

PARKADE EXTERIOR TREATMENT CONCEPT

M C M

Musson
Cattell
Mackey
Partnership

City of
White Rock
Waterfront
Parkade

July
2017



Exterior
Treatment

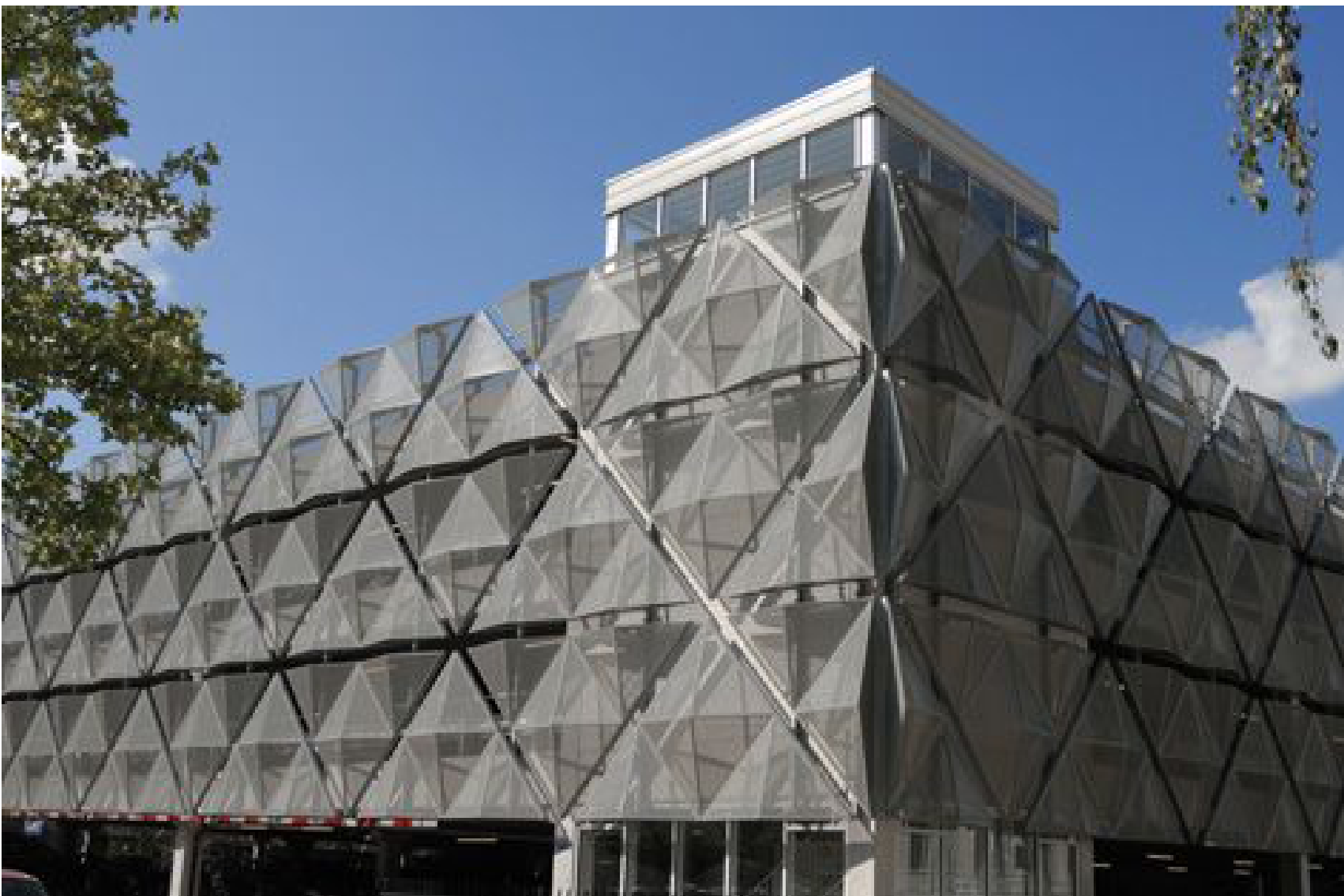
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Background/Timeline:

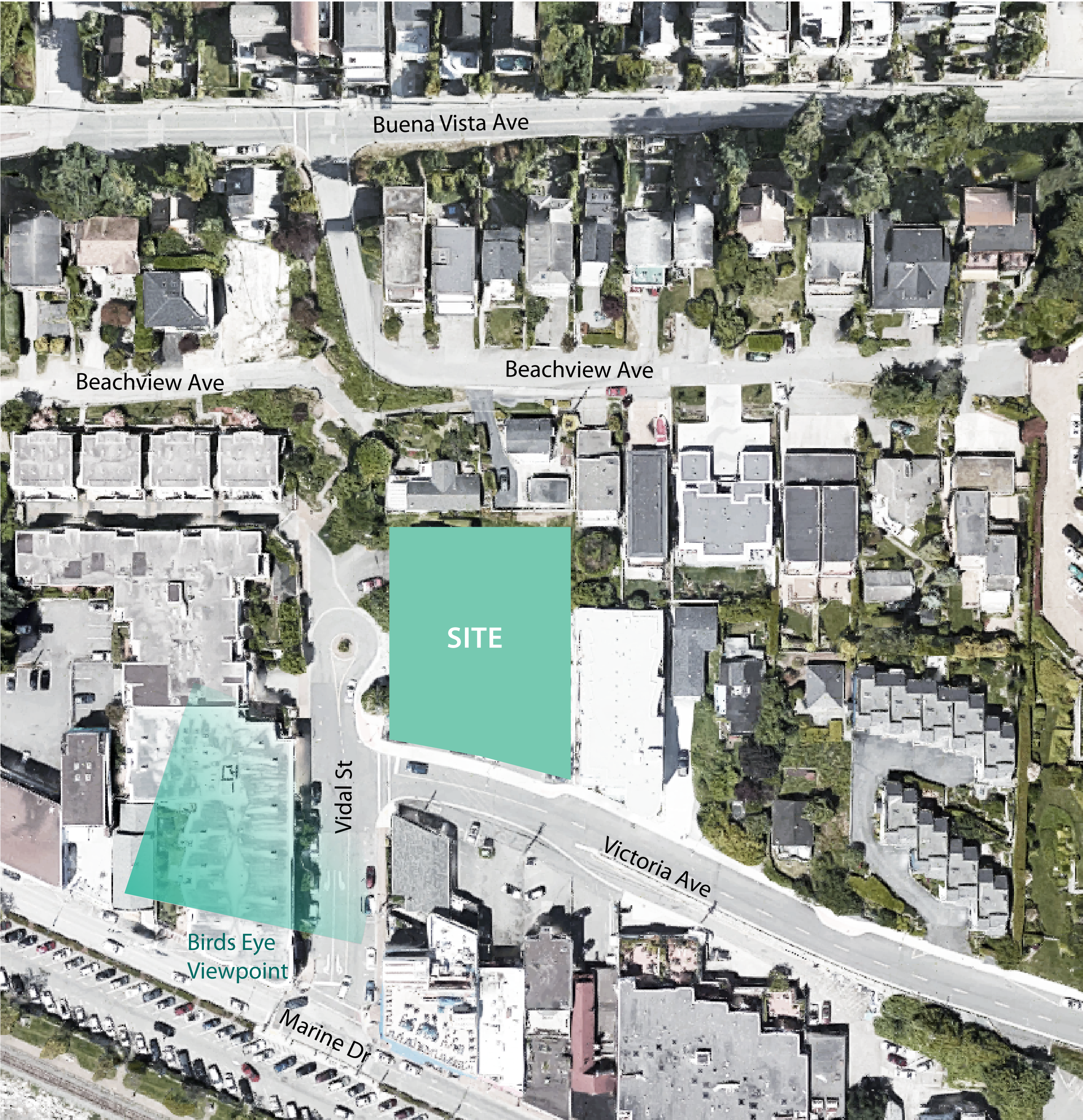
- 2003 –Parkade Study (Earth Tech) concluded multi-storey parking facility should be built at Vidal & Victoria
- 2008 - Mayor’s Pay Parking Task Force recommend- ed a parkade to increase parking capacity on waterfront, within 5 years
- 2012 – Mayor’s Pay Parking Task Force recommend- ed further exploration of parkade at Martin/Victoria
- 2014-2018 Corporate Priorities – Waterfront Parking is one of Council’s corporate priorities
- 2016 – Identified in City’s Financial Plan 2017-2021
- 2017 – Identified in draft OCP (March 2017)

Benefits:

- Added parking capacity for waterfront users in peak periods;
- Improved ease of parking & access to waterfront businesses;
- Support for tourism & economic development on the waterfront;
- Added parking to offset loss of parking from the expansion of park on the waterfront (i.e. Memorial Park); and
- Added flexibility to long term planning of water- front area
 - Equivalent to ~1.5 acres of surface parking lot area

