

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

**7.**

## COUNCIL REPORT

Date:	January 20, 2022
From:	Michelle McGuire, Senior Manager of Current Planning and Urban Design
Subject:	Proposed Rezoning and Development Permit for Tantalus Gardens
File:	1010-20-21-109

### RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated January 20, 2022, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

### RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5172, 2022” be read a first time.

### RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5171, 2022” be read a first time.

### RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5172, 2022” and proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5171, 2022” be presented at a public hearing on March 7, 2022 at 6 p.m. at West Vancouver Municipal Hall via electronic communication facilities, and that notice be given of the scheduled public hearing.

### RECOMMENDATION

THAT proposed “Development Permit No. 21-109” be presented at a public meeting scheduled for March 7, 2022 at 6:00 p.m. in the Municipal Hall, to be held concurrently with the public hearing scheduled for March 7, 2022 at 6:00 p.m. in the Municipal Hall, and that notice be given of the scheduled public meeting.

## 1.0 Purpose

This report outlines an application to rezone 6404 Wellington Avenue and 6403 & 6407 Nelson Avenue (**Appendix A**) to allow for a 10-unit single family residential development. Presented as part of the development are:

- bylaws serving to amend the Official Community Plan and Zoning Bylaw; and
- a development permit to regulate the form and character of the proposal.

## 2.0 Executive Summary

QUMA Properties Inc. has applied for comprehensive redevelopment of its property located at 6404 Wellington Avenue and 6403 & 6407 Nelson Avenue. The proposal involves a rezoning from places of worship and infill zones to implement housing objectives of the Official Community Plan (OCP) including the Horseshoe Bay (HSB) Local Area Plan (LAP).

In 2019, the applicant submitted a previous application to allow for redevelopment of the subject site with 14 dwelling units under Community wide OCP policies that allow consideration for development of sites with missing middle housing along the Marine Drive Transit Corridor. Council considered and defeated the previous application in 2019.

Since that time Council has adopted the HSB LAP with an expanded boundary that includes approximately half of the subject site. Following adoption of the LAP Council adopted zoning for the lands with Neighbourhood Designation including introduction of the Infill (RG-1A) zone that applies to the Nelson Avenue sites<sup>1</sup>.

The current application has been reviewed by the public at a virtual public information meeting and was considered by the District's Design Review Committee (DRC). In summary, staff recommends support of the proposal. The application appropriately responds to relevant directions in the HSB LAP and the larger area context, will deliver housing options to address the missing middle, and offers public benefits including an enhanced public realm and a financial contribution that will advance community objectives. Staff recommends that the application be referred to a public hearing and concurrent public meeting on March 7, 2022. Prior to the public hearing, the applicant will be required to host a second public information meeting.

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<sup>1</sup> The new zones were adopted by Council on December 7, 2021 and will come into effect on January 31, 2022.

### **3.0 Legislation/Bylaw/Policy**

#### *Provincial Legislation*

The *Local Government Act* requires that a Public Hearing be held on the proposed rezoning bylaw, in accordance with Sections 464 through 470.

#### *Zoning Bylaw*

The site is zoned PA2 – Public Assembly (Places of Worship) and RG-1A – Infill Zone 1A. A rezoning is required. The proposed Comprehensive Development Zone (CD59 - Tantalus Gardens) is a site-specific zone that reflects the development proposal and would regulate the land use based on it (**Appendix D**).

### **4.0 Council Strategic Objective(s)/Official Community Plan**

#### *Council Strategic Objectives*

Objective 1.1: Approve an average of 250 net new housing units each year, including accessible housing, of which approximately 100 are market or non-market rental, approximately 75 are infill or missing middle (such as coach houses, multiplexes, and townhouses), and approximately 75 are strata apartment or mixed-use.

#### *Official Community Plan (OCP)*

Redevelopment of the site is guided by relevant policies from the Community Wide directions and the HSB LAP.

Relevant Community Wide policies include 2.1.1-2.1.4 and 2.1.6. The objective of policies 2.1.1-2.1.3 is to allow for sensitive infill development on detached residential sites across the District and the objective of policy 2.1.4 is to increase missing middle housing options by creating ground-oriented developments on appropriate sites along the Marine Drive Transit Corridor. The objective of policy 2.1.6 is to prioritize community use and/or housing objectives when considering development proposals involving institutional, public assembly or community use sites.

Two of the key relevant HSB LAP policies include 3.4.1 and 3.6.23. Policy 3.4.1 calls for smaller “infill” homes with detached housing at a density of 0.6 floor area ratio (FAR) and a height of 2 storeys. Policy 3.6.23 calls for managing transition between sites within the LAP boundaries to adjoining sites outside the boundary to ensure a sympathetic integration with the surrounding area to allow for housing that is compatible with the infill designation.

With the Wellington Avenue sites located outside the HSB LAP boundary an incidental OCP amendment is proposed to place the development site within a site specific development permit area (**Appendix C**).

### **5.0 Financial Implications**

The proposal will deliver Community Amenity Contributions (CACs) and applicable Development Cost Charges (DCCs). CACs address growth-

related impacts resulting from rezonings, and DCCs fund upgrades or provision of infrastructure services resulting from development.

## **6.0 Background**

In 2019, Council considered and defeated a previous application for the subject site that proposed redevelopment of the site with 14 single family and duplex dwelling units.

### **6.1 Previous Decisions**

Council, at its May 27, 2019, regular meeting, passed the following resolution:

THAT

1. Consideration of the proposed Tantalus Gardens development be deferred until at least the end of the Horseshoe Bay Local Area Plan visioning process; and
2. The Horseshoe Bay Local Area Plan boundaries be reviewed and confirmed through the local area planning process, including the consideration of extending the boundaries to include the Tantalus Gardens site.

Council, at its October 28, 2019, regular meeting, defeated the following resolution to refuse the previous development application for the subject site:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5011, 2019” be read a second time.

Council, at its June 1, 2021, special meeting, passed the following resolution to adopt the Horseshoe Bay Local Area Plan:

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5120, 2021” be adopted.

Council at its December 7, 2021, special meeting, passed the following resolution to adopt the Horseshoe Bay Neighbourhood Zones:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5155, 2021” be adopted.

- ### **6.2 History –**
- Half of the site was the former home to St. Monica’s Anglican Church for 62 years. According to the Diocese of New Westminster’s website, St. Monica’s had been in a precarious financial position for over 30 years, nearly half its operational time. Despite attempting to diversify uses at the site to generate revenue such as daycare, recovery groups, thrift shops, boy scouts and girl guides, yoga classes and allowing other congregations to use the space, it could not financially continue and it closed its doors in October 2013. The site was subsequently listed for sale and the owner acquired the property in July 2018.

## 7.0 Analysis

### 7.1 Discussion

#### Site Context

The site is located along the Marine Drive Transit Corridor. It consists of four separate lots that total approximately 2,628 m<sup>2</sup> (28,288 sq. ft.) in area. To the north are single family dwellings and across the street to the east is Tantalus Park. The park is approximately 11,665 m<sup>2</sup> (125,561 sq. ft.) in area and recently had a playground refresh in 2018. The site context is shown in Figure 1.

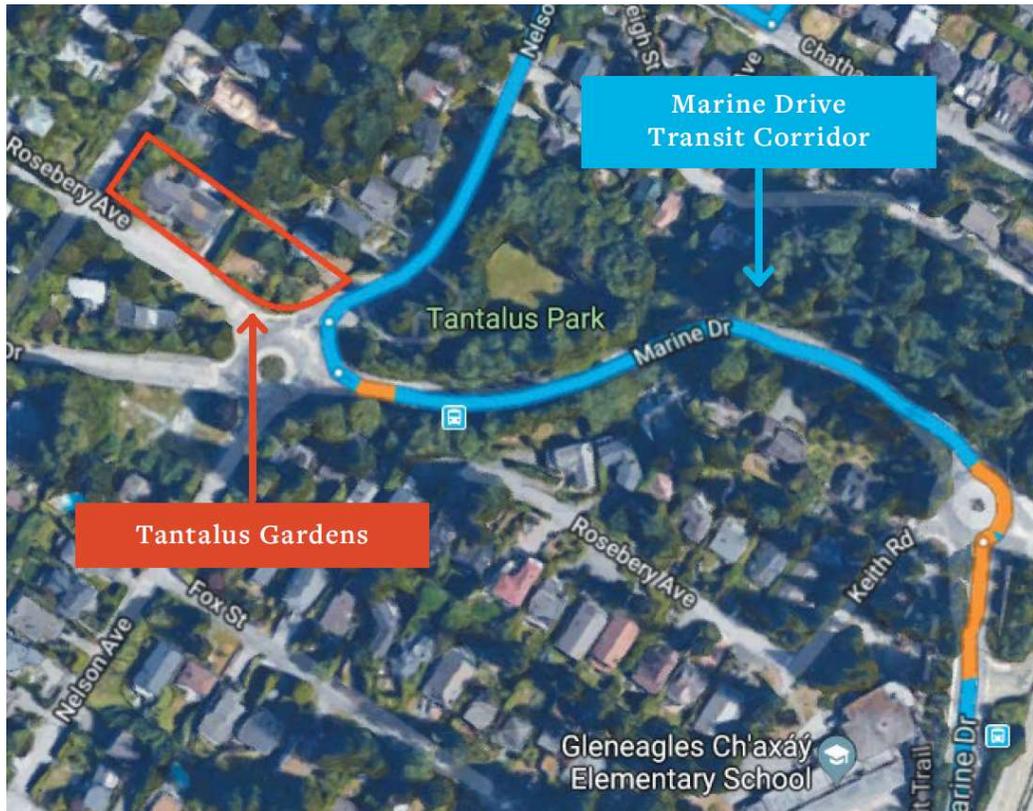


Figure 1: Site Context

The Nelson Avenue parcels are located within the recently adopted Horseshoe Bay Local Area Plan whereas the Wellington Avenue parcels are located directly adjacent to the plan boundary.

The site slopes upward from Nelson Avenue to Wellington Avenue, gaining 11 m (36 ft.) across the north property line and 6 m (20 ft.) across the south property line. Trees within or immediately adjacent to the site include a mixture of deciduous, evergreen and ornamentals. A laurel hedge runs in a north-south direction through roughly the middle of the site.

All existing trees were assessed by an arborist and identified for retention or removal based on the proposal. Two trees are identified as being greater than 75 cm DBH<sup>2</sup>. One of the trees is shared with an adjacent property to the north. The proposed development is designed around it, and other shared trees in proximity, to maximize their retention. The second tree is located in the boulevard on Nelson Avenue and is proposed for removal as it is an ivy covered cedar snag and in poor condition. Two other boulevard trees are proposed for removal in conjunction with a new street landscape plan. Overall, although a number of on- and off-site trees are proposed for removal to facilitate the development, the landscape plan proposes planting of approximately 34 new on-site and boulevard trees.

### **The Proposal**

The applicant proposes to rezone the site and construct 10 two-storey single family dwellings. Key features of the proposal are:

- a FAR of 0.59;
- unit sizes of approximately 1,780 sq. ft. (plus basements);
- 10 attached garage parking spaces with three driveways accessing two individual garages on Wellington and Nelson Avenues and one common driveway on Rosebery Avenue accessing the remaining eight garages from an internal shared driveway;
- public realm additions including pedestrian connections, a new sidewalk along all the street frontages, and extensive landscaping;
- common resident outdoor gathering spaces; and
- 37% site coverage.

Although a portion of the site (Wellington Avenue parcels) is located outside of the Horseshoe Bay Local Area Plan boundary the overall proposal generally complies with the relevant guidelines within the plan. The proposed Development Permit is attached as **Appendix E** (with the development booklet attached as Schedule A). The site plan is shown in Figure 2.

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<sup>2</sup> Interim Tree Bylaw No. 4892, 2016 requires a tree cutting permit to remove trees greater than 75 cm DBH (Diameter Breast Height).



Figure 2: Site Plan

## **Project Evaluation**

### **1. Overall**

The proposal aligns with the objectives of the Official Community Plan (OCP) including relevant Community-wide directions to increase missing middle housing and relevant directions within the Horseshoe Bay Local Area Plan. The site is proposed to be placed within a Development Permit Area to control the form and character of the proposed comprehensive development. The proposal will create smaller housing options for the community and contributes public realm improvements including a new sidewalk, landscaped boulevard and public street parking.

The proposed houses are ground-oriented and will add to the variety of housing options that respond to and fit contextually within the wider Horseshoe Bay area. The proposed dwellings incorporate West Coast design including varied building forms, roof lines and textures. Overall, special care and attention to quality and craftsmanship bring a unique character to each home. With such detailing, the proposal will bring a classic West Coast expression. A natural colour palette will be used to ensure that the homes fit within the neighbourhood context.

### **2. Density, Site Design and Architecture**

The project is designed in specific response to its contextual setting as part of the surrounding residential neighbourhood, being adjacent to the Marine Drive Transit Corridor and within close proximity to nearby shops, restaurants, services, the community centre and clubhouse, a park, and a school.

### *Density*

The project's density is 0.59 FAR (Floor Area Ratio) consistent with the permitted density in the new RG-1A zone that applies to the Nelson Avenue parcels.

### *Site Design*

To further reduce the appearance of building bulk and to de-emphasize the car, vehicle access to the site is proposed with two individual driveways along Wellington and Nelson Avenues and a common driveway along Rosebery Avenue. Garages are attached and incorporated into the design of the houses.

