

Lisa Berg, Senior Community Planner  
District of West Vancouver  
750 17<sup>th</sup> Street  
West Vancouver, BC, V7V 3T3

**Re: Preliminary Development Proposal – 380 Klahanie Court**

Dear Lisa Berg,

We are pleased to submit a Preliminary Development Proposal for 380 Klahanie Court, a project in partnership between BC Housing, Klahanee Park Housing Society, and Darwin Properties. This proposal is being submitted in advance of a formal Rezoning application. We look forward to receiving feedback from the District and the public in what we believe will provide great benefit to the community through the delivery of 611 rental homes.

The subject property is owned in partnership between BC Housing (title holder) and Klahanee Park Housing Society (leasehold owner and operator). It is located on the eastern border of the municipality adjacent to the District of North Vancouver forming a seamless connection with the Lions Gate Village. Currently, the site consists of 56 Seniors' apartments, 32 Family townhomes, and amenity space, with a gross floor area of 70,278 square feet and an approximate density (FAR) 0.49 times the lot area.

BC Housing, Klahanee Park Housing Society (KPHS), and Darwin Properties are excited to bring forward this proposal whereby the Society can replace the aging buildings and expand the non-market Family and Seniors' housing offering, while adding a significant supply of purpose-built rental housing. The non-market portion will be comprised of a 6-storey 95-unit Family building and a 6-storey 169-unit Seniors' building that will continue to be owned and operated by BC Housing and KPHS. The partnership will commit to developing the non-market buildings in compliance with BC Housing Design Guidelines and Construction Standards. Additionally, the purpose-built rental building will feature a 24-storey tower on podium with 347 market units that will be privately operated. The three buildings will share an underground parkade with 407 stalls, equaling a 0.67 stall per unit ratio. The partnership will explore phasing the construction of this project to limit the displacement of existing tenants.

The proposal has been designed to conform with the Local Area Plan guidelines and the emerging built form. To the east of the subject property, along Marine Drive, are three other significant development sites: the Sentinel at 26-storeys/3.25 FAR, the Travelodge Site at 27 storeys/2.75 FAR, and Park West at 23-storeys/2.50 FAR. We believe this proposal will enhance and complete the Lions Gate Village neighbourhood. In response to the neighbourhood context, we are proposing a higher density form while maintaining appropriate massing and urban design principles. The 24-storey tower will step down from the adjacent site and feature a terraced podium that will establish a transition to the parklands, roadways, and river crossings west of the site.

We look forward to receiving Staff's comments and presenting the proposal to the public.

This proposal has used the District of West Vancouver's Marine Drive Local Area Plan & Design Guidelines, by addressing each of the following objectives in contributing toward a more sustainable community:

- ✓ **Reinforce Two Centres**
  - A high-density form will enhance the community by bringing a mix of incomes to a predominantly condominium town centre, which will diversify the housing stock between Taylor Way and the Lions Gate Town Centre.
- ✓ **Connect the Dots**
  - The offsite improvements will enhance connectivity along the heavily used Marine Drive corridor.
- ✓ **Engage with the Natural Environment**
  - Tree retention will be pursued along the southwest property line, and the natural environment will be integrated into the proposed courtyard with strong landscape design.
- ✓ **Views and Legibility**
  - The market rental building at 24 stories will be a distinct architectural expression, visible from the Lions Gate Bridge, acting as the gateway to Lions Gate Village.
- ✓ **Respond to Context**
  - The form and density will be designed to fit within the context of the Marine Drive LAP and recently proposed and completed developments in Lions Gate Village.
- ✓ **Connect to Park Royal Mall**
  - The existing transit and pedestrian networks connect the proposal to Park Royal Mall via the Marine Drive Capilano River overpass and Capilano Pacific Trail. Offsite improvements delivered by this project will enhance connectivity to Marine Drive and the B-Line bus stop.
- ✓ **Meet Housing Objectives**
  - 169 non-market Seniors' rental units will add to an aging and depleting housing stock purposely designed for seniors in need of housing.
  - 95 non-market Family rental units will be part of an overall 264 non-market units that will address the lack of affordable family housing options in West Vancouver.
  - 347 market rental units will add much needed purpose-built rental housing in West Vancouver.
- ✓ **Secure Appropriate Amenities**
  - The non-market buildings will include all the amenity spaces outlined in the BC Housing Design Guidelines and Construction Standards.
  - The market rental building will be designed to include a generous amount of indoor and outdoor amenity space.
- ✓ **Minimize Trip Generation**
  - The proposal will provide an overall parking ratio of 0.67 due to its proximity to Lions Gate Village, Park Royal Mall, and major transit routes, which will minimize the number of automobile trips.



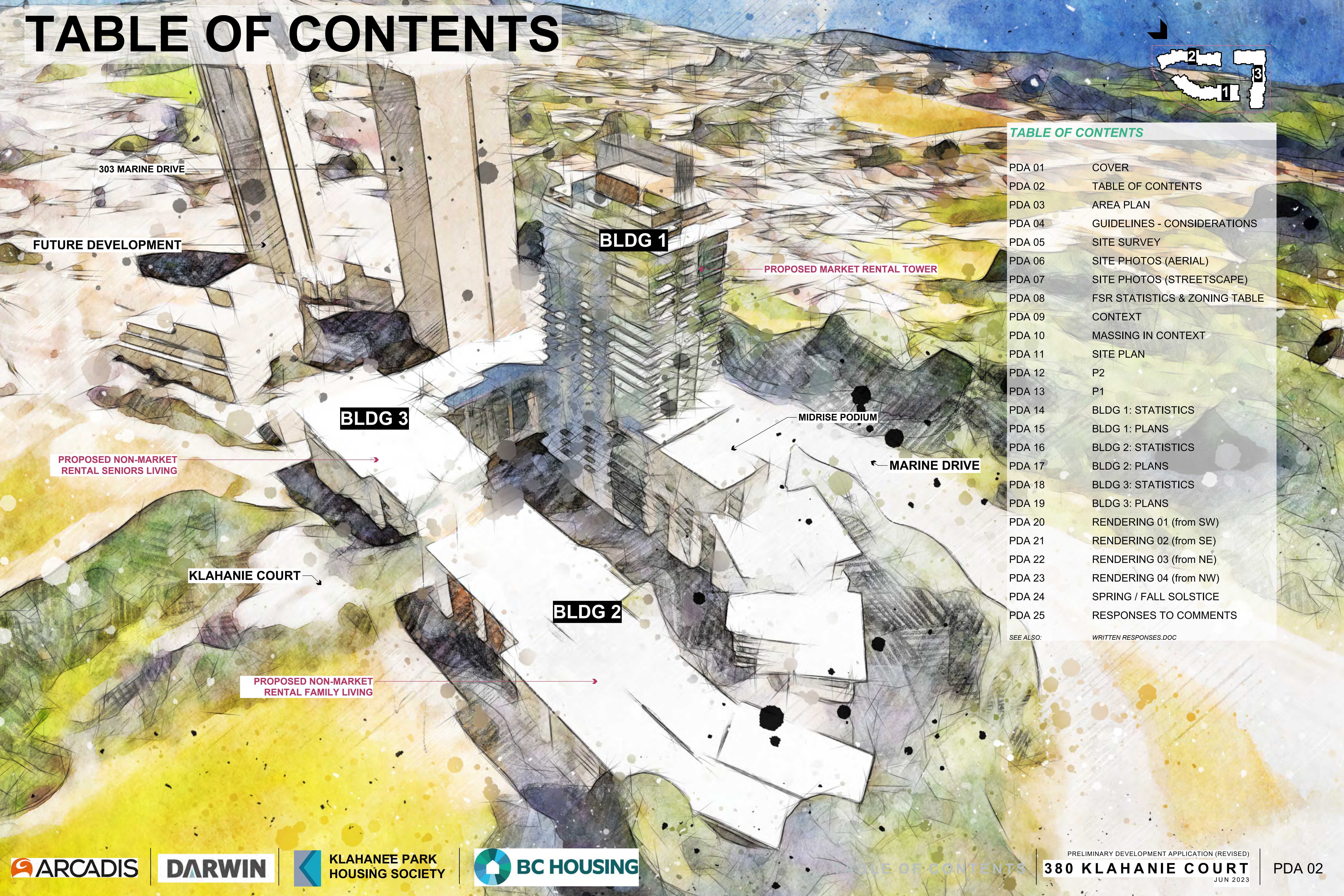
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SEE ALSO: WRITTEN RESPONSES.DOC



