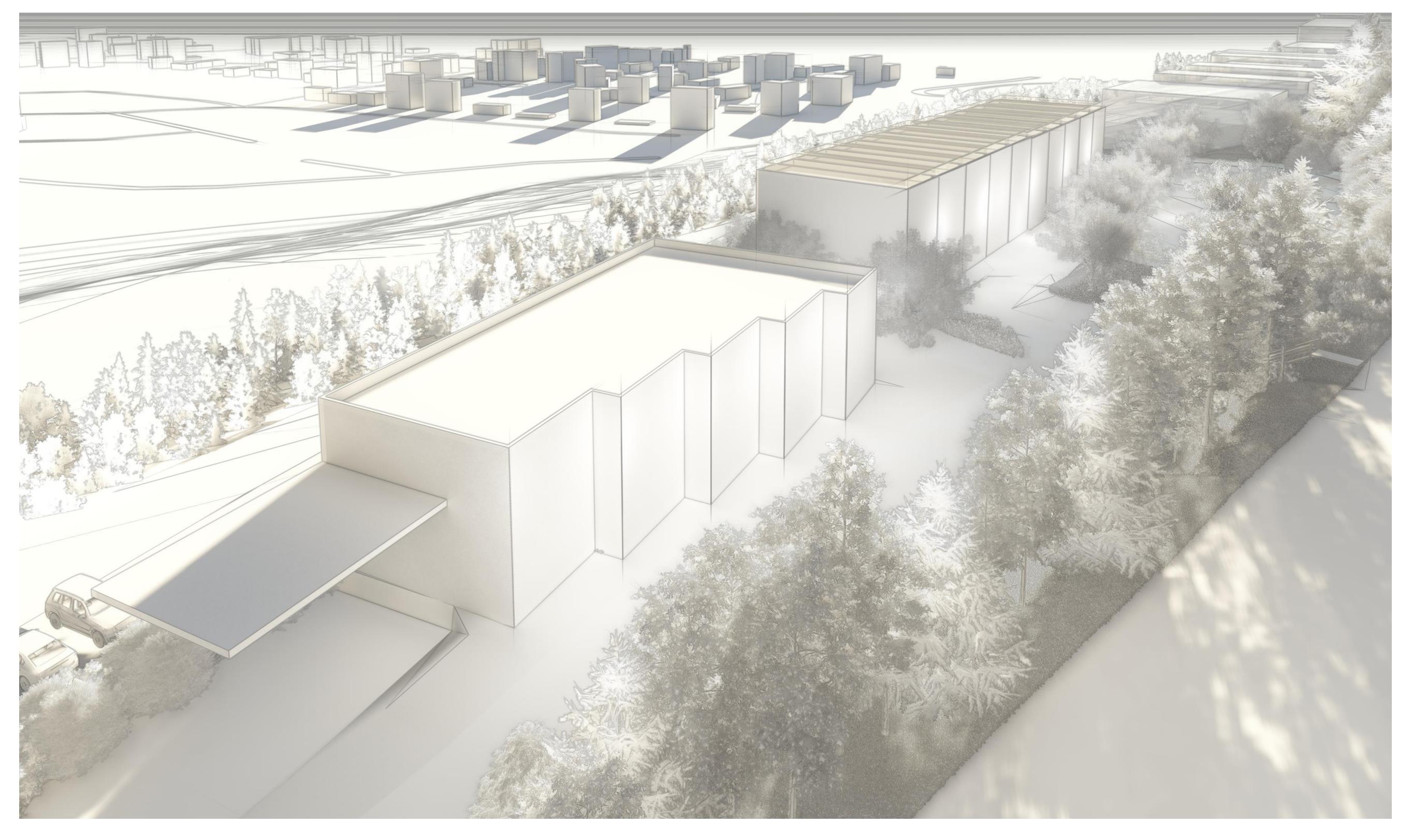
FOLKESTONE WAY

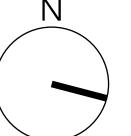
October 6, 2021 PRELIMINARY DEVELOPMENT PROPOSAL





SITE

CIVIC ADDRESS 2229 Folkestone Way, West Vancouver LEGAL DESCRIPTION Lot 3, Block 17, District Lot 783, Plan 15565 PROPERTY ID (PID) 007-649-908



