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DISTRICT OF WEST VANCOUVER

750 11TH STREET WEST VANCOUVER, BC V6V 3C2

COUNCIL REPORT

Attachments for items 1 & 2 provided under separate cover

Date: April 7, 2011 File: 1010-20-08-041

From: Stephen Mikulich, Sr. Community Planner

Subject: **Official Community Plan Amendment for Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street; and Rezoning of 2031, 2047 and 2063 Esquimalt Avenue (Development Application No. 08-041)**

RECOMMENDED THAT:

Recommendations to be considered separately and in the order provided:

1. The opportunities for consultation on a proposed Official Community Plan amendment, with persons, organizations and authorities, as outlined in the report from the Sr. Community Planner dated April 7, 2011, be endorsed as sufficient consultation for the purposes of Section 579 of the Local Government Act;
2. Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw 4619, 2011 be introduced and read a first time in short form;
3. Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4619, 2011 has been considered in conjunction with the District's most recent financial plan and the regional waste management plan;
4. Zoning Bylaw No. 4662, 2010 Amendment Bylaw 4678, 2011 be introduced and read a first time in short form;
5. The Municipal Clerk be directed to give statutory notice that a Public Hearing regarding Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4619, 2011; and Zoning Bylaw No. 4662, 2010 Amendment Bylaw 4678, 2011 is scheduled for Monday, May 16, 2011 at 7:00 p.m. in the Municipal Hall Council Chamber;
6. Proposed Development Permit 08-041 pertaining to 2031, 2047 and 2063 Esquimalt Avenue be considered concurrently with Zoning Bylaw No. 4662, 2010, Amendment Bylaw 4678, 2011; and
7. The public be given an opportunity to provide comment on proposed Development Permit 08-041 at a Public Meeting held concurrently with the Public Hearing on



Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4619, 2011; and Zoning Bylaw No. 4662, 2010 Amendment Bylaw 4678, 2011.

Purpose

The purpose of this report is to present the following proposed bylaws and proposed development permit for first reading and setting of a Public Hearing / Public Meeting date:

- a proposed OCP Amendment Bylaw for the block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street Attachment 'F'); and
- a proposed Rezoning Bylaw and Development Permit for properties located at 2031, 2047 and 2063 Esquimalt Avenue (Attachments 'G' and 'H').

This report addresses the comments of the Design Review Committee and the findings of an enhanced public consultation process undertaken since June 2010, and the project response to this input.

Executive Summary

OCP Amendment, Rezoning and Development Permit Application No. 08-041 was submitted in late 2008, and pertains to three lots located at 2031, 2047 and 2063 Esquimalt Avenue. The proposal is to develop a total of nine units on this site, comprising a mix of duplexes (6 units) fronting Esquimalt Avenue, and detached coach houses (3 units) oriented to the rear lane. This application has previously been before Council on three occasions: May 31, 2010; October 5, 2009; and May 4, 2009.

Key Council resolutions were direction to staff:

- to give further consideration to the rezoning application for 2031, 2047 and 2063 Esquimalt Avenue in the context of an OCP amendment for the whole block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue, and 21st Street; and
- to carry out further public consultation on the proposed OCP Amendment and Rezoning Bylaws prior to further consideration by Council.

The enhanced consultation process took place from June thru September 2010, and included two additional public meetings, meetings with property owners on the subject block, and follow-up consultations by the applicant.

In August 2010, ownership of the subject lots changed hands (now owned by Geller Properties Ltd.). Since that time, the proposal has been revised in detail by the new project team in order to better respond to input from the Design Review Committee, the public, Council and staff.

The development proposal for 2031, 2047 and 2063 Esquimalt Avenue clearly responds to the findings of the Community Dialogue on Neighbourhood Character and Housing – specifically, a strong public desire for greater housing options in West Vancouver. The project is particularly appealing to older residents wishing to downsize in their own familiar neighbourhood, and for younger households looking to establish themselves in the community.

While the project proposes an increase in density over single-family and duplex housing, the density is lower than multi-family housing such as townhouses and apartments. The proposed mix of duplexes and coach houses has been designed to successfully integrate within the established single-family character of this neighbourhood. The proposed OCP amendment for the subject block establishes an infill housing designation and maximum density, and a Development Permit Area designation with corresponding built form guidelines – to regulate the design of buildings and landscaping, to ensure any new development is consistent with the neighbourhood character.

The proposal supports the OCP vision of a sustainable community through improved housing choice, reduced auto dependency, providing more housing in proximity to retail services and community amenities, and sustainable building and landscape features.

1.0 Background

1.1 Prior Resolutions

On May 31, 2010, Council requested that (prior to consideration of draft bylaws) staff carry out further public consultation on this application and report back to Council. The public consultation program was to include:

- A meeting with owners and residents of the block to specifically identify the views of all those whose properties could be potentially rezoned; and
- In keeping with the Community Dialogue on Neighbourhood Character and Housing, that the public provide its views on this proposal as a 'pilot project' on only one or all three of the subject lots.

On October 5, 2009, Council resolved that:

- Development Application No. 08-041 be given further consideration in the context of an OCP amendment for the whole block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue, and 21st Street;
- Staff be directed to prepare draft bylaws for Council's consideration, upon completion of a detailed review of Development Application No. 08-041; and

- Staff outline a process for rezoning the remainder of the properties in the subject block.

On May 4, 2009, Council received preliminary information on the proposal, and directed staff to hold a visioning workshop and consultation meeting, and to report back on initial community feedback.

2.0 Policy

2.1 Official Community Plan (OCP)

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"

Consideration of this application is guided in part by Policy H3, which applies to rezoning in existing neighbourhoods. Policy H3 provides that sites considered for rezoning should present unique opportunities and conditions for alternate zoning, and meet the following criteria:

- 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 multi-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 OCP amendment will include a designation to require a Development Permit review to ensure that siting, design and building forms contribute to desired neighbourhood character.

Policy H1: "Engage in further dialogue at both a community and local neighbourhood level to develop a full understanding of community trends, desires and related housing needs and potential policies for addressing them."

Consideration of this development application is also guided in part by the findings of the Community Dialogue on Neighbourhood Character and Housing, and the recommendations of the Community Dialogue Working Group.

As stated in the OCP (p.48), "the Community Dialogue confirmed community support for taking proactive steps in implementing the Plan's vision for a sustainable community – through policy and regulatory tools, to enable the provision of new housing types and stronger measures to protect the character of West Vancouver's distinctive neighbourhoods."

In consideration of both OCP Policy M3 and the directions from the Community Dialogue, it was felt in May 2009 that the proposal was suitable for initial consideration by the community. The proposal also provided an opportunity to 'continue the dialogue' at a local neighbourhood level, and to solicit public input on an actual development proposal for the kind of infill housing envisioned during the Community Dialogue. In October 2009, staff were directed to consider the proposed rezoning in the context of a whole-block OCP amendment, and to bring forward proposed bylaws upon completion of a detailed application review.

3.0 Balanced Scorecard

STRATEGIC INITIATIVE	2011 Milestones	2012 Milestones
1.3.1 Implement the recommendations of the Community Dialogue on Neighbourhood Character and Housing Working Group	<ul style="list-style-type: none"> ▪ Continue implementation of Pilot Projects Program ▪ Continue with additional Zoning Bylaw policy rewrites 	Continue with additional Zoning Bylaw policy rewrites

4.0 Analysis

4.1 The Subject Site in Context

The proposed development site comprises three lots: 2031, 2047 and 2063 Esquimalt Avenue (see Context Map in Attachment 'A'). The site is relatively flat (with a modest slope to the south and west), and is served by a rear lane. It has a frontage of ±48.77 metres (±160 feet) along Esquimalt Avenue, a depth of ±39.82 metres (±130 feet), and an area of ±1,929.63 m² (20,771 sq.ft.). Each existing lot is occupied by an older rental house.

The 2000-block of Esquimalt Avenue is situated at the southwest corner of a single-family neighbourhood, abutting non-residential uses on three sides:

- south: West Vancouver United Church and parking lot
- west: West Vancouver civic centre complex including: seniors' activity centre, community centre, aquatic centre, ice arena, and tennis courts
- east: First Church of Christ Scientist, single-family residential
- north: single-family residential

In addition to the above-mentioned abutting uses, this block is situated in very close proximity to Memorial Park, Hollyburn House (privately-operated seniors' rental housing), and public transit; and is within walking distance of local retail services, West Vancouver Memorial Library, the Seawalk, Pauline Johnson Elementary School, other seniors' oriented housing, and the Ambleside apartment area.

4.2 Proposed Development

The proposal is to develop a total of nine units on this site – comprised of a mix of duplexes (6 units) fronting Esquimalt Avenue, and detached coach houses (3 units) oriented to the rear lane. All units are two-level plus basement, with floor areas (excluding basements) of ±107.2 m² (± 1,155 sq.ft.) for coach houses; and duplex units ranging in size from ±132.8 m² to ±150.9 m² (±1,430 to 1,625 sq.ft.)¹ A Project Profile is provided in Attachment 'B'.

Design Review Committee (DRC) Comments

This proposal was first presented to the DRC on September 10, 2009. The DRC supported the overall infill housing concept, and requested a re-submission. On November 19, 2009, the DRC received a second submission from the applicant, and recommended support for the OCP amendment and rezoning, subject to further review by staff of the DRC's concerns (see DRC comments in Attachment 'C').

Staff have been working with the applicant team since December 2009 to resolve these issues – with a particular focus on coach house massing, quality of landscape and outdoor space, character of the rear lane environment, building materials and architectural details, pedestrian circulation, and integration of on-site parking.

Enhanced Consultation Process

On May 31, 2010, Council instructed staff to carry out further public consultation on this application, prior to Council's consideration of proposed bylaws and the proposed Development Permit. This enhanced consultation process has included two additional public meetings (held on June 16th and September 21st, 2010)², and three meetings with property owners in the subject block. Periodic project updates have also been publicized on www.westvancouver.ca. An overview of public input,

¹ Based on project information provided by the applicant.

² An initial opportunity for community input was provided at the first public meeting held in June 2009.

including questionnaire findings, is provided in Attachment 'D'.

One of the key outcomes of this process is a draft character statement for the 2000-block of Esquimalt / Fulton (see Attachment 'E'), which incorporates the block owners' ideas about what makes this block special and distinct, and why they believe their 'mini-neighbourhood' is appropriate for infill housing. While owners have identified future development objectives for only eight of the 14 properties on this block, other owners have expressed support for infill housing as an alternative to large new single-family houses. Of particular interest is the ability to control the built form and character (including landscape character) of infill housing, where no such controls exist for single-family house construction.

In addition to the above staff-led consultations, the applicant has also met with individuals and community groups to discuss and seek further input on the proposed development, and to inform further refinements to the design concept.

Project Changes and Refinements Thru April 2011

The current plans (see Schedule 'A' to the Development Permit in Attachment 'H') reflect the applicant's response to DRC and staff input, and further public input through the enhanced consultation process in 2010. Included in Schedule 'A' is the applicant's summary of key project changes and refinements to the proposal thru April 2011, which include:

Site Consolidation: Current plans are to consolidate the three lots into one parcel (single nine-unit strata), for more efficient site planning and greater consistency in landscape character and future maintenance. Proposed structures would, however, be similarly sited as in the previous proposal to maintain the built form character of the block. The project is now subject to Development Cost Charges (DCCs), as outlined in Section 4.5 of this report.

Re-Design of Coach Houses: The massing of proposed coach houses has been reduced through the use of integral single-car garages and stand-alone detached two-car garages, and re-design of roof forms and interior layouts. Floor plans have also been reversed to provide for living areas at grade, and bedrooms above – allowing for a 'back door' entrance off the rear lane.

Architectural and Landscape Design: The architectural design inspiration is drawn from the applicant's archival research on the early Hollyburn neighbourhood, and vernacular West Vancouver cottages of the early 1900s, and contemporary interpretations of the 'cottage' style. The landscape concept provides for



more effective circulation through the site, and better delineation of private, semi-private and shared outdoor space.

Off-Street Parking: The applicant has increased on-site parking by providing nine enclosed parking spaces (i.e., in five attached single-car garages, and two detached two-car garages); and enabling four additional vehicles to be parked on driveways created by setting back some of the garages 16 feet from the rear lane.

Basements: The proposed addition of in-ground basements in all units is a very recent change, and is the applicant's response to feedback from the public at the September 2010 'Open House', and discussions with potential purchasers. Specifically, the applicant reports that this type of infill housing has particular appeal to active 'empty-nesters': People contemplating downsizing into smaller homes would like to ensure sufficient storage space for those items they are not quite ready to part with, and to have some flexible space for use as a workshop, media room or games room (especially for those with visiting grandchildren).



The introduction of in-ground basements is a departure from the previous non-basement concept. Information on this and other project changes will be provided at an applicant-led public meeting to be held prior to the Public Hearing.

Accessibility: Proposed elevator 'rough-ins' have been eliminated, with wider staircases provided to accommodate future chair lifts.

4.3 How Does this Proposal Respond to the Directions from the Community Dialogue?

During the Community Dialogue, infill housing was suggested as a means of 'bridging the gap' in housing choice between the two most prominent housing types in West Vancouver – i.e., a single-family house on a large lot or an apartment in a multi-family residential building. Appropriate infill housing would include a variety of modest-sized, ground oriented units that are well-designed to fit with the established character of West Vancouver neighbourhoods.

As outlined below, the development proposal for 2031, 2047 and 2063 Esquimalt Avenue clearly responds to the housing gaps and neighbourhood character issues



raised by residents during the Community Dialogue on Neighbourhood Character and Housing:

Community Dialogue Findings and Working Group Recommendations	Project Response
84% support for a greater variety of housing	<p>This is an infill housing proposal offering a ground-oriented alternative to a large single family house, but at a density below multi-family housing such as townhouses and apartments.</p> <ul style="list-style-type: none"> ▪ <i>The Zoning Bylaw establishes a maximum Floor Area Ratio (FAR) for different housing types - e.g., 0.35 FAR for single-family³, 0.5 FAR for duplexes, and 0.9 for townhouses. As infill housing could include duplexes, coach houses and/or triplexes, the density for these infill housing types could range between 0.5 to 0.75 FAR.</i> ▪ <i>The proposed rezoning of 2031, 2047 and 2063 is to provide for a mix of duplexes and coach houses at a maximum density of 0.61 FAR. The proposed whole-block OCP amendment establishes the same maximum density for potential infill housing on other lands in the subject block.</i>
West Vancouver needs more housing options for seniors (71%) and young families (54%)	The design of this project is geared towards active 'down-sizers' rather than older seniors. It is also attractive to younger households wishing to establish themselves in West Vancouver neighbourhoods.
62% support for new housing in the 1,000 to 1,500 sq.ft. range	Proposed unit sizes are: ±1,155 sq.ft. for coach houses; and ±1,430 sq.ft. to ±1,625 sq.ft. for duplex units (not including basements)
In terms of specific housing types, 64% and 61% support respectively for duplexes and coach houses	The proposal is to replace three older rental houses with six duplex units and three coach houses (9 strata units)
<u>Recommendation 2.1:</u> Prepare character statements for individual neighbourhoods to	A draft character statement was prepared for the subject block to articulate what makes it special or unique as a 'mini-neighbourhood' within the larger

³ The Zoning Bylaw provides for a higher FAR on smaller lots - i.e., in the case of the subject lots - 0.39 FAR for 2031 and 2047 Esquimalt Avenue; and 0.35 FAR for 2063 Esquimalt Avenue.

Community Dialogue Findings and Working Group Recommendations	Project Response
help articulate their character-defining elements, and community values around these	local area (see Attachment 'E')
<u>Recommendation 3.1:</u> Amend the OCP, as may be required, to enable consideration of new housing types to meet the current and future needs of West Vancouver residents	The proposed OCP amendment for the subject block (see below) would establish a future land use designation (infill housing) and Development Permit Area Designation to ensure sensitive integration of new infill housing within an established neighbourhood

4.4 Why a Whole Block OCP Amendment?

At a preliminary consultation meeting on this proposal held in June 2009, three prevailing viewpoints were expressed:

- Some participants did not want to see any change in their single-family neighbourhood, despite a general community desire for greater housing options, as expressed during the Community Dialogue.
- Others noted that they were not opposed to the introduction of new housing types in their neighbourhood, and supported some increase in density, but they were opposed to the idea of 'spot zoning' (i.e., rezoning an individual site within a block) -- both at this particular location and potentially other sites in the neighbourhood.
- Others felt that if the subject lots were to be rezoned, that other properties in the area should also be rezoned to allow for similar infill housing.

In October 2009, Council directed staff to consider this rezoning in the context of a whole-block OCP amendment. The rationale for this is to define an area that would be appropriate for an increase in density - i.e., to allow for the introduction of infill housing types identified during the Community Dialogue, and to contain this development within clearly-established boundaries:

- Development in the 2000-block Esquimalt Avenue is seen as having minimal impact on the surrounding area in terms of access, traffic, parking and views.
- Given the block's 'edge' location adjacent to civic, church and park uses on three sides, the block has a degree of physical separation from the larger single-family neighbourhood.

