

# PUBLIC INFORMATION MEETING

## 1900, 1903, 1950 SANDOWN PLACE NORTH VANCOUVER

---

Developer

Architect

Landscape Architect

Group Owners

Matthew Cheng Architect Inc

PMG Landscape Architects

# Proposal

OCP Amendment, Rezoning and Development Permit for  
24 unit stacked townhouse w/ one level of underground parking

OCP Amendment:

- Residential Level 2: Detached Residential to  
Residential Level 4: Transition Multifamily

Rezoning:

- RS3: Single family Residential 7200 Zone to  
Comprehensive Development Zone

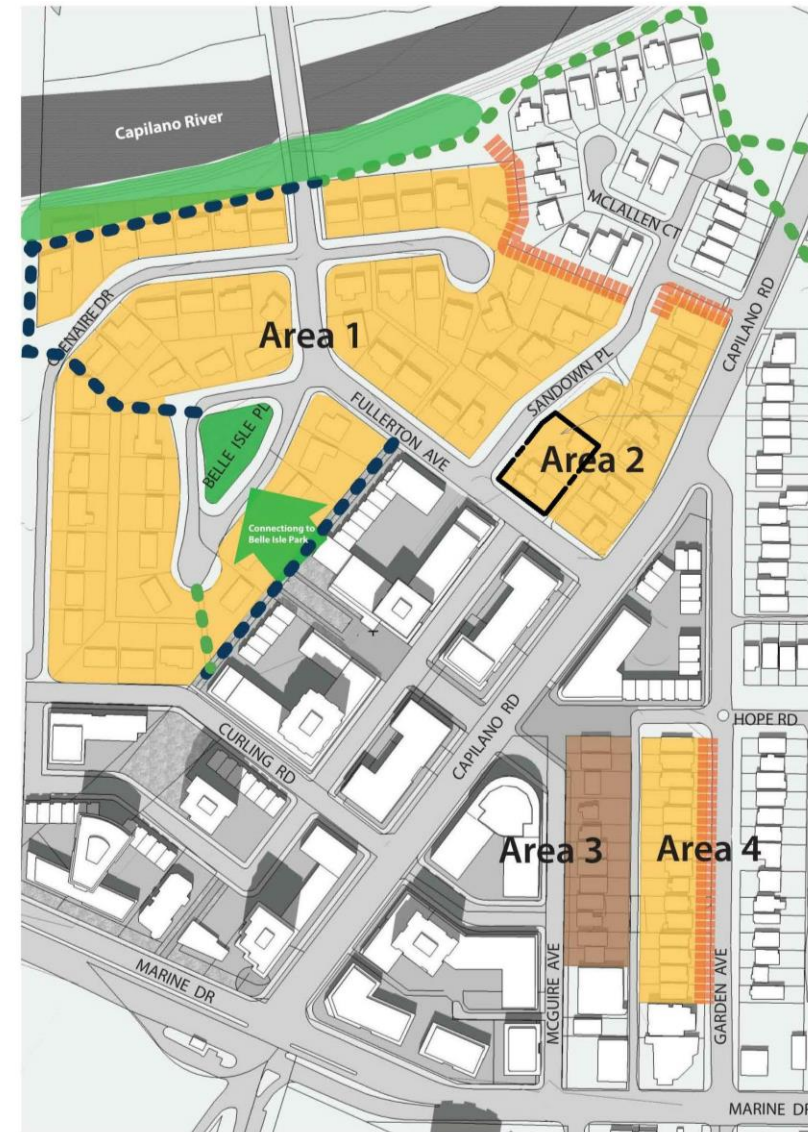
Development Permit

- Form & Character of Ground Oriented Housing and
- Energy and Water Conservation and  
Greenhouse Gas Emission Reduction



# Intent

- OCP Amendment from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily
- Rezone from Rs-3 to CD zoning
- Under Lower Capilano Marine Dr. Implementation Plan Area 2  
Townhouse development  
3 storeys  
1.2 FSR  
Min lot assembly 12000 sf
- Proposed development  
24 units stacked townhouse w/ U/G parking  
3 storeys  
1.16 FSR



Map 1: Proposed Land Use Peripheral Areas

SITE

- |   |                                   |  |
|---|-----------------------------------|--|
| <b>Ground Oriented Multifamily:</b><br>Duplex, Triplex, or Townhouse at up to 3 Storeys and 1.2 FSR | Approximate Environmental Setback | Existing Pathways  |
| <b>Low Density Apartment:</b><br>Lowrise Apartment at up to 4 Storeys and 1.75 FSR                  | New Pathways                      | Approximate Neighbourhood Buffer - design measure to step down to 2 storeys and setback to single family homes |

# Location

- At NE corner of Sandown Place & Fullerton Ave.
- Off Capilano Road
- 350m from Marine Drive



# Site planning

- 2 buildings separated by 30' Court yard
- West building facing Sandown Place
- East building adjacent to a lane