3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
2	August 10, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
REV	DATE	DESCRIPTION	DRAWN	PM

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PROJECT:

FOLKESTONE WAY

2229 FOLKESTONE WAY WEST VANCOUVER, BC

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PROJECT NO.	PLOT DATE	
	OCTOBER 6, 2021	
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CONTEXT PLAN



CONTEXT PLAN - ADJACENT STREETS AND SURROUNDING RESIDENTIAL USE





October 6, 2021	PRELIMINARY	4.0	
	DEVELOPMENT PROPOSAL	AS	PJ
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June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
DATE	DESCRIPTION	DRAWN	PM
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FOLKESTONE WAY

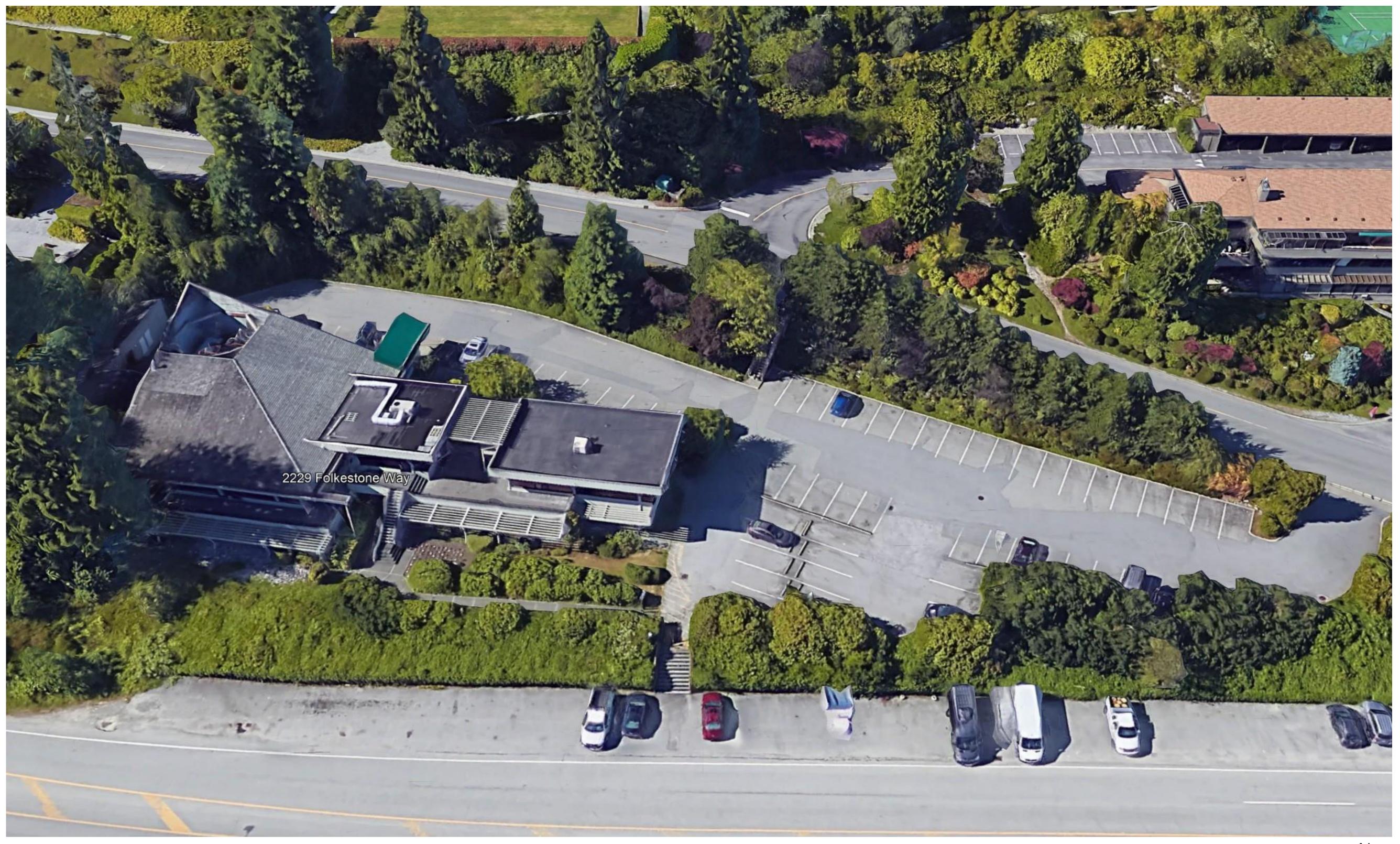
2229 FOLKESTONE WAY WEST VANCOUVER, BC

CONTEXT PLAN

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	OCTOBER 6, 2	021
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CONTEXT - EXISTING SITE



