

# 303 MARINE DRIVE - TOWNHOUSES

WEST VANCOUVER, BC

DESIGN REVIEW COMMITTEE

NOVEMBER 01, 2018



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25 October 2018

To: Lisa Berg, Senior Community Planner  
District of West Vancouver  
750 17th Street  
West Vancouver, BC V7V 3T3

**RE: ADVISORY DESIGN PANEL for the Townhouses at 303 Marine Drive, West Vancouver**

Dear Lisa,

Darwin Properties Ltd. is pleased to submit for your attention the design submission for six Supportive Townhouses to be owned by the District of West Vancouver, at 303 Marine Drive (formerly known as the "Earls Site").

The townhouses form part of the larger development of 303 Marine Drive, consisting of a 26-storey tower which was unanimously supported by the Design Review Committee back on November 16, 2017. At that time, the proposal presented the overall project including four market townhouse units. During the Rezoning and Development Permit Approval process, Council requested that consideration be given to using funds from the Community Amenity Contribution to provide the District with Supportive housing units, and that consideration of Passive-House Design standards be given. Darwin Properties agreed with this approach, and on July 23, 2018 Council gave Rezoning and Development Permit approval on the project.

The six Supportive housing townhouses to be presented before the Design Review Committee on November 1, 2018, have been designed to meet Passive-House Design standards and will be owned by the District of West Vancouver upon completion.

Darwin Properties is very pleased to present the first Passive-House multi-family project in the District of West Vancouver, and we look forward to hearing comments from the Design Review Committee.

