

Dear Neighbour:

Re: 4310 Marine Drive Rezoning - Pre-Application Public Notification & Involvement

The 4310 Marine Drive applicant team is organizing a second open house to present REVISED plans and information responding to community interests raised at the first public open house held on 6 July 2021. Before submitting a formal rezoning application, we want to share plans and information with you about the revised proposal and its community benefits, and to receive your questions and feedback.

Key Changes Responding to Neighbourhood Feedback

- **Reduction** in height and massing from 3 floors to 2 floors
- **Reduction** from 12 units (+ 3 lock-off suites) to 8 units
- **Reduction** from 1.0 Floor Area Ratio to 0.73 Floor Area Ratio

We have organized two ways of involving you:

1) Online Open House

If you wish to join an **Online Open House** over Zoom, you can sign up and attend a Presentation and Question and Answer session:

Date: Tuesday July 26, 2022

Time: 6:00 pm to 7:00 pm

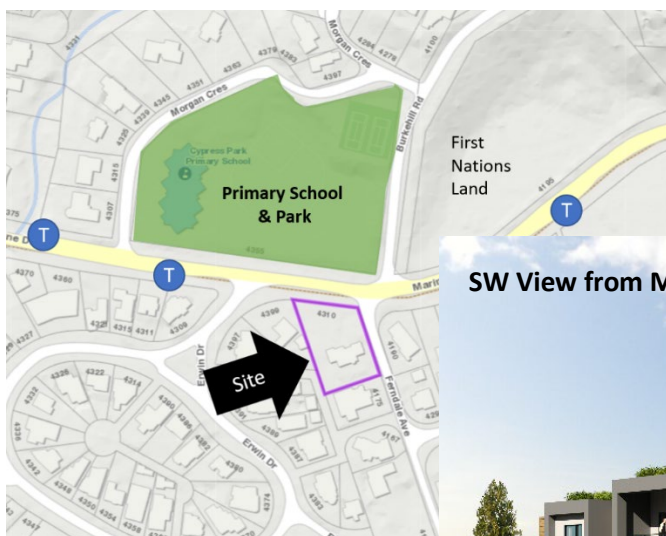
Venue: Online Zoom Meeting

Register: by email to michael@liveablecityplanning.com

2) Email

Alternatively, if you have questions or want to offer feedback, you can email michael@liveablecityplanning.com and you will get a response from the development team.

LOCATION & REVISED PROPOSAL



Background: Revised Application for ‘Missing Middle’ Housing Diversity, Affordability and Choice

KMD (the Developer) and **F. Adab Architects Inc.** are proposing to rezone 4310 Marine Drive to permit an eight-unit townhome development that fits the neighbourhood fabric and meets the needs of a wide spectrum of West Vancouver families and downsizers. This missing middle proposal meets the criteria set out in the District of West Vancouver’s **Official Community Plan** and related Guidelines.

This revised concept responds to the OCP by proposing 8 compact affordable homes at 4310 Marine Drive in a format that City Council has identified as desirable and approvable. The subject site meets the location criteria set out in the guidelines. The site is on the Marine Drive transit corridor and is 120 m from Cypress Park Primary School and only 20 m from Cypress Park. These homes will be affordable for a greater range of families and households including Empty Nesters; Young families; and West Vancouver business professionals and many of the units will be accessible.

Revised Massing, Building Form and Character

The building retains a blend of modern architecture with a West Coast character and follows the natural topography of the site, stepping down from north to south. The revised proposal features the same lush landscaping concept and tree retention originally proposed.

The revised concept has significant changes which respond to interests raised by neighbours at the first open house:

- The third floor has been **eliminated** bringing the height to a level comparable with neighbouring single detached homes, reducing overview and increasing privacy.
- The **number of units has been reduced** from 12 to 8 reducing impact on the neighbourhood.
- Building **massing and density have been reduced** to further respect the neighbouring properties.
- The appearance of a multiple development unit has been **minimized and softened** with the use of design articulation and building finishes.