# Building Design

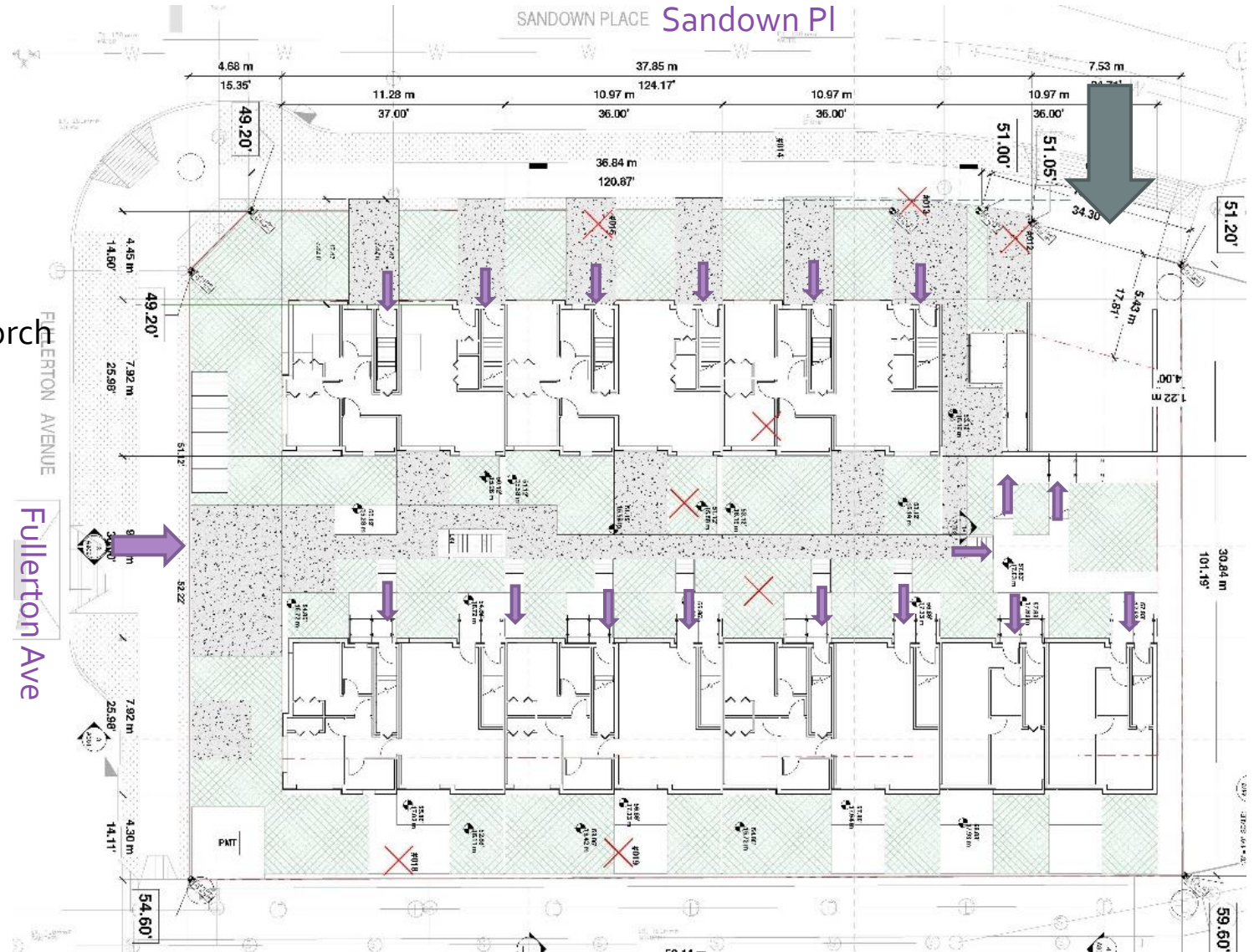
- Both building
  - Level 1 One level units
  - Level 2 & 3 Two level units



- Total 24 units(400 to 1000 sf)
- Unit mix
  - 2 One bedrooms
  - 20 Two bedrooms
  - 2 Three bedrooms

# Site planning

- 2 buildings in bar shape with a courtyard of 30 ft. in width
- Pedestrian access  
West building from Sandown Place  
East building from Fullerton Ave through a porch
- Vehicular access to U/G parking  
Ramp at north end of Sandown Place



