

MULTI-FAMILY DEVELOPMENT REZONING APPLICATION

ISSUED FOR REZONING / DP - JULY 3, 2025

PROJECT DATA

CIVIC ADDRESS: 4310 MARINE DRIVE, WEST VANCOUVER, BC.
LEGAL DESCRIPTION: LOT 'B', BLOCK 'B', GROUP 1, NEW WESTMINSTER DISTRICT

GROSS SITE AREA: 23,437.6 SF (2,177.4 M2)
DEDICATIONS: 0.0 SF (0.0 M2)
NET SITE AREA: 23,437.6 SF (2,177.4 M2)

ZONING: EXISTING RS4 PROPOSED CD

SETBACKS:

NORTH (MARINE DRIVE): 20'-0" 6.1 M
WEST (INTERNAL): 20'-0" 6.1 M
EAST (FERNDAL AVE.): 20'-0" 6.1 M
SOUTH (INTERNAL): 30'-0" 9.1 M

FLOOR AREA:

	SQ.FT.	SQ.M.
BASEMENT:	3,301.9 SF	(306.8 M2)
LEVEL 1:	7,030.7 SF	(653.2 M2)
LEVEL 2:	7,035.1 SF	(653.6 M2)
LEVEL 3:	2,694.2 SF	(250.3 M2)
TOTAL:	20,061.9 SF	(1,863.8 M2)

AMENITY:

INDOOR:	0.0 SF	(0.0 M2)
OUTDOOR:	0.0 SF	(0.0 M2)

DENSITY:

GROSS FLOOR AREA:	20,061.9 SF	(1,863.8 M2)
EXCLUSIONS:	0.0 SF	(0.0 M2)
NET FLOOR AREA:	20,061.9 SF	(1,863.8 M2)

FLOOR AREA RATIO: 0.86 FAR

NUMBER OF UNITS: 9 UNITS

SITE COVERAGE:

PERMITTED:	60%	14,062.6 SF	(1,306.5 M2)
PROPOSED:	59%	13,782.2 SF	(1,280.4 M2)

(INCLUDING PARKADE AREA)

PARKING STATS:

REQUIRED RESIDENT PARKING: 14 STALLS (1.5 PER UNIT)
PROVIDED RESIDENT PARKING: 18 STALLS

REQUIRED BIKE SPACES: 14 SPACES (1.5 PER UNIT)
PROVIDED BIKE SPACES: 18 SPACES

UNIT MIX

	TYPE	AREA (SF)	AREA (M2)
UNIT 1	3-BED	2,163.6 SF	(201.0 M2)
UNIT 2	3-BED	2,542.8 SF	(236.2 M2)
UNIT 3	3-BED	2,806.0 SF	(260.7 M2)
UNIT 4	3-BED	2,322.7 SF	(215.8 M2)
UNIT 5	2-BED	2,006.5 SF	(186.4 M2)
UNIT 6	3-BED	2,238.0 SF	(207.9 M2)
UNIT 7	3-BED	1,953.6 SF	(181.5 M2)
UNIT 8	3-BED	1,938.5 SF	(180.1 M2)
UNIT 9	3-BED	2,090.1 SF	(194.2 M2)

TOTAL AREA:	20,061.9 SF	(1,863.8 M2)
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PROJECT CONTACT LIST:

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ARCHITECT: STC+Architecture
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OWNER'S AGENT: Planz Design Build Ltd.
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LANDSCAPE: RPL PROJECTS Ltd.
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Port Coquitlam, B.C. V3C 6C2

REZONING

2025-05-25

ISSUED

2025.07.03 | ISSUED FOR RZ/DP

PROJECT

FERNDAL TOWNHOMES
4310 MARINE DRIVE,
WEST VANCOUVER,
BC

KEY PLAN

REVISIONS

TITLE
COVER SHEET

A0.0

Design Rationale for Proposed 9 Units Townhouse Development at 4310 Marine Drive, West Vancouver

Introduction

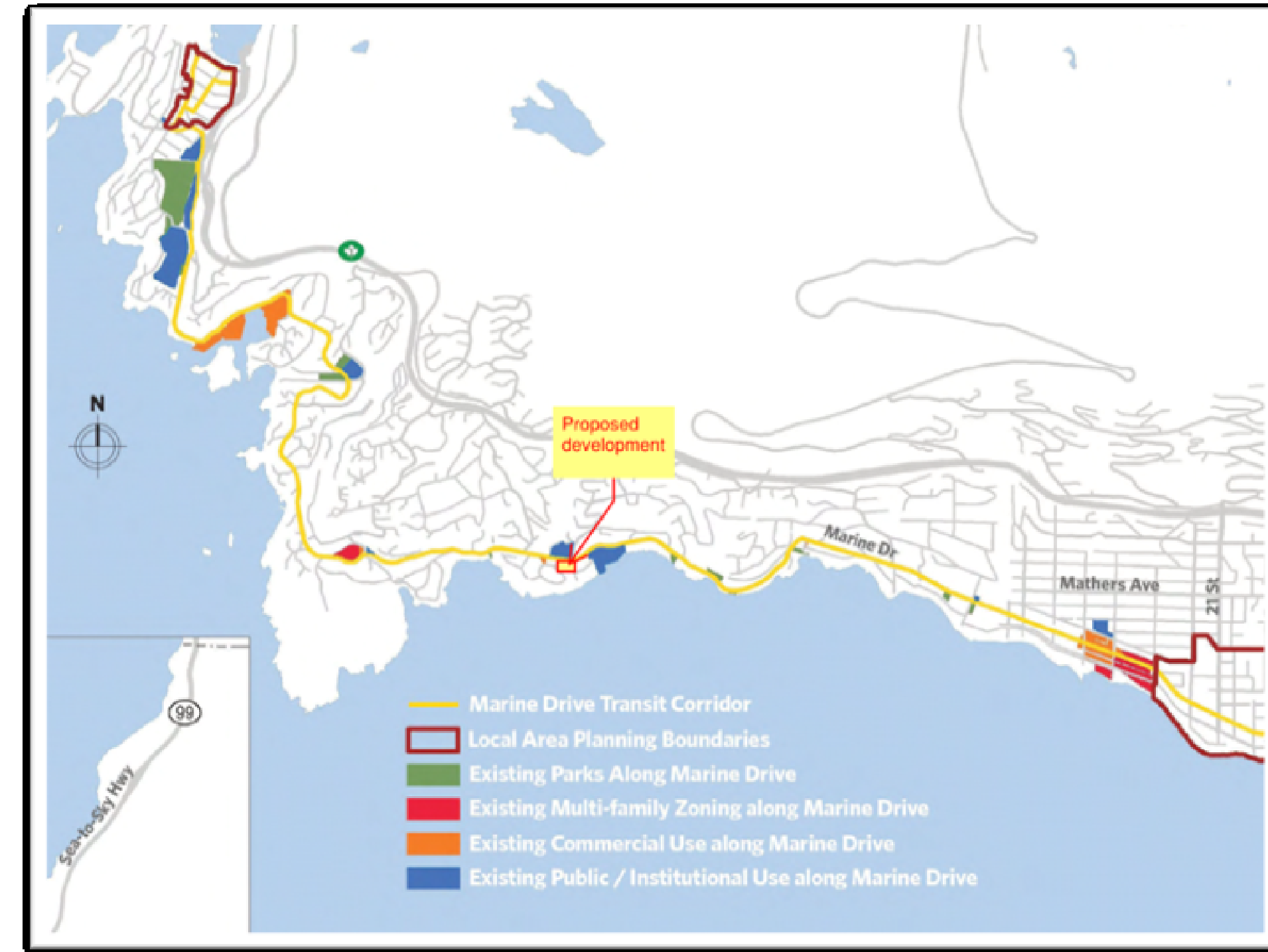


Figure 1- Marine Drive Transit Corridor Map (Taken from DWV OCP)



The proposed development at 4310 Marine Drive involves constructing 9 townhouses on a site currently zoned RS-4 for single-family residential use. Located along the Marine Drive Transit Corridor and directly opposite Cypress Park Primary School, the site is ideally positioned to support "missing middle" housing, as prioritized in the District of West Vancouver's Official Community Plan (OCP) adopted in 2018.

This project aims to provide diverse, affordable, and sustainable housing options while respecting the character of the surrounding single-family neighborhood.

Alignment with Official Community Plan (OCP) Policies

The proposal aligns with key policies in the West Vancouver OCP, which guide land-use decisions to enhance housing diversity, affordability, and sustainability. The following policies are particularly relevant:

Policy 2.1.4: Missing Middle Housing

Policy 2.1.4 encourages ground-oriented multi-family housing along the **Marine Drive Transit corridor**, especially near neighborhood hubs like schools. The site's location opposite Cypress Park Primary School qualifies it as a hub, making it suitable for townhouses. These units offer a compact, affordable alternative to the area's predominant single-family homes, addressing the needs of seniors, young families, and empty nesters, as noted in community research indicating a population decline due to limited housing options.

Policy 2.1.20: Housing Affordability, Accessibility, and Sustainability

This policy requires new multi-family developments to include a range of unit sizes, diverse housing forms, and accessible/adaptable units. The proposed townhouses will feature a mix of two- and three-bedroom units to accommodate various household types. Sustainable design elements, such as energy-efficient systems and native landscaping, further enhance alignment with this policy.

Policy 2.1.23: GHG Reduction and Energy Efficiency

Policy 2.1.23 promotes reducing greenhouse gas (GHG) emissions through transit-oriented development, efficient building forms, and advanced energy efficiency measures. The site's proximity to multiple bus routes/stops encourages reduced car dependency. The design incorporates energy-efficient systems, including high insulation, low-flow fixtures, to minimize environmental impact and align with the District's sustainability goals.

Site Analysis

A thorough analysis of the site's characteristics and context ensures the development integrates with the surrounding area while meeting community needs.

Current Zoning and Land Use

The site is zoned RS-4 for single-family residential use, typical of the surrounding neighborhood. However, the OCP identifies the Marine Drive corridor as suitable for "missing middle" housing, supporting a rezoning application for townhouses. This shift aligns with the District's goal of diversifying housing options to accommodate a broader range of residents.

Surrounding Context

The site is situated in a quiet, single-family residential area characterized by well-maintained homes and mature landscaping. Directly across from Cypress Park Primary School, the development must be sensitive to the school's operations and the neighborhood's aesthetic. The presence of single-family homes necessitates a design that transitions smoothly, avoiding abrupt changes in scale or character.

Nearby Amenities

The site benefits from excellent access to amenities, enhancing its suitability for multi-family housing. Key amenities include:

Amenity Type	Details	Distance from Site
Schools	Cypress Park Primary School	Directly opposite
Public Transit	Bus stops serving routes 250, 253	Within walking distance
Recreational Facilities	Public tennis court	Within 100m
Shopping/Dining	Caulfeild Village (shops, restaurants)	Walking distance

Eastbound Marine Dr Morgan Cres Bus Stop • 0.1 miles 250 253	Westbound Marine Dr 4200 Block Bus Stop • 0.1 miles 250
Southbound Keith Rd Stone Cres Bus Stop • 0.2 miles 253	Caulfeild Village Safeway Bus Stop • 1.0 miles 262
Southbound 27 St 28 St Bus Stop • 2.0 miles 251	

Figure 3- Nearby Transit Stops

Safeway Pharmacy Caulfeild Vill Grocery Store / Supermarket • 1.0 miles	Cypress Park Market Grocery Store / Supermarket • 0.1 miles
ProHealth Natural Health Food Store • 1.1 miles	Caulfeild Village Health Food Store • 1.0 miles
Safeway Grocery Store / Supermarket • 1.0 miles	Joy Market Grocery Store / Supermarket • 1.0 miles

Figure 2 - Nearby Grocery Stores

These amenities support a walkable, connected community, aligning with the OCP's vision for vibrant neighborhoods. The site also benefits from its close proximity to the waterfront, with convenient beach access via Ferndale Avenue and within walking distance to Erwin Park Beach. These connections enhance the overall walkability and recreational appeal of the neighbourhood.



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FERNDALE TOWNHOMES
4310 MARINE DRIVE,
WEST VANCOUVER,
BC

KEY PLAN

REVISIONS

TITLE
DESIGN RATIONALE

A0.1

Design Rationale for Proposed 9 Units Townhouse Development at 4310 Marine Drive, West Vancouver

Design Rationale

The design of the 9-townhouse development addresses key considerations to ensure compatibility with the neighborhood, compliance with OCP policies, and enhancement of resident quality of life.

Massing and Height

The design minimizes visual impact and reduces overlook, ensuring compatibility with the neighborhood's scale. The massing will be articulated with varied rooflines, setbacks, and facade treatments to create a human-scale appearance, avoiding a monolithic structure.

Unit Mix and Sizes

To support housing diversity, the development will include:

- Two-bedroom units:** Ideal for smaller households, couples, or seniors, offering compact and affordable options.
- Three-bedroom units:** Designed for families requiring more space, supporting the needs of growing households.

This mix addresses the OCP's call for varied housing forms and caters to the community's diverse demographic needs, as highlighted in prior public consultations and the Housing Needs Report.

Parking and Circulation

The development includes an underground parking facility with two private garages for each unit, ensuring all residents have dedicated parking spaces without impacting street parking availability. This design minimizes the visual impact of vehicles, preserves the streetscape's integrity, and addresses public concerns about traffic congestion. Safe pedestrian pathways and accessible entrances will ensure efficient circulation for residents and visitors. The number of parking spaces will comply with District bylaws, with provisions for visitor parking.

Open Spaces and Landscaping

Each townhouse will feature a private patio, providing outdoor living space for residents. Communal green spaces will be incorporated to foster social interaction and enhance livability. Landscaping will use native plants to support local biodiversity and reduce water consumption. Landscape buffers along property lines will provide visual screening, addressing public concerns about privacy and overlook.

