

COUNCIL AGENDA/INFORMATION

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<input checked="" type="checkbox"/> Reg. Council	Date: <u>May 4, 2009</u>	Item # <u>12</u>
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

<u>HB</u> A. Director	<u>[Signature]</u> CAO
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12

DISTRICT OF WEST VANCOUVER

750 - 17TH STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Date: April 16, 2009 File: 1010-20-08-041
From: Stephen Mikicich, Sr. Community Planner
Subject: **Official Community Plan Amendment, Rezoning and Development Permit Application No. 08-041 for property located at 2031/2047/2063 Esquimalt Avenue**

RECOMMENDED THAT:

1. Staff hold a Neighbourhood Visioning Workshop and Consultation Meeting to:
 - a. Discuss the character of this neighbourhood and articulate residents' visions for its future;
 - b. Examine opportunities for introducing new housing types that are compatible with neighbourhood character; and
 - c. Obtain preliminary community input on the proposed development application for 2031/2047/2063 Esquimalt Avenue.
2. Following this community consultation, staff report back to Council with initial community feedback, along with a complete review of Development Application No. 08-041.
3. The public notification area for the Neighbourhood Visioning Workshop/ Consultation Meeting be as outlined in Appendix 'D' to the April 16, 2009 report from the Sr. Community Planner, along with advertisements for this workshop/meeting to be posted on the District website.
4. Additional opportunities for residents' input be provided via written or online submissions.

Purpose

The purpose of this report is to provide Council with preliminary information regarding Development Application No. 08-041 (2031/2047/2063 Esquimalt Avenue); and to seek Council direction to consult with residents on the suitability of the subject application for further consideration, as required under Official Community Plan Policy H3.

1.0 Background

1.1 Prior Resolutions

Not applicable.

1.2 History

A previous application was made in 2005 for OCP amendment, rezoning and Development Permit to allow development of a 10-unit townhouse project on this site (Development Application No. 05-022). The proposal called for consolidation of the three lots, and development of six duplex units and four detached units (7 buildings in total) served by underground parking accessed from the rear lane.

At its meeting of March 20, 2006, Council defeated a motion that staff hold a Neighbourhood Consultation Meeting to solicit community comment on the development application to determine the suitability of the proposal for further consideration, thereby rejecting the proposal.

Concerns expressed at that Council meeting included public concerns over 'spot zoning' in the absence of neighbourhood planning, and the challenge of introducing new housing types in established single-family neighbourhoods.

During 2007-2008, the District undertook a comprehensive dialogue on housing and neighbourhood character issues, involving hundreds of West Vancouver residents. On September 22, 2008, Council received for information the Final Report and Recommendations of the Community Dialogue on Neighbourhood Character and Housing Working Group.

2.0 Policy

2.1 Official Community Plan (OCP)

Redevelopment of the site is guided by OCP Policy H3, which applies to existing neighbourhoods. It requires that sites proposed for rezoning or OCP amendment be subject to a preliminary review to:

- assess how they meet the criteria;
- determine their suitability for further consideration; and
- provide an opportunity for initial public comment.

It reads as follows:

"Policy H3 recognizes that opportunities occur in limited site-specific situations where a housing need may be addressed in a manner that is consistent with the Principles of the OCP. This Plan specifies that applications for such site specific zoning or OCP amendments within a single family area should apply in limited circumstances, and be subject to Council's Public Involvement Policy and defined criteria.

- *Sites proposed for rezoning will also be subject to a preliminary review in a report to Council to assess how they meet the criteria, to determine their suitability for further consideration, and to provide an opportunity for initial public comment.*
- *Sites considered for rezoning should present unique opportunities and conditions for alternate zoning. Examples of such unique sites include the 2100 Block of Gordon Avenue (approved 2003), the School Board Offices site on 21st Street, the Fisheries and Oceans site on the north side of Marine Drive and the Wetmore Motors Site. Two larger areas where rezoning of multiple properties may be considered are the Evelyn Drive Area and Clyde Avenue East of Taylor Way. Any other sites to be considered should meet similar conditions or criteria, namely:*
 - *development would have minimal impact on established areas in terms of access, traffic, parking, and obstruction of views;*
 - *the site would provide a degree of physical separation (e.g. a road, green belt, alternate use, or change in natural grade) from the surrounding neighbourhood.*
- *Appropriate housing types on such sites may include smaller townhouse units, low-rise multiple family housing, supportive housing, rental housing, or housing that meets adaptable design guidelines.*
- *Housing intended for people with special accessibility needs, including certain forms of seniors' housing, should be located on relatively flat sites, close to transit, services and amenities.*
- *The required Community Plan amendment will include a designation to require a development permit review to ensure that siting, design and building forms contribute to desired neighbourhood character."*

The Community Dialogue on Neighbourhood Character and Housing was undertaken in accordance with OCP Policy H1, and was successful in engaging residents in a community-wide discussion of community trends and desires, related housing needs, and potential policies for addressing these.

In tandem with OCP Policy H3, contextual issues related to individual development applications may necessitate further dialogue on housing and character issues at the local neighbourhood level.

3.0 Analysis

3.1 The Site

Site Features

The site comprises three single-family lots, located mid-block in the 2000-block of Esquimalt Avenue (north side) described as follows:

Civic Address	Legal Description	Lot Frontage	Lot Depth	Lot Area
2031 Esquimalt	Lot 10 Block 6 District Lot 775 Plan 4155	50 ft.	130 ft.	6,500 sq.ft.
2047 Esquimalt	Lot 9 Block 6 District Lot 775 Plan 4155	50 ft.	130 ft.	6,500 sq.ft.
2063 Esquimalt	Lot 4 of Lot 7 Blocks 7-12 District Lot 775 Plan 4595	60 ft.	130 ft.	7,800 sq.ft.
TOTAL		160 ft.	n/a	20,800 sq.ft.

The site is relatively flat, sloping gently to the south (4%) and west (4.6%). Each lot is occupied by an older house, and is served by a common rear lane.

Current Zoning

The subject lots are currently zoned RS 5 Single Family Zone 5, as are the properties to the north, east and west. Under RS 5 zoning, the subject lots could be redeveloped with new single-family houses of up to 2,550 sq.ft. (2031 and 2047 Esquimalt), and up to 2,730 sq.ft (2063 Esquimalt) respectively, not including allowable floor area exclusions for in-ground basements.

Land Use and Zoning Context

The 2000-block Esquimalt Avenue is located at the 'outer edge' of an established single-family neighbourhood, where it abuts a number of civic, institutional, and park uses.

The West Vancouver civic centre complex is located immediately west of 21st Street, and includes major community destinations including the new community centre, aquatic centre, arena, seniors' centre, and tennis club. Nearby institutional/park uses include:

- West Vancouver United Church (*2000-block Esquimalt, south side*)
- First Church of Christ Scientist (*20th & Esquimalt, northeast corner*)
- Hollyburn House – seniors' assisted living complex (*2095 Marine Drive*)
- Memorial Park – including the bowling green and cenotaph (south side of Esquimalt, between 19th and 20th Avenues)

21st Street is a major access route to the Upper Levels Highway from Marine Drive, and provides a defined neighbourhood edge. The Kiwanis seniors' housing complex, multi-family residential uses, and one single-family house are located west of 21st Street, north of Gordon Avenue.

The 2000-blocks of Esquimalt (north side), Fulton, Gordon, and Haywood (south side) have a unique subdivision pattern within this neighbourhood, with north-south oriented smaller lots serviced by rear lanes, and predominantly square lots fronting 20th Street (see Appendices 'A' and 'D'). By contrast, single-family areas located north of Haywood and east of 20th Street have generally larger lots, no rear lanes, and irregular subdivision patterns.

3.2 Development Proposal

The proposal is to redevelop each of three contiguous single-family lots with a duplex fronting Esquimalt Avenue and a coach house/garages located at the rear of the lots – for a total of nine strata residential units (i.e., three units per lot).

The development concept provides for all units to be two-level and to range in size from 1,280 sq.ft. to 1,700 sq.ft., with roughed-in elevators to be provided in the duplex units. All units would have grade level entries and no basements.

Total floor areas are comparable to that of three new single-family houses including in-ground basements. As all of the development in this proposal is above ground, the floor area ratio (FAR) would be approximately 0.60. Proposed site coverage of 41% to 44% is higher than the maximum 40% permitted under RS 5.