# Parking

44 spaces required

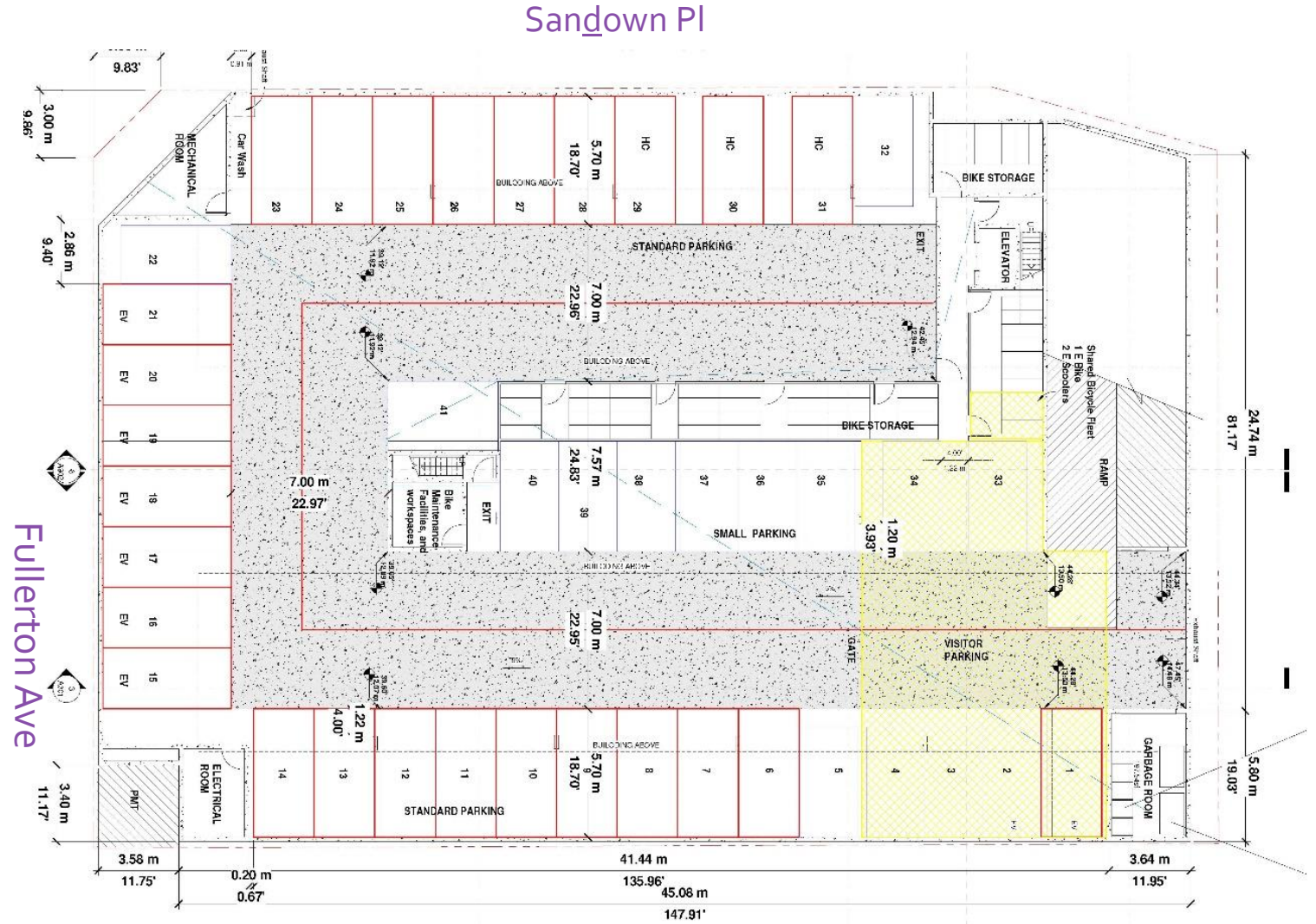
41 spaces provided

3 accessible parking

9 space w/ EV chargers

1 designated car wash space

To reduce from 44 – 41 by TDM



# TDM (Traffic Demand Management)

Site within 350m from Route 2 B-line (Marine Dr)  
Qualifies 10% reduction (approx. 4 stalls)

