



<u>COUNCIL AGENDA</u>	
Date: October 17, 2024	Item: 1A1
November 18, 2024 PH 3.3./R-1	



3.3./R-1

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	September 9, 2024
From:	Erik Wilhelm, Senior Community Planner
Subject:	Proposed Zoning Amendment, OCP Amendment and Development Permit for 2905 Marine Drive
File:	05.1010.20/23-101.2023

RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated September 9, 2024, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024” be read a first time.

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024” be read a first time.

RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024” and proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024” be presented at a public hearing on November 18, 2024 at 7:00 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software), and that notice be given of the scheduled public hearing.

RECOMMENDATION

THAT proposed “Development Permit No. 23-101” be presented at a public meeting scheduled for November 18, 2024, at 7:00 p.m. in the Municipal Hall, to be held concurrently with the public hearing scheduled for November 18, 2024 at 7:00 p.m. in the Municipal Hall, and that notice be given of the scheduled public meeting.

1.0 Purpose

To present to Council a proposed development application to rezone 2905 Marine Drive (**Appendix A**) to allow for a 5-unit cluster housing (townhouse) development. Presented as part of the development are:

- bylaws serving to amend the Official Community Plan and Zoning

Bylaw; and

- a development permit to regulate the form and character of the proposal.

2.0 Legislation/Bylaw/Policy

Provincial Legislation

The *Local Government Act* requires that a Public Hearing be held on the proposed zoning and OCP amendment bylaws, in accordance with Sections 464 through 470.

Zoning Bylaw

The site is zoned Single Family Dwelling Zone 2 (RS2). A rezoning is required to facilitate the development proposal. The proposed Comprehensive Development Zone 85 (CD85 - 2905 Marine Drive) is a site-specific zone that reflects the development proposal (**Appendix B**).

3.0 Council Strategic Objective(s)/Official Community Plan

2024-2025 Council Strategic Plan

The “2024-2025 Council Strategic Plan” generally aims to “Expand a diverse housing supply”. More specifically, objective 2.1 intends to “Work towards new targets and deliverables mandated by the Province under the Housing Supply Act” and objective 2.9 expects to “Expand opportunities for selective small scale infill developments in single family residential zones”.

Official Community Plan (OCP)

Redevelopment of the site is guided by OCP policy 2.1.4 which aims to increase “missing middle” housing options with ground-oriented multi-family development on appropriate sites along the Marine Drive Transit Corridor by:

- a. Considering proposals for sites adjacent to and across the road from “neighbourhood hubs” such as schools, places of worship, parks, recreational facilities, local commercial nodes, and existing multi-family uses;
- b. Reviewing designs in relation to site characteristics (e.g., site area, configuration, access) and compatibility with neighbourhood context and character; and
- c. Considering a range of housing types including duplexes, triplexes, fourplexes, rowhouses, and townhouses to a maximum of three storeys.

An administrative OCP amendment is proposed to place the development site within the “Other Multiple Family Sites” development permit area (OCP Guideline BF-B 8) (**Appendix C**).

4.0 Financial Implications

4.1 Community Amenity Contribution

New developments are expected to deliver community amenities related to the impacts of new development. The value of the amenity is proportional to the increased potential of land use in comparison with existing zoning and land uses onsite. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parks and the environment.

Consistent with District policy and through a negotiated approach, the applicant offers a voluntary community amenity contribution (CAC) of \$662,641 in cash. Staff recommend acceptance of the proposed CAC. The CAC would flow into the District's amenity reserve account(s) to contribute to future amenity projects as determined by Council.

4.2 Infrastructure Upgrades

Redevelopment of the site will require in-ground servicing infrastructure upgrades, a new sidewalk along 29th Street and a new separated sidewalk/boulevard along Marine Drive.

Development cost charges would also be applicable in compliance with the District's Development Cost Charges Bylaw (at the building permit stage).

5.0 Background

5.1 Previous Decisions

Council considered a previous development application for 2905 Marine Drive proposing an eight-unit townhouse project on May 9, 2022. Council defeated the proposed bylaws and did not set a date for public hearing. A rendering of the previously denied 3-storey townhouse is provided in Figure 1.



Figure 1 – Rendering of previous 8-unit proposal at 2905 Marine Drive

Analysis

5.2 Discussion

Site Context

The subject property is located at 2905 Marine Drive, within the Altamont neighbourhood, on the northwest corner of Marine Drive and 29th Street (**Appendix A**). The site is 1,225.9 m² (13,195.8 sq. ft.) and currently zoned Single Family Dwelling Zone 2¹ (RS2).

The gently sloped corner site is located along Marine Drive directly across the street from the “29th Street Tennis Courts” and the West Vancouver Presbyterian Church; with the Altamont Beach Park located within close proximity (southwest of the site along Park Lane). There is an older single-family dwelling located on site currently with existing single-family homes located north and west of the site (Figure 2).

The site has several mature trees and hedging located on the east side of the site and within the surrounding boulevard which were recently trimmed to provide safe view corridors for drivers nearing the intersection. There is a large cedar tree located on the western side of the site proposed to be retained as part of the development proposal.

As indicated within Figure 2 and **Appendix A**, there are smaller lots located along 29th Street and the remaining lots in the immediate area are larger “estate-like” lots.

¹ The RS2 zone would permit a single-family dwelling, secondary suite and coach house on site.

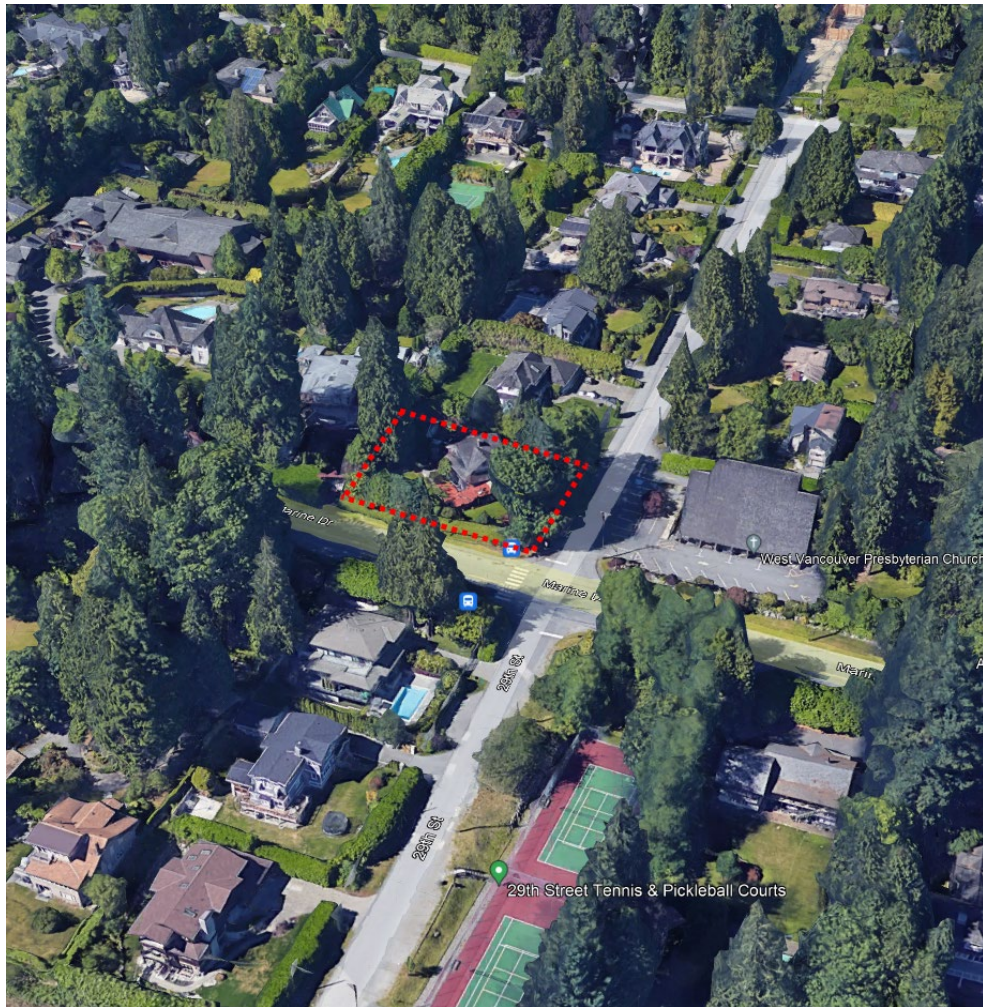


Figure 2 – Aerial image of 2905 Marine Drive and surrounding area

Proposal

The applicant proposes to rezone the site to allow for a 5-unit cluster housing² proposal within a three-storey format. The architectural and landscape package form part of **Appendix D**. The proposal includes one townhouse building with access to an underground parkade on the east side of the site (off 29th Street).

² More commonly understood as 'townhouse'

As seen below in Figure 3, the proposal includes extensive perimeter landscaping, stone cladding, heavy timbers, horizontal wood, and a mix of sloped and flat roof structures (Figure 4).



Figure 3 – Rendering of proposal (looking NW at the intersection of 29th and Marine)



Figure 4 – Bird's Eye View from 29th Street (looking southwest)

The proposal aims to provide an architecture that is reflective of the previous development proposal yet maintains the “estate-like” character of the Altamont neighbourhood. The proposal will retain a large existing cedar tree on the west side of the site and maintain trees north of the site (see Figure 5). The proposed building includes a solid stone base with a stepped back uppermost storey to preserve privacy and reduce building massing.

The development proposal will require rezoning the site from RS2 to a site-specific Comprehensive Development Zone 85 (**Appendix B**). A summary of the proposed development is as follows:

- 5 townhouse units;
- Approximate floor area ratio (FAR) of 0.9;
- 1,121.9 sq. m. (12,076 sq. ft.) of floor area;
- Approximate 40% site coverage;
- 10.67 m (35 ft.), 3 storey, maximum height (measured to midpoint of sloped roof from average natural grade);
- 1 level of underground parking (accessed from 29th Street) including;
 - 9 parking stalls in total (8³ for residents and 1 for visitors); and
 - 18 secure bicycle storage stalls and 7 private storage areas; and
 - Private elevators for all 5 units⁴.
- Shared landscaped amenity area on the western portion of site;
- Street level entrances on 29th Street and a shared pedestrian entrance from Marine Drive;
- Retention of trees along the northern property line and a large cedar on the western portion of the site;
- Extensive perimeter landscaping and screening around the pad mounted transformer (PMT); and
- New sidewalks along 29th Street and Marine Drive (with separated boulevard).

The current proposal maintains similar siting, access, and circulation as the previous iteration of the development proposal yet primarily includes decreased floor area⁵ and number of units as described in Table 1 on the next page. Also, the current proposal has a more refined appearance with modified massing with particular improvements to 29th Street and along the northern portion of the building (See Figure 6). The architectural package, which forms part of **Appendix D**, provides an extensive comparison between the current proposal and the previous proposal.

³ Each parking stall will include a 240-volt Electrical Vehicle (EV) charging capacity.

⁴ The private elevators will aid with accessibility and allow for ‘aging in place’.

⁵ Which equates to a proposed Floor Area Ratio (FAR) of 0.9 to the previous 0.99 FAR.

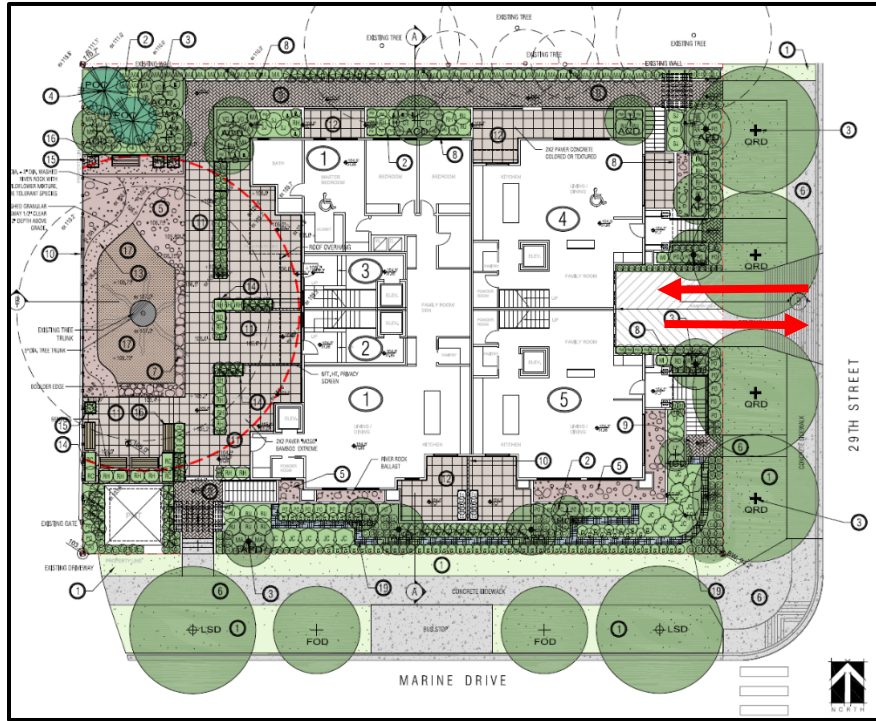


Figure 5 – Landscape Plan (with planned boulevard improvements)

Development Aspects	Previous Proposal	Current Proposal
No. of Units	8	5
Residential Floor Area	13,195 sq. ft.	12,076 sq. ft.
Parking Stalls	10	9
Bike Stalls	23	18
No. of Units w. Elevator	3	5

Table 1 – Previous versus Current Proposal Comparison Table

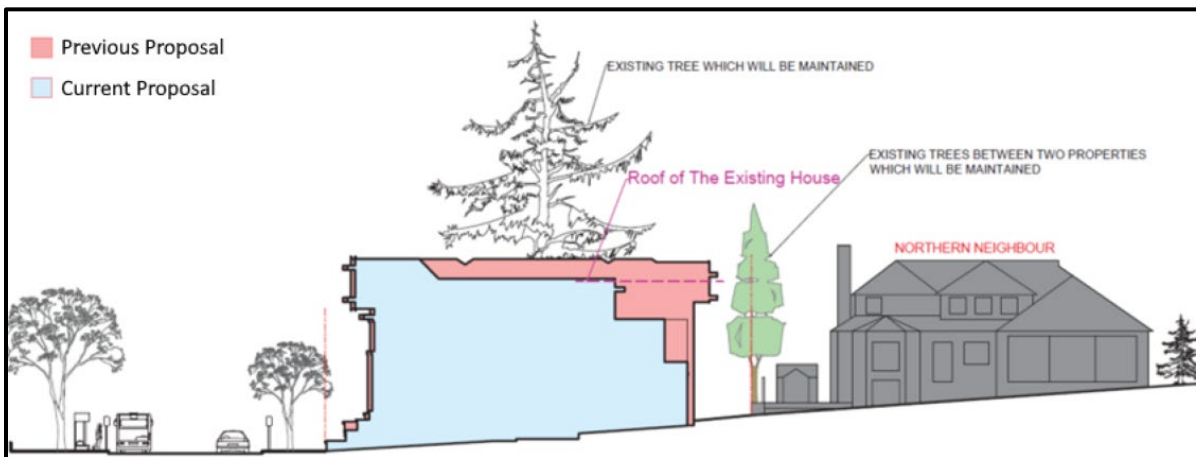


Figure 6 – 29th Street Massing Comparison (looking westward)

Design Review Committee (DRC)

The former DRC reviewed the townhouse proposal on November 16, 2023, and provided the following recommendation:

THAT the Design Review Committee support the 2905 Marine Drive application subject to further review of the following items with staff:

- Soften the corner at 29th Street and Marine Drive.
- Work with the District to retain trees on the perimeter.
- Review access to green roof for maintenance.
- Remove some planter terraces to provide larger patio spaces at grade.
- Consider additional grade access to all units at grade.
- Further design development to the roof overhangs at third storey as well as considering an overhang at the second level.

The applicant provided further information and improvements to the development to address DRC and staff comments and staff are satisfied with the responses. Specific design enhancements have been summarized by the project architect in **Appendix E**.

OCP Amendment and Development Permit

An administrative OCP amendment (**Appendix C**) is proposed to designate the site within the “Other Multiple Family Sites” development permit area (DPA). This DPA already forms part of the OCP and regulates a small number of smaller scale multiple family development sites within the District. A copy of the applicable development permit area guidelines is provided within **Appendix F**. Accordingly, staff have reviewed the proposal against the “Other Multiple Family Sites” development permit area guidelines (and relevant OCP directions to expand sensitive infill housing) and support the development as outlined within proposed Development Permit 23-101 (**Appendix D**). The following provides a brief summary of each section of the “Other Multiple Family Sites” guidelines and how the proposal responds:

1. **Context and Site Design** - The development is compatible with adjacent uses, minimizes obstruction of views from existing residential units, enhances the quality of streetscape, encourages open space amenities, (such as ground level courtyards) and links ground level entries and open spaces to adjacent streets.
2. **Building Design** – The building massing minimizes its scale and addresses the scale between surrounding uses. Unit entries are clearly visible, articulated, and accessible from the street and parkade. The building also avoids blank or undifferentiated facades at the ground level, avoids long/continuous rooflines, provides private outdoor living space for each unit, and encourages the use of high-quality materials. The building design and landscape elements minimize shading, intrusion on privacy of adjacent buildings and incorporates adaptable design.

3. **Landscape Design** – The development integrates landscape features and elements with the adjacent streetscape, uses established vegetation where feasible to provide a mature and varied appearance upon construction completion. The landscaping minimizes the scale of buildings at ground level with the use of trelliswork and other landscape features and minimizes glare and light spill to surrounding properties through design and siting of exterior lighting.
4. **Circulation and Parking** – The development includes underground parking (to maximize ground level open spaces for landscape elements and treatment), provides appealing entrances from the streetscape with the use of planters and trellis structures. The site and underground parking area is readily accessible for residents and persons with accessibility concerns, driveway width is minimized (reducing sidewalk disturbance), and includes the provision of bicycle storage areas.

Altamont Neighbourhood Guidelines

The site is currently included within the “Altamont Neighbourhood” which has development guidelines within the OCP. Rather than a conventional DPA, the Altamont neighbourhood guidelines are informational (as form and character of single family homes cannot be regulated through development permit area guidelines). Generally, the Altamont Neighbourhood guidelines aim to:

- “Promote maintenance of the “country estate” characteristics such as large lots, mature trees, narrow roads and houses set within a landscaped environment; and
- Encourage natural landscaping of boulevards; promote a sense of privacy between properties; and create a pedestrian oriented environment.”

The applicant designed the project and streetscape to provide infill development that is in general alignment with the Altamont neighbourhood guidelines yet in compliance with OCP policy 2.1.4 that aims to increase “missing middle” housing options with ground-oriented multi-family development on appropriate sites along the Marine Drive Transit Corridor. A copy of the Altamont Neighbourhood Guidelines is provided within **Appendix F**.

Wildfire Hazard:

The site is not included within the Wildfire Hazard Development Permit Area; however, the development incorporates non-combustible materials, fire-resistive sheathing and roofing. The new trees and landscaping to be planted on site are planned to be ‘fire safe’ in alignment with wildfire hazard development permit area guidelines. All proposed decks, porches, balconies,

and patios use fire resistive decking materials, such as composite decking boards or fire resistive treated wood. In addition, the building would be sprinklered which will reduce the probability for wildfire hazards.

Transportation and Safety

The applicant provided a Traffic Impact Assessment (TIA) to determine the amount of traffic to be generated by the 5-unit development, to identify any traffic safety concerns, confirm proposed parking, and recommend potential improvements to be implemented through redevelopment.

At the preliminary public information meeting, there were concerns raised about potential traffic generation and safety (at the intersection of 29th Street and Marine Drive) and pedestrian safety concerns for the crosswalk across Marine Drive. Subsequent to the public information meeting, a pedestrian controlled 'Rectangular Rapid Flash Beacon' was installed by the District at the crosswalk at Marine Drive to improve pedestrian safety in an area with considerable local 'foot traffic'.

As outlined in the TIA, "the proposed residential development could generate up to two (2) vehicle trips in the AM peak hour, and up to three (3) vehicle trips in the PM peak hour." The vehicle trip generation for a residential development of this scale is considered extremely low by traffic engineering standards. The TIA also confirmed that the location of the parkade entrance is located a sufficient distance from the intersection of Marine Drive and 29th Street. Staff have reviewed and accept the findings of the TIA.

5.3 Sustainability

Energy Efficiency

In compliance with the District's Building Bylaw No. 4400, 2004 and the Sustainable Buildings Policy, the townhouse building will be required to obtain Step 5 of BC Energy Step Code or Step 4 at EL-34 of the Zero Carbon Step Code. In addition, each vehicle parking stall located on the development site will be required to provide for Level 2 (240 volt) electric vehicle charging capabilities.

Tree Retention, Removal and Replanting:

The development proposal will require removal of a number of ornamental trees on site and larger trees within the boulevard to provide for the parkade and boulevard improvements. As previously mentioned, the large cedar tree on the western portion of the site and numerous peripheral trees are proposed to be retained. The proposed landscaping on site and street trees within the boulevard aims to augment the proposed tree removal.

General:

Overall, the proposed rezoning will facilitate an infill development recognized as a more sustainable and efficient land use within the OCP. Infill

development provides an incremental density increase, allowing more efficient use of existing local infrastructure such as roads, sewer, drainage and water.

5.4 Public Engagement and Outreach

Public Information Meeting

In compliance with the Development Procedures Bylaw, the applicant held a public information meeting on December 7, 2023. A summary of that meeting and all feedback received by the developer is attached as **Appendix G**.

Signage

Should the proposal advance, the applicant will be required to install a development information sign with particulars about the public hearing.

Public Hearing and Notification

A public hearing must be held to consider the proposed bylaws. The recommendation herein projects the public hearing to be held on November 18, 2024. Notice of the public hearing and consideration of the development permit will be given in accordance with District procedures.

Website

In alignment with current practise, a description of the proposal, applicable dates and architectural drawings were placed on the District website. The website will be updated should the proposal advance.

5.5 Conditions Precedent to Adoption

Prior to adoption of the bylaws and approval of the development permit, the following requirement must be met:

- Payment of the community amenity contribution.

6.0 Options

6.1 Recommended Option

Council give first reading to the proposed bylaws and set a date for a public hearing and a concurrent public meeting.

6.2 Considered Options

- a) give first reading to the proposed bylaws and set an alternative date (to be specified) for a public hearing and concurrent public meeting; or
- b) defer consideration of the proposal pending the receipt of additional information (to be specified) to assist in the consideration of the application; or
- c) reject the application.

7.0 Conclusion

Staff assessment of this application has concluded that the proposal is appropriate and supportable based Council’s strategic objectives and relevant OCP policy. Specifically, the proposal is consistent with OCP policy 2.1.4 which aims to increase “missing middle” housing options with ground-oriented multi-family development on appropriate sites along the Marine Drive Transit Corridor. The proposal will deliver a desired form of housing that will help to address the “missing middle” in an area suitable for sensitive infill development at the gateway to the Altamont neighbourhood adjacent to a church, tennis courts and convenient transit service along Marine Drive. Furthermore, the sidewalk improvements adjacent to the site will enhance the public realm and improve pedestrian safety in the area.

Staff recommends that the proposed bylaws be given first reading and a date for a public hearing and concurrent public meeting for DP23-101 be scheduled.

