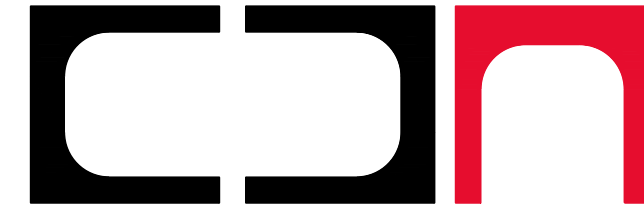


303 MARINE DRIVE

PROPOSED MULTY-FAMILY DEVELOPMENT

WEST VANCOUVER, B.C.



DARWIN PROPERTIES LTD.

T 604 929 7944 | 404-197 Forester Street | info@darwin.ca
 F 604 929 5475 | N. Vancouver BC V7H 0A6 | www.darwinconstruction.ca

CHRIS DIKEAKOS ARCHITECTS INC.

T 604 291 2660 | 212-3989 HENNING DR | INFO@DIKEAKOS.COM
 F 604 291 2667 | BURNABY BC V5C 6N5 | WWW.DIKEAKOS.COM

ISSUED FOR DEVELOPMENT PERMIT & REZONING APPLICATION

June 7, 2018

CONTACT LIST

OWNER

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HOBBS, WINTER & MacDONALD
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CIVIL

APLIN & MARTIN
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BUNT & ASSOCIATES
 ENGINEERING (BC) LTD.
 CONTACT: DANIEL FUNG
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 FAX: (604) 685-6579
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SUSTAINABILITY

LIGHTHOUSE SUSTAINABLE
 BUILDING CENTRE
 CONTACT: JOANNE SAWATZKY
 90, 425 CARRALL STREET,
 VANCOUVER, BC, V6B 6E3
 TEL: (604) 677-3126
 EMAIL: joanne@lshbc.com

DRAWING INDEX

ARCHITECTURAL

A000	COVER SHEET
A001	PROJECT DATA 1/2
A002	PROJECT DATA 2/2
A003	CONTEXT PLAN
A004	ACCESSIBILITY FEATURES
A005	ACCESSIBILITY FEATURES
A100	SITE PLAN
A101	3D VIEW 1
A102	3D VIEW 2
A103	3D VIEW 3
A104	3D VIEW 4
A105	3D VIEW 5
A106	3D VIEW 6
A107	3D VIEW 7
A108	3D VIEW 8
A109	CONTEXT ELEVATION - MARINE DRIVE
A110	CONTEXT ELEVATION - CAPILANO DRIVE
A201	PARKING PLAN - P2
A202	PARKING PLAN - P1
A203	FLOOR PLAN - OVERALL LEVEL 1
A204	FLOOR PLAN - LEVEL 1
A205	FLOOR PLAN - OVERALL LEVEL 2
A206	FLOOR PLAN - LEVEL 2
A207	FLOOR PLAN - OVERALL LEVEL 3
A208	FLOOR PLAN - RENTAL L3
A209	FLOOR PLAN - RENTAL L4
A210	FLOOR PLAN - RENTAL L5
A211	FLOOR PLAN - TYPICAL PLAN L6-20
A212	FLOOR PLAN - EXECUTIVE PLAN L21-24
A213	FLOOR PLAN - SUB PENTHOUSE
A214	FLOOR PLAN - PENTHOUSE
A215	FLOOR PLAN - ROOF
A216	FLOOR PLAN - TOWNHOUSE L1
A217	FLOOR PLAN - TOWNHOUSE L2
A218	FLOOR PLAN - TOWNHOUSE L3
A300	ELEVATIONS - NORTH & EAST
A301	ELEVATIONS - SOUTH & WEST
A302	ELEVATIONS - TOWNHOUSES
A400	SECTION A-A
A401	SECTION B-B
A500	RENDERING - VIEW LOOKING NORTH-EAST
A501	RENDERING - VIEW FROM MARINE DRIVE
A502	RENDERING - VIEW LOOKING SOUTH-WEST
A503	RENDERING - VIEW OF ENTRY COURT
A504	RENDERING - VIEW LOOKING SOUTH-EAST
A700	SHADOW ANALYSIS
SS100	SURVEY



PROJECT DEVELOPMENT DATA
303 Marine Drive, West Vancouver, British Columbia

- A. Project:**
26 Storey Residential Tower
- B. Legal Description:**
LOT 15, DISTRICT LOT 790, PLAN 4918
- C. Zoning:**
Existing Zoning C1 and Proposed Zoning CD for Residential

D. Proposed Setbacks:

Marine Drive	10'-0" (3.0 m)
East Property Line	17'-0" (5.2 m)
West Property Line	17'-0" (5.2 m)
Kalaharie Court	11'-2" (3.4 m)

E. Site Coverage Calculations:

Gross Site Area	53,331 sq.ft.
Dedications	
Marine Drive - 10m (For West Van)	7,363 sq.ft.
Total Dedications	7,363 sq.ft.
Net Site Area	45,968 sq.ft.
Building Footprint Area	
	5,550 sq.ft.
Site Coverage Percentage	12.1%

F. Floor Space Ratio (FSR) Calculation:

Site / Use	Gross Site Area	Proposed Total FSR	Proposed Area
Residential	53,331 Sq. Ft.	3.25	173,325 sq.ft.

Tower residential distribution:

	Non Market	Rental	Sell	TOTAL
Area	6,464 sq.ft.	42,708 sq.ft.	124,153 sq.ft.	173,325 sq.ft.
Units	6	48	87	141
Units Ratio	4.26%	34.04%	61.70%	100.00%

G. Residential Statistics - Floor Areas
NOTE: All floor areas are "Gross Floor Area"

Proposed Area:

Building	Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area Per Floor	Total Common Area	Total Amenity Area	Gross Area per Floor	Gross Building Area	Total Area all floors (FSR)	FSR Exclusion	Efficiency %
Townhouses	L1	1	3,112 sq.ft.	3,112 sq.ft.	152 sq.ft.	152 sq.ft.	0 sq.ft.	3,264 sq.ft.	3,264 sq.ft.	3,264 sq.ft.	0 sq.ft.	95.3%
	L2	1	3,200 sq.ft.	3,200 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	3,200 sq.ft.	3,200 sq.ft.	3,200 sq.ft.	0 sq.ft.	100.0%
	Total	2		6,312 sq.ft.		152 sq.ft.	0 sq.ft.		6,464 sq.ft.	6,464 sq.ft.	0 sq.ft.	

Building	Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area Per Floor	Total Common Area	Total Amenity Area	Gross Area per Floor	Gross Building Area	Total Area all floors (FSR)	FSR Exclusion	Efficiency %
Tower	L1	1	0 sq.ft.	0 sq.ft.	3,138 sq.ft.	3,138 sq.ft.	2,412 sq.ft.	5,550 sq.ft.	5,550 sq.ft.	0 sq.ft.	5,550 sq.ft.	
	L2	1	0 sq.ft.	0 sq.ft.	1,041 sq.ft.	1,041 sq.ft.	2,097 sq.ft.	3,138 sq.ft.	3,138 sq.ft.	0 sq.ft.	3,138 sq.ft.	
	L3 (Rental)	1	6,177 sq.ft.	6,177 sq.ft.	941 sq.ft.	941 sq.ft.	0 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	0 sq.ft.	86.8%
	L4 (Rental)	1	6,177 sq.ft.	6,177 sq.ft.	941 sq.ft.	941 sq.ft.	0 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	0 sq.ft.	86.8%
	L5 (Rental)	1	6,177 sq.ft.	6,177 sq.ft.	941 sq.ft.	941 sq.ft.	0 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	0 sq.ft.	86.8%
	L6 (Rental)	1	6,177 sq.ft.	6,177 sq.ft.	941 sq.ft.	941 sq.ft.	0 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	0 sq.ft.	86.8%
	L7 (Rental)	1	6,177 sq.ft.	6,177 sq.ft.	941 sq.ft.	941 sq.ft.	0 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	0 sq.ft.	86.8%
	L8 (Rental)	1	6,177 sq.ft.	6,177 sq.ft.	941 sq.ft.	941 sq.ft.	0 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	0 sq.ft.	86.8%
	L9 (Market Typ 1)	1	6,177 sq.ft.	6,177 sq.ft.	941 sq.ft.	941 sq.ft.	0 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	0 sq.ft.	86.8%
	L10 (Market Typ 1)	1	6,177 sq.ft.	6,177 sq.ft.	941 sq.ft.	941 sq.ft.	0 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	0 sq.ft.	86.8%
	L11 (Market Typ 1)	1	6,177 sq.ft.	6,177 sq.ft.	941 sq.ft.	941 sq.ft.	0 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	0 sq.ft.	86.8%
	L12 (Market Typ 1)	1	6,177 sq.ft.	6,177 sq.ft.	941 sq.ft.	941 sq.ft.	0 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	7,118 sq.ft.	0 sq.ft.	86.8%
	L13 (Market Typ 2)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	895 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L14 (Market Typ 2)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	895 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L15 (Market Typ 2)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	895 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L16 (Market Typ 2)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	895 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L17 (Market Typ 2)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	895 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L18 (Market Typ 2)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	895 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L19 (Market Typ 2)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	895 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L20 (Market Typ 2)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	895 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L21 (Market Typ 2)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	895 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L22 (Executive)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	895 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L23 (Executive)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	895 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L24 (Executive)	1	6,257 sq.ft.	6,257 sq.ft.	895 sq.ft.	924 sq.ft.	0 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	7,152 sq.ft.	0 sq.ft.	87.5%
	L25 (Penthouse)	1	3,143 sq.ft.	3,143 sq.ft.	943 sq.ft.	943 sq.ft.	0 sq.ft.	4,086 sq.ft.	4,086 sq.ft.	4,086 sq.ft.	0 sq.ft.	76.9%
	L26 (Penthouse)	1	3,143 sq.ft.	3,143 sq.ft.	943 sq.ft.	943 sq.ft.	0 sq.ft.	4,086 sq.ft.	4,086 sq.ft.	4,086 sq.ft.	0 sq.ft.	76.9%
	Roof	1	0 sq.ft.	0 sq.ft.	1,686 sq.ft.	1,686 sq.ft.	0 sq.ft.	1,686 sq.ft.	1,686 sq.ft.	1,686 sq.ft.	0 sq.ft.	0.0%
Total		27		143,139 sq.ft.		26,244 sq.ft.	4,509 sq.ft.		175,549 sq.ft.	166,861 sq.ft.	8,688 sq.ft.	

H. Residential Statistics - Unit Counts

H. Residential Statistics - Unit Counts

Level	Number of Floors	Studio	1 Bed	1 Bed + Lock Off	2 Bed	2 Bed +Den	3 Bed	3 Bed +Den	3 Bed Townhouses	Total per floor
L1	1	0	0	0	0	0	0	0	6	6
L2	1	0	0	0	0	0	0	0	0	0
L3 (Rental)	1	1	4	0	3	0	0	0	0	8
L4-L8 (Rental)	5	1	4	0	3	0	0	0	0	8
L9-L12 (Typical 1)	4	0	3	1	3	0	0	0	0	7
L13-21 (Typical 2)	9	0	0	0	3	2	0	0	0	5
L22-24 (Executive)	3	0	0	0	0	0	2	2	0	4
L25-26 (Penthouse)	1	0	0	0	0	0	0	2	0	2

Level	Number of Floors	Studio	1 Bed	1 Bed + Lock Off	2 Bed	2 Bed +Den	3 Bed	3 Bed +Den	3 Bed Townhouses	Total Building
L1	1	0	0	0	0	0	0	0	6	6
L2	1	0	0	0	0	0	0	0	0	0
L3 (Rental)	1	1	4	0	3	0	0	0	0	8
L4-L8 (Rental)	5	5	20	0	15	0	0	0	0	40
L9-L12 (Typical 1)	4	0	12	4	12	0	0	0	0	28
L13-21 (Typical 2)	9	0	0	0	27	18	0	0	0	45
L22-24 (Executive)	3	0	0	0	0	0	6	6	0	12
L25-26 (Penthouse)	2	0	0	0	0	0	0	2	0	2
Total	26	6	36	4	57	18	6	8	6	141

Distribution		4%	26%	3%	40%	13%	4%	6%	4%	100%
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I. Parking Statistics

Required Parking

Non Market			Residential Visitor			Residential Rental (1.0 / Unit) (*)			Residential Market (1.0 / Unit) (*)			Total
Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	
6	0	2	5	1	2	48	2	15	93	2	28	152

All Accessible stalls are calculated at over 200, 3 spaces plus one space for every 100 spaces or fraction thereof in excess of 200

*Required per bylaw

Provided Parking

Non Market			Residential Visitor (.1 / Unit)			Residential Rental(**)			Residential Market(**)			Total
Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	
6	0	0	5	1	0	30	2	0	160	2	0	201

J. Bike Storage

Required Bike Storage

Phase	Res. Visitor	Res. Rental	Res. Market	Res. Non Market	Total
	(0.2 per Unit)	(2 per Unit)	(2 per Unit)	(2 per Unit)	
Total	29	96	174	12	311

Proposed Bike Storage

Phase	Res. Visitor	Res. Rental	Res. Market	Res. Non Market	Total
	(0.2 per Unit)	(2 per Unit)	(2 per Unit)	(2 per Unit)	
Total	29	96	174	12	311

K. Height

Maximum Height (Screening)	278'-8"
Maximum Height Townhouse	29'-4"
Upper Roof Terrace	259'-2"
Lower Roof Terrace	236'-8"