Approval Process:

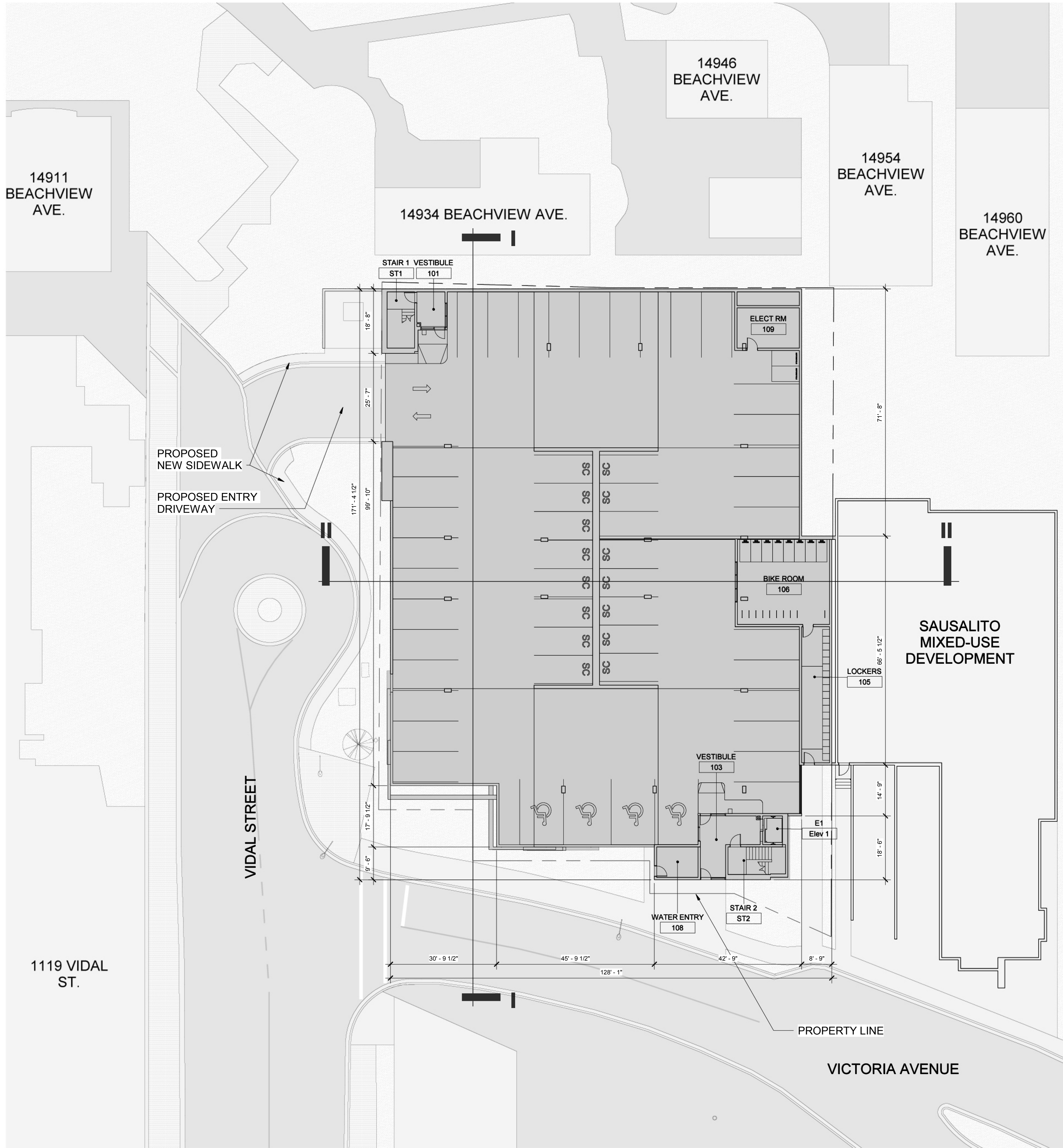
- Properties require rezoning to P-1 Civic / Institution- al Zone & OCP change to ‘Institutional and Utility’ (both require Public Hearing)
 - Anticipated Public Hearing September 2017
- Properties likely requires Development Variance Permit for size and siting
- Road Closure Bylaw for portion of Victoria Avenue