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1	June 23, 2021	ISSUED FOR CLIENT REVIEW	JS	PJ
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PROJECT:

FOLKESTONE WAY

2229 FOLKESTONE WAY WEST VANCOUVER, BC

SHEET TITLE:

EXISTING SITE

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CONTEXT - EXISTING SITE & NEIGHBOURING PROPERTIES



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PROJECT:

FOLKESTONE WAY

2229 FOLKESTONE WAY WEST VANCOUVER, BC

SHEET TITLE:

EXISTING SITE & NEIGHBOURING PROPERTIES

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CIVIC ADDRESS LEGAL DESCRIPTION PROPERTY ID (PID)

ZONING

2 storeys

22' - 34'

2229 Folkestone Way, West Vancouver Lot 3, Block 17, District Lot 783, Plan 15565 007-649-908

existing zoning

3 storeys

20' - 34'

PROPOSED EXISTING TOTAL SITE Restaurant Restaurant Townhomes 60,033 s.f. 27,000 s.f. 16,805 s.f. 4,500 s.f. 9637 s.f. 4,500 s.f. 9,000 s.f. 0.28 0.53 (restaurant + townhomes) 16.1% 22.5% (restaurant + townhomes)

1 storey

26'



GROSS AREA

TOTAL FSR

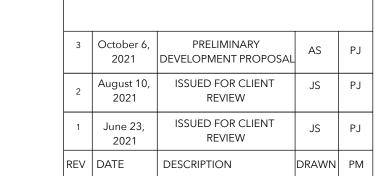
STOREY NO.

BUILDING HEIGHT

BUILDING FOOTPRINT

TOTAL SITE COVERAGE





604.484.8285 info@mgba.com www.mgba.com

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PROJECT:

FOLKESTONE WAY

2229 FOLKESTONE WAY WEST VANCOUVER, BC

EXISTING SITE PLAN

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NOTE: DRAWING INCLUDED FOR REFERENCE, REQUIRED SCALE (1/8" = 1-0") SITE PLANS INCLUDED IN SUBMISSION PACKAGE

CIVIC ADDRESS LEGAL DESCRIPTION PROPERTY ID (PID)

2229 Folkestone Way, West Vancouver Lot 3, Block 17, District Lot 783, Plan 15565 007-649-908

existing zoning

ZONING

	EXISTING	EXISTING		
	Restaurant	TOTAL SITE	Restaurant	Townhomes
GROSS AREA	16,805 s.f.	60,033 s.f.	4,500 s.f.	27,000 s.f.
BUILDING FOOTPRINT	9637 s.f.		4,500 s.f.	9,000 s.f.
TOTAL FSR	0.28		0.53 (restauran	t + townhomes)
TOTAL SITE COVERAGE	16.1%		22.5% (restaura	ant + townhomes)
STOREY NO.	2 storeys		1 storey	3 storeys
BUILDING HEIGHT	22' - 34'		26'	20' - 34'
PARKING	63 stalls		38 stalls	20 stalls



PROPOSED SITE PLAN

NOTE: DRAWING INCLUDED FOR REFERENCE, REQUIRED SCALE (1/8" = 1-0") SITE PLANS INCLUDED IN SUBMISSION PACKAGE



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PROJECT:

FOLKESTONE WAY

2229 FOLKESTONE WAY WEST VANCOUVER, BC

PROPOSED SITE PLAN

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EXISTING SOUTH EAST VIEW

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PROJECT:

FOLKESTONE WAY

2229 FOLKESTONE WAY WEST VANCOUVER, BC

VIEWS - SOUTH EAST - EXISTING BUILDING

PROJECT NO.	PLOT DATE	
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DRAWING NO.





