

303 Marine Drive

Addressing Issues Raised

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ISSUES RAISED

- Housing options
- Parking
- Improved renderings
- Clarification on the public art

HOUSING OPTIONS

NON-MARKET (SUPPORTIVE HOUSING):

- 6 Townhouses
- Owned by the District (to be managed by a non-profit)
- Passive House Canada Certified
- Approximately 1,100 square feet each

CAC IMPACT:

- Securing the 6 townhouse units will reduce the cash CAC from \$7.34 to \$2.52 million

HOUSING OPTIONS

SMALLER UNITS:

- Six rental studios added
- One unit per level, on floors 3 to 8
- Total rental units: 42 to 48 in the tower
- No change to FAR or impact to CAC

LOCK-OFF UNITS:

- Four strata studio lock-off units added
- One unit per level, on floors 9 to 12
- Part of principal condo unit cannot be subdivided

PARKING

Parking Allocation Adjusted:

	BEFORE		AFTER	
	# units	# spaces	# units	# spaces
Strata	91	166	87	160
Rental	42	30	48	30
Non-market rental	n/a	n/a	6	6
Visitor	n/a	5	n/a	5
TOTAL	133	201	141	201

- **All parking (rental and strata) is decoupled.**

RENDERINGS



AMENITY BUILDING

RENDERINGS



ENTRY

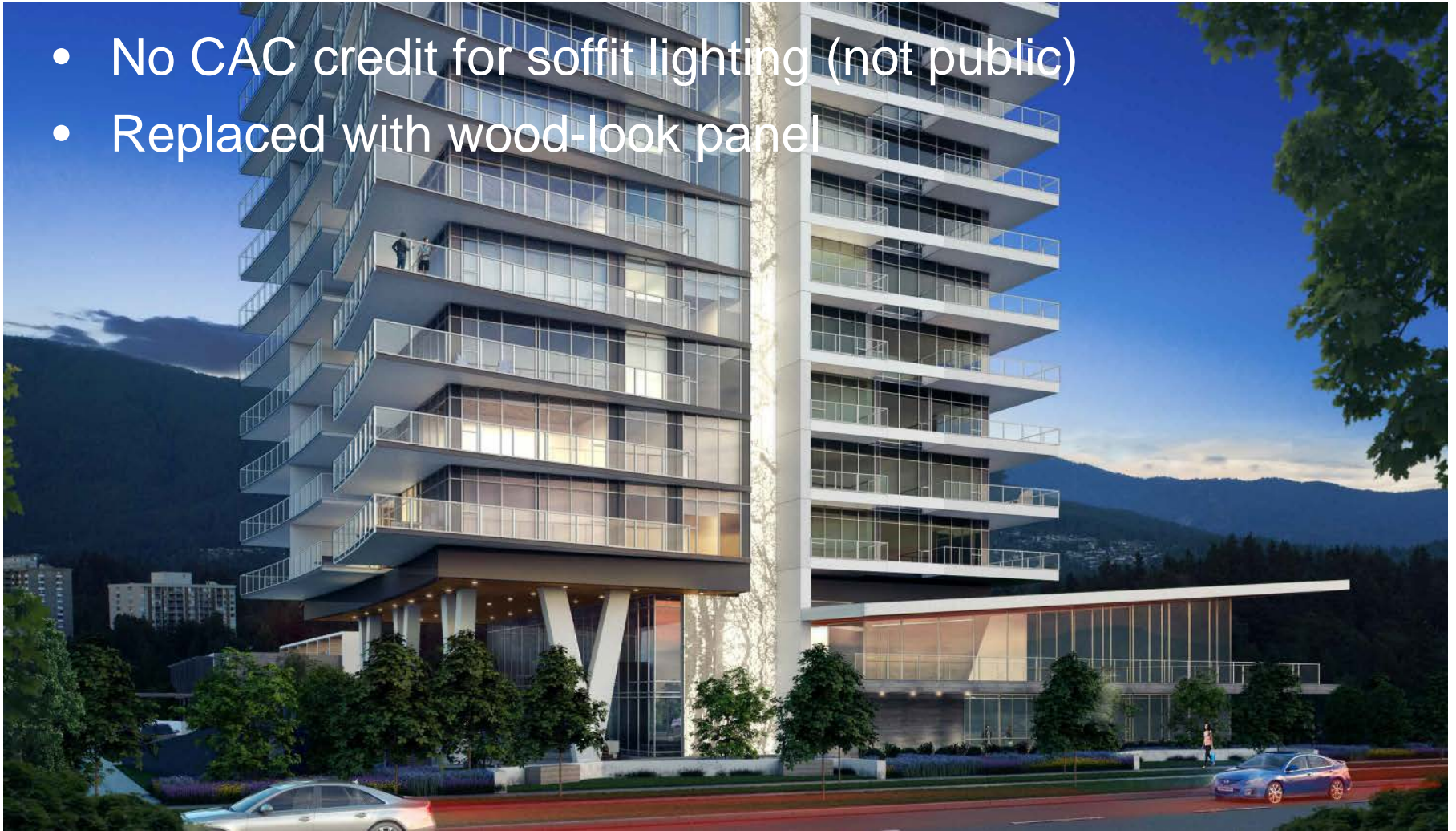
RENDERINGS



CHILDREN'S PLAY AREA

PUBLIC ART

- No CAC credit for soffit lighting (not public)
- Replaced with wood-look panel



THANK YOU