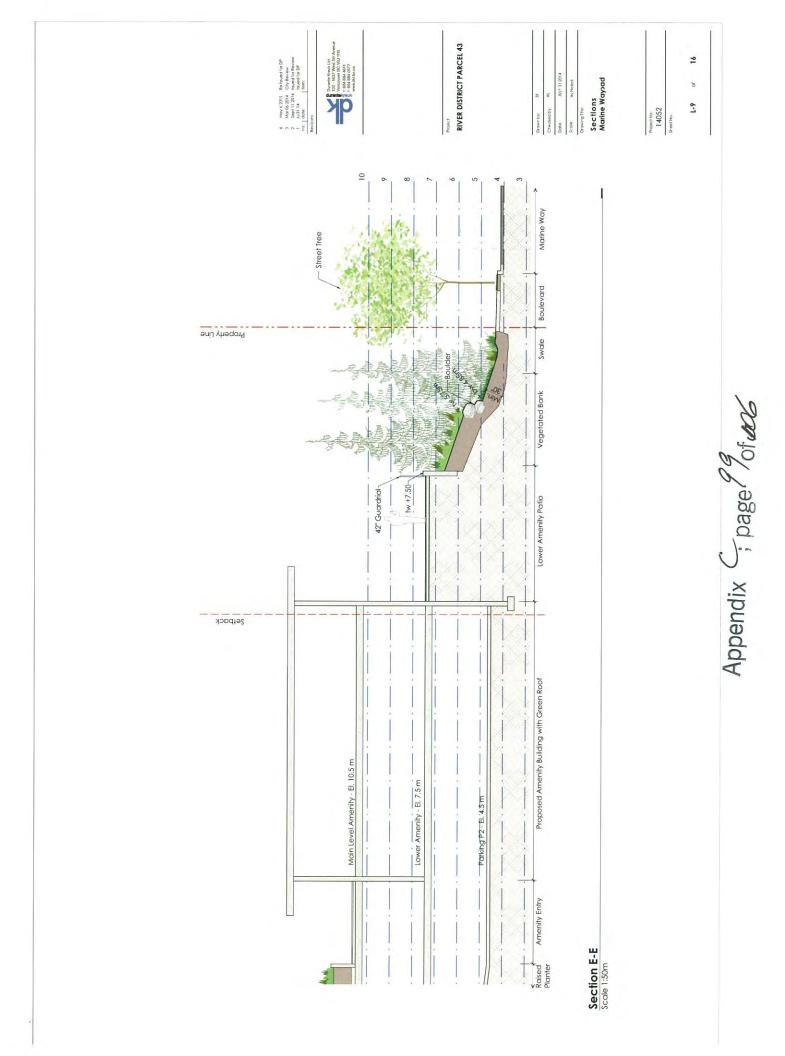




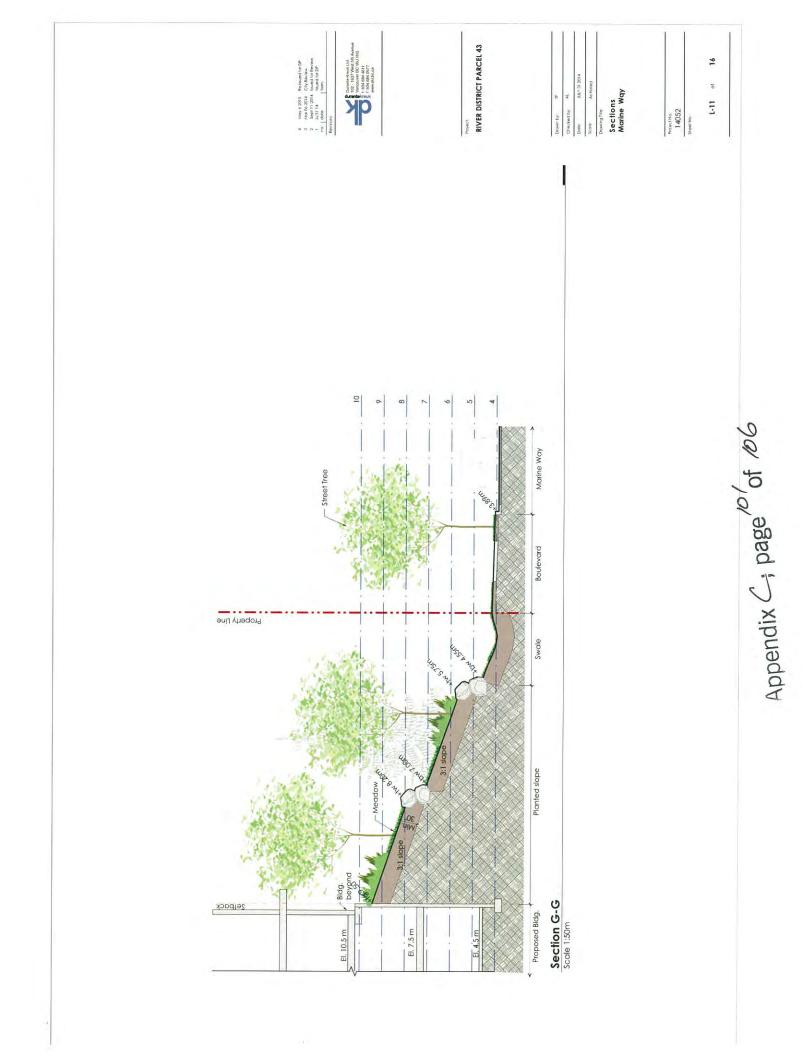