Author: 
Erik Wilhelm, Senior Community Planner

Concurrence 
Michelle McGuire, Senior Manager of Current Planning and Urban Design

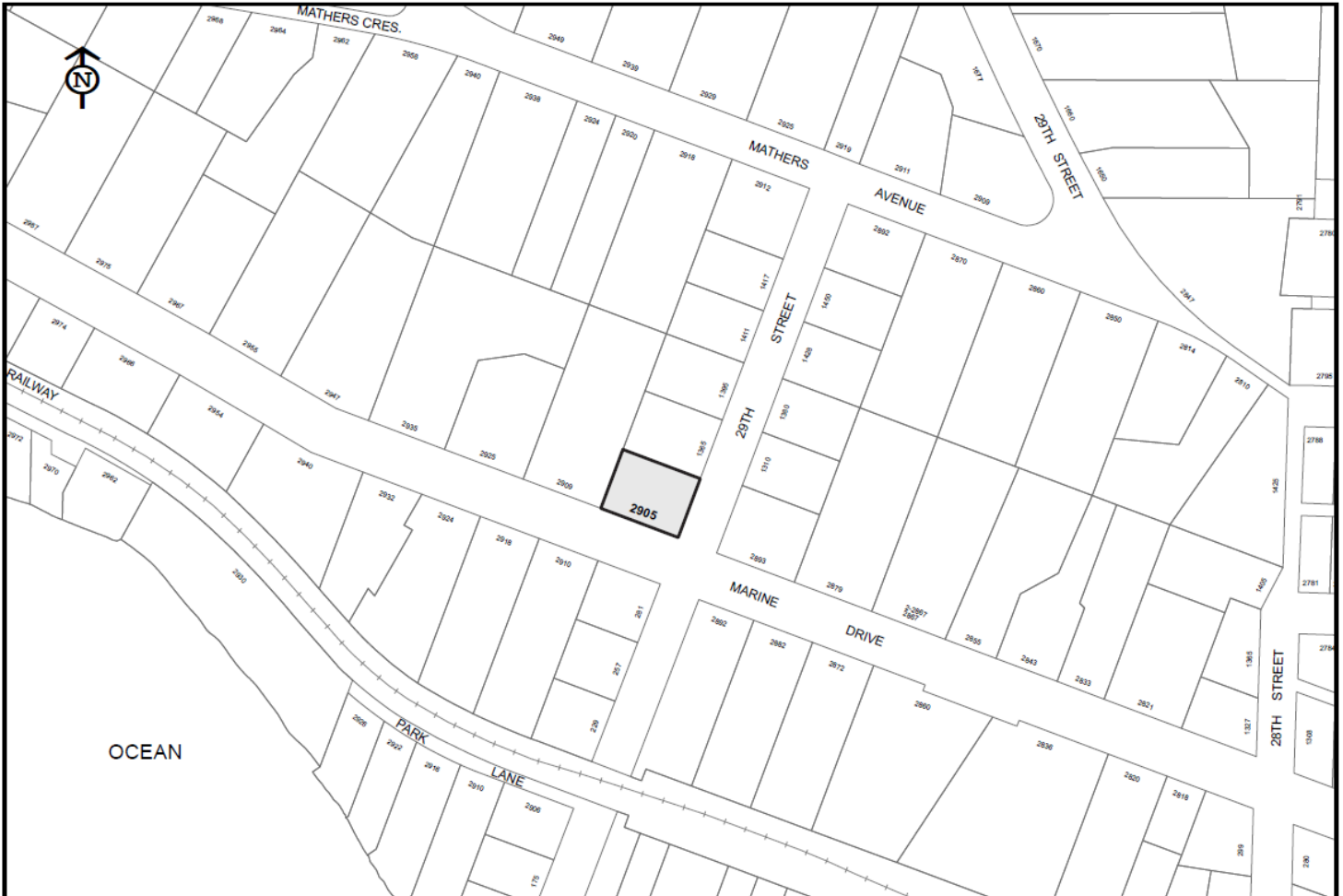
Appendices:

- A Context Map
- B Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024
- C Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024
- D Proposed Development Permit 23-101
- E Design Review and Staff Comment Design Responses
- F Relevant Development Permit Areas
- G Public Engagement Summary

This page intentionally left blank

This page intentionally left blank

Appendix A – Context Map



CONTEXT PLAN

TITLE:

2905 Marine Drive

DATE: Feb.25/22 REV: 0

FILE: SK-1

This page intentionally left blank

This page intentionally left blank



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5297, 2024**

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024

Table of Contents

Part 1	Citation.....	1
Part 2	Severability	1
Part 3	Adds CD85 Zone and Rezones the Lands	1
Part 4	Amends the Table of Contents	2
Part 5	Amends Zoning Map.....	2
	Schedule A – CD85 Zone.....	4
	Schedule B – Zoning Map Amendment.....	7

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024

A bylaw to rezone 2905 Marine Drive for a 5-unit townhouse development.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4971, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5338, 5336 and 5351.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Zoning Bylaw to allow for a 5-unit townhouse development at 2905 Marine Drive;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5297, 2024.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Adds CD85 Zone & Rezones the Lands

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 685 as the

CD85 – Comprehensive Development Zone 85 (2905 Marine Drive), as set out in **Schedule A** of this bylaw.

- 3.2 The Lands, as set out in **Schedule B** of this bylaw are rezoned from Single Family Dwelling Zone 2 (RS2) to Comprehensive Development Zone 85 (2905 Marine Drive) (CD85).

Part 4 Amends the Table of Contents

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100 Table of Contents is amended accordingly to insert Comprehensive Development Zone 85 (2905 Marine Drive).

Part 5 Amends Zoning Map

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown shaded on the map in **Schedule B** of this bylaw,

FROM: RS2 (Single Family Dwelling Zone 2)

TO: CD85 – Comprehensive Development Zone 85 (2905 Marine Drive).

Schedules

Schedule A – CD85 – Comprehensive Development Zone 85 (2905 Marine Drive)

Schedule B – Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps

READ A FIRST TIME on

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

Schedule A – CD85 Zone

685 CD85 (2905 Marine Drive)

685.01 Permitted Uses

- (1) Accessory uses and structures
- (2) Cluster housing
- (3) Child care
- (4) Community care
- (5) Home based business

685.02 Floor Area Ratio (FAR)

A maximum of 0.9 FAR as calculated using Section 120.21 of the Zoning Bylaw

685.03 Density

A maximum of 5 dwelling units

685.04 Site Coverage

Maximum 40%

685.05 Setbacks

Minimum:

Front (south - Marine Drive):	3.96 metres
Rear (north):	4.5 metres
Side (east - 29th Street):	4.9 metres
Side (west):	10.5 metres

685.06 Building Height

- (1) Maximum 10.67 metres measured from Average Natural Grade to the midpoint of the sloped roofline.

685.07 Number of Storeys

- (1) Maximum 3 storeys (excluding underground parkade level).
- (2) Mechanical equipment is not included as a storey.

685.08 Off-Street Parking

The following must be provided and located within an underground parkade:

- (a) At least 8 residential parking stalls; and
- (b) A minimum of 1 visitor parking stall.

685.09 Bicycle Parking

Secure bicycle parking and short-term bicycle parking must be provided in compliance with Section 143 of the Zoning Bylaw.

685.10 Conditions of Use

Rooftop decks are prohibited.

Schedule B – Zoning Map Amendment

Amendment to Zoning Bylaw No. 4685, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

The zoning of the site shown shaded on the map below is to be changed from RS2 to CD85.





District of West Vancouver

**Official Community Plan
Bylaw No. 4985, 2018,
Amendment Bylaw No. 5296, 2024**

Effective Date:

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024

Table of Contents

Part 1	Citation.....	1
Part 2	Severability	1
Part 3	Amends Area-Specific Policy.....	2

District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024

A bylaw to amend the Official Community Plan to allow for housing development at 2905 Marine Drive to be included within the “Other Multiple Family Sites” development permit area.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5231, 5222, 5280, 5301, 5335 and 5291.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to allow for the appropriate redevelopment of lands at 2905 Marine Drive and include the site within the “Other Multiple Family Sites” development permit area;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5296, 2024.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends Area-Specific Policy

3.1 Schedule ii of Official Community Plan Bylaw No. 4985, 2018 is amended as follows:

3.1.1 By amending the key map of Residential Area Delegations, on page 1 of Schedule ii, by identifying the location of 2905 Marine Drive as a “Multiple Family Site” on the map.

3.1.2 By amending Policy BF-B8 “Other Multiple Family Sites” as follows:

Within the preamble of Policy BF-B8 on page 19 of Schedule ii forming part of Official Community Plan Bylaw No. 4985, 2018, delete:

“The multiple family sites described as: Tudor Gardens, 843-22nd Street, Lot I, Block 5, DL 554, Plan LMP 1268; Esker Lane, 1253-1275 3rd Street, DL 1074 Strata Plan LMS 2681; 2170 Chairlift Road, Lot 21 Exc. Part on Highway Plan 122, Block B, DL 815, Plan 9624; and, 2100 Block Gordon Avenue, Lots 13, 14, 15 and 16 DL 775 are designated a Development Permit Area.”

And insert in its place:

“The multiple family sites described as: Tudor Gardens, 843-22nd Street, Lot I, Block 5, DL 554, Plan LMP 1268; Esker Lane, 1253-1275 3rd Street, DL 1074 Strata Plan LMS 2681; 2170 Chairlift Road, Lot 21 Exc. Part on Highway Plan 122, Block B, DL 815, Plan 9624; 2100 Block Gordon Avenue, Lots 13, 14, 15 and 16 DL 775; and 29th Street and Marine Drive, The South 100 Feet of Lot B Block 46 District Lot 556 Plan 8751 are designated a Development Permit Area.”

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on

Mayor

Corporate Officer

This page intentionally left blank

This page intentionally left blank



District of West Vancouver

Proposed Development Permit No. 23-101

Current Owner: KGRB Holdings Inc., Inc. No. BC1141407
1400-1188 West Georgia Street, Vancouver, BC, V6E 4A2

This Development Permit applies to “the Lands”:

Civic Address: 2905 Marine Drive

Legal Description: THE SOUTH 100 FEET OF LOT B BLOCK 46 DISTRICT LOT 556
PLAN 8751 (PID: 004-516-311)

1. This Development Permit:
 - (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan within the “Other Multiple Family Sites” Development Permit Area to ensure that multi-family developments meet a high quality of building and landscape design, and to maintain compatibility with adjoining single family dwellings and other land uses subject to Guidelines BF-B8 specified in the Official Community Plan; and
 - (b) is issued subject to the Owner’s compliance with all of the Bylaws of the District applicable to the Lands, except as specifically varied or supplemented by this Permit.

2. The following requirements and conditions shall apply to the Lands:
 - 2.1 Buildings, structures, and site development for the development proposal shall take place in substantial compliance with the drawings from F. Adab Architects Inc. dated January 2024 attached as Schedule “A” at the cost of the Owner.
 - 2.2 On-site landscaping and off-site boulevard landscaping for the development proposal shall take place in substantial compliance with the drawings from Maruyama & Associates Landscape Architects dated January 23, 2023, attached as Schedule “B” at the cost of the Owner.
 - 2.3 Tree Management, Removal and Protection Measures for the development proposal shall take place in compliance with the Tree Management Plan attached as Schedule “C”, and in compliance with the arborist report from Acer Tree Services Ltd. dated January 11, 2024 at the cost of the Owner.

3. The minimum energy performance of the development proposal shall conform with the Zero Carbon Step Code Level EL-3 and must meet the highest step of the BC Energy Code that is required under Building Bylaw No. 4400, 2004. Compliance with the required step shall be demonstrated through provision of sufficient documentation to the satisfaction of the Chief Building Official.
4. Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:
 - 4.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Manager of Development Engineering (or designate).
 - 4.2 Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
 - 4.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures.
 - 4.4 Enter into a "Works and Services Agreement" to ensure installation of *off-site works* to the satisfaction of the District's Manager of Development Engineering (or designate).
5. Prior to the issuance of a building permit and as security for the due and proper completion of the landscaping as set forth in Section 2.1 and Section 2.2 of this Development Permit, the Owner shall:
 - (a) Provide, to the Land Development Department, a cost estimate for the on-site and off-site landscaping ("*landscaping works*") to be installed;
 - (b) Provide security equaling 100% of the landscaping cost estimate to the District in the form of cash or an unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union;
 - (c) Upon confirmation by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that *landscaping works* were installed in substantial compliance with Schedule "B", the District will return 75% of the landscape deposit; and
 - (d) After a one-year period following certification that the *landscaping works* have been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that the *landscaping works* are successful, the District will release the remaining 25% of the landscape deposit.
6. This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON _____.

MAYOR

CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

FOR THE PURPOSES OF SECTION 6, THIS PERMIT IS ISSUED ON _____.

Schedules:

A - Architectural Drawings (F. Adab Architects Inc. dated January 2024).

B - Landscape Plans (Maruyama & Associates Landscape Architects dated January 23, 2024).

C - Tree Management Plan (Excerpt from Arborist Report from Acer Tree Services Ltd. dated January 11, 2024)

TOWNHOUSE DEVELOPMENT PROPOSAL

2905 MARINE DRIVE, WEST VANCOUVER

5-UNIT TOWN HOUSE DEVELOPMENT

Schedule A



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@mulgorfiedab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

LIST OF DRAWINGS

- A-1.0 PROJECT INDEX - CONTACTS LIST
- A-1.1 PROJECT STATISTICS
- A-1.2 CONTEXT PLAN - AERIAL MAP
- A-1.3 CONTEXT PHOTOS
- A-1.4a SURVEY PLAN
- A-1.4 SITE PLAN
- A-1.5 RENDERINGS 1
- A-1.6 RENDERINGS 2
- A-1.7 DESIGN RATIONAL - MASSING, CHARACTER
- A-1.8 DESIGN RATIONAL - GREEN CONCEPT, ENVIRONMENTAL
- A-1.9 DESIGN RATIONAL - MATERIALS
- A-1.10 SHADOW STUDY
- A-1.11 SHADOW STUDY OF IMMEDIATE NEIGHBOR TO THE NORTH
- A-1.12 SHADOW STUDY- COMPARISON IN DECEMBER
- A-2.1 FLOOR PLAN - UNDERGROUND PARKING
- A-2.2 FLOOR PLAN - 1ST FLOOR
- A-2.3 FLOOR PLAN - 2ND FLOOR
- A-2.4 FLOOR PLAN - 3RD FLOOR
- A-2.5 FLOOR PLAN - ROOF
- A-3.1 ELEVATIONS
- A-4.1 SECTIONS
- A-5.1 VIEW ANALYSIS (CURRENT SITUATION)
- A-5.2 STREET SCAPE COMPARISON (OLD AND NEW PROPOSAL)
- A-5.3 MASSING COMPARISON (OLD AND NEW PROPOSAL)
- A-5.4 SETBACKS COMPARISON (OLD AND NEW PROPOSAL)

CONSULTANTS CONTACT LIST:

ARCHITECT :

F. ADAB ARCHITECTS INC.
130 - 1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL : 604 987 3003

LANDSCAPE ARCHITECT:

**ROD MARIYAMA
AND ASSOCIATES INC.**
680 Leg in Boot Square
Vancouver, BC V5Z 4B4
TEL : 604 874-9967

SURVEYOR:

**TARGET LAND SURVEYING -
COQUITLAM**
101- 1061 Ridgeway Avenue
Coquitlam, BC V3J1S6
TEL: 604 936 6151

CIVIL ENGINEER :

WEBSTER ENGINEERING LTD.
3745 Delbrook Ave
North Vancouver V7N 3Z4
TEL: 604-983-0458

ELECTRICAL CONSULTANT

PRIMARY ENGINEERING
209 - 8327 Eastlake Drive, Burnaby, BC
V5A 4W2
TEL: (604) 558-0401

STRUCTURAL CONSULTANT :

TLSE ENGINEERING INC.
121 West 6th Avenue,
Vancouver, B.C. V5Y 1K3
Tel: (604) 873-1768

PUBLIC RELATION CONSULTANT:

LIVEABLE CITY PLANNING LTD.
Cell (778) 899-7943
Vancouver BC Canada

TRAFFIC CONSULTANT

**CTS (CREATIVE TRANSPORTATION
SOLUTIONS LTD.)**
84A Moody Street
Port Moody, BC, V3H 2P5
TEL: 604 936 6190

MECHANICAL CONSULTANT :

AME CONSULTING GROUP
200-638 Smith Street
Vancouver, B.C.
TEL : 604 684 5995

ARBORIST

ACER TREE SERVICES LTD.
1401 crown street
North Vancouver, BC. V7J1G4
TEL: 604 990 8070

NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:

**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

COVER SHEET

Designed by:

Pooyan Poostchi (M,Arch)

DATE:	SEP 2019	SHEET NO.:
SCALE:	NTS	A-1.0
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO.:	2002	

NEW PROJECT STATISTICS

PROJECT DATA:

CIVIC ADDRESS :
2905 MARINE DRIVE, WEST VANCOUVER, BC.

LEGAL DESCRIPTION :
PLAN 8751 DISTRICT LOT 556 BLOCK 46 LOT B S 100'.

ZONING:
EXISTING: RS2
PROPOSED: CD

SITE AREA:
13195 SQ.FT (1225.85 SQM)

SITE COVERAGE:
PROPOSED: 40%

NUMBER OF STOREY:
PROPOSED: 3-STOREY

FLOOR AREA RATIO:
PROPOSED: 0.9 (12076 SQFT /13195 SQFT)

* Under Ground Parking Level Excluded - Measured to the sheathing of exterior walls

SET BACKS (AVERAGE)
NORTH : 15' WEST : 34' 5"
SOUTH : 15' EAST : 16'

BIKE STALLS
REQUIRED BIKE STALLS: 17 (1 STALL/BEDROOM)
PROPOSED BIKE STALLS: 18

REQUIRED SHORT-TERM BIKE STALLS : 1 (0.2 /UNIT)
PROPOSED SHORT-TERM BIKE STALLS : 1

PARKING STALLS
REQUIRED PARKING STALLS: 5 (1 STALL/UNIT)
PROPOSED PARKING STALLS: 8 (All equipped with EV charger)

REQUIRED VISITOR PARKING STALLS : 1 (0.2 STALL/UNIT)
PROPOSED VISITOR PARKING STALLS: 1

STATS COMPARISON (OLD AND NEW PROPOSAL)

UNIT NO.	OLD	NEW
NO. OF UNITS	8	5
RESIDENTIAL AREA	13195 SQFT	12076 SQFT
PARKING STALLS	10	9
BIKE STALLS	23	18
#UNITS WITH ELEVATOR	3	5

UNIT MIX (NEW STATISTICS)

UNIT NO.	TYPE	ELEVATOR	AREA
Unit #1:	3 - Bedroom		2245 Sqf
Unit #2:	4 - Bedroom + Den		2749 Sqf
Unit #3:	4 - Bedroom + Den		2778 Sqf
Unit #4:	3 - Bedroom		2149 Sqf
Unit #5:	3 - Bedroom		2149 Sqf
TOTAL			12076 Sqf

UNIT MIX (OLD STATISTICS)

UNIT NO.	TYPE	ELEVATOR	AREA
Unit #1:	2 - Bedroom		930.6 Sqf
Unit #2:	3 - Bedroom + Den		2459.6 Sqf
Unit #3:	2 - Bedroom		1415.7 Sqf
Unit #4:	3 - Bedroom + Den		2569.9 Sqf
Unit #5:	1 - Bedroom		703.7 Sqf
Unit #6:	2 - Bedroom		965.5 Sqf
Unit #7:	3 - Bedroom		2399.9 Sqf
Unit #8:	2 - Bedroom + Den		1569.5 Sqf
TOTAL			13195 Sqf



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigorfidab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

STATISTIC

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO.:
SCALE:	NTS	A-1.1
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO.:	2002	

CONTEXT PLAN



AERIAL MAP



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@mulgorfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWW
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWW AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION (PER ADP AND DWW)
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

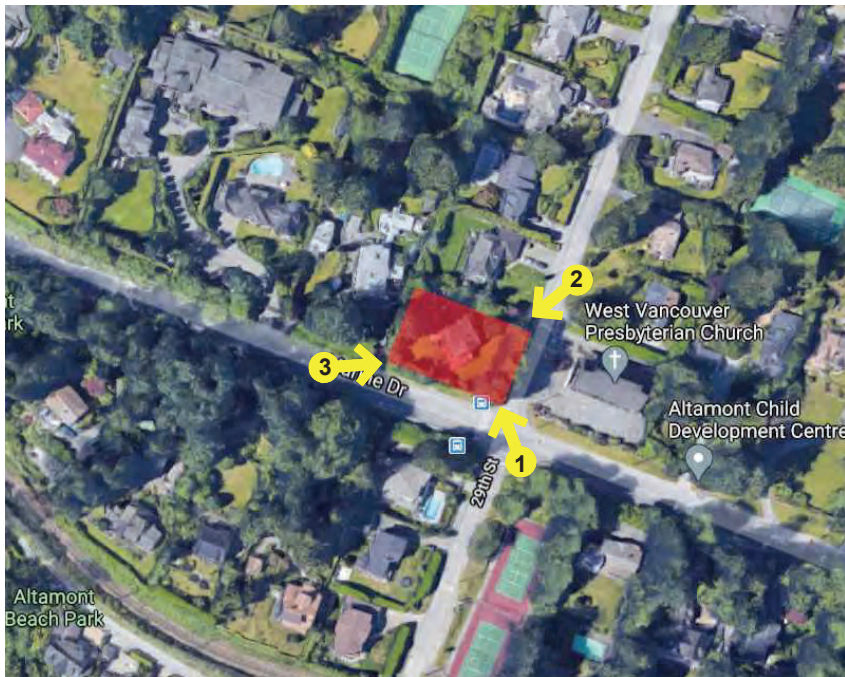
PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
CONTEXT AND AERIAL MAPS

Designed by:
Pooyan Poostchi (M.Arch)

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.2
DESIGN: F.A. - P.P	
DRAWN: P.P.	
PROJECT NO: 2002	

CONTEXT PHOTOS



1



2



3



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigorfidab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

CONTEXT PHOTO

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO.:	A-1.3
SCALE:	NTS		
DESIGN:	F.A. - P.P.		
DRAWN:	P.P.		
PROJECT NO.:	2002		



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigorfidab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

7	Jan -2024	REISSUED PER ADP AND DWW
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWW AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWW
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN
NO.	DATE	REVISION / ISSUED

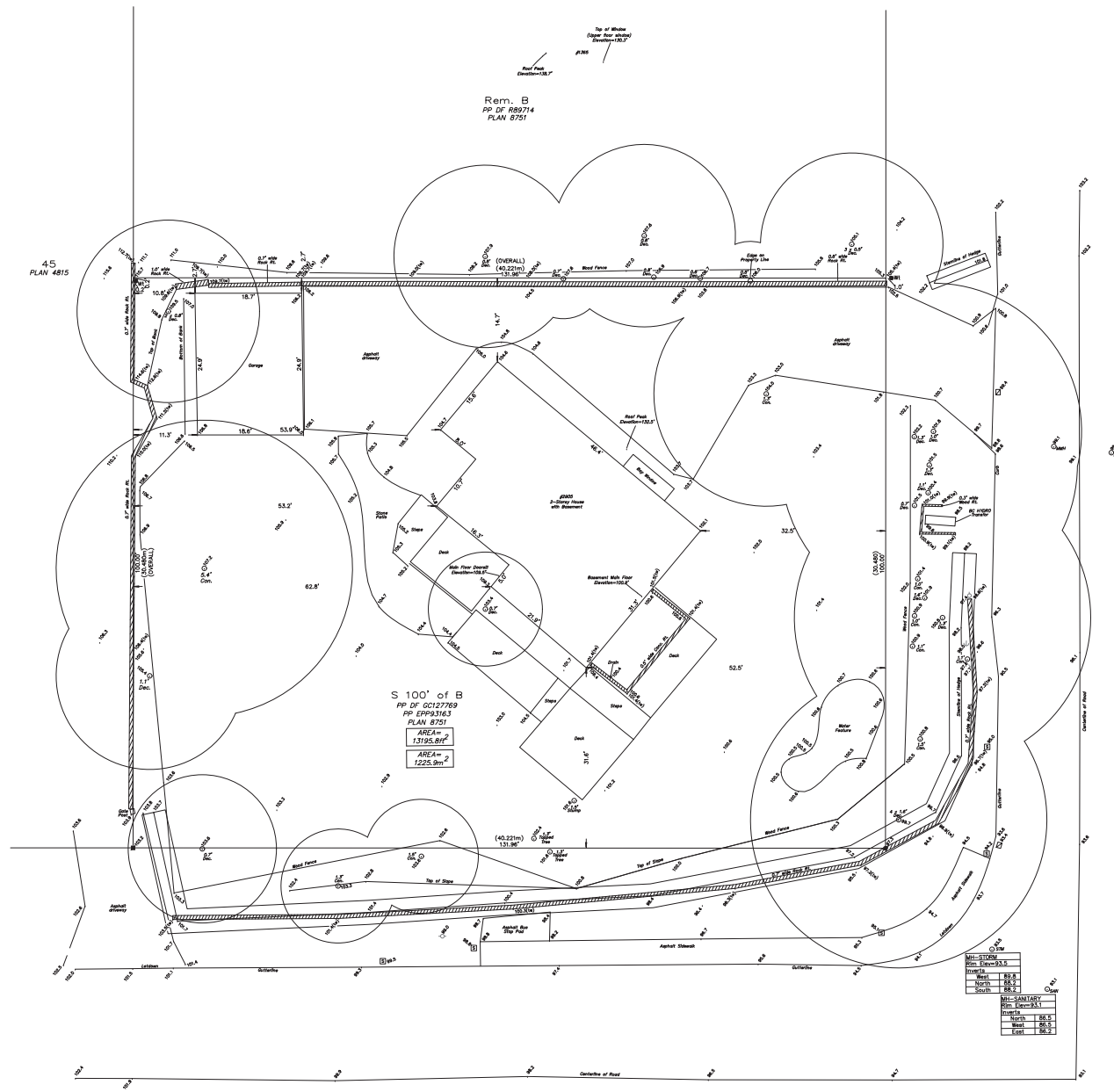
PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