The design concept strives to maintain the established built form character of the neighbourhood with:

- a front yard setback of 25 feet (per RS 5 requirement);
- massing of the duplexes in a manner similar to single-family houses; and
- 'infill' coach houses in the rear portion of the lots, on sites typically reserved for detached garages.

Building design and details, project sustainability elements, infrastructure improvements, and community benefits have been flagged with the applicant as future discussion points. These discussions would take place after initial neighbourhood consultation (see Section 3.5), and would be informed by the findings from the Neighbourhood Visioning Workshop / Consultation Meeting.

A brief project overview prepared by the applicant is provided in Appendix 'B'. The Project Profiles (one for each lot) and preliminary drawings from the application submission are attached as Appendices 'C' and 'E'.

3.3 The Project and OCP Policy H3

An initial review of Development Application No. 08-041 suggests that the proposal is suitable for consideration by the community:

- Development in the 2000-block of Esquimalt Avenue would have minimal impact on the established single-family neighbourhood in terms of access, traffic and parking. The site is convenient to Marine Drive and 21st Street arterial roads, and is served by a rear lane. A total of 10 parking spaces is proposed (one per residential unit, plus one visitor parking space).
- The site is relatively flat, and no significant disruption of views is anticipated (but view impacts will be considered as part of the detailed application review).
- Given its 'edge' location adjacent to civic, institutional and park uses, and a rear lane – the 2000-block of Esquimalt Avenue has a degree of physical separation from the adjacent single-family neighbourhood (see Context Plan in Appendix 'A'). However, the subject application pertains only to three mid-block lots, which abut existing single-family lots to the west and east, and across the lane to the north.
- The proposed housing units are ground-oriented and of modest size (1,280 sq.ft. to 1,700 sq.ft.), and are considered appropriate for seniors and smaller households.
- The location is in very close proximity to civic centre amenities, public transit, and commercial services.

3.4 Other Development Inquiries in the 2000-Block Esquimalt

Staff have received a letter from the owners of the two immediately adjacent lots (to the east of the subject site), located at 711 and 733 – 20th Street, indicating that they do not have any objection to the subject proposal; and that they too are considering re-development of their property (see Appendix 'F'). Specifically, they are interested in consolidating two lots to accommodate a strata triplex for

themselves and two other senior couples. They have had preliminary discussions with staff, and are working on a design concept for further consideration.

3.5 Consultation

An OCP amendment is required to provide for this residential project.

Section 879(1) of the Local Government Act requires that during the development of an OCP amendment dealing with use, opportunities (as considered appropriate by Council) are provided for consultation with the community. In addition, OCP Policy H3 requires that the public be provided with an initial opportunity for input on the suitability of the application for further consideration.

This development application provides an opportunity to engage the local neighbourhood in a conversation about the area's character and future land use vision. Staff recommend that community consultation on this application start with a Neighbourhood Visioning Workshop:

- to provide a forum for discussing and articulating the character of this neighbourhood, and vision for the future;
- to examine opportunities for introducing new housing types that are compatible with established neighbourhood character; and
- to provide initial community input on the proposal for 2031/2047/2063 Esquimalt.

This would also provide a means for continuing the Community Dialogue on Neighbourhood Character and Housing, but at a local neighbourhood level, and in response to an actual development proposal.

If approved, this type of development has the potential for replication on other similar-sized lots. Community consultation on this application should consider whether or not:

- this type of housing would meet an identified need in the community;
- the proposed development is appropriate for this specific location (i.e., 2000-block Esquimalt);
- this or a similar concept could or should be replicated on other properties in this block, neighbourhood, or elsewhere; and
- how this type of housing could be integrated with single-family and other land uses.

Residents' feedback will help to articulate the character of the surrounding neighbourhood, and whether or not residents consider change in land use to accommodate new housing types to be appropriate in this area. It is also an opportunity for preliminary input on the merits of the subject application – in terms of land use, design, and other considerations.

Direct mail notification of the workshop is proposed for the area shown on the map in Appendix 'D'. This area is larger than the 100 meter notification required for Public Hearings under the Development Application Procedures Bylaw. Proposed notification area boundaries have been determined based on the location of major roads, changes in land use, creek location, and distance from the site. Notice of this workshop would also be provided via the District's website.

Staff would report back to Council on the outcome of this initial community consultation, and seek direction as to whether or not to proceed to proposed bylaws / development permit, with or without revisions to the proposal.

4.0 Options

4.1 The following options are available to Council:

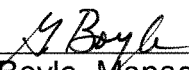
- (a) Direct staff to hold a Neighbourhood Visioning Workshop and public consultation on the development application for 2031/2047/2063 Esquimalt Avenue, as recommended;
- (b) Request additional information; or
- (c) Reject the application.

Author:



Stephen Mikicich, Sr. Community Planner

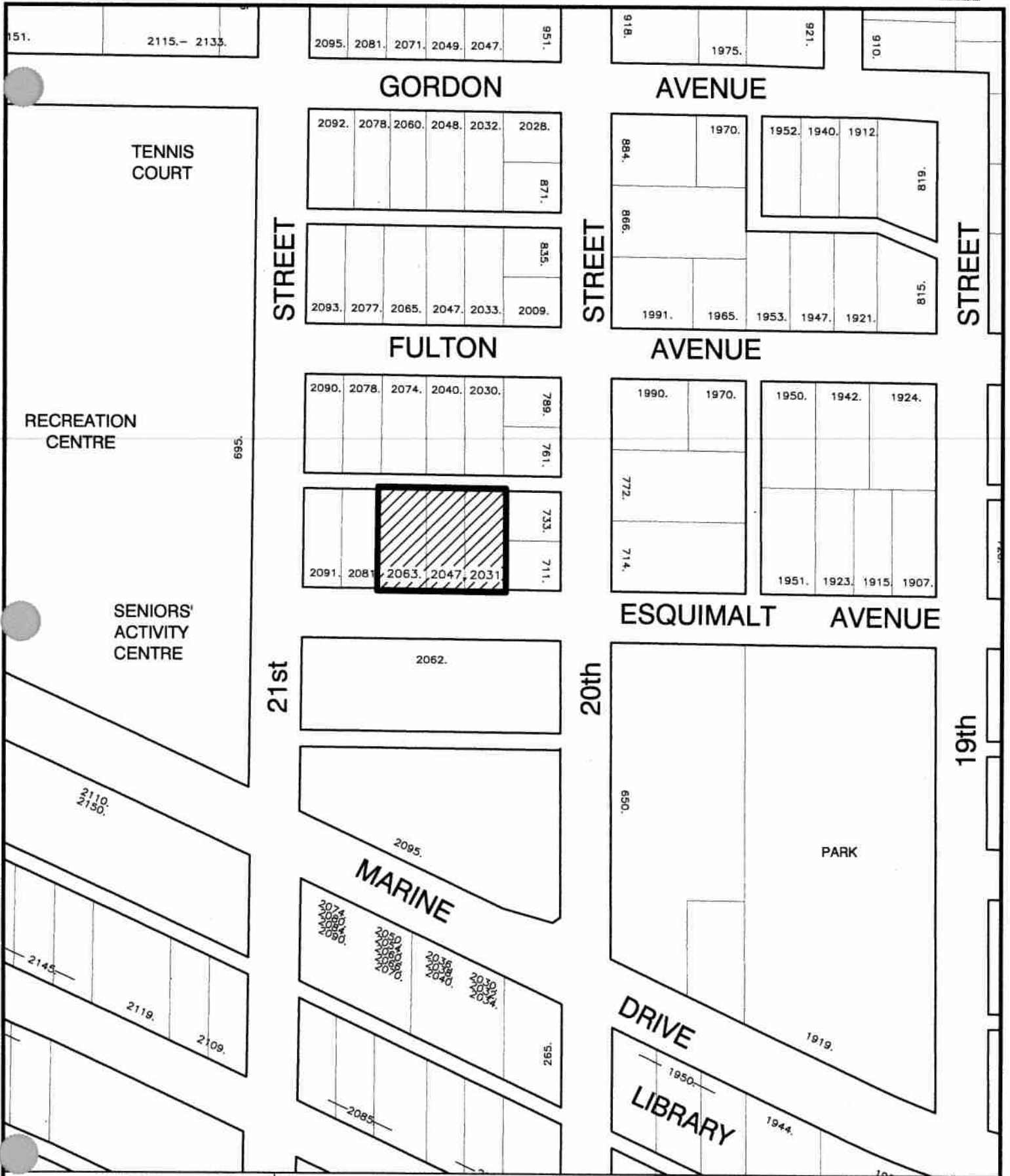
Concurrence



Geri Boyle, Manager of Community Planning

Appendices:

- A. Context Map
- B. Written Submission by Applicant
- C. Project Profiles
- D. Proposed Notification Area
- E. Preliminary Drawings (excerpt)
- F. Letter from Owners of 711 and 733 – 20th Street, dated April 17, 2009



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April 6, 2009

Stephen Mikicich, Sr. Community Planner
 Planning, Lands and Permits
 District of West Vancouver
 750 17th Avenue, West Vancouver, BC
 V7V 3T3

Dear Mr. Mikicich:

Bowling Green Townhomes Ltd. wishes to re-develop three individual single-family lots located at 2031, 2047 and 2063 Esquimalt Avenue with 3 modest-sized housing units each, for a total of 9 units, as described below.

