

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

The Kimpton (13th & Chesterfield)



Mira On The Park (6th & Chesterfield)



Design Approach

- Q: What is the current zoning of the neighbouring properties?
- A: Single family residential (RS1 & RT1)

- Q: How many lots could fit on the site based on the above zoning?
- A: Approximately 9

- Q: Is there an opportunity to provide park space?
- A: Yes, if the density is consolidated to a portion of the site



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



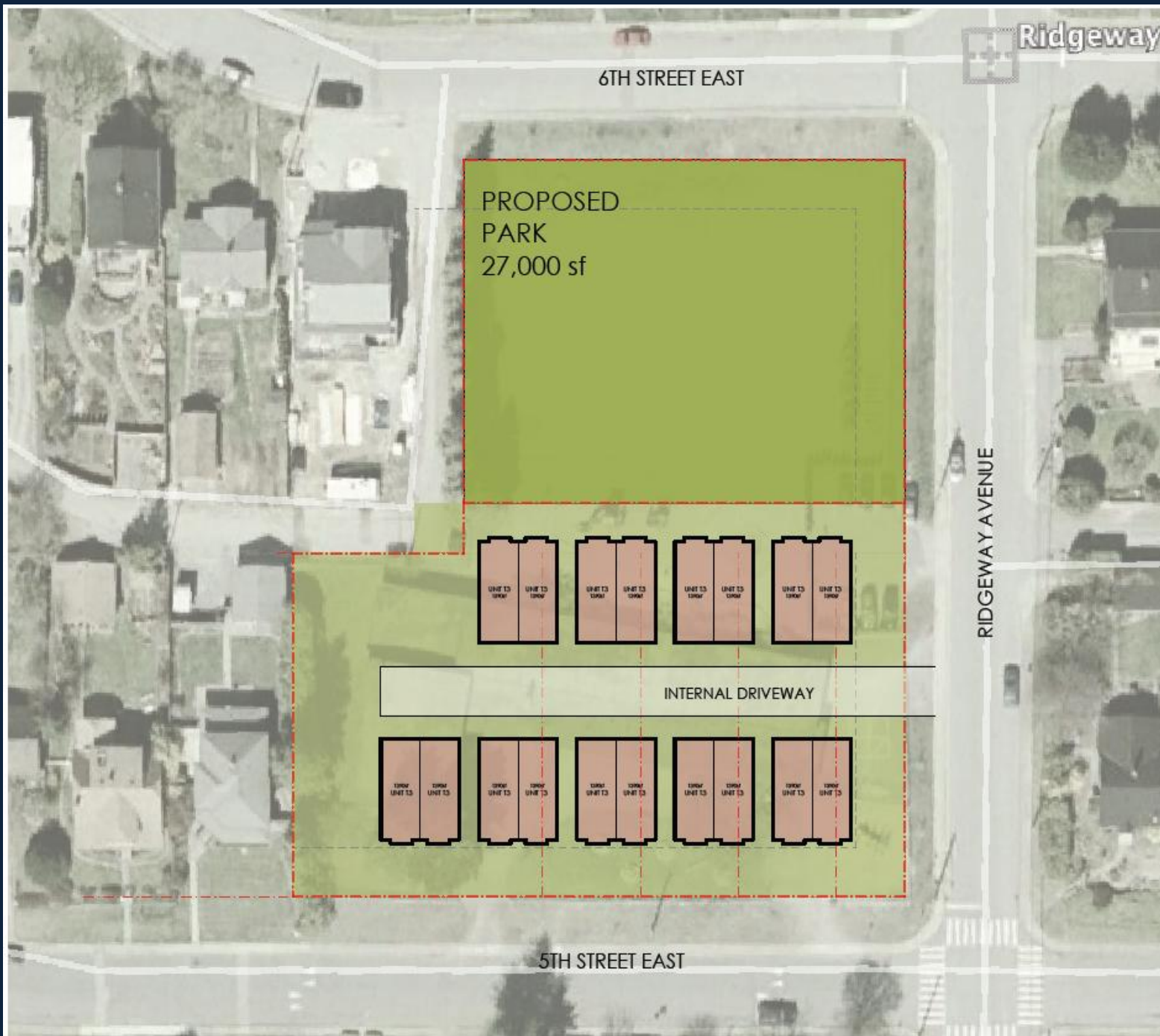
OPTION 1 RS-1 OR RT-1 (9 LOTS)



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



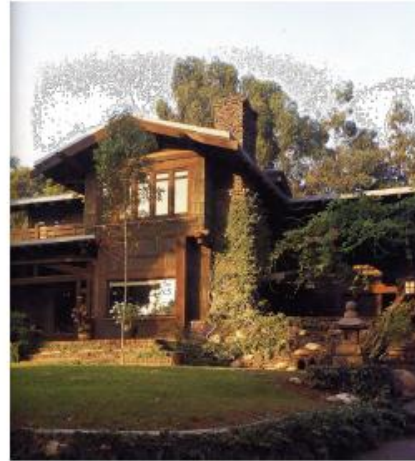
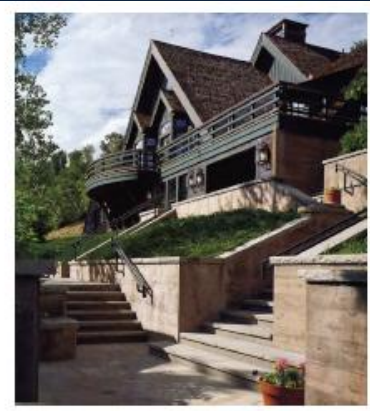
OPTION 2 RS-1 OR RT-1 (9 LOTS) PLUS PARK



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



OPTION 3 TOWNHOUSES (18 UNITS) PLUS PARK



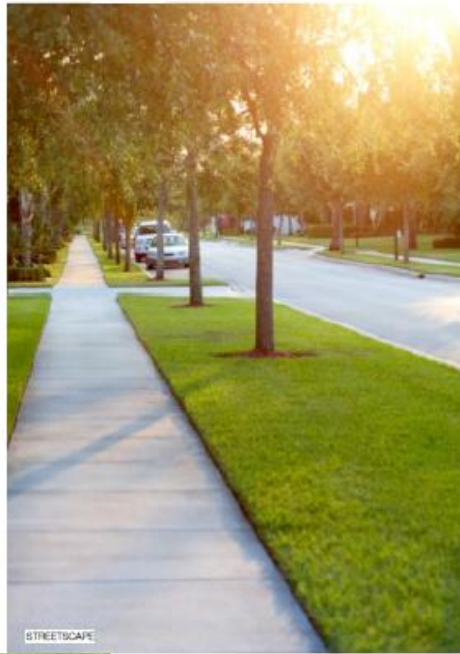
DESIGN IMAGES



NATURAL PLAY



LOCAL MATERIALS



STREETSCAPE



CHILD'S PLAY



FAMILY FRIENDLY



ACTIVE LIFESTYLE

Traffic Estimates

- School Use:
 - Morning Peak Hour (8am-9am) +/- 40 vehicles
 - Afternoon Peak Hour (4pm-5pm) +/- 17 vehicles
- Proposed Use:
 - Morning Peak Hour (8am-9am) +/- 8 vehicles
 - Afternoon Peak Hour (4pm-5pm) +/- 10 vehicles

Financial Terms

- We are willing to pursue any of the development options previously identified however we believe that Option #3 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
 - Con: Value of land would be impacted

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