

Community Consultation – May 28, 2013

Proposed “Maison Senior Living Residence”

Agenda

6:30 Open House

7:00 Presentations and Discussion

- **Welcome & Meeting Purpose**
- **DWV Staff Presentation**
- **Applicant’s Presentation**
- **Discussion / Q&A**
- **Closing Remarks / Next Steps**



Subject Properties

- 825 Taylor Way and 707 Keith Road (*hatched*)
- 6443 m² site area



Purpose of Tonight's Meeting

- Outline West Vancouver's policy framework and development approval process
- Present the proposed development
- Hear the public's first impressions on this application



Required Approvals

- Official Community Plan Amendment
To establish land use and Development Permit Area designations for the subject site
- Rezoning
From RS3 to a new Comprehensive Development Zone
- Development Permit
To regulate form and character of development



Principles of the Development Application Review Process

- Transparent process
- Early and ongoing public input and engagement
- Ensure public aspirations and concerns are well understood
- Comprehensive review of project issues and challenges



Application Review Process

Phase 1: Community Consultation

Step 1: Application is reviewed by staff

Step 2: Council decides whether the application should proceed to Community Consultation

Step 3: Community Consultation:

- This meeting
- Design Review Committee



Step 4: Council considers outcome of the Consultation Process and directs next steps

Application Review Process

Possible Next Steps

- A. Direct staff to finalize the application and prepare draft bylaws; Council would have to give the bylaws first reading and set a Public Hearing date; or
- B. Direct that the proposal be revised to address specific issues or concerns, prior to further consideration; or
- C. Deny the application

Official Community Plan

- Key Policies

SP3 Address the growing and diverse needs of seniors for a range of housing and services

H3 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...

H10 Support the provision of greater housing options for the District's growing senior population



Housing Action Plan

Adopted February 18, 2013

Action 1: Continue established practices for supporting development of seniors' and rental housing, accessible/adaptable housing units, and variations in unit size in new developments

Action 4: Strengthen OCP policies on housing diversity to provide a framework for consideration of innovative housing proposals

A HOUSING ACTION PLAN FOR
WEST VANCOUVER

Supporting Housing Diversity and Affordability



November 2012

*Gerri Boyle, Manager of Community Planning
Stephen Mikulich, Sr. Community Planner
Claudia Freire, Planning Analyst*



westvancouver

Milliken Development Presentation



Discussion / Q&A



Thank You

