

Filling a need in North Vancouver

Townhomes represent a form of housing that is hard to find

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SPECIAL TO THE SUN



WAYNE LEIDENFROST/ PNG



For people moving from a single-family home, each of Loden Green's 30 units provides enough space to both entertain guests and store their stuff.

Loden Green



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For many people, the biggest challenges in downsizing from a single-family home to a condo is losing living space, their own exterior front door — and their beloved garage.

Now a developer in the District of North Vancouver has found a way for such downsizers to have their cake and eat it too. Loden Green, a new townhouse development on the road to Deep Cove, represents a transition between the spacious, single-family homes that North Vancouver is famous for and the new world of compact condo living, says an executive marketing the project.

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Top: An exterior rendering shows Loden Green, a North Vancouver townhome project by developer Guildford Brook Estates. Left: The open floor plan allows for easy entertaining. Above: The exterior features red brick detail.

"We have a surprising number of downsizers looking at options for themselves," says Cristy Edmonds, vice-president of rareEarth Project Marketing, which recently held Loden Green's first open house for real estate agents.

"They are not quite ready to give up their privacy and the space associated with the singlefamily home. What they like about Loden Green is that you can still have your garage, and you can still

have all your stuff contained within your own storage area. It's not a common storage locker- room where you have to really downsize and get rid of two- thirds of what you own to move into a condo."

The 30 three- bedroom homes are arranged in two groups on a site just slightly under one acre with a lane down the middle, providing access to two- car garages, some with tandem and some side- by- side parking. The second tier of homes, expected to be completed by next summer, has a green belt for a backyard.

Promoted as "family inspired," Loden Green's zoning was, in fact, designated by the district to provide housing for a broad market that includes everyone from the growing family seeking affordable space to childless couples wanting more than condo living and downsizers looking to free themselves from maintaining single- family homes with excess space.

That was what North Vancouver district council hoped for in 2011 when it created Maplewood Village, as one of several town centres, says Brian Bydwell, the district's general manager of planning, properties and permits. The other centres are near Capilano and Marine and in Lynn Valley.

"When we did our Official Community Plan, we determined there was a lack of diversity in housing types as the district is largely single family," he said. "So what we are trying to do in our town and village centres is to provide some diversity of housing. Loden Green is townhouses; it is ground- oriented and it is three bedrooms. We are really excited about it because it is going to be attractive to families."