

Belle Isle North

Citimark and Woodbridge Homes are excited to complete the Lions Gate Village neighbourhood with ground-oriented housing.



Project Team

We have assembled a highly qualified project team.



Citimark | Developer

Belle Isle, Ebb & Flow, Emerald

A locally-based real estate development company that brings together decades of experience in the design and construction of multi-family communities throughout Metro Vancouver. The Citimark team has completed many successful projects that range from urban high-rises, mixed use buildings and suburban townhomes. Notable North Shore projects under the guiding hand of Citimark's principal include: the Dollarton Business Park (District of North Vancouver), Avondale (City of North Vancouver), Symphony (City of North Vancouver), 15 West (City of North Vancouver) and the completion of Belle Isle (District of North Vancouver).



Woodbridge | Developer

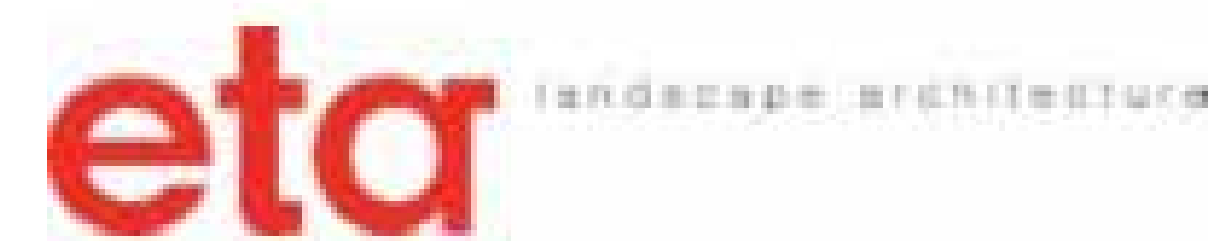
Ebb & Flow, Emerald

For 30 years, Woodbridge has been making homeowners feel right at home. A Vancouver-based boutique developer, Woodbridge focuses on designing and building desirable multifamily homes in emerging areas of Greater Vancouver that are within the price point of many kinds of buyers and renters. The result is vibrant, livable communities where residents can truly thrive. In addition to Woodbridge's presence on the North Shore, recent communities include Kira in West Coquitlam, The Moody Rentals in Port Moody, and a trilogy of townhomes - Rocklin on the Creek, Baycrest on the Rise and Baycrest West - in the Burke Mountain neighbourhood of Coquitlam.



Integra Architecture | Architect

Integra Architecture is an award winning firm located in the heart of downtown Vancouver. The company was created with the shared belief in client-centred architecture, teamwork, and long-term working relationships. This successful philosophy has brought steady growth, expanding to work on projects across Canada. Integra's expertise comprises of wood-framed and concrete buildings, in a range of building typologies including residential buildings, mixed-use projects, community & special needs, and seniors housing.



ETA | Landscape Architect

ETA is an award winning professional team whose strengths lie in offering the technical, graphic, written, and verbal communication skills necessary to guide our projects through all levels of the planning, design, approval, and construction process. Our team of skilled professionals provides creative solutions for a diverse range of projects including conceptual planning and urban design, park and open space design, multifamily housing, institutional facilities and commercial developments. We maintain a passionate commitment to a design process that integrates architecture with the land creating site specific responses to the full range of human activities.



Bunt & Associates | Transportation

Bunt is a Canadian transportation planning and engineering consultant; our purpose is to provide enterprising solutions to transportation planning and traffic engineering problems, to contribute to building connected and sustainable communities, and to support our clients in reaching their project goals.