Sincerely,



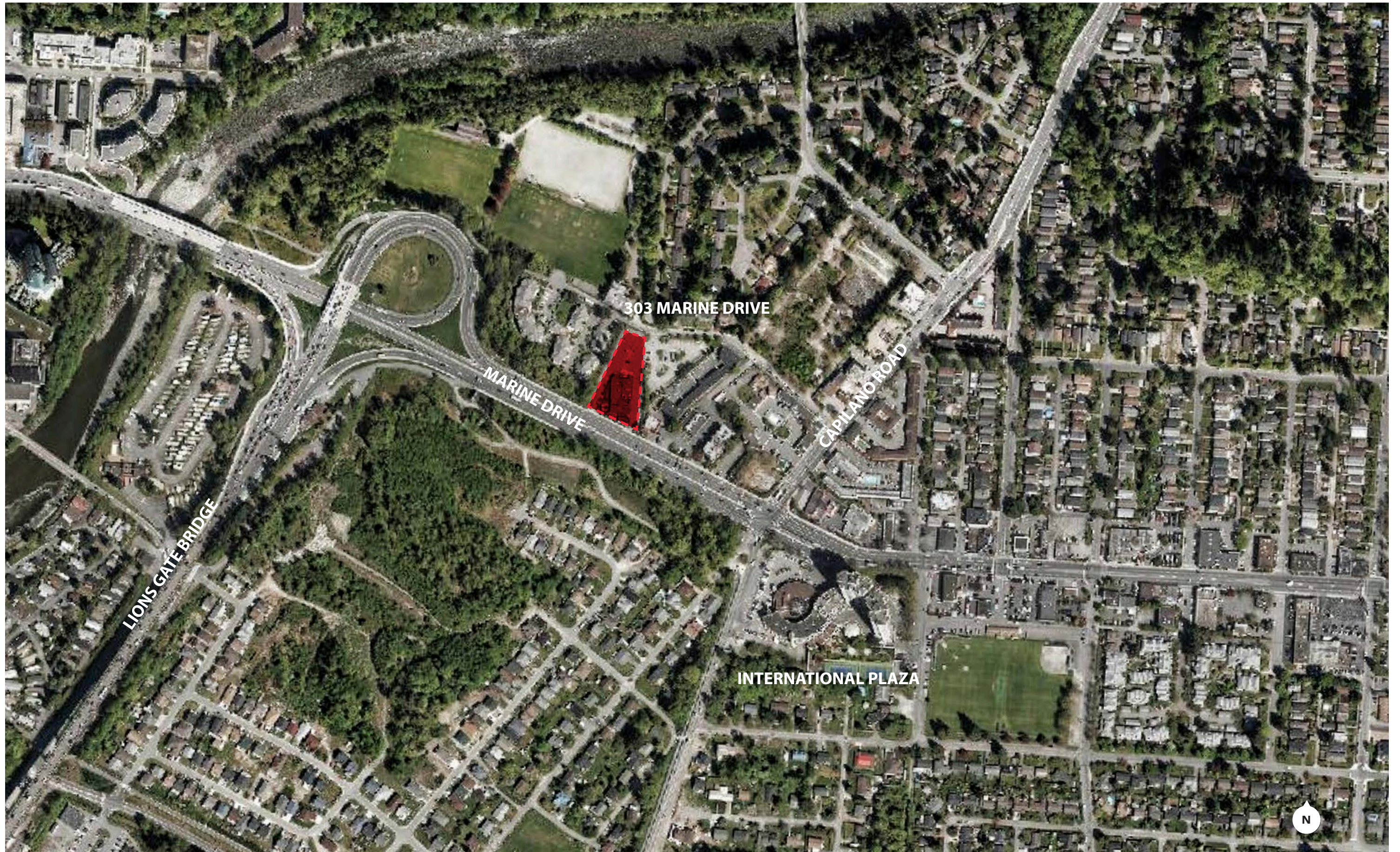
Kaylen Crosse

Development Manager, Darwin Properties (Canada) Ltd.

Cc. Jim Bailey, Director of Planning & Development Services  
Lisa Berg, Senior Community Planner

