

# 2237 Palmerston Avenue



## Proposed Zoning Amendment to Allow Subdivision

### Public Hearing

July 17, 2023

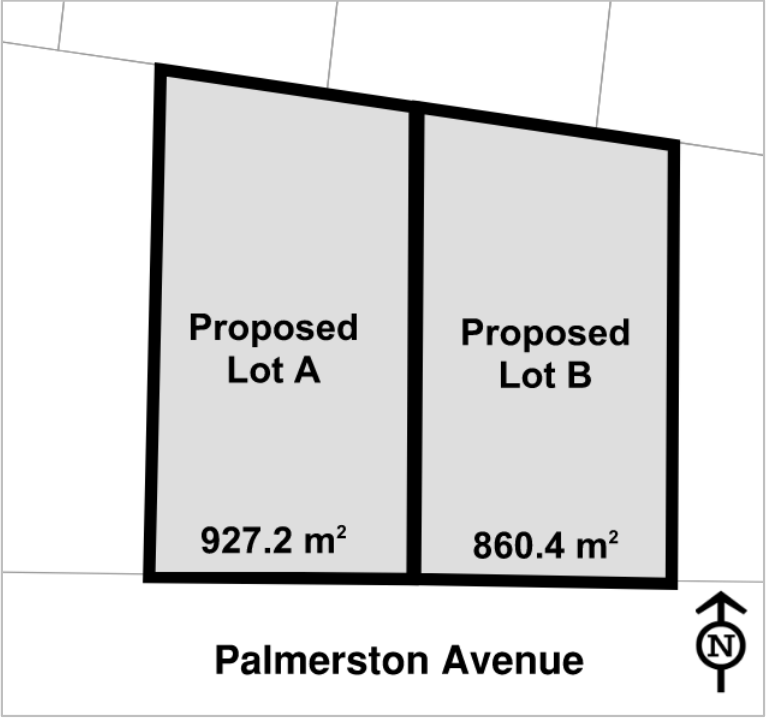
# Subject Property & Context

- Total site area: 1,787.6 m<sup>2</sup> (19,242 SF)
- Located within Dundarave neighbourhood
- Currently zoned RS3
- Currently one-storey house on property
- Surrounded by single family houses
- Driveway access on Palmerston Avenue



# Proposal – Text Amendment to RS3 Zone

- Proposed zoning amendment includes a site-specific exception to RS3 zone to allow the proposed subdivision
- Required as proposed lots do not comply with minimum lot area
- No OCP amendment or zoning variances to RS5 required to allow proposed subdivision