The site is comprised of three freehold lots, each with an older single-family detached house, located in an established Single-Family zoning (RS5) with existing infrastructure and close to public amenities. The proposal will require re-zoning from the existing allowable 0.35 Floor Area Ratio (FAR) to Comprehensive Development (CD) zoning with 0.6 FAR (all above grade).

The proposed rezoning will allow the development of three modest sized homes of between 1,280 and 1,700 square feet in floor area on each lot. The alternative would be one large, 4,000 to 4,500 square feet single-family home per lot.

This proposed form of housing is encouraged by West Vancouver's Official Community Plan (OCP) and its H3 policy, and more recently recommended in the Community Dialogue Working Group's Report presented to Council in September 2008.

Community Dialogue on Neighbourhood Character and Housing

Some of the recommendations are listed below:

- 1 Enhance and protect neighbourhood character
- 2 Increase alternative housing forms
- 3 Amend key District policies to recognize alternate housing types
- 4 Develop more affordable housing
- 5 Encourage environmentally sustainable housing and landscape design
- 6 Provide opportunities for reducing reliance on private automobiles.

How This Proposal Responds to the Working Group's Recommendations:

The project directly addresses a number of key recommendations contained in the Working Group's Report:

- 1 By preserving neighbourhood character as a planning paradigm
- 2 By providing alternate housing choices for a diverse population
- 3 By providing moderately priced housing

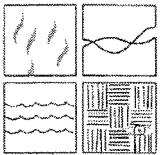
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 1760 Marine Drive
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4 By providing sustainable site planning and housing

Response to West Vancouver Policy and Guidelines

The site presents an opportunity for a positive change in zoning within the principles of the current OCP, specifically Policy H3. Among the criteria:

- The proposal will be developed within the existing legal lots without any site consolidation.
- There will be three ground-oriented units on each lot (for a total of 9 units on 3 lots) with floor areas varying between 1,280 and 1,700 square feet, on two levels
- By incorporating parking garages within coach houses the existing rough-service lane will be transformed into a dynamic neighbourhood community lane
- Public transit and other amenities are easily accessible to the site.
- There will be one enclosed surface parking space for each unit plus one surface visitor parking pad on one of the lots
- There will be no change in topography
- There will be no deep excavation or rock blasting.
- Building heights will be kept within the maximum permitted under the current single-family RS5 zoning
- FAR is proposed at approximately 0.6 of the lot area (above grade)
- Site coverage is proposed to be at approximately 45% of lot area
- Housing design will not be intrusive in massing, style and siting relative to existing neighbouring properties.
- Character of these homes express eclectic styles of traditional and contemporary architecture which can work harmoniously with West Vancouver architecture.
- The streetscape will be enhanced and be non-imposing on existing neighbourhood character
- All units are senior-friendly and most units will include roughed-in two-stop elevators
- There will be a storm water management system.
- The selection of landscape plants includes at least 75% native species.
- By applying more creative construction techniques and efficient land-use the units will be relatively affordable when compared with newer, existing single-family houses in the area.
- With its diversity of housing options the project will address the ever-growing need for alternative housing in West Vancouver



Regulatory Implications

We acknowledge that, if successful, our rezoning application will raise the possibility of similar projects being proposed by builders or residents in other appropriate areas. On the immediate neighbourhood level, there is potential for further similar rezoning applications by owners on Esquimalt and Fulton Avenues.

On the Greater Neighbourhood Level

If successful, the rezoning could provide an incentive for other homeowners and/or builders to consider retention and renovation of heritage or character houses, with infill units on standard lots.

ARCHITECTURAL STATEMENT

The primary objective of this proposal is the creation of new housing that is compatible with the existing character of the neighbourhood. We opted to use traditional styling and architectural 'massing' common to the local community. In order to distinguish the project from its historical predecessors certain contemporary elements such as flat-roofed canopies, balconies with horizontal metal and glass guardrails, and pre-painted metal ledges above windows have been incorporated. Interior floor plans are open and flexible to allow for future adaptation and alteration.

The street façade of each duplex unit is expressed as a single house, in massing and architectural expression. However, in order to reinforce the sense of ownership for each half-duplex unit, front entries are well defined so as to be easily identifiable from the street. Courtyard building façades are treated as carefully as are street elevations due to their exposures to the courtyards and coach houses.

As lane façades are a significant part of the project they are treated with the same importance as the façades on the street side of the project. The three coach houses are expressed as separate entities through the manipulation of roof massing, roof configuration, material selection and the use of strong colours. Further, by shifting the building massing close to the rear property line and by extending upper floors as far north as possible the impact of the garages on the lane is reduced. This approach to coach house design is both esthetically pleasing and functional.

SUSTAINABILITY STATEMENT

The proposal intends to create a healthy, safe and inclusive housing community where the diverse needs of residents are met, as described in our detailed submission, and summarized as follows:

- 1 Environmental Sustainability Considerations:
 - Storm Water Management
 - Provision for Bioswale system on Esquimalt Avenue
 - Use low consumption plumbing and electrical fixtures
 - Use of environmentally sensitive materials and resources
- 2 Economic sustainability considerations:
 - The project will generate six additional municipal tax revenue sources for the District of West Vancouver
 - An increase in residential density will benefit commercial activity in the Ambleside commercial area

- During the design and construction phases the project will create work for various professionals, the construction industry and building material suppliers.

3 Social Sustainability Considerations:

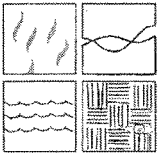
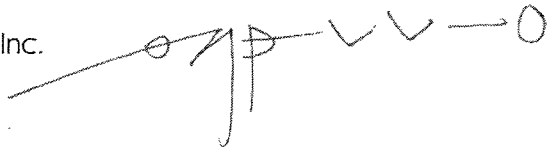
- Livability
- Flexibility
- Housing Diversity
- Affordability

Submitted by:

Bowling Green Townhomes Ltd.

Vernacular Design Inc.

April 4, 2009



PROJECT PROFILE

Application:	DEVELOPMENT PERMIT No. 08-041
Applicant:	Bowling Green Townhomes Ltd.
Address:	2031 Esquimalt Avenue
Legal:	Lot 10 Block 6 District Lot 775 Plan 4155
Previously Before Council:	Previous townhouse proposal for 2031 / 2046 / 2063 Esquimalt (File 05-022) was rejected on March 20, 2006
Other Comments:	OCP Amendment/Rezoning under OCP H3 Policy

Zone: CD

		BYLAW (RS 5 ZONE)	PROPOSED¹:
1.	Land Use	Single-family	Duplex and Coach House (3 units)
2.	Gross Site Area:	6,000 sq. ft. min.	6,500 sq. ft.
3.	Floor Area Ratio:	0.39 FAR ²	0.60 FAR
4.	Gross Building Area:	2,551 sq. ft. max. (excluding in-ground basement)	3,870 sq. ft. (above ground, no basement)
5.	Site Coverage:	40% max	44.0%
6.	Setbacks:		
	Front Yard:	25.0 ft. min.	25.0 ft.
	Rear Yard:	30.0 ft. min.	3.0 ft.
	Side Yard-Least:	5.0 ft. min.	4.0 ft.
	Side Yard-Combined:	10.0 ft. min.	9.0 ft.
7.	Building Height:	25.0 ft. max.	25.0 ft.
8.	No. of Storeys:	2 max.	2
9.	Parking:	1 min.	3
10.	Other	n/a	n/a

¹ Source: Information provided by applicant² Based on maximum 2,551 sq.ft. for lots 5,100 to 7,286 sq.ft. (i.e., 6,500 sq.ft. X 0.39 FAR = 2,551 sq.ft.)

