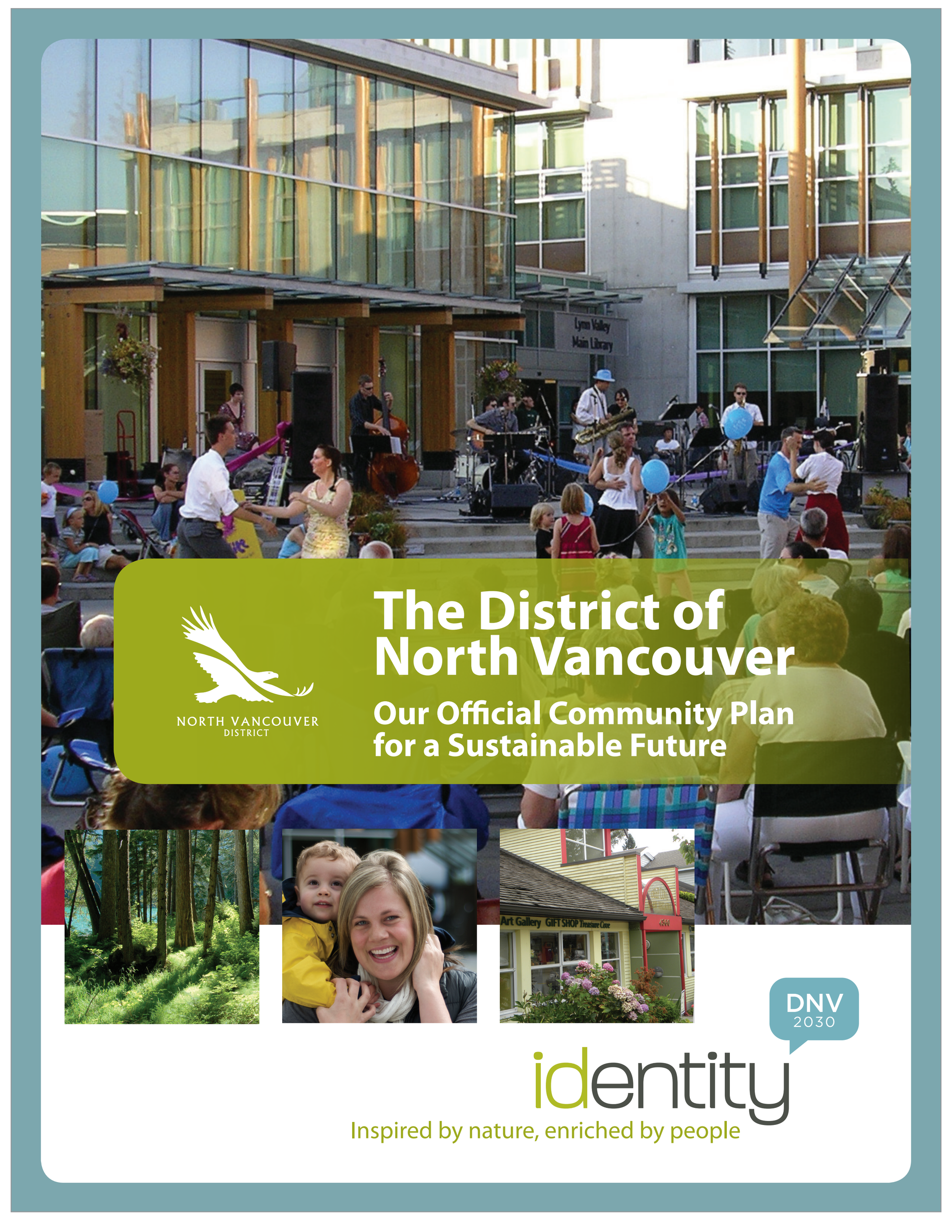
Glenaire Townhouse Proposal

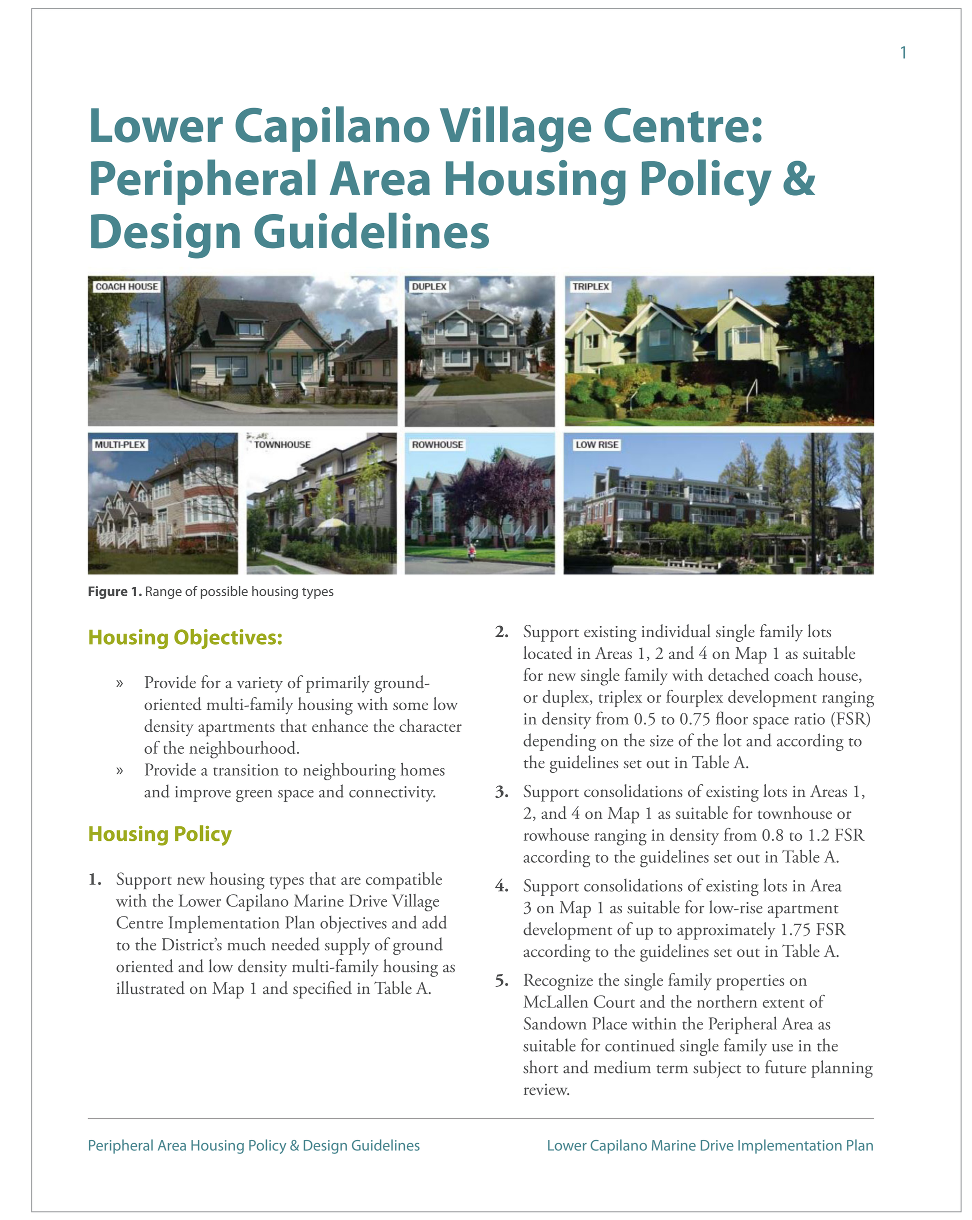
Woodbridge Homes and Citimark Group

Policy Timeline



Official Community Plan (2011)

Lower Capilano Marine Village Centre Implementation Plan (2013)



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Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines

MULTI-PLEX
TOWNHOUSE
ROWHOUSE
LOW RISE

Figure 1. Range of possible housing types

Housing Objectives:

» Provide for a variety of primarily ground-oriented multi-family housing with some low density apartments that enhance the character of the neighbourhood.

