

303 MARINE DRIVE
REZONING PROPOSAL



303 MARINE DRIVE DARWIN

WHO WE ARE

We are a local North Shore company.

We are proud of our over 30 years of being part of the North Shore community.



Lynn Creek Apartments, DNV



Lynn Valley Centre, DNV



City of North Vancouver Operations Centre

HISTORY OF THE PROPOSAL

June 2014:	Darwin Acquires Property
Feb 2015:	Open House (32 storeys; 55 attendees)
Sept 2015:	First Submission for rezoning to DWV
Oct 2015 – mid 2017	On Hold: Marine Drive Context Study
June 2017:	Marine Drive LAP & Design Guidelines Adopted
Aug 2017:	Revised Submission for rezoning to DWV
Oct 2017:	Public Information Meeting (26 storeys; 11 attendees)
May 2018:	First Reading at Council and referral to Public Hearing
June 13, 2018:	Public Information Meeting (10 attendees, 2 from DWV)

2014



2018

303 MARINE DRIVE OVERVIEW

1. COMPLIANCE WITH LAP GUIDELINES
2. SUMMARY OF PROPOSAL
3. HOUSING DIVERSITY
4. SUSTAINABILITY
5. ADAPTABILITY
6. TRAFFIC & INFRASTRUCTURE
7. RENDERINGS
8. COMMUNITY BENEFITS

303 MARINE DRIVE COMPLIANCE WITH LAP

	Marine Drive Local Area Plan Guidelines June 2017	Darwin Re-Submission May 2018