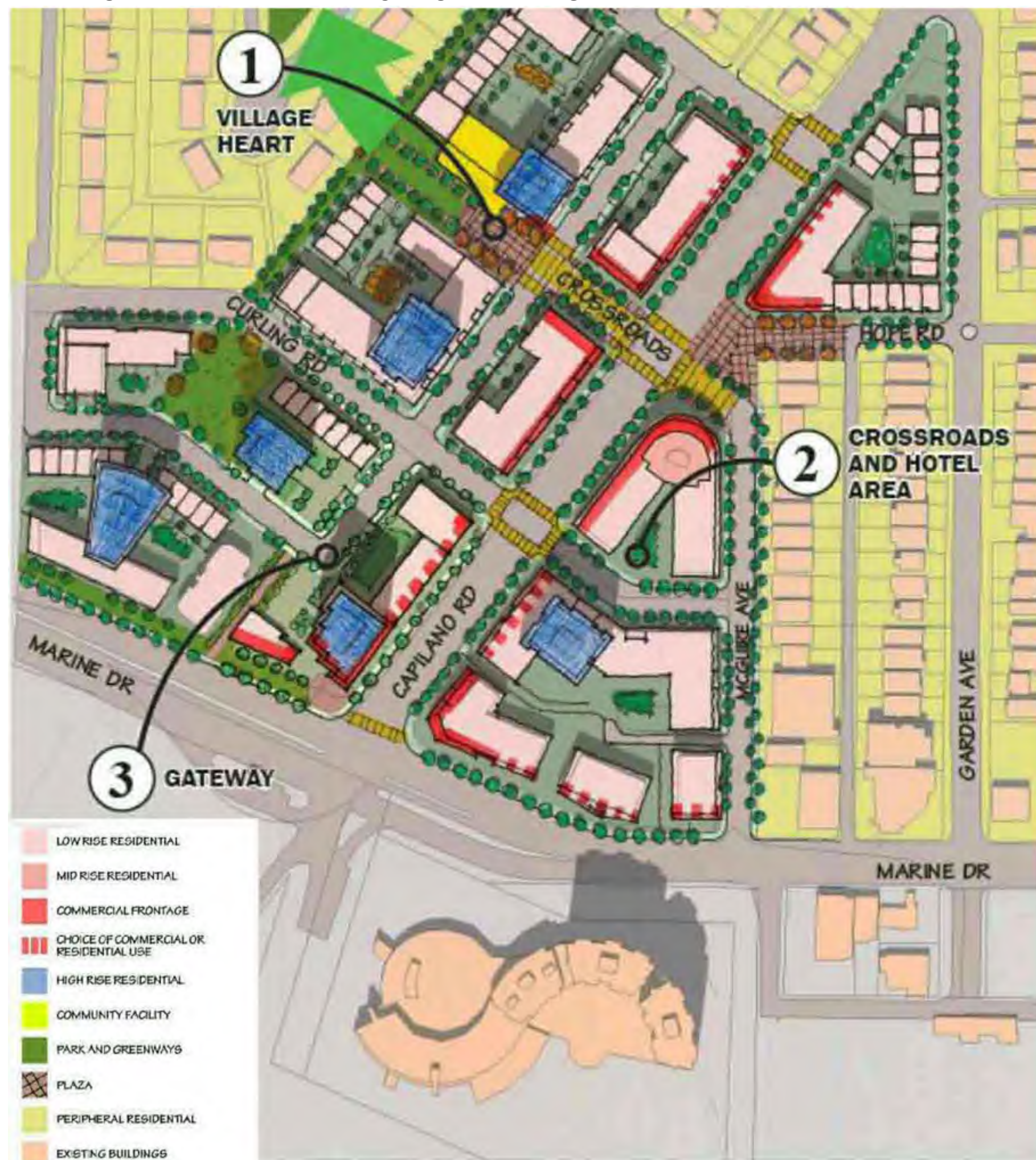
A. LARCO SITE
 REZONING APPROVED NOVEMBER 14th
 DEVELOPMENT PERMIT APPLICATION PENDING



LIONS GATE VILLAGE IMPLEMENTATION PLAN



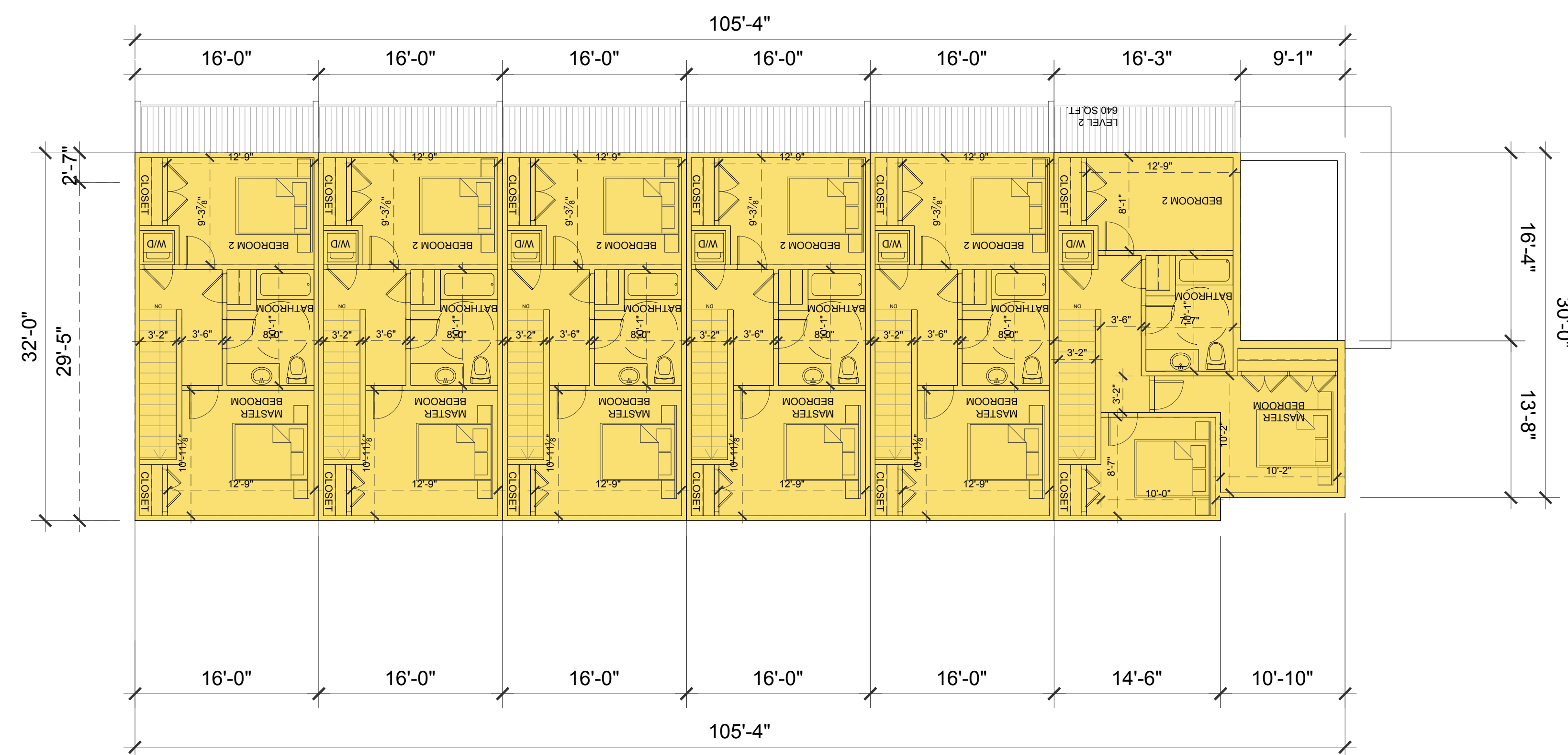
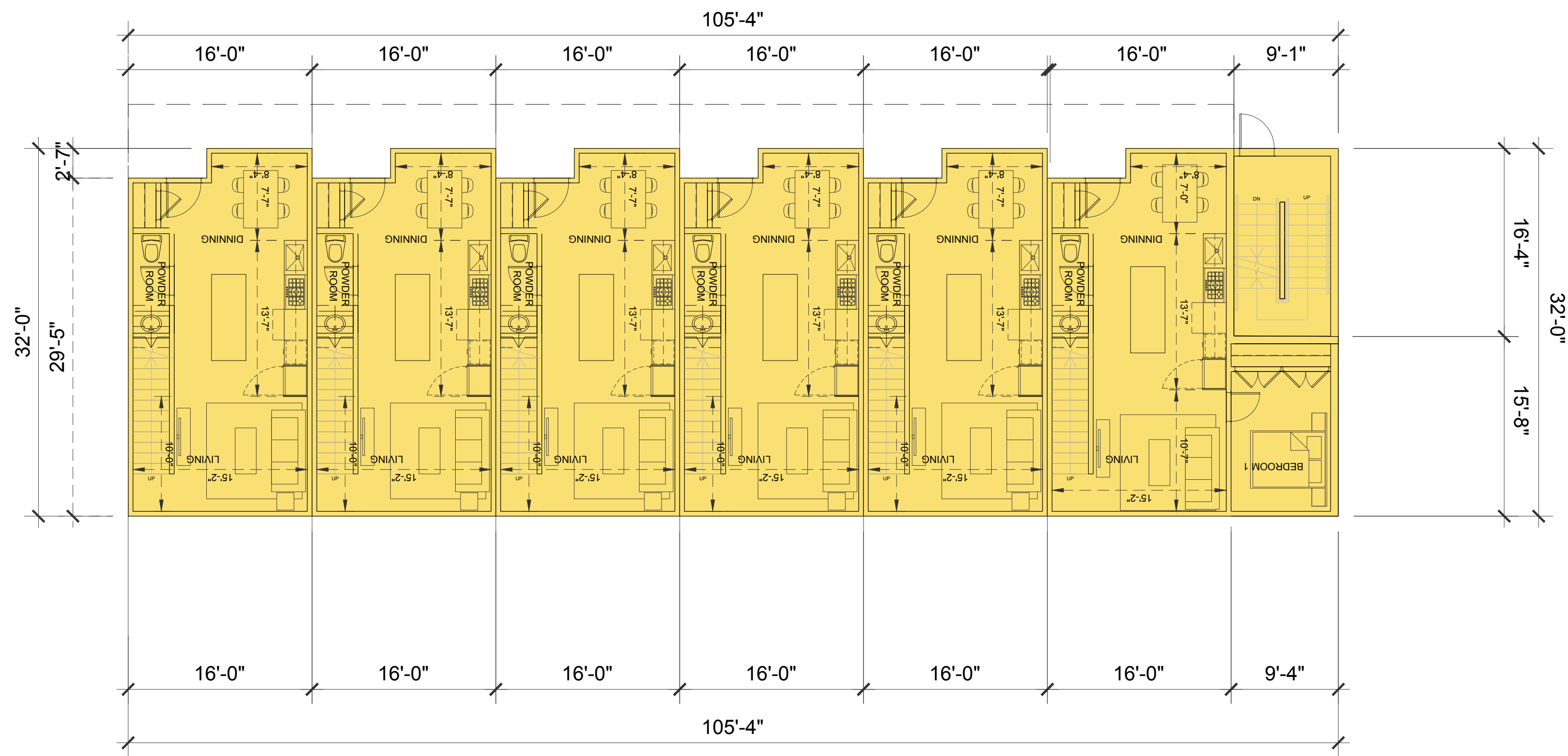
B. GROUSE INN SITE
 REZONING APPROVED NOVEMBER 14th
 DEVELOPMENT PERMIT APPLICATION PENDING



LIONS GATE VILLAGE PLAN



C. COMFORT INN & BEST WESTERN SITE
 PRELIMINARY APPLICATION



ADAPTABLE DESIGN GUIDELINES

(based on City of North Vancouver Adaptable Level 2)

- Unobstructed access to main building entrances from street/sidewalk
- Outside Stairs - Maximum degree of color contrast on nosing of each stair
- Curbs cuts have tactile and visual cues
- Canopy over main building entrances (3' or 915mm) and interphone
- Automatic door opener for main entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided
- A portion of the required parking spaces will be provided for persons with disabilities in accordance with the following Bylaw #4805 from the District of West Vancouver a total of 3 stalls are required. The proposal includes a total of 2 stalls on P2, 3 stalls in P1 and 1 stall at grade.
- 3' or 915mm building entry door.
- Flush thresholds throughout the building (max. 1/2" or 13mm in height)
- Accessible building interphone, call buttons and, where provided, suite door bells.

TOWNHOUSE ADAPTABILITY FEATURES

(based on City of North Vancouver Adaptable Level 2)

- Unobstructed access to townhouse entrances from street/sidewalk
- Outside Stairs - Maximum degree of color contrast on nosing of each stair
- Curbs cuts have tactile and visual cues
- Canopy over townhouse entrances (3' or 915mm)
- 3' or 915mm townhouse entry doors.
- Flush thresholds throughout the townhouses (max. 1/2" or 13mm in height)
- Easy to read building address numbers and Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
- Provide wiring for an automatic door opener for the suite entry door
- Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)
- Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening
- Opening mechanism maximum 46" or 1168mm above floor
- Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'- 6" or 750mm above the floor
- Easily grasped and operated mechanism for opening and locking windows
- Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors
- Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
- Continuous counter between sink and stove
- Pull-out work boards at 2'8" or 810mm height

ON SECOND FLOOR

- Toilet located adjacent to wall (min 3' or 915mm length)
- Provide turning radius within bathroom 3' or 915mm clearance along full length of tub and Tub control valve placed at outer edge of tub, with tub spout remaining in central position
- Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars



ADAPTABLE DESIGN GUIDELINES

(based on City of North Vancouver Adaptable Level 2)

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BC HOUSING &
KLAHANIE PARK FAMILY
HOUSING

CURLING ROAD

PUBLIC PARK

LION'S GATE CRESCENT

OFFICE FUTURE

LIONS GATE CENTER
OFFICE BUILDING

LEGEND
 COMMON
 RESIDENTIAL
 AMENITY



MULTI - FAMILY DEVELOPMENT
 303 MARINE DRIVE, WEST VANCOUVER, BC

SITE PLAN
 SCALE: 1"=20'-0"