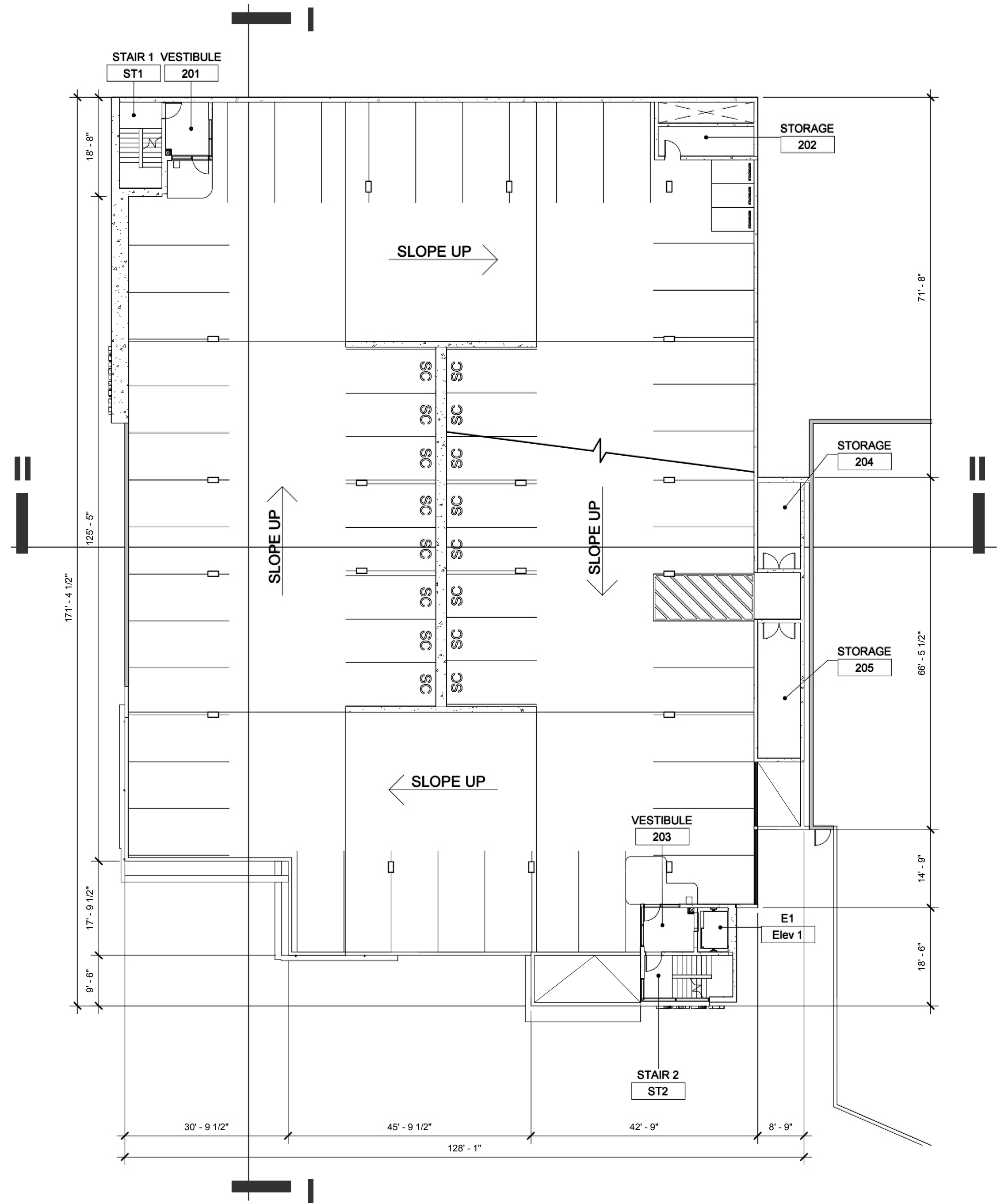
SITE CONTEXT



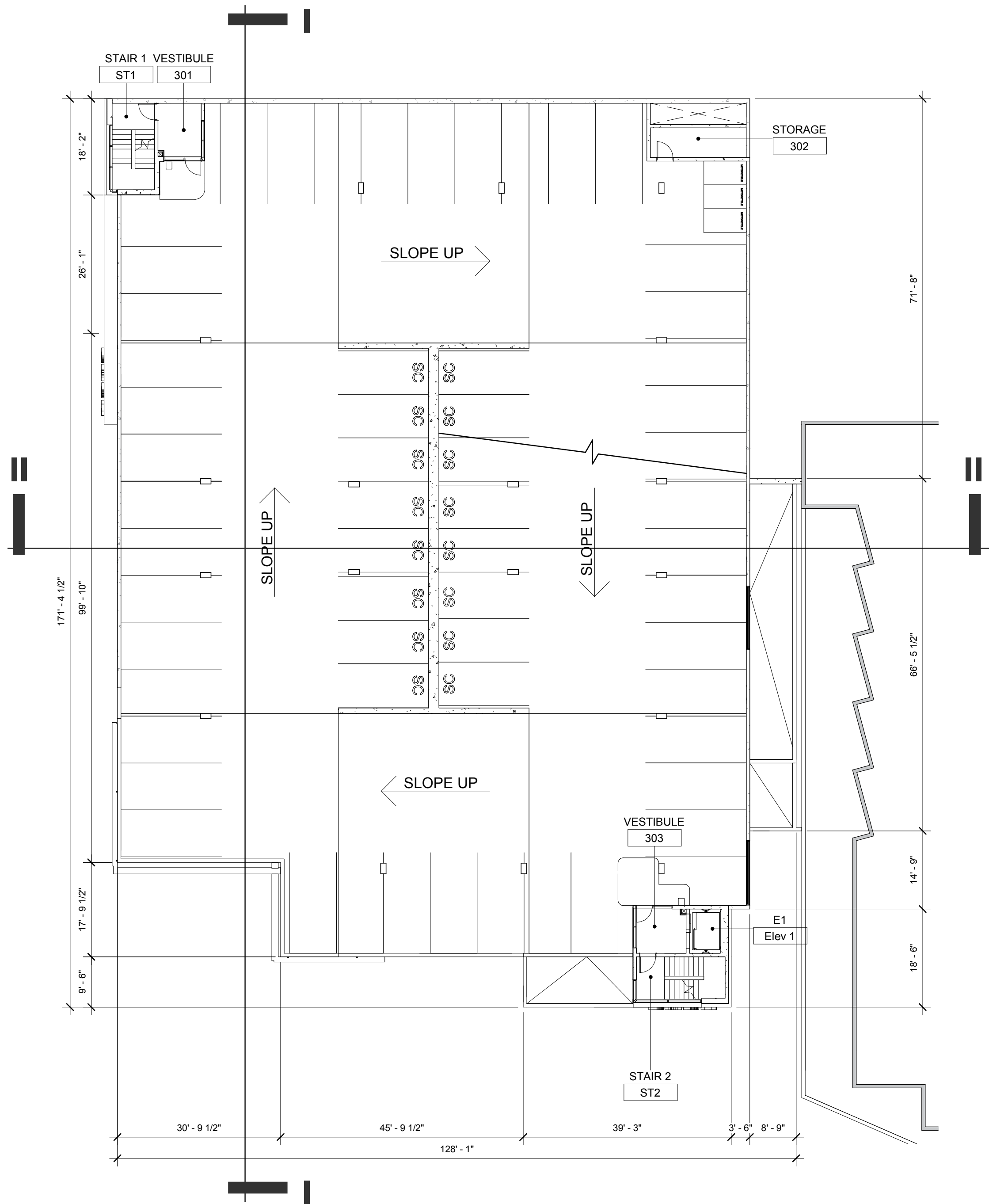
BIRDSEYE CONTEXT



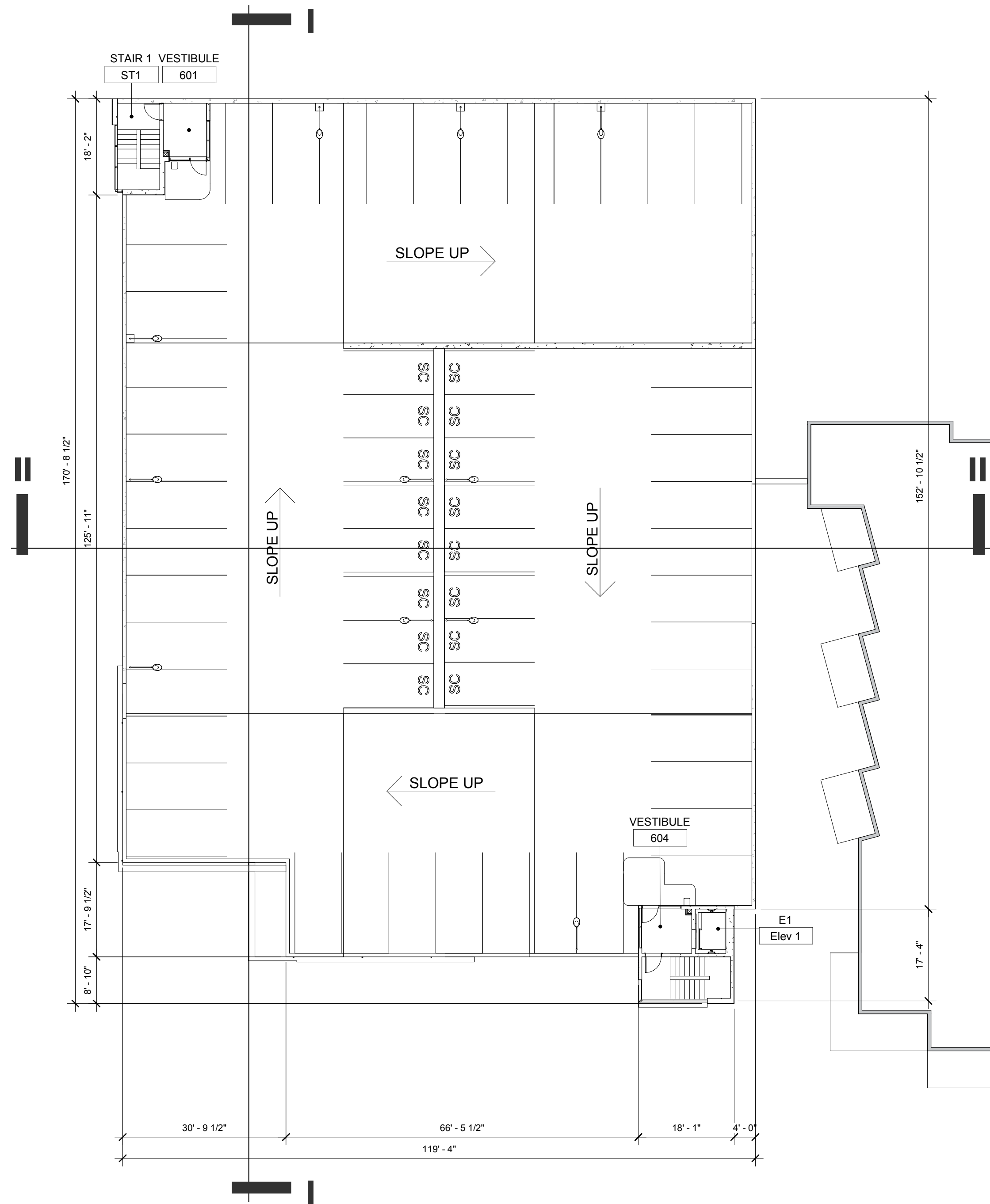
GROUND LEVEL PLAN



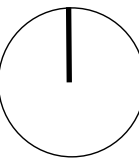
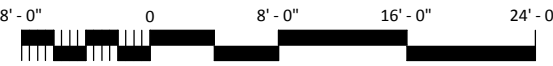
2ND LEVEL PLAN



