

4(applicant presentation).



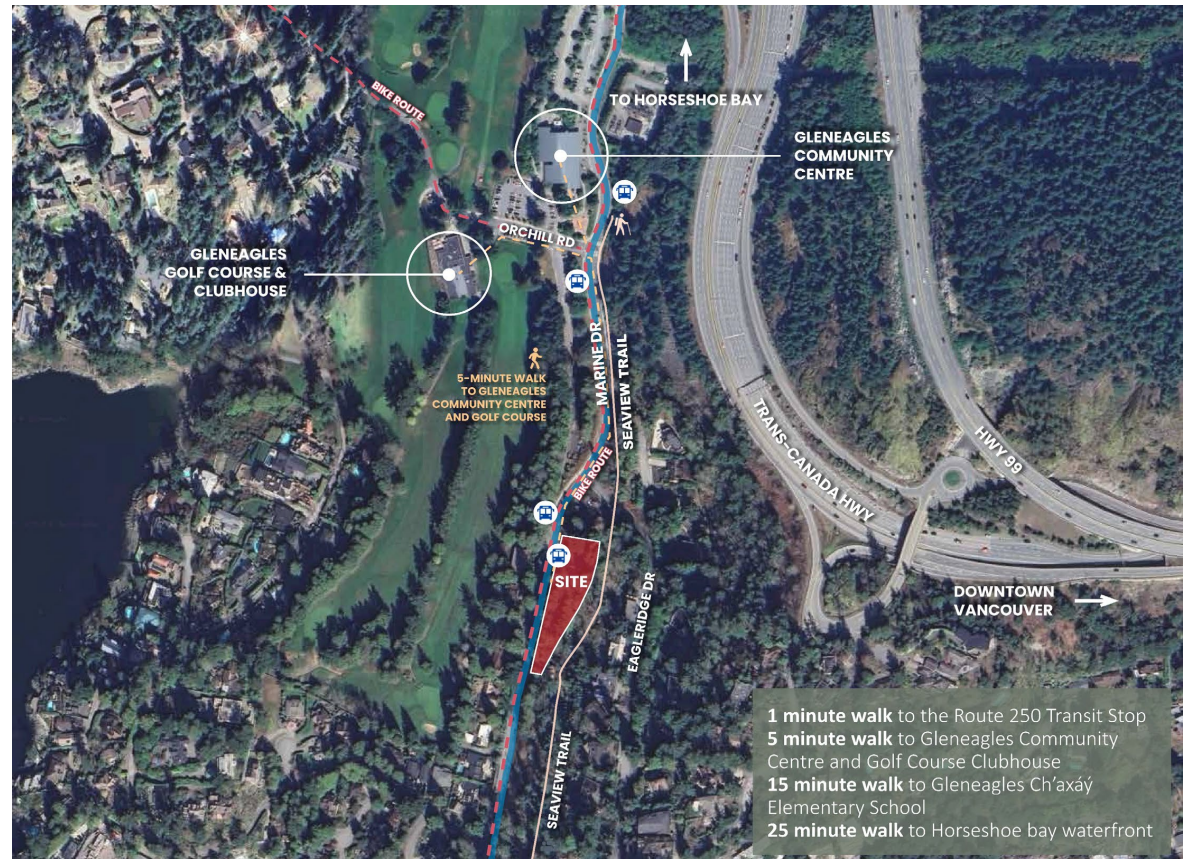
6085 & 6093 Marine Drive

January 26, 2026 | Applicant Presentation

Neighbourhood Context

Nearby recreational amenities include the 250-bus route, Seaview Trail, Gleneagles Golf Course, Gleneagles Community Centre and Gleneagles Ch'axáy Elementary School.

The Horseshoe Bay waterfront is a 25-minute walk or short drive away.



Existing Site Condition

Adjacent uses include the Seaview Trail to the east, a trailhead parking lot to the north, and single-family homes to the south and west.

The existing telecom facility has been identified for removal. This creates an opportunity to transition the site toward a more context-appropriate use that meaningfully enhances and complements the Gleneagles neighbourhood, while supporting the District's housing objectives.