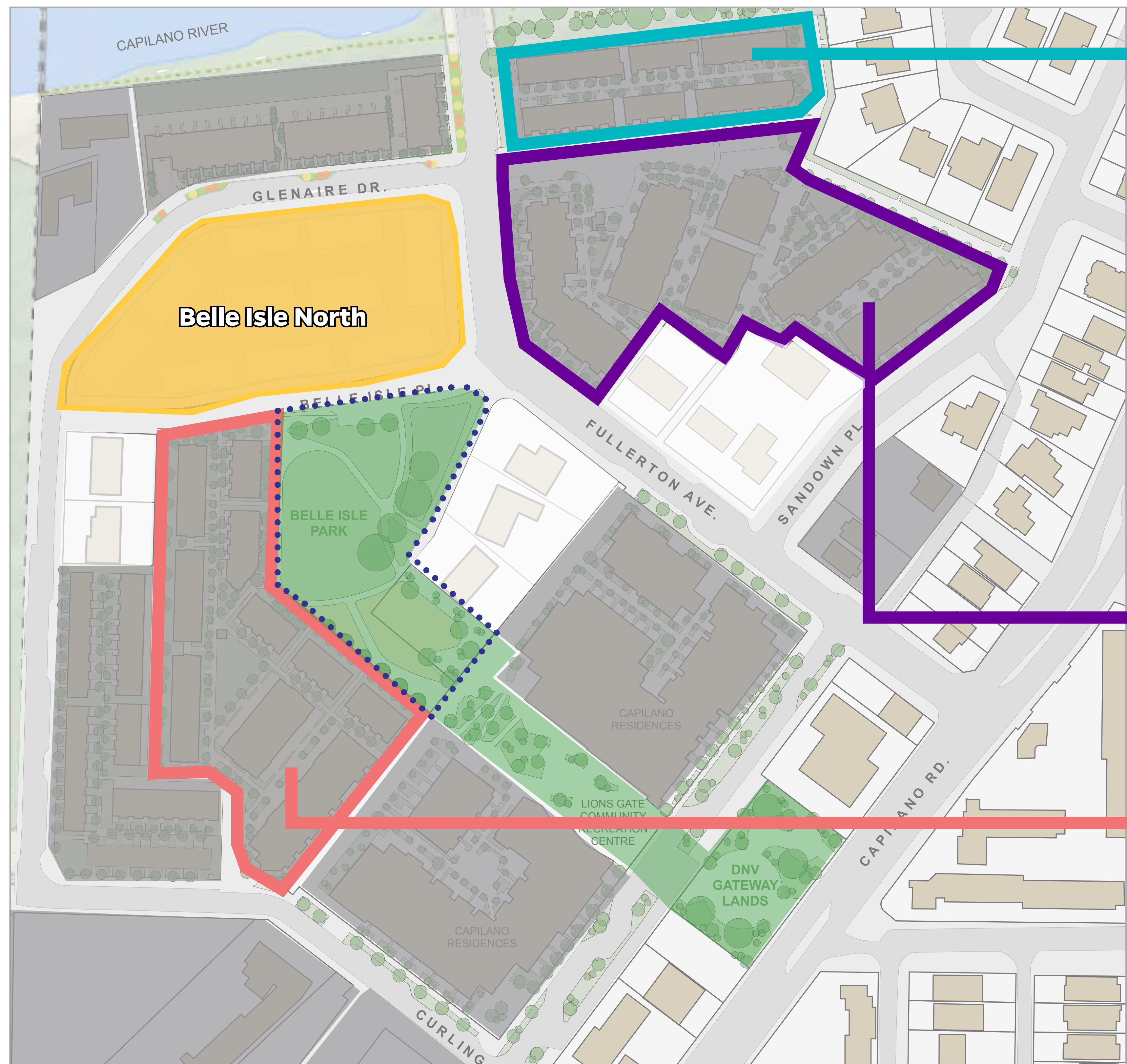


Pooni Group | Planning

Pooni Group is a leading urban planning and land development consultancy based in Vancouver, Canada. Their team of skilled planners and professionals bring industry-leading knowledge, strong community relationships and a solid understanding of local perspectives.

Citimark and Woodbridge in Lions Gate Village

Citimark and Woodbridge have been working in Lions Gate Village for over 9 years. Our current and future homes will contribute to a vibrant community with housing for all life stages.



- Approved/Completed Developments
- Expanded Belle Isle Park
- Green Space Network

Emerald

Citimark and Woodbridge Homes
Starting construction Q2 2023
41 ground-oriented townhomes



Ebb + Flow

Citimark and Woodbridge Homes
Completing in mid-2023
109 ground-oriented townhomes



Belle Isle

Citimark
Completed in 2022
88 ground-oriented townhomes



Community Benefits

Since 2014, Citimark and Woodbridge have delivered the following benefits to Lions Gate Village:

Expanded Belle Isle Park



Multi-use pathways for public access to Capilano River Trail & improved walkability



New storm outflow



Large setbacks with oversized landscape buffers



Traffic circle for increased road & pedestrian safety



Area Context

Belle Isle North is located in Lion's Gate Village, a vibrant community designed to be the gateway to the District of North Vancouver.

The area is within walking distance to shops and services on Marine Drive, bus rapid transit, bike routes, parks and trails, and the Lions Gate Community Centre. The proposed townhomes contribute to the ultimate vision for the neighbourhood.



Policy Context

The Official Community Plan and Lower Capilano Village Center: Peripheral Area Housing Policy and Design Guidelines seek to develop a vibrant, walkable community with a range of housing options in proximity to rapid transit.



Our proposal is in response to the Official Community Plan and Lower Capilano Village Center: Peripheral Area Housing Policy and Design Guidelines; it is consistent with the District's vision for the area.

Other applicable policies include:

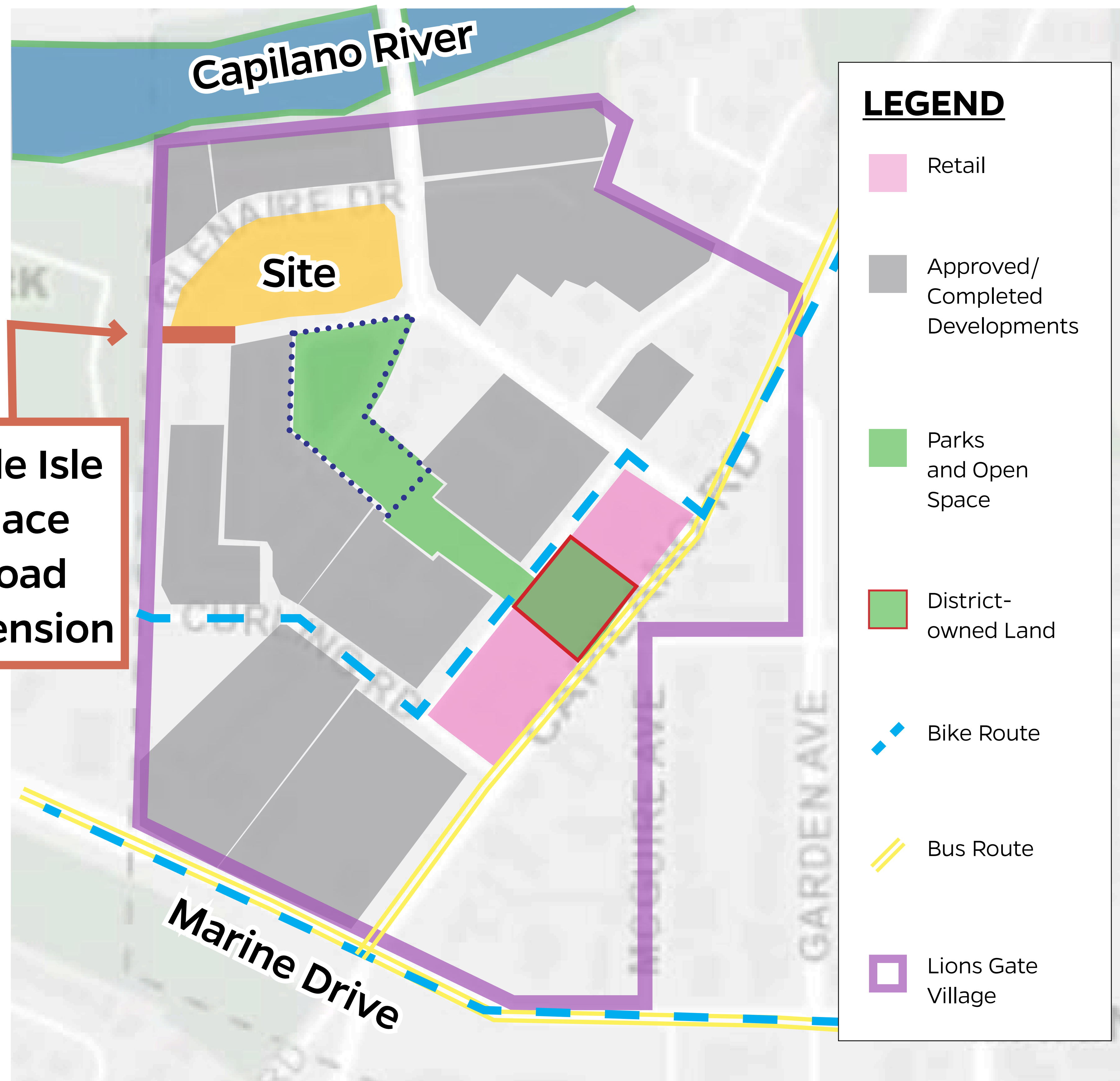
- Bicycle Parking Policy
- Electrical Vehicle Charging Policy
- Climate Ready Rezoning Policy