Accessibility and Adaptability

The inclusion of one elevator per unit ensures all levels are accessible, promoting inclusivity and supporting aging in place. This feature allows residents to remain in their homes as mobility needs change, aligning with the OCP's emphasis on accessibility and the Housing Needs Report's focus on seniors' housing.

Architectural Character

The development will utilize high-quality materials characteristic of West Coast architecture to maintain the neighborhood's aesthetic. Materials such as cedar siding, metal roofing, and large, energy-efficient windows will be used to blend with the natural surroundings and ensure durability in the coastal climate. Stone or brick accents may be incorporated at ground level to add texture and visual interest. The design will feature clean lines, natural wood tones, and a muted color palette to complement the area's residential character.

Community Benefits

The proposed development offers several benefits to the West Vancouver community:

Housing Diversity

By introducing townhouses, the project increases housing options in an area dominated by large single-family homes. This addresses the community's need for more affordable and compact housing, as evidenced by the population decline noted in recent studies and the Housing Needs Report's findings on affordability challenges. The Housing Needs Report indicates that 60% of West Vancouver households are 1-2 persons, yet 70% of dwellings are single-family homes with 3+ bedrooms. The proposed two- and three-bedroom townhouses cater to smaller households, including empty nesters and young families.

Support for Local Schools

The additional residents will support Cypress Park Primary School by increasing enrollment, potentially justifying additional resources or programs. This strengthens the school's role as a community hub.

Neighborhood Enhancement

The development will enhance the streetscape with high-quality architecture, thoughtful landscaping, and sustainable design. The use of West Coast materials and careful massing ensures the project complements the neighborhood's character, setting a precedent for future developments.

Public Consultation Context

Previous proposals for 4310 Marine Drive included a 12-unit, three-storey development, which was reduced to 8 units following public feedback in 2021 and 2022. Concerns centered on scale, traffic, overlook, and neighborhood fit. The current 9-unit proposal, with a mix of two- and three-storey buildings, balances these concerns with the need for increased housing, offering a moderate density that respects community input while advancing OCP objectives.

Addressing Public Concerns

The proposed development has been carefully designed to address the concerns raised by the public in previous consultations, particularly regarding traffic, overlook, and the preservation of the neighborhood's character.

Traffic

The underground parking facility, accommodating two private garages per unit, significantly reduces the number of vehicles parked on the street, thereby minimizing traffic congestion and preserving the residential character of the area. The small scale of the development (9 units) ensures that the additional traffic generated is negligible compared to existing traffic patterns along Marine Drive, a well-serviced transit corridor. The proximity to multiple bus routes further encourages transit use, reducing reliance on personal vehicles.

Overlook

To mitigate overlook concerns, the design incorporates a mix of two- and three-storey buildings, with two-storey units positioned to face adjacent single-family properties. This strategic placement reduces the potential for overlook into neighboring homes, addressing privacy concerns. Additionally, landscape buffers, featuring dense native plantings such as evergreen shrubs and small trees, will be implemented along property lines to provide visual screening and enhance privacy for both new residents and existing neighbors.

Neighborhood Character

Maintaining the character of the neighborhood is a priority. The development will utilize high-quality materials characteristic of West Coast architecture, and large, energy-efficient windows to maximize natural light. These materials blend with the existing aesthetic, ensuring durability and sustainability in the coastal climate. The varied rooflines, setbacks, and facade treatments will create a human-scale appearance, avoiding a monolithic structure that could disrupt the neighborhood's visual harmony.

Alignment with Housing Needs

The District of West Vancouver Housing Needs Report underscores the urgent need for a variety of housing types to address the affordability crisis and accommodate the diverse needs of the community. The report notes that incomes are not keeping pace with housing prices, and that there is a lack of housing options for different household types, including seniors and young families. The proposed townhouse development directly addresses these needs by providing compact, ground-oriented units that offer an alternative to traditional single-family homes. By supporting "missing middle" housing, the project contributes to the community's housing diversity and sustainability, aligning with the OCP's vision and the Housing Needs Report's recommendations.

REZONING

2025-05-25

ISSUED

2025.07.03 | ISSUED FOR RZ/DP

PROJECT

FERNDALE TOWNHOMES

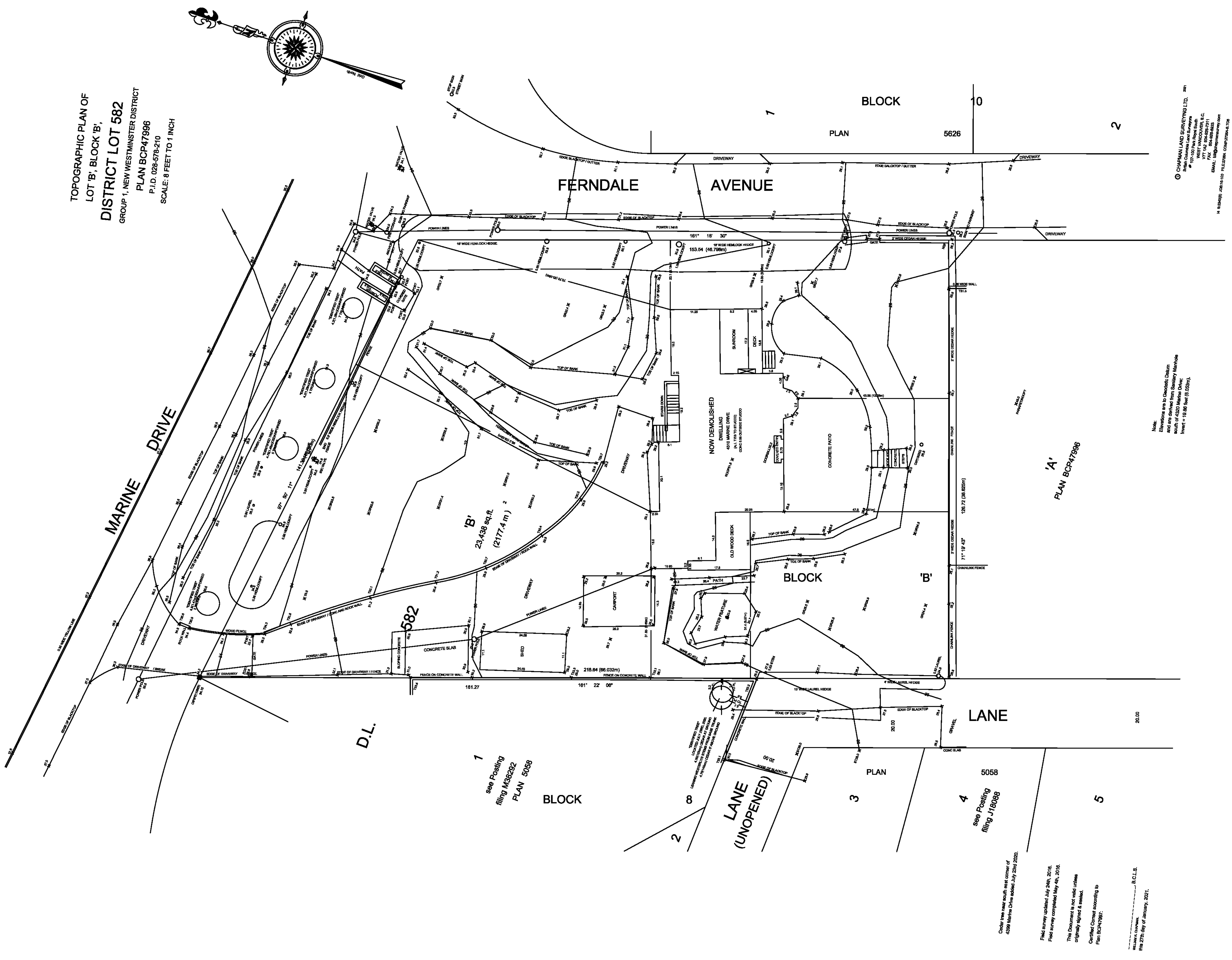
4310 MARINE DRIVE,
WEST VANCOUVER,
BC

KEY PLAN

REVISIONS

TITLE DESIGN RATIONALE

A0.2



REZONING

2025-05-25

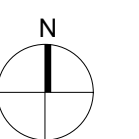
ISSUED

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**FERNDALE
TOWNHOMES**
4310 MARINE DRIVE,
WEST VANCOUVER,
BC

KEY PLAN



REVISIONS

TITLE

CONTEXT IMAGES

A0.4



1 - MARINE DR - NORTH SIDE



2 - MARINE DR - NORTH-EAST CORNER



3 - MARINE DR - LOOKING S (AT FERNDALE)



4 - MARINE DR - NORTH SIDE



CONTEXT PLAN - 1:1000



5 - FERNDALE AVENUE - LOOKING N



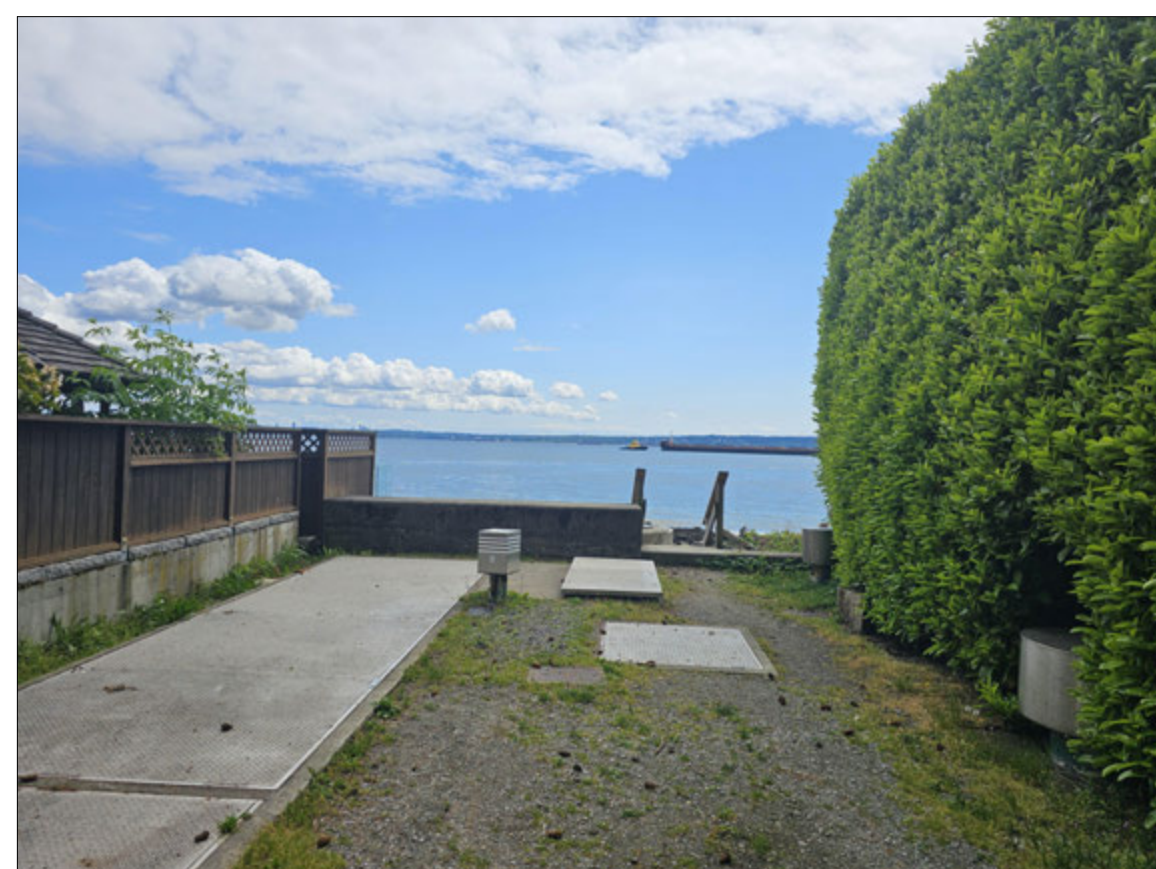
6 - FERNDALE AVENUE - LOOKING W (AT ERWIN DR)



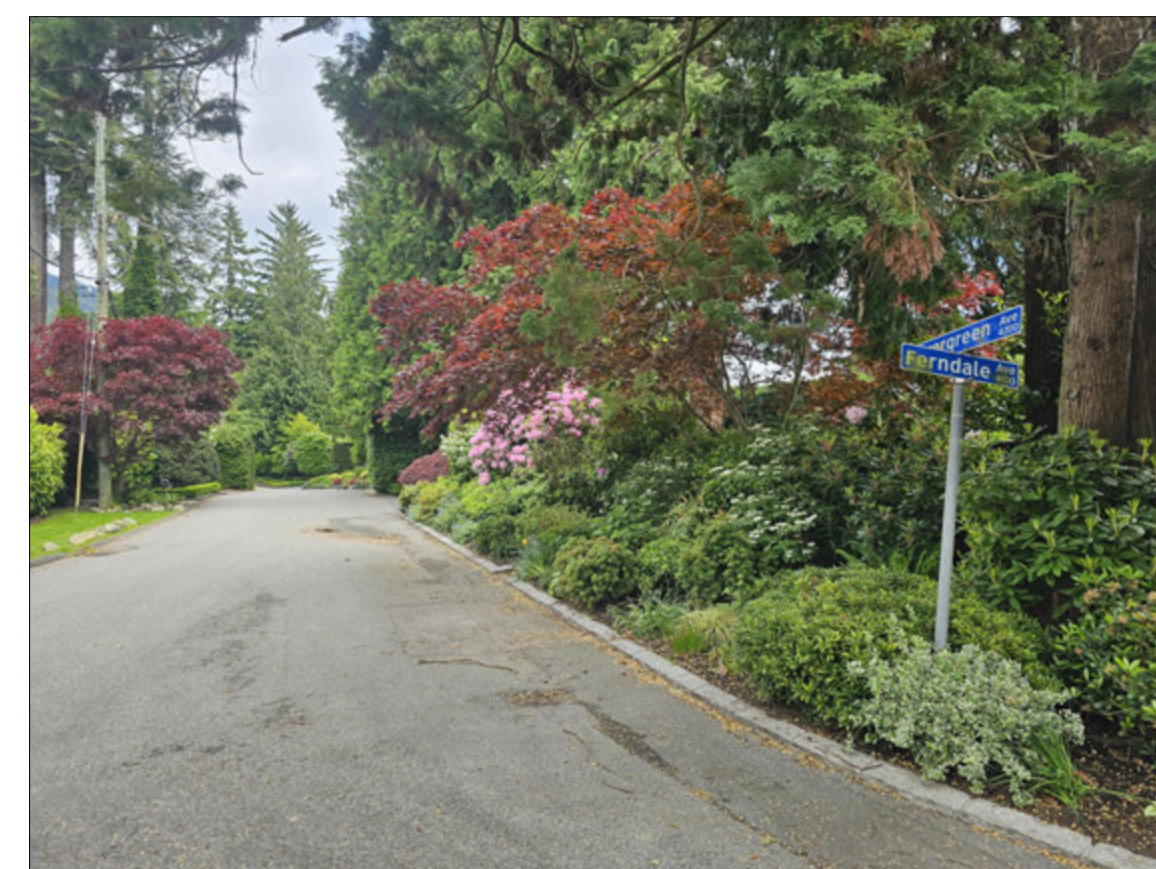
7 - INTERNAL SITE (WEST PL)



