

# The Grove on Glenaire

12 units Townhouse project

1883, 1901 Glenaire Dr

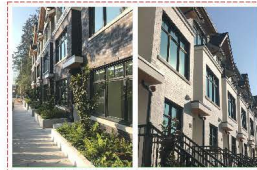
Public Information Meeting Jan 20-Feb 3



# The Grove on Glenaire



Proposal to develop a twelve-unit, 3-storey townhouse project on a 1-storey underground parkade. Two units to feature a studio lock-off suite.



300 WESTVIEW DR  
• 3-STOREY TOWNHOME WITH  
• STAIRWELL BY BALCONY  
• UNDERGROUND PARKING



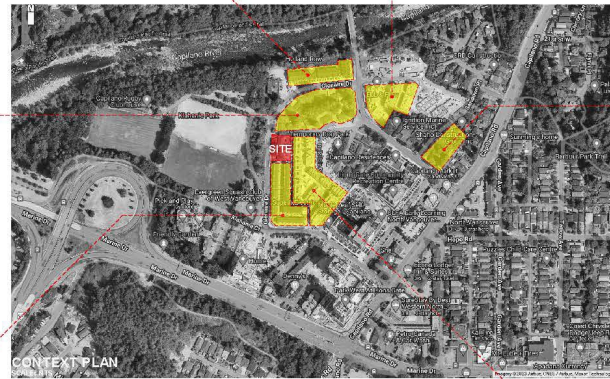
300 CLARK DR  
• 3-STOREY TOWNHOME WITH  
• STAIRWELL BY BALCONY  
• UNDERGROUND PARKING



300 W. 100 S. 100 S. PL  
• 3-STOREY TOWNHOME WITH  
• STAIRWELL BY BALCONY  
• UNDERGROUND PARKING



300 S. 100 S. PL  
• 3-STOREY TOWNHOME WITH  
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CONTEXT PLAN



300 W. 100 S. 100 S. PL  
• 3-STOREY TOWNHOME WITH  
• STAIRWELL BY BALCONY  
• UNDERGROUND PARKING



300 S. 100 S. PL  
• 3-STOREY TOWNHOME WITH  
• STAIRWELL BY BALCONY  
• UNDERGROUND PARKING

**Project Overview**  
12 modern townhomes, 3-storey configuration.  
Underground parkade with 27 parking spaces.  
Current Zoning: RS3 - Single Family Residential 7200 Zone  
Propose Zoning: CD Comprehensive Development



