

# 303 MARINE DRIVE - 28 MAY 2018



# ISSUES FOR RECONSIDERATION

- Provision of supportive units rather than all-cash CAC
- Introduction of more smaller units to improve affordability
- Lock-off units - mortgage helper or family support (nanny)
- Expanding the 'locals-first' policy – rental AND market
- Decoupling of all parking - rental AND market
- Elaborate on accessible/adaptable design features
- Elaborate on the public realm details



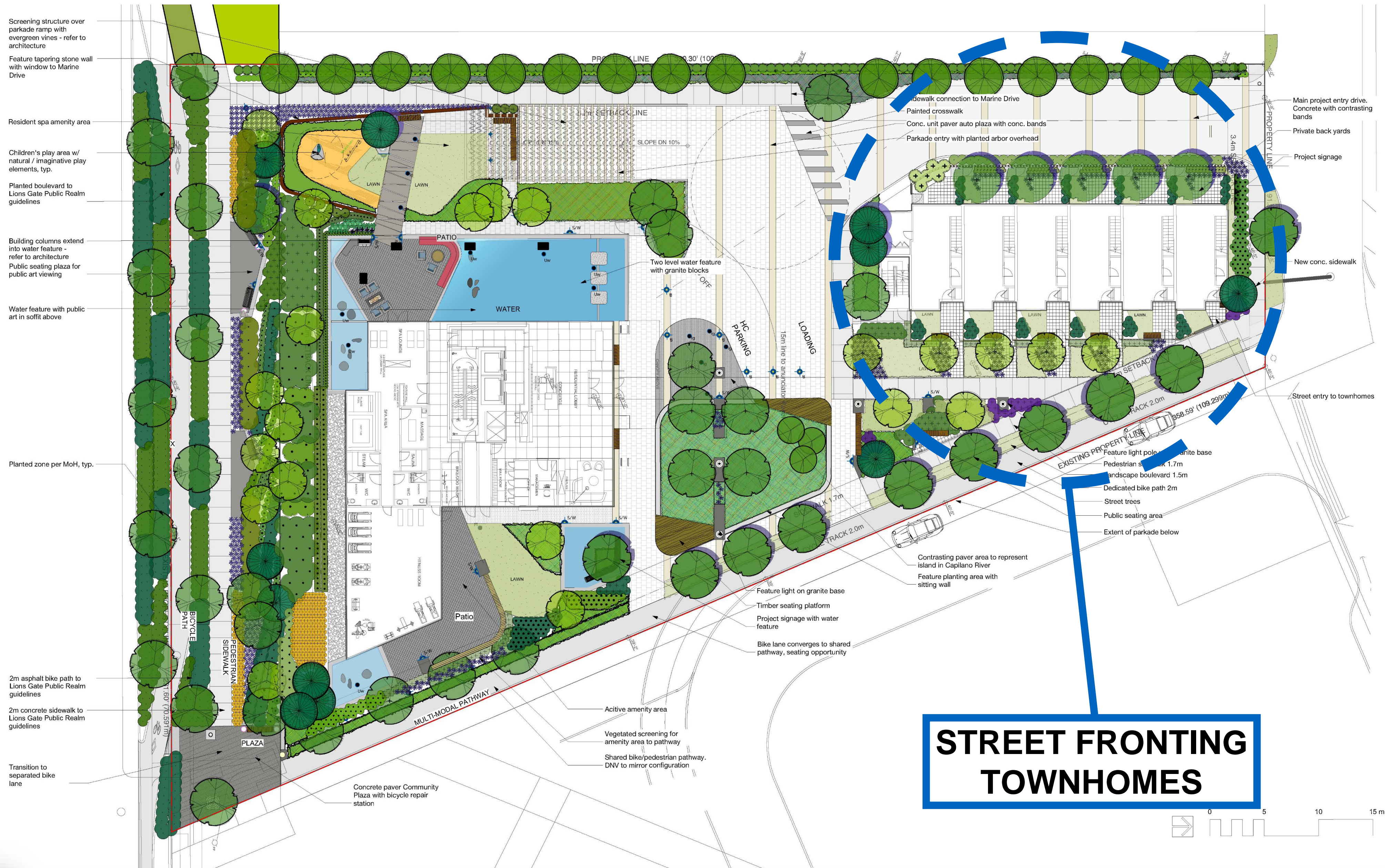
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# NON-MARKET TOWNHOMES

- 4 'market for-sale' townhomes converted to 6 'non-market rental' townhomes
- 5 x 960sf 2 bedroom townhomes; 1 x 1,200sf 3 bedroom townhome
- Size, location and format of housing well-suited to a non-profit
- Operator-owned or District-owned, Darwin agreed to deliver as part of CAC
- YWCA proposed as operator, provide homes for single mothers with children



Screening structure over parkade ramp with evergreen vines - refer to architecture

Feature tapering stone wall with window to Marine Drive

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Children's play area w/ natural / imaginative play elements, typ.

