



KEY PLAN:

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|---|---|
| ① ENTRY SIGN | ⑤ HOTEL |
| ② HOLLYBURN SAILING CLUB | ⑥ ART GALLERY |
| ③ 1327 MARINE DRIVE - DA ARCHITECTS CURRENT PROJECT | ⑦ BEACH ACCESS: PEDESTRIAN FRIENDLY WALKWAYS UNDER TRAIN TRACKS |
| ④ CLYDE COMPLEX | |

LEGEND:

- | | |
|--|------------------------|
| | ENTRY SIGN |
| | HOLLYBURN SAILING CLUB |
| | CLYDE COMPLEX |
| | MIXED-USE RESIDENTIAL |
| | HOTEL |
| | ART CENTER |

1 ENTRY SIGN:

ENTRY SIGN OPTION 1:
SIGN TO BE PLACED AT CORNER OF 13TH AND MARINE DRIVE TO BE VISIBLE TO DRIVERS AND PEDESTRIANS.

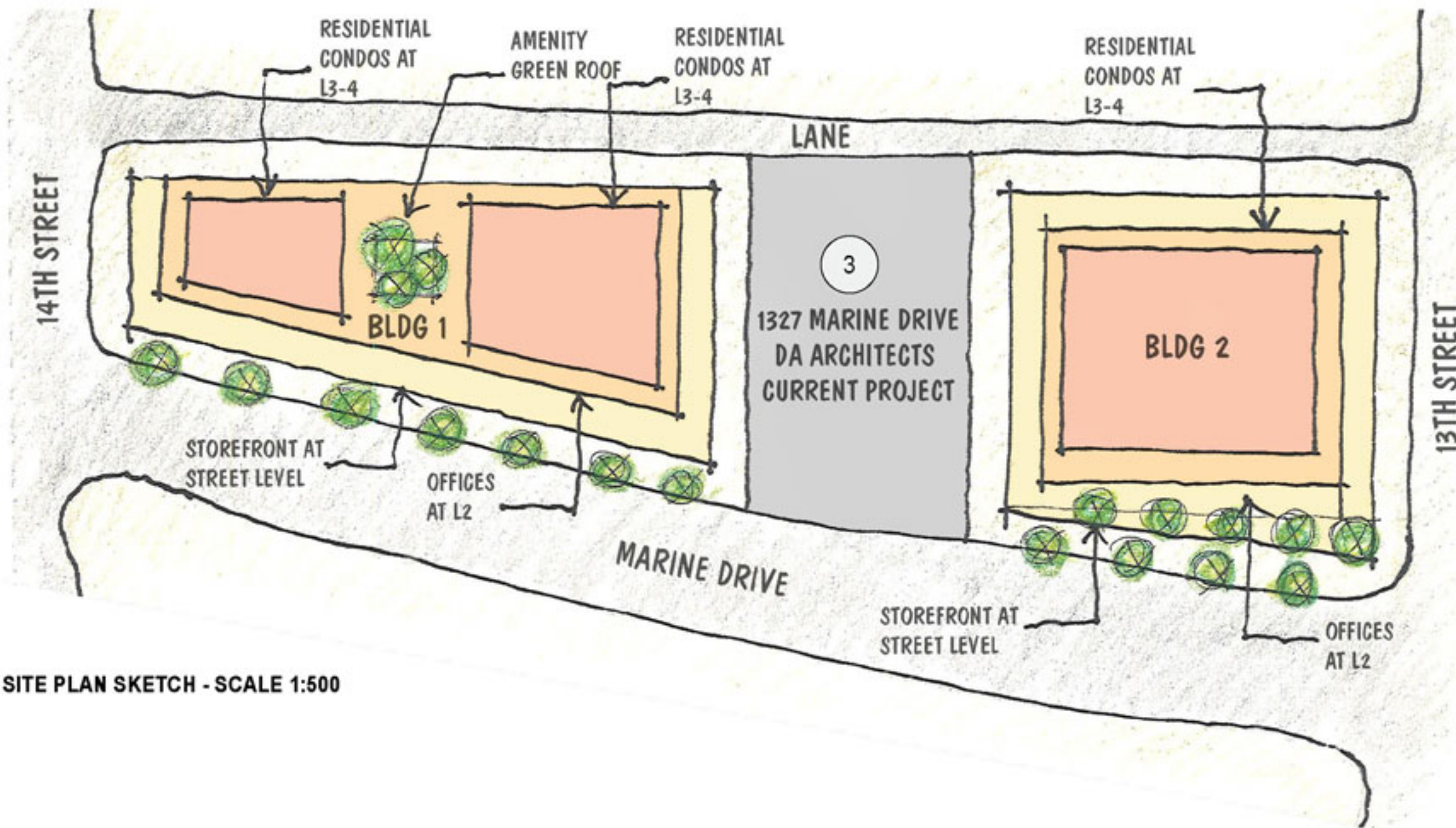
ENTRY SIGN OPTION 2:
SIGN TO BE PLACED OVER MARINE DRIVE.
SIGN TO BE HIGH ENOUGH SO THAT HIGHER TRUCKS CAN PASS UNDER.



ENTRY SIGN OPTION 1



ENTRY SIGN OPTION 2



SITE PLAN SKETCH - SCALE 1:500

3 1327 MARINE DRIVE - DA ARCHITECTS CURRENT PROJECT

1327 MARINE DRIVE IS A 3 STOREY MIXED USE DEVELOPMENT AND IS CONFORMING TO THE OCP WITH COMMERCIAL RETAIL UNITS AT LEVEL 1 AND TWO LEVELS OF RESIDENTIAL FLOORS ABOVE.