- Given the proposed introduction of lane-oriented coach houses, including the north half of the block (i.e., the 2000-block Fulton Avenue, south side) provided a stronger boundary in the form of a busier street.
- While the current rezoning proposal pertains only to three lots on Esquimalt Avenue, other property owners within the larger block have indicated an interest in developing their lands in a similar manner; and others in the block have expressed support for the concept of infill housing, subject to design controls that would enable infill housing forms to be sensitively integrated with existing houses in the block which may remain over the longer term.

The intent of the proposed OCP Amendment (see Attachment 'F') is:

- To designate the block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue, and 21st Street for future infill housing development (land use designation);
- To define appropriate infill housing types in terms of building form and density (see below); and
- To designate the subject block as a Development Permit Area, with corresponding built form guidelines (see Attachment 'H'), to regulate the form and character of infill housing. As stated in the guidelines, *"new development should respect the rhythm, scale and height of existing buildings and the established built form and landscape character of the neighbourhood."*

Future Rezoning in the Subject Block

At the request of Council, staff has in previous reports outlined different options for future rezoning of other properties in the subject block. To provide greater certainty for the neighbourhood and the subject property owners, staff have recommended that multiple rezonings be avoided and that, instead, a two-phased process be considered (see Attachment 'I'). Under this process:

- The first phase would comprise the whole-block OCP amendment and rezoning of only three lots (2031, 2047 and 2063 Esquimalt Avenue), which is currently before Council; and
- Rezoning the balance of 17 properties in this block (as a second group) when the next development proposal for an individual property comes forward.

4.5 Community Benefits

The proposed development at 2031, 2047 and 2063 Esquimalt will provide basic services to accommodate the development, works to centreline of abutting streets, mitigation actions to address any direct negative impacts on the community, and will



provide public amenities or a financial contribution toward the cost of such amenities.

The community benefits associated with this project include the following:

- The proposed development meets a demonstrated community need for modest-sized housing units suitable for seniors and empty-nesters wishing to downsize, and for smaller households of various age.
- The modest size of these units contributes to relative housing affordability.
- The form and scale of this type of infill housing provides an alternative to development of large new single-family houses, in a manner that respects the established scale and character of this neighbourhood.
- The proximity of this site to community services, amenities and public transit supports an increase in density through infill housing development, and allows for reduced reliance on the private automobile.
- The development will contribute to an improved rear lane and streetscape along Esquimalt Avenue – including under-grounding of overhead utilities and a sidewalk.
- The project will incorporate sustainable building and landscape features, as described in Schedule 'A' to Development Permit 08-041 (see Attachment 'H').
- The project will provide a public amenity contribution (see below).
- With proposed site consolidation, the project is now subject to Development Cost Charges (DCCs)⁴ totalling approximately \$62,928 – with the District's portion⁵ being approximately \$55,182.



Required Infrastructure Works

The project will be responsible for the following:

- New water and sanitary sewer connections;
- Concrete sidewalk and boulevard landscaping (including a landscaped bioswale) along the Esquimalt Avenue frontage of the site;
- A storm water management plan;

⁴ If developed as three separate stratas on the three individual lots, as originally proposed, the project would be exempt from payment of DCCs. Consolidation of the three lots into one site triggers a DCC requirement.

⁵ Total DCCs of + \$62,928 are comprised of \$55,182 (District of West Vancouver portion) plus \$7,746 (Metro Vancouver portion).



- Under-grounding of overhead utilities along the site's Esquimalt Avenue frontage; and
- Upgrading the full length of the rear lane via re-grading and a layer of new gravel.

Public Amenity Contribution

Burgess, Cawley, Sullivan and Associates (appraisers) were retained in January 2010 to prepare a professional letter of opinion on the change in land value from rezoning the subject lots.

The report is being updated and will be provided on Friday, April 15, 2011.

4.6 Bylaw Implementation and Development Permit Issuance

In order for this project to proceed further, Council approval is required for first reading of the proposed OCP Amendment and Rezoning bylaws and setting the date for a Public Hearing / Public Meeting.

- Proposed OCP Amendment Bylaw No. 4619, 2011 pertains to all of the lands in the block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street;
- Proposed Rezoning Bylaw No. 4678, 2011 and Development Permit 08-041 pertain only to properties located at 2031, 2047 and 2063 Esquimalt Avenue.

Prior to final adoption of the bylaws to amend the OCP (for this block) and rezone the subject three lots and enable issuance of the Development Permit, legal documentation will be required to secure the required infrastructure works, sustainable building features, and public amenity contribution. Development Cost Charges will be payable prior to issuance of a Building Permit.

4.7 Sustainability

Improved housing choice and reduced automobile dependency are key principles for building the sustainable community envisioned in the OCP. An 'infill housing' designation for the subject block is in keeping with these principles, and is supported by OCP housing policy objectives, which include:

- Encouraging a variety of housing types, forms, tenures, sizes and densities that meet diverse needs;
- Providing a wider range of housing options to increase the relative affordability of market housing; and
- Preserving and enhancing the character of residential neighbourhoods, and providing sensitive transitions in form and density between existing and new uses.



The proposed development for 2031, 2047 and 2063 Esquimalt Avenue has been designed to generally comply with West Vancouver's Green Building Requirements for District-owned lands proposed for disposition. These are intended to create healthier and lower environmental impact homes. The project's key sustainability measures pertain to sensitive site development, energy efficiency, water efficiency, indoor environmental quality and construction waste management, and are outlined in Schedule 'A' to the proposed Development Permit (Attachment H).

4.8 Consultation

Further to the enhanced consultation process undertaken on this proposal to date, the applicant will be required to hold a public information meeting prior to a Public Hearing on the proposed bylaws.

5.0 **Options**

5.1 Council may:

(as recommended by staff)

- Introduce and give first readings to the proposed OCP Amendment and Rezoning Bylaws and set May 16, 2011 as the date for a Public Hearing / Public Meeting;

(or, alternatively)

- request additional information; or
- reject the application.

Author: 
Stephen Mikicich, Sr. Community Planner

Concurrence: 
Gori Boyle, Manager of Community Planning



Date: April 7, 2011
From: Stephen Mikulich, Sr. Community Planner
Subject: **Official Community Plan Amendment for Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street; and Rezoning of 2031, 2047 and 2053 Esquimalt Avenue (Development Application No. 08-041)**

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Attachments:

- A. Context Map
- B. Project Profile
- C. Design Review Committee (DRC) Comments
- D. Overview of Enhanced Consultation Process
- E. Draft Character Statement for the 'Mini-Neighbourhood' Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue, and 21st Street
- F. OCP Amendment Bylaw
- G. Rezoning Bylaw
- H. Proposed Development Permit
- I. Future Rezoning of Remaining Properties in the Block

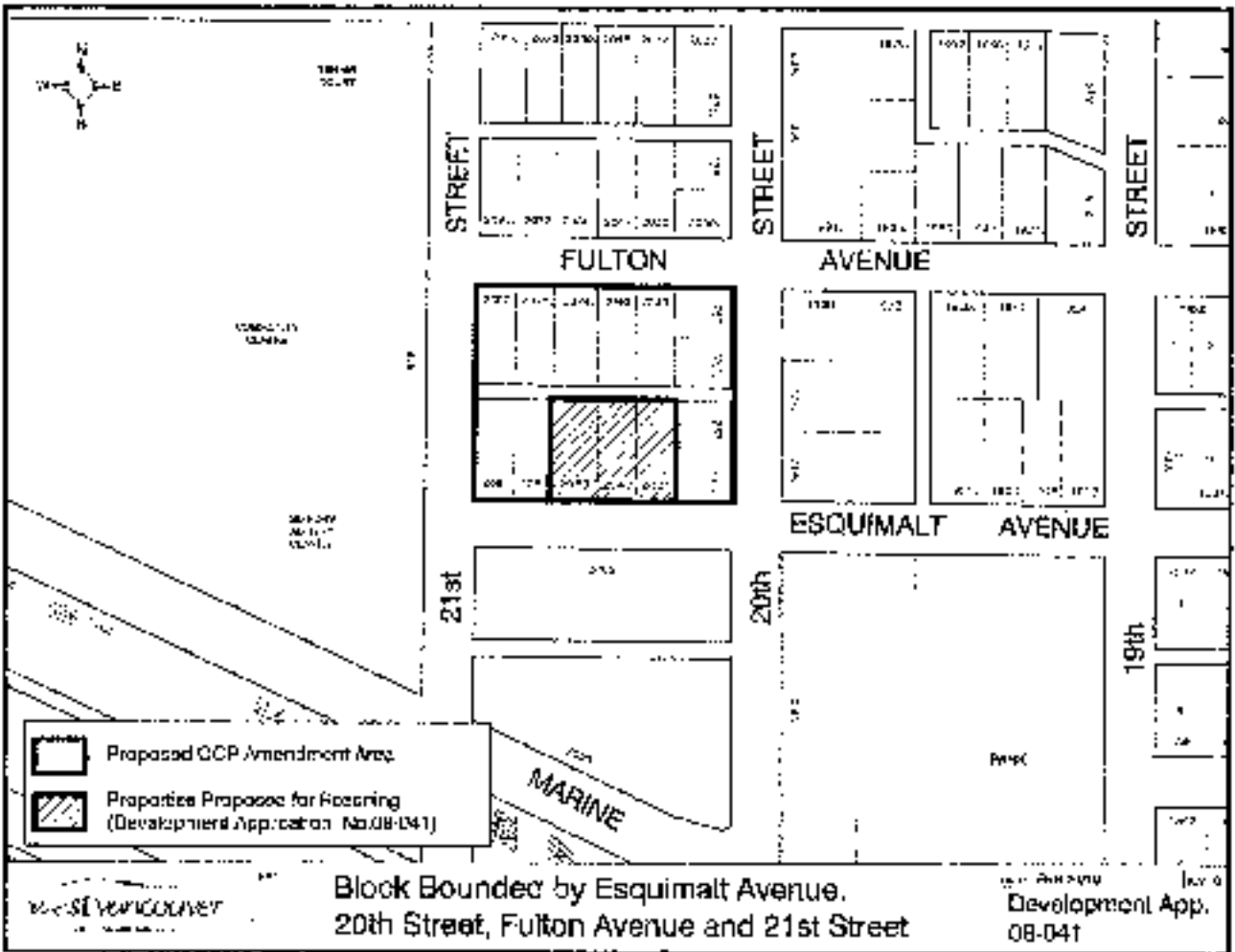
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CONTEXT MAP



Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street

Development App. 08-041

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PROJECT PROFILE

Application:	DEVELOPMENT PERMIT No. 08-041
Applicant:	Geller Properties Ltd.
Address:	2031, 2047 and 2063 Esquimalt Avenue
Legal:	Lot 10 Block 6 District Lot 775 Plan 4155; and Lot 9 Block 6 District Lot 775 Plan 4155; and Lot 4 of Lot 7 Blocks 7 to 12 District Lot 775 Plan 4595
Previously Before Council:	<p>May 31, 2010: Council resolved that (prior to consideration of draft bylaws) staff carry out further public consultation on this application and report back to Council.</p> <p>October 5, 2009: Council directed staff to consider Rezoning in the context of a whole-block OCP Amendment and prepare draft bylaws for Council's consideration upon completion of application review.</p> <p>May 4, 2009: Council authorized the project to proceed to a first Neighbourhood Meeting (held on June 17, 2009).</p>
Other Comments:	Consideration of OCP Amendment and Rezoning under OCP's H3 Policy and the policy directions from the Community Dialogue on Neighbourhood Character and Housing (OCP Housing Policy Section 3)

		Permitted Under Existing RS5 Zone¹	Proposed Development Under New CD47 Zone¹
1.	Land Use	<ul style="list-style-type: none"> ▪ Single-family dwellings ▪ Secondary suites ▪ Accessory buildings and uses ▪ Home based businesses ▪ Lodgers 	<ul style="list-style-type: none"> ▪ Cluster Housing comprised of a mix of Duplexes (6 units) and Coach Houses (3 units) ▪ Accessory buildings and uses ▪ Home based businesses ▪ Lodgers
2.	Gross Site Area:	▪ Min. 558 m ² (6,006 sq.ft.)	Consolidated site of ± 1,929.63 m ² (= 20,771 sq.ft.)
3.	Site Coverage:	<ul style="list-style-type: none"> ▪ Max. 40% for lots less than 664 m² ▪ Max. 266 m² if site area is 664 m² to 885 m² 	<p style="text-align: center;">Max. 45%</p> <p style="text-align: center;"><i>(includes area of covered porches)</i></p>

¹ Source: Information provided by Geller Properties Ltd., March 2011

		Permitted Under Existing RS5 Zone	Proposed Development Under New CD47 Zone ¹
4.	Net Floor Area (not including FAR exclusions)	<ul style="list-style-type: none"> 2031 Esquimalt = 237 m² 2047 Esquimalt = 237 m² 2063 Esquimalt = 265 m² Total (3 lots) = 739 m² (7,955 sq.ft.) 	1,166.64 m ² (12,558 sq.ft.)
5.	Floor Area Ratio (FAR):	<ul style="list-style-type: none"> For 2031 and 2047 Esquimalt: Max. floor area is 237 m² or 2,551 sq.ft. (equals 0.39 FAR) For 2063 Esquimalt: Max. FAR for 2063 Esquimalt is 0.35 (equivalent to a floor area of 253 m² (2,723 sq.ft.)) 	Max. 0.01 FAR <u>Includes:</u> <ul style="list-style-type: none"> chimney projections = 3.74 m² (40.25 sq.ft.) projecting bay windows = 5.09 m² (54.81 sq.ft.)
6.	FAR Exclusions:	Regulations per Zoning Bylaw No.4662, 2010 Section 130.08: <ul style="list-style-type: none"> Vehicle storage to 41 m² Accessory buildings other than garages up to 22.5 m² Basement areas where the top of the floor structure above the basement is no more than 0.9 metre above the lower of natural or finished grade at the perimeter walls² 	<u>Proposed FAR Exclusions (Total):</u> <ul style="list-style-type: none"> Basements = 598.7 m² (6,445 sq.ft.) Enclosed Garages (including integral garbage areas) = 180.76 m² (1,945.75 sq.ft.) Covered Porches = 88.25 m² (949.92 sq.ft.)
7.	Setbacks:		
	Front Yard:	<ul style="list-style-type: none"> Min. 7.6 metres 	Front (Esquimalt): <ul style="list-style-type: none"> 4.57 metres (15.0 ft.) to building face of duplex 2.13 metres (7.0 ft.) to covered porch
	Rear Yard:	<ul style="list-style-type: none"> Min. 9.1 metres Min. 1.2 metres for accessory buildings 	Rear (Lane): <ul style="list-style-type: none"> Min. 2.44 m (8 ft.) to building face of coach house Min. 0.61 m (2 ft.) to garage
	Side Yards:	<u>Least:</u> 10% of site width but no less than 1.52 metres or more than 3 metres <u>Combined:</u> 25% of site width, but no less than 3 metres or more than 18.2 metres	East: Min. 1.18 metres (3.875 ft.) West: Min. 1.22 metres (4 ft.)
8.	Building Height:	<ul style="list-style-type: none"> Max. 7.62 metres (25.0 ft.) 	<ul style="list-style-type: none"> Max. 7.62 metres (25.0 ft.)

² See details in Zoning Bylaw No. 4662, 2010, Section 130.08

		Permitted Under Existing RS5 Zone	Proposed Development Under New CD47 Zone ¹
9.	# of Storeys:	<ul style="list-style-type: none"> ▪ Max. 2 plus basement 	<ul style="list-style-type: none"> ▪ Max. 2 plus basement
10.	Parking:	<ul style="list-style-type: none"> ▪ <u>Without secondary suite:</u> at least 1 off-street parking space per lot ▪ <u>With secondary suite:</u> 1 off-street parking space for the exclusive use of the secondary suite; and at least 2 off-street parking spaces exclusively for the principal dwelling unit (total 3 spaces per lot), if the walking distance from a bus stop is more than 60.9 metres. 	<ul style="list-style-type: none"> ▪ 9 enclosed parking spaces ▪ Driveway areas that can be used for parking of 4 additional vehicles

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DESIGN REVIEW COMMITTEE (DRC) COMMENTS

The development proposal for 2031, 2047 and 2063 Esquimalt Avenue was first presented to the Design Review Committee (DRC) on September 10, 2009. The DRC supported the overall Infill housing concept, and requested a re-submission. On November 19, 2009, the DRC received a second submission from the applicant, and recommended support for the OCP amendment and rezoning, subject to further review by staff of the following:

- Application of further building sustainability features;
- Consideration of carport structures (as opposed to open parking), to be integrated with the design of the building and landscape;
- Use of permeable paving systems that can provide a minimum of 35% permeability throughout the project;
- Consideration of alternate façade treatments (built or planted) to enhance the laneway elevation of the coach houses;
- Greater differentiation between the massing of coach houses and duplexes – e.g., reducing the height of the coach house roofs or consideration of alternative roof forms; and
- Concern over the sustainability of the landscape – i.e., add more native plants, edible plants at the lane, more detailed soil specifications, and reconsideration of tree species.



Staff have been working with the applicant team since December 2009 to resolve these issues – with a particular focus on coach house massing, quality of landscape and outdoor space, character of the rear lane environment, building materials and architectural details, pedestrian circulation, and integration of on-site parking. The current plans (see Schedule 'A' to the Development Permit in Attachment 'I') reflect the applicant's response to DRC and staff input, and further public input through the enhanced consultation process in 2010.