PROJECT PROFILE

Application:	DEVELOPMENT PERMIT No. 08-041
Applicant:	Bowling Green Townhomes Ltd.
Address:	2047 Esquimalt Avenue
Legal:	Lot 9 Block 6 District Lot 775 Plan 4155
Previously Before Council:	Previous townhouse proposal for 2031 / 2046 / 2063 Esquimalt (File 05-022) was rejected on March 20, 2006
Other Comments:	OCP Amendment/Rezoning under OCP H3 Policy

Zone: CD

		BYLAW (RS 5 ZONE)	PROPOSED¹:
1.	Land Use	Single-family	Duplex and Coach House (3 units)
2.	Gross Site Area:	6,000 sq. ft. min.	6,500 sq. ft.
3.	Floor Area Ratio:	0.39 FAR ²	0.60 FAR
4.	Gross Building Area:	2,551 sq. ft. max. (excluding in-ground basement)	3,870 sq. ft. (above ground, no basement)
5.	Site Coverage:	40% max	44.0%
6.	Setbacks:		
	Front Yard:	25.0 ft. min.	25.0 ft.
	Rear Yard:	30.0 ft. min.	3.0 ft.
	Side Yard-Least:	5.0 ft. min.	4.0 ft.
	Side Yard-Combined:	10.0 ft. min.	9.0 ft.
7.	Building Height:	25.0 ft. max.	25.0 ft.
8.	No. of Storeys:	2 max.	2
9.	Parking:	1 min.	3
11.	Other		

¹ Source: Information provided by applicant² Based on maximum 2,551 sq.ft. for lots 5,100 to 7,286 sq.ft. (i.e., 6,500 sq.ft. X 0.39 FAR = 2,551 sq.ft.)

PROJECT PROFILE

Application:	DEVELOPMENT PERMIT No. 08-041
Applicant:	Bowling Green Townhomes Ltd.
Address:	2063 Esquimalt Avenue
Legal:	Lot 4 of Lot 7 Blocks 7 to 12 District Lot 775 Plan 4595
Previously Before Council:	Previous townhouse proposal for 2031 / 2046 / 2063 Esquimalt (File 05-022) was rejected on March 20, 2006
Other Comments:	OCP Amendment/Rezoning under OCP H3 Policy

Zone: RML

		BYLAW (RS 5 ZONE)	PROPOSED¹:
1.	Land Use	Single-family	Duplex and Coach House (3 units)
2.	Gross Site Area:	6,000 sq. ft. min.	7,788 sq. ft.
3.	Floor Area Ratio:	0.35	0.60
4.	Gross Building Area:	2,731 sq. ft. max. (excluding in-ground basement)	4,300 sq. ft. (above ground, no basement)
5.	Site Coverage:	2,586 sq.ft.	3,193 sq.ft. (41%)
6.	Setbacks:		
	Front Yard:	25.0 ft. min.	25.0 ft.
	Rear Yard:	30.0 ft. min.	3.0 ft.
	Side Yard-Least:	5.0 ft. min.	5.0 ft.
	Side Yard-Combined:	12.0 ft. min.	10.0 ft.
7.	Building Height:	25.0 ft. max.	25.0 ft.
8.	No. of Storeys:	2 max.	2
9.	Parking:	1 min	4 (3 + 1 visitor)
11.	Other		

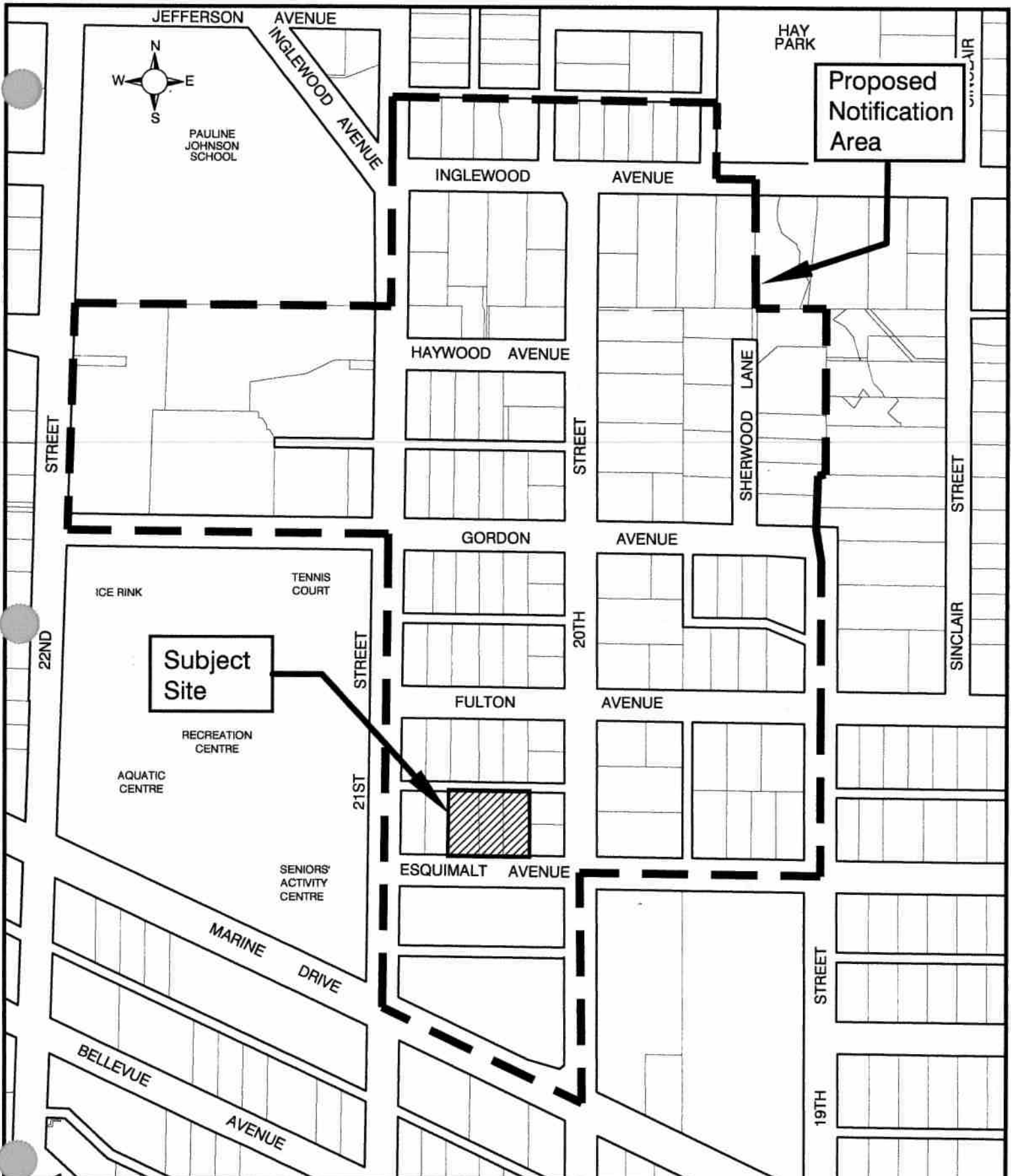
¹ Source: Information provided by applicant

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NOTIFICATION AREA

DATE: APR 7/09 REV: 0

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Vernacular

201-1203 Middle Drive
West Vancouver, B.C.
V7V 1J4
Phone: (604) 222-4317
Fax: (604) 222-4857

CONSULTANT:

REVISION:	No.	Issue For	DATE
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	3		
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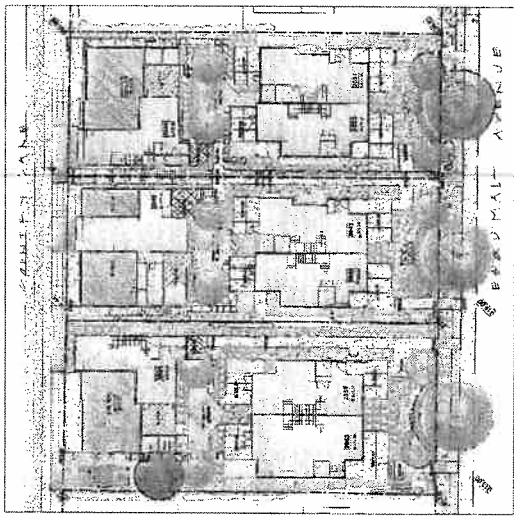
PROJECT
BOWLING GREEN
2031, 2047, 2063
ESQUIMALT

DRAWING TITLE

PROJECT DATA

DRAWING NO.:
R-01

DATE: OCT 1 08
DRAWN BY:
CHECKED BY:
SCALE:



PROJECT DATA

Present Civic Addresses:
2031, 2047, 2063, Esquimalt Avenue.