# SITE CONTEXT

CONTEXT PLAN



# SITE STREET VIEWS



A KLAHANIE COURT LOOKING WEST



B SITE LOOKING SOUTH



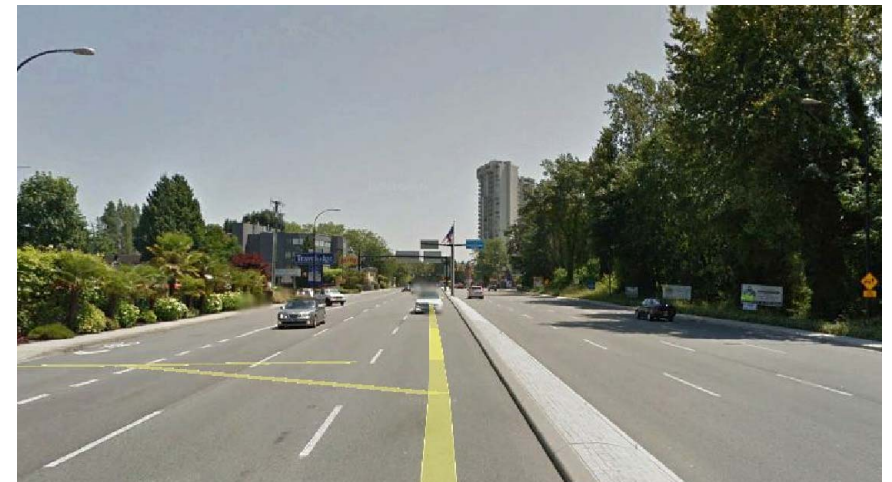
C KLAHANIE COURT LOOKING EAST



D SITE LOOKING EAST



E SITE FROM THE CORNER



F MARINE DRIVE LOOKING EAST



G SITE LOOKING NORTH



H MARINE DRIVE LOOKING WEST



KEY PLAN



# LIONS GATE VILLAGE CONTEXT PLAN



**A. LARCO SITE**  
 REZONING APPROVED NOVEMBER 14th  
 DEVELOPMENT PERMIT APPLICATION PENDING



LIONS GATE VILLAGE PLAN



LIONS GATE VILLAGE IMPLEMENTATION PLAN



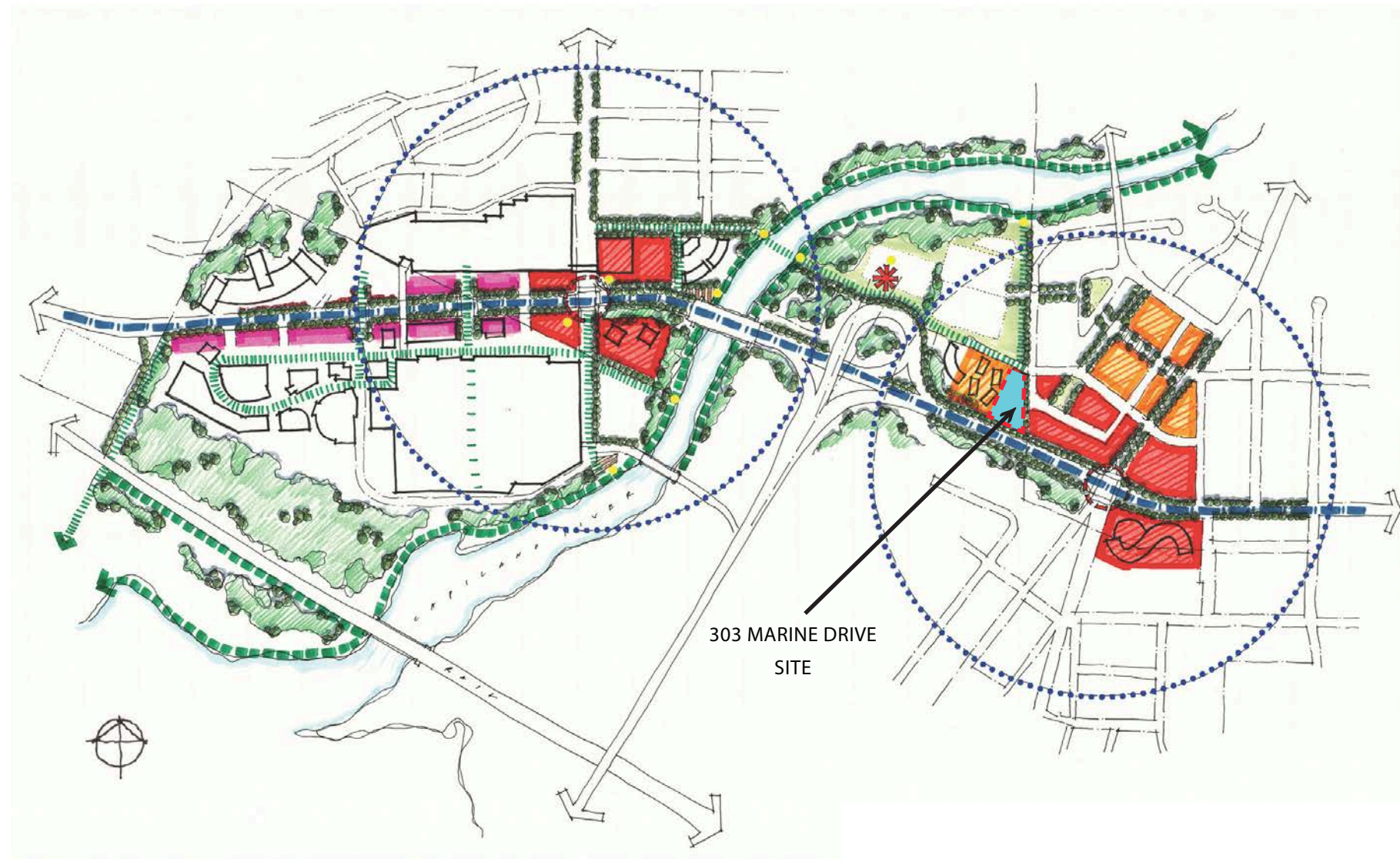
**B. GROUSE INN SITE**  
 REZONING APPROVED NOVEMBER 14th  
 DEVELOPMENT PERMIT APPLICATION PENDING






**C. COMFORT INN & BEST WESTERN SITE**  
 PRELIMINARY APPLICATION

**POLICY RESPONSE :**  
**LIONS GATE - KLAHANIE SUB-AREA DISTRICT**

# LAND USE PLAN AND POLICIES



-  primary focus of development marking urban centre
-  secondary focus of development supporting urban centre
-  existing and potential future street fronting retail
-  opportunity for special nodes
-  pedestrian desire lines
-  pedestrian routes
-  transit infrastructure
-  urban centre (5 minute walk)