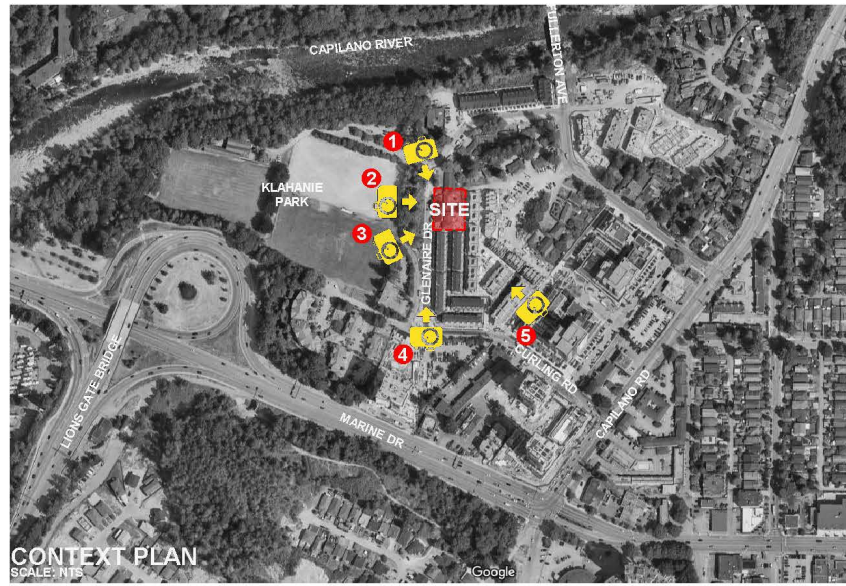
1. NORTH WEST CORNER



2. WEST FACING EAST (FRONT)



3. SOUTH WEST CORNER

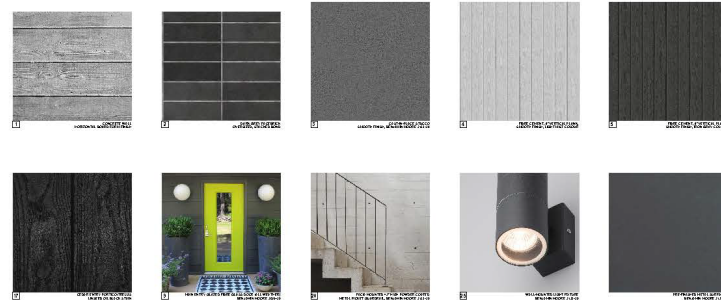


4. SOUTH LOOKING NORTH



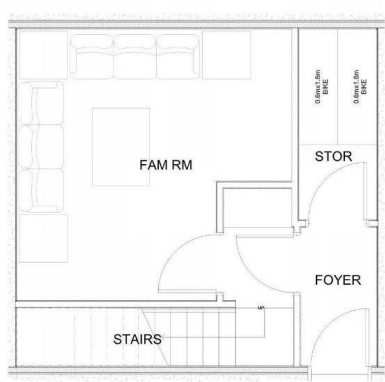
5. SOUTH LOOKING NORTH (AERIAL)

Site Context  
Proximity to schools, transit, parks, and amenities.

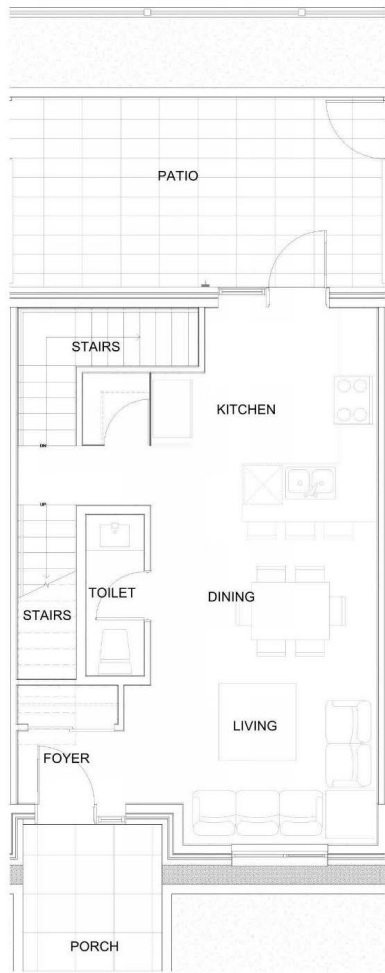


### Architectural Vision

Modern West Coast style integrating brick, wood, glass, and natural materials.  
Landscaping to enhance the connection to nature.  
Sustainable and energy-efficient design elements.

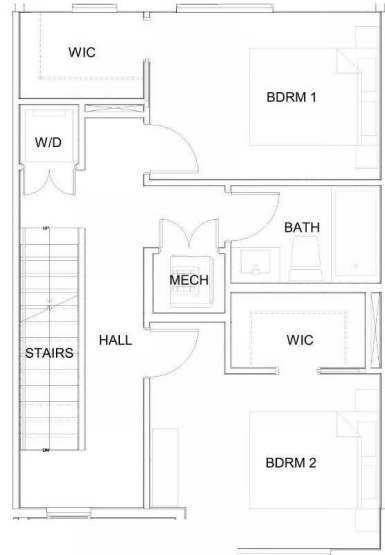


1 PARKADE PLAN  
3/8" = 1'-0"

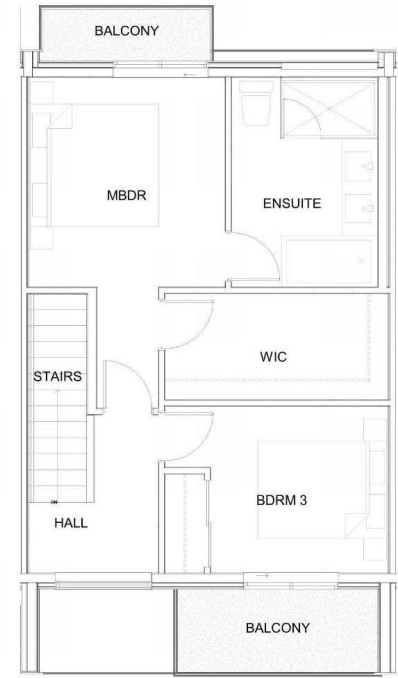


2 FIRST LEVEL PLAN  
3/8" = 1'-0"

?