LEGEND

Village Centre Boundary	Low Density Apartment	Detached Residential	Proposed Expansion of Belle Isle Park
Parks, Open Space & Natural Areas	Approx Neighbourhood Buffer	Commercial-Residential Mixed Use Level 1	Proposed New Pedestrian and Cyclist Pathways
Ground-Oriented Multi-Family	Transition Multi-Family	Commercial-Residential Mixed Use Level 2	Proposed New Road

Our Proposal - Belle Isle North

Our proposal completes another important missing piece of Lions Gate Village and includes the following:



Diverse Housing Options

- 112 ground-oriented homes
- Units range from 1-3 bedroom
- Lock-off companion suites



Belle Isle Place Road Extension

- Improved neighbourhood circulation



Transportation Strategies

- Efforts to reduce car dependency
- EV bike fleet on site
- Access to rapid bus



Enhanced Pedestrian Connections

- Greater connectivity throughout site and to the greenway, multi-use pathways, and river trails



Sustainability Initiatives

- Proximity to rapid transit and bike network
- Low carbon building design

Diverse Housing Options

Our proposal for Belle Isle North helps provide missing middle housing for people at all stages of life, including young professionals, families, and downsizers.

47

one-bedroom

- First time homebuyers
- Young professionals
- Active seniors



7

two-bedroom

- First time homebuyers
- Young professionals
- Families
- Downsizers



58*

three-bedroom

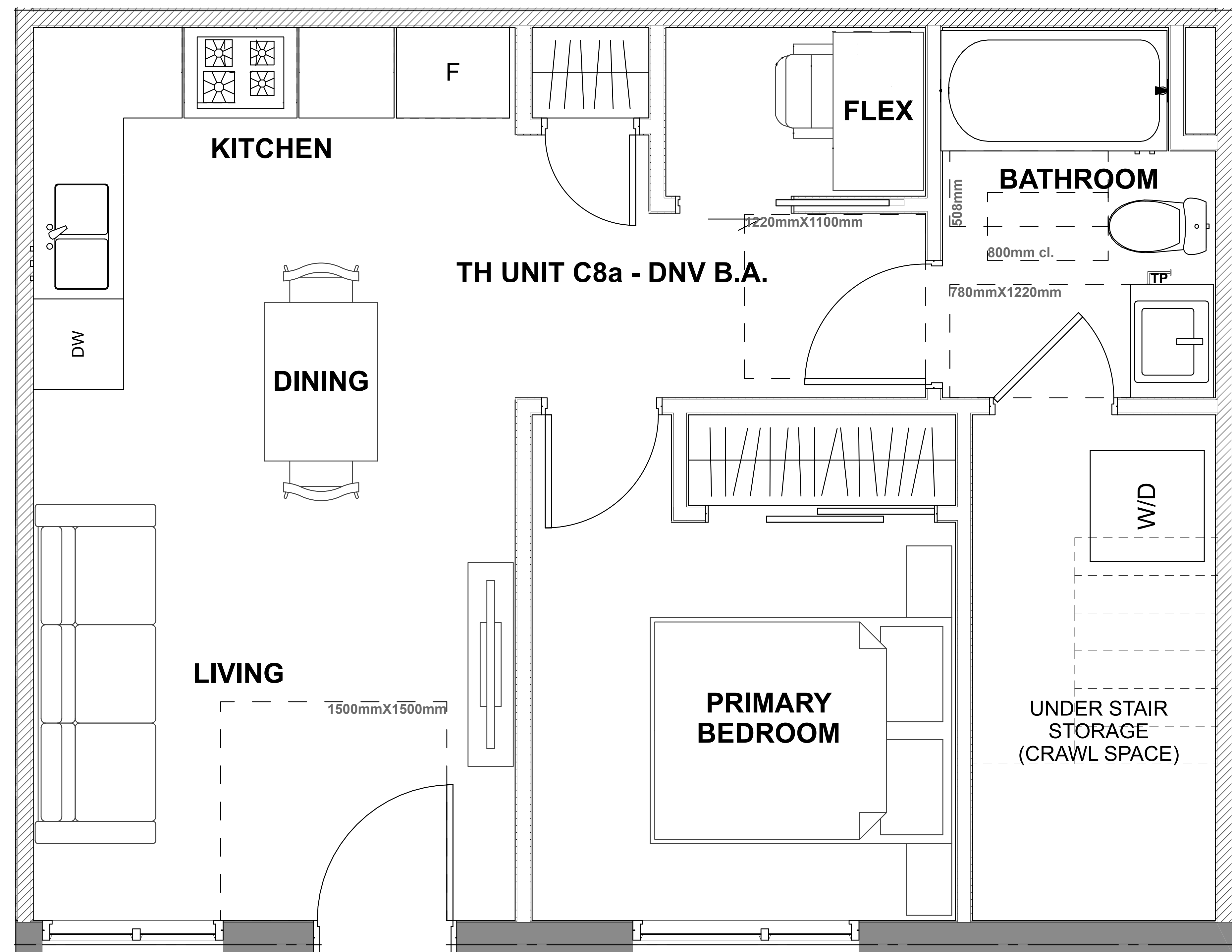
- Families
 - Downsizers
- *6 lock-off companion suites proposed



Basic Accessible Homes

Basic Accessible Design Elements defined by the DNV Accessible Design Policy for Multi-Family Housing