To respond to the adjacent single family dwellings, the houses on the perimeter of the site face the street, while the interior units are oriented to the south. This arrangement gives the project a complementary residential development pattern for the neighbourhood while concealing many of the garages for the units along the north edge of the site.

### *Architecture*

The dwellings feature steep pitched main roofs with varying secondary shed and gable roofs reflective of the original Horseshoe Bay cottages. To reduce the appearance of height, the second floors are "buried" into the roof slopes and feature large overhangs. Varying and alternating shapes and elevations make each home unique. With the extensive use of glazing, corner windows, skylights to maximize natural light and high-quality exterior finishes including natural siding, shakes and stone, the homes will be West Coast in their expression. A rendering and precedent image of the proposed architectural design are shown in Figure 3.



Figure 3: Architectural Expression

### **3. Landscape Design and Public Realm**

The overall landscape approach is to integrate the proposal within both its immediate natural environment and the surrounding residential community. Both the natural and built environments are integrated through thoughtful design, pedestrian connections and materials. The ground plane design responds to the street while the arrival sequence and the common outdoor amenity area is integrated with public connections that flow to the adjacent streets, neighbourhood and the recreation network.

The public realm will have a slightly more ornamental character, taking cues from the surrounding community and will be completed with a new public sidewalk, street trees and street parking. While many of the existing trees on site will be impacted by the proposal trees will be retained where possible along the north property line.

### **4. Housing**

The proposal provides “missing middle” housing in line with relevant Community-wide and Horseshoe Bay specific policy directions from the OCP in an area close to transit and services. The site is located on a transit line, is within close proximity to “neighbourhood hubs” including Gleneagles Ch’axay Elementary, Tantalus Park, the Gleneagles Community Centre and Horseshoe Bay Village.

The dwelling units are approximately 1,780 sq. ft. each with a mix of three and four bedroom layouts (plus basements). The proposed houses include basements that are designed to be able to be used as secondary rental suites.

### **5. Existing Zoning Comparison**

Under existing zoning, the Nelson Avenue sites could be developed with detached infill housing up to a FAR of 0.60. The Wellington Avenue sites are zoned for public assembly use noting that development of a single family house is permitted on one of the parcels. Under redevelopment a portion of the church site could be left vacant, essentially becoming private yard space for the single family dwelling. Alternatively the church site could be developed with a 10,250 sq. ft. church at a maximum height of 45 ft. including an accessory private residence and associated underground and surface parking. This would be approximately twice the size and height as the existing church building.

## 6. Design Review Committee (DRC)

The DRC considered the proposal at its September 21, 2021 meeting and recommended the applicant resubmit the proposal in order to improve the public realm design including consideration of the proposed driveways and to provide additional details and information about the project. The applicant responded by providing the requested information and improvements and the DRC reconsidered the revised proposal at its November 4, 2021 meeting. The committee recommended support requesting that the applicant work with staff to review opportunities for enhance livability of the basement suites. The applicant reviewed the proposed window placement and light access in response and staff are satisfied with the proposal.

## 7. Transportation

### *Implementation of the Spirit Trail*

In order to ensure that implementation of the Spirit Trail along Nelson Avenue can be achieved in future the applicant has agreed to dedication of a portion of land at the corner of Rosebery and Nelson Avenue.

### *Arrival Sequence and Access*

Residents arriving by vehicle would enter the site from the proposed driveways along Wellington, Nelson and Rosebery Avenues and park in the attached garages with direct access to each house. Visitors would have access to on street parking along Wellington and Rosebery Avenues.

### *Traffic and Parking Study*

A traffic and parking study was commissioned by the applicant for the previous application that included 14 units. The study was reviewed and accepted by District staff. The study concluded that the 14-unit project would have insignificant impacts relative to the adjacent road network traffic volumes and the existing permitted uses.

With the current proposal a reduction in the number of units would be expected to have less impact relative to the adjacent road network traffic volumes. A development proposal of this size would not be expected to provide a site specific traffic and parking study as the density and number of units aligns with the zoning for the Horseshoe Bay infill zoning.

The proposal meets the parking requirements in the zoning bylaw, providing one off street parking space for each unit. Further, the proposal would create five new public street parking stalls on Rosebery Avenue and Wellington Avenue. These spaces would have parking restrictions (i.e. 3-hour limits with resident exemptions) in keeping with other street parking in the neighbourhood. No street parking is proposed on Nelson Avenue due to proximity of the existing traffic circle.

**Construction Parking Management**

During construction, effort would be made to minimize traffic impacts to the surrounding neighbourhood. A Traffic Management Plan (TMP) would be required as part of the building permit and all construction must comply with the District’s Noise Bylaw.

**8. Sustainability**

The proposed development is aligned with Council’s Sustainable Building Policy. It is proposed to comply with Step 4 with Low-Carbon Energy System pathway, as defined by the British Columbia Energy Step Code. This requirement is secured as a condition of the proposed development permit. Additionally all residential parking spaces will be required to comply with the zoning bylaw to include EV charging. Secure bicycle storage is proposed within each attached garage. The site is within close proximity to transit.

The proposal would contribute to other sustainability goals as new residents could become future customers for local businesses and would have easy access to nearby public facilities.

**9. Community Amenities**

New developments in the community where rezoning is proposed are expected to deliver community amenities related to the impacts of new development. The value of the amenity is typically proportional to the increased potential of land use under the proposal compared with existing zoning and development rights. District policy defines a broad range of appropriate amenities, including housing affordability and diversity, child care and community facilities and public spaces.

Community Amenity Contributions (CACs) are intended to address growth related impacts due to rezoning a site. They typically include either the provision of on-site amenities (if appropriate) or a cash contribution that can be put toward other public benefits.

The neighbourhood zones within the HSB LAP include an amenity share approach that requires a contribution of \$45 per sq. ft. (\$484.38 per m<sup>2</sup>) of additional density. Based on this approach staff have calculated a CAC using the base density for the individual parcels as shown in the following table:

Parcel(s)	Site Size	Base Density	Bonus Density	Amenity Share (\$484.38 per m <sup>2</sup> ) <sup>3</sup>
6404 Wellington Avenue	1,393.9 m <sup>2</sup>	244.1 m <sup>2</sup>	578.3 m <sup>2</sup>	\$280,117
6403 Nelson Avenue	550.2 m <sup>2</sup>	261.2 m <sup>2</sup>	63.4 m <sup>2</sup>	\$30,710
6407 Nelson Avenue	684.3 m <sup>2</sup>	273.7 m <sup>2</sup>	130.0 m <sup>2</sup>	\$62,969
Total	2,628.4 m <sup>2</sup>	779.0 m <sup>2</sup>	771.7 m <sup>2</sup>	\$373,796

<sup>3</sup> Rounded to the nearest dollar

It is proposed that the CAC (\$373,796) be used toward advancing District projects and initiatives that advance the community amenity goals of the HSB LAP.

Payment of the CAC is required prior to adoption of the rezoning bylaw. Approval of specific projects will be brought forward as part of the Capital Plan and budget process at Council's discretion.

## 10. Servicing

The District will analyze the on- and off-site servicing requirements in conjunction with system modelling to identify if any upgrades to District infrastructure will be required to service the proposed development. Should upgrades be necessary, the applicant will be required to enter into a Works and Services Agreement with the District to ensure that it is adequately serviced and does not place burden on existing utility infrastructure. This is proposed to be secured with a 219 covenant that would be required to be registered prior to adoption of the zoning bylaw.

All servicing costs associated with the development are the responsibility of the developer. Servicing costs are in addition to any CACs and Development Cost Charges (DCCs). DCCs are payable at the time of building permitting.

### 7.2 Consideration of Bylaws and the Development Permit

Section 475 of the *Local Government Act* requires that one or more opportunities be provided for appropriate consultation with persons, organizations and authorities Council considers will be affected by an OCP amendment.

The *Local Government Act* requires that after first reading and before a public hearing of an OCP amendment, Council must consider it in conjunction with its financial plan and any applicable waste management plan. The financial plan is both the long term capital plan and operating budget for the District. The proposal would provide growth related contributions and increase property tax revenue. If approved, amenity contributions will be reconciled with the District's financial plan. The proposed OCP amendment has been considered in conjunction with the Regional Waste Management Plan and is consistent with the plan.

### 7.3 Public Engagement and Outreach

#### *Public Information Meetings*

Prior to submission of the formal application the applicant hosted a virtual public information meeting on July 15, 2021. A summary of the meeting is provided in **Appendix F**. Should the proposal advance, the applicant will be required to advertise and conduct a second information meeting prior to the public hearing.

### *Signage*

Should the proposal advance, the applicant will be required to install a development information sign with particulars about the second public information meeting and public hearing.

### *Public Hearing and Notification*

A public hearing must be held to consider the proposed bylaws. The recommendation herein projects the public hearing to be held on March 7, 2022. Notice of the public hearing and consideration of the development permit will be given in accordance with District procedures.

### *Website*

In alignment with current practise, a description of the proposal, applicable dates and architectural drawings were placed on the District website and is updated.

## 7.4 Conditions Precedent to Adoption

Prior to adoption of the bylaws and approval of the development permit, the following requirements must be met:

- Registration of a 219 covenant requiring completion of appropriate servicing modelling with the details of any servicing works to be included within a Works and Services Agreement (if required);
- Payment of the community amenity contribution; and
- Ministry of Transportation and Infrastructure approval on the proposed rezoning bylaw.

## 7.5 Other Communication, Consultation and Research

Planning staff has consulted with District staff from various departments including: Engineering, Land Development, Parks and Community Services; and Permits and Inspections. The applicant has worked to address each departments noted comments and is satisfied with the proposal, subject to further detailed review during the building permit phase, should the proposal be approved.

## 8.0 Options

### 8.1 Recommended Option

Council give first reading to the proposed bylaws and set a date for a public hearing and a concurrent public meeting.

### 8.2 Considered Options

- a) give first reading to the proposed bylaws and set an alternative date (to be specified) for a public hearing and concurrent public meeting; or
- b) defer consideration of the proposal pending the receipt of additional information (to be specified) to assist in the consideration of the application; or
- c) reject the application.

## 9.0 Conclusion

Staff assessment of this rezoning application has concluded that the proposal is appropriate and supportable based on relevant Community-wide and Horseshoe Bay Local Area Plan policies. The proposal will deliver a desired form of housing in the community that will help to address the “missing middle” as well as contribute to the public realm through new sidewalks, landscaping and pedestrian connections.

Staff recommends that the application be scheduled for a public hearing and concurrent public meeting, together with the development package including the proposed amending bylaws and development permit.

Author:



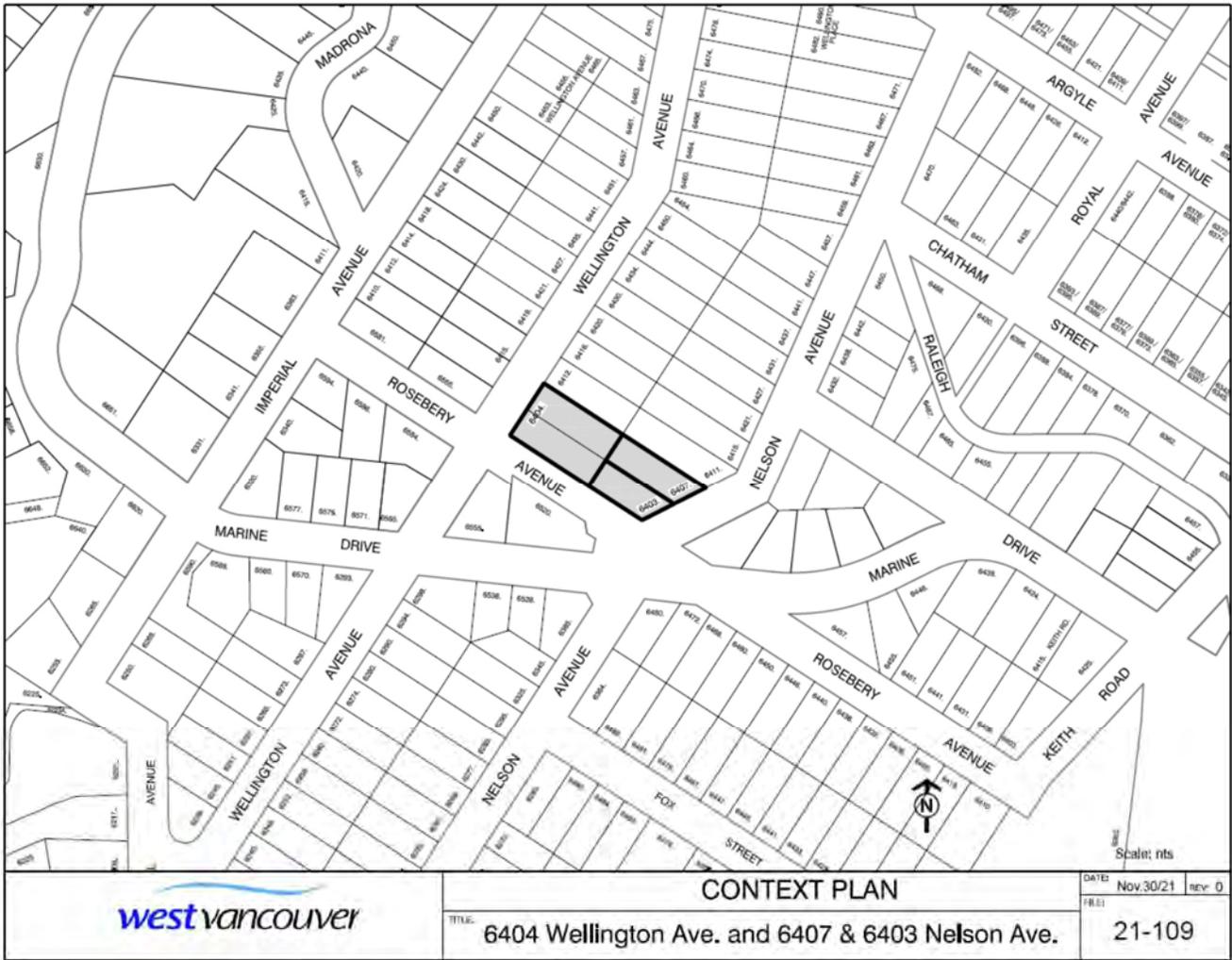
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Michelle McGuire, Senior Manager of Current Planning and Urban Design

### Appendices:

- A. Context Map
- B. Project Profile
- C. Official Community Plan Bylaw No. 4968, 2018, Amendment Bylaw No. 5172, 2022
- D. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5171, 2022
- E. Development Permit No. 21-109
- F. Virtual Public Meeting Information and Summary of Comments and Questions

# APPENDIX A – CONTEXT MAP



## CONTEXT PLAN

TITLE: 6404 Wellington Ave. and 6407 & 6403 Nelson Ave.