303 MARINE DRIVE

FUTURE DEVELOPMENT

BLDG 1

PROPOSED MARKET RENTAL TOWER

BLDG 3

PROPOSED NON-MARKET RENTAL SENIORS LIVING

MIDRISE PODIUM

MARINE DRIVE

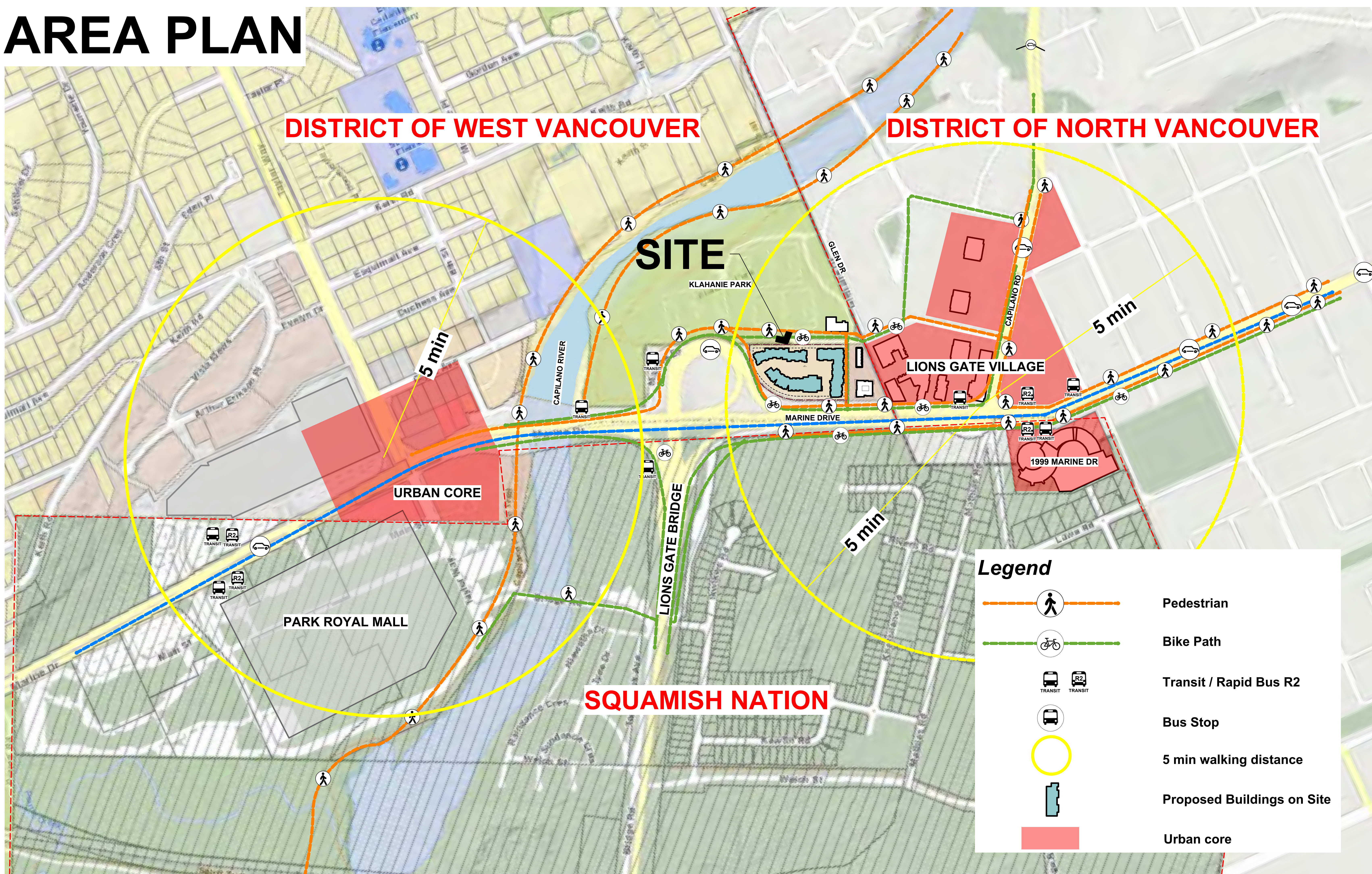
KLAHANIE COURT

BLDG 2

PROPOSED NON-MARKET RENTAL FAMILY LIVING



# AREA PLAN



**Legend**

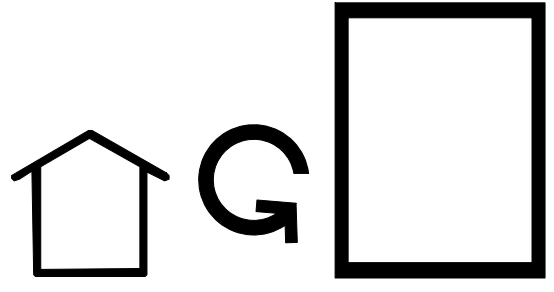

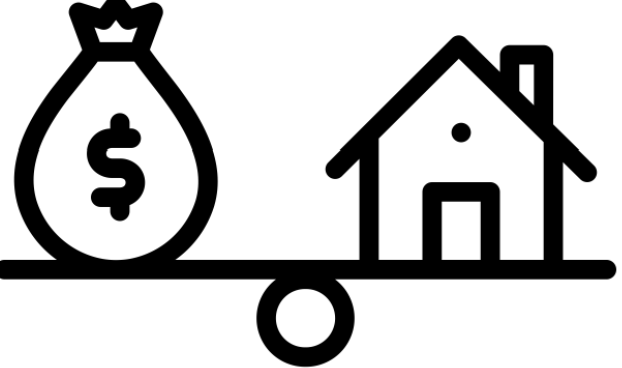
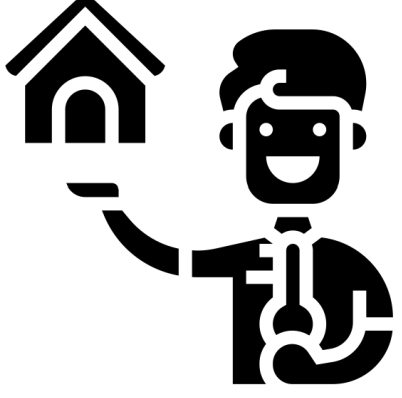
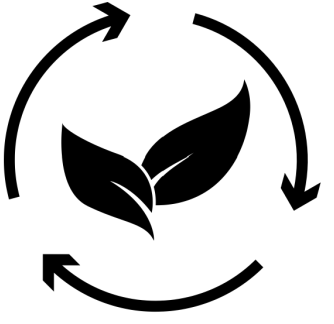
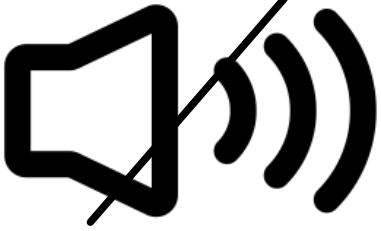
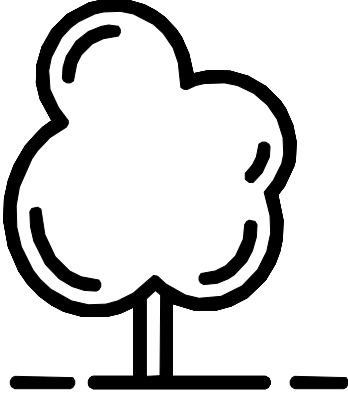





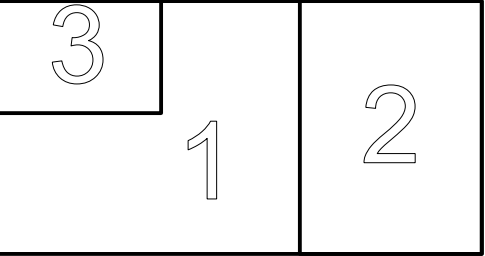
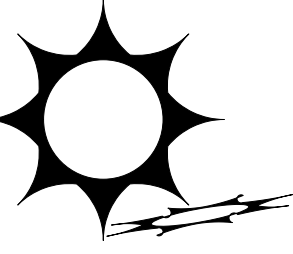
- Pedestrian
- Bike Path
- Transit / Rapid Bus R2
- Bus Stop
- 5 min walking distance
- Proposed Buildings on Site
- Urban core



# GUIDELINES - CONSIDERATIONS



## OFFICIAL COMMUNITY PLANS

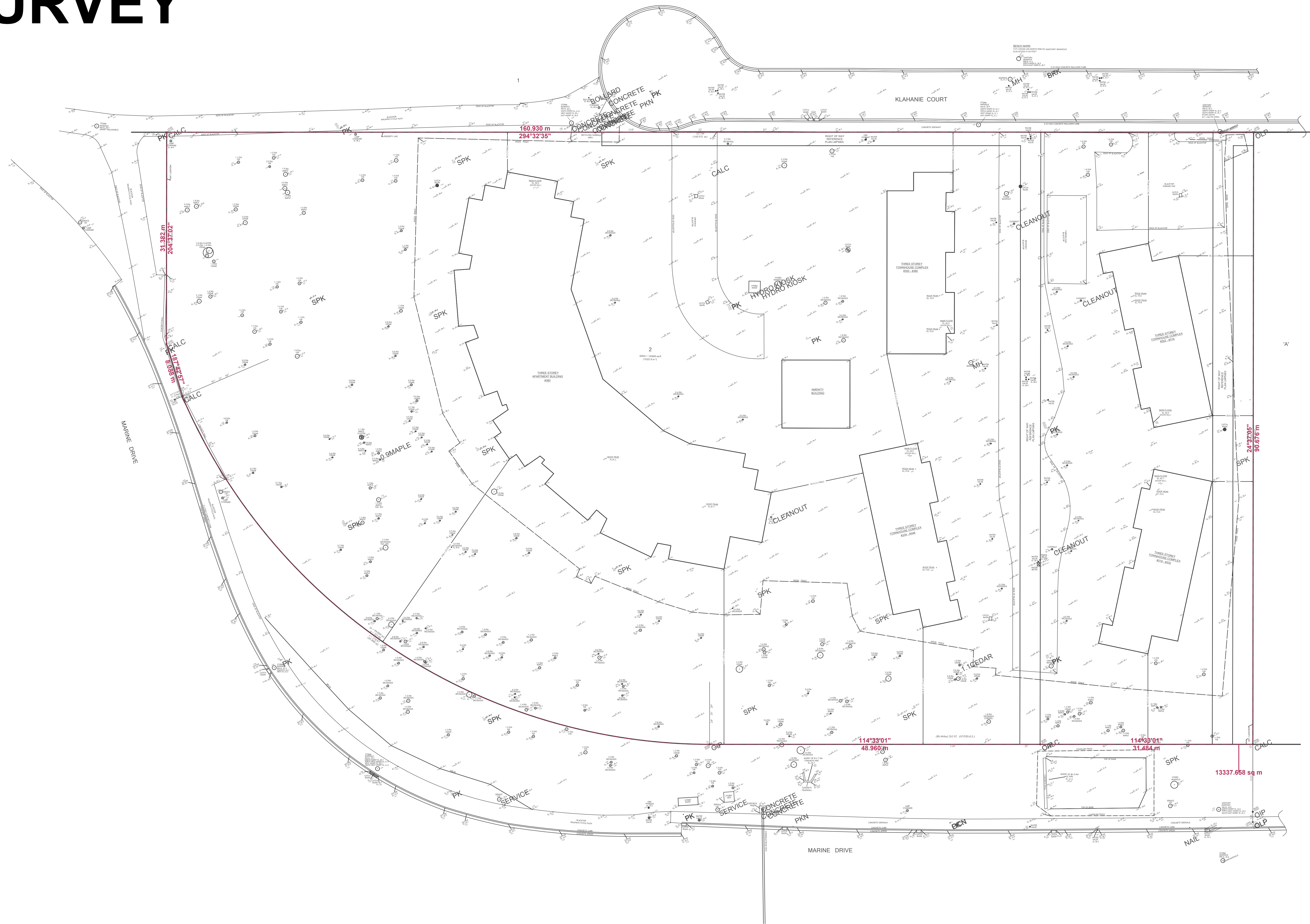
 <b>URBAN RENEWAL</b>	 <b>DENSIFICATION</b>	 <b>AFFORDABILITY</b>	 <b>TENURE</b>	 <b>SUSTAINABILITY</b>	 <b>NOISE MITIGATION</b>	 <b>TREE RETENTION</b>
 <b>ACCESSIBILITY</b>	 <b>WALKING</b>	 <b>BIKING</b>	 <b>TRANSIT</b>	 <b>PARKING</b>	 <b>PHASING</b>	 <b>SOLAR</b>

## MARINE DRIVE LOCAL AREA PLAN AND GUIDELINES

<b>VARIED MASSING</b>	<b>MINIMIZE SHADING</b>	<b>QUALITY MATERIALS</b>	<b>380 KLAHANIE COURT SPECIFIC GUIDELINES</b>
<b>COMPATIBLE MASSING</b>	<b>SCREENING</b>	<b>DETAILING</b>	<b>SCALE MEDIATION</b>
<b>BLDG ARTICULATION</b>	<b>SENSE OF PLACE</b>	<b>MECH / SERVICE SCREENING</b>	<b>MID-RISE TYPOLOGY</b>
<b>DISCONTINUOUS ROOF LINES</b>	<b>QUALITY DESIGN</b>		