8 - INTERNAL SITE (FROM SE CORNER)



9 - FERNDALE BEACH ACCESS



10 - FERNDALE (AT EVERGREEN AVE)

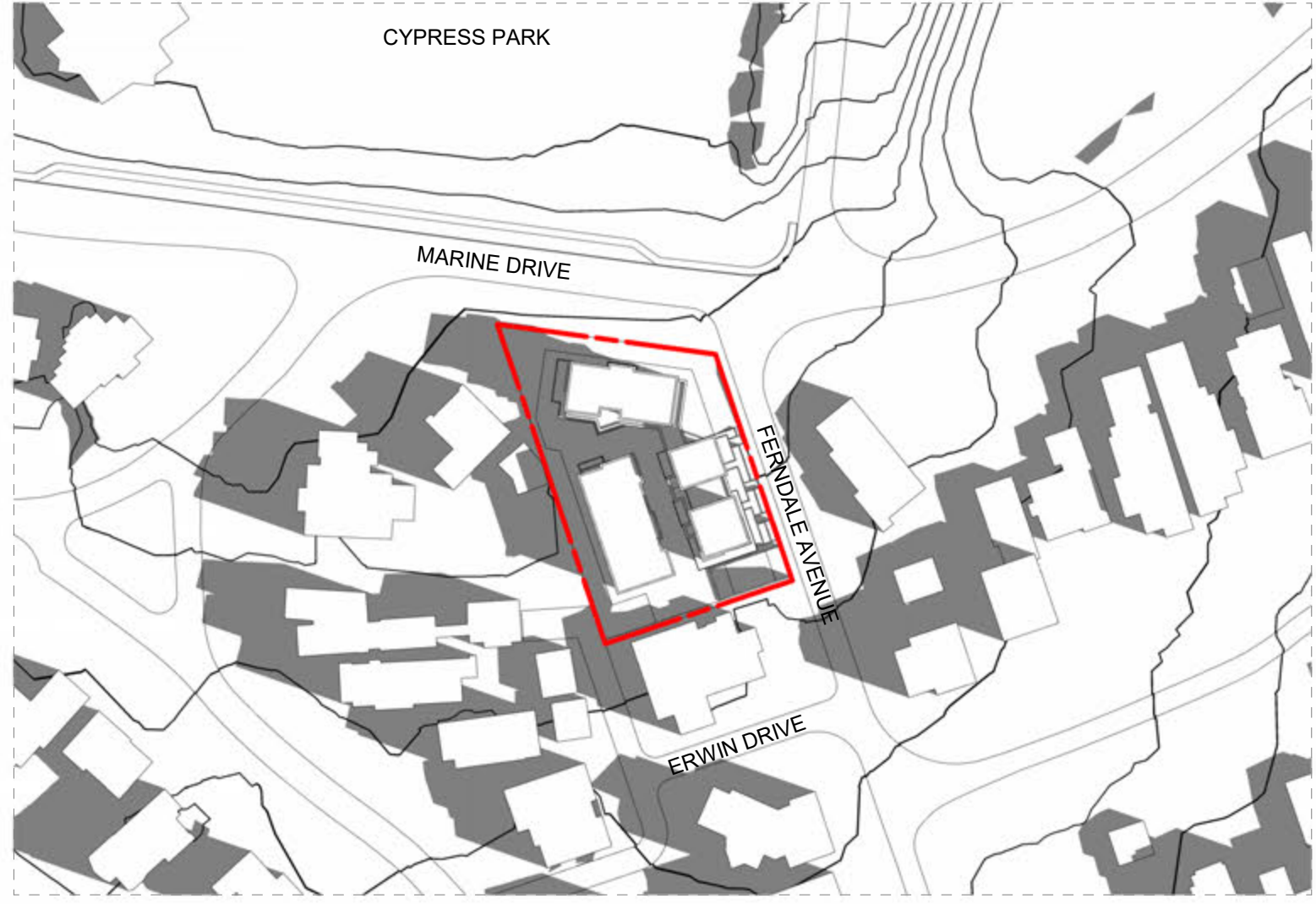


11 - ERWIN DR (FROM MARINE DR LOOKING S)

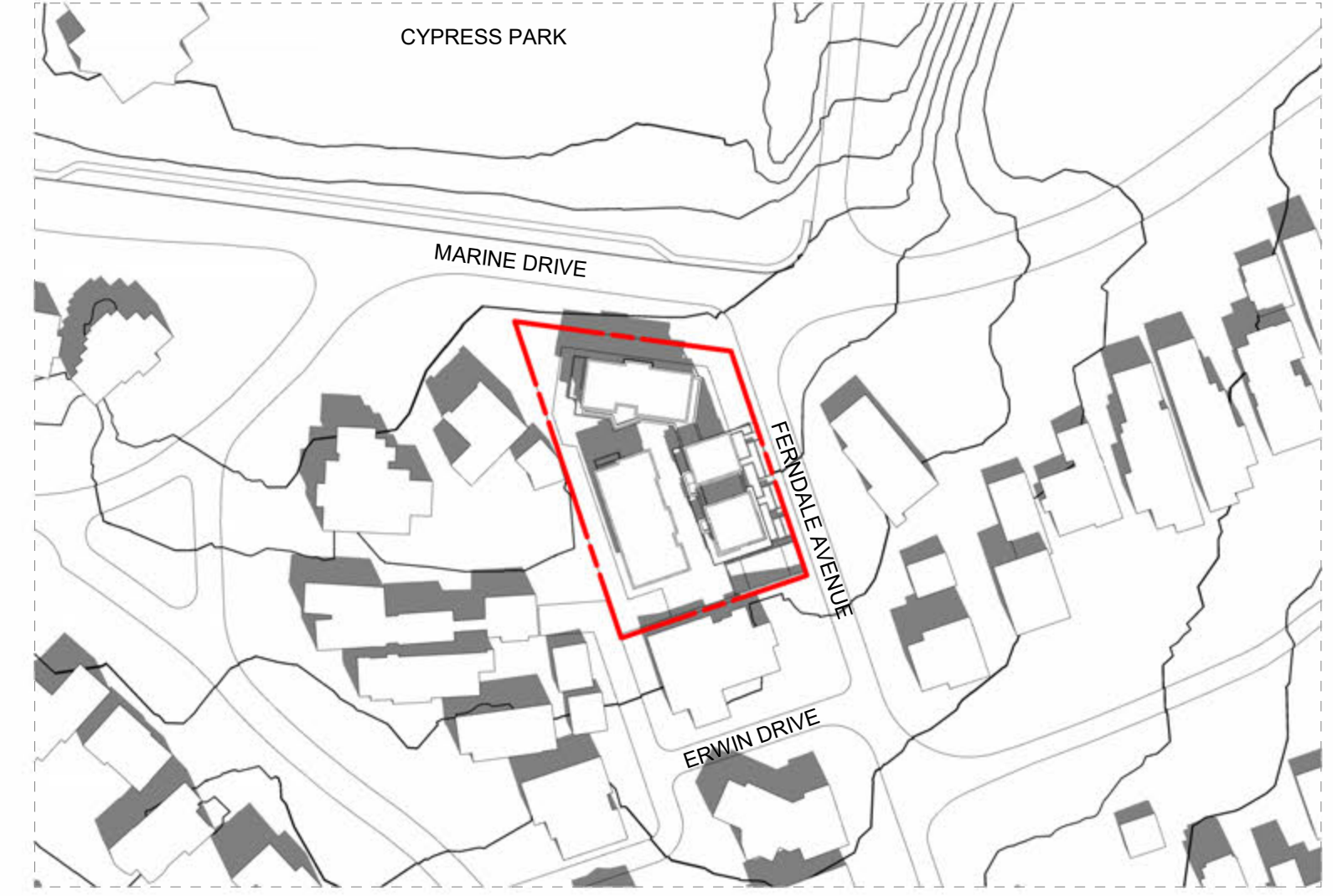


12 - FERNDALE AVE (LOOKING S)

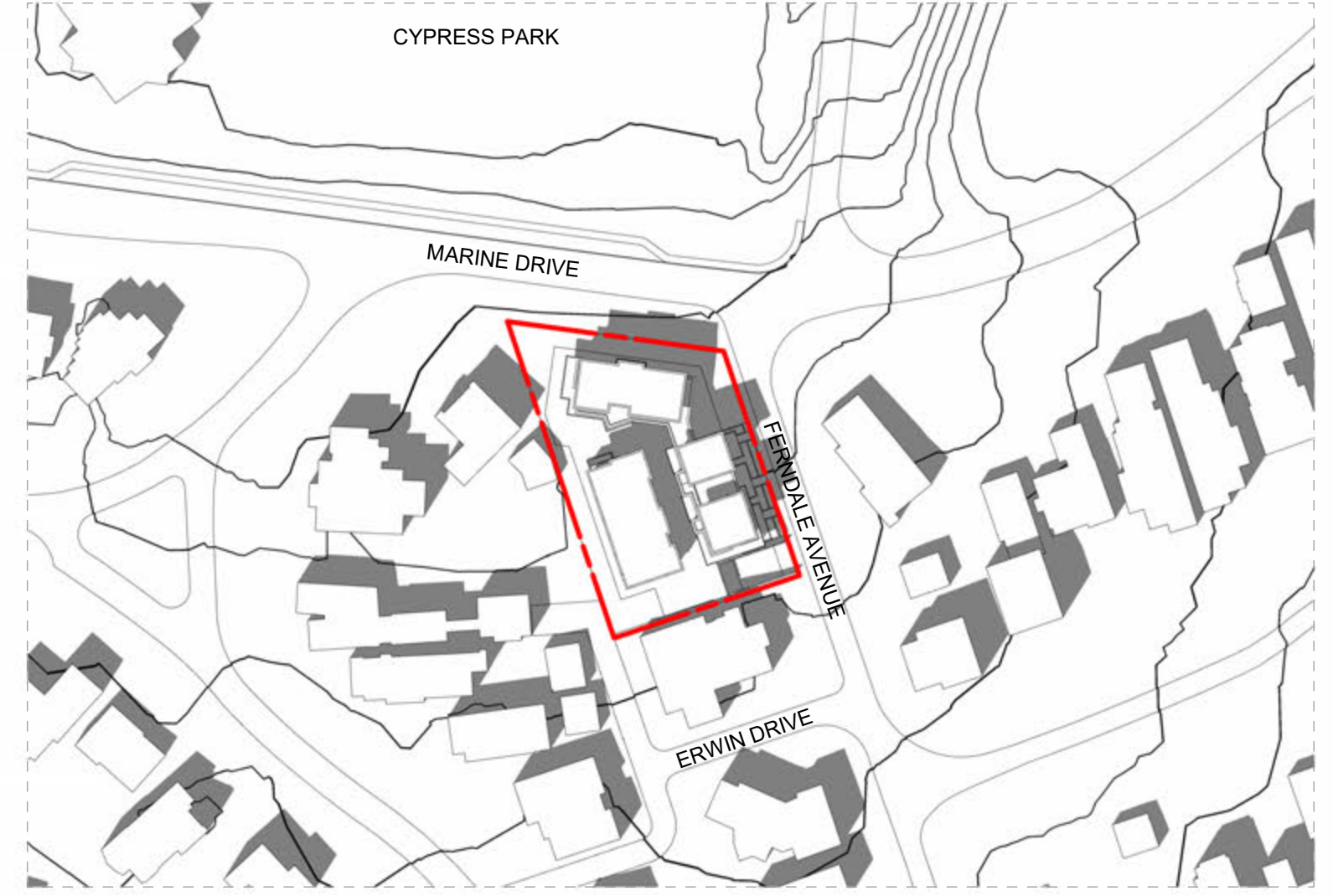
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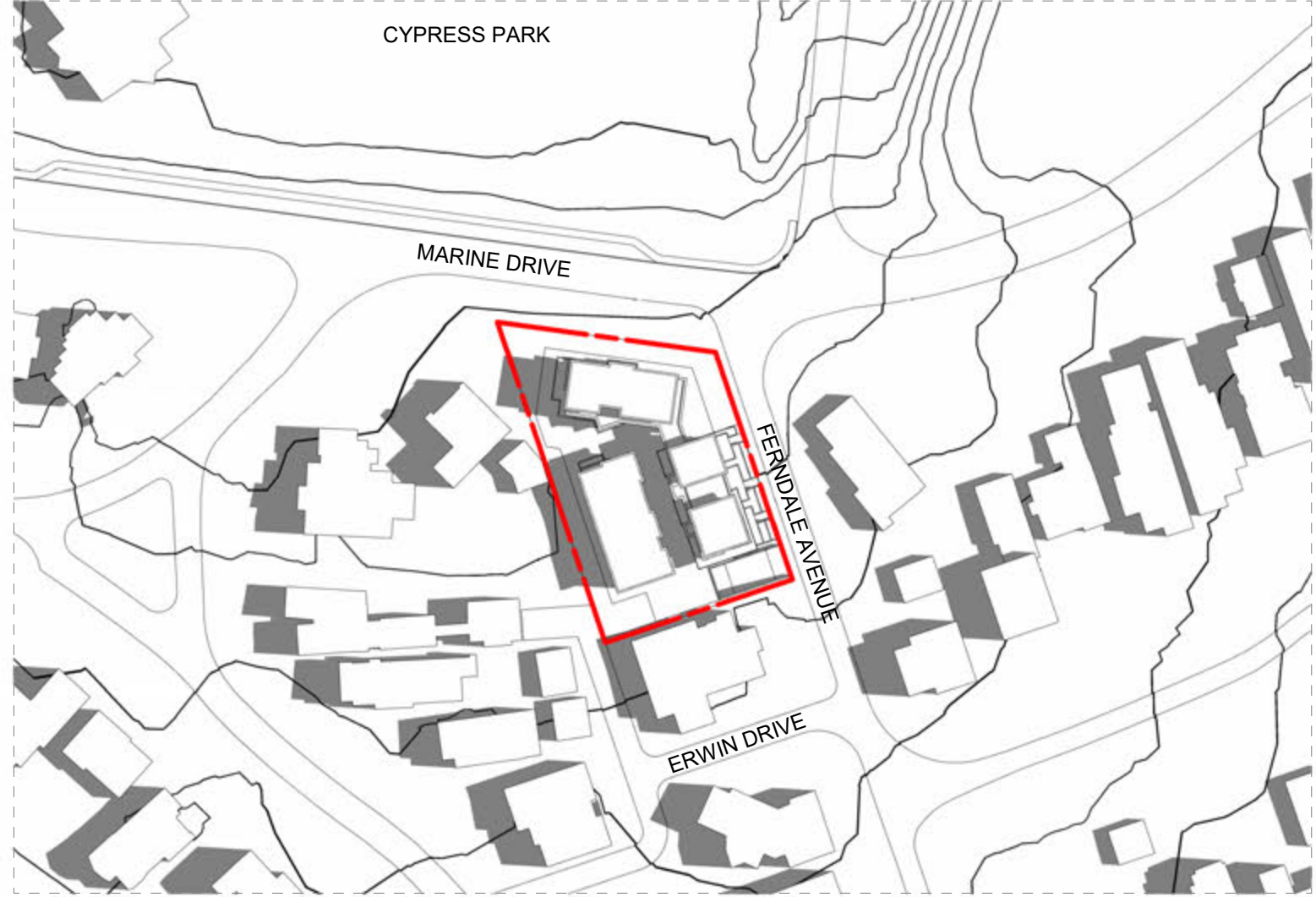