**REZONING AND DEVELOPMENT
 PERMIT APPLICATION**
 JUNE 07, 2018



A100















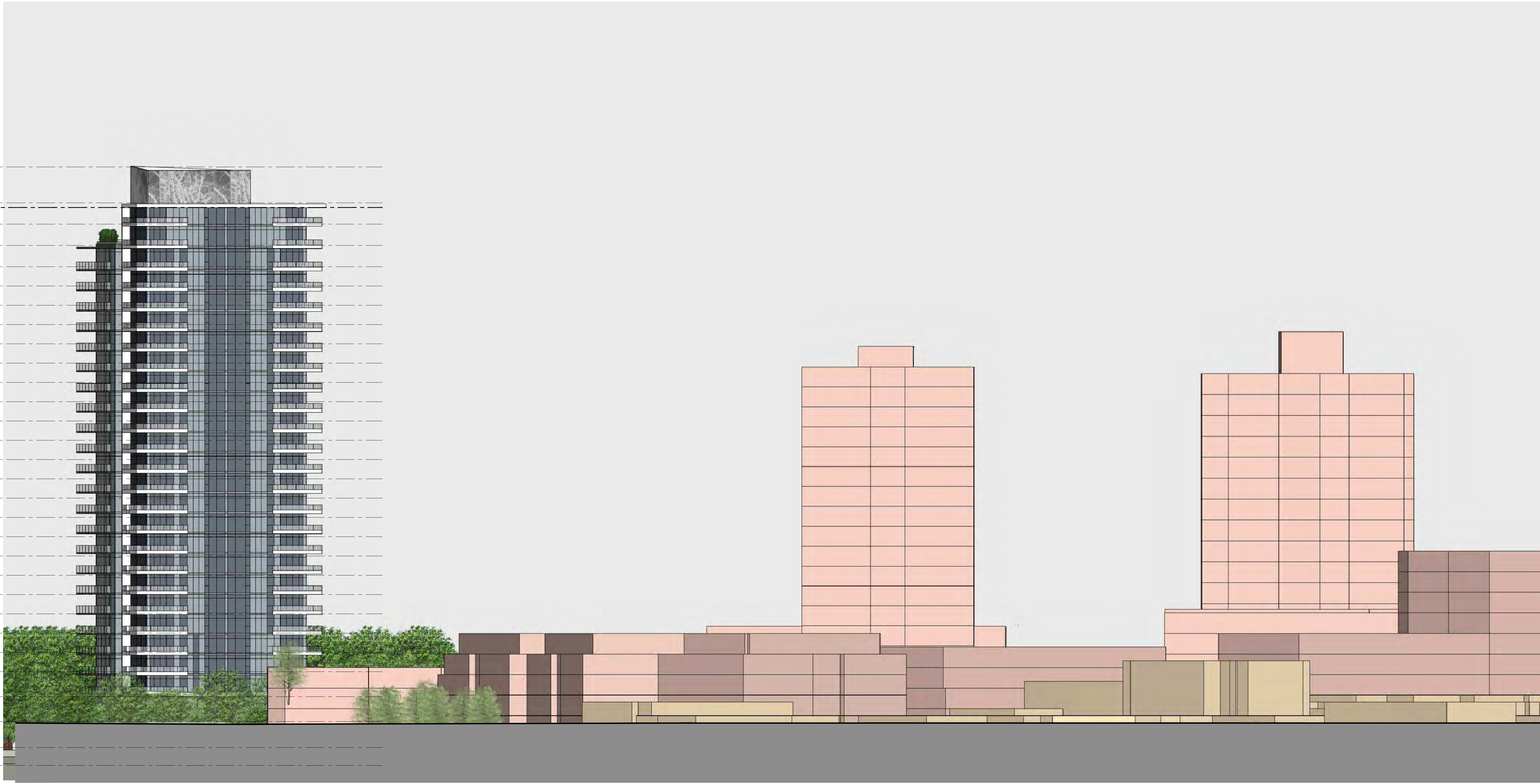




303 MARINE DRIVE, WEST VANCOUVER

LIONS GATE VILLAGE

GROUSE INN SITE DEVELOPMENT



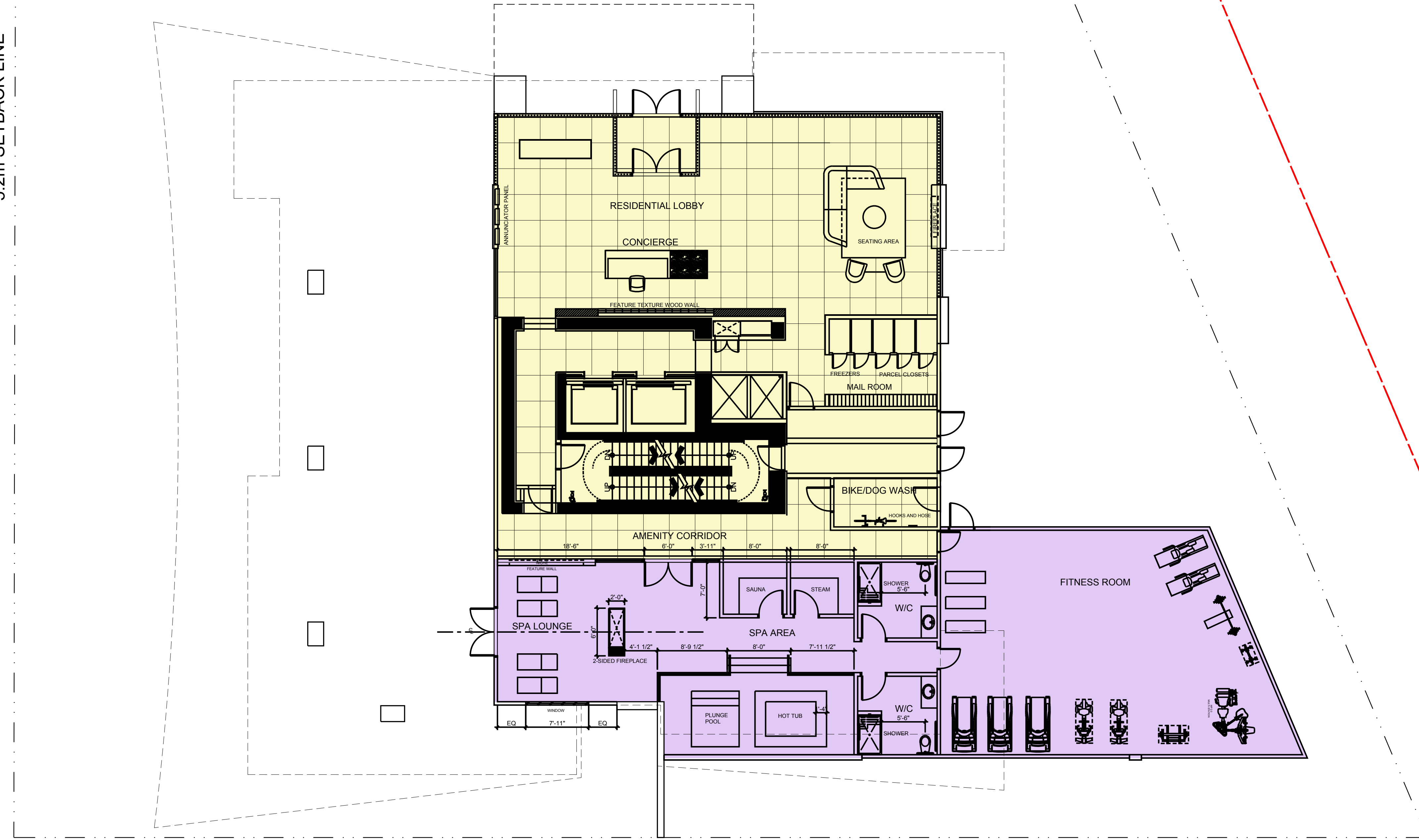
GROUSE INN SITE DEVELOPMENT

LIONS GATE VILLAGE



PROPERTY LINE 330.30' (100.677m)

5.2m SETBACK LINE

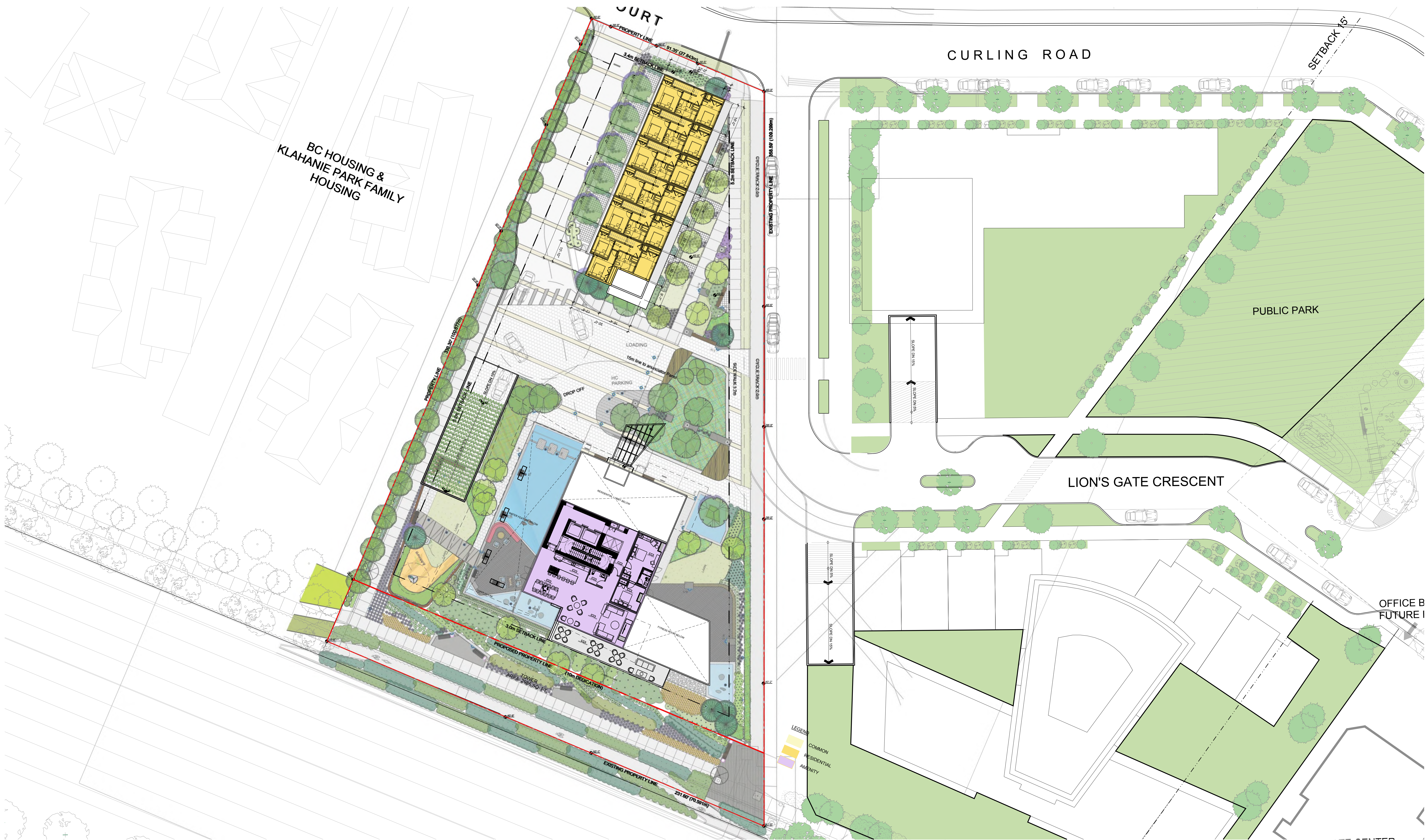


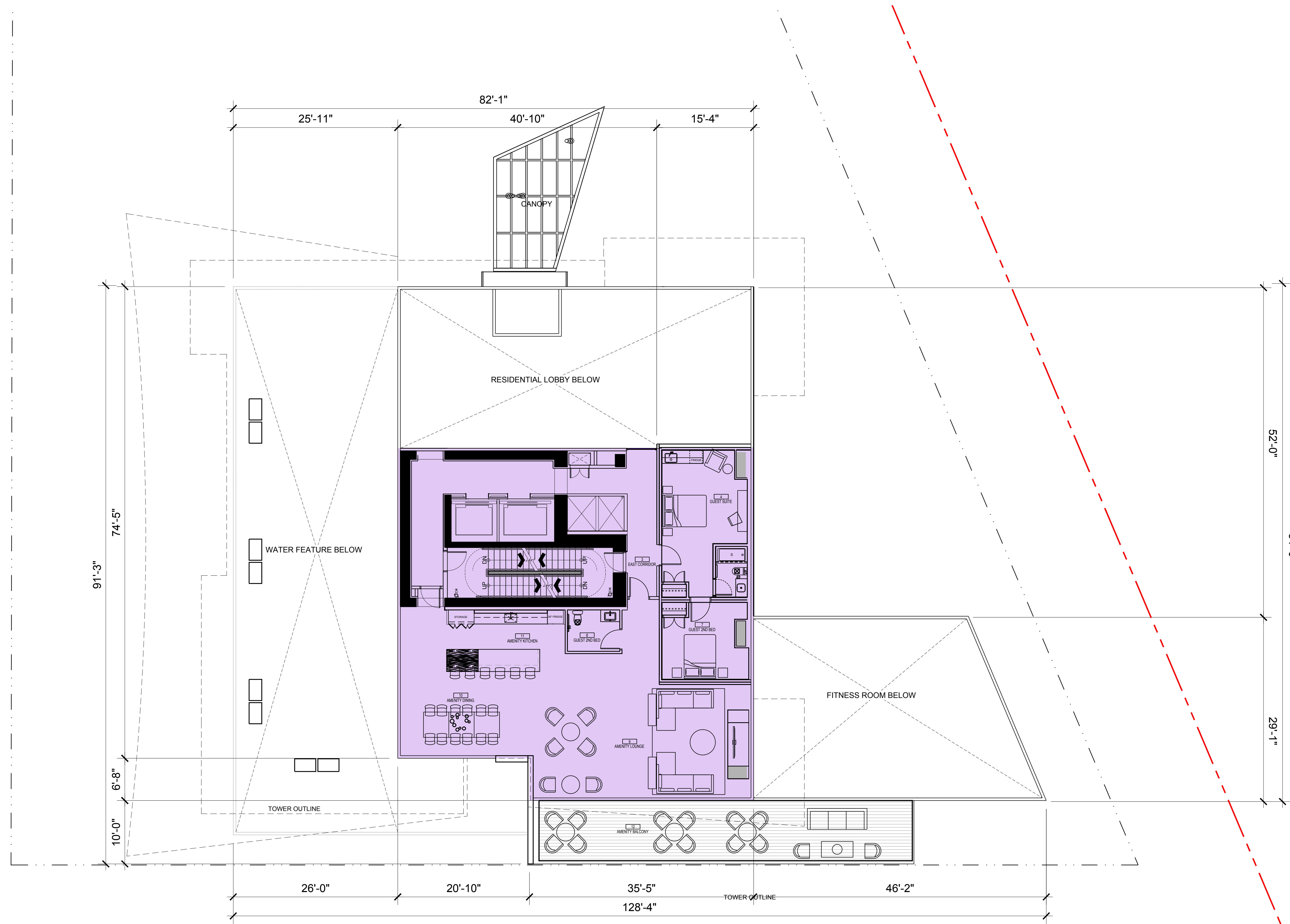
3.0m SETBACK LINE

PROPOSED PROPERTY LINE (10m DEDICATION)