» Provide a transition to neighbouring homes and improve green space and connectivity.

Housing Policy

1. Support new housing types that are compatible with the Lower Capilano Marine Drive Village Centre Implementation Plan objectives and add to the District's much needed supply of ground oriented and low density multi-family housing as illustrated on Map 1 and specified in Table A.
2. Support existing individual single family lots located in Areas 1, 2 and 4 on Map 1 as suitable for new single family with detached coach house, or duplex, triplex or fourplex development ranging in density from 0.5 to 0.75 floor space ratio (FSR) depending on the size of the lot and according to the guidelines set out in Table A.
3. Support consolidations of existing lots in Areas 1, 2, and 4 on Map 1 as suitable for townhouse or rowhouse ranging in density from 0.8 to 1.2 FSR according to the guidelines set out in Table A.
4. Support consolidations of existing lots in Area 3 on Map 1 as suitable for low-rise apartment development of up to approximately 1.75 FSR according to the guidelines set out in Table A.
5. Recognize the single family properties on McLallen Court and the northern extent of Sandown Place within the Peripheral Area as suitable for continued single family use in the short and medium term subject to future planning review.

Peripheral Area Housing Policy & Design Guidelines — Lower Capilano Marine Drive Implementation Plan

Peripheral Area Housing Policy and Design Guidelines (2013)

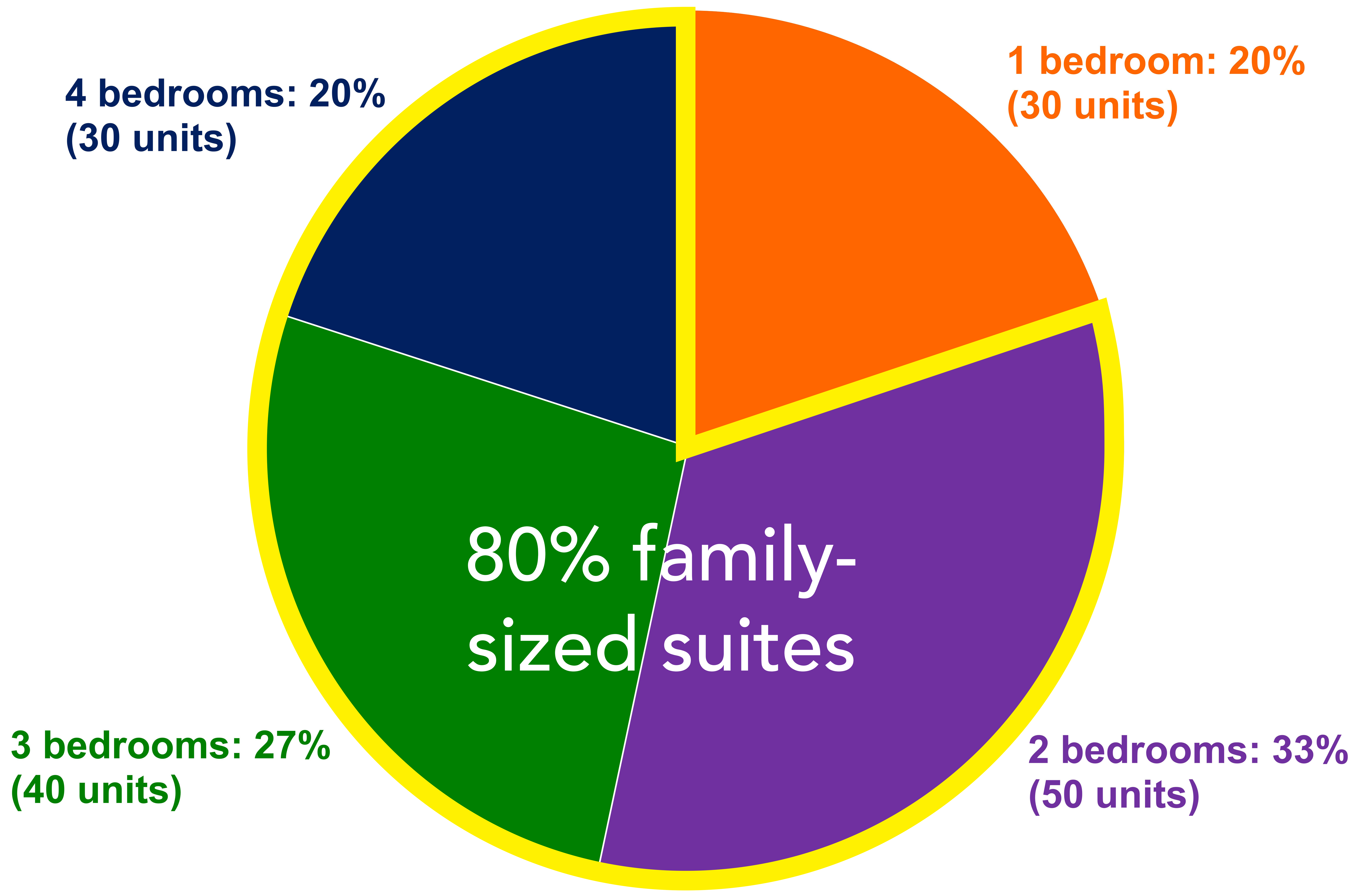
Lions Gate Public Realm Strategy (2015)