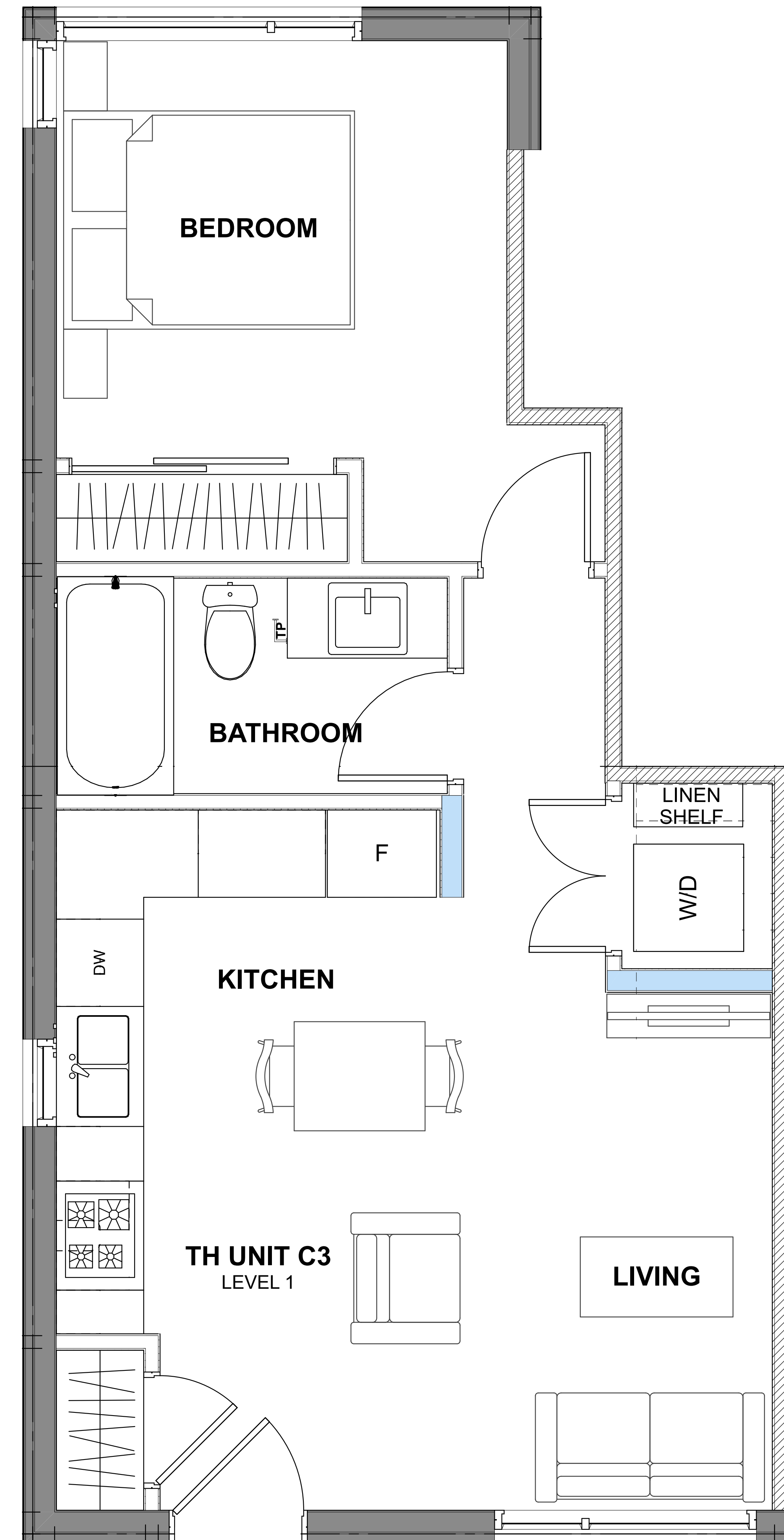
Sample Layout: 1 bedroom, 1 bathroom, one level



Note: Typical draft floor plans shown for illustrative purposes only and are subject to change.