PROPOSED SOUTH EAST VIEW

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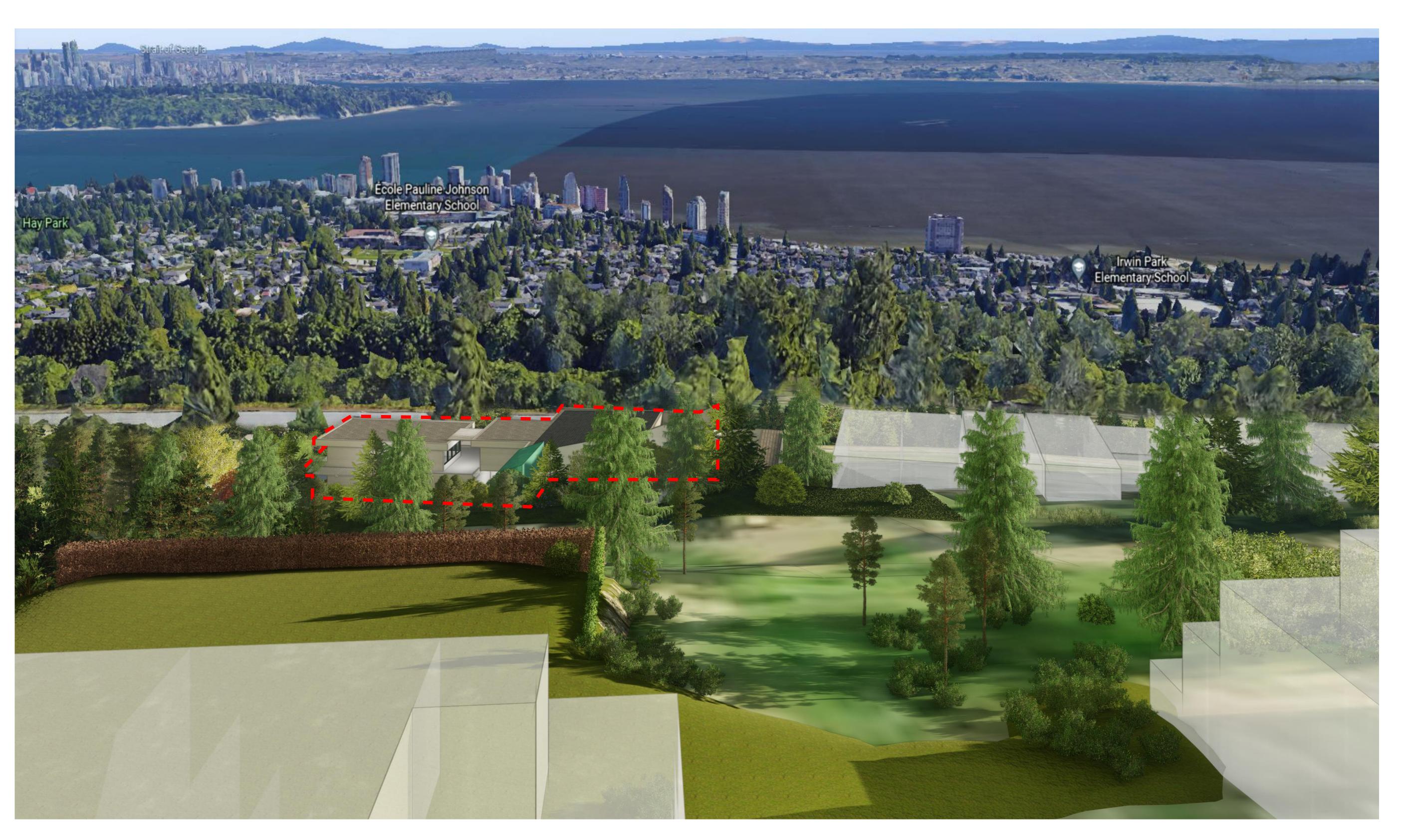
FOLKESTONE WAY

2229 FOLKESTONE WAY WEST VANCOUVER, BC

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VIEWS - SOUTH EAST - PROPOSED BUILDING

PROJECT NO.	PLOT DATE	
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PROJECT:

FOLKESTONE WAY

2229 FOLKESTONE WAY WEST VANCOUVER, BC

VIEWS - SOUTH -EXISTING BUILDING

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PROPOSED SOUTH VIEW

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FOLKESTONE WAY

2229 FOLKESTONE WAY WEST VANCOUVER, BC

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VIEWS - SOUTH -PROPOSED BUILDING