Extra TDM measures

Public bike share

10 bike rack at Fullerton

Walking improvement

New sidewalk at frontage

Bike

50 space provided includes

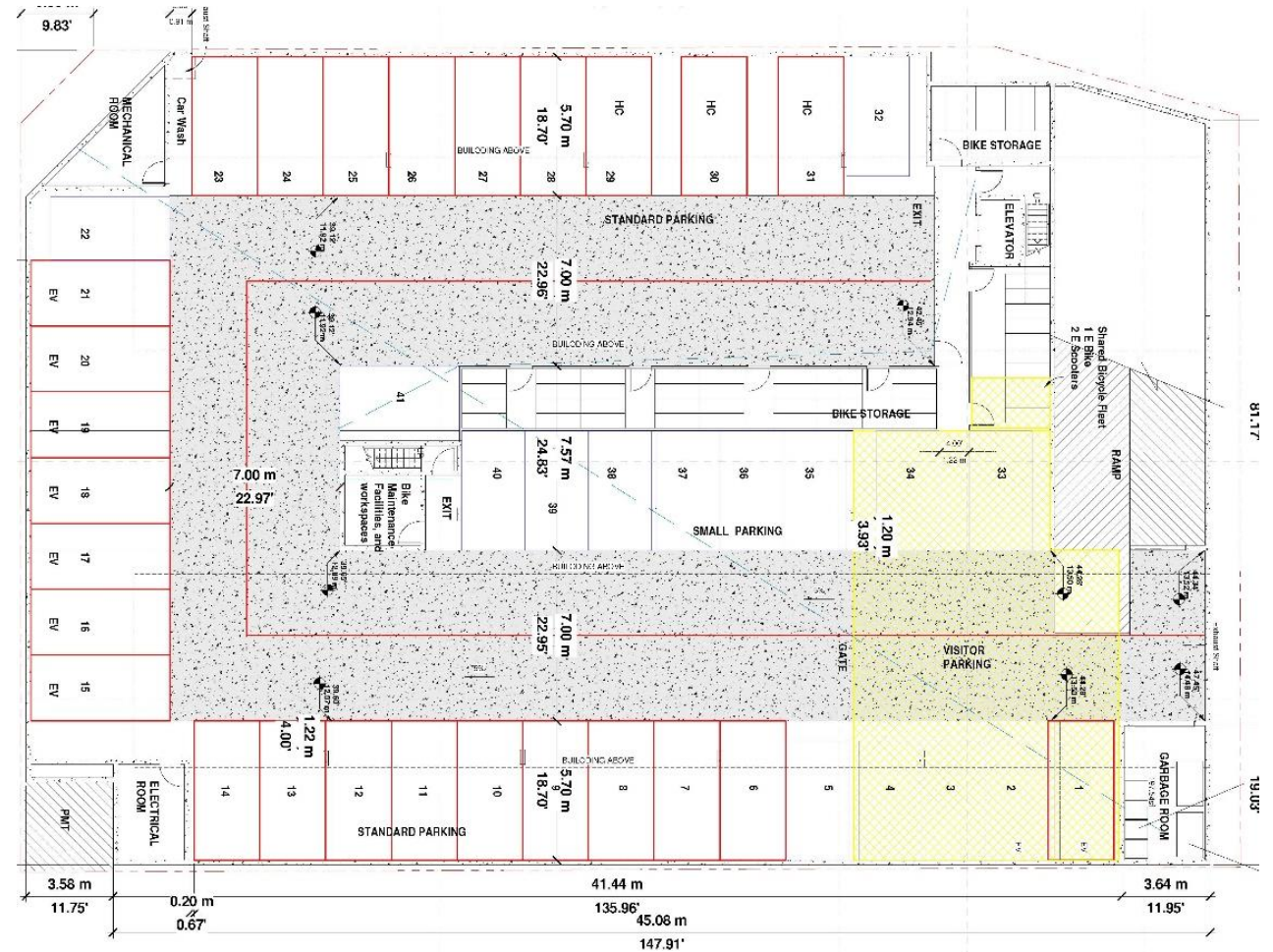
1 shared E-bike

2 shared E-shooters

Bike maintenance facilities and workshop