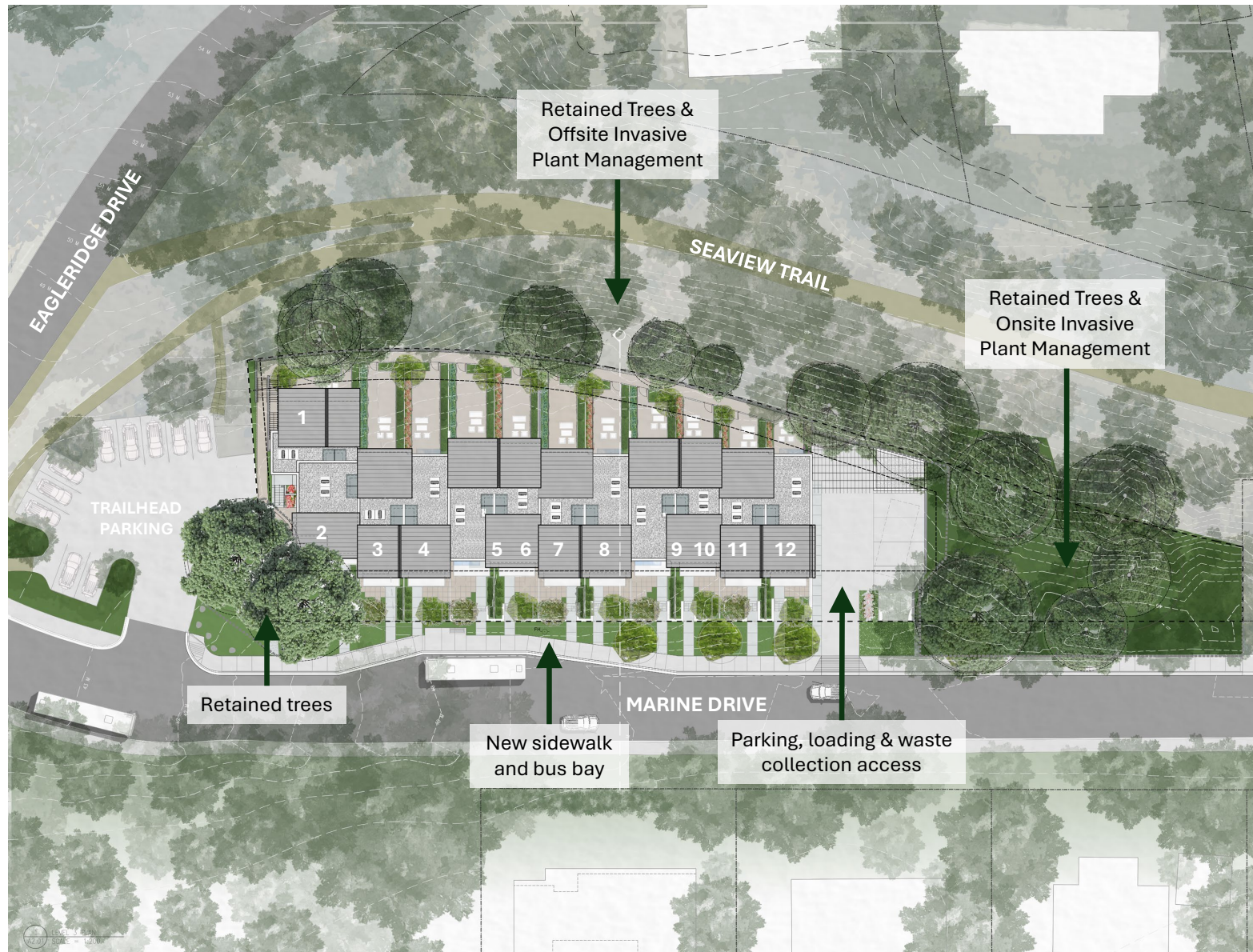
Overview

- 12 townhomes
- 1,860 – 1,960 sq ft
- 3 beds + 2.5 baths each
- Den in most homes
- Front yards on Marine Dr
- Back yards along the forest edge
- 2 parking stalls per unit
- 4 visitor parking stalls



