



**District of West Vancouver
Development Permit No. 19-055
(Amendment #1 to DP 17-077)**

CURRENT OWNER: DENNA (SENTINEL) PROPERTIES CORP., INC. NO. BC0997411

THIS DEVELOPMENT PERMIT APPLIES TO:

CIVIC ADDRESS: 303 MARINE DRIVE

LEGAL DESCRIPTION: 030-520-916
LOT A DISTRICT LOT 790 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN EPP84515
(the 'LANDS')

1.0 This Development Permit:

(a) amends Development Permit No. 17-077 and is issued subject to:

- a. the owners compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.
- b. the Lands shall generally be developed in accordance with the replacement plans attached as **Schedule A**.
- c. submission of a finalized landscape plan in general compliance with **Schedule A** to the satisfaction of the Director of Planning and Development Services.

2.0 For clarity, Development Permit No. 17-077 still applies except where altered by this permit.

3.0 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 MARCH 30, 2020.

MAYOR

Pascal Cuk - DEPUTY CORPORATE OFFICER

FOR THE PURPOSES OF SECTION 3.0, THIS PERMIT IS ISSUED ON MARCH 30, 2020.

Schedules:

A. Architectural Plans dated February 20, 2020 from DA Architects (and associated landscape plans)

303 MARINE DRIVE

District of West Vancouver, British Columbia

ZONING AND DEVELOPMENT PERMIT AMENDMENT

FEBRUARY 20, 2020

CONTACT LIST:

BUILDING OWNER

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ARCHITECT

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LANDSCAPE ARCHITECT

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Landscape Architecture Inc.
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SURVEYOR

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DRAWING LIST:

ARCHITECTURAL

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A001 Project Data
A002 Project Data
A003 Project Data
A004 Survey

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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:
CD 55

D: Proposed Setbacks:

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

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	
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.	42,488 sq.ft.	124,373 sq.ft.	173,325 sq.ft.
Units	6	48	122	176
Units Ratio	3.41%	27.27%	69.32%	100.00%

G: Residential Statistics - Floor Area
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 %
											Common	Walls (*1)	
Townhouses	L1	1	3,046 sq.ft.	3,046 sq.ft.	348 sq.ft.	348 sq.ft.	0 sq.ft.	3,394 sq.ft.	3,394 sq.ft.	3,394 sq.ft.	162 sq.ft.	62 sq.ft.	89.7%
	L2	1	3,363 sq.ft.	3,363 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	3,363 sq.ft.	3,363 sq.ft.	3,363 sq.ft.	0 sq.ft.	70 sq.ft.	100.0%
	Total	2		6,409 sq.ft.		348 sq.ft.	0 sq.ft.		6,758 sq.ft.	6,464 sq.ft.	162 sq.ft.	132 sq.ft.	

(*1) Increased wall depths due to passive house requirement excluded based on District of West Vancouver Zoning Bylaw No. 4662, 2010: 120.29 High-Performance Buildings (Bylaw #4974).

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.	0 sq.ft.	0 sq.ft.	5,763 sq.ft.	5,763 sq.ft.	5,763 sq.ft.	0 sq.ft.	5,763 sq.ft.	
	L2	1	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	4,549 sq.ft.	4,549 sq.ft.	4,549 sq.ft.	0 sq.ft.	4,549 sq.ft.	
	L3 (Rental)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L4 (Rental)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L5 (Rental)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L6 (Rental)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L7 (Rental)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L8 (Rental)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L9 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L10 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L11 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L12 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L13 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L14 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L15 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L16 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L17 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L18 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L19 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L20 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L21 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L22 (Market)	1	6,018 sq.ft.	6,018 sq.ft.	1,063 sq.ft.	1,063 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	85.0%
	L23 (Executive)	1	6,103 sq.ft.	6,103 sq.ft.	978 sq.ft.	978 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	86.2%
	L24 (Executive)	1	6,103 sq.ft.	6,103 sq.ft.	978 sq.ft.	978 sq.ft.	0 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	7,081 sq.ft.	0 sq.ft.	86.2%
	L25 (Penthouse)	1	3,131 sq.ft.	3,131 sq.ft.	948 sq.ft.	948 sq.ft.	0 sq.ft.	4,079 sq.ft.	4,079 sq.ft.	4,079 sq.ft.	0 sq.ft.	76.8%
	L26 (Penthouse)	1	3,112 sq.ft.	3,112 sq.ft.	967 sq.ft.	967 sq.ft.	0 sq.ft.	4,079 sq.ft.	4,079 sq.ft.	4,079 sq.ft.	0 sq.ft.	76.3%
	Mechanical PH	1	0 sq.ft.	0 sq.ft.	2,325 sq.ft.	2,325 sq.ft.	0 sq.ft.	2,325 sq.ft.	2,325 sq.ft.	2,325 sq.ft.	0 sq.ft.	0.0%
	Elevator Machine Room	1	0 sq.ft.	0 sq.ft.	589 sq.ft.	589 sq.ft.	0 sq.ft.	589 sq.ft.	589 sq.ft.	589 sq.ft.	0 sq.ft.	0.0%
Total		28		138,817 sq.ft.		28,045 sq.ft.				166,862 sq.ft.	10,312 sq.ft.	

