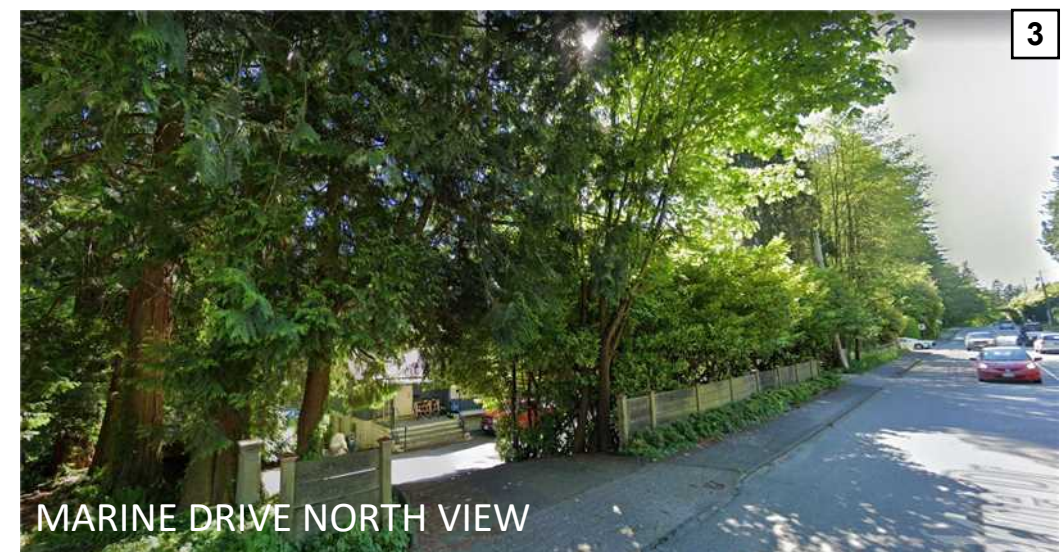
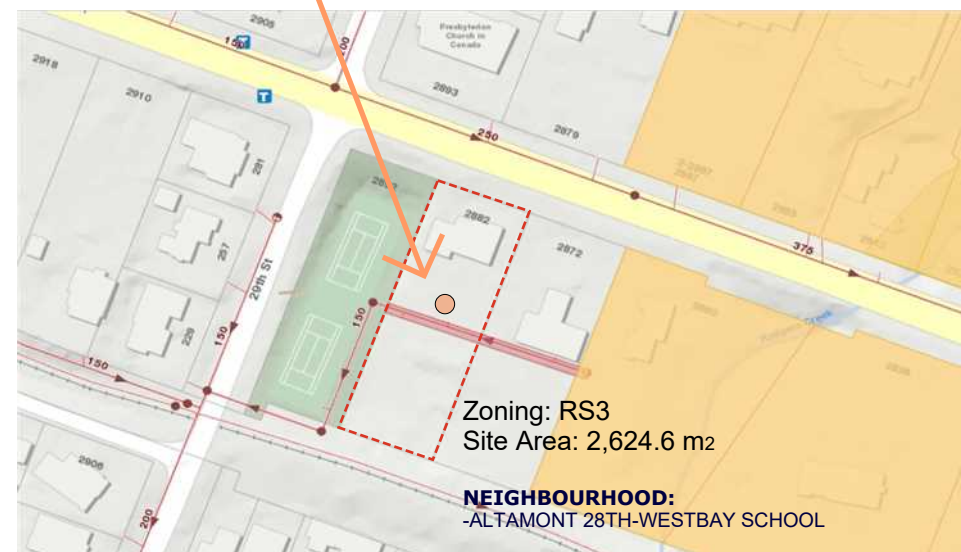
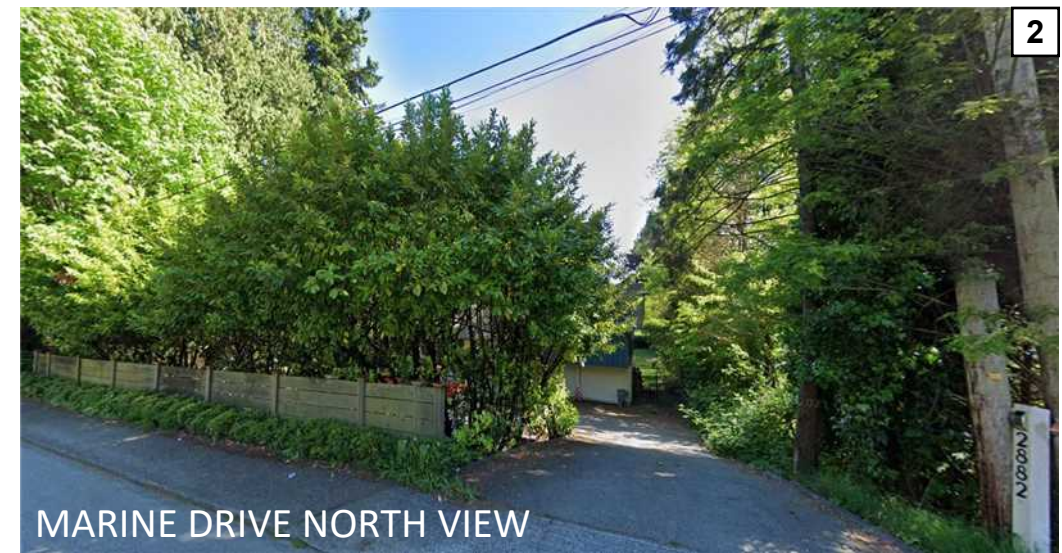