Fullerton Ave

Sandown Pl

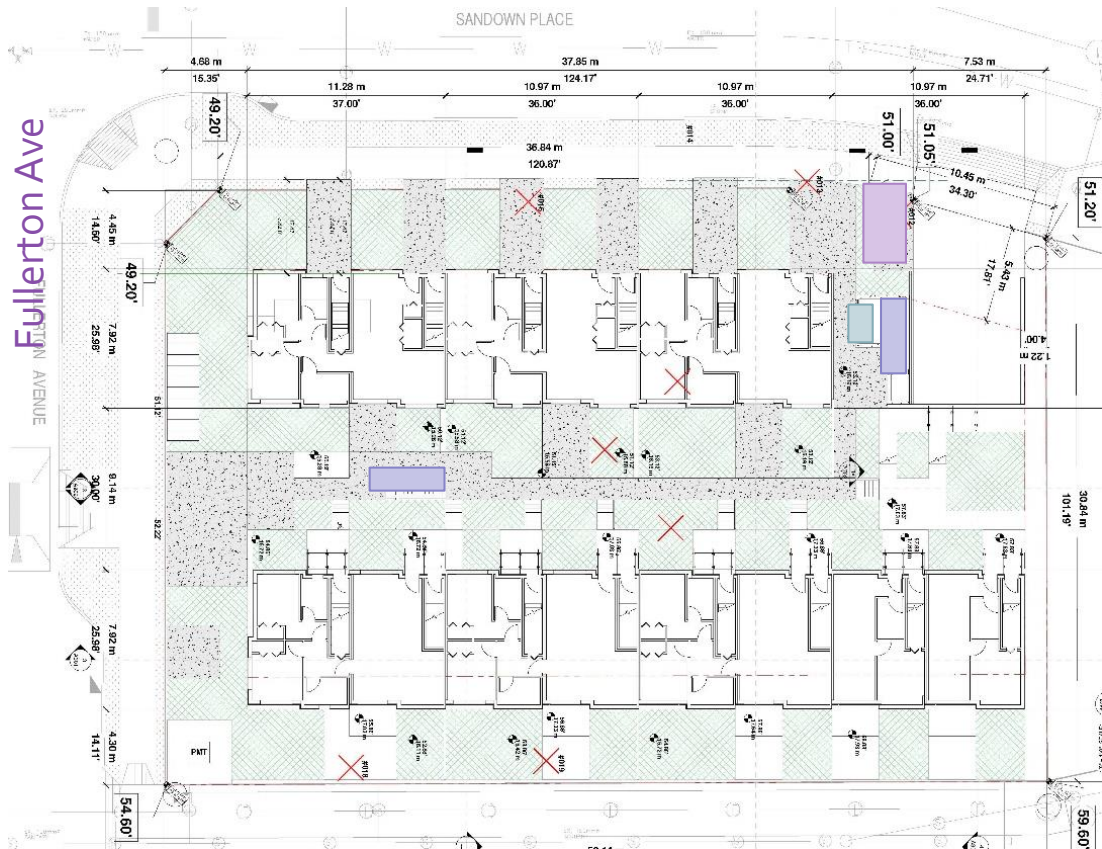


# Garbage room / access from basement

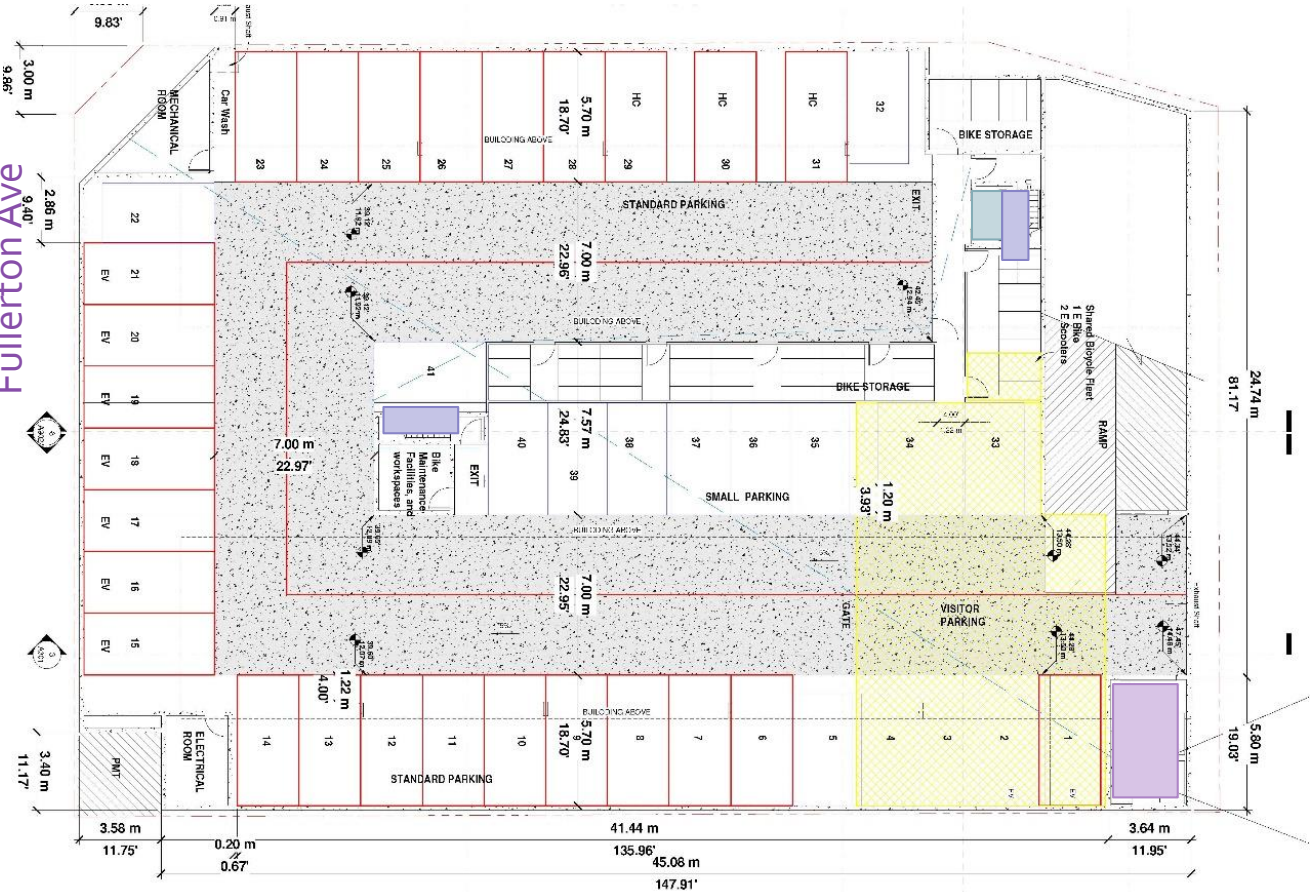
Sandown Pl

- Garbage room at bottom of parking ramp
- Garbage staging area at top of parking ramp