PROJECT DATA 1 - A001

303 MARINE DRIVE - WEST VANCOUVER

N.T.S. 2020.02.20

H: Residential Statistics - Unit Counts

Level	Number of Floors	1 Bed	1 Bed + Den	2 Bed + Den	3 Bed	3 Bed + Den	2 bed Townhouses	3 bed Townhouses	Total per Floor
L1	1	0	0	0	0	0	5	1	6
L2	1	0	0	0	0	0	0	0	0
L3-8 (Rental)	6	3	1	2	0	0	2	0	8
L9-22 (Market)	14	3	1	2	0	0	2	0	8
L23-24 (Executive)	2	0	0	0	1	3	0	0	4
L25-26 (Penthouse)	2	0	0	0	1	1	0	0	2

Level	Number of Floors	1 Bed	1 Bed + Den	2 Bed + Den	3 Bed	3 Bed + Den	2 Bed Townhouses	3 Bed Townhouses	Total Building
L1	1	0	0	0	0	0	5	1	6
L2	1	0	0	0	0	0	0	0	0
L3-8 (Rental)	6	18	6	12	0	0	12	0	48
L9-22(Market)	14	42	14	28	0	0	28	0	112
L23-24 (Executive)	2	0	0	0	2	6	0	0	8
L25-26 (Penthouse)	2	0	0	0	1	1	0	0	2
Total	26	60	20	40	3	7	45	1	176

Distribution		34%	11%	23%	2%	4%	26%	1%	100%
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I: Parking Statistics

Required Parking

Non Market			Residential Visitor			Residential Rental (0.625 / Unit) (*2)			Residential Market (1 / Unit)(*3)			Total
Gross	H/C	Small - 30% Max allowable	Gross	H/C	Small - 30% Max allowable	Gross	H/C	Small - 30% Max allowable	Gross	H/C	Small - 30% Max allowable	
6		2	0		2	30		9	122		37	158

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

(*2) 0.625 Ratio carried over from approved existing zoning/DP statistics.

(*3) 1 Ratio carried over from approved existing zoning/DP statistics.

Proposed Parking

Non Market			Residential Visitor			Residential Rental			Residential Market			Total
Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	
6	0	0	8	1	1	30	1	1	160	2	35	204

Required number of accessible stalls: 4

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	35	96	244	12	352

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	37	96	244	12	352

Each locker accommodates 2 bicycles.

K: Height

Overall Building Height	294'
Overall Townhouses Height	25'-4"
Upper Roof (Mech.)	272'-4"
Lower Roof Terrace (L25)	259'-2"

L: Garbage & Recycling

Required Garbage & Recycling (*4)

Number of Residential Units 2 residents per unit	Mixed Containers	Newspaper, Mixed paper and Cardboard (without a cardboard bin)	Newspaper, Mixed paper and Cardboard (with a cardboard bin)	Glass	Compostable Organics (high participation)	Cardboard Bin	Garbage (moderate recycling)	Garbage (extensive recycling) (*6)
	360 Litre Bins (#)			240 Litre Bins (#)		Cubic Yard Bins (Size)		
5-10	1	1	N/A	1	1	0	2 yd3	2yd3
161-170	7	16	5	1	7	4yd3	4-8yd3	2-6yd3