DATE: Nov.30/21 REV: 0

FILE: 21-109

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## APPENDIX B – PROJECT PROFILE

<b>Project:</b>	<b>TANTALUS GARDENS</b>
<b>Application:</b>	Development Permit No. 21-109
<b>Applicant/Owner:</b>	QUMA Properties Inc.
<b>Site Addresses &amp; Legal:</b>	
Address:	6404 Wellington Avenue (2 lots)
Legal Description:	LOT 18 & 19 BLK 41 DL 430 PLAN 2103
PID:	014-047-390 & 014-047-420
Address:	6403 Nelson Avenue
Legal Description:	LOT 20 BLK 41 DL 430 PLAN 2103
PID:	014-047-446
Address:	6407 Nelson Avenue
Legal Description:	LOT 21 BLK 41 DL 430 PLAN 2103
PID:	014-047-489
<b>OCP Policy:</b>	2.1.1-2.1.4 (sensitive infill), 2.1.4 (missing middle) and 2.1.6 (institutional/public assembly) and the Horseshoe Bay Local Area Plan
<b>Zoning:</b>	RG-1A & PA2
<b>Heritage Register</b>	No
<b>Previously Before Council:</b>	14-unit proposal refused in 2019
<b>Summary:</b>	10 single family (ground-oriented) dwelling units

	<b>BYLAW PA2</b>	<b>BYLAW RG-1A</b>	<b>PROPOSED<sup>4</sup></b>	<b>COMMENTS/NOTES</b>
<b>Site Area</b>	1,394 m <sup>2</sup>	1,235 m <sup>2</sup>	2,628 m <sup>2</sup>	4 lot consolidation
<b>Site Coverage</b>	40%	40%	37%	
<b>Floor Area Ratio</b>	n/a	0.60	0.59	
<b>Unit FA &amp; Units</b>				
• Floor Area	2,627 sq. ft.	7,976 sq. ft.	17,775 sq. ft.	1,780 sq. ft. each
• Units	1		10	
<b>Setbacks:</b>				
Front	9.1 m	4.57 m	1.5 m (south)	
Rear	9.1 m	4.57 m	1.5 m (north)	
Side	6 m	1.52 m	2.2 m (east)	
Side	6 m	1.52 m	4.4 m (west)	
Combined Side	25% width	n/a		
<b>Building Height</b>	13.7 m	7.62 m	7.62 m	
<b>No. of Storeys</b>	2 + bsmt	2 + bsmt	2 + bsmt	
<b>Parking:</b>				
• Public assembly	1/4.5 m of pews or 1/9.5 sq m + 1.25/class			
• Residential	1/unit	1/unit	1/unit	10 total

\*Net Area (less exempted area)

<sup>4</sup> Source: Information provided by applicant

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District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,  
Amendment Bylaw No. 5172, 2022**  
(Tantalus Gardens)

Effective Date:

**Official Community Plan Bylaw No. 4985, 2018,  
Amendment Bylaw No. 5172, 2022**

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District of West Vancouver

## **Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5172, 2022**

A bylaw to amend the Official Community Plan to allow for housing development to address the missing middle within a development permit area.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120 and 5135.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to allow for the appropriate redevelopment of lands at 6404 Wellington Avenue and 6403 & 6407 Nelson Avenue;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

### **Part 1 Citation**

- 1.1 This bylaw may be cited as Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5172, 2022.

### **Part 2 Severability**

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

### **Part 3 Amends Area-Specific Policies & Guidelines**

- 3.1 Schedule ii of Official Community Plan Bylaw No. 4985, 2018 is amended as follows:
  - 3.1.1 By amending the key map of Residential Area Designations by adding "Tantalus Gardens Development Permit Area" to the map

legend, and identifying the location of the Development Permit Area on the map.

3.1.2 By adding “Policy BF-B15” as follows:

“Promote the siting and design of low density housing in the Horseshoe Bay area that integrates within the existing neighbourhood and meets a high quality of building and landscape design to create an attractive, residential streetscape.”

3.1.3 By adding “Policy BF-B15.1” as follows:

“The lots as shown on map BF-B15 that are bounded by Wellington Avenue, Rosebery Avenue and Nelson Avenue may be considered for rezoning to enable development of ground-oriented infill housing types that may include single family dwellings and duplexes and/or combinations thereof to address the missing middle.”

3.1.4 By adding “Tantalus Gardens Development Permit Area Designation BF-B15” as illustrated by the map in **Schedule A** attached to this bylaw.

## **Part 4 Adds Development Permit Guidelines for Tantalus Gardens**

4.1 Schedule ii to Official Community Plan Bylaw 4985, 2018 is further amended as follows:

4.1.1 By adding “Guidelines BF-B15” for low density housing, as described in **Schedule B** as attached to this bylaw.

## **Part 5 Table of Contents**

5.1 Schedule ii to Official Community Plan Bylaw 4985, 2018 is further amended by including “BF-B15 Tantalus Gardens” in sequential order in the table of contents for Area-Specific Policies & Guidelines.”

## **Schedules**

Schedule A – Development Permit Area Designation BF-B15

Schedule B – Built Form Guidelines BF-B15

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

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Mayor

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Corporate Officer



## **Schedule B – Built Form Guidelines BF-B15**

### **I. CONTEXT AND CHARACTER**

- a. New development should respect the pattern, scale, and height of existing buildings, and the established landscape character of the neighbourhood.

### **II. BUILDING DESIGN**

- a. The massing of the dwelling units should be configured to reflect a “single-family” residential character.
- b. Buildings and structures should demonstrate variety in terms of form and character, architecture massing and roof forms while maintaining a cohesive approach to the overall design.
- c. Roof forms should be “buried” into roof slopes with large overhangs to reduce the appearance of height.
- d. Finishing materials should be varied and of natural materials to provide interest and texture.
- e. A ‘building wall’ along the rear property line should be avoided through a combination of design, setbacks, heights measured from grade, and the retention of mature trees and landscaping where possible.
- f. Balconies and decks should be screened and located to provide privacy and minimize overlook onto neighbouring properties.
- g. Design strategies and building details such as natural cross-ventilation, energy efficient fixtures and high performance materials should be used to create buildings that meet or exceed District sustainability targets.
- h. All dwelling units should have access to adequate indoor storage areas, including convenient and secure bicycle storage.

### **III. LANDSCAPE DESIGN**

- a. Each unit should be provided with private outdoor space.
- b. Common private gathering areas should be connected to the neighbourhood and encourage socializing through the installation of landscape features such as gardening boxes, garden furniture or other common outdoor amenities or activities.
- c. Exposed concrete walls or parkade should be faced with natural stone to blend them into the landscape.
- d. The area between a public street and private space should be designed as a transitional area that is visually interesting to pedestrians while clearly privately owned rather than walled or fenced off from public view.

- e. Plant materials should create a lush natural garden environment with some ornamental character, however should promote sustainability overall through the use of native and drought tolerant plants and the integration of storm water management strategies such as a rain garden.
- f. The landscape design should enhance the neighbourhood, compliment the development and reduce the apparent mass of buildings.
- g. Healthy trees and landscaping should be retained and protected where appropriate. Opportunities for transplanting existing landscaping materials and integrating them into the new design is encouraged.
- h. Special attention should be taken along the north property line to address screening and maximize tree retention between the adjacent properties. Additional screening and landscaping should be supplemented where required to provide additional privacy to adjacent residents.
- i. Glare and light spill of exterior or ground level lighting to surrounding properties should be minimized.

#### **IV. CIRCULATION AND PARKING**

- a. All required parking shall be located within attached garages designed to have a minimal presence on the streetscape.
- b. Street-oriented units should have principal pedestrian access from the street.
- c. Interior-oriented units should have principal pedestrian access from a shared connection through the site to the street.
- d. Areas for the storage of garbage and recycling should be located and screened to minimize their visibility from the street.



District of West Vancouver

**Zoning Bylaw No. 4662, 2010**  
**Amendment Bylaw No. 5171, 2022**  
(Tantalus Gardens)

Effective Date:

**Zoning Bylaw No. 4662, 2010  
Amendment Bylaw No. 5171, 2022**

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District of West Vancouver

## **Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 5171, 2022**

A bylaw to rezone certain property at 6404 Wellington and 6403 & 6407 Nelson Avenue for a housing development to address the missing middle.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5155, 5160 and 5013.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Zoning Bylaw;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

### **Part 1 Citation**

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 5171, 2022.

### **Part 2 Severability**

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

### **Part 3 Adds the CD59 Zone & Rezones the Site**

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development or site specific zones) is hereby amended by adding Section

- 659 as the CD59 – Comprehensive Development Zone 59 (Tantalus Gardens), as set out in **Schedule A** attached to this bylaw.
- 3.2 The Lands shown shaded on the map attached as **Schedule B** to this bylaw are rezoned from PA2 – Public Assembly Zone 2 (Places of Worship) and RS4 – Single Family Dwelling Zone 4 to CD59 – Comprehensive Development Zone 59 (Tantalus Gardens), as set out in **Schedule A** attached to this bylaw.

## **Part 4 Amends the PA2 Zone**

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 561, PA2 – Public Assembly Zone 2 (Places of Worship) is amended by deleting section 561.01(k) in its entirety and renumbering the remaining section accordingly.

## **Part 5 Amends the Table of Contents**

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100 Table of Contents is amended accordingly.

## **Part 6 Amends Zoning Maps**

- 6.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2 Zoning Maps is hereby amended by changing the zoning of the Lands as shown shaded on the map in Schedule B attached to this bylaw,

FROM: PA2 – Public Assembly Zone 2 (Places of Worship) and RS4  
– Single Family Dwelling Zone 4

TO: CD59 – Comprehensive Development Zone 59 (Tantalus  
Gardens)

## **Schedules**

Schedule A – CD59 – Comprehensive Development Zone 59 (Tantalus Gardens)  
Schedule B – Amendment to Zoning Maps

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

APPROVED by the Minister of Transportation and Infrastructure on [Date]

ADOPTED by the Council on [Date].

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Mayor

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Corporate Officer

## Schedule A – CD59 – Comprehensive Development Zone 59 (Tantalus Gardens)

### 659 CD59 (Tantalus Gardens)

AMENDING  
BYLAW

#### SECTION REGULATION

##### 659.01 Permitted Uses

- (1) accessory buildings and uses
- (2) child care
- (3) community care
- (4) ground-oriented dwellings
- (5) home based businesses
- (6) secondary suites

##### 659.02 Floor Area Ratio

- (1) Maximum: 0.59 FAR
- (2) The following areas are excluded from the calculation of FAR:
  - (i) basements
  - (ii) storage of vehicles and/or bicycles to a maximum of 20.5 square metres per principal dwelling
- (3) For the purposes of calculating FAR the site size is 2,628 square metres, being the size prior to any required dedications

##### 659.03 Setbacks

Minimum:

- (1) Minimum for all buildings:
  - (i) North: 1.5 m
  - (ii) South (Rosebery Avenue): 1.5 m
  - (iii) East (Nelson Avenue): 2.2 m
  - (iv) West (Wellington Avenue): 4.4 m

##### 659.04 Building Height

- (1) Maximum: 7.62 metres
- (2) Notwithstanding Section 120.17 building height shall be calculated using finished grade as defined in Section 110 and excluding one basement stair access for each unit.

##### 659.05 Number of Storeys

- (1) Maximum: 2 + basement

**659.06 Site Coverage**

- (1) Maximum: 40%

**659.07 Off-Street Parking**

- (1) Parking shall be in accordance with Section 144 of this bylaw, except that 144.01(3) shall not apply.