BUILDINGS 1 & 2 ASSUMPTIONS:

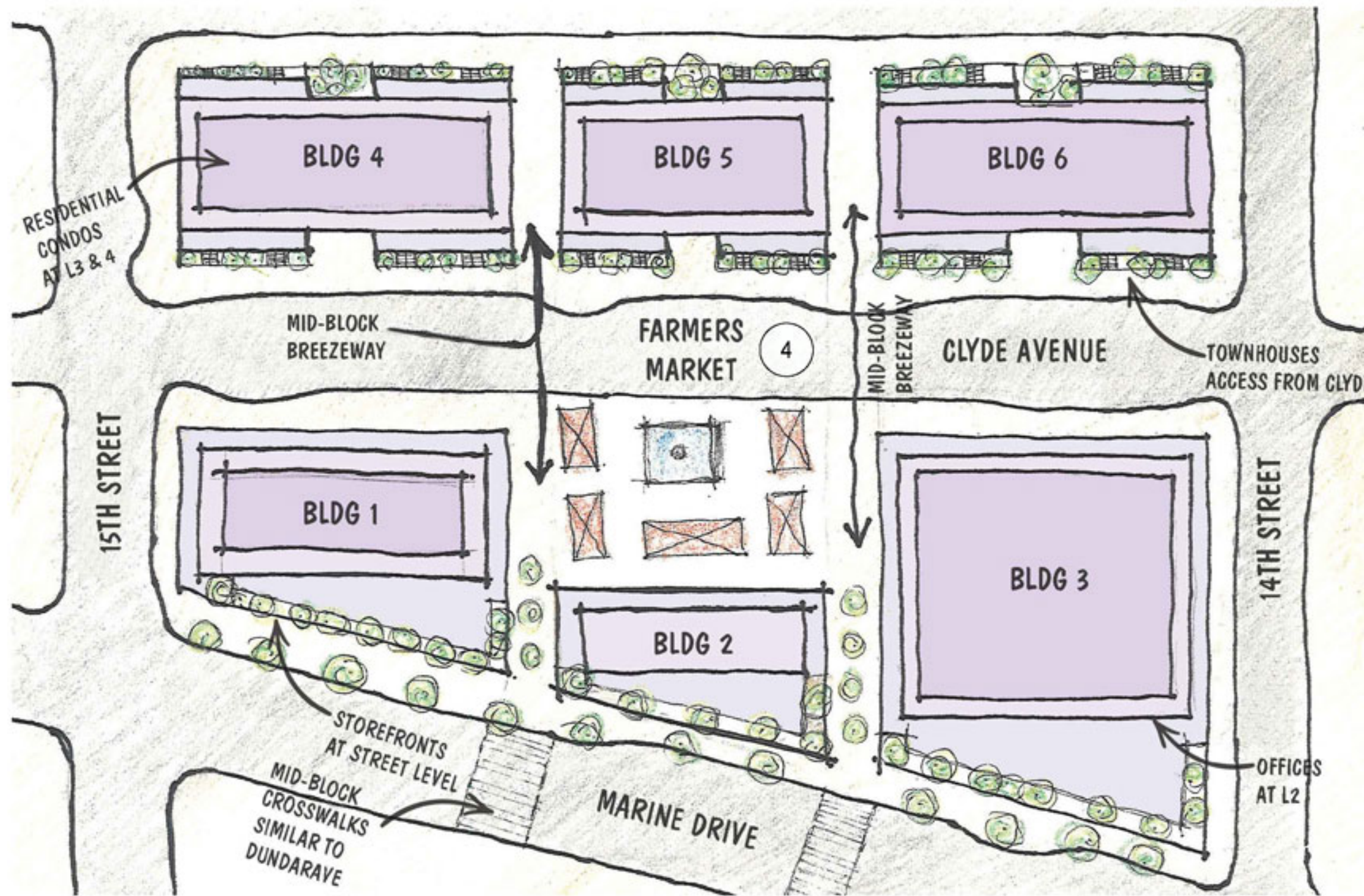
- MID-BLOCK BREEZEWAYS FOR PEDESTRIANS.
- SUFFICIENT SETBACK FOR WIDER SIDEWALKS, LANDSCAPING AND STREET SEATING.
- RETAIL UNITS AT LEVEL ONE WITH 16' HIGH CEILING.
- OFFICES AT LEVEL 2 WITH 13' HIGH CEILING.
- RESIDENTIAL CONDOS AT LEVEL 3 & 4 WITH 10' HIGH CEILING.
- GREEN ROOF AND RESIDENTIAL AMENITY.
- UNDERGROUND PARKING TO ACCOMMODATE.



1327 MARINE DRIVE PERSPECTIVE



GROSVENOR AMBLESIDE MIXED-USE DEVELOPMENT - 13TH TO 14TH STREET BLOCK - SOUTH OF MARINE DRIVE



SITE PLAN SKETCH - SCALE 1:500



WHISTLER FARMERS MARKET



AMBLESIDE FARMERS MARKET



WHITE ROCK FARMERS MARKET



KITSILANO FARMERS MARKET

4 CLYDE COMPLEX ASSUMPTIONS:

- THERE ARE TWO MID-BLOCK BREEZEWAYS THAT DIVIDE THE BLOCK IN 3 SECTIONS.
- CROSSWALKS ARE PLACED AT EACH OF THESE BREEZEWAYS FOR THE PEDESTRIANS TO CROSS. (SIMILAR TO DUNDARAVE)
- BUILDINGS 1, 2 AND 3 ARE DESIGNED TO HAVE COMMERCIAL UNITS AT L1, OFFICES AT L2 AND RESIDENTIAL CONDOS AT L3-L4.
- CLYDE AVENUE TO BE CLOSED TO CARS AND USED AS A PEDESTRIAN FRIENDLY ZONE WITH A FARMERS MARKET.
- BUILDINGS 4, 5 AND 6 ARE DESIGNED TO HAVE TOWNHOUSES AT L1 & 2 AND RESIDENTIAL CONDO UNITS AT L3 & 4.
- ONE OR TWO LEVELS OF UNDERGROUND PARKING WILL BE PROVIDED TO ACCOMMODATE.