Multi-Family Townhomes Development– West Vancouver

PROPOSED REZONING | 2882 Marine Drive, West Vancouver, BC. V7V 1L9

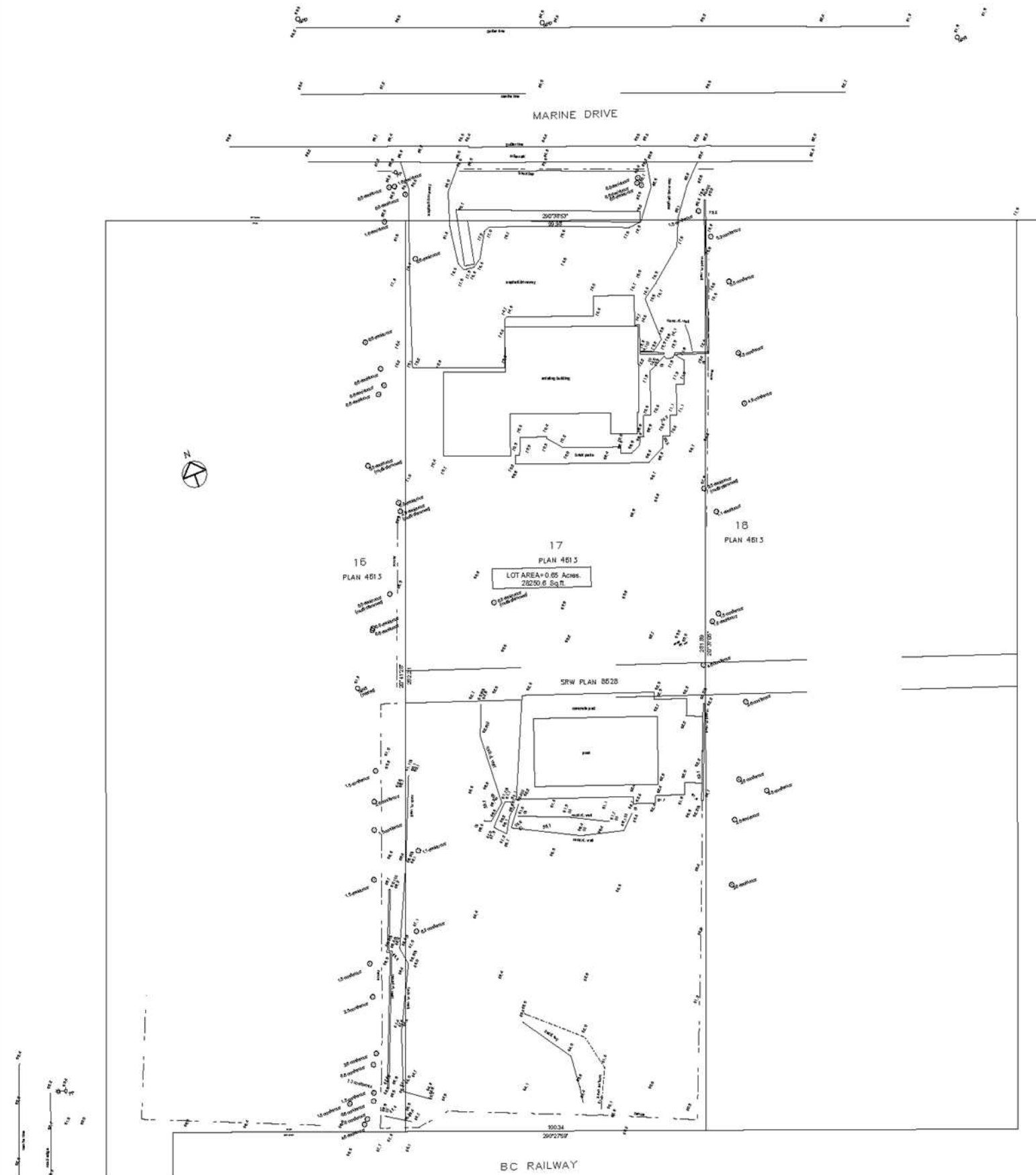
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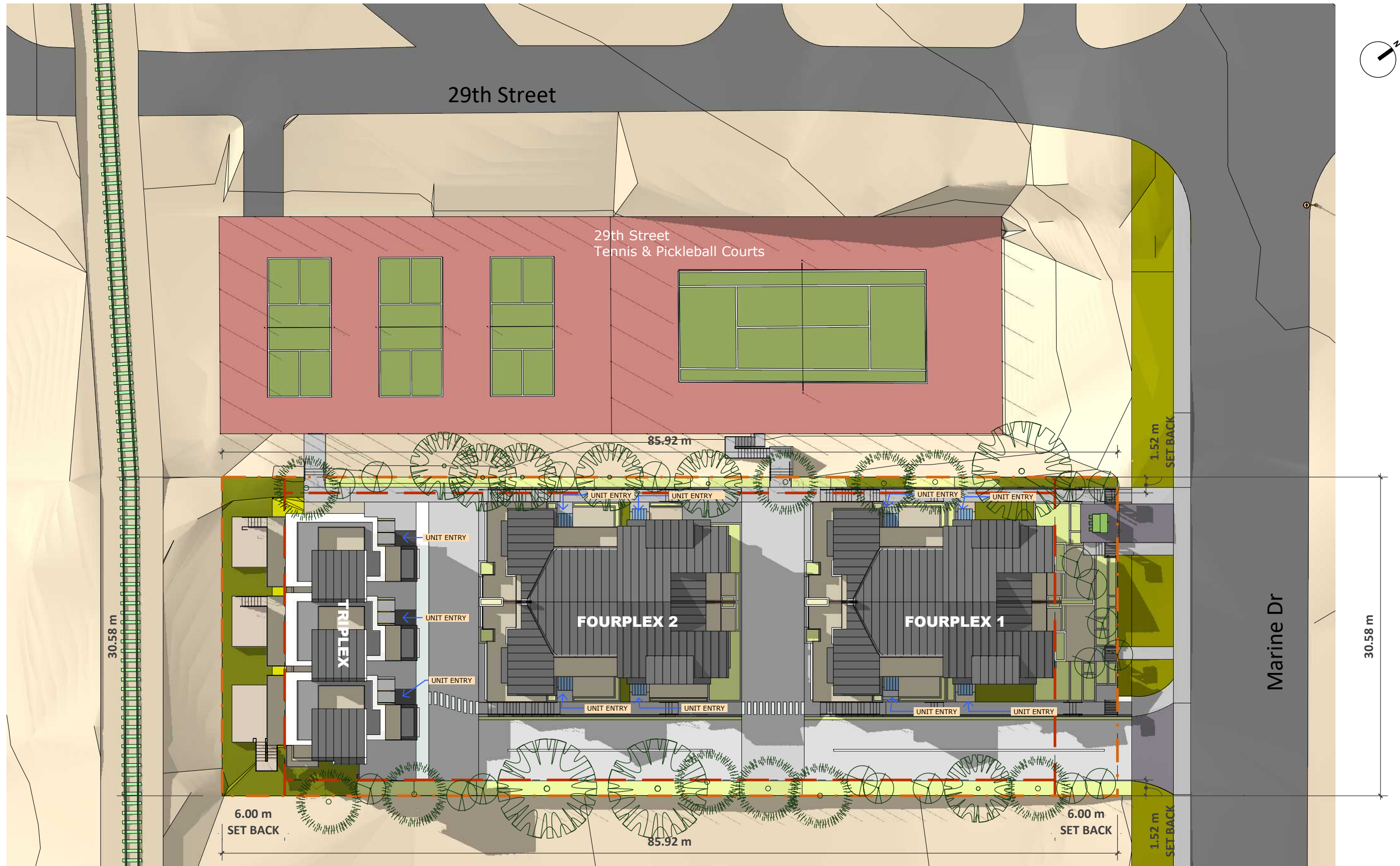
AERIAL VIEW

MARINE DRIVE NORTH VIEW

PROPOSED REZONING | 2882 Marine Drive, West Vancouver, BC. V7V 1L9



PROPOSED REZONING | 2882 Marine Drive, West Vancouver, BC. V7V 1L9



PROPOSED REZONING | 2882 Marine Drive, West Vancouver, BC. V7V 1L9



Upper level Plan

scale: 1"=40'

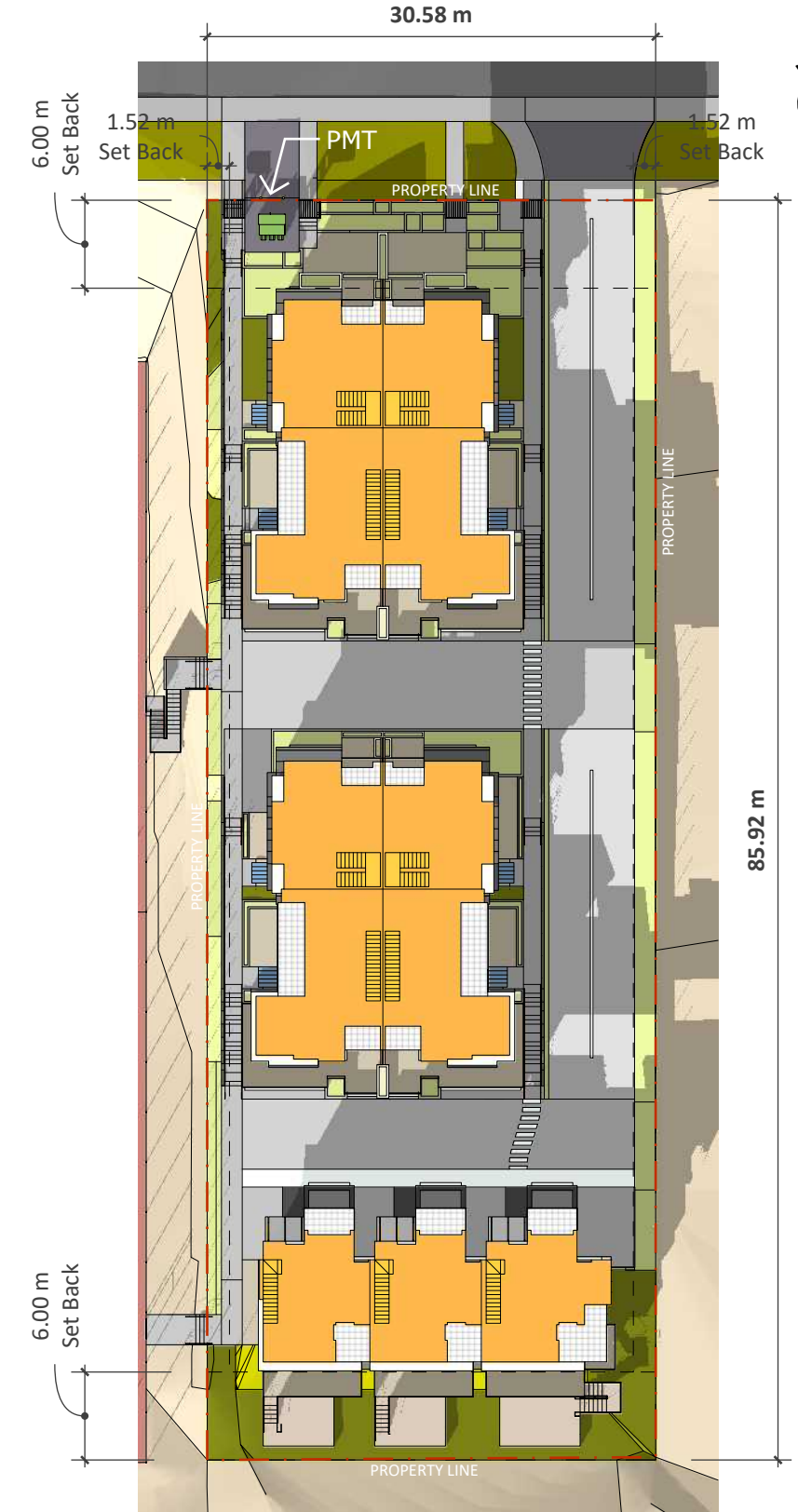
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Main level Plan