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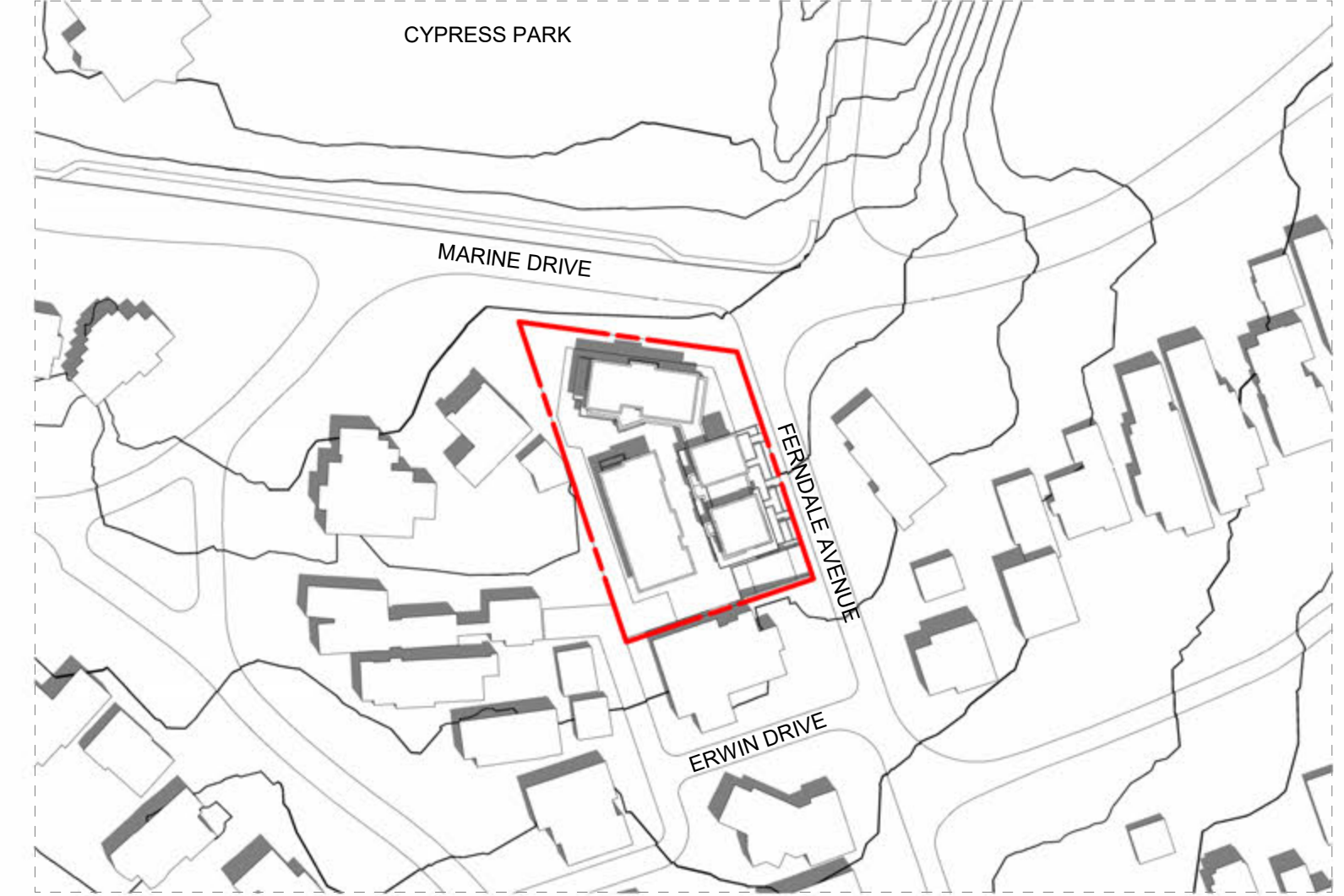


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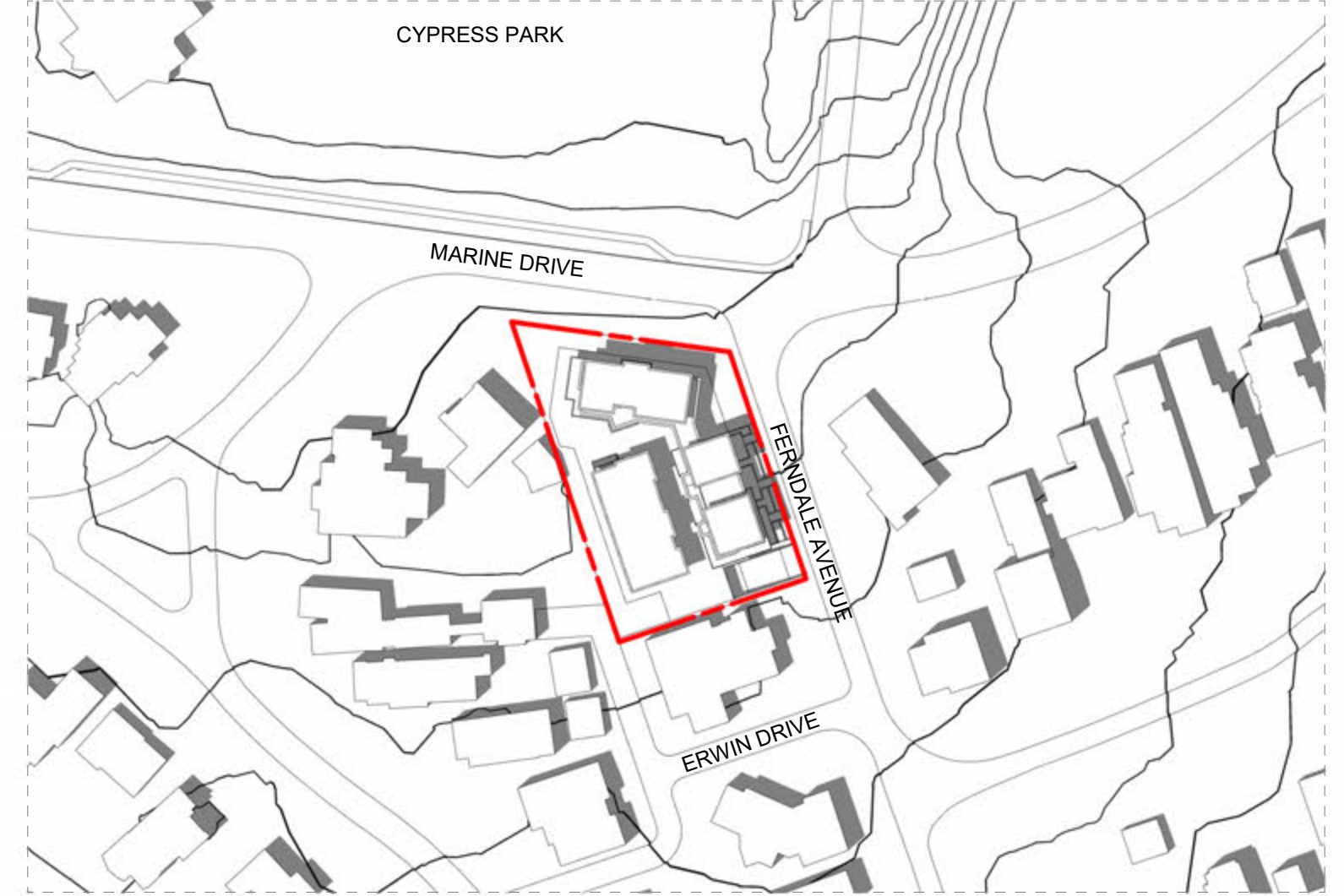
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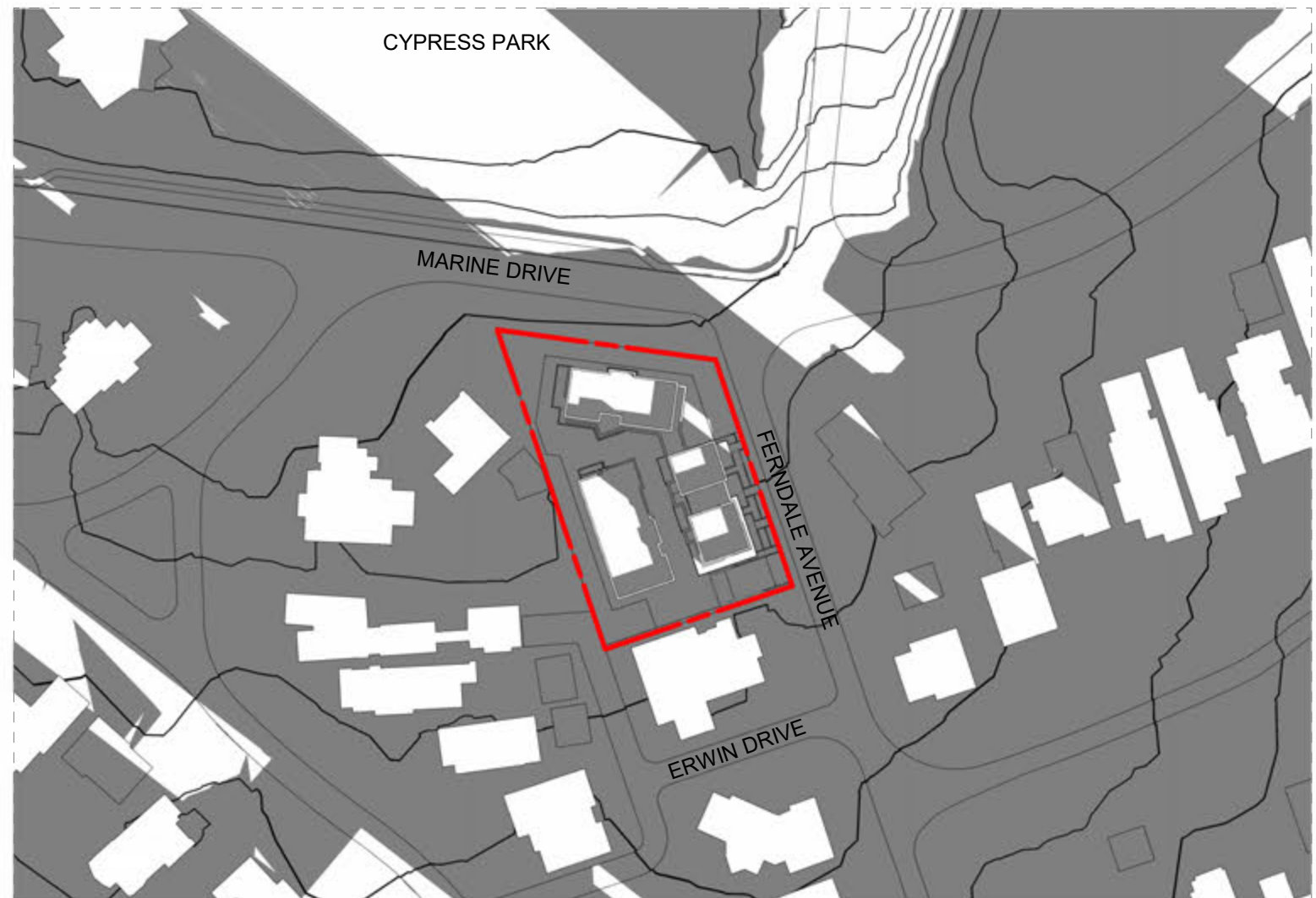