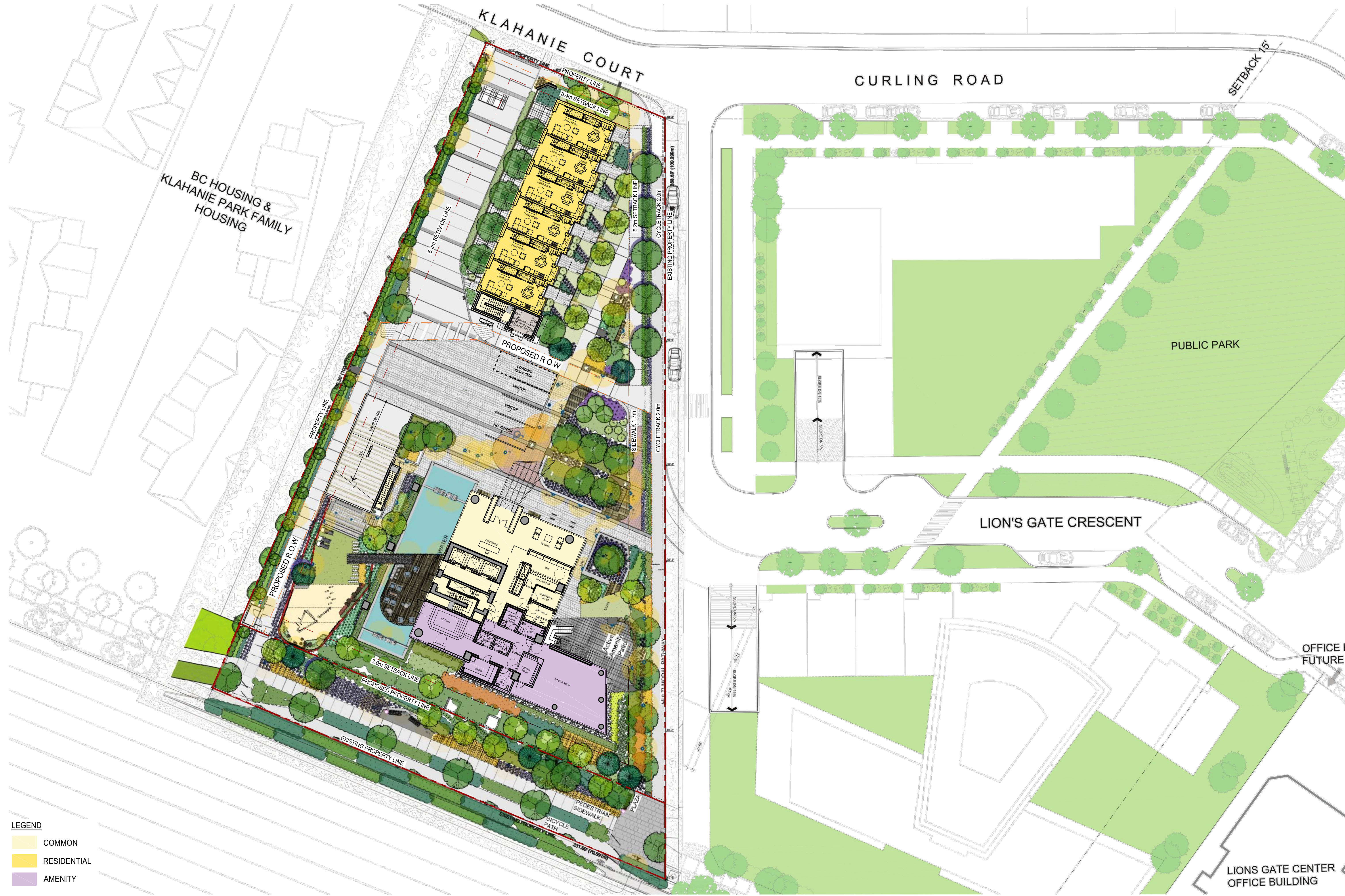
(*4) Exerpt from Metro Vancouver website: <http://www.metrovancouver.org/services/solid-waste/SolidWastePublications/RecyclingGarbageBinMatrixwithoutsinglestream.pdf>

Proposed Garbage & Recycling

Number of Residential Units 2 residents per unit	Mixed Containers	Newspaper, Mixed paper and Cardboard (without a cardboard bin)	Newspaper, Mixed paper and Cardboard (with a cardboard bin)	Glass	Compostable Organics (high participation)	Cardboard Bin	Garbage (moderate recycling)	Garbage (extensive recycling) (*6)
	360 Litre Bins (#)			240 Litre Bins (#)		Cubic Yard Bins (Size)		
6 - Townhouse	1	1		1	1		4-360 litre (*5)	
170 - Tower	11		8	2	14	2-3yd3		20yd3 compactor

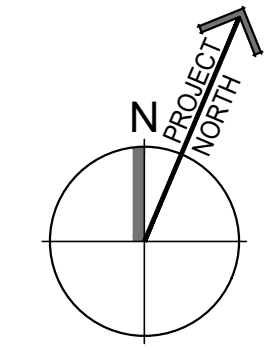
(*5) 2 yd3 = 1440 litres = 4-360 litre bins