scale: 1"=40'

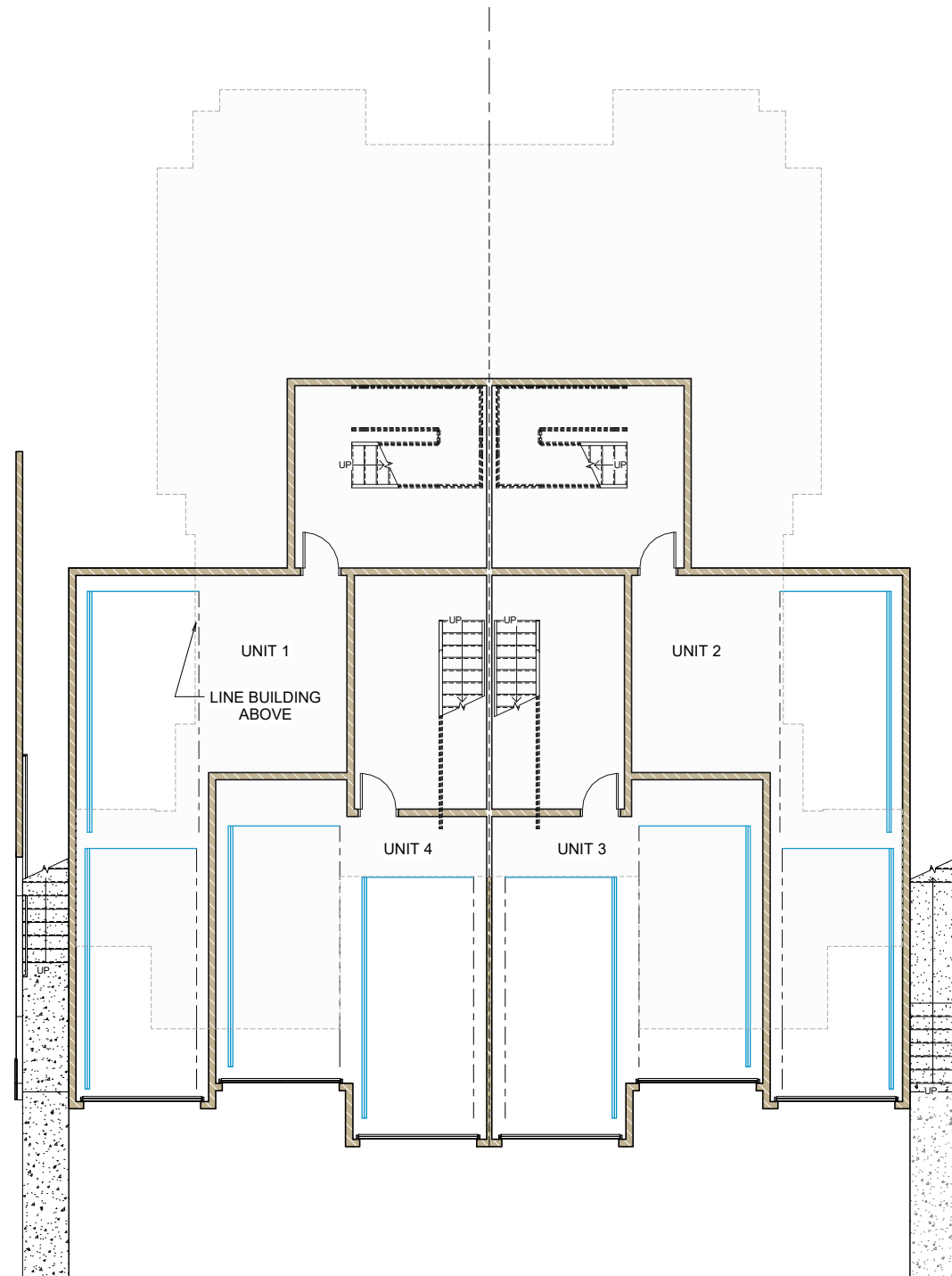
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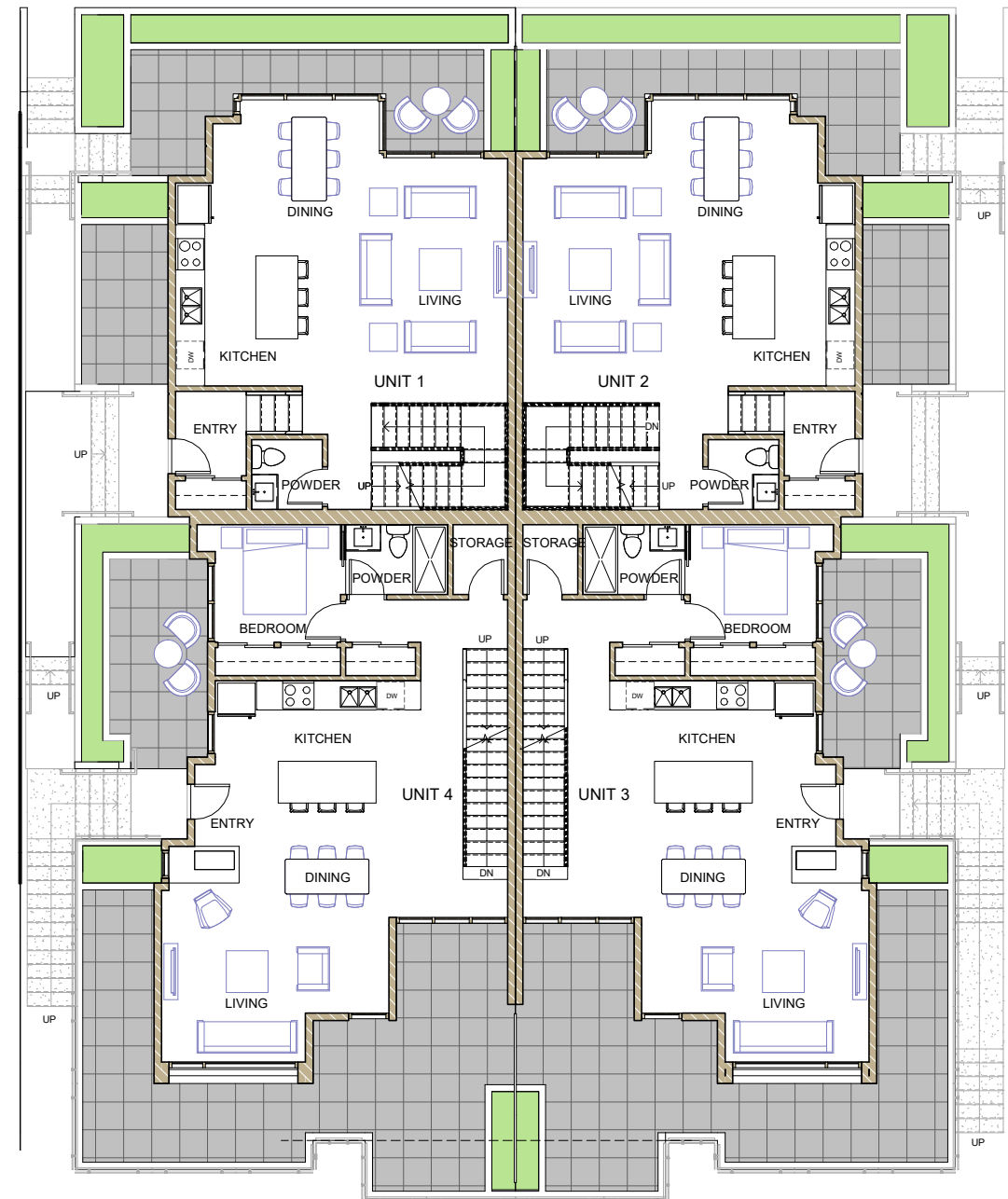
Underground level Plan

