

SITE CONTEXT

The site is located in the south-east corner of West Vancouver, on the boundary of North Vancouver. The site fronts Marine Drive to the South and Klahanie Court to the North.

AREA / SITE FACTS

- The site is located in the District of West Vancouver
- The eastern property line of the site is the District of West Vancouver / District of North Vancouver boundary
- The site is one of the closest West Vancouver sites to Downtown Vancouver
- The site is located close to the one of the busiest transit stops on the North Shore (located at Marine Drive and Capilano Road)
- The existing restaurant produces traffic volumes equivalent to 210 - 260 residential units

Area Context - Existing



Area Context - Proposed



Former Winterclub Site
2035 Fullerton Ave - Approved



Grouse Inn Site
2010 Marine Drive - Approved



Earl's Restaurant Site
303 Marine Drive - Proposed

303 MARINE DRIVE

DARWIN
PROPERTIES

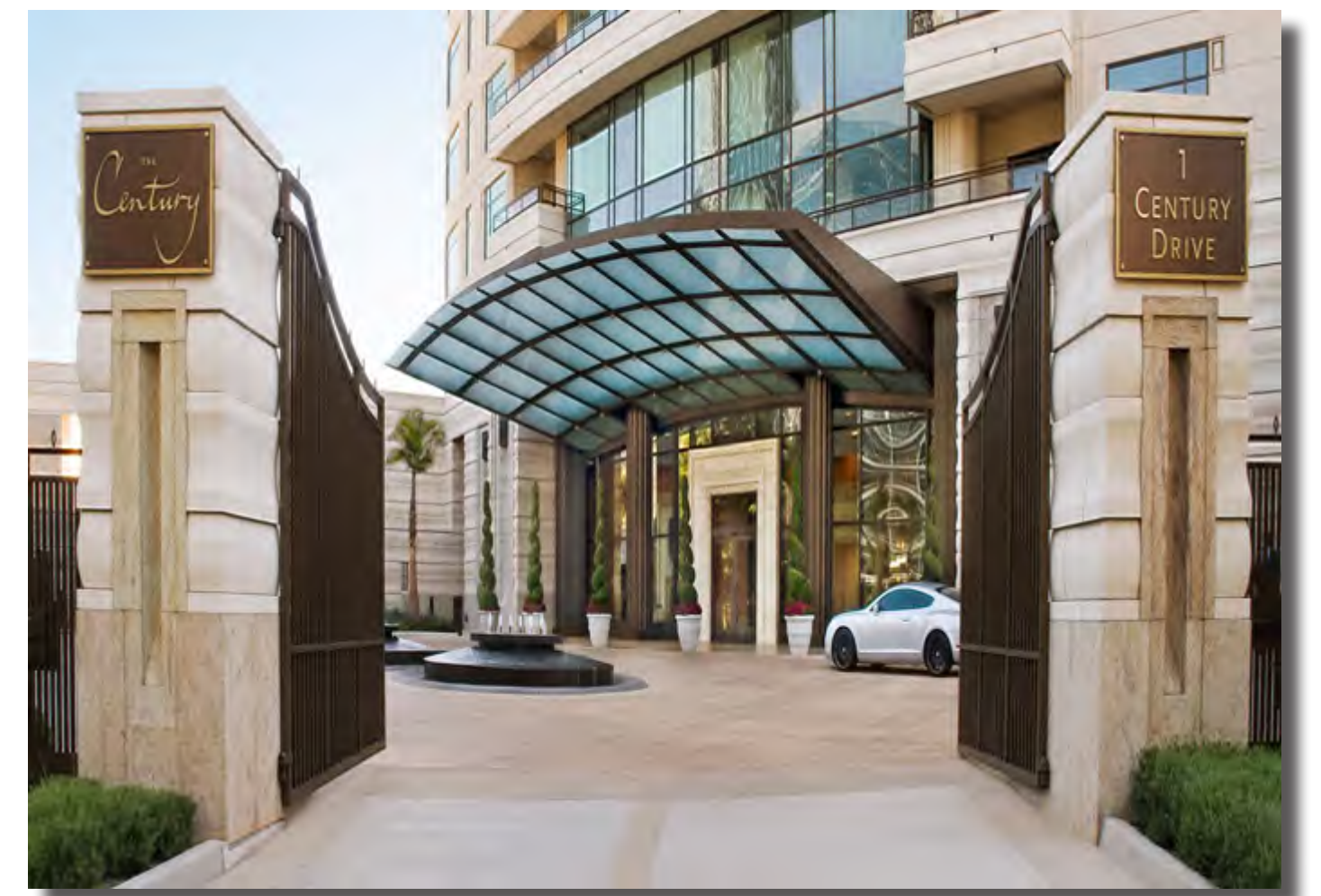
Renderings



Conceptual Images



Sense of Entry



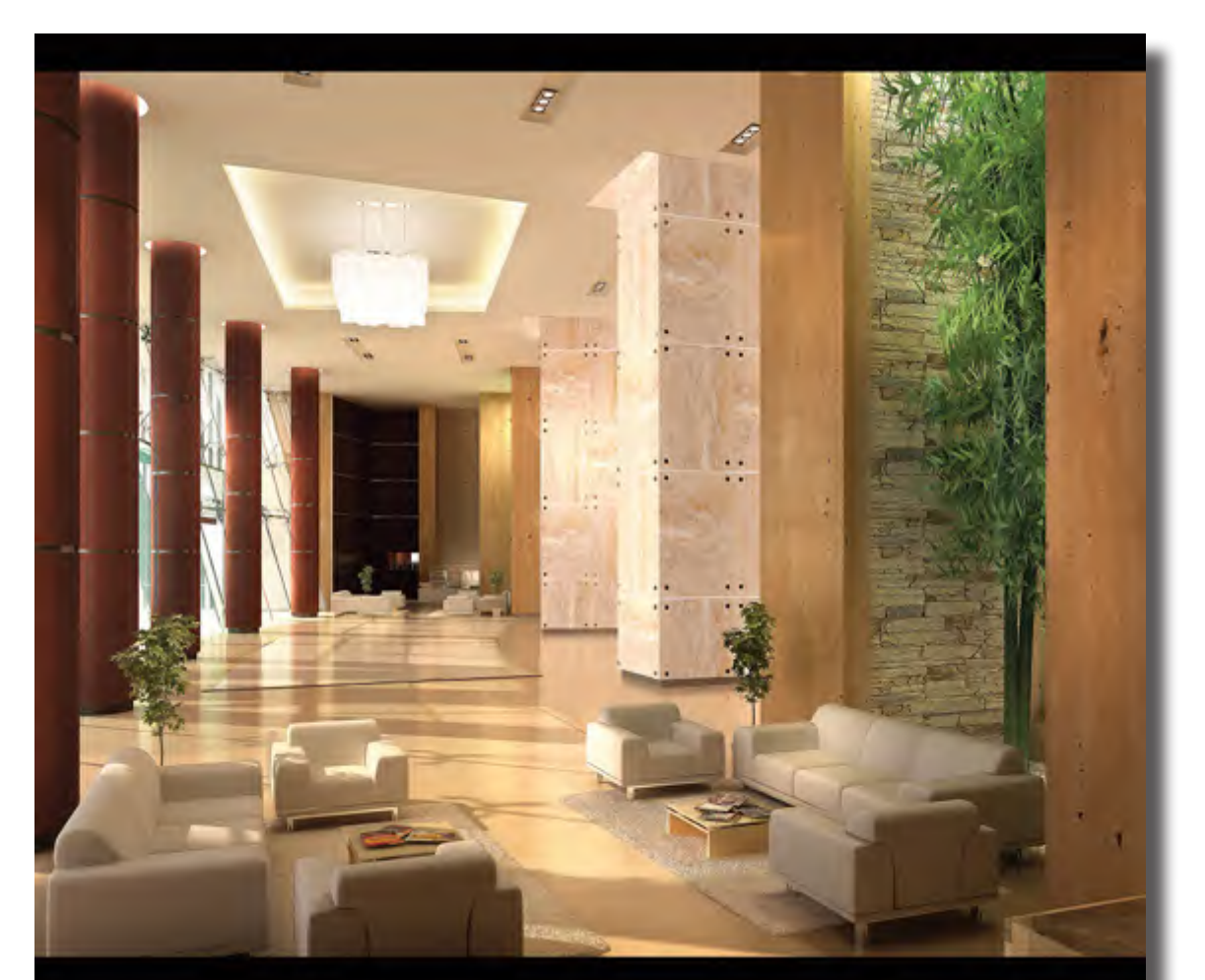
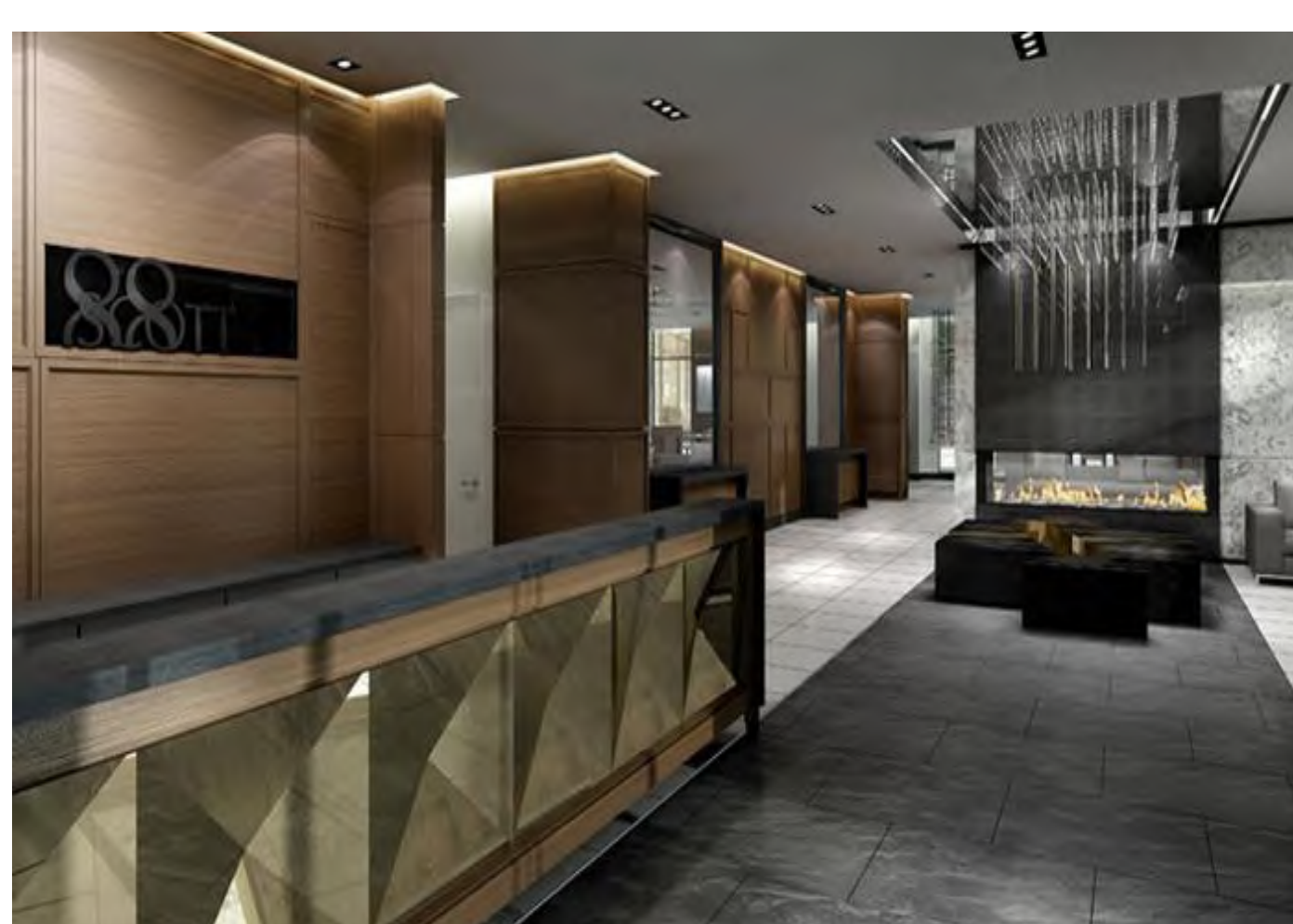
Rooftop Amenity