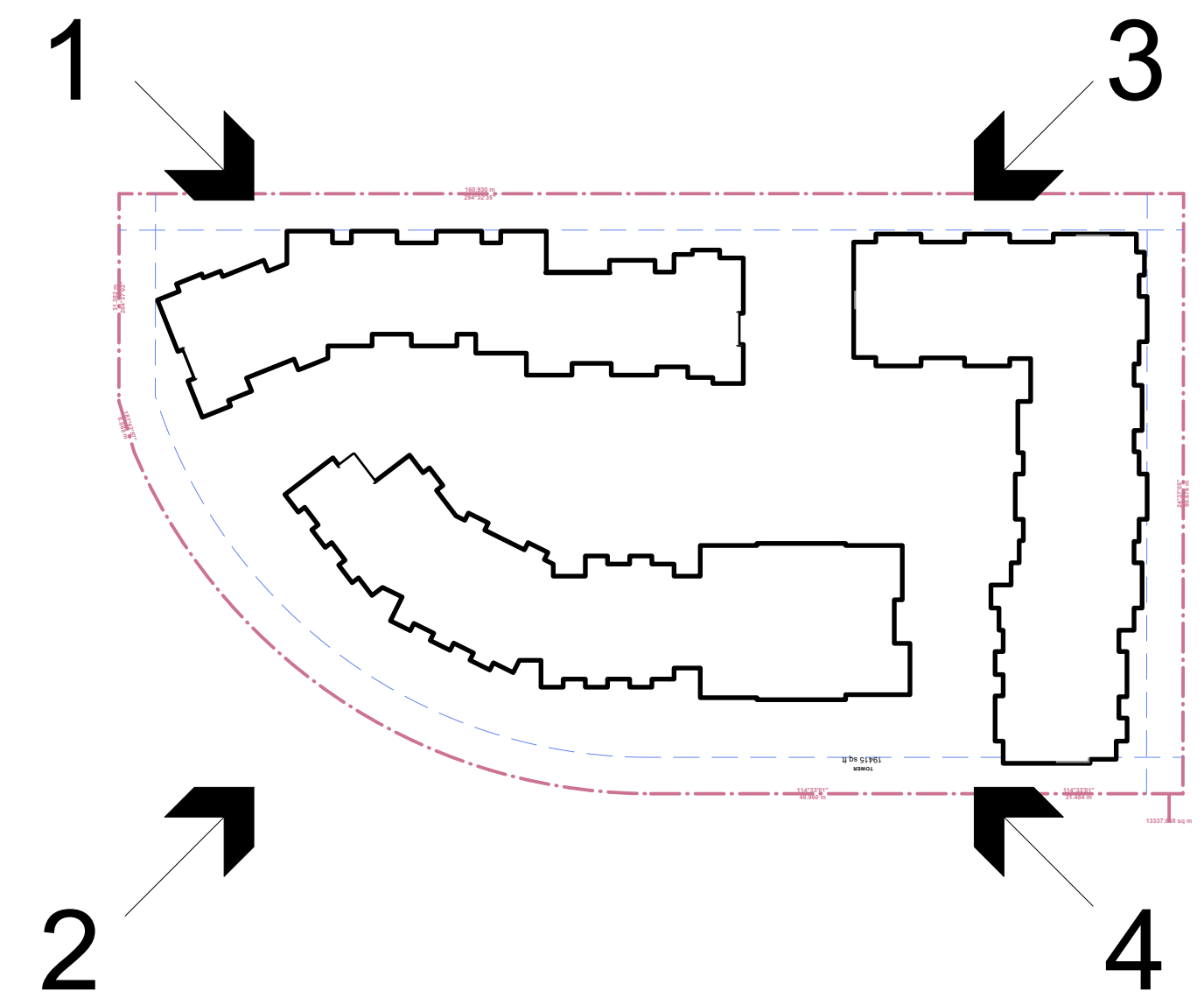


# SURVEY



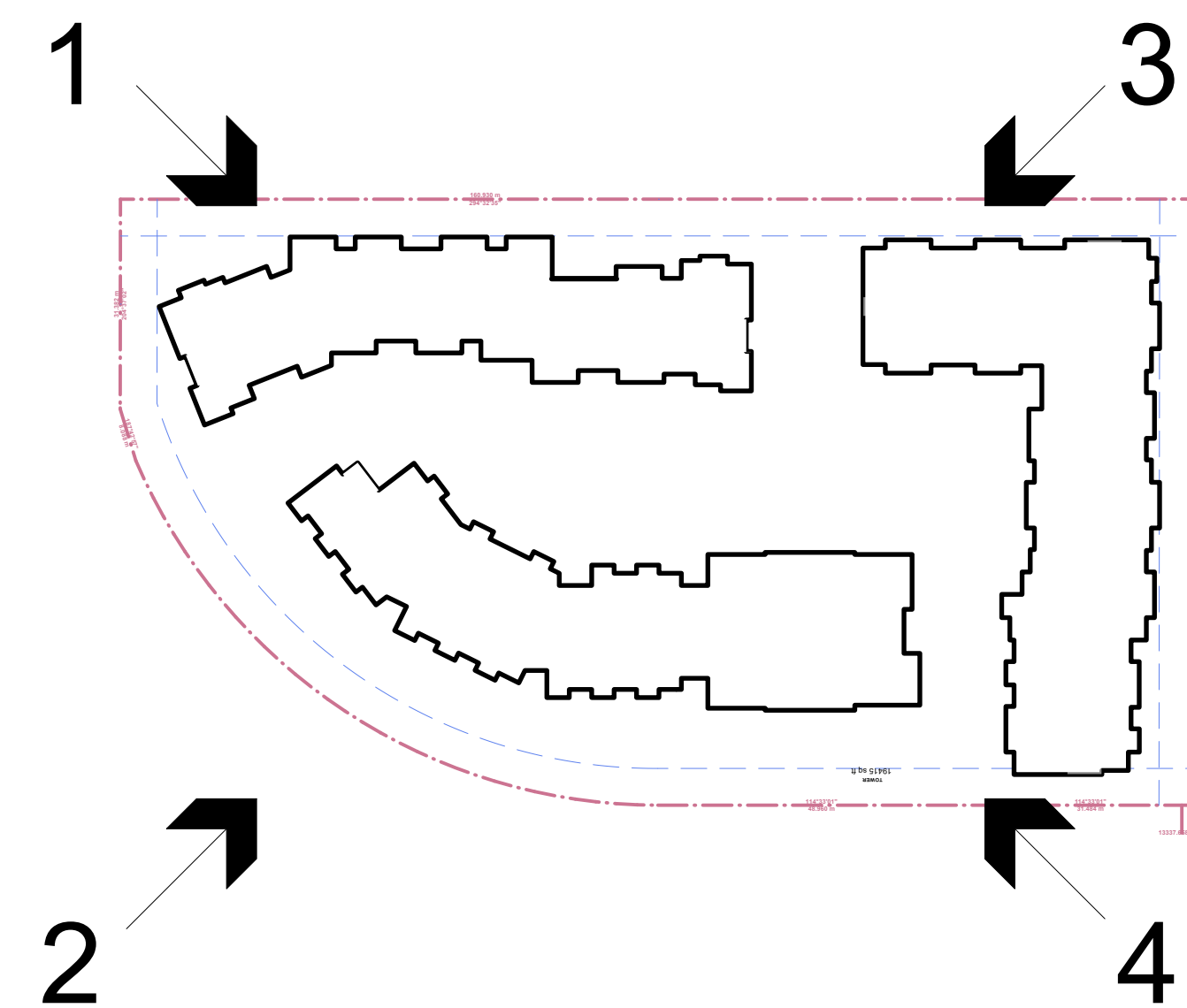


# SITE PHOTOS





# STREETSCAPES





# FSR & ZONING

## FSR MEASURES: OVERVIEW

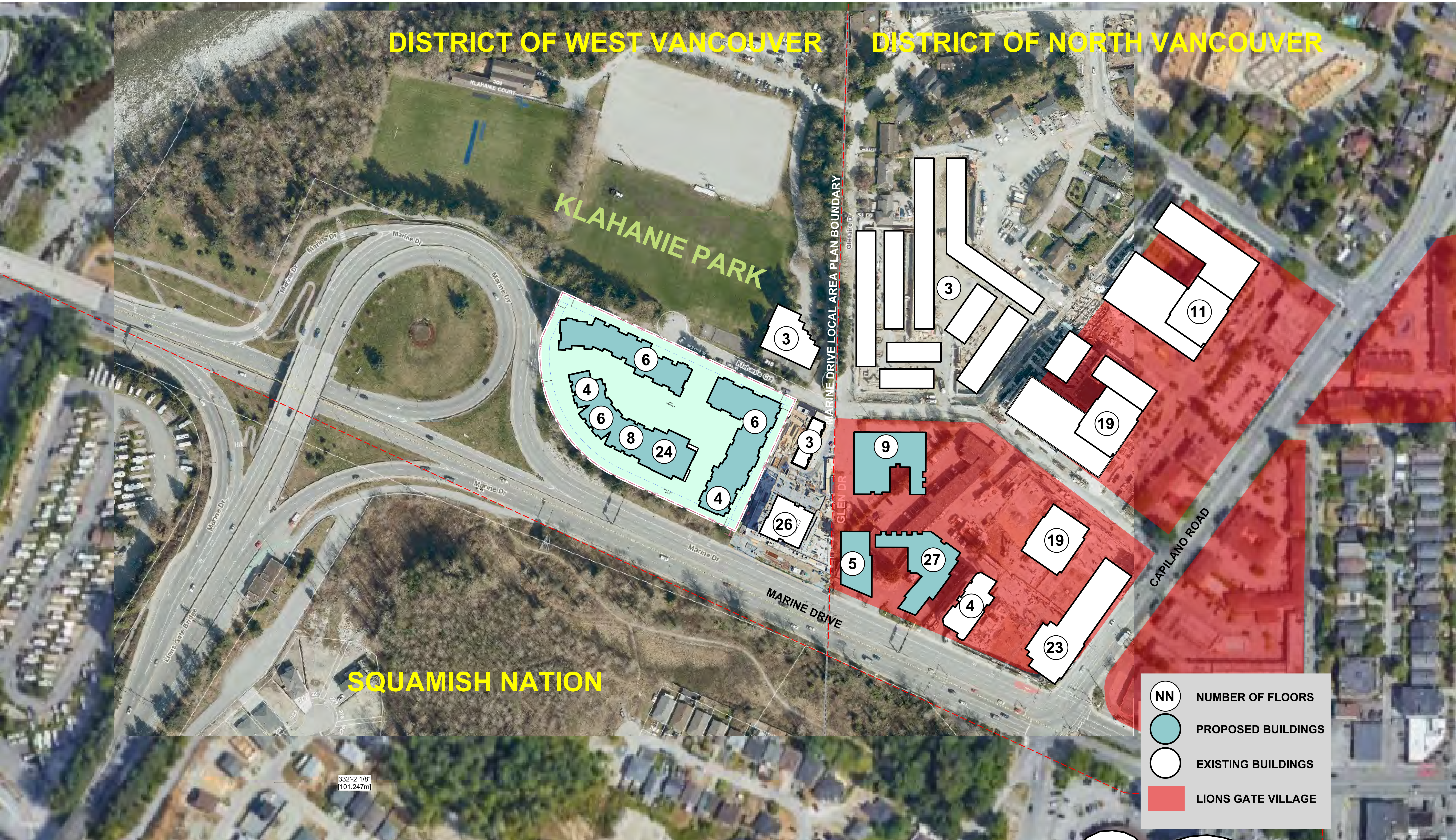
	<u>SQUARE FEET</u>	<u>FSR</u>
SITE AREA	143565	<b>3.25</b>
BLDG 01 PROPOSED MARKET RENTAL TOWER	258812	1.80
BLDG 02 PROPOSED NON-MARKET RENTAL FAMILY LIVING	91607	0.64
BLDG 03 PROPOSED NON-MARKET RENTAL SENIORS LIVING	116168	0.81
	<b>466587</b>	<b>3.25</b>

## ZONING BYLAW TABLE

		<u>ALLOWED/REQ'D</u>			<u>PROPOSED</u>			
<b>PERMITTED USE</b>								
		LOW RENTAL SENIORS HOUSING AND FAMILIES			LOW RENTAL SENIORS HOUSING NON-MARKET RENTAL FAMILY LIVING MARKET RENTAL			
<b>FAR</b>								
	<u>M2</u>	<u>FT2</u>	<u>M2</u>	<u>FT2</u>	0.55	<u>M2</u>	<u>FT2</u>	<b>3.25</b>
SITE AREA	13338	143565				43347	466587	
<b>SETBACKS</b>								
		<u>M</u>	<u>FT</u>			<u>M</u>	<u>FT</u>	
FRONT		5.5	18.0			5.1	16.6	
SIDE		FROM ANY STREET				5.5	18.0	
REAR						5.5	18.0	
<b>LOT COVERAGE</b>								
	<u>M2</u>	<u>FT2</u>		<u>%</u>		<u>M2</u>	<u>FT2</u>	<u>%</u>
SITE AREA	13338	143565		25%		5166	55610	39%
<b>HEIGHT</b>								
		<u>M</u>	<u>FT</u>			<u>M2</u>	<u>FT</u>	
		10.7	35.1			80.8	265.0	
<b>PARKING</b>								
<b>NO. OF UNITS</b>								
<b>VEHICLES</b>								
			<u>RATIO</u>	<u>STALLS</u>		<u>PRESUMED RATIO</u>	<u>STALLS</u>	
169	SENIORS		1/3 UNITS	56		0.50	85	
95	FAMILY UNITS		1/1.25 UNITS	76		0.65	62	
347	MARKET RENTAL		1/1.25 UNITS	278		0.75	260	
611			TOTAL	410			407	
<b>BICYCLES</b>								
			1.50	917		1.50	917	



# CONTEXT



<b>NN</b>	NUMBER OF FLOORS
	PROPOSED BUILDINGS
	EXISTING BUILDINGS
	LIONS GATE VILLAGE



# CONTEXT

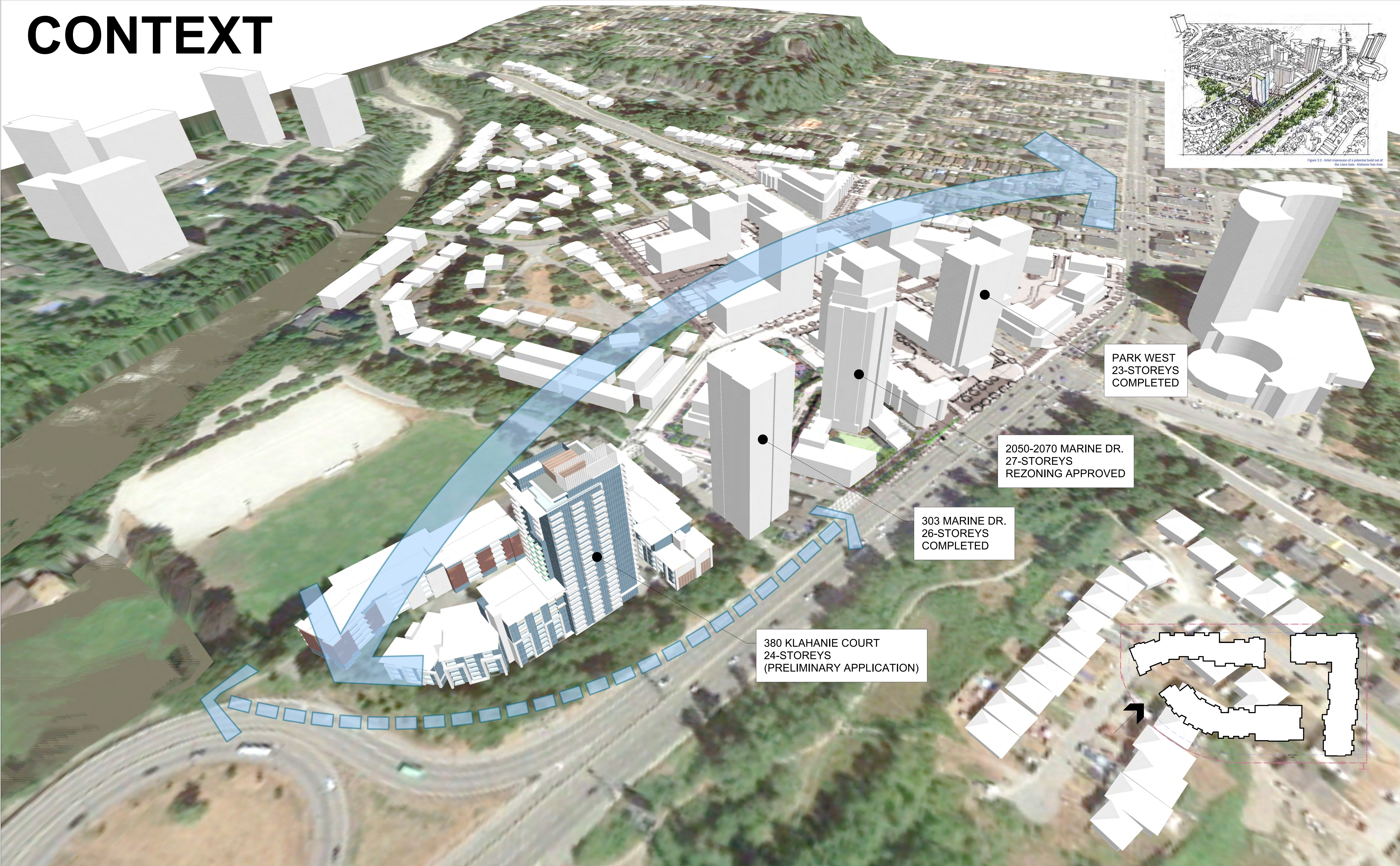


Figure 2.2 - Artist impression of a potential built-out of the Lions Gate - Klahanie Sub-Area

PARK WEST  
23-STOUREYS  
COMPLETED

2050-2070 MARINE DR.  
27-STOUREYS  
REZONING APPROVED

303 MARINE DR.  
26-STOUREYS  
COMPLETED

380 KLAHANIE COURT  
24-STOUREYS  
(PRELIMINARY APPLICATION)





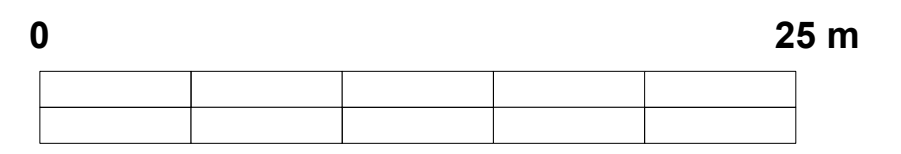
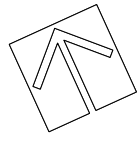




