

Development Application Information Meeting

875 & 885 Jefferson Avenue

WHAT: This meeting is being held by the applicant to inform the neighbours of the project prior to West Vancouver Council considering whether to amend the Zoning Bylaw to allow for subdivision of 875 & 885 Jefferson Avenue. Council is scheduled to consider the proposed Development Permit amendments at its meeting on Monday, July 17, 2023, at 7 p.m. in Council Chamber, Municipal Hall

We invite you to attend this meeting to obtain information regarding the proposal and to provide your comments.

WHEN: 6–8 p.m. on Wednesday, July 12, 2023

WHERE: St. Christopher's Anglican Church, 1068 Inglewood Avenue, West Vancouver, B.C. V7T 1Y3

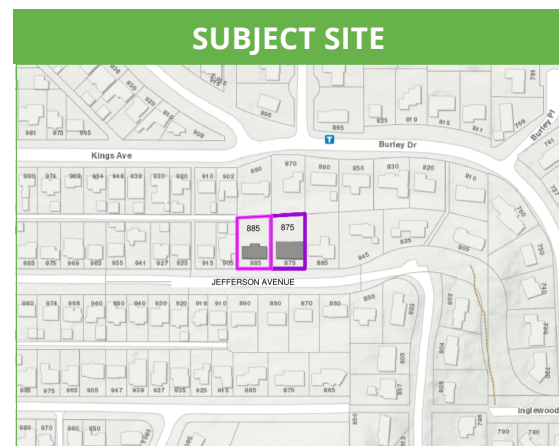
Meeting Agenda:

At the meeting we will be available to answer questions and listen to your comments

Doors Open: 6:00pm

Open House Discussion: 6:00pm-8:00pm

Presentation: 6:30pm-6:45pm



Get in Touch:

Further information available here: www.givagroups.ca/info

Proposed plans may be viewed using the following link: www.givagroups.ca/proposal

To ask questions and/or submit public feedback on the proposal, please contact us:

Applicant: Ben Basirat | 604-363-8433 | ben@givagroups.ca | www.givagroups.ca/contact

District contact: To ask questions or provide comments to the District, please contact the File Planner, Hanna Demyk, at hdemyk@westvancouver.ca or 604-913-2750.

The Proposal

We have proposed a formal application for a development that includes the rezoning and subdivision of two lots (for a total of four single-family dwelling lots) at 875 and 885 Jefferson Avenue.

The proposed zoning amendment would rezone the site from RS3 to RS5. This is required to allow the subdivision as the proposed lots do not comply with the minimum lot area requirements of the RS3 zone. However, no OCP amendment or zoning variances to RS5 are required to facilitate the proposed subdivision.

The proposal is being considered under Official Community Plan policy 2.1.1, which allows consideration of site-specific rezoning applications to allow for subdivision appropriate to the subject site and context.

Proposed Architecture Plans



Proposed Landscape Plans



Key Facts

SITE STATISTICS - LOT 885B	
CIVIC ADDRESS:	875B JEFFERSON AVE WEST VANCOUVER, BC
LEGAL DESCRIPTION:	LOT 19, SOUTH 1/2 OF DISTRICT LOT 1069, PLAN 9106
OCCUPANCY	GROUP 'C'
ZONING:	RS-5
PERMITTED USE:	SINGLE FAMILY DWELLING
SITE AREA:	5,971 ft ² (544.8 m ²)
F.S.R ALLOWED	204.4 m ²
F.S.R PROPOSED (SEE FLOOR AREA TABLE)	BASEMENT 1,287.57 ft ² - 119.62 m ² - EXEMPT MAIN 1,230.84 ft ² - 114.35 m ² SECOND 929.67 ft ² - 86.37 m ² TOTAL: 2,160.51 ft² - 200.72 m²
FRONT SETBACK (MIN. 7.6M)	PROVIDED 7.6m
REAR SETBACK (MIN. 9.1M)	PROVIDED 9.1m
SIDE SETBACK (as per 205.09(2) MIN. 1.52M, MIN. COMBINED 3.35M)	PROVIDED 1.52m (COMBINED 3.35m)
SITE COVERAGE ALLOWED	40.0%
SITE COVERAGE PROPOSED	29.9% (PROVIDED)
BUILDING HEIGHT ALLOWED	25'-0" - 7.62 m
BUILDING HEIGHT PROPOSED	25'-0" - 7.62 m

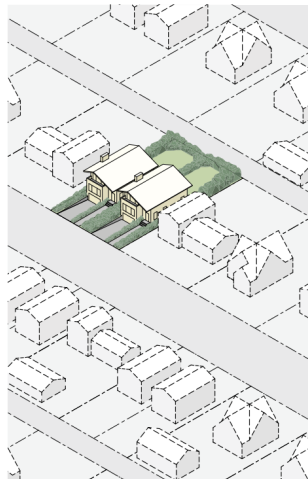
SITE STATISTICS - LOT 885A	
CIVIC ADDRESS:	885A JEFFERSON AVE WEST VANCOUVER, BC
LEGAL DESCRIPTION:	LOT 19, SOUTH 1/2 OF DISTRICT LOT 1069, PLAN 9106
OCCUPANCY	GROUP 'C'
ZONING:	RS-5
PERMITTED USE:	SINGLE FAMILY DWELLING
SITE AREA:	5,860 ft ² (544.47 m ²)
F.S.R ALLOWED	204.4 m ²
F.S.R PROPOSED (SEE FLOOR AREA TABLE)	BASEMENT 1,287.57 ft ² - 119.62 m ² - EXEMPT MAIN 1,230.84 ft ² - 114.35 m ² SECOND 929.67 ft ² - 86.37 m ² TOTAL: 2,160.51 ft² - 200.72 m²
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SITE COVERAGE PROPOSED	30.4% (PROVIDED)
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BUILDING HEIGHT PROPOSED	25'-0" - 7.62 m

