



The
MAGNOLIA

3712 -3718

EDGEMONT VILLAGE



Public Information Meeting

3712-3718 Edgemont Boulevard

Virtual Public Information Meeting - September 9 - 23, 2024

dnv.org/publicmeeting

In Person Public Information Meeting - September 11, 2024

5:30pm - 8pm

St Catherine's Anglican Church
1058 Ridgewood Drive, North Vancouver

About The Architect/Designer and Developer

ATA ARCHITECTURAL DESIGN LTD

ATA Architectural Design is a full-service architecture firm located in Vancouver, BC. Started by Andrew Terrett in 1988, the firm was originally called Andrew Terrett Architecture, but was changed to ATA Architectural Design in 2012. Our focus is on commercial, retail, industrial, and single and multi-family residential projects. We offer full architectural services, and envelope for single family houses.

We have worked on projects in the northwest of Canada throughout British Columbia, Alberta, the Yukon and the Northwest Territories. We aim to provide responsible buildings, with respect existing conditions, project budgets and future growth.

ROBERT BLANEY
DESIGN

Robert Blaney Design Inc, is a local Single family and Multifamily Design Firm. Working in the Edgemont area for over 12 years, Robert Blaney Design Inc has completed over 100 homes and assisted in countless renovation projects. The firm currently has work that stretches across the lower mainland, the islands, Whistler and the Interior. The Principal Robert Blaney has been a resident of Edgemont Village most his life and looks forward to completing an exciting project in their own backyard



BCG Edgemont

Black Creek Group is a locally owned and operated development company focusing on architecturally thoughtful multi family development projects since 2020. The company currently has projects in Ontario and BC with a future focus of developing beautiful homes across North Vancouver. BCG's commitment to quality and excellence in construction practices and its unwavering passion for design are what sets BCG apart.

SITE CONTEXT



- Located East of Capilano Road on Edgemont Boulevard
- Existing 4 Plex is in disrepair and needs to be Demolished
- 7 Unit Townhouse Development to the immediate west
- 60 Unit Development immediately to the north
- Short walk to Edgemont Village
- Steps to public transportation



Site Context and Impact on Neighbouring Properties



Existing Conditions

The existing building on site is in a state of severe disrepair beyond the possibility of revitalization, as evidenced by Luxton & Associates' Condition Report and Hollingsworth Architecture's assessment. The building has been subject to ongoing and rapid deterioration, which is occurring at a rate that outpaces its ability to be maintained. The following maintenance issues were documented by Duval Consulting Construction + Design who were retained to maintain the property.

- Electrical system deficiencies
- Dry rot throughout
- Failing roof due to joists integrity
- Termite damage throughout
- Disintegration of supporting structures
- Integrity of support jeopardized by past poor remodelling
- Black mould throughout
- Water egress throughout the entire complex

Further, the Duval report determines that the existing building is a safety hazard as the stucco has failed in several locations, and there is evident water damage on all exterior elevations, causing the building to sag throughout.

As stated in the Donald Luxton & Associates report, "given the current condition of the fabric of the building, it would not be possible to conserve its character defining elements. The heritage value of the component elements has been thoroughly compromised, and meaningful heritage conservation of the property is no longer a viable option."