# PARKING P2



	R	S	HC	TOTAL	Bike Stalls
<b>P2</b>	246	14	2	<b>262 STALLS</b>	0

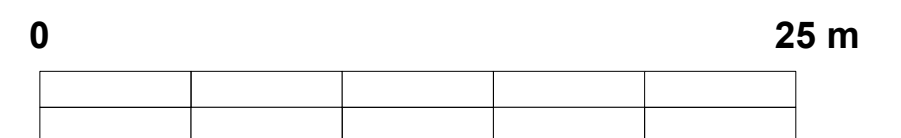
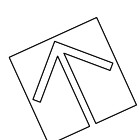




# PARKING P1



	R	S	HC	TOTAL	Bike Stalls
P1	146	12	6	<b>164 STALLS</b>	927





# STATISTICS - RENTAL TOWER

## PROPOSED MARKET RENTAL TOWER

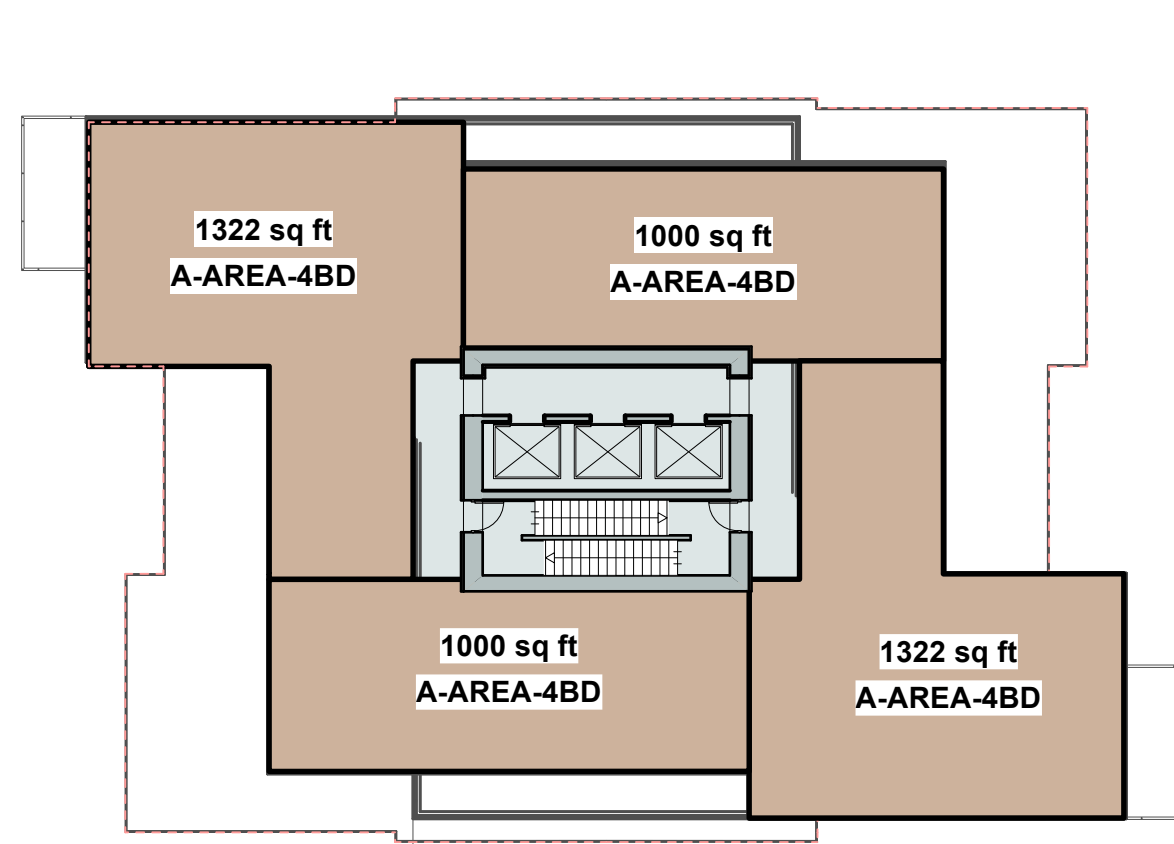
FLOOR	SUITE TYPE	STUDIO	1 BED	2 BED	3 BED	4 BED	UNITS/ FLOOR	GROSS AREA	NET AREA	COMMON AREA	FLOOR EFFICIENCY	AMENITY AREA	FAR AREA
	MIX-PROPOSED	12%	60%	20%	6%	0%	99%						
24						4	4	5559	4644	915	84%		5559
23			6	4			10	7588	6586	1002	87%		7588
22			6	4			10	7588	6586	1002	87%		7588
21			6	4			10	7588	6586	1002	87%		7588
20			6	4			10	7588	6586	1002	87%		7588
19			6	4			10	7588	6586	1002	87%		7588
18			6	4			10	7588	6586	1002	87%		7588
17		2	5	4			11	7831	6829	1002	87%		7831
16		2	5	4			11	7831	6829	1002	87%		7831
15		2	5	4			11	7831	6829	1002	87%		7831
14		2	5	4			11	7831	6829	1002	87%		7831
13		2	5	4			11	7831	6829	1002	87%		7831
12		2	5	4			11	7831	6829	1002	87%		7831
11		2	5	4			11	7831	6829	1002	87%		7831
10		2	5	4			11	7831	6829	1002	87%		7831
9		3	10	2	2		17	12794	11792	1002	92%		12794
8		3	10	2	2		17	12794	11792	1002	92%		12794
7		3	10	2	2		17	12794	11792	1002	92%		12794
6		3	16	2	2		23	16366	14265	2100	87%		16366
5		3	16	2	2		23	16366	14265	2100	87%		16366
4		3	19	2	3		27	19471	17144	2328	88%		19471
3		3	19	2	3		27	19471	17144	2328	88%		19471
2		3	16		3		22	17382	15054	2328	87%		17382
1		3	16		3		22	19148	15415	3733	81%	1505	17642
<b>TOTAL</b>		<b>43</b>	<b>208</b>	<b>70</b>	<b>22</b>	<b>4</b>	<b>347</b>	<b>260317</b>	<b>227459</b>	<b>32859</b>	<b>75%</b>		<b>258812</b>