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

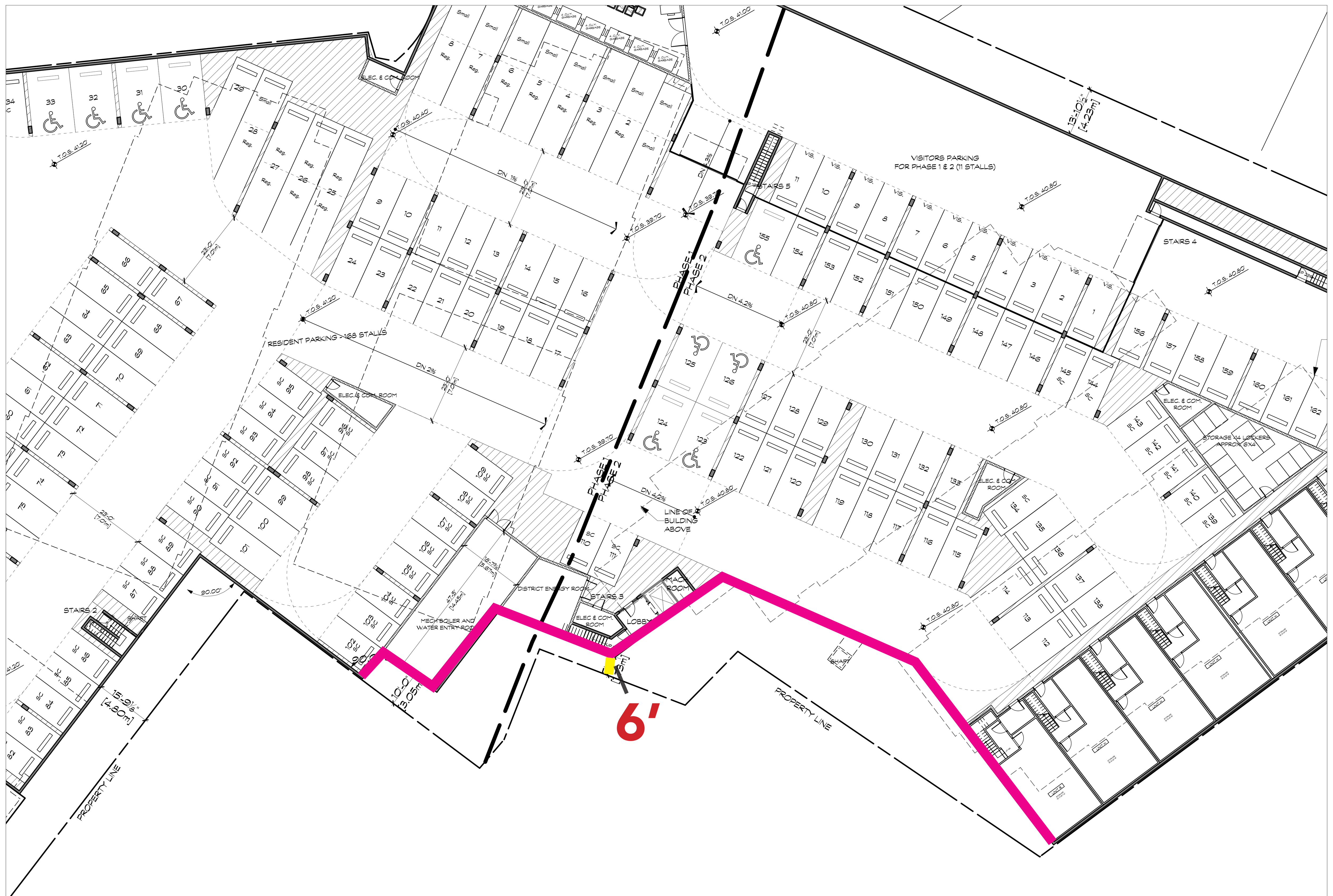


Public Realm Upgrades & Green Infrastructure

1959 Sandown Place Sideyard Setback

Relocation of the Parkade Wall

Before



1959 Sandown Pl

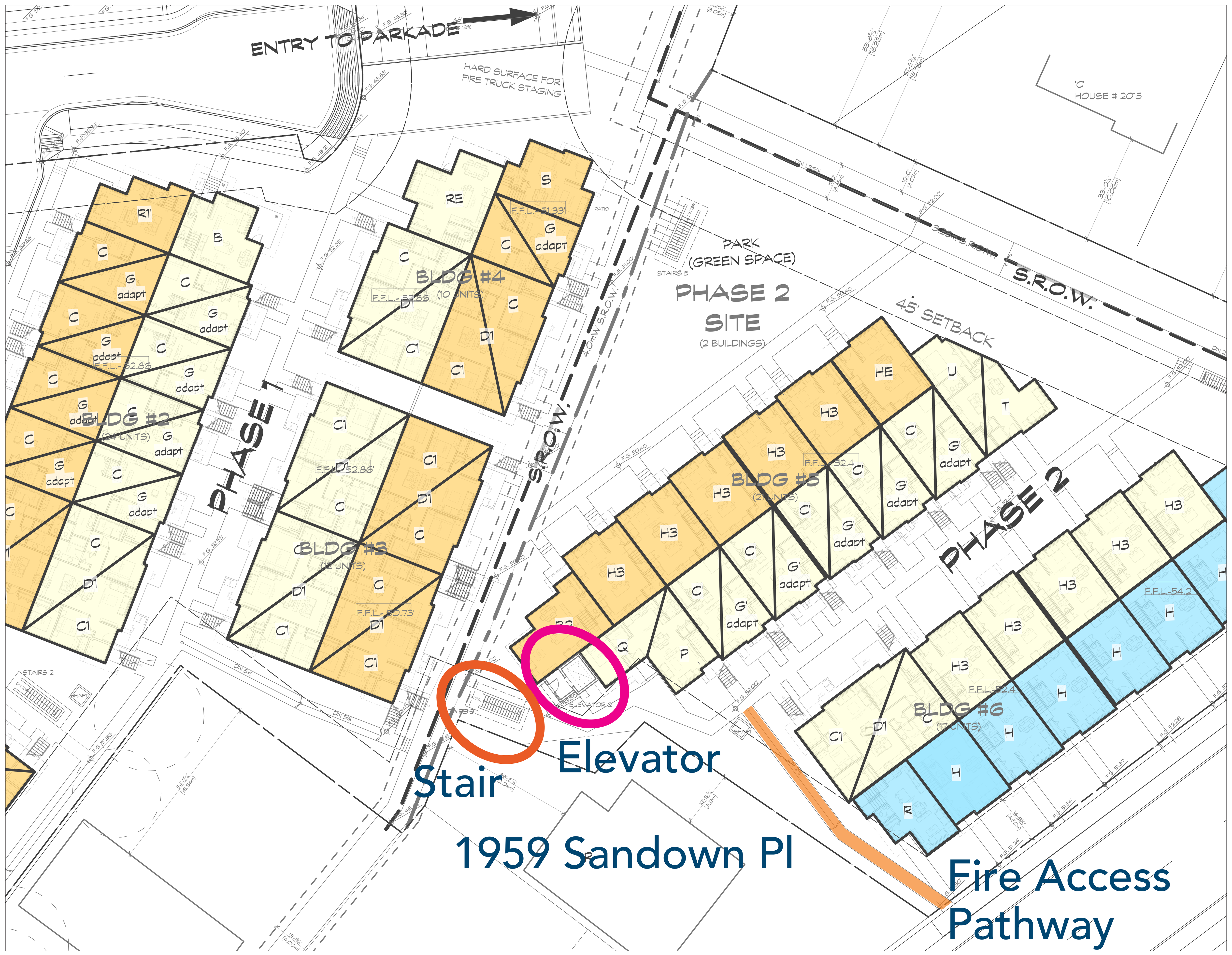
After

1959 Sandown Pl

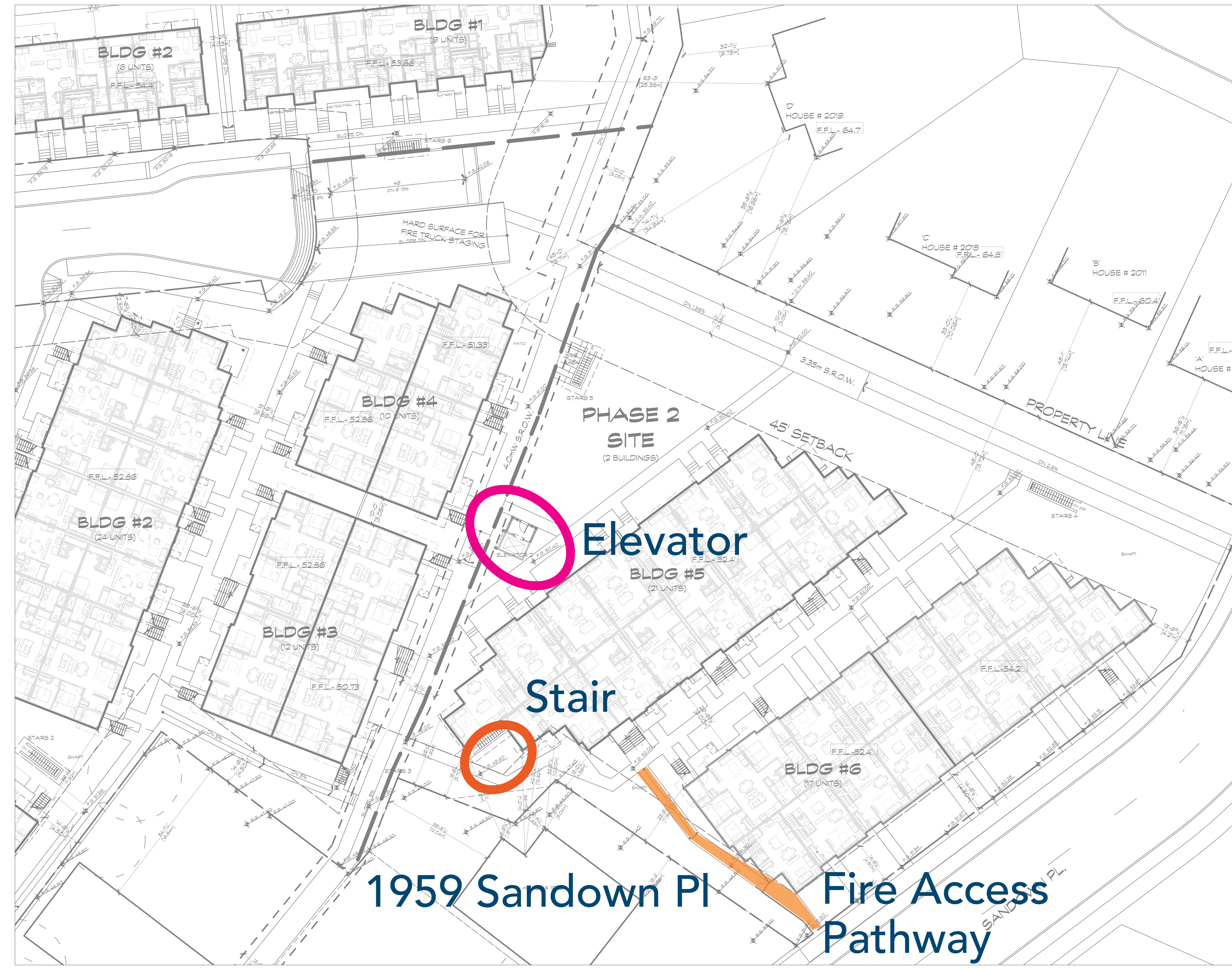
NOTE: increased the setback of the underground parkade wall allows for a large tree landscape buffer