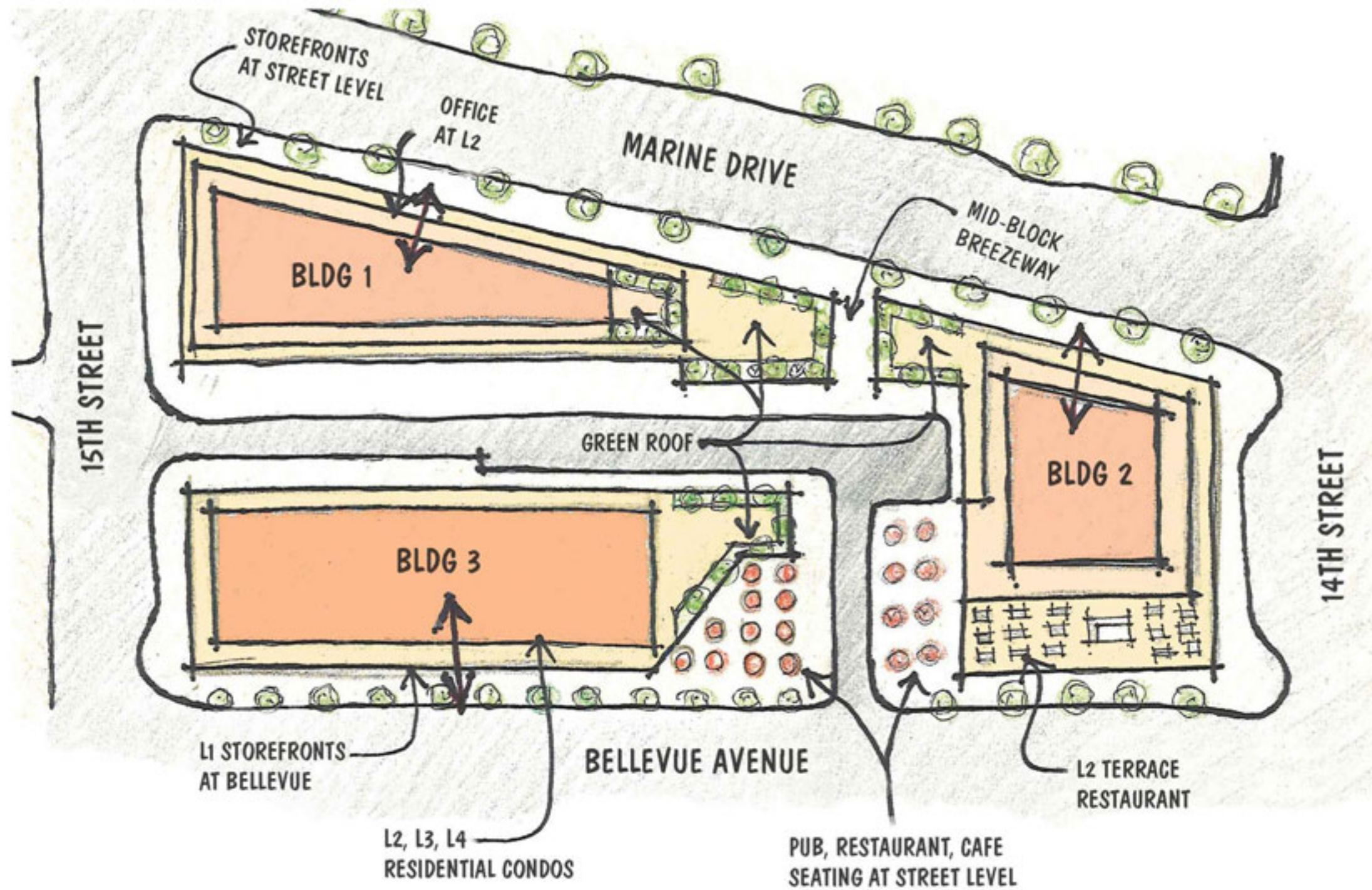


FARMERS MARKET SKETCH

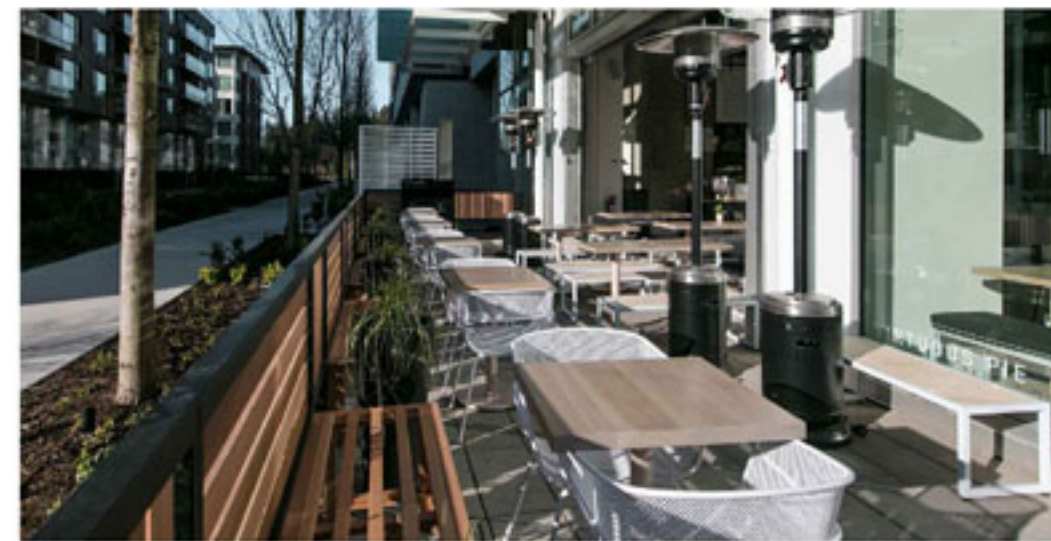
CLYDE COMPLEX - 14TH TO 15TH STREET BLOCK - NORTH OF MARINE DRIVE

AMBLESIDE STUDY

AS NOTED 2021.05.12



SITE PLAN SKETCH - SCALE 1:500



VIRTUOUS PIE RESTAURANT, WESTBROOK VILLAGE, UBC



ANCORA RESTAURANT, AMBLESIDE, WEST VANCOUVER



VILLAGE CORNER BISTRO AT CARMEL, CALIFORNIA



VILLAGE CORNER BISTRO AT CARMEL, CALIFORNIA

BUILDINGS 1, 2 & 3 ASSUMPTIONS:

- MID-BLOCK BREEZEWAY FOR PEDESTRIANS.
- SUFFICIENT SETBACK FOR WIDER SIDEWALKS, LANDSCAPING AND STREET SEATING.
- RETAIL UNITS AT LEVEL ONE WITH 16' HIGH CEILING.
- OFFICES AT LEVEL 2 WITH 13' HIGH CEILING ALONG MARINE DRIVE AND RESTAURANTS WITH TERRACES FACING THE OCEAN ALONG BELLEVUE AVENUE.
- RESIDENTIAL CONDOS AT LEVEL 3 & 4 WITH 10' CEILING.
- GREEN ROOF AND RESIDENTIAL AMENITY.