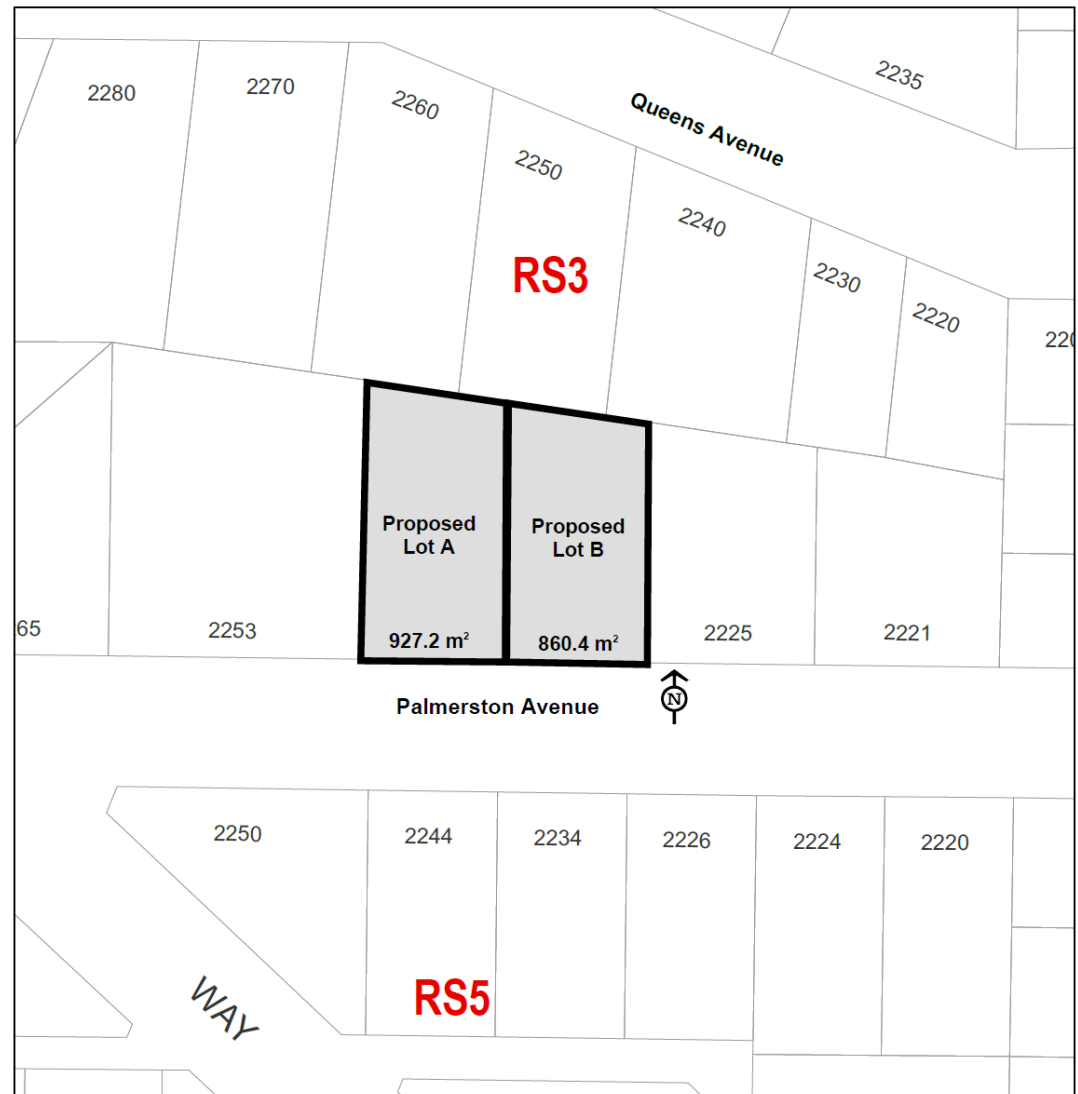


	<b>Area:</b>	<b>Width:</b>
Lot A (Palmerston Avenue)	927.2 m <sup>2</sup>	22.13 m
Lot B (Palmerston Avenue)	860.4 m <sup>2</sup>	22.13 m
<b>RS3 Zone Minimum Lot Area</b>	<b>975 m<sup>2</sup></b>	<b>18.3 m</b>

# Staff Analysis – Neighbourhood Character

## Existing Context:

- Existing homes built 1950s – 1960s
- Surrounding sites vary greatly in size, ranging from approximately 377 m<sup>2</sup> (4,058 SF) to 1,826 m<sup>2</sup> (19,655 SF) in area
- Mix of small and moderate RS3 zoned lots to the north, east and west of the subject site
- Smaller RS5 zoned lots to the south of Palmerston Avenue



# Staff Analysis – Neighbourhood Character



Rendering showing scale of new houses (for illustrative purposes only)

- Proposed new lots within range of lot sizes in neighbourhood
- Proposal in keeping with scale and character of existing homes
- Proposal for two smaller homes (approximately 3,000 SF and 2,800 SF) instead of one larger home (approx. 5,800 SF)

# Staff Analysis – Policy Considerations

## Official Community Plan - Sensitive Infill Development

- OCP Policy 2.1.1 – Consideration of site-specific applications to enable development of smaller houses on smaller lots; and
- OCP Policy 2.1.2 – Increase supply of coach houses in existing detached residential areas

## Sustainable Building Policy

Achievement of step 5 of BC Energy Step Code

## Public Amenity Policy

Proposed Community Amenity Contribution (CAC) of \$280,000

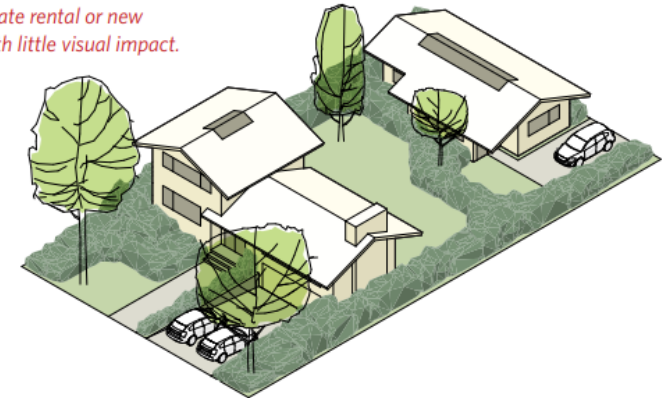
### **Subdivision**

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



### **Coach house**

*Coach houses can create rental or new ownership options with little visual impact.*



# Public Consultation

- **March 2022 – Initial Preliminary Public Consultation Meeting**
  - 10 neighbours attended and asked various questions
  - No specific opposition to the proposal raised
- **July 11, 2023 – Development Information Meeting**
  - Held at West Vancouver Community and Aquatic Centre
  - Number of attendees: 18 → 2 in opposition, 4 in support, 12 neutral
  - No written feedback received by applicant
  - Written feedback received by staff after public information meeting
- **July 17, 2023 – Public Hearing**
  - Newspaper advertisement and notification provided to surrounding neighbours
  - Site sign installed by owner
  - District website and calendar updated

# Public Consultation (cont'd)

## Comments provided at public information meeting and staff response

- Insufficient parking on proposed lots
  - 2 parking spaces provided per lot with additional space in driveway
- Proposed coach houses impact on neighbours and parking issues
  - Coach houses permitted in most RS zones, proposal complies with zoning
- Design, size, height of proposed homes + insufficient landscaping/greenery
  - Renderings are for illustrative purposes only
- Concern that proposed subdivision would lead to more subdivision proposals in neighbourhood in the future
  - All subdivision proposals reviewed on a case-by-case basis
- Concerns regarding further construction in neighbourhood (noise, traffic congestion) but acknowledged that proposed lot sizes are reasonable

# Staff Recommendation

It is recommended that Council approve the proposed zoning amendment as the proposal:

- Is appropriate and supportable based on OCP Policy 2.1.1 for infill development and OCP Policy 2.1.2 for coach house development in existing neighbourhoods;
- The application would allow for two smaller houses with coach houses to be built on each lot, rather than one larger home on the existing property; and
- Concerns raised at the public information meeting were not in opposition to the proposed size of subdivided lots.

**Thank You!**  
**Questions?**