North Elevation Showing Reduction to 2 storeys



South Elevation showing reduction to two storeys

Revised Project Data for Proposed Development

Zoning: Rezone from RS-4 to CD
(Comprehensive Development)

Average Setbacks

North: 20ft; West: 20 ft
South: 39.5 ft; East: 20 ft

Site Area: 23,438 ft² (2,177 m²)

Floor Area Ratio: 0.73 (excluding basement)

Site Coverage: 38.6%

Parking Stalls: 17

Building Height: 2-Storey

Bicycle Stalls: 24

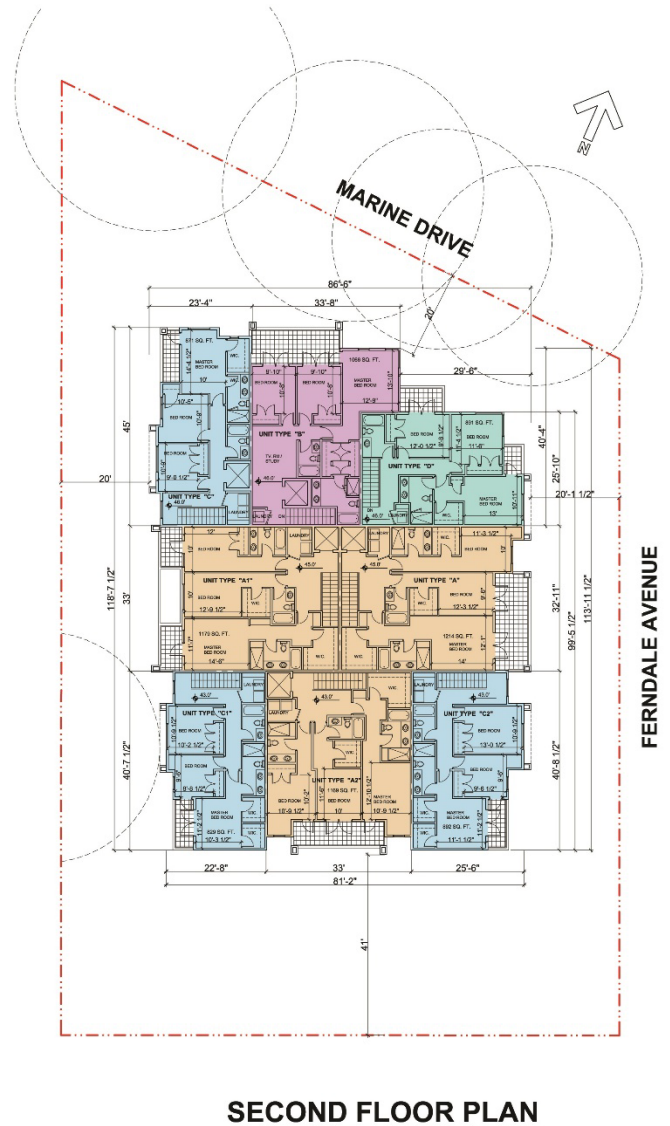
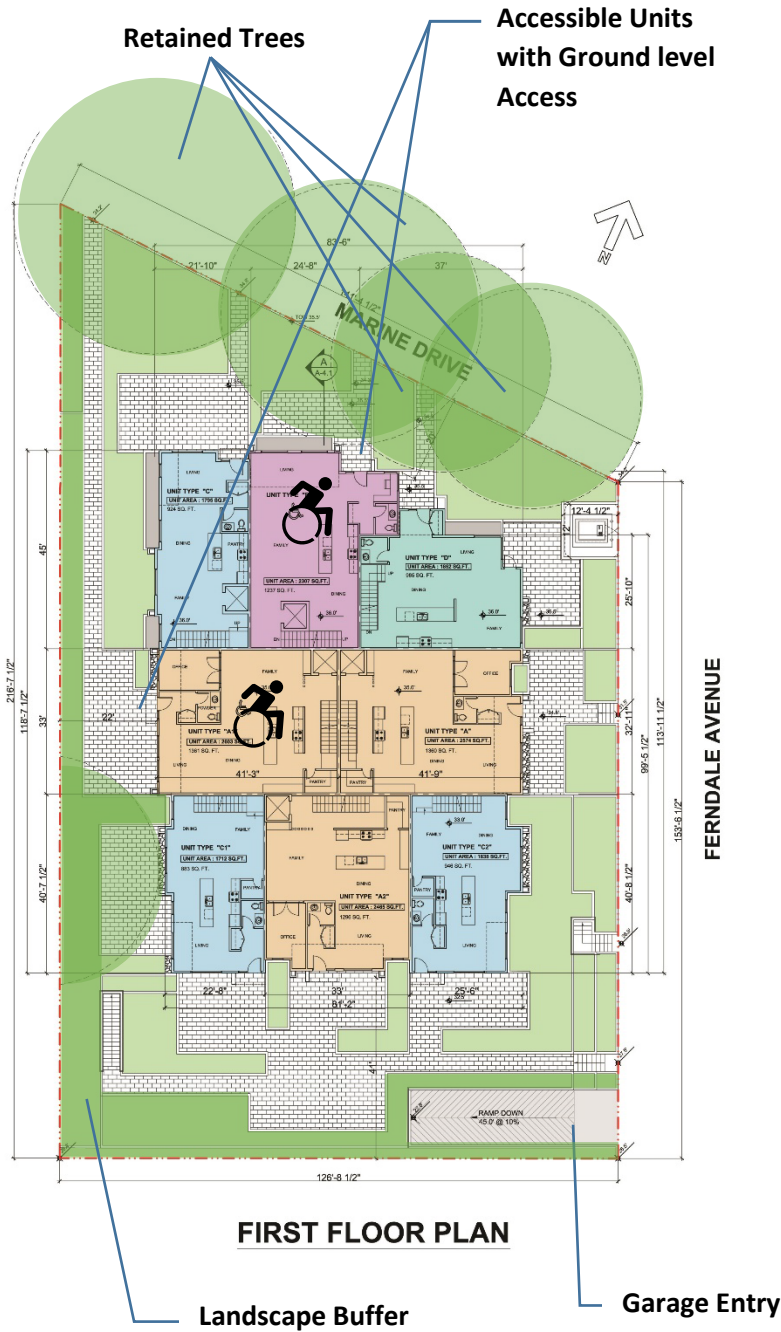
Units: 8

