

COUNCIL AGENDA
 Date: July 15, 2019 Item: 5.

WV 5.

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

COUNCIL REPORT

Attachments for Item **5.**
 provided under separate cover.

Date:	June 25, 2019
From:	Lisa Berg, Senior Community Planner
Subject:	Preliminary Development Proposal for Taylorwood Place
File:	1010-20-19-010

RECOMMENDATION

THAT the development proposal for Taylorwood Place as outlined in the report dated June 25, 2019 from the Senior Community Planner proceed for consideration prior to the adoption of the Taylor Way Corridor Local Area Plan.

RECOMMENDATION

THAT staff be authorized to advise the applicant to conduct public consultation in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

1.0 Purpose

The purpose of this report is seek Council's direction regarding a preliminary development proposal (**Appendix A**).

2.0 Legislation/Bylaw/Policy

Provincial Legislation

Development of this property is currently regulated by a Land Use Contract (LUC). Land Use Contracts were allowed in BC between 1971 and 1978 as a form of site specific, contractual arrangement between local governments and land owners. In 2014, the *Local Government Act* was changed to terminate all LUCs by June 30, 2024. Local Governments are required to have zoning bylaws in place by June 30, 2022 that will apply to the land once the contracts are terminated. This is required regardless if a development proposal is considered or not.

Bylaws to cancel the LUC, amend the OCP (to place the site within a Development Permit Area) and rezone the site would be required to accommodate the proposal. A public hearing would be required.

The *Local Government Act* authorizes the District to enter into a housing agreement.

Zoning Bylaw

The underlying zoning is RS3 (Residential Dwelling Zone 3), which regulates single family development and associated uses.

3.0 Official Community Plan

The OCP provides direction to strengthen District centres and corridors through adoption of local area plans. The OCP aims to create capacity within those areas to provide for additional infill and multifamily housing units close to transit and amenities. The Marine Drive Local Area Plan was adopted in 2017. The Horseshoe Bay Local Area Plan is currently underway. The preparation of the Taylor Way Corridor and Ambleside Local Area Plans are yet to be initiated.

Pursuant to Policy 2.1.15, prior to the adoption of a local area plan, proposals may be considered within the Local Area Plan boundary by:

- a. Applying relevant District-wide policies contained in this plan and any existing area-specific policies and guidelines; and
- b. Requiring the proposal's contribution to rental, non-market or supportive housing, or its ability to advance the public interest or provide other community benefits as determined by Council.

4.0 Background

4.1 Previous Decisions – Not applicable.

4.2 History

A previous rezoning application for 160 units (apartments and townhouses) was considered in 2010 (by a different applicant). The application did not advance to the preparation of a rezoning bylaw due to concerns raised by the neighbourhood at the time and the application was withdrawn.

5.0 Analysis

5.1 Discussion

A preliminary development proposal has been received from Michael Geller & Associates Ltd. on behalf of the owners of 803 to 889 Taylorwood Place proposing redevelopment of the 26,540 square metre (6.5 acre) site. A rezoning application has not been received.

The site is located at the northeast corner of Keith Road and Taylor Way and access is from Keith Road to an internal private road (Taylorwood Place). To the east of the site is the Christ the Redeemer church and St. Anthony's Elementary School. To the north are single family dwellings located on Taylor Place and Burley Drive. A map of the site is shown in Figure 1.