LEGEND

- COMMON
- RESIDENTIAL
- AMENITY

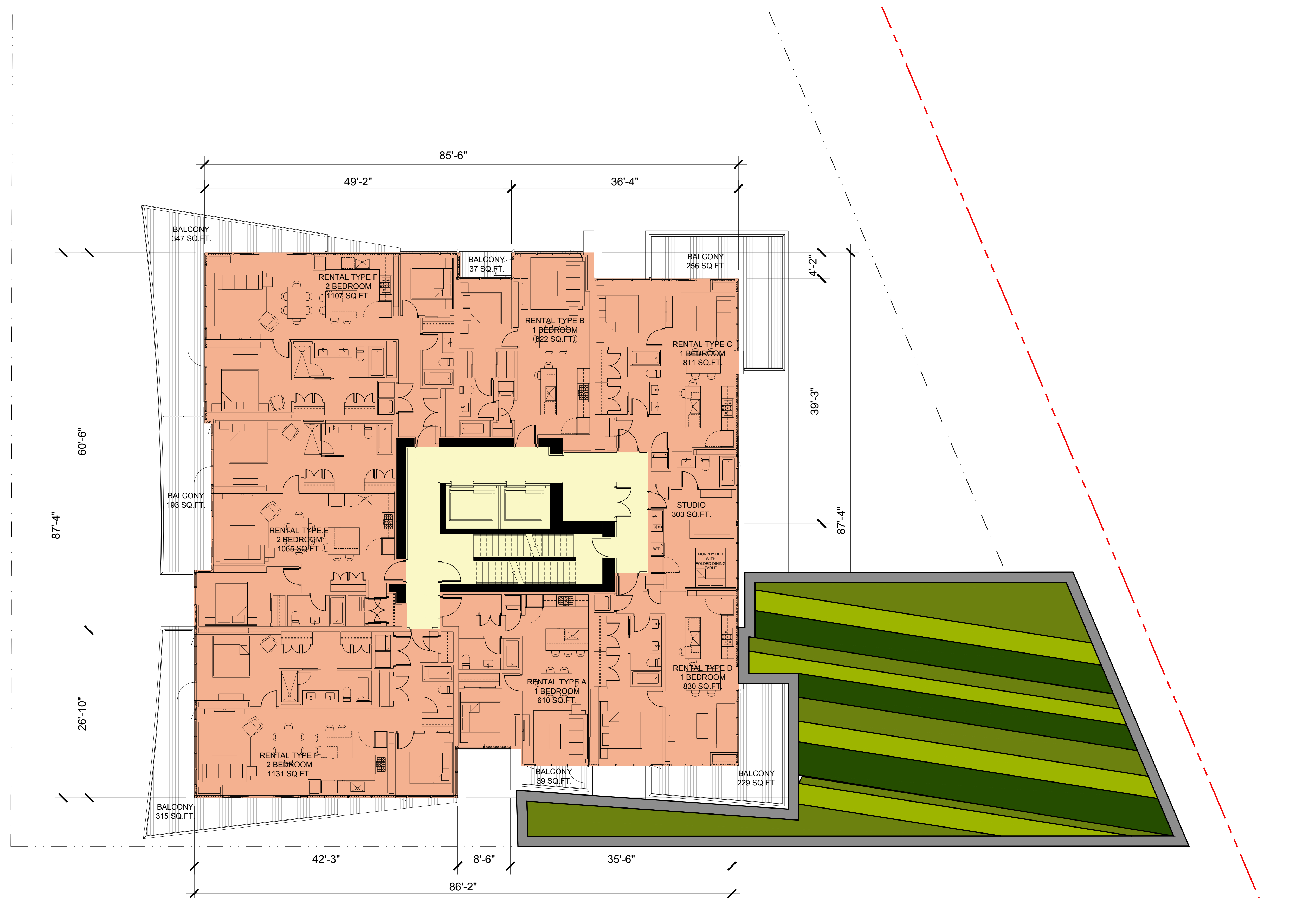




LEGEND

- COMMON
- RESIDENTIAL
- AMENITY

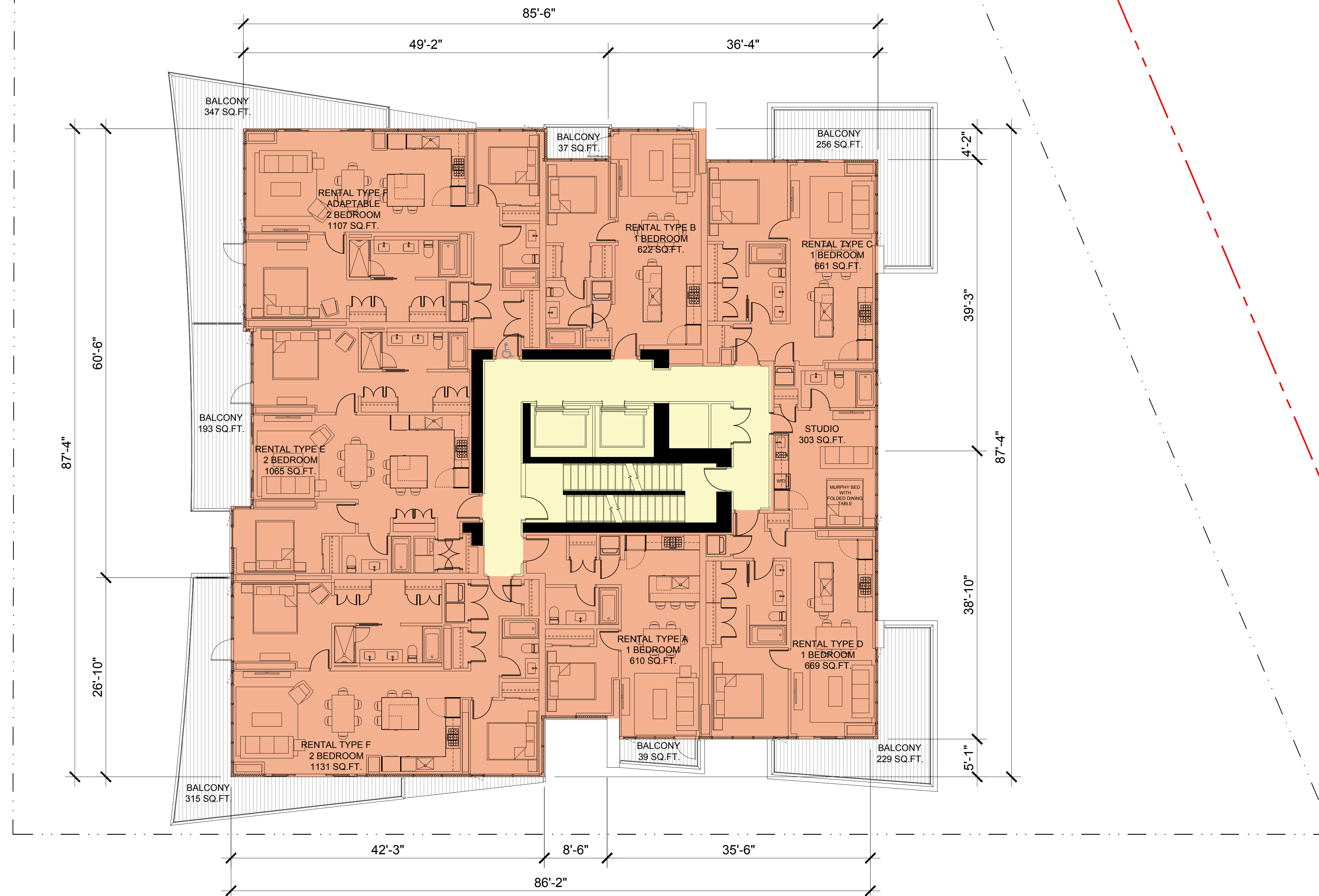
TOWER
AREA: 2985 SQ. FT.



FLOOR PLATE
AREA: 7118 SQ.FT.

LEGEND

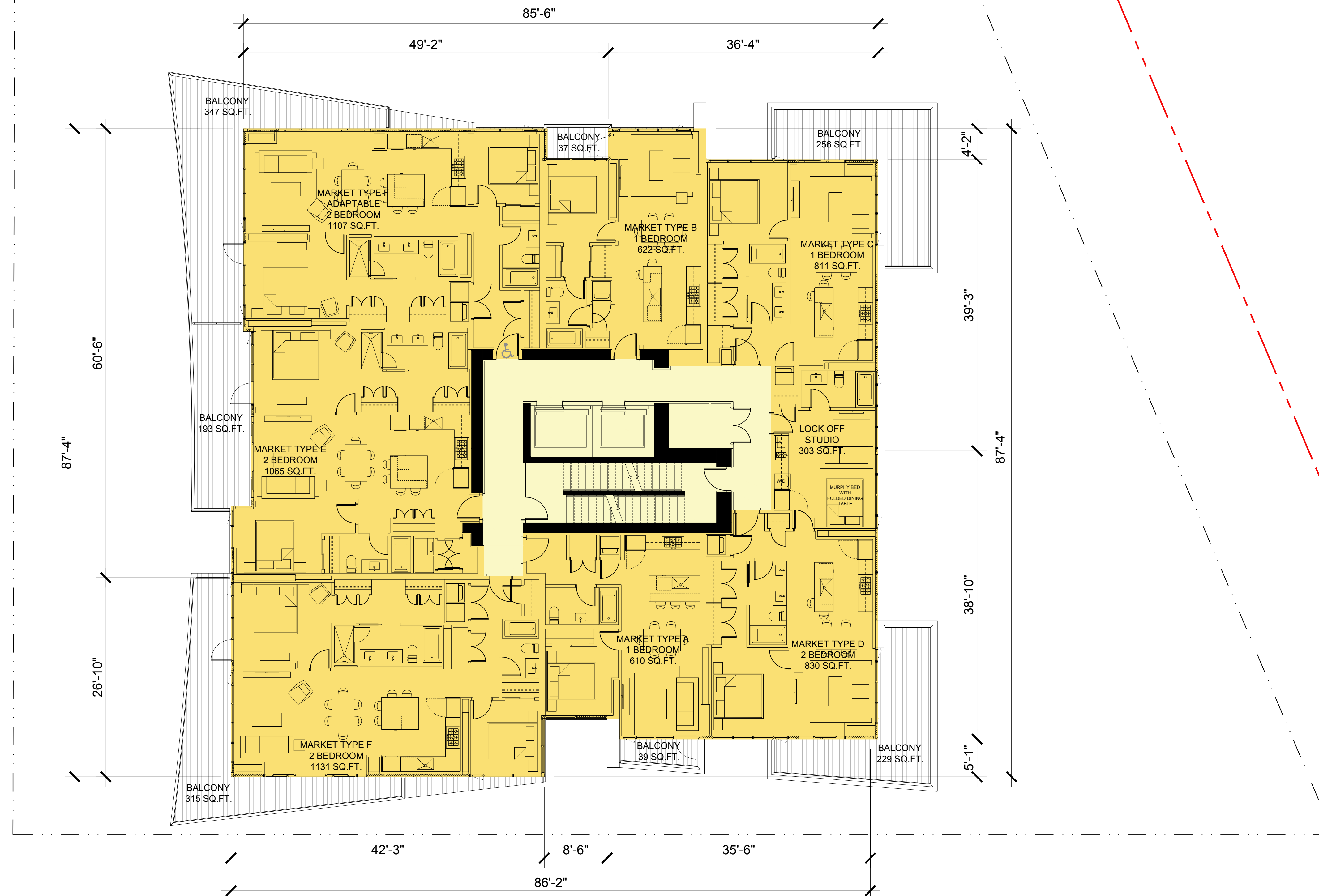
- COMMON
- RESIDENTIAL RENTAL
- AMENITY



FLOOR PLATE
AREA: 7118 SQ.FT.