Housing for Downsizers

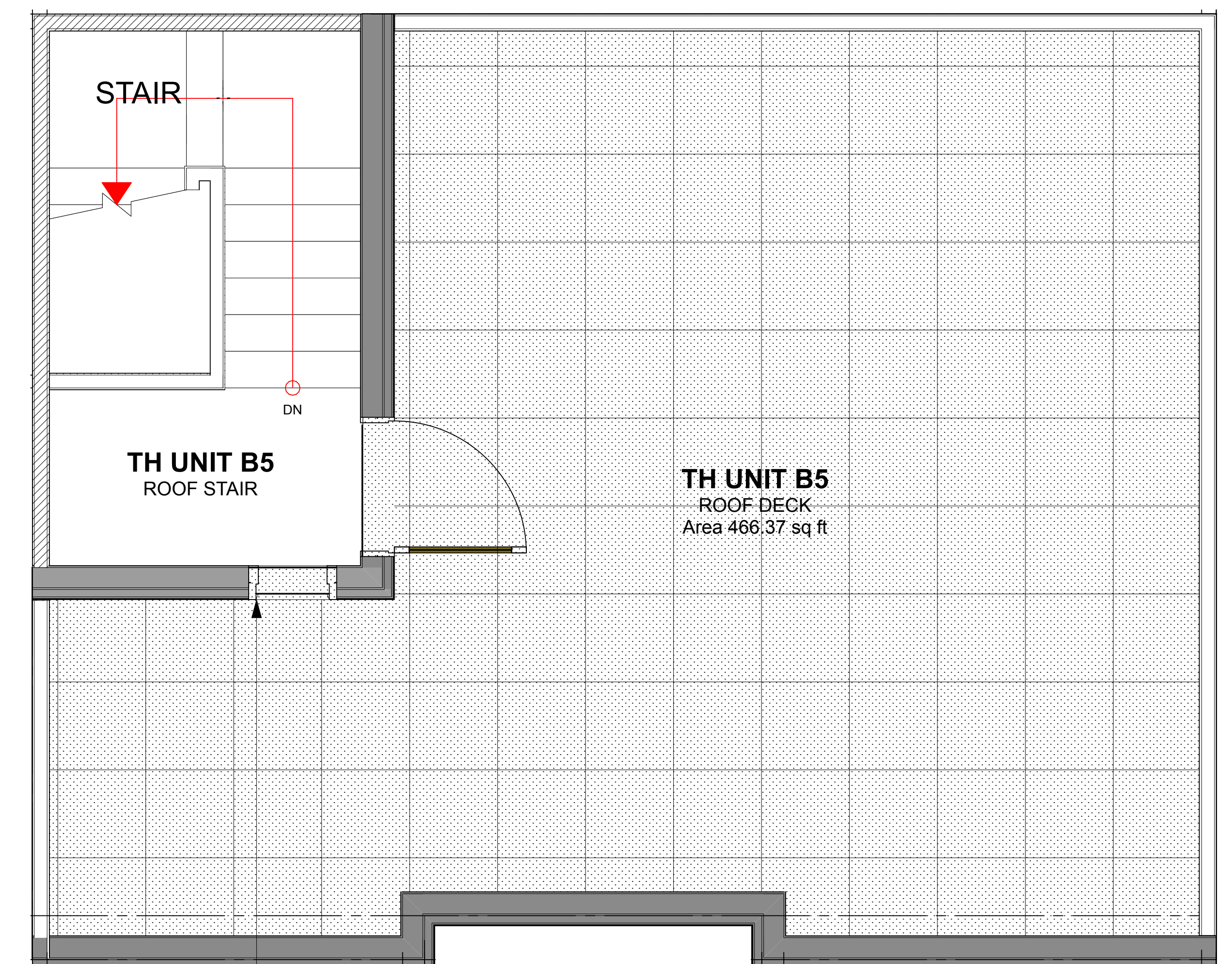
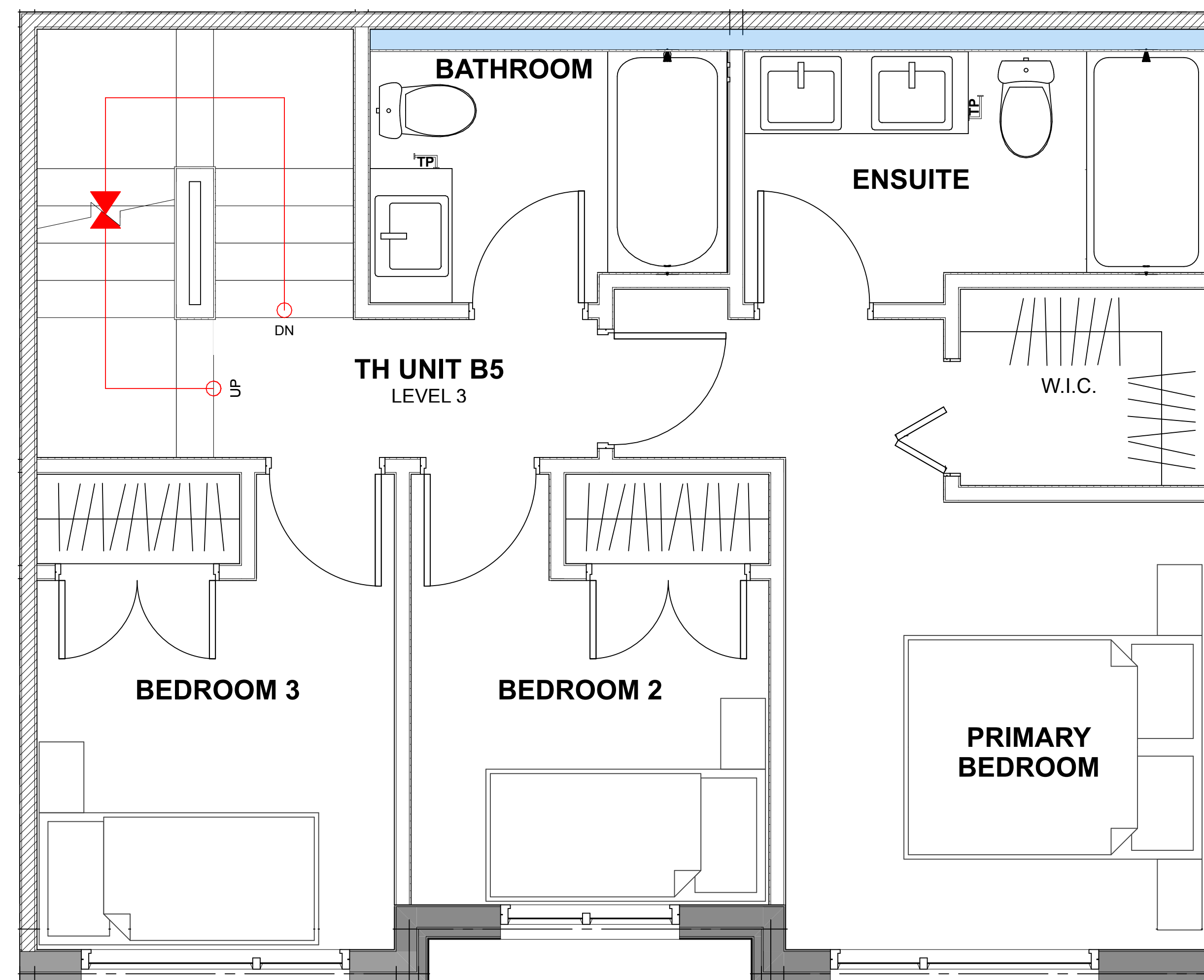
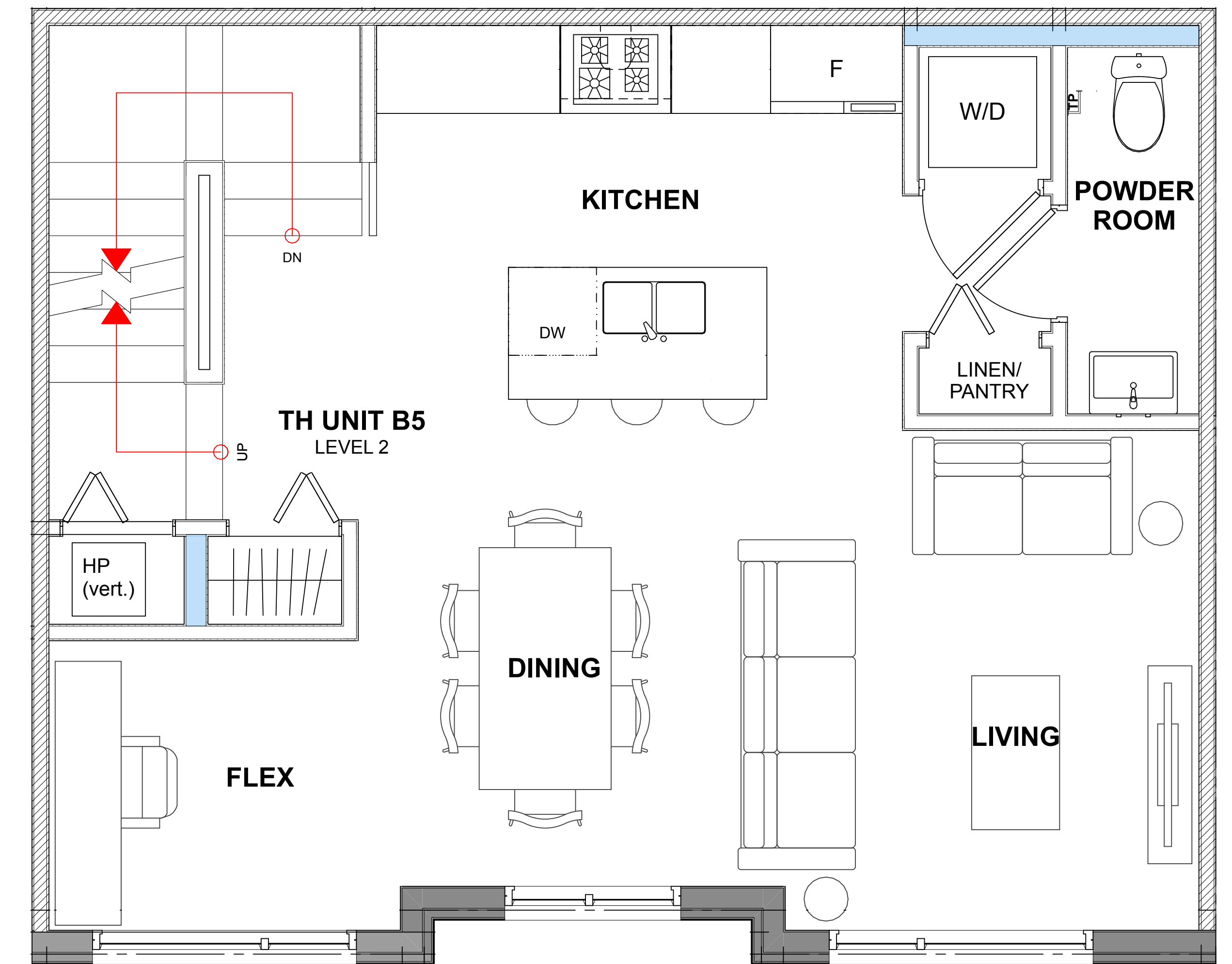
Sample Layout: 1 bedroom, 1 bathroom, one level