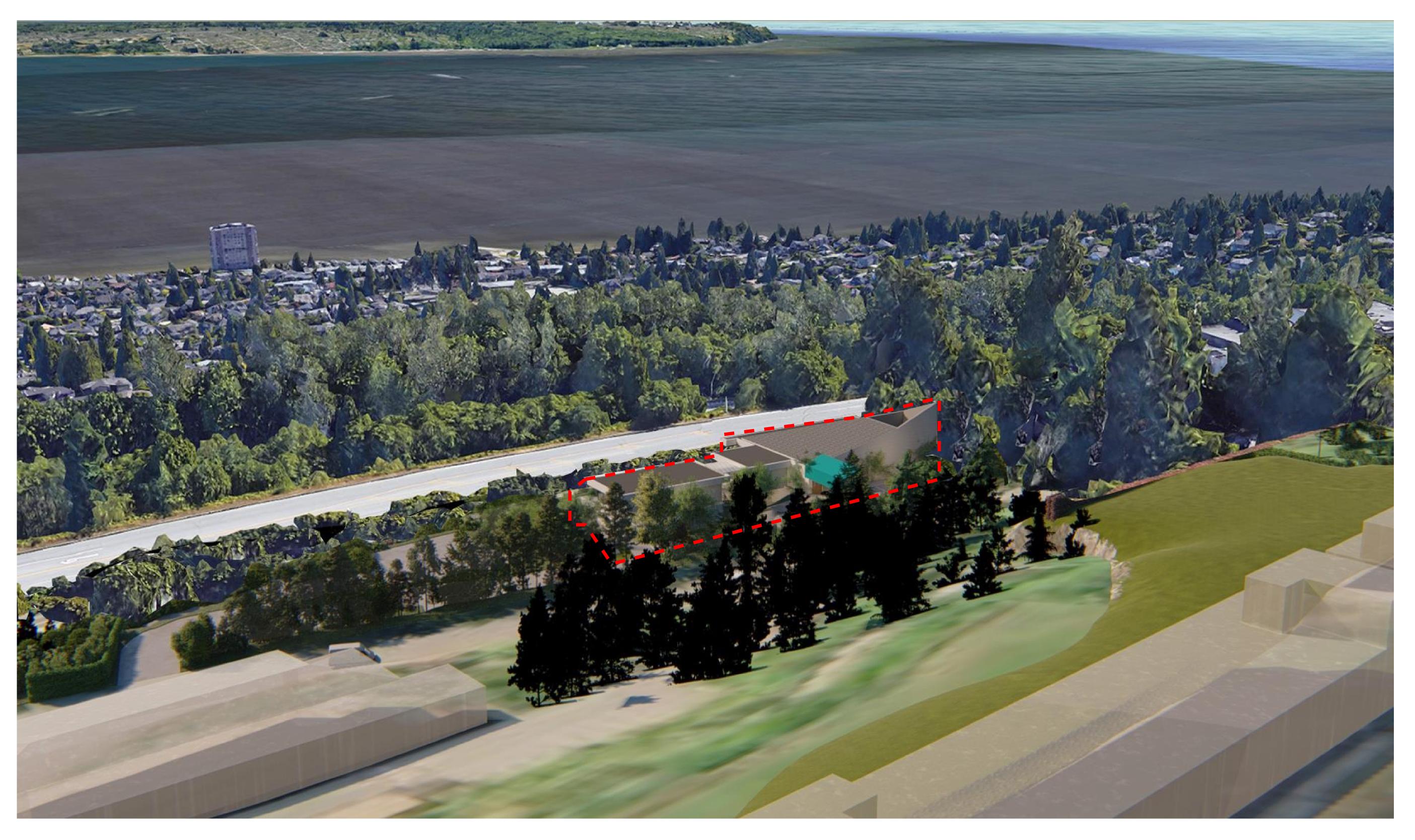
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EXISTING SOUTH WEST VIEW

3	October 6, 2021	PRELIMINARY DEVELOPMENT PROPOSAL	AS	PJ
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FOLKESTONE WAY