Planted boulevard to Lions Gate Public Realm guidelines

Building columns extend into water feature - refer to architecture

Public seating plaza for public art viewing

Water feature with public art in soffit above

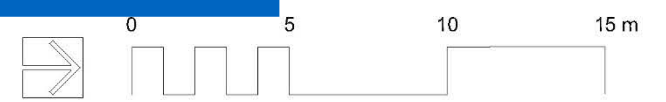
Planted zone per MoH, typ.

2m asphalt bike path to Lions Gate Public Realm guidelines

2m concrete sidewalk to Lions Gate Public Realm guidelines

Transition to separated bike lane

# STREET FRONTING TOWNHOMES



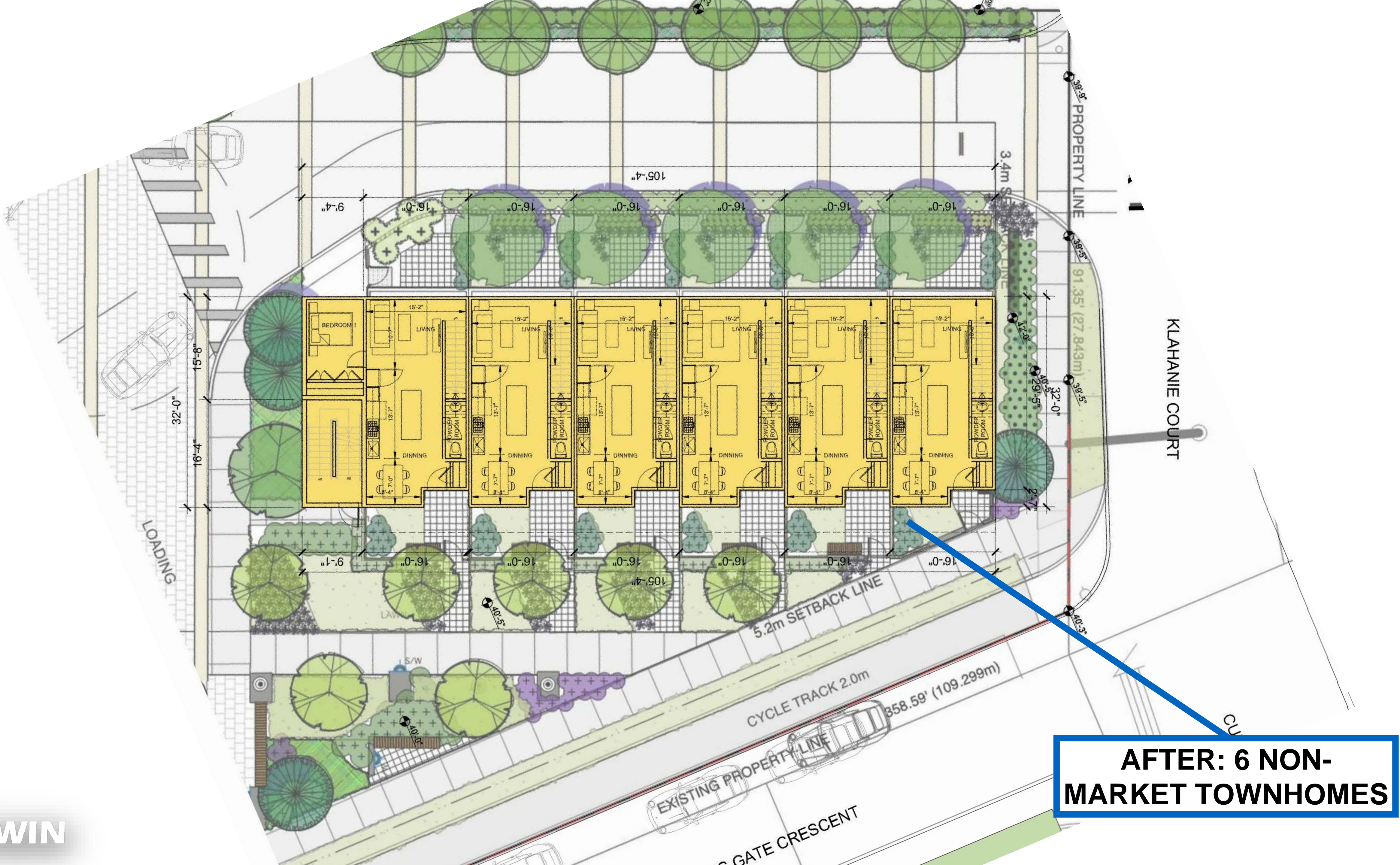