(*6) Extensive recycling based on regional diversion targets: 2 x compostable organics & 1.5 x blue box recyclables



- LEGEND**
- COMMON
 - RESIDENTIAL
 - AMENITY

LIONS GATE CENTER
OFFICE BUILDING



SITE PLAN - A100

303 MARINE DRIVE - WEST VANCOUVER

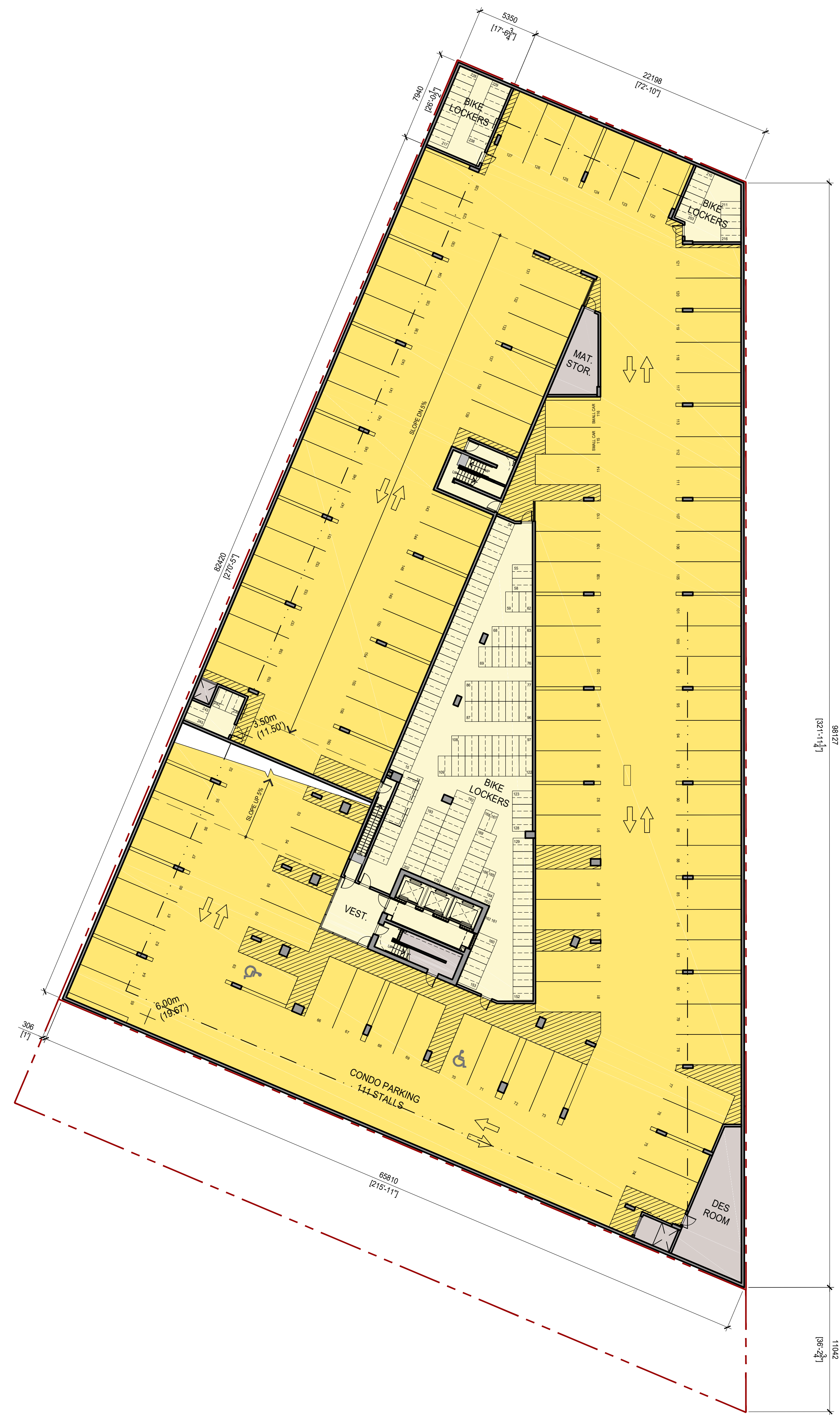
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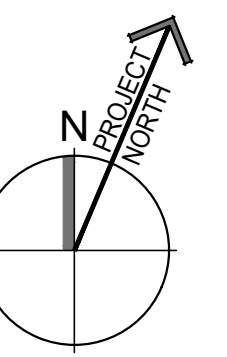