- STUDIO
- 1-BED
- 2-BED
- 3-BED
- 4-BED

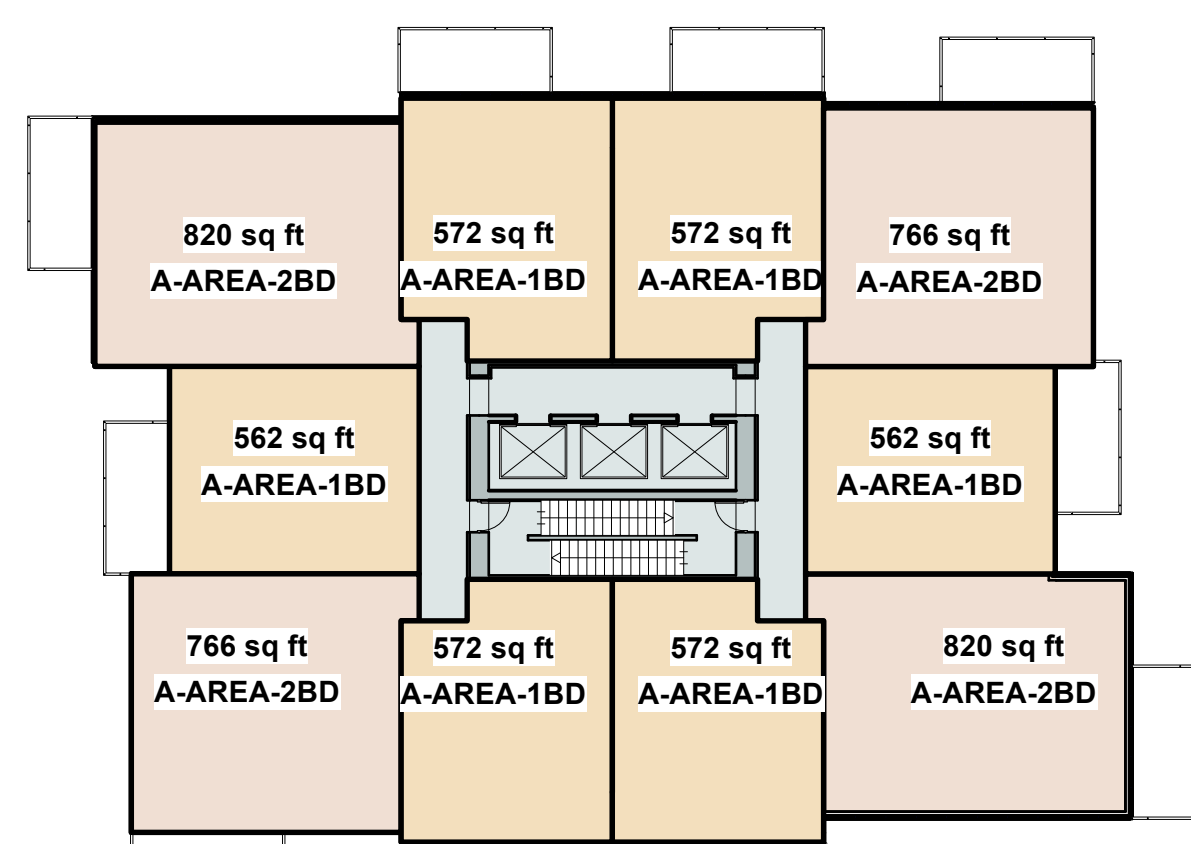




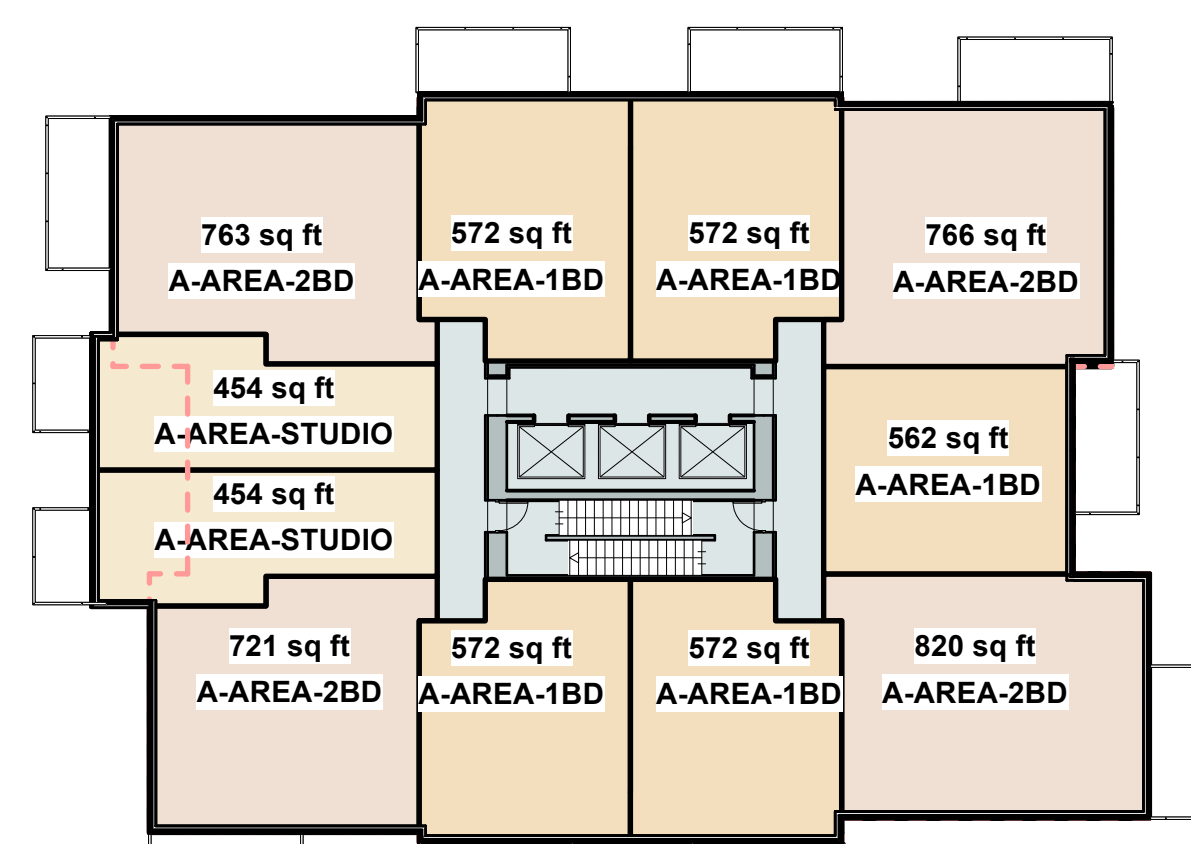
# PLANS - RENTAL TOWER



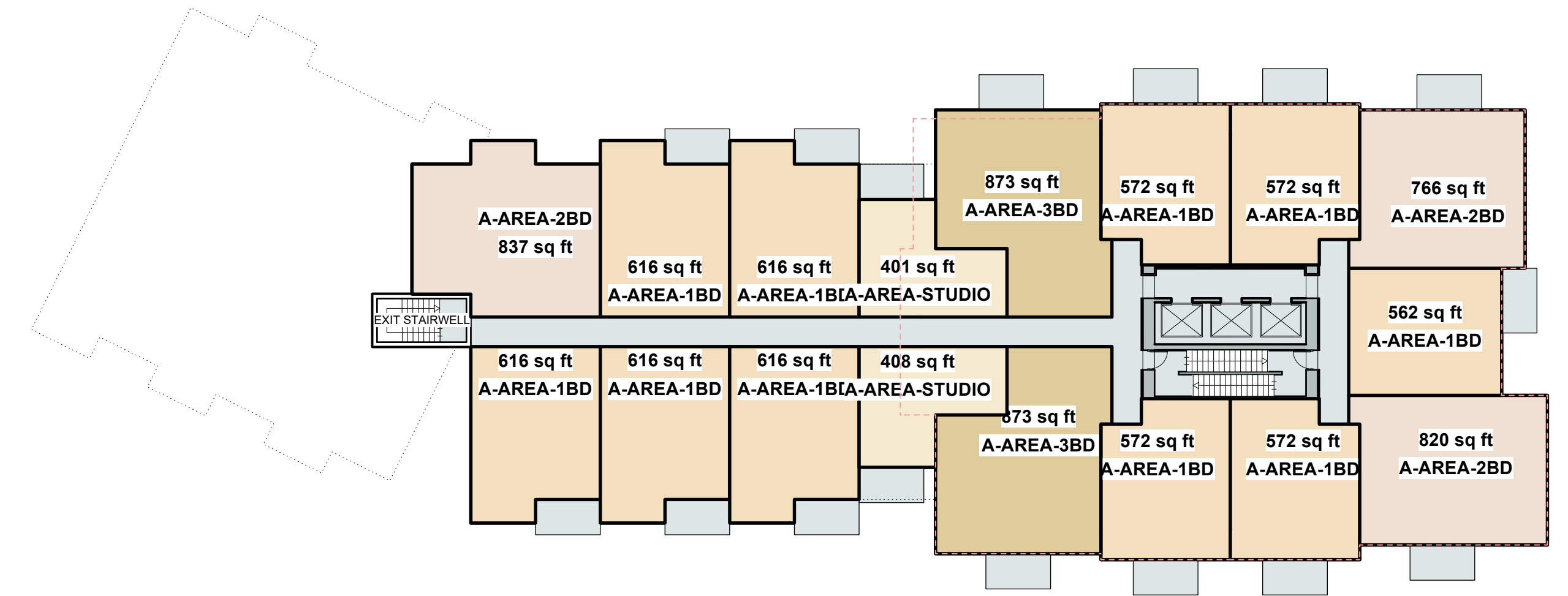
**PENTHOUSES**  
5559 sq ft  
FAMILY  
**L24**



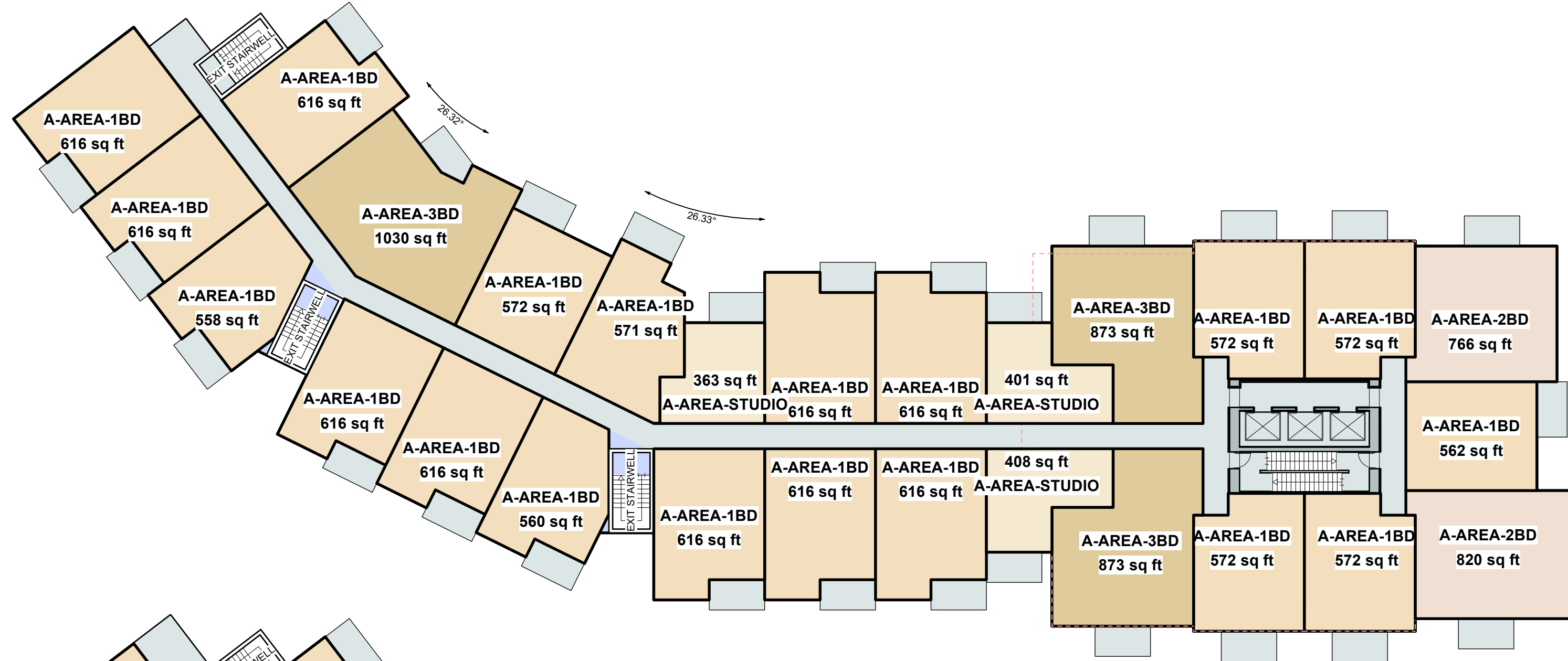
**10 UNIT PER PLATE**  
7588 sq ft  
FAMILY  
**L18 - L23**