## District of West Vancouver

### *Proposed*

## Development Permit No. 21-109

**CURRENT OWNER:** 1103827 B.C. LTD., INC.NO. BC1103827

**THIS DEVELOPMENT PERMIT APPLIES TO:**

**CIVIC ADDRESS:** 6404 WELLINGTON AVENUE

**LEGAL DESCRIPTION:** 014-047-390  
LOT 18 BLOCK 41 DISTRICT LOT 430 PLAN 2103  
(the 'LANDS')

**CIVIC ADDRESS:** 6404 WELLINGTON AVENUE

**LEGAL DESCRIPTION:** 014-047-420  
LOT 19 BLOCK 41 DISTRICT LOT 430 PLAN 2103  
(the 'LANDS')

**CIVIC ADDRESS:** 6403 NELSON AVENUE

**LEGAL DESCRIPTION:** 014-047-446  
LOT 20 BLOCK 41 DISTRICT LOT 430 PLAN 2103  
(the 'LANDS')

**CIVIC ADDRESS:** 6407 NELSON AVENUE

**LEGAL DESCRIPTION:** 014-047-489  
LOT 21 BLOCK 41 DISTRICT LOT 430 PLAN 2103  
(the 'LANDS')

**1.0 This Development Permit:**

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Tantalus Gardens Development Permit Area to promote the compatibility of infill housing units to address the missing middle within an established neighbourhood subject to Guidelines BF-B15 specified in the Official Community Plan; and
- (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

**2.0 The following requirements and conditions shall apply to the Lands:**

- 2.1 Building, structures, on-site parking, driveways and site development shall take place in accordance with the attached **Schedule A**.

- 2.2 On-site landscaping shall be installed at the cost of the Owner in accordance with the attached **Schedule A**.
- 2.3 The minimum energy performance of the proposed new dwellings shall conform to a minimum Step 4 with Low-Carbon Energy System pathway, as defined by the British Columbia Energy Step Code. Compliance with the required step shall be demonstrated through provision of sufficient documentation to the satisfaction of the Chief Building Official.

**3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:**

- 3.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Manager of Development Engineering.
- 3.2 Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
- 3.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures.

**4.0 Prior to Building Permit issuance:**

- 4.1 Provide engineering civil drawings detailing works, including but not limited to:
  - (a) storm water management measures in accordance with "Non-single family lot redevelopment rainwater management guidelines" (available on our website [westvancouver.ca/land](http://westvancouver.ca/land)) will be required with building permit submission;
  - (b) an off-site storm water control plan in accordance with MMCD guidelines;

Note to Applicant: The control plan should analyze the minor system for the 10 year storm event and the major system for the 100 year storm event. The drainage expected from the proposed development should be included in the analysis.

- (c) one storm connection will be required for the lot, applicant's engineer to provide service size and location recommendation;
- (d) one water service, complete with meter, will be permitted for the lot; the existing services will be abandoned;

Note to Applicant: Applicant's engineer to provide an analysis and recommendation on service size required for new development based on the water demand and FUS calculations provided to the District.

- (e) one sanitary service will be permitted to the lot;
- (f) new boulevard plan along the frontage of the site including curbs, sidewalk and grading plan; and
- (g) repaving along the frontage of the Lands,

which must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District's Manager of Land Development.

- 4.2 For the proposed relocation of the on-site sanitary service:
  - (a) Confirm that the proposed relocation meets all District requirements and standards (e.g. a minimum width of 3.0 is required);
  - (b) Enter into a new Statutory Right-of-Way agreement to secure access to the relocated sanitary service; and
  - (c) Remove the existing Statutory Right-of-Way from title.
- 4.3 Site consolidation and proposed dedication for future Spirit Trail implementation:
  - (a) Confirm dedication area required for future implementation of the Spirit Trail along Nelson Avenue; and
  - (b) Consolidate all parcels and dedicate an approximate area measuring 1.5 m by 7.5 m at the southeast corner of Nelson Avenue and Wellington Avenue.
- 4.4 Landscaping and Trees:
  - (d) Confirm and differentiate on the landscape plans the on-site and boulevard plantings (i.e. by species type) detailed on the plans (i.e. not just in the plant list). For any new boulevard trees the following species are recommended: Gleditsia triacanthos inermis 'Shademaster', Cercidiphyllum japonicum, and Parrotia persica 'Ruby Vase'.
  - (e) For proposed retention of on-site trees demonstration that the required critical root protection (CRZ) is achieved as per the Tree Bylaw.

**5.0 Prior to Occupancy Permit issuance:**

- 5.1 Prior to final occupancy the applicant must submit documentation demonstrating that the “as-built” development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.

**6.0 Security for Landscaping**

- 6.1 Prior to building permit issuance, security for the due and proper completion of the landscaping set forth in section 2.2 of this Development Permit (the “Landscaping Works”) shall be provided in the amount of \$20,000 (the “Landscape Deposit”) to the District in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union.
- 6.2 Release of the Landscape Deposit:
  - (a) Following installation of the Landscaping Works and upon receipt of a certified letter or report by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects to the District stating that:
    - a. the Landscaping Works have been installed substantially in accordance with Schedule A; and
    - b. any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:
      - i. any adjustments to retaining walls,

- ii. changes to the mixture or sizes of any plant materials or trees,
- iii. completion of any off-site or boulevard works,
- iv. any areas that received alternative treatment,
- v. any paving changes, or
- vi. any other additional or omitted plantings or alterations,

together with a clear rationale and explanation thereof and stating

- c. that a final review with the landscape contractor or consultant of record has been completed, including provision of the date when this final review was completed on,
- d. whether there are any outstanding Landscape Works which are outstanding or which need attention, and
- e. notwithstanding outstanding works in 5.2(a)(d) above, that the Landscaping Works are complete,

then District will release 75% of the initial value of the Landscape Deposit. The remaining 25% of the initial value of the Landscape Deposit shall be retained by the District as a warranty deposit (the "Warranty Deposit") to ensure successful installation of the Landscaping Works.

- (b) After a one-year period following certification that the Landscaping Works have been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that the Landscaping Works are successful, the District will release the Warranty Deposit.

### 6.3 Additional Landscape Security

- (a) No occupancy shall be issued nor will any other final approvals be given for any individual building site identified as a "Parcel" on attached **Schedule A**, until:
  - a. all of the Landscaping Works are completed, or
  - b. the Owner provides security in addition to and separate from the Landscape Deposit, and in the amount of 110% of the value of the uncompleted Landscaping Works for that specific Parcel only (the "Additional Security Deposit") for the due and proper completion of the uncompleted or deficient Landscape Works for that specific Parcel only, as determined and certified by the consultant of record; and
  - c. the Additional Security Deposit will be released upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects following certification that all of the Landscaping Works on the Parcel have been completed.

- 6.4 In the event that the Landscaping Works are not completed as provided for in this Permit, the District may, at its option, enter upon, carry out and complete the Landscaping Works so as to satisfy the terms of the Development Permit, and recover the costs of doing so from the security

deposited or recover any costs incurred over and above the amount of the security deposited, including the costs of administration and supervision.

**7.0** This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON \_\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

**FOR THE PURPOSES OF SECTION 7.0 THIS PERMIT IS ISSUED ON \_\_\_\_\_.**  
(Council report dated January 24, 2022 & Document # 4319936)

Schedules:

A. Architectural and Landscape Drawings

## Tantalus Gardens

OCP AMENDMENT, REZONING AND DEVELOPMENT PERMIT APPLICATION  
6404 WELLINGTON AVENUE AND 6403 & 6407 NELSON AVENUE, WEST VANCOUVER

### PROJECT TEAM



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# 1 Project Rationale

## WEST VANCOUVER: A VISION IDENTIFIED BY AN ENGAGED COUNCIL, STAFF AND COMMUNITY

In early 2017, the District of West Vancouver began a collaborative review of its 2004 Official Community Plan (OCP). Over the course of 2017 and 2018, through a four-phase public engagement process, staff worked with the community to develop a plan for the future of West Vancouver. The new Official Community Plan was adopted by Council on June 25, 2018.

Since the Official Community Plan was adopted on June 25, 2018, numerous working & advisory groups were assembled, studies were performed, reports were written, policies were adopted, and Council Strategic Plans were updated. Through the years, the pressure for alternative housing solutions in line with climate action initiatives and community needs have mounted—exacerbating the “missing-middle” housing deficit.

Council’s 2020-2021 Strategic Plan’s Vision is to:

***“...make West Vancouver a complete community; and one that is liveable, vibrant and inclusive. To accomplish this, we need to attract and inspire a full spectrum of people to live, play and work here. A vibrant economy, diverse housing choices and exciting amenities consistent with the Official Community Plan...”***

Council developed this vision in response to years of population decline and lack of new, diverse housing starts that would serve a full spectrum – and most notably for seniors to downsize, adult children to stay close to their families, or young families to move into West Vancouver.

In the past five years, the District of West Vancouver has seen a decrease in population of 0.03 percent. Statistics Canada data indicates that between 2019 and 2020, the District of West Vancouver saw a decrease in population of 336 people or 0.7 percent. This trend is moving counter to Council’s Strategic Plan Vision. So how does the District of West Vancouver attract a full cross-section of people to live here and generate fresh societal energy and boost local economy?

While some people believe that population growth is directly related to housing starts, which is true in most cases, it is not true in West Vancouver. The increase in housing starts experienced since 2016 in West Vancouver does not address Council’s vision – nor the community’s call – for more diverse and attainable housing. As per the July 2020 “Housing Needs Report”,

- 726 housing units were built in West Vancouver between 2016 and 2019. Of those,
- 523 housing units were large, single-family homes, and only
- 40 of those housing units – or 0.05 percent – would be considered more attainable.
- Moreover, only three more attainable housing units were built in 2019 out of a total of 214 housing units – or 0.014 percent.

If this trend is allowed to continue, how will Council deliver on its vision to house a full spectrum of residents and revitalize its aging community and rejuvenate its economic and societal well-being?

Some answers are to attract young families who want to put down roots in our community and help downsizers to remain and age in place. What they need are more creative housing options that suit their particular needs while being located close to community amenities, schools and public transit corridors. If the District of West Vancouver goals are to reverse trends, grow its population and renew itself with more young families, then building more than 0.05 percent of attainable housing is an urgent imperative.

### A COMMUNITY VISION – LET’S REALIZE IT!

To reiterate, Council’s 2020-2021 Strategic Plan’s Goal is to:

***“1.1 Ensure that 250 housing units are approved per year over the next 5 years, of which approximately 50, are rental units and include accessible housing units.***

***1.2 Specify targets and provide incentives for ‘missing middle’ housing types such as mixed-use housing, infill housing, duplexes, coach houses and townhouses.”***

At the June 18, 2018 Council Meeting, when the OCP was unanimously supported, members of the public implored the council of the day, and future council, to have the courage to make the necessary change for the benefit of the



Credit: DWV Housing Needs Report

long-term health and well-being of West Vancouver. The overwhelming sentiment was that the District needs more attainable and diverse housing options to keep younger generations in the community and to attract new young families. Without immediate and significant change, how else will West Vancouver be a complete community that is liveable, vibrant and inclusive as Council envisions? The electorate gave the clarion call:

**Build more housing that is diverse and relatively more attainable.**

It is an appeal that the District of West Vancouver's Official Community Plan supports.

**ANSWERING THE CALL: TANTALUS GARDENS**

The proposed development provides the District of West Vancouver with a showcase for new building solutions. It offers:

- A unique approach with smaller detached homes than those in the immediate surrounding neighbourhood.
- A more sustainable treatment for an underutilized site within a residential area.
- An attainable market solution for young families, individual professionals, and downsizers.
- A parking and traffic solution that improves on the site's previous usage.
- An aesthetic vision that honours the look and feel of early Horseshoe Bay.
- A much-needed expansion of the taxpayer base for the District.

Prior to submitting the proposed development application, an extensive community engagement and education process was performed, and it included:

- Three applicant-hosted information meetings.
- Three Council meeting discussions.
- Over 500 door-to-door conversations with neighbourhood residents.
- 37 door-to-door conversations with local business representatives.
- Developer and District of West Vancouver websites.

The response to this extensive campaign resulted in:

- 118 letters of opposition to Mayor and Council.
- vs
- 171 letters of support to Mayor and Council.

These results give further evidence of the electorate's desire to expand the diversity and supply of more attainable housing. With the majority of the neighbourhood backing Tantalus Gardens and the District of West Vancouver in the need of increasing and diversifying its housing mix, we are pleased to formally submit the Development Permit Application for Tantalus Gardens.