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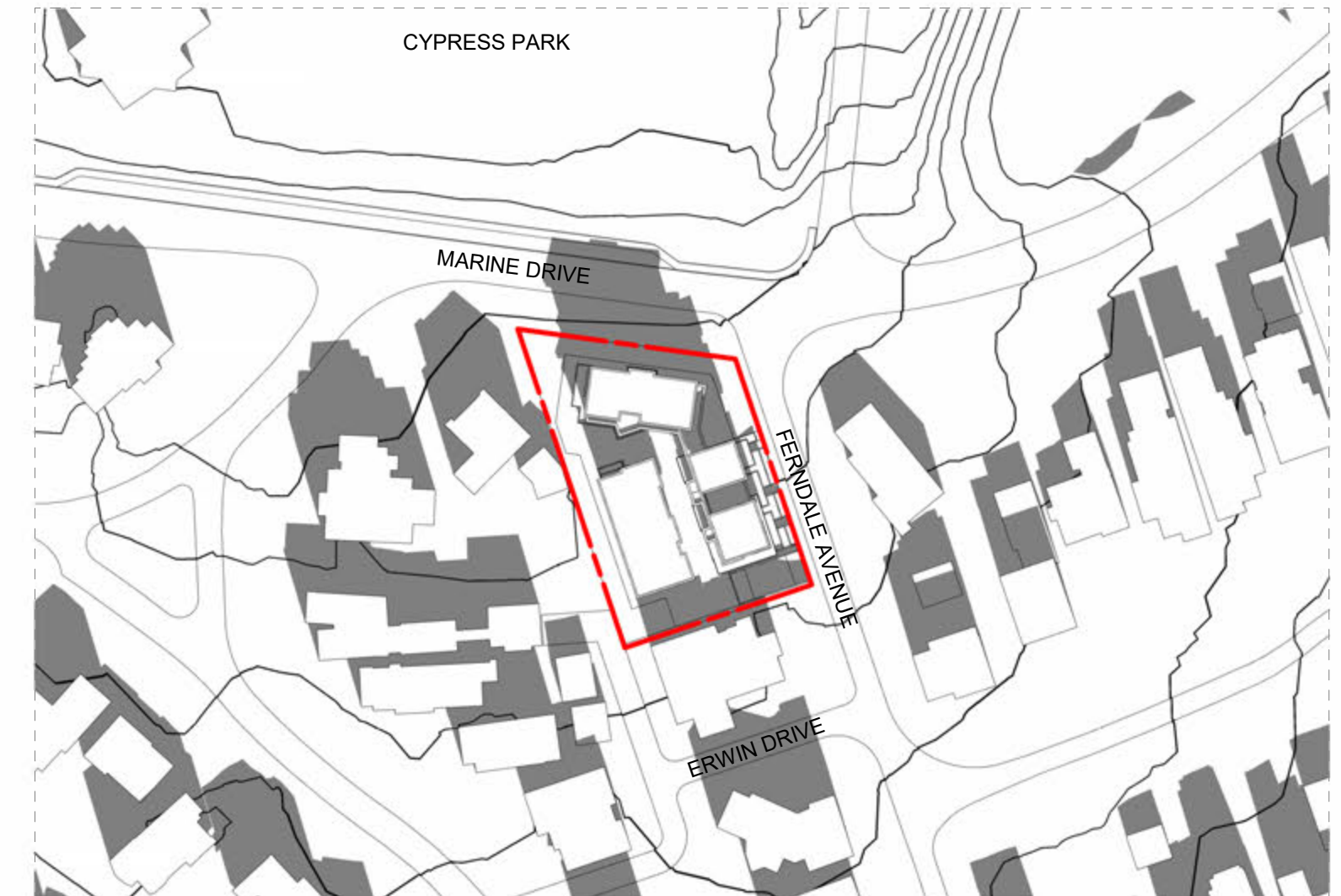


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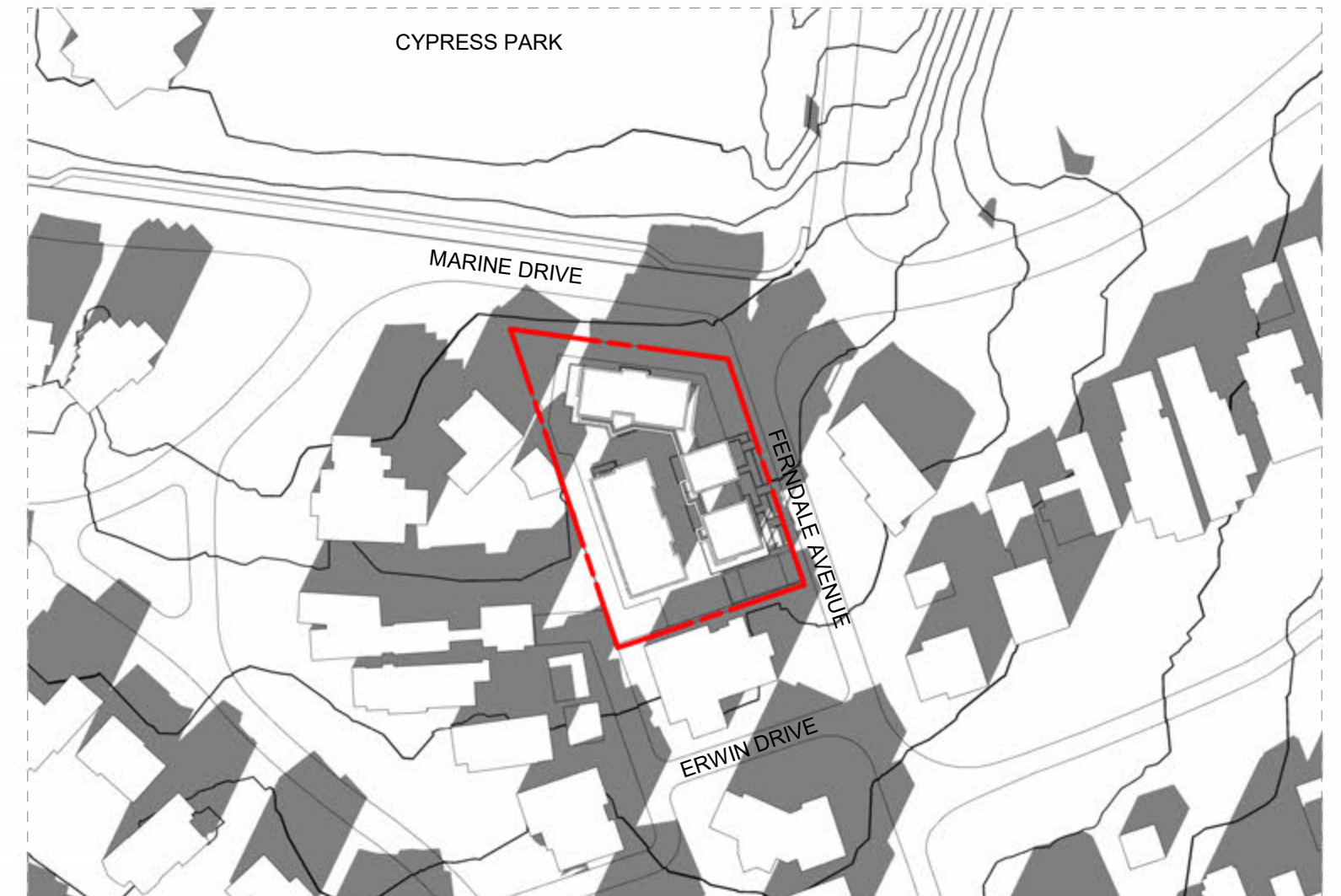
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WINTER SOLSTICE

REZONING
2025-05-25

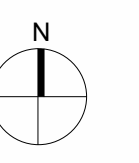
ISSUED

2025.07.03 | ISSUED FOR RZ/DP

PROJECT

**FERDALE
TOWNHOMES**
4310 MARINE DRIVE,
WEST VANCOUVER,
BC

KEY PLAN



REVISIONS

TITLE
SHADOW STUDY

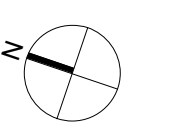
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REZONING
2025-05-25

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FERNDALE TOWNHOMES
4310 MARINE DRIVE,
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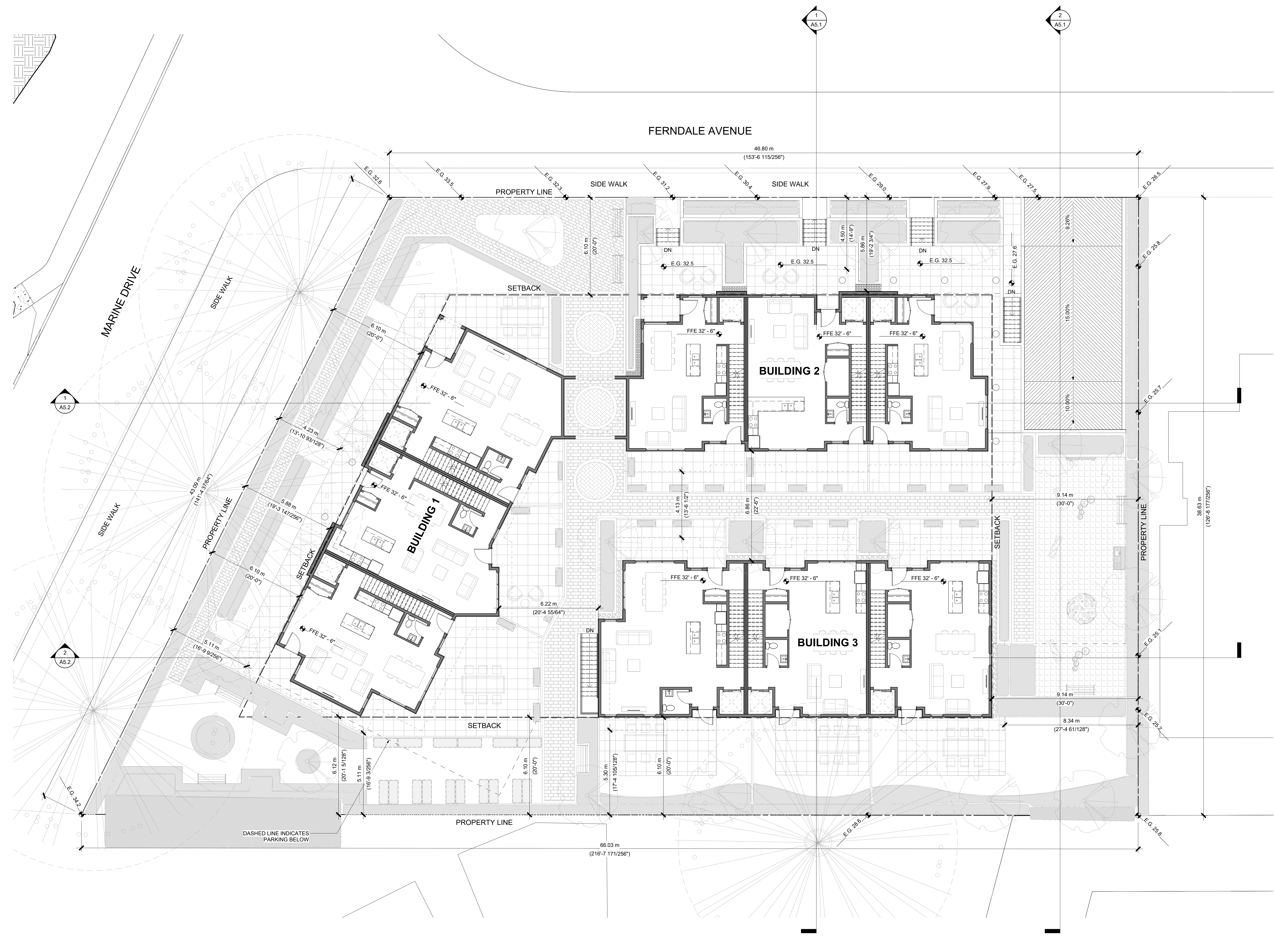
KEY PLAN