LEGEND

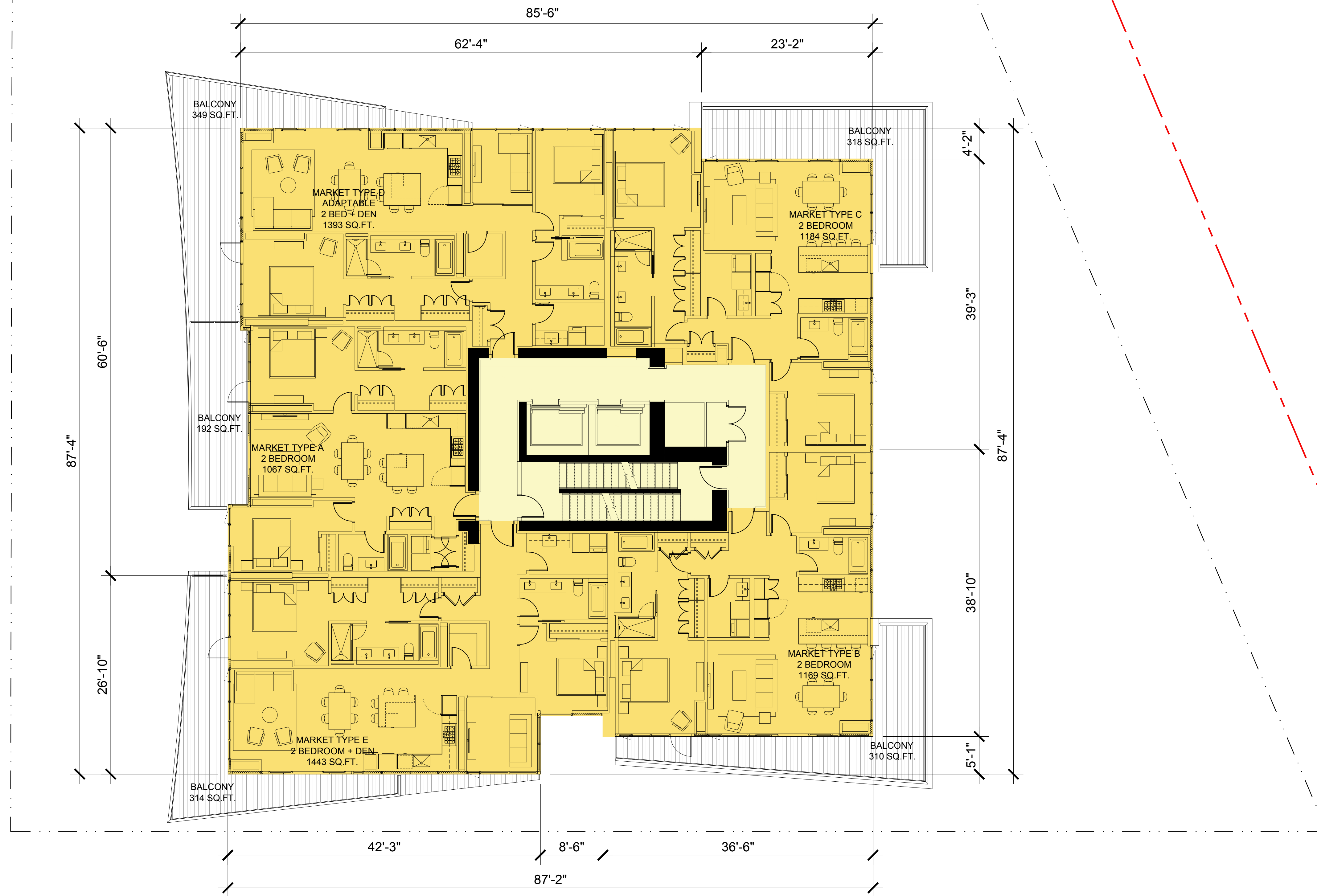
- COMMON
- RESIDENTIAL RENTAL



FLOOR PLATE
AREA: 7118 SQ.FT.

LEGEND

- COMMON
- RESIDENTIAL MARKET



FLOOR PLATE
AREA: 7152 SQ.FT.

LEGEND

- COMMON
- RESIDENTIAL

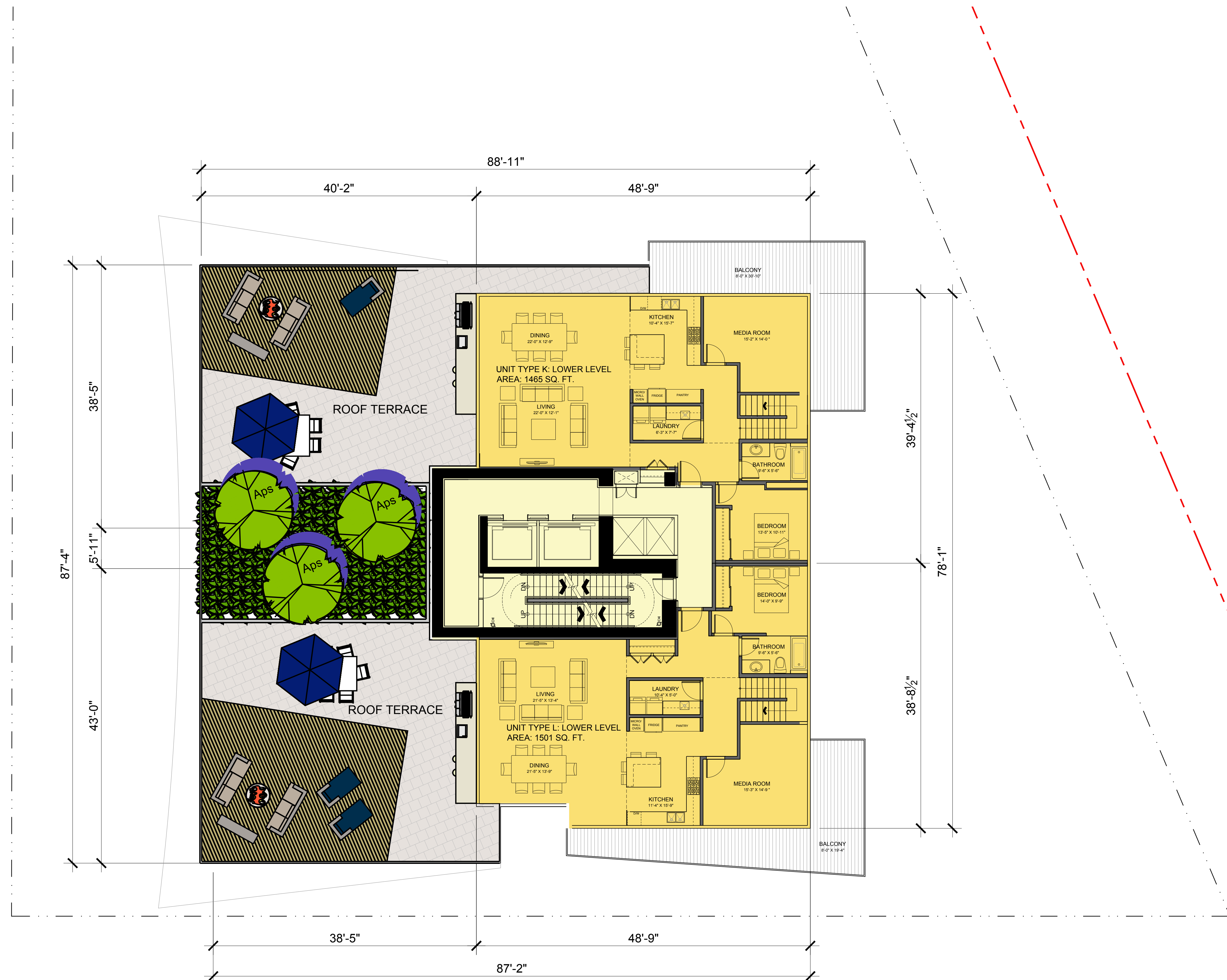


FLOOR PLATE
AREA: 7152 SQ.FT.

LEGEND

COMMERCIAL (light yellow)

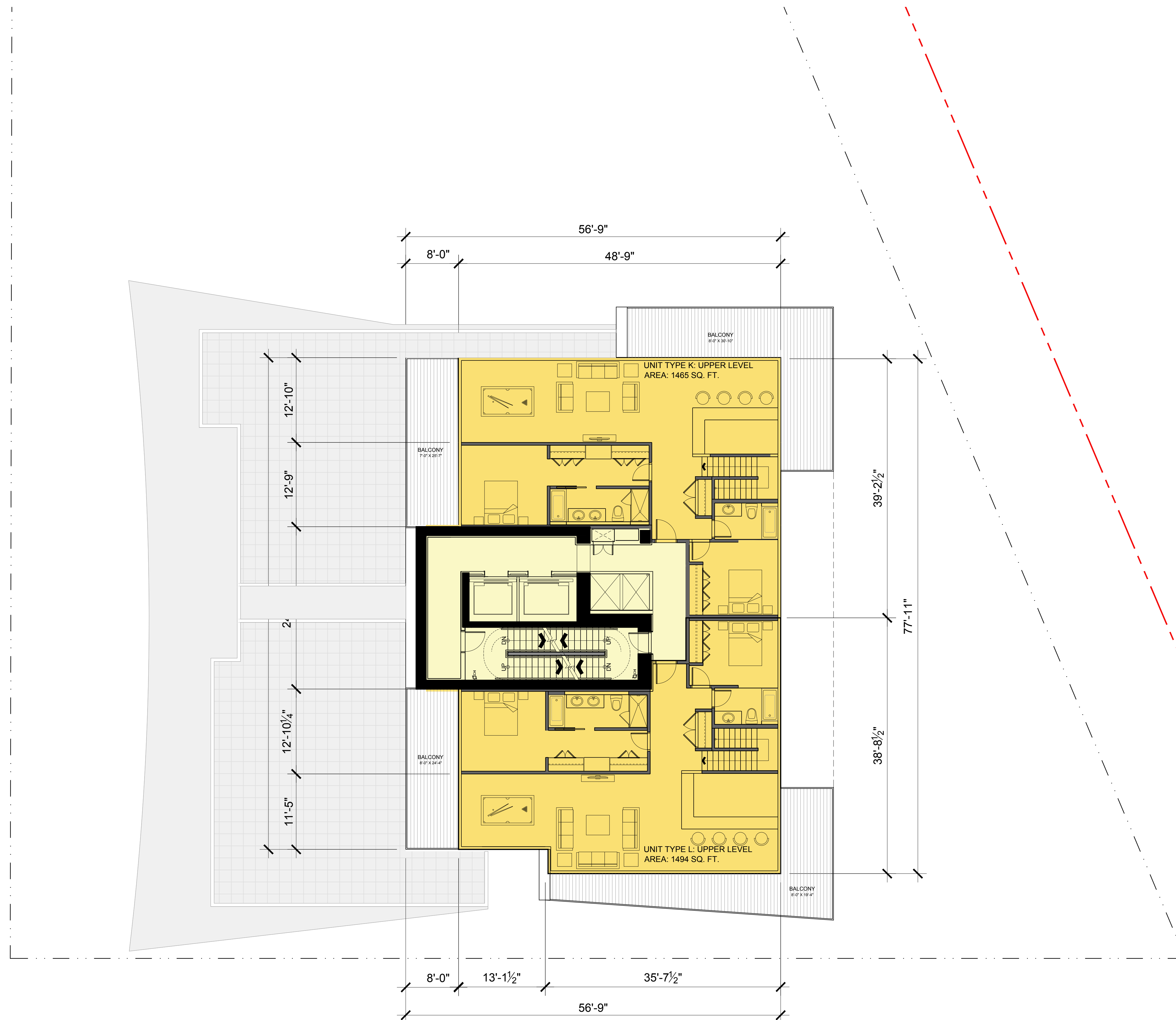
RESIDENTIAL (dark yellow)



FLOOR PLATE
AREA: 3923 SQ. FT.