3712 Edgemont Blvd.



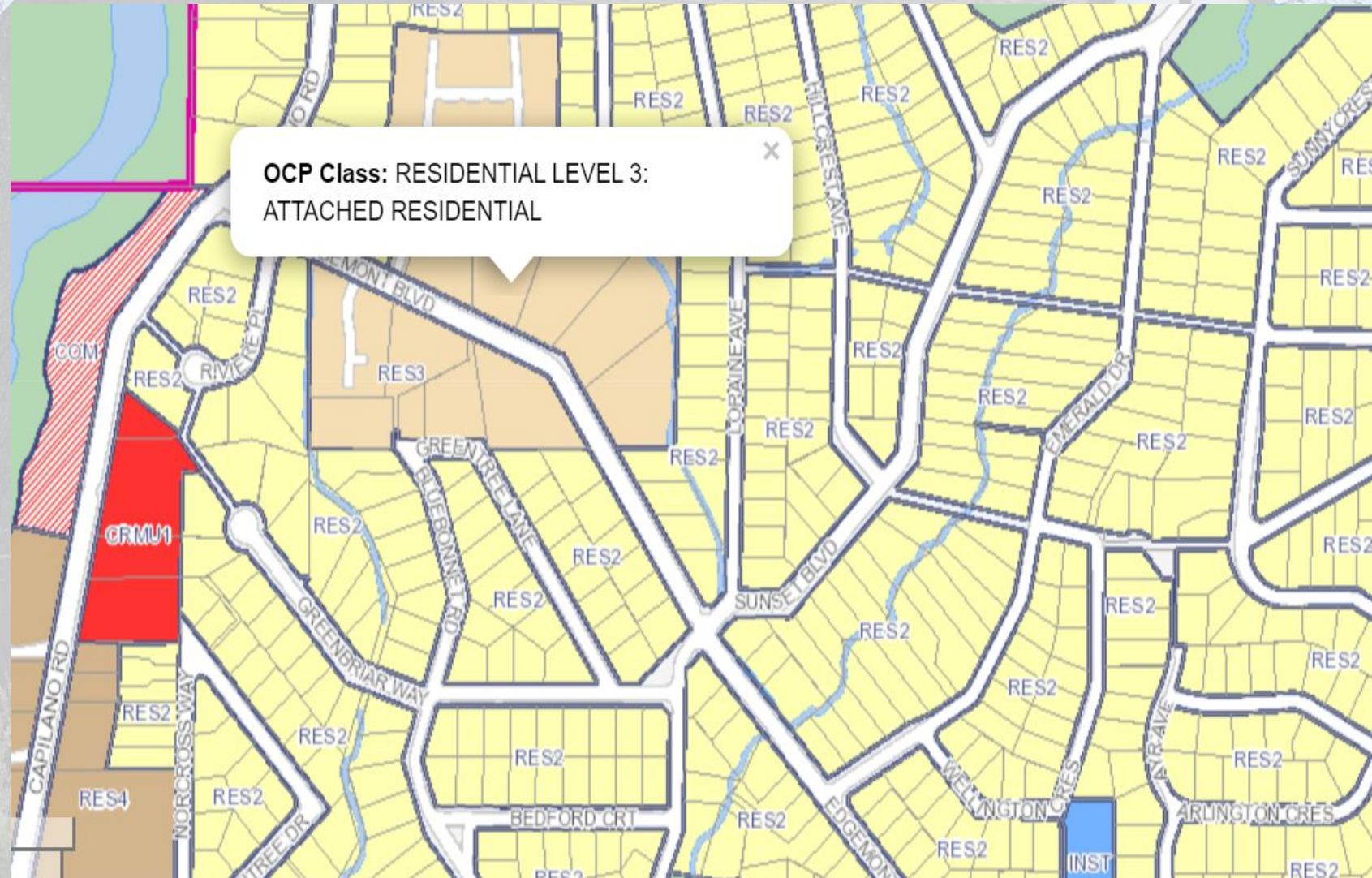
3750 Edgemont Blvd.