REVISIONS

TITLE
SITE PLAN

A1.0



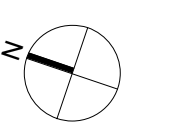
DASHED LINE INDICATES
PARKING BELOW

REZONING
2025-05-25

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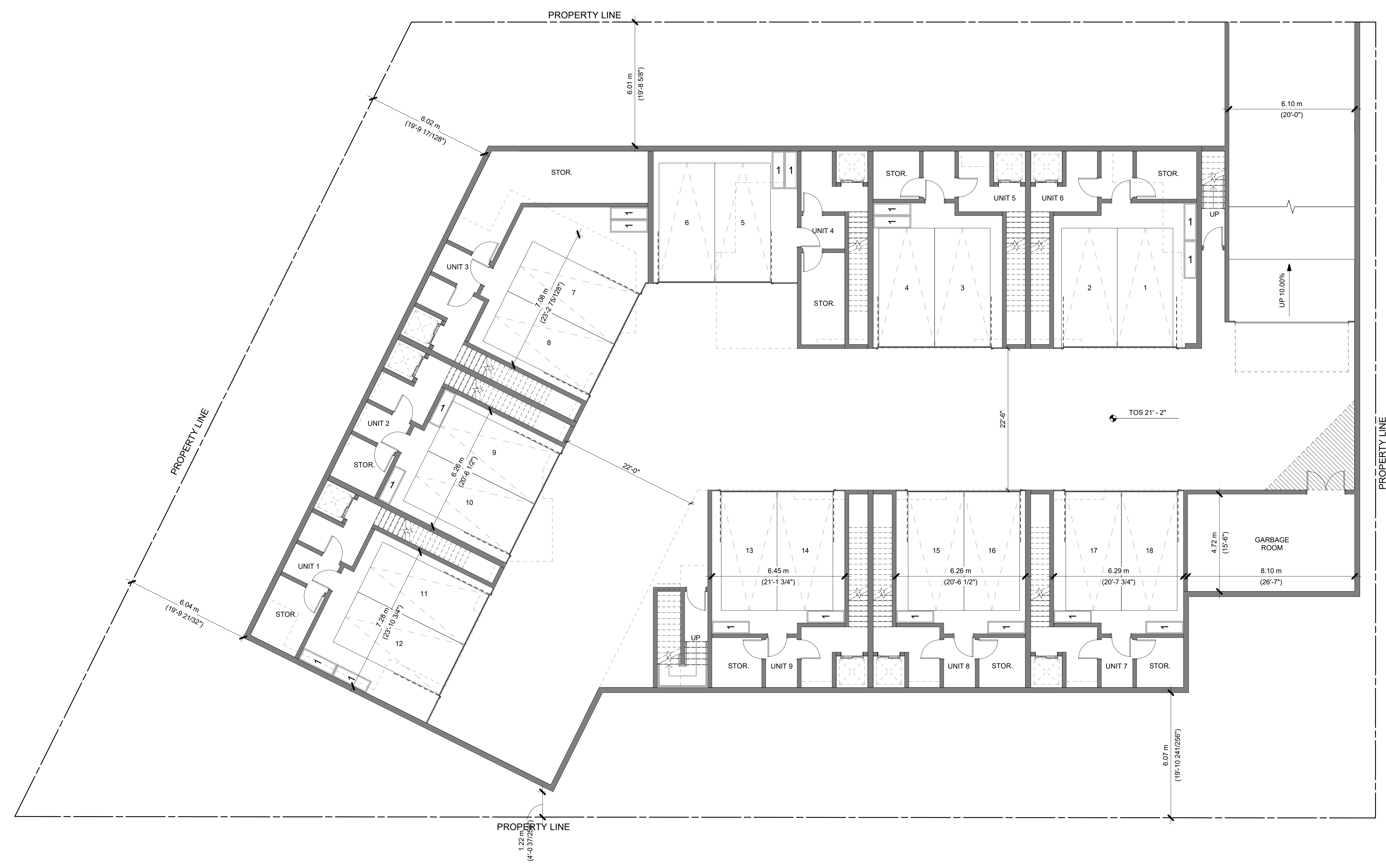
KEY PLAN



REVISIONS

TITLE
PARKING PLAN

A1.1

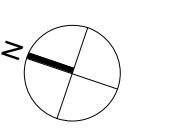


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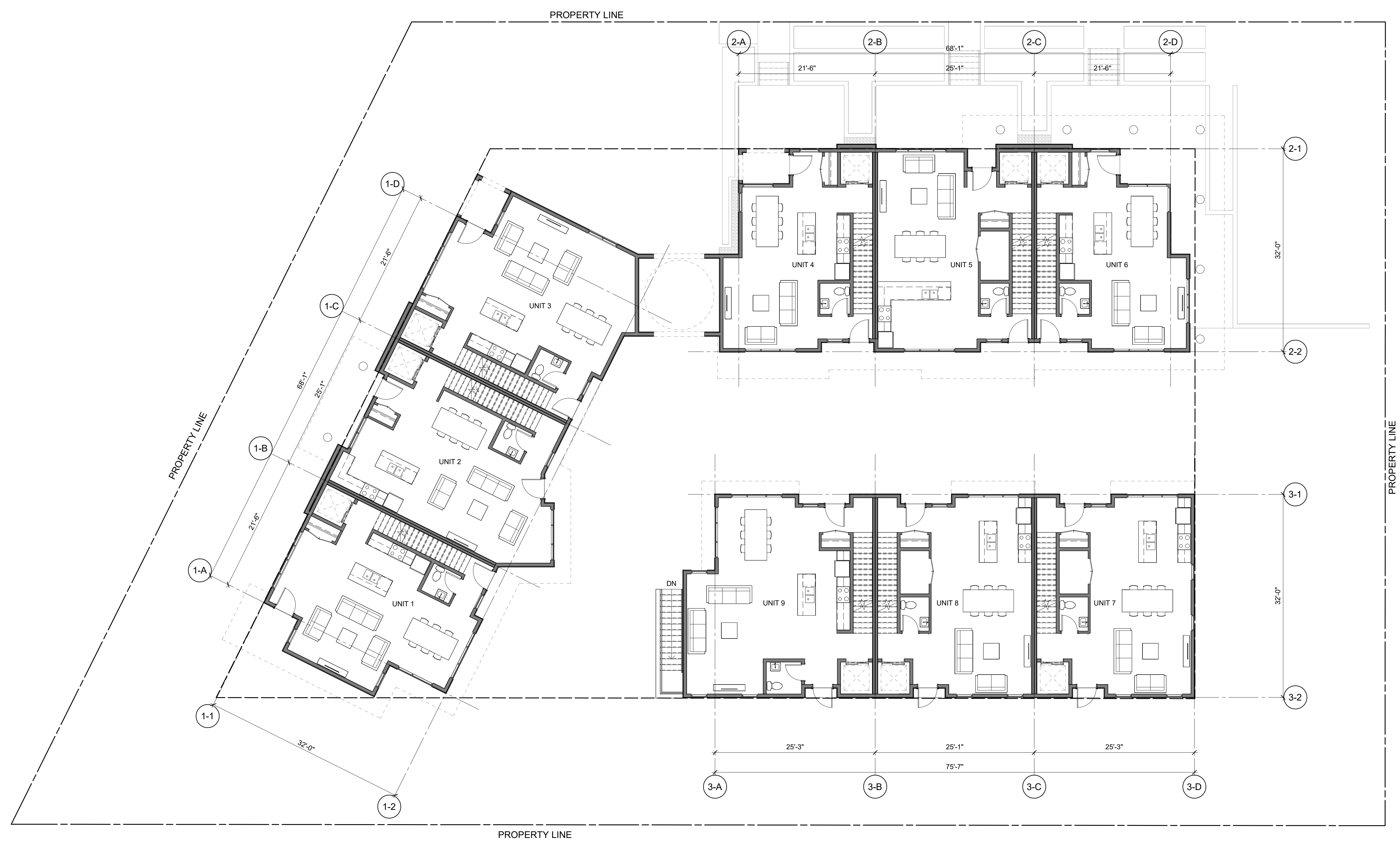
KEY PLAN



REVISIONS

TITLE
**FLOOR PLAN -
LEVEL 1**

A2.1

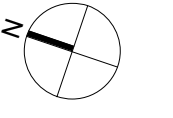


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FERNDALE TOWNHOMES
4310 MARINE DRIVE,
WEST VANCOUVER,
BC

KEY PLAN



REVISIONS

TITLE
**FLOOR PLAN -
LEVEL 2**

A2.2

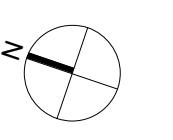


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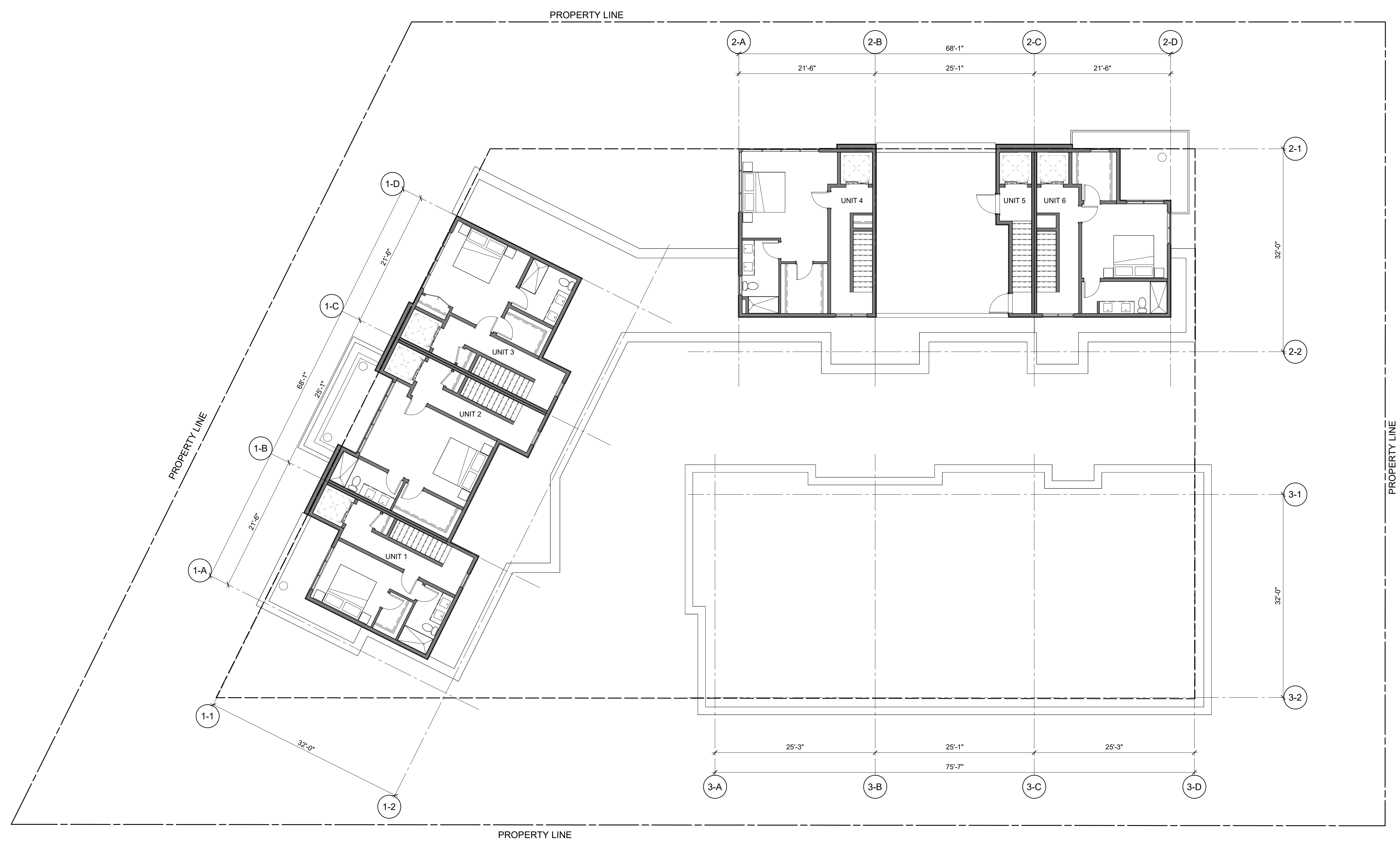
KEY PLAN



REVISIONS

TITLE
**FLOOR PLAN -
LEVEL 3**

A2.3



REZONING
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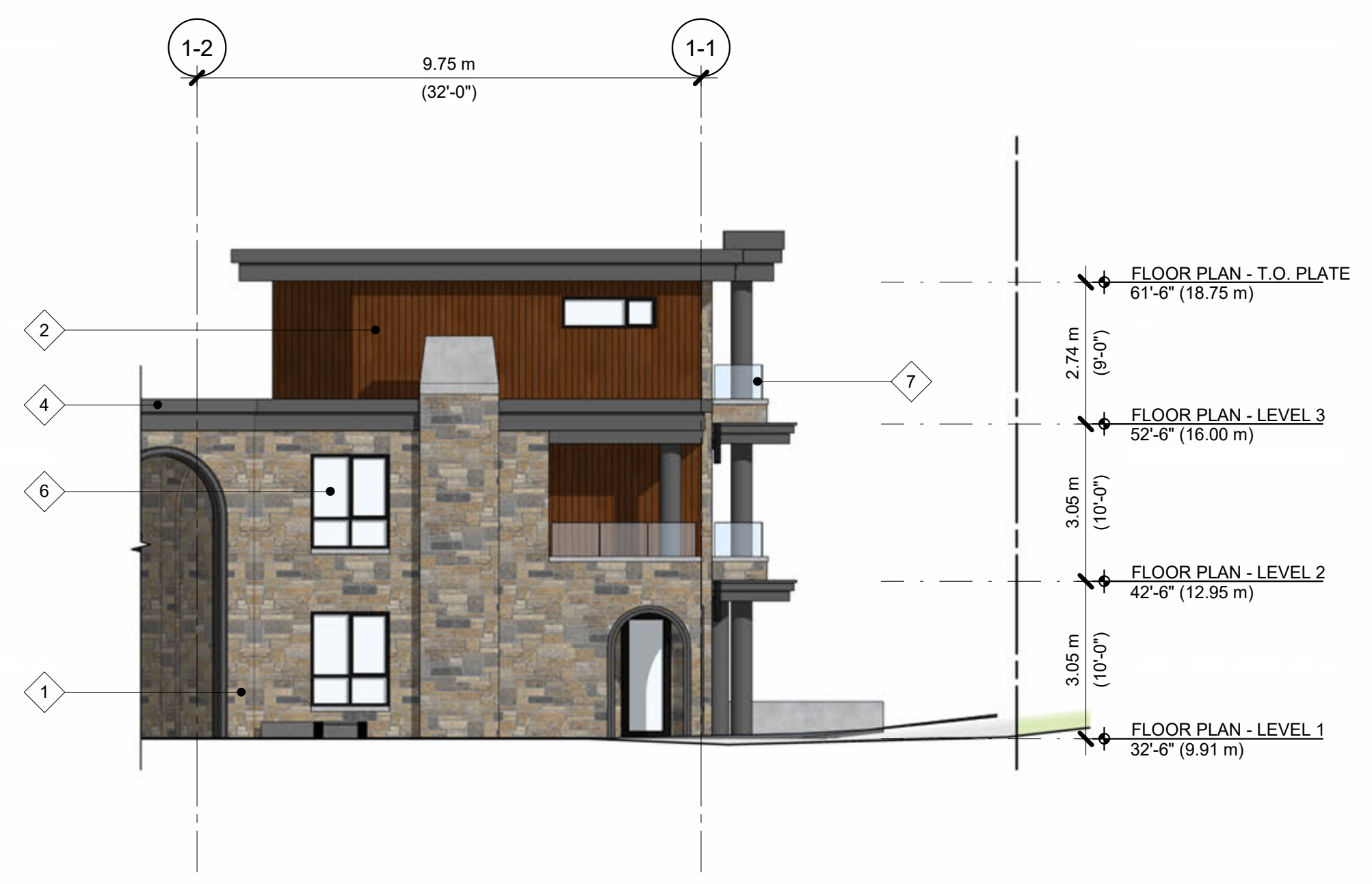
**FERNDALE
TOWNHOMES**
4310 MARINE DRIVE,
WEST VANCOUVER,
BC