Policy - Public Realm & Built Form	Response
<p>Figure 3.4 - Diagram illustrating organization of taller and lower buildings and general public realm intent proposed as part of the Lions Gate - Klahanie Sub-Area and Lions Gate Town Centre</p>	<p>Tower alignment compatible with adjacent Lions Gate Village tower positions.</p> <ul style="list-style-type: none"> <li>• Lower scale building form fronting Marine Drive, towards reinforcing a mixed-use node at Capilano Road and Marine Drive</li> <li>• A North/South public space connection between Marine Drive and Klahanie Park to punctuate pedestrian mobility and to increase the visibility between Klahanie and Marine Drive.</li> </ul>

# BUILT FORM DESIGN GUIDELINES

## Policy - Respond to Context

### 3.2.2 Built Form Design Guidelines

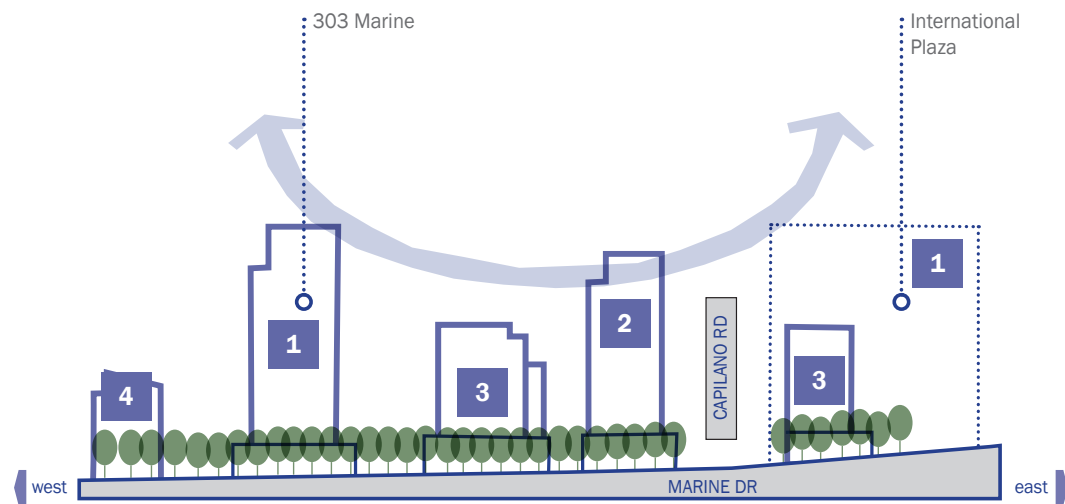
The design intent for the Lions Gate - Klahanie sub-area is for the DWV sites to participate as part of North Vancouver's emerging urban centre focused at Capilano Road and Marine Drive. As such, the built form should be compatible with the approved pattern of development envisioned there. Ultimately, the vision is for sites within the DWV's jurisdiction to read as part of this broader development, without a conspicuous delineation between jurisdictions.

Figure 3.4 represents the general arrangement of built form, open space, and connections that link the area together.

The built form guidelines respond to the design of Lions Gate Town Centre which proposes the stepping down of heights northward from International Plaza, with taller buildings arranged along Marine Drive. The direction for sites within West Vancouver's jurisdiction build on this design approach by proposing a tower fronting Marine Drive up to approximately the same height as International Plaza, with a lower scale along the street frontage to tie in with sites further east. Transitional scale buildings such as townhouses are expected to mediate between sites as they redevelop and provide pedestrian scaled frontages to the town centre's streets.

The suggested hierarchy and arrangement of building heights is derived from an urban design analysis and is proposed for a variety of reasons:

- » A range of tower heights helps to create built form variety and contributes to a diverse and sculpted skyline;
- » Taller, thinner built forms allow for the creation of open space at grade which will help pedestrian movement between Marine Drive and Klahanie Park;
- » A tower at a similar height to the International Plaza at the current restaurant site (303 Marine Drive) creates a balanced 'bookend' of buildings along Marine Drive. This reinforces the town centre in the landscape, while distinctively marking the centre's western extent;
- » Lower scale along Marine Drive and street frontages contributes to the comfort of the pedestrian environment and creates a continuity between this site and the other site in the town centre.