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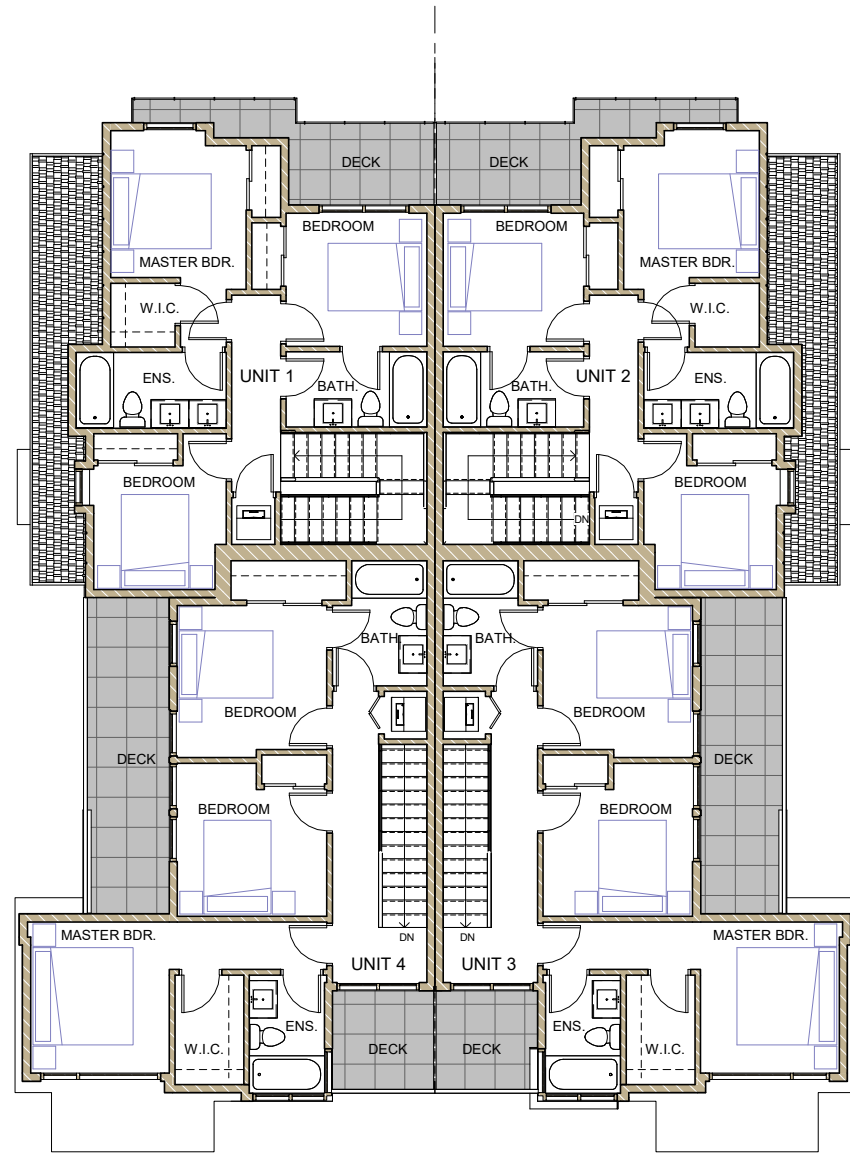
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FOURPLEX - UNDERGROUND LEVEL

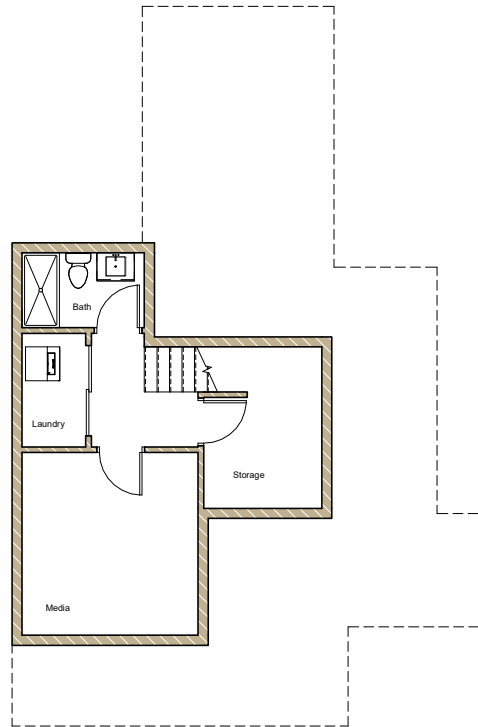


FOURPLEX - MAIN LEVEL

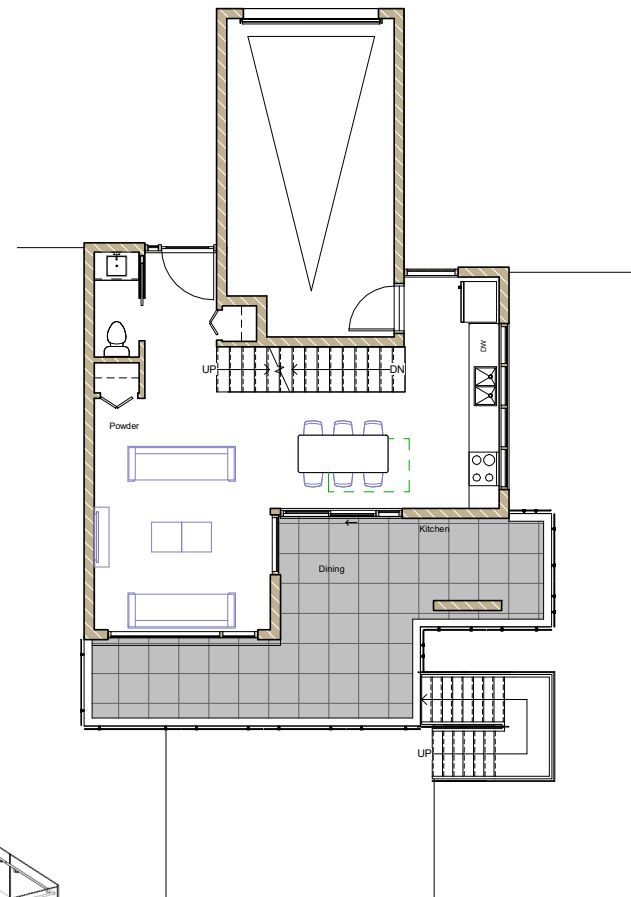


FOURPLEX - UPPER LEVEL

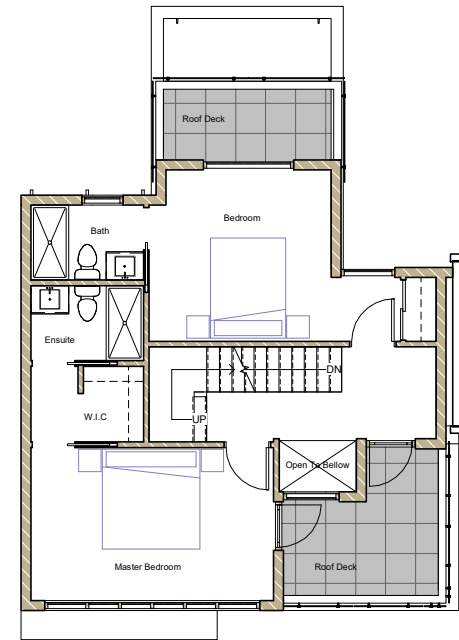
TRIPLEX - UNDERGROUND LEVEL
TYPICAL UNIT