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Housing for Families with Older Children

Sample Layout: 3 bedrooms, 2.5 bathrooms



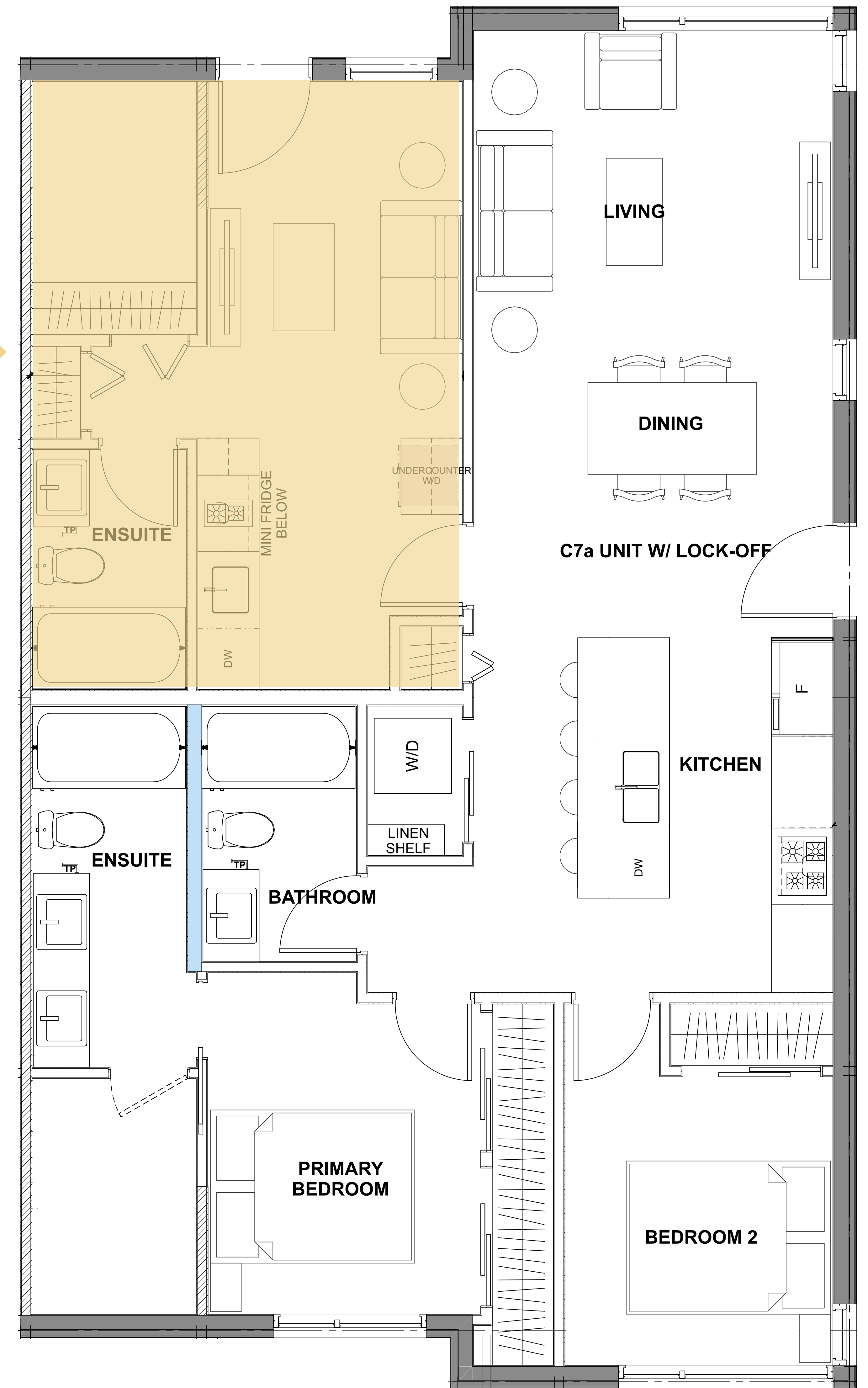
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Housing for Young Families