3 SECOND LEVEL PLAN  
3/8" = 1'-0"

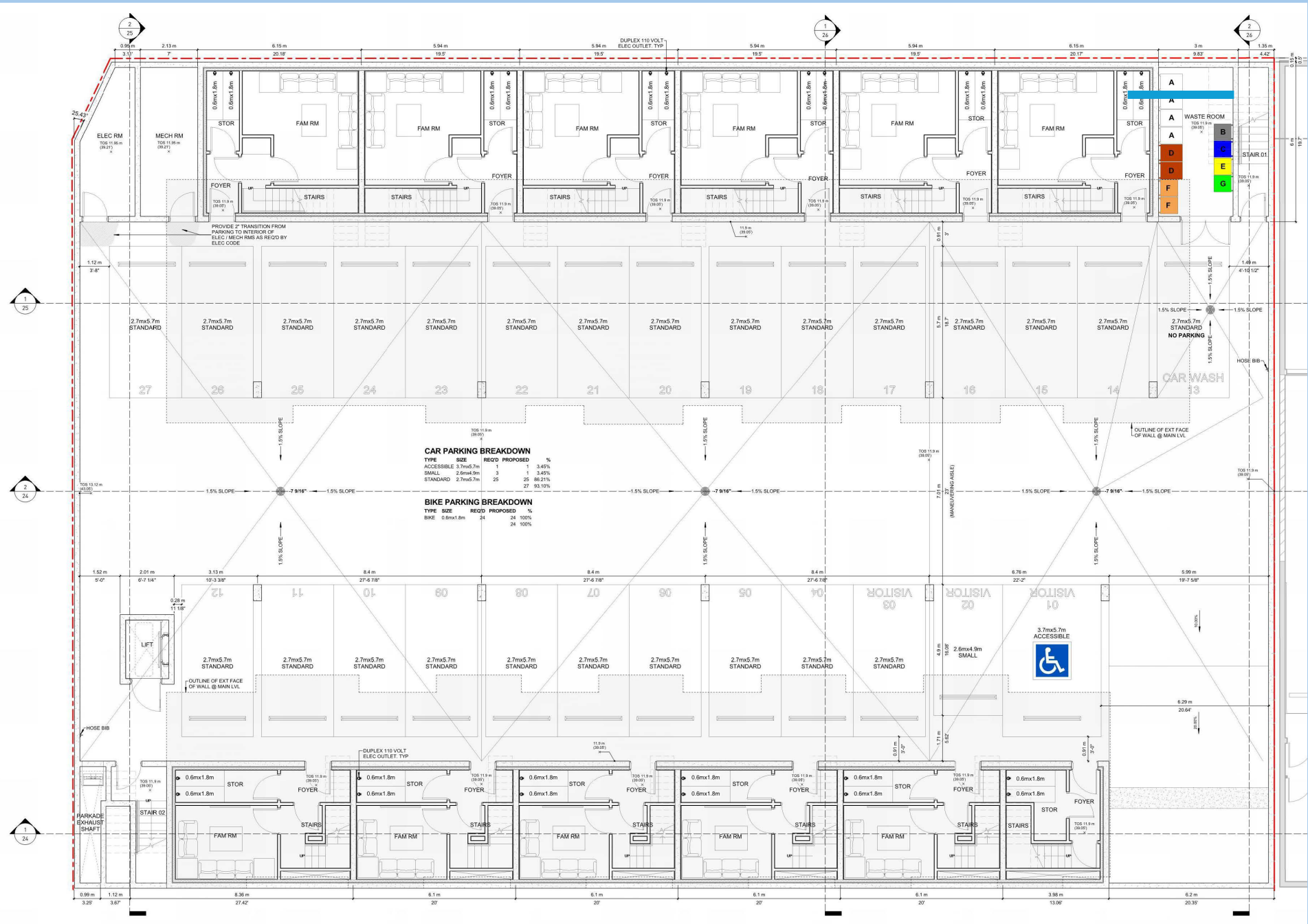


4 THIRD LEVEL PLAN  
3/8" = 1'-0"

FLEX SPACE		
LEVEL	AREA (SQ)	AREA (MT)
PORCH	373.34 SQ	34.85 MT
UNIT INTERIOR AREA		
MARKET LEVEL	969.37 SQ	89.87 MT
SECOND LEVEL	558.80 SQ	51.87 MT
THIRD LEVEL	534.82 SQ	49.87 MT
	1663.0 SQ	154.56 MT
OPEN SPACE		
PATIO	100.75 SQ	9.38 MT
PORCH	74.87 SQ	6.95 MT
BALCONY	64.75 SQ	6.02 MT
BALCONY	23.25 SQ	2.16 MT
BALCONY	524.70 SQ	48.78 MT
AREA PLANS NOTES		
1. INTERIOR UNIT AREA IS TAKEN TO CENTRE OF INTERIOR WALLS & EXTERIOR FINISH FACE OF PERIMETER WALLS. TYPICAL		



Efficient and Flexible Layouts  
 Functional spaces for families and professionals.  
 Integration of private outdoor patios or balconies.



