



# The MAGNOLIA

3712 -3718

EDGEMONT VILLAGE



# Virtual Open House

3712 -3718 EDMONT VILLAGE

SEPTEMBER 18 - OCTOBER 2



The  
MAGNOLIA



# About The Architect/Designer and Developer



ATA Architectural Design Ltd. 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, was a resident of Edgemont Village for most his life and looks forward to completing this exciting project in their own backyard.



## BCG Edgemont

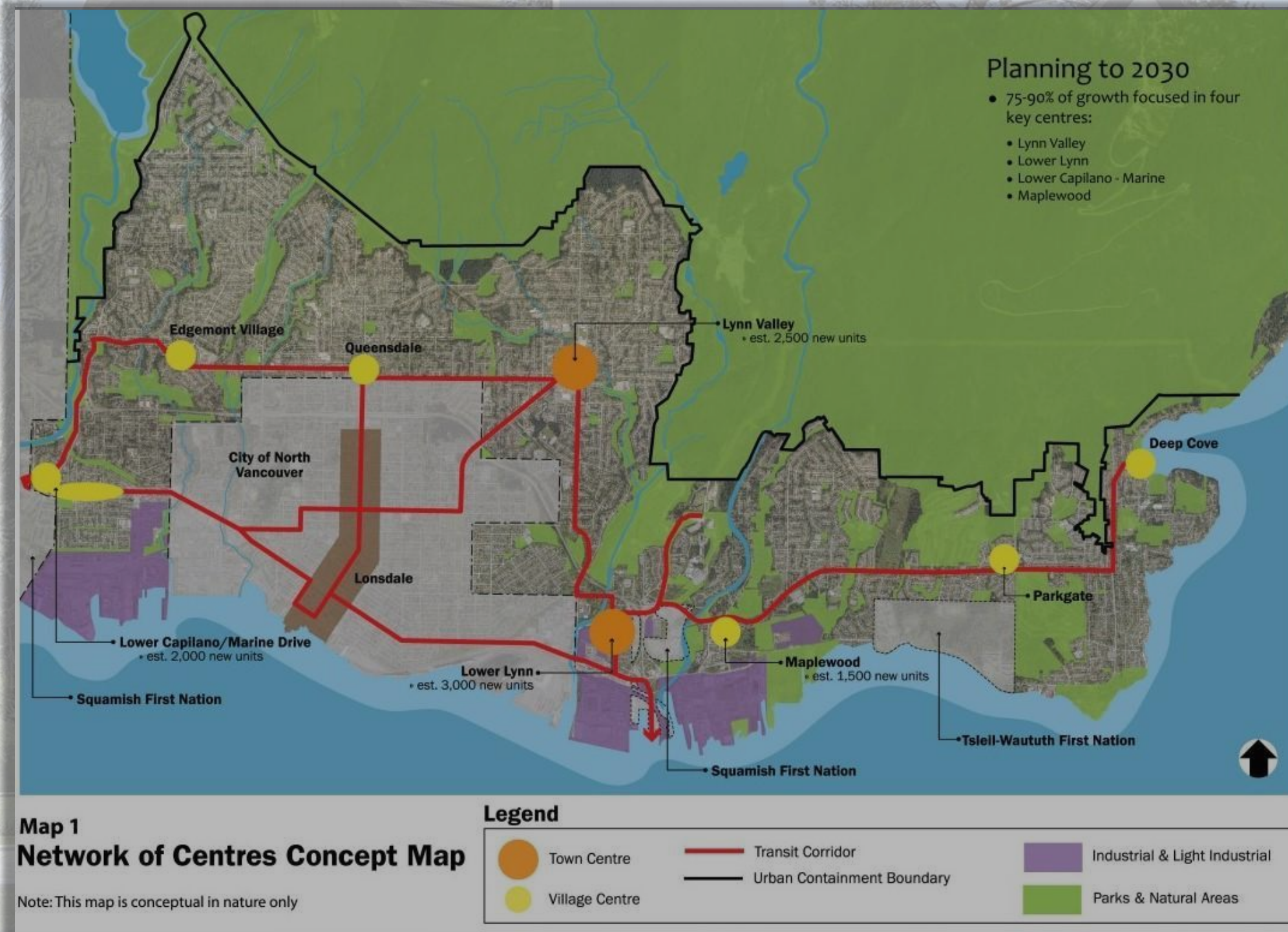
Black Creek Group is a locally owned and operated Development company focusing on architecturally thoughtful multi family development projects since 2020.