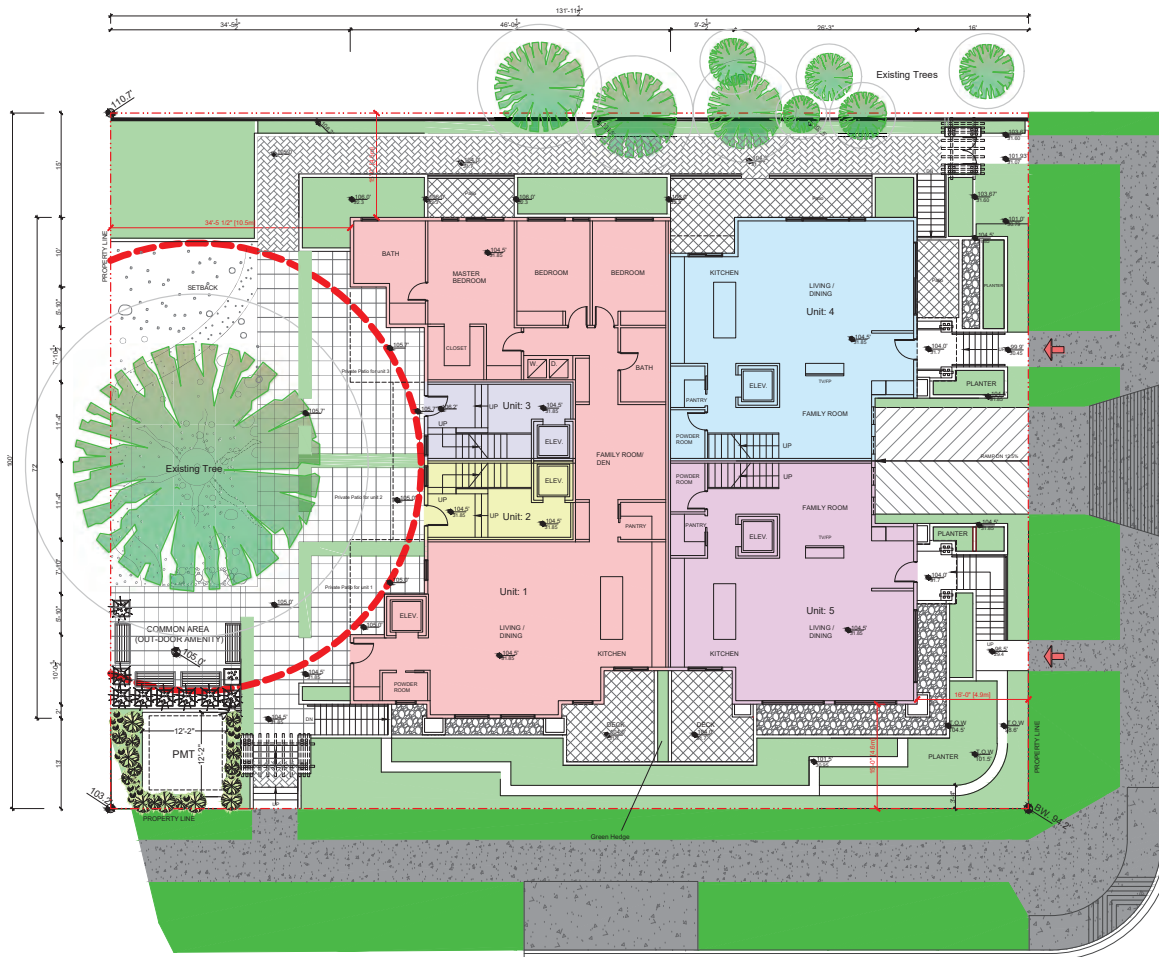
DRAWING TITLE:
SURVEY

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO.:
SCALE:	NTS	
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO.:	2002	

A-1.4(a)





1ST FLOOR PLAN

MARINE DRIVE

29TH STREET

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
 NORTH VANCOUVER, BC V7P 3R4
 TEL: (604) 987-3003 FAX: (604) 987-3033
 E-MAIL: info@mulgotrfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
 West Vancouver**

DRAWING TITLE:
 SITE PLAN

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO.:
SCALE:	NTS	A-1.4
DESIGN:	F.A. - P.P.	
DRAWN:	P.P.	
PROJECT NO.:	2002	



VIEW FROM 29TH STREET



VIEW FROM THE INTERSECTION OF 29TH STREET AND MARINE DRIVE



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@mulgorf.adab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWW
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWW AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWW
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
RENDERINGS

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO.:	A-1.5
SCALE:	NTS		
DESIGN:	F.A. - P.P.		
DRAWN:	P.P.		
PROJECT NO.:	2002		



VIEW FROM MARINE DRIVE (SOUTH WEST)



VIEW FROM 29TH STREET (NORTH EAST)



BIRD'S EYE VIEW FROM THE 29TH STREET (NORTH EAST)



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@mulgorf.adab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWW
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWW AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWW
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
RENDERINGS

Designed by:
Pooyan Poostchi (M,Arch)

DATE: May 2020	SHEET NO.:
SCALE: NTS	A-1.6
DESIGN: F.A. - P.P.	
DRAWN: P.P.	
PROJECT NO: 2002	

Site Characteristics and Context

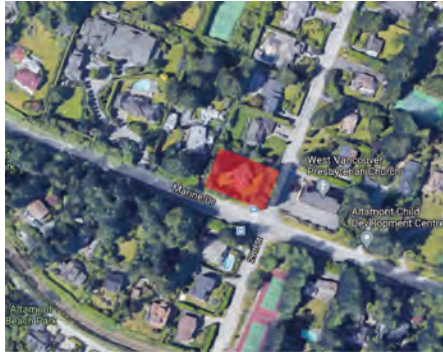
The site occupies 1225.85 sqm of land and is located at the prominent intersection of Marine Drive and 29th Street. The Presbyterian Church is located across 29th Street to the east and there are single family houses to the north and west sides.

There is a large cedar tree on the west side of the property that will be retained.

There are two public tennis courts across the street on the south east corner of Marine Drive and 29th Street.

The site has the advantage of being located on a major public transit corridor. The site also enjoys the advantages of being within walking distance to the elementary schools, a park, tennis courts, a child development center (day care) and local neighbourhood shopping facilities.

The site has a moderate slope from the north to south and from west to east having the highest grade at the northwest and the lowest point at the southeast corner.



Project Objectives and Statistics

The proposed development consists five units including of two 4-bedroom and three 3-bedroom townhomes of different sizes ranging from **2100 to 2800 sqft** all equipped with elevator accessible from parkade to all floors. The total area of the proposed development is 12076, allowing for floor space ratio of 0.9

The objective of the proposed design is to respond to the much needed new high-quality option housing considering the character of the project fits in the neighborhood area . The mix and size of the units aim to provide housing for the young families, local professionals and empty nesters.

Many seniors in the DWV are either staying in their large homes or moving to North Vancouver or Downtown. Densified developments provide the opportunity to downsize and enjoy a better life by staying in touch with existing social circles.

According to information provided by real estate agents, many residents including youth and seniors, are supportive of the idea of having better and more options of housing for young families and downsizer.

Since close to 70% of the housing stock in West Vancouver is single family housing, the only option for downsizing is to move to an apartment building that is either too small or old.

The number of larger apartment buildings in West Vancouver are very few, and the only option for larger accommodation is a penthouse with an extremely expensive price tag. This clearly demonstrates that such this type of housing is a much better transitional option for seniors that presently own a large single family home that often requires significant maintenance.



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@mulgorf.adab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:

DESIGN RATIONALE

Designed by:
Pooyan Poostchi (M,Arch)

DATE:	SEP 2019	SHEET NO.:
SCALE:	NTS	A-1.7
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO.:	2002	

Massing, Form and Character

From a massing point of view, the intention is to design a building that has the appearance of a large single family development with a west coast character. The massing is organized in a manner that responds to the need of preserving the large cedar tree on the west side of the property, as well as respecting the privacy of the surrounding single family houses.

Outdoor patios are provided at grade for each unit to create a livable private amenity for each occupant. These patios are considered semi private with wood fence and green buffer to create a territorial identity. Balconies and windows on the 2nd and 3rd floors also provide “**eyes on the street**” to emphasize safety and security.

Parking is located underground and vehicular access is provided from 29th Street. This complies with the **Altamont Design Guidelines**. 9 parking stalls have been provided in the parkade. Access to under ground parking and the impact of traffic on 29th Street has been reviewed and approved by a traffic consultant.

The amount of openings facing northern neighbours has been significantly reduced on the second and third floors to the north to respect the privacy of adjacent property which complies with the **Altamont Design Guidelines**

All exterior parking walls are covered with planters and landscaping. 18 bike storages are provided in the underground parkade offering more than required one stall per bedroom, and also 2 visitor bike stalls beside the pedestrian entrance on the south-west .

The façade of the building compromises natural stone, wood siding and prefabricated cement boards. Solid wood trims will be introduced to enhance the west coast vocabulary. The roof, gables, windows and articulation of the façade are organised to give the appearance of a large single family house.

A large outdoor amenity is provided around the preserved cedar tree creating opportunity for social interaction and entertainment.

All units have individual entries with an identifiable canopy over the entry door equipped with elevators accessible from all floors (from parkade to third floor).

The view impact of the proposal from the neighbouring properties will be very similar to the present situation. This is due to the fact that the existing trees along the north and west property lines which have been retained create a barrier towards the view to the south, and the height of the proposed building is similar to the adjacent properties.

Also, the top of the existing roof is approximately as same as the proposed design.

The proposed design is nearly identical in height to the peak of the existing pitched roof and is positioned lower than the neighboring structure to the north

Sustainability, Energy Performance and Green Measures

The location of the site and the design measures that have been introduced for the proposed development results in achieving sustainable and green building strategies that meet the community objectives.

These measures include:

- Presently there are a few mature trees along the north property line with an existing low rock retaining wall. These trees will be protected and retained. There is also a large cedar tree within the site that shapes the footprint of the design allowing for this tree to be retained. A tree evaluation report has been prepared by an arborist and tree protection zones have been identified.
- The proposal has the advantage of being located on the public transit corridor and within close walking distance from schools, shopping and recreational facilities and neighbourhood parks.
- Most of the units face two directions and have large windows offering ample daylighting, cross ventilation and contribute to the overall sustainability of the project.
- The proposal provides housing diversity and affordable “**middle housing**” accommodation suitable for young professionals, academics, and local employees. This results in reducing commuting from DWV to the other communities either by private or public transportation.
- Use of renewable energy supply by introducing a geothermal energy supply, heat recovery system, and electric furnace system.
- The project complies with step 3 with low carbon energy of the building code energy conservation measures.
- Efficient use of water and energy efficient fixtures and appliances.
- Use of drought tolerant plants to minimize the use of potable water.
- Where possible, operating windows are located on opposite or adjacent walls to draw ventilation across the occupied spaces.
- The building envelope, glazing, and mechanical system will be designed in compliance with ASHRE 90, 2010
- All units have private patios at grade and 2nd floor decks, contributing to livability of the units and creating a family oriented environment.
- All units have electric vehicular chargers complying with level two standards.



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@mulgorf.adab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
2905 Marine Drive West Vancouver

DRAWING TITLE:
DESIGN RATIONALE

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO.:
SCALE:	NTS	A-1.8
DESIGN:	F.A. - P.P	
DRAWN:	P.P.	
PROJECT NO.:	2002	

Exterior Finishes and color

The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

Emphasis is given on a rich west coast character with wood and stone being the dominant exposed materials. These materials provide a rich architectural articulation that reflects the harmony of the natural environment with the building envelope.

Wood siding, natural stained wood fascias, wood brackets, gables and trims are made of local and sustainable materials.

The dominant colours of the façade are light and dark natural wood and grey prefabricated cement boards. The roof is a dark grey zinc and the stone is light grey.

Stairs and balcony railings are wood.

Windows are vinyl with a wood appearance on the outside and off white inside.



ELEVATION VIEW FROM 29TH ST.

EXTERIOR FINISHES

-  **1 CULTURED STONE**
COBBLEFIELD ECHO RIDGE - BY BORAL
-  **2,5 6" & 8" HORIZONTAL CEDAR SIDING & SOFFIT -**
-  **3 ZINC ROOF**
-  **4 HARDIE PANEL / SW 7066**
REVEALS (IN HARDIE PANELS) - COLOUR SAME AS PANELS
-  **6 WINDOW**
VINYL - PAINTED TO MATCH CEDAR SIDING
-  **7 RAILING**
NATURAL WOOD & CLEAR SAFETY GLASS
-  **8 WINDOW SILL & WALL CAP PRECAST CONCRETE**
PAINTED - SW 7667 ZIRCONE
-  **9 PLANTER EXPOSED CONCRETE**
PAINTED - SW 7667 ZIRCONE
-  **10 ENTRY DOORS**
NATURAL WOOD - STAINED CEDAR

- 4
- 3
- 7
- 6
- 10

- 3
- 2
- 5
- 1



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@mulgorfiedab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWW
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWW AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION (PER ADP AND DWW)
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
DESIGN RATIONALE - MATERIALS

Designed by:
Pooyan Poostchi (M.Arch)

DATE: SEP 2019	SHEET NO:
SCALE: NTS	A-1.9
DESIGN: F.A. - P.P	
DRAWN: P.P.	
PROJECT NO: 2002	



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigorladab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

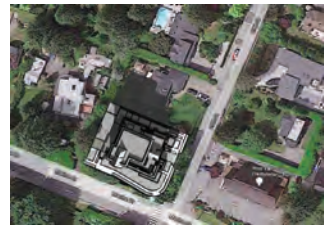
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

10 A.M

12 A.M

2 P.M

4 P.M



MARCH, 21st

JUNE, 21st

DECEMBER, 21st

7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
SHADOW STUDY

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO.:
SCALE:	NTS	
DESIGN:	F.A. - P.P	A-1.10
DRAWN:	P.P.	
PROJECT NO.:	2002	

NORTHERN NEIGHBOR SHADOW ANALYSIS - DECEMBER 21ST

NORTHERN NEIGHBOR

10:00 am.



12:00 pm.



2:00 pm.



4:00 pm.



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@mulgorfiedab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION (PER ADP AND DWV)
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
SHADOW STUDY
NORTHERN NEIGHBOUR

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO.:	
SCALE:	NTS		
DESIGN:	F.A. - P.P		
DRAWN:	P.P.		
PROJECT NO.:	2002		A-1.11

COMPARISON SHADOW ANALYSIS - DECEMBER 21ST

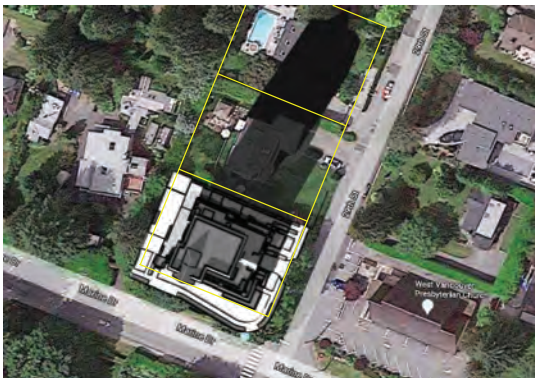
10:00 am.



12:00 pm.



2:00 pm.



4:00 pm.



SHADOW OF THE PROPOSED BUILDING
 SHADOW OF THE NEIGHBOR TO THE NORTH



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
 NORTH VANCOUVER, BC V7P 3R4
 TEL: (604) 987-3003 FAX: (604) 987-3033
 E-MAIL: info@mulgorfiedab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

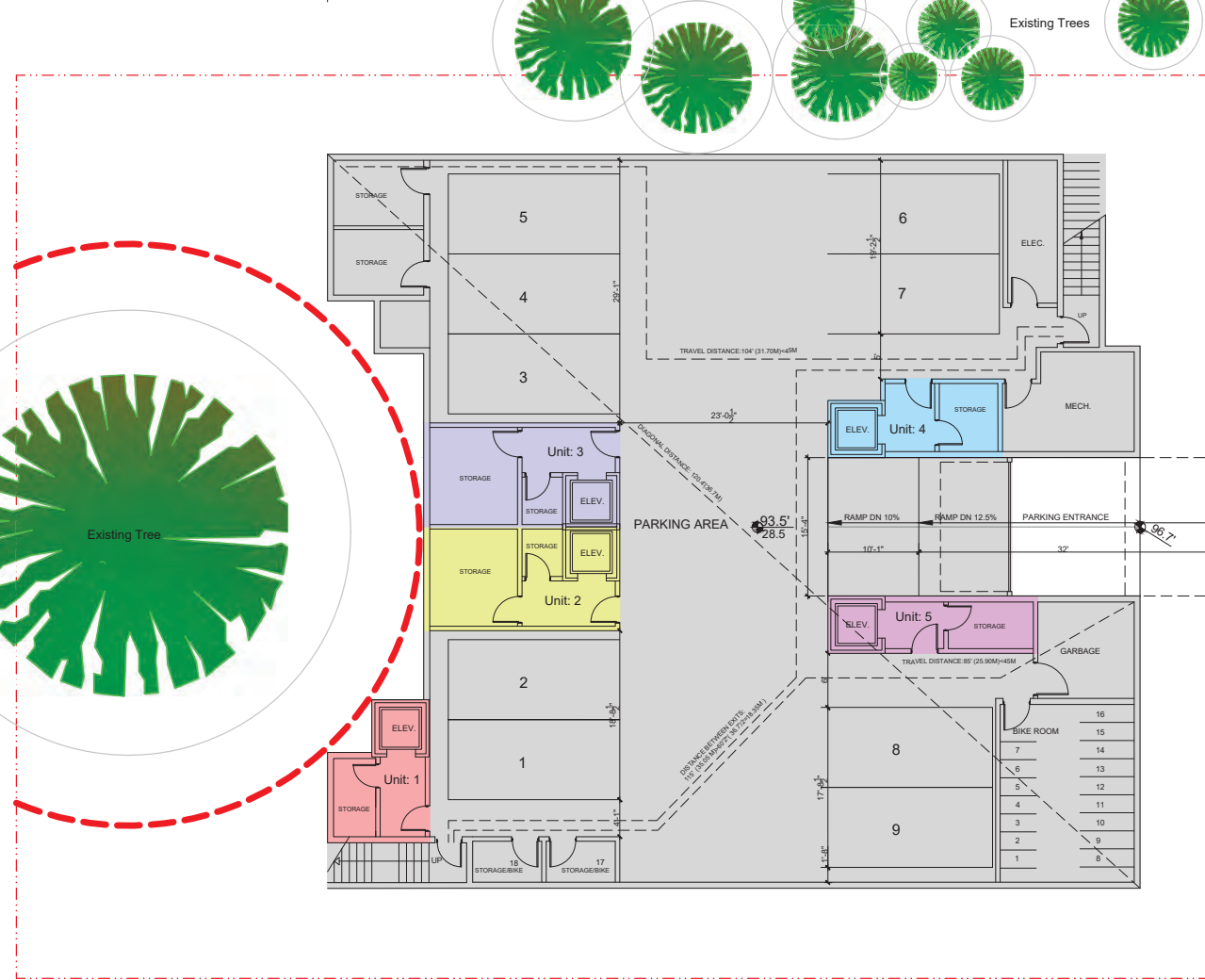
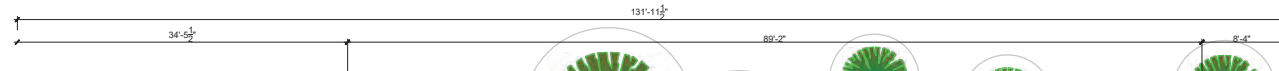
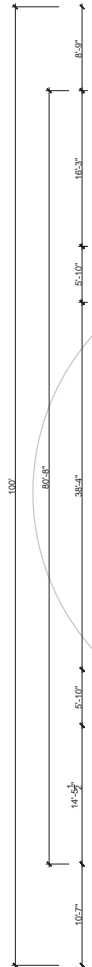
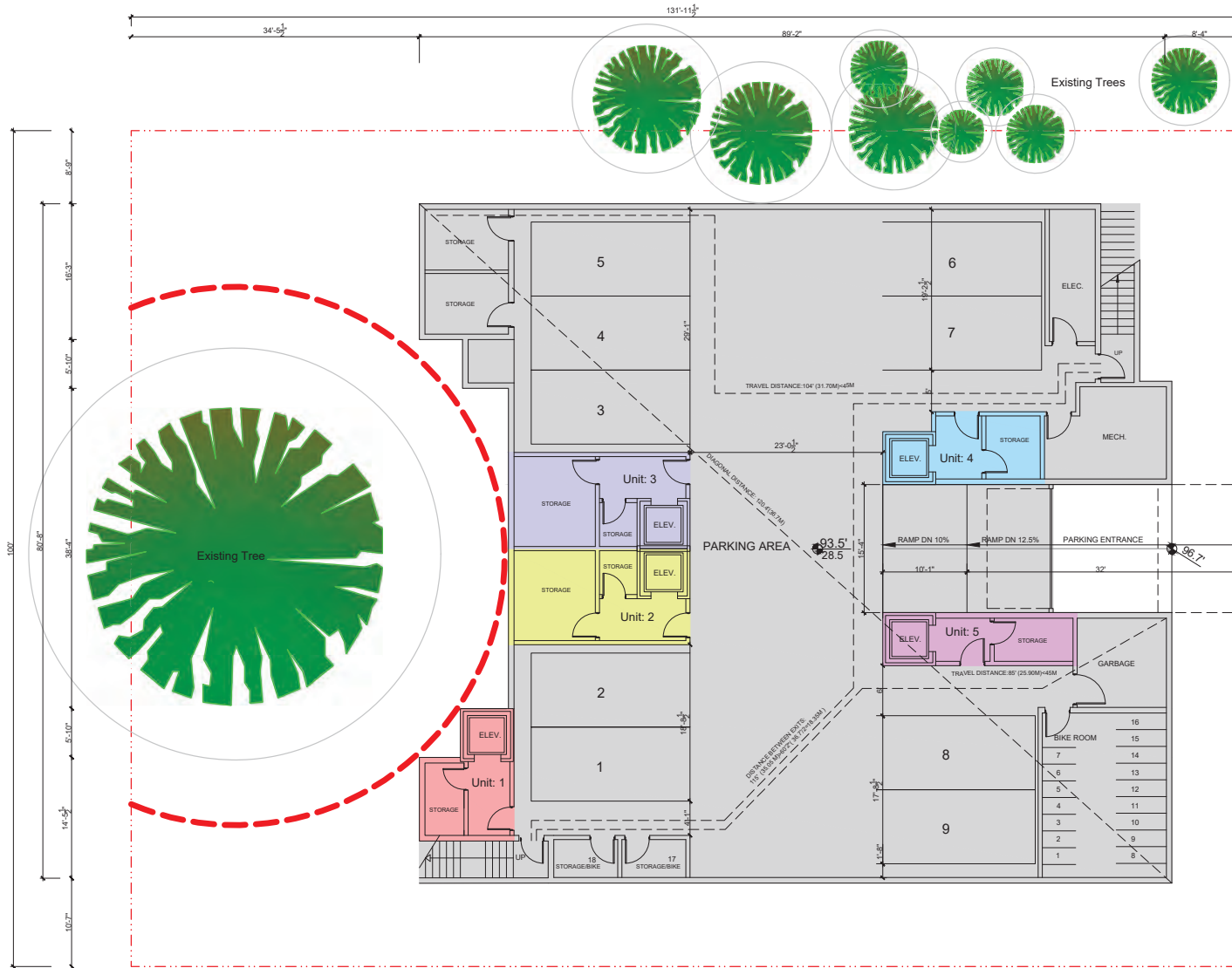
NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION (PER ADP AND DWV)
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
 West Vancouver**

DRAWING TITLE:
 SHADOW STUDY - COMPARISON

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO.:	A-1.12
SCALE:	NTS		
DESIGN:	F.A. - P.P.		
DRAWN:	P.P.		
PROJECT NO.:	2002		



29TH STREET

 **UNDERGROUND PARKING PLAN**

MARINE DRIVE



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigoradab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