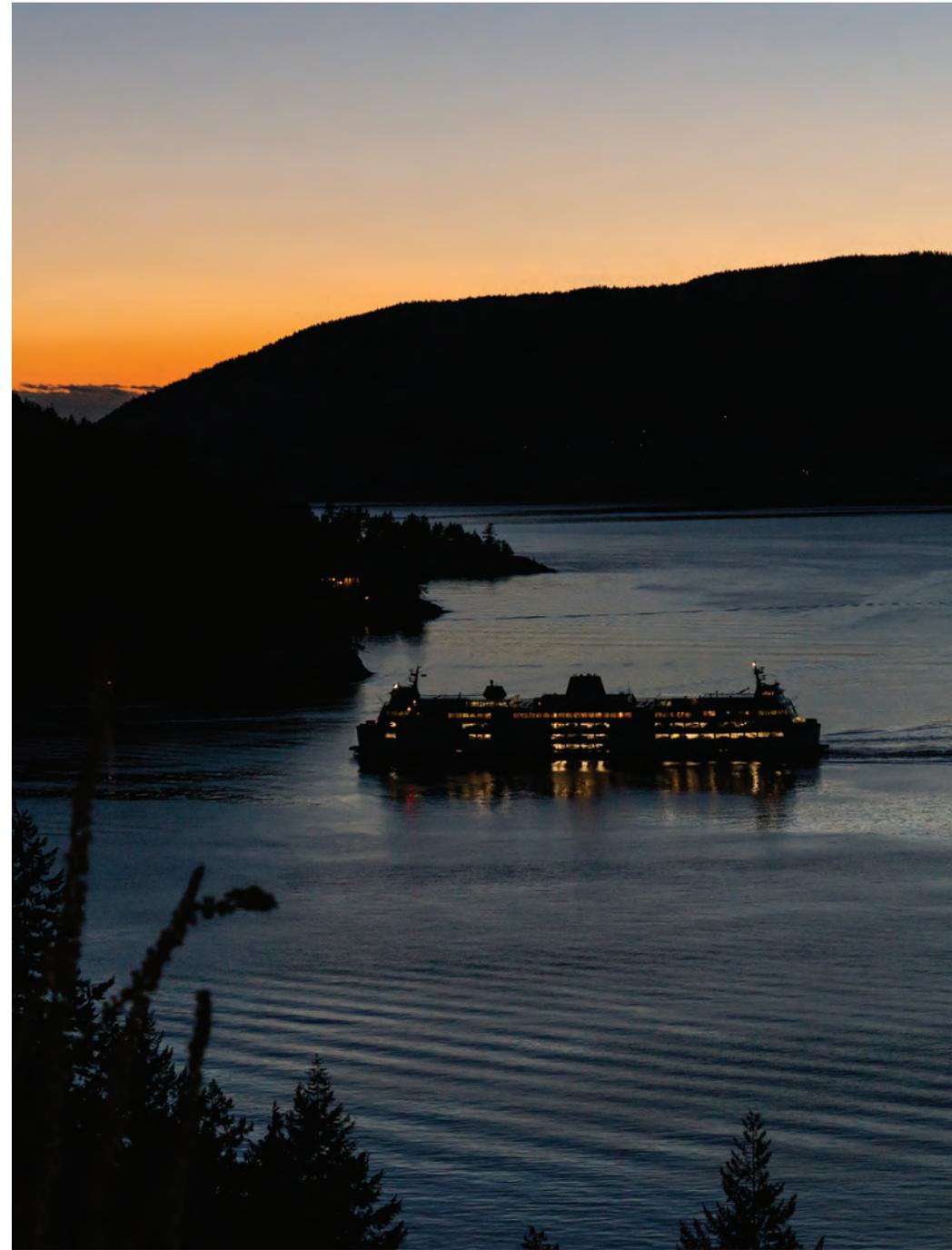


## 2 Introduction

### PROJECT BRIEF

QUMA Properties Inc. is pleased to submit an Official Community Plan amendment, rezoning and development permit application for; 6043 Nelson Avenue, 6407 Nelson Avenue and 6404 Wellington Avenue to build Tantalus Gardens, a ten-home multi-family residential project in Horseshoe Bay. Tantalus Gardens is a “pocket community”, a tight-knit residential area connected by communal pathways and garden spaces. It will consist of ten infill homes of approximately 1,700 sf of above grade living, with three-to-four-bedroom layouts. “Lagom” is a Swedish word that means “just right”. We believe that Tantalus Gardens is not just about “right-sizing” but also about “right-living”. It is the at-grade, outdoor living experience of a traditional single-family home, while providing the comfort of property maintenance and community feel of a multi-family strata.

*Tantalus Gardens will be the much-needed alternative housing option for seniors who want to downsize, or for young families who want to move into West Vancouver.*



### 3 DWV Policies, Plans, Reports and Objectives

#### COUNCIL'S STRATEGIC PLAN 2020-2021

##### COUNCIL'S VISION

In March 2020, Council announced: Our goal is to make West Vancouver a complete community; and one that is liveable, vibrant and inclusive. To accomplish this, we need to attract and inspire a full spectrum of people to live, play and work here. A vibrant economy, diverse housing choices and exciting amenities consistent with the Official Community Plan are also part of Council's vision.

##### HOUSING

West Vancouver has the highest average housing costs in the region for both homeowners and renters. This is amplified by the limited diversity of housing and too many vacant homes in our community. Although housing affordability is driven by a number of factors, including market economics and demand, Council can take action to enable the development of desired forms of housing to increase housing options in our community.

##### Strategic Goal:

Significantly expand the diversity and supply of housing, including housing that is more affordable.

##### Objectives:

- 1.1 Ensure that 250\* housing units are approved per year over the next 5 years, of which approximately 50, are rental units and include accessible housing units.
- 1.2 Specify targets and provide incentives for 'missing middle' housing types such as mixed-use housing, infill housing, duplexes, coach houses and townhouses.

##### TANTALUS GARDENS

The intent of the proposed development is to support Council's 2020-2021 vision as outlined above. It achieves this by offering an alternative ten-home housing solution – that can contribute towards a full spectrum population – by being:

- diverse
- family and age friendly
- communal
- single-level, ground oriented and accessible
- located on the Marine Drive Transit Corridor

Moreover, the proposed development can further Council's objectives by:

- Providing ten, new smaller homes. This equates to 0.05% of the District's total annual mission of approving 250 new housing units per year. While 0.05% may seem like a small step, it is an improvement of the 2019 development achievement of 0.014% for comparable "missing middle" housing.
- Specifically answering the call for infill housing – including duplexes and coach houses – that appeal to and are more attainable for young families, individual professionals and downsizing seniors who want to remain in the community.



Credit: DWV Council Strategic Plan

## HOUSING SUPPLY GAPS

### EXISTING HOUSING STOCK

While some people believe that population growth is directly related to housing starts, which is true in most cases in our region, it is not the case in West Vancouver. The majority of housing starts experienced here, since 2016, only serve high income households. What continues to be missed are more diverse and manageable developments targeted for young families and downsizers.

There is an answer: More housing choice within a neighbourhood.

As previously discussed, West Vancouver's housing stock is relatively homogeneous with ~ 64% single-detached large homes on individual lots. But all stakeholders – Council, staff and the electorate – recognize greater housing choice is needed now to ensure seniors, young families, and singles can stay in or move into the community. They are the middle who have distinctive lifestyle needs, such as downsizing residents who would like to age in place via smaller, accessible housing or new young families with budget constraints who need to be close to schools. The District has an answer for these stakeholders – as is supported by the electorate, outlined in the OCP and succinctly expressed in Council's Vision. It can be achieved by introducing:

- sensitive infill housing
- “missing-middle” ground-oriented housing, and
- mixed-use housing situated along transit corridors.

There is a proposed development that does just that and it could be a showcase for West Vancouver.

### TANTALUS GARDENS

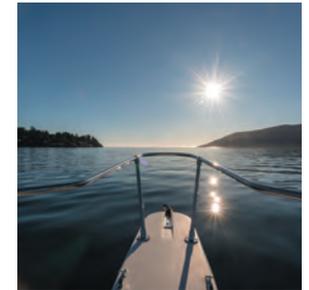
With a mixture of unit types, Tantalus Gardens will provide the much-needed three-to-four-bedroom layouts suitable for young families, professionals and downsizers. Tantalus Gardens will refresh the neighbourhood by redeveloping four underdeveloped properties that are occupied by two energy-inefficient, underutilized buildings. Providing ten new housing units in West Vancouver for young families and downsizers alike will not only reenergize the neighbourhood, but also buoy the immediate local economy and grow tax revenue for the District.

With Council's Strategic Plan's Vision of a complete community, Tantalus Gardens can be the stepping stone to address the “missing middle” housing deficit.

## | Conclusions

- OCP provides a strong framework to address housing affordability + diversity challenges
- Seniors' are struggling to stay in community - **accessible housing** is needed to support aging-in-place
- A lack of affordable family-friendly housing options = decline in families with children - **smaller and relatively more attainable housing options** are needed close to schools and services
- A greater **diversity of housing forms** is needed to provide choice to residents

Credit: City Space Consulting



## OFFICIAL COMMUNITY PLAN OBJECTIVES

The Official Community Plan sets out the high-level decision making framework for the future. It is a collection of statements of objectives and policies to guide planning and land use changes. Tantalus Gardens aligns with the OCP objective of providing diversified housing, addressing the “missing middle” and respects neighbourhood character.

West Vancouver is a scenic oceanfront community of individual, unique neighbourhoods situated in a narrow band of development between the water and the mountains. From the cottages and cabins of the early 1900s, West Vancouver neighbourhoods have been shaped by their distinct natural landscapes and through their history of development and land use decisions.

As a result of these past development patterns, West Vancouver is now comprised of mostly detached, single-family oriented housing, and some generally older apartment buildings located in and near commercial centres, with very limited availability of other housing forms such as duplex, triplex, and townhomes located in pockets throughout the municipality.

### EMERGING ISSUES TO ADDRESS

While our housing options continue to be limited, there has been a long-standing community interest in increasing the variety of available housing options. Seniors and young families alike are unable to find the right housing to meet their needs – such as accessible, single-level living options close to amenities and transit, and smaller, relatively more attainable options near schools. These and other key trends in our community demand actions to address our current and long-term needs.



Credit: DWV OCP

### KEY OCP ACTIONS

As a land use planning document, an OCP is legislatively required to guide housing development throughout a community. To address the needs of the present and future generations in our community, this OCP seeks to:

- regenerate our primarily detached, single-family home oriented neighbourhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses and duplexes;
- expand “missing middle” housing options, like triplex, townhouse and mixed-use, in locations close to transit, shops, and amenities;
- respect our neighbourhood character and encourage long-term protection of valued heritage properties with stronger incentives;
- strengthen our centres and key corridors through local area plans, with separate, detailed and collaborative planning processes to determine area-specific visions, objectives and suitable built-form, heights and densities; and
- advance housing affordability, accessibility and sustainability through available policy levers.

Together, these combined OCP actions seek to fill missing gaps for housing and housing choices in existing neighbourhoods and centres, and to provide for more and ongoing seniors and rental housing options.



## OFFICIAL COMMUNITY PLAN HOUSING POLICIES

Tantalus Gardens is proposed to be Horseshoe Bay's newest Pocket Community. It takes inspiration from the original charm and character of the 100-year-old Pocket Community of The Horseshoe Bay Cottages on Nelson Avenue. Much like the original cottages of this neighbourhood, Tantalus Gardens offers to provide a cluster of small, distinct residences spread out over a common garden property. The Horseshoe Bay Cottages were innovative in their day, providing a unique housing option for West Vancouver residences to live in. Now over a century later, more than ever, West Vancouver residences are still looking for housing diversity in their community and Tantalus Gardens can provide it.

The two primary OCP Policies that Tantalus Gardens aligns with regarding adding infill housing options and diversity housing options are:

- **Housing Policy 2.1.4** — Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor.
- **Housing Policy 2.1.6** — Prioritize community use and/or housing objectives when considering redevelopment proposals of institutional, public assembly or community use sites District-wide that provide an existing community or public use function (such of places of worship).

The two secondary or supportive OCP Policies that Tantalus Gardens aligns with regarding diversification of housing typology are:

- **Housing Policy 2.1.1** — Amend neighbourhood subdivision standards (including consideration of site-specific applications) to enable the development of smaller houses on smaller lots in existing detached residential areas.
- **Housing Policy 2.1.2** — Update zoning provisions (including consideration of site-specific applications) to increase the supply of coach houses (“detached secondary suites”) in existing detached residential areas.



## LOCAL AREA PLAN AND OFFICIAL COMMUNITY PLAN

The assembled site for the proposed Tantalus Garden development is split by the OCP and the LAP. Policies for the OCP govern the Wellington and Rosebery facing portions of the site; and the two assembled properties along Nelson Avenue are covered by the principles as outlined in the draft LAP, section 1.3 “Application & Scope”. The following discussion outlines examples of the proposed development meeting OCP policies and the guidelines of the LAP.

### LOCAL AREA PLAN – COTTAGE & SMALL HOME INFILL AREA

Prior to the release of the draft LAP, it was acknowledged that the hillsides on Nelson Avenue, Chatham Street and Raleigh Street provided an opportunity to create a distinct cottage and small home infill area with terraced, smaller detached homes that transition to the existing single-detached neighbourhoods on the edges and outside the study area. Smaller, detached homes with different architectural expression (i.e., varied site-plans and colours) would create a complementary style to Horseshoe Bay’s seaside character, reminiscent of the historic cottages of the past. Varying by lot size and topography, the hillside would provide for 2 to 3 detached cottages on a single lot, with off-street surface parking. On January 28, 2021, the draft LAP was released. Below is an outline and discussion of principles that correlate to the proposed Tantalus Gardens development:

*“Horseshoe Bay has a unique character that is valued by those who live, work and play there, and is one of the most recognizable and known places in West Vancouver. Future buildings should not replace this identity, but rather contribute to and strengthen the character of Horseshoe Bay through purposeful urban design and enhanced public realm investment.”*

**2.2.1 Respect our roots and heritage:** “Horseshoe Bay has a highly valued “place-based identity” that comes from its distinct history and unique geography.”

- The design inspiration for Tantalus Gardens is directly based on the 100 year old seaside cottages of this unique community, while additionally paying homage to the site’s secular heritage.

**2.2.2 Maintain our neighbourliness:** “A strong sense of community exists in Horseshoe Bay, within and between residents and businesses, and across different demographics. The LAP should support neighbourliness through sensitive transitions between land uses, building types and “friendly” design.”

- Through its strategic planning, Tantalus Gardens encourages communal relationship building both within its “friendly, pocket of shared grounds”, and also with the greater neighbourhood through the orientation of front doors facing towards the streets, and by a proposed parkette with an accessible trail located right at the corner of Nelson and Roseberry.