3RD - 5TH LEVEL PLAN

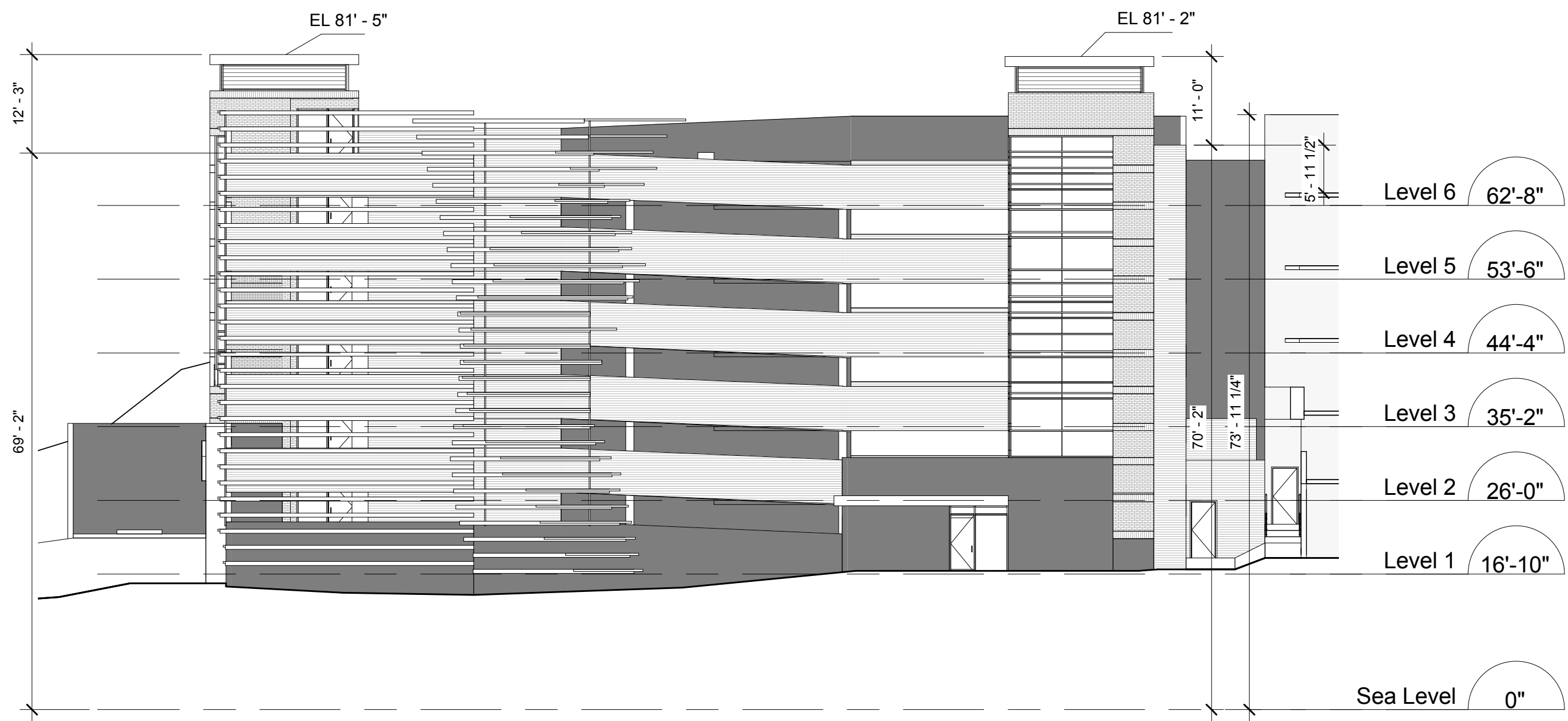
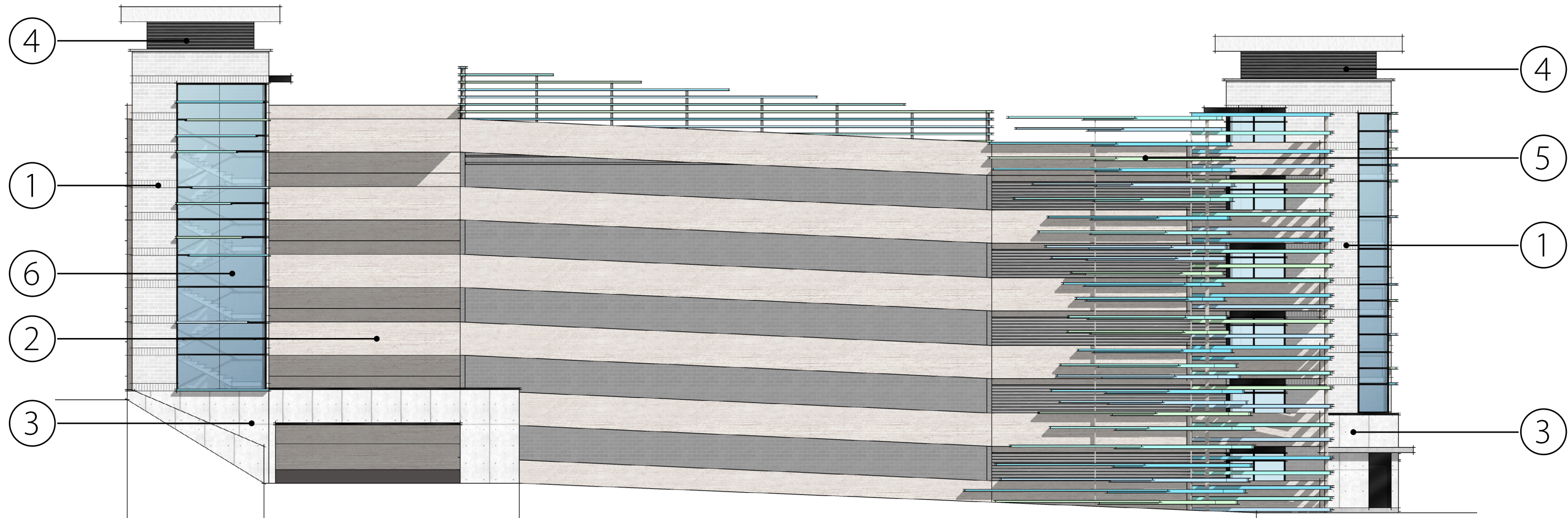
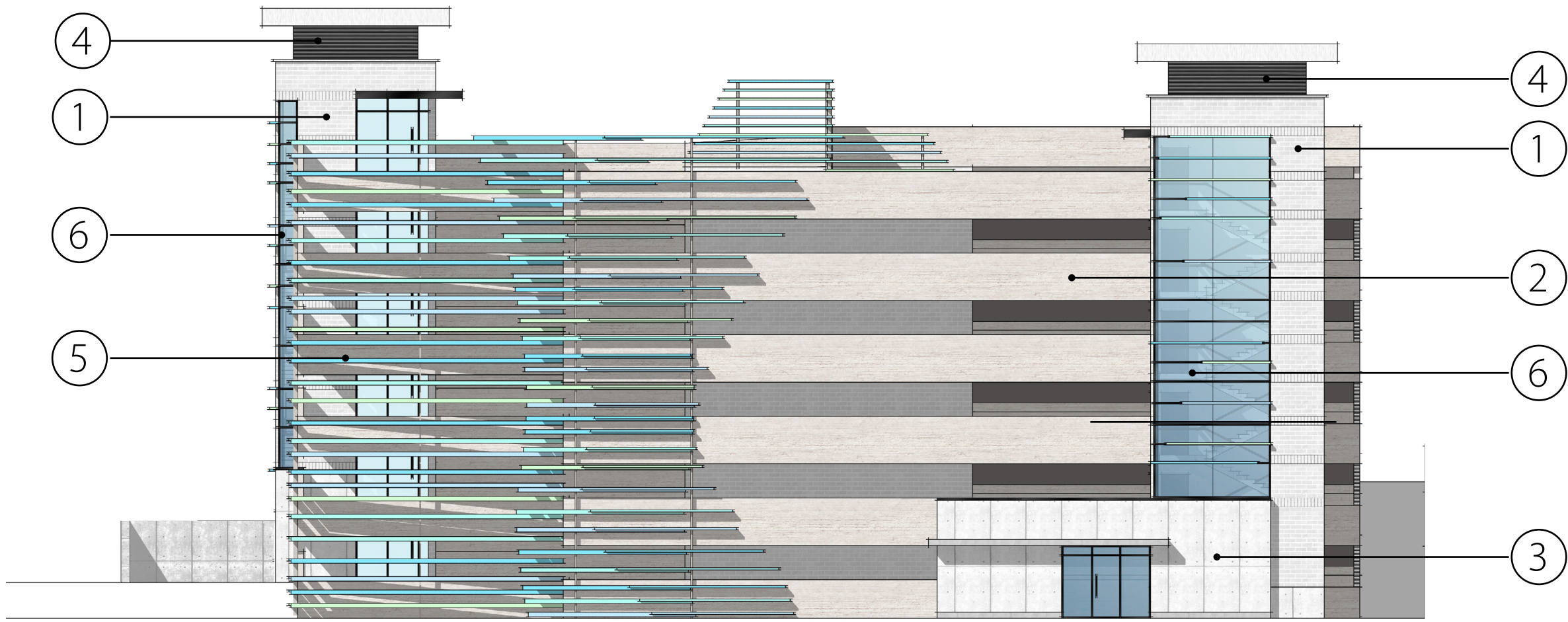