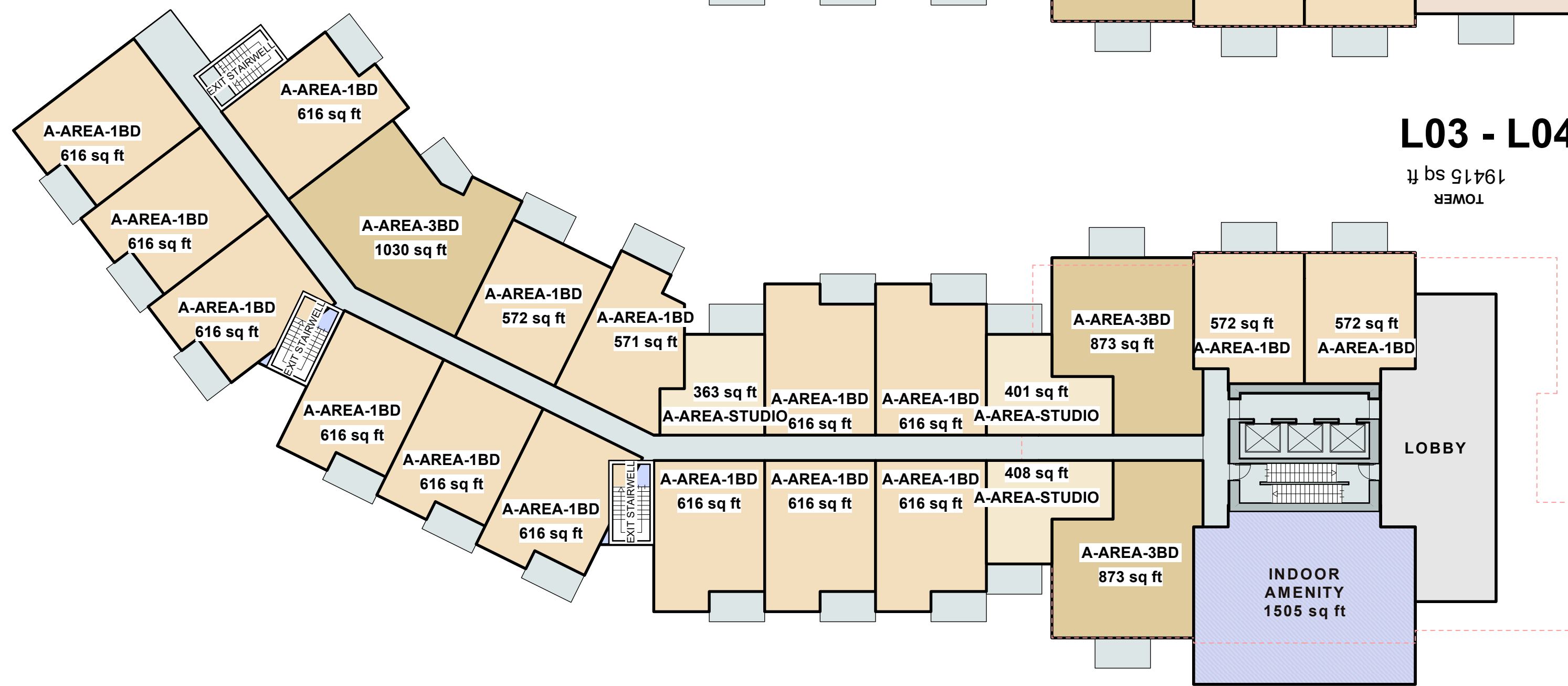
**11 UNIT PER PLATE**  
**L10 - L17**



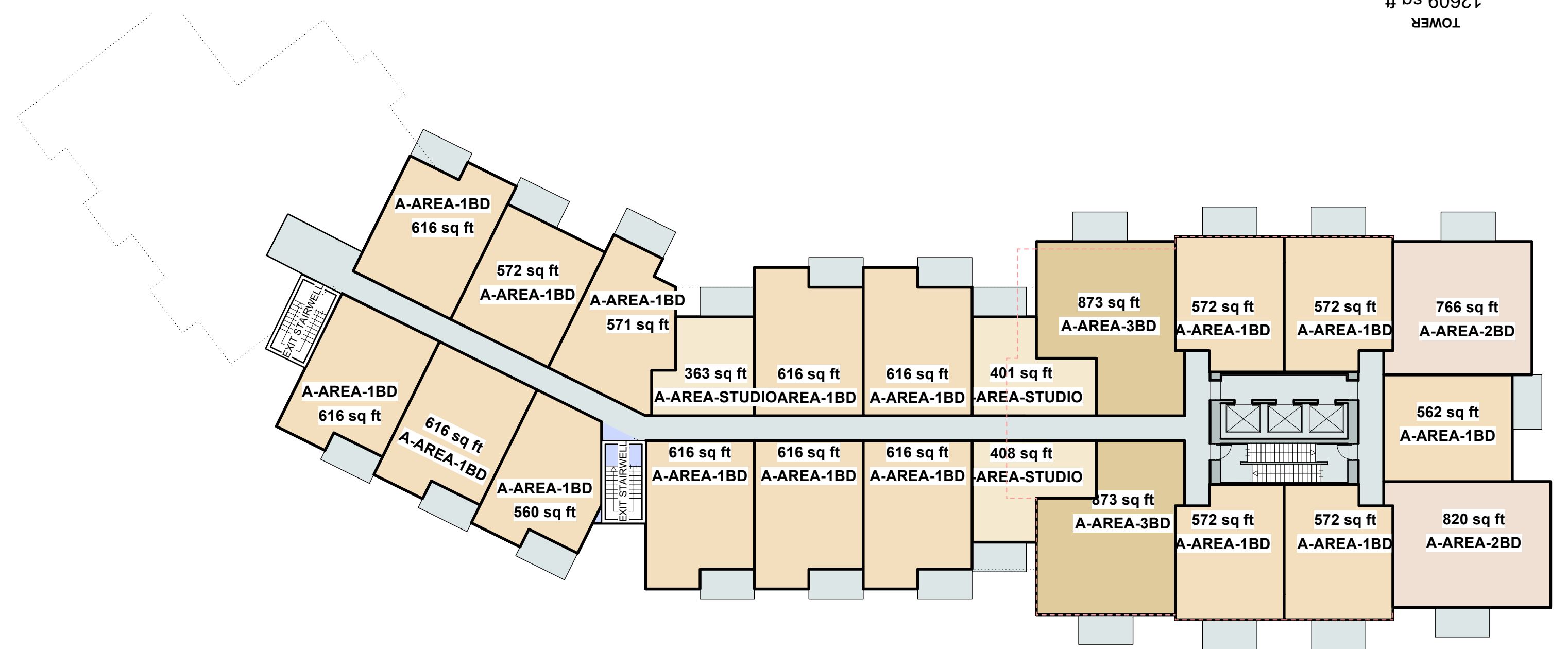
**L07 - L08**  
12609 sq ft  
TOWER



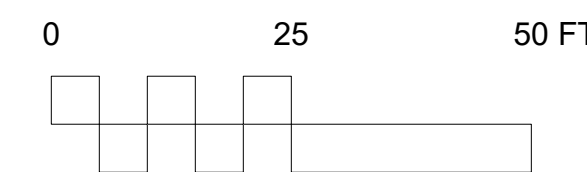
**L03 - L04**  
19415 sq ft  
TOWER



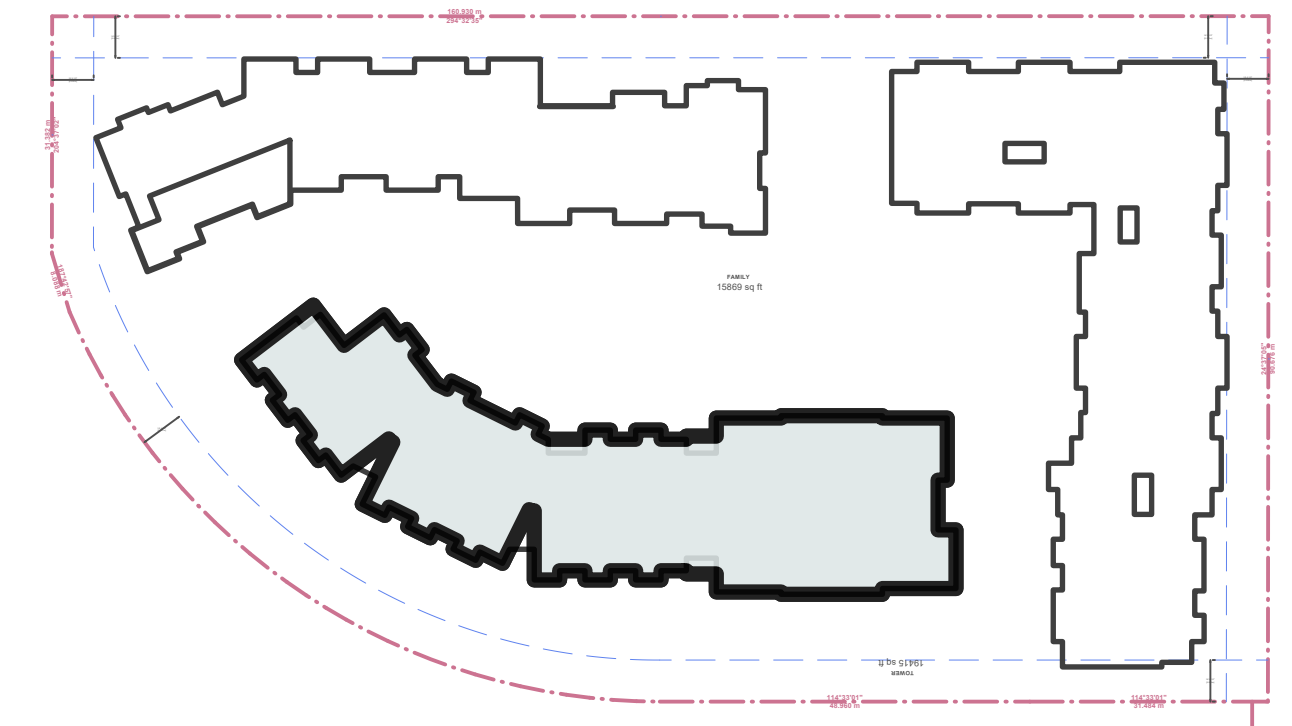
**L01 - L02**  
18709 sq ft  
TOWER



**L05 - L06**  
16197 sq ft  
TOWER



- STUDIO
- 1-BED
- 2-BED
- 3-BED
- 4-BED





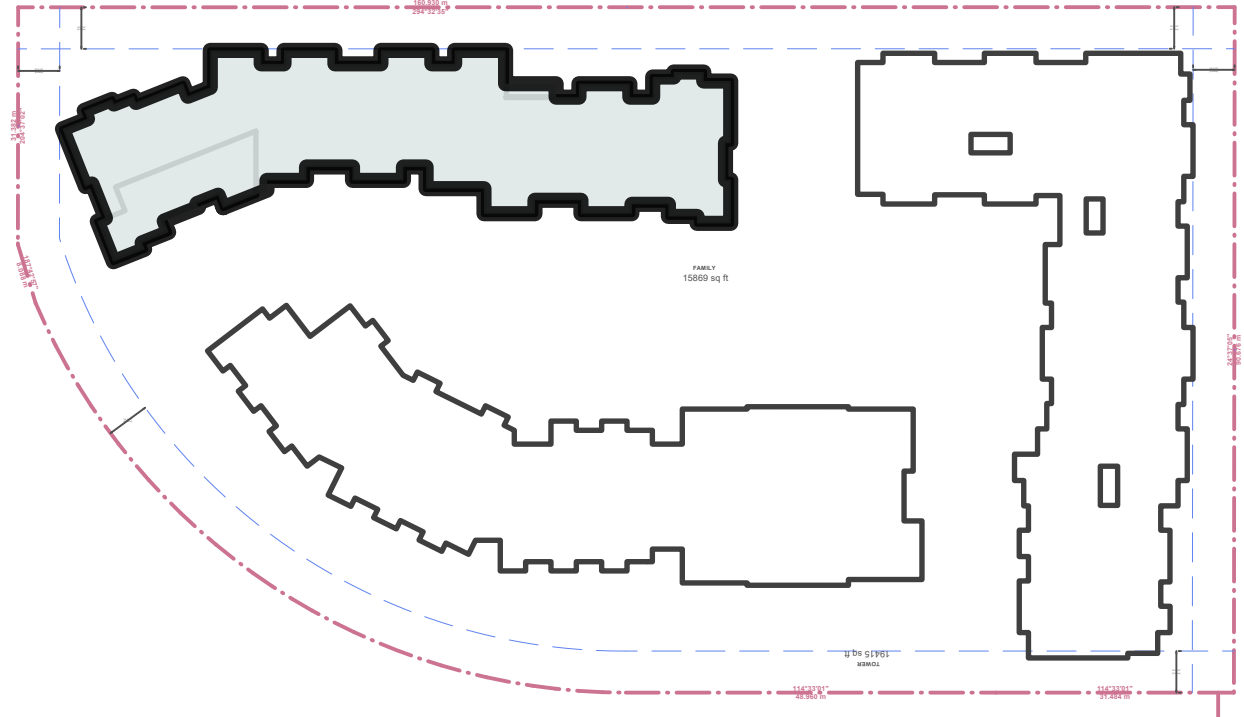
# STATISTICS - FAMILY RENTAL

## NON-MARKET RENTAL FAMILY LIVING

FLOOR	STUDIO	1 BED	2 BED*	3 BED*	4 BED	UNITS/ FLOOR	GROSS AREA	NET AREA	COMMON AREAS	FLOOR EFFICIENCY	AMENITTY AREA	FAR AREA
MIX-PROPOSED	0	0%	77%	19%	4%							
6			11	2	2	15	14956	13014	1942	87%		14956
5			11	2	2	15	14956	13014	1942	87%		14956
4			13	4		17	15829	13886	1942	88%		15829
3			13	4		17	15829	13886	1942	88%		15829
2			13	4		17	15829	13886	1942	88%		15829
1			12	2		14	15869	13277	2591	84%	1658	14210
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>73</b>	<b>18</b>	<b>4</b>	<b>95</b>	<b>93266</b>	<b>80964</b>	<b>12302</b>	<b>87%</b>	<b>1658</b>	<b>91607</b>

\*2-BED, 3-BED TO BE ADAPTABLE OR BETTER  
 \*TWO 2-BED TO BE ACCESSIBLE  
 \*TWO 3-BED TO BE ACCESSIBLE

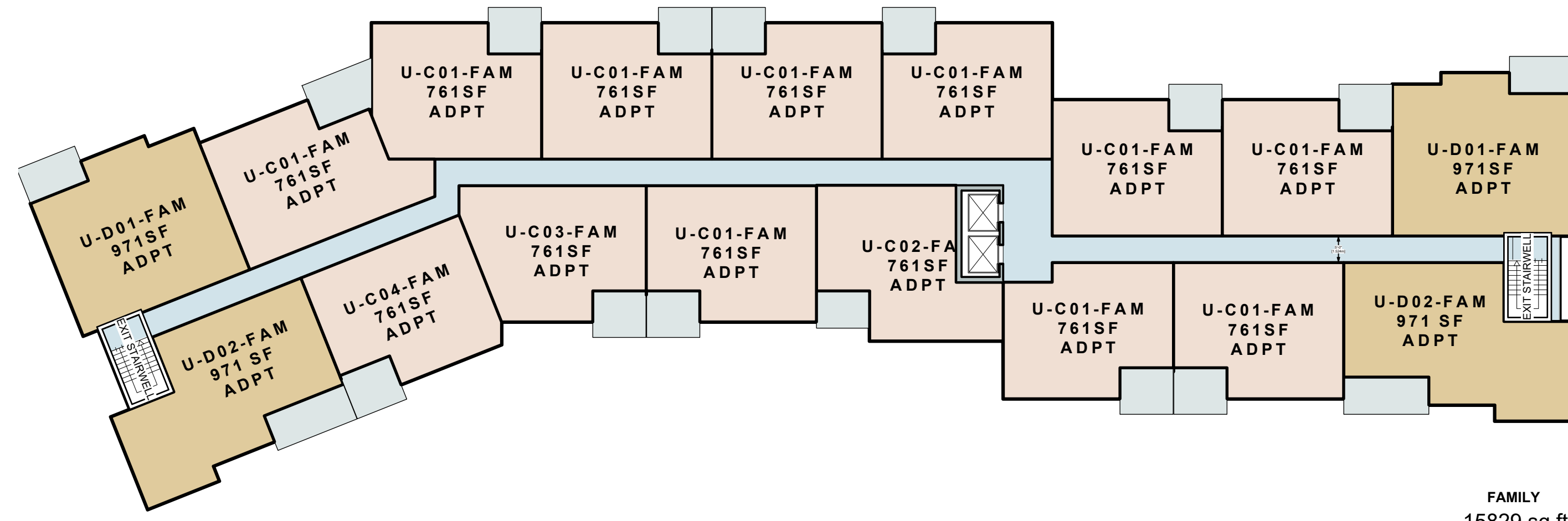
- STUDIO
- 1-BED
- 2-BED
- 3-BED
- 4-BED