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OVERVIEW OF ENHANCED CONSULTATION PROCESS

On May 31, 2010, Council instructed staff to carry out further public consultation on this application, prior to Council's consideration of proposed bylaws and the proposed Development Permit. This enhanced consultation process has included two additional⁶ public meetings⁶, and three meetings with property owners in the subject block. In addition to these staff-led consultations, the applicant has also met with individuals and community groups to discuss and seek further input on the proposed development, and to inform further refinements to the design concept. Periodic project updates have also been publicized on the 'Initiatives' page on www.westvancouver.ca.

Public Meeting: June 2010

Approximately 35 people attended a second public meeting on June 16, 2010. Participants were presented with four options for further consideration of this development application, and asked to indicate their preference. A total of 18 completed questionnaires were received:

	Option 1	Option 2	Option 3	Option 4
	<i>Maintain current RS5 zoning</i>	<i>Rezoning to permit a <u>single-lot</u> infill housing pilot project</i>	<i>Rezoning to permit a <u>three-lot</u> infill housing pilot project</i>	<i>Rezoning of three lots in context of whole block OCP Amendment</i>
Implications	<i>Preference for no change</i>	<i>Proceed as a trial project in accordance with OCP Policy H 4.1 (adopted July 2010) – to allow for the examination of new housing prototypes in Existing Neighbourhoods</i>		<i>Proceed in accordance with Council's resolution of October 5, 2009</i>
# Responses	7	2	0	9

The discussion at this meeting was fairly well split – with roughly half expressing concern over any change in land use; and the other half echoing the findings of the Community Dialogue on Neighbourhood Character and Housing; that is, expressing a desire for new housing alternatives that fit within established neighbourhoods. There was little interest in the possibility of advancing this project as either a single-lot or three-lot 'pilot project' under the District's Housing Pilot Program.

Consultation with 'Block' Owners: June – September 2010

Staff were directed to consult with the owners and residents of the block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street – to specifically identify the views of all those whose properties could be potentially rezoned. 11 of 14 property owners

⁶ An initial opportunity for community input was provided at the first public meeting held in June 2009.

accepted an invitation to participate in these discussions (which involved three meetings from June thru September 2010). All were provided with notes of these meetings and invitations to the broader public meetings.

At the first meeting (June 14, 2010), staff outlined the implications of the proposed OCP amendment, and what it would mean for future land use in this block. Each property owner shared their own future aspirations, which included:

- A desire to consolidate two smaller square-shaped lots on 20th Street to develop a new triplex for three older couples wishing to downsize;
- Building a small duplex on a similar small lot – to provide a purpose-built new unit for the owner, and a second unit they could rent out;
- Redeveloping three existing lots, each with three strata units – including a future retirement home for the owner;
- Wishing to keep their current house as is, and to ensure their privacy, sunlight and tree preservation as other properties on the block redevelop;
- Having built a custom home 19 years ago to meet their changing needs, a senior couple does not want to see the block redeveloped with new 'monster' houses;
- A couple of owners wish to build coach houses in their backyards to meet their families' longer term housing needs.

Many of the property owners have lived and owned property in the block for a number of years, and all appreciate the neighbourliness and sense of community that the block offers. The group met again on July 22nd, 2010, where one of the owners facilitated a visioning workshop to answer the following questions:

1. What makes this block unique or special?
2. What are your individual objectives, and what is our common vision for the future?
3. What are the key issues facing our neighbourhood, and what are the possible actions to address these?

Key findings regarding the character of this block relate to its unique location, diversity of housing and population, green and leafy surroundings, and its friendly and safe environment. District staff have prepared a draft Character Statement for this single-block 'mini' neighbourhood, based on the findings of this workshop (see Attachment 'E'). The character statement was vetted by the block owners at a follow-up meeting on September 15th and presented at the public meeting held on September 21st.




Public Meeting: September 2010

A third public meeting was held on September 21st, 2010, and was attended by approximately 100 people. This informal 'open house' was an opportunity for residents to:

- review the proposed bylaw amendments;
- view architectural drawings and a model of the development proposal for 2031, 2047 and 2063 Esquimalt Avenue;
- consider a draft neighbourhood character statement for the subject block;
- ask questions of district staff and the rezoning applicant; and
- provide written comments.

A total of 55 completed questionnaires were received:

- 
- 39 of 55 respondents (71%) believe that the subject block is unique; and 39 of 54 respondents (72%) believe it is an appropriate location for infill housing
 - 35 of 54 respondents (65%) expressed support for the development proposal for 2031, 2047 and 2063 Esquimalt Avenue
 - Of 55 questionnaire respondents: 22 indicated they live within four blocks of the subject site; 19 live in Hollyburn, Ambleside or Dundarave; and 14 live elsewhere in West Vancouver.
 - Where comments were provided, parking and traffic management was a key concern in this local area.
 - There is also a desire for design controls, preservation of mature vegetation, green development practices, and assurance that new development 'pays its own way' (i.e., that the cost of servicing the subject lands is borne by the applicant).

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Draft Character Statement for 2000-Block Esquimalt (north side) & Fulton (south side)

As part of an enhanced consultation process, staff met with owners of property in the 2000-block of Esquimalt / Fulton Avenues during the summer of 2010 to identify the unique characteristics of this block, what aspects residents would like to see preserved or enhanced if new development occurs, and why these attributes make it a suitable location for ground-oriented infill housing. The result is a draft "character statement" for this block or 'mini-neighbourhood'.



Description of the "Neighbourhood"

This 'mini-neighbourhood' comprises the city block bounded by Esquimalt Avenue to the south, 20th Street to the east, Fulton Avenue to the north, and 21st Street to the west. It includes 14 individual properties and is divided by a public lane running east-west through the middle of the block.

The block is unique within the local area for its flat topography, and its interface with non-residential uses – including the community centre / seniors' centre complex to the west, churches to the south and east, and Memorial Park, Hollyburn House, and multi-family housing fronting nearby Marine Drive. It is developed with houses of various age, size, and architectural style, set amidst mature trees and vegetation. Half of the houses are owner-occupied, and half are rental properties, but most are in long-term ownership by the current owners.

The lots are laid out in a grid iron style, which is typical of the time when the land was subdivided (1913). Historically, such modest-sized lots would be clustered within walking distance to public transportation (ferry dock, interurban tram) and basic commercial services. Rear lanes were intended for services and deliveries, with front yards for gardens and social interaction with neighbours. Today, this subdivision pattern provides the building blocks for more compact residential development, and less reliance on the private automobile.



Draft Character Statement for 2000-Block Esquimalt (north side) & Fulton (south side)

Character-Defining Elements of this Block

- Flat topography
- Non-view properties
- Walkable neighbourhood in close proximity to all West Vancouver civic and recreational amenities, public transit, and retail services -- where residents can be less reliant on their cars
- Mixed land use context; civic, institutional, park, multi-family residential, and single-family residential
- Modest-sized rectangular and square-shaped lots served by a rear lane - contrasting with later subdivisions in the local area which have a more 'suburban' character -- with larger, irregularly-shaped lots and no rear lanes
- Semi-rural character of the rear lane, with its gentle curve and green edges
- Green and leafy environment with mature trees and shrubs, surrounded by pockets of green space
- Friendly and safe community
- Active pedestrian area
- Diverse population (age, household size, income)
- Variety of existing houses (size, age, quality, with and without suites)
- Separation from similar blocks to the north by Fulton Avenue (local collector street) and a rise in the topography





District of West Vancouver

**Official Community Plan Bylaw No. 4360, 2004
Amendment Bylaw No. 4619, 2011**

Effective Date:

District of West Vancouver

Official Community Plan Bylaw No. 4360, 2004 Amendment bylaw No. 4619, 2011

A bylaw to amend the Official Community Plan

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to establish an infill housing designation and Development Permit Area for the block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue, and 21st Street to permit rezoning of properties for medium density ground-oriented housing;

NOW THEREFORE, the Council of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as "Official Community Plan Bylaw No. 4360, 2004, Amendment: Bylaw No. 4619, 2010".

Part 2 Amends Policy Section 4 [Built Form & Neighbourhood Character]

- 2.1 Schedule A to Official Community Plan Bylaw No. 4360, 2004 is amended as follows:
- 2.1.1 By amending the Key Map of Residential Area Designations by adding "Infill Housing Development Permit Area" in the map legend, and identifying the location of the 2000-block Esquimalt Avenue (north side) and Fulton Avenue (south side).
- 2.1.2 By adding "Policy BF-B 13" as follows:
- "Ensure that infill housing development enhances the character of the local neighbourhood and meets a high quality of building and landscape design."
- 2.1.3 By adding "Policy BF-B 13.1" as follows:
- "The block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue, and 21st Street (as shown on map BF-B 13) may be considered for rezoning to enable development of ground-oriented infill housing, not exceeding a density of 0.6 Floor Area Ratio (FAR).



Development proposals may include consolidation of individual lots where established neighbourhood character is maintained in terms of form, massing and pattern of buildings and structures.

Infill housing types may include: smaller single-family dwellings, coach houses, duplexes, triplexes, and/or combinations thereof."

- 2.1.4 By adding "Development Permit Area Designation BF-B 13", as described in Schedule A to this bylaw.

Part 3 Adds Development Permit Guidelines for Infill Housing

- 3.1 Schedule A to Official Community Plan Bylaw No. 4360, 2004 is further amended as follows:

- 3.1.1 By adding "Guidelines BF-B 13" for infill housing development in the block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street, as described in Schedule B to this bylaw.

Schedules

Schedule A – Development Permit Area Designation BF-B 13
 Schedule B – Built Form Guidelines BF-B 13

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

APPROVAL by

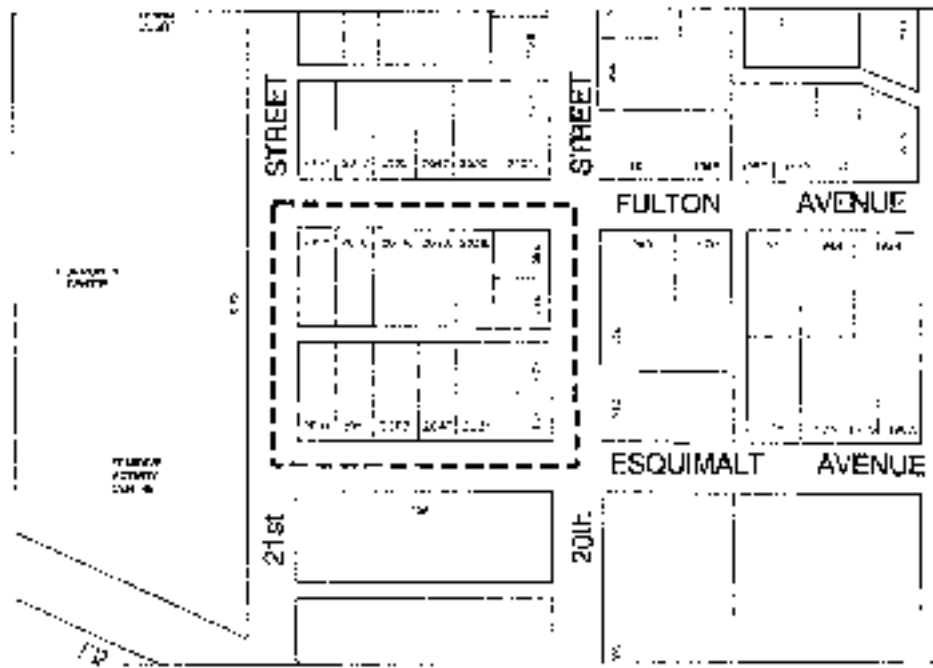
ADOPTED by the Council on

Mayor

Municipal Clerk



Schedule A – Development Permit Area Designation BF-B 13



Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street
Development Permit Area Designation Map BF-B 13

Category:	Local Government Act s. 919.1 (1) (e), (h), (i), and (j)
Conditions:	The Development Permit Area designation is warranted to provide for the comparability of new infill housing units within an established neighbourhood.
Objectives:	<ul style="list-style-type: none"> ▪ To integrate intensive residential development with existing site features, and the built form and landscape character of the surrounding area; ▪ To promote a high standard of design, construction and landscaping; and ▪ To promote energy and water conservation and the reduction of greenhouse gas emissions.
Guidelines Schedule:	Guidelines BF-B 13 shall apply.
<p>Exemption</p> <p>Development may be exempt from the requirement for a Development Permit if the proposal:</p>	<ol style="list-style-type: none"> i. is for the construction or renovation of or small addition to a single-family building; or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, and conforms to Guidelines BF-B 13.

Schedule B – Built Form Guidelines BF-B 13

I. CONTEXT AND CHARACTER

- a. New development should respect the pattern, scale and height of existing buildings, and the established landscape character of the neighbourhood.

II. BUILDING DESIGN

- a. The massing of street-oriented units should be configured to reflect a 'single-family' residential character.
- b. Roof volumes should be used to conceal top floor living spaces, where possible, to reduce the overall bulk and massing of a building.
- c. Coach houses should:
 - i. be subordinate in size and massing to the principal building on the property;
 - ii. be designed to complement rather than replicate the principal building;
 - iii. respect the scale and built form of neighbouring properties;
 - iv. not have significant overlook and shadowing impacts on neighbouring properties; and
 - v. have articulated facades and include habitable space at ground level to animate the lane.
- d. Garages should be designed and situated so that they are not a dominant feature of the lane, and should be finished with detailing that is consistent with the architecture of the buildings on the site.
- e. A 'building wall' along the lane should be avoided through variations in rear yards.
- f. Balconies and decks should be screened and located to provide privacy and minimize overlook onto adjacent units or neighbouring properties.
- g. Design strategies and building details such as natural cross-ventilation, energy efficient fixtures, high performance materials, and geo-exchange should be used to create buildings that reduce greenhouse gas emissions and energy consumption, enhance sustainability, and create a healthy living environment.
- h. All dwelling units should have adequate indoor storage areas, including convenient and secure bicycle storage.
- i. All dwelling units should have areas for the storage of garbage and recycling.

III. LANDSCAPE DESIGN

- a. Each units should be provided with private outdoor space.
- b. The area between a public street and private indoor space should be established as a transitional area that is visually interesting to pedestrians while clearly privately owned, rather than walled/fenced off from public view.
- c. Driveways, parking areas, patios and walkways should be finished with porous material.
- d. The landscape design should reduce the apparent mass of buildings.
- e. Prominent healthy existing trees and landscape features should be retained and protected where appropriate.
- f. Glare and light spill of exterior or ground level lighting to surrounding properties should be minimized.

IV. CIRCULATION AND PARKING

- a. Coach house units should have principal pedestrian access from the street.
- b. All parking should be located within the rear portion of the lot, with direct access from the lane.



District of West Vancouver

**Zoning Bylaw No. 4662, 2010
Amendment Bylaw No. 4678, 2011**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 4678, 2011

A bylaw to rezone certain real property zoned RS 5 Single Family Dwelling Zone 5 to Comprehensive Development Zone 47 (CD47)

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendment of the Zoning Bylaw;

NOW THEREFORE, the Council of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as "Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 4678, 2011".

Part 2 Adds the CD47 Zone

- 2.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 Comprehensive Development Zones is hereby amended by adding the CD47 – Comprehensive Development Zone 47 (Hollyburn Mews), as set out in Appendix A to this Bylaw.

Part 3 Amends Zoning Maps

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning of the properties legally described as:

- Lot 10 Block 6 District Lot 775 Plan 4155; and
- Lot 9 Block 6 District Lot 775 Plan 4155; and
- Lot 4 of Lot 7 Blocks 7 to 12 District Lot 775 Plan 4595

from: "RS5 Single Family Zone 5" to "CD47 Comprehensive Development Zone 47 (Hollyburn Mews)", as shown in Appendix B to this bylaw.



Appendices

Appendix A -- CD47 Comprehensive Development Zone 47 (Hollyburn Mews)

Appendix B -- Amendment to Zoning Bylaw No. 4662, 2010, Schedule A,
Section 852, Schedule 2, Zoning Maps

READ A FIRST TIME on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].



Mayor

Municipal Clerk



APPENDIX A

CD47 Comprehensive Development Zone 47 (Hollyburn Mews)

647.01 Permitted Uses

- (1) Accessory buildings and structures
- (2) Coach houses
- (3) Duplexes
- (4) Home based businesses

647.02 Density

- (1) Maximum 9 dwelling units.
- (2) The maximum permitted floor area shall not exceed a Floor Area Ratio (FAR) of 0.61 and means the figure obtained when the total area of all floors of storeys, measured to the exterior faces of the building or buildings including accessory buildings, excluding only those areas specifically described below, is divided by the site area.
- (3) The following areas are excluded from calculation of maximum permitted floor area:
 - (i) Basements where the top of the floor structure above the basement area excluded is no more than 0.9 metre above the lower of natural or finished grade at the perimeter walls;
 - (ii) Garages to a maximum 181 square metres; and
 - (iii) Covered porches to a maximum 89 square metres.

647.03 Site Area

The minimum site area for this zone shall be 1,925 square metres.

647.04 Site Coverage

- (1) Buildings and structures shall not occupy more than 45% of the lot.
- (2) Buildings, structures and materials that are not occurring naturally on the lot shall not cover more than 70% of the lot.