6TH LEVEL PLAN

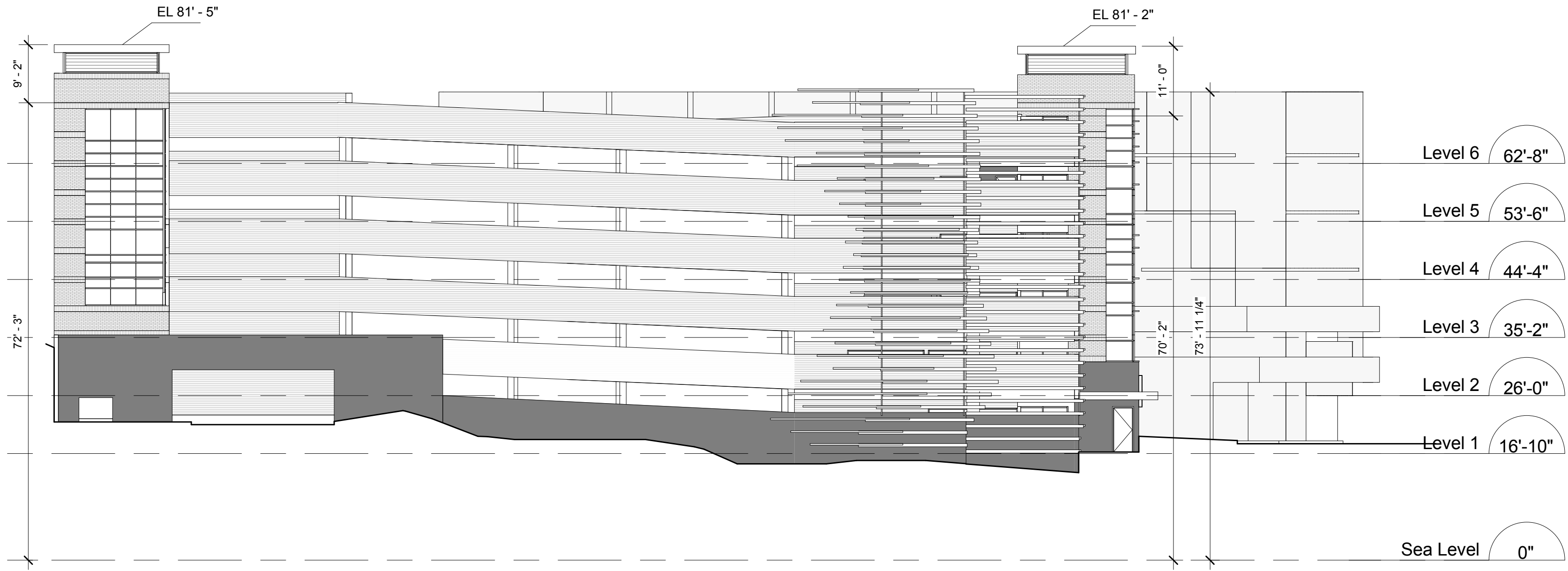


- ① White Brick
- ② Textured Concrete - White
- ③ Architectural Concrete
- ④ White Louver
- ⑤ Colored Metal Horizontal Fins
- ⑥ Window Wall c/w metal super caps