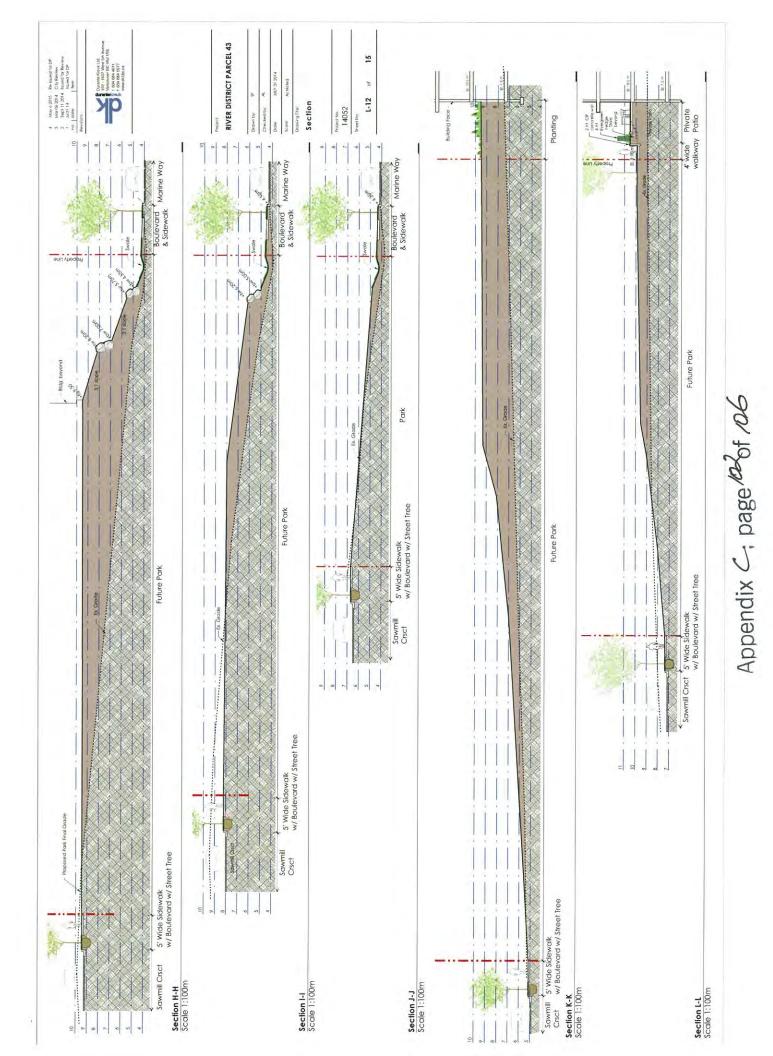














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