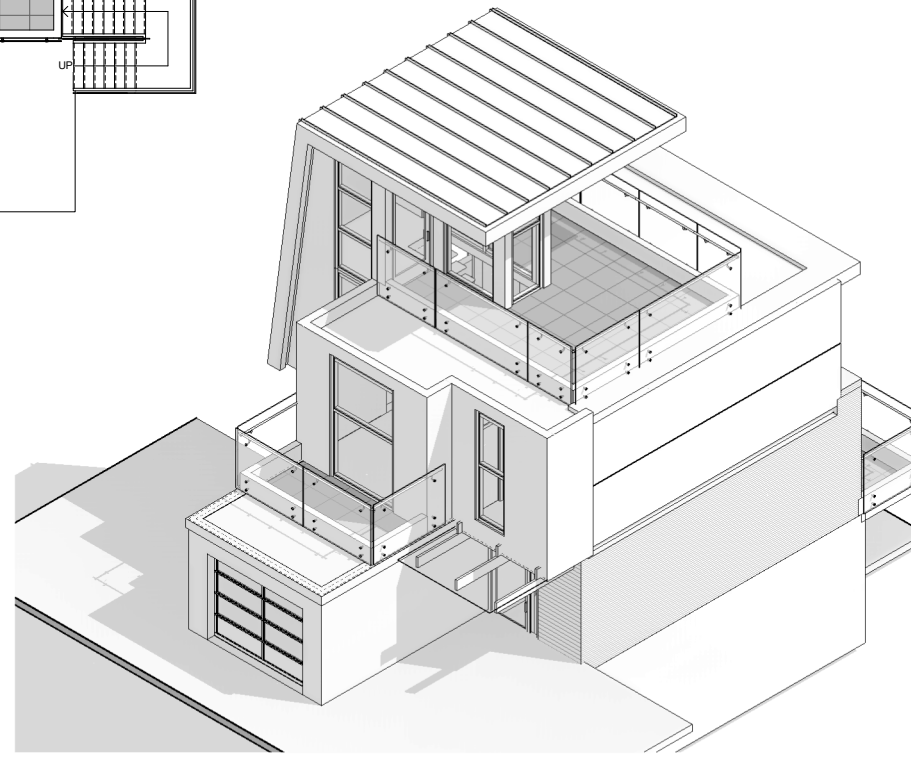
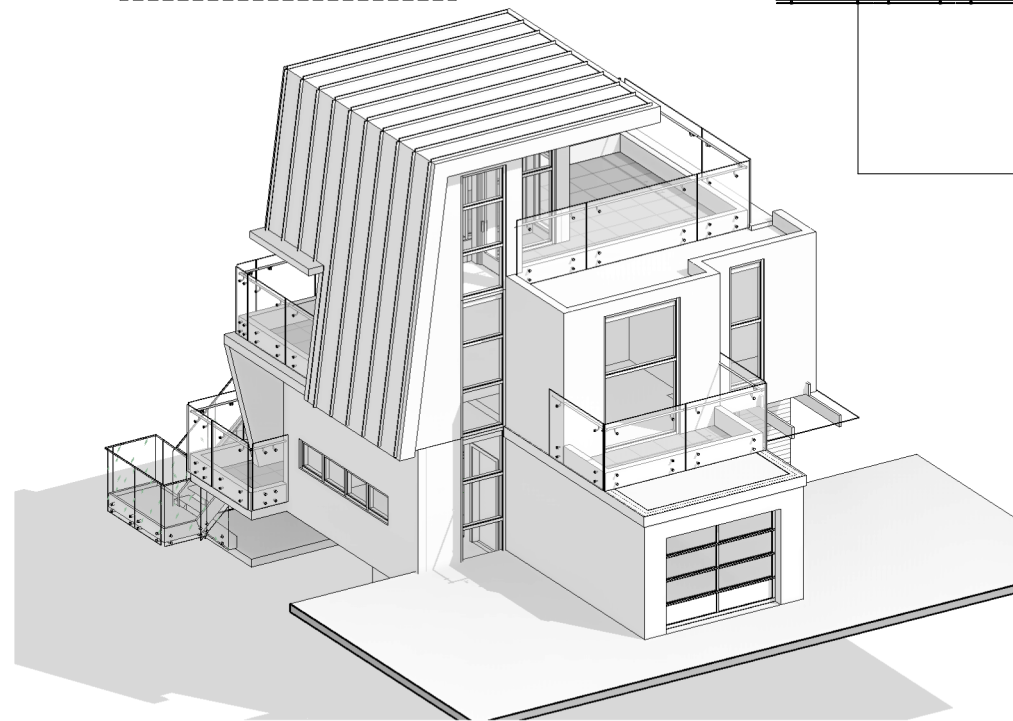
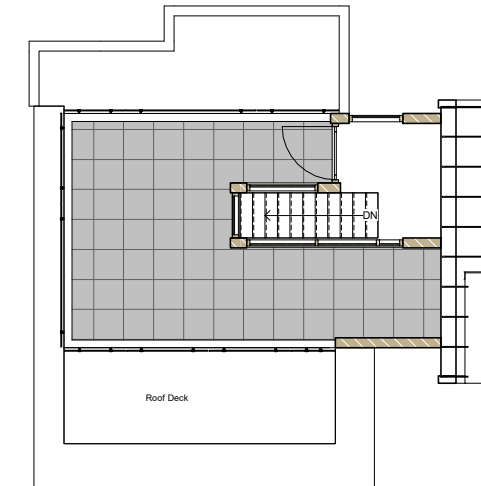
TRIPLEX - MAIN LEVEL
TYPICAL UNIT



TRIPLEX - UPPER LEVEL
TYPICAL UNIT



TRIPLEX - ROOF LEVEL
TYPICAL UNIT



DEVELOPMENT DATA SUMMARY

Civic Address:
2882 Marine Drive, West Vancouver, BC. V7V 1L9

FOLIO:
07-0018

PID:
011-460-547

BCAA LEGAL DESC:
PLAN 4613 DISTRICT LOT 556 LOT 17

NEIGHBOURHOOD:
ALTAMONT 28TH-WESTBAY SCHOOL

ZONING:
RS3

GARBAGE DAY:
3D-WEDNESDAY DARK

RECYCLING SERVICE:
SF-BB-SINGLE FAMILY CURBSIDE BLUE BOX SERVICE

Site Area:
2,624.6m²- 28250.6 ft² - 0.65 Acres.

SITE COVERAGE

Required: Townhouses - 60%

PROPOSED:
1,067.72 m² Ground / 2,624.6 m² Site Area = 40.7% Coverage

FSR:

Permitted FSR: 0.9 = 2,356m²

HEIGHT:

Required: Townhouses - **9.1m max.**
Townhouses - 2 storeys exclusive of basement, provided that the basement shall not be used for habitable purposes