Future Civic Addresses:
2031-2033-2035, Esquimalt Avenue.
2041-2043-2045, Esquimalt Avenue.
2051-2053-2055, Esquimalt Avenue.

Legal Addresses:
Lot 10, Blk. 6, DL. 775, Plan 4155
Lot 9, Blk. 6, DL. 775, Plan 4155
Lot 4 of lot 7, Blk. 7 to 12, DL. 775, Plan 4595

Current Zoning: RS5
Proposed Zoning: Comprehensive Development
Lot Dimensions:
2031 - 50 ft X 129.5 ft (6,500 sq. ft.)
2047 - 50 ft X 129.5 ft (6,500 sq. ft.)
2063 - 60 ft X 129.5 ft (7,770 sq. ft.)

FLOOR AREAS
Proposed FAR: 0.6 (above grade)
Proposed Floor Areas: 3,870 sq. ft. or 59 FAR [for 2031 & 2047]
4,300 sq. ft. or 5 FAR [for 2063]

SITE COVERAGE
Proposed Site Coverage [Buildings + Covered Areas]
2031 44% [2,869 sq. ft.]
2047 45.5% [2,945.8 sq. ft.]
2063 39.5% [3,043 sq. ft.]

Proposed Gross Site Coverage [Buildings + Hard surface]
2031 67% [2,869 + 1,505 sq. ft.]
2047 67.5% [2945.8 + 1,442 sq. ft.]
2063 61.5% [3043 + 1,712.4 sq. ft.]

BUILDING HEIGHTS [MEAN HEIGHTS]
Front Buildings [Duplexes] 25 ft.
Rear buildings [Coach Houses] 24 ft.

PROPOSED SETBACKS
Front [Esquimalt] 25 ft.
Rear [Lane] 3 ft.
Sides [all] Minimum 5 ft.

SITE DESCRIPTION

The site is located one block north of Marine Drive, on Esquimalt Avenue between 20th and 21st Streets. The site is in close proximity to schools, parks, community centres, the senior centre, public library, public transit, and the Ambleside commercial shopping area. This makes the project suitable for both adult and family-oriented housing units.

THE IMMEDIATE SURROUNDING SITE CONTEXT IS AS FOLLOWS:

- Northern side: Single-family dwellings ranging from 1 to 2 stories
- Eastern side: Two single-family houses. Further east there is a church, the lawn bowling club and Memorial Park
- Western side: Two existing single-family houses to the end of the street block
- Southern side: The United Church and Holyoak House (a seniors' housing complex)

EXISTING CONDITIONS:

- Street Condition**
The street is paved with asphalt and gravel shoulders, both sloping from east to west. An open ditch runs along the north side.
- Lane Condition**
The existing lane is surfaced with well-compacted gravel sloping from east to west.
- Parking and Vehicular Movement**
Along the southern side of Esquimalt Avenue, the United Church uses part of the street as angled parking for their congregation. The majority of the houses on the block and Fulton Avenue have on-site parking garages or carports.
- Pedestrian Movement**
Pedestrians on the 2000 block of Esquimalt Avenue must use the roadway as there are no sidewalks.
- Garbage Collection**
Garbage and recycling collections are via the rear lane.
- Public Transportation**
The site is well served by public transit, on 21st Street and Marine Drive, both one block away.



Vernacular

2017 102 Adelaide Drive
West Vancouver, BC
V7V 1A4
Phone: (604) 222-6627
Fax: (604) 222-6620

CONSULTANTS

NO.	DESCRIPTION	DATE
1	PRELIMINARY	
2	REVISED	
3	REVISED	
4	REVISED	

PROJECT: **BOWLING GREEN**
2031, 2047, 2063
ESQUIMALT

DRAWING TITLE: **MAP**

DATE: 05/17/08
DRAWN BY:
CHECKED BY:
SCALE:

DRAWING NO.: **R-02**

INTRODUCTION

PROJECT SUMMARY

The site is comprised of three freehold lots, each with a single-family detached house and currently zoned as RS5, or single-family. The project will require rezoning from the existing allowable 0.5 Floor Area Ratio (FAR) to Comprehensive Development (CD) zoning with 0.6 FAR (above grade). This 0.6 FAR density is taken from the City of North Vancouver's model of Low Density zoning guidelines. This proposed form of housing is encouraged by West Vancouver's Official Community Plan (OCP) and its H3 policy, and more recently recommended in the Working Group's Report presented to Council in September 2008. The proposed rezoning will allow the development of three modest sized homes of between 1,280 and 1,700 square feet in floor area on each lot. The alternative would be one large, 4,000 to 4,500 square feet single-family home per lot.

Community Dialogue on Housing

This proposal responds to the Working Group's Report and Recommendations. The Group was formed in 2006 by Mayor and Council in order to identify community's housing issues and future needs. Following an interactive community dialogue, West Vancouverites expressed their desire for Council to take action by addressing the community's housing problems. Some of these concerns identified by the Planning Department are listed below:

- 1 Enhance and protect neighbourhood character
- 2 Increase alternative housing forms
- 3 Amend key District policies to recognize alternate housing types
- 4 Develop more affordable housing
- 5 Encourage environmentally sustainable housing and landscape design
- 6 Provide opportunities for reducing reliance on private automobiles.

Response to the Working Group's Recommendations

This proposal demonstrates how this project directly addresses a number of key recommendations contained in the Working Group's Report:

- 1 By preserving neighbourhood character as a planning paradigm
- 2 By providing alternate attractive housing choices for a diverse population
- 3 By providing moderately priced housing
- 4 By providing sustainable site planning and housing

Response to West Vancouver Policy and Guidelines

The site presents an opportunity for a positive change in zoning within the principles of the current OCP, specifically Policy H3. Among the criteria:

- The proposal will be developed within the existing legal lots without any consolidation of subdivision procedure.

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 1001 175th Avenue West
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 V7V 1A4
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 Fax: (604) 925-4437

CONSULTANTS:

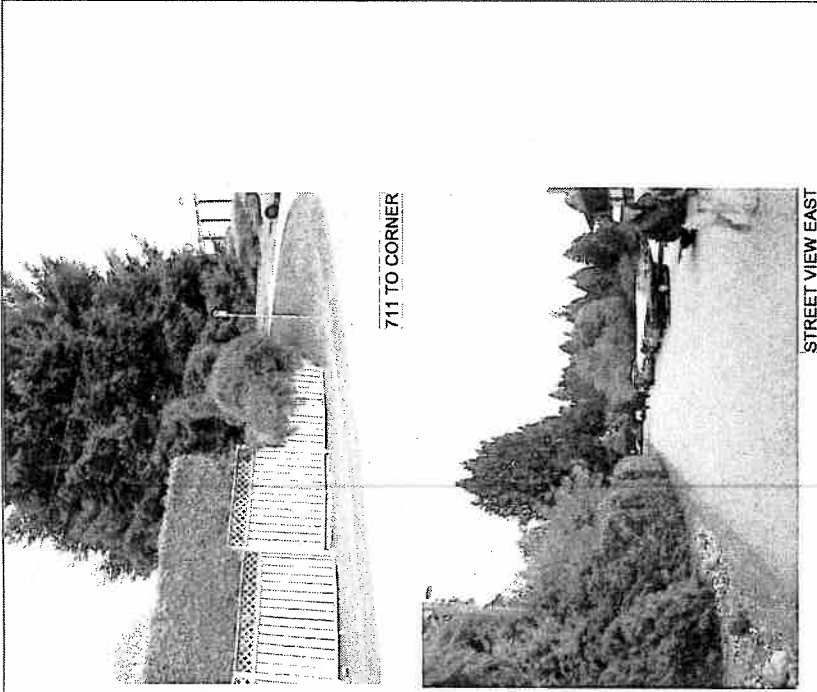
REV	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	MAR 03 09
2	A.D.P. SUB	OCT 26 08
3	PRELIM D.P.	
4	REMARKS	