3779 Edgemont Blvd.

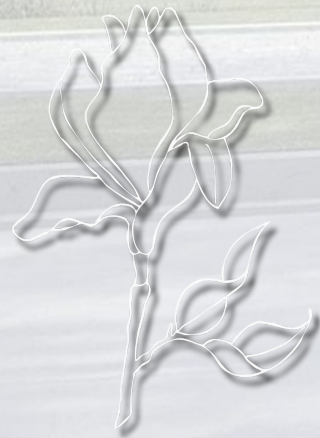
Official Community Plan & Site Area

Residential Level 3: Attached Residential

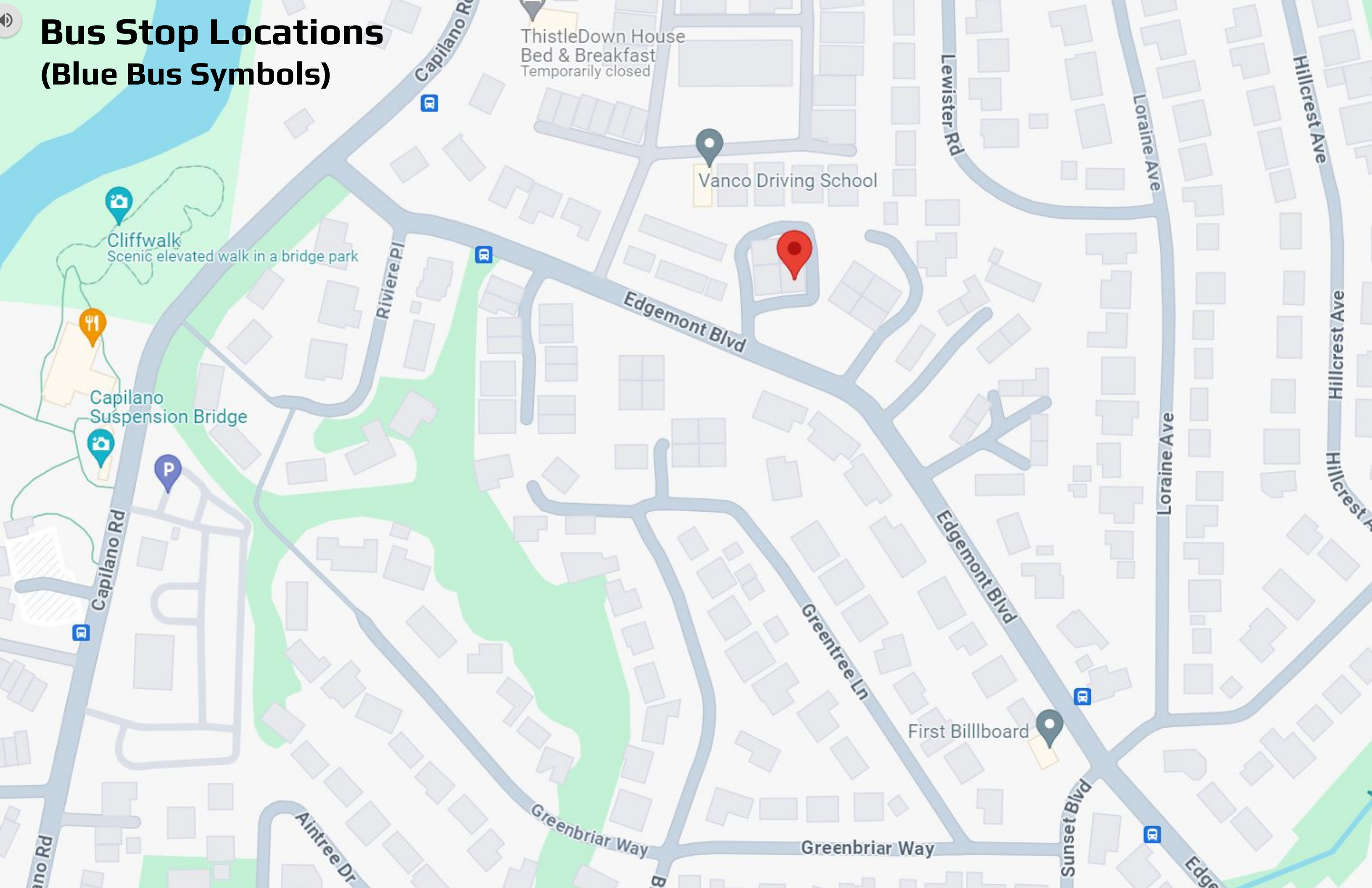


Areas designated for attached residential are intended predominantly for ground-oriented multifamily housing within neighborhoods, or as a transition between higher density sites and adjacent detached residential areas. Typical housing forms in this designation include duplex, triplex, and attached row houses up to approximately 0.80 FSR.

- **Site Area = 29,770 SQFT or 2,765.72 SQM**
- **FSR Allowed = 23,816 SQFT or 2,212.58 SQM**
- **Proposed FSR = 23,816 SQFT or 2,212.58 SQM**
- **OCP Density = 0.8FSR**



Bus Stop Locations (Blue Bus Symbols)