"If we wish to encourage a more balanced demographic, we will need to provide more housing options for younger adults to lay down roots here and provide land uses that support our local economy and local employment opportunities." – Page 10, 2018 Official Community Plan"

"West Vancouver (and the Village of Belcarra) are the only municipalities in Metro Vancouver to have decreased in population between 2011 and 2016, when the region increased by 6.5%." - West Vancouverite, Phase 2: Proposed rezoning and Official Community Plan amendment of 2195 Gordon Avenue, Background: Housing & Population, January 22, 2019

The Community

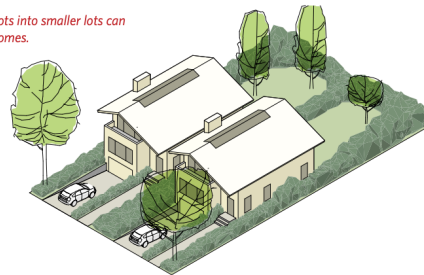
This development proposal is consistent with the Official Community Plan and the desire for more housing on smaller lots.



The following illustrations show examples of subdivisions, coach houses and duplexes, which can provide sensitive infill options that respect the scale and character of our neighbourhoods.

Subdivision

Subdividing large lots into smaller lots can allow for smaller homes.



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Key OCP actions

As a land use planning document, an OCP is legislatively required to guide housing development throughout a community. To address the needs of the present and future generations in our community, this OCP seeks to:

- regenerate our primarily detached, single-family home oriented neighbourhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses and duplexes;
- expand "missing middle" housing options, like triplex, townhouse and mixed-use, in locations close to transit, shops, and amenities;
- respect our neighbourhood character and encourage long-term protection of valued heritage properties with stronger incentives;
- strengthen our centres and key corridors through local area plans, with separate, detailed and collaborative planning processes to determine area-specific visions, objectives and suitable built-form, heights and densities; and
- advance housing affordability, accessibility and sustainability through available policy levers.

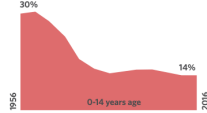
Together, these combined OCP actions seek to fill missing gaps for housing and housing choices in existing neighbourhoods and centres, and to provide for more and ongoing seniors and rental housing options.

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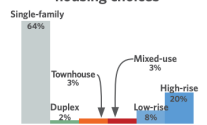
Emerging issues to address

While our housing options continue to be limited, there has been a long-standing community interest in increasing the variety of available housing options. Seniors and young families alike are unable to find the right housing to meet their needs—such as accessible, single-level living options close to amenities and transit, and smaller, relatively more attainable options near schools. These and other key trends in our community demand actions to address our current and long-term needs.

We have fewer young families and children and desire to attract them



We have limited housing choices



Our residents hope to, but are unable to age in place

33% will move in 5 years
60% pessimistic about staying in West Van
(Vital Signs 2017, West Vancouver Foundation)

Our multi-family building stock is aging and need to be regenerated

96% of multi-family units built in the **1960/70s**

Our residents want to live close to amenities

73% parks & trails
57% transit
55% shops
43% schools
(Vital Signs 2017, West Vancouver Foundation)

We need more rental housing options

0.4% rental vacancy rate (Oct. 2017)
Lowest in the region
 healthy vacancy rate = 2-3%

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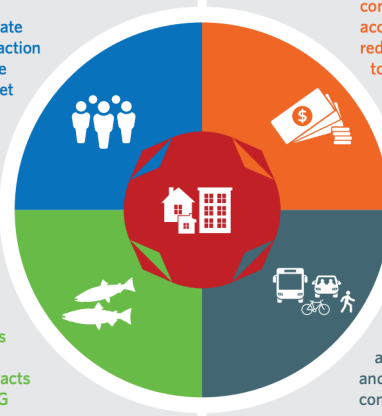
How these housing actions support overall community objectives.

Well-designed neighbourhoods with diverse housing can improve accessibility and create opportunities for social interaction and connectedness. Proactive housing policies can help meet the needs of changing life-stages across all age groups within the community.

Housing built with environmentally-sensitive features and higher energy performance, as well as more units located in centres and near transit, can reduce the community's overall impacts on the environment and GHG emissions.

Housing located in and around commercial centres can better accommodate our workforce and reduce the barrier for businesses to recruit and retain staff. Locating housing closer to shops also support a stronger and more diverse customer base for local businesses.

Housing that is well connected to transit, jobs, services and amenities can increase walkability and the use of active transportation, and reduce the need to drive and overall transportation and congestion costs.



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