PROJECT:
BOWLING GREEN
 2031, 2047, 2063
 ESQUIMALT

DRAWING TITLE:
CONTEXT PHOTOS

DRAWING NO.:
R-05

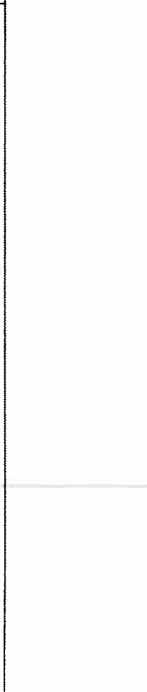
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 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____



711 TO CORNER



STREET VIEW EAST



WEST VIEW OF LANE

INTRODUCTION

- There will be three ground-oriented units on each lot (for a total of 9 units on 3 lots) with floor areas varying between 1,280 and 1,700 square feet, on two levels.
- By incorporating parking garages within coach houses the existing rough-service lane will be transformed into a dynamic neighbourhood community lane.
- Public transit and other amenities are easily accessible to the site.
- There will be one enclosed surface parking space for each unit plus one surface visitor parking pad in one of the lots with 60 feet frontage.
- There will be no change in topography.
- There will be no deep excavation or rock blasting.
- Building heights will be kept within the current single-family RS5 zoning.
- FAR is proposed at approximately 0.6 of the lot area (above grade)
- Site coverage is proposed to be at approximately 45% of lot area
- Housing design will not be intrusive in massing, style and siting relative to existing neighbouring properties.
- Architectural character follows a widely acceptable style common to West Vancouver.
- The streetscape will be improved and be non-imposing on existing neighbourhood character
- All units are senior-friendly and most units will include roughed-in two-stop elevators
- There will be a storm water management system.
- The selection of landscape plants includes at least 75% native species.
- By applying more creative construction techniques and efficient land-use the units will be relatively affordable when compared with newer, existing single-family houses in the area.
- With its diversity of housing options the project will address the ever-growing need for alternative housing in West Vancouver

Regulatory Implications

We acknowledge that, if successful, our rezoning application will raise the possibility of similar projects being proposed by builders or residents in other appropriate areas. On the immediate neighbourhood level, there is potential for further similar re-zoning applications by owners on Esquimalt and Fulton Avenues.

On the Greater Neighbourhood Level

If successful, the rezoning will provide an incentive for other homeowners and/or builders to consider retention and renovation of existing houses, with infill units on standard lots.

DESIGN RATIONALE

ARCHITECTURAL STATEMENT

The primary objective of this proposal is the creation of a cluster housing project that is compatible with the existing character of the neighbourhood. We opted to use traditional styling and architectural 'massing' common to the local community. In order to distinguish the project from its historical predecessors certain contemporary elements such as flat-roofed canopies, balconies with metal and glass guardrails, and pre-painted metal ledges above windows have been incorporated. Interior floor plans are open and flexible to allow for future adaptation and alteration.

The street façade of each duplex unit is expressed as a single house, in massing and architectural expression. However, in order to reinforce the sense of ownership for each half-duplex unit, front entries are well defined so as to be easily identifiable from the street. Courtyard building façades are treated as carefully as are street elevations due to their exposures to the courtyards and coach houses.

As lane façades are a significant part of the project they are treated with the same importance as the façades on the street side of the project. The three coach houses are expressed as separate entities through the manipulation of roof massing, roof configuration, material selection and the use of strong colours. Further, by shifting of building massing close to the rear property lines and by extending upper floors as far north as possible reduces the impact of the garages on the lane. This approach to coach house design is both esthetically pleasing and functional.

Vernacular
design
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Fax: (604) 272-8832

CONSULTANTS:

NO.	DATE	DESCRIPTION
1	PRELIMINARY	CONCEPT
2	ADP SUB	MARKING
3	PRELIMINARY	CONCEPT
4	MARKING	CONCEPT

PROJECT:

BOWLING GREEN

2031, 2047, 2063
ESQUIMALT

DATE:

DESIGN RATIONALE

DATE:

2021.04.27

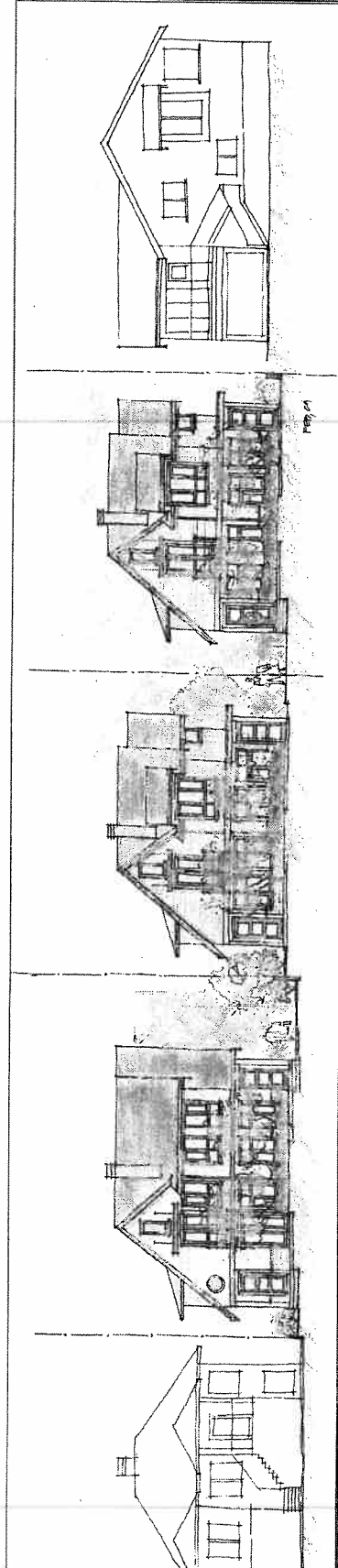
DESIGNED BY:

RCH

CHECKED BY:

M.R./RCH

R-06



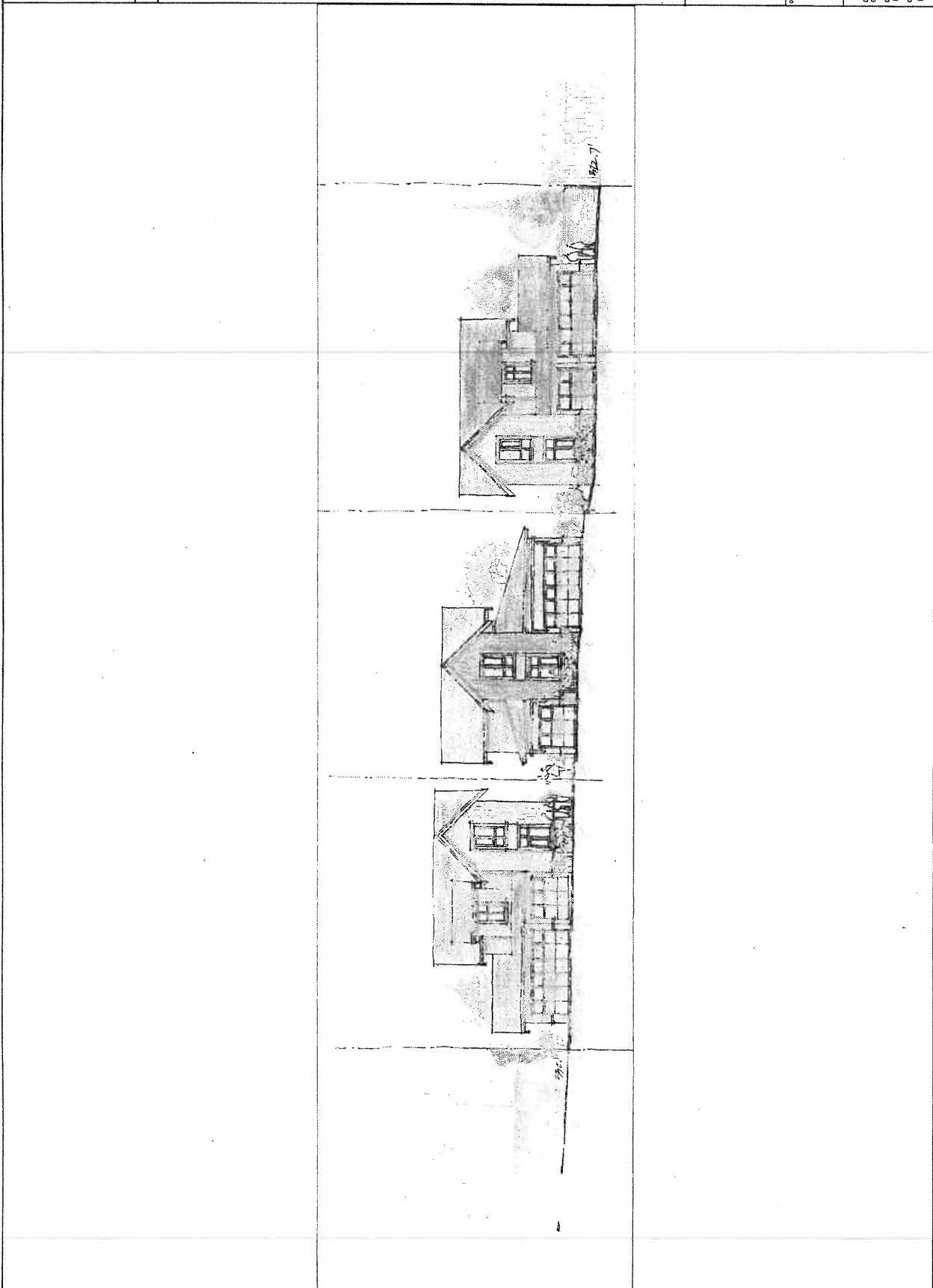
CONSULTANTS:

REV	DATE	DESCRIPTION
4		
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2		
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PROJECT:
BOWLING GREEN
 2031, 2047, 2063
 ESQUIMALT

DRAWING TITLE:
LANE ELEVATIONS

DRAWING NO.:
A-06b



CONSULTANTS:

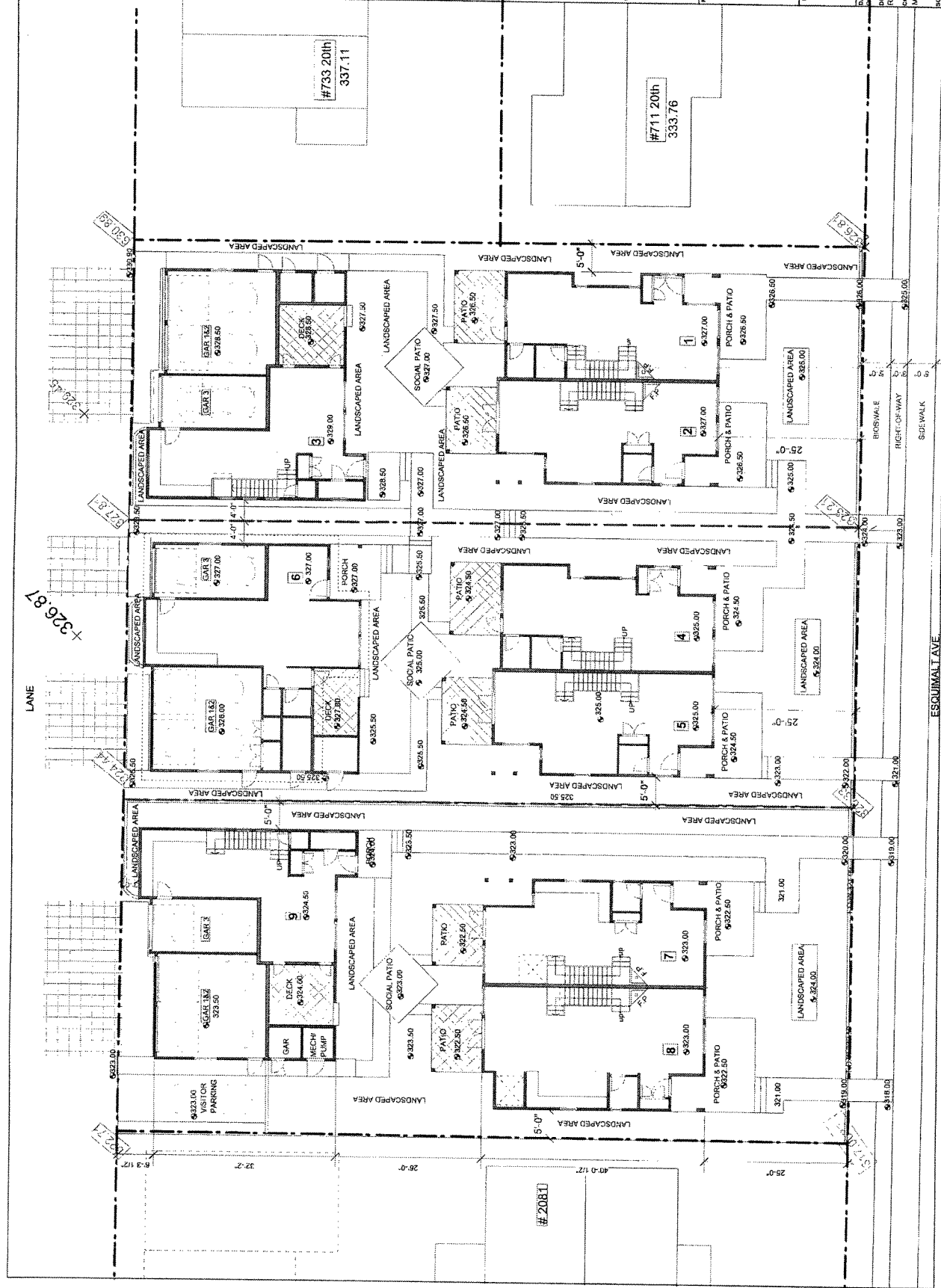


NO.	DESCRIPTION	DATE
1	PRELIMINARY	AUGUST 2003
2	REVISED	OCT 28, 03
3	REVISED	OCT 28, 03

PROJECT:
BOWLING GREEN
2031, 2047, 2063
ESQUIMALT

DATE: 11/16/03
DRAWN BY: RCH
CHECKED BY: M.J.R.C.H.
SCALE: 1/16" = 1'-0"

A-01



SUSTAINABILITY STATEMENT

Sustainability means managing our communities in a way that balances the social, economic and environmental implication of our activities in order to meet the needs of people today without compromising the ability of the future generations to meet their own needs.

1 ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS

Site Planning
The site is located in an established urban area with existing infrastructure with the exception of municipal storm sewer system. The site is close to public transportation and can be considered as bicycle-friendly.

Parking and Refuse Storage
Each unit will have one enclosed parking garage, accessible from the lane. An additional 'visitor' parking pad will be provided on the most westerly lot. Enclosed garbage and recycling closets will be located in the rear side-yards, close to the lane, to accommodate the needs of each three-unit entity.

Storm Water Management

- Most of the outdoor environment will be covered with layers of shrubs and groundcover which will absorb a considerable amount of precipitation.
- Site water run-off and roof rain water will be handled by a *Rock Pit*, via drainage pipes, to a planned dry stream bed, or *Bioswale*, sited parallel to the street. Any overflow will be directed to a storm connection at 21st and Esquimalt Avenue.

Water Efficiency
There will be no requirement for an automatic irrigation system due to the selection of drought-resistant and native plants. Low-consumption plumbing fixtures will be used throughout the project.

Indoor Environment

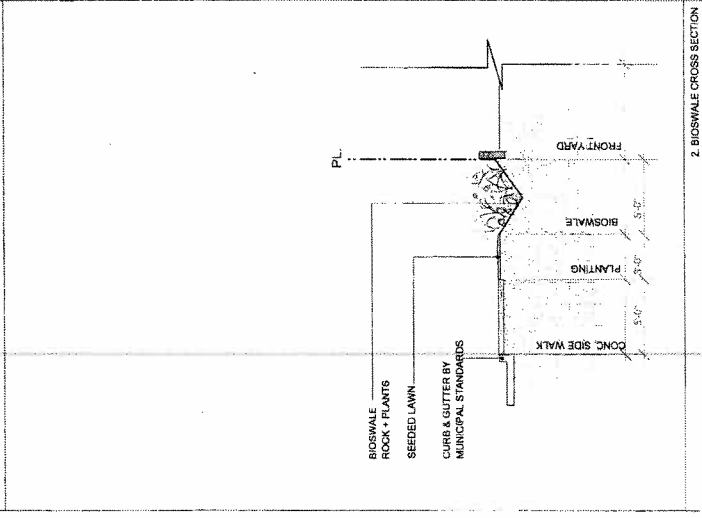
- All units will have operable windows while window location will consider cross-ventilation wherever possible
- Low emitting (VOC) material will be used for paints, carpets and adhesives
- Daylight & garden views via large window and door openings for all units have been given priority.
- Automatic fire extinguishing sprinklers will be incorporated into all units