Floor Space Ratio	2.5- 3.25	3.25
Height	Tower at similar height to International Plaza (24-26 storeys)	26 storeys
Built Form	Lower scale expression fronting Marine Drive	2 storey amenity building fronting Marine Drive
Housing	Variety of Unit types and provision of rental and/or supportive units	Mix of rental, supportive townhouses, and family oriented homes
Public Realm	Integrative Landscape features, enhanced quality of streetscape to facilitate pedestrian and cyclist use	Enhanced pedestrian and cyclist connections; North-South public space connection
Sustainability	Excellence in Sustainable Design and Energy Efficiency Standards achieved	Townhouses: Passive House Certification Tower: - STEP 2 of BC Energy STEP Code - Leed Gold Certification

SUMMARY OF PROPOSAL

PROJECT STATISTICS & TIMING:

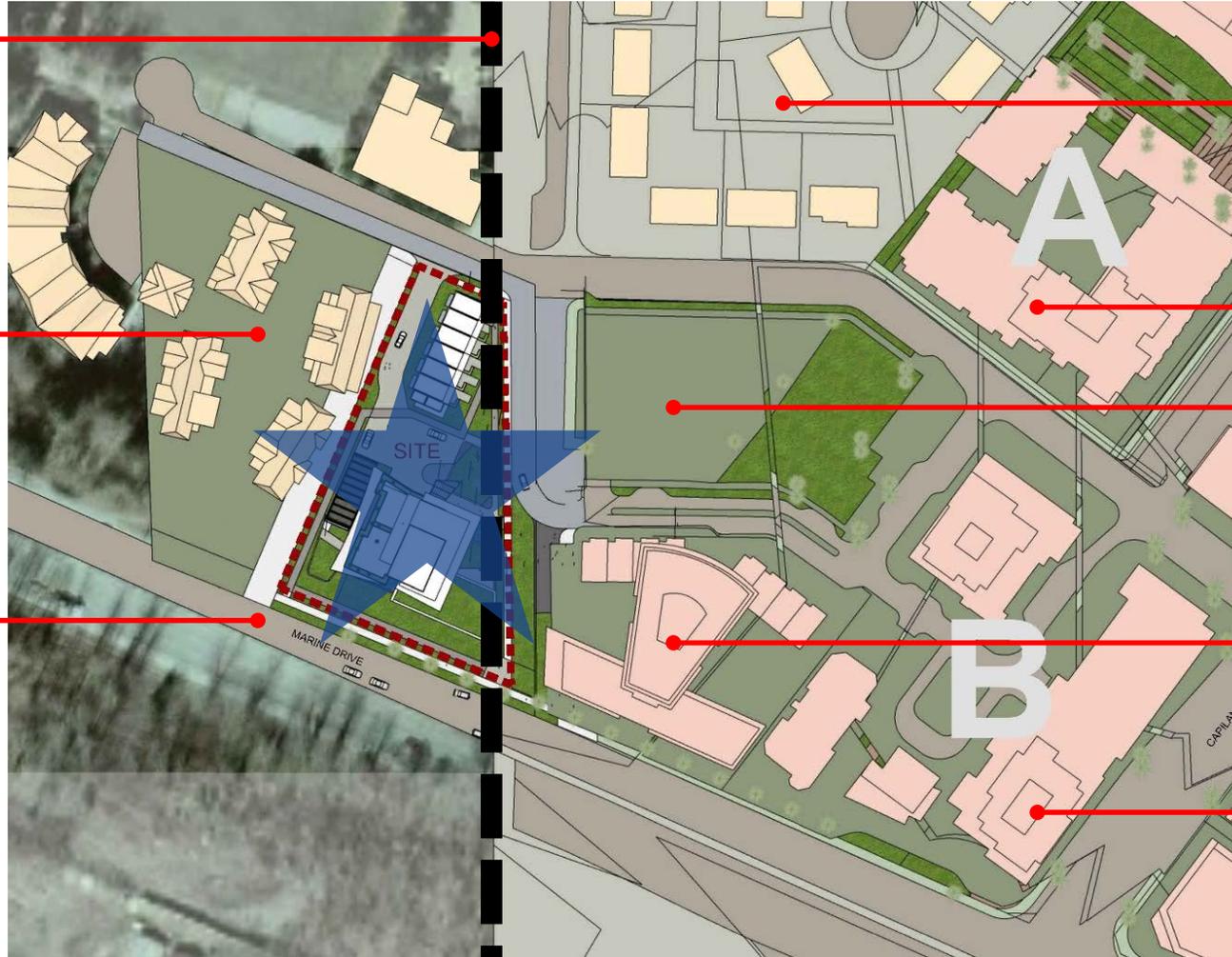
FSR AREA:	173,000 sf (3.25 FSR)
AREA OF INDOOR AMENITY:	5,700 sf
NON-MARKET HOMES:	6 Townhouses (4%)
RENTAL HOMES:	48 Apartments (34%)
MARKET CONDOMINIUMS:	87 Homes (62%)
TOTAL PARKING STALLS:	201 Stalls (including visitor)
ANTICIPATED COMPLETION:	End 2021 (if approved)