**2.2.5 Identify opportunities for more diverse housing:** “Existing housing options are generally limited to single-detached, duplex, and mid-rise apartments. The LAP should “fill in the gaps” with diverse housing for different life stages by prioritizing missing options in appropriate locations.”

- Tantalus Gardens is a mixed campus of small housing forms. The infill homes facing Nelson Avenue are three-



Credit: DWV LAP

to-four-bedroom, ground-oriented infill homes. The homes are attractive for the middle market, including young families, professional individuals, or downsizers alike. The inherent design of these homes allows for flexibility in meeting the needs of each of these differing stakeholders.

**2.2.6 Prioritize low rise forms:** “Horseshoe Bay’s built-form “fabric” is comprised of low-rise buildings, with larger buildings in restricted and appropriate locations. The LAP should limit height to 3 or 4 storeys and consider additional height only in limited circumstances and for demonstrable community benefits.”

- All Tantalus Gardens homes are comprised of 2-storey low-rise buildings.

**2.2.7 Keep it “kooky”, don’t make it “cookie cutter”:** “Horseshoe Bay is neither generic nor uniform, there is a particular charm: it is and it feels “different” here. The LAP should promote the land use patterns and built-form guidelines that reflect this character.”

- The architectural language of Tantalus Gardens is West Coast with the added funky character of Horseshoe Bay’s historic cottages. The result offers varied building form, roof lines, and textures. In addition, design elements from St. Monica’s are integrated into the proposed homes. This creates an original architectural bridge between the seaside cottages and the church itself.

**2.2.8 Celebrate and work with nature:** “Horseshoe Bay enjoys a rare setting, settled in a basin, sloping down to a north-facing waterfront, framed by forested mountains. The LAP should respond to these natural and physical attributes.”

- Tantalus Gardens is a classic West Coast expression that pushed its design principles to consider how new built forms could best integrate in the natural environment. To achieve this holistic viewpoint, the proposed development took into consideration the site’s sensitivities and opportunities for better environmental stewardship. Sustainability is addressed both in the reclamation and reuse of existing site materials and in the landscaping. For the latter, the proposed plan uses native and drought tolerant plantings and includes a storm water management strategy. One of the special features is a rain garden that will detain storm flows. Tantalus Gardens recognizes the importance of celebrating and working with nature – its complete approach respects and promotes a healthier, sustainable environment.

**2.2.9 Connect and gather:** “Horseshoe Bay serves as a social hub for western neighbours and as a place for local interaction. The LAP should support formal and informal gathering spaces that contribute to community wellbeing.”

- By maximizing the available land for communal outdoor use, Tantalus Gardens provides social opportunities for both the homeowners within the property to connect, and also for the greater community to engage with its neighbours. The parkette at the corner of Nelson and Rosebery is an inviting entry point for natural, social engagement.

**3.3 Use, Density & Height:** “The LAP prioritizes the building forms that strengthen rather than contrast with the natural terrain. It seeks to maintain human-scale and preserve the low-rise character of the neighbourhood.”

- The proposed Tantalus Gardens homes along Nelson Avenue are two-storey, low-rises framed by extensive landscaping. This plan offers an improved residential-feel and natural experience across the entire site.

**3.4.1 Neighbourhood Designations – Infill:** “... should be detached residential use with more than one principal unit per lot with a density of 0.6 FAR and a height of 2 storeys.”

- Tantalus Gardens meets these requirements by providing multiple infill residential units on each lot; a density of 0.589 FAR; and a height of 2 storeys.

**3.6.4 Expand Housing Diversity:** “... supporting both family-friendly housing as well as buildings that support residents aging in place.” “Encourage a mix of housing types by prioritizing: a) 2-3 and 4-bedroom dwelling units in Neighbourhood designations;”

- As previously noted, Tantalus Gardens targets young families and downsizers alike with the three-to-four-bedroom, ground-oriented infill homes along Nelson. Provisions for stair lifts in all units to provide options for those with mobility challenges. This inclusive design accommodation supports accessibility for everyone.

**3.6.19 Optimize the Parks System:** “Review opportunities to repurpose portion(s) of Tantalus Park by ... (b) maintaining portion(s) of existing park area(s) for local use, such as playground, dog-walking, and trails;”

- As outlined in the Community Benefits section of this development application (p.28), Tantalus Gardens would like to give back to its namesake - Tantalus Park - through a variety of proposed enhancements. While existing park amenities would be respected, the proposal offers to upgrade connectivity at multiple access points and to bring in more sunlight through designated tree management.

**3.6.22 Transition sensitively to Horseshoe Bay’s wider context:** “Manage transitions between sites with the LAP boundaries and adjoining sites outside the LAP boundaries to ensure a sympathetic integration within the surrounding area by:

- a) applying relevant District-wide OCP policies to areas outside of the LAP boundaries;
- b) reviewing proposed developments that are outside but adjacent to the LAP on the western boundary with particular attention to built forms that are compatible with the LAP’s infill designation that generally forms this boundary; and

- Tantalus Gardens is a unique land assembly as it is split between OCP and LAP governance. The concept for the development is a cohesive “pocket-community”, featuring small, diverse infill homes. These smaller built-forms feather the transition from the site to the adjacent larger, detached homes. Of particular note, is the appeal of these smaller housing options to a “missing middle” demographic. Council’s 2020-2021 Vision to foster a liveable, vibrant and inclusive community relies on attracting and supporting the middle through diverse housing choices. Tantalus Gardens underpins Council’s mission.

**4.2.1 Site Planning:** “Balance new building impacts with a varied design response that supports an eclectic, creative and diverse village.”

- The design response for Tantalus Gardens draws upon the funky-personality of the 100 year old cottages found along lower Nelson Avenue. The proposed development honours the distinctive character of this historic pocket by creating new community interest at the top of Nelson with a similar enclave-approach. Tantalus Gardens is a contemporary interpretation of a “pocket of imaginative, small, diverse buildings”.

**4.2.2. Site Planning:** “Provide a high-quality pedestrian realm along all frontages – including lanes – with individual unit entries and purposefully designed private and semi-private outdoor spaces.”

- The parkette proposed for the corner of Nelson and Rosebery Avenue provides semi-private space to encourage outdoor gathering.

**4.2.4 Site Planning:** “Reflect the designation and context with building massing by: a) limiting building width and depth;”

- The proposed homes offer an overall width comparable to neighbouring single-family homes. This ensures that the streetscape matches the adjacent homes.

**4.3.10 Site Design:** “Minimize disruption of the public realm, including sidewalks, boulevards and on-street parking, by providing vehicular access with: b) shared infrastructure including driveway easements, parking right-of-ways, and/or dedication of new lanes, where appropriate;”

- Key strategies in the Tantalus Gardens design are the five shared driveway easements for ten homes. By reducing the number of driveway easements, we mitigate disruption to the public realm and allow for more gardens and communal outdoor space.

**4.4.6 Building Form:** “Ensure roofs, balconies and projections: d) incorporate the top floor into sloped roof forms, and/or utilizing simple forms with modest pitch.”

- All second floors of Tantalus Garden properties are buried into roof slopes with large overhangs to further reduce the appearance of height.

**4.5.1 Building Design:** “Reflect Horseshoe Bay’s historic and eclectic identity both as a working waterfront and a recreational seaside cottage destination by: a) varying building type, scale, massing, height and depth; b) creating visual interest through diverse styles and rooflines; c) demonstrating individuality while contributing to a harmonious streetscape;”

- As previously discussed, this proposed development is a contemporary reinterpretation of Horseshoe Bay’s 100 year old cottages. This expressive collection of small homes varies in type, scale and massing; offers diverse styles and rooflines; are not “cookie cutter”, but rather convey their own character while visually complimenting one another and the local streetscape.



Figure 4.3 Artist's illustration of multiplex area

Credit: DWV LAP

**4.5.6 Building Design:** “The building material palette should: a) be natural, substantial and durable while expressing warmth and interest, such as rough stone and non-pressure treated wood shingles, shiplap siding, and board and batten; b) avoid imitative or faux applications to represent building elements, and materials such as vinyl siding, hardiplank, stucco and cultured stone;

- The design lexicon of Tantalus Gardens aligns with both these principles by its generous use of natural materials such as cedar shakes and siding, stone, timbers and ample glazing. Special care and attention to craftsmanship will preserve the individuality of each small home. This collection will deliver a West Coast expression by also using a playful, natural palette that fits with the surrounding neighbourhood.

**5.1 Application:** “By prioritizing a diversity of compatible building forms through incremental development, these guidelines contribute to the continued identity of these blocks as a distinct neighbourhood. They apply to ground-oriented residential development within the LAP and support the community’s desire for greater housing choice to better meet the needs of different life stages.”

- Tantalus Gardens provides the District with a first step towards achieving “incremental development” in this neighbourhood. The proposal offers smaller, diverse housing solutions that can attract and service homeowners ranging from young families to seniors who desire to live, work, play and age in place within this community. This proposed development could be used further as a model to other developers considering building in this neighbourhood.

**5.4.5 Nelson Avenue:** “Specific consideration is expected for new building proposals in Neighbourhood lands that share a lot line with Nelson Avenue, one of the significant and character defining streets in Horseshoe Bay. The guidelines in this subsection should be considered in concert with the other applicable guidelines. Prioritize Nelson Avenue as the principal frontage by:”

- a) directing building massing towards the adjoining lot line, transitioning to the adjacent neighbourhood areas;
- b) orienting dwelling entrances and windows;
- c) limiting unadorned walls;
- d) landscaping frontage to enhance the narrow, forested character of the street; and
- e) limiting sightline disruption resulting from fences and vegetation.

- The duplex units along Nelson Avenue are oriented towards the street. The frontage is expressive both in architectural and landscaping design. There are no unadorned walls. The landscaping character draws inspiration from the natural forests and creates a corner parkette that improves both the sightlines and aesthetics of the existing current corner condition.

**7.1 Public Realm Guidelines – Application:** “... The physical features directed by this LAP are not limited to only buildings; they also include the spaces in between. Enhancement of the parks, streets, boulevards and adjoining private lands is critical to the continued placemaking in Horseshoe Bay. This, in turn, supports the strong sense of community by providing opportunities for interaction and improving the experience of the village and neighbourhood for residents, workers and visitors.”

- Tantalus Gardens is a comprehensive proposal. It considers not only the opportunities for community bonding within the boundaries of its own “pocket”, but creatively offers space for neighbourly engagement. The parkette on Nelson is an appealing place for residents and the greater community to interact; a new sidewalk along Rosebery improves public safety and provides a good place for passersby to engage with residents; and the proposed public realm enhancements to nearby Tantalus Park additionally provide healthy, social benefits to the neighbourhood.

**7.3.9 Streets:** “Ensure a comfortable, safe, and attractive environment for pedestrians of all ages and abilities by

- The proposed development supports both the LAP’s requirement for a safe, pedestrian environment along

Nelson Avenue, and will also advance pedestrian safety along its Rosebery and Wellington boundaries by building sidewalks on these two streets where none currently exist.

**7.3.12 Connectivity – Parking and Access:** “Maximize on-street parking supply and efficiency by ... d) supporting visitor parking for local residents in the Neighbourhood through appropriate measures.”

- The proposed development would provide eleven parking spots along the site’s borders of Rosebery and Wellington Avenues.

**7.3.14 Connectivity – Parking and Access:** “Provide on-site electric vehicle charging, bicycle parking and end trip destination facilities, where appropriate, that: a) meets or exceeds bylaw requirements, and b) integrates with the site and building design.”

- On-site electric vehicle charging will be available to residents in garage spaces, along with bicycle and scooter storage.

#### OFFICIAL COMMUNITY PLAN

The following two Housing Policies of West Vancouver’s OCP are supported by Tantalus Gardens development proposal:

**Housing Policy 2.1.4** – Increase “missing middle” housing options with ground-oriented multifamily on appropriate sites along the Marine Drive Transit Corridor.

**Housing Policy 2.1.6** – Prioritize community use and/or housing objectives when considering redevelopment proposals of institutional, public assembly or community use sites District-wide that provide an existing community or public use function (such as places of worship).

#### TANTALUS GARDENS

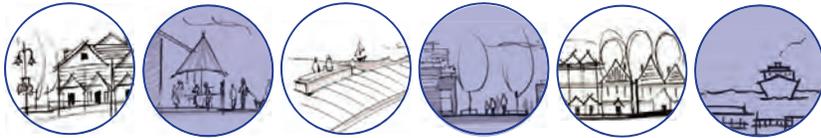
- Tantalus Gardens is guided by the development principles of both the LAP and the OCP. Being located on four individual building lots along the Marine Drive Transit Corridor, this creates a unique opportunity for the proposed development to address the following mandates:
- Providing ten, smaller infill homes under OCP policies and LAP guidelines, and then siting them creatively across all four properties presents a rare crossover possibility, which could realize West Vancouver’s vision for new development strategy.
- The proposed positioning and mix of smaller homes on this site that is identified as “transitional”, adopts the LAP’s principle for “distinct cottage and small home infill” serving as “transitions” to “single-detached neighbourhoods”.
- The design source for the small homes is based on the seaside character of Horseshoe Bay’s historic cottages. This point directly correlates to the LAP.