Sample Layout: 3 bedrooms, 3 bathrooms w/ lock off suite

Lock off companion suite

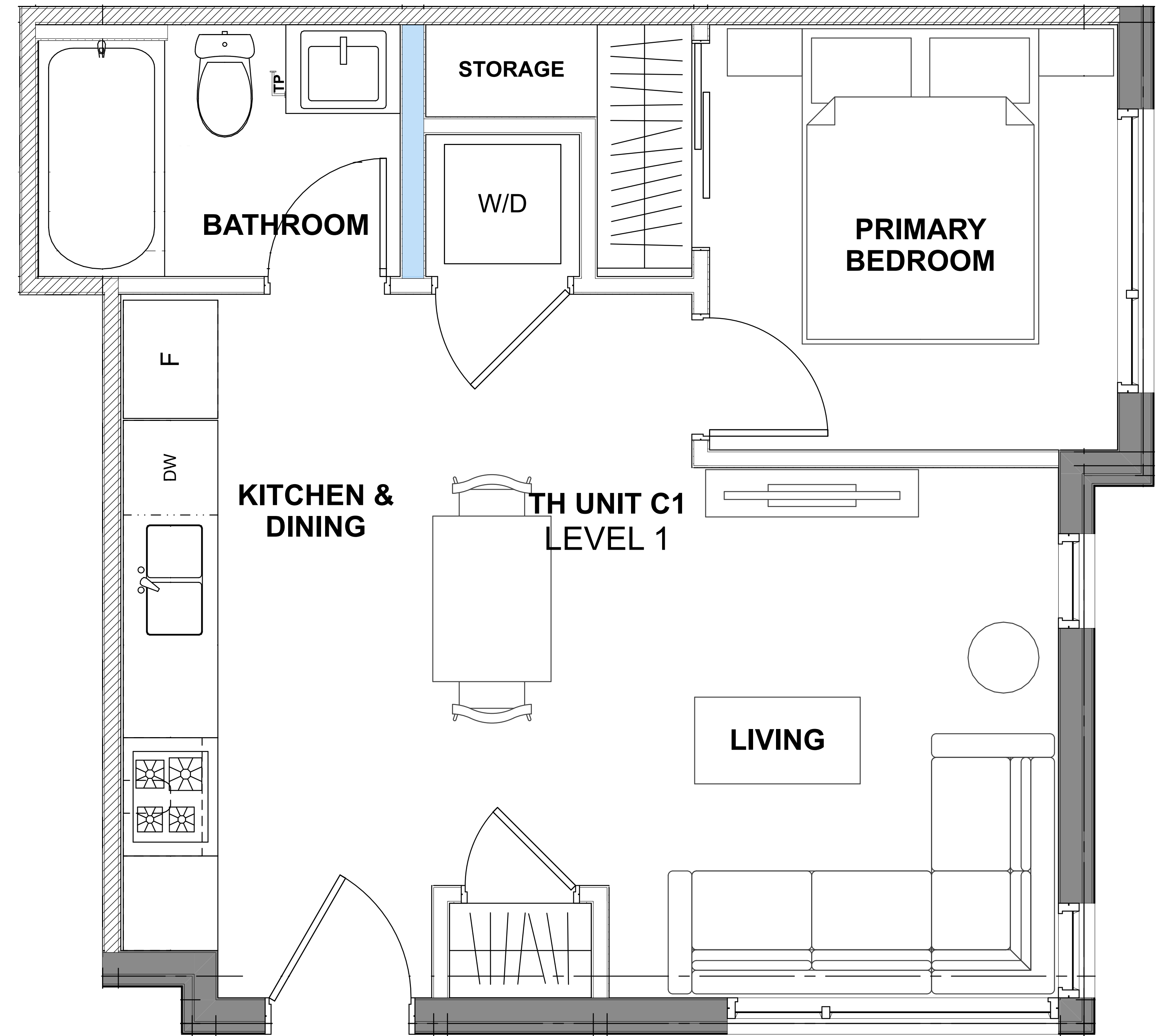
- 3rd bedroom OR
- separate studio / rental suite



Note: Typical draft floor plans shown for illustrative purposes only and are subject to change.

