

NEIGHBOUR INTERFACE

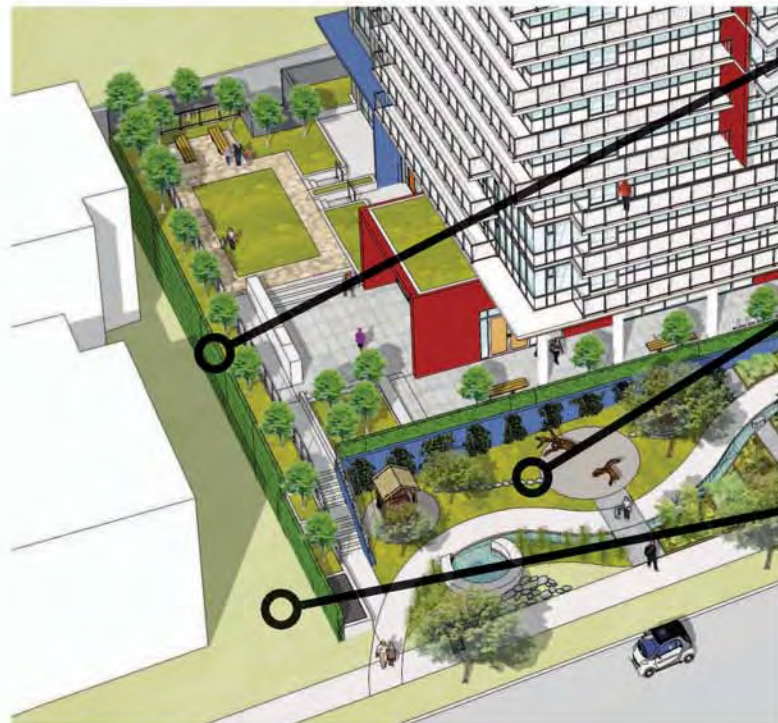
PROPOSED DEVELOPMENT

1401 COMOX



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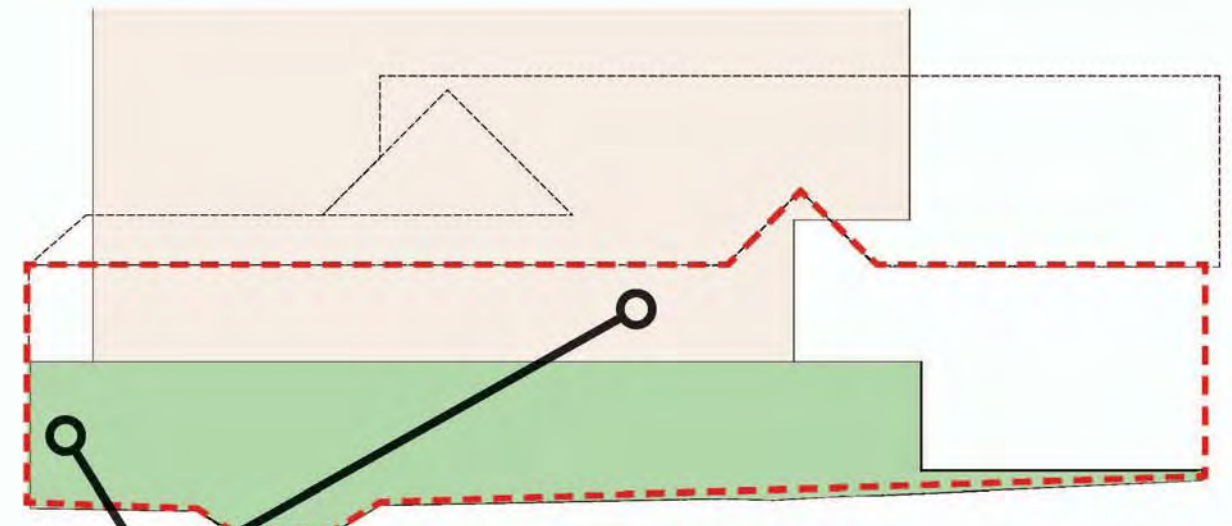
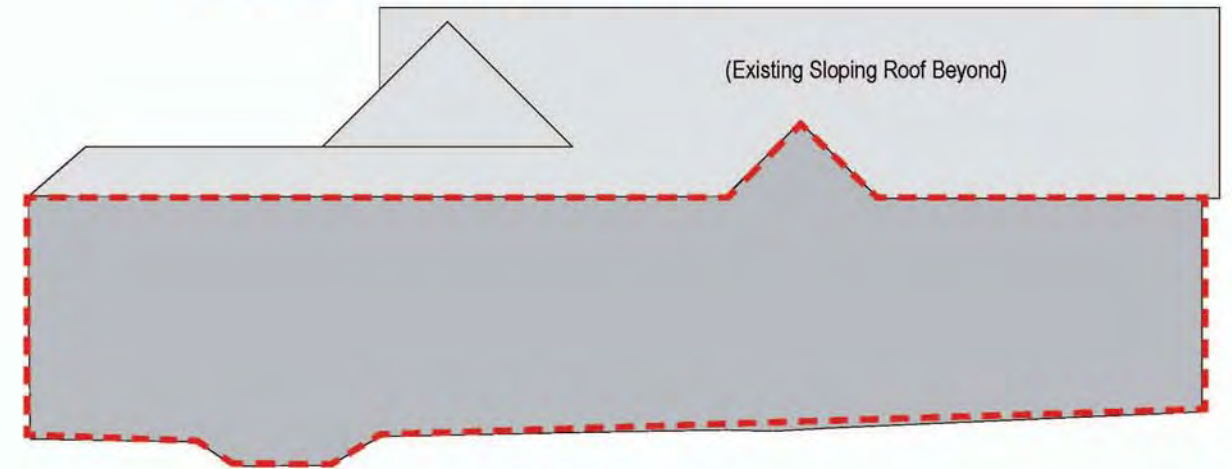
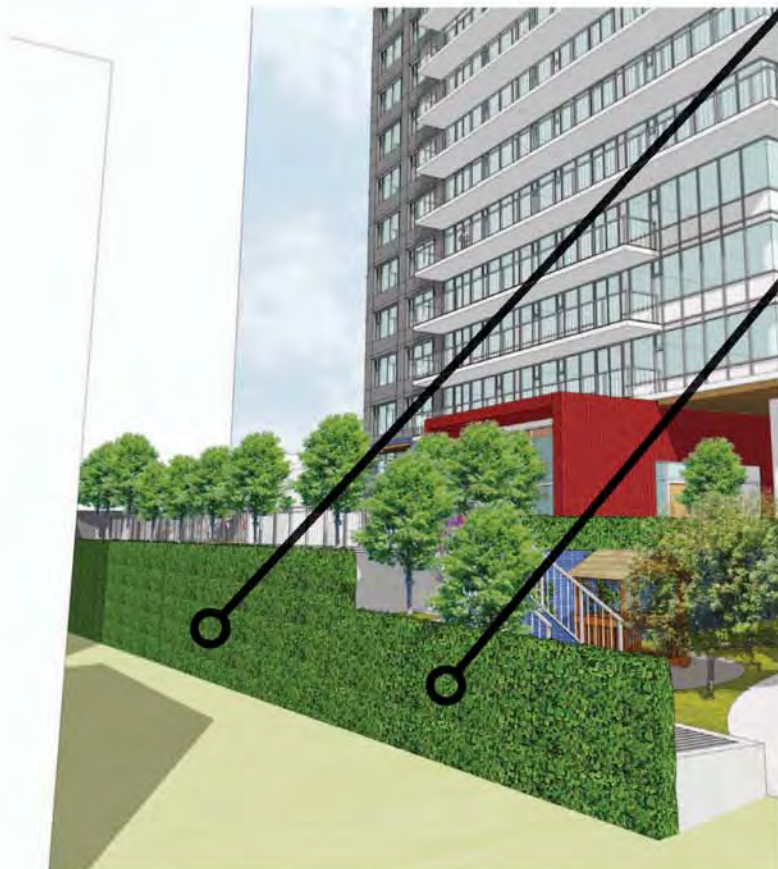
New wall will be lower than the existing building with the building setback increased to 13.5m away from neighbouring property.

Playground & garden provide a setback of 13.8m from the south property line, creating a more open street frontage.

At its entrance on Comox Street, the neighbouring property's windows are approximately 6m from the property line.

Landscaping and green wall will complement and enhance the current courtyard, when compared to current plain stucco wall.

Lower wall height will provide significantly more light to the neighbouring courtyard.



Tower beyond is set back 13.5m, providing more light and a more open feeling to the neighbouring courtyard.

Proposed new green wall at property line

--- Profile of existing church wall at property line.



Close proximity and height of building create an unwelcoming entry



Glass block windows of neighbouring property provide light and privacy



A lower green wall would complement courtyard and provide more light



Landscaped entry would be maintained with the addition of neighbouring landscaped garden and playground



Entry would be enhanced with more light and space as new building would be setback to current fence as opposed to sidewalk as above



Unattractive dirty two-storey stucco facade will be replaced with a one-storey concrete green wall

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