Relocation of the Elevator/Stairs & Fire/Pedestrian Access Pathway

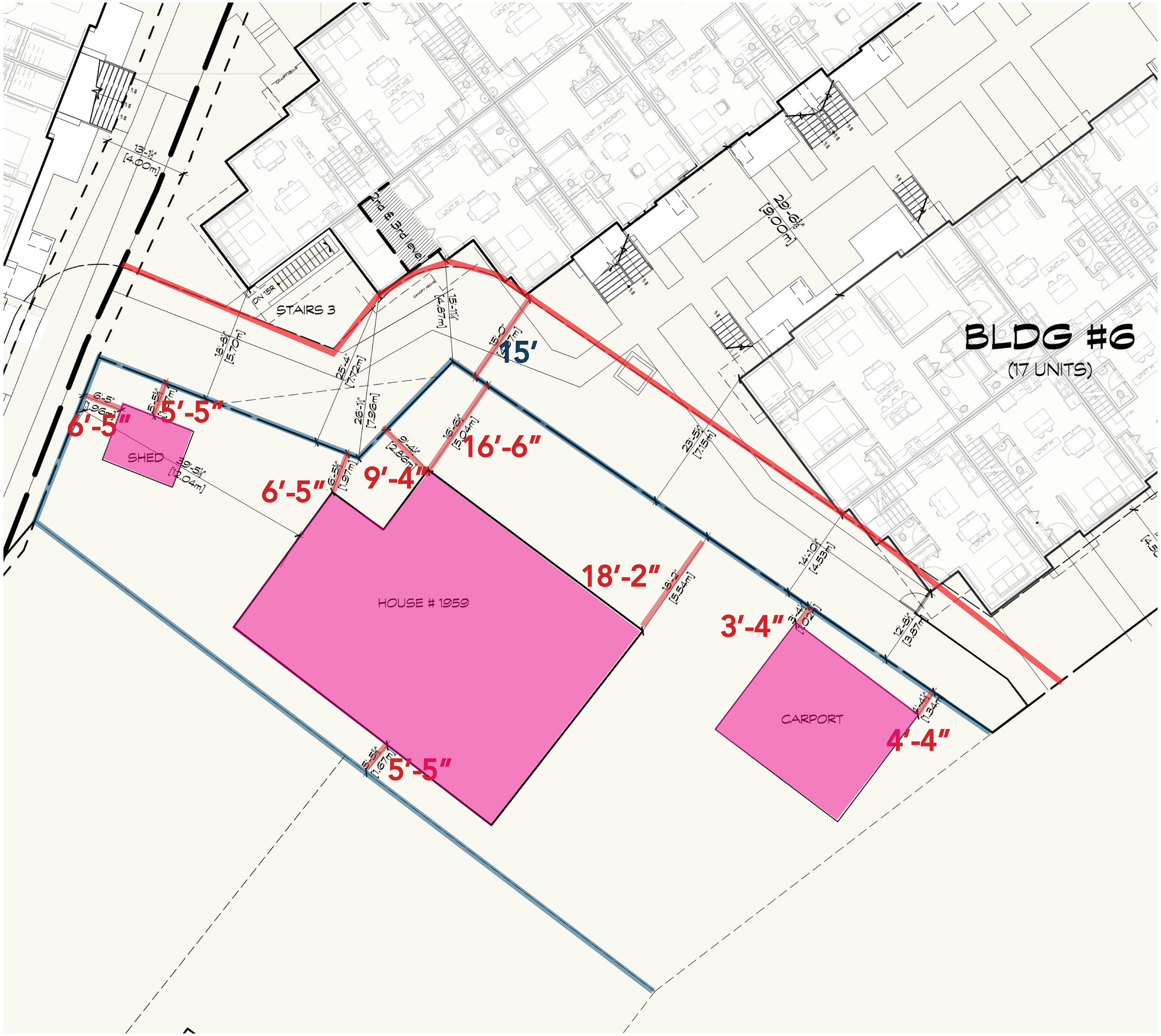
Before



After



1959 Sandown Place Setbacks

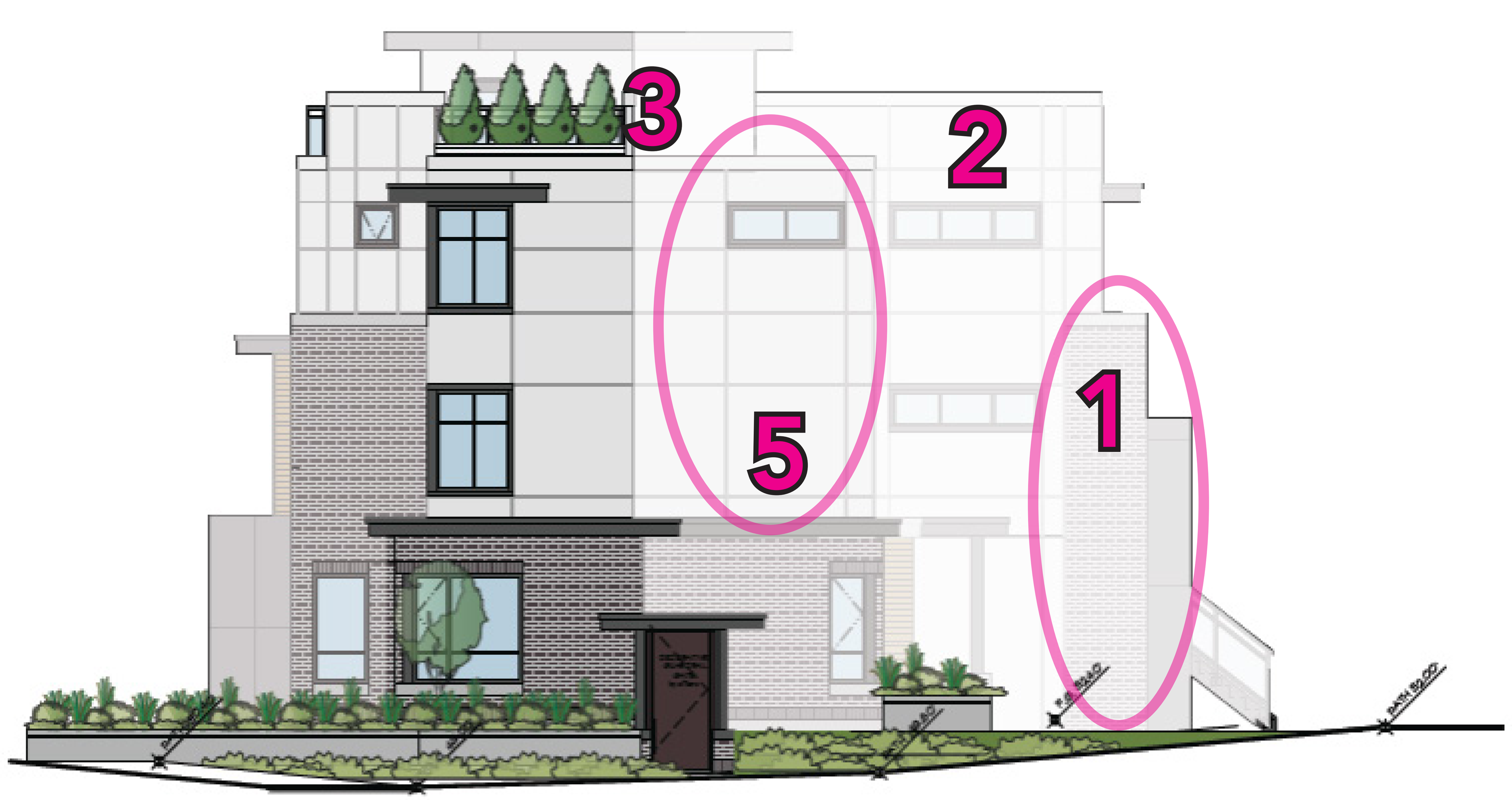


- Peripheral Area Policy refers to a minimum of 4' side yard setback
- Cressey townhouse setback with single family is 10'

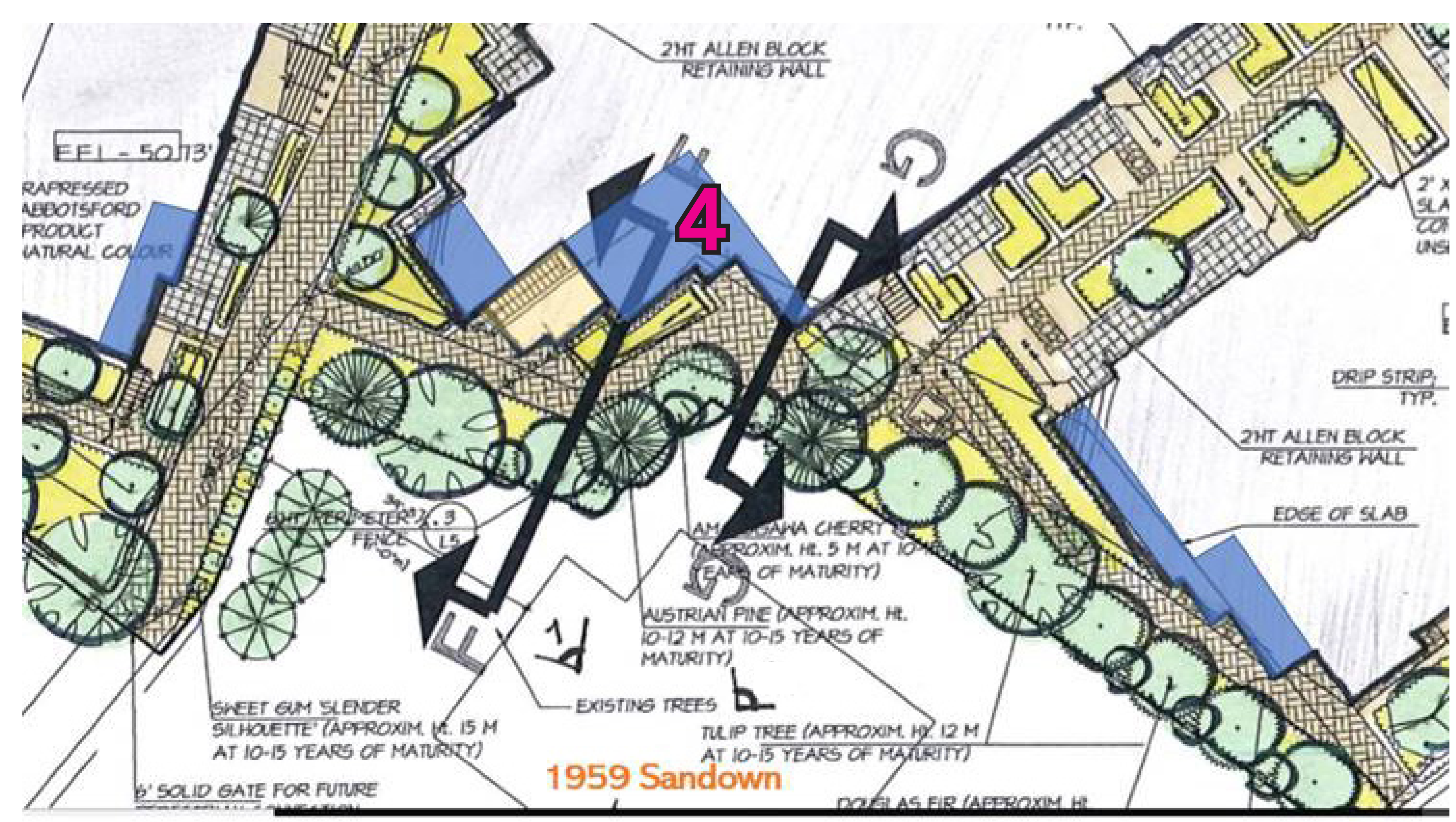
Building Elevation Revisions for 1959 Sandown to Improve Privacy