LEGEND

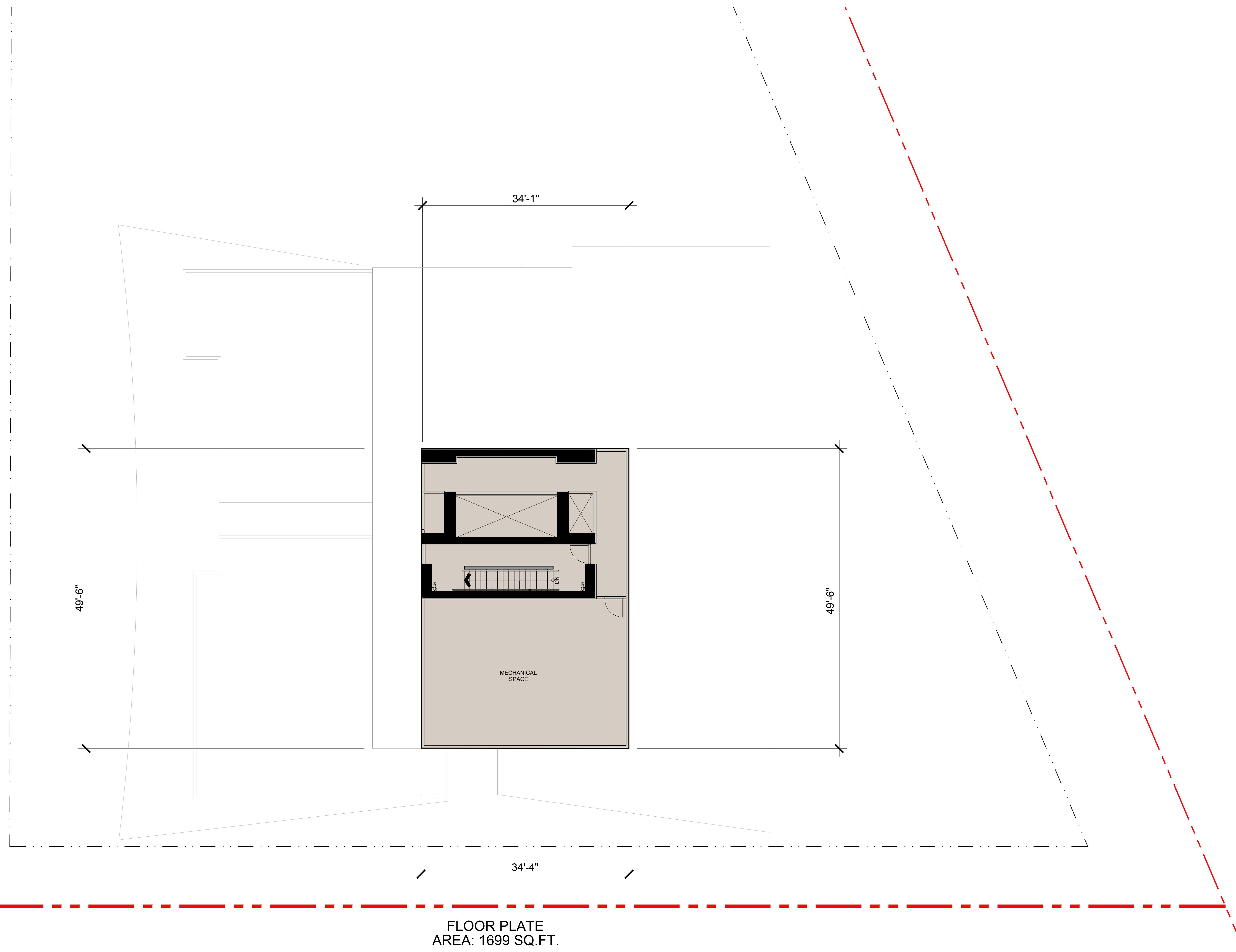
- COMMON
- RESIDENTIAL

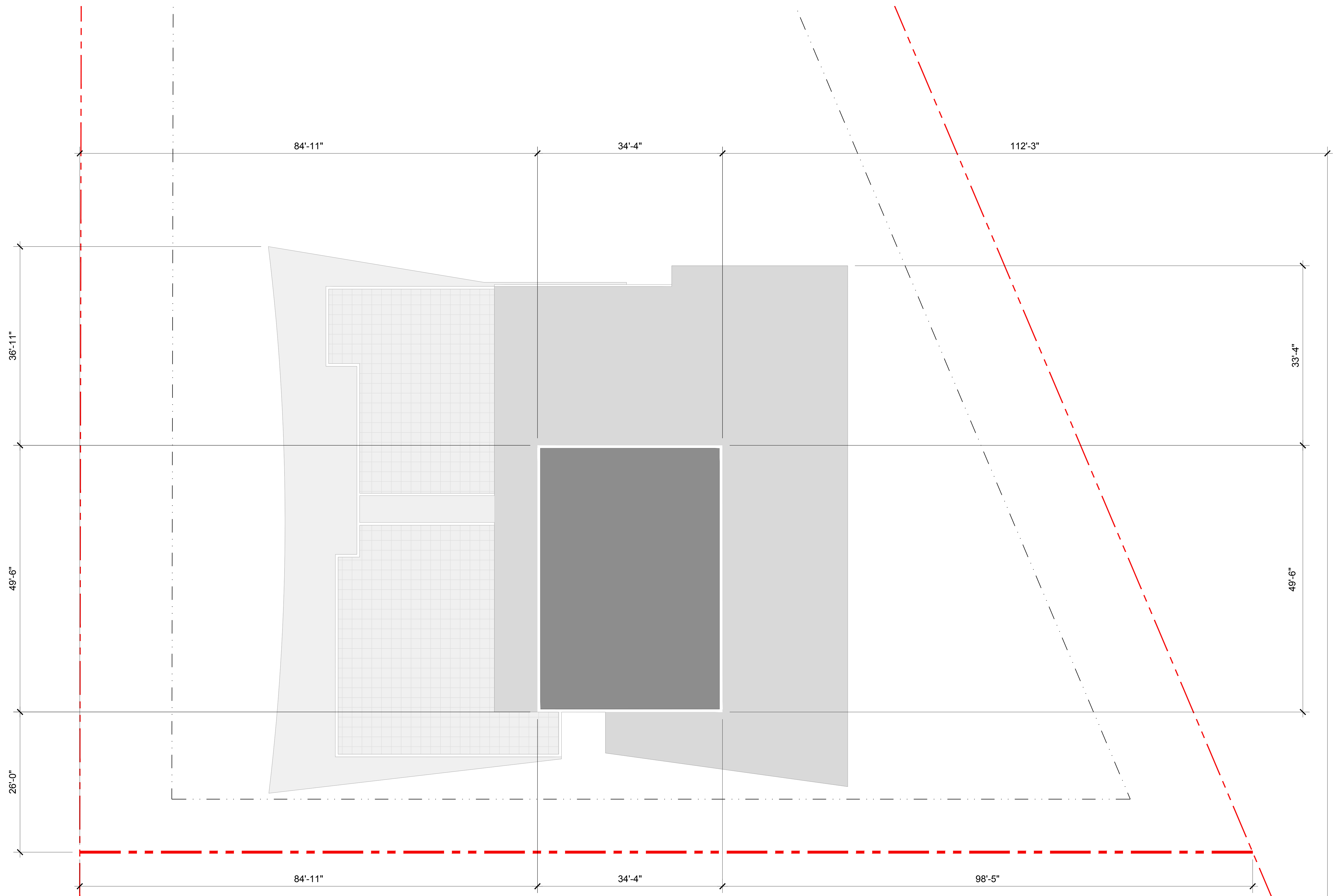


FLOOR PLATE
AREA: 3914 SQ.FT.

