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<i>COUNCIL AGENDA</i>	
Date: _____	Item: _____



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	May 4, 2018
From:	Lisa Berg, Senior Community Planner
Subject:	Development Proposal for 752 Marine Drive Updates
File:	1010-20-12-085

RECOMMENDATION

THAT the report dated May 4, 2018 titled “Development Proposal for 752 Marine Drive Updates” be received for information and its appendices be included as an update to the development proposal package.

1.0 Purpose

The purpose of this report is to provide Council with responses to issues raised at first reading on April 9, 2018, including:

- updates to the proposed development covenant to decouple the parking from the residential units and prohibit rental restrictions by a future strata;
- amendments to the proposed development covenant and an additional agreement related to the security of the plaza; and
- the applicant’s commitment to a Locals First strategy and no pre-sale of the residential units.

2.0 Background

2.1 Previous Decisions

At the April 9, 2018 Council meeting Council passed the following motion:

THAT

1. Proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4967, 2018” be read a first time;
2. Proposed “Housing Agreement Authorization Bylaw No. 4969, 2018” be read a first time;
3. Proposed “Zoning Bylaw No. 4662, 2010, Amendment No. 4967, 2018” be presented at a public hearing on May 7, 2018 at 6:00 p.m. in the Municipal Hall Council Chamber, and that notice be given of the scheduled public hearing;

4. Proposed "Development Permit No. 12-085" be presented at a public meeting scheduled for May 7, 2018 at 6:00 p.m. in the Municipal Hall Council Chamber, to be held concurrently with the public hearing scheduled for May 7, 2018 at 6:00 p.m. in the Municipal Hall Council Chamber, and that notice be given of the scheduled public meeting; and
5. A proposed section 219 development covenant for the provision of benefits and statutory rights-of-ways to secure public access to the land attached as Appendix H to the report by the Senior Community Planner dated March 26, 2018 be presented as part of the development package.

3.0 Analysis

3.1 Discussion

Council gave first reading to a proposed amending zoning bylaw and a housing agreement bylaw and set the date for a public hearing for the 752 Marine Drive development proposal. In response to issues raised at the meeting, further information and clarification on a number of items are discussed below.

Proposed Development Covenant Updates (**Appendix A**)

Parking

Additional language has been added to the proposed development covenant to decouple the parking from all residential units.

No Strata Restrictions on Rental Units

The applicant agrees rental restrictions would be prohibited by a future strata. This means that no strata could pass a bylaw preventing the use or availability of any residential unit as a rentable unit.

Public Plaza

The proposed development covenant has been amended to allow the District to seek an injunction prohibiting the use of the land if the plaza is not provided. In addition, the applicant continues to agree that the plaza will be available for public use so long as it holds its long-term lease with Squamish Nation (**Appendix B**).

Applicant's Commitments (**Appendix C**)

Locals First Strategy

At the Council meeting on April 9, 2018 the applicant announced its intent to retain ownership of the residential units and outlined a Locals First strategy. The applicant commits upon launch of the rental application process that West Vancouver residents and/or employees working in West Vancouver will be offered for at least 90 days and in 30 days in advance of the units being offered to the broader public.

The applicant commits to reporting back to the District on their Locals First strategy.

No Pre-Sales

As the applicant is retaining ownership of the residential and commercial units, it agrees that there will be no pre-sales of any of the units.

4.0 Options

4.1 Recommended Option

It is recommended that Council include the clarifications as part of the public hearing package.

4.2 Considered Options – Not applicable.

5.0 Conclusion

The proposed clarifications address issues raised at the April 9, 2018 Council meeting. It is recommended that Council include the clarifications as part of the development proposal package.

Author:



Lisa Berg, Senior Community Planner

Concurrence

Matthew Roddis, Manager of Urban Design and Current Planning

Appendices:

- A. Revised Section 219 Development Covenant
- B. Public Plaza Agreement
- C. Applicant's Local's First Strategy