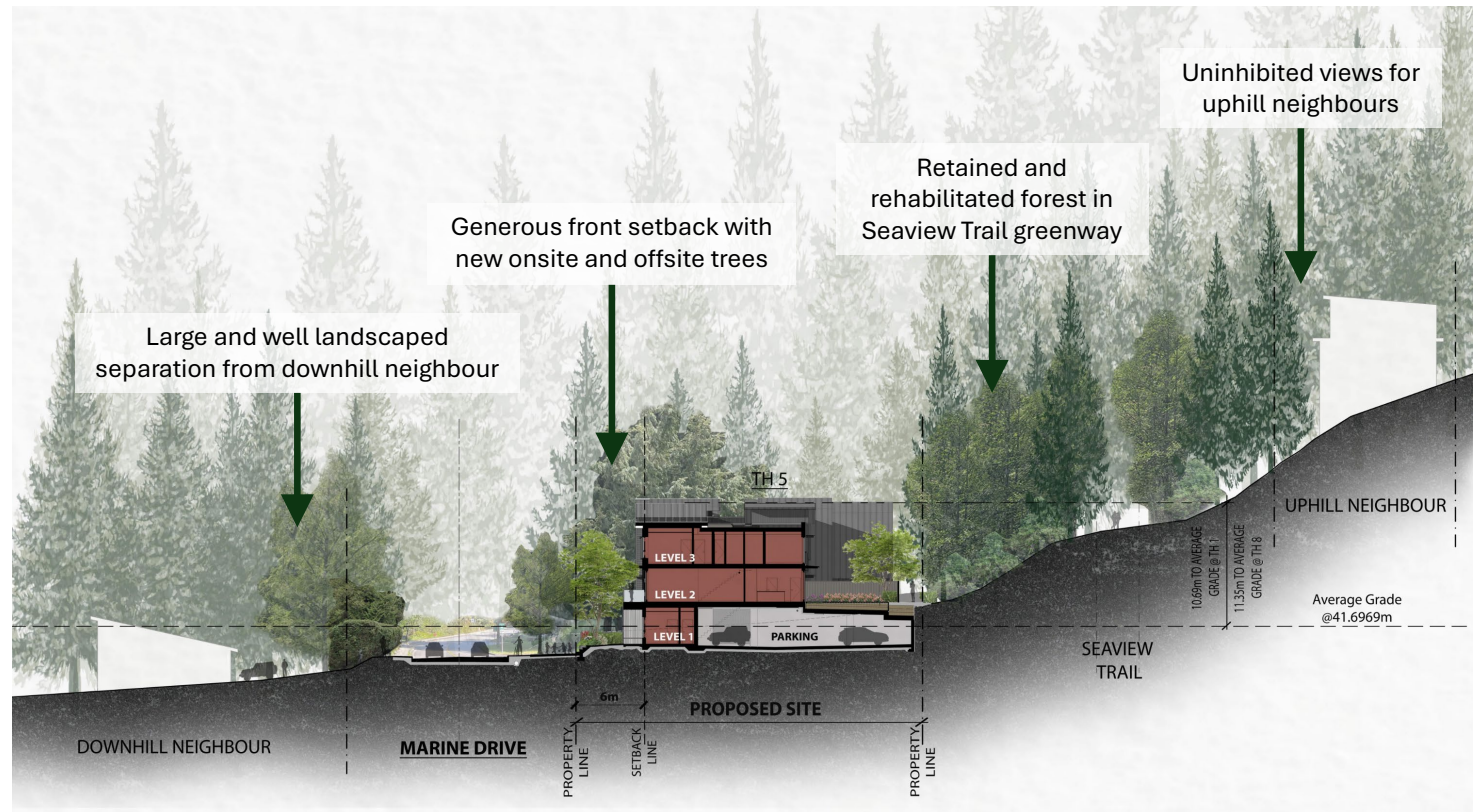
Principles

- 1 Provide strategic and impactful tree retention.
- 2 Conceal utilitarian site functions.
- 3 Enhance and activate the streetscape.
- 4 Respect the privacy and views of our neighbours.
- 5 Work with the natural topography – keep it low!
- 6 Make the homes livable and family-friendly.
- 7 Reflect the quality and character of West Van.