**BLDG2 TO COMPLY WITH BC HOUSING GUIDELINES**

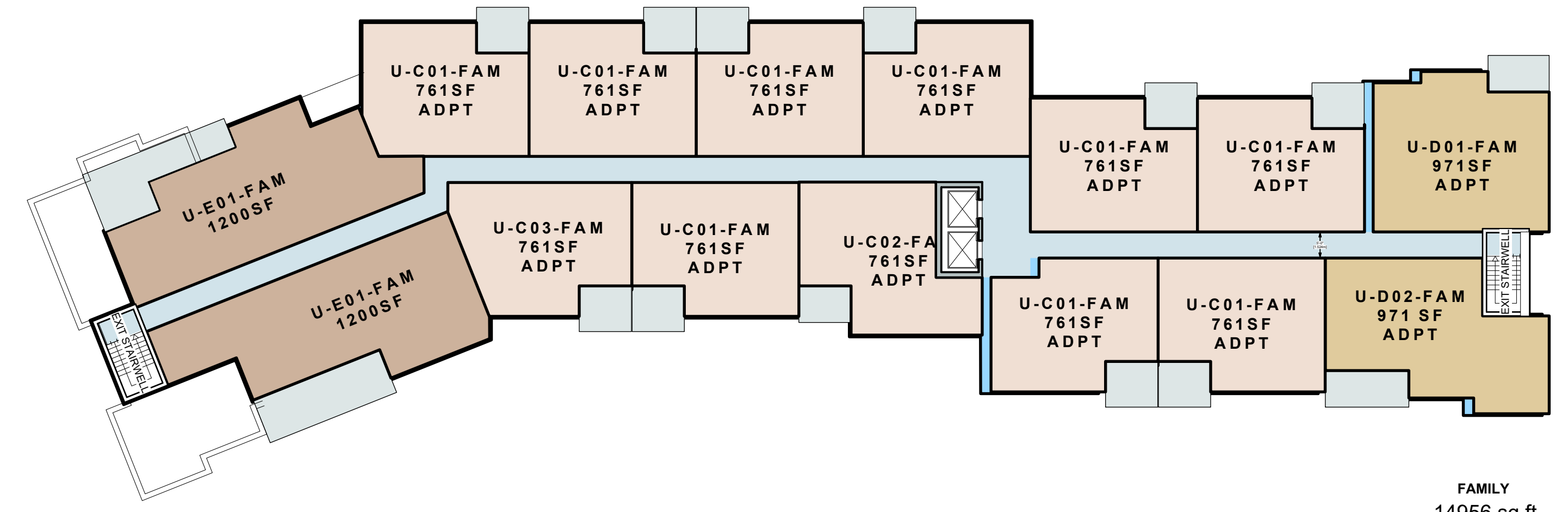


# PLANS - FAMILY RENTAL



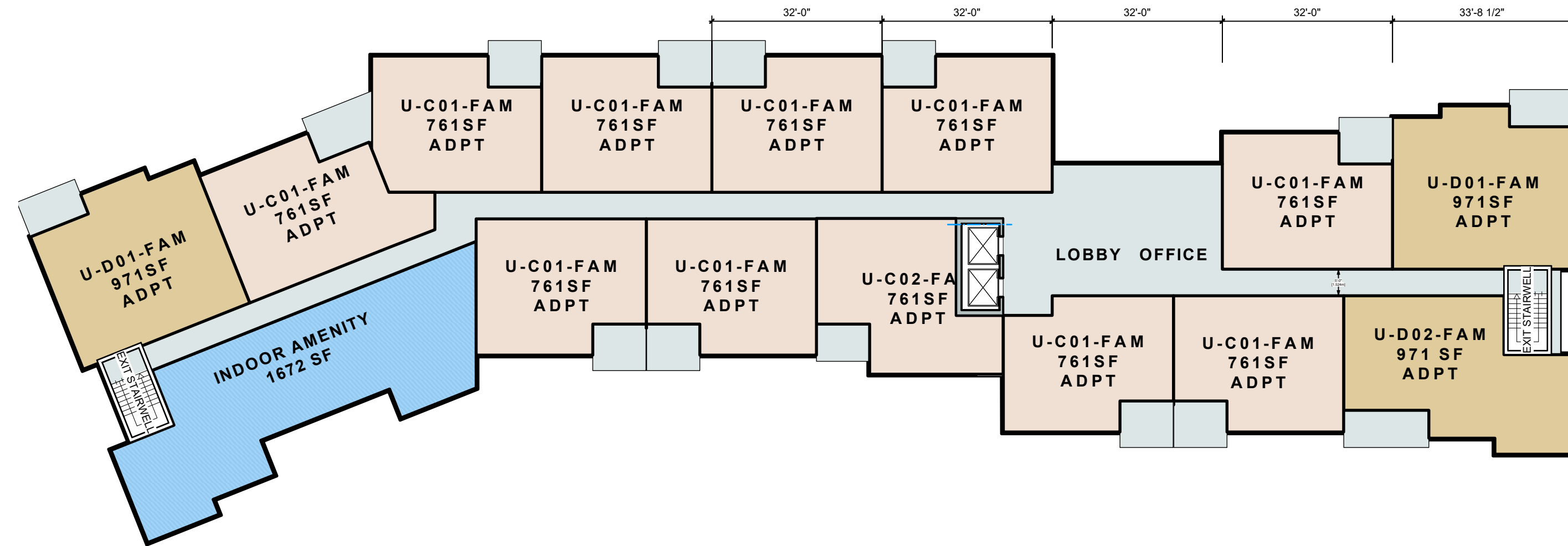
FAMILY  
15829 sq ft

L02 - L04



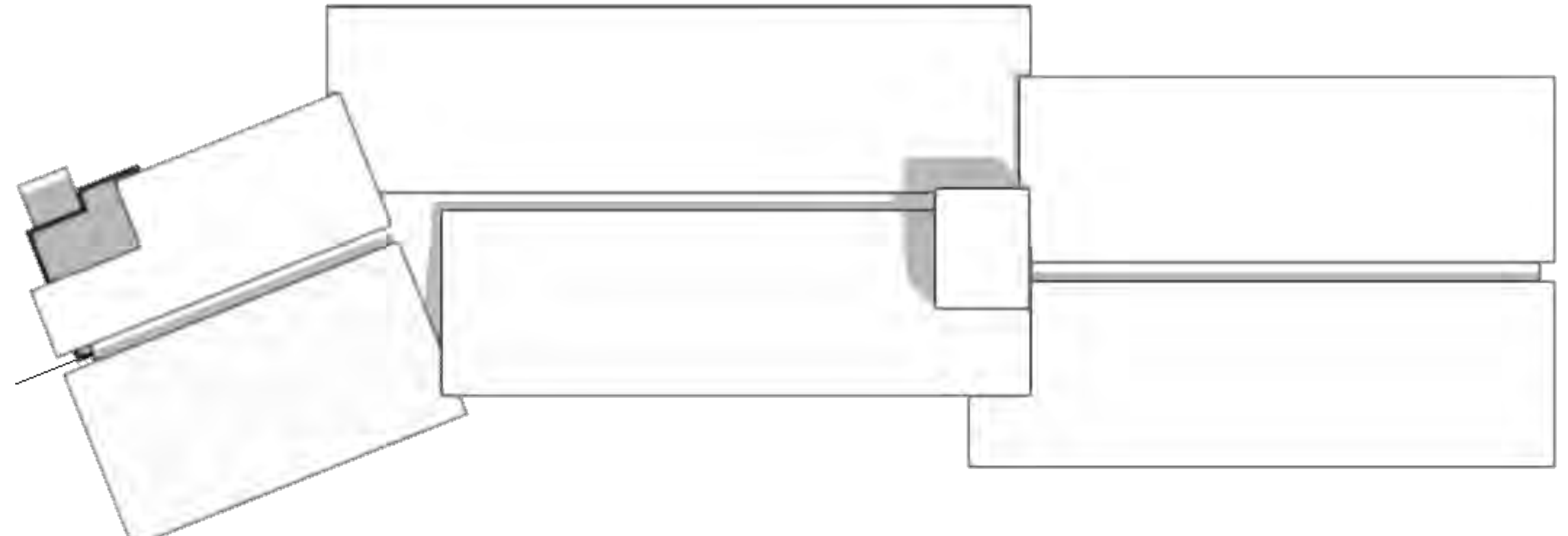
FAMILY  
14956 sq ft

L05 - L06

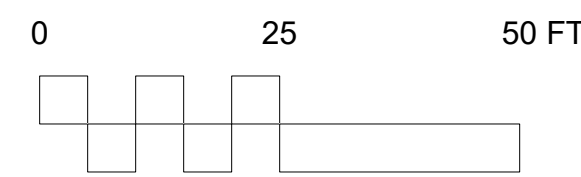


FAMILY  
15869 sq ft

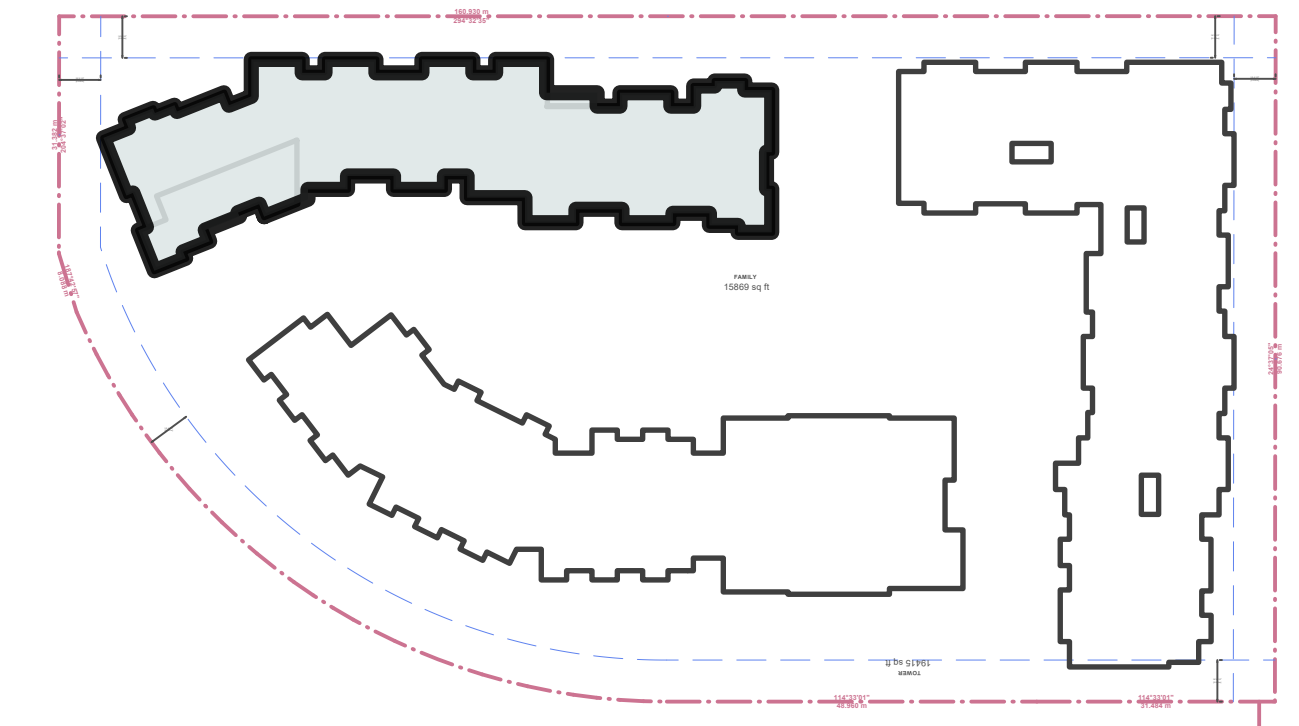
L01



ROOF



- STUDIO
- 1-BED
- 2-BED
- 3-BED
- 4-BED



BLDG2 TO COMPLY WITH  
BC HOUSING GUIDELINES



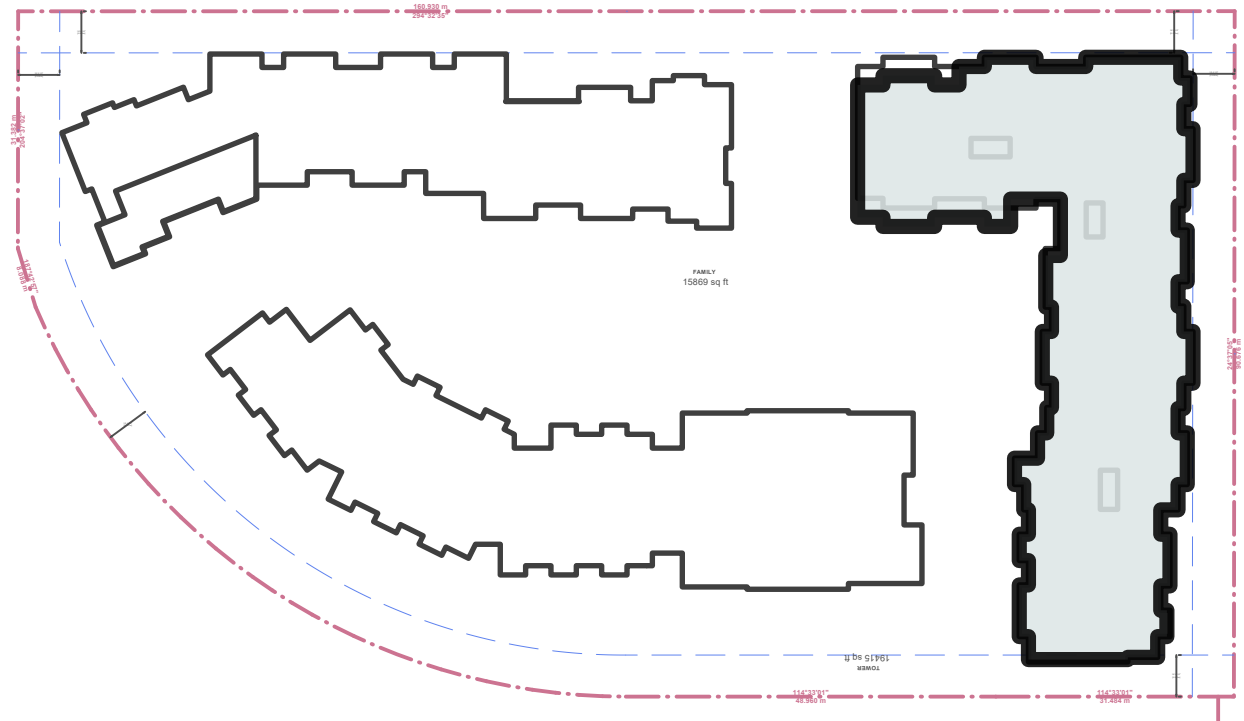
# STATISTICS - SENIORS LIVING

## NON-MARKET RENTAL SENIORS LIVING

FLOOR		STUDIO	1 BED*	2 BED	3 BED	UNITS/ FLOOR	GROSS AREA	NET AREA	COMMON AREAS	FLOOR EFFICIENCY	AMENITY AREA	FAR AREA
	MIX-PROPOSED	7%	93%									
6		1	25			26	18007	15670	2337	87%	371	18007
5		1	25			26	18007	15670	2337	87%	371	18007
4		2	28			30	20438	17996	2441	88%	371	20438
3		2	28			30	20438	17996	2441	88%	371	20438
2		2	28			30	20438	17996	2441	88%	371	20438
1		3	24			27	20416	17238	3178	84%	1575	18841
<b>TOTAL</b>		<b>11</b>	<b>158</b>	<b>0</b>	<b>0</b>	<b>169</b>	<b>117743</b>	<b>102567</b>	<b>15176</b>	<b>87%</b>	<b>3432</b>	<b>116168</b>