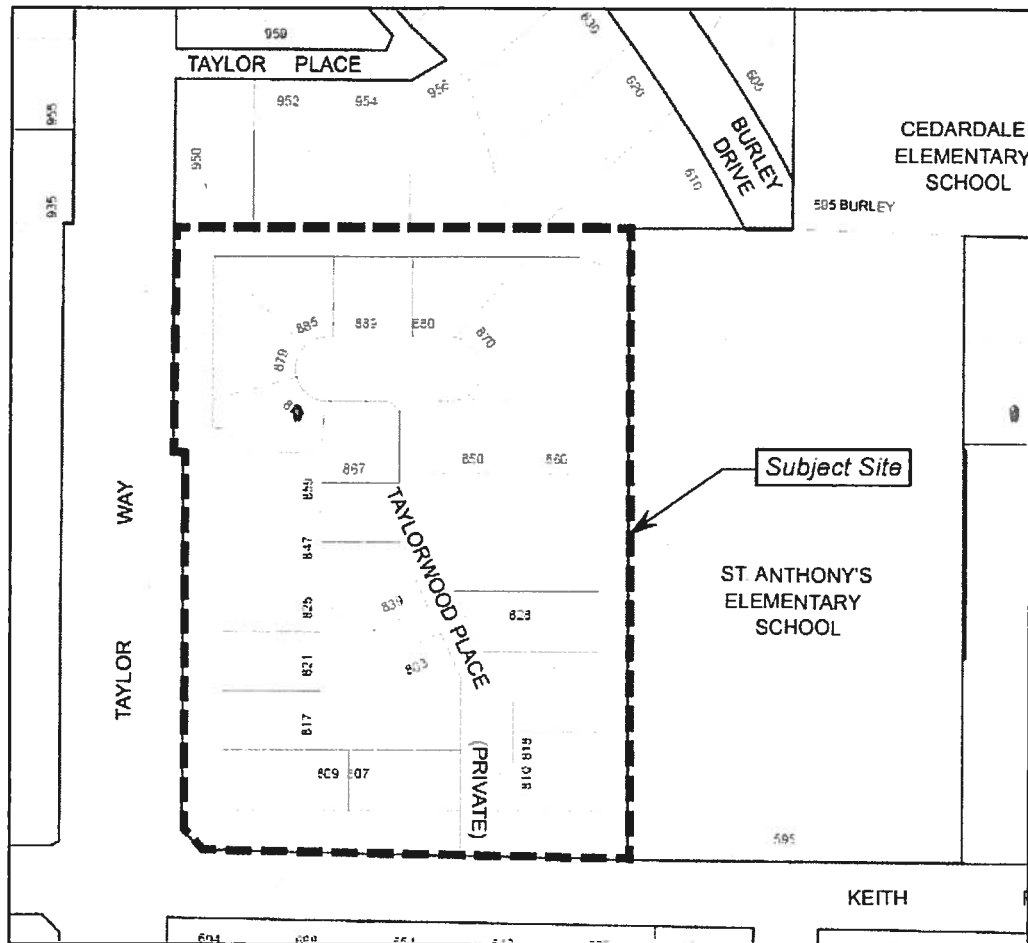


Figure 1: Site Map

Attributes of the site include:

- a mature vegetated buffer along the perimeter of the property, which varies in width between 8 metres (26 feet) and 11 metres (36 feet);
- an existing vegetated berm along Taylor Way;
- physical separation from adjacent neighbourhoods by roads to the west and south;
- close proximity to Park Royal, Capilano River and public transit;
- institutional uses to the east;
- an approximate 13 to 15 metre (43 to 50 feet) grade change from north to south.

Preliminary Proposal

The preliminary proposal is to rezone the site to allow for multi-family housing. Key features of the proposal are:

- Floor Area Ratio (FAR) of 1.66 and 40% site coverage.
- Five terraced apartment buildings;

- four 6-storey buildings; and
- one 5-storey building.

Each building terraces down to 3 storeys. Detailed review of building form, character and siting has not yet been conducted by staff.

- 390 units:
 - 40% purpose built rental units (approximately 156 units); and
 - 60% condominiums (approximately 234 units).

Final number of units, including rental units and mix are still to be determined. Rental units would be secured for the life of the building(s) through a Housing Agreement. The provision of “lock-off” suites is being explored.

- Indoor and outdoor community amenities are being considered, such as children play areas and child care (scale to be determined).
- Transportation:
 - Parking will be primarily underground (number of spaces to be determined). Visitor parking and electric vehicle (EV) charging will be provided and the potential for car share and independent resident shuttle are to be explored.
 - Access is generally aligned with the existing driveway location along Keith Road.
 - A Transportation Impact Assessment (TIA) would be requested to analyze traffic and confirm projected parking ratios associated with a proposal and determine if any off-site upgrades would be required (e.g. to the Keith Road and Taylor Way intersection). The TIA will require consideration by the Ministry of Transportation and Infrastructure.

The preliminary development plans are attached as **Appendix B**.