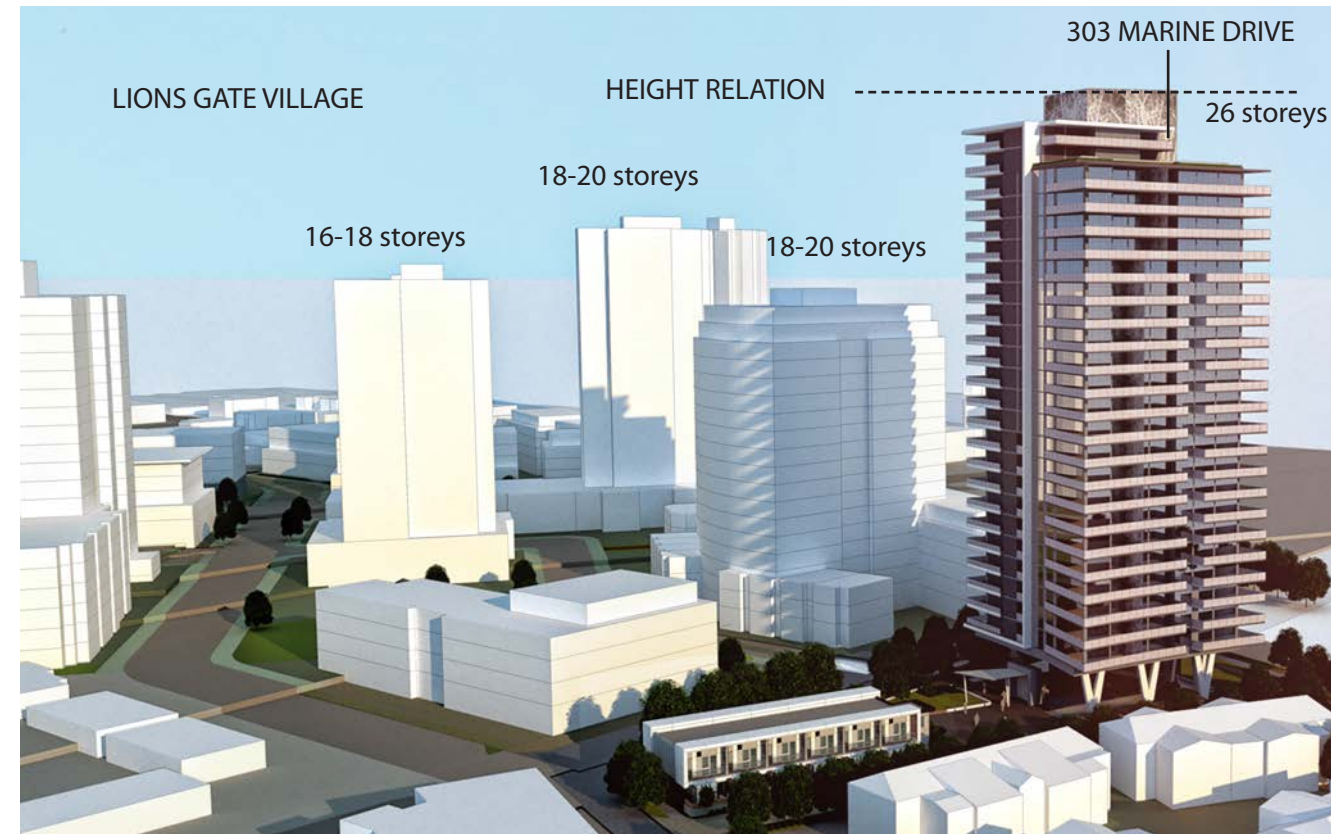
# Number represents the hierarchy of building heights in the town centre, from the tallest to shortest.



Figure 3.5 - Diagrammatic elevation along Marine Drive illustrating the hierarchy of buildings anticipated for Lions Gate Town Centre with taller buildings acting as 'bookends'

## Response



Tower orientation/position & tower street wall building form along Marine Drive relate strongly to the towers and streetwall along Marine Drive in the Lions Gate Village plan. Tower massing is articulated into two different expressions which thin the appearance of the overall tower. The tower height book-ends Lions Gate Village by closely matching the height of International Plaza.