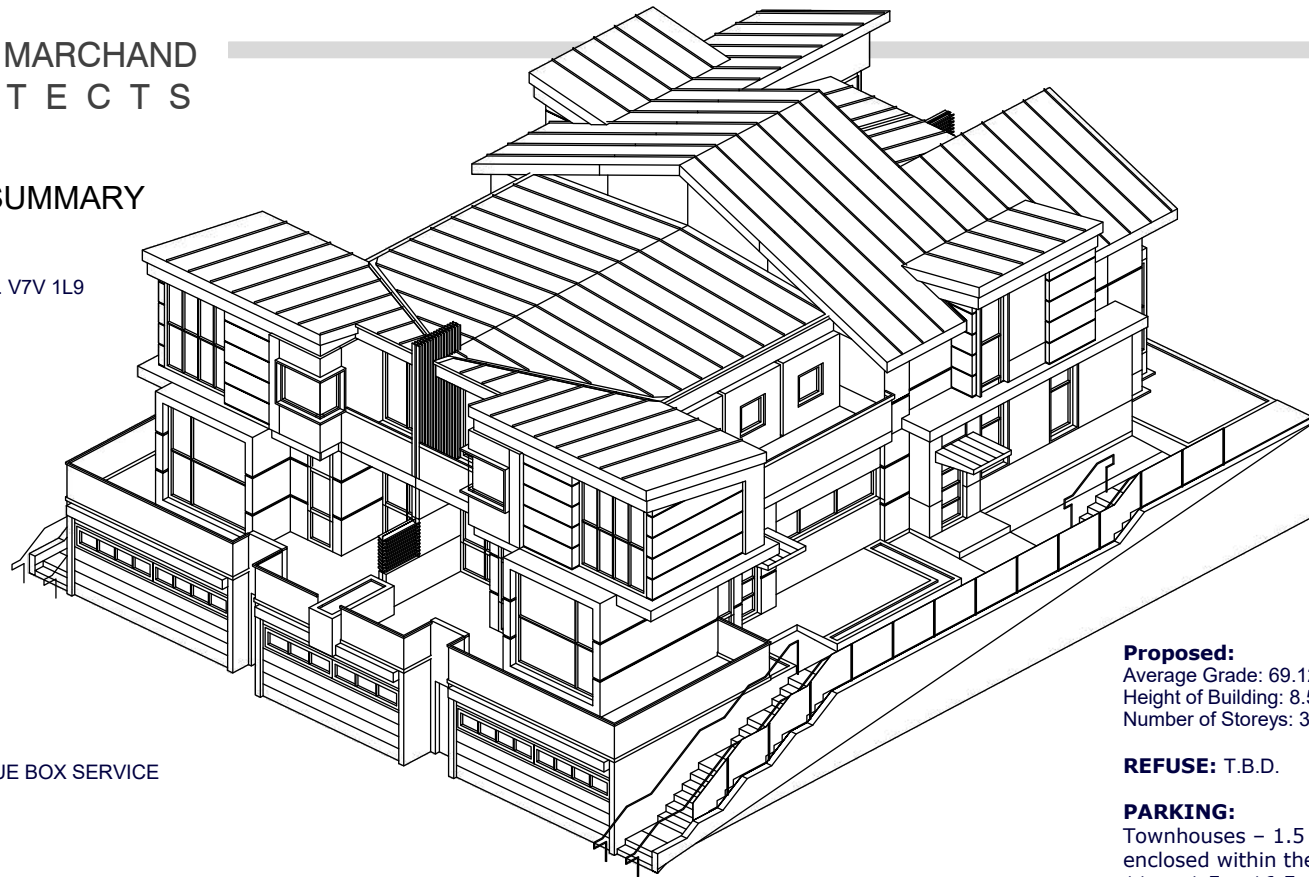
Proposed Zoning:
RM2

Proposed Use:
Townhouse Units
consisting of:
8x 3 Bed Units with garage
3x 2 Bed Units with garage
Total Unit Count: 11

PROPOSED FSR:
23,085.73 ft² (2,144.73 m²) / 2,624.6 ft² (28,251 m²) = **0.82**

SETBACKS:

Required: Provided:
From Front Property Line = 6m = 6m
From Rear Property Line = 6m = 6m
West Side Property Line = 1.52m = 1.52m
East Side Property Line = 1.52m = 1.52m



**FOURPLEX 1
&
FOURPLEX 2**

Proposed:
Average Grade: 69.12m
Height of Building: 8.53m
Number of Storeys: 3 Storeys

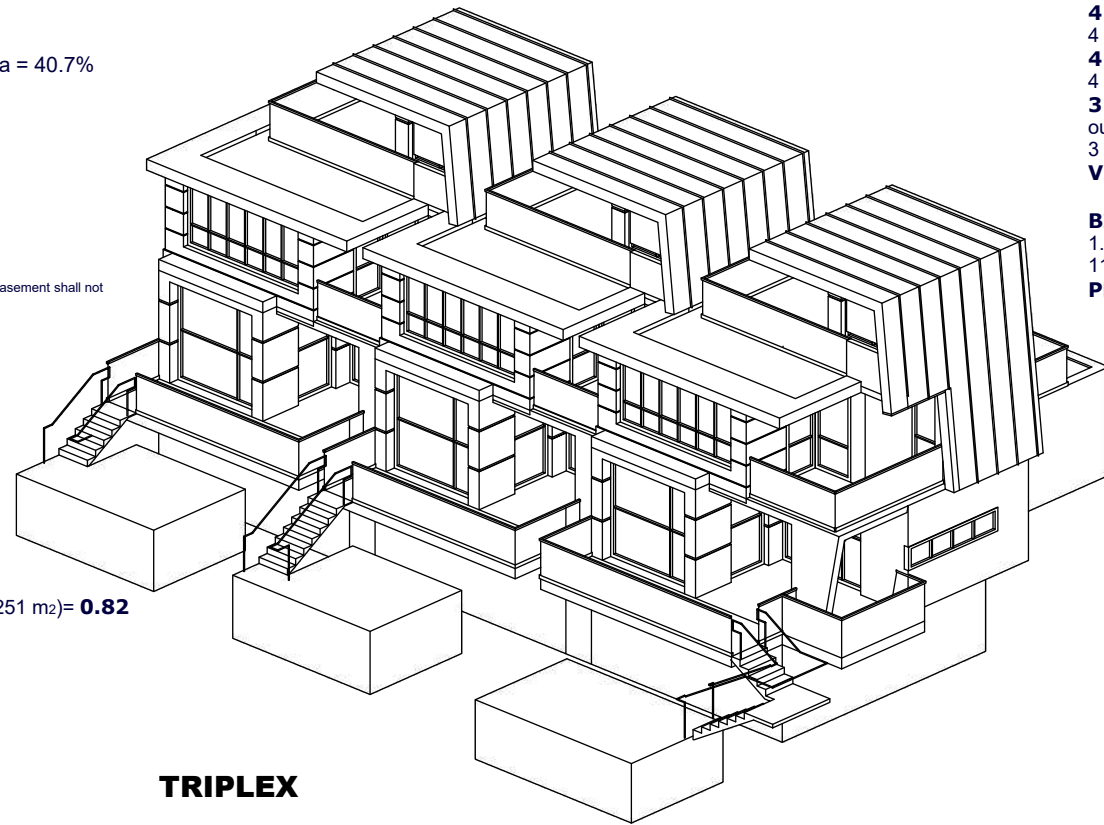
REFUSE: T.B.D.

PARKING:
Townhouses - 1.5 parking spaces per dwelling minimum, enclosed within the building or located underground
11 x 1.5 = 16.5 (17 space required)

PROPOSED: 24 spaces

4 x 4 Bedrooms: Two car parking in private garage parking for each.
4 Units = 8 spaces
4 x 3 Bedrooms: Two car parking in private garage parking for each.
4 Units = 8 spaces
3 x 2 Bedrooms: Two car parking in private garages and one surface outside for each.
3 Units = 6 spaces
Visitor parking: 2

BICYCLE PARKING:
1.5 Bicycle parking space per unit
11 Units x 1.5 space = 17 spaces (in basement garage)
PROPOSED: 19 spaces