KLAHANIE COURT

CYCLE TRACK 2.0m

S GATE CRESCENT

**BEFORE: 4  
MARKET  
TOWNHOMES**



**AFTER: 6 NON-MARKET TOWNHOMES**

# RENTAL - SMALLER HOUSING OPTIONS

## BEFORE

Studio	N/A	0 (0%)
1 Bed	600 sf	12 (30%)
1+ / Jnr 2 Bed	820 sf	12 (30%)
2 Bedroom +	1,100 sf	18 (40%)
Townhouse	N/A	0 (0%)

**TOTAL HOMES**

**42**

## AFTER

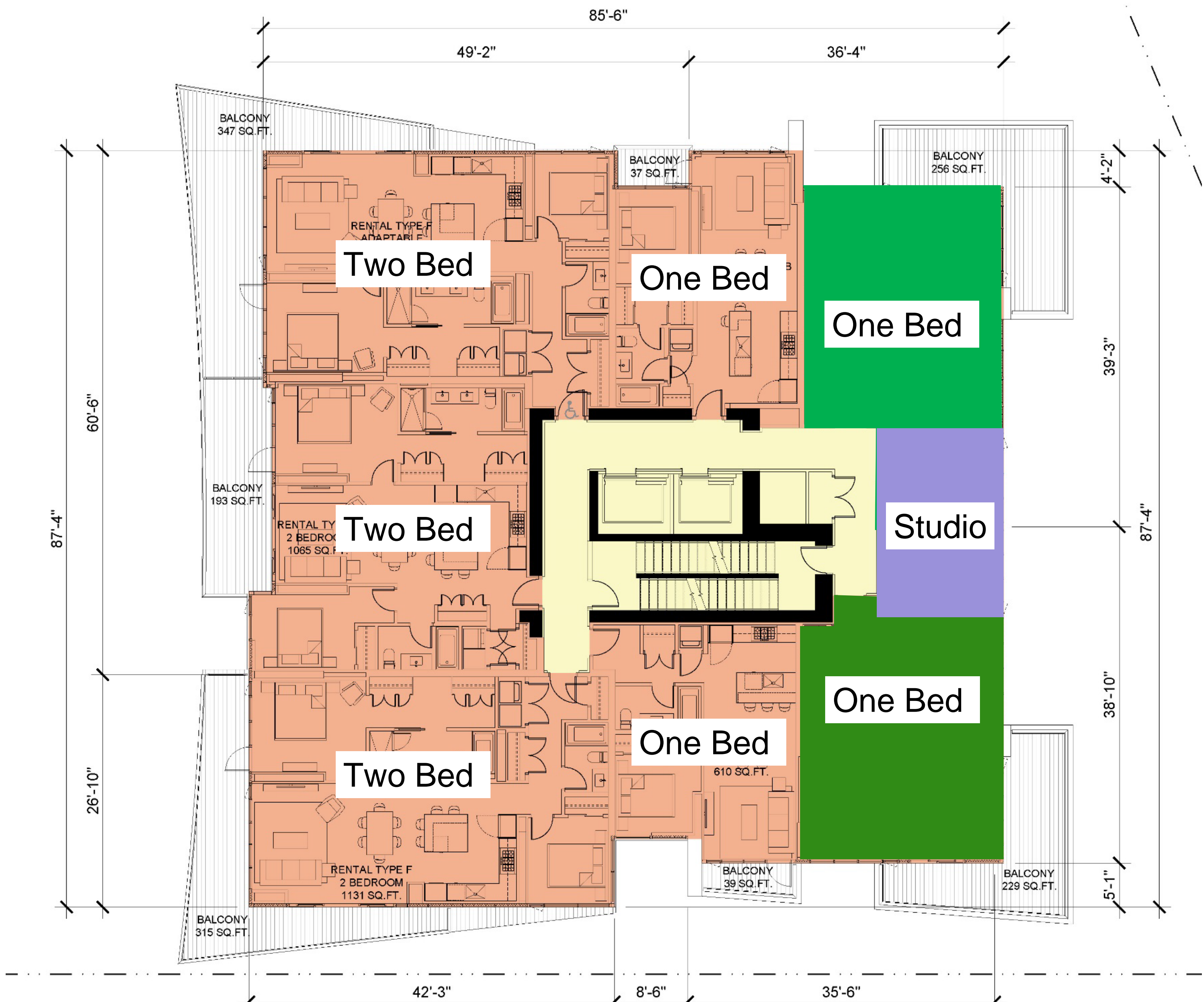
Studio	300 sf	6 (11%)
1 Bed	600 sf	24 (44%)
1+ / Jnr 2 Bed	820 sf	0 (0%)
2 Bedroom +	1,100 sf	18 (34%)
Townhouse	N/A	6 (11%)