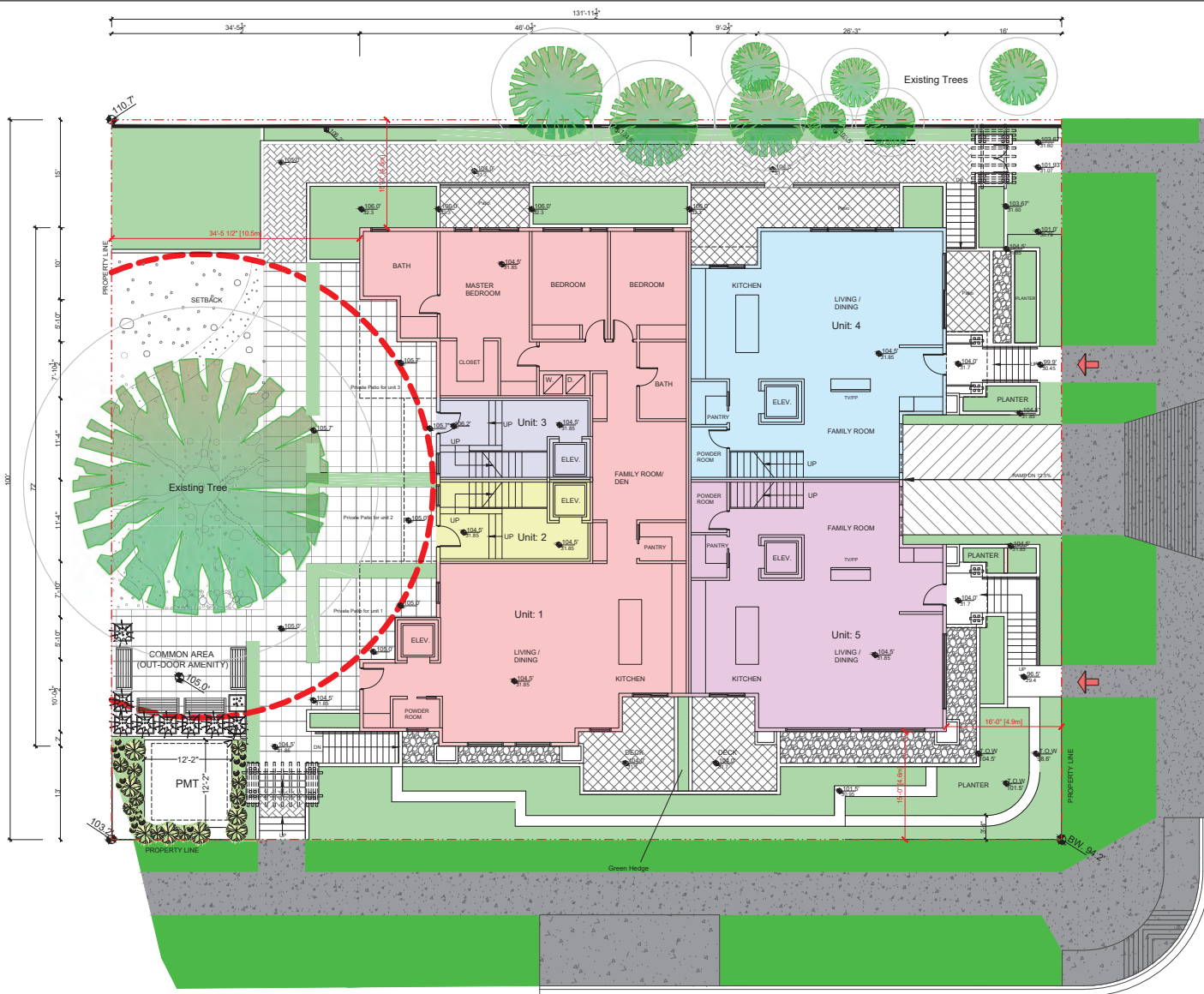
NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
UNDERGROUND PARKING PLAN

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	SEP 2019	SHEET NO.:
SCALE:	NTS	A-2.1
DESIGN:	F.A. - P.P.	
DRAWN:	P.P.	
PROJECT NO.:	2002	



1st FLOOR PLAN

MARINE DRIVE

-
-
-
-

29TH STREET



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
 NORTH VANCOUVER, BC V7P 3R4
 TEL: (604) 987-3003 FAX: (604) 987-3033
 E-MAIL: info@mulgorf.adab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

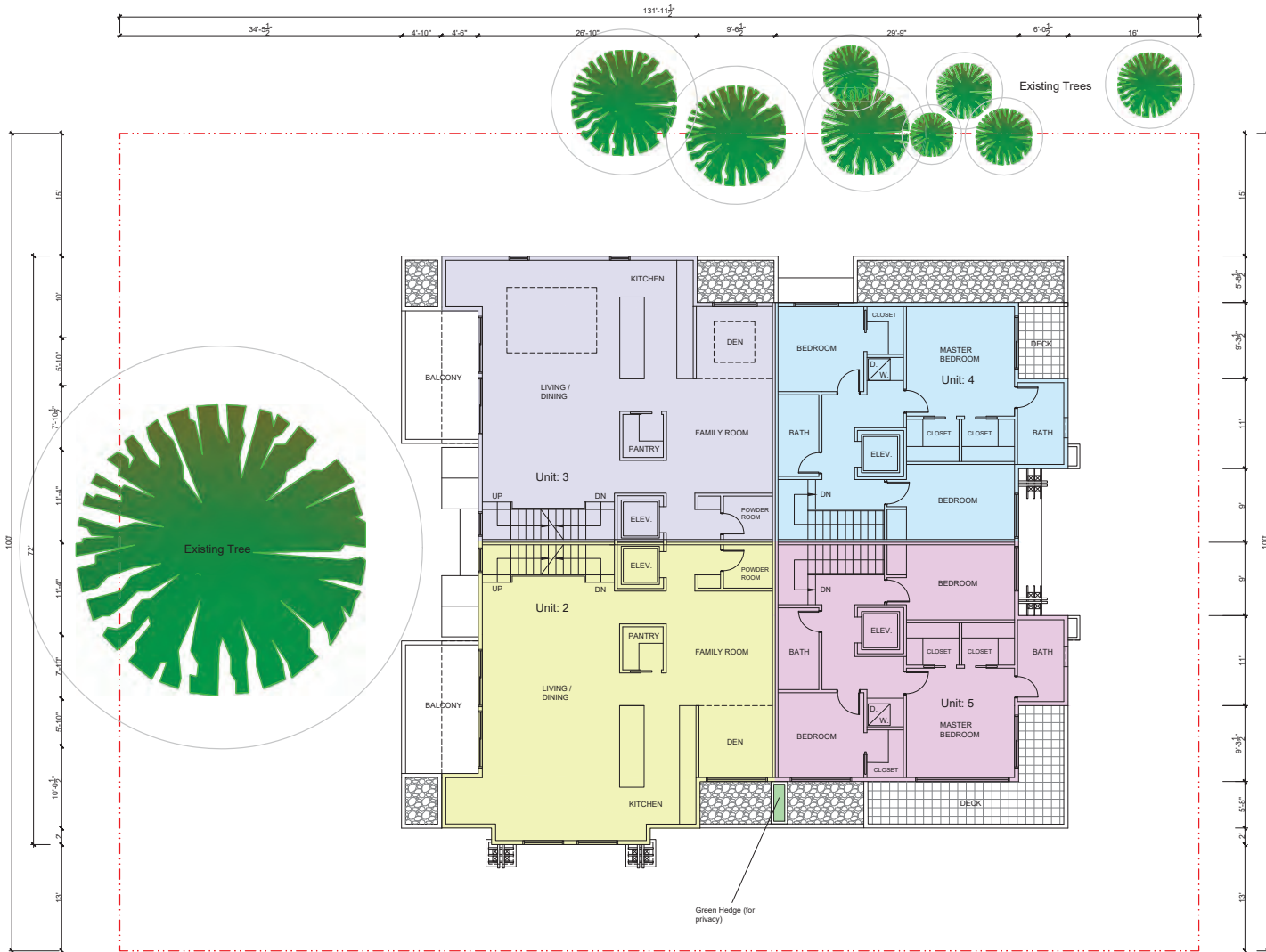
NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVIEWED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
 West Vancouver**


DRAWING TITLE:
FIRST FLOOR PLAN

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO.:	A-2.2
SCALE:	NTS		
DESIGN:	F.A. + P.P.		
DRAWN:	P.P.		
PROJECT NO.:	2002		



SECOND FLOOR PLAN



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
 NORTH VANCOUVER, BC V7P 3R4
 TEL: (604) 987-3003 FAX: (604) 987-3033
 E-MAIL: info@multigoradab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

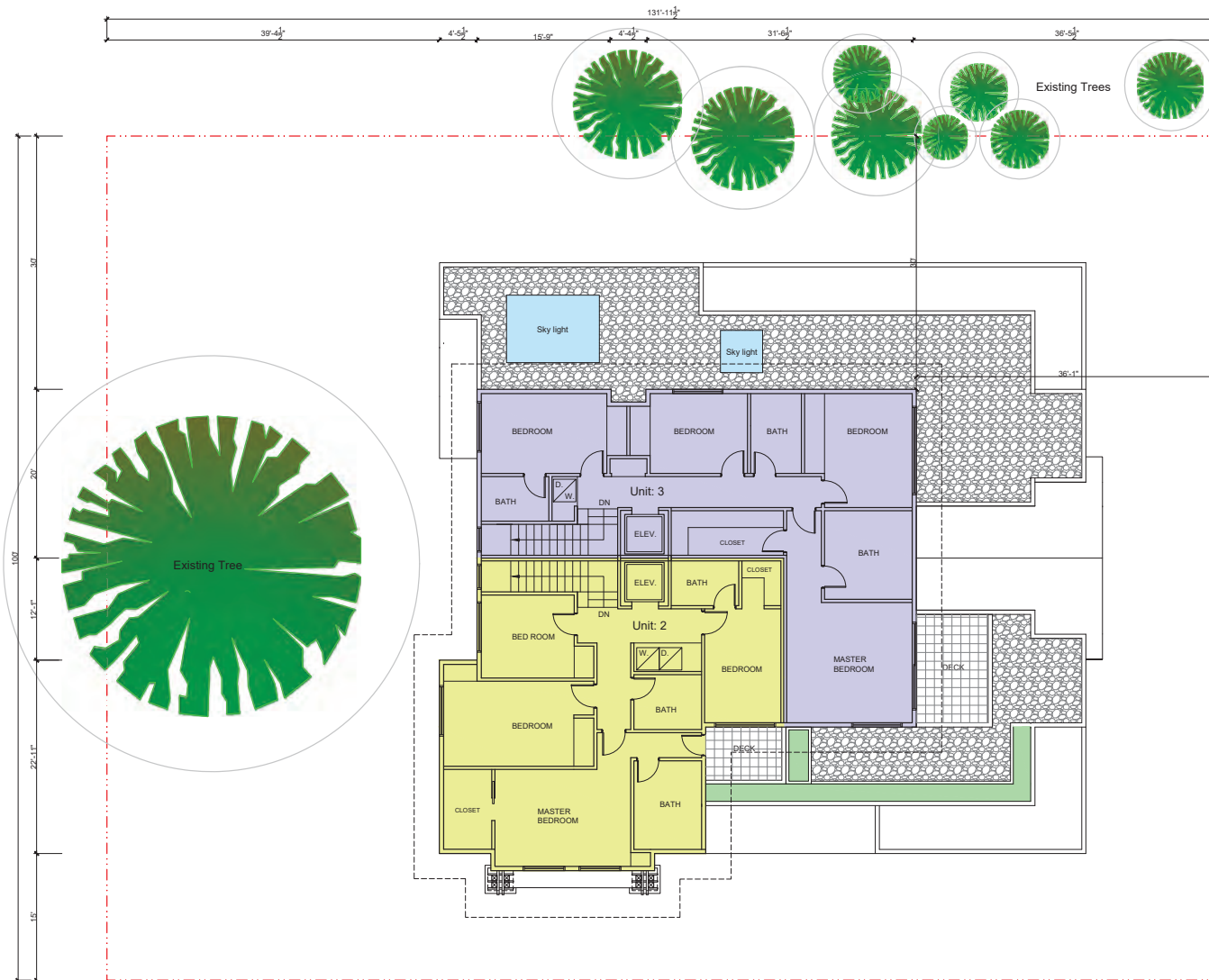
NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWW
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWW AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWW
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
 West Vancouver**

DRAWING TITLE:
SECOND FLOOR PLAN

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO.:
SCALE:	NTS	A-2.3
DESIGN:	F.A. - P.P.	
DRAWN:	P.P.	
PROJECT NO.:	2002	



 **THIRD FLOOR PLAN**



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigofadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
THIRD FLOOR PLAN

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO.:
SCALE:	NTS	A-2.4
DESIGN:	F.A. - P.P.	
DRAWN:	P.P.	
PROJECT NO.:	2002	



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigradab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

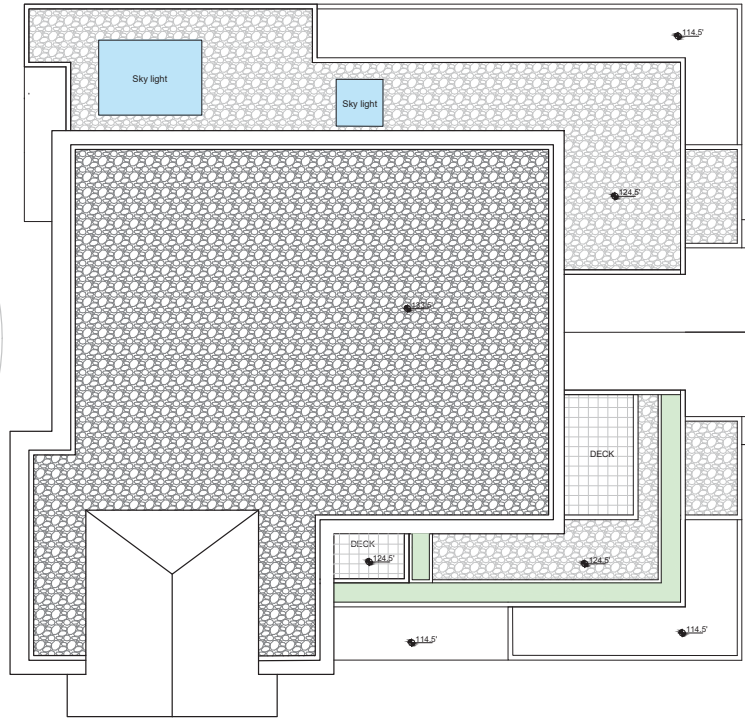
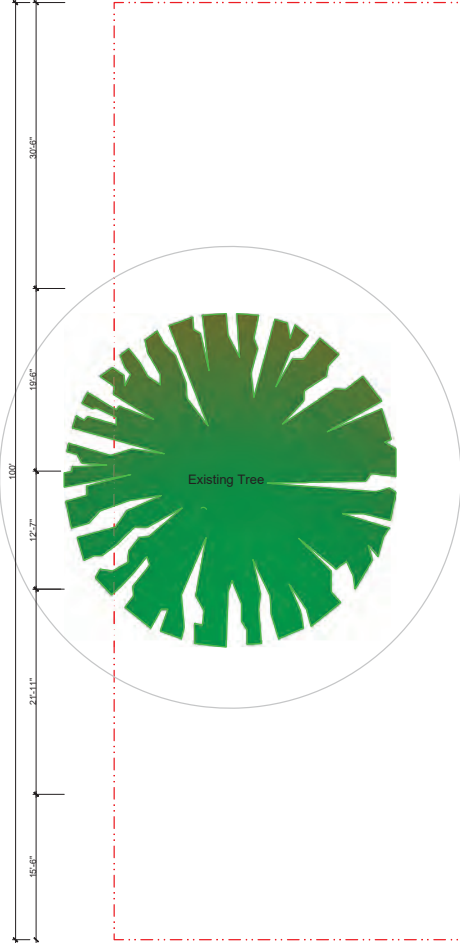
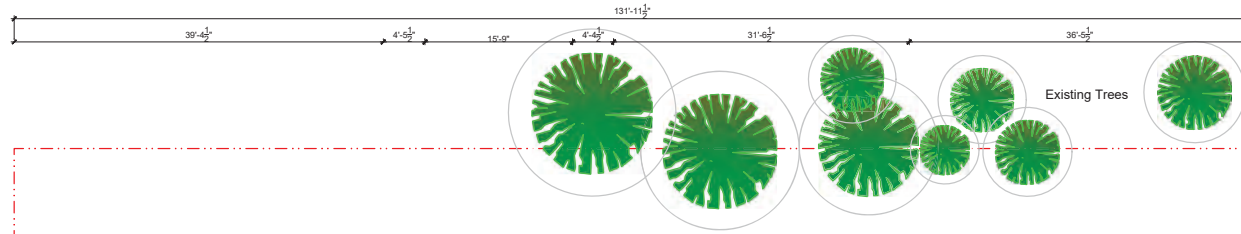
NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWW
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWW AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWW
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
ROOF PLAN

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO.:	A-2.5
SCALE:	NTS		
DESIGN:	F.A. - P.P.		
DRAWN:	P.P.		
PROJECT NO.:	2002		



ROOF PLAN



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
 NORTH VANCOUVER, BC V7P 3R4
 TEL: (604) 987-3003 FAX: (604) 987-3033
 E-MAIL: info@mulgorfiedab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

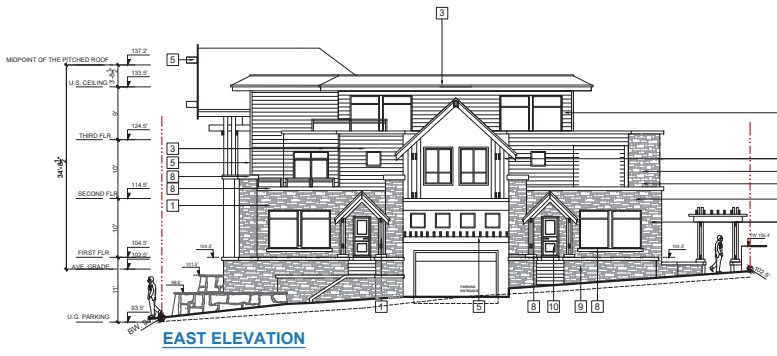
NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVIEWED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
 West Vancouver**

DRAWING TITLE:
ELEVATIONS

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO.:	
SCALE:	NTS		
DESIGN:	F.A. - P.P		A-3.1
DRAWN:	P.P.		
PROJECT NO.:	2002		



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@mulgorfiedab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

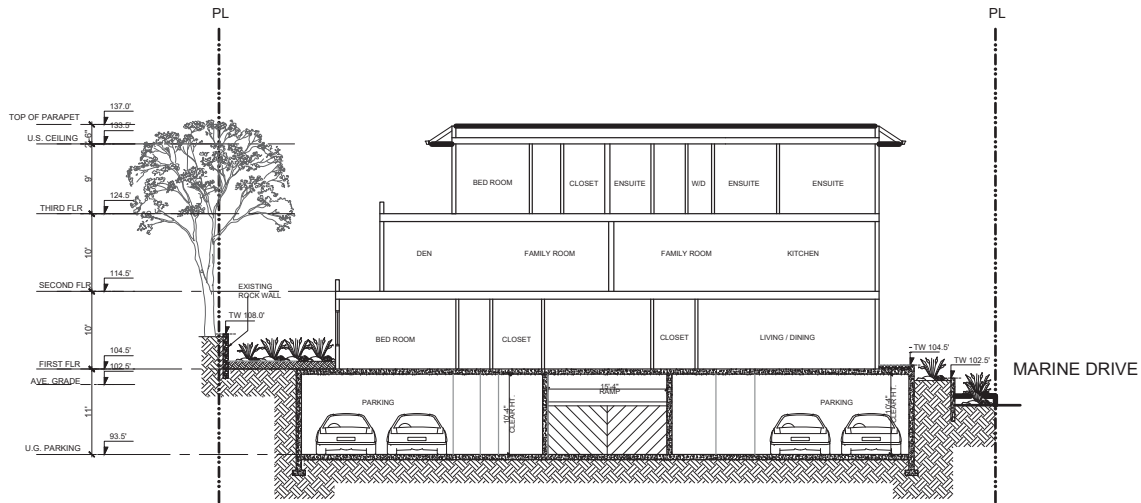
NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

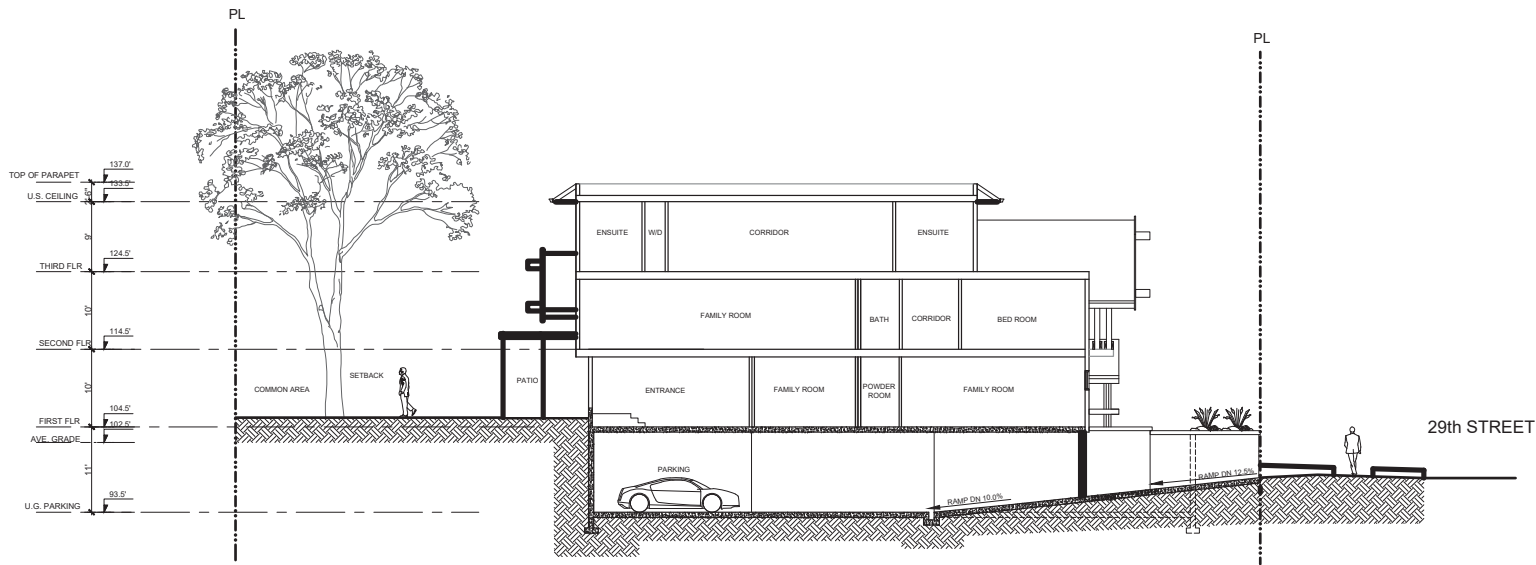
DRAWING TITLE:
SECTIONS

Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO.:	
SCALE:	NTS		
DESIGN:	F.A. - P.P.		A-4.1
DRAWN:	P.P.		
PROJECT NO.:	2002		



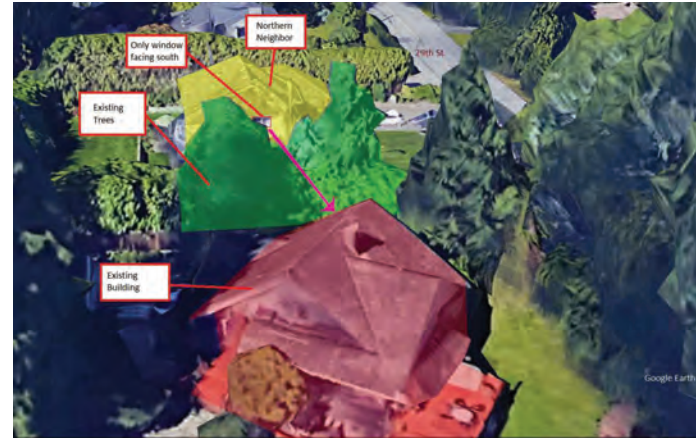
SECTION A-A



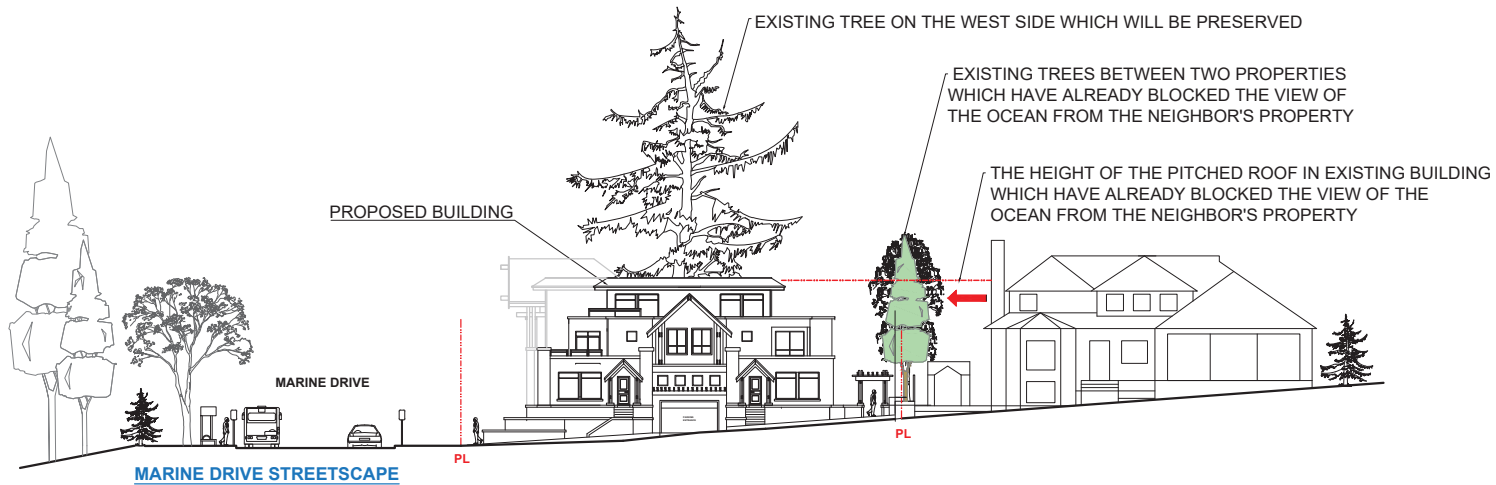
SECTION B-B



VIEW ANALYSIS OF CURRENT CONDITION



VIEW ANALYSIS OF CURRENT CONDITION



MARINE DRIVE STREETSCAPE



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@mulgorfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWW
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWW AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWW
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
**VIEW ANALYSIS
CURRENT SITUATION**