303 MARINE DRIVE SUMMARY OF PROPOSAL

DWV / DNV
BOUNDARY

EXISTING
TOWNHOMES

MARINE DR.



APPROVED
TOWNHOMES

HIGHRISE
CONSTRUCTION

PROPOSED
PARK

PROPOSED
HIGHRISE

APPROVED
HIGHRISE

303 MARINE DRIVE SUMMARY OF PROPOSAL – SITE PLAN



303 MARINE DRIVE

SUMMARY OF PROPOSAL – CHILDREN’S PLAY



303 MARINE DRIVE SUMMARY OF PROPOSAL – MARINE DRIVE

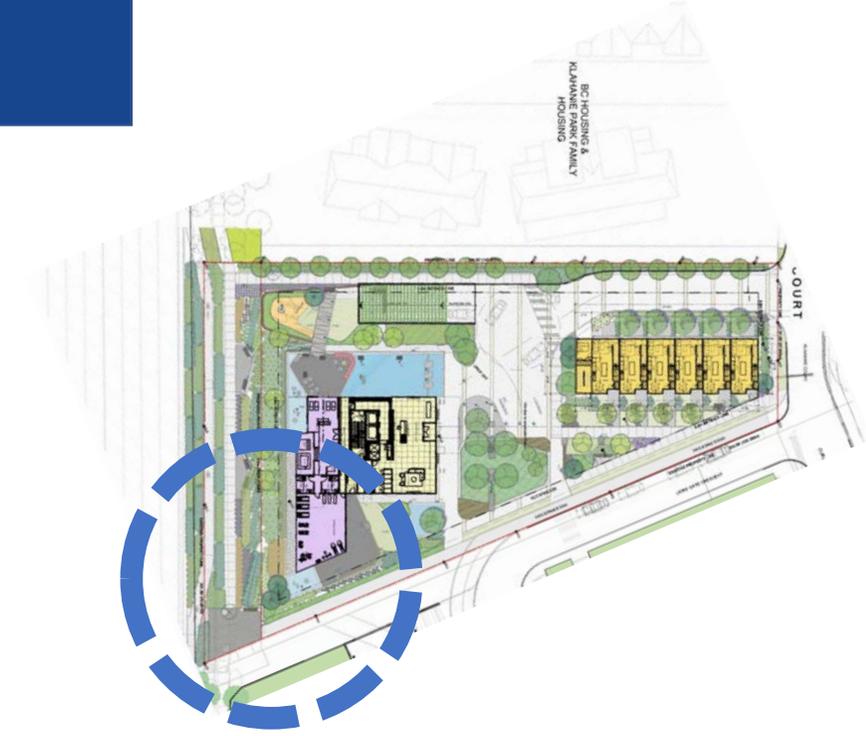


Concrete paver Community Plaza with bicycle repair station

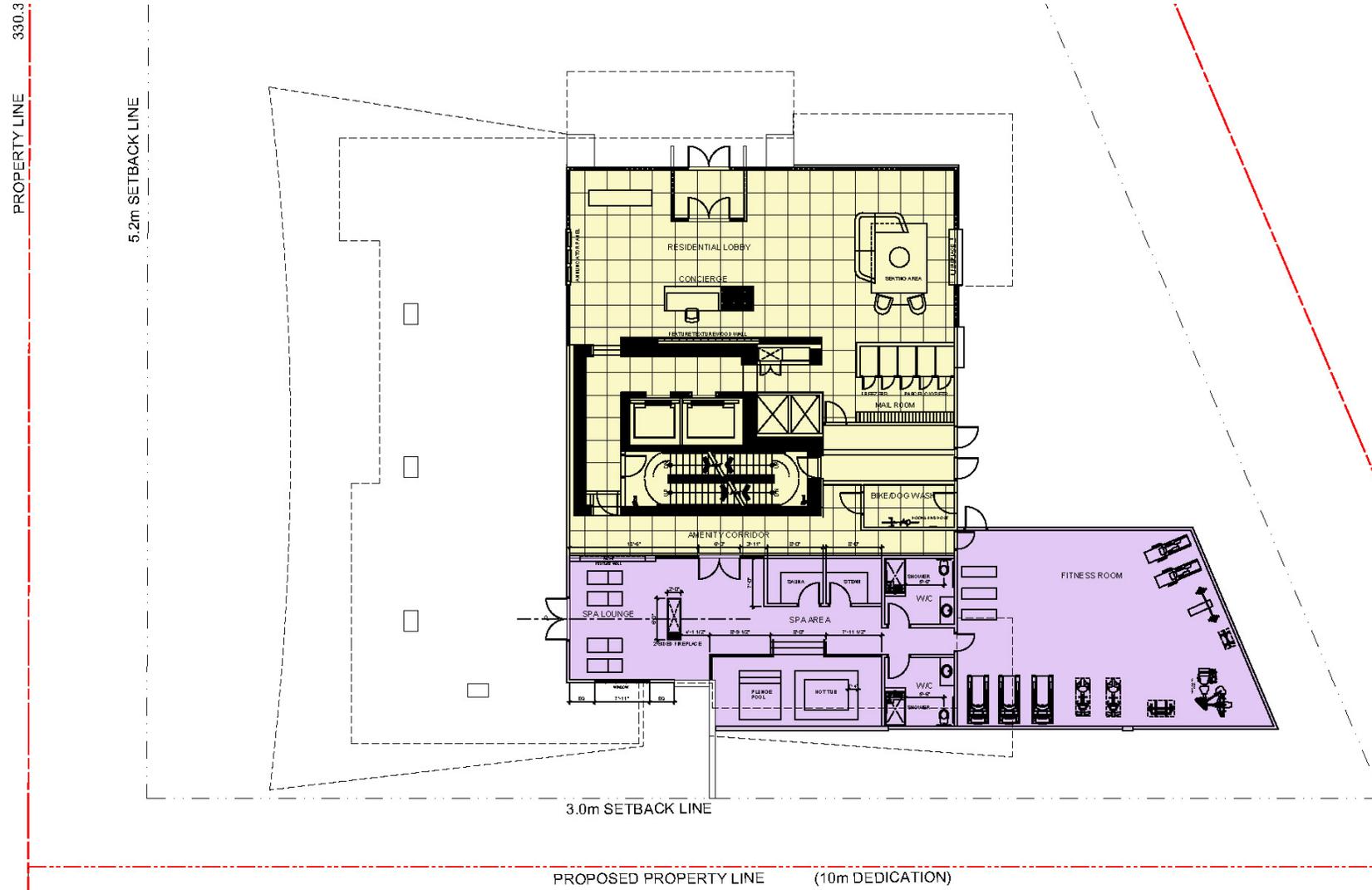
Active amenity area

Vegetated screening for amenity area to pathway

Shared bike/pedestrian path DNV to mirror configuration



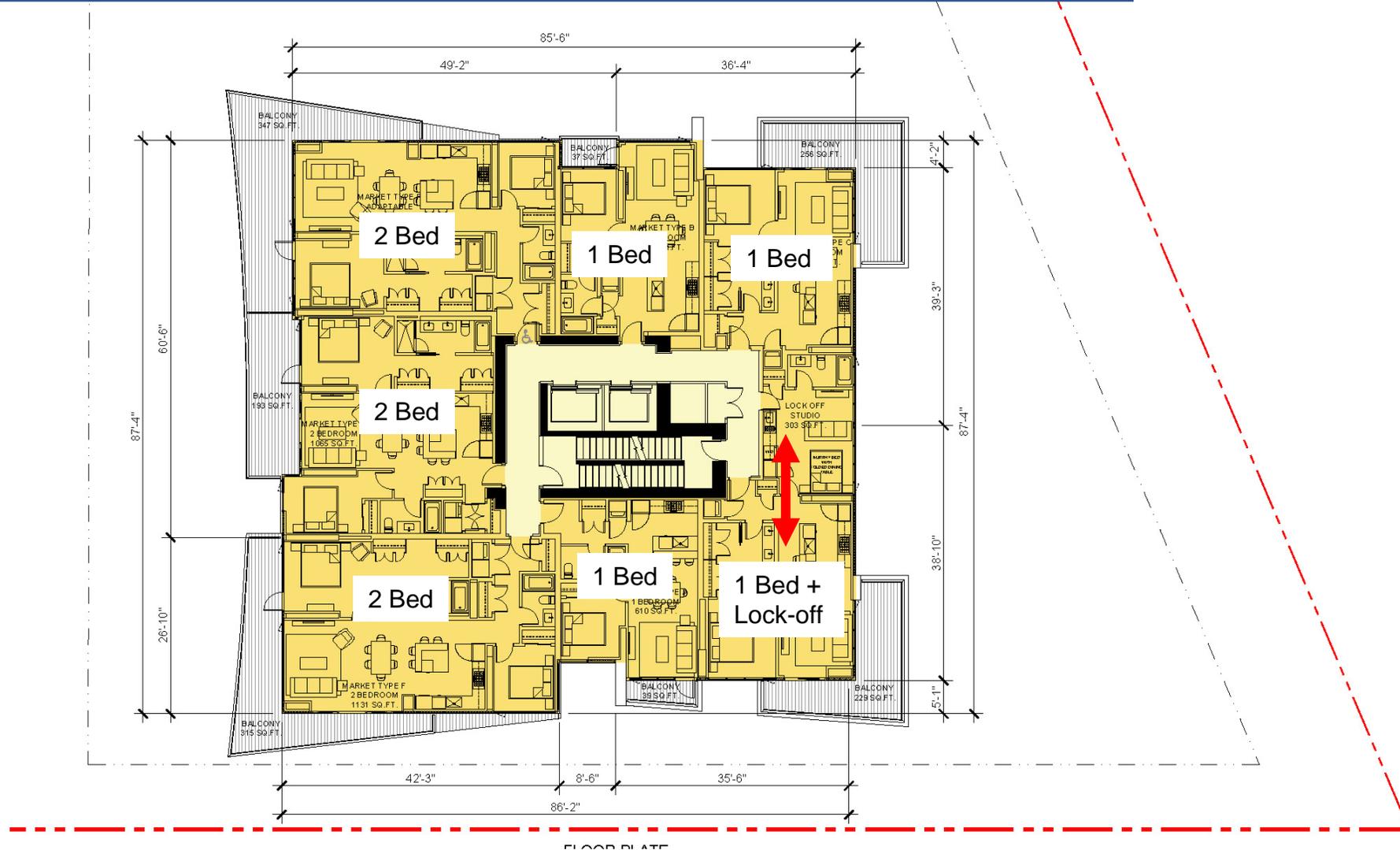
303 MARINE DRIVE SUMMARY OF PROPOSAL – GROUND LEVEL