LEGEND

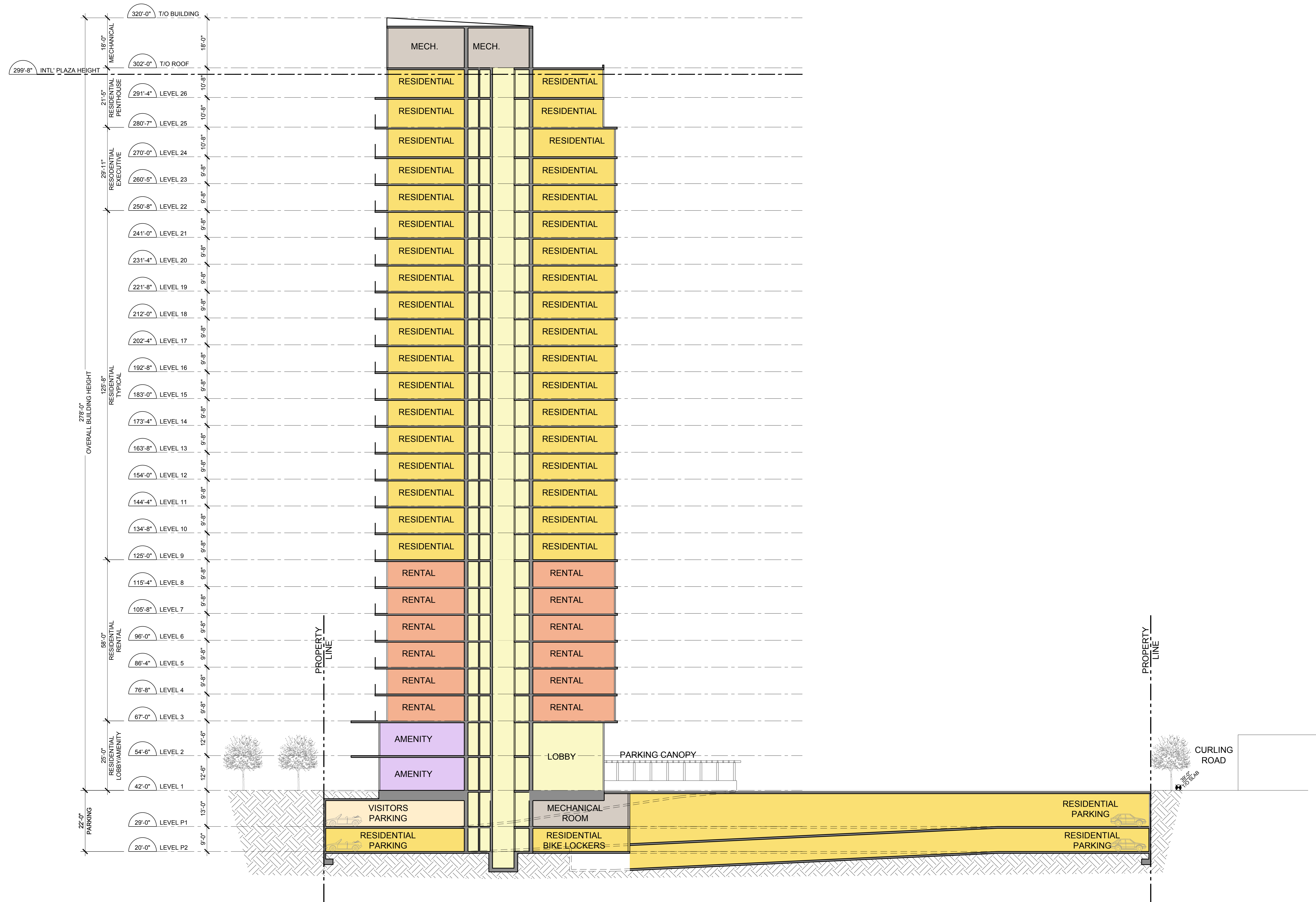
- COMMON
- RESIDENTIAL

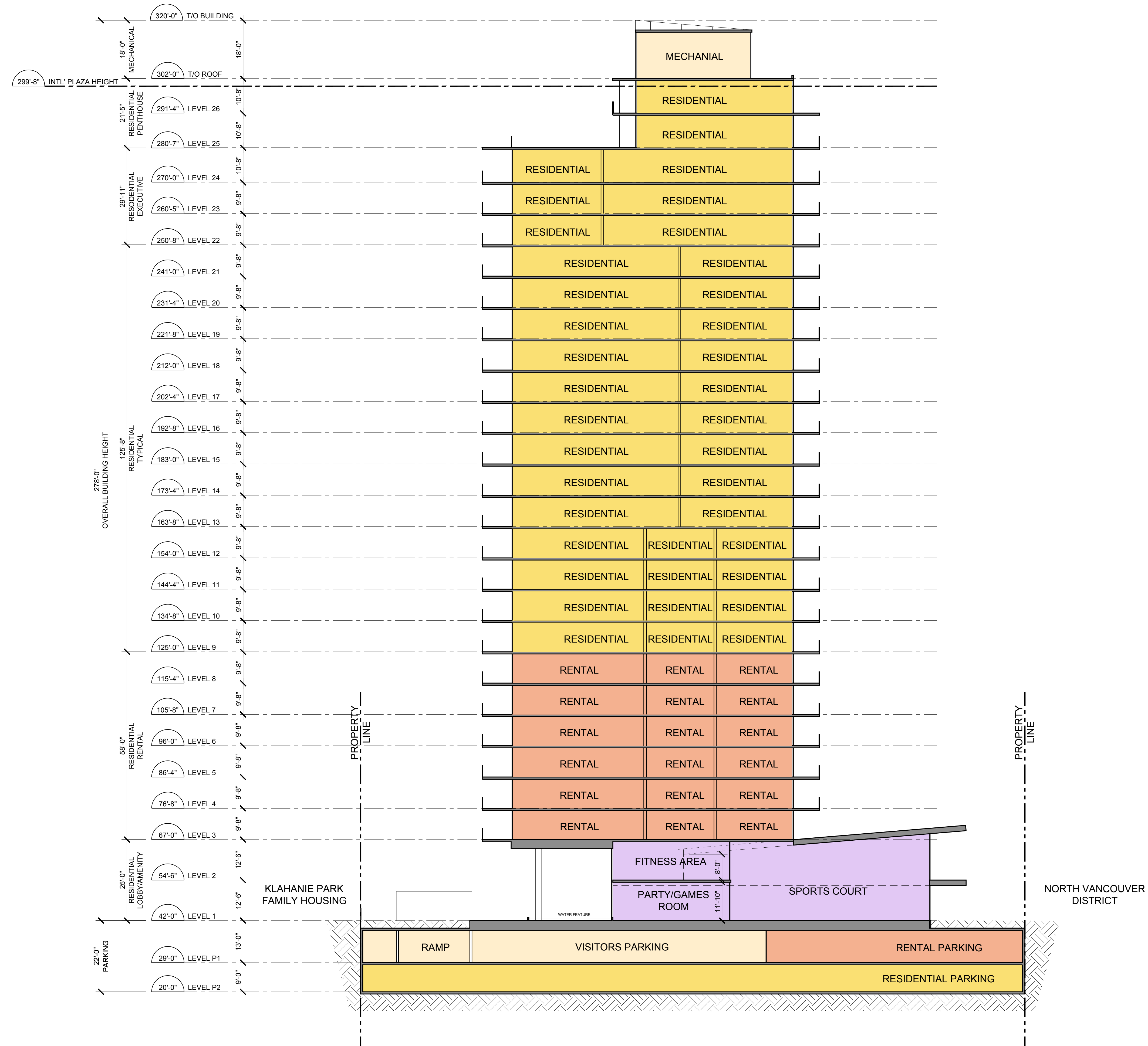






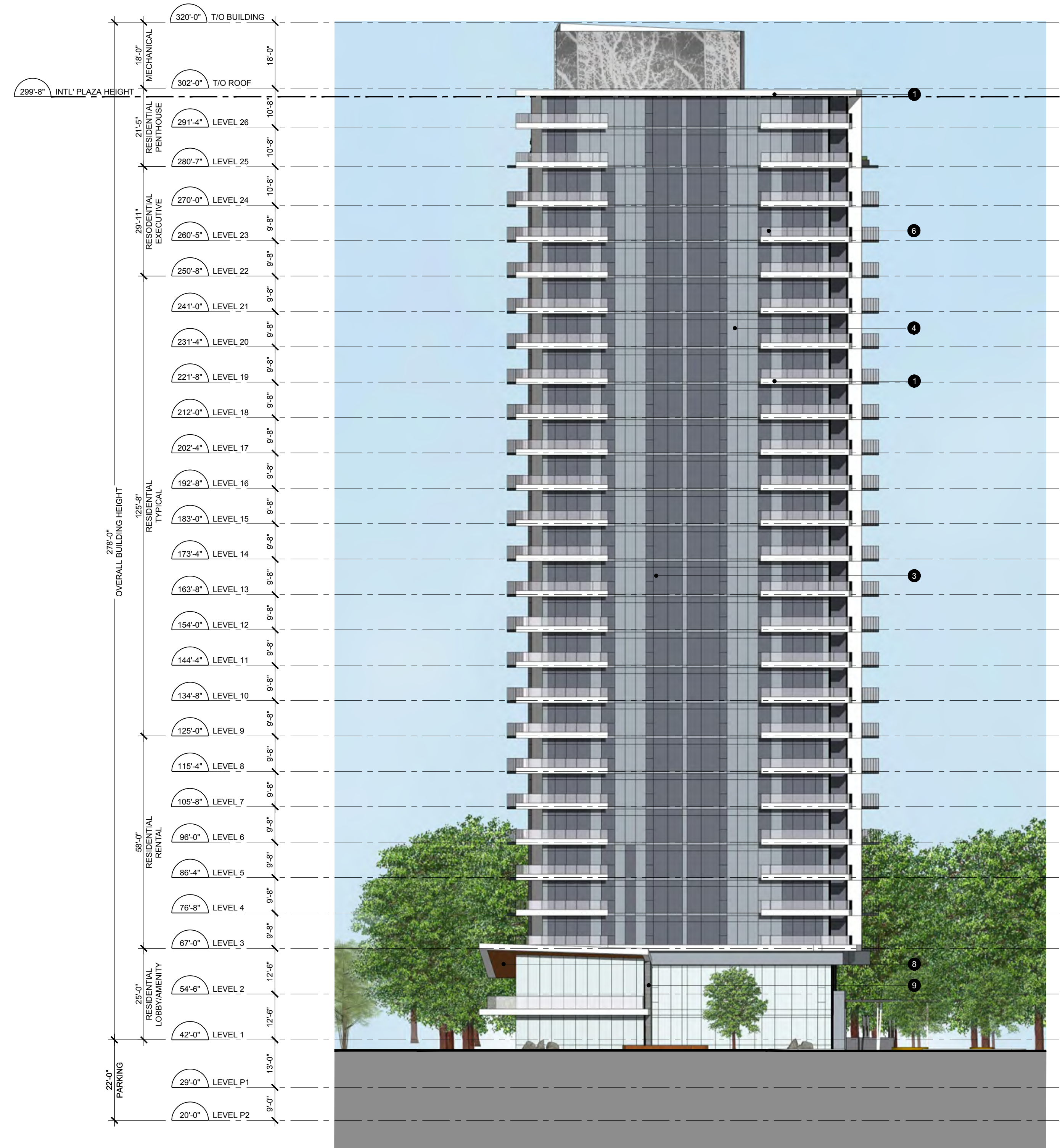








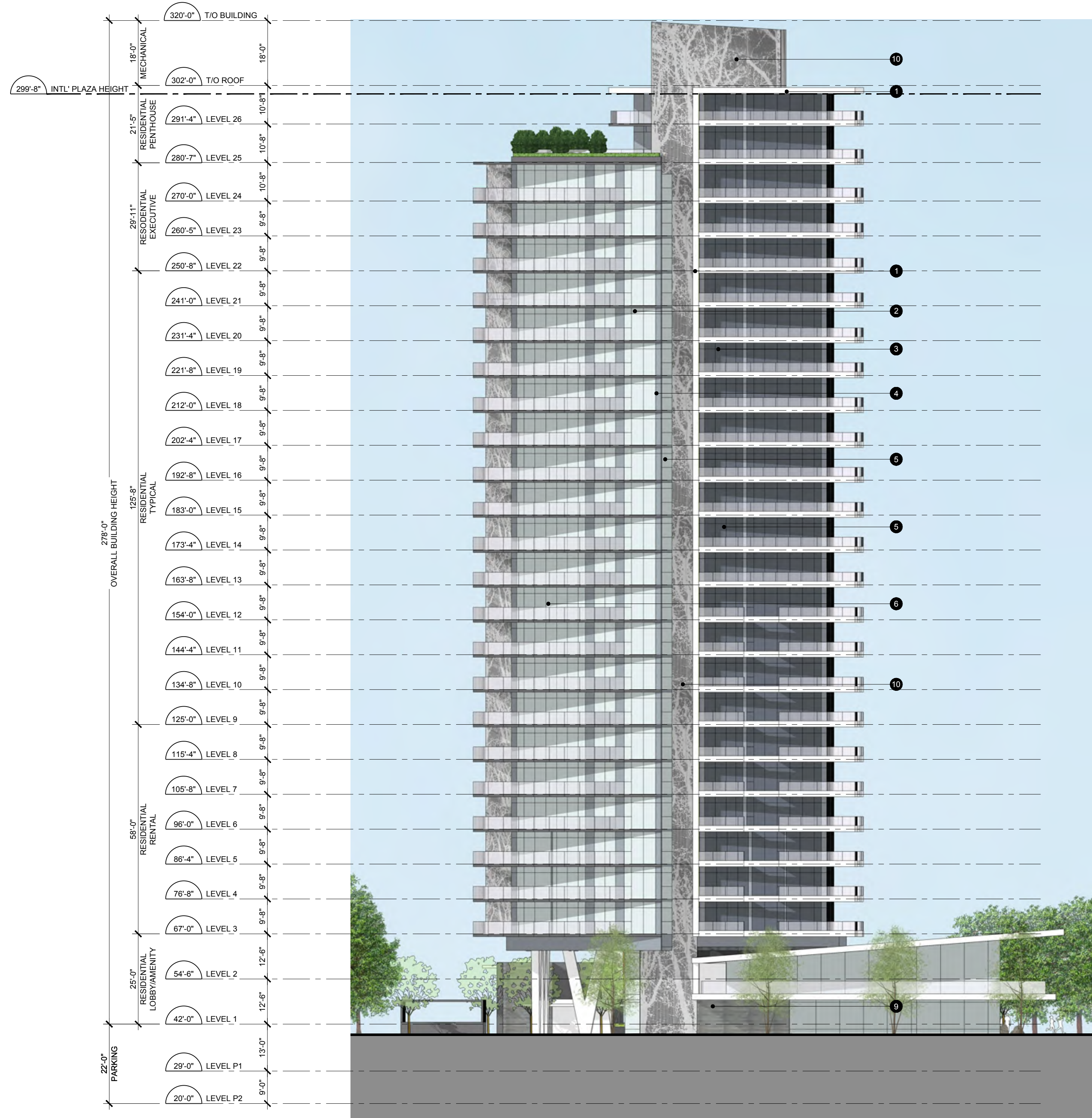
1 NORTH ELEVATION
A300 1"=20'



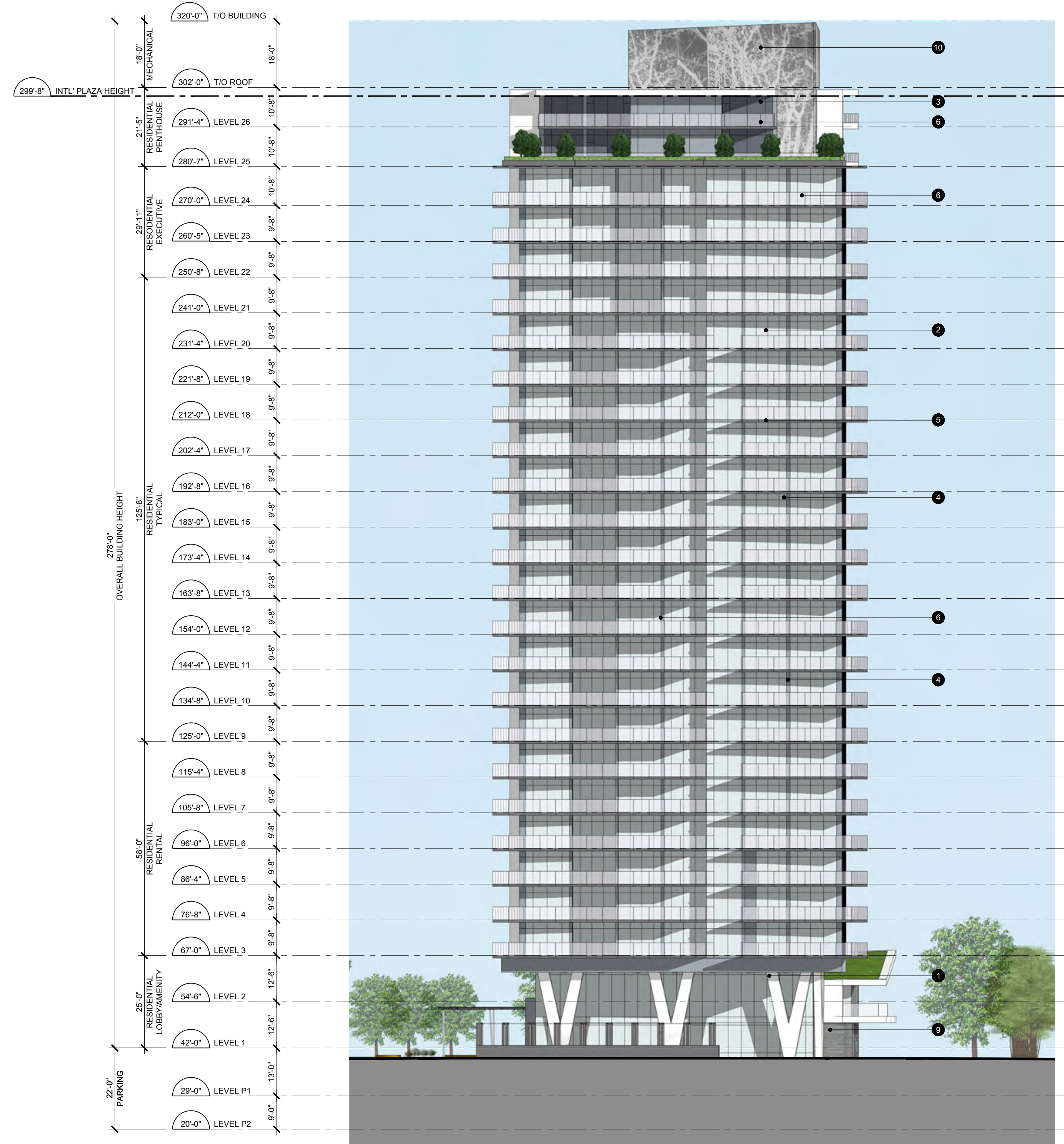
2 EAST ELEVATION
A300 1"=20'

MATERIAL SCHEDULE	
1	ARCHITECTURAL FINISHED CONCRETE PAINTED WHITE
2	GLASS WINDOW WALL CLEAR GLASS
3	GLASS WINDOW WALL TINTED GLASS
4	GLASS WINDOW WALL SPANDREL GLASS - GREY
5	WINDOW MULLION POWDER COATED GREY
6	GUARDRAIL CLEAR GLASS & PAINTED ALUMINUM RAIL
7	GLASS CANOPY CLEAR GLASS & PAINTED STEEL
8	METAL PANEL WOOD GRAIN PATTERN
9	STONE TYPE TO BE DETERMINED
10	PERFORATED METAL TYPE TO BE DETERMINED

MATERIAL SCHEDULE	
1	ARCHITECTURAL FINISHED CONCRETE PAINTED WHITE
2	GLASS WINDOW WALL CLEAR GLASS
3	GLASS WINDOW WALL TINTED GLASS
4	GLASS WINDOW WALL SPANDREL GLASS - GREY
5	WINDOW MULLION POWDER COATED GREY
6	GUARDRAIL CLEAR GLASS & PAINTED ALUMINUM RAIL
7	GLASS CANOPY CLEAR GLASS & PAINTED STEEL
8	METAL PANEL HORIZONTAL PATTERN
9	STONE TYPE TO BE DETERMINED
10	PERFORATED METAL TYPE TO BE DETERMINED