Designed by:
Pooyan Poostchi (M.Arch)

DATE: May 2020	SHEET NO.:
SCALE: NTS	A-5.1
DESIGN: F.A. - P.P.	
DRAWN: P.P.	
PROJECT NO: 2002	



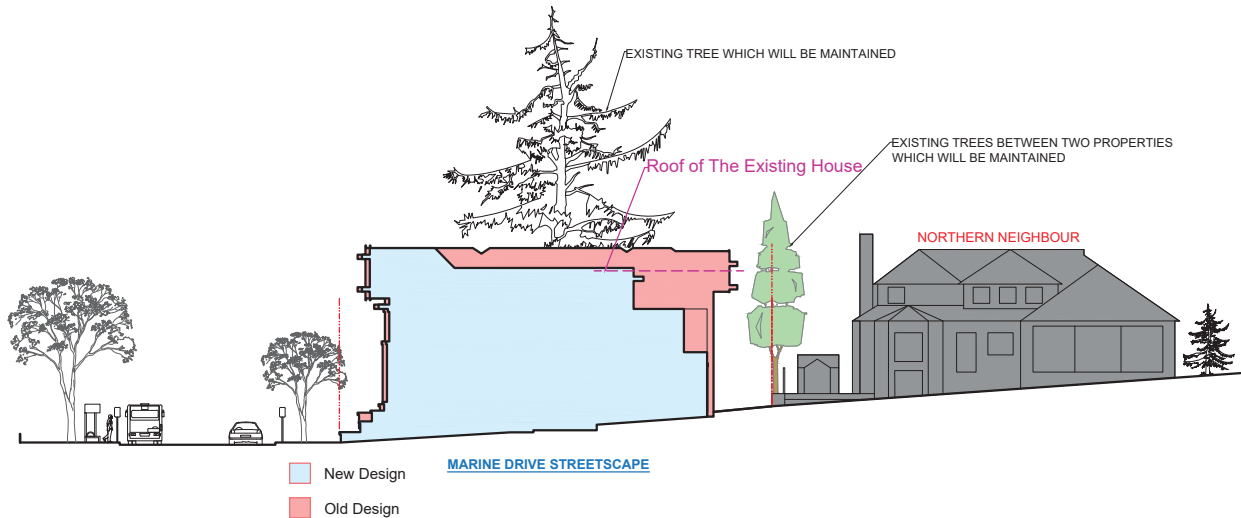
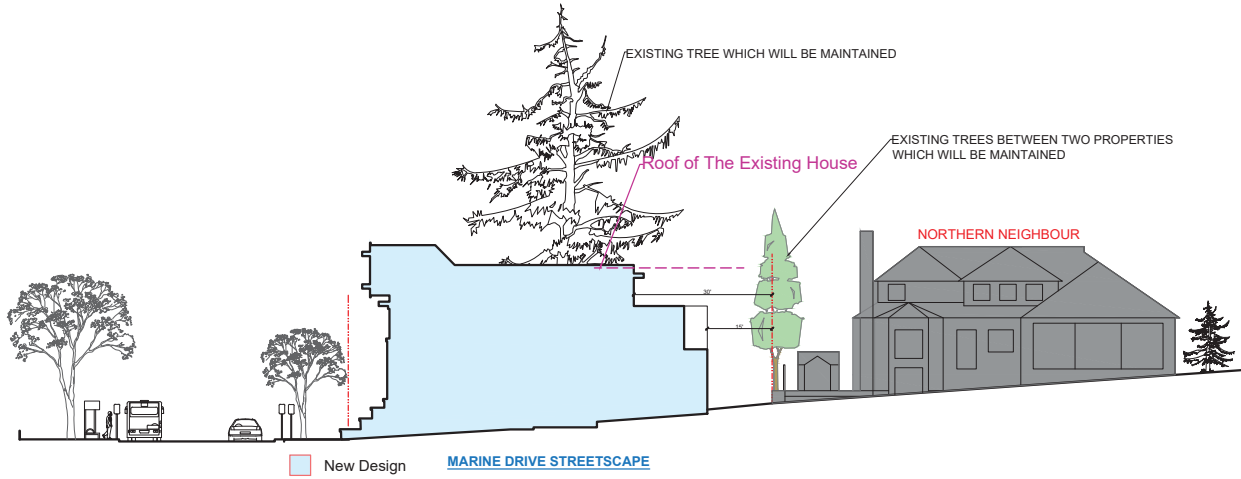
F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
 NORTH VANCOUVER, BC V7P 3R4
 TEL: (604) 987-3003 FAX: (604) 987-3033
 E-MAIL: info@multigorfidab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



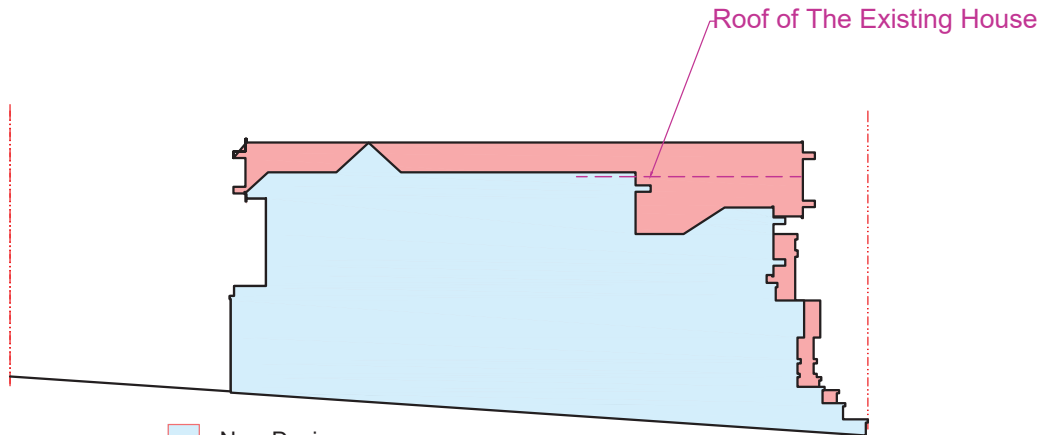
NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWW
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWW AND COUNCIL REVIEW
4	July -2022	REVIEWED FOR REZONING APPLICATION (PER ADP AND DWW)
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
 West Vancouver**

DRAWING TITLE:
 STREET SCAPE COMPARISON
 (OLD AND NEW PROPOSAL)

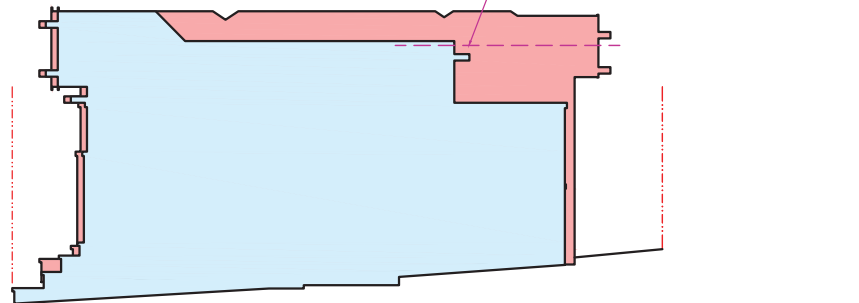
Designed by:
Pooyan Poostchi (M.Arch)

DATE:	May 2020	SHEET NO.:	A-5.2
SCALE:	NTS		
DESIGN:	F.A. - P.P.		
DRAWN:	P.P.		
PROJECT NO.:	2002		



- New Design
- Old Design

SOUTH ELEVATION



- New Design
- Old Design

EAST ELEVATION



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@mulitgorf.adab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

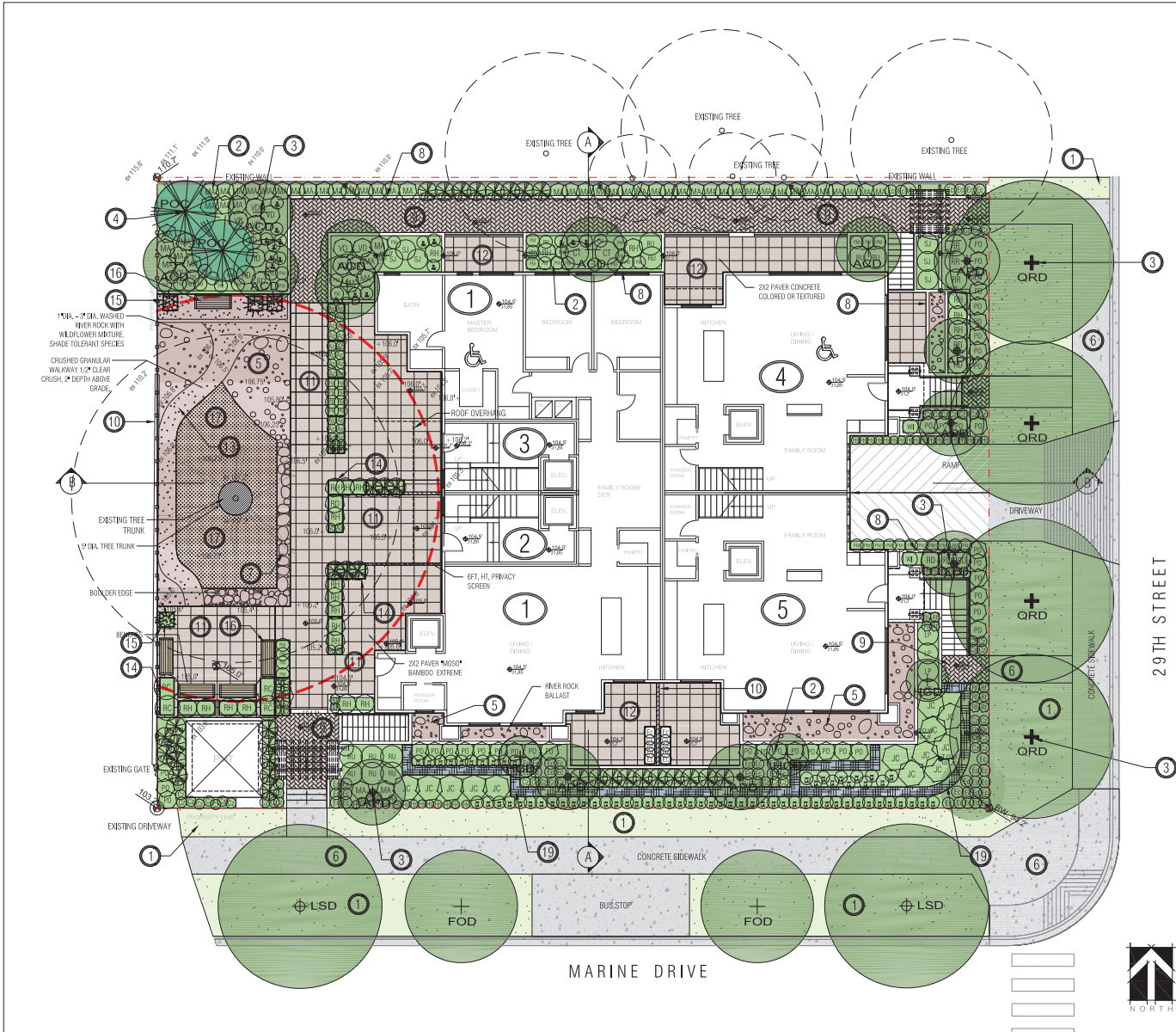
NO.	DATE	REVISION / ISSUED
7	Jan -2024	REISSUED PER ADP AND DWV
6	Sep -2023	REISSUED FOR REZONING APPLICATION
5	June -2023	FOR DWV AND COUNCIL REVIEW
4	July -2022	REVISED FOR REZONING APPLICATION PER ADP AND DWV
3	Mar -2021	ISSUED FOR REZONING APPLICATION
2	Nov -2020	REVISION FOR PLANNING REVIEW
1	May -2020	CONCEPTUAL DESIGN

PROJECT TITLE:
**2905 Marine Drive
West Vancouver**

DRAWING TITLE:
**MASSING COMPARISON
OLD AND NEW PROPOSAL**

Designed by:
Pooyan Poostchi (M.Arch)

DATE: May 2020	SHEET NO:
SCALE: NTS	A-5.3
DESIGN: F.A. - P.P.	
DRAWN: P.P.	
PROJECT NO: 2002	



- NOTES:**
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BONITA OR BCSLA GUIDELINES.
 - REFER TO ARBORIST REPORT AND DRAWINGS PREPARED BY ACER TREE SERVICES FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
 - TOPSOIL, SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 - AMMENDED TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
 - TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - GRASSED AREAS: 450MM
 - GROUND COVERS: 450MM
 - SHRUBS: 450MM
 - TREE PITTS: 100CM METERS PER TREE PIT - ALSO SEE LANDSCAPE DRAWING L-8 (SOIL VOLUMES)
 - LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOD. NON SETTLED.
 - ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 1"± O.C.
 - 2" DEPTH OF 4" MINIMUM COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
 - IRRIGATION SYSTEM - (AUTOMATIC) SHALL BE DESIGN BUILT TO BE COORDINATED BY GENERAL CONTRACTOR.
 - ROCK AND BOUNDER MATERIALS
 - ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM FIBER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE PICS PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
 - SIZES: A: 2'-0" TO 4'-0" DIAMETER
 - B: 2'-0" TO 2'-6" DIAMETER
 - C: 1'-0" TO 2'-0" DIAMETER
 - (REFER TO THE KEYS SHOWN ON LANDSCAPE PLAN)
 - PAVING TYPES AND MATERIALS AS FOLLOWS:
 - OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/BROOM FINISH. INSTALL SAW CUT CONTROL JOINT EVERY 8'. ISOLATION JOINT EVERY 20'.
 - DRIVEWAY ENTRANCES: PERMEABLE UNIT PAVERS AND STANDARD CONCRETE PAVING WITH BROOM FINISH NO TROVELED EDGES.
 - ON SITE, COURTYARDS AND PRIVATE PATIOS: 2X2" COMPOSITE OR PIPE WOOD PAVEMENT SYSTEM. PERMEABLE PAVING. INSTALL OVER 3" LAYER OF 1/2" WASHED CLEAR CRUSH BASE COURSE.
 - BENCHES: MAGNOLIA - 876 SERIES BACKED BENCH - LEGACY #41 1870 - 80" LONG. IPE WOOD. ALL METAL COMPONENTS TO BE POWDER COATED WITH STANDARD COLOR GUN METAL. C/W PERMANENT ANCHOR SYSTEM.
 - SITE GRADING: REFER TO ARCHITECTURAL AND CML ENGINEERING DWGS FOR SITE GRADING OF ROADS, AND RETAINING WALLS. AREA DRAINS AND SUB-SURFACE PIPING TO BE COORDINATED WITH CIVIL GRADING FOR ALL LANDSCAPED AREAS TO ENSURE POSITIVE DRAINAGE. NO PONING OF STORM WATER ALLOWED ON SITE.
 - STORM WATER MANAGEMENT BY CIVIL ENGINEERING.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ACD	6	ACER CERNICUM	VINE MAPLE	2.75M HT.	B & B
APD	7	ACER PALMATUM	JAPANESE MAPLE	2.75M HT.	B & B
FOD	2	FRAXINUS OXYCARPA RAYWOOD	BROWN WEDDINGBELL	6.0M CAL.	B & B
HCD	4	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5 M HT.	B & B
POC	2	PICEA OMORICA	SERBIAN SPRUCE	2.75 M HT.	B & B
LSD	2	LEUCODENDRON SYRASIIFLUA	AMERICAN SWEETGUM	6.0M CAL.	B & B
QRD	4	QUERCUS RUBRA	RED OAK	6 CM CAL.	B & B
TDC	35	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.75 M HT.	B & B
CT	2	CHAMAETRAKIA	MEXICAN MOCK ORANGE	#3	CONTAINER
HM	4	HELIOPSIS MICHX. VAR. DIV. PALACE PURPLE	CORAL BELLS	#1	CONTAINER
HU	16	HOSTA UNULATA MELOD-VAR.	HOSTA UNULATA MELOD-VAR.	#1	CONTAINER
JC	13	JUNIPERUS CHINENSIS MINT JULIP	SEA GREEN JUNIPER	#3	CONTAINER
LP	4	LONICERA FLEATA	PINKET HONEY-SUCKLE	#3	CONTAINER
MA	55	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
LA	91	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
PRUNUS	39	PRUNUS	OTTO LYNNEN ALBES	#3	CONTAINER
PM	59	POLYSTICHUM MUNITEN	WESTERN SWORD FERN	#3	CONTAINER
RC	4	RHOODOENDRON CHEER	CHEER RHODO.	#3	CONTAINER
RHO	39	RHOODOENDRON DORON ANTHETES	DORON ANTHETES RHODO.	#3	CONTAINER
RH	24	RHOODOENDRON HACHIMANN'S FANTASTICA	FANTASTIC RHOODOENDRON	#3	CONTAINER
RU	10	RHOODOENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SJ	6	SIBIRICA JAPONICA REVEERIANA	JAPANESE SHIBUBA	#3	CONTAINER
VD	8	VIOLINIUM DAVIDII	DAVID'S VIOLINIUM	#3	CONTAINER
AC	26	ASTILBE CHINENSIS 'VENUS'	ASTILBE	#1	CONTAINER
CZ	62	COROPUS VERTICILLATA JAGRES	JAGRES' TICKSEED	#1	CONTAINER
EC	49	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
HS	47	HEMEROCALLIS STELLA D'ORO	DAY LILY	#1	CONTAINER
RF	12	RUBICORNA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	CONTAINER
WI	4	WISTERIA FLORIBUNDA	JAPANESE WISTERIA	#3	CONTAINER
LN	17	LYSIMACHIA NUMMULARIA	CREeping JENNY	10CM POT	CONTAINER

- KEY:**
- ① LAWN - OPEN SPACE
 - ② PLANTING BED
 - ③ PROPOSED DECIDUOUS TREE
 - ④ PROPOSED CONIFEROUS TREE
 - ⑤ DECORATIVE RIVER ROCK BED
 - ⑥ CONCRETE PAVING BROOM FINISH
 - ⑦ ROCK/BOUNDER BARRIER
 - ⑧ RAISED CONC. PLANTER WALL
 - ⑨ UNIT PAVERS - PERMEABLE
 - ⑩ 6' HT. WOOD FENCE/SCREEN
 - ⑪ 2' X 2' MOSO WOOD PAVING BAMBOO X-TREME
 - ⑫ 2' X 2' CONCRETE UNIT PAVERS W/PEDESTALS
 - ⑬ GRANULAR WALKWAY 3" W/ CRUSHED GRANITE 1 1/4" DIA.
 - ⑭ METAL PLANTER ALUM. OR GALVANIZED STEEL
 - ⑮ DECORATIVE SQ. POT
 - ⑯ BENCH
 - ⑰ BARK MULCH BELOW TREE
 - ⑱ DECORATIVE STONE WALL

① SITE PLAN - LANDSCAPE
SCALE: 1/8" = 1'-0"

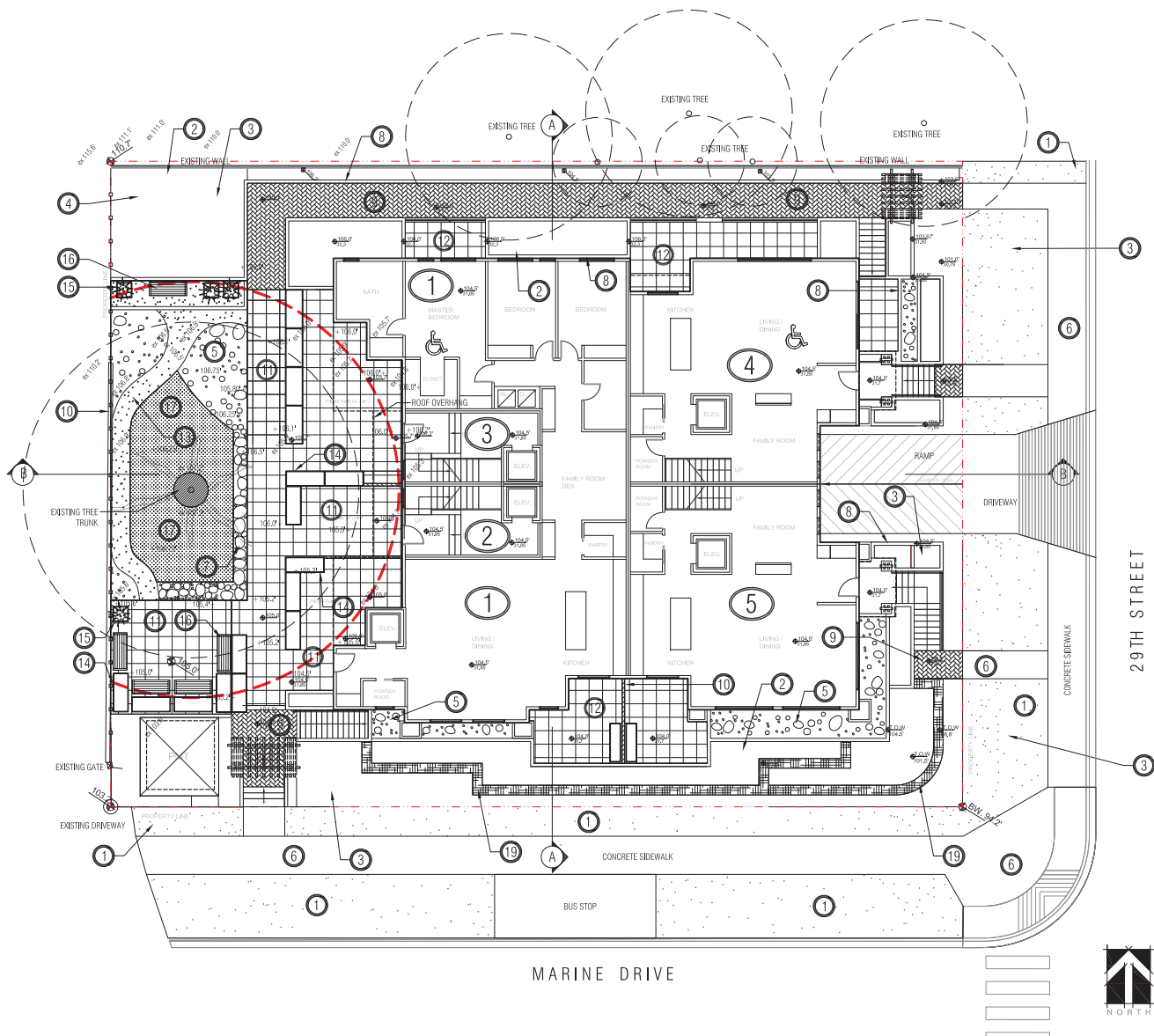
REVISIONS ISSUED
1. 0.000 - 0.000 - 0.000 - 0.000
2. 0.000 - 0.000 - 0.000 - 0.000
3. 0.000 - 0.000 - 0.000 - 0.000

PROJECT
MULTI UNIT RESIDENTIAL DEVELOPMENT
2905 MARINE DRIVE, WEST VANCOUVER, B.C.
DEVELOPER: GORDON WINE HOMES
ARCHITECT: J. ABB ARCHITECTS INC.
LANDSCAPE ARCHITECT: MARIYAMA LANDSCAPE ARCHITECTS