303 MARINE DRIVE SUMMARY OF PROPOSAL – RENTAL FLOOR



303 MARINE DRIVE SUMMARY OF PROPOSAL – MARKET FLOOR



303 MARINE DRIVE SUMMARY OF PROPOSAL - TOWNHOMES



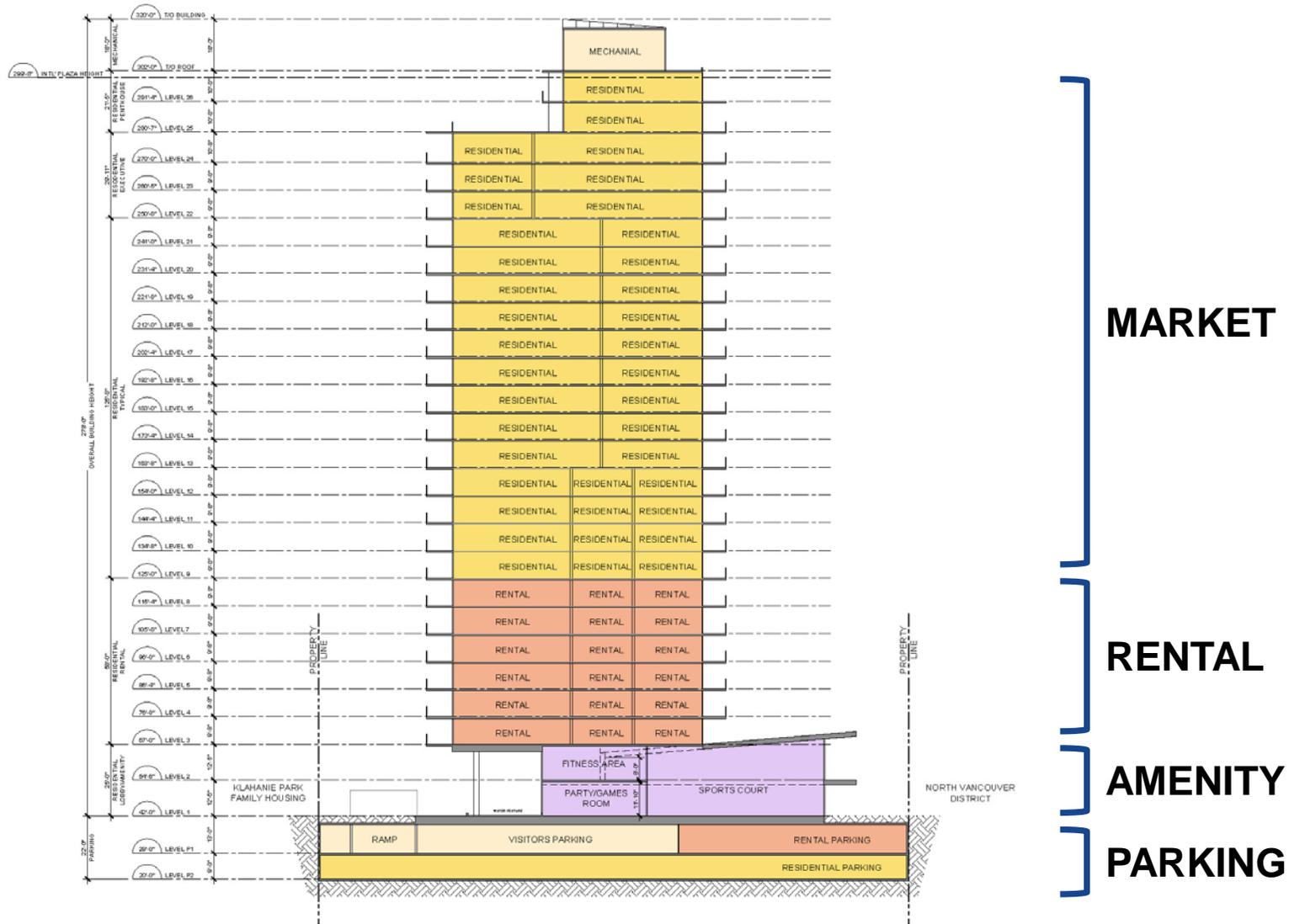
DARWIN

303 MARINE DRIVE SUMMARY OF PROPOSAL - TOWNHOMES



303 MARINE DRIVE

SUMMARY OF PROPOSAL – BUILDING SECTION



303 MARINE DRIVE

HOUSING DIVERSITY – MARKET CONDO'S

TYPE OF HOME	SIZE (SF)	NUMBER OF HOMES	% OF TOTAL
1 Bedroom + Lock-Off	(760 + 300)	4	5%
1 Bedroom	600	12	14%
2 Bedroom + larger	1,100	71	81%
	TOTAL	87	

303 MARINE DRIVE

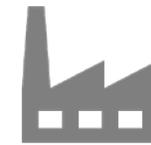
HOUSING DIVERSITY – RENTAL APARTMENTS

TYPE OF HOME	SIZE (SF)	NUMBER OF HOMES	% OF TOTAL
Studio	300	6	11%
1 Bedroom	600	24	44%
2 Bedroom + larger	1,100	18	34%
Townhouse (non-market)	1,000	6	11%
	TOTAL	54	

SUSTAINABILITY (ENERGY + GHG's)

A COMPREHENSIVE APPROACH:

- Water-based heating and cooling – “DEU-Ready”
- Heat Recovery Ventilators for improved indoor air quality and energy reduction
- Individual suite energy metering – consumption reduced by up to 20% - 30%
- Expanded EV charging capabilities & bicycle infrastructure
- Low carbon approach using efficient air-to-water heat-pump technology
- LEED Gold Certified (project) & Passive House Certified (townhomes)
- Transit connected location
- BC Energy Step Code – Step 2 Compliant