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 excellence in construction practices and its unwavering passion for design are what sets them apart.



# Policy Context



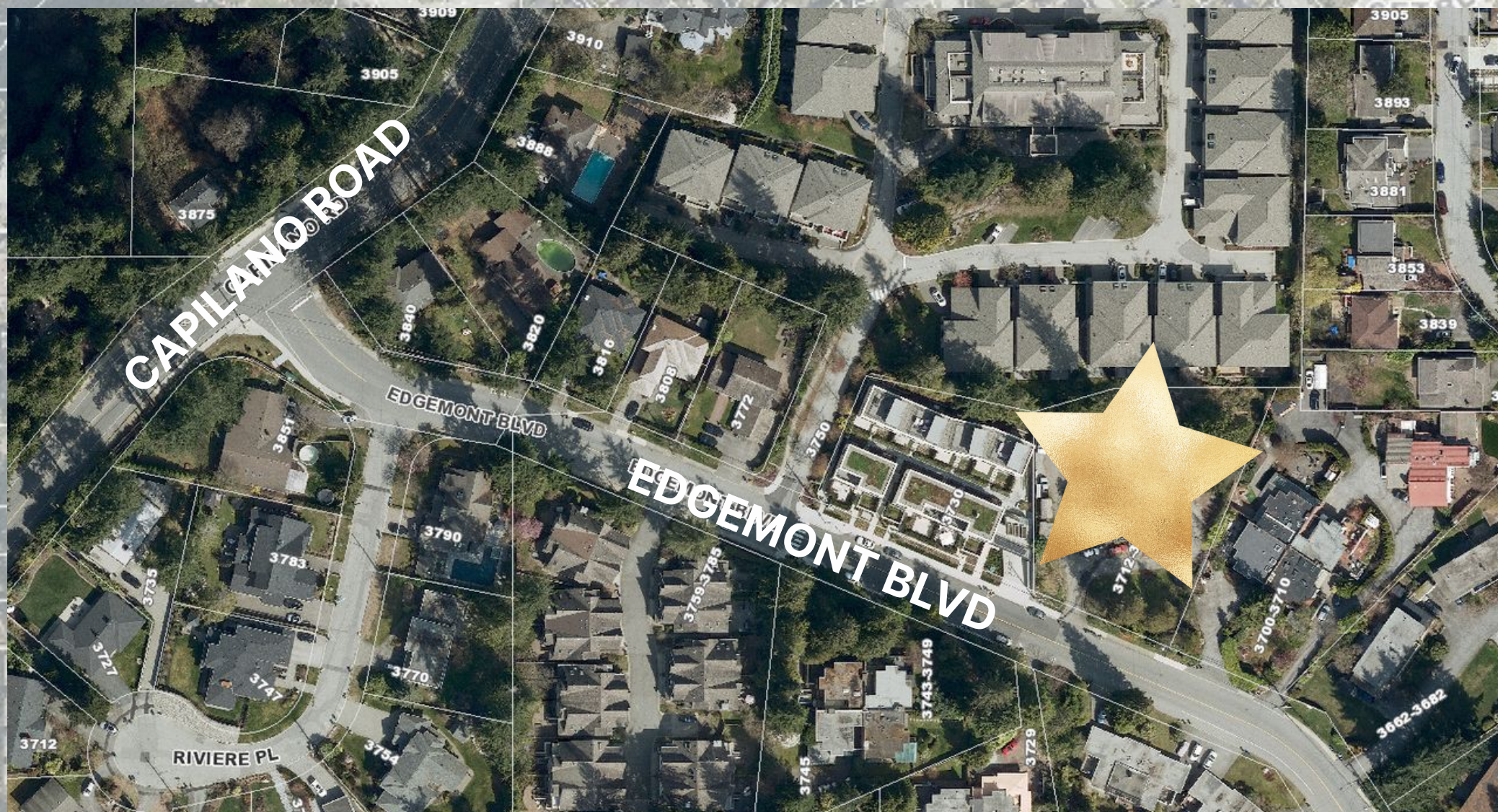
## KEY OBJECTIVES:

- Create a vibrant mixed use centre that serves as a focal point for the community
- Accommodate a diverse mix of housing
- Provide engaging and interconnected public spaces
- Reduce the need for vehicle trips and improve pedestrian, bicycle, and transit conditions
- Become a more sustainable, energy, and resource efficient neighbourhood
- Support local employment opportunities
- Provide enhanced amenities to meet community needs



# SITE CONTEXT

- Located East of Capilano Road on Edgemont Blvd
- Existing 4 Plex is in disrepair and has received demolition approval from District council.
- 7 Unit Townhouse Development to the immediate West
- 60 Unit Development to the immediate North
- Short walk to Edgemont Village
- Steps to Public Transportation

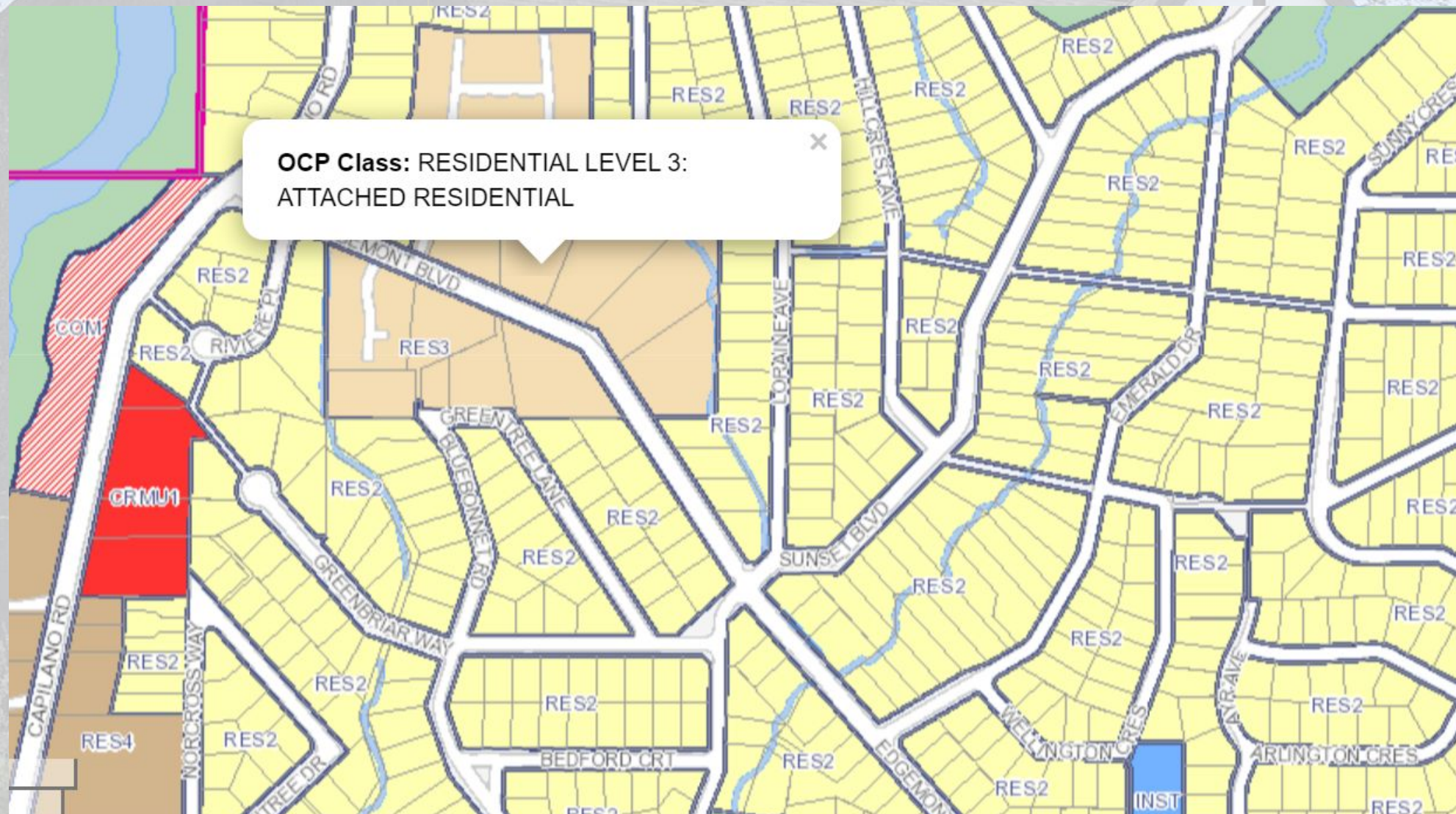


YOUR PARAGRAPH TEXT



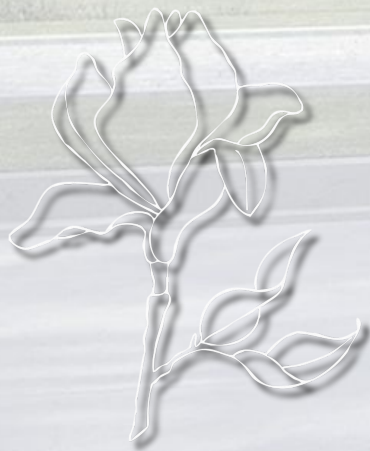
# Official Community Plan & Site Area

## Residential Level 3: Attached Residential



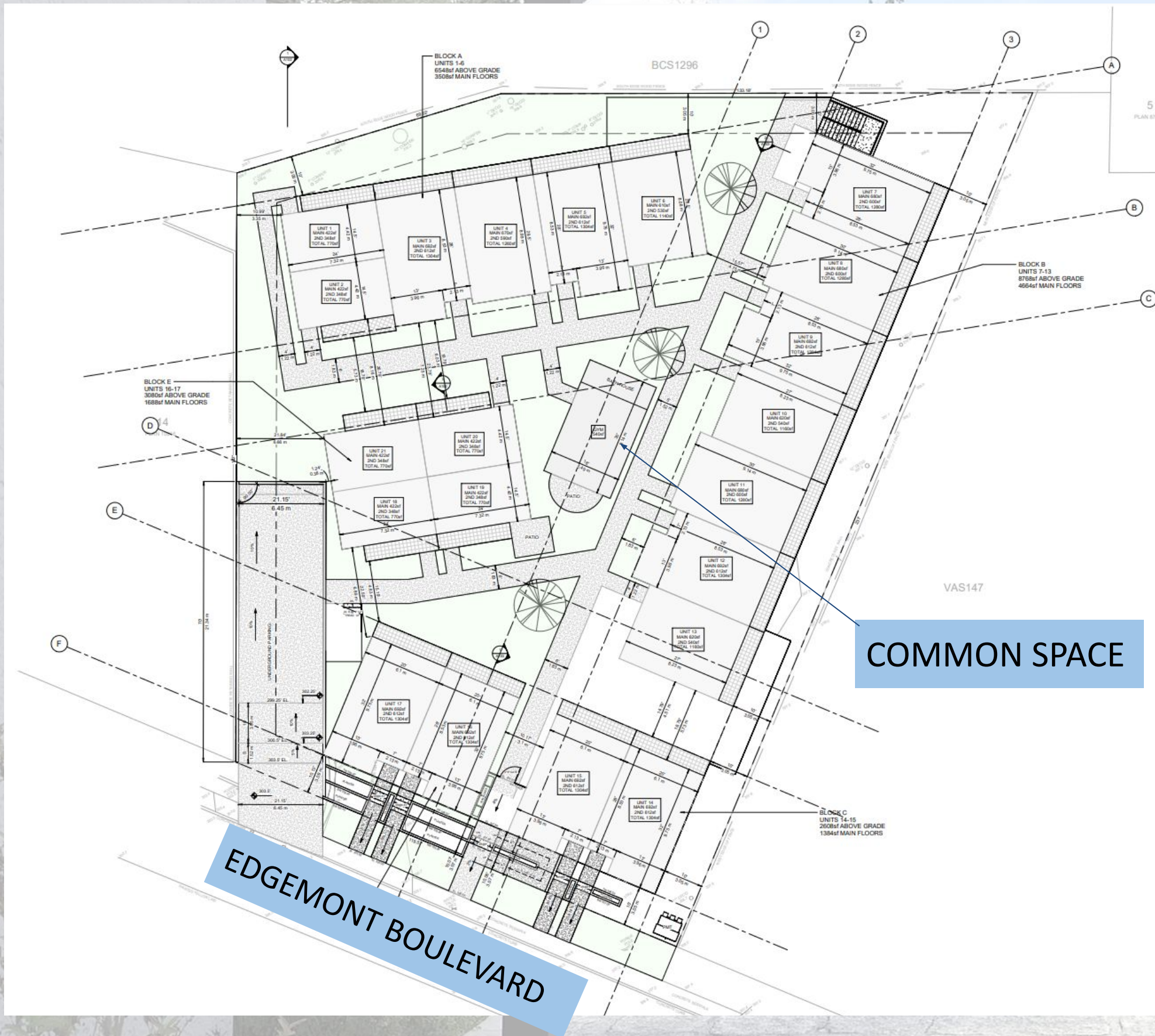
Areas designated for attached residential are intended predominantly for ground-oriented multifamily housing within neighborhoods, or as a transition between higher density sites and adjacent detached residential areas. Typical housing forms in this designation include duplex, triplex, and attached row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