LEGEND

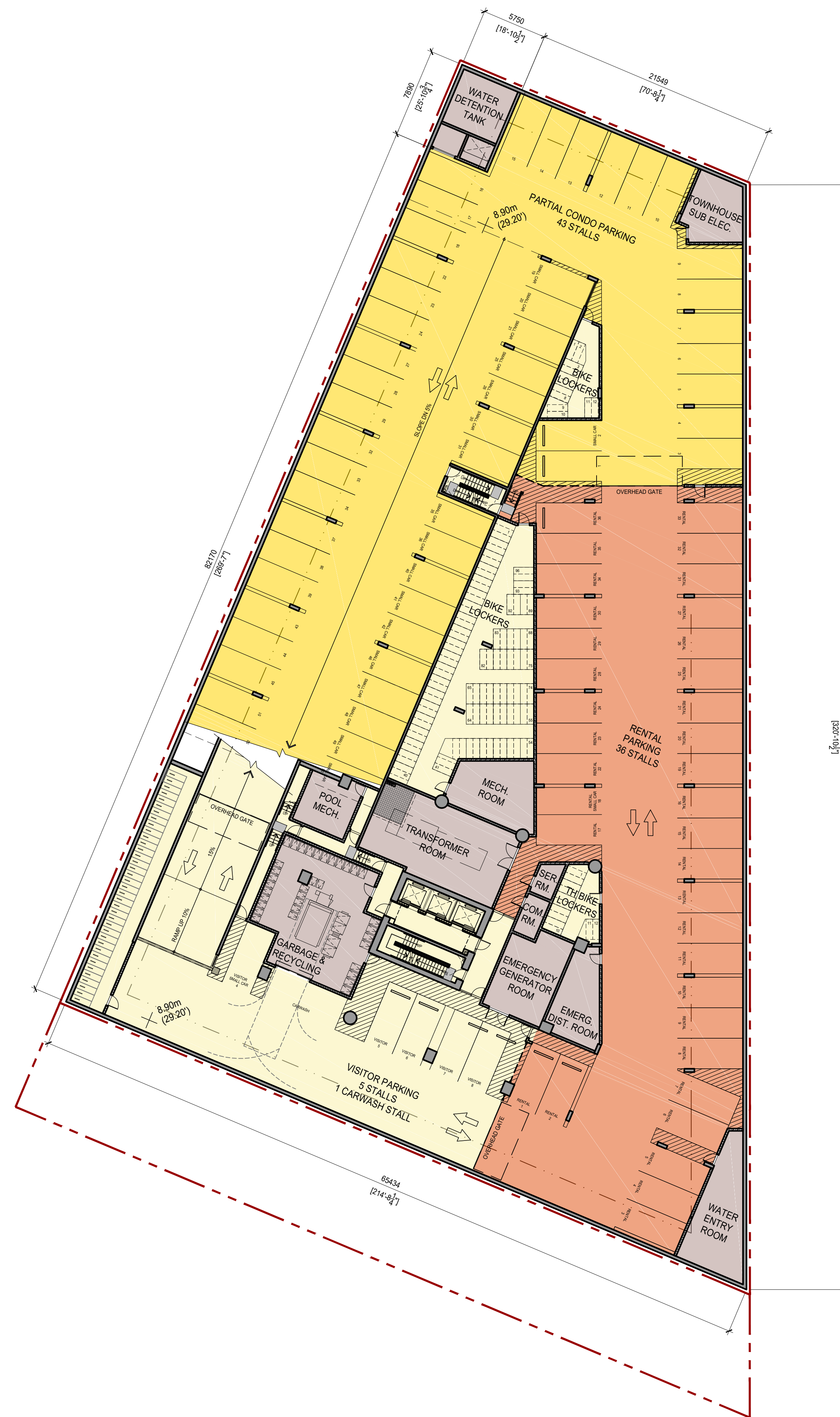
- AMENITY
- RESIDENTIAL COMMON
- RENTAL
- RENTAL PARKING
- RESIDENTIAL PARKING
- RESIDENTIAL PARKING
- RESIDENTIAL VISITOR PARKING
- SERVICE