**TOTAL HOMES**

**54**







# MARKET - SMALLER HOUSING OPTIONS

## BEFORE

Studio	N/A	0	(0%)
1 Bed	600 sf	8	(9%)
1+ / Jnr 2 Bed	820 sf	8	(9%)
2 Bedroom +	1,100 sf	71	(78%)
Townhouse	1,500 sf	4	(4%)

**TOTAL HOMES**

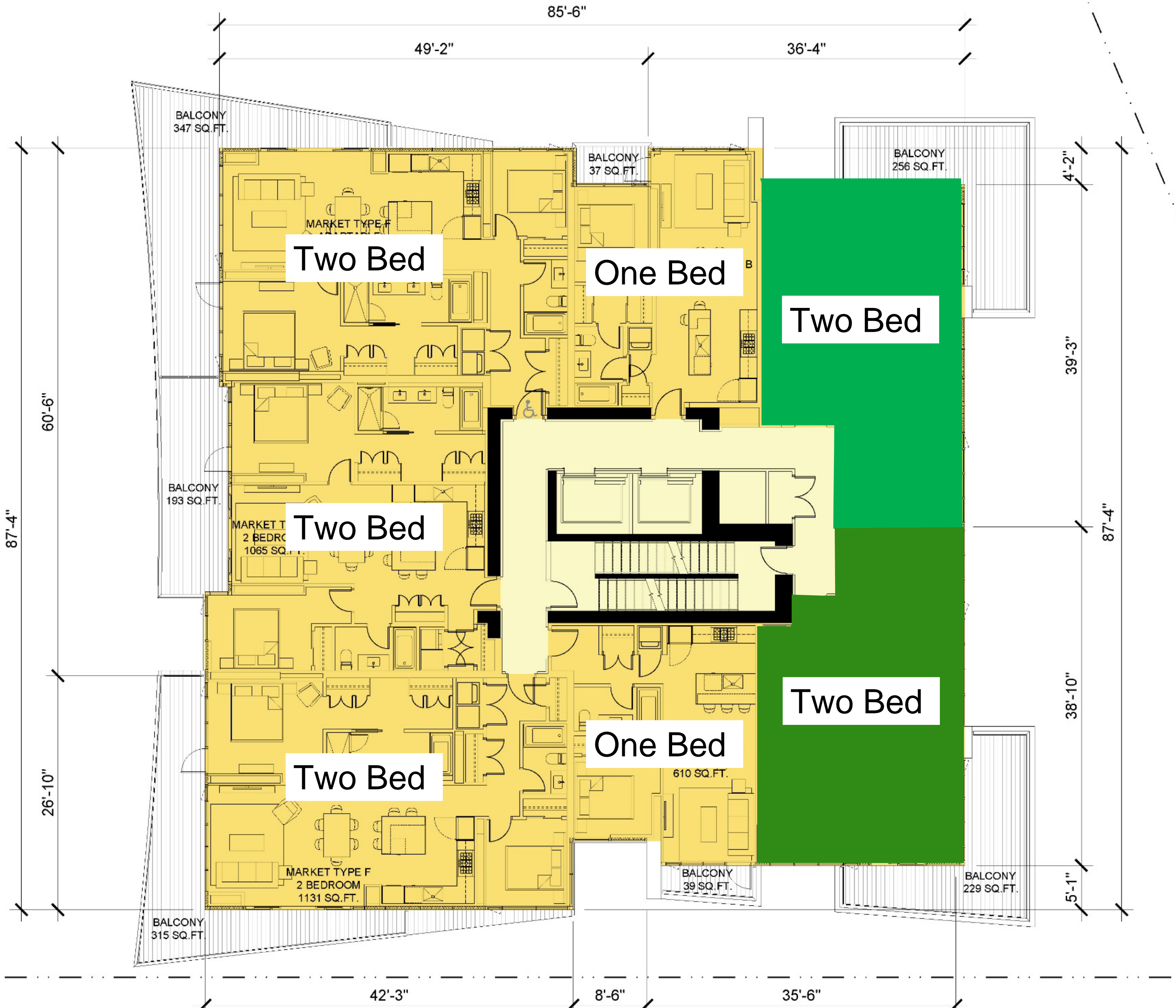
**91**

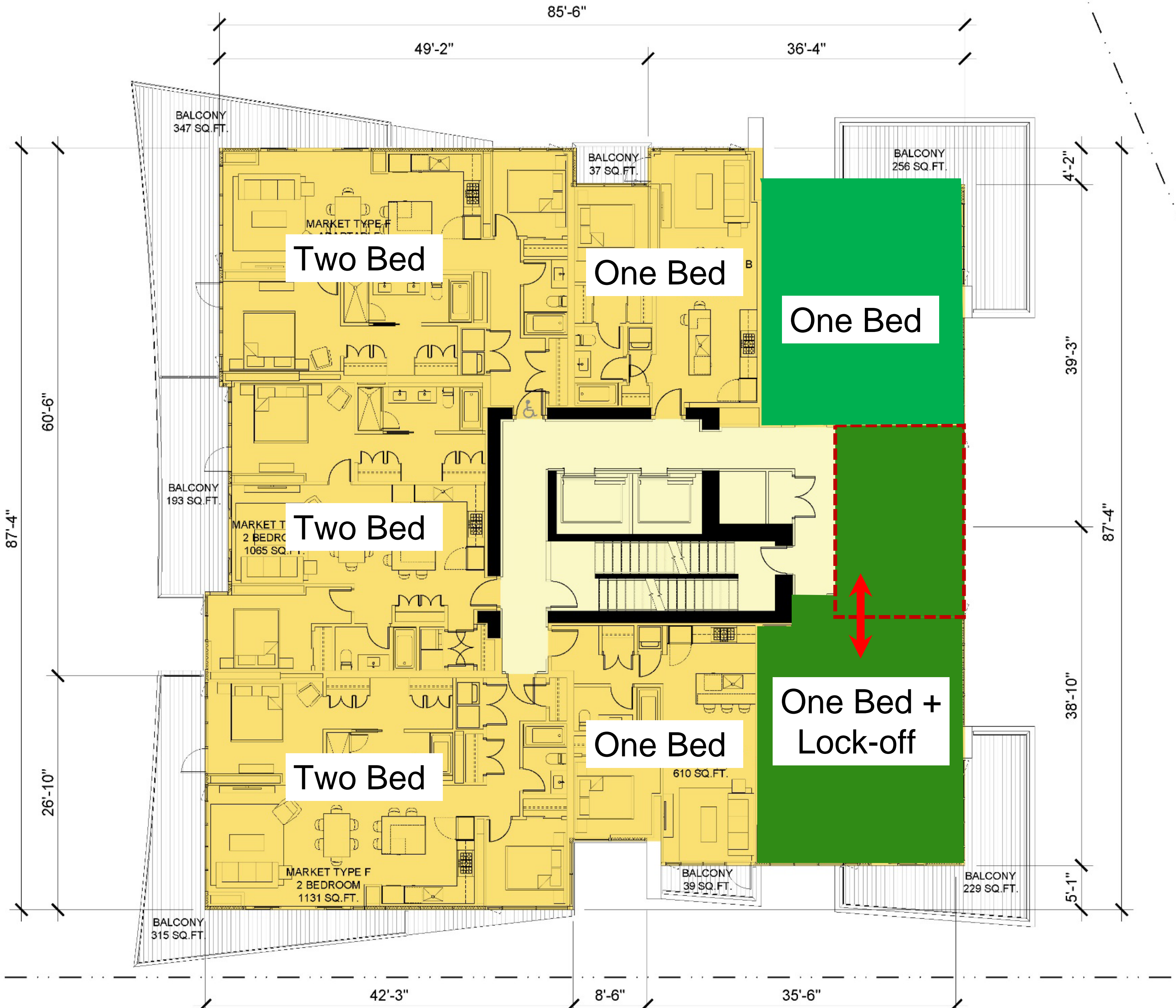
## AFTER

1+lock-off	760+300 sf	4	(5%)
1 Bed	600 sf	12	(14%)
1+ / Jnr 2 Bed	820 sf	0	(0%)
2 Bedroom +	1,100 sf	71	(82%)
Townhouse	N/A	0	(0%)