647.05 Yard Requirements

- (1) The minimum required yards for all buildings and structures and all accessory buildings and structures shall be:

Front (south):	4.57 metres
Rear (north):	2.44 metres
Side (east):	1.18 metres
Side (west):	1.22 metres

- (2) The minimum required yards may be reduced as follows:
- (i) Covered porches may project to a maximum 2.44 metres into the front yard, and open stairs may project a maximum 1.5 metres from covered porches further into the front yard
 - (ii) Covered porches may project up to a maximum 1.32 metres into the rear yard
 - (iii) Garages may project up to a maximum 1.83 metres into the rear yard
 - (iv) Chimneys may project up to a maximum 0.61 metre into side yards

647.07 Building Height and Number of Storeys

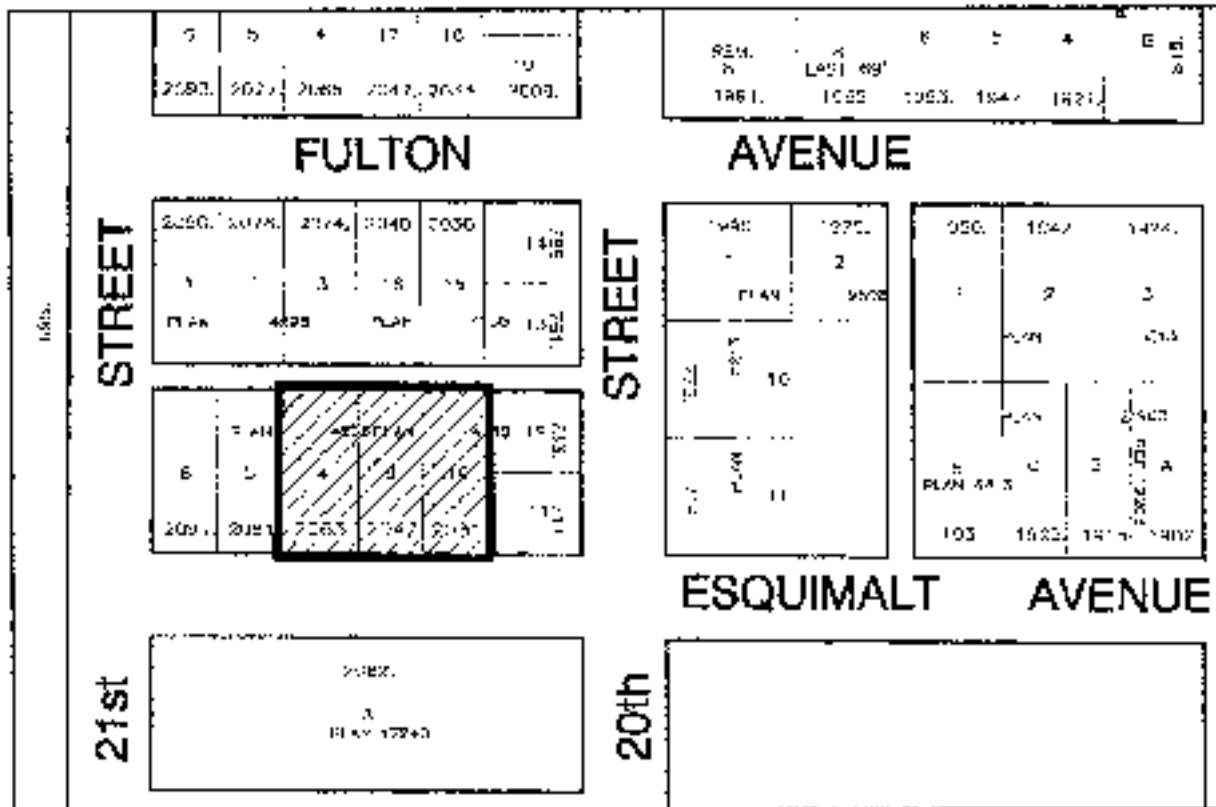
Buildings and structures shall not exceed a height of 7.62 metres or two storeys excluding basements.

647.08 Off-Street Vehicle Parking

9 enclosed off-street parking spaces shall be provided.

APPENDIX B

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps



Lands to be rezoned from "RS 5 Single Family Dwelling Zone 5" to "CD47 Comprehensive Development Zone 47 (Holyburn Mews)"



District of West Vancouver
PROPOSED
Development Permit No. 08-041

Registered Owner: Geller Properties Ltd.
3366 Deering Island Place
Vancouver BC V6N 4H9

This Development Permit applies to:

Civic Address: 2031, 2047 and 2063 Esquimalt Avenue

Legal Description: PID: 011-724-919
Lot 10, Block 6, District Lot 775, Plan 4155
PID: 002-558-726
Lot 9, Block 6, District Lot 775, Plan 4155
PID: 011-469-145
Lot 4 of Lot 7, Blocks 7 to 12, District Lot 775, Plan 4595
(the 'Lands')

-
1. This Development Permit:
 - (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as Infill Housing Development Permit Area:
 - to integrate intensive residential development with existing site features, and the built form and landscape character of the surrounding area;
 - to promote a high standard of design, construction and landscaping; and
 - to promote energy and water conservation and the reduction of greenhouse gas emission,and is subject to Guidelines BF-B 13 specified in the Official Community Plan; and
 - (b) is issued subject to the Registered Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.
 2. The following requirements and conditions shall apply to the Lands:
 - 2.1 Buildings, structures, on-site parking, driveways and site development must take place in accordance with the attached Schedule A.

- 2.2 All porches and balconies on the Lands must at all times remain fully unenclosed; and all patios on the Lands must at all times remain fully open, uncovered and unenclosed.
- 2.3 Sprinklers must be installed in all areas of the buildings as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
- 2.4 Wood burning fireplaces must not be installed, constructed or otherwise permitted on the Lands or in any buildings on the Lands.
- 2.5 On-site landscaping must be installed at the cost of the Registered Owner in accordance with the attached Schedule A.
- 2.6 Sustainability measures and commitments must take place in accordance with the attached Schedule A.
- 2.7 The following works must be provided at the cost of the Registered Owner:
 - (a) new water and sanitary sewer connections;
 - (b) concrete sidewalk and boulevard landscaping (including a landscaped bioswale) along the Esquimalt Avenue frontage of the Lands;
 - (c) storm water management plan prepared by a Professional Engineer registered in the Province of British Columbia;
 - (d) under-grounding of overhead utilities along the Esquimalt Avenue frontage of the Lands; and
 - (e) re-grading the rear lane (full length) and adding a layer of new gravel.
3. Prior to commencing site work or Building Permit issuance, whichever occurs first,
 - 3.1 a plan for traffic management (including Trades parking) during construction must be submitted to and approved by the District's Manager of Development Engineering; and
 - 3.2 tree protection measures must be installed 1 m outside the perimeter of the drip line of the tree located in the Esquimalt Avenue boulevard adjacent to the southeast corner of the property, to the satisfaction of the District's Environmental Protection Officer.
4. Prior to issuance of a Building Permit for any building or structure on the Lands:
 - 4.1 Engineering civil drawings detailing on-site servicing, storm water management and the works set out in Section 2.7 of the Permit (the "Works") must be submitted to and approved by the Manager of Development Engineering; and



- 4.2 a Section 219 Covenant must be placed on the Lands requiring:
- (a) all porches and balconies to remain fully unenclosed at all times;
 - (b) all patios to remain fully open, uncovered and unenclosed; and
 - (c) prohibiting wood burning fireplaces; and
- 4.3 The Registered Owner shall execute a works agreement (the "Works Agreement") with the District in form and substance satisfactory to the Manager of Development Engineering with the following provisions:
- (a) for the construction and installation of the Works in accordance with approved engineering civil drawings for the Works and to the satisfaction of the District's Manager of Development Engineering;
 - (b) for the payment to the District of all engineering, inspection and administrative costs incurred by the District in connection with the Works;
 - (c) for the payment to the District of the cost of all tie-ins of the Works (if any) to existing municipal systems;
 - (d) for deposit with the District of cash or an irrevocable automatically renewing letter of credit issued by a Canadian chartered bank or credit union in a form satisfactory to the Manager of Development Engineering, in the amount to be determined in the Works Agreement (the "Works Deposit") to secure the due and proper completion of the construction and installation of the Works;
 - (e) that 10% of the initial value of the Works Deposit shall be retained by the District for one year after completion of the Works, as determined by the District's Manager of Development Engineering, as a warranty deposit to secure the remediation of any defects in the Works; and
 - (f) in the event that the Works are not completed as provided for in this Development Permit or in the event that the Works are defective, the District may, at its option, enter upon, carry out and complete the Works, or cure any defects in the Works, and may recover the costs of doing so from the Works Deposit, including the costs of administration and supervision; and
- 4.4 Security for the due and proper completion of the on-site landscaping set forth in Section 2.5 of this Development Permit must be provided in the amount of \$115,400 (the "Landscaping Deposit") to the District in the form of cash or an unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union and:
- (a) a minimum 20% of the initial value of the Landscaping Deposit shall be retained by the District for one year after installation of the landscaping, as a warranty deposit to ensure successful installation of the landscaping; and

(b) the initial value of the Landscaping Deposit may only be reduced to the warranty level and the warranty shall only be released when the registered member of the BCSLA for the project provides a field report to the District confirming successful installation of the on-site landscaping in accordance with Schedule A to this Development Permit.

5. This Development Permit lapses if the work authorized herein is not commenced within 12 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing or continuing the development by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the work shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON [Insert Date].

MAYOR

MUNICIPAL CLERK

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

Owner: Signature

Owner: Print Name above

Date

FOR THE PURPOSES OF SECTION 5, THIS PERMIT IS ISSUED ON [Insert Date].

Schedules:

A -- Development and Landscaping Plans and Sustainability Measures

FUTURE REZONING OF REMAINING PROPERTIES IN THE BLOCK

At the request of Council, staff have in previous reports outlined different options for future rezoning of other properties in the subject block. To provide greater certainty for the neighbourhood and the subject property owners, staff have recommended that multiple rezonings be avoided and that, instead, a two-phased process be considered. Under this process:

- The first phase would comprise the whole-block OCP amendment and rezoning of only three lots (2031, 2047 and 2063 Esquimaux Avenue), which is currently before Council; and
- Rezoning the balance of 11 properties in this block (as a second group) when the next development proposal for an individual property comes forward.

Section 904 of the Local Government Act (LGA s.904) provides for the establishment of different density regulations for a zone, and conditions that will entitle an owner to a higher density – including conditions relating to the conservation or provision of amenities. A new zone drafted in accordance with LGA s.904 could establish a base density and outright permitted land use for the remainder of the block – i.e., the 'base' being what is allowed under the existing RS 5 Single-Family Dwelling Zone 57; with a higher density and conditional permitted land use (infill housing) achievable with the provision of specified amenities.

A method for calculating amenity contributions would need to be defined within the new zone for the balance of this block, and would apply to each future infill housing project. Under this scenario:

- Property owners wishing to develop their land with infill housing would be required to: (1) provide an amenity contribution as outlined in the zone; and (2) apply for a (form and character) Development Permit, which is subject to Council approval.
- Construction of a new single family dwelling under this new zone would not require a design review or public amenity contribution, as this would be an 'outright' permitted use (rather than a 'conditional' use). Assuming no variances are required, construction would only be subject to Building Permit approval.

This approach (rather than individual rezonings) is supported by the property owners in the subject block.

Should Council prefer to consider rezoning on an individual site basis, future proposals for infill housing on this block would require Rezoning and Development Permit approval, and amenity contributions would be determined based on an assessment of potential uplift from rezoning, as in the case of the present application. However, no further amendment to the Official Community Plan would be required.

¹ Single-family development under the existing RS 5 zoning is not subject to design controls. Under the proposed OCP Amendment for this block, any proposed infill development would undergo a formal design review process, and would require Council approval of a Development Permit.

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Attachments for item 12
provided under separate cover

Hollyburn Mews

Cottage-style duplexes and coach houses



*Revised Rezoning and Development Permit Application
submitted to*

*The Corporation of the District of West Vancouver by
GELLER PROPERTIES LTD.*

April 2011

SCHEDULE A
TO
ATTACHMENT H

GELLER PROPERTIES LTD
3386 Diering Island, Vancouver BC V6N 4A9
geller@gpl.ca, 778 907 9900

April 1, 2011

Ms Geri Boyle
Manager of Community Planning
The Corporation of the District of West Vancouver
750 17th Street, West Vancouver BC V7V 3T3

Dear Ms. Boyle

**RE: Hollyburn Mews (Formerly Bowling Green) Reference File Number 08-041
An Amendment to the Rezoning and Development Permit Application
for 2031, 2047 & 2063 Esquimalt Avenue, West Vancouver**

Many West Vancouver residents are now living in homes or on properties that are getting too big. While some are choosing to move into apartments or townhouses, others would prefer a smaller ground oriented home with its own yard and outdoor spaces. Hollyburn Mews is being designed and developed for these buyers.

By this letter, Geller Properties Ltd. (GPL) is pleased to submit an amended application to rezone three single family lots on Esquimalt Avenue, in order to create nine smaller duplex and coach house units. GPL purchased the lands from Bowling Green Townhomes Ltd (BGTL) in September 2010. BGTL submitted the original application in 2008. This application is to be considered along with an Official Community Plan Amendment for the entire block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street, within which the subject properties are located.

The revised plans have been prepared by Formwerks Architectural Ltd. and Durante Krueck Landscape Architects. They have been carefully designed to cater to West Vancouver residents seeking new smaller housing choices in their community. The new designs are intended to reflect the style of smaller West Vancouver cottages and homes.

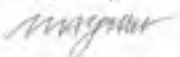
Attention has been given to the concerns raised by local residents during the Community Dialogue on Neighbourhood Character & Housing. We have also addressed comments heard from the general public and potential purchasers at a Public Open House on September 21st, 2010. Consideration has also been given to earlier comments from staff, the DRK, and feedback from other architects and planners who were asked to review the earlier plans.

This revised application also incorporates my four decades of experience as an architect, planner and developer involved with the design and development of housing catering to seniors and others seeking alternative forms of housing.

GPL recognizes that the consideration of this application, with its somewhat contentious past, is a very important initiative for West Vancouver. With its more intensified land uses and coach houses in an existing single family neighbourhood, this application represents the first of its kind. If it is granted approval and succeeds, it should increase the likelihood of other similar proposals resulting in much needed new housing choices. If it fails, it could discourage consideration of other infill applications in the immediate future.

This report focuses on the revised submission and the changes that have been made since GPL took over the project. We hope that you will agree that it addresses many of the expressed community concerns and now demonstrates an opportunity to create new housing choices for West Vancouver that, as noted in the title of your May 2010 Housing Forum 'fit us' and 'fit in'. We hope it will meet with staff and Council, and ultimately broad community approval.

Yours sincerely,



Michael Geller B.Arch. MAIBC, FCP



Site Location and Amenities

There is probably no better location in West Vancouver for the type of development being proposed. The property is located only one block north of Marine Drive, two houses away from the Seniors' Centre and new Recreational Centre. Immediately to the south is West Vancouver United Church, and Hollyburn House. St. Stephens Anglican and Christian Science Church are both nearby. The West Vancouver Bowling Greens are immediately to the south-east.

The property is very close to public transit, the West Vancouver Public Library, and the shops and services of nearby Ambleside Village. Moreover, the area is relatively flat which makes it easy to walk to all of these facilities.

The block within which the three lots are located is very unique, by virtue of the surrounding uses and conditions. Fulton Avenue separates it from the more typical single family neighbourhoods to the north. A successful townhouse development was constructed along Gordon Avenue to the north-west and Council is considering a proposal for a new seniors oriented development on the former Wetmore Motors site immediately west of the senior's centre. The Kiwanis Seniors' complex is also nearby.

For all of these reasons, this is considered a most suitable location for a new cluster infill development, offering duplexes and coach houses designed for longstanding West Vancouver residents who are ready to downsize. It will allow them to be closer to a broad array of services and amenities that are easily accessible, without having to get into a car.





Previous Ground Floor Site Plan

One of the concerns with the earlier scheme was the manner in which the buildings were lined up along the lane. There was also a privacy and security concern since the bedrooms of the coach houses were located at grade.



Previous Second Floor Plans

There was also a concern with the suitability and amenity of the large north-facing decks above the garages, serving the upper level of the coach houses.

Previous Plans and Model

This revised application maintains the innovative design concept conceived by Mehrdad Rahbar of Vernacular Design to replace three older single family houses with three duplexes, each designed to appear like a larger single family house, and three laneway coach houses. However, following a careful review of the planning history of this application, GPL thought that the overall site design, individual building designs and landscaping plan could be improved to increase liveability for the residents and improve the overall neighbourhood 'fit'. The following summarizes the key objectives of the design revisions.



Model of Previous Proposal

While the overall concept was considered very innovative and appropriate, there appeared to be too little space between the coach houses and duplexes, and too many pathways traversing the site.

Design Revision Objectives

Improve the overall appearance and neighbourhood fit through the creation of a more traditional West Vancouver cottage-style form of development;

Decrease the 'bulk' of the coach houses while increasing the variation of spaces and buildings along the lane;

Increase the amount of off-street parking;

Increase the distance and sense of open space between the duplexes and coach houses;

Introduce a more informal 'garden-like' landscape character with increased landscaped areas and reduce paved walkways;

Balance the building size, site coverage and floor space ratio across the property;

Improve liveability and accessibility for 'empty nesters' and seniors seeking to age in place on this exceptionally well located property.