Ref. to Material Board



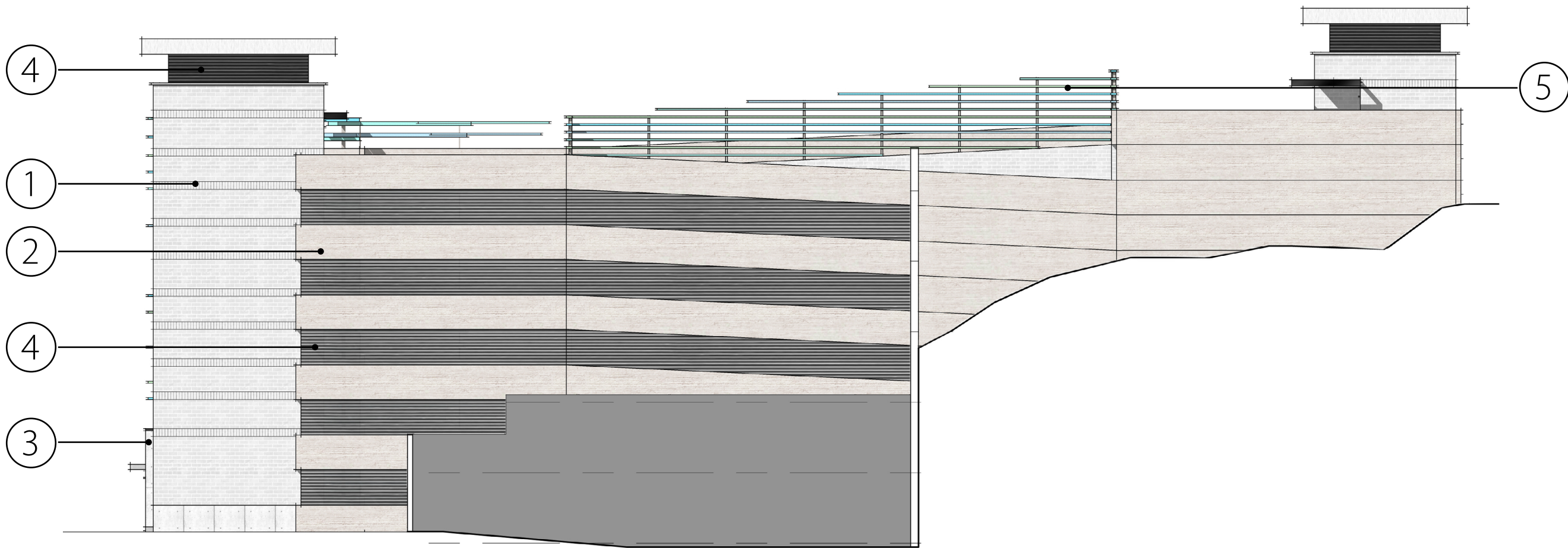
SOUTH ELEVATION



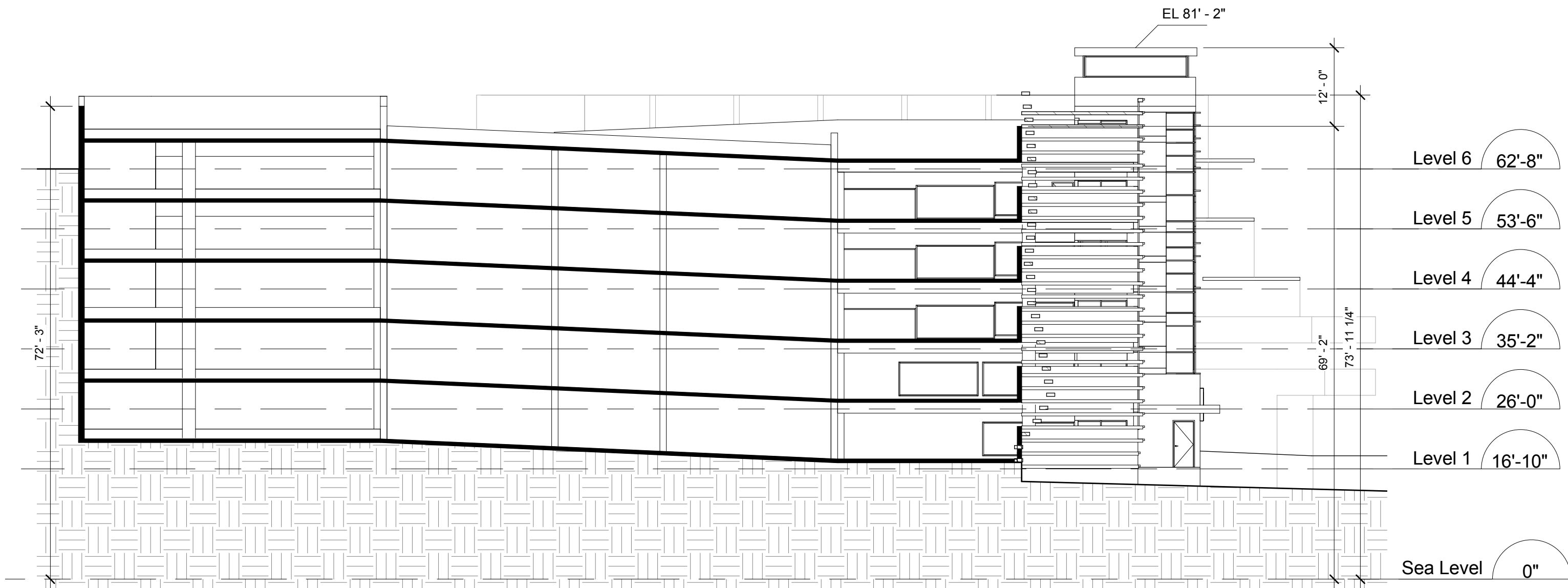
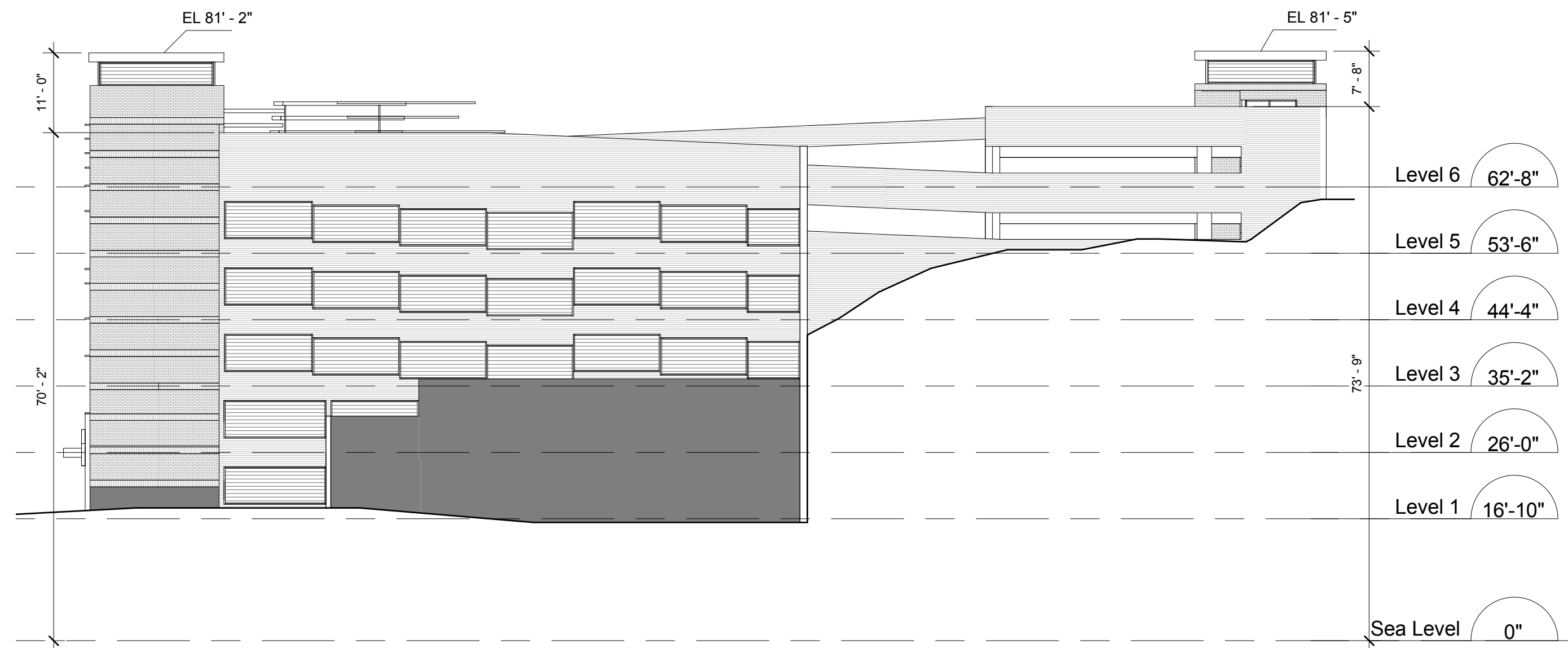
WEST ELEVATION

- ① White Brick
- ② Textured Concrete - White
- ③ Architectural Concrete
- ④ White Louver
- ⑤ Colored Metal Horizontal Fins
- ⑥ Window Wall c/w metal super caps

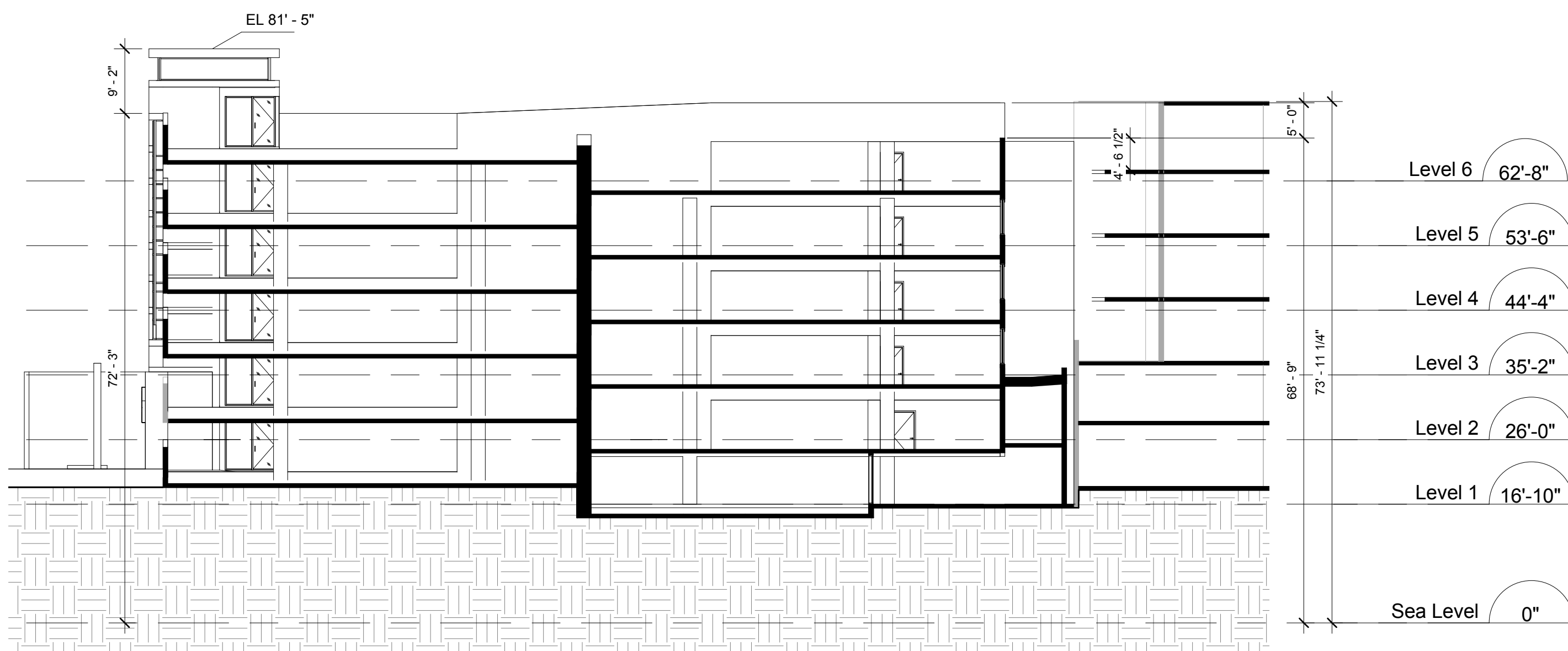
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EAST ELEVATION