ThistleDown House
Bed & Breakfast
Temporarily closed

Vanco Driving School

Cliffwalk
Scenic elevated walk in a bridge park

Capilano
Suspension Bridge

First Billboard

Capilano Rd

Capilano Rd

Riviere Pl

Edgemont Blvd

Greentree Ln

Greenbriar Way

Greenbriar Way

Sunset Blvd

Lewister Rd

Loraine Ave

Loraine Ave

Hillcrest Ave

Hillcrest Ave

Hillcrest Ave

Edge

Aerial Site View



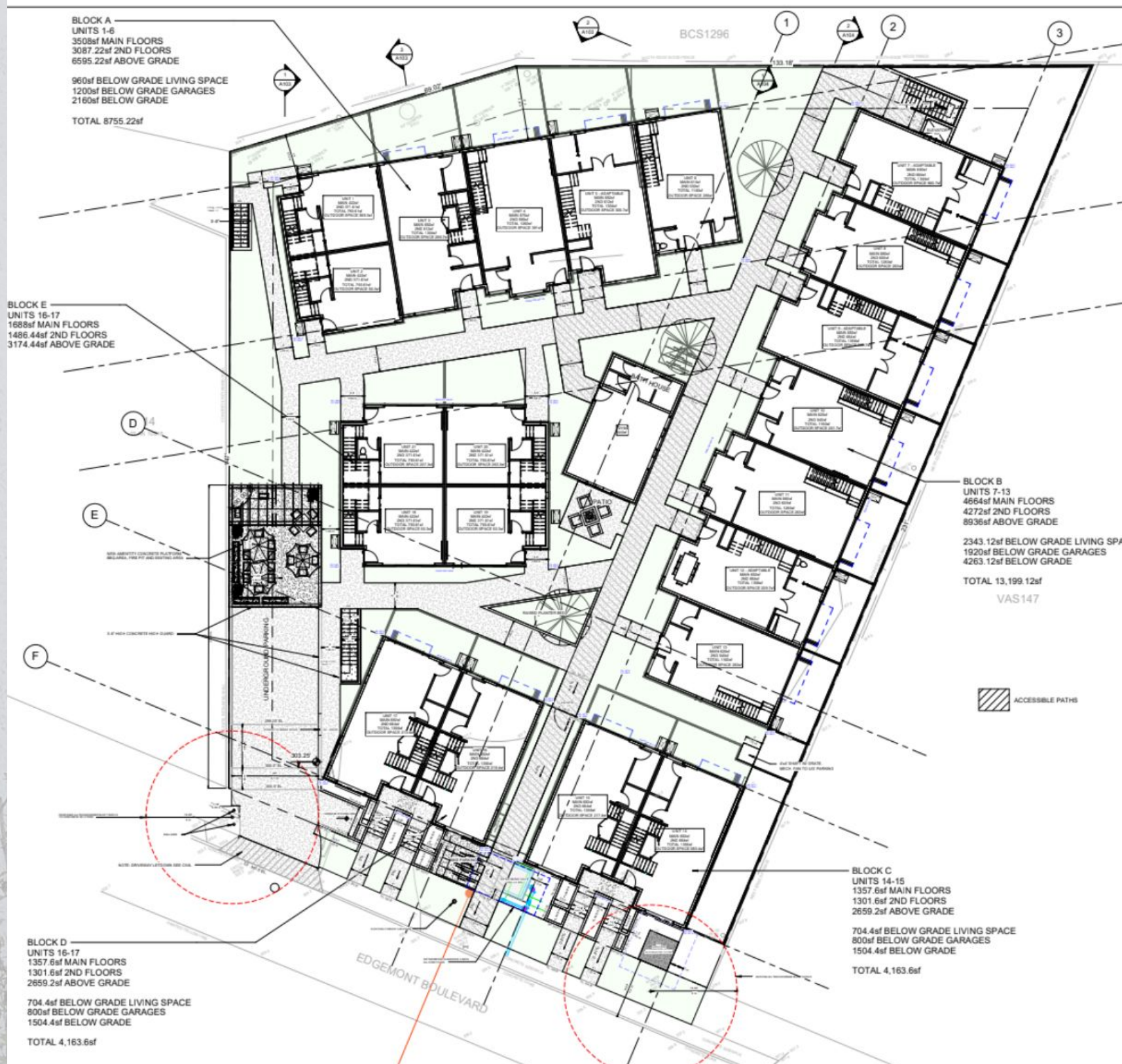
Waves Diving School

Edgemont Blvd

3712 Edgemont Blvd.

Edgemont Blvd

Site Plan & Proposal Details



- The Magnolia will be two stories above ground with basements and underground Parking