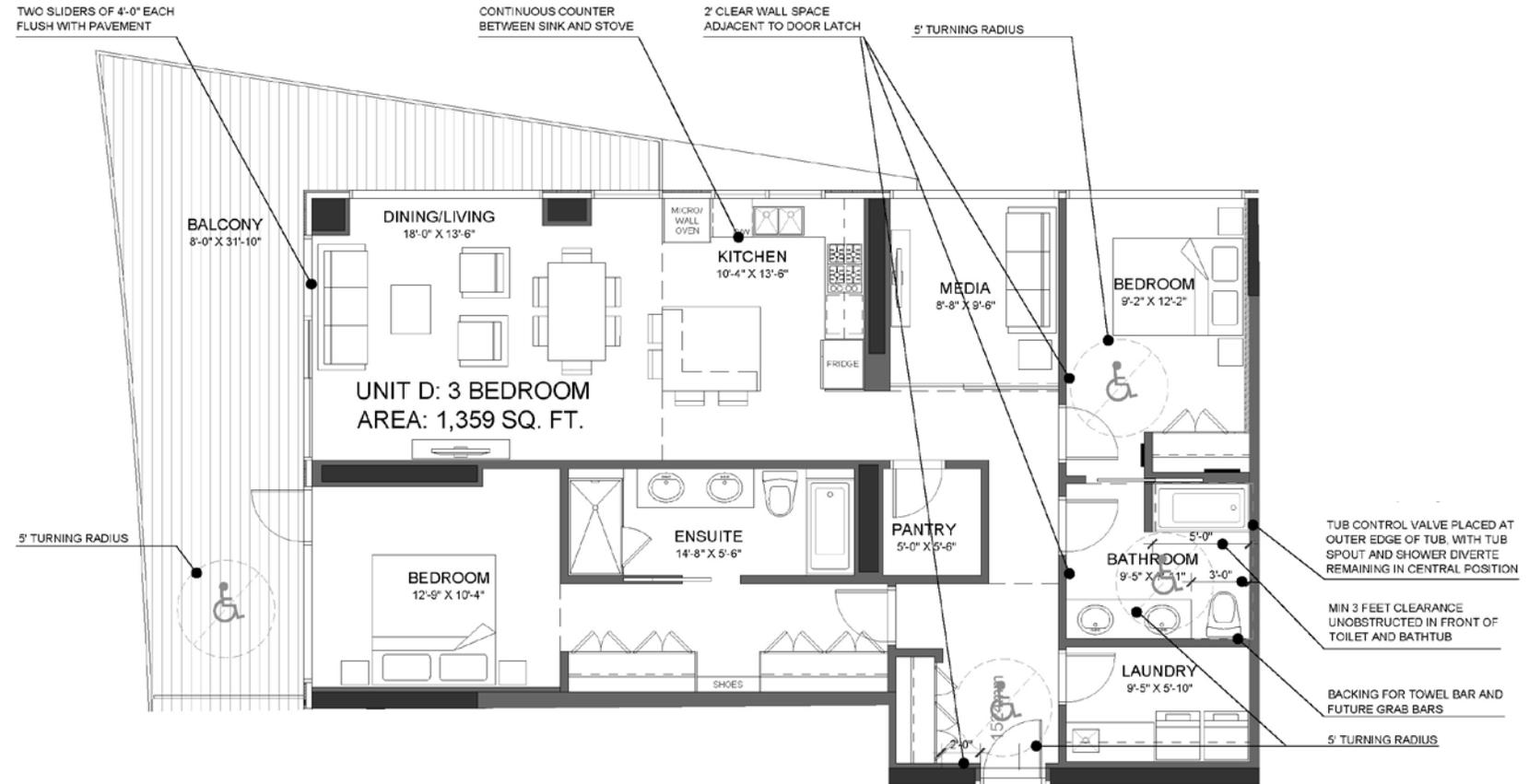


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ADAPTABILITY

SUMMARY OF FEATURES:

- City of North Vancouver's **Adaptable Level 2 Design Guidelines** applied to **20% of all homes**
- **Aging in place features** such as lowered light switches, adjustable height shower heads, flush balcony thresholds applied to **most homes**
- **Darwin's Policy** on custom adjustments during presales period (prior to BP Issuance)