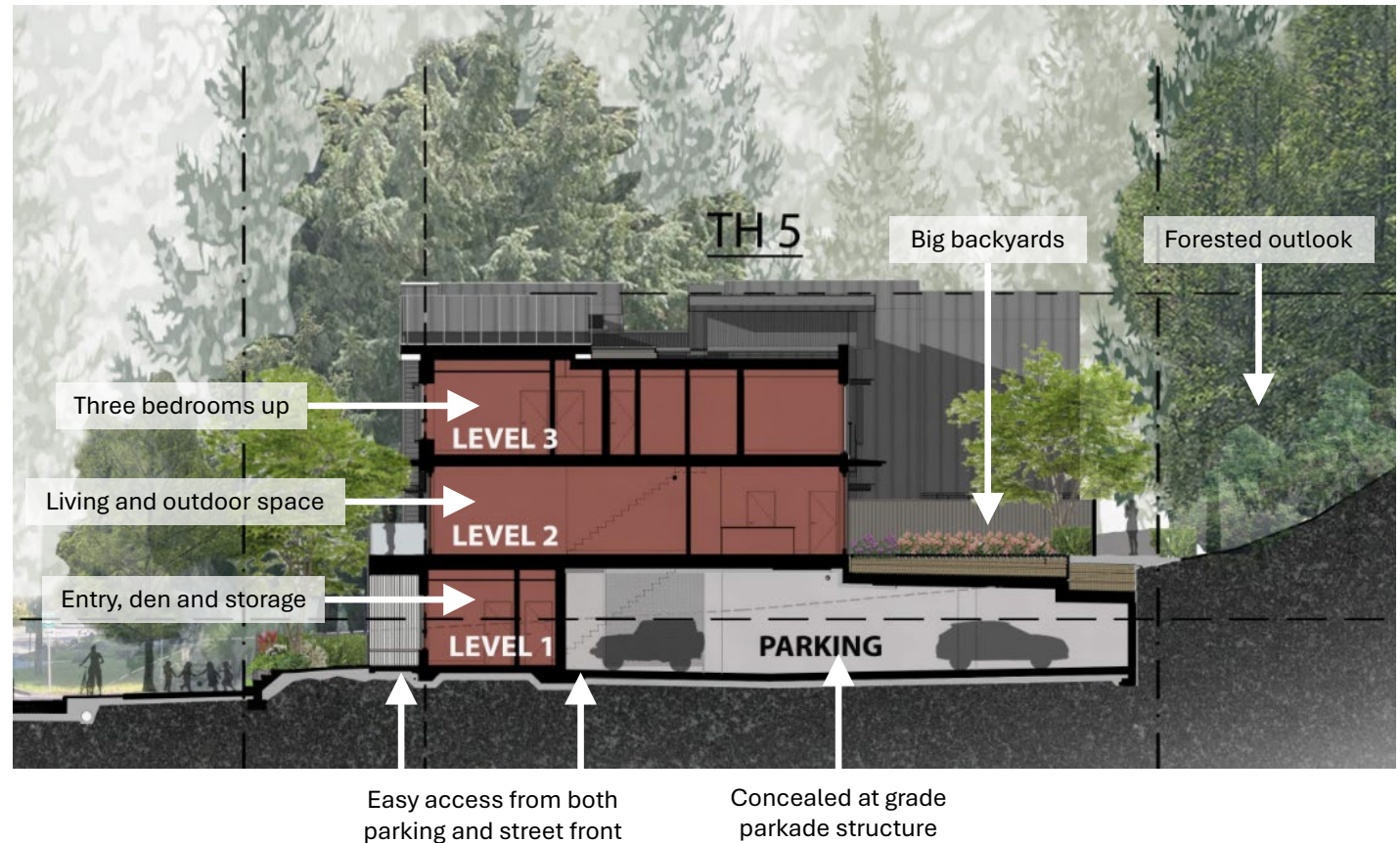
Neighbourhood Fit

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Form and Function

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Architecture

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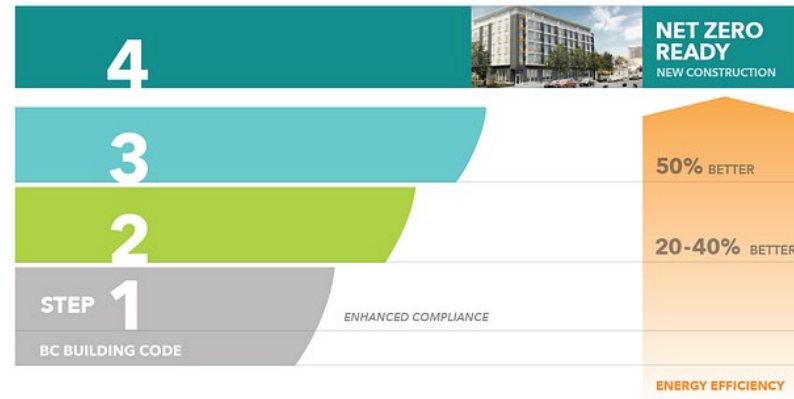
WEST ELEVATION (MARINE DR)



EAST ELEVATION (SEAVIEW TRAIL)

Sustainability

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Community Benefits

Housing alternatives to single family homes in a neighbourhood hub

Restoration and revegetation of adjacent Seaview Walk forest.

High performance construction through sustainable design

Multi-modal transportation upgrades on Marine Drive





Thank You!

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