2229 FOLKESTONE WAY WEST VANCOUVER, BC

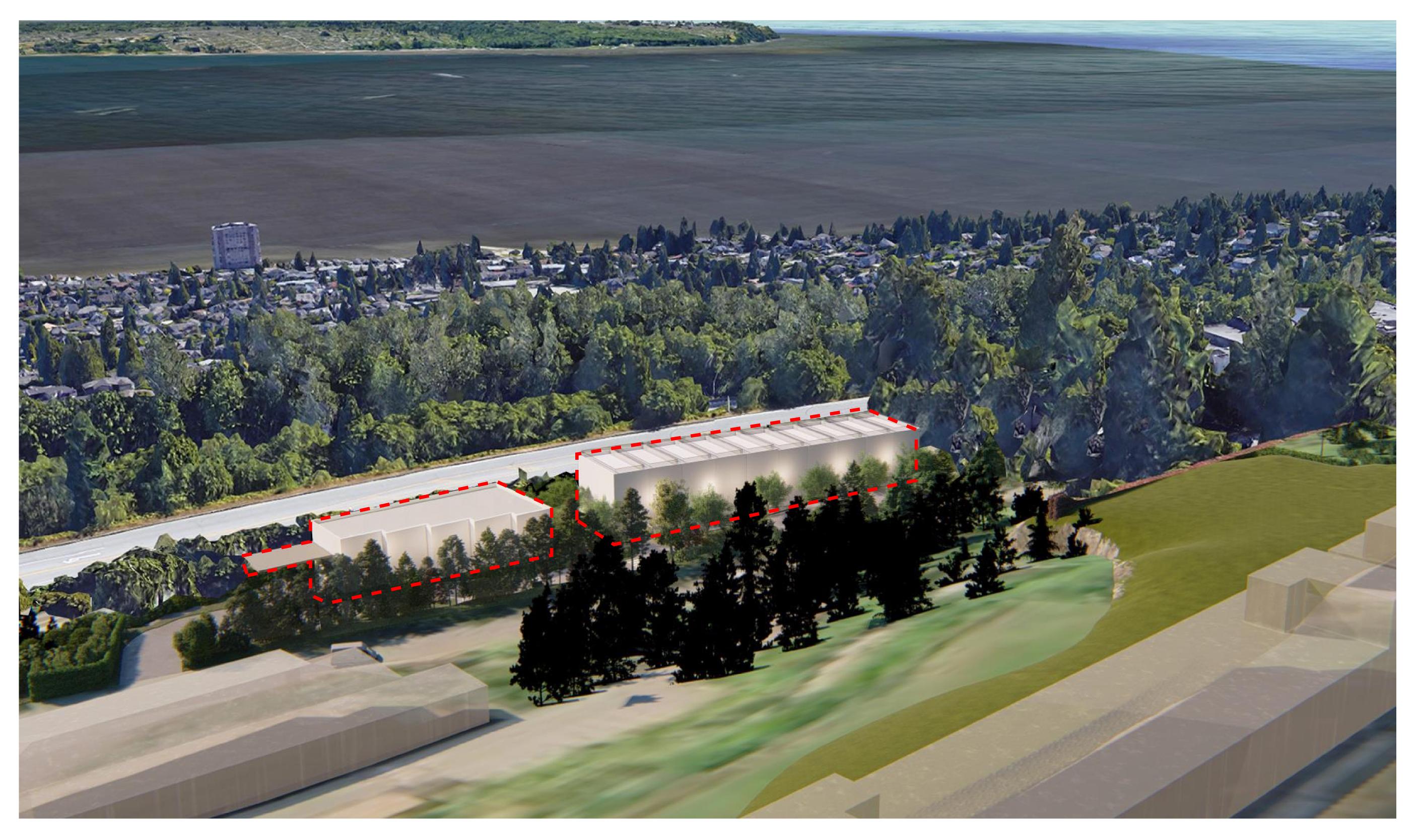
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VIEWS - SOUTH WEST - EXISTING BUILDING

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PROPOSED SOUTH WEST VIEW

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FOLKESTONE WAY

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VIEWS - SOUTH WEST - PROPOSED BUILDING

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EXISTING WEST VIEW

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VIEWS - WEST -EXISTING BUILDING

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PROPOSED WEST VIEW

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PROJECT:

FOLKESTONE WAY

2229 FOLKESTONE WAY WEST VANCOUVER, BC

VIEWS - WEST -PROPOSED BUILDING

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		AS NOTED	Scale	

DRAWING NO.