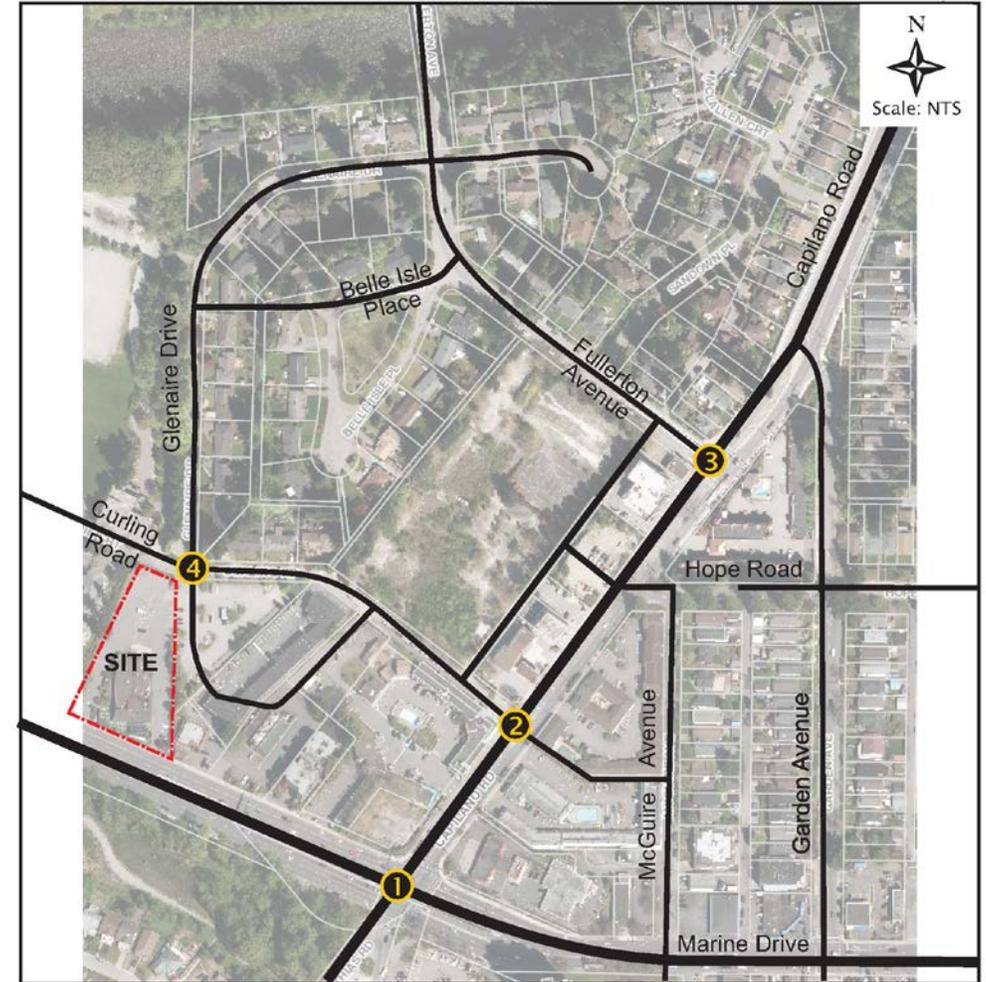


303 MARINE DRIVE TRAFFIC & INFRASTRUCTURE

ROAD IMPROVEMENTS:

- Closure of Marine Dr. access points
- 33 ft Road widening dedication along Marine Dr. for future transit
- Numerous Lion's Gate Town Centre Road Improvements

- ① Marine Drive / Capilano Road
- ② Curling Road / Capilano Road
- ③ Fullerton Avenue / Capilano Road
- ④ Curling Road / Glenaire Drive



Area Map

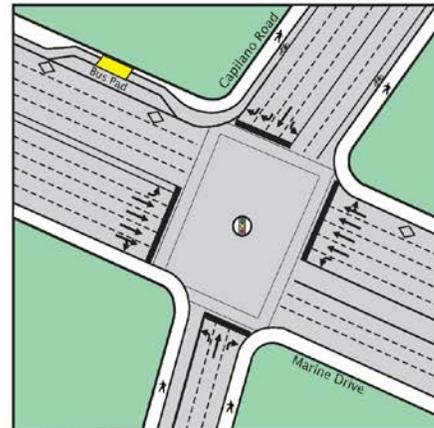
303 MARINE DRIVE TRAFFIC & INFRASTRUCTURE

Existing



Intersection ①
Marine Drive / Capilano Road

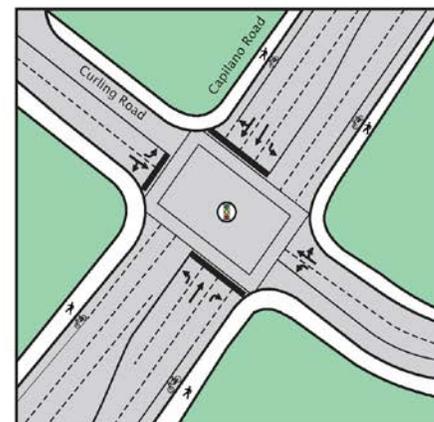
Future



Intersection ①
Marine Drive / Capilano Road



Intersection ②
Curling Road / Capilano Road



Intersection ②
Curling Road / Capilano Road

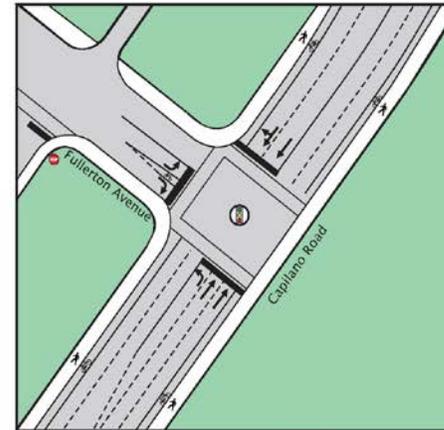
303 MARINE DRIVE TRAFFIC & INFRASTRUCTURE