- The “missing middle” requires properties located along the Marine Drive Transit Corridor. The ten small housing units proposed for this exact corridor are ground-oriented and feature three-to-four-bedrooms.
- In support of Housing Policy 2.1.6, Tantalus Gardens incorporates a former property that functioned as a “place of worship” and reenvisioned it for housing objectives as defined in both the OCP and LAP.

*Tantalus Gardens is a unique proposition for the District to consider, with ten infill homes spread creatively across four properties.*

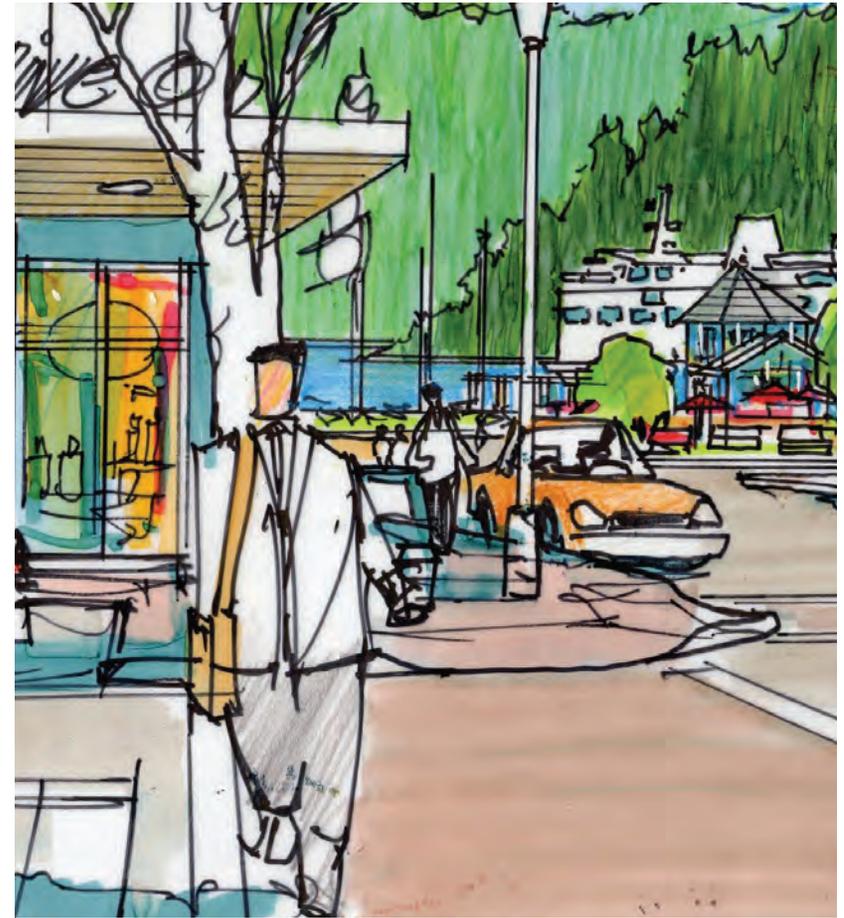
## 2.1 Vision

The community has coalesced what a successful LAP should deliver in a succinct vision:



**“In 2041, Horseshoe Bay will thrive as a charming and livable seaside community and a vibrant and welcoming destination village”**

Credit: DWV LAP



## Horseshoe Bay Local Area Plan and Design Guidelines

DWV POLICIES, PLANS, REPORTS AND OBJECTIVES | 17

## NEIGHBOURHOOD CHARACTER WORKING GROUP: FINAL REPORT

In mid-2018, West Vancouver Council appointed a 10-resident Neighbourhood Character Working Group and tasked them to “propose regulations and policies that would improve neighbourhood character, protect heritage and mitigate the impacts of development”. This community group undertook extensive community consultation, and in December 2020 proposed the following:

### RECOMMENDATIONS

1. Reduce Actual Building Size
2. Encourage Suites and Coach Houses
3. Limit Visual Impact of Buildings Seen from the Street
4. Encourage Landscaping
5. Simplify Process
6. Neighbourhood Consideration

These recommendations chart a path forward that aligns with Council’s Strategic Plan and encourages the type of residential development required to attract and grow the missing middle.

### TANTALUS GARDENS

The proposed Tantalus Gardens development embodies this same rationale and while the final report of the Neighbourhood Character Working Group applies only to single-family housing, its fundamental principles can also guide alternative housing forms.

#### Reduce Actual Building Size and Encourage Suites and Coach Houses

- Tantalus Gardens is a ten-home pocket community. By built form, each infill home is smaller in size from your typical large, 4+ bedroom single-family home of West Vancouver.

#### Limit Visual Impact of Buildings as Seen from the Street

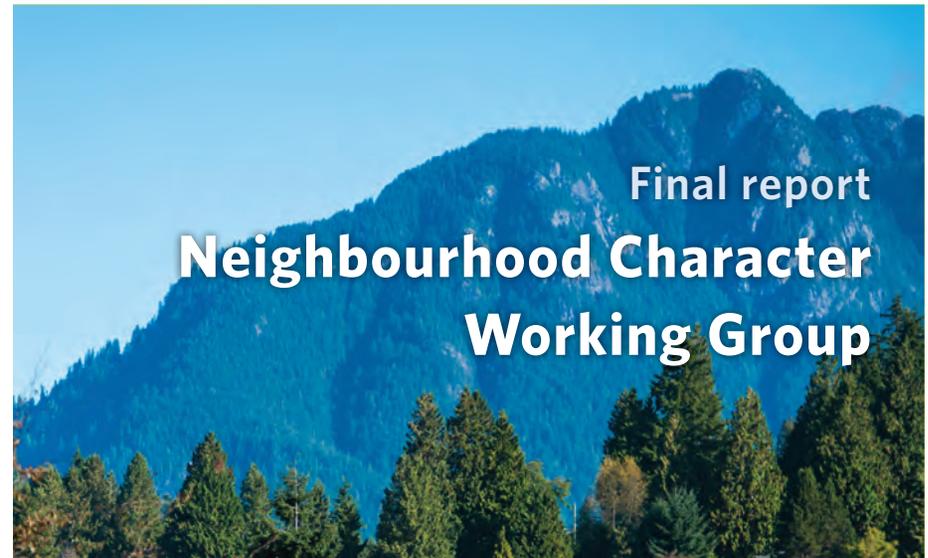
- Tantalus Gardens is an articulation of varied, smaller housing forms that are individually framed by landscaping. The homes in this collection are set-back from the street and side yards similar, and in some cases greater than those of the existing structures. In addition, the rooflines of the proposed houses are within the building envelope of single-family zoning. With the second floors of all homes buried into the rooflines, the design approach of Tantalus Gardens offers architectural interest and detail, while not appearing imposing from the street nor bordering properties nor from within the property itself. Tantalus Gardens – taking inspiration from the Horseshoe Bay’s historic cottages – echoes and refines a familiar street experience in the neighbourhood.

#### Encourage Landscaping

- The landscaped areas for gardens and communal outdoor space fosters gathering and promotes spontaneous social interaction. It is a design that naturally encourages community bonding and social well-being. Moreover, the design intent of Tantalus Gardens is to embrace West Vancouver’s commitment to and reputation for being “visibly green”.

#### Neighbourhood Consideration

- Flyers detailing the proposed development were distributed throughout a **900m radius of the property**. The District’s requirements for community engagement is 50m.
- This community outreach equates to **15 times more homes and businesses were contacted than is required** by the District.
- **Over 550 households and local businesses were engaged** in the Horseshoe Bay, Gleneagles neighbourhood via one-on-one communication sharing details of the proposed Tantalus Gardens development and receiving feedback.
- This extensive community outreach generated **over 500 letters or emails of support**.



Credit: DWV Neighbourhood Working Group: Final Report

## 4 Site Location and Project Information

### CONTEXT PLAN AND PROJECT INFORMATION

The properties being consolidated to form Tantalus Gardens include; 6403 Nelson Avenue, 6407 Nelson Avenue and 6404 Wellington Avenue. The two properties on Nelson Avenue are currently zoned RS4 – Single Family Dwelling and the one property (which is a double lot and has two legal PIDs) on Wellington Avenue is currently zoned PA2 – Public Assembly (Places of Worship). The rezoned property will become CD – Comprehensive Development unique to this application. The proposed OCP Amendment is to place the site within a development permit area to control the form and character of the project.

The consolidated properties that will become Tantalus Gardens form the bookend of the block between Nelson Avenue and Wellington Avenue. Tantalus Gardens primarily faces Rosebery Avenue; however, one infill home will face Nelson Avenue and one infill home will face Wellington Avenue. To the north of the site are two single family dwellings. To the east of the site is Nelson Avenue and across the street Tantalus Park. To the south of the site is Rosebery Avenue and across the street are two single family dwellings. To the west of the site is Wellington Avenue and across the street are two single family dwellings.

Tantalus Gardens is ten homes and is approximately:

- 28,292 sf site area
- 17,775 sf buildable area
- 0.59 Floor Area Ratio
- 2 storey and basement
- 37% site coverage

*Tantalus Gardens aligns with the new Official Community Housing Policies; 2.1.1, 2.1.2, 2.1.4 and 2.1.6.*



## OCP CONTEXT AND SITE PHOTOS

Tantalus Gardens aligns with the Official Community Plan (OCP) in that it will provide a much needed housing option in the community. Supported with broad community consultation, the OCP establishes that business-as-usual cannot continue: the development of large, single-family detached houses on large lots. Over two-thirds of existing housing stock are single-family dwellings. The result is that there are not enough housing options for downsizers, adult children to stay close to their families, or young families to move into our community. The policies in place provide for development proposals such as Tantalus Gardens to be considered now in order for us to begin diversifying our housing stock for today.

Tantalus Gardens will address the “missing middle” by providing ten smaller homes nestled together, while respecting and maintaining community character. Rather than large single-family dwellings or an unused public assembly facility, Tantalus Gardens will become a part of the community fabric and will provide opportunity for those wishing to downsize, stay, or move within our community. Development controls will be put in place to address the largest threat to neighbourhoods: large home construction and associated construction practices. Development controls will provide for extensive landscaping, public realm improvements, site access control, and control over the form and character of the buildings. These controls will maintain much-needed street parking for the neighbourhood.

Tantalus Gardens is designed to address the long-standing community interest in creating the variety and diversity of available housing options in West Vancouver. Seniors and young families alike will be able to find the right housing to meet their needs — such as accessible, ground-oriented living close to amenities and transit, and smaller relatively more attainable options near schools and recreation.



## MARINE DRIVE TRANSIT CORRIDOR

Tantalus Gardens is located at the west end of the Marine Drive Transit Corridor in Horseshoe Bay. The OCP supports development that is well connected with transportation options, particularly along the Marine Drive Transit Corridor.

*“Housing Policy 2.1.4 - Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor.”*

*“Housing that is well connected to transit, jobs, services and amenities can increase walkability and the use of active transportation and reduce the need to drive and overall transportation and congestion costs.”*

*“Diverse and well-connected transportation options can improve accessibility and enable more active and healthy lifestyles. Equity for all members of the community means providing options for those who cannot drive (e.g., for reasons of age, health or income).”*

Located on the Marine Drive Transit Corridor, Tantalus Gardens offers direct access to diverse and well-connected transportation options for all of its residents:

- The Marine Drive Transit Corridor is less than 40 meters from the site, which reduces vehicular traffic through single family home neighbourhoods.
- The closest bus stop entering the village of Horseshoe Bay is less than 35 meters from the site which reduces the need to drive to enjoy the amenities provided in the village. It also provides an alternative means to visit the village for those with mobility challenges.
- The closest bus stop exiting Horseshoe Bay is less than 70 meters from the site which reduces the need for a vehicle to head across the North Shore or Downtown.
- The Sea to Sky Highway is less than 450 meters from the site, which reduces vehicular congestion through city and residential streets when heading up to Sea to Sky country.
- The ferry terminal (the end of the Marine Drive Transit Corridor) is less than 750 meters from the site which eliminates the need for a vehicle to explore the Howe Sound, the Sunshine Coast or even Vancouver Island.



## 5 Architectural Design

### ARCHITECTURAL DESIGN BRIEF

The architectural language of Tantalus Gardens is West Coast with the added funky character of Horseshoe Bay – with varied building form, roof lines, textures, and the integration of design features from St. Monica's. Elements of the homes highlight the generous use of natural materials including stone, timbers and ample glazing. While they are cohesive, special care and attention to quality and craftsmanship will bring a unique character to each home. With such detailing, Tantalus Gardens will bring a classic West Coast expression. A natural yet playful colour palette will be used to ensure that the homes fit within their neighbourhood context.

### SITE DESIGN

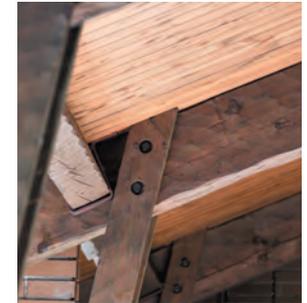
- Homes will include a one-car garage,
- Extensive outdoor green space and areas of communal outdoor gathering space,
- Eleven off-site parking stalls to be provided,
- Exterior green space is rich with lush landscaping at-grade,
- Stone screening walls and landscaping between units maximize individual private space.

### HOME DESIGN (EXTERIOR)

- Steep pitched main roofs with varying secondary shed and gable roofs mimic the original Horseshoe Bay cottages respecting existing neighbourhood form and character,
- Second floors “buried” into roof slopes with large overhangs reduce the appearance of height,
- Varying and alternating unit layouts, shapes and elevations make each home unique,
- Extensive use of glazing, corner windows and skylights maximize natural light,
- Multiple exterior cladding finishes like; siding, shakes and stone provide texture and architectural appeal.