\*ALL 1-BED TO BE ADAPTABLE OR BETTER  
 \*TWELVE 1-BED TO BE ACCESSIBLE

- STUDIO
- 1-BED
- 2-BED
- 3-BED
- 4-BED



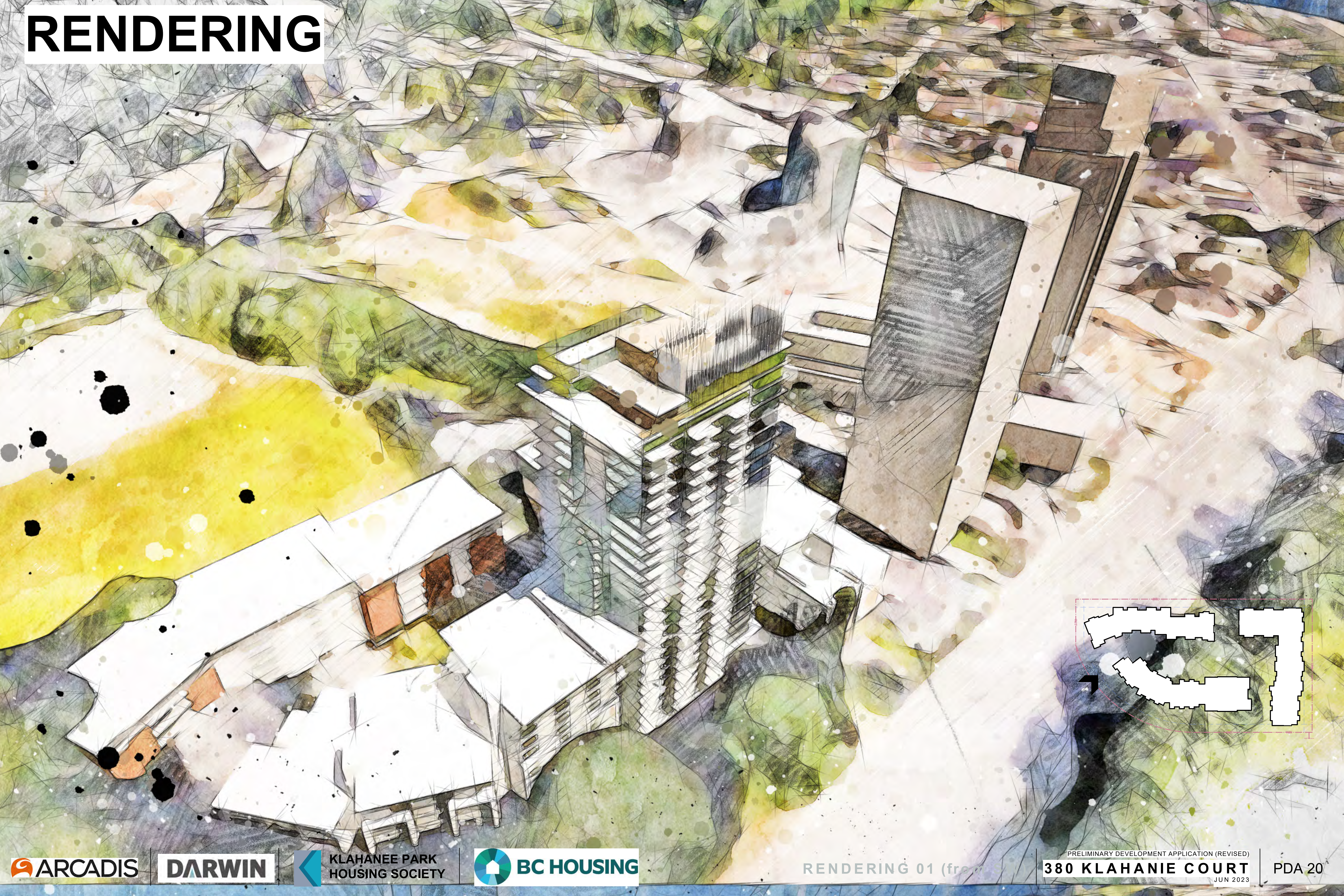
BLDG3 TO COMPLY WITH BC HOUSING GUIDELINES







# RENDERING



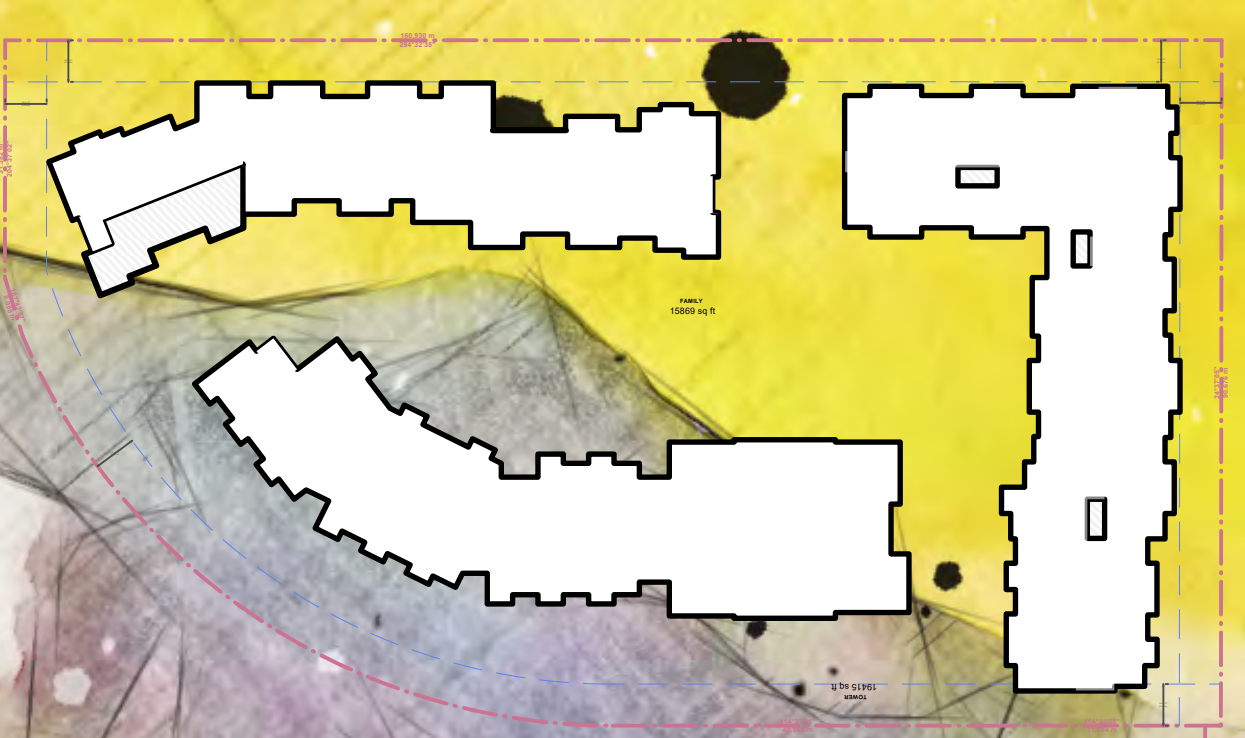
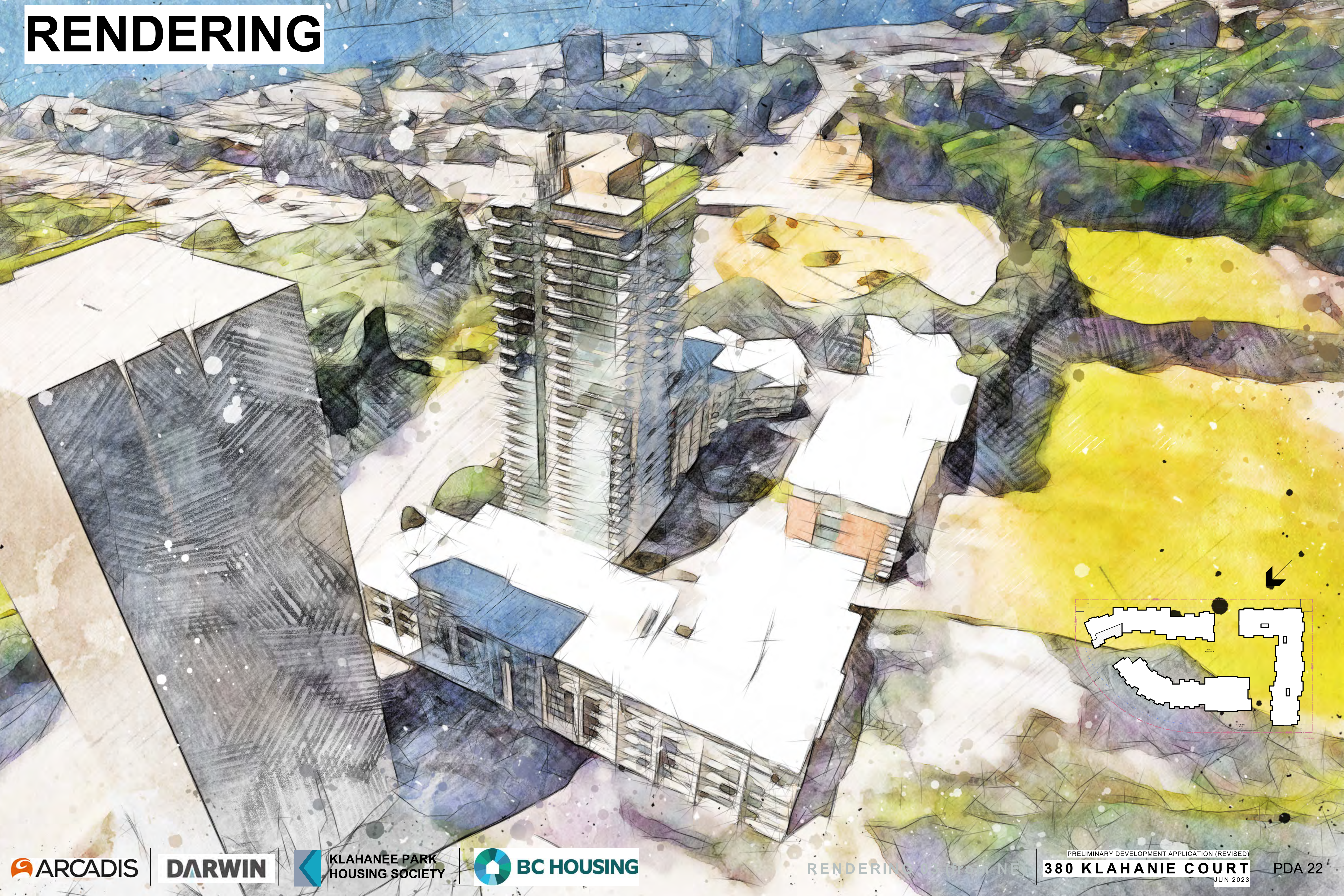


# RENDERING



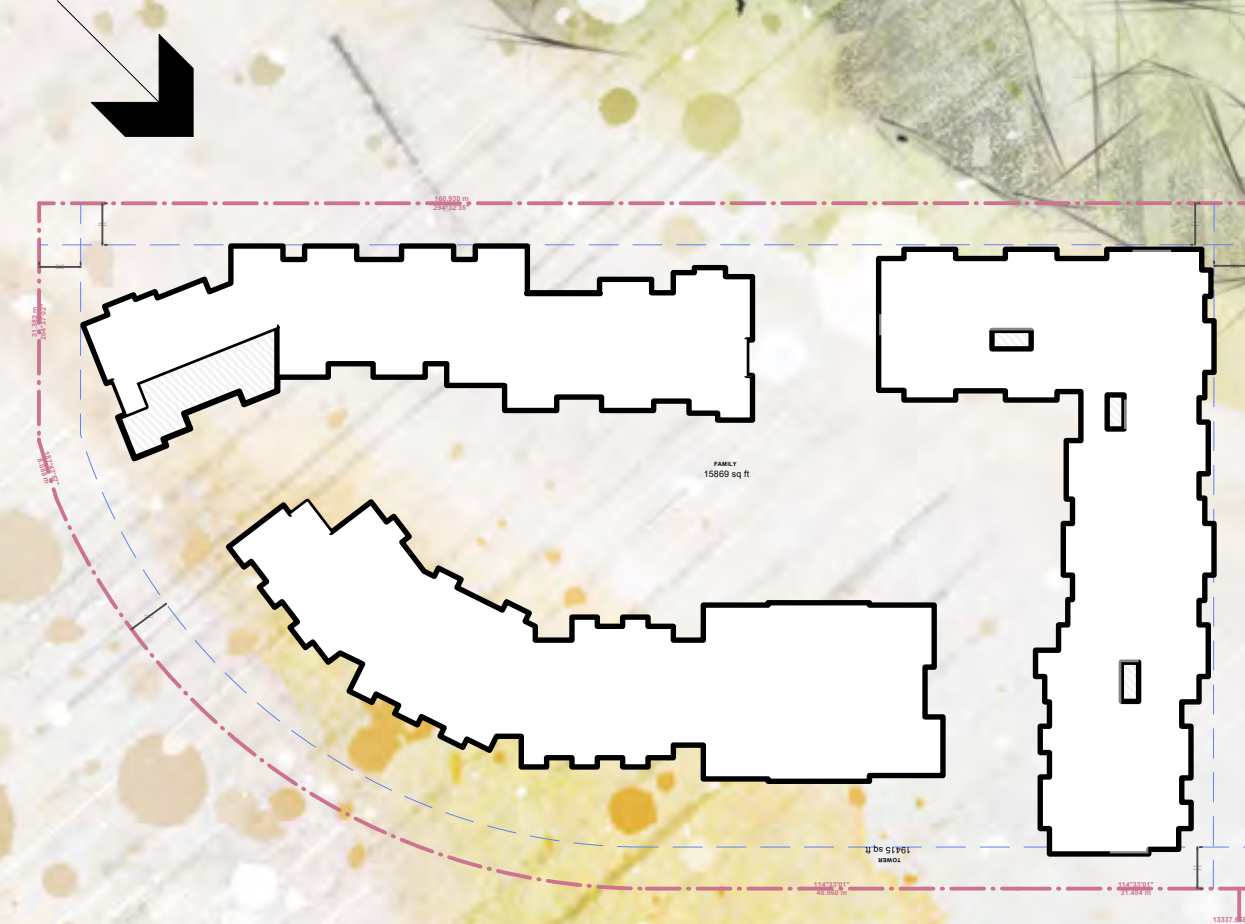


# RENDERING





# RENDERING





# SHADOW STUDY