Existing



Intersection ③
Fullerton Avenue / Capilano Road

Future



Intersection ③
Fullerton Avenue / Capilano Road

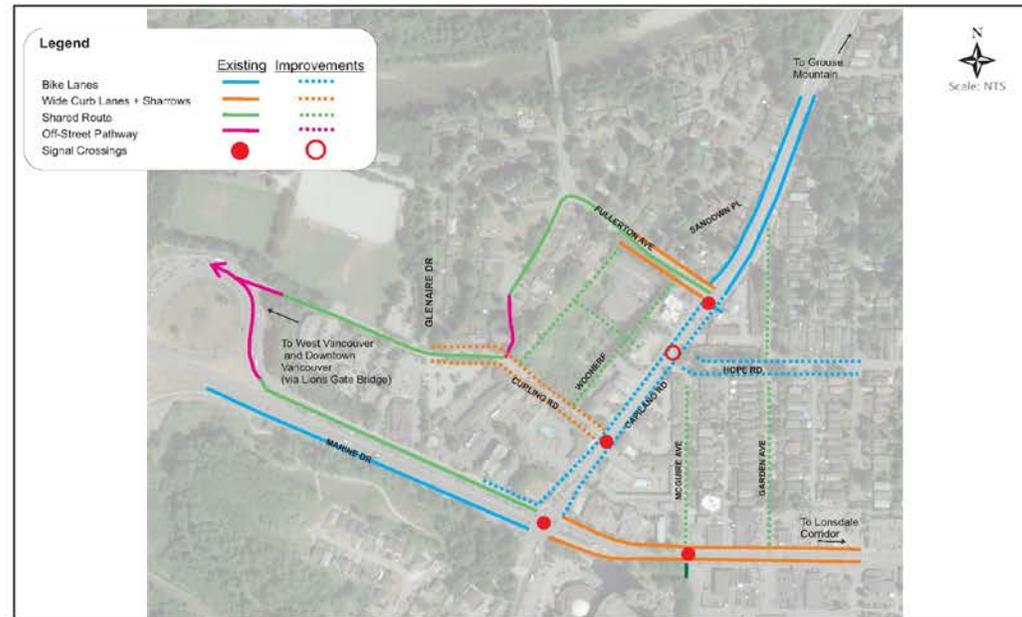


Intersection ④
Curling Road / Glenaire Drive

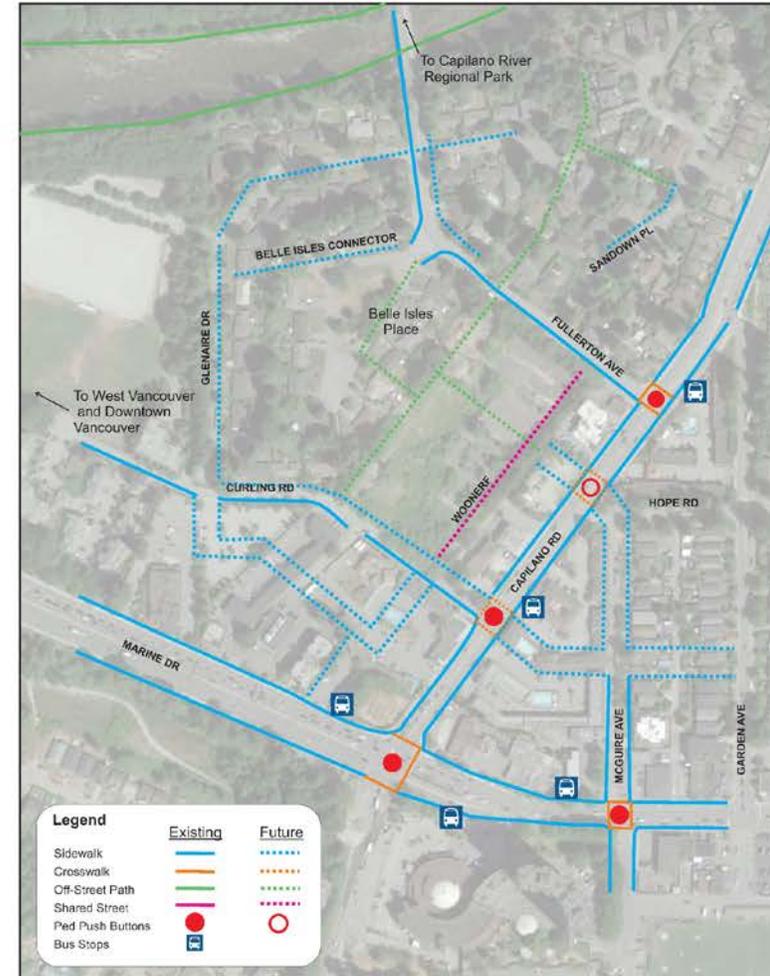


Intersection ④
Curling Road / Glenaire Drive

303 MARINE DRIVE TRAFFIC & INFRASTRUCTURE



Existing and Future Bicycle Connections



Existing and Future Pedestrian Infrastructure

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RENDERINGS – PUBLIC REALM



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RENDERINGS – PUBLIC REALM



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RENDERINGS – PUBLIC REALM



303 MARINE DRIVE
RENDERINGS – PUBLIC REALM



303 MARINE DRIVE
RENDERINGS – OVERHEAD VIEW



303 MARINE DRIVE
RENDERINGS – OVERHEAD VIEW



303 MARINE DRIVE
RENDERINGS – OVERHEAD VIEW



303 MARINE DRIVE

COMMUNITY BENEFITS SUMMARY

- ✓ Achieves LAP objectives identified after community engagement by DWV
- ✓ New market housing options
- ✓ New rental housing options
- ✓ New supportive housing units
- ✓ Homes designed for families, couples and singles
- ✓ Improved pedestrian, bicycle and car infrastructure
- ✓ Significant public realm improvements
- ✓ A progressive sustainable development
- ✓ Significant Community Amenity Contribution (\$2.52M)