# DARVIN Construction Building for Tomorrow





#### About Us

- Website <u>www.darwinconstruction.ca</u>
- North Shore based company for over 25 years
- Current North Shore development activity (in planning and under construction):
  - 600,000 sq. ft. of residential
  - 150,000 sq. ft. of industrial
  - 75,000 sq. ft. of commercial

### **Dollarton Business Park (Dollarton Highway & Forester Street)**



## Mira On The Park (6<sup>th</sup> & Chesterfield)



## Lynn Valley Town Centre (Lynn Valley Road & Mt. Highway)



## Cove Elementary Cliff School (Cove Cliff Road)



#### Design Approach

- Q: What is the current zoning of the neighbouring properties?
- A: Single family residential (RS3)
- Q: How many lots could fit on the site based on the above zoning?
- A: Approximately 20
- Q: Is there an opportunity to provide park space?
- A: Yes, if the density is consolidated to a portion of the site
- Q: Is there an opportunity to retain existing trees?
- A: Yes, if the project is confined to the exiting building footprint and gravel field

## OPTION 1 - RS3 LOTS (20 lots)









### OPTION 2 - 10 DUPLEXES (20 TOTAL UNITS) PLUS PARK

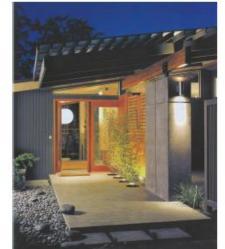


































DESIGN IMAGES













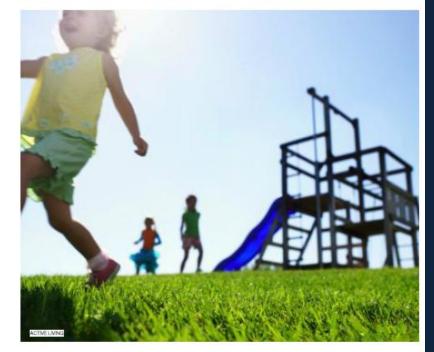
















#### **Traffic Estimates**

- School Use:
  - Morning Peak Hour (8am-9am) +/- 95 vehicles
  - Afternoon Peak Hour (4pm-5pm) +/- 30 vehicles
- Proposed Use:
  - Morning Peak Hour (8am-9am) +/- 9 vehicles
  - Afternoon Peak Hour (4pm-5pm) +/- 11 vehicles

#### **Financial Terms**

- We are willing to explore the possibility of increasing the number of units however we believe that a low density housing project plus substantial park dedication will receive the greatest public support
- We will pay for the School District to obtain an independent appraisal to confirm that they are receiving fair market value for their land
- We would consider a 99 year lease
  - Pro: School Board retains ownership of land
  - Pro: New housing would be more affordable
  - Con: Land value would be impacted

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