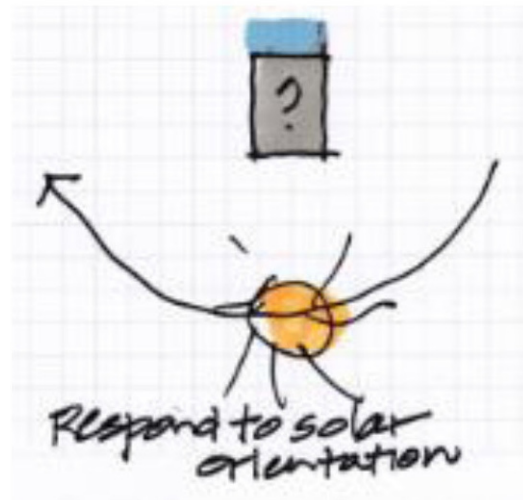


Policy - Built Form	Response
<p><b>A 303 Marine Drive</b> The built form for the site at 303 Marine Drive should be consistent with the following guidelines:</p> <ul style="list-style-type: none"> <li>• Tower height should read as part of a collection of towers in the Town Centre that respond in scale to International Plaza (i.e. 24-26 storeys, subject to satisfying urban design analysis).</li> <li>• The tower should contribute to the public realm as well as create a dynamic skyline through a considered approach to the tower base and top.</li> <li>• A lower-scale building expression fronting Marine Drive should reinforce the mixed-use node at Capilano Road and Marine Drive.</li> <li>• A transitional scale, such as townhouses, should be provided to the BC Housing site to the west.</li> <li>• Massing and materials should reflect a coordinated architectural idea with the massing organized to mitigate the overall scale of the tower.</li> <li>• View and shadowing impact analyses should be conducted as part of development review.</li> <li>• Excellence in sustainable design and energy efficiency performance standards should be achieved.</li> </ul>	  <p>Transitional scale to Klahanie site</p> <p>Townhouses have an open space between them and the Klahanie Site</p>

### Policy - Passive Solar Control

**RESPOND TO SOLAR ORIENTATION**

The footprint, cladding, sun controls, slab extensions, and balconies and fenestrations of the residential tower should respond to solar orientation, preferably using passive systems.



### Response

5 foot deep balconies and vertical privacy screens on the east + west facade help mitigate the impact of the sun

Extruded balconies provide solar control over the east and west facades.



Extruded overhangs provide passive solar control

### Policy - Architectural Expression

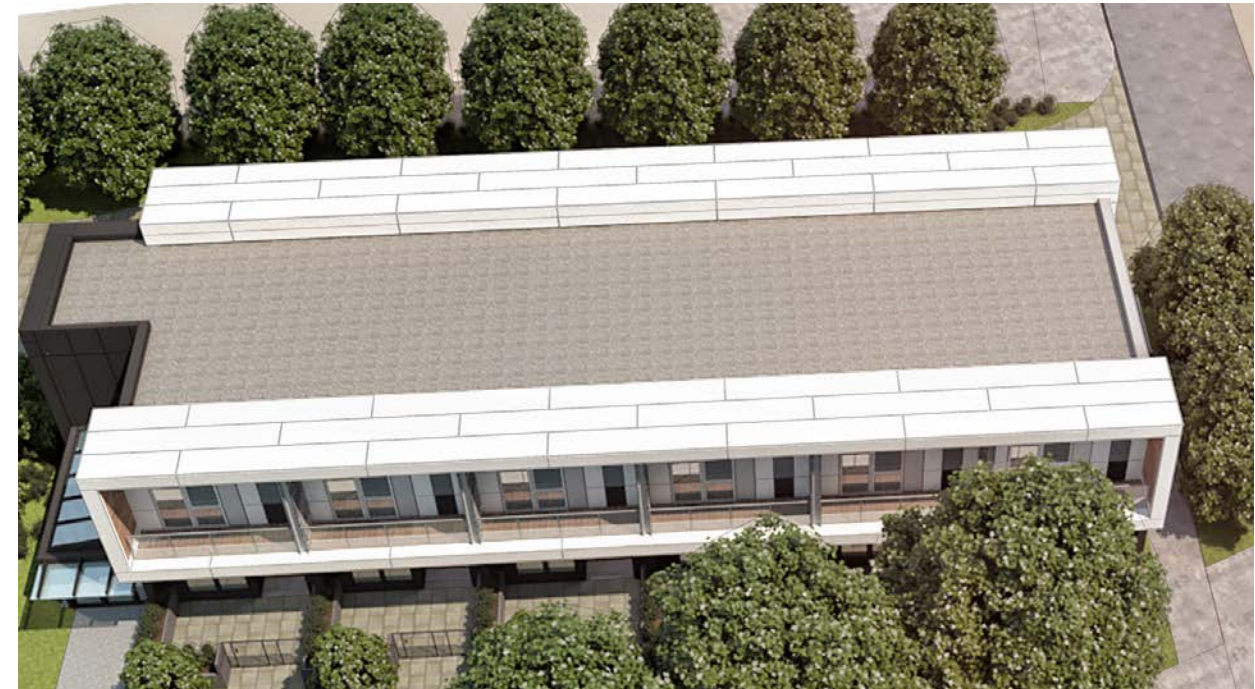
- The design and expression of new buildings should reinforce a sense of place and reflect a well-considered and consistent design approach.
- Articulate the base of buildings with high-quality design elements that contribute to the pedestrian scale. Avoid blank or undifferentiated facades at the ground level.
- Encourage the use of high quality materials.
- Architectural detailing to be in keeping with the character of the building and landscape.
- Integrate roof top mechanical equipment into the design and massing of the upper floors.