DATE: NOV. 28, 2020
DESIGN: JC, MM
DRAWN: MM
CHECKED: MM
SCALE: AS SHOWN
JOB NO.: M190

SHEET TITLE
LANDSCAPE PLAN
LEVEL 1
SHEET NO.
L-1



KEY:

- | | | | |
|---|------------------------------|----|---|
| 1 | LAWN - OPEN SPACE | 10 | 6"HT. WOOD FENCE/SCREEN |
| 2 | PLANTING BED | 11 | 2" X 2" MOSS WOOD PAVING BAMBOO X-TREME |
| 3 | PROPOSED DECIDUOUS TREE | 12 | 2" X 2" CONCRETE UNIT PAVERS W/PEDESTALS |
| 4 | PROPOSED CONIFEROUS TREE | 13 | GRANULAR WALKWAY 3" IN. CRUSHED GRANITE 1/4" O.B.A. |
| 5 | DECORATIVE RIVER ROCK BED | 14 | METAL PLANTER ALUM. OR GALVANIZED STEEL |
| 6 | CONCRETE PAVING BROOM FINISH | 15 | DECORATIVE SQ. POT |
| 7 | ROCKBOULDER BARRIER | 16 | BENCH |
| 8 | RAISED CONC. PLANTER WALL | 17 | BARK MULCH BELOW TREE |
| 9 | UNIT PAVERS - PERMEABLE | 19 | DECORATIVE STONE WALL |

1 GENERAL LANDSCAPE SITE PLAN
SCALE: 1/8" = 1'-0"

REVISIONS ISSUED
1. 11/18/2020 - REVISED PER COMMENTS
2. 11/18/2020 - REVISED PER COMMENTS
3. 11/18/2020 - REVISED PER COMMENTS

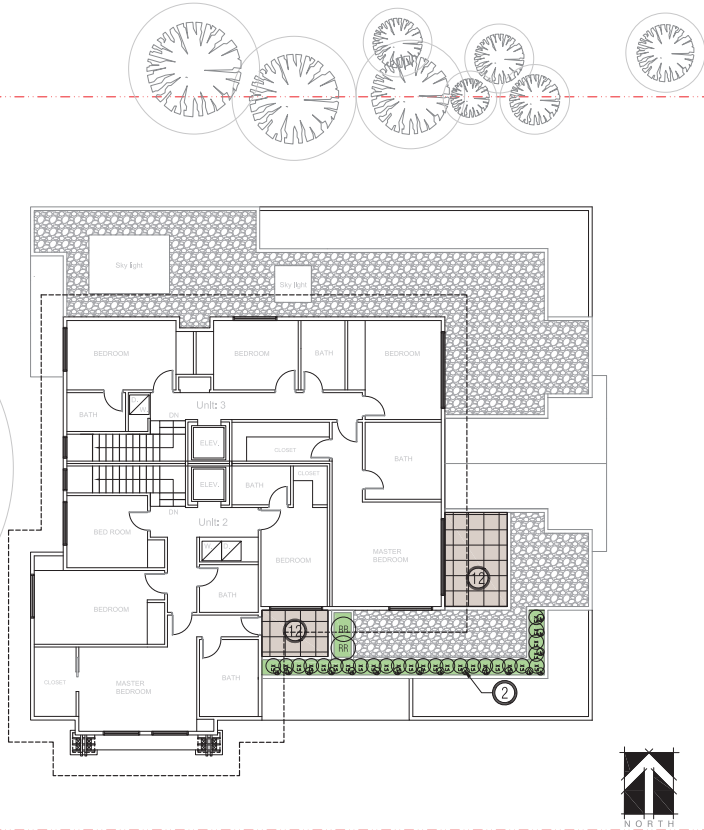
PROJECT
MULTI UNIT RESIDENTIAL DEVELOPMENT
2905 MARINE DRIVE, WEST VANCOUVER, B.C.
DEVELOPER: GOLDEN LINE HOMES
ARCHITECTS: J. ADAM ARCHITECTS INC.
LANDSCAPE ARCHITECTS: MARYAMA LANDSCAPE ARCHITECTS



DATE: NOV. 28, 2020
DESIGN: J.E. HIRM
DRAWN: HIRM
CHECKED: HIRM
SCALE: AS SHOWN
JOB NO.: M1960

SHEET TITLE
GENERAL LANDSCAPE LEVEL 1
SHEET NO.
L-2

1 THIRD FLOOR - LANDSCAPE
SCALE: 1/8" = 1'-0"



NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
- REFER TO ARBORIST REPORT AND DRAWINGS PREPARED BY ACER TREE SERVICES FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
- TOPSOIL, SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMENDED TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - GRASSED AREAS: 450MM
 - GROUND COVERS: 450MM
 - SHRUBS: 450MM
 - TREE PITS: 100CM METERS PER TREE FT - ALSO SEE LANDSCAPE DRAWING L-8 (SOIL VOLUMES)
- LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOD. NON NETTED.
- ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 1" x 0.0."
- 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- IRRIGATION SYSTEM - (AUTOMATIC) SHALL BE DESIGN BUILT TO BE COORDINATED BY GENERAL CONTRACTOR.
- ROCK AND BOULDER MATERIALS
 - ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM FIBER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE PICS PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMERGED INTO GRADE DO NOT REST ON SURFACE.
 - SIZES: A: 2'-0" TO 4'-0" DIAMETER
 - B: 2'-0" TO 2'-6" DIAMETER
 - C: 1'-6" TO 2'-0" DIAMETER (REFER TO THE KEYS SHOWN ON LANDSCAPE PLAN)
- PAVING TYPES AND MATERIALS AS FOLLOWS:
 - OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/BROOM FINISH. INSTALL SAW CUT CONTROL JOINT EVERY 8'. ISOLATION JOINT EVERY 26'.
 - DRIVEWAY ENTRANCES: PERMEABLE UNIT PAVERS AND STANDARD CONCRETE PAVING WITH BROOM FINISH NO TROVELED EDGES.
 - ON SITE COURTYARDS AND PRIVATE PATIOS: 2X2" COMPOSITE OR IPE WOOD PAVES SYSTEM. PERMEABLE PAVING. INSTALL OVER 3" LAYER OF 1/2" WASHED CLEAR CRUSH BASE COURSE.
- BENCHES: MAGLIN - 870 SERIES BACKED BENCH - LEGACY #ML 1870 - 60" L X 18" W. IPE WOOD. ALL METAL COMPONENTS TO BE POWDER COATED WITH STANDARD COLOR GUN METAL. C/W PERMANENT ANCHOR SYSTEM.
- SITE GRADING: REFER TO ARCHITECTURAL AND CML ENGINEERING DWGS FOR SITE GRADING OF ROADS, AND RETAINING WALLS. AREA DRAINS AND SUB-SURFACE PIPING TO BE COORDINATED WITH CIVIL GRADING FOR ALL LANDSCAPED AREAS TO ENSURE POSITIVE DRAINAGE. NO PONING OF STORM WATER ALLOWED ON SITE.
- STORM WATER MANAGEMENT BY CIVIL ENGINEERING.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ACD	6	ACER CERNICUM	VINE MAPLE	2.75M HT.	B & B
APD	7	ACER PALMATUM	JAPANESE MAPLE	2.75M HT.	B & B
FOD	2	FRAXINUS OXYCARPA RAYWOOD	BURNING BURNING MAPLE	6 CM CAL.	B & B
HCD	4	HIERACIUM COELESTIS	SHRUBBY ALTHEA	2.5 M HT.	B & B
POC	2	PICEA OAMORICA	SERBIAN SPRUCE	2.75 M HT.	B & B
LSO	2	LEUCODAPHNE STYRACIFLUA	AMERICAN SWEETGUM	6 CM CAL.	B & B
QRD	4	QUERCUS RUBRA	RED OAK	6 CM CAL.	B & B
TDC	35	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.75 M HT.	B & B
CT	2	CHOSTA TERRENTIA	MEXICAN MONK GRASS	#3	CONTAINER
HM	4	HEUCHERA MICHA. VAR. DIV. PALACE PURPLE	CORAL BELLS	#1	CONTAINER
HU	16	HOSTA UNDULATA MEDIO-VAR.	HOSTA UNDULATA MEDIO-VAR.	#1	CONTAINER
JC	13	JUNIPERUS CHINENSIS MINT JULEP	SEA GREEN JUNIPER	#3	CONTAINER
LP	4	LONICERA FLEATA	PRINCE JONESVILLE	#3	CONTAINER
MA	55	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
LA	91	LAVANDULA ANGLUSTEOLIA	ENGLISH LAVENDER	#1	CONTAINER
PO	39	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
PM	59	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#3	CONTAINER
RC	4	RHOODOENDRON CHEER	CHEER RHODO.	#3	CONTAINER
RH	9	RHOODOENDRON DORNA-METTES	DORNA-METTES RHODO.	#3	CONTAINER
RH	24	RHOODOENDRON HACHMANN'S FANTASTICA	FANTASTIC RHOODOENDRON	#3	CONTAINER
RU	10	RHOODOENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SJ	6	SIBIRICA JAPONICA REVESSANA	JAPANESE SHIMBAMA	#3	CONTAINER
VD	8	VIURNUM DAVIDII	DAVID'S VIURNUM	#3	CONTAINER
AC	26	ASTILBE CHINENSIS 'VENUS'	ASTILBE	#1	CONTAINER
CZ	62	COROPES VERTICILLATA JAGREB	JAGREB 'ICESEED	#1	CONTAINER
EC	49	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
HS	47	HEMEROCALLIS STELLA D'ORO	DAY LILY	#1	CONTAINER
RF	12	RUBRODRA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	CONTAINER
WI	4	WESTERA FLORINDA	JAPANESE WESTERA VINE	#3	CONTAINER
LN	17	LYSIMACHIA NUMMULARIA	CREeping JENNY	10CM POT	CONTAINER

KEY:

- | | |
|--------------------------------|--|
| ① LAWN - OPEN SPACE | ⑩ 8' HT. WOOD FENCE/SCREEN |
| ② PLANTING BED | ⑪ 2' X 2' MOSO WOOD PAVING BAMBOO X-TREME |
| ③ PROPOSED DECIDUOUS TREE | ⑫ 2' X 2' CONCRETE UNIT PAVERS W/PEDESTALS |
| ④ PROPOSED CONIFEROUS TREE | ⑬ GRANULAR WALKWAY 3" W/ CRUSHED GRANITE 1/4" DIA. |
| ⑤ DECORATIVE RIVER ROCK BED | ⑭ METAL PLANTER ALUM. OR GALVANIZED STEEL |
| ⑥ CONCRETE PAVING BROOM FINISH | ⑮ DECORATIVE SQ. POT |
| ⑦ ROCK/BOULDER BARRIER | ⑯ BENCH |
| ⑧ RAISED CONC. PLANTER WALL | ⑰ BARK MULCH BELOW TREE |
| ⑨ UNIT PAVERS - PERMEABLE | ⑱ DECORATIVE STONE WALL |

REVISIONS ISSUED
1. DATE: 11/15/2020
2. BY: JLM
3. FOR: CORRECTIONS - REVISIONS TO PLANTING PLAN
4. PROJECT: 2905 MARINE DRIVE, WEST VANCOUVER, B.C.

PROJECT
MULTI UNIT RESIDENTIAL DEVELOPMENT
2905 MARINE DRIVE, WEST VANCOUVER, B.C.
DEVELOPER: GOLDEN LINE HOMES
ARCHITECT: ADOB ARCHITECTS INC.
LANDSCAPE ARCHITECT: MARYAMA LANDSCAPE ARCHITECTS

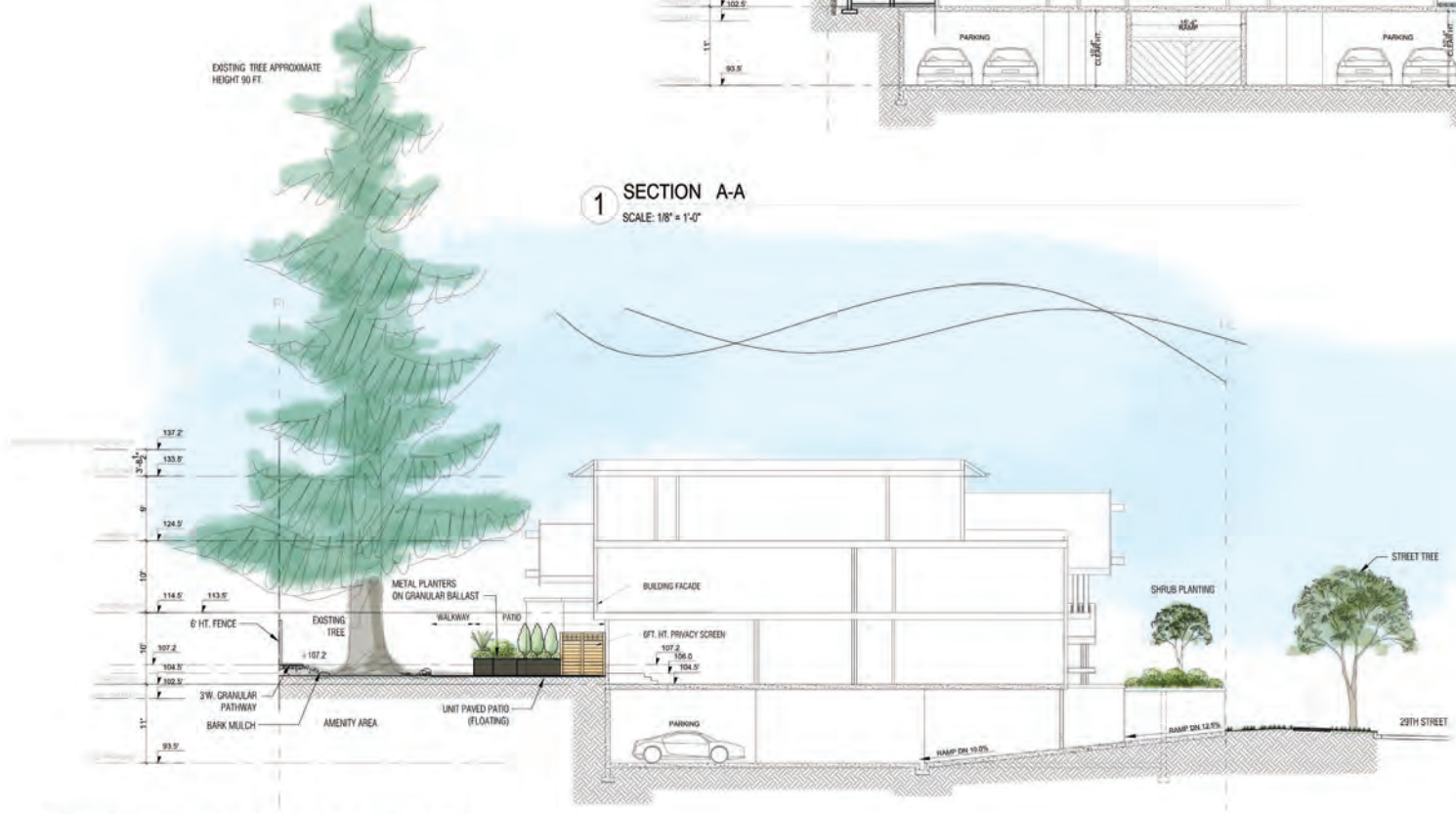


DATE: NOV. 28, 2020
DESIGN: JLM
DRAWN: MIM
CHECKED: MIM
SCALE: AS SHOWN
JOB NO.: M1903

SHEET TITLE
LANDSCAPE PLAN
LEVEL 3
SHEET NO.
L-3



1 SECTION A-A
SCALE: 1/8" = 1'-0"



2 SECTION - BB WEST SIDE THROUGH TREE #18
SCALE: 1/8" = 1'-0"

REVISIONS ISSUED
1. 0.00 10/22/2024
2. 0.00 10/22/2024
3. 0.00 10/22/2024
4. 0.00 10/22/2024
5. 0.00 10/22/2024

PROJECT
MULTI UNIT RESIDENTIAL DEVELOPMENT
2905 MARINE DRIVE, WEST VANCOUVER, B.C.
DEVELOPER: GOLDEN LINE HOMES
ARCHITECT: J. ADAM ARCHITECTS INC.



DATE: JULY 26, 2024
DESIGN: J.A.
DRAWN: M.M.
CHECKED: M.M.
SCALE: 1/8" = 1'-0"
JOB NO.: 2024001

SHEET TITLE
LANDSCAPE SECTIONS
SHEET NO.
L-4

Acer Tree Services Ltd.
vancouverarborist@gmail.com
acertree@telus.net

Tree Management Plan

--- = TPB
 T = Tree #

See the tree protection procedures for the TPB measurements

Existing fence is acting as TPB.

TPB should not be encroaching with the neighbor's property lines.

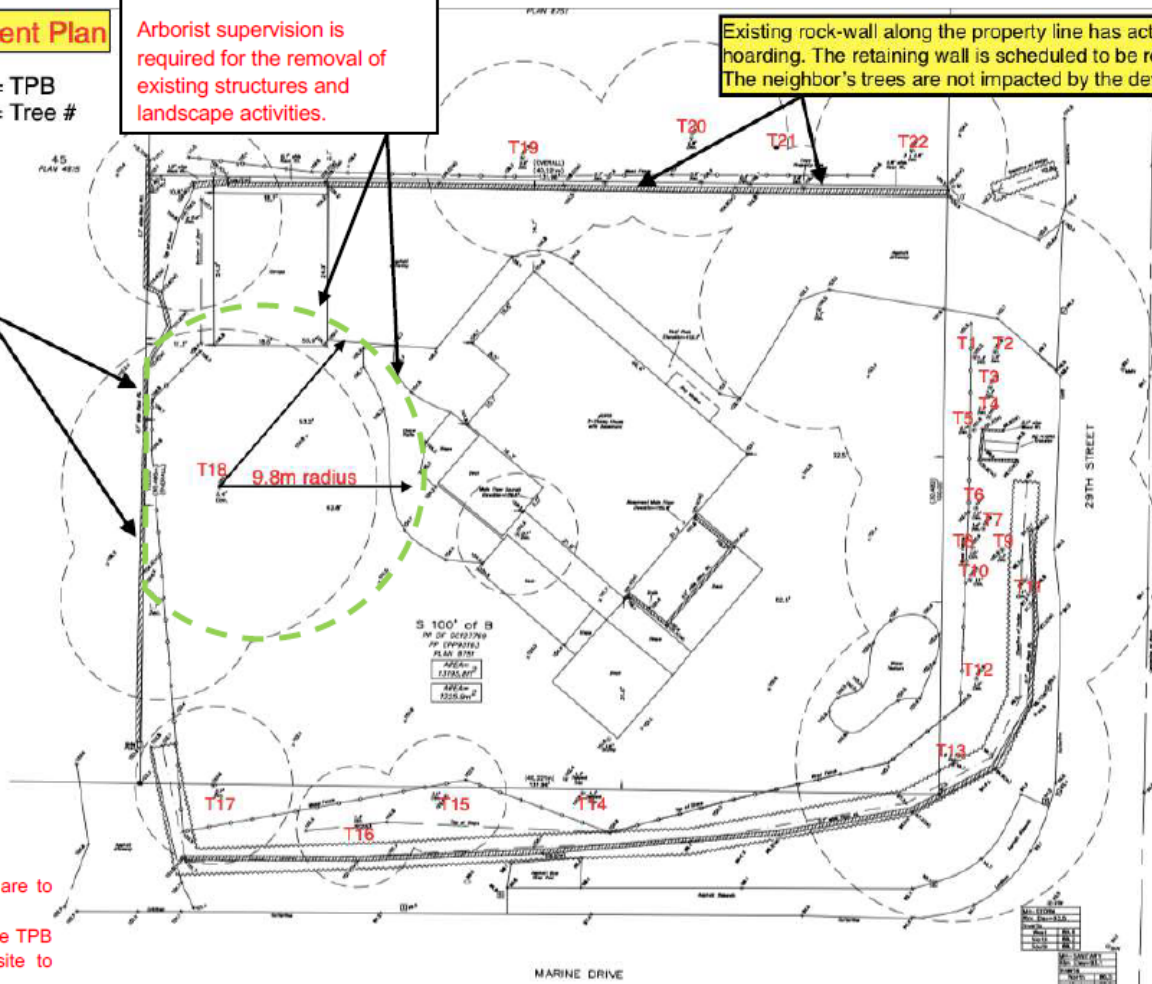
T1-T17 are scheduled to be removed

T18 is scheduled to be retained and protected

Tree # 18: TPB = 9.8m radius
 Arborist supervision is required for the removal of existing structures and landscape activities.

Existing rock-wall along the property line has acted as a hoarding. The retaining wall is scheduled to be retained. The neighbor's trees are not impacted by the development.

TPB must be approved by the district prior to the construction activities. A project arborist is required to supervise ground penetrating work within 1 meter from any tree protection barrier.



Notes

- No equipment or materials are to be stored inside the fencing.
- No groundbreaking inside the TPB unless the arborist is on site to supervise.
- The arborist MUST be called to supervise any excavation within 3ft of the TPB.

Arborist Report
 2905 Marine Drive DWV



To: PLANNING DEPARTMENT OF DISTRICT OF WEST VANCOUVER

This letter is to submit the revised development proposal for the 2905 Marine Drive Project in response to the comments and recommendations provided by the District of West Vancouver's Design Review Committee (DRC) and other relevant departments. We have reviewed the feedback, worked with the planner, and made adjustments accordingly. We believe that these modifications will enhance the overall design and functionality of the project while aligning with the vision and requirements of the District of West Vancouver.

Outlined below are the key revisions made to the proposal:

Providing Second Access from the Northeast Side: A secondary access point has been incorporated on the northeast side to improve connectivity and accessibility to the units, addressing the DRC comments.

Revising and Updating Offsite Design: The offsite design, including sidewalks, bus stops, and green spaces, has been revised to meet the stringent requirements of the DWV and align with existing conditions.

Privacy Screen and Green Buffer: Our revised plans now include a privacy screen and green buffer between units, enhancing the privacy and visual aesthetics of the development in accordance with the DRC's recommendations.

Redesigning Stairs and Eliminating Additional Pathway: The stairs leading from the parkade have been redesigned to address (CEPTED) issues, and the additional pathway from the sidewalk to these stairs has been eliminated to improve security.

Balconies Modifications: An additional balcony has been added to the east for Unit #4, and the balconies for Units #1 and #5 to the south have been expanded, providing residents with enhanced outdoor spaces.

Redesigning Planters and Retaining Walls: The shape and material of planters and retaining walls to the south and east have been redesigned to address specific comments from the DRC, ensuring a harmonious integration with the surrounding context and landscape.

Increased Overhang Depth: The overhangs on the third floor have been extended by an additional 1 foot, providing improved shading and visual appeal.

Covered Entrances for Units #2 and #3: Covered entrances have been incorporated for Units #2 and #3, enhancing the architectural character and providing weather protection.

Traffic Report and Arborist Report Updates: The Traffic Report has been updated to reflect the latest data and the items requested by the DWV. The Arborist Report has been thoroughly reviewed to update the existing condition of offsite trees.

Thank you for your time and consideration. We look forward to proceeding with the application quickly.

This page intentionally left blank

This page intentionally left blank

GUIDELINES

GUIDELINES BF-B 8

OTHER MULTIPLE FAMILY SITES

Policy BF-B 8

Ensure that multiple family dwellings located throughout the municipality meet a high quality of building design and landscaping in keeping with their sites and neighbourhood context.

Development Permit Area Designation BF-B 8

The multiple family sites described as: Tudor Gardens, 843-22nd Street, Lot I, Block 5, DL 554, Plan LMP 1268; Esker Lane, 1253-1275 3rd Street, DL 1074 Strata Plan LMS 2681; 2170 Chairlift Road, Lot 21 Exc. Part on Highway Plan 122, Block B, DL 815, Plan 9624; and, 2100 Block Gordon Avenue, Lots 13, 14, 15 and 16 DL 775 are designated a Development Permit Area.

Other Multiple Family Sites BF-B 8	Category	Local Government Act s. 488 (1)(f)
	Conditions	The development permit area designation is warranted to provide for the compatibility of multiple family development with adjoining single family and other land uses.
	Objectives	<ul style="list-style-type: none"> ▪ to promote a high standard of design, construction and landscaping, and ▪ to integrate new development with existing views, circulation and the character of surrounding buildings and uses
	Guidelines Schedule	Guidelines BF-B 8 shall apply.
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 8, or iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 8.