**TOTAL HOMES**

**87**





# ACCESSIBLE/ADAPTABLE DESIGN

- City of North Vancouver's **Adaptable Level 2 Design Guidelines**
- Level 2 Design Guidelines applied to **rental and market homes** (approx. 20%)
- Level 2 Design Guidelines applied to **non-market townhomes** (as possible)
- Darwin's Policy on **custom adjustments during presales period**

**ADAPTABLE DESIGN GUIDELINES**  
(based on City of North Vancouver Adaptable Level 2)

TWO SLIDERS OF 4'-0" EACH  
FLUSH WITH PAVEMENT

CONTINUOUS COUNTER  
BETWEEN SINK AND STOVE

2' CLEAR WALL SPACE  
ADJACENT TO DOOR LATCH

5' TURNING RADIUS

BALCONY  
8'-0" X 31'-10"

DINING/LIVING  
18'-0" X 13'-6"

MICRO/  
WALL  
OVEN  
FRIDGE  
KITCHEN  
10'-4" X 13'-6"

MEDIA  
8'-8" X 9'-6"

BEDROOM  
9'-2" X 12'-2"

UNIT D: 3 BEDROOM  
AREA: 1,359 SQ. FT.

5' TURNING RADIUS

BEDROOM  
12'-9" X 10'-4"

ENSUITE  
14'-8" X 5'-6"

PANTRY  
5'-0" X 5'-6"

BATHROOM  
9'-5" X 7'-11"

TUB CONTROL VALVE PLACED AT  
OUTER EDGE OF TUB, WITH TUB  
SPOUT AND SHOWER DIVERTE  
REMAINING IN CENTRAL POSITION

MIN 3 FEET CLEARANCE  
UNOBSTRUCTED IN FRONT OF  
TOILET AND BATHTUB

BACKING FOR TOWEL BAR AND  
FUTURE GRAB BARS

5' TURNING RADIUS

LAUNDRY  
9'-5" X 5'-10"

- Continuous counter between sink and stove
- 5' turning radius inside and outside dwelling unit
- Automatic door opener or 2' clear wall space adjacent to door latch where door swings toward user
- Backing for towel and future grab bars
- Solid blocking provided in walls of tub/shower, toilet area and behind towel bars.
- Tub control valve placed at outer edge of tub, with spout and shower diverter remaining in central position
- Adjustable height shower head of hand-held shower head in adjustable bracket
- Toilet located adjacent to wall
- 5' turning radius within Bathroom
- 3' clearance along full length of tub
- Min one bedroom and bathroom door 2'-10" clear opening
- Min one bedroom and bathroom door 2'-10" clear opening in balcony
- 5' turning radius in balcony
- Minimum one balcony doorsill with max  $\frac{1}{2}$ " or 13mm threshold.
- Window opening mechanism maximum 46" above floor

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Concrete paver Community Plaza with bicycle repair station



Sidewalk connection to Marine Drive  
Painted crosswalk  
Conc. unit paver auto plaza with conc. bands  
Parkade entry with planted arbor overhead

Main project entry drive. Concrete with contrasting bands  
Private back yards  
Project signage

Two level water feature with granite blocks

New conc. sidewalk

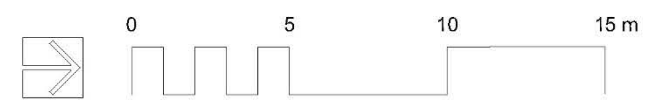
Street entry to townhomes

Feature light pole with granite base  
Pedestrian sidewalk 1.7m  
Landscape boulevard 1.5m  
Dedicated bike path 2m  
Street trees  
Public seating area  
Extent of parkade below

Contrasting paver area to represent island in Capilano River  
Feature planting area with sitting wall