KEY PLAN

REVISIONS

TITLE
**ELEVATIONS -
BUILDING 1**

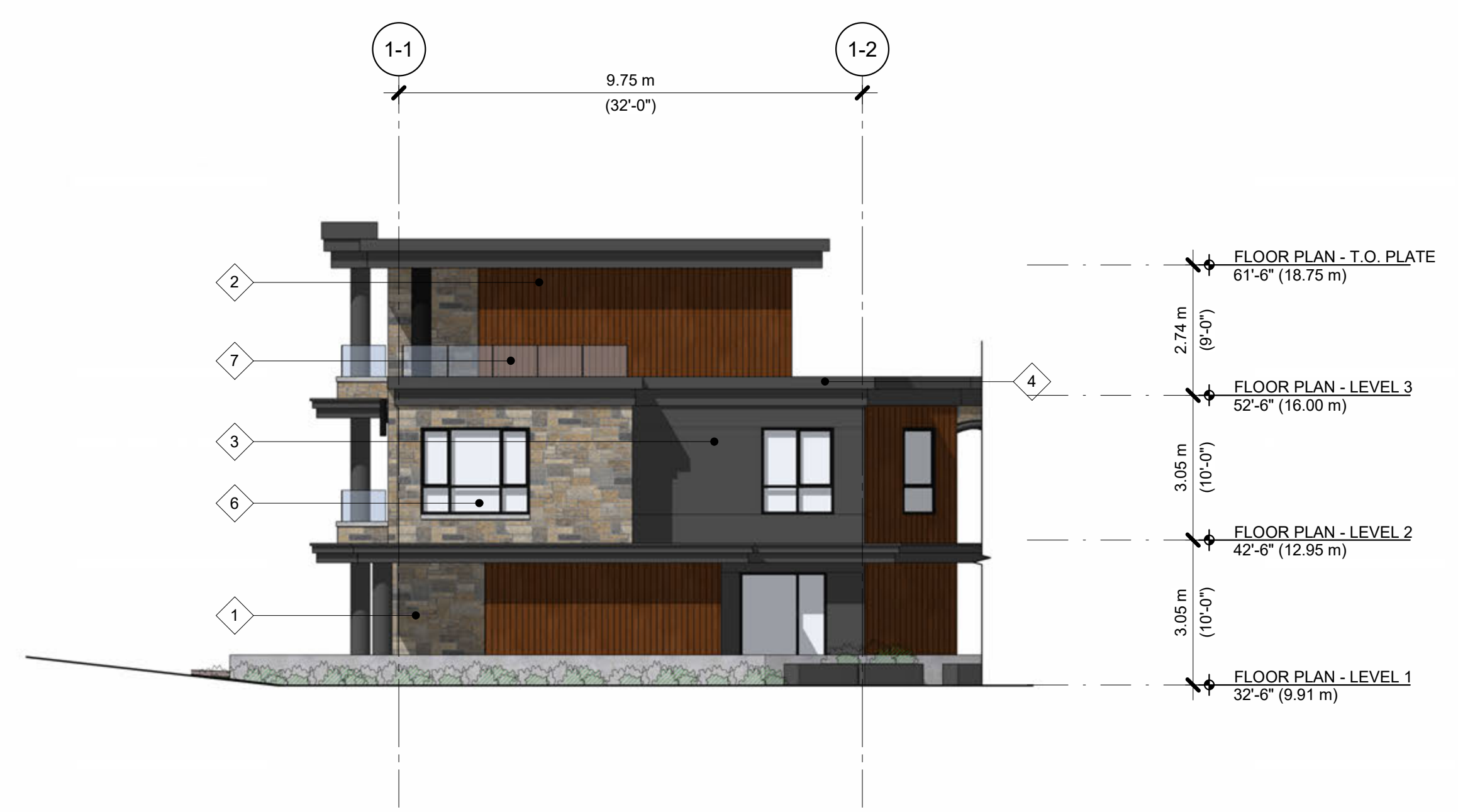
A4.1



1 BUILDING 1 - EAST ELEVATION
1:100



2 BUILDING 1 - NORTH ELEVATION
1:100



4 BUILDING 1 - WEST ELEVATION
1:100



3 BUILDING 1 - SOUTH ELEVATION
1:100

MATERIAL LEGEND	
1	STONE VENEER CLADDING ANCIENT LEDGESTONE - SEVILLA
2	WOOD CLADDING CEDAR VERTICAL SIDING
3	CEMENTITIOUS PANEL PAINTED - BM KENDALL CHARCOAL
4	FASCIA PAINTED - BM KENDALL CHARCOAL
5	SOFFITS ALUMINUM BOARDS - WOOD GRAIN CEDAR
6	WINDOWS & DOORS ALUMINUM STD. BLACK / CLEAR GLASS
7	RAILINGS CLEAR GLASS



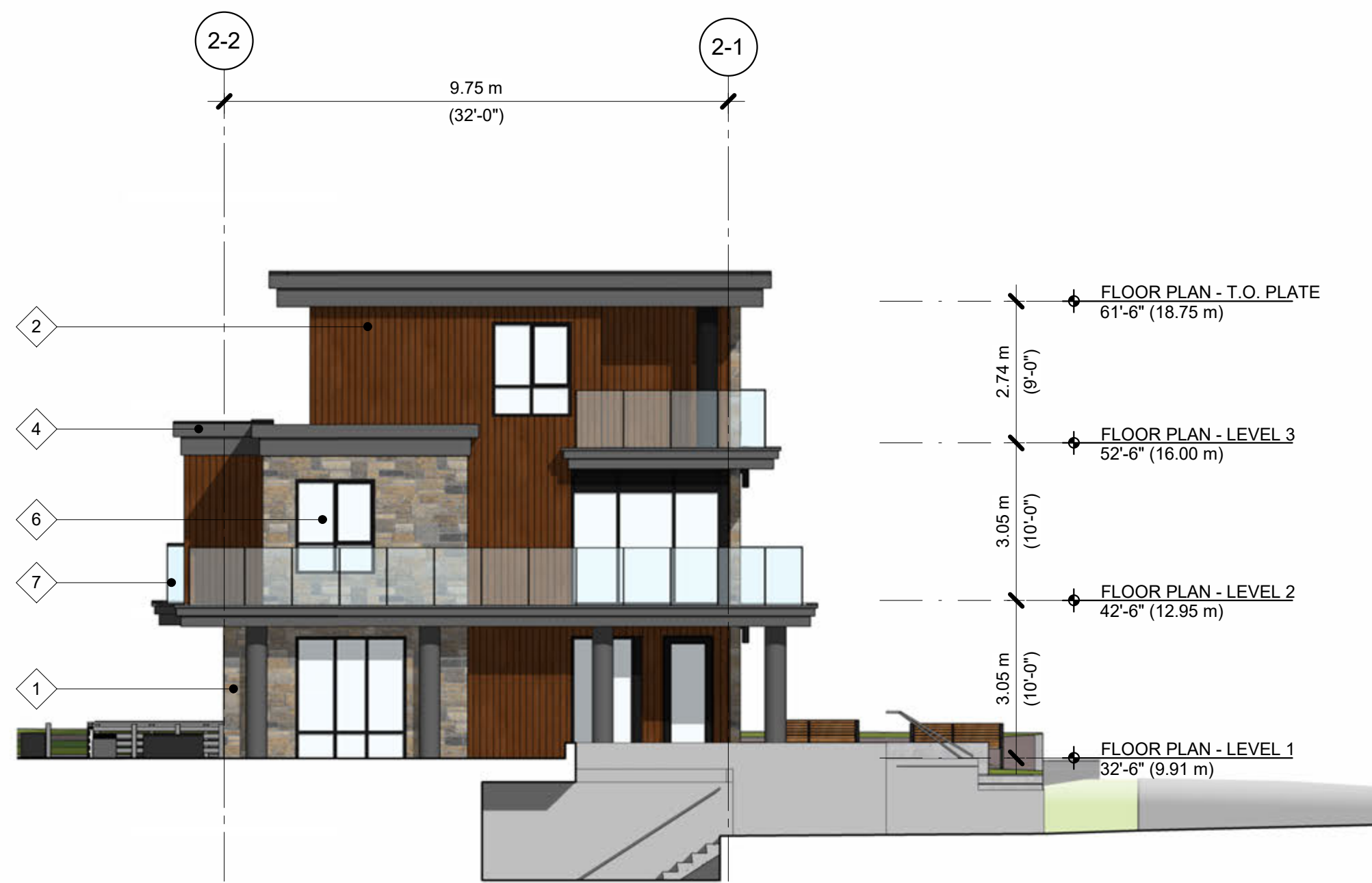
1 BUILDING 2 - EAST ELEVATION
1:100



2 BUILDING 2 - NORTH ELEVATION
1:100



4 BUILDING 2 - WEST ELEVATION
1:100

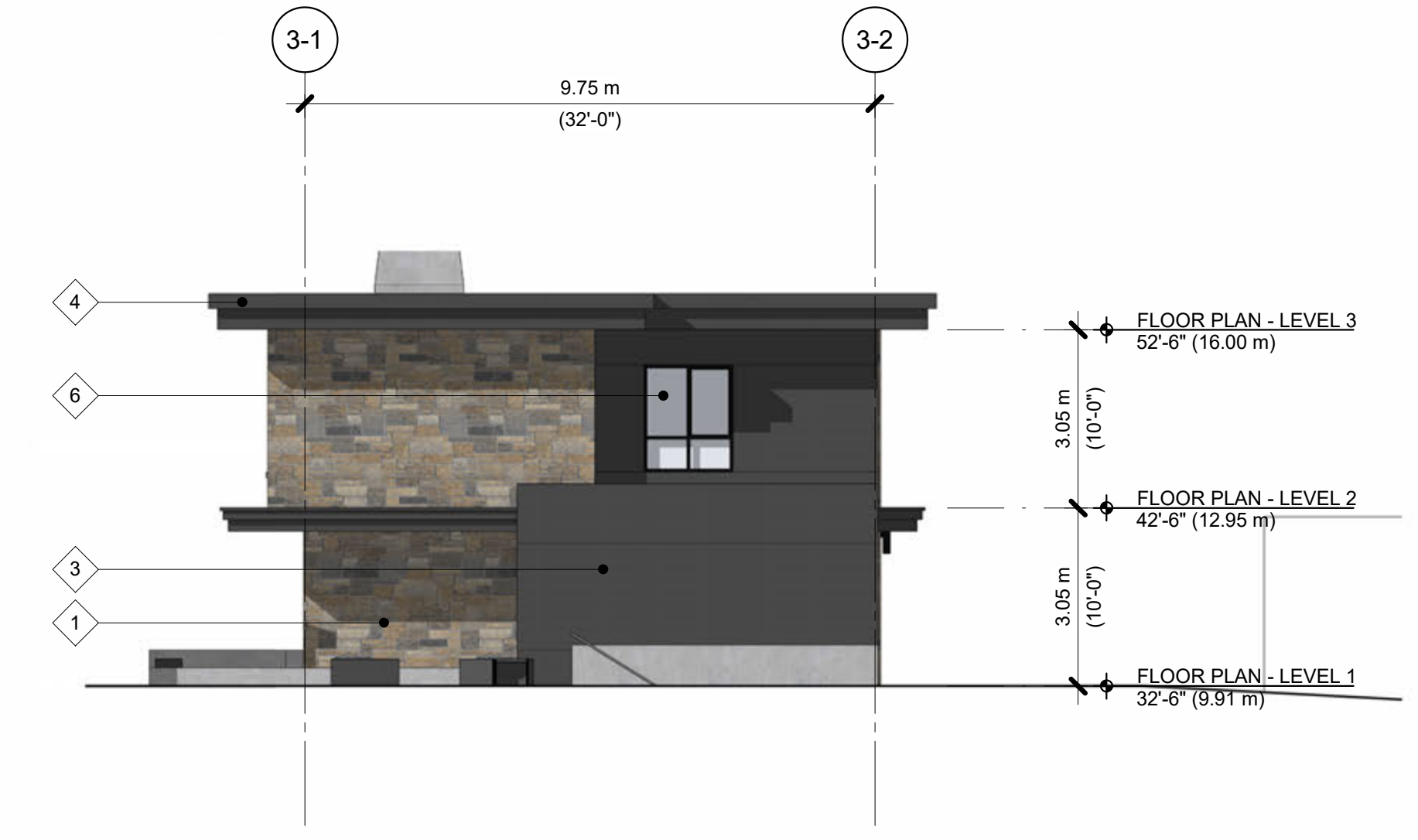


3 BUILDING 2 - SOUTH ELEVATION
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MATERIAL LEGEND	
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7	RAILINGS CLEAR GLASS