V. CONTEXT / SITEDESIGN

- a. Design should be compatible with adjacent uses and any special circumstances created by proximity to other uses.
- b. Situate buildings to maximize views while minimizing impacts to surrounding buildings' views.
- c. Minimize obstruction of views from public pedestrian areas, common living areas of other developments, and from existing residential units.
- d. Enhance the quality of streetscapes through the overall design of development.
- e. Encourage open space amenities, such as ground level courtyards
- f. Link ground level entries and open spaces to adjacent streets,

sidewalks and pathways.

g. Locate utility wires underground where economically feasible.

VI. BUILDING DESIGN

- a. Vary building mass to minimize its scale.
- b. Address the compatibility of scale between new buildings and existing adjacent buildings.
- c. Use building mass to emphasize the entrance to buildings.
- d. Entries should be visible, clearly articulated, and accessible.
- e. Avoid blank or undifferentiated facades at the ground level.
- f. Avoid long, continuous roof lines.
- g. Provide private outdoor living space for each unit.
- h. Encourage the use of high quality materials.
- i. Design detailing to be in keeping with the character of the building and landscape.
- j. Design buildings and landscape elements to minimize shading, and intrusion on privacy of adjacent buildings.
- k. Provide detailing and articulation, especially at eye level.
- v. Screen roof top mechanical equipment from neighbouring properties.
- w. Site and screen garage entrances, mechanical equipment and garbage bins, to minimize visual and acoustical impacts on adjacent properties and the streetscape.
- x. Encourage residential buildings which incorporate adaptable design.

VII. LANDSCAPE DESIGN

- a. Integrate landscape features and elements with the adjacent streetscape.
- b. Use established vegetation where feasible to provide a mature and varied appearance upon construction completion.
- c. Avoid landscaping elements that inhibit pedestrian or barrier-free access along sidewalks or towards buildings.
- d. Consider the use of roof spaces for roof gardens and common areas.
- e. Minimize the scale of buildings at ground level with the use of trelliswork and other landscape features.
- f. Minimize glare and light spill to surrounding properties through design and siting of exterior lighting

VIII. CIRCULATION /PARKING

- a. Locate parking underground, where feasible, to maximize ground level open spaces for landscape elements and treatments.
- b. Encourage underground garage entries to provide an appealing entrance from the streetscape with the use of planters and/or trellis structures.
- c. Discourage large expanses of ground level paved parking, particularly when visible from or directly adjacent to a street. Where ground level parking is needed, provide landscape elements such as fencing or planting to visually break up and screen parking from public streets and neighbouring properties, improve natural drainage, and highlight pedestrian routes.
- d. Design underground parking for residential uses to be readily accessible and easily used by residents.
- e. Ensure that site circulation is accessible to persons with disabilities.
- f. Share access/curb cuts between buildings where possible.
- g. Minimize the width of curb cuts where possible.
- h. Design and situate garage doors so that they are not a dominant feature of the streetscape.
- i. Encourage the use of bicycles and the provision of bicycle storage areas.

BUILT FORM GUIDELINES FOR NEIGHBOURHOODS

GUIDELINES BF-B 3

ALTAMONT NEIGHBOURHOOD

Policy BF-B 3

Retain the park like qualities of the Altamont Area.

- Promote maintenance of the “country estate” characteristics such as large lots, mature trees, narrow roads and houses set within a landscaped environment;
- Encourage natural landscaping of boulevards; promote a sense of privacy between properties; and create a pedestrian orientated environment.
- Adopt regulations that recognize the importance of boulevards to the landscape of Altamont.
- Guidelines BF-B 3 for the Altamont Area as illustrated by the Altamont Area Map BF-B 3 are established for information purposes to guide the redevelopment of existing homes and landscaping within the area.





Altamont Neighbourhood Guidelines Map BF-B 3

The following guidelines are intended to encourage the preservation of the character of the Altamont area by providing guidelines for Council decisions and information to local residents contemplating changes.

- a. Maintain the large lot, mature rural landscaped character of Altamont in new developments;
- b. Encourage natural landscape treatments of the public boulevard in harmony with on-site landscaping;
- c. Maintain the pedestrian orientation of the streetscape;
- d. Discourage continuous high fences, walls, and gates along the street front property line and continuous hedges directly adjacent to the paved surface of the streets;
- e. Discourage paved public parking in the public boulevard;
- f. Minimize unscreened hard-surface treatments adjacent to the boulevard or neighbouring properties;
- g. Encourage the preservation of healthy trees, shrubs and hedges, or where necessary, their replacement with suitable plantings to preserve privacy and the overall natural green character of the area;
- h. Encourage new construction to be sited and designed to minimize site disturbance, hard surfaces, and changes to natural grade;
- i. Encourage a sense of privacy between properties; and
- j. Minimize the use of decks, patios, balconies and large expanses of side-facing windows where such structures or windows may impact the privacy of adjacent property owners.

Appendix G

Mr. Erik Wilhelm, MCIP, RPP
Senior Community Planner,
District of West Vancouver
Municipal Hall
750 17th Street
West Vancouver BC V7V

3 January 2024

Re: 2905 Marine Drive Pre-Application Public Information Meeting Summary

Please find enclosed a summary of the December 7, 2023 Pre-Application Public Information meeting facilitated by Liveable City Planning Ltd (LCP) on behalf **Goldenline Homes Ltd** (the Developer) and **F. Adab Architects Inc.** They have applied to rezone 2905 Marine Drive for a **five-unit** townhome development that fits the neighbourhood fabric and meets the needs of a wide spectrum of West Vancouver families and downsizers. Note that this is a **new application for this property under a new ownership group** (in 2021, a different ownership group proposed an 8-unit townhouse development).

The purpose of this developer-led Pre-Application Public involvement process is to share information about the proposal and to assess the variety and nature of public interests it generates. This report describes the public involvement program; public notification; a summary of the meeting; and a copy of any feedback received (names redacted to protect privacy).

Public feedback has been helpful in refining the proposal to better meet the interests of neighbouring residents and the wider community. There have been many changes between the old development concept and the present one:

- Reduction from 8 units to 5 units
- Increase in off-street parking from 1.25 stalls/unit to 1.8 stalls/unit
- Reduction in gross floor area from 13,115 square feet to 11,987 square feet.
- Reduction in building height and mass
- Design improvements to improve privacy and overlook between the neighbouring property;
- Construction Management & Mitigation (rental of 10 off-street parking stalls for construction use); and
- Addition of elevators for all five units (to extend living options for people living with mobility challenges).

The development team looks forward to the next steps of the Rezoning and review process and ongoing dialogue with neighbours, staff and District Council.

Sincerely,



Michael Mortensen MA, MCIP RPP
Director

LIVEABLE CITY
Planning + Development Intelligence

Cell (778) 899-7943 • michael@liveablecityplanning.com

Public Open House – Held December 7, 2023 (6:00 pm to 8:00pm)

The Development Team created three channels of communication for members of the public interested in the proposal:

- A **Website** (www.2905md.com) with basic information about the proposal;
- A **Public Open House** at the West Vancouver Presbyterian Church, held on Dec 7th 2023; and
- A **phone/email** channel for people to ask direct questions of the development team or give oral or written feedback.

Notification & Invitaton

Open House invitation letters (Appendix 1) were mailed on November 24, 2023, to 36 households within 100m of 2905 Marine Drive. The letters presented details on the proposed development, the channels people could use to learn more and to share their interests, and also details on the December 7th Open House. The meeting invitation was also advertised in the North Shore News for the two weeks preceding the Open House (Appendix 2).

Attendance

Approximately a dozen interested citizens and neighbours attended the drop in open house between 6:00pm and 8:00 pm on December 7, 2023. Representatives from the design team and the development team were on hand to present the proposal and to answer any questions.

Materials

All of the plans submitted as part of the current preapplication process were on display at the Open House (Appendix 3).

Meeting Feedback

Attendees were generally positive about the proposal. All were encouraged to share their interests and to provide written feedback. Comment cards were available at the meeting, but none were returned to LCP. Participants were also advised that they could mail or email feedback for at least two weeks following the meeting.

- A neighbour expressed an interest in the **number of off-street parking stalls** provided (8 resident stalls and 1 visitor stall = 9 total for 5 units)
- A neighbour expressed an interest in **construction management and parking**. The developer confirmed that the Presbyterian Church was still willing to rent off-street Church parking for construction parking during the work day.
- One attendee was looking for **more compact downsizer options** and supported the addition of more units on the property (the applicant team explained that Council felt that the previous application with 8 units was too many and that the direction from them was to reduce the number of homes proposed.

- An immediate neighbor to the north attended the meeting and offered feedback that the revised design is a **better fit with respect to a variety of interests (massing to privacy and the number of units)**.

Written Feedback

- The attendee seeking more compact downsizer options shared an email with LCP and City Staff, reiterating his desire for more compact downsizer housing options. (Appendix 4).
- No other correspondence has been received to date either through the mail or online which suggests the current application is not particularly contentious.

Project Refinements

Public feedback has been helpful in refining the proposal to better meet the interests of neighbouring residents and the wider community. There have been many changes between the old development concept and the present one:

- Reduction from 8 units to 5 units
- Increase in off-street parking from 1.25 stalls/unit to 1.8 stalls/unit
- Reduction in gross floor area from 13,115 square feet to 11,987 square feet.
- Reduction in building height and mass
- Enhancements in landscaping and tree retention measures
- Design improvements to improve privacy and overlook between the neighbouring property;
- Construction Management & Mitigation (rental of 10 off-street parking stalls for construction use); and
- Addition of elevators for all five units (to extend living options for people living with mobility challenges).

These changes have resulted in a proposal that appears to address most of the interests raised by neighbours in previous development discussions.

- End of Report -

APPENDIX 1: Invitation Letter

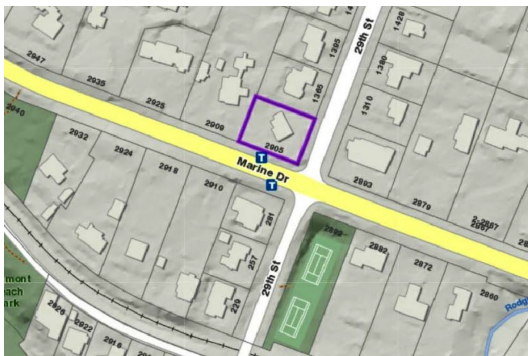
24 November 2023

Dear Neighbour:

Re: 2905 Marine Drive Rezoning - Pre-Application Public Notification & Involvement

Goldenline Homes Ltd (the Developer) and **F. Adab Architects Inc.** are proposing to rezone 2905 Marine Drive to permit a **five-unit townhome development** that fits the neighbourhood fabric and meets the needs of a wide spectrum of West Vancouver families and downsizers. Note that this is a new application for this property under a new ownership group (in 2021, a different ownership group proposed an 8-unit townhouse development).

The applicant team has prepared plans in accordance with the District of West Vancouver’s **Official Community Plan** and related Guidelines. Before submitting a formal rezoning application, we want to share plans and information with you about the proposal and its community benefits, and to receive any questions or feedback you may have. **We have also organized a public information meeting for December 7, 2023** (details below).



Site: NW Corner of Marine Drive and 29th St



Corner View: Marine Drive & 29th Street

How to participate:

Web Site The development team has prepared a **website** to share detailed plans and a design rationale for the proposed townhome development. We are happy to receive feedback and answer any questions you may have. The site can be accessed at: www.2905MD.com

1

Open House The applicant team is hosting a drop-in Open House on December 7, 2023:

2

Date 7 December 2023
Time 6:00 pm to West Vancouver Presbyterian Church 8:00 pm
Venue:
 2893 Marine Dr, West Vancouver, BC

Email If you have questions, you can email michael@liveablecityplanning.com and you will get a response from the development team.

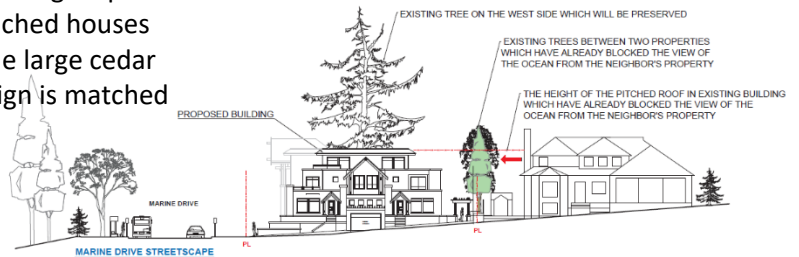
3

Housing Diversity, Accessibility & Choice for West Vancouver Residents

2905 Marine Drive is proposed to fill the “Missing Middle” housing gap between apartments and expensive single-detached homes. The proposed townhomes will meet the housing needs of a wide variety of households from downsizers to young families. This type of housing is desperately needed in the District, evidenced by the absolute decline in West Vancouver’s population between the last two census periods. Many West Vancouver residents in search of more compact and attainable housing have few options but to leave their community because not enough of this type of housing is available.

Neighbourhood Fit

West Coast design and materials create a sustainable building that blends into the neighbourhood fabric. The building respects the heights and privacy of surrounding single-detached houses and preserves significant on-site trees including the large cedar on the west side of the property. The building design is matched by a generous landscape plan.



Project Data

CIVIC ADDRESS :
 2905 MARINE DRIVE, WEST VANCOUVER, BC.

LEGAL DESCRIPTION :
 PLAN 8751 DISTRICT LOT 556 BLOCK 46 LOT B S 100'.

ZONING:
 EXISTING: RS2
 PROPOSED: CD

SITE AREA:
 13195 SQ.FT (1225.85 SQM)

SITE COVERAGE:
 PROPOSED: 40%

NUMBER OF STOREY:
 PROPOSED: 3-STOREY

FLOOR AREA RATIO:
 PROPOSED: 0.89 (12965 SQFT /13195 SQFT)
* Under Ground Parking Level Excluded - Measured to the sheathing of exterior walls

SET BACKS (AVERAGE)
 NORTH : 15' WEST : 39'6"
 SOUTH : 14' EAST : 16'

BIKE STALLS
 REQUIRED BIKE STALLS: 17 (1 STALL/BEDROOM)
 PROPOSED BIKE STALLS: 18

REQUIRED SHORT-TERM BIKE STALLS : 1 (0.2 /UNIT)
 PROPOSED SHORT-TERM BIKE STALLS : 1

PARKING STALLS
 REQUIRED PARKING STALLS: 5 (1 STALL/UNIT)
 PROPOSED PARKING STALLS: 8 (All equipped with EV charger)

REQUIRED VISITOR PARKING STALLS : 1 (0.2 STALL/UNIT)
 PROPOSED VISITOR PARKING STALLS: 1

Marine Drive View (SW)



29th Street View



Housing Options

NO. OF UNITS	5
RESIDENTIAL AREA	11987 SQFT
PARKING STALLS	9
BIKE STALLS	18
#UNITS WITH ELEVATOR	5

Housing Choice: Five homes are proposed ranging from 2,110 sf three-bedroom suites to 2,788 sf four-bedrooms + den.

Accessibility: All units have elevator access from the garage level.

Eyes on the Street: Residential entries and patios provide a friendly streetscape along 29th Street and Marine Drive. The large cedar on the west property line will be retained.

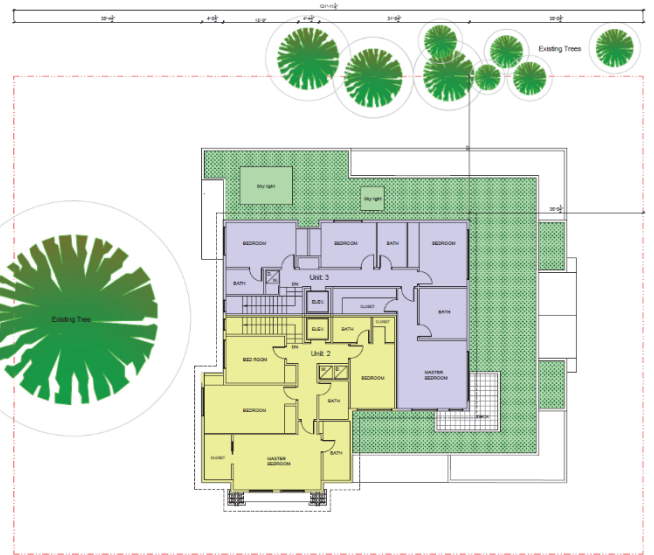
Setbacks and Landscaping: The building is set back from the property line and generously landscaped to blend in with its neighbours.

More detailed plans and information is available on the project website at: www.2905MD.com

Site Plan



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Tell us what you think!

Please do not hesitate to contact the applicant team about this proposal. We welcome your questions and feedback and we will share these with the District of West Vancouver's Planning Department along with the Rezoning application. Please note that the developer cannot market the proposed homes until they have secured a Development Permit, but they are happy to discuss your ideas for housing diversity, choice and affordability.

On behalf of the Developer:

Regards,

Michael Mortensen *MCIP, RPP*
Director, Liveable City Planning Ltd.
Cell (778) 899-7943 | michael@liveablecityplanning.com

Important Disclaimer:

Please note that this **pre-application** public involvement process is led by the developer – it is not a District of West Vancouver meeting. The project information notice and meeting are DWV requirements as part of the preliminary application review process prior to formal submission of a Rezoning Application. An application for Rezoning has not been formally submitted to the District. We will share a summary of feedback with the District with our rezoning application.

For reference, the District of West Vancouver contact for this file is Mr. Erick Wilhelm:

District of West Vancouver Contact
Erik Wilhelm, MCIP, RPP
ewilhelm@westvancouver.ca
Senior Community Planner,
District of West Vancouver
t: 604-925-7236, www.westvancouver.ca

APPENDIX 2: North Shore News Advertising

LEGAL

LEGAL/PUBLIC NOTICES



Development Information Session

Early Public Input Opportunity - Rezoning Application
Proposed Market Strata Residential Housing
– 2416 Western Avenue

Architectural Collective Inc. has applied for a Zoning Bylaw Amendment application to rezone the property from Existing Zone (RS1) to a new Zone CD zone to allow three residential buildings of two and three storeys, with a total of eighteen (18) units at a density of 1 FSR. The proposal includes lane dedication along the north side of the lot connecting the rear lane to Western Avenue, fourteen (14) vehicle parking stalls, a parking variance for 5 parking stalls, transportation demand measurements and the provision of twenty-nine (29) secure bicycle parking stalls.

Interested members of the public are invited to participate/attend the Virtual Developer Information Session with the applicant for an early opportunity to review the proposal and offer comments.

This meeting is required by the City of North Vancouver as part of the land use application process.

If you would like to participate/attend, please contact:

Carman Kwan (Architectural Collective Inc.)
604.266.4679 ext1
carman@architecturalcollective.com

Date: Wednesday, December 6, 2023

Time: 6:00 - 8:00 p.m.

Place: Virtual Meeting by Zoom

TO LEARN MORE & TO PROVIDE INPUT

cnv.org/Applications

Search by property address



PROPOSED BUILDING



LOCATION



Applicant Contact:

Carman Kwan
Architectural Collective Inc.
carman@architecturalcollective.com
604.266.4679

City of North Vancouver Contact:

Bram van der Heijden, Planner
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

LEGAL/PUBLIC NOTICES

WAREHOUSE LIEN ACT

The following vehicles will be sold, as per the Warehouse Lien Act;

1. The Following vehicle will be sold, 2011 Chevrolet Equinox
VIN: 2CNFLDE54B6231843
Registered owner: Scammell Devon
Debt amount as of December 7, 2023 is \$2,947.61
2. The following vehicle will be sold, 1993 Volkswagen Euro-van
VIN: WV2FG0702FH110684
Registered owner: Orman-Giguere, Joseph
Debt amount as of December 7, 2023 is \$5,343.69

If you have claim to a said vehicle, please respond in writing by December 7, 2023 to: Coquitlam Towing and Storage Company, 218 Cayer Street Coquitlam, B.C, V3K 5B1

TRUTH IN "EMPLOYMENT" ADVERTISING

Glacier Media Group makes every effort to ensure you are responding to a reputable and legitimate job opportunity. If you suspect that an ad to which you have responded is misleading, here are some hints to remember. Legitimate employers do not ask for money as part of the application process; do not send money; do not give any credit card information; or call a 900 number in order to respond to an employment ad. Job opportunity ads are salary based and do not require an investment. If you have responded to an ad which you believe to be misleading please call the Better Business Bureau at 604-682-2711, Monday to Friday, 9am - 3pm or email inquiries@bbbvan.org and they will investigate.

Dear Neighbour:

Re: 2905 Marine Drive Rezoning - Pre-Application Public Notification & Involvement

Goldenline Homes Ltd (the Developer) and **F. Adab Architects Inc.** are proposing to rezone **2905 Marine Drive** to permit a **five-unit townhome development** that fits the neighbourhood fabric and meets the needs of a wide spectrum of West Vancouver families and downsizers. Note that this is a new application for this property under a new ownership group (in 2021, a different ownership group proposed an 8-unit townhouse development). The applicant team has prepared plans in accordance with the District of West Vancouver's **Official Community Plan** and related Guidelines. Before submitting a formal rezoning application, we want to share plans and information with you about the proposal and its community benefits, and to receive any questions or feedback you may have. **We have also organized a public information meeting for December 7, 2023** (details below).



Site: NW Corner of Marine Drive and 29th St



Corner View: Marine Drive & 29th Street

HOW TO PARTICIPATE:

Web Site

The development team has prepared a **website** to share detailed plans and a design rationale for the proposed townhouse development. We are happy to receive feedback and answer any questions you may have. The site can be accessed at: www.2905MD.com

Open House

The applicant team is hosting a drop-in Open House on December 7, 2023:

Date: 7 December 2023
Time: 6:00pm to 8:00pm
Venue: West Vancouver Presbyterian Church
2893 Marine Dr, West Vancouver, BC

Email

If you have questions, you can email michael@liveablecityplanning.com and you will get a response from the development team.



RECYCLE THIS PAPER



RECYCLE THIS PAPER



YOUR COMMUNITY NEWSPAPER
CALL 604-653-7851 TO PLACE YOUR AD



COMMUNITY

COMING EVENTS

LOOK!

FREE COMMUNITY EVENT & HOLIDAY MARKET

Free food, live music, treats, and more – all at the Pipe Shop venue in North Vancouver! Dec. 10, 12pm–7pm. Check out AllEvents Vancouver – Gourmet Markets for details. GourmetMarkets.com

COMING EVENTS

Don't Miss THIS!

FREE COMMUNITY EVENT

FREE ADMISSION to a Holiday Artisan Market at the Shipyards! Enjoy free treats, live entertainment, & more!

Winter Gift Gallery
local . unique . craft

Winter Gift Gallery at the Seymour Art Gallery
Shop local this holiday season! We've brought together an amazing group of artists to inspire your holiday shopping. Find unique, handmade gifts like ceramics, jewelry, paintings, and much more. Your support helps local artists and our non-profit gallery!

Open daily from 10am – 5pm until December 24
visit seymourartgallery.com for more information

LOST

GOLD BROACH, small multi coloured mozik with flowers. Italian. Lost Dec 3rd around Lonsdale area. Very sentimental. Please call 778-772-9130

LOST

BLACK SHOULDER BAG lost on bench by bus stop at 23rd and Lonsdale - east side. Please call 604-916-9802

MARKETPLACE

WANTED

CASH for your CLUTTER
I will pay CASH for your UNWANTED ITEMS!
I specialize in RECORDS, English Bone China & Figurines, Collectibles, Tools, Antiques, ETC.
Rob • 604-307-6715

SUPPORT LOCAL BUSINESS

NEW TO YOU

Your junk is someone's jackpot.

LEGAL

LEGAL/PUBLIC NOTICES

U-Haul Moving Center Port Moody
Claims a Landlords Contractual Lien against the following persons goods in storage at 2500 Bamer Hwy., Port Moody, BC. Tel: 604-461-1717. Auction is subject to cancellation at anytime.

210 **George Selkirk**
3526 Wellwym St, Port Moody, BC

235 **James Mogivern**
3555 5th Ave Vancouver, BC

109 **Jason Heschel**
1324 Willow Way, Coquitlam, BC

A sale will take place online at www.ick4storage.com starting at 11:00AM on Sunday, December 17th until 11:00AM Tuesday, December 19th, 2023. Winners will be contacted by email at the end of the auction. Room contents are personal/household goods unless noted otherwise. Bids will be for the entire contents of each locker unit.

GROW YOUR BUSINESS

CALL 604-653-7851 TO PLACE YOUR AD

LEGAL/PUBLIC NOTICES

Dear Neighbour:

Re: 2905 Marine Drive Rezoning - Pre-Application Public Notification & Involvement

Goldenline Homes Ltd (the Developer) and **F. Adab Architects Inc.** are proposing to rezone **2905** Marine Drive to permit a **five-unit townhome development** that fits the neighbourhood fabric and meets the needs of a wide spectrum of West Vancouver families and downsizers. Note that this is a new application for this property under a new ownership group (in 2021, a different ownership group proposed an 8-unit townhouse development). The applicant team has prepared plans in accordance with the District of West Vancouver's **Official Community Plan** and related Guidelines. Before submitting a formal rezoning application, we want to share plans and information with you about the proposal and its community benefits, and to receive any questions or feedback you may have. **We have also organized a public information meeting for December 7, 2023** (details below).

