#### Community Consultation – May 28, 2013 Proposed "Maison Senior Living Residence"

## Agenda

6:30 Open House

7:00 Presentations and Discussion

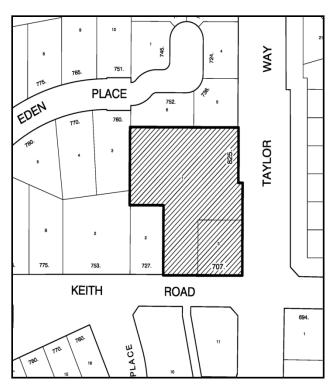
- Welcome & Meeting Purpose
- DWV Staff Presentation
- Applicant's Presentation
- Discussion / Q&A
- Closing Remarks / Next Steps





### Subject Properties

- 825 Taylor Way and 707 Keith Road (hatched)
- 6443 m<sup>2</sup> 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



**WE ARE HERE** 

## 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



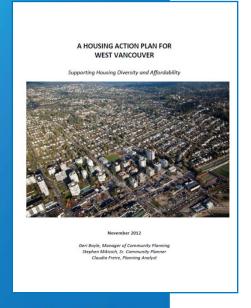


## Housing Action Plan

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







## Milliken Development Presentation





### **Discussion / Q&A**





#### **Thank You**