Building 6 facing 1959 Sandown's carport in front yard

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



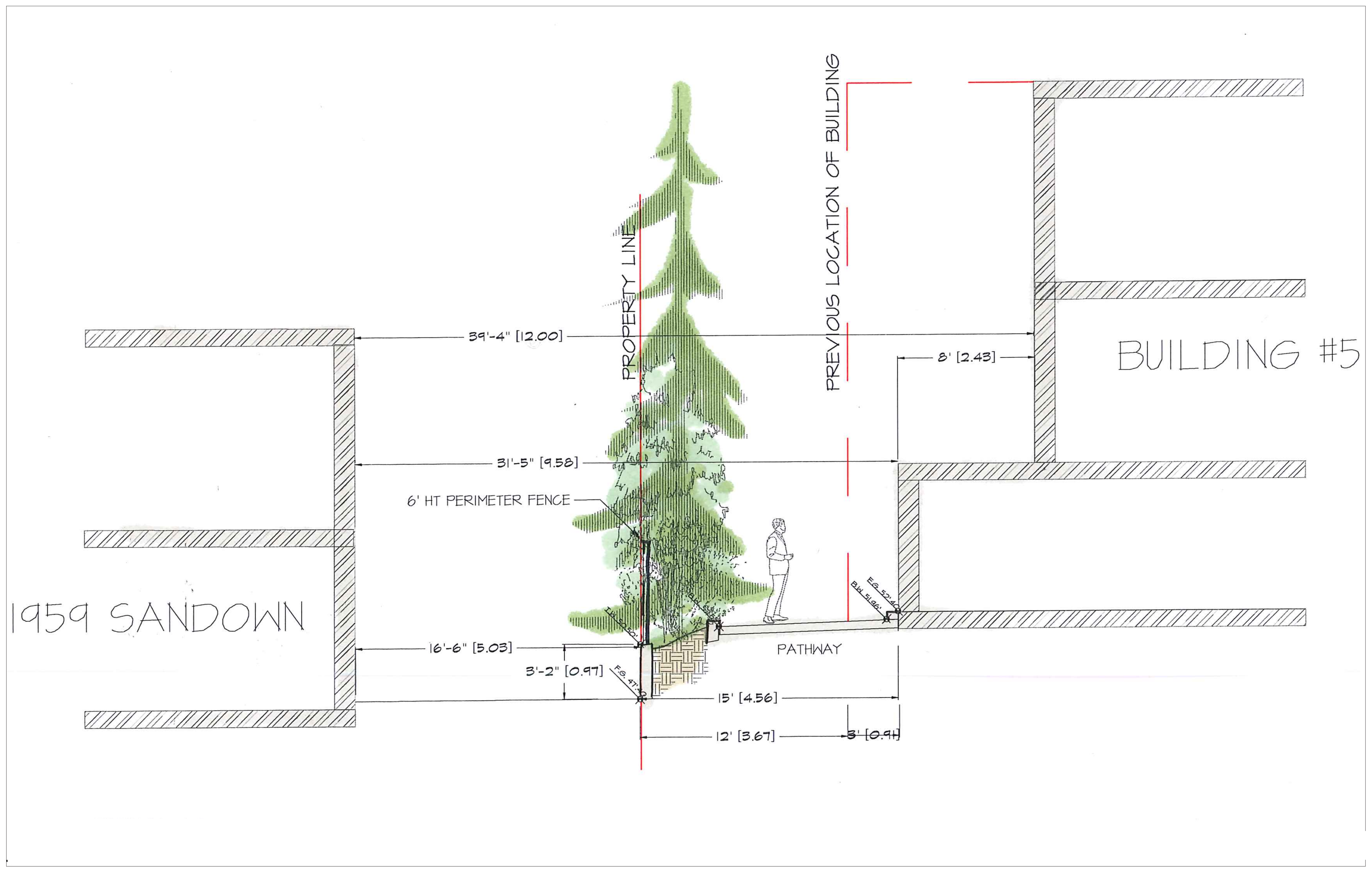
Building 5 facing 1959 Sandown's backyard