# 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.
- 37 Parking Stalls, 3 motorcycle stalls and More than 50 Bicycle parking spaces.  
Part 10 (Bylaw 5114)

## UNIT SIZES:

- 3 – 3 Bedroom Units (2100 SQFT +)
- 12 – 2 Bedroom Units (1700 – 2000 SQFT)
- 6 – 1 Bedroom Units (800 SQFT)
- Common Area Gym and Bath house in Central Courtyard (600 SQFT)





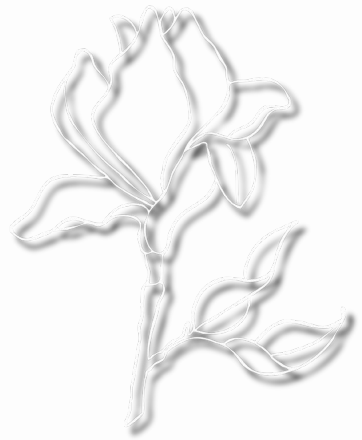
Internal  
Courtyard View



East facing View



Edgemont Boulevard View



**The**  
**MAGNOLIA**  
3D  
Renderings



# Community Benefits

The Magnolia in Edgemont has several community benefits that will enrich the lives of not only its future residents, but the community that surrounds it.

Enhancing the Community feeling from Edgemont to Capilano Rd.

Allowing more residents to enjoy Edgemont and support local business

Energy Efficiency and low Carbon Footprint design

Updated Infrastructure and Additional green space

A variety of unit types, sizes and price points for community diversity

Updates tax base for community projects

Ample underground parking & bike stalls to alleviate congested street parking



# Development Timeline

Aug 2023  
Applied for  
Preliminary  
Application



Sept 11, 2023  
Demo Permit  
Approval  
from District  
Council



Sept 18 →  
Oct 2, 2023  
Preliminary  
Application  
Public Open  
house



July 2024  
Estimated  
Council  
Approval &  
3<sup>rd</sup> Reading



Aug 2024  
Estimated  
Council  
Approval and  
3<sup>rd</sup> Reading  
Application for  
a Building  
Permit



Jan 2025  
Construction  
Begins



March 2026  
Construction  
Complete





THANK YOU!

Your input is important

For more information please contact:

ROBERT BLANEY

D E S I G N

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