TAPHOUSE RESTAURANT, PARK ROYAL VILLAGE, WEST VANCOUVER

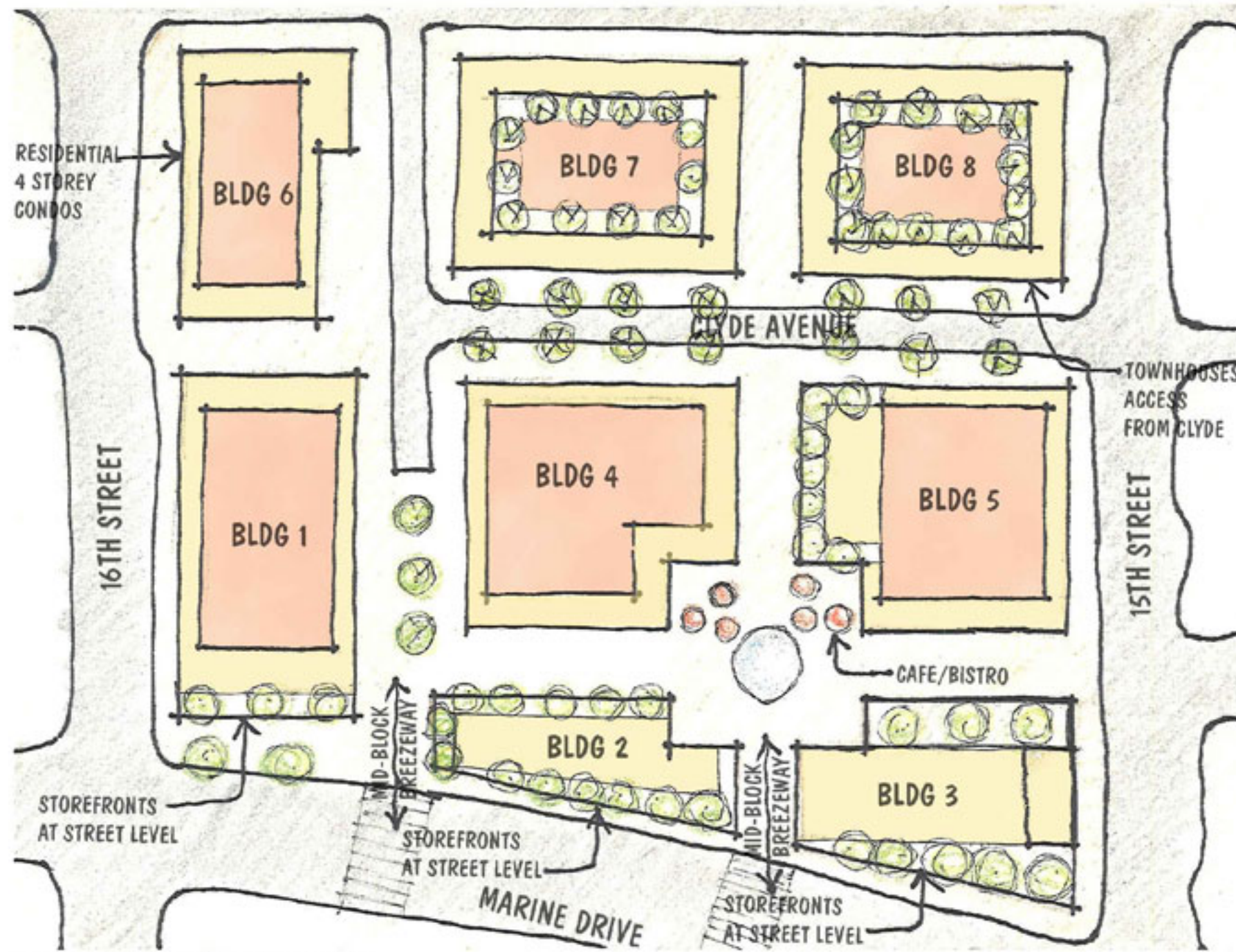


CORNER RESTAURANT ON BELLEVUE AVENUE SKETCH

14TH TO 15TH STREET BLOCK - SOUTH OF MARINE DRIVE

AMBLESIDE STUDY

AS NOTED 2021.05.12



SITE PLAN SKETCH - SCALE 1:500

BUILDINGS 1, 2, 3 & 6 ASSUMPTIONS:

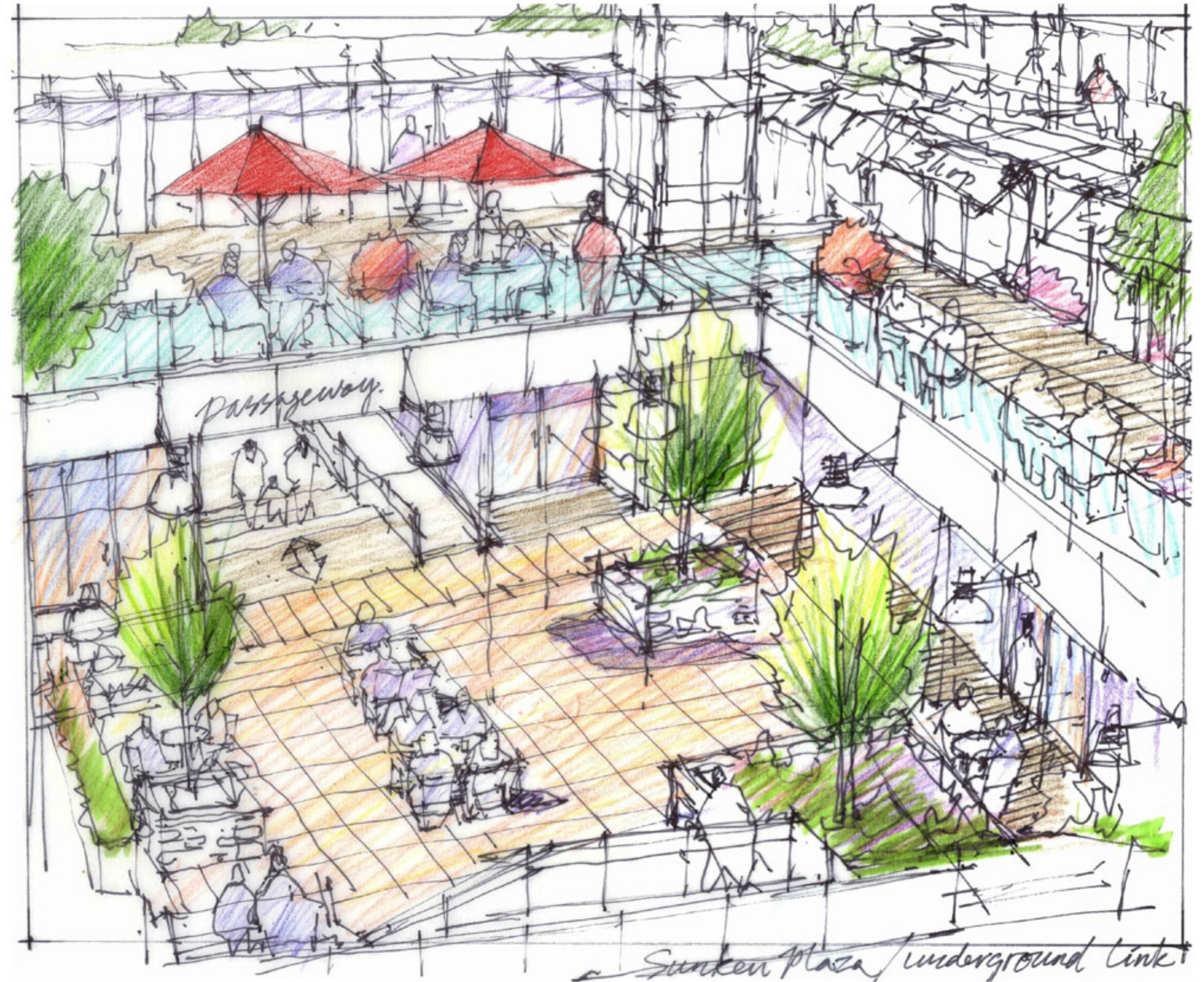
- MID-BLOCK BREEZEWAY FOR PEDESTRIANS.
- SUFFICIENT SETBACK FOR WIDER SIDEWALKS, LANDSCAPING AND STREET SEATING.
- RETAIL UNITS AT LEVEL ONE WITH 16' HIGH CEILING.
- OFFICES AT LEVEL 2 WITH 13' HIGH CEILING.
- RESIDENTIAL CONDOS AT LEVEL 3 & 4 WITH 10' CEILING.
- GREEN ROOF AND RESIDENTIAL AMENITY.
- UNDERGROUND PARKING TO ACCOMMODATE.