Materials and Resources

- The use of construction materials with locally/regionally produced and/or recycled content will be encouraged.
- Fibre-cement siding ("Hardi-board") will be used for exterior cladding
- Low "e" glass will be specified for all windows



1. PICTURE OF A RAIN GARDEN IN WEST VANCOUVER



2. BIOSWALE CROSS SECTION

Vernacular
 207-1740 Ardour Drive
 WEST VANCOUVER, B.C.
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 Phone: (604) 272-6417
 Fax: (604) 272-6400

CONSULTANTS:

REV.	NO.	ISSUED FOR	DATE
4			
3			
2			
1			

PROJECT:
BOWLING GREEN
 2031, 2047, 2063
 ESQUIMALT

DRAWING NO.:

DESIGN RATIONALE

DATE: OCT 1 09
 DRAWN BY:
 CHECKED BY:
 SCALE:

R-09

SUSTAINABILITY STATEMENT

- 4 Granite will be used for all landscape walls
 - 5 30-year asphalt shingles will be specified for roof cladding.
- 2 ECONOMIC SUSTAINABILITY CONSIDERATIONS**
Developments are an essential part of our socio-economic future.
- Direct Economic Impact on the Community
- The project will generate six additional municipal tax revenue sources for the District of West Vancouver
 - An increase in residential density will benefit commercial activity in the Ambleside commercial area
 - During the design and construction phases the project will create work for various professionals, the construction industry and building material suppliers.

3 SOCIAL SUSTAINABILITY CONSIDERATIONS

Our goal is to create a healthy, safe and inclusive housing community where the diverse needs of people are met

Liveability

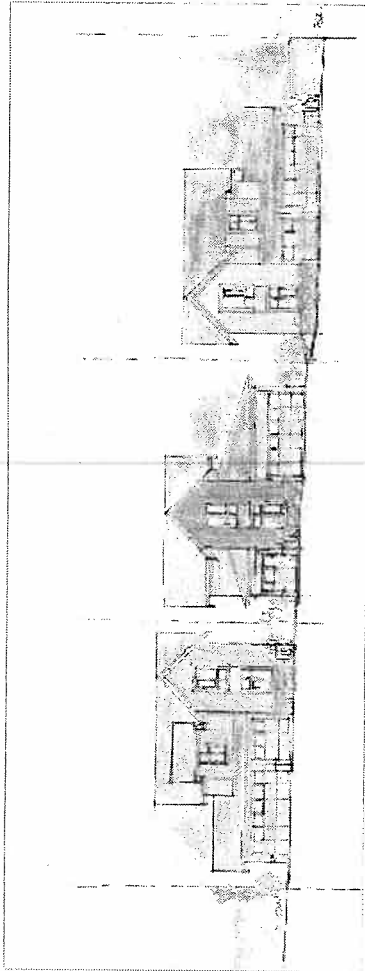
Liveability is provided by the project's public/private open spaces and the development of a strategy that includes sustainability. Roughing-in for individual elevators and ample storage will be provided in all six units as will open and flexible floor layouts – to permit future alteration and modification of interior spaces. Privacy issues have been considered at every stage of design. The three coach house units will feature enclosed, roofed decks which will function as 'outdoor rooms'.

Housing Diversity

The project provides six different types of housing unit with floor areas ranging from 1,280 to 1,700 square feet on two levels. Planning of the three coach houses on the lane will not only change the lane's function from a service corridor to a neighborhood thoroughfare, but will create a different urban style of housing in West Vancouver. Unit sizes are intended to attract a diversity of homebuyers.

Affordability

Affordable purchase pricing is to be achieved through smaller unit sizes (three units per lot or 18 units per acre) which offer a more balanced and reasonable density compared with a single-family model of six units per acre.



CONSULTANTS

REVISIONS

No.	REVISION	DATE
4		
3		
2	A.L.P. SUB	MAR 03 09
1	PRELIM. P.	OCT 26 08
No.	ISSUED FOR	DATE

PROJECT:

BOWLING GREEN
2031, 2047, 2063
ESQUIMALT

DRAWING TITLE:

DESIGN RATIONALE

DRAWING NO.:

DATE:

003.1.09

DRAWN BY:

CHECKED BY:

SCALE:

R-10

SUSTAINABILITY STATEMENT

Adaptable Housing
Unit sizes and the slope of the site preclude all units from being fully accessible. However, five of the nine units will be roughed-in for two-stop elevators while all bathrooms will be provided with safety grab bars.

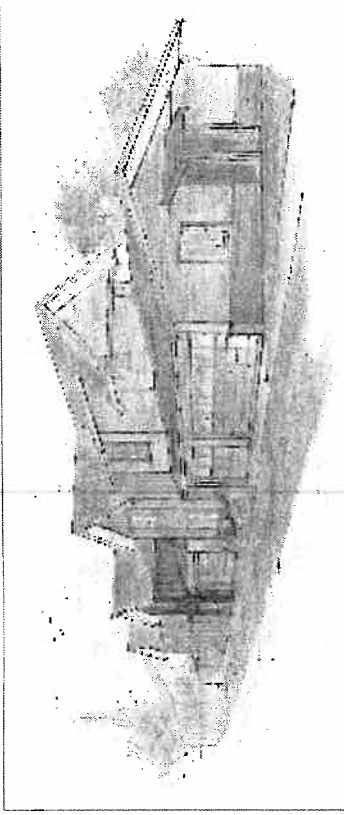
Crime Prevention Through Environmental Design
Maximum visibility is provided from street and lane to entry points and side yards by the design of walkways, types of planting medium and landscape lighting while improvements to the existing lane will directly contribute to the security and safety of the neighbourhood.

Public & Social Amenities
The site is in close proximity to numerous public amenities. In micro site-planning terms, each lot includes a common patio, within its courtyard space, to encourage social interaction between residents.

The courtyard concept offers similar benefits to single-family homes. Each unit is clearly demarcated and defined through physical design and landscaping to encourage the use of outdoor spaces.

Country Lane Concept
Orientation of the three coach houses will improve the physical and social aspects of the rear lane, enhancing neighbourhood identity while providing a pleasant environment for social interaction and pedestrian traffic.

Ownership And Privacy
Each unit is clearly demarcated and outdoor patios are provided with hedging plants and trellises to enhance privacy.



Vernacular
 CONSULTANTS
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REVISIONS

1			
2	A.C.P. SUB	MAR 03 09	
3	PRELIM.D.P.	OCT 26 08	
No.	REVISION	DATE	

PROJECT
BOWLING GREEN
 2031, 2047, 2063
ESQUIMALT

DRAWING TITLE
DESIGN RATIONALE

DRAWING NO.:
R-11

DATE: OCT / 08
 DRAWN BY:
 CHECKED BY:
 SCALE:

Department of Planning, Lands and Permits,
District of West Vancouver.

Vaal Investments Ltd.,
2678 Ottawa Av.,
West Vancouver, V7V2T5.
22nd April, 2009

Attention: Stephen Mikicich
Senior Community Planner

Dear Sirs,

Re: 2031, 2047 and 2063 Esquimalt Avenue

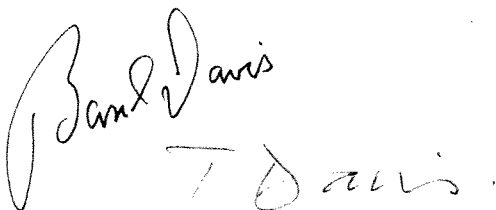
Vaal Investments Ltd., which is a family company (in effect Basil and Tish Davis) is the owner of the adjoining two properties on 20th Street.

We are aware of the application by Joel Slone for the re-zoning of the adjoining properties, 2031, 2047 and 2063 Esquimalt Avenue, West Vancouver. At this time we have no objection to his application for the rezoning of these properties.

We would like to notify the District that we also have an interest in re-developing our two properties (711 and 733 – 20th Street) in the future with a triplex of small, senior-oriented homes which would provide appropriate housing for ourselves and two other senior couples.

The properties are ideally situated for a seniors' development, being close to the Community and Senior Centres, the library, sea walk, bowling green and to bus transportation.

Sincerely,

Handwritten signatures of Basil and Tish Davis in cursive script.

Basil and Tish Davis

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