Sandown Pl



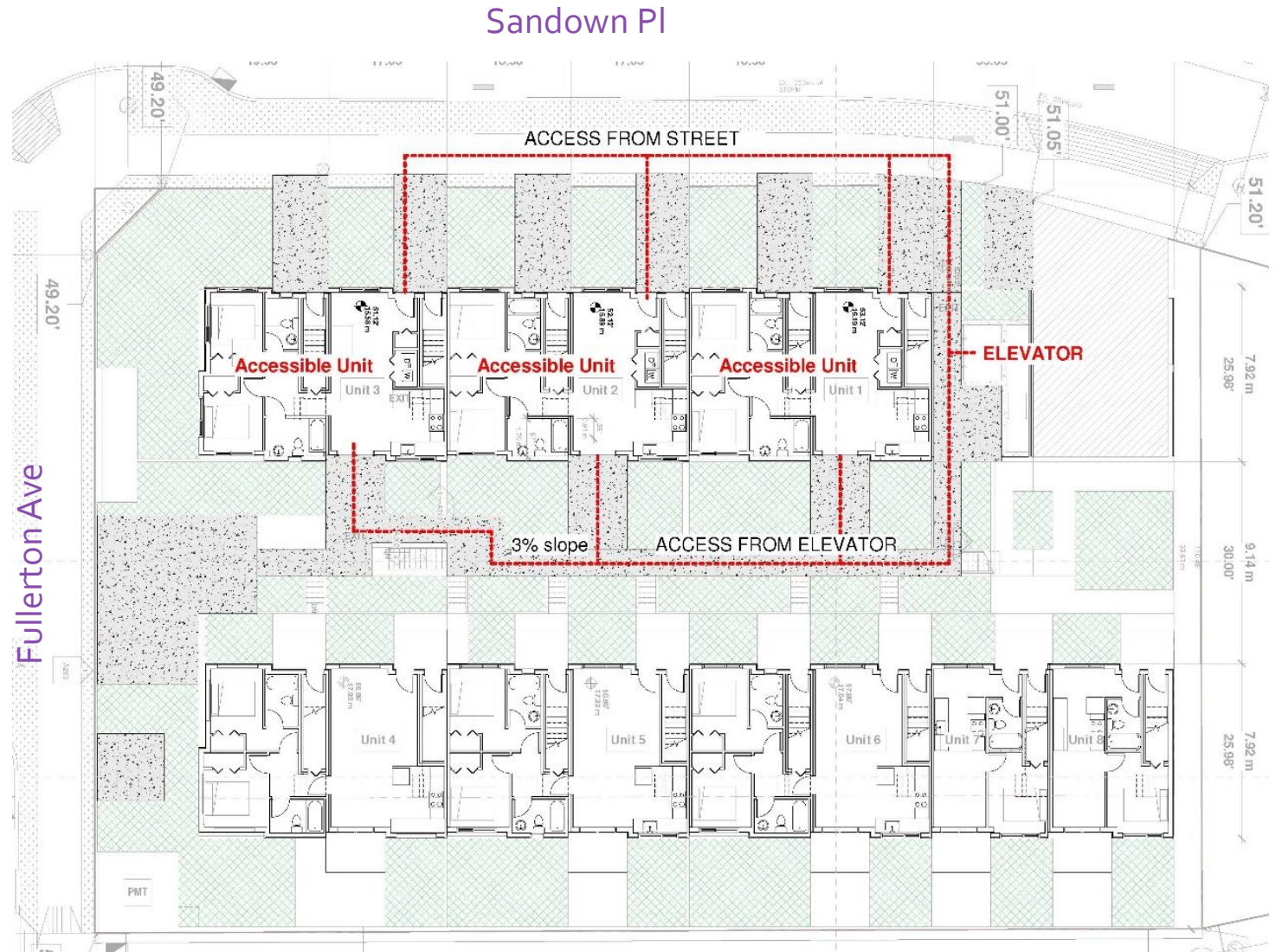
Fullerton Ave



- Elevator from basement to courtyard  
Next to exit stair to Sandown Place
- Another exit stair to Fullerton Ave entrance

# Accessibility

- 3 accessible units
- Access from Sandown and courtyard
- Access from parking by elevator
- Fulfill in-suite accessible features  
Access, weather protection,  
intercom, mail box,  
doors, bath, kitchen, electrical,  
laundry, patio etc.