BUILDINGS 4 & 5 ASSUMPTIONS:

- MID-BLOCK BREEZEWAY FOR PEDESTRIANS.
- SUFFICIENT SETBACK FOR WIDER SIDEWALKS AND LANDSCAPING.
- COMMERCIAL RETAIL UNITS AT LEVEL 1 WITH 16' CEILING.
- RESIDENTIAL CONDOS AT LEVEL 2, 3 & 4 WITH 10' CEILING.
- GREEN ROOF AND RESIDENTIAL AMENITY.

BUILDINGS 7 & 8 ASSUMPTIONS:

- MID-BLOCK BREEZEWAY FOR PEDESTRIANS.
- SUFFICIENT SETBACK FOR WIDER SIDEWALKS AND LANDSCAPING.
- TOWNHOUSES AT LEVEL 1 AND 2 WITH 10' CEILING.
- RESIDENTIAL CONDOS AT LEVEL 3 & 4 WITH 10' CEILING.
- GREEN ROOF AND RESIDENTIAL AMENITY.

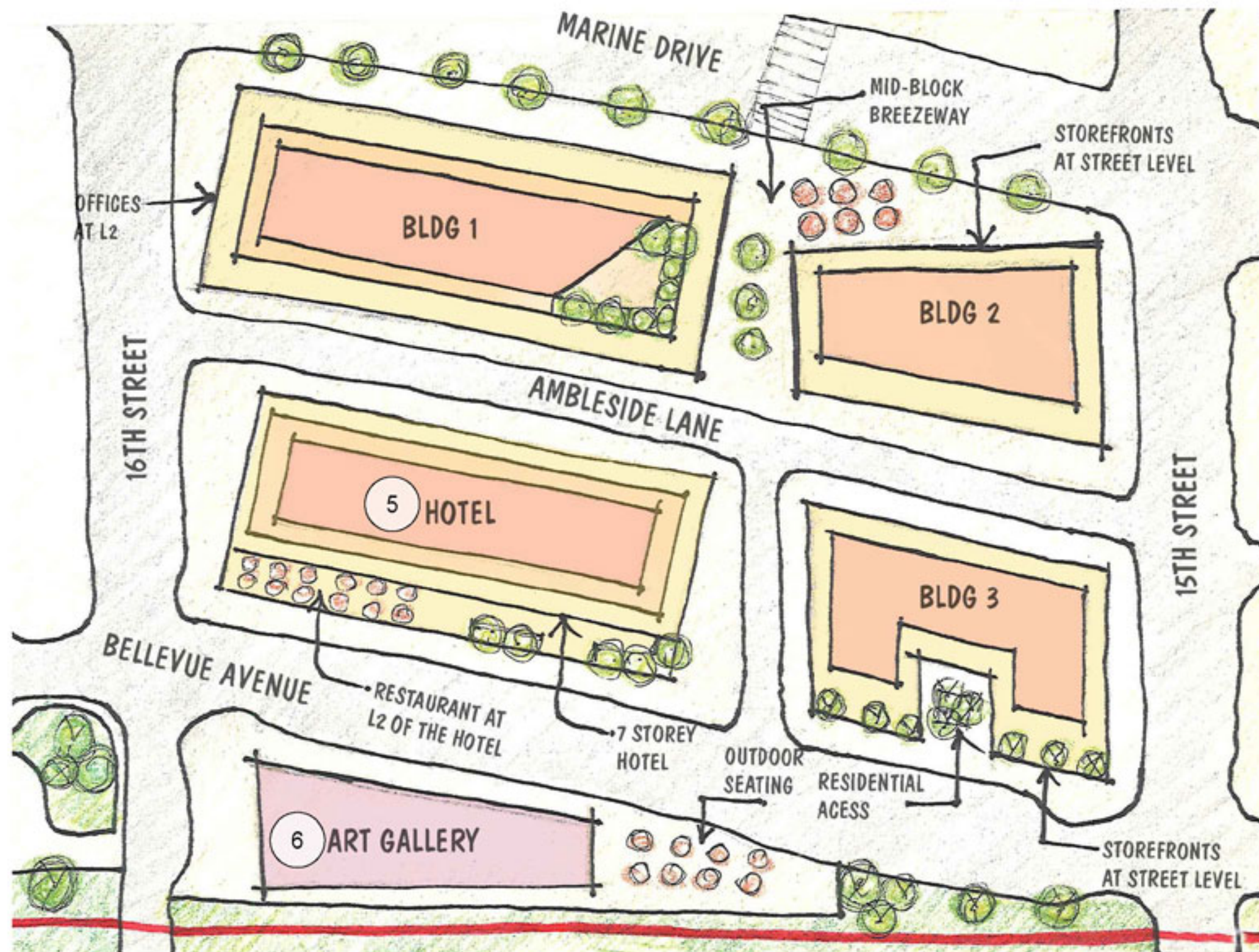


PLAZA / COURTYARD SKETCH

15TH TO 16TH STREET - NORTH OF MARINE DRIVE BLOCK

AMBLESIDE STUDY

AS NOTED 2021.05.12



SITE PLAN SKETCH - SCALE 1:500

5 HOTEL ASSUMPTIONS:

- RETAIL COMMERCIAL UNITS AT LEVEL 1 WITH 16' HIGH CEILING.
- TERRACE RESTAURANT FACING THE OCEAN WITH 16' CEILING AT LEVEL 2.
- HOTEL SUITES AND AMENITY FROM LEVEL 3 TO 7 WITH 10' HIGH CEILING.
- UNDERGROUND PARKING TO ACCOMMODATE.