PARKING PLAN P2 - A200

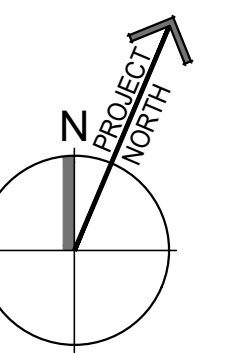
303 MARINE DRIVE - WEST VANCOUVER

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LEGEND

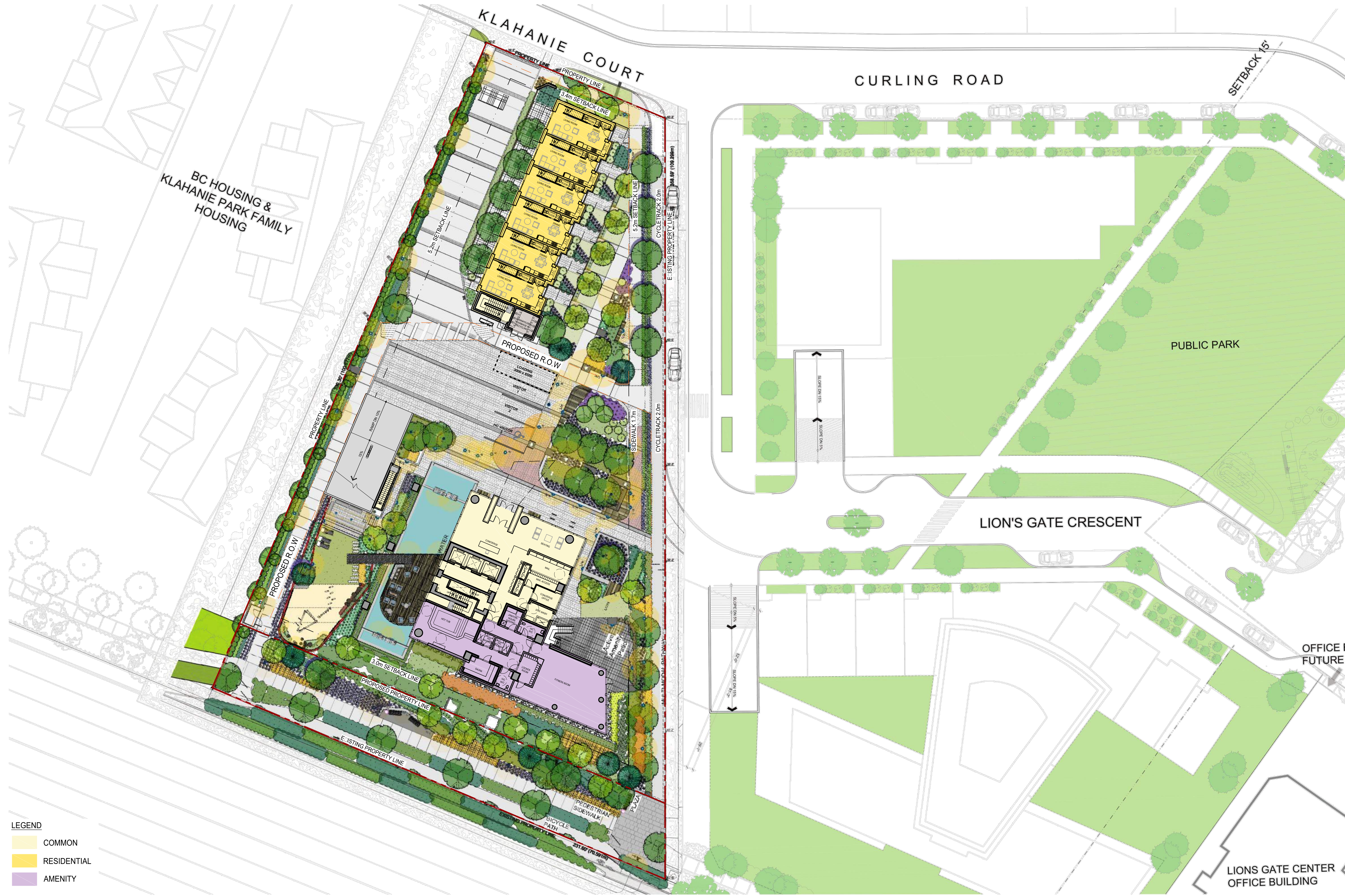
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- RESIDENTIAL COMMON
- RENTAL
- RENTAL PARKING
- RESIDENTIAL PARKING
- RESIDENTIAL VISITOR PARKING
- SERVICE