Feature light on granite base  
Timber seating platform  
Project signage with water feature  
Bike lane converges to shared pathway, seating opportunity

Active amenity area  
Vegetated screening for amenity area to pathway  
Shared bike/pedestrian pathway. DNV to mirror configuration





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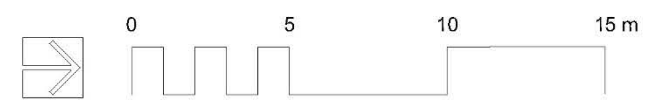
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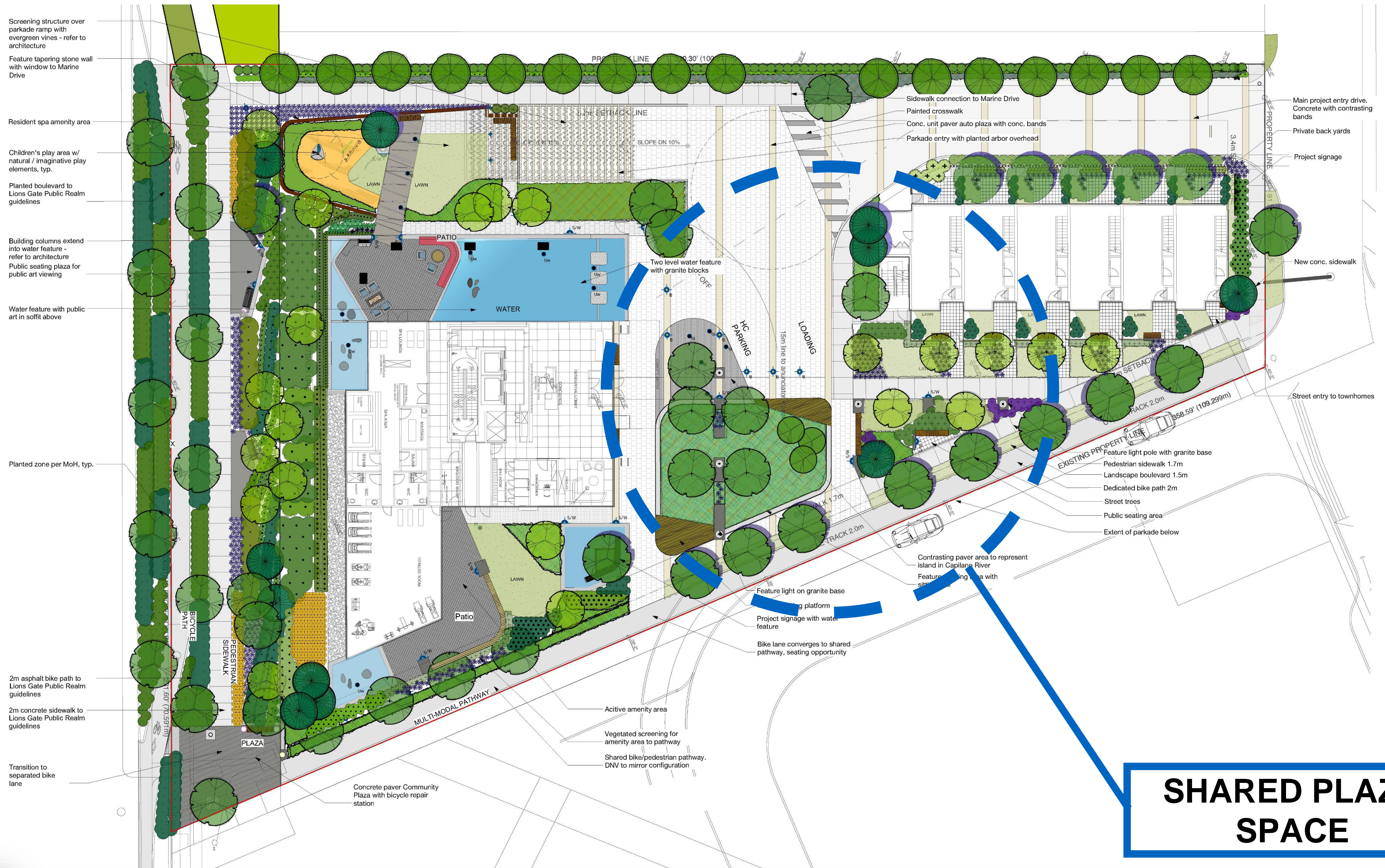