As illustrated in this model of the previous proposal, the amount of green space between the duplexes and coach houses was limited. A key objective is to increase the open space between the duplexes and coach houses.



An example of the type of porch being proposed for each of the duplexes and coach houses.



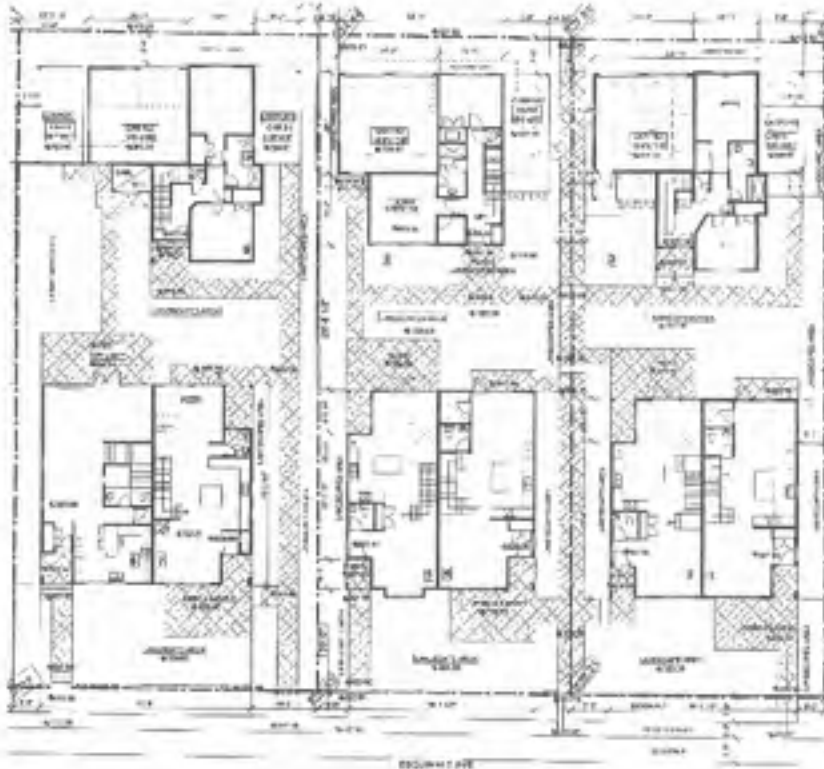
An example of a more communal, informal garden-like landscape character considered appropriate for the site

Previous Site Plan

The previous application maintained the existing property boundaries with a 60' lot at the western end of the property, and two contiguous 50' lots. Three separate residential bare land strata plans were proposed.

While this was seen as a way of maintaining the single family pattern of development along Esquimalt Avenue, it did create anomalies in terms of building size, density and site coverage across the properties. Moreover there was a potential for conflicts amongst the strata corporations over the future maintenance of the landscaped areas.

Since the coach houses had their bedrooms at grade, it was not possible to create individual entries to the units from the lane. This resulted in a less active 'lanescape'.



Revised Site Plan

The revised plan maintains a single family pattern with a central 50' lot flanked by two 55' lots. However, it is proposed that the three lots be legally consolidated to allow one strata plan for the development, and more variety in the spacing between the coach houses and parking garages along the lane.

The revised plan results in an improved 'lanescape' by separating some of the garages from the coach house units, and varying the set-backs for the garages. By reversing the coach house floor plans, and putting the living spaces at grade, the coach houses also have 'back doors' to the lane along with increased setbacks.

Given the unusually wide boulevard along Esquimalt Avenue, it is proposed that the front yard setback be reduced to 15 feet from the property line to the building face, thus increasing the separation space between the duplexes and coach house units, and creating a more intimate, 'neighbourly' character along the street.





Features of the new plans

The new site plan generally achieves the design revision objectives. The separation space between the duplexes and coach houses has been increased as a result of a reduction in the depth of some units and the reduced setback along the street.

The number of parking spaces has increased from 10 to 13. Nine of the spaces are in garages. The remaining spaces, primarily for visitors, are located in front of the garages. This is discussed in more detail later in the report.

Each duplex block has a large front porch at its western end, raised approximately 2 feet off grade to accommodate the site grades. There are also small covered porches at the rear of each unit to add amenity and contribute to a greater sense of neighbourliness and privacy.

The coach houses have a small covered porch at each entry from the garden. A second covered entry leads from each coach house to the lane.

The number of pathways from the street has been reduced along with the number of pathways linking the garages to the rear of the units. The east-west pathway has been eliminated and replaced by a stepping stone path to allow neighbours to go from one part of the community to the other.

There are three unit types: a smaller duplex, (4 units); a larger duplex (2 units), and a coach house (3 units). Although the units are not large, considerable attention has been given to the creation of flexible, 'furnishable' and liveable spaces.

'L-shaped' kitchens each have a central island with seating, full height pantries, and large windows over the sink. Each of the homes has a built in desk area to accommodate computers and printers.

The bedroom levels have been revised to provide for two 'master bedrooms', each with its own en-suite bathroom. This is considered appropriate for empty nesters and seniors who often prefer separate bedrooms or an en-suite bedroom for adult children or guests.

Considerable attention has been given to creating a variety of covered and open outdoor spaces for each unit.

Landscaping concept

The new landscaping concept is an integral aspect of the revised design. The goal is to create an attractive, informal garden setting with a variety of perennials and planting materials of varying heights. The inspiration for the design comes from traditional West Vancouver 'English Country Gardens' and gardens found in some of the newer 'cottage-style' developments being created in the Pacific Northwest, as illustrated on this page.

There is a need to review with engineering and BC Hydro whether an evergreen tree on the public boulevard near the south-east corner of the property can be retained, noting the obligation to underground the BC Hydro service currently running above this tree.

A new 4 to 5 foot gravel sidewalk is proposed immediately adjacent to the road surface. This location is preferred since it will be easier to connect to a desired sidewalk fronting the properties to the west and east of the subject properties. GPL will offer to extend this sidewalk across the properties to the east and west, in order to create a safer pedestrian route to the nearby seniors centre, at no cost to the owners.

Particular effort has been given to minimizing the number of pathways running through the site. The 6 duplex units are served by 4 pathways from the street. 'Tumbled pavers' are proposed for the pathways and patio areas. A landscaped trellis structure between the duplex buildings will lead to the coach houses that also have separate entrances from the lane.

Drought resistant native plantings, combined with wildflowers and other perennials will be used throughout. However, raised beds will also be provided where individuals can plant annuals if they so desire. Some of the existing plant materials will be reused where feasible.

While some lower fencing may be provided in some areas, the goal is to create a continuous landscaped environment that is not broken up by high fences and property lines.

Two small communal seating areas are proposed along the shared pathways, near the intersection of the east-west stepping stone path.



A new gravel sidewalk is proposed along the Esquimalt Avenue frontage; a large tree near the south east corner of the property will hopefully be maintained (below)



The natural character of the rear lane will be maintained and upgraded; careful attention will be given to new landscaping and accommodating garbage cans





Tumbled Pavers at Patios - to be grey in colour



Rectangular Pavers at main walkways thru site



3' H. Wood fence (as appropriate and if required)



6' H. Metal fence (as appropriate and if required)



Low retaining wall around patios



Section A - Back Patios of Units 1 and 3 (at north-east corner)
Scale 1/4" = 1'



Section B - Front Patio of Unit 1 Facing Esquamit Ave. (south-east corner)
Scale 1/4" = 1'

2	Jan 15, 2011	Revised	Revised for Review
1	Jan 21, 2011	Issue	Issue
Revisions			

See Details Landscape Architect

Project
Hollyburn Mews
#2031, 2047, 2063
Esquamit Ave.
West Vancouver, BC

Drawn by: JH
Checked by: Anna Dorelle
Date: Jan 21, 2011
Scale: 1/4" = 1'-0"
Drawing Title

Sections

Project No.:
JD11-01
Sheet No.:

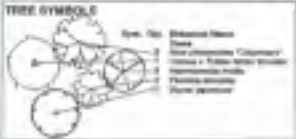


PLANT LIST

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Notes:

1. All plants are to be installed within the building.
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10. All plants are to be installed within the building.



Scale: 1" = 10'-0"

Project: Hollyburn Mews

Client: ...

Architect: ...

Date: ...

Sheet: ...

Hollyburn Mews

#2001, 2047, 2003
 Esplanade Ave
 West Vancouver, BC

Project No: ...

Client: ...

Architect: ...

Date: ...

Sheet: ...

Scale: ...

Planting Plan

Project No: JD11-01

Sheet: ...

Parking

A number of people have expressed the concern that there is a need for additional parking to serve the new residents and their visitors. While the development is expected to appeal to those who are ready to give up one or more cars, it is acknowledged that additional off-site parking would be desirable.

The previous scheme provided 10 parking spaces for the 9 units. Six of the spaces were in garages; the remainder were open carports.

The revised plan offers a different parking solution. There are 9 garages and four open surface spaces for a total of 13 spaces:

The revised layout avoids having any double garages attached to the coach houses. Instead, single car garages are on either side of the units. The remaining cars are accommodated in two double garages set back from the lane. By varying the garage setbacks, roof designs, exterior materials and design, each has its own distinct character.

It is proposed that the surface parking spaces in front of the separate garages be paved with a 'reinforced grass' product to create 4 tandem parking spaces for visitors and green areas along the lane. This, combined with the varying setbacks should result in a very successful 'lanescape'.



Setbacks

In order to rationalize setbacks and create a more comprehensive and attractive development, it is proposed that the three lots be consolidated. This will also simplify the planning, development, and future operation of the housing.

Given the very wide public boulevard along the street, and desire to maximize the space between the duplexes and coach houses, GPL is requesting that staff consider a reduction in the front setback to 15'. Not only will this improve the separation space between the duplexes and coach houses, it will also create a more friendly and neighbourly character along the street. Special landscaping will be planted at the western edge of the property to screen the end duplex from its neighbour and transition to the greater front setback for this property. The following summarizes the various setbacks:

The **Front setback** is proposed at 15 feet from the property line, which results in an approximate 45 foot setback from the road surface. The front porch protrudes into this setback.

The **Rear setback** from the Lane varies quite considerably. Three of the garages are set back 2 feet from the lane; the remainder vary between 6 feet and 18 feet. The coach houses are now set back 8 feet from the lane.

The **Side setback** is generally 5 feet. However, it is proposed that the setback for the two garages be reduced to 4 feet, in order to allow an adequate interior garage width and reasonable separation spaces between the detached garages and coach houses.

It is understood that porches and a chimney flue will be allowed to protrude into the proposed setback areas.

Site Coverage and Density

The proposed site density for the housing is 0.6 and the site coverage is 0.4. This is consistent with the earlier proposal.

However, in order to better respond to the needs of those wanting to downsize into the development from larger single family homes, GPL is requesting that staff allow below ground 'cellars' for each of the units to accommodate mechanical equipment, storage, workshop areas, and other non-habitable spaces.

The cellars will generally be completely below grade, except where the site slope dictates otherwise. No bathrooms or bedroom spaces will be provided or allowed. There will be no access to the cellars from the outside.

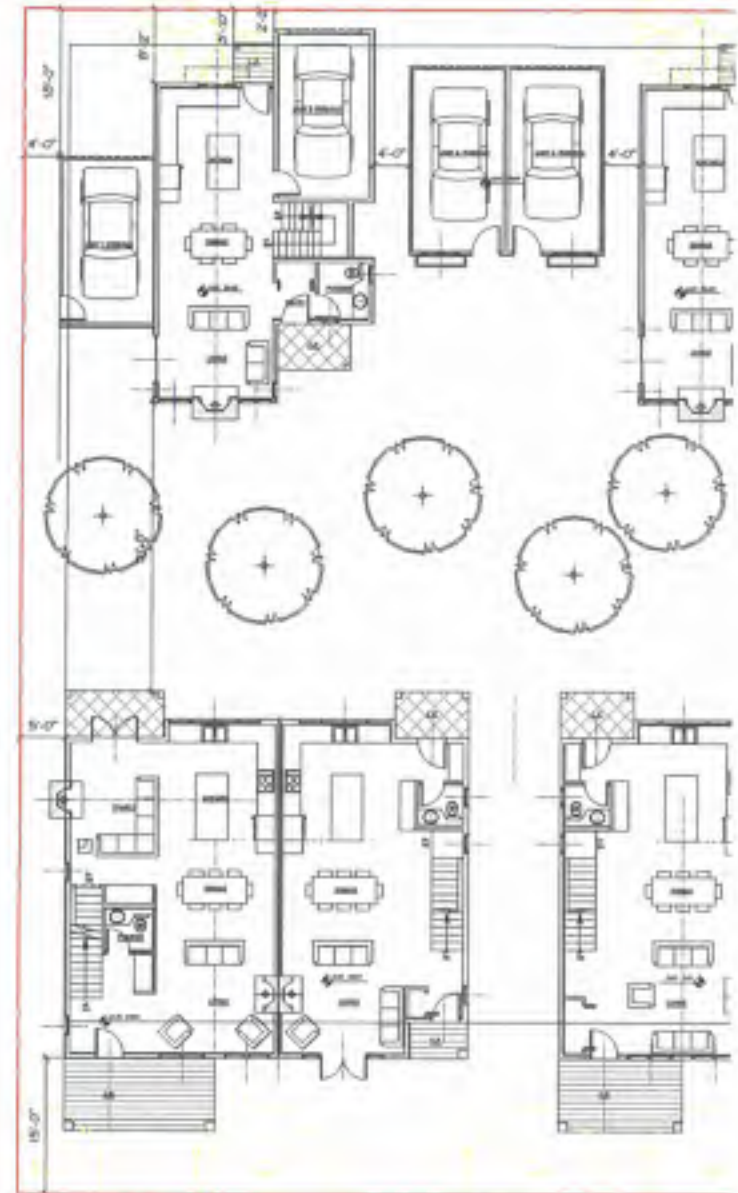
Building Heights

The building heights have been reduced and are well within the maximum permitted under the single family zoning. The overall height at different parts of the roof is set out on the drawings.

Unit Sizes

These new homes are intended to appeal to older West Vancouver residents moving out of larger single family homes. The revised unit sizes are approximately as follows:

Smaller duplex (4 units)	1430 to 1455 square feet
Larger duplex (2 units)	1625 square feet
Coach Houses (3 units)	1155 square feet





Picnic at Mowats's Cottage 1921



Faulkner house at 1328 Gordon Avenue 1916

Architectural Character

A key aspect of the revised application is a new architectural character that is inspired by traditional West Vancouver cottages and houses. Illustrated on this page are photographs from the West Vancouver Archives of a variety of older homes built in the late 19th Century and early 20th Century. While the new buildings are not designed to mimic these older buildings, they do feature many of the details which are evident in these photos, including:

- covered porches with open railings, and various gable details
- a mixture of horizontal and vertical siding, shakes and board and batten
- a variety of window details with smaller panes and special trim
- steeply sloping roofs with dormers, open soffits and other "traditional" detailing



Kay Meek's summer home (between 1940 and 1959)



Kilby house 1930's



Kilby house 1910



Rush House with cleared fields (between 1923 and 1933)



Dorothy Jane's house at 1252 14th Street 1915



Pilot Station at Pilot Bay 1906

All photos: Courtesy of West Vancouver Archives



Architectural Character

The illustrations on this page and elsewhere in this report are from projects designed by Ross Chapin, Architect and developed by the Cottage Company throughout Washington State. Some of the details which are being proposed for Hollyburn Mews include:

- open porches with flower boxes and a variety of gable details
- 'Dutch doors' with separate opening top and bottom sections
- contemporary interpretation of traditional window detailing
- a range of 'heritage' colours providing harmony and variety
- a mix of horizontal, vertical and board and batten siding
- selective use of shakes to add variety and interest
- skylights in selected locations
- opportunities for solar panels





Duplexes Garden Elevations



Duplexes Esquimalt Elevations

Hollyburn Mews



Coach House Lang Elevations



Coach House Garden Elevations

Hollyburn Mews





Sustainability Measures

This development is being designed to generally comply with the Green Building Requirements established by West Vancouver for properties sold by the district. They are intended to create healthier and lower environmental impact residential homes. The following summarizes the key features of these homes and site planning:

Sensitive Site Development

- On site stormwater management will maintain runoff to pre-development rates
- A tree planting plan will be prepared and submitted
- Indigenous plant materials with low water requirements shall predominate
- The landscape plan shall exceed minimum plant requirements; the limited turf areas shall be drought-tolerant; soil shall meet the specified requirements;
- Trees and other plantings shall provide shading for at least 50% of hard surfaces within 15 meters of the homes

Energy Efficiency

- Exterior walls shall have increased insulation values ; windows shall have EnergyStar labels
- EnergyStar appliances shall be installed
- Alternatives to incandescent and halogen bulbs shall be installed in all non-living spaces and habitable spaces where appropriate
- 'smart' energy usage display meters will be installed
- Fireplaces shall be gas fuelled with electronic ignitions and direct vents
- Hot water tanks shall meet minimum insulation requirements
- Hot water piping shall meet minimum insulation requirements to avoid heat loss
- Homes will have 'pre-piping' for future roof-mounted solar panels
- Garages shall be pre-wired for electric vehicles
- An EnerGuide Rating System Report shall be prepared prior to occupancy
- Glazing areas will be designed to support passive solar heating

Water Efficiency

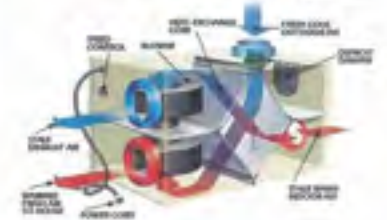
- Dual flush toilets and low flow fixtures shall be installed

Indoor Environmental Quality

- Heat recovery ventilators shall be installed
- Low VOC emitting paints and flooring materials shall be specified

Construction Waste Management

- A construction waste management plan will be prepared in accordance with the Metro Vancouver BuildSmart Waste Management Toolkit guidelines to target a 50% reduction from industry norms.