SECTION I-I



SECTION II - II



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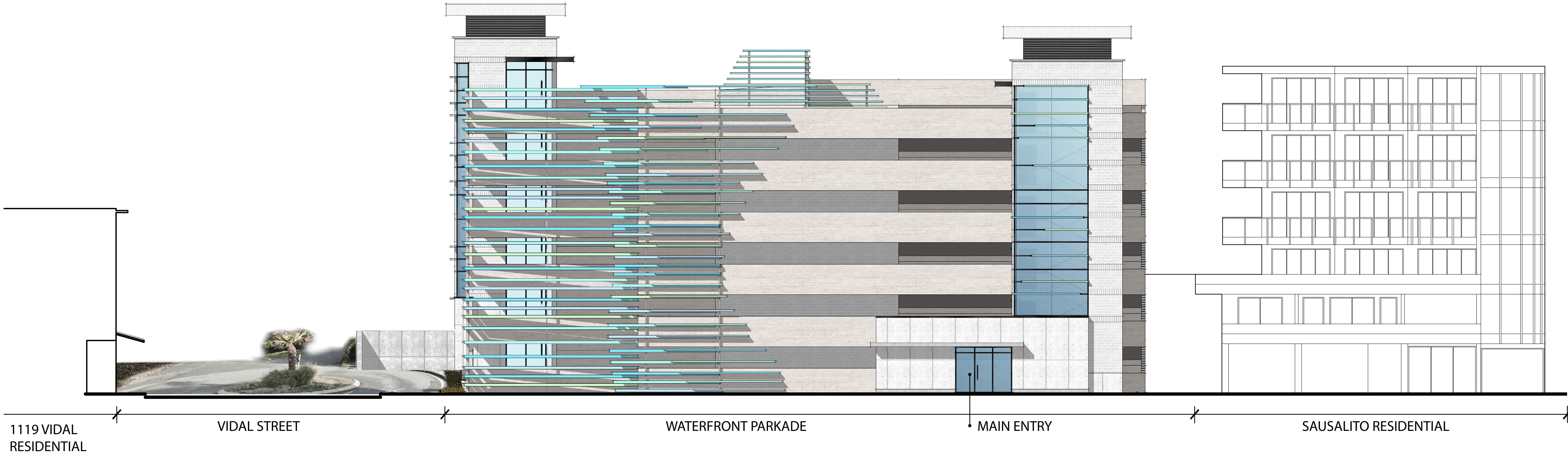
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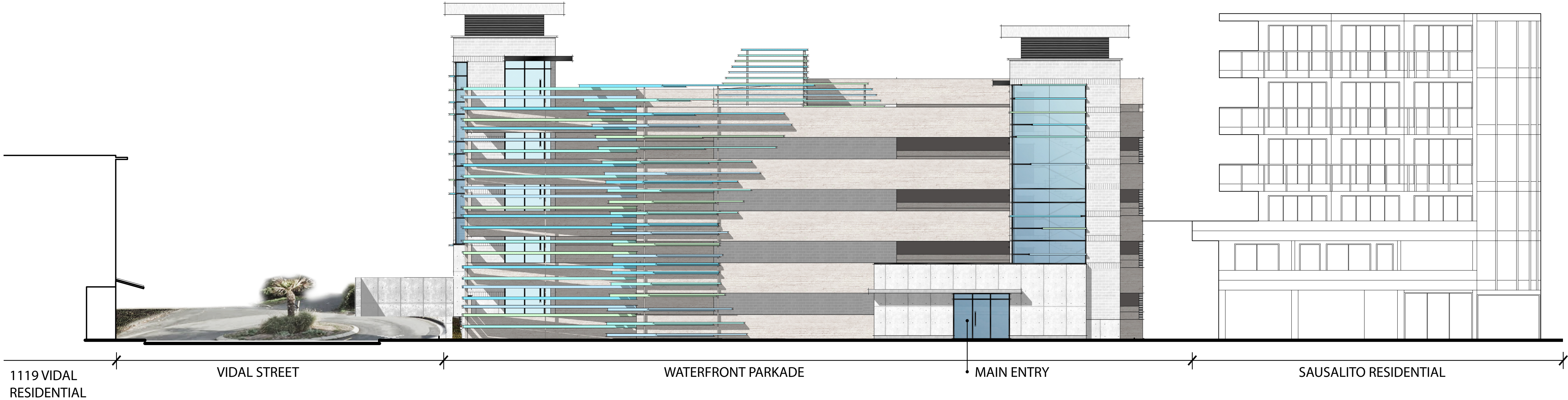
STREET VIEW MONTAGE