**CHILDREN'S PLAY /  
LAWN AREA**





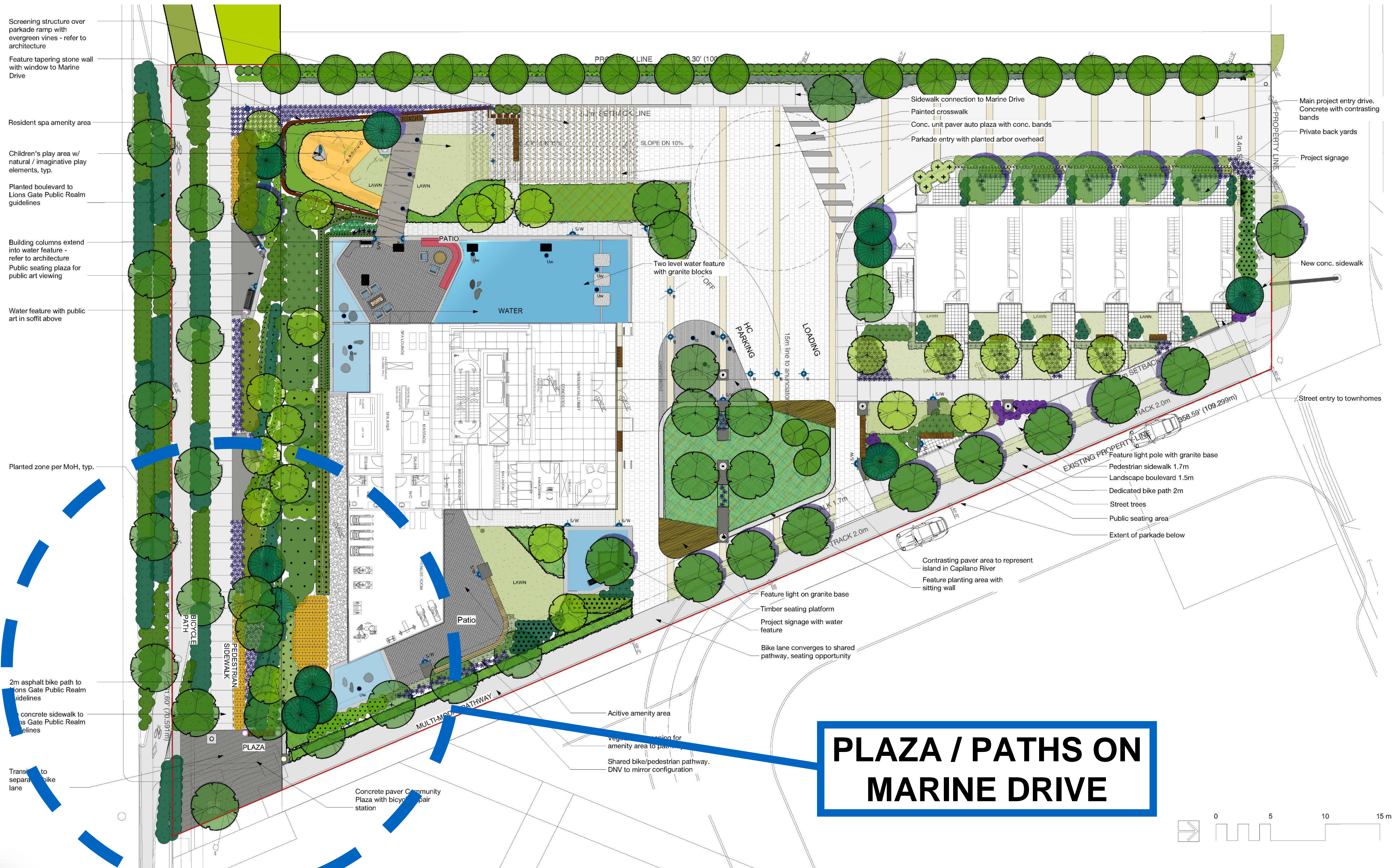




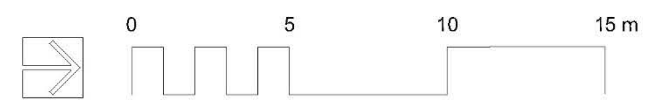
**SHARED PLAZA SPACE**







**PLAZA / PATHS ON MARINE DRIVE**



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Active ai

Vegetate amenity:

Shared b DNV to n





**DARWIN**

THANK YOU



**DARWIN**