Accessibility, adaptability and liveability features

Many West Vancouver residents are now living in homes or on properties that are getting too big. While some are choosing to move into apartments or townhouses, others would prefer a smaller ground oriented home with its own yard and outdoor spaces. Hollyburn Mews is being designed and developed for these buyers.

While the homes are not large, they will have many features to make them comfortable and liveable for those seeking to age in place. They are homes for those who want to downsize, but not downgrade.

While most 'empty nesters' and seniors would prefer a home on one level, or a master bedroom on the ground floor, due to restrictions on the site coverage, this is not considered feasible on the subject property. Another option might be to provide an elevator, or a rough-in for an elevator. However, this is not considered appropriate for these smaller homes for both cost and space planning reasons. However, the duplexes have been designed with a wider 'straight run' stair which could easily accommodate a stair lift if required at some time in the future. A stair lift could also be added to the coach house stairs if necessary.

A number of other features have been incorporated into the design to make these homes more attractive and liveable for an aging population. These include:

- *Kitchens with full height pantries, accessible cupboards, drawers in the lower cabinets, 'lazy susans' and a seating area
- *Higher levels of lighting in bedrooms, closets, kitchens, bathrooms and corridors
- *Provision for support bars in bathrooms if and when needed; medicine cabinets and drawers for toiletries and medications
- *Raised electrical outlets and lower light switches
- *Lever hardware on all doors and bathroom fixtures
- *Wider corridors, wider door openings and flush door thresholds
- *Raised planting beds in patio areas
- *Incorporation of SAFERHOME design standards wherever feasible

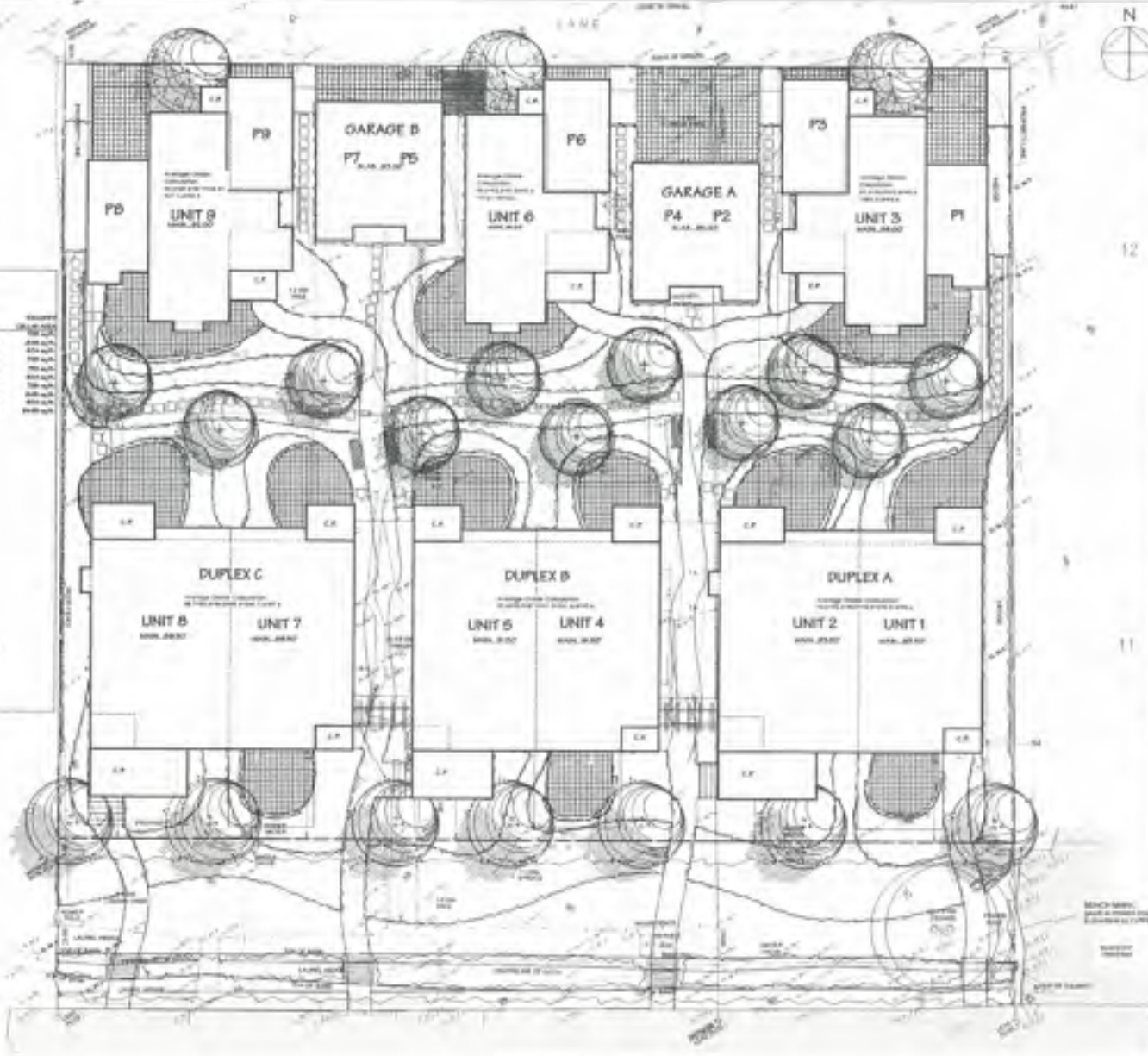


DRAWING LIST

- A-01 3/4 PLAN
- A-02 SITE DETAILS
- A-03 UTILITY FLOOR PLAN
- A-04 MAIN FLOOR PLAN
- A-05 2ND FLOOR PLAN
- A-06 3RD FLOOR PLAN
- A-07 4TH FLOOR PLAN
- A-08 5TH FLOOR PLAN
- A-09 6TH FLOOR PLAN
- A-10 7TH FLOOR PLAN
- A-11 8TH FLOOR PLAN
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- A-85 82ND FLOOR PLAN
- A-86 83RD FLOOR PLAN
- A-87 84TH FLOOR PLAN
- A-88 85TH FLOOR PLAN
- A-89 86TH FLOOR PLAN
- A-90 87TH FLOOR PLAN
- A-91 88TH FLOOR PLAN
- A-92 89TH FLOOR PLAN
- A-93 90TH FLOOR PLAN
- A-94 91ST FLOOR PLAN
- A-95 92ND FLOOR PLAN
- A-96 93RD FLOOR PLAN
- A-97 94TH FLOOR PLAN
- A-98 95TH FLOOR PLAN
- A-99 96TH FLOOR PLAN
- A-100 97TH FLOOR PLAN
- A-101 98TH FLOOR PLAN
- A-102 99TH FLOOR PLAN
- A-103 100TH FLOOR PLAN

NO.	DESCRIPTION	DATE	BY	CHKD.
1	3/4 PLAN	2017-03-15	JM	JK
2	SITE DETAILS	2017-03-15	JM	JK
3	UTILITY FLOOR PLAN	2017-03-15	JM	JK
4	MAIN FLOOR PLAN	2017-03-15	JM	JK
5	2ND FLOOR PLAN	2017-03-15	JM	JK
6	3RD FLOOR PLAN	2017-03-15	JM	JK
7	4TH FLOOR PLAN	2017-03-15	JM	JK
8	5TH FLOOR PLAN	2017-03-15	JM	JK
9	6TH FLOOR PLAN	2017-03-15	JM	JK
10	7TH FLOOR PLAN	2017-03-15	JM	JK
11	8TH FLOOR PLAN	2017-03-15	JM	JK
12	9TH FLOOR PLAN	2017-03-15	JM	JK
13	10TH FLOOR PLAN	2017-03-15	JM	JK
14	11TH FLOOR PLAN	2017-03-15	JM	JK
15	12TH FLOOR PLAN	2017-03-15	JM	JK
16	13TH FLOOR PLAN	2017-03-15	JM	JK
17	14TH FLOOR PLAN	2017-03-15	JM	JK
18	15TH FLOOR PLAN	2017-03-15	JM	JK
19	16TH FLOOR PLAN	2017-03-15	JM	JK
20	17TH FLOOR PLAN	2017-03-15	JM	JK
21	18TH FLOOR PLAN	2017-03-15	JM	JK
22	19TH FLOOR PLAN	2017-03-15	JM	JK
23	20TH FLOOR PLAN	2017-03-15	JM	JK
24	21ST FLOOR PLAN	2017-03-15	JM	JK
25	22ND FLOOR PLAN	2017-03-15	JM	JK
26	23RD FLOOR PLAN	2017-03-15	JM	JK
27	24TH FLOOR PLAN	2017-03-15	JM	JK
28	25TH FLOOR PLAN	2017-03-15	JM	JK
29	26TH FLOOR PLAN	2017-03-15	JM	JK
30	27TH FLOOR PLAN	2017-03-15	JM	JK
31	28TH FLOOR PLAN	2017-03-15	JM	JK
32	29TH FLOOR PLAN	2017-03-15	JM	JK
33	30TH FLOOR PLAN	2017-03-15	JM	JK
34	31ST FLOOR PLAN	2017-03-15	JM	JK
35	32ND FLOOR PLAN	2017-03-15	JM	JK
36	33RD FLOOR PLAN	2017-03-15	JM	JK
37	34TH FLOOR PLAN	2017-03-15	JM	JK
38	35TH FLOOR PLAN	2017-03-15	JM	JK
39	36TH FLOOR PLAN	2017-03-15	JM	JK
40	37TH FLOOR PLAN	2017-03-15	JM	JK
41	38TH FLOOR PLAN	2017-03-15	JM	JK
42	39TH FLOOR PLAN	2017-03-15	JM	JK
43	40TH FLOOR PLAN	2017-03-15	JM	JK
44	41ST FLOOR PLAN	2017-03-15	JM	JK
45	42ND FLOOR PLAN	2017-03-15	JM	JK
46	43RD FLOOR PLAN	2017-03-15	JM	JK
47	44TH FLOOR PLAN	2017-03-15	JM	JK
48	45TH FLOOR PLAN	2017-03-15	JM	JK
49	46TH FLOOR PLAN	2017-03-15	JM	JK
50	47TH FLOOR PLAN	2017-03-15	JM	JK
51	48TH FLOOR PLAN	2017-03-15	JM	JK
52	49TH FLOOR PLAN	2017-03-15	JM	JK
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54	51ST FLOOR PLAN	2017-03-15	JM	JK
55	52ND FLOOR PLAN	2017-03-15	JM	JK
56	53RD FLOOR PLAN	2017-03-15	JM	JK
57	54TH FLOOR PLAN	2017-03-15	JM	JK
58	55TH FLOOR PLAN	2017-03-15	JM	JK
59	56TH FLOOR PLAN	2017-03-15	JM	JK
60	57TH FLOOR PLAN	2017-03-15	JM	JK
61	58TH FLOOR PLAN	2017-03-15	JM	JK
62	59TH FLOOR PLAN	2017-03-15	JM	JK
63	60TH FLOOR PLAN	2017-03-15	JM	JK
64	61ST FLOOR PLAN	2017-03-15	JM	JK
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81	78TH FLOOR PLAN	2017-03-15	JM	JK
82	79TH FLOOR PLAN	2017-03-15	JM	JK
83	80TH FLOOR PLAN	2017-03-15	JM	JK
84	81ST FLOOR PLAN	2017-03-15	JM	JK
85	82ND FLOOR PLAN	2017-03-15	JM	JK
86	83RD FLOOR PLAN	2017-03-15	JM	JK
87	84TH FLOOR PLAN	2017-03-15	JM	JK
88	85TH FLOOR PLAN	2017-03-15	JM	JK
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90	87TH FLOOR PLAN	2017-03-15	JM	JK
91	88TH FLOOR PLAN	2017-03-15	JM	JK
92	89TH FLOOR PLAN	2017-03-15	JM	JK
93	90TH FLOOR PLAN	2017-03-15	JM	JK
94	91ST FLOOR PLAN	2017-03-15	JM	JK
95	92ND FLOOR PLAN	2017-03-15	JM	JK
96	93RD FLOOR PLAN	2017-03-15	JM	JK
97	94TH FLOOR PLAN	2017-03-15	JM	JK
98	95TH FLOOR PLAN	2017-03-15	JM	JK
99	96TH FLOOR PLAN	2017-03-15	JM	JK
100	97TH FLOOR PLAN	2017-03-15	JM	JK

LOT 4 OF LOT 7, BLOCKS 7 TO 12, PLAN 4596;
 LOT 9, BLOCK 6, PLAN 4155;
 LOT 15, BLOCK 6, PLAN 4155;
 ALL OF DISTRICT LOT 775



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 and conditions of the design.