- The building height for the preliminary design is no greater than 28ft

- The Magnolia will achieve Step Code 4 achieving higher than required efficiency

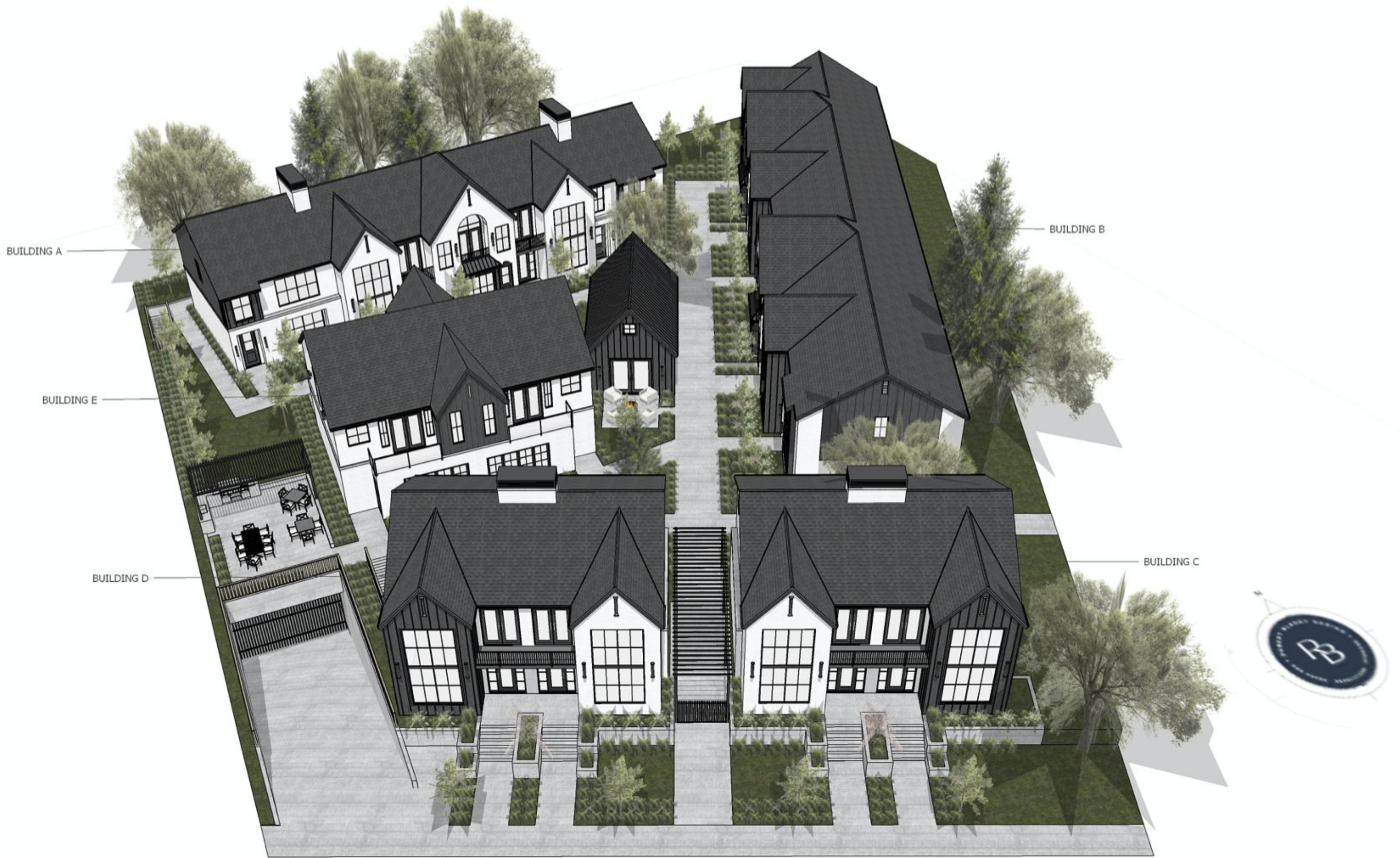
- 42 parking spaces (including 5 accessible parking stalls), 2 motorcycle spaces and 43 Bicycle parking spaces

UNIT SIZES:

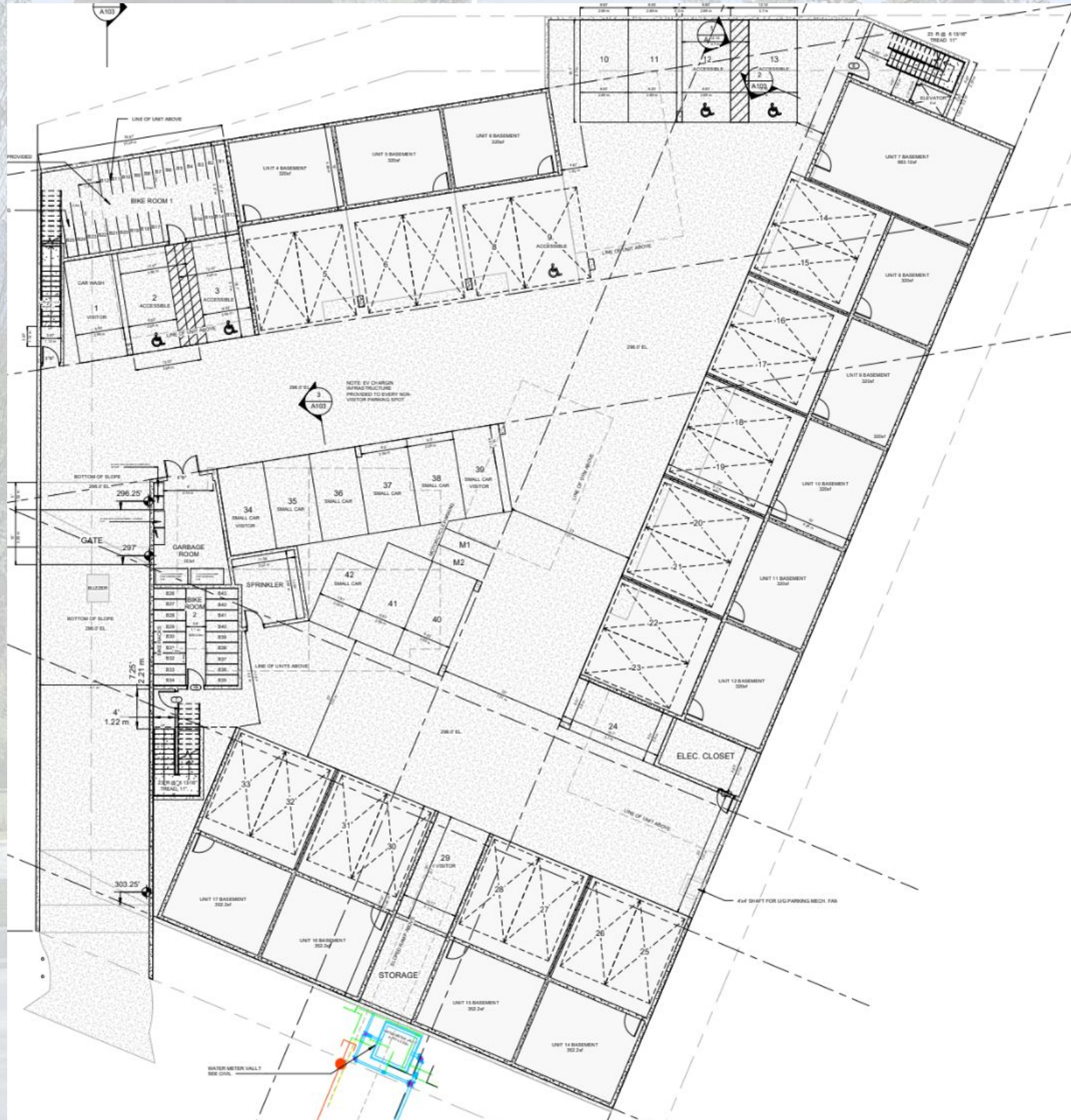
- 6 one bedroom units (800 SQFT)
- 10 two bedroom units (1700 - 1800 SQFT)
- 5 three bedroom units (1800 - 2100 SQFT)

- Amenity Spaces = gym and bath house in Central Courtyard (600 SQFT), BBQ Area and Seating

3D Reference - Overview 1



Parking at The Magnolia - Cars, Motorcycles and Bicycles



The development will include 42 Parking Spaces

- 2 per 2 and 3 bedroom units (30)
- 1 per 1 bedroom units (6)
- 4 visitor spaces
- 2 extra spaces
- 2 Motorcycle spaces
- 5 Wheelchair accessible spots within the 42 spaces. (elevator from underground to main floor access)
- 43 Bicycle spaces
- 3 Stairwell access points



Community Commentary

(from September 2023 - Early Input Meeting)

Privacy Landscape Plan + 2nd Story Set Back

“to buffer neighboring sites to the rear and remain in keeping with the existing landscaping throughout the neighborhood.”