### Response



Townhouses are articulated with high-quality design elements

### Response




Townhouse roof is elegantly designed for residents of the tower



Architectural details are keeping in character to the residential tower



# BUILT FORM DESIGN GUIDELINES

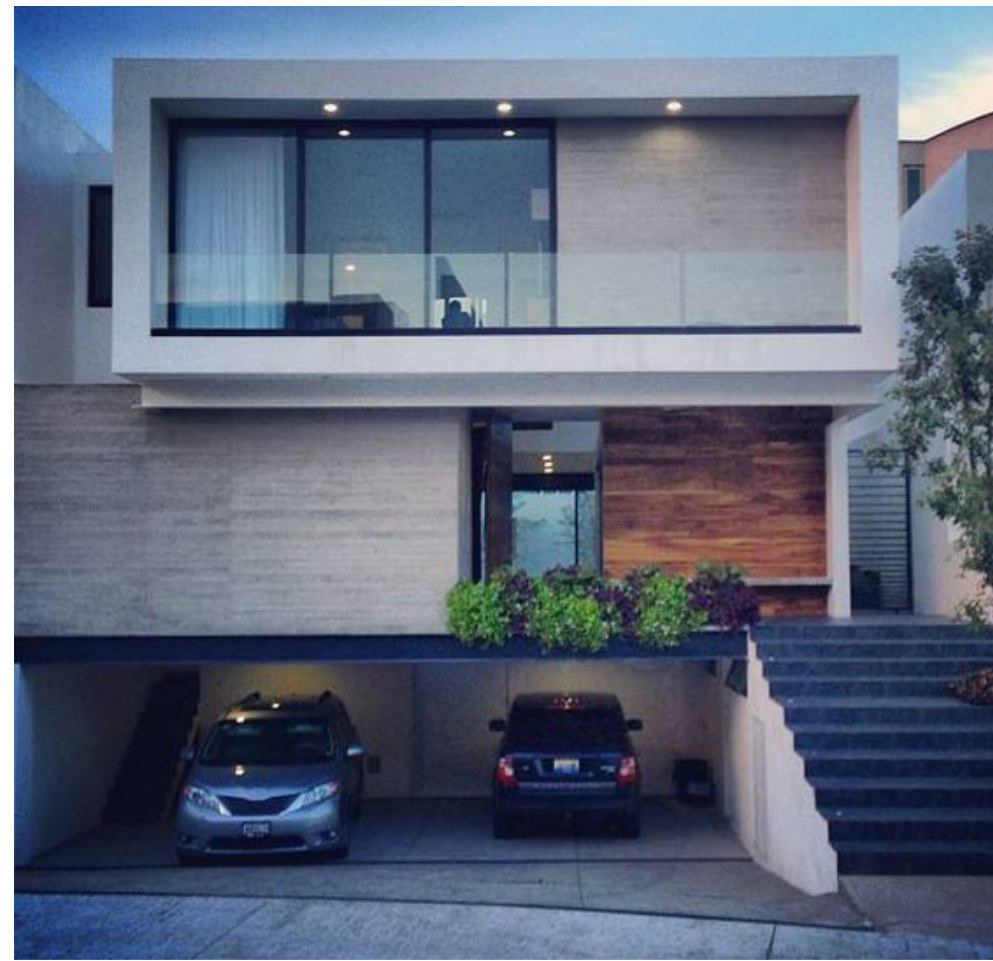
Policy - Massing	Response
<p>The built form for sites within DWW's jurisdiction should be of high quality and sensitive to existing and emerging neighbourhood context, and should be consistent with the following general guidelines:</p> <p><i>Building Massing</i></p> <ul style="list-style-type: none"> <li>• Vary building mass to minimize apparent scale.</li> <li>• Address the compatibility of scale between new buildings and existing adjacent buildings.</li> <li>• Use building mass to emphasize the entrance to buildings, entries should be visible, clearly articulated, and accessible.</li> <li>• Avoid long, continuous roof lines.</li> <li>• Design buildings to minimize shading on public space and to strengthen the definition of adjacent open space.</li> <li>• Site and screen garage entrances, mechanical equipment and garbage bins, to minimize visual and acoustical impacts on adjacent properties and the streetscape.</li> </ul>	<p>Stepped massing forms individually expressed to allow for a slender tower with a small floorplate to mark the western edge of the town center at the same time that breaks down the overall scale.</p>  <p>2 storey townhouses, transitional scale to the BC Housing Site</p> <p>Lower 2-3 storey amenity volume expression fronting Marine Drive relates to adjacent Lions Gate Village streetwall forms</p>