**CAR PARKING BREAKDOWN**

TYPE	SIZE	REQD	PROPOSED	%
ACCESSIBLE	3.7m x 5.7m	1	1	3.45%
SMALL	2.5m x 5.7m	3	1	3.45%
STANDARD	2.7m x 5.7m	25	25	86.21%
		27	27	93.10%

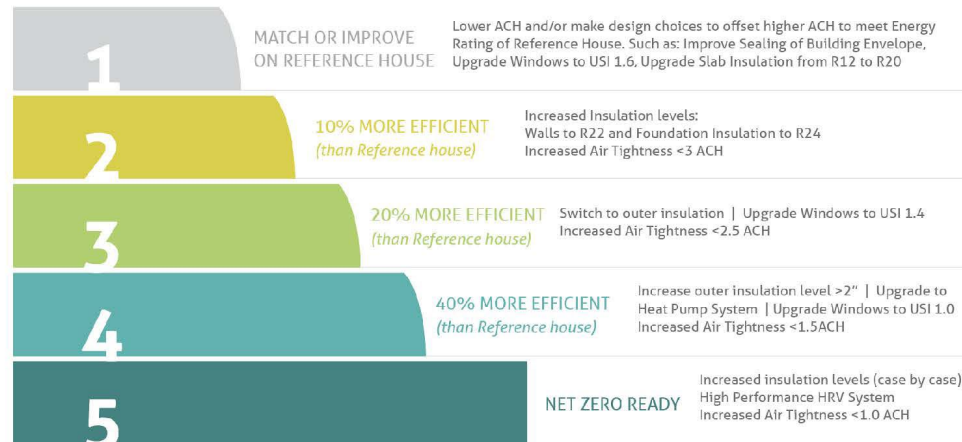
  

**BIKE PARKING BREAKDOWN**

TYPE	SIZE	REQD	PROPOSED	%
BIKE	0.6m x 1.8m	24	24	100%

## PARKADE LEVEL FLOOR PLAN

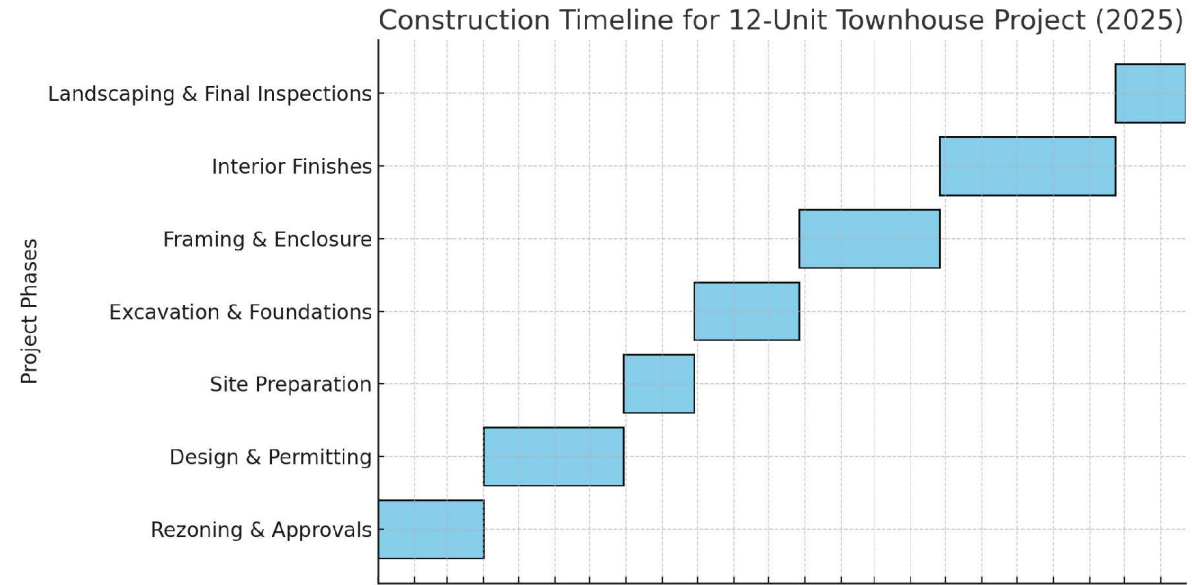
- 24 resident spaces + 3 visitor spaces.
- Bicycle storage and EV charging stations.
- Safety and access features.



Commitment to Sustainability  
Energy-efficient building envelope.



Enhancing the Neighborhood



Development/Construction Timeline  
 Milestones: Rezoning, permits, construction, and occupancy.

## The Grove on Glenaire

We're truly excited to bring this development to life and contribute to the growth and vibrancy of this neighborhood. Our goal is to create homes that blend beautifully with the community while offering a thoughtful, sustainable, and comfortable living experience.

We value your input and believe that collaboration is key to a successful project. Whether you have questions, ideas, or concerns, we encourage you to share them with us. Your feedback helps us ensure this development reflects the needs and aspirations of the community.

Please don't hesitate to reach out or submit your comments.

Thank you!



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