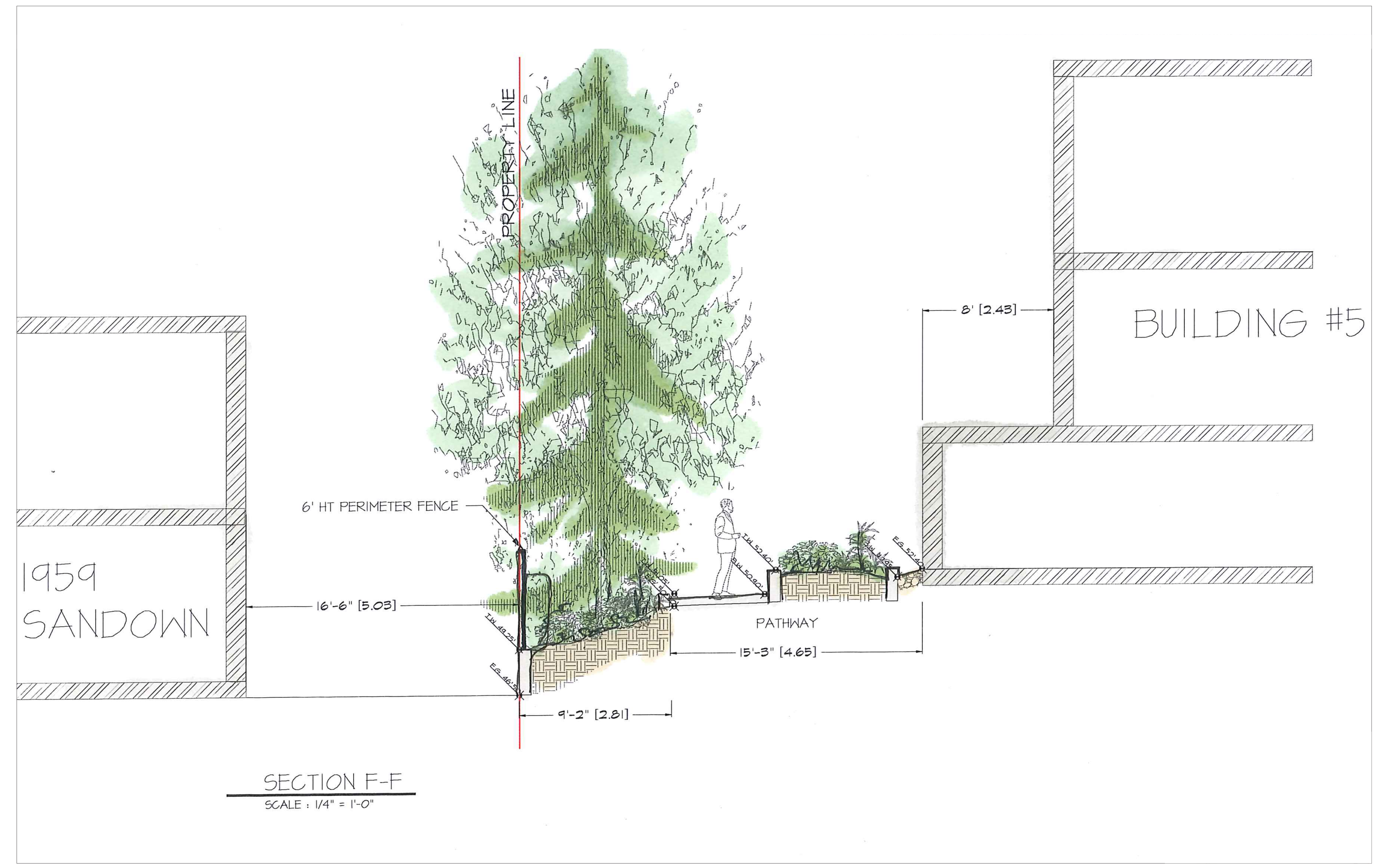


Roof deck size reduced

New Landscape Treatment along 1959 Sandown Place

Heights at 10 years



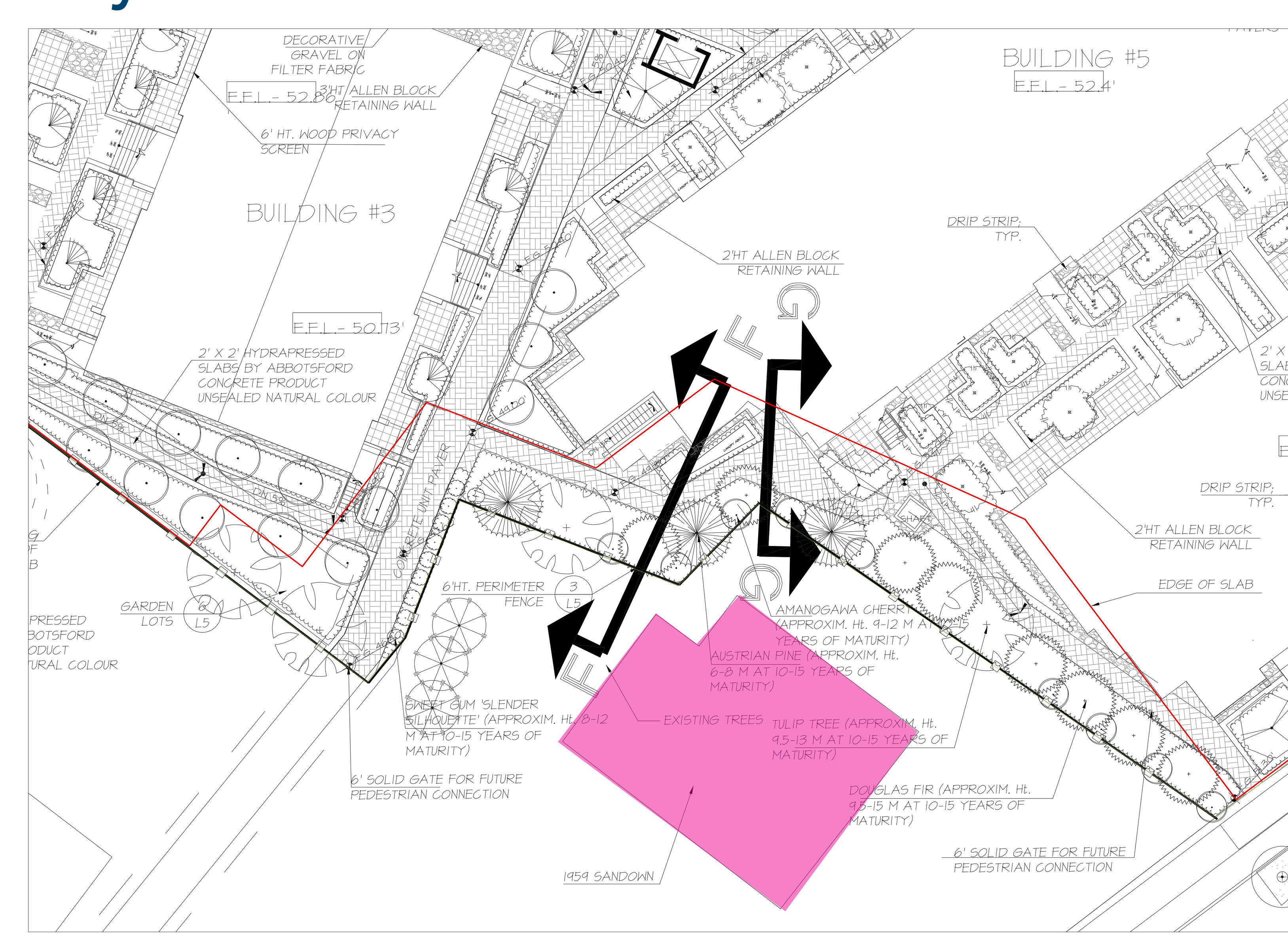


Section G–G

Section F–F

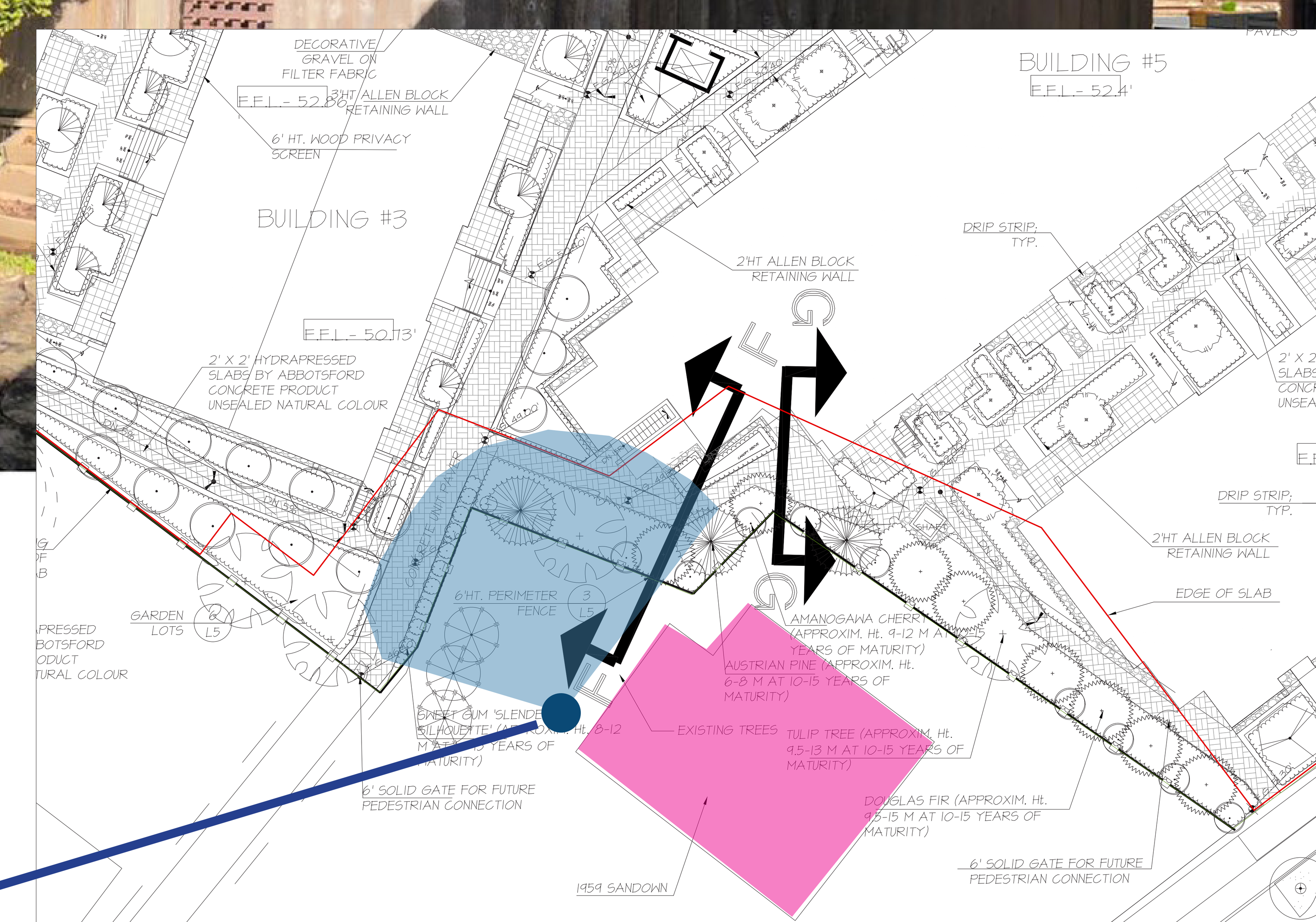
Tree Type	Height at 0-5 years	Height at 10 years	Height at maturity
Douglas Fir	18′-25′	30′-45′	60′
Austrian Pine	15′	20′-25′	35′
Tulip Tree	18′-20′	30′-40′	60′
Sweet Gum “Slender Silhouette”	15′-18′	25′-35′	45′-55′
Amanogawa Cherry	18-20′	28′-35′	35′