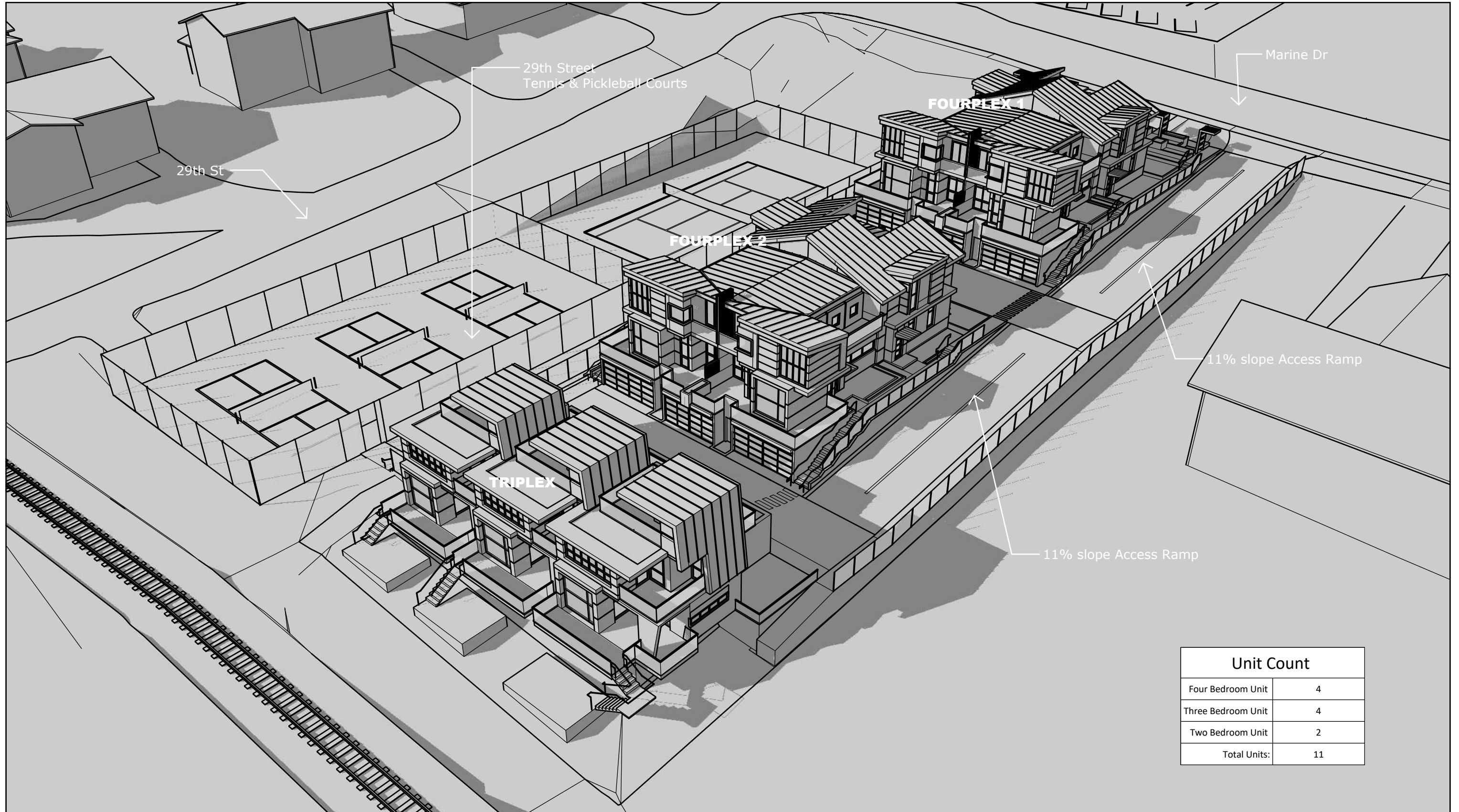


TRIPLEX

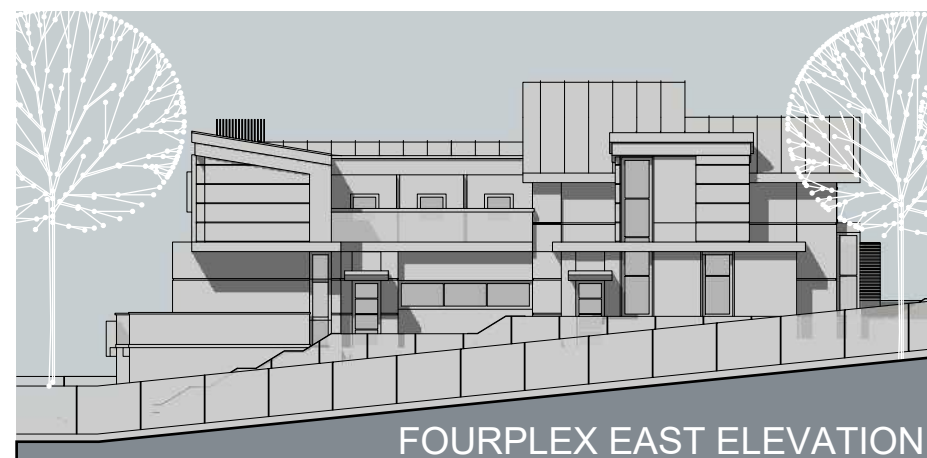
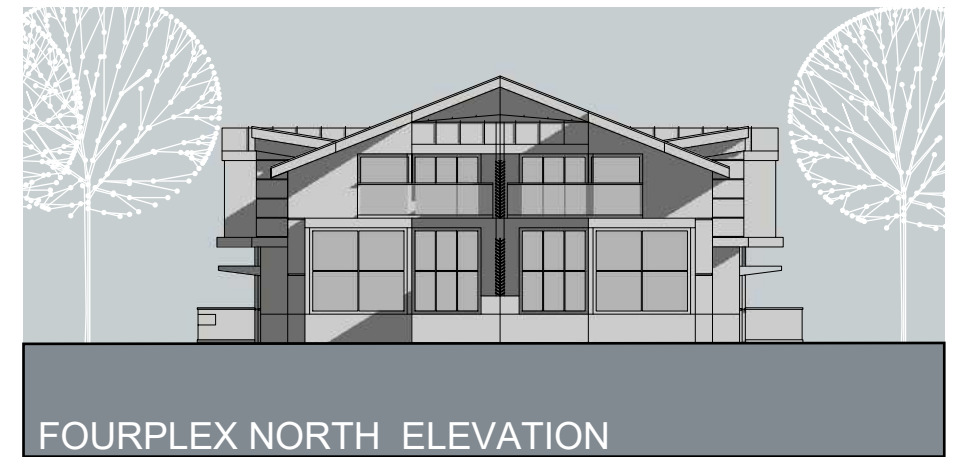
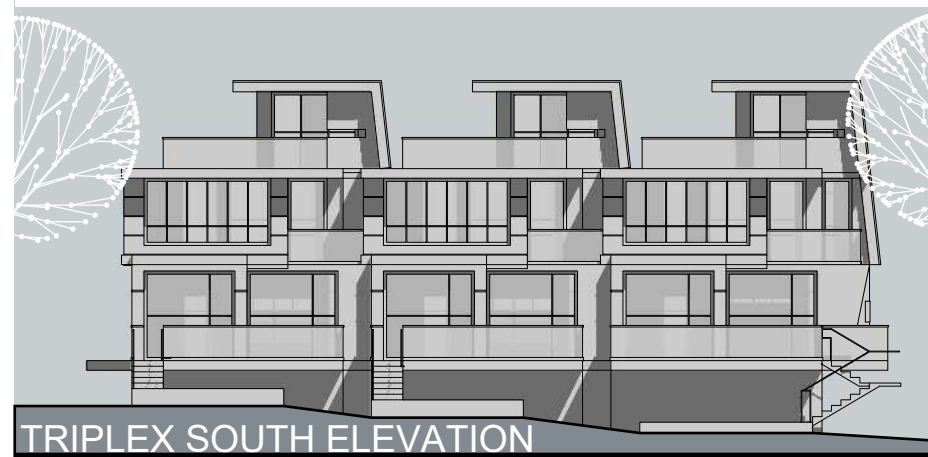
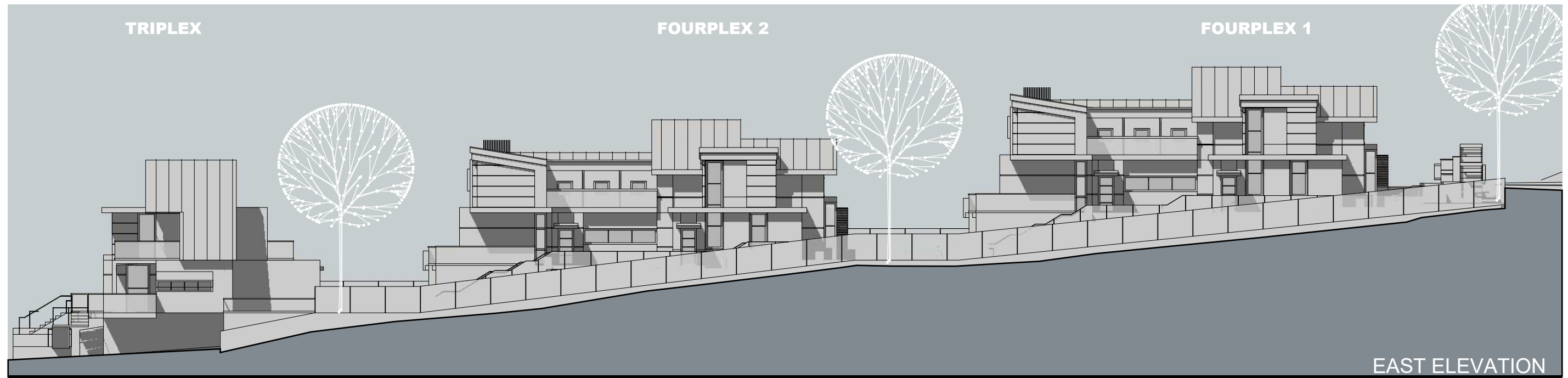
Unit Count	
Four Bedroom Unit	4
Three Bedroom Unit	4
Two Bedroom Unit	2
Total Units:	11