Policy Analysis

The subject site is located within the Taylor Way Corridor Local Area Plan OCP-adopted boundary. It is estimated that between 500 and 600 new housing units could be accommodated in the study area. Currently staff are working on planning for the Horseshoe Bay Local Area Plan (LAP) and it is anticipated that Council will direct the preparation of the Taylor Way Corridor LAP in the future. Although the site is within the study area, the OCP allows for rezonings to be considered where significant housing needs can be met (rental, non-market or supportive housing) or where other community benefits as determined by Council are provided.

The proposal supports the housing objectives in the OCP as it would deliver new purpose-built rental housing in a location close to transit and amenities. The site is located within close proximity to Park Royal, public and private schools, and benefits from access to public transit as well as proximity to the Capilano River to the east that offers close access to a trail network.

With the proposed offering of 40% secured rental units and exploration of additional public benefits (e.g. child care), the proposal appears to offer significant public benefit. As per policy and procedure, it is Council's role to assess the suitability of the project proceeding in advance of the Local Area Plan.

Site Analysis

The subject site includes significant physical separation from the surrounding neighbourhood. A perimeter of mature trees and vegetation exists on the site, which will be preserved and enhanced as part of the redevelopment. This vegetated buffer screens the site from all directions. Design development of the proposed buildings is anticipated to further reduce potential impacts to the neighbourhood.

The site is bounded by Taylor Way to the west. This major arterial street defines the edge of the property and serves as a physical barrier to the site and neighbourhoods beyond. Keith Road is an arterial road that defines the south edge of the property and separates it from neighbours to the south. The neighbouring church and school site provide public uses for the neighbourhood and reinforces the separation between the subject site and the remainder of the Cedardale neighbourhood to the east.

The residential properties to the north have the greatest potential visual impacts resulting from redevelopment of the site. View studies will be required in order to analyze views of the proposed development from the surrounding neighbourhood.

The preliminary proposal for Taylorwood Place presents an opportunity to explore the introduction of alternative housing forms within the community with a significant contribution of secured rental housing on a site that provides considerable physical separation to adjacent single family areas.

5.2 Sustainability

Development proposals are expected to deliver high-performance buildings, including exceeding the minimum step of the BC Energy Step Code required by the Building Bylaw.

Good land use planning principles include providing a variety of housing choices within the community in locations that are nearby public transit, amenities, services and recreational opportunities. The location of the site, its physical separation from the surrounding residential neighbourhood and delivery of purpose-built rental housing would promote more sustainable development within the community.

5.3 Public Engagement and Outreach

Public Information Meeting

If the proposal proceeds at this time, community consultation regarding the preliminary proposal will include a public information meeting to be held by the applicant in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

Website

In alignment with current practise, if the proposal proceeds at this time, a description of it would be placed on the District website.

5.4 Other Communication, Consultation, and Research

Should the proposal proceed at this time, planning staff will consult with staff from various departments in order to identify issues and concerns for the proponent to respond to.

6.0 Options

6.1 Recommended Option

It is recommended that the development proposal for Taylorwood Place as outlined proceed for consideration prior to the adoption of the Taylor Way Corridor Local Area Plan.

6.2 Considered Options

- a) defer consideration pending the receipt of additional information;
- b) not consider a preliminary development proposal until completion of the Taylor Way Local Area Plan.

7.0 Conclusion

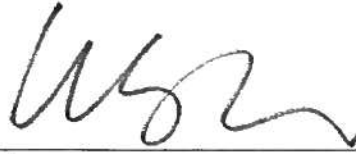
This report recommends that the development proposal for Taylorwood Place proceed for consideration in advance of the Local Area Plan for the Taylor Way Corridor and that the proponent conducts public consultation to explore the potential redevelopment of the site and obtain initial public comments.