6 ART GALLERY ASSUMPTIONS:

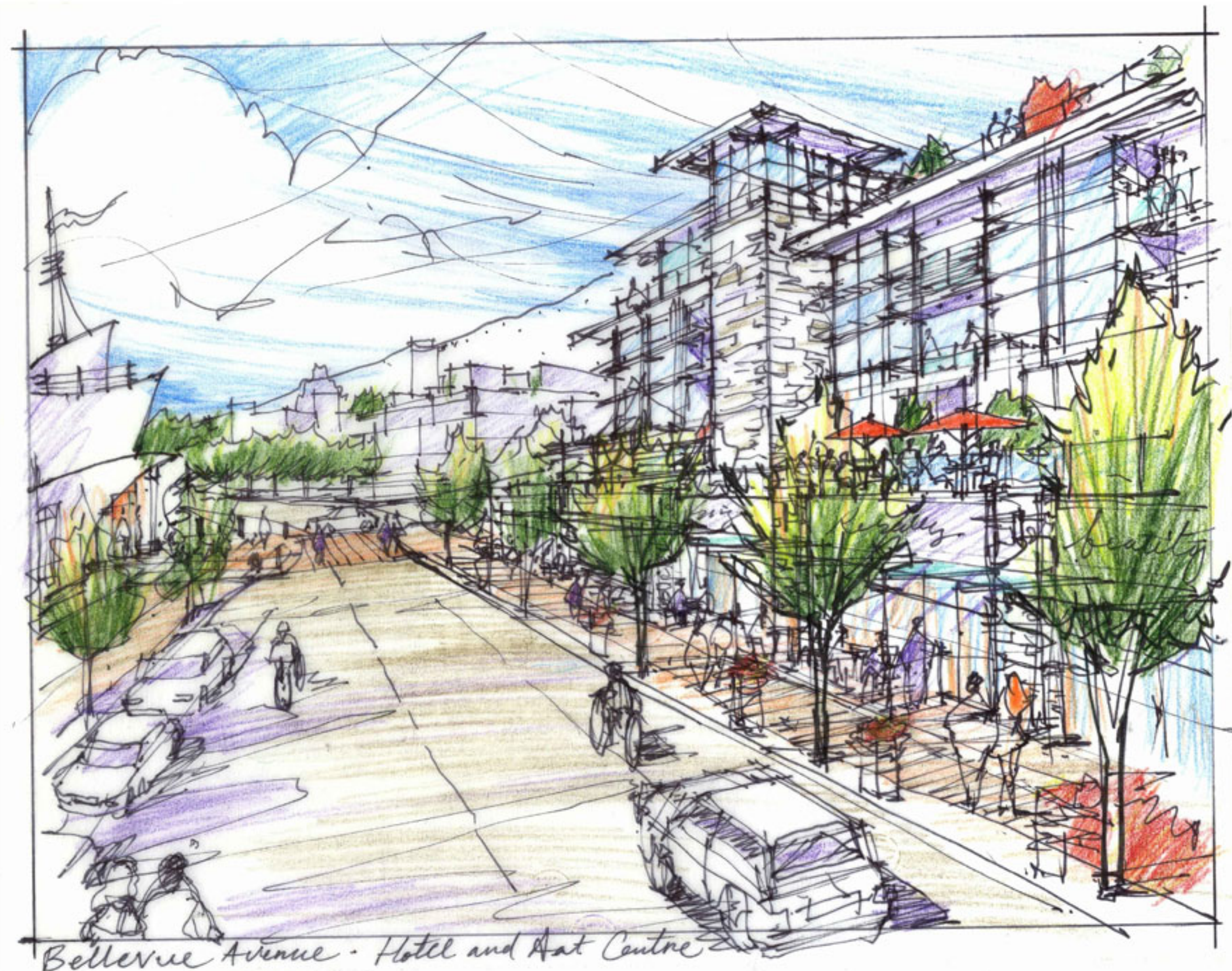
- ART GALLERY TO BE PLACED AT THE CORNER OF 16TH STREET AND BELLEVUE AVENUE.
- GALLERY CAFE WITH OUTDOOR SEATING FACING THE OCEAN.
- ART GALLERY TO BE DESIGNED TO REFLECT THE CULTURE, NATURE AND HISTORY OF AMBLESIDE.

BUILDINGS 1,2 & 3 ASSUMPTIONS:

- MID-BLOCK BREEZEWAY FOR PEDESTRIANS.
- SUFFICIENT SETBACK FOR WIDER SIDEWALKS, LANDSCAPING AND STREET SEATING.
- RETAIL UNITS AT LEVEL ONE WITH 16' HIGH CEILING.
- OFFICES AT LEVEL 2 WITH 13' HIGH CEILING.
- RESIDENTIAL CONDOS AT LEVEL 3 & 4 WITH 10' CEILING.
- GREEN ROOF AND RESIDENTIAL AMENITY.
- UNDERGROUND PARKING TO ACCOMMODATE.