Statistics

Site Area:	28,251.00 ft ²	2,624.60 m ²
FOURPLEX -1		
UNIT-1 (Typical North Unit)		
Underground level Area:	875.73 ft ²	81.36 m ²
Main Floor Area:	715.44 ft ²	66.47 m ²
Upper Floor Area :	624.71 ft ²	58.04 m ²
Residential Unit Area :	1,340.15 ft ²	124.50 m ²
Total Unit-1 Gross Area:	2,215.88 ft ²	205.86 m ²
UNIT-4 (Typical South Unit)		
Underground level Area:	621.04 ft ²	57.70 m ²
Main Floor Area:	881.97 ft ²	81.94 m ²
Upper Floor Area :	769.18 ft ²	71.46 m ²
Residential Unit Area :	1,651.15 ft ²	153.40 m ²
Total Unit-4 Gross Area:	2,272.19 ft ²	211.09 m ²
Total Fourplex Residential :	7,734.06 ft ²	718.52 m ²
Total Fourplex Gross Area:	8,976.14 ft ²	211.09 m ²
FOURPLEX -2		
UNIT-5 (Typical North Unit)		
Underground level Area:	875.73 ft ²	81.36 m ²
Main Floor Area:	715.44 ft ²	66.47 m ²
Upper Floor Area :	624.71 ft ²	58.04 m ²
Residential Unit Area :	1,340.15 ft ²	124.50 m ²
Total Unit-5 Gross Area:	2,215.88 ft ²	205.86 m ²
UNIT-8 (Typical North Unit)		
Underground level Area:	621.04 ft ²	57.70 m ²
Main Floor Area:	881.97 ft ²	81.94 m ²
Upper Floor Area :	769.18 ft ²	71.46 m ²
Residential Unit Area :	1,651.15 ft ²	153.40 m ²
Total Unit-8 Gross Area:	2,272.19 ft ²	211.09 m ²
Total Fourplex Residential :	7,734.06 ft ²	718.52 m ²
Total Fourplex Gross Area:	8,976.14 ft ²	211.09 m ²
TEIPLEX -1		
UNIT-9		
Underground level Area:	429.68 ft ²	39.92 m ²
Main Garage Area:	218.41 ft ²	20.29 m ²
Main Floor Area:	462.14 ft ²	42.93 m ²
Upper Floor Area :	600.92 ft ²	55.83 m ²
Residential Unit Area :	1,492.74 ft ²	138.68 m ²
Total Unit-5 Gross Area:	1,711.15 ft ²	158.97 m ²
Total Triplex Residential :	4,478.22 ft ²	416.04 m ²
Total Triplex Gross Area:	5,133.45 ft ²	476.91 m ²
Total Gross Area:	23,085.73 ft ²	2,144.73 m ²
	FSR :	0.82



Unit Count	
Four Bedroom Unit	4
Three Bedroom Unit	4
Two Bedroom Unit	2
Total Units:	11





Fourplex-2 South View



Fourplex-2 East View

PROPOSED REZONING | 2882 Marine Drive, West Vancouver, BC. V7V 1L9



Fourplex-1 North View from Marine drive



Fourplex-1 North View from Marine drive



Fourplex-2 Aerial View



Fourplex-2 East Corner View



Fourplex-2 South View



Fourplex-2 East Elevation



Fourplex-2 East View

PROPOSED REZONING | 2882 Marine Drive, West Vancouver, BC. V7V 1L9



Triplex North View



Triplex-North Side Aerial View



Triplex SouthView



Triplex SouthView

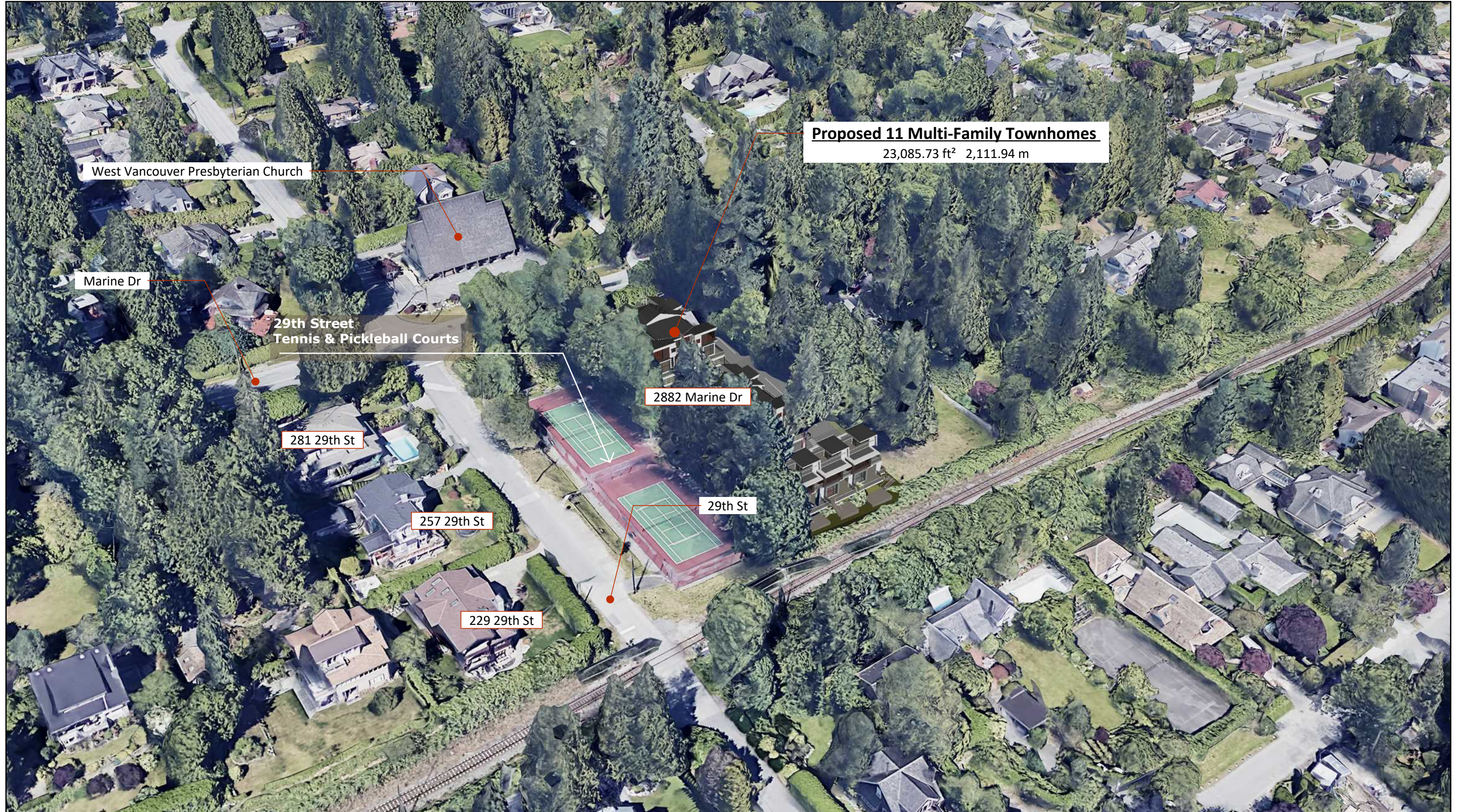
PROPOSED REZONING | 2882 Marine Drive, West Vancouver, BC. V7V 1L9



Triplex SouthView



Triplex SouthView



PROPOSED REZONING | 2882 Marine Drive, West Vancouver, BC. V7V 1L9

