

DARWIN Construction

Building for Tomorrow



About Us

- Website www.darwinconstruction.ca
- 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 (6th & 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



 SITE PLAN
SCALE: 1" = 50'-0"



OPTION 1 - RS3 LOTS (20 lots)



SITE PLAN
SCALE: 1" = 50'-0"



NORTH

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



DESIGN IMAGES



NATURAL SETTING



TRAIL 2



ACTIVE LIFESTYLE



ACT FAMILY FRIENDLY



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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