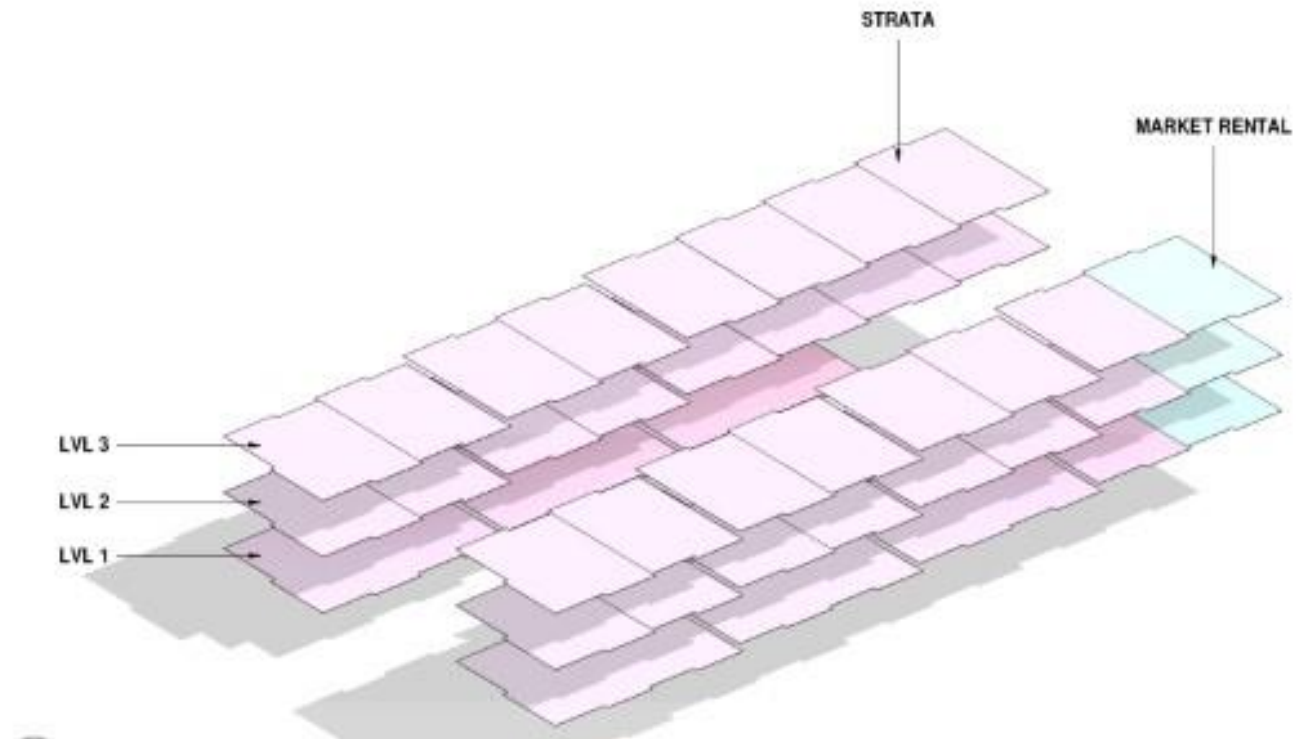


# Rental & Affordable Housing Strategy

2 Rental units

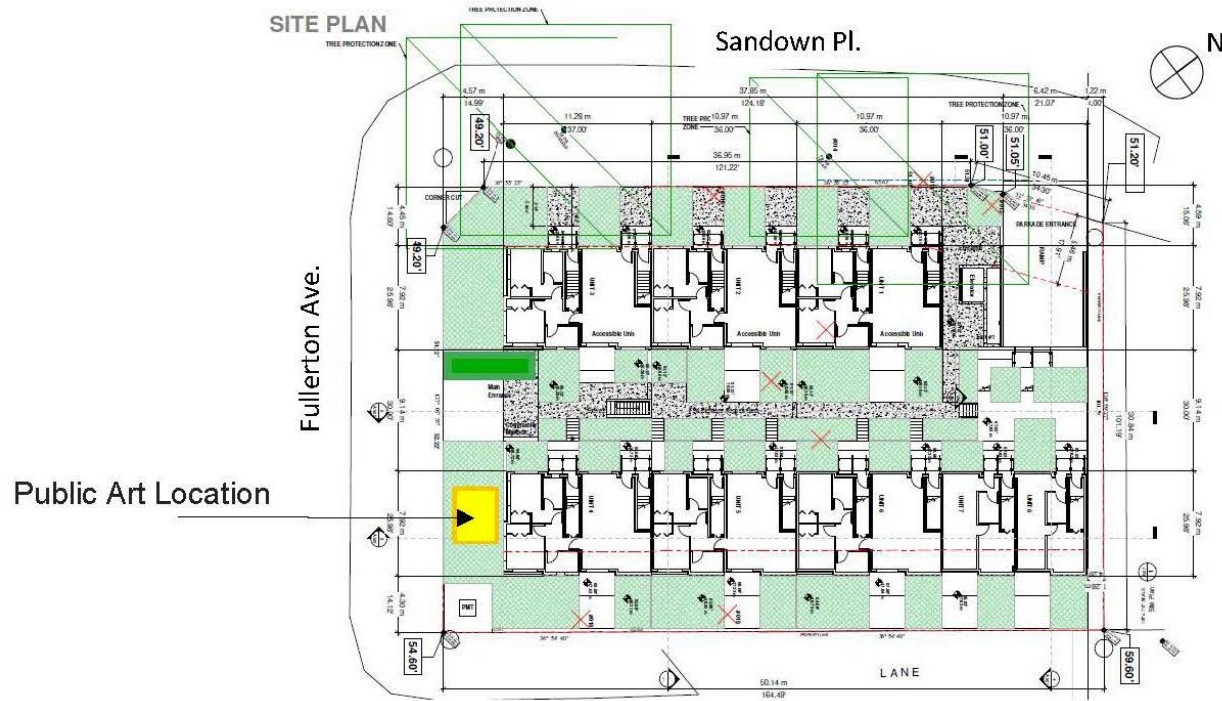
- One bedroom on level 1 (Unit 8)
- Two bedroom on level 2&3 (Unit 24)

At north end of East Building



# Public Art

- Provide a space of SE corner facing Fullerton Ave.
- Medium scale Art
- By a local artist coordinated by District



# Form & Character

Roof form

- Inspired by Tree Top of West Cost Forest

Accent Colour

- Inspired by American Robin birds





# Street Fronting Facade

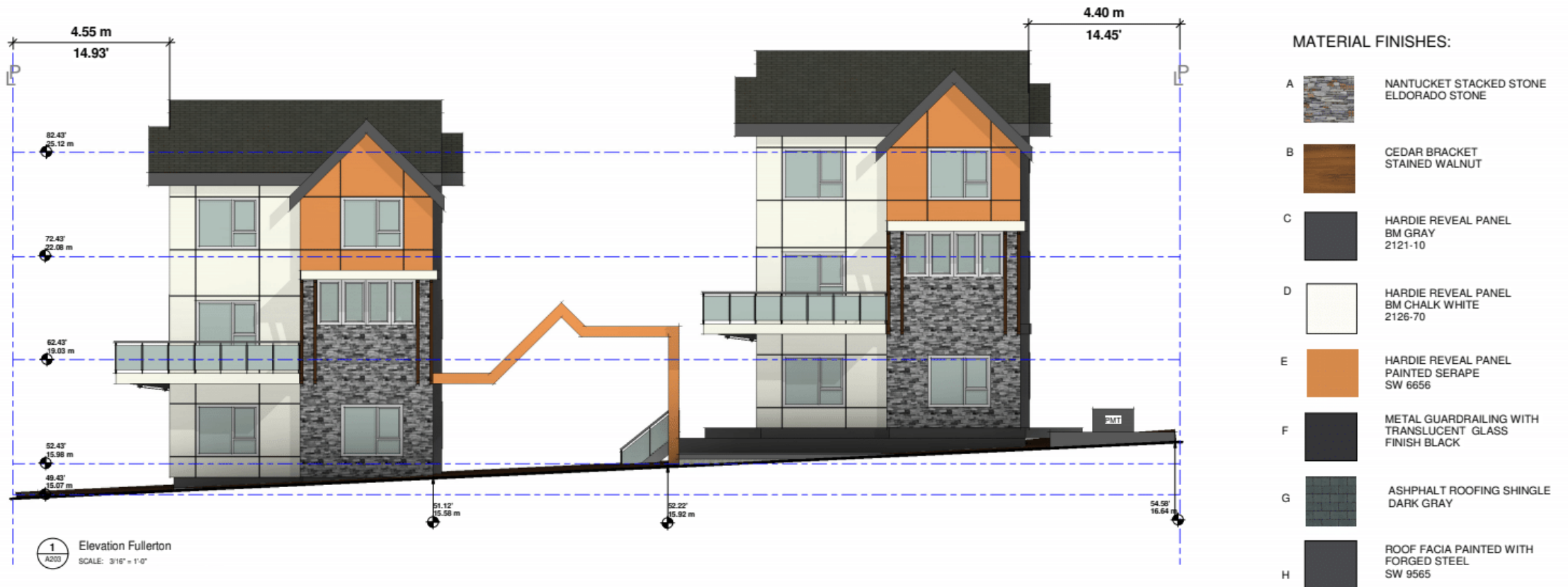
- Fully articulated with unit entrances separated with canopies
- Staircase to level 2 and 3 from street located inside building