Policy - Materials & Colours	Response				
<ul style="list-style-type: none"> <li>The design and expression of new buildings should reinforce a sense of place and reflect a well-considered and consistent design approach.</li> <li>Articulate the base of buildings with high-quality design elements that contribute to the pedestrian scale. Avoid blank or undifferentiated facades at the ground level.</li> <li>Encourage the use of high quality materials.</li> <li>Architectural detailing to be in keeping with the character of the building and landscape.</li> </ul>					
	<p>2 GLASS WINDOW WALL CLEAR GLASS</p>	<p>3 GLASS WINDOW WALL TINTED GLASS</p>	<p>4 GLASS WINDOW WALL SPANDREL GLASS - GREY</p>	<p>Timeless high contrast and high quality materials provide strong contrast and visual interest. Mechanical rooftop equipment screen by proposed art-glass lighting feature.</p>	
					
	<p>5 WINDOW FRAME POWDER COATED - GREY</p>	<p>7 GLASS CANOPY CLEAR GLASS AND PAINTED STEEL</p>	<p>6 GUARDRAIL CLEAR GLASS &amp; PAINTED ALUMINUM RAIL</p>	<p>1 ARTISTIC PERFORATED METAL PANEL DARK GREY</p>	
				  <p>8 ARCHITECTURAL FINISH CONCRETE LIGHT GREY</p>	

Policy - Public Realm	Response
<p><b>303 Marine Drive</b> The public realm for 303 Marine Drive should be consistent with the following guidelines:</p> <ul style="list-style-type: none"> <li>• A north/south public space connection between Marine Drive and Klahanie Park to facilitate pedestrian mobility and connections to transit, and to increase the visibility between the park and Marine Drive.</li> <li>• Secondary connection to provide buffer between the site and existing BC Housing site.</li> <li>• A public realm treatment along Marine Drive that corresponds to the planned treatment at Lions Gate Town Centre to provide a consistent streetscape environment and facilitate pedestrian and cyclist use.</li> <li>• Dedicated land as part of development to share in the completion of Lions Gate Crescent.</li> <li>• Broader, area-wide improvements to the pedestrian environment to facilitate access to services, amenities, natural assets, and transit.</li> </ul>	<p><b>BC HOUSING &amp; KLAHANIE PARK FAMILY HOUSING</b></p> <p>Townhouses address Curling Road with an open space between them and the Klahanie Site</p> <p><b>CURLING ROAD</b></p> <p><b>LOWER CAPILANO VILLAGE DEVELOPMENT</b></p> <p><b>LOWER CAPILANO VILLAGE DEVELOPMENT</b></p> <p><b>MARINE DRIVE</b></p> <p>Legend: Pedestrian Pathway</p>

# DESIGN RATIONALE

PRECEDENT IMAGES



PRECEDENT IMAGES - METAL SCREEN



PRECEDENT IMAGES - BALCONY EXTENSIONS