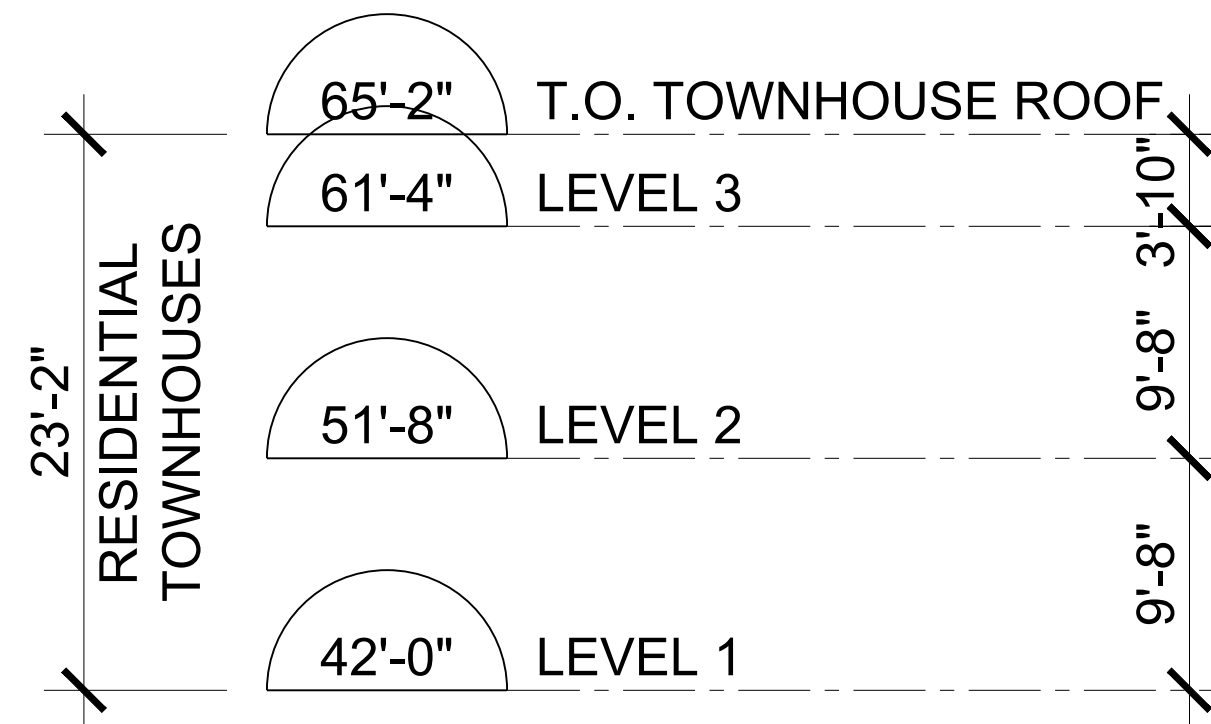


1 SOUTH ELEVATION
A301 1"=20'

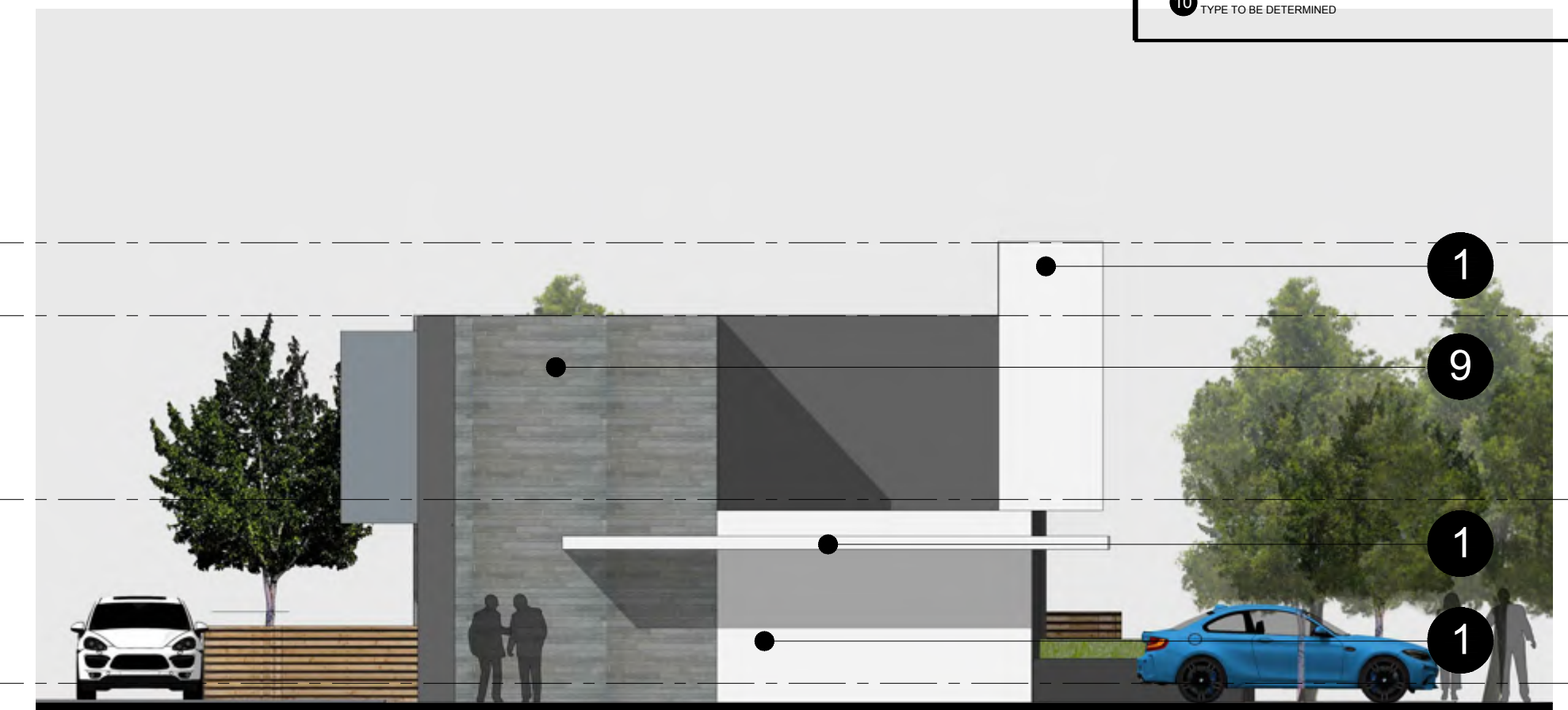


2 WEST ELEVATION
A301 1"=20'

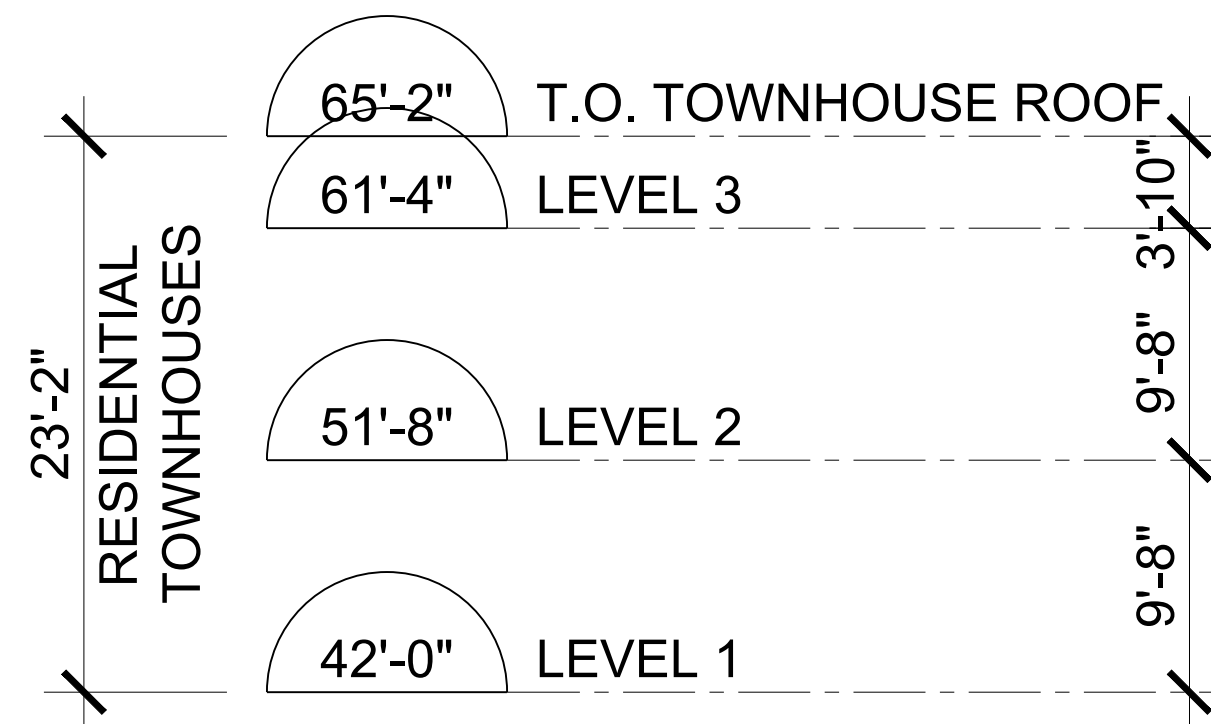
MATERIAL SCHEDULE	
1	ARCHITECTURAL FINISHED CONCRETE PAINTED WHITE
2	GLASS WINDOW WALL CLEAR GLASS
3	GLASS WINDOW WALL TINTED GLASS
4	GLASS WINDOW WALL CHANDREL GLASS - GREY
5	WINDOW MULLION POWDER COATED GREY
6	GUARDRAIL CLEAR GLASS & PAINTED ALUMINUM RAIL
7	GLASS CANOPY CLEAR GLASS & PAINTED STEEL
8	METAL PANEL WOOD GRAIN PATTERN
9	STONE TYPE TO BE DETERMINED
10	PERFORATED METAL TYPE TO BE DETERMINED



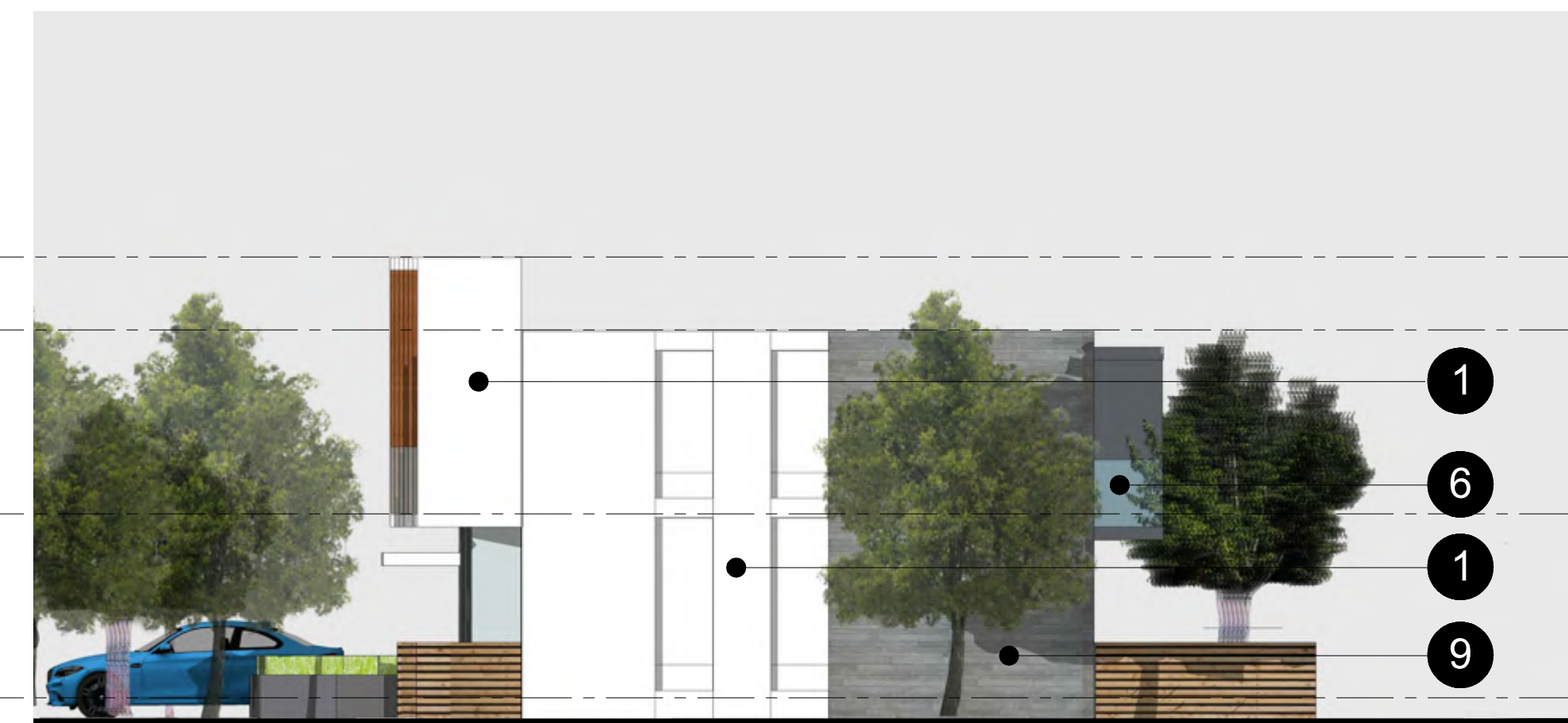
1 EAST ELEVATION



2 SOUTH ELEVATION



3 WEST ELEVATION



4 NORTH ELEVATION



















JUNE 21ST - 10AM



JUNE 21ST - 12PM



JUNE 21ST - 2PM



JUNE 21ST - 4PM



MARCH/SEPTEMBER 21ST - 10AM



MARCH/SEPTEMBER 21ST - 12PM



MARCH/SEPTEMBER 21ST - 2PM



MARCH/SEPTEMBER 21ST - 4PM



DECEMBER 21ST - 10AM



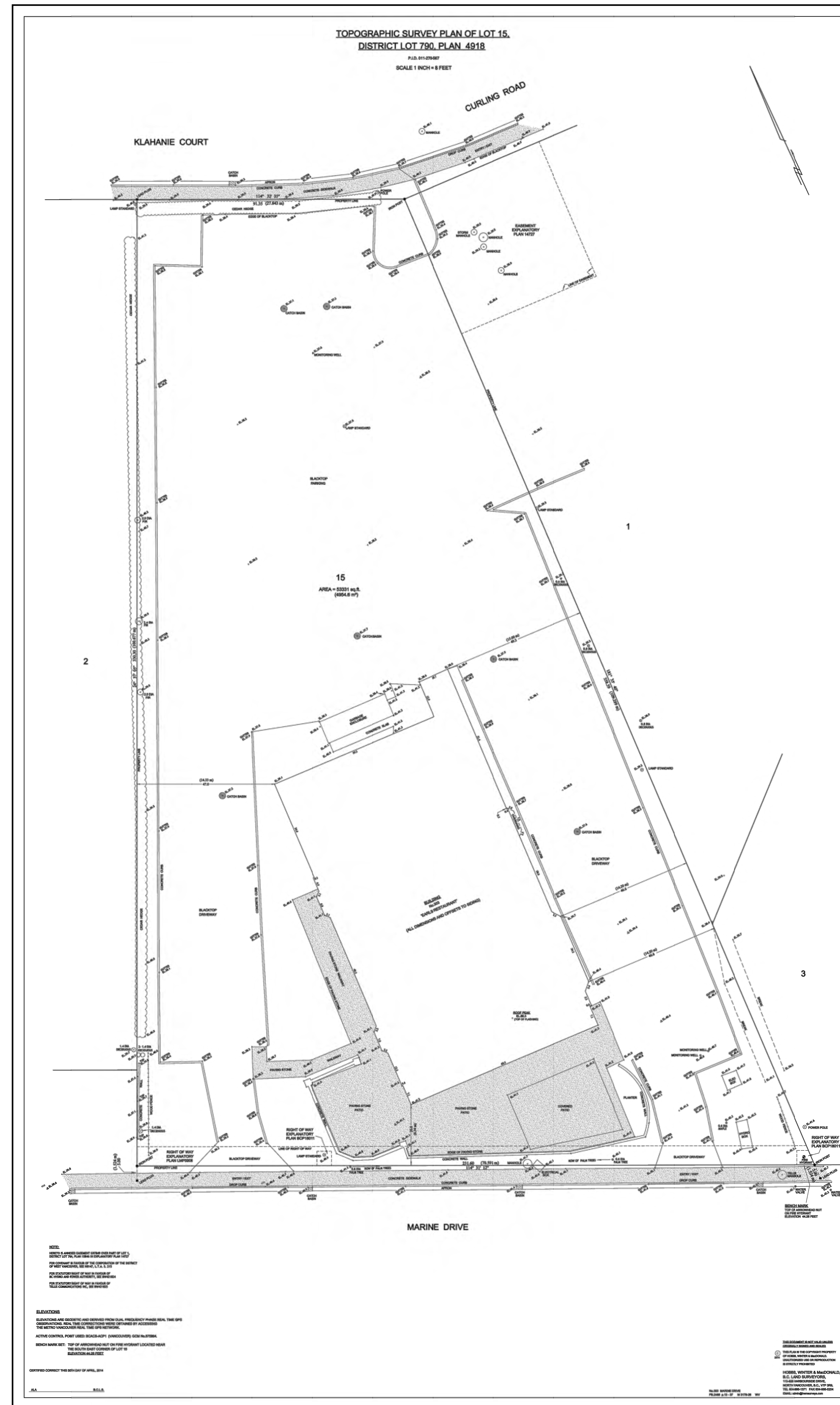
DECEMBER 21ST - 12PM



DECEMBER 21ST - 2PM



DECEMBER 21ST - 4PM



NOTE:
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MULTI - FAMILY DEVELOPMENT
 303 MARINE DRIVE, WEST VANCOUVER, BC

Survey
 Scale: N.T.S.

REZONING AND DEVELOPMENT PERMIT APPLICATION
 JUNE 07, 2018