SUNSET CENTER, CARMEL BY THE SEA, CALIFORNIA

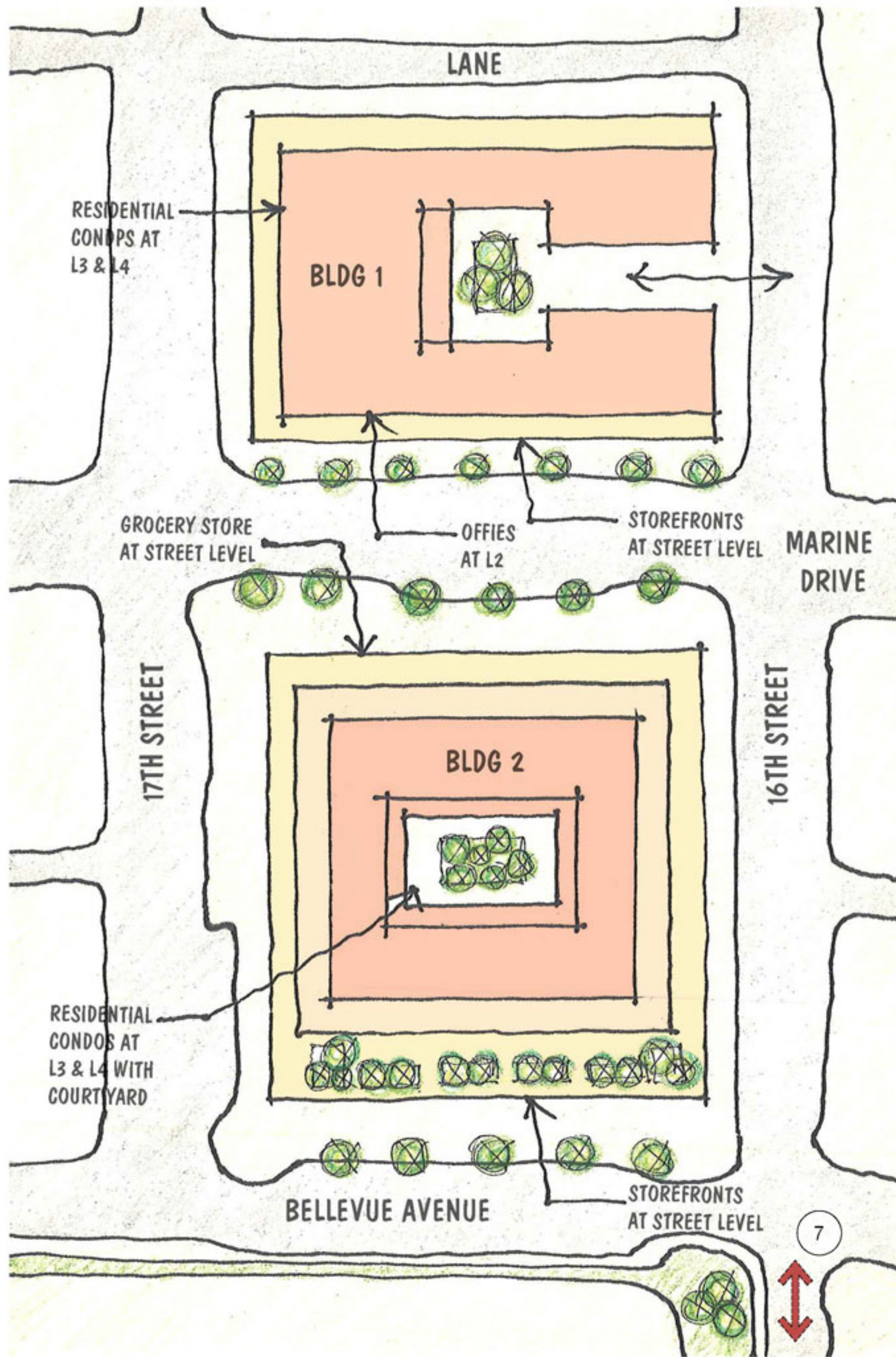


HOTEL AND ART CENTER SKETCH

HOTEL & ART CENTER - 15TH TO 16TH STREET BLOCK - SOUTH OF MARINE DRIVE

AMBLESIDE STUDY

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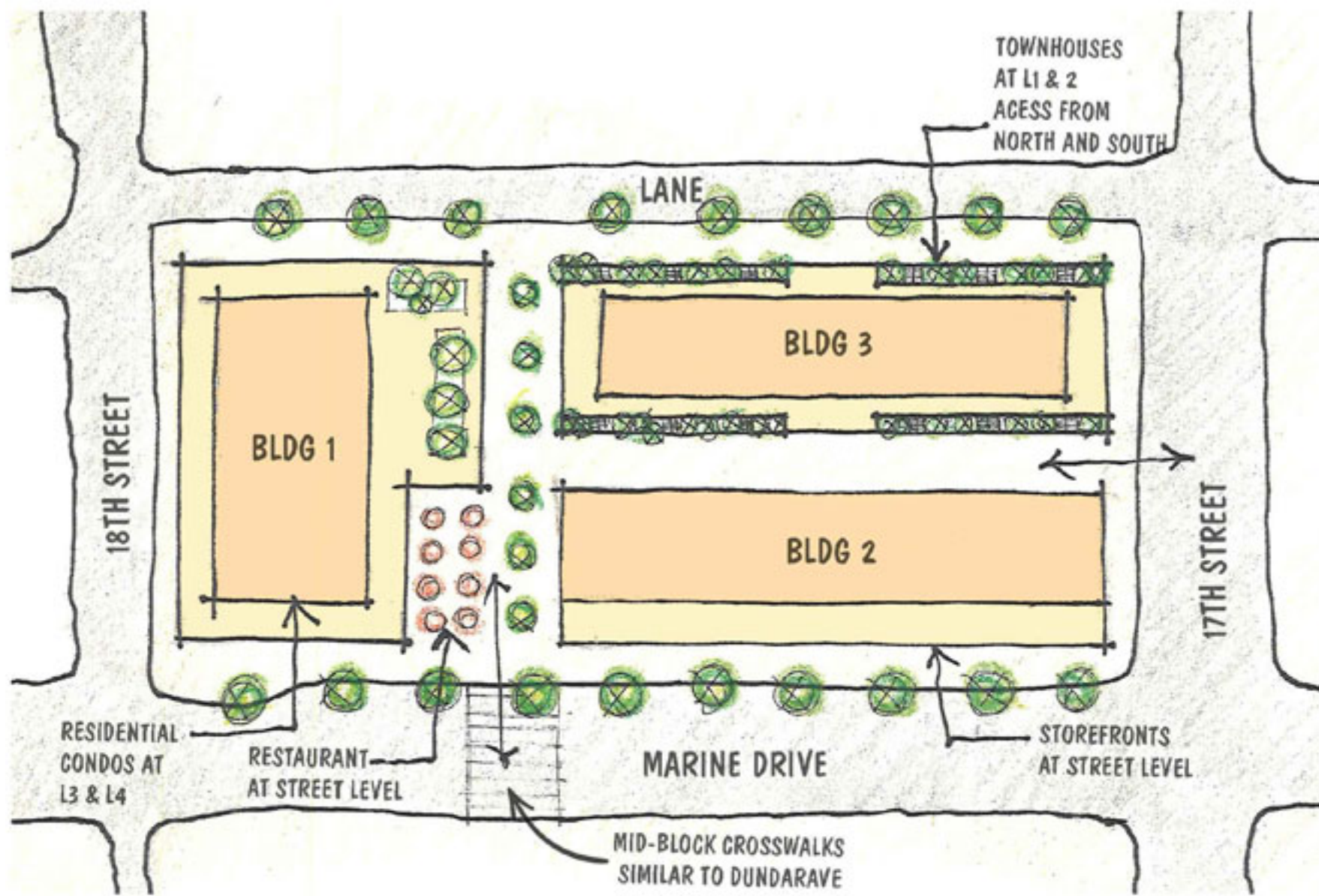
SITE PLAN SKETCH - SCALE 1:500

