Glenaire Townhouse Proposal
Woodbridge Homes and Citimark Group
Policy Timeline

**Official Community Plan**
*(2011)*

**Lower Capilano Marine Village Centre Implementation Plan**
*(2013)*

**Peripheral Area Housing Policy and Design Guidelines**
*(2013)*

**Lions Gate Public Realm Strategy**
*(2015)*
Multi-Modal Transportation Network

LEGEND
- Village Centre Boundary
- Parks, Open Space & Natural Areas
- Ground-Oriented Multi-Family
- Approx Neighbourhood Buffer
- Proposed New Pedestrian and Cyclist Pathways
- Proposed New Road
- Bus Stop
Family Housing

80% family-sized suites

4 bedrooms: 20% (30 units)

3 bedrooms: 27% (40 units)

2 bedrooms: 33% (50 units)

1 bedroom: 20% (30 units)
Public Realm Upgrades & Green Infrastructure
Relocation of the Parkade Wall

Before

After

1959 Sandown Pl

15'

NOTE: increased the setback of the underground parkade wall allows for a large tree landscape buffer
Relocation of the Elevator/Stairs & Fire/Pedestrian Access Pathway

Before

After
1959 Sandown Place Setbacks

- Peripheral Area Policy refers to a minimum of 4’ side yard setback
- Cressey townhouse setback with single family is 10’
Building Elevation Revisions for 1959 Sandown to Improve Privacy

1. Reduced number of windows
2. Smaller or transom windows
3. Added planting to screen from rooftop deck
4. Reduced size of roof top decks (see blue highlighted areas)
5. Step down of closest townhouse unit on 2nd and 3rd storeys

Building 6 facing 1959 Sandown’s carport in front yard

Building 5 facing 1959 Sandown’s backyard

Roof deck size reduced
New Landscape Treatment along 1959 Sandown Place

Heights at 10 years

<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Height at 0-5 years</th>
<th>Height at 10 years</th>
<th>Height at maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Douglas Fir</td>
<td>18’-25’</td>
<td>30’-45’</td>
<td>60’</td>
</tr>
<tr>
<td>Austrian Pine</td>
<td>15’</td>
<td>20’-25’</td>
<td>35’</td>
</tr>
<tr>
<td>Tulip Tree</td>
<td>18’-20’</td>
<td>30’-40’</td>
<td>60’</td>
</tr>
<tr>
<td>Sweet Gum “Slender Silhouette”</td>
<td>15’-18’</td>
<td>25’-35’</td>
<td>45’-55’</td>
</tr>
<tr>
<td>Amanogawa Cherry</td>
<td>18-20’</td>
<td>28’-35’</td>
<td>35’</td>
</tr>
</tbody>
</table>
New Landscape Treatment along 1959 Sandown Place

View from backyard of 1959 Sandown Place

New 8’ hedge

Tall tree buffer zone
(trees at 15’– 25’ height)

View taken from this point

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

LIONS GATE TOWNHOMES PHASE 2 and 3

2033-2055 Glenaire Dr.
1944, 1976 Fullerton Ave.
North Vancouver, BC
Landscape Buffer

Before (at 1st Reading)

After (at Public Hearing)

Key Plan