Housing for Young Professionals

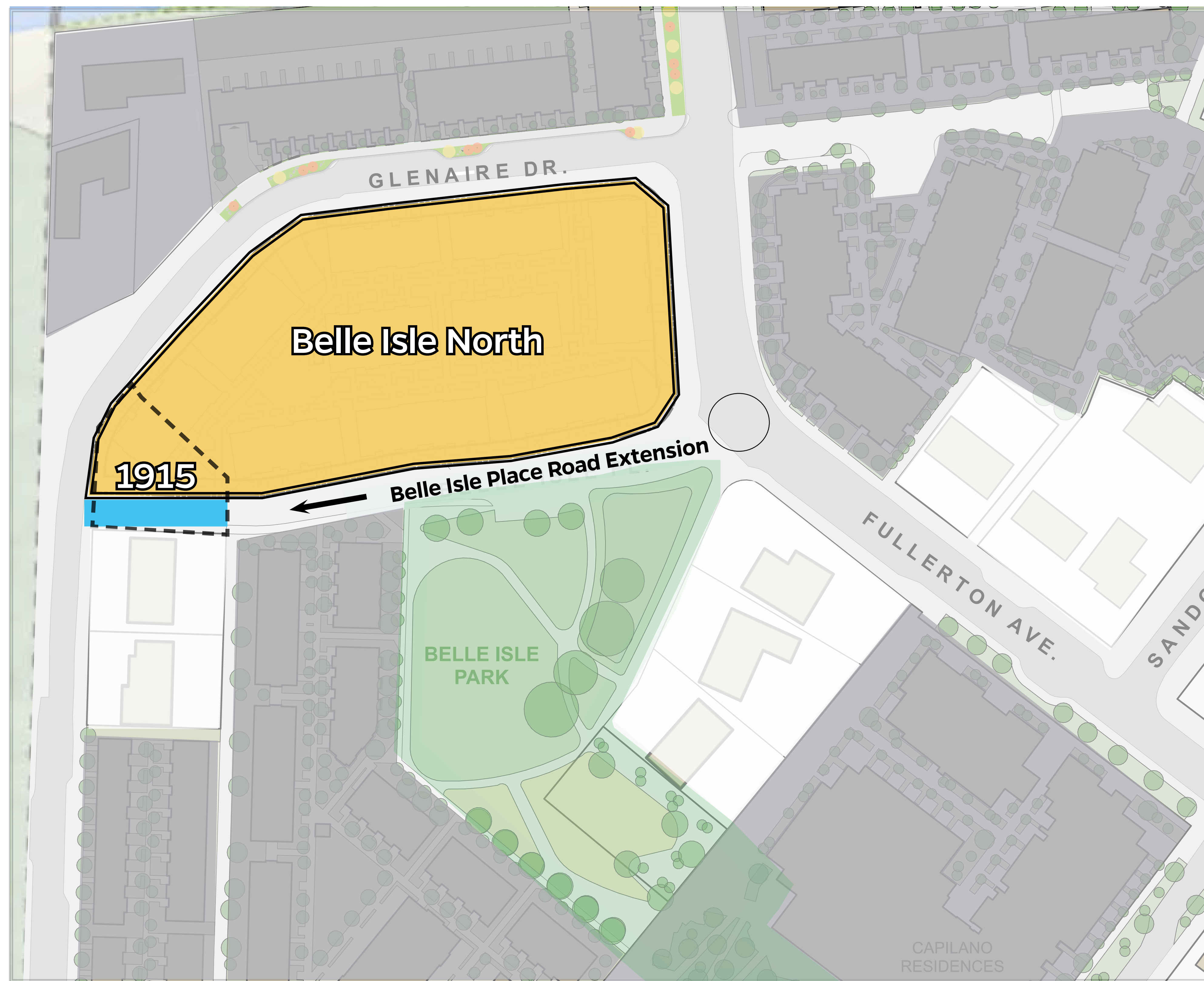
Sample Layout: 1 bedroom, 1 bathroom



Note: Typical draft floor plans shown for illustrative purposes only and are subject to change.

New Road - Belle Isle Place Road Extension

Our proposal includes a new road connection to improve neighbourhood circulation.



- ✓ The project added 1915 Glenaire Drive to connect Fullerton to Glenaire Drive through Belle Isle Place. Construction and planning costs provided by Citimark & Woodbridge (estimated at +\$500,000)
- ✓ This new Road is an additional contribution not originally contemplated in the current Lower Capilano Village Centre: Peripheral Housing Policy and Design Guidelines

Multi-Modal Transportation Plan

We are exploring the following options to help reduce car dependency:

- ✓ Shared electric bike fleet
- ✓ Bicycle maintenance facility
- ✓ Multi-modal wayfinding information
- ✓ Unbundled parking
- ✓ Public bike maintenance stand
- ✓ Electric charging for vehicles & bikes



Enhanced Pedestrian Connections

New and improved sidewalks support pedestrian safety and increase the walkability of the neighbourhood.

-  Pedestrian connectivity through the site
-  Public pathways (creating stronger pedestrian linkages to the community and Belle Isle Park, including the Capilano River Trail)



Sustainability Initiatives

Our proposal seeks to implement and support several sustainability initiatives in Lion's Gate Village and the District of North Vancouver.

Proximity to existing bike network



Proximity to rapid transit



E-bike fleet for residents



Low carbon, energy efficient building design and materials



Proposal Details

Proposed Use Ground-Oriented Stacked townhouses

Number of Units Total of 112 townhouses ranging from 1- to 3-bedroom

- 47 one bedroom homes (42%),
- 7 two bedroom homes (6%),
- 58 three bedroom homes (52%), 6 of which include lock-off companion suites.

Sustainability Target Step Code 3 with low GHG emissions

Proposed Height 3-storeys with roof decks

Proposed Density 1.20 FSR plus 0.07 FSR (5,850 ft²) density transfer from Ebb & Flow

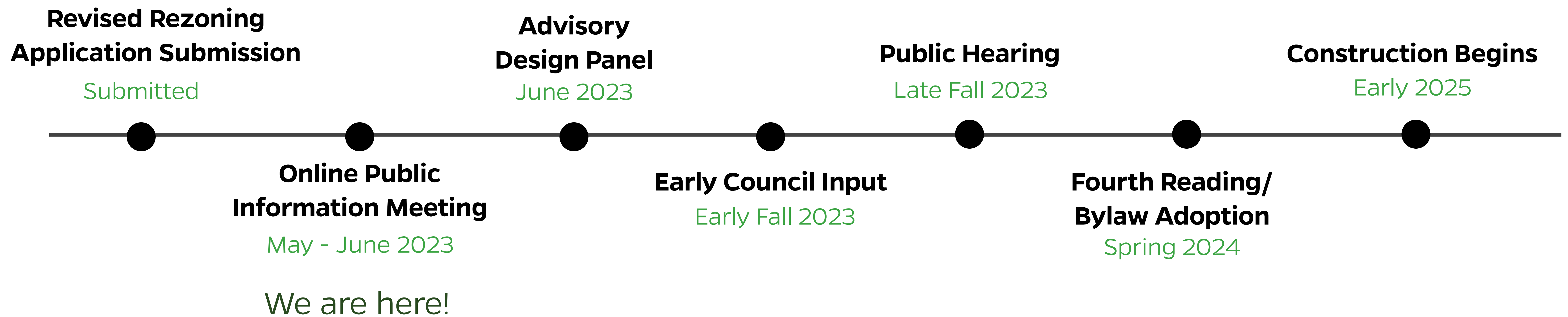
Underground parking accessed off Glenaire Drive

Parking Proposed

- 167 residential stalls
- 12 visitor stalls
- Storage for 227 bicycles (this exceeds the requirement by 23 stalls)

Anticipated Timeline

Please note that the timeline below is subject to change based on the approvals process.



Design Concept



Design Concept



Design Concept



Thank you! Please take a moment to share your feedback with us.