BUILDINGS 1 & 2 ASSUMPTIONS:

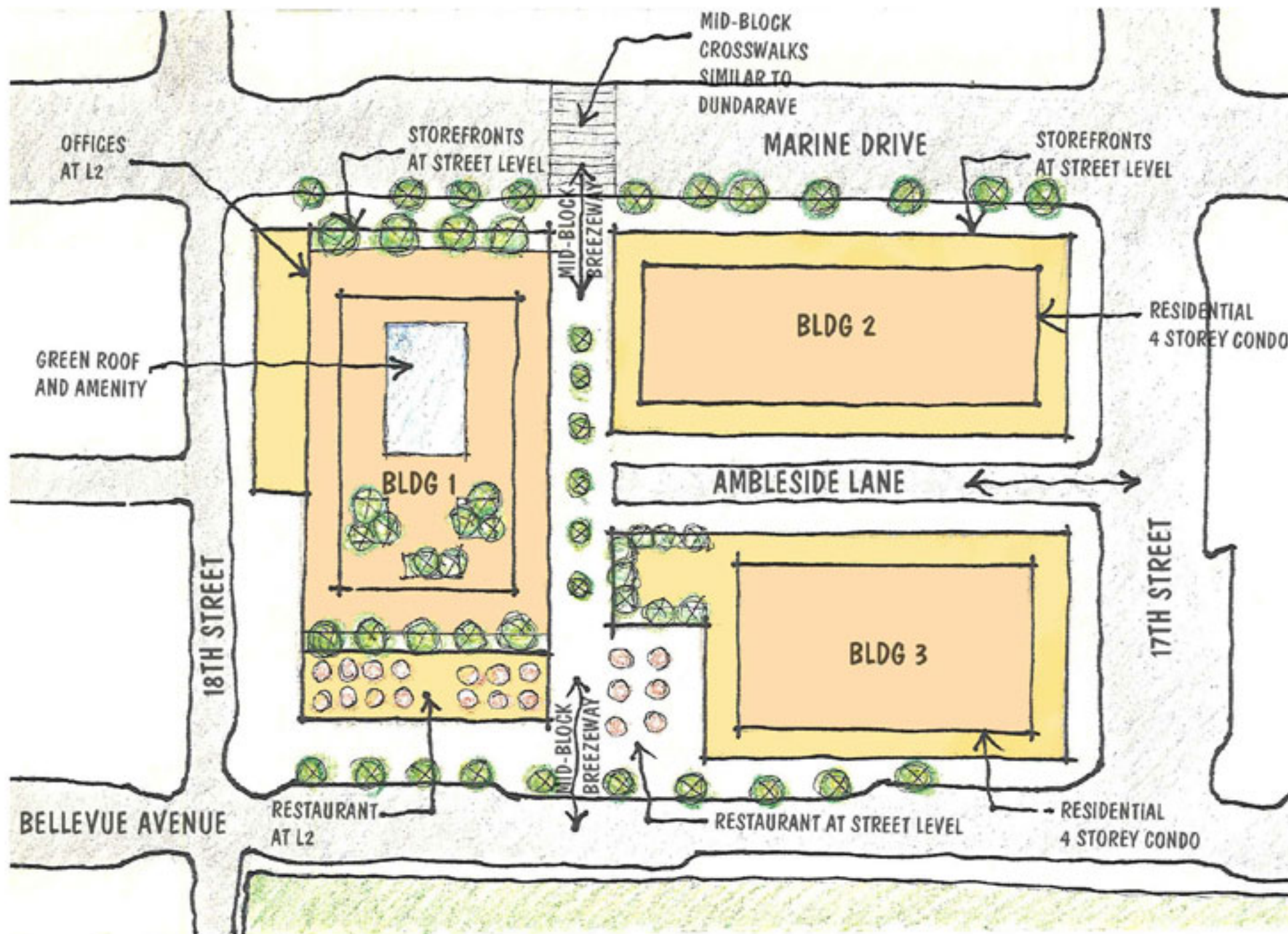
- MID-BLOCK BREEZEWAY FOR PEDESTRIANS.
- SUFFICIENT SETBACK FOR WIDER SIDEWALKS, LANDSCAPING AND STREET SEATING.
- RETAIL UNITS AT LEVEL ONE WITH 16' HIGH CEILING.
- OFFICES AT LEVEL 2 WITH 13' HIGH CEILING.
- RESIDENTIAL CONDOS AT LEVEL 3 & 4 WITH 10' CEILING.
- GREEN ROOF AND RESIDENTIAL AMENITY.
- UNDERGROUND PARKING TO ACCOMMODATE.



7 BEACH ACCESS: PEDESTRIAN FRIENDLY WALKWAYS UNDER TRAIN TRACKS



SITE PLAN SKETCH - SCALE 1:500



SITE PLAN SKETCH - SCALE 1:500

BUILDINGS 1,2 & 3 - NORTH OF MARINE DRIVE ASSUMPTIONS:

- MID-BLOCK BREEZEWAY FOR PEDESTRIANS.
- SUFFICIENT SETBACK FOR WIDER SIDEWALKS, LANDSCAPING AND STREET SEATING.
- RETAIL UNITS AT LEVEL ONE WITH 16' HIGH CEILING.
- OFFICES AT LEVEL 2 WITH 13' HIGH CEILING.
- RESIDENTIAL CONDOS AT LEVEL 3 & 4 WITH 10' CEILING.
- GREEN ROOF AND RESIDENTIAL AMENITY.
- UNDERGROUND PARKING TO ACCOMMODATE.

BUILDINGS 1,2 & 3 - SOUTH OF MARINE DRIVE ASSUMPTIONS:

- MID-BLOCK BREEZEWAY FOR PEDESTRIANS.
- SUFFICIENT SETBACK FOR WIDER SIDEWALKS, LANDSCAPING AND STREET SEATING.
- RETAIL UNITS AT LEVEL ONE WITH 16' HIGH CEILING.
- RESTAURANTS WITH TERRACES FACING THE OCEAN AT LEVEL 2 WITH 13' HIGH CEILING.
- RESIDENTIAL CONDOS AT LEVEL 3 & 4 WITH 10' CEILING.
- GREEN ROOF AND RESIDENTIAL AMENITY.
- UNDERGROUND PARKING TO ACCOMMODATE.



STREET SEATING AT MARINE DRIVE SKETCH