Site: NW Corner of Marine Drive and 29th St

Corner View: Marine Drive & 29th Street

HOW TO PARTICIPATE:

Web Site
The development team has prepared a **website** to share detailed plans and a design rationale for the proposed townhouse development. We are happy to receive feedback and answer any questions you may have. The site can be accessed at: www.2905MD.com

Open House
The applicant team is hosting a drop-in Open House on December 7, 2023:

Date: 7 December 2023
Time: 6:00pm to 8:00pm
Venue: West Vancouver Presbyterian Church
2893 Marine Dr, West Vancouver, BC

Email
If you have questions, you can email michael@liveablecityplanning.com and you will get a response from the development team.

TODAY'S PUZZLE ANSWERS

3	9	6	2	8	7	1	4	5
7	5	1	9	4	6	3	2	8
8	4	2	3	1	5	9	6	7
5	6	3	1	7	8	2	9	4
4	8	9	5	6	2	7	1	3
1	2	7	4	9	3	5	8	6
2	7	8	6	3	9	4	5	1
9	3	4	8	5	1	6	7	2
6	1	5	7	2	4	8	3	9

M	A	B	B	S	A	L	I	N	E				
M	A	D	E	R	A	A	B	A	L	O	N	E	
A	B	A	N	A	L	O	G	I	Z	E	D	A	
H	I	N	D	S	A	U	G	E	A	B	E	R	
D	E	U	G	S	A	T	E	S	C	R	A	H	
I	S	M	R	A	M	D	K	O	D	R	E		
E	X	E	C	R	O	G	U	E	S				
A	C	R	I	S				W	U	N	D	T	
B	R	A	V	E	D			M	A	I	D		
R	U	T	T	A	R	P	O	N	H	U	S		
E	S	O	P	B	A	B	A	L	T	O	N	E	
A	A	N	G	H	P	I	P	B	A	G	E	H	
S	O	S	A	T	I	R	I	C	A	L	A	U	
T	E	H	E	R	A	N	S	A	R	C	A	S	M
S	E	R	A	P	E	T	R	I	A	G	E		

YOUR COMMUNITY NEWSPAPER

CALL 604-653-7851 TO PLACE YOUR AD

**APPENDIX 3: Open House Boards
(See Separate PDF)**

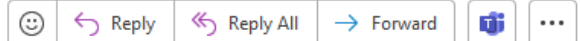
APPENDIX 4: Feedback Received

2905 Marine Dr Pre Re-Zoning Application Open House



To Sager Mark; Cassidy Christine; Nora Gambioli; Lambur Peter;
 Snider Scott; Thompson Sharon; Watt Linda

Cc Lisa Berg; Michael Mortensen



Fri 2023-12-08 3:16 PM

You replied to this message on 2023-12-08 6:15 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.

Caution: External email from [redacted]

First-Time Sender [Details](#)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security](#). Powered by INKY

Mayor and Council

Re: 2905 Marine Drive West Vancouver
Pre-Application Public Open House for Rezoning

and I attended this Open House hosted Dec 7th at the West Van Presbyterian Church with an open mind of the possibility for us needing to "Downsize" in the future. To do so in the neighbourhood where we have lived for the past 52 years would be very appealing.

Firstly I complement the Architect on a well designed building, however what is being proposed does not, in our minds, meet the needs of "Down-sizers".

Their proposal of 5 Luxury units averaging 2397 sq ft with their (quote average) projected selling price of \$1825 per sq ft equates to over \$4,000,000 per unit!

We don't need more Luxury units in West Vancouver.

What we do need is something to downsize into, such as what was previously submitted to you for this site with a mix of 1, 2 & 3 Bedroom units averaging 1639 sq ft. It boggles our minds as to why this was not approved in 2021.

Courtesy of our current Provincial Government, maybe we will just wait and add six units in our back yard. Hee Hee

Sincerely

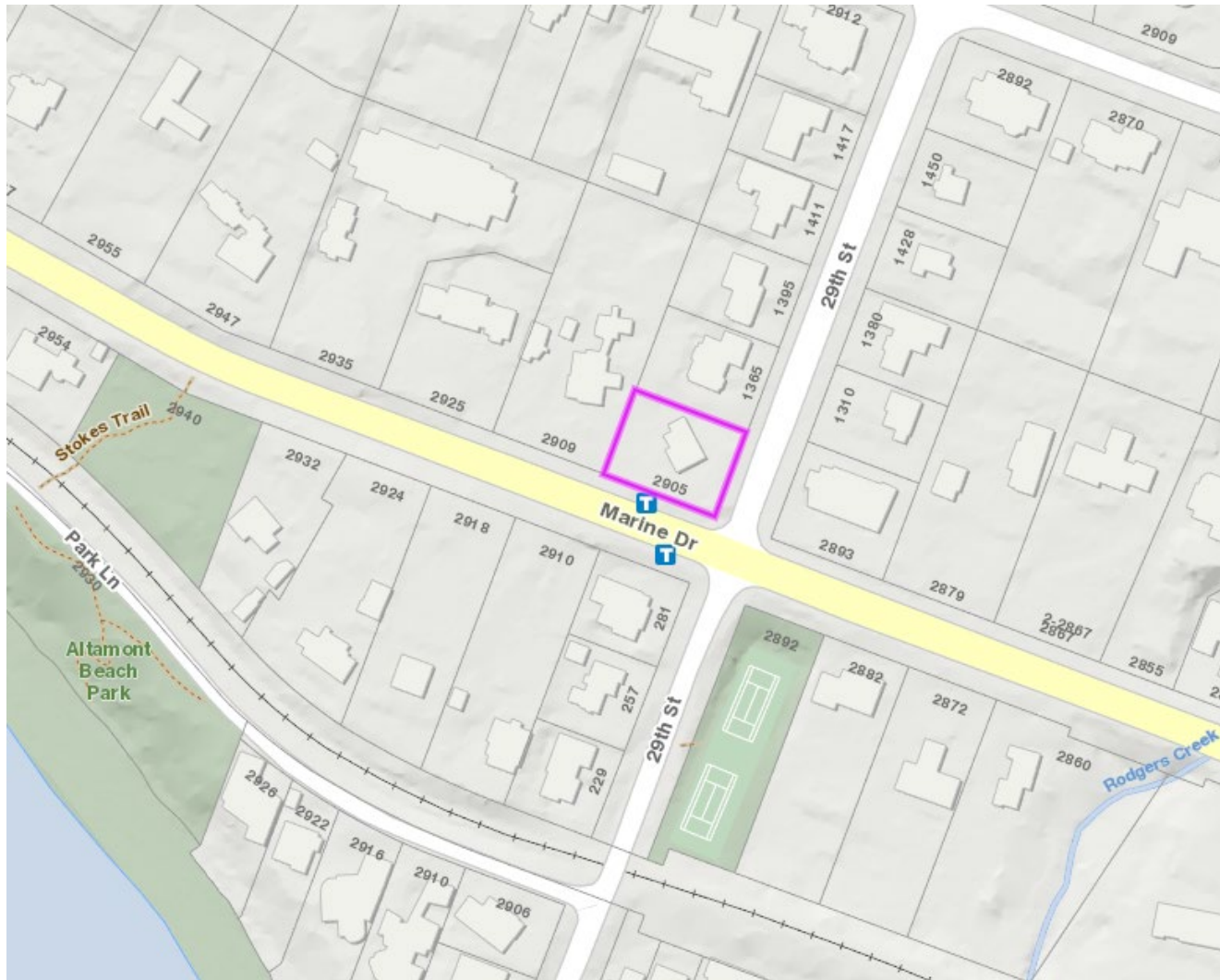


2905 Marine Drive - Proposed Townhouse Project

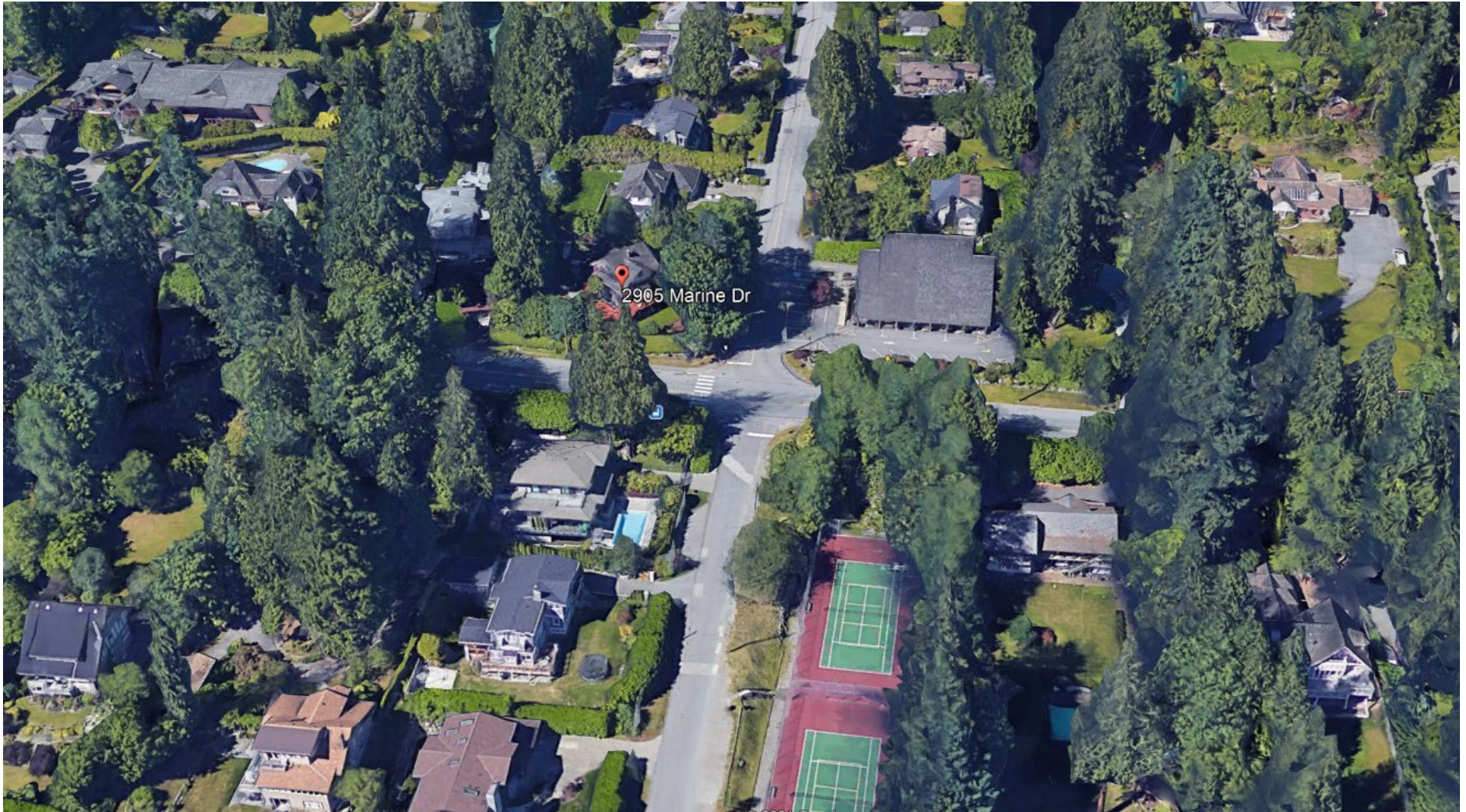
Council Meeting

October 7, 2024

Subject Property & Context



Subject Property & Context (Cont'd)



Background

- Previous proposal denied May 9, 2022
- Similar siting, access and circulation
- 3-storey, 8-unit townhouse building
- Underground parkade (off 29th St.)
- 10 Parking stalls (2 visitor)
- Floor area ratio (FAR) of 0.99
- 1,209 sq. m.(13,014 sq. ft.)
- Approximate 42% site coverage



Proposal

- 3-storey, 5-unit townhouse building
- Underground parkade (off 29th St.)
- 9 Parking stalls (1 visitor)
- 1,121.9 sq. m. (12,076 sq. ft.)
- FAR of 0.9
- Approximate 40% site coverage
- 10.67m (35 ft.) maximum height
- Ground level entries (all units)
- All units with elevators
- Ample bike parking & storage
- Extensive perimeter landscaping
- Stone cladding, heavy timbers, horizontal wood, and a mix of sloped and flat roof structures



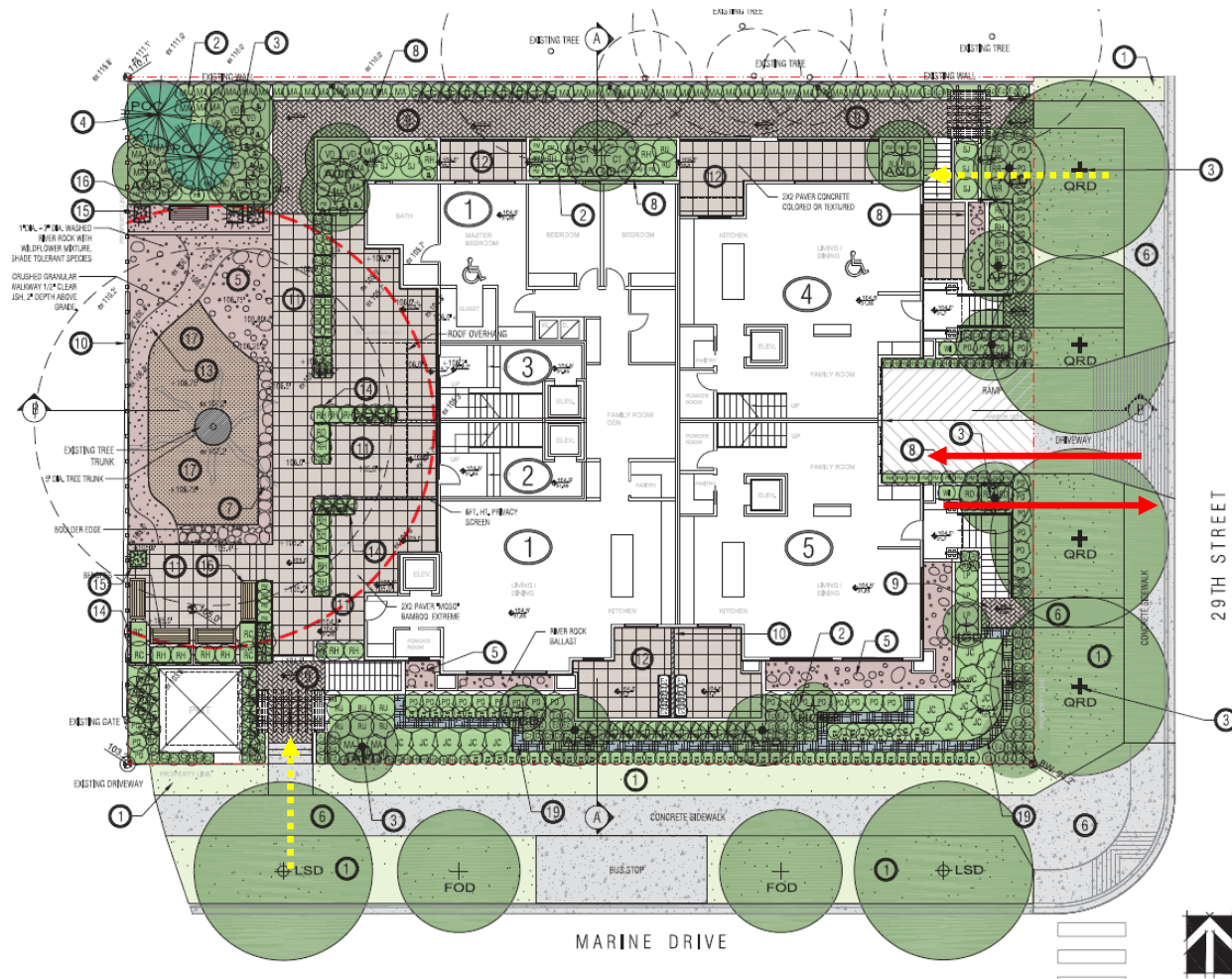
VIEW FROM 29TH STREET



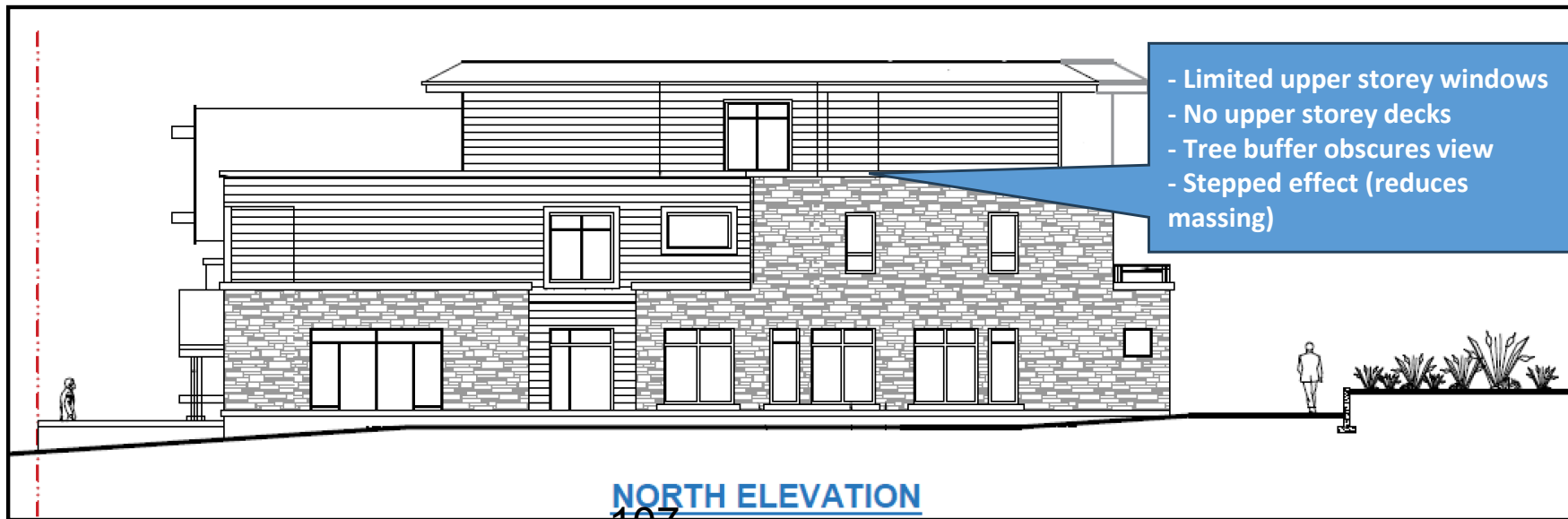
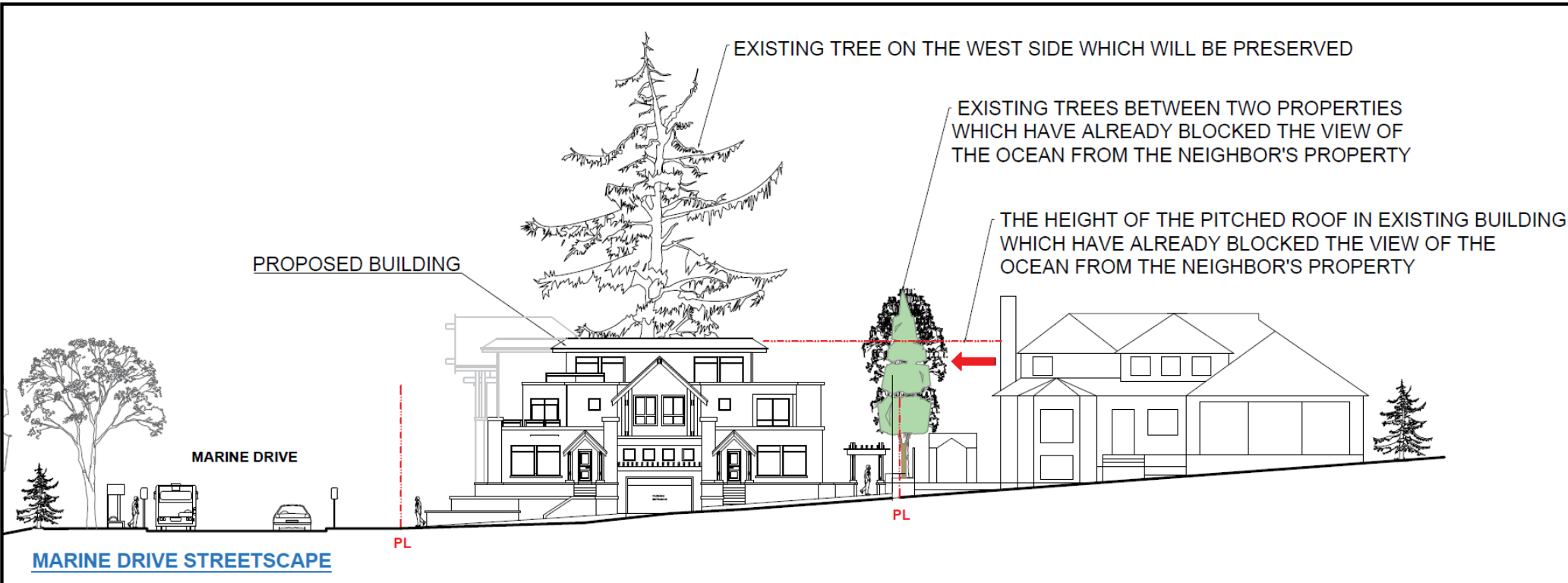
BIRD'S EYE VIEW FROM THE 29TH STREET (NORTH EAST)

Site and Landscape Plan

- Large cedar tree retained
- Expansive outdoor amenity area
- Extensive perimeter landscaping
- Tree protection for adjacent trees
- Parkade trellis with plantings
- Peripheral connectivity
- Off site Infrastructure upgrades:
 - New sidewalks
 - New street trees
 - New boulevard landscaping



Privacy and View Analysis



Development Permit Area Guidelines

“Other Multiple Family Sites”

1. **Context and Site Design** - The development is compatible with adjacent uses, minimizes obstruction of views from existing residential units, enhances the quality of streetscape, encourages open space amenities, and links ground level entries to open spaces & adjacent streets.
2. **Building Design** – The building massing minimizes its scale and addresses the scale between surrounding uses. Unit entries are clearly visible, articulated, and accessible from the street.
3. **Landscape Design** – The development integrates landscape features and elements with the adjacent streetscape, uses established vegetation where feasible to provide a mature and varied appearance upon construction completion.
4. **Circulation and Parking** – The development includes underground parking (to maximize ground level open spaces for landscape elements and treatment), provides appealing entrances from the streetscape with the use of planters and trellis structures and includes the provision of bicycle storage areas.

Policy Considerations

Official Community Plan

OCP policy 2.1.4 which aims to increase “missing middle” housing options with ground-oriented multi-family development on appropriate sites along the Marine Drive Transit Corridor by:

- a. Considering proposals for sites adjacent to and across the road from “neighbourhood hubs” such as schools, places of worship, parks, recreational facilities, local commercial nodes, and existing multi-family uses;
- b. Reviewing designs in relation to site characteristics (e.g., site area, configuration, access) and compatibility with neighbourhood context and character; and
- c. Considering a range of housing types including duplexes, triplexes, fourplexes, rowhouses, and townhouses to a maximum of three storeys.

Sustainable Building Policy

All new buildings should comply with the Zero Carbon Step Code Level EL-3 and should meet the highest step of the BC Energy Step Code that is required under Building Bylaw No. 4400, 2004.

Community Amenity Contribution (CAC)

- Applicant is proposing \$662,641

Public Engagement

- *Public Information Meeting*
- Applicant held a public information meeting on December 7, 2023. “Attendees were generally positive about the proposal” (summary attached to staff report)
- *Public Hearing and Notification*
- Potential public hearing to be held on November 18, 2024
- Requires site sign, notification (within 100m), newspaper advertisements and website update.

Staff Recommendation

It is recommended that Council give first reading to the proposed zoning and OCP amendment bylaws and set the date for public hearing and concurrent public meeting for the DP (November 18, 2024) as the proposal:

- Is consistent with OCP policy 2.1.4 which aims to increase “missing middle” housing options with ground-oriented multi-family development on appropriate sites along the Marine Drive Transit Corridor.
- Will deliver a desired form of housing that will help to address the “missing middle” in an area suitable for sensitive infill development at the gateway to the Altamont neighbourhood adjacent to existing amenities.
- Will deliver sidewalk and boulevard improvements adjacent to the site will enhance the public realm and improve safety in the area.

Thank You!
Questions?