### HOME DESIGN (INTERIOR)

- 1,700 sf of above grade living with three-to-four-bedroom layouts provide options for a varied demographic,
- 9 ft main floor ceilings and vaulted upper floor ceilings bring volume to well-designed floor plans, large unfinished lower levels give options for use and finish and ultimately cost control,
- Provisions for stair lifts in all units to provide options for those with mobility challenges. This inclusive design accommodation supports accessibility for everyone.



**PROJECT STATISTICS**

Floor Area Ratio

SITE AREA				28,292 SF
UNIT	MAIN	UPPER	TOTAL	
A	852.5	925	1,775 SF	
B	852.5	925	1,775 SF	
C	852.5	925	1,775 SF	
D	852.5	925	1,775 SF	
E	852.5	925	1,775 SF	
F	852.5	925	1,775 SF	
G	852.5	925	1,775 SF	
H	852.5	925	1,775 SF	
I	852.5	925	1,775 SF	
J	852.5	925	1,775 SF	
<b>TOTAL AREA ABOVE GRADE</b>			<b>17,775 SF</b>	
<b>FLOOR AREA RATIO: 17,775/28,292 – 0.04</b>				<b>0.59</b>

Total Floor Area

UNIT	LOWER	MAIN	UPPER	TOTAL
A	1,052.5	852.5	925	2,830 SF
B	1,052.5	852.5	925	2,830 SF
C	1,052.5	852.5	925	2,830 SF
D	1,052.5	852.5	925	2,830 SF
E	1,052.5	852.5	925	2,830 SF
F	1,052.5	852.5	925	2,830 SF
G	1,052.5	852.5	925	2,830 SF
H	1,052.5	852.5	925	2,830 SF
I	1,052.5	852.5	925	2,830 SF
J	1,052.5	852.5	925	2,830 SF
<b>TOTAL</b>	<b>10,525</b>	<b>8,525</b>	<b>9,250</b>	<b>28,300 SF</b>

Site Coverage

UNIT	MAIN	GARAGE	TOTAL
A	852.5	200	1,052.5 SF
B	852.5	200	1,052.5 SF
C	852.5	200	1,052.5 SF
D	852.5	200	1,052.5 SF
E	852.5	200	1,052.5 SF
F	852.5	200	1,052.5 SF
G	852.5	200	1,052.5 SF
H	852.5	200	1,052.5 SF
I	852.5	200	1,052.5 SF
J	852.5	200	1,052.5 SF
<b>TOTAL</b>	<b>8,525</b>	<b>2,000</b>	<b>10,525 SF</b>
<b>SITE COVERAGE: 10,525/28,292</b>			<b>0.37</b>

## 6 Landscape Design

### LANDSCAPE DESIGN BRIEF

The landscape design strategy for Tantalus Gardens is to create a lush natural garden environment for residents and visitors.

The public realm will have a slightly more ornamental character, taking cues from the surrounding community and will be completed with a new public sidewalk, street trees and off-site parking. The rear yard responds directly to the next door neighbours. An arborist report was completed for the site which reveals that most of the on-site trees are in compromised health or will be directly impacted by construction. Every effort will be made to retain trees where possible along the rear property line and at the corner of Wellington Avenue and Rosebery Avenue. Additionally, a magnolia tree (circa 1986) will be transplanted in the parkette at the corner of Nelson Avenue and Rosebery Avenue. These strategies comply with the OCP to minimize or mitigate environmental impact through proactive land use design, construction and restoration. Particular attention will be paid along the rear property line to address screening between the project and adjacent homes.

Open and gathering spaces have been provided for residents that offer connectivity to the neighbourhood. These spaces include unique character and respond to solar orientation and shading. At-grade patios are provided that connect each unit to the central gathering areas, the street and ultimately each other. The covered and heated outdoor patios accessed through the folding glass panel wall also maximizes the overall indoor/outdoor living space. Stone-faced walls, stone pavers, wrought iron fences & gates and a playful colour palette round out and add warmth to the overall design.

Sustainability is further addressed through the use of native and drought tolerant plants and through the integration of storm water management strategies including a rain garden to detain storm flows.



## 7 Community Benefits

Tantalus Gardens will deliver tangible benefits to the immediate community and Horseshoe Bay that will deliver community goals and public realm enhancements.

### COMMUNITY GOALS

Tantalus Gardens will:

- Deliver a small infill development that will provide a housing diversity of smaller infill homes with single-family home character,
- Promote a Community Amenity Contribution (CAC) that will support local amenities and improvements that will facilitate community growth.

### PUBLIC REALM IMPROVEMENTS

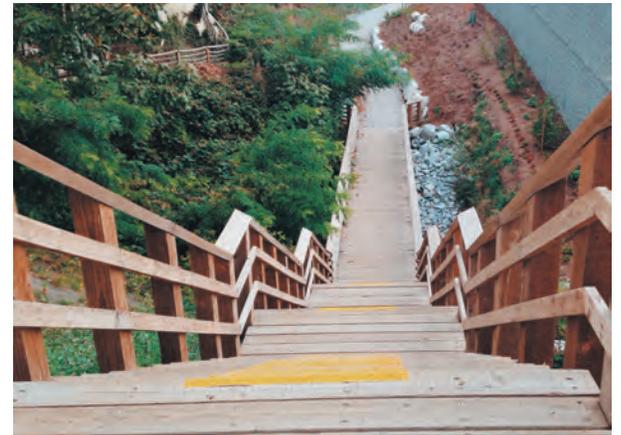
Tantalus Gardens will enhance the public realm by:

- Extending the sidewalk up Rosebery and Wellington Avenues to provide eleven off-site parking stalls,
- Extending the sidewalk up Wellington Avenue and providing two accessible off-street parking spaces along Wellington Avenue,
- Adding extensive landscaping along the site's borders,
- Providing a site plan that reflects the native landscape of Horseshoe Bay,
- Encouraging community connections and the use of Tantalus Park by creating a gathering space with the small, on-site parkette.

### POTENTIAL TANTALUS PARK IMPROVEMENTS

Tantalus Gardens would like to contribute back to the projects namesake: Tantalus Park. This could be achieved by:

- Brightening up of Tantalus Park by spiral pruning select trees, converting an area to a dog-friendly area, added parking, and a low fence along Nelson Avenue,
- Improved connectivity to the Village through the creation of a forest trail, to link Tantalus Park to the existing trails off Raleigh Street and the Spirit Trail.



## 8 Adaptability, Liveability, Accesibility and Environmental Responsibility

### ADAPTABILITY AND LIVEABILITY

- Community mailbox to promote social interaction and connectedness.
- Ground-oriented home sizes and layouts to reflect the needs of families, downsizers and empty nesters.
- A short walk to the scenic Seaview Walk with impressive views of Fisherman's Cove and the Burrard Inlet.
- Ground-oriented entrances, central gathering area and sidewalks encourage social interaction within the pocket community.
- Walking distance to the Village, Gleneagles Elementary School, Gleneagles Community Centre and public transportation.
- Strata maintenance representatives take care of exterior home care and yard maintenance, leaving time for other activities.

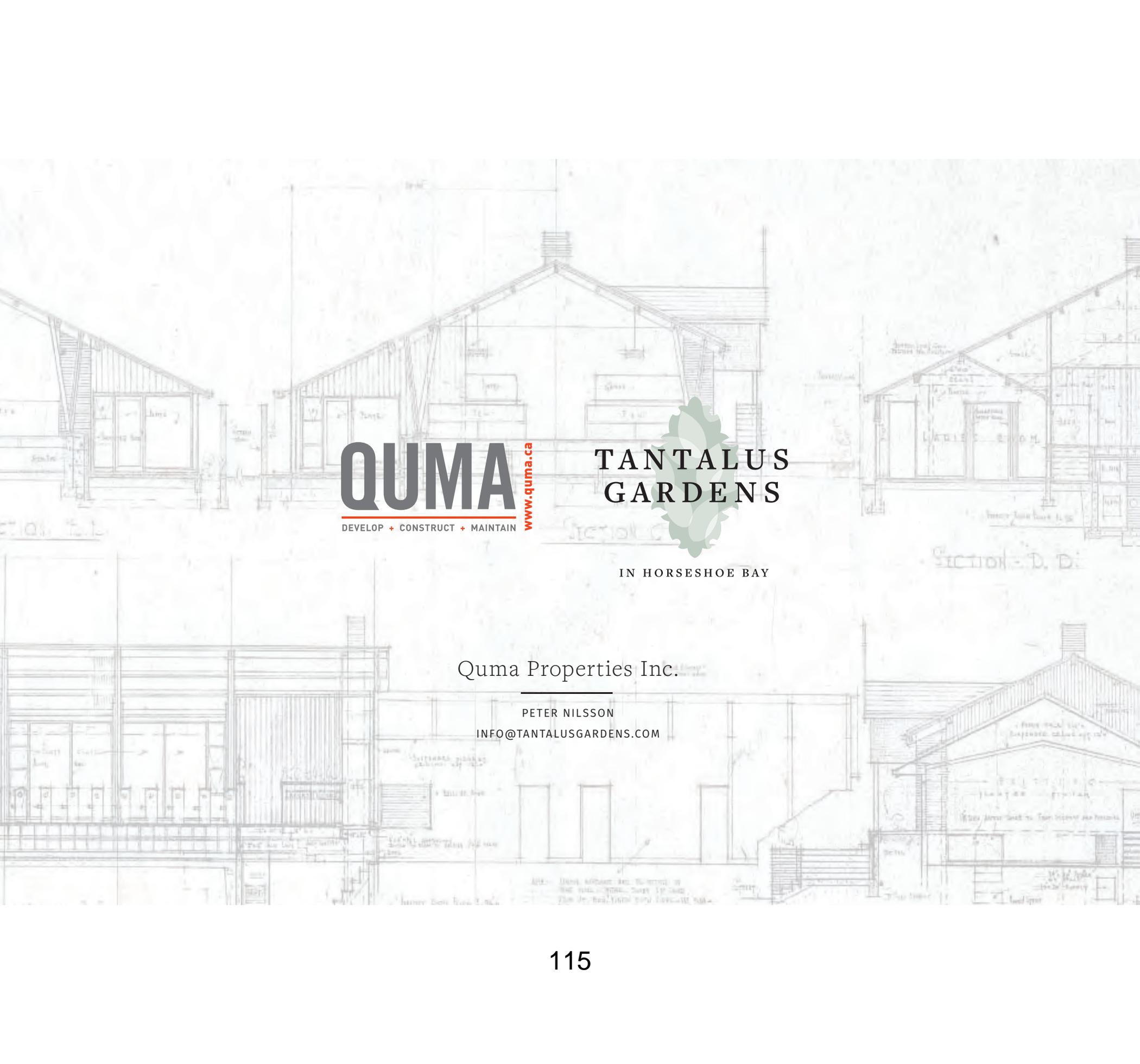
### ACCESSIBILITY

- Levered hardware on all doors.
- Flush thresholds between rooms and onto front patios.
- Optional raised electrical outlets and lowered light switches.
- Five foot turning radius in main entrance for ease of manoeuvrability.
- Full washroom on main level in all homes with provision for support bars.
- Provisions for stair lifts in all units to provide options for those with mobility challenges.

### ENVIRONMENTAL RESPONSIBILITY

- EV charging capability for vehicles and bikes to reduce environmental impacts.
- Compliance with Step 4 of the BC Energy Code.
- Secure bike and/or scooter storage within private garage.





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**TANTALUS  
GARDENS**

IN HORSESHOE BAY

Quma Properties Inc.

PETER NILSSON

[INFO@TANTALUSGARDENS.COM](mailto:INFO@TANTALUSGARDENS.COM)

## Tantalus Gardens - Project Data

### Site Addresses & Zoning:

6404 Wellington Avenue, West Vancouver, BC, V7W 2H6 (Zoning PA-2 and RS-4)

Plan VAP2103 District Lot 430 Block 41 Lot 18 PID 014-047-039

Plan VAP2103 District Lot 430 Block 41 Lot 19 PID 014-047-420

6403 Nelson Avenue, West Vancouver BC, V7W 2H7 (Zoning RS-4)

Plan VAP2103 District Lot 430 Block 41 Lot 20 PID 014-047-446

6407 Nelson Avenue, West Vancouver, BC, V7W 2H6 (Zoning RS-4)

Plan VAP2103 District Lot 430 Block 41 Lot 21 PID 014-047-489

### Total Site Area:

28,292 Square Feet / 2,629 Square Meters

### Total Floor Area Ratio:

Existing: 0.67 - Proposed: 0.59

### Total Floor Area:

Existing: 18,995 Square Feet / 1,765 Square Meters - Proposed 17,775 Square Feet / 1,651 Square Meters

### Site Coverage:

Existing: 0.39 / Proposed 0.37

### Maximum Building Height:

Existing: 45 Feet / 13.7 Meters - Proposed: 25 Feet / 7.6 Meters

### Setbacks:

Existing:	North: 5 Feet / 1.5 Meters	Proposed:	North: 5 Feet / 1.5 Meters
	East: 30 Feet / 9.1 Meters		East: 8 Feet / 2.4 Meters
	South: 5 Feet / 1.5 Meters		South: 5 Feet / 1.5 Meters
	West: 30 Feet / 9.1 Meters		West: 6.5 Feet / 2.