UNIT MIX (INCLUDING BASEMENT AREA)

UNIT MIX						
UNIT TYPE	NO. OF BED RM.	NO. OF UNITS	BASEMENT AREA (SQ.FT.) (Exclusion)	1ST FLOOR AREA (SQ.FT.)	2ND FLOOR AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
A	3	1	-	1360	1214	2574
A1	3	1	-	1424	1179	2603
A2	3	1	-	1296	1169	2465
B	3	1	1200	1237	1066	3503
C	3	1	947	924	871	2742
C1	3	1	-	883	829	1712
C2	3	1	-	946	892	1838
D	3	1	949	985	891	2825
TOTAL		8	3096			20262
FLOOR AREA RATIO					0.73	17166

Privacy and Views

A green buffer is introduced between the proposed development and neighbouring properties, mitigating noise and overview. The massing has been reduced to two storeys which transitions well to the adjacent two storey single detached houses to the south and west. Windows on the south and west elevations are reduced and minimized and a 6'-0" high frosted privacy screen is provided along the west side on the 2nd floor to eliminate overlook into neighbouring houses. In terms of height, the proposed design is similar to a large single detached home.





Share Your Thoughts and Interests

Your questions and feedback are welcomed and will be used to inform our application. We will share this information with the District of West Vancouver’s Planning Department when we submit the formal Rezoning application. Please note that the developer cannot market the proposed homes until they have secured a Development Permit, but they are happy to discuss your ideas for housing diversity, choice and affordability.

On behalf of KMD and F. Adab Architects Inc.

Michael Mortensen MCIP RPP

Director, Livable City Planning Ltd.

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Important Note: Please note that this second pre-application public involvement process is led by the developer – it is not a District of West Vancouver meeting. The project information notice and meeting are DWV requirements as part of the preliminary application review process prior to formal submission of a Rezoning Application. An application for Rezoning has not been formally submitted to the District. We will share a summary of feedback with the District with our rezoning application.

For reference, the District of West Vancouver contact for this file is:

Mr. Erik Wilhelm, MCIP RPP

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District of West Vancouver

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