DATE	DESCRIPTION
JUN 2017	PRELIMINARY
FEB 2018	REVISED
MARCH 2018	REVISED

**FORMWERKS
 ARCHITECTURAL**
 1115 B Street, Victoria, BC V8W 2E6
 Tel: 250-363-1111 Fax: 250-363-1112

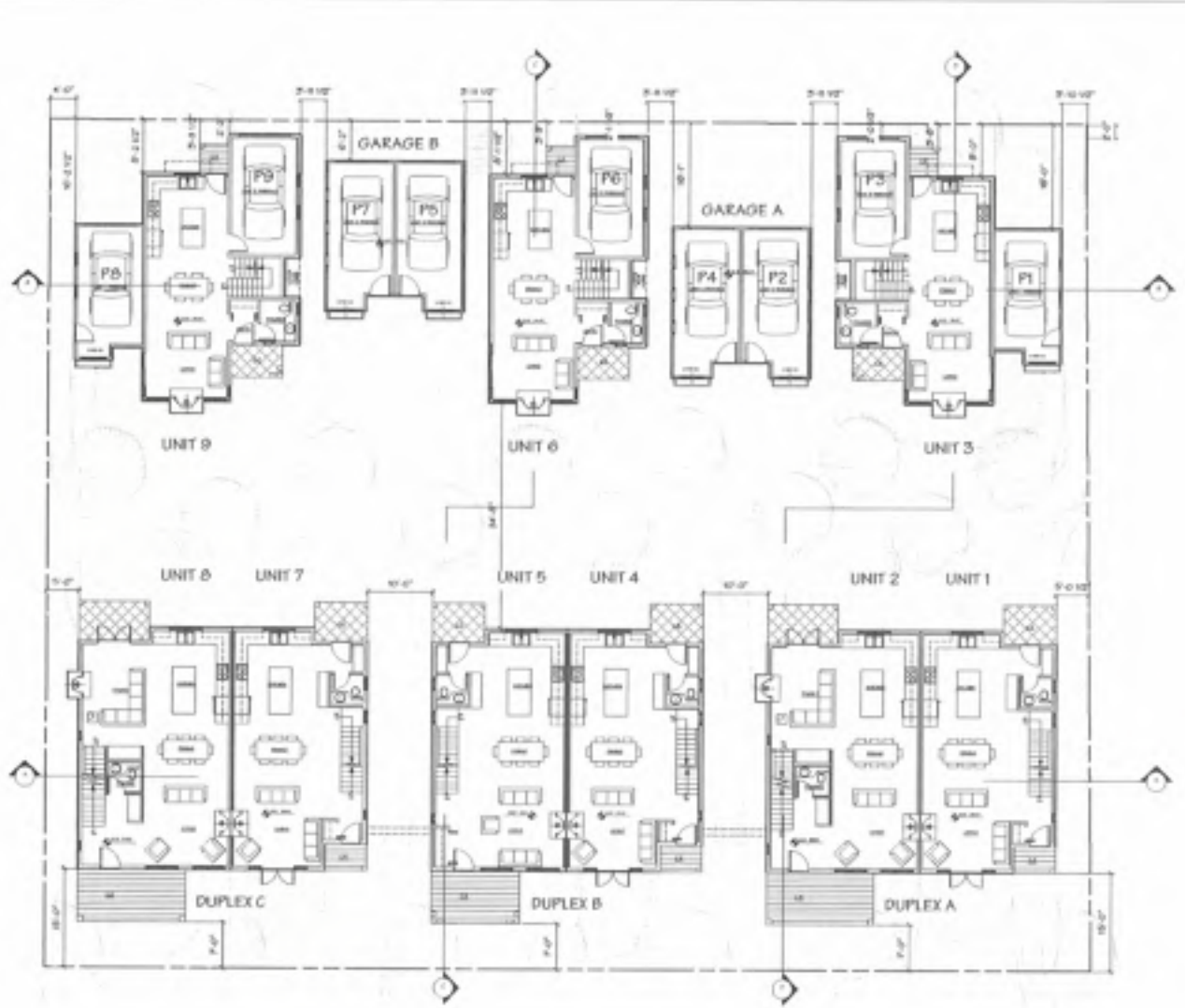
HOLLYBURN MEWS
 WEST VANCOUVER, BC

SITE PLAN

PROJECT NO.	4596
SCALE	1/8" = 1'-0"
DATE	JUN 2017
DESIGNER	JM
DATE	JUN 2017
PROJECT NO.	4596

A-01

ESQUIMALT AVENUE



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REVISIONS

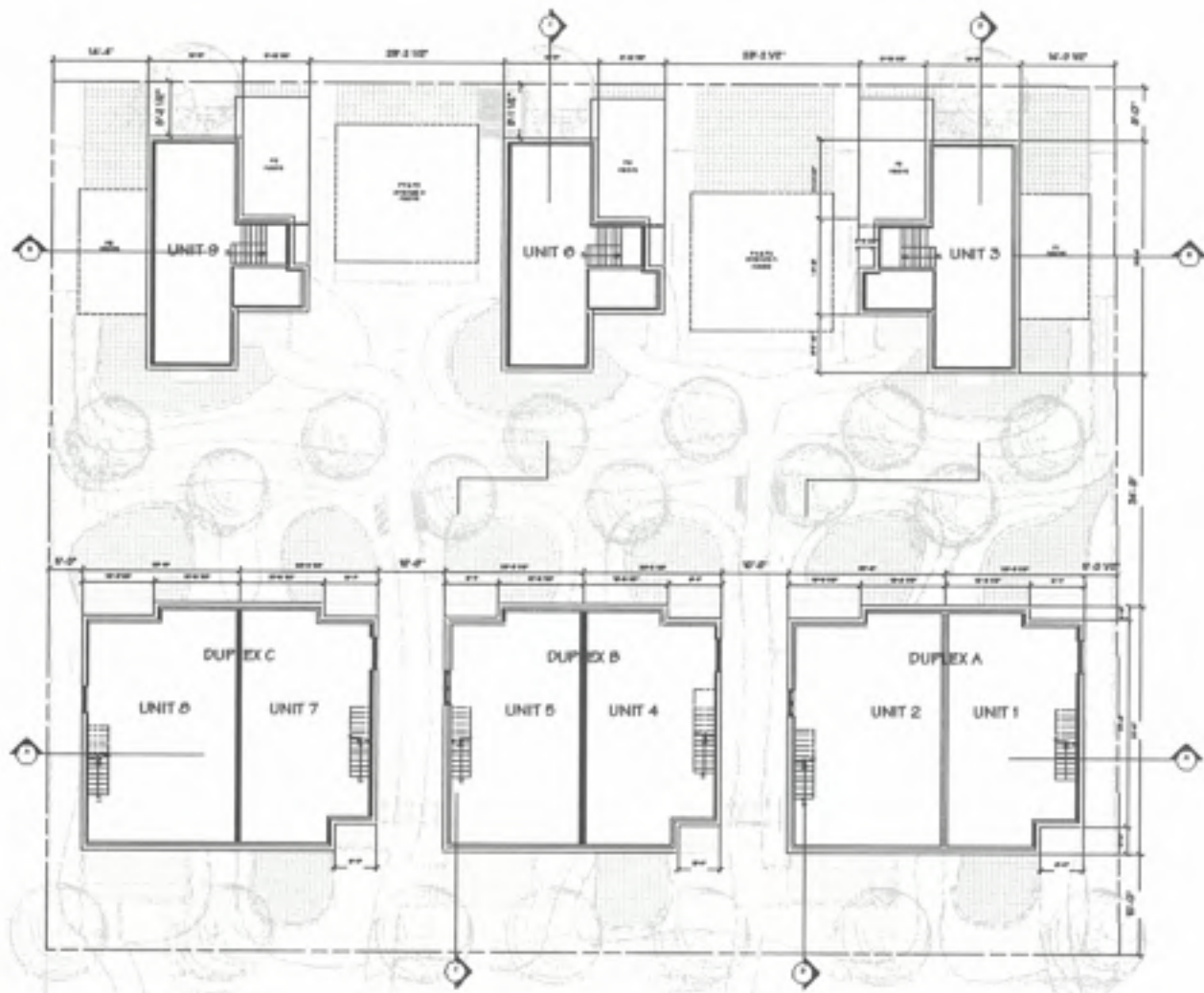
NO.	DATE	DESCRIPTION
1	JAN 2017	PRELIMINARY
2	FEB 2017	REVISED
3	MARCH 2017	REVISED

FORMWERKS ARCHITECTURAL
 1000 W. 10th Street, Tallahassee, FL 32310
 Tel: 904.204.1111 Fax: 904.204.1112

Project:
HOLLYBURN MEMO
 WEST INNOVATION, DC

Drawing Title:
SITE SETBACKS

DESIGN BY:	SCALE:	SHEET:
DRAWN BY:	DATE:	A-01a
CHECKED BY:		



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REVISIONS

NO.	DATE	DESCRIPTION
1	JAN 2011	PER APP
2	FEB 2011	PER APP
3	MARCH 2011	PER APP

FORMWERKS ARCHITECTURAL
 1227 W. 36th Avenue, Vancouver, B.C. V6L 1A6
 Tel: 604-275-1170 Fax: 604-275-1171

Project:
 HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title:
 CELLARS FLOOR PLANS

DATE	BY	CHECKED	BY	SHEET
JAN 2011	SP-117			A-02
JAN 2011				
JAN 2011				



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 and conditions on the plans.

REVISED

NOV 2011	JAN 2012
FEB 2011	FEB 2011
FEB 2011	MARCH 2011

**FORMWERKS
 ARCHITECTURAL**
 ARCHITECTS INC.

1225 W 10th Avenue, Vancouver, BC V6H 1Y6
 Tel: 604 275-1171 Fax: 604 275-1171

Project:
HOLLYBURN MEMO
 WEST VANCOUVER, BC

Drawing Title:
MAIN FLOOR PLANS

DESIGNED BY: MCH J	DATE: 11/11/11	A-03
DRAWN BY: MCH J	DATE: JAN 2012	
CHECKED BY: MCH J	DATE: JAN 2012	
DATE: JAN 2012	DATE: JAN 2012	



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Revisions	
NO. 1	DATE
1	JUN 2011
2	FEB 2011
3	MARCH 2011

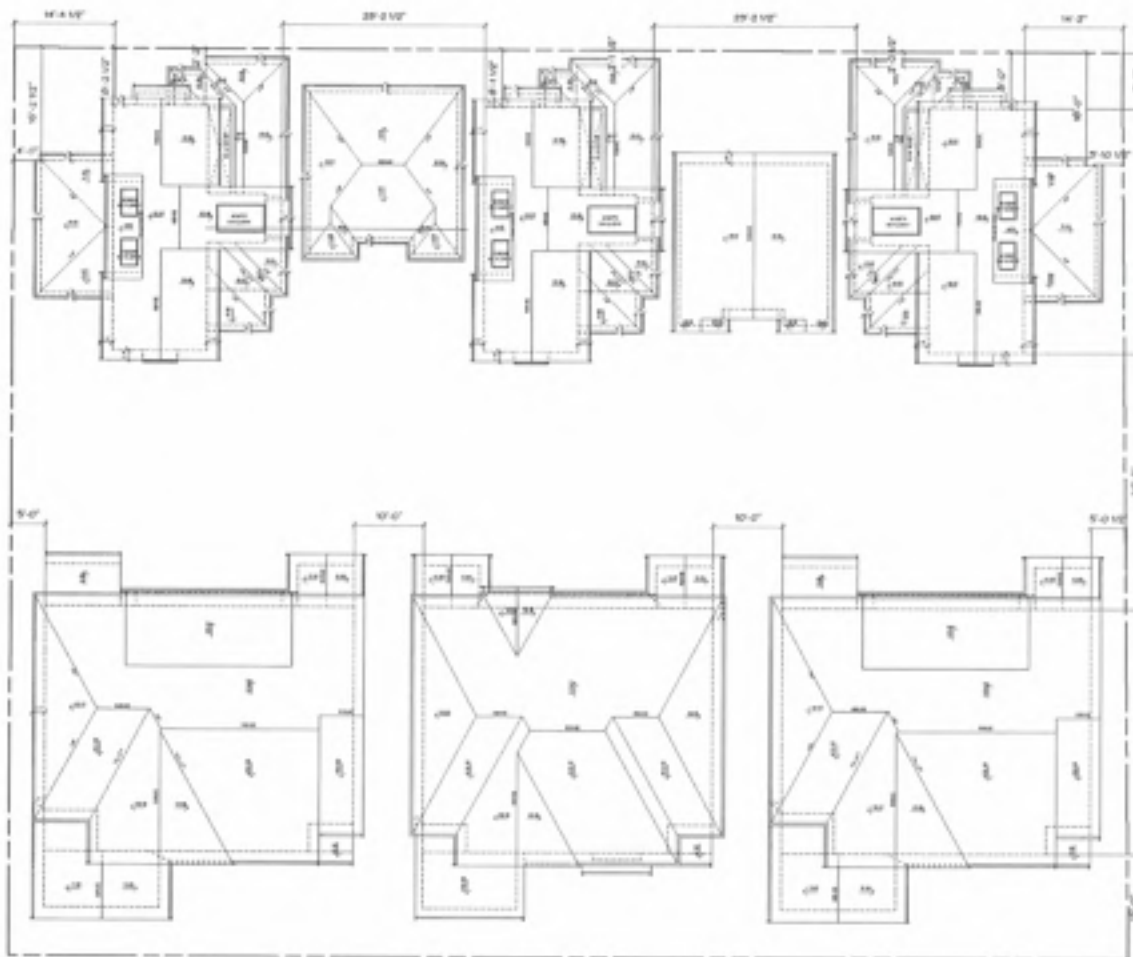
FORMWERKS ARCHITECTURAL
 ARCHITECTS INC.

1511 W 2nd Avenue, Vancouver, BC V6L 1K1
 Tel: 604-274-1114 Fax: 604-274-1111

Project:
HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title:
2ND FLOOR PLANS

DESIGNER	DATE	NO.
SCALE	1/8" = 1'-0"	00011
DRAWN	JUN 2011	A-04
CHECKED		



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REVISIONS	
NO.	DATE
1	JAN 2011
2	FEB 2011
3	MARCH 2011

FORMWERKS ARCHITECTURAL
 ESTABLISHED 1978
 1018 17th Avenue, NW, Suite 101
 Atlanta, GA 30318
 Tel: 404.525.1171 Fax: 404.525.1172

Project:
HOLLYBURN MEWS
 WEST MINNOCHE, DC

Drawing Title:
ROOF PLANS

DESIGNED BY	WHL/JP	SHEET
SCALE	1/8" = 1'-0"	A-05
DRAWN BY	JAN/SUN	
CHECKED BY	JUN	



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REVISIONS

NO.	DATE	DESCRIPTION
1	JAN 2016	ISSUE FOR PERMITS
2	FEB 2016	ISSUE FOR PERMITS
3	MARCH 2016	ISSUE FOR PERMITS

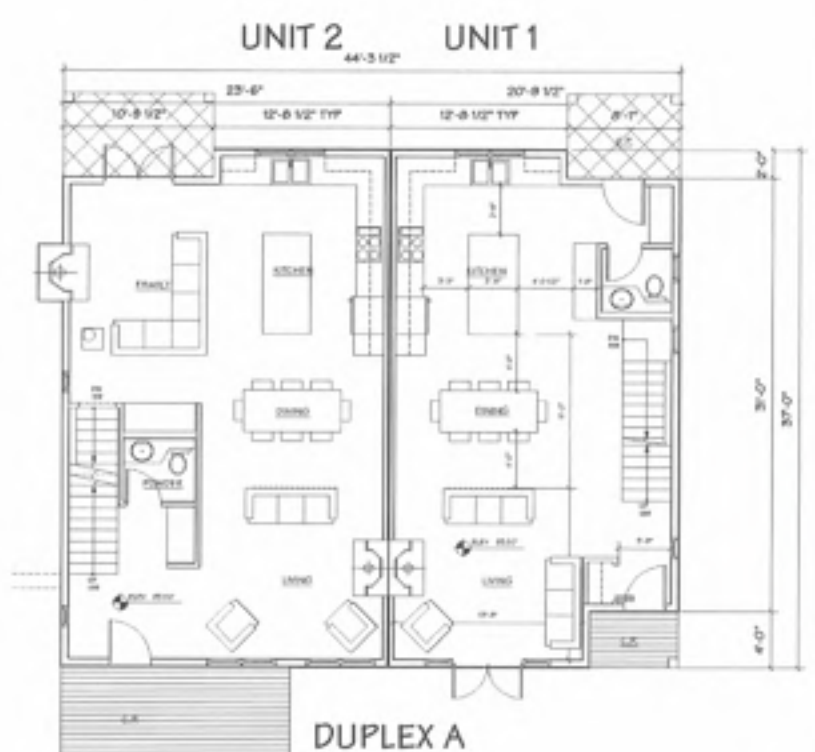
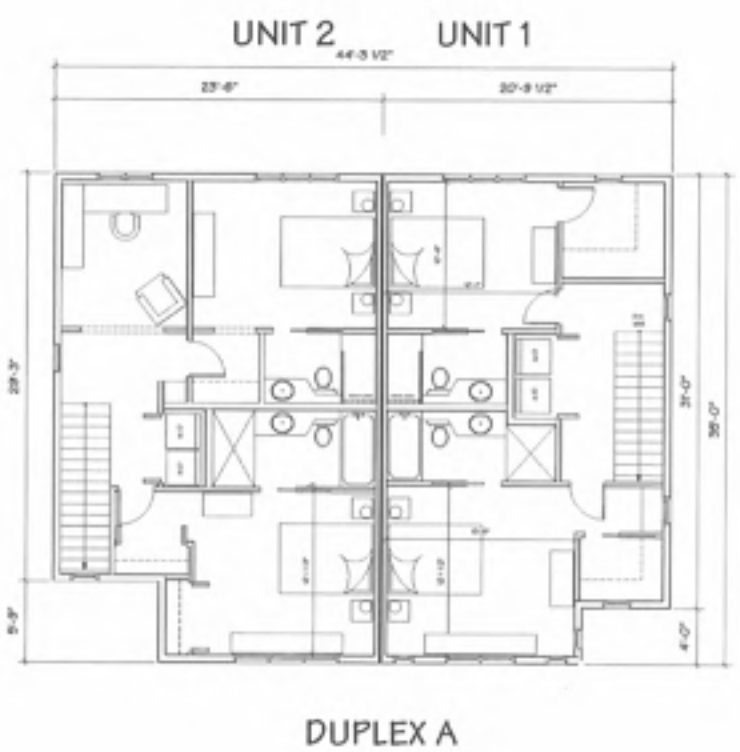
FORMWERKS ARCHITECTURAL
 1425 W 33rd Avenue, Vancouver, BC V6L 1Y5
 Tel: 604 276-1176 Fax: 604 276-1177

Project:
HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title:
UNIT 1, 2 & 7, 8

DESIGNED BY	SCALE	SHEET
DRAWN BY	DATE	
CHECKED BY		
DATE		
PROJECT NUMBER		

28-06



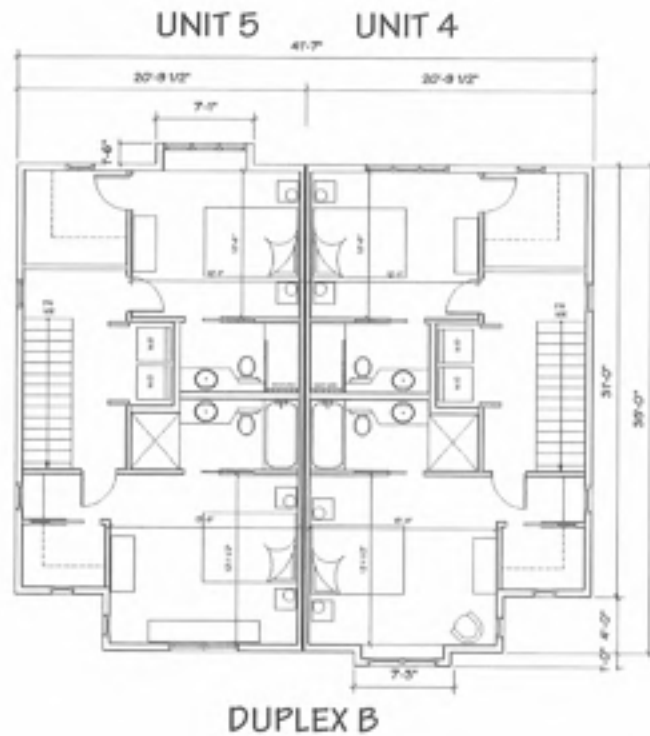


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APPROVAL

DATE FOR ...