NOTE: FOR BUILDING MATERIALS, REFER TO MATERIAL BOARD

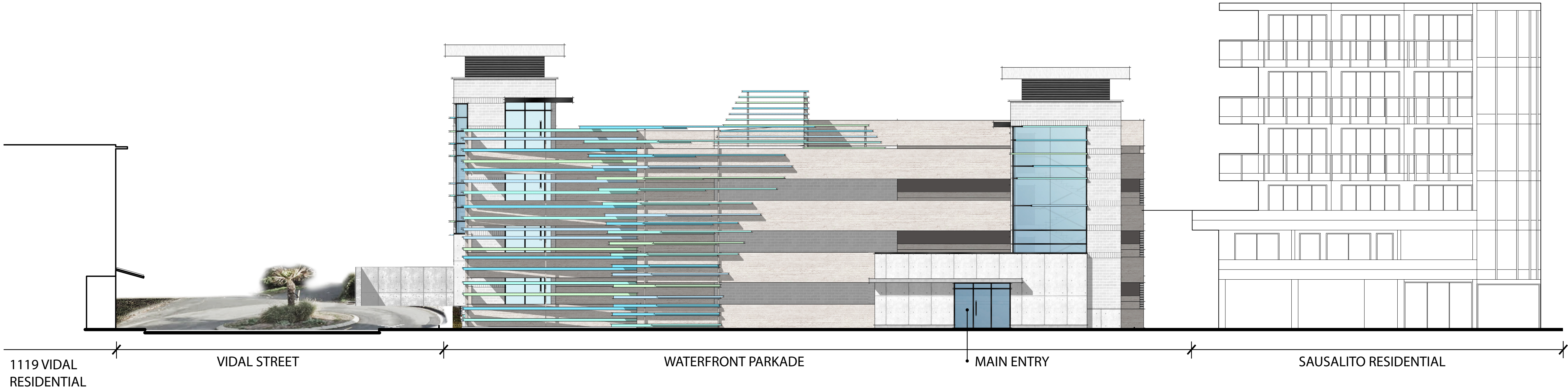


STREETSCAPE ELEVATION

Street View +
Street Scape

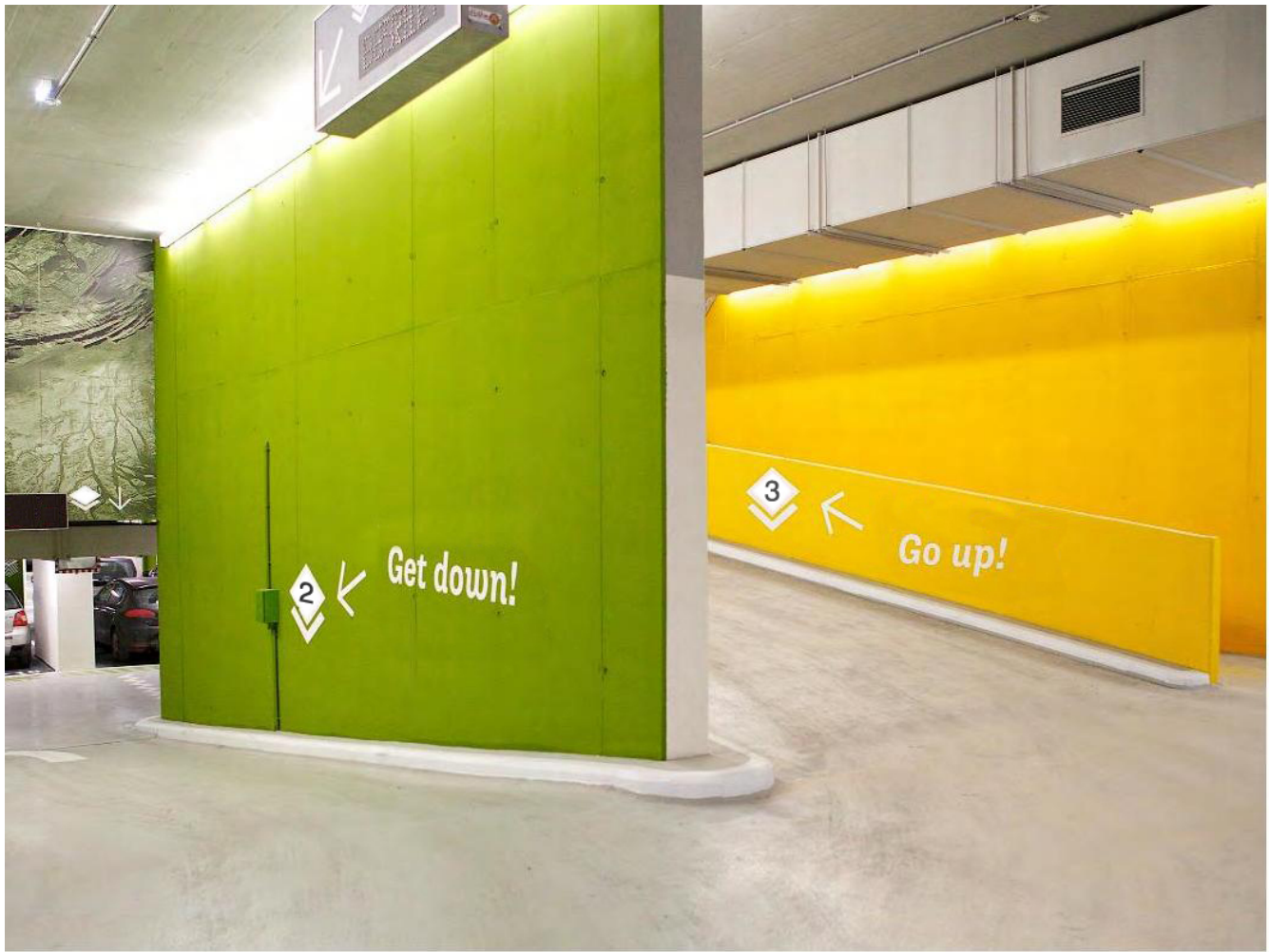


STREETSCAPE ELEVATION - 5 STOREY OPTION

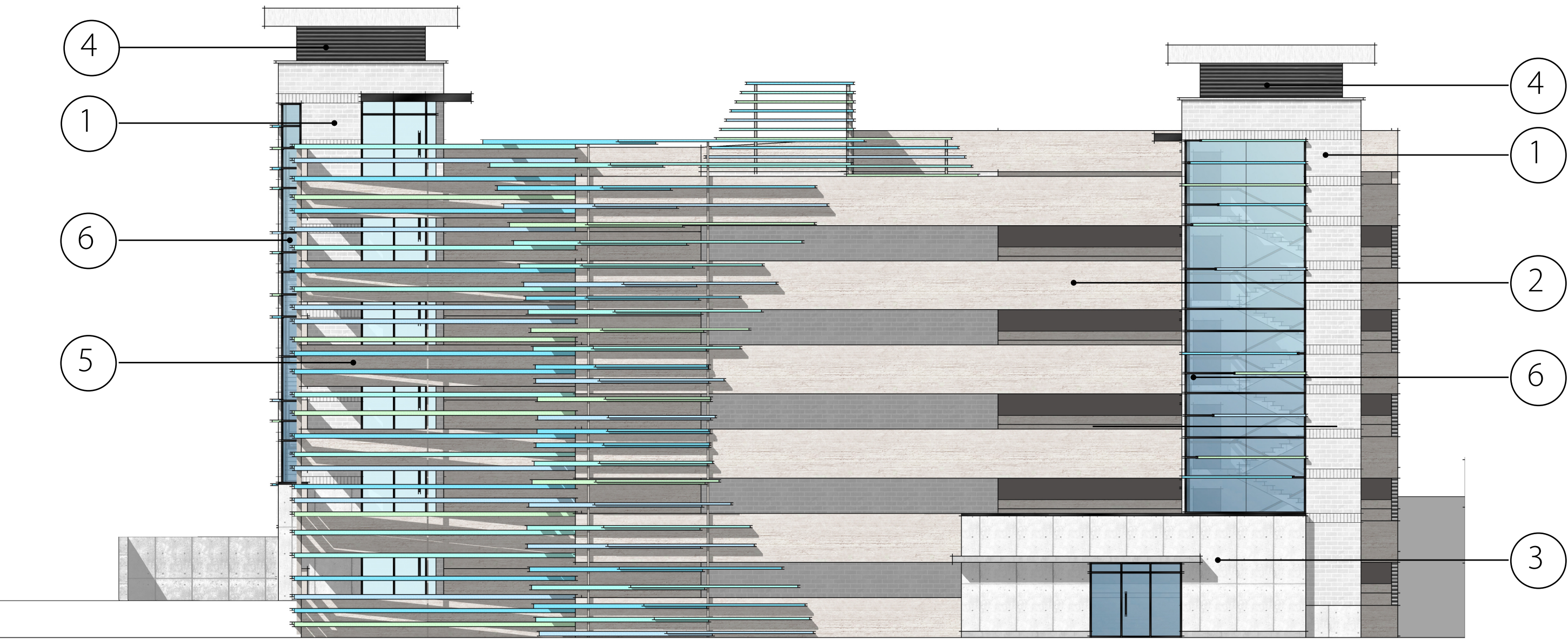


STREETSCAPE ELEVATION - 4 STOREY OPTION

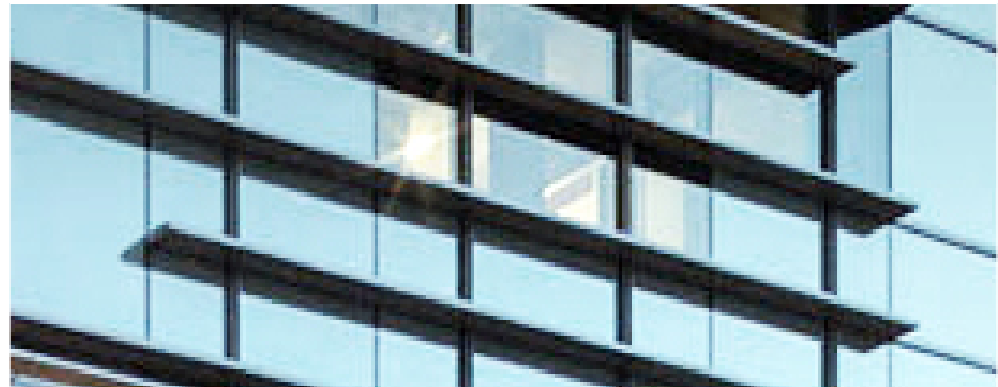
WAY-FINDING CONCEPT



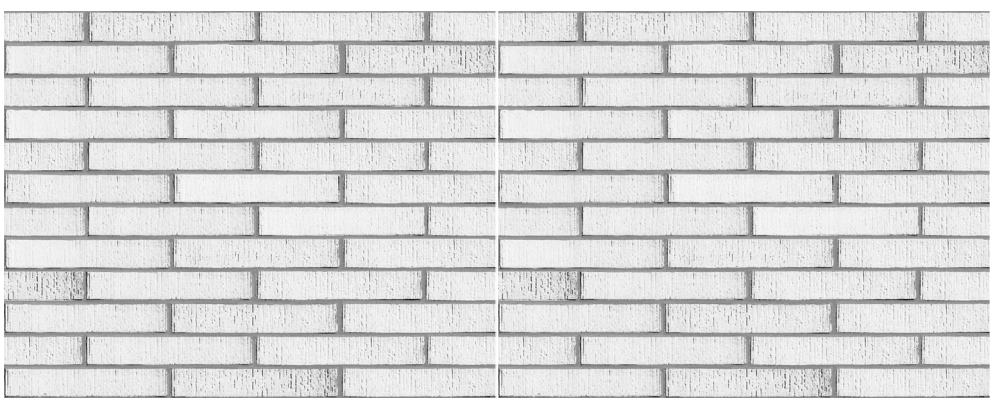
MATERIAL CONCEPT



⑤ Colored Metal Horizontal Fins



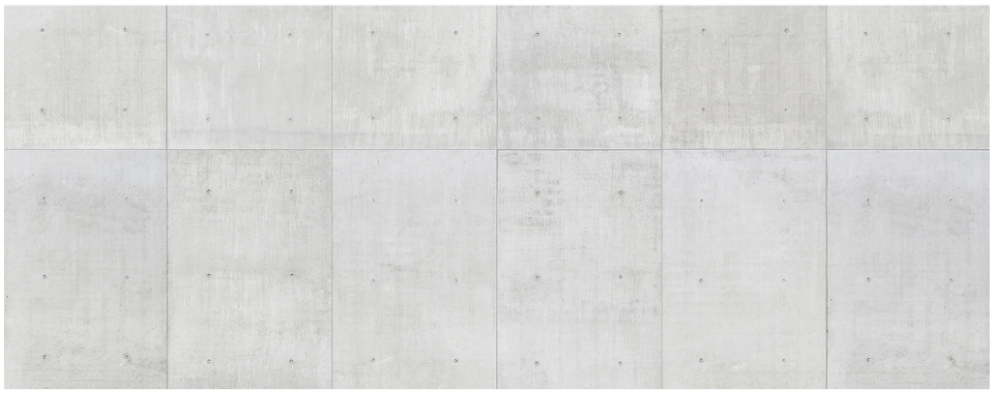
⑥ Window Wall c/w Metal Super Caps



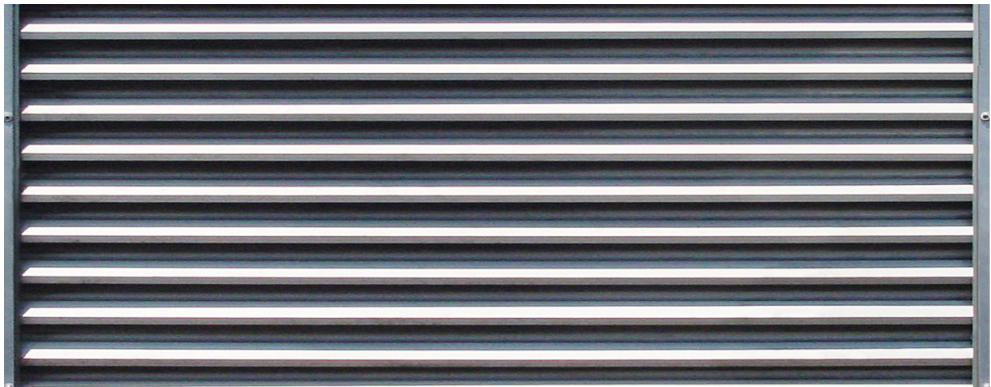
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② Textured Concrete - White



③ Architectural Concrete



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