Key Plan



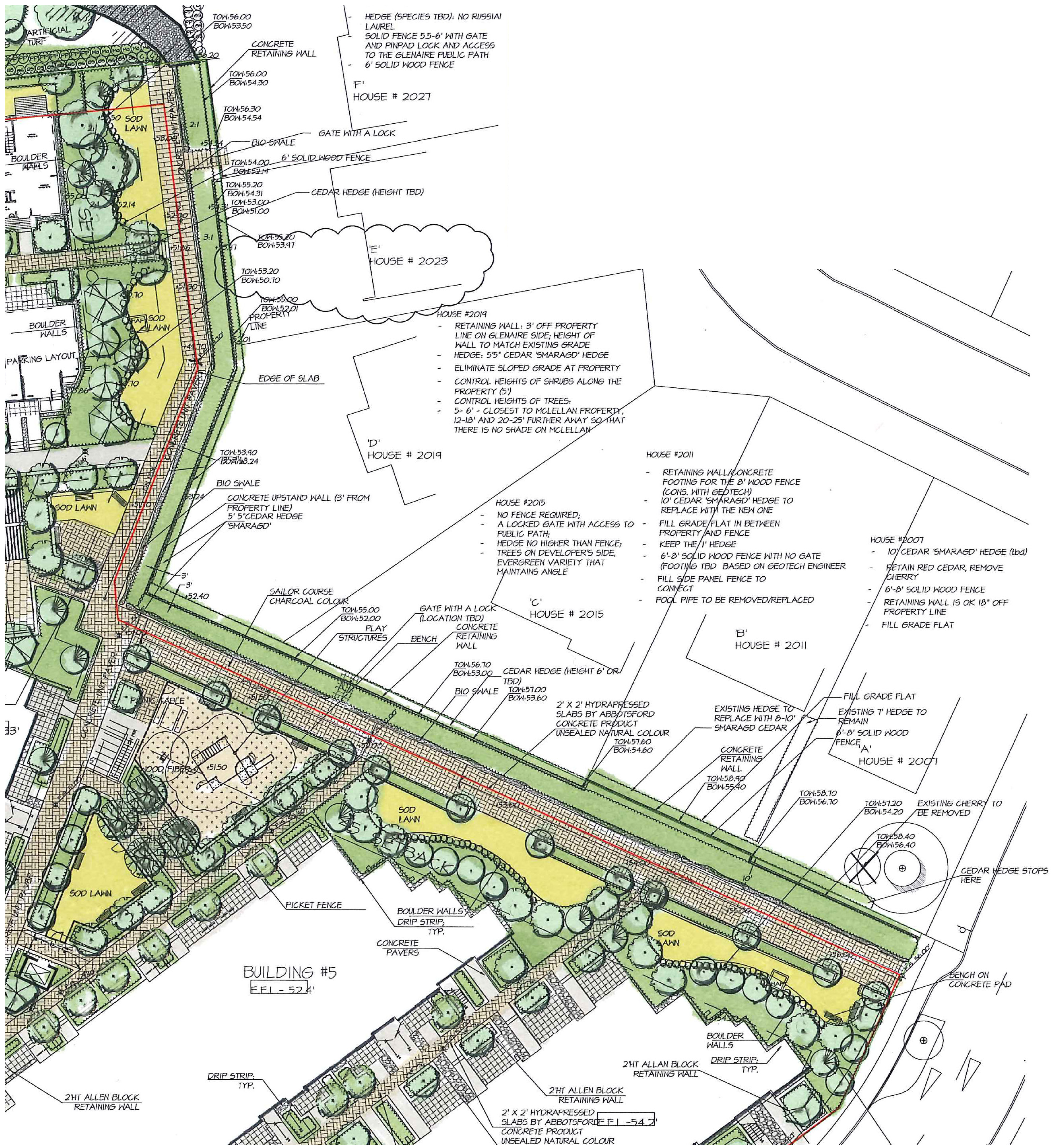
New Landscape Treatment along 1959 Sandown Place

View from backyard of 1959 Sandown Place



View taken from this point

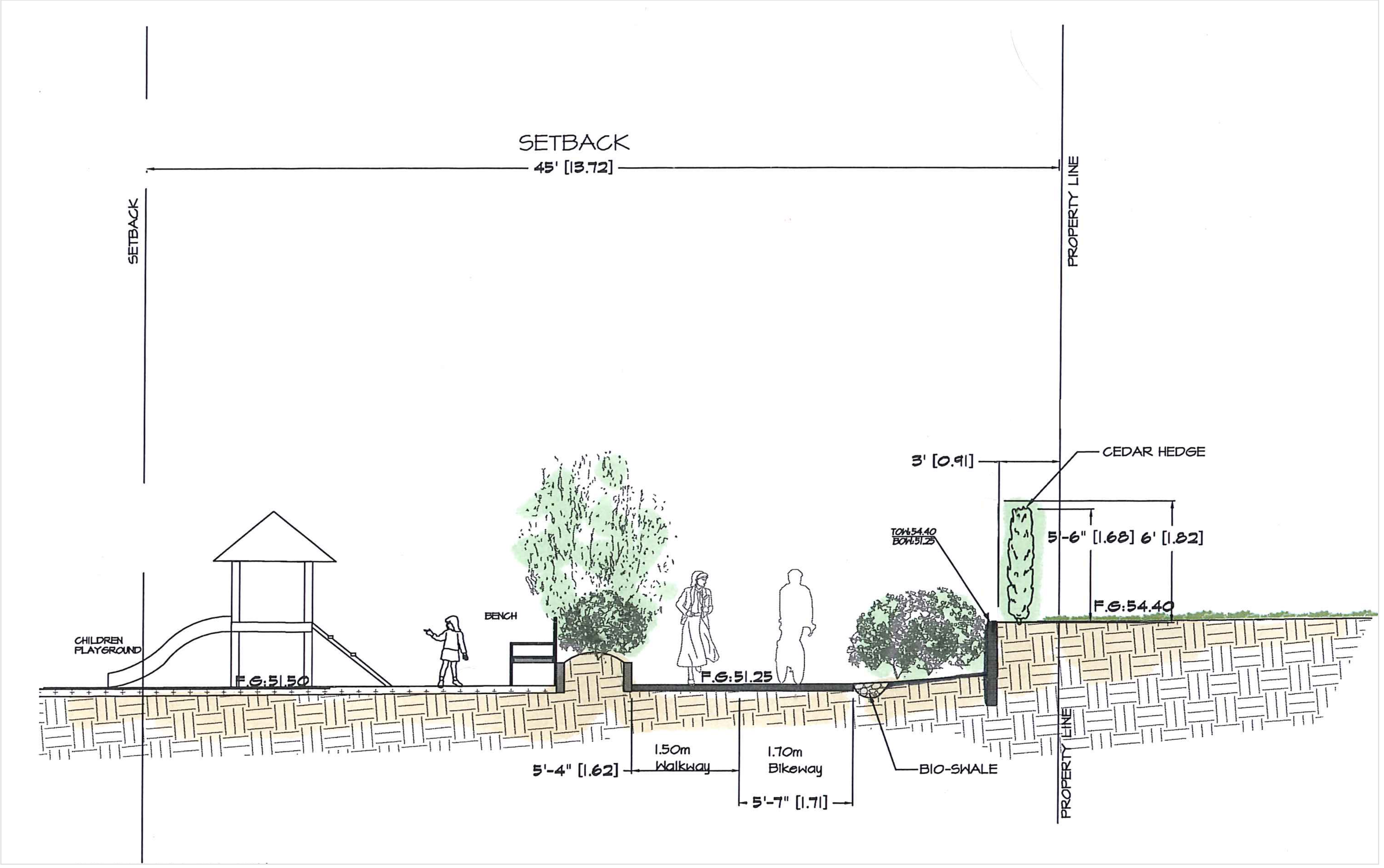
McLallen Court Neighbours Transition Buffer Zone



Landscape Buffer

Before (at 1st Reading)

After (at Public Hearing)



Key Plan