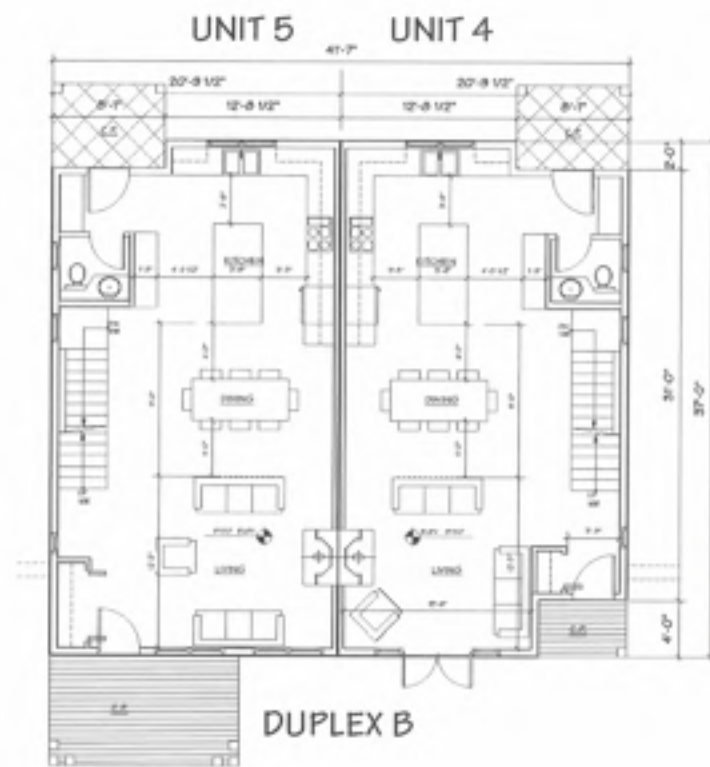
PER APP	JUN 2016
PER APP	FEB 2016
PER APP	MARCH 2016



UNIT 5 UNIT 4

DUPLEX B

2ND FLOOR



UNIT 5 UNIT 4

DUPLEX B

MAIN FLOOR



FORMWERKS ARCHITECTURAL
 1075 W 5th Avenue, Vancouver, BC V6J 1V3
 Tel: 604-778-1118 Fax: 604-276-1007

Project

HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title

UNIT 4 & 5

DESIGN BY	NOV 15	REVISED
SCALE	1/4" = 1'-0"	
DRAWN BY	JUN 2016	
CHECKED BY	JUN 2016	

A-07



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REVISIONS

DATE FOR...

FEB APP	JAN 2016
FEB APP	FEB 2016
FEB APP	MARCH 2016



UNIT 3

○ 2ND FLOOR



UNIT 3

○ MAIN FLOOR

FORMWERKS ARCHITECTURAL
 CONSULTANTS AND DESIGNERS

1475 W 31st Avenue, Vancouver, BC V6L 1K1
 Tel: 604-275-1111 Fax: 604-275-1447

Project:
HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title:
UNIT 3, 6 & 9

DESIGNED BY	W.M.P.	SHEET
DRAWN BY	D.P.L.P.	A-08
DATE	JAN 2016	
DATE REVISIONS	BY	



EAST



NORTH



WEST



SOUTH

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REVISED
 REVISION
 FOR APP. JUN 2011
 FOR APP. FEB 2011
 FOR APP. MARCH 2011

- DETAILS
- 1. WINDOW CASE
 - 2. WINDOW SILL
 - 3. WINDOW HEAD
 - 4. WINDOW LINEN
 - 5. WINDOW SILL
 - 6. WINDOW HEAD
 - 7. WINDOW SILL
 - 8. WINDOW HEAD
 - 9. WINDOW SILL
 - 10. WINDOW HEAD
 - 11. WINDOW SILL
 - 12. WINDOW HEAD

FORMWERKS ARCHITECTURAL
 1111 1111 1111 1111 1111 1111
 1111 W 1111 Avenue, Vancouver, BC V1L 1V1
 Tel: 604 274-1111 Fax: 604 274-1111

Project:
HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title:
ELEVATIONS DUPLEX A

DATE: 06/11/11 SHEET:
 DRAWN: [NAME] A-09
 CHECKED: [NAME]
 JOB NUMBER: [NUMBER]



EAST



NORTH



WEST



SOUTH

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ARCHITECT
 ARCHITECT
 FEB 2017
 FEB 2017
 FEB 2017
 JAN 2017
 FEB 2017
 MARCH 2017

- LEGEND
- 1. GROUND FLOOR
 - 2. SECOND FLOOR
 - 3. ROOF
 - 4. PORCH
 - 5. FRONT PORCH
 - 6. REAR PORCH
 - 7. SIDE PORCH
 - 8. FRONT PORCH
 - 9. REAR PORCH
 - 10. SIDE PORCH
 - 11. FRONT PORCH
 - 12. REAR PORCH
 - 13. SIDE PORCH

FORMWERKS ARCHITECTURAL
 1422 W 2nd Avenue, Vancouver, BC V6L 1K8
 Tel: 604.276.1111 Fax: 604.276.1112

Project:
HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title:
**ELEVATIONS
 DUPLEX B**

DESIGNED BY: FORMWERKS	DATE: 2017
DRAWN BY: FORMWERKS	DATE: 2017
CHECKED BY: FORMWERKS	DATE: 2017
DATE: 2017	A-10



EAST



NORTH



WEST



SOUTH

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REVISED

NO.	DATE	DESCRIPTION
1	JAN 2011	ISSUE FOR PERMITS
2	FEB 2011	ISSUE FOR PERMITS
3	MARCH 2011	ISSUE FOR PERMITS

- FINISHES**
- 1. EXTERIOR WALLS: BRICK
 - 2. EXTERIOR WALLS: SIDING
 - 3. EXTERIOR WALLS: SIDING
 - 4. EXTERIOR WALLS: SIDING
 - 5. EXTERIOR WALLS: SIDING
 - 6. EXTERIOR WALLS: SIDING
 - 7. EXTERIOR WALLS: SIDING
 - 8. EXTERIOR WALLS: SIDING
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 - 15. EXTERIOR WALLS: SIDING
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 - 18. EXTERIOR WALLS: SIDING
 - 19. EXTERIOR WALLS: SIDING
 - 20. EXTERIOR WALLS: SIDING

FORMWERKS ARCHITECTURAL
 1211 13th Avenue, West Vancouver, BC V8V 1Y1
 Tel: 604.273.1111 Fax: 604.273.1112

Project:
 HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title:
 ELEVATIONS
 DUPLEX C

DATE	BY	CHKD	APP'D
2011.01.11	JK	JK	JK
2011.02.01	JK	JK	JK
2011.03.01	JK	JK	JK

A-11



WEST



EAST



NORTH



SOUTH

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REVISED
 REVISIONS:
 REV APP JAN 2016
 REV APP FEB 2016
 REV APP MARCH 2016

- Construction**
1. EXTERIOR FINISH
 2. EXTERIOR WALLS
 3. EXTERIOR ROOFING
 4. EXTERIOR DOORS
 5. EXTERIOR WINDOWS
 6. EXTERIOR PORCHES
 7. EXTERIOR STAIRS
 8. EXTERIOR LIGHTING
 9. EXTERIOR PLUMBING
 10. EXTERIOR ELECTRICAL
 11. EXTERIOR PAINT
 12. EXTERIOR LANDSCAPING
 13. EXTERIOR FURNITURE
 14. EXTERIOR SIGNAGE

FORMWERKS ARCHITECTURAL
 1222 W. 33rd Street, Vancouver, BC V6L 1G2
 Tel: 604 276-1174 Fax: 604 276-1175

Project:
 HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title:
 ELEVATIONS
 COACH UNIT 3

DESIGN BY: WML/CP	SHEET
DRAWN BY: WML/CP	A-12
DATE: JAN 2016	
PROJECT NUMBER: 004	

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REVISIONS

NO.	DATE	DESCRIPTION
1	JAN 2011	PER APP
2	FEB 2011	PER APP
3	MARCH 2011	PER APP

- DETAILS**
1. WINDOW SILL
 2. WINDOW CASE
 3. WINDOW HEAD
 4. WINDOW LINEN
 5. WINDOW SILL
 6. WINDOW CASE
 7. WINDOW HEAD
 8. WINDOW LINEN
 9. WINDOW SILL
 10. WINDOW CASE
 11. WINDOW HEAD
 12. WINDOW LINEN
 13. WINDOW SILL
 14. WINDOW CASE
 15. WINDOW HEAD
 16. WINDOW LINEN
 17. WINDOW SILL
 18. WINDOW CASE
 19. WINDOW HEAD
 20. WINDOW LINEN

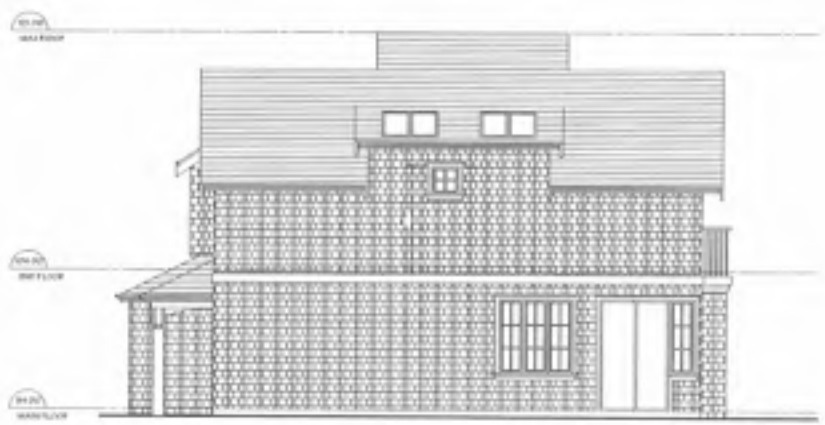
FORMWERKS ARCHITECTURAL
 1111 W. 10th Avenue, Winston-Salem, NC 27101-1818
 Tel: 703.277.1111 Fax: 703.277.1112

Project:
 HOLLYBURN MEWB
 WEST HANCOCK, NC

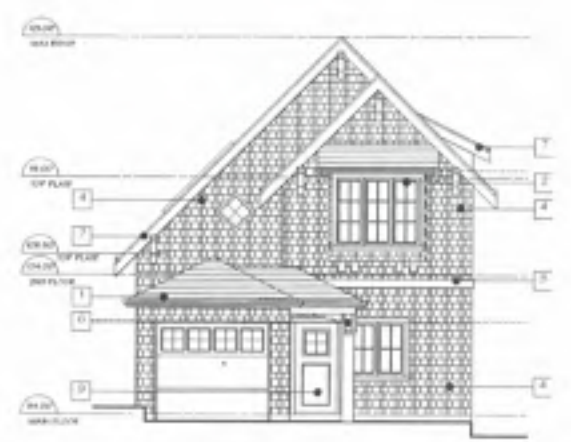
Drawing Title:
 ELEVATIONS
 COACH UNIT 6

DESIGNED BY: TRP/LP	DRAWN BY: TRP
SCALE: 1/4" = 1'-0"	
DATE: JAN 2011	
JOB NUMBER: 101	

A-13



WEST



NORTH



EAST



SOUTH



WEST



NORTH



EAST



SOUTH

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REVISIONS

DATE

REV. 001	JUN 2018
REV. 002	FEB 2019
REV. 003	MARCH 2019

DOOR SCHEDULE

1. EXTERIOR DOOR
2. INTERIOR DOOR
3. GLASS DOOR
4. GLASS DOOR
5. GLASS DOOR
6. GLASS DOOR
7. GLASS DOOR
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10. GLASS DOOR
11. GLASS DOOR
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13. GLASS DOOR
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15. GLASS DOOR
16. GLASS DOOR
17. GLASS DOOR
18. GLASS DOOR
19. GLASS DOOR
20. GLASS DOOR

FORMWERKS
ARCHITECTURAL

1221 W. 20th Avenue, Vancouver, BC V6L 1A8
Tel: 604.275.1111 Fax: 604.275.1112

Project

HOLLYBURN MENS
WEST HANCOCK, BC

Drawing Title

ELEVATIONS
COACH UNIT 9

DATE	REV. 001	REV. 002
SCALE	1/8" = 1'-0"	1/8" = 1'-0"
DATE	JUN 2018	JUN 2019
JOB NUMBER	101	101

A-14



GARDEN



REAR

Design Notes
 The plan and elevations are for a project subject to the building property of the architect and cannot be used or reproduced without written consent. Other dimensions shall meet professional and local standards. Contractors shall verify and be responsible for all dimensions and conditions in the job. This office shall be held harmless of any variation from the dimensions and conditions in the drawing.

REVISION

DATE FOR...

REV 001	JUN 2011
REV 002	FEB 2011
REV 003	MARCH 2011

FORMWERKS ARCHITECTURAL
 ARCHITECTS

1025 W. 2nd Avenue, Silverdale, WA 98151
 Tel: 360.797.8174 Fax: 360.797.8447

Project:

HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title:

DUPLEX STREETSCAPE

DATE PLOTTED	SCALE	SHEET
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE

37 **A-15**



LANE



GARDEN

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REVISION
 REVISION FOR...
 FEB. APP. JAN. 2011
 FEB. APP. FEB. 2011
 FEB. APP. MARCH 2011

FORMWERKS ARCHITECTURAL
 1211 W 20th Avenue, Vancouver, BC V6L 1G6
 Tel: 604-278-1178 Fax: 604-278-1171

Project:
HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title:
COACH UNIT STREETSCAPE

DESIGNED BY: W&A/J
 SCALE: 1/8" = 1'-0"
 DATE: JAN 2011
 DRAWING NO.: 001

SHEET
A-16



NORTH



EAST/WEST



SOUTH

GARAGE B ELEVATIONS



NORTH

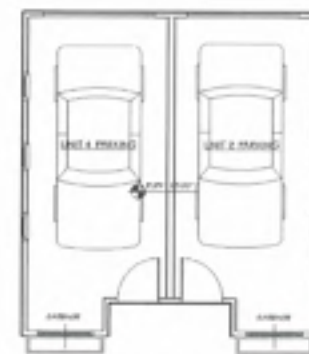


EAST/WEST



SOUTH

GARAGE A ELEVATIONS



TYPICAL GARAGE PLAN

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REVISIONS
 NUMBER...
 DATE...
 BY...
 FOR...
 DATE...

- FINISHES**
- 1. EXTERIOR WALLS
 - 2. EXTERIOR ROOF
 - 3. EXTERIOR FLOOR
 - 4. EXTERIOR CEILING
 - 5. EXTERIOR TRIM
 - 6. EXTERIOR PAINT
 - 7. EXTERIOR STAIN
 - 8. EXTERIOR GLASS
 - 9. EXTERIOR METAL
 - 10. EXTERIOR BRICK
 - 11. EXTERIOR TILE
 - 12. EXTERIOR CONCRETE
 - 13. EXTERIOR ASPHALT
 - 14. EXTERIOR GRASS
 - 15. EXTERIOR LANDSCAPE

FORMWERKS ARCHITECTURAL
 ARCHITECTS
 1221 West 41st Avenue, Vancouver, BC V6L 1Y1
 Tel: 604.278.1174 Fax: 604.278.1175

Project:
HOLLYBURN MEWS
 WEST VANCOUVER, BC

Drawing Title:
DETACHED GARAGE A & B

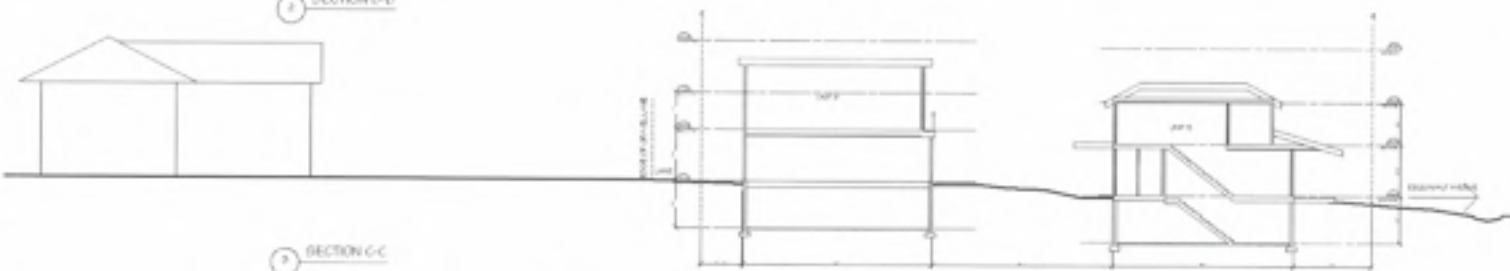
DESIGNED BY: [Name]
 SCALE: 1/4" = 1'-0"
 DATE: JUN 2011
 PROJECT NO: 100
 SHEET:
A-17



1 SECTION A-A



2 SECTION B-B



3 SECTION C-C



4 SECTION D-D

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ARCHITECT
 BOARD NO.
 FEB 2017 JAN 2017
 FEB 2017 FEB 2017
 FEB 2017 MARCH 2017

**FORMWERKS
 ARCHITECTURAL**
 ARCHITECTS INC.

1222 W 50 Avenue, Vancouver, BC V6L 1A6
 Tel: 604.276.1176 Fax: 604.276.1177

Project:
HOLLYBURN MEMO
 WEST VANCOUVER, BC

Drawing Title:
SECTIONS

DESIGNED BY: MARY J.P.	DATE: 08/11
DRAWN BY: MARY J.P.	SCALE: 1/8" = 1'-0"
CHECK: JON 2017	DATE: JAN 2017
PROJECT NUMBER: 102	

A-19