# Exterior claddings

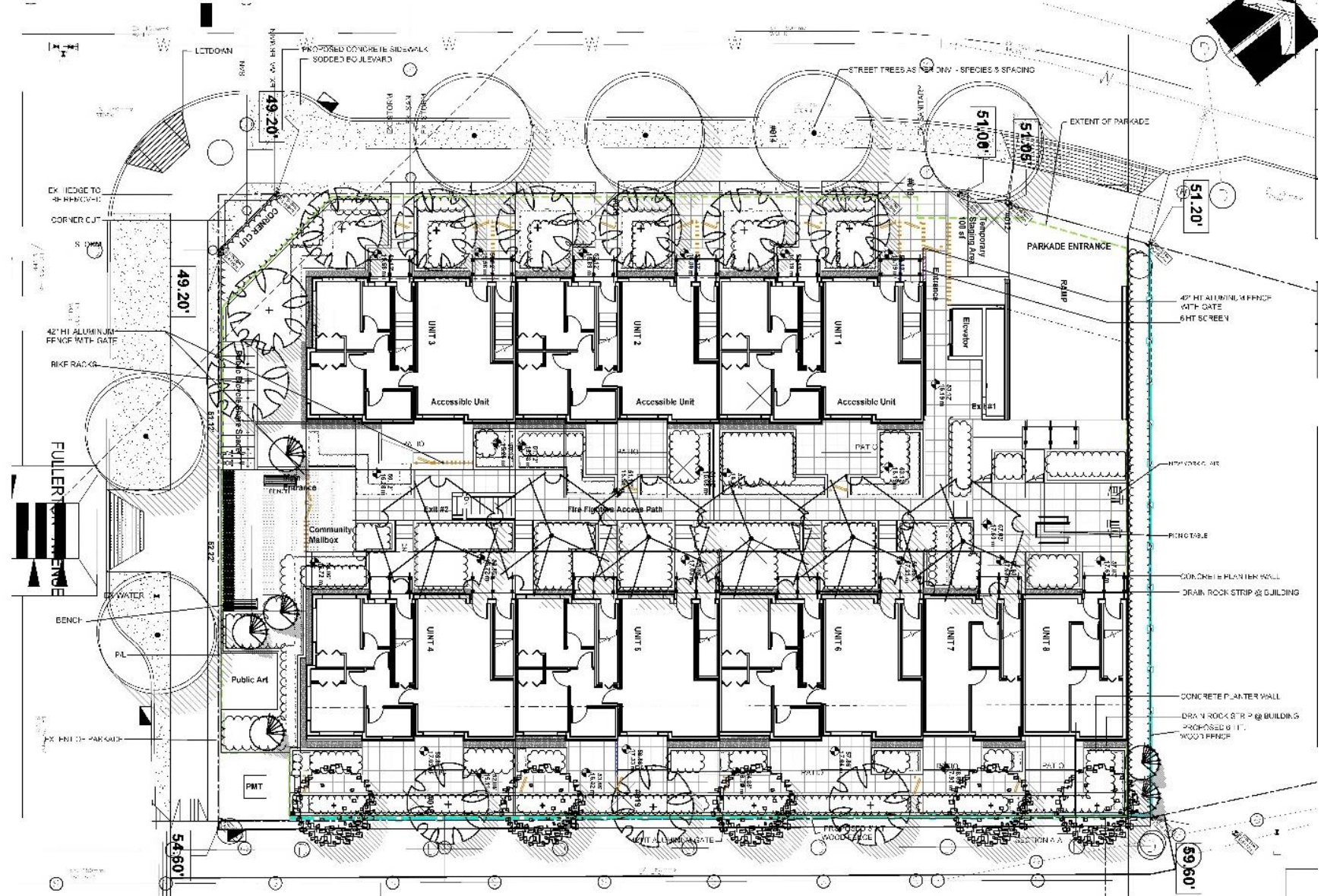
- Exterior cladding

Smooth Hardie Panel with  
Textured Nantucket stacked stone by Eldorado Stones



# Tree Replacement

- 6 on-site trees will be removed
- 28 replacement trees



# Sustainability

- Community Energy Emission Plan (CEEP)

Energy model report

BC Step Code 3

MEUI

55kWh / m<sup>3</sup> / yr.

TEDI

30kWh / m<sup>3</sup> / yr.

Infiltration

0.20 L / s / m<sup>2</sup>

GHGI

6kg CO<sub>2</sub> e / m<sup>2</sup> / yr.

- Includes HRV and Air Source Heat Pump
- Ground water 4m below lowest basement elevation
- Rainwater Management Plan – 5.46 m<sup>3</sup> detention tank provide (4.51 m<sup>3</sup> required)
- Erosion & Sediment Control Plan has been provided

**THANK YOU**

---