Comprehensive Excavation & Construction Plan

“The necessity of a rodent management program”

“periodic maintenance to manage growth of invasive plants”

“groundwater will not be disturbed or cause disturbance to neighboring properties.”

Integration of Accessible Units & Common Space

“as someone in a wheelchair these units can offer something almost no other projects have, a beautiful one bedroom space with a ground floor yard.”

42 Parking Stalls (EV Installed), 5 Accessible, 4 Visitor , 42 Bike Stalls

“Are 41 parking spaces for 21 units (including 4 visitor spaces) sufficient?”

Demo Permit Achieved + Resolved Site

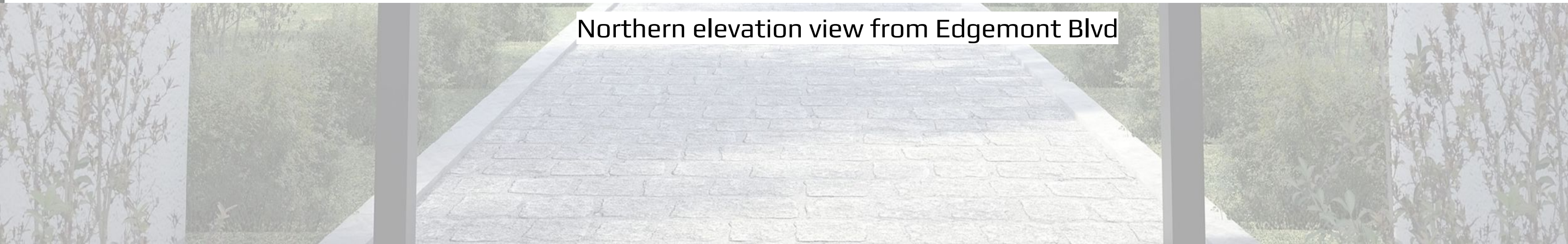
Challenges with DNV, RCMP and BC RTB

“It will enhance the neighbourhood and resolve the dangers the current building and tenants pose to the neighbours.”

3D Reference - Frontage 1



Northern elevation view from Edgemont Blvd



Landscape Plan



The Landscape Plan at The Magnolia is lush and specific to the property. It features a wide variety of larger mature evergreens and deciduous varieties, as well as bush and ground coverings that specifically bloom in whites and purples.

The Magnolia will feature generous private outdoor patio and yard spaces for all its homes and further adds to the landscaping by adding common areas of outdoor fire pits with seating, BBQ areas with communal seating and a manicured central workout facility.