PARKING PLAN P1 - A201

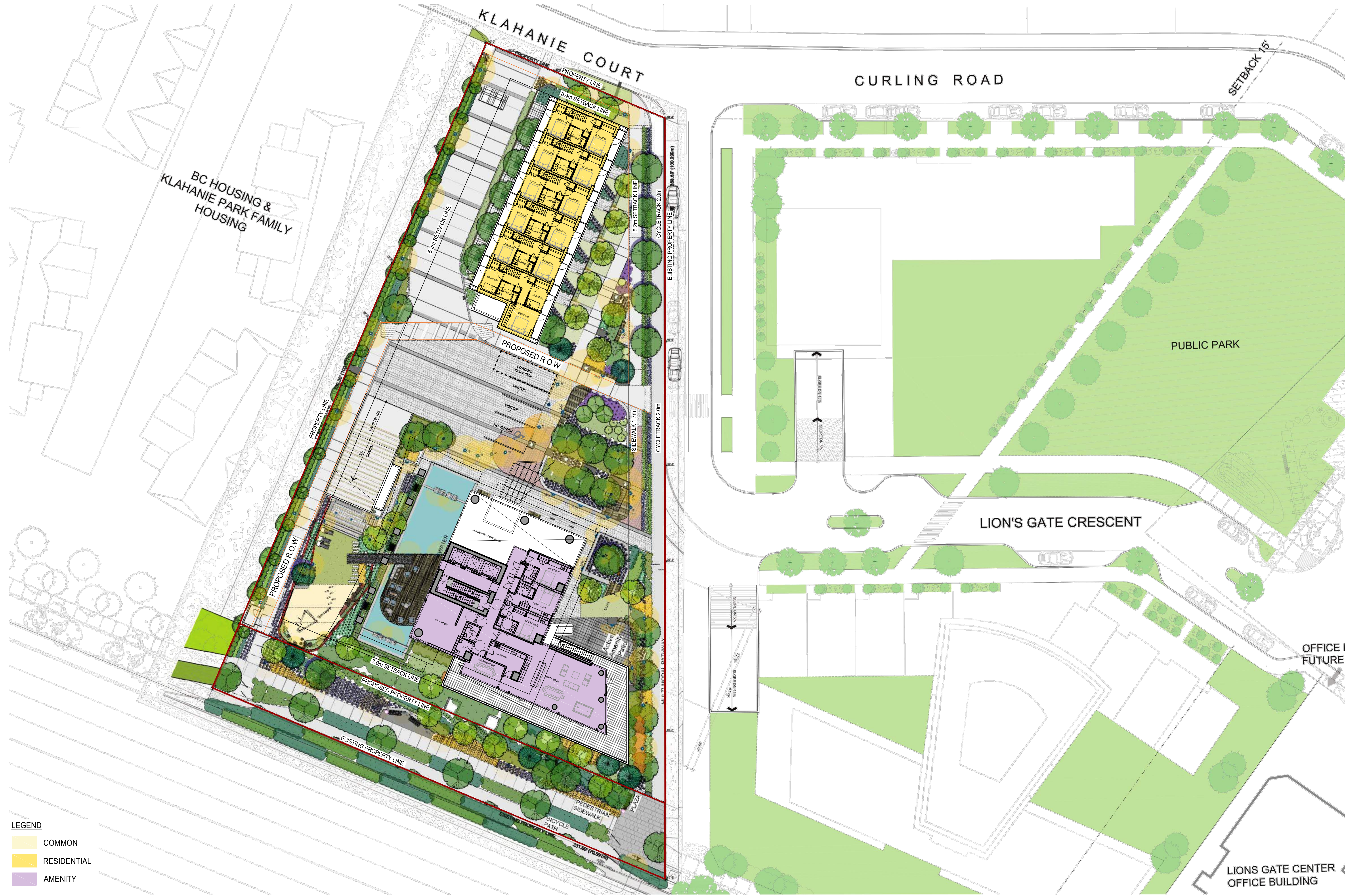
303 MARINE DRIVE - WEST VANCOUVER

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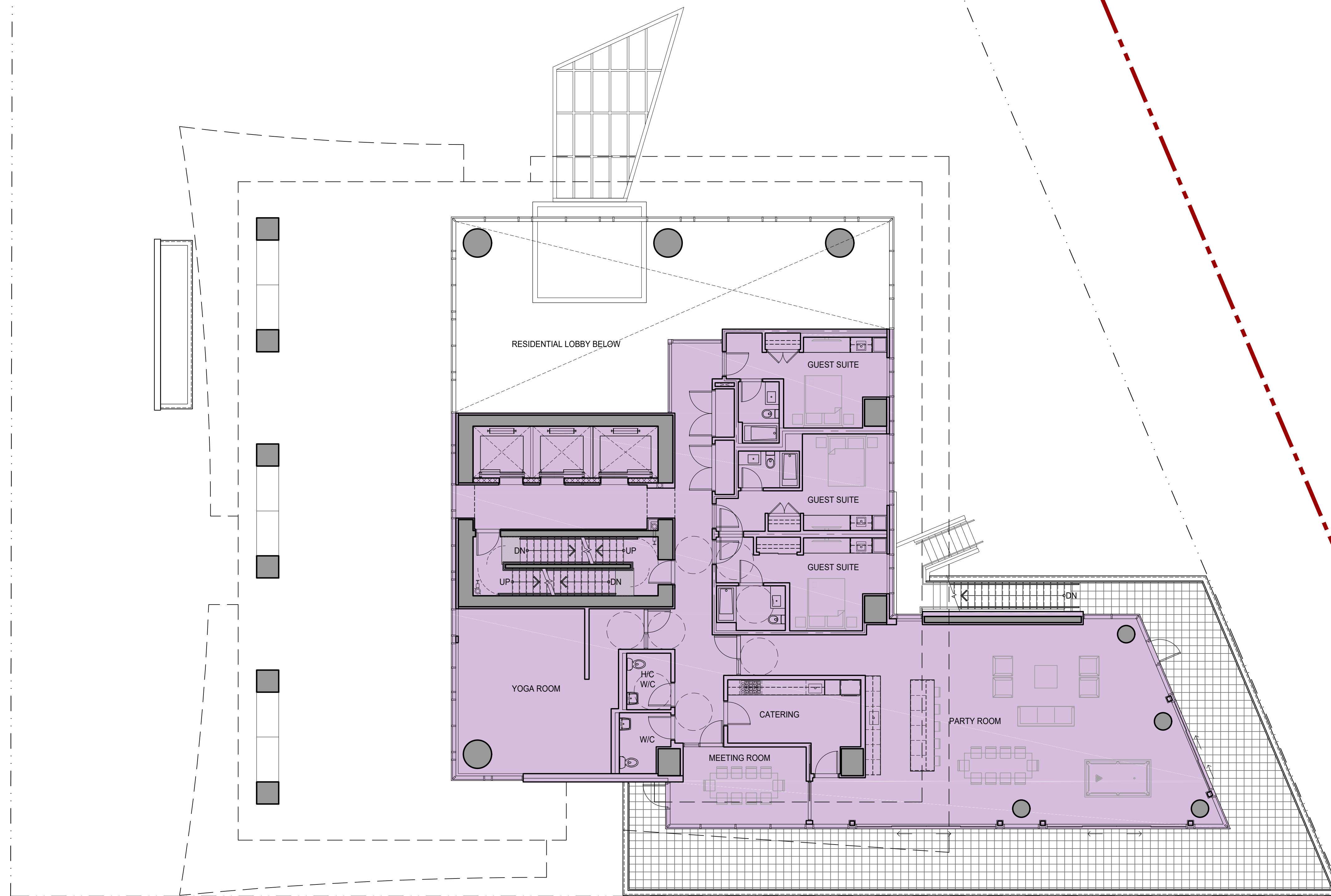
- LEGEND**
- COMMON
 - RESIDENTIAL
 - AMENITY

OVERALL L1 FLOOR PLAN - A202
303 MARINE DRIVE - WEST VANCOUVER
 1"=20'-0" / 1:240 2020.02.20



- LEGEND**
- COMMON
 - RESIDENTIAL
 - AMENITY

OVERALL L2 FLOOR PLAN - A20
303 MARINE DRIVE - WEST VANCOUVER
 1"=20'-0" / 1:240 2020.02.20



RESIDENTIAL LOBBY BELOW

GUEST SUITE

GUEST SUITE

GUEST SUITE

YOGA ROOM

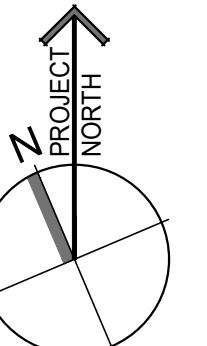
CATERING

MEETING ROOM

PARTY ROOM

LOOR PLATE
AREA S T

- LEGEND
- COMMON
 - RESIDENTIAL
 - AMENITY



LEVEL 2 LOOR PLAN - A20
303 MARINE DRIVE - WEST VANCOUVER
 1/8"=1'-0" / 1:96 2020.02.20