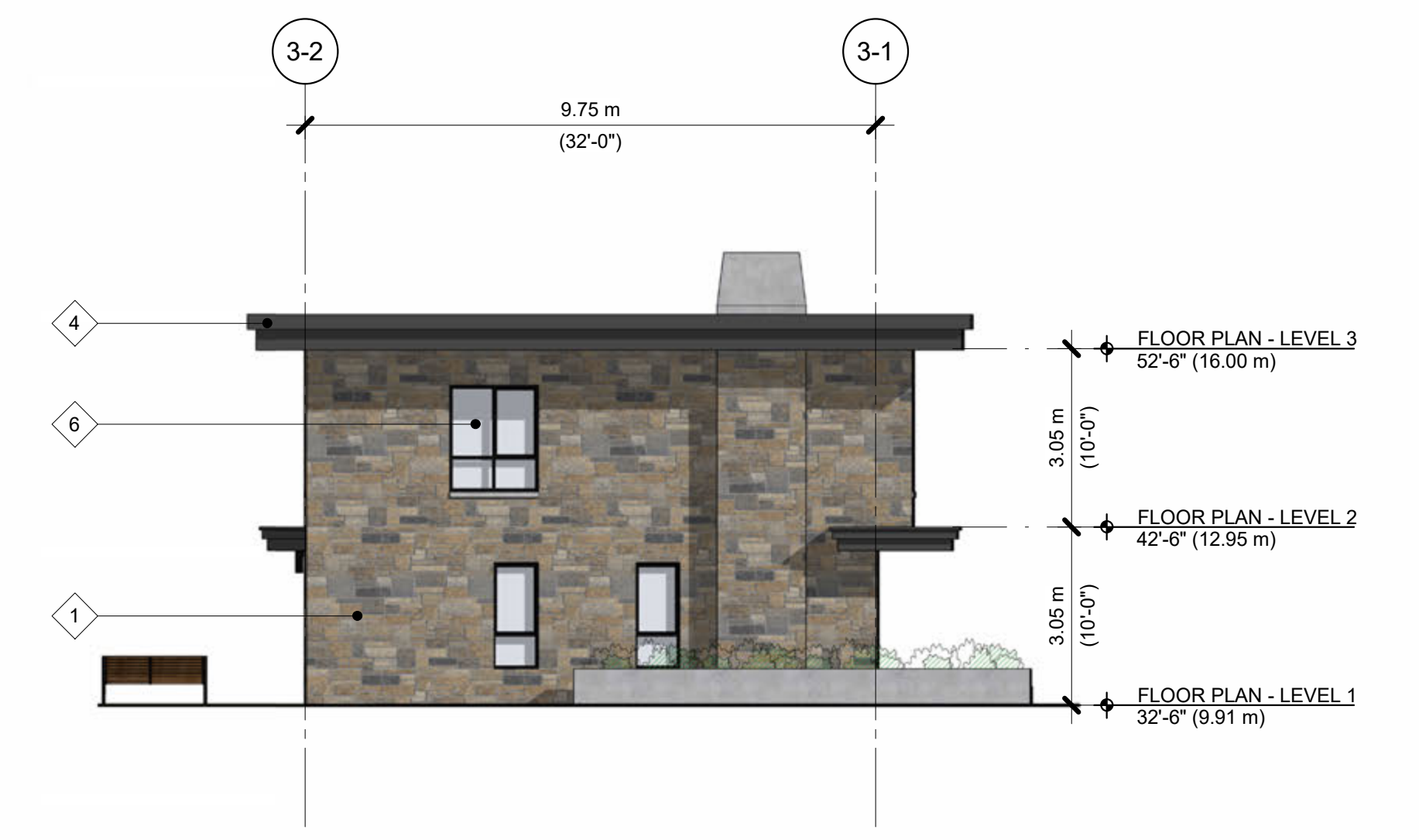
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1:100



2 BUILDING 3 - NORTH ELEVATION
1:100



4 BUILDING 3 - WEST ELEVATION
1:100



3 BUILDING 3 - SOUTH ELEVATION
1:100

MATERIAL LEGEND	
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2	WOOD CLADDING CEDAR VERTICAL SIDING
3	CEMENTITIOUS PANEL PAINTED - BM KENDALL CHARCOAL
4	FASCIA PAINTED - BM KENDALL CHARCOAL
5	SOFFITS ALUMINUM BOARDS - WOOD GRAIN CEDAR
6	WINDOWS & DOORS ALUMINUM STD. BLACK / CLEAR GLASS
7	RAILINGS CLEAR GLASS

REZONING
2025-05-25

ISSUED
2025.07.03 | ISSUED FOR RZ/DP

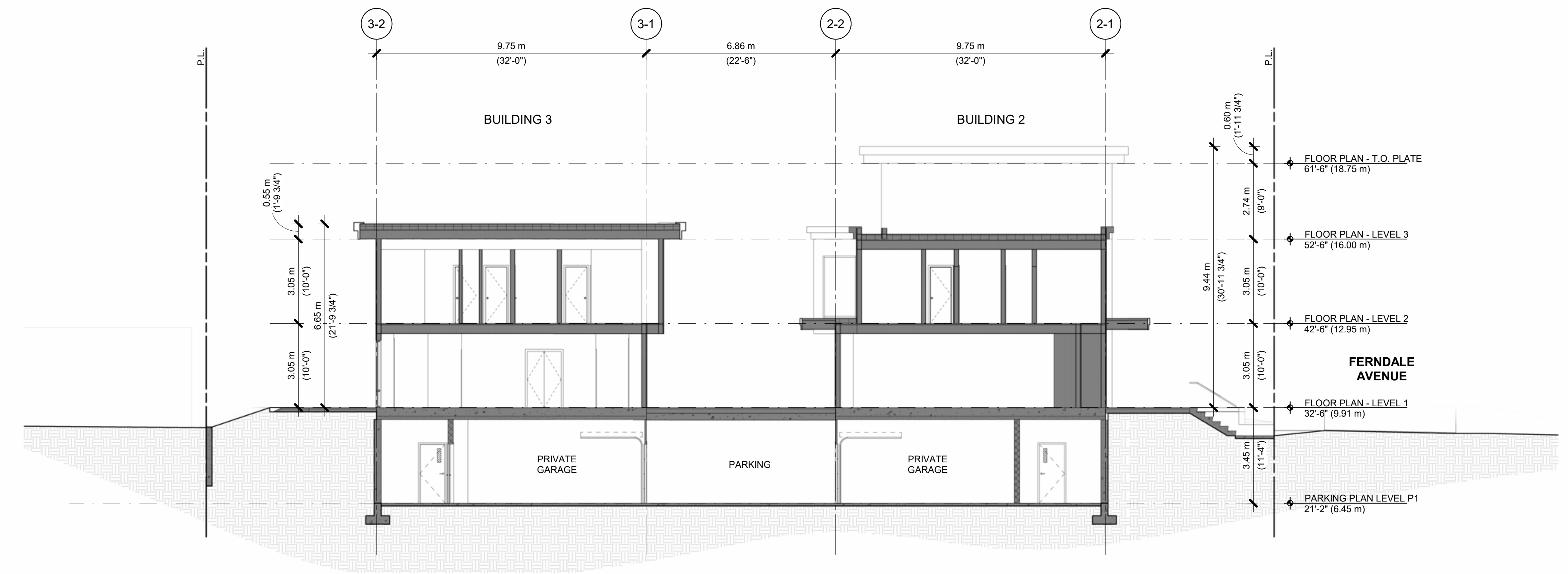
PROJECT
FERNDALE TOWNHOMES
4310 MARINE DRIVE,
WEST VANCOUVER,
BC

KEY PLAN

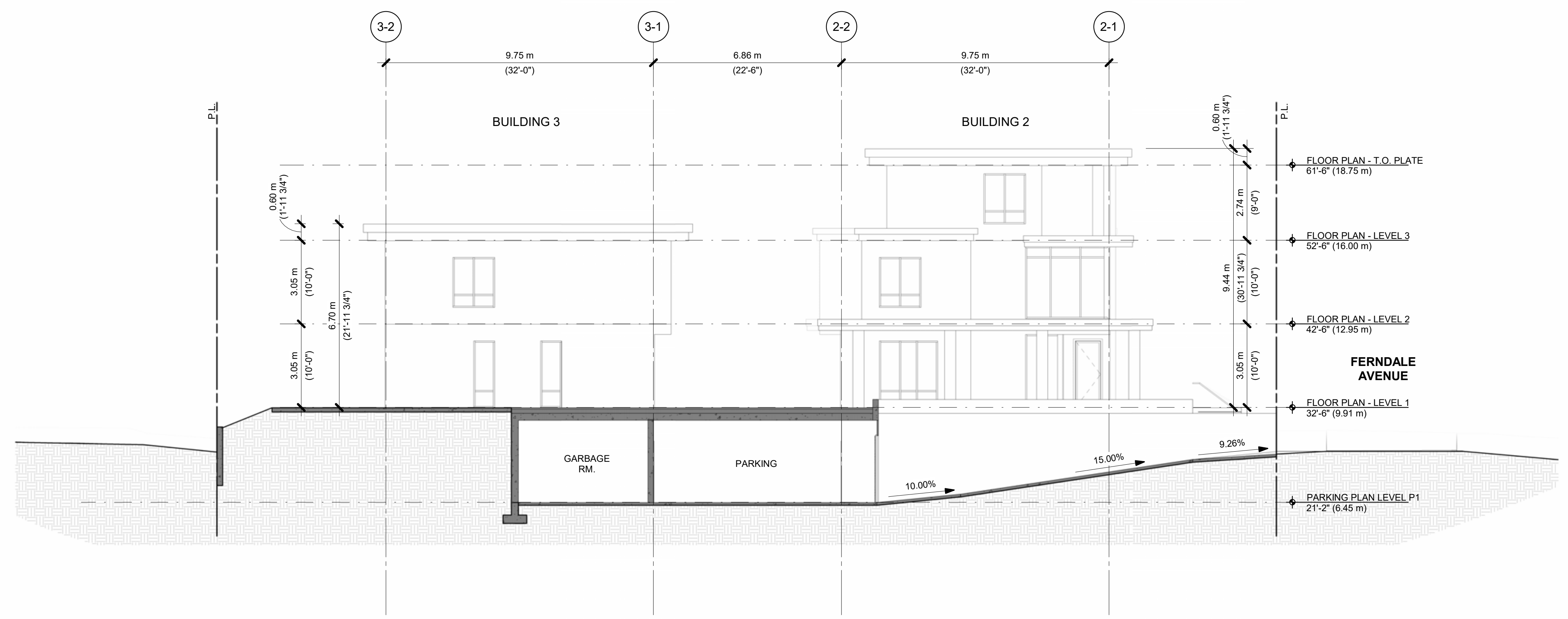
REVISIONS

TITLE
CROSS SECTIONS

A5.1



1 SECTION 1
1:100



2 SECTION 2
1:100

REZONING
2025-05-25

ISSUED
2025.07.03 | ISSUED FOR RZ/DP

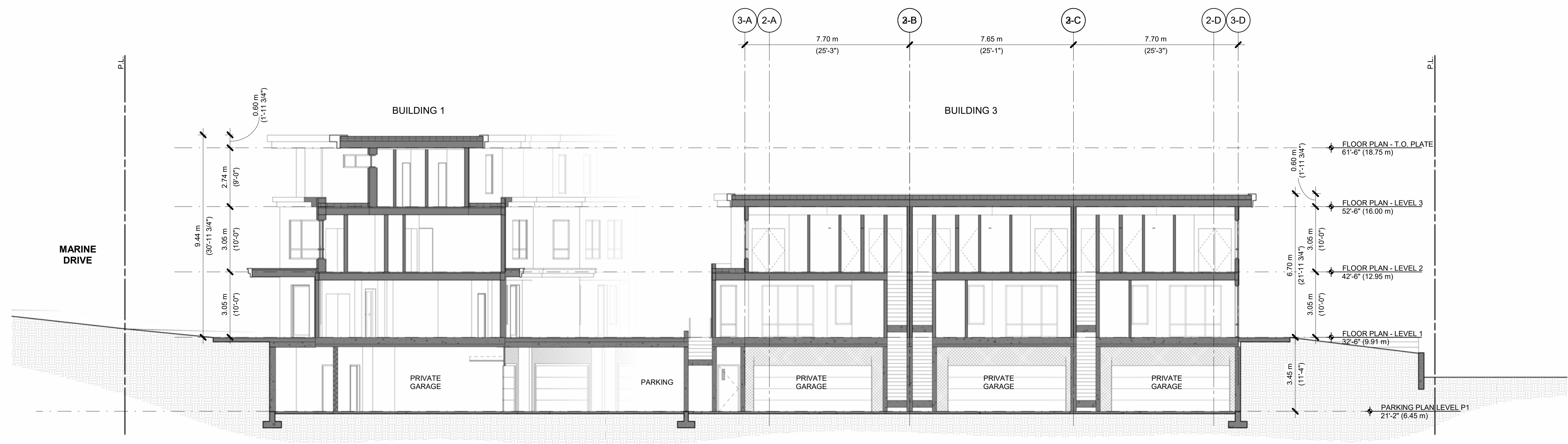
PROJECT
**FERNDALE
TOWNHOMES**
4310 MARINE DRIVE,
WEST VANCOUVER,
BC

KEY PLAN

REVISIONS

TITLE
CROSS SECTIONS

A5.2



REZONING
2025-05-25

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PROJECT
**FERNDALE
TOWNHOMES**
4310 MARINE DRIVE,
WEST VANCOUVER,
BC

KEY PLAN

REVISIONS

TITLE
RENDERINGS

A6.0