Approval of the recommendations in this report would not create any legal rights for the applicant or any other person, or obligation on the part of the District. Expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

Date: June 25, 2019
From: Lisa Berg, Senior Community Planner
Subject: Preliminary Development Proposal for Taylorwood Place

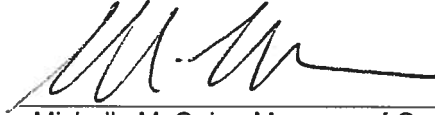
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Author:



Lisa Berg, Senior Community Planner

Concurrence



Michelle McGuire, Manager of Current
Planning and Urban Design

Appendices:

- A. Context Map
- B. Preliminary Development Plans

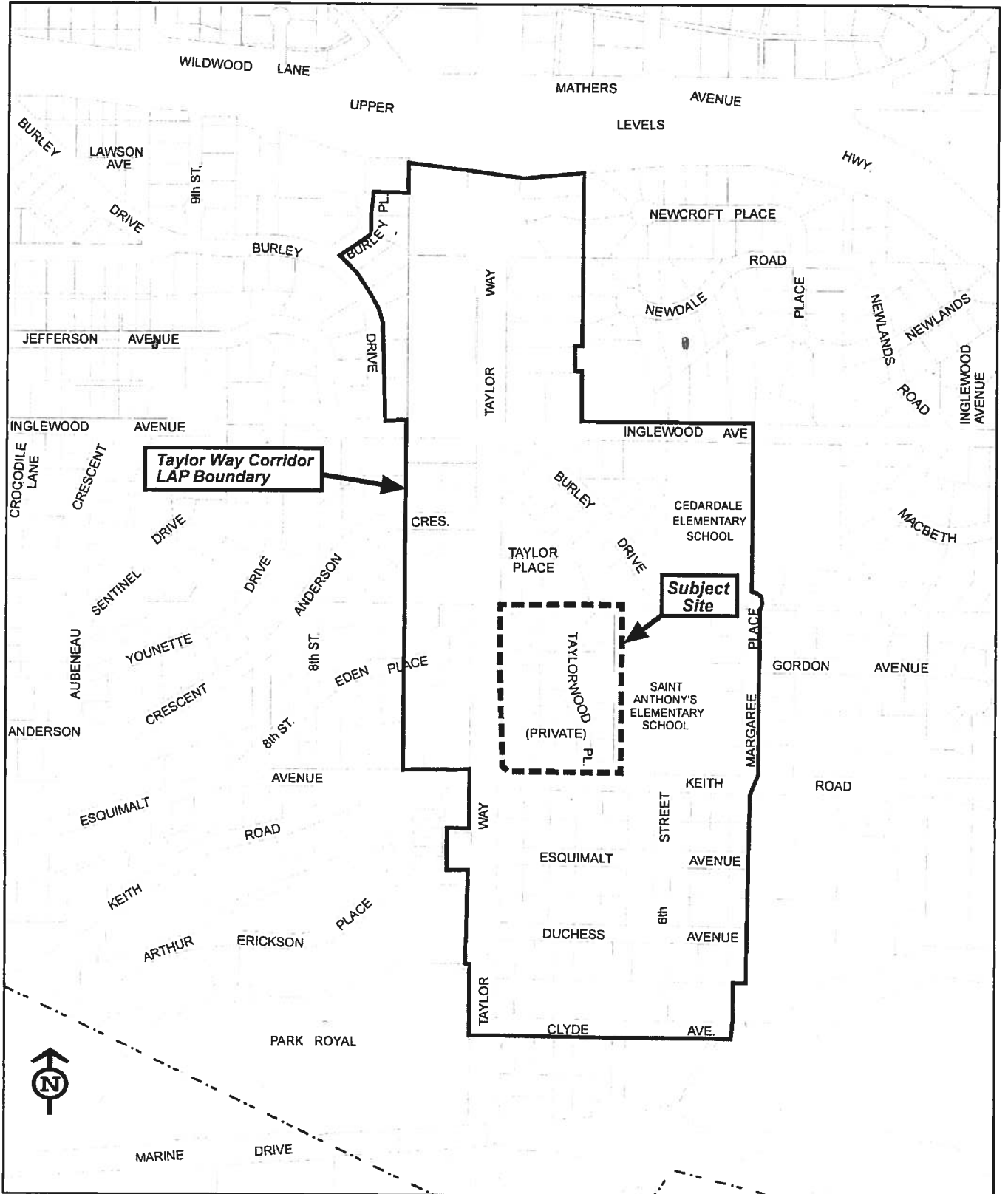
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APPENDIX A – CONTEXT MAP



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