Feature Planting

Larger Species

- Fullmoon Maple
- Japanese Stawartia
- Witch Hazel
- Star Magnolia

Smaller Species

- Camellia
- Rugosa Rose
- Skimmia
- Pigsqueek

Amenity Spaces





BUILDING A
Eastern elevation view from the courtyard



BUILDING B
Northern elevation view from the courtyard



BUILDING C

Northern elevation view from Edgemont Blvd



BUILDING D

Northern elevation view from Edgemont Blvd



BUILDING E

Northern elevation view from the courtyard



BUILDING A
Northern elevation view





Northern elevation view from entrance gate into courtyard



Eastern elevation as viewed from courtyard



Northern elevation view from Edgemont Blvd



The
MAGNOLIA
3D Renderings



Development Timeline

Preliminary Application

Demolition Permit issued - September 2023

Early Input Meeting - Sept 18 - Oct 2, 2023

Advisory Design Panel Approval - July 11, 2024

Public Information Meeting - Sept 11, 2024
Virtual PIM - Sept 9 - 23, 2024

Estimated Council Approval (1st, 2nd and 3rd Reading) - November 2024

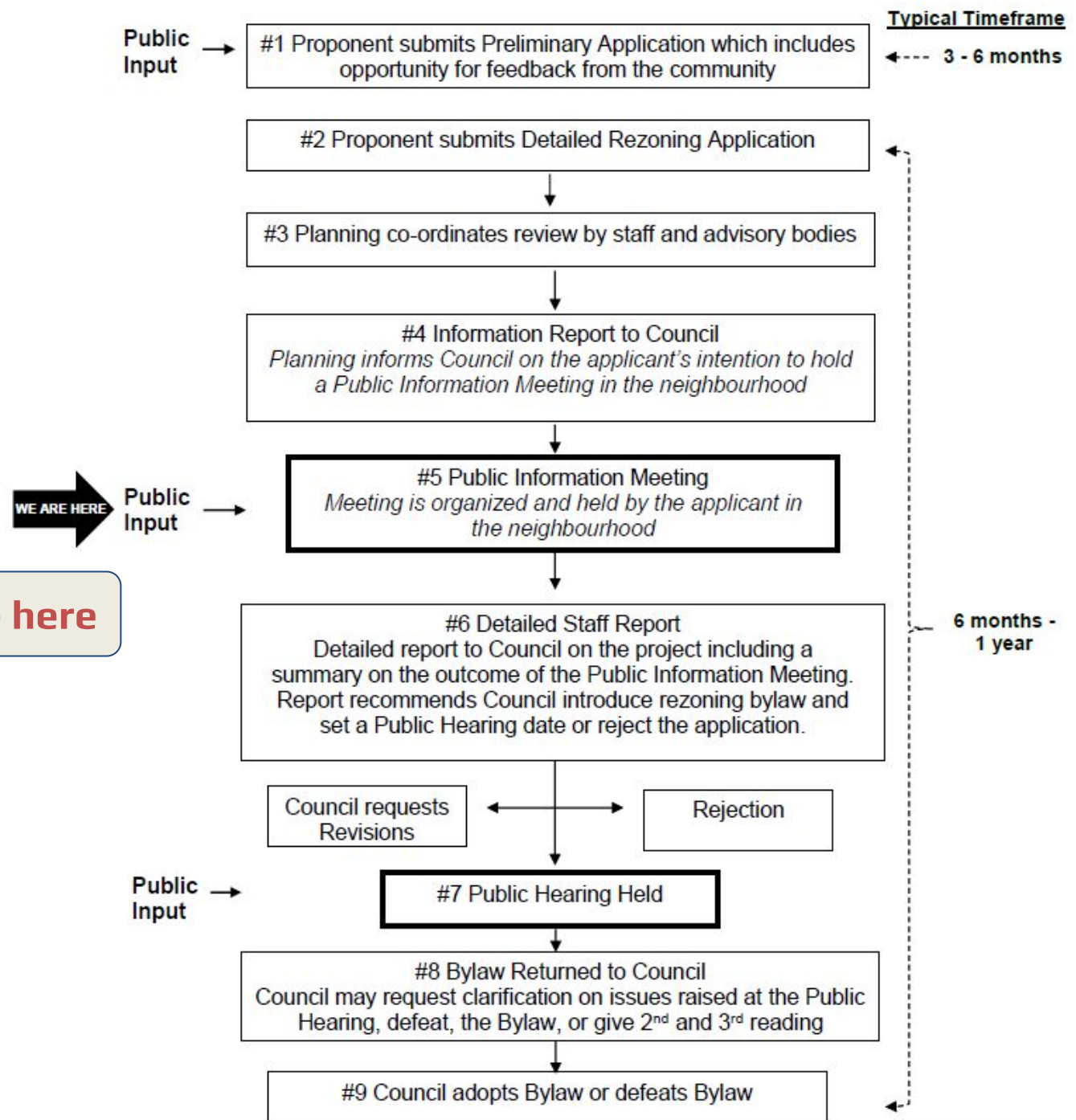
Estimated Council Approval 4th Reading - January-April 2025

Application for a Building Permit - April 2025

Construction Begins - April 2025

We are here

PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER



Should you wish to contact District Council, they can be reached at:
council@dnv.org

*Time requirements can vary due to the specifics of individual projects.

Document: 3181034



**From the entire Team at
BCG Edgemont**

**We would like to thank you for participating
in our Public Information Meeting.**