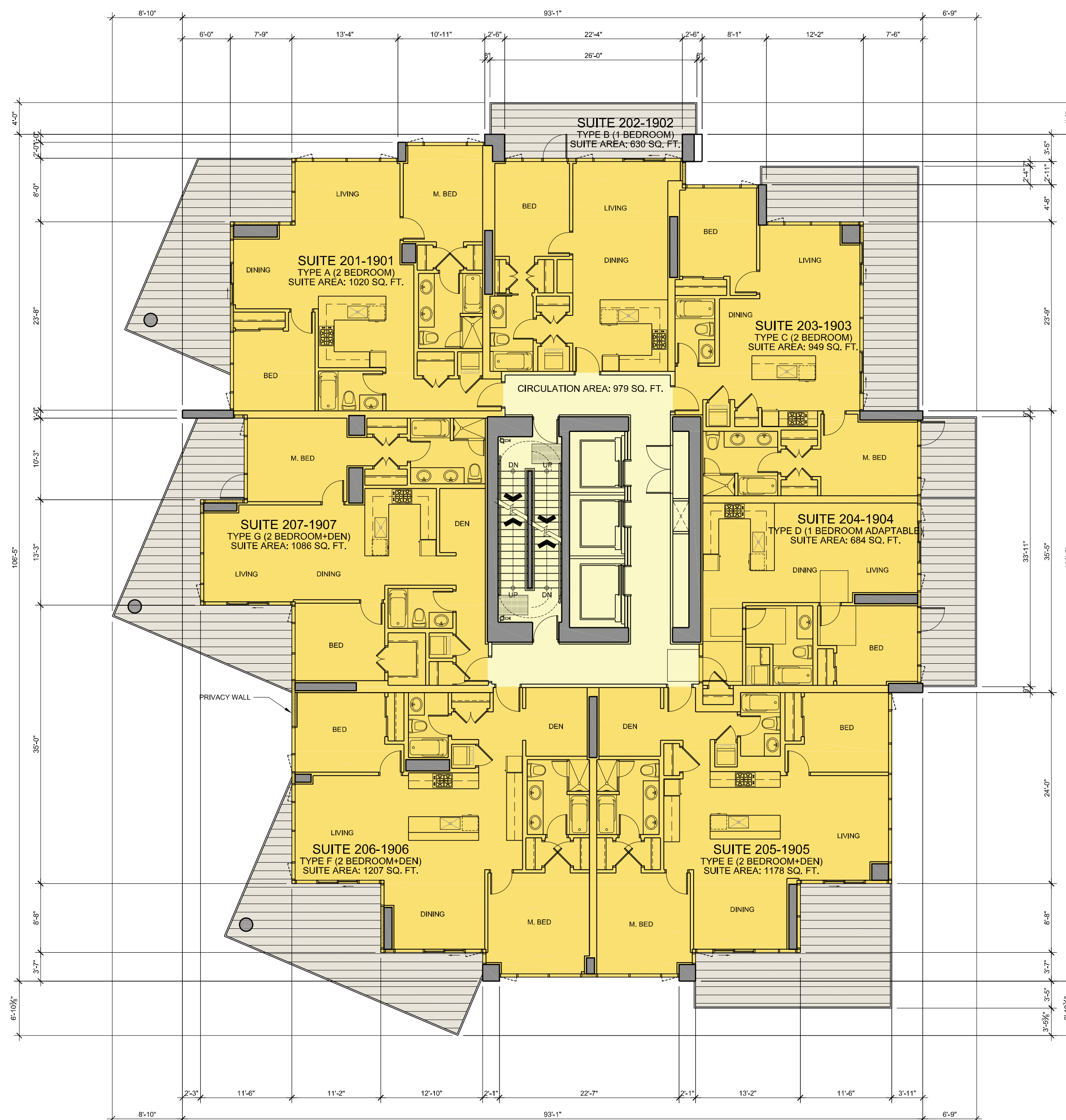
Indoor Amenity



Elegant Lobby Space



Architectural Floor Plans



Typical Floor Plan

Residential Statistics (Market Housing) - Unit Counts

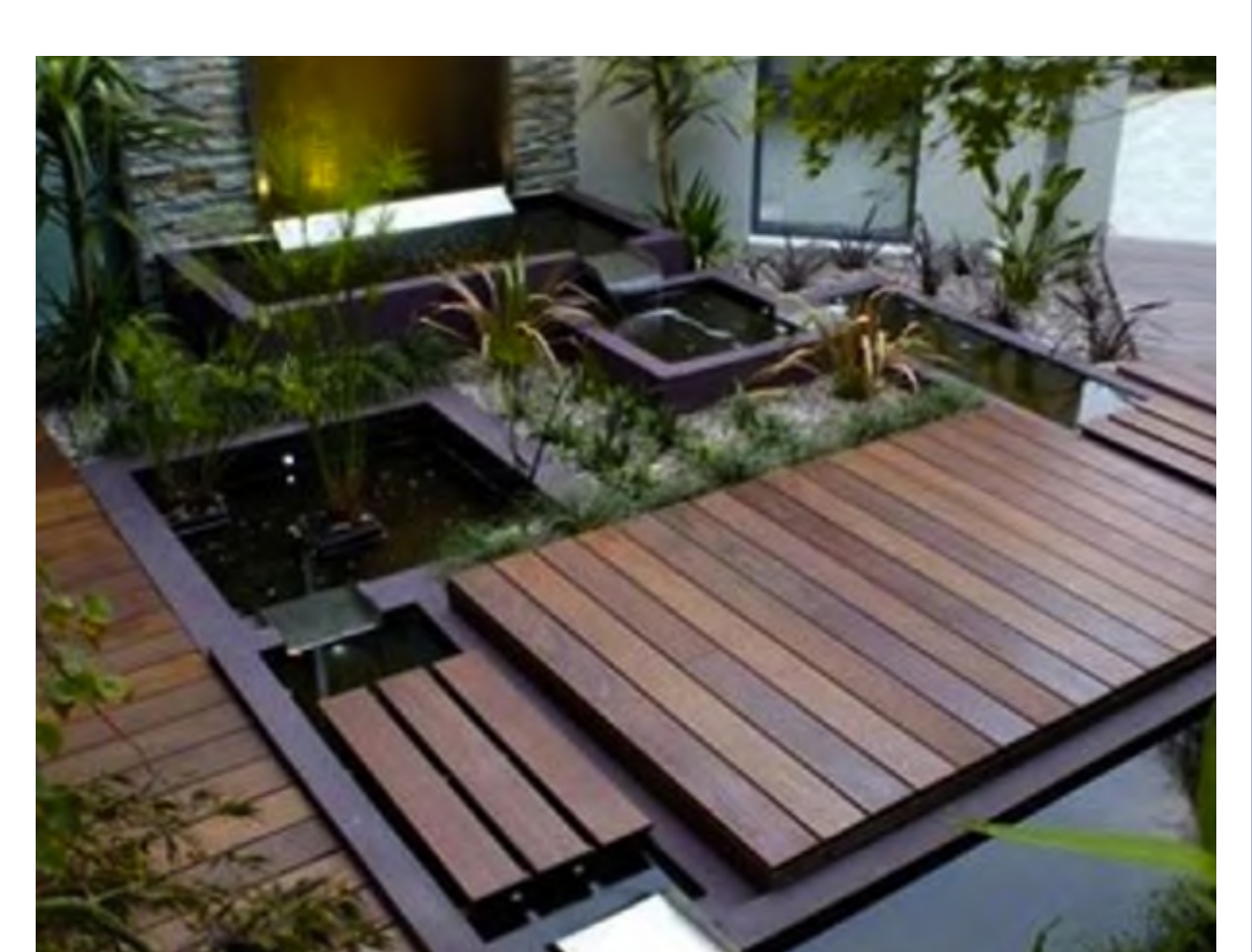
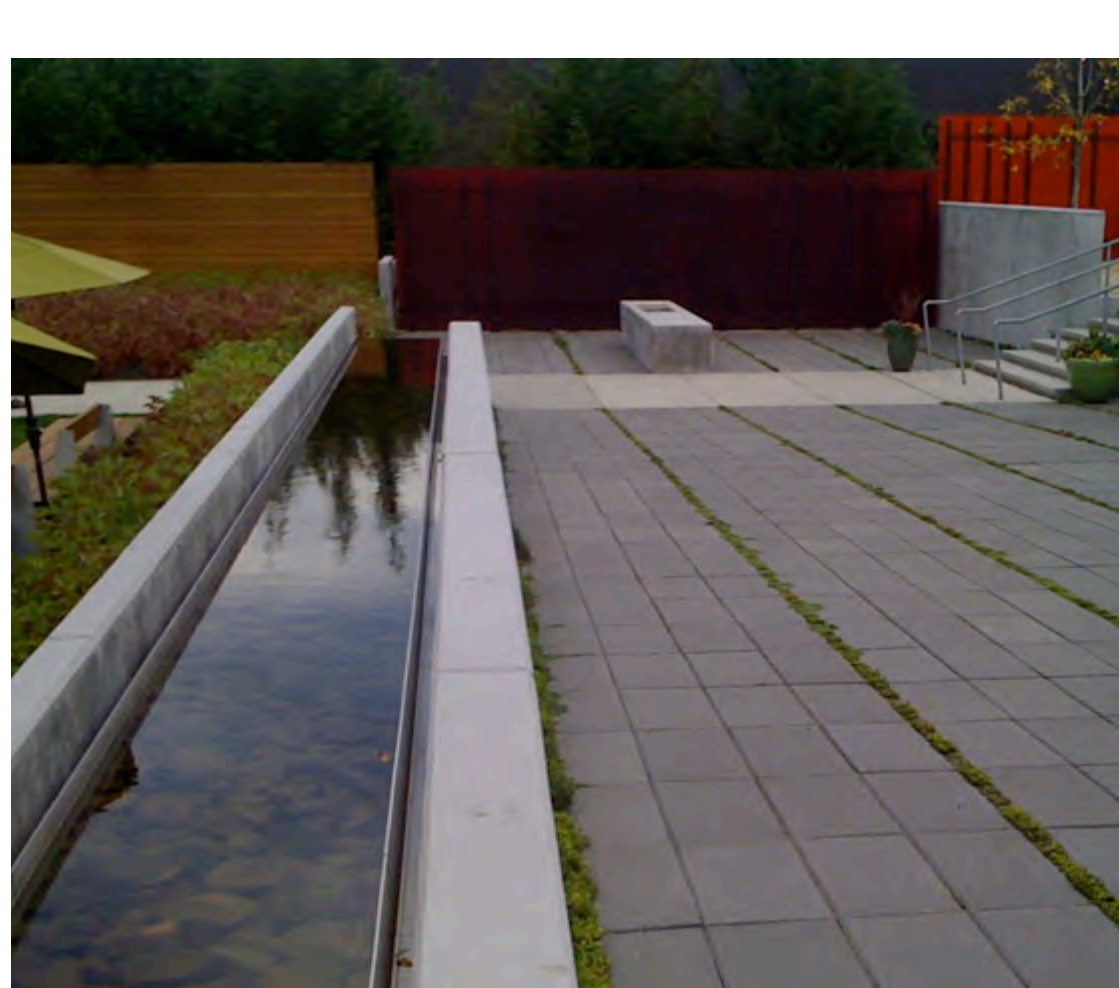
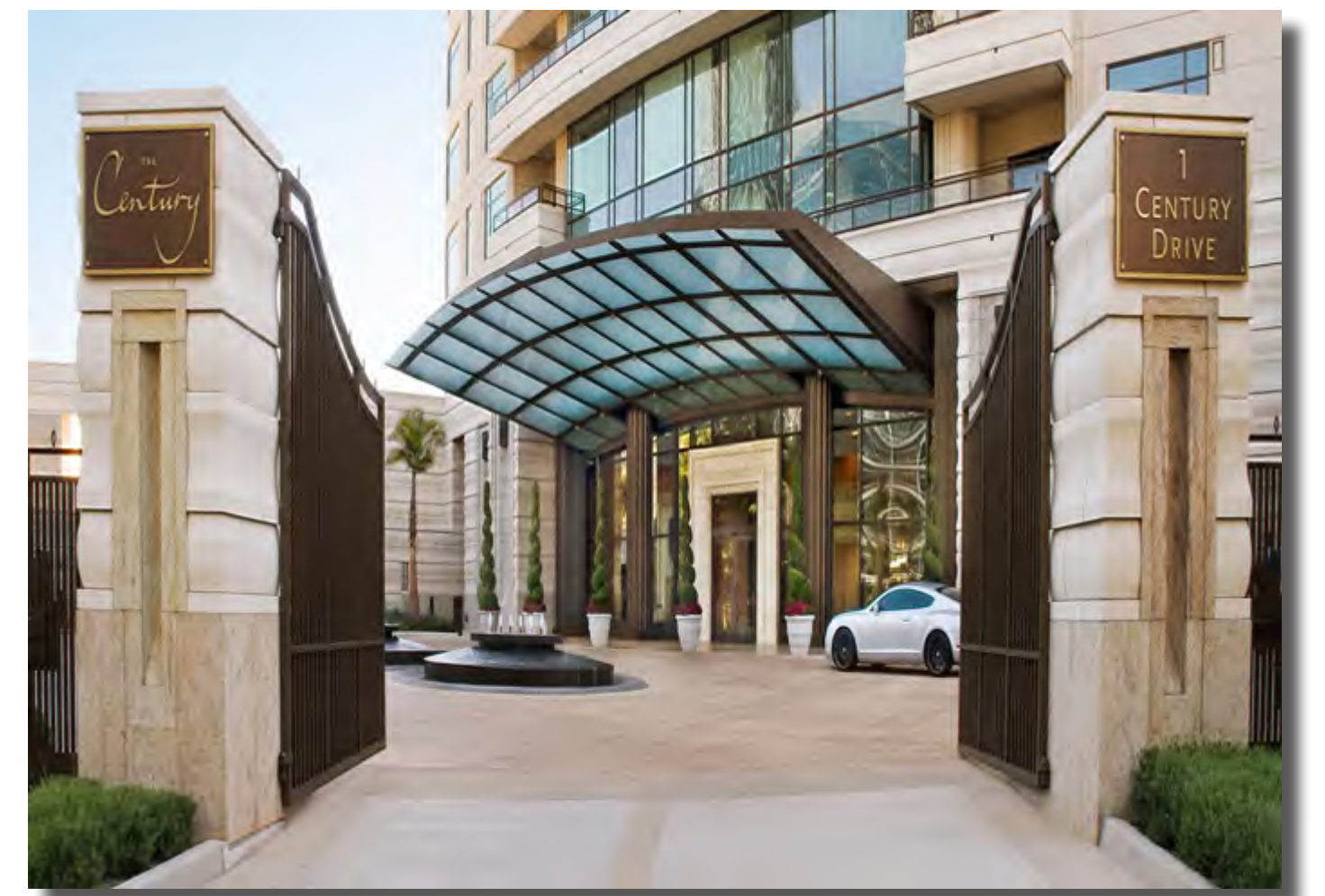
Level	Studio	1 Bed 630-684 sq ft	1 Bed+Den	2 Bed 901-1,071 sq ft	2 Bed+Den 1,086-1,207 sq ft	3 Bed 1,306 sq ft	3 Bed Penthouse 1,306-2,185 sq ft	Townhouses 1,492-1,520 sq ft	Total
L1	0	0	0	2	0	0	0	0	2
L2-L19	0	36	0	36	54	0	0	0	126
L20-L29	0	0	0	20	30	10	0	0	60
L30	0	0	0	2	1	0	2	0	5
L31	0	0	0	0	0	0	3	0	3
Townhouses	0	0	0	0	0	0	0	3	3
Total	0	36	0	60	85	10	5	3	199
Distribution	0%	18%	0%	30%	43%	5%	3%	2%	100%

Unit Breakdown

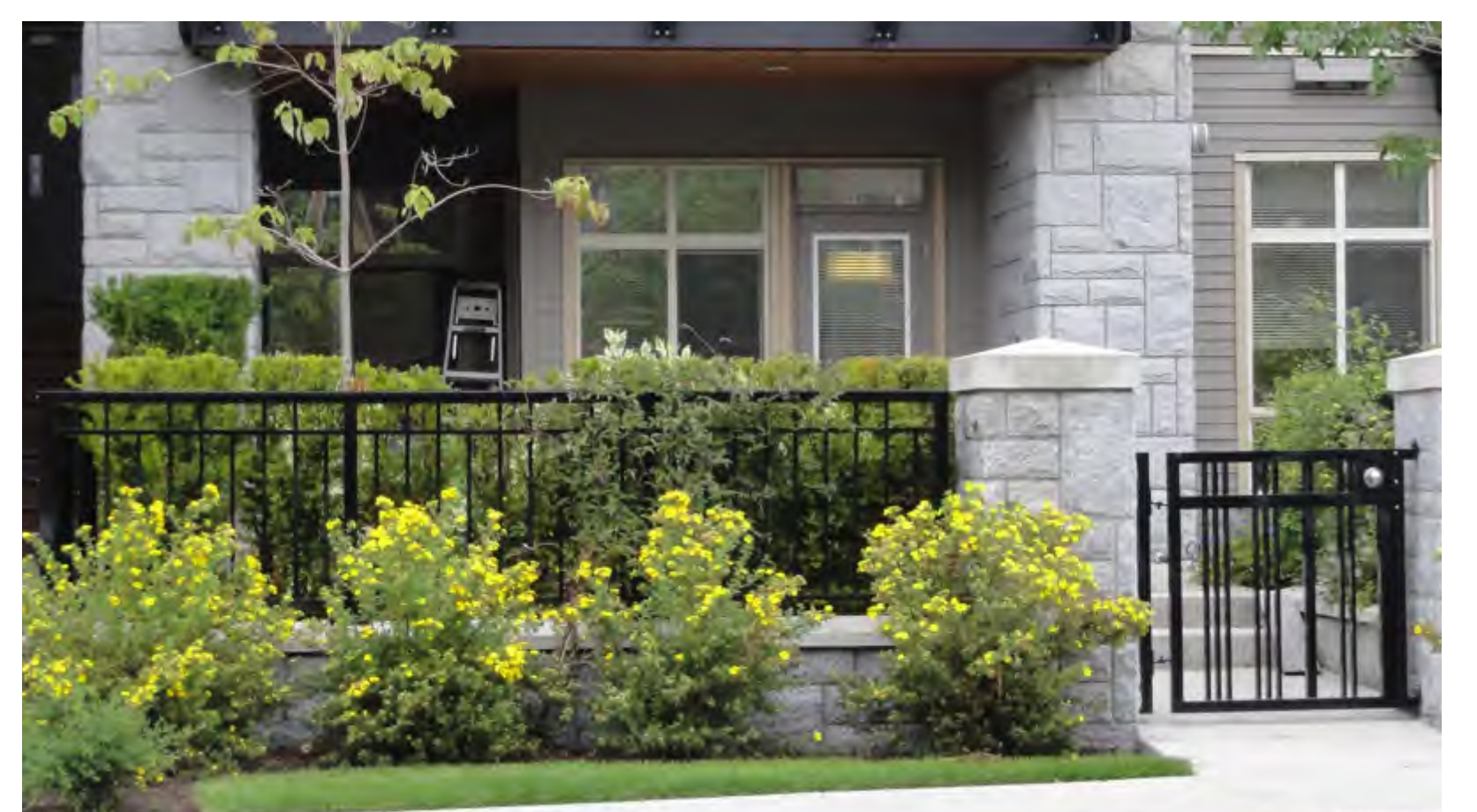
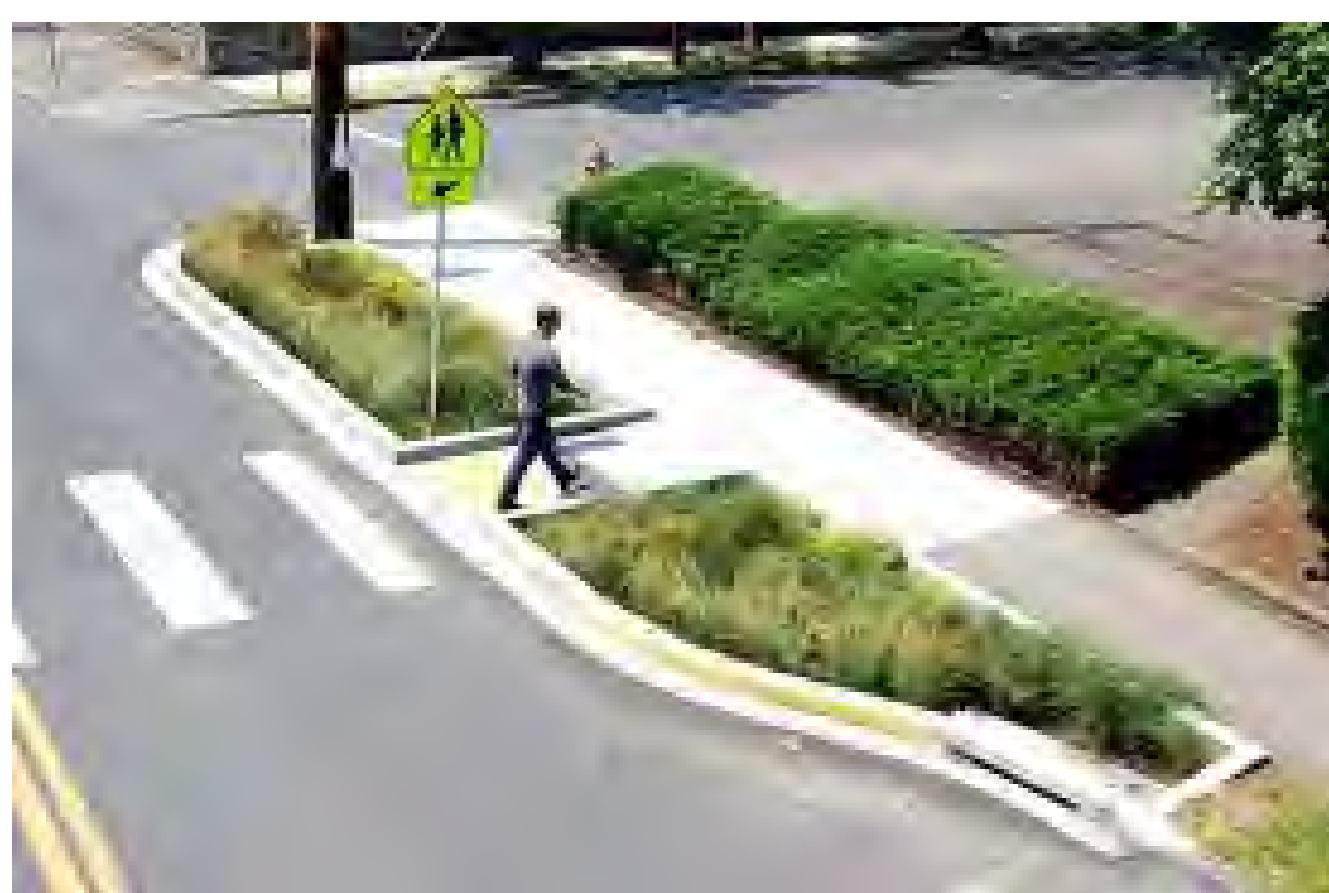
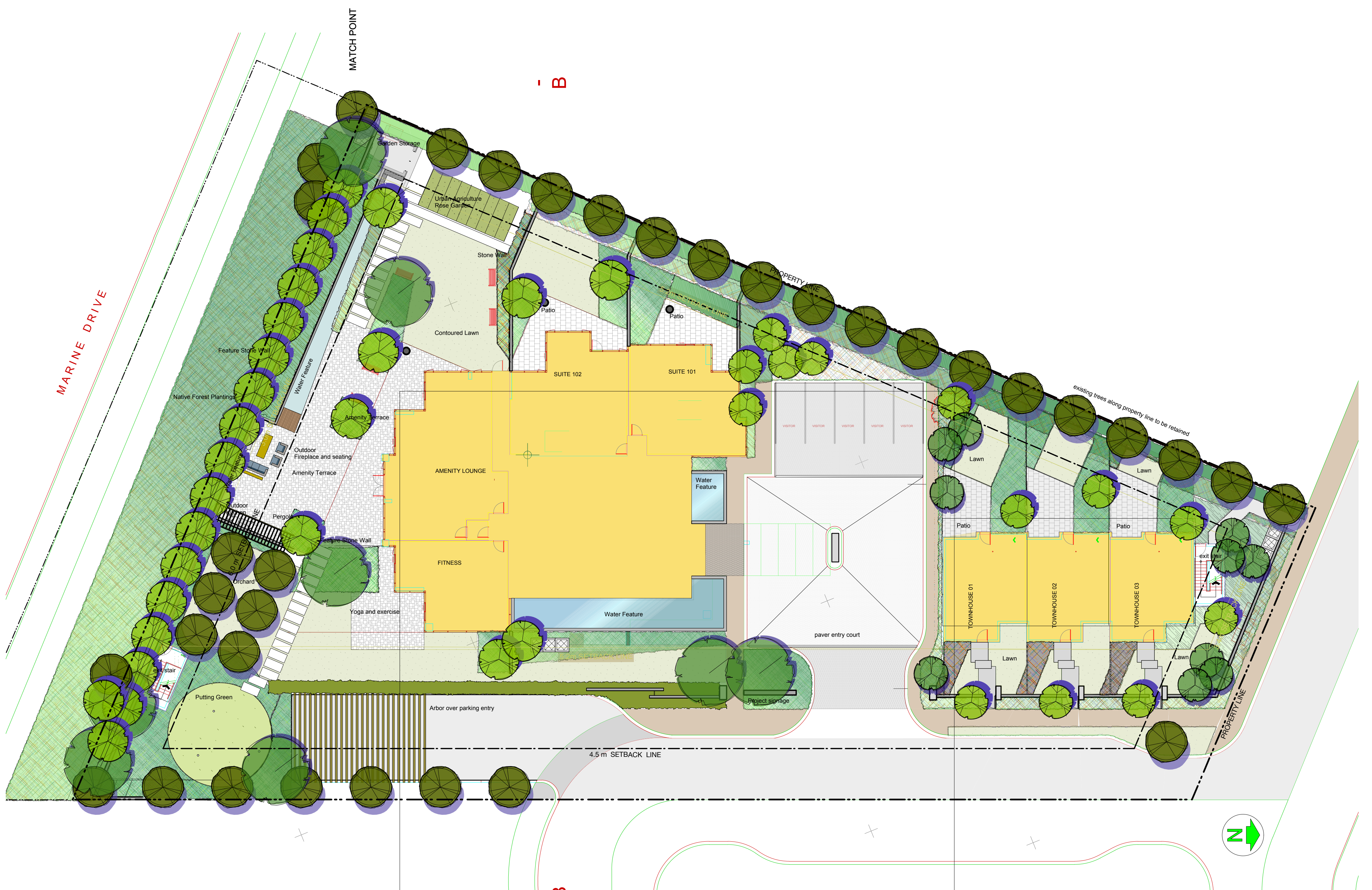
303 MARINE DRIVE



Landscape Concept Images



Landscape Design



Transportation Planning



TECHNICAL MEMORANDUM

DATE: July 3, 2014
PROJECT: 4782.04
NO:
PROJECT: 303 Marine Drive Traffic Impact Assessment
SUBJECT: 303 Marine Drive - Earl's Business Peak Hour Traffic Counts Analysis

TO: Laurie Schmidt
Senior Development Manager, Darwin Properties Ltd.

FROM: Daniel Fung, P.Eng., Senior Transportation Engineer

This technical memorandum outlines our analysis of the business peak period trip generation for the current Earl's site located at 303 Marine Drive in the District of West Vancouver. This analysis is prepared to evaluate the trips generated at the Earl's site in order to calculate the equivalent dwelling units for a residential condominium development assuming the same traffic count.

1. BACKGROUND

As part of the 303 Marine Drive Traffic Impact Assessment, Darwin Properties Ltd. engaged Bunt and Associates to perform traffic counts at the 303 Marine Drive (current Earl's site) during the business peak hours. These peak period counts were used to determine residential condominium unit equivalents based on the amount of trips to be generated by the proposed site.

Based on information provided by Earl's, the peak period is normally on Fridays between 12pm-3pm / 6pm-9pm and Saturdays between 1pm-9pm. For the purposes of data collection and analysis, we elected to perform counts between Friday, 6pm-9pm on July 27, 2014 and Saturday, 5pm-8pm on July 28, 2014.

2. DATA COLLECTION

On Friday, the peak hour count (6pm-7pm) was 109 vehicles per hour (combined inbound and outbound trips).

On Saturday, the peak hour count (5:15pm-6:15pm) was 122 vehicles per hour (combined inbound and outbound trips).

3. ANALYSIS / RESULTS

Based on the Institute of Transportation Engineers (ITE) trips rates, the PM peak hour average trip rate (indicated as 4-6pm within the ITE Trip Generation Manual 9th Edition for the condominium land-use) is 0.52 trips / dwelling unit while the Saturday peak hour trip rate is 0.47 trips / dwelling unit. Assuming that the trips generated during Earl's business peak period were to be the same as those found during the normal roadway / commuter peak period (4pm-6pm weekdays and the general Saturday peak hours), an equivalent dwelling unit of approximately 210 to 260 dwelling units is derived. Note again that as the Earl's peak hours do not coincide with the peak of the surrounding road network (4pm-6pm weekdays / general Saturday peaks), as such, the actual Earl's trip generation may be lower during the road network peak periods.

With that, we note that in the Pacific Gate Development Traffic Impact Assessment, a rate of 0.22 trips / dwelling unit (PM peak hour), which is lower than that of the ITE rates for a similar land-use, was used based on observed trip rates at the Woodcroft residential development located in the District of North Vancouver (within the Lower Capilano area). As a check to the above results, we looked back at short counts we performed on Monday, June 2, 2014 (PM peak hour). This was a 15-minute count expanded to an hour for analysis purposes. The combined inbound and outbound trips were in the order of 60 vehicles per hour. With the Woodcroft trip rates above, this equates to an equivalent 270 dwelling units of condominium residential use.

Should you have any questions, please do not hesitate to contact me directly.

Best Regards,

A handwritten signature in black ink, appearing to read "Daniel Fung".

Daniel Fung, M.Sc., P.Eng.
Senior Transportation Engineer

Community Benefits

TRANSIT ORIENTED DEVELOPMENT



INCREASED HOUSING CHOICES AND DEMAND



CONTRIBUTE TO DISTRICT'S AMENITY NEEDS



CREATE ENERGY EFFICIENT AND SUSTAINABLE HOUSING



CONCENTRATE DEVELOPMENT IN NEIGHBOURING TOWN CENTRE ALONG MAJOR ROADWAY



Community Benefits

The following are contemplated improvements for the community as part of the proposed 303 Marine Drive redevelopment. Provide your comments on a post-it note and place it in the space provided on this board. Feel free to provide ideas of other improvements you would like to see in the area.

COMMENTS AND IDEAS

IMPROVED PEDESTRIAN AND BICYCLE NETWORK



Improved Bicycle and Pedestrian Paths along Klahanie Court and Marine Drive



Improved Bicycle and Pedestrian Paths from Klahanie Court to Park Royal Mall



NEW CHILDREN'S PLAY AREA IN KLAHANIE PARK



Modern premanufactured playground equipment



Play areas constructed from natural and manmade materials.

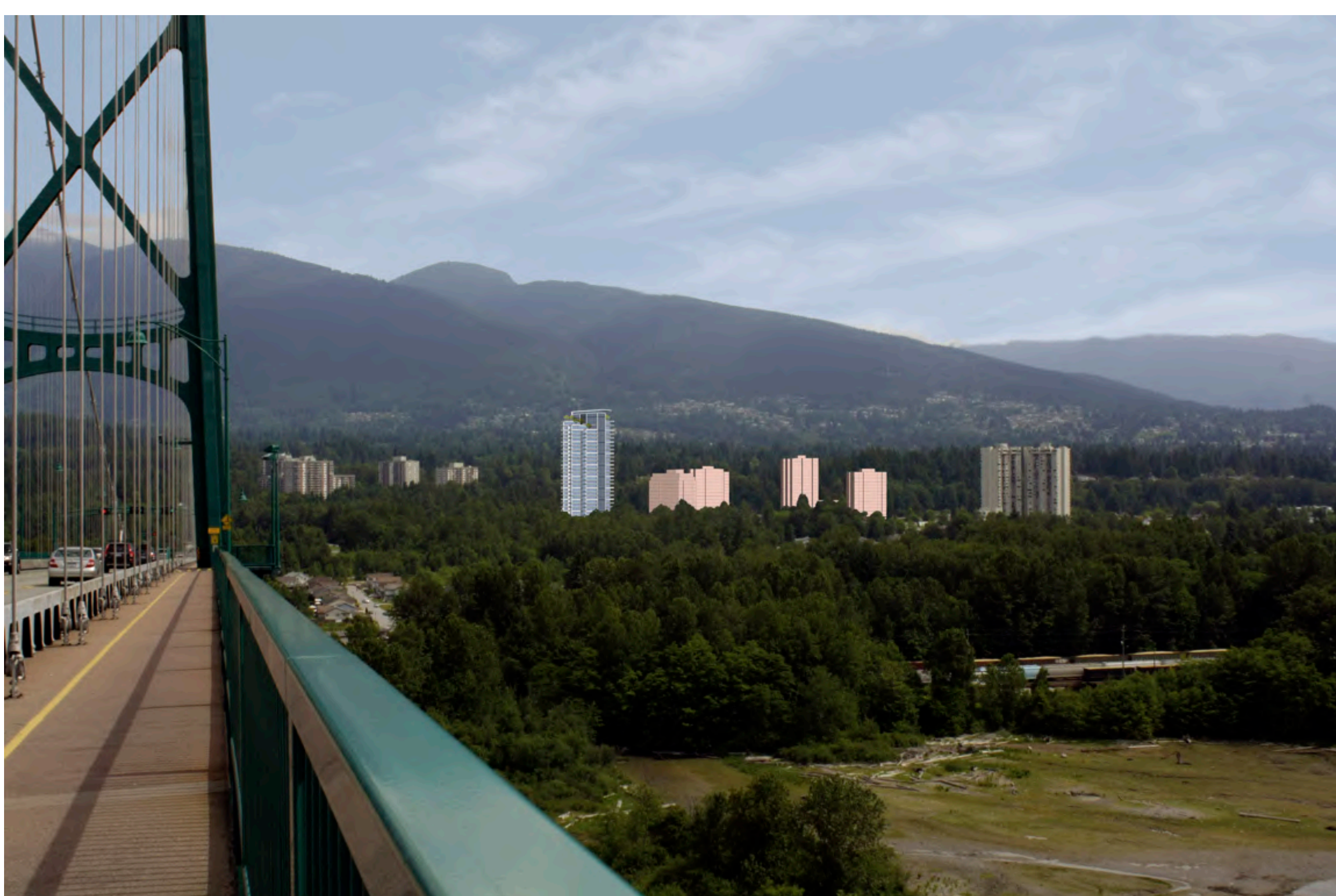
View Analysis



Marine Drive - Looking East



Lions Gate Off-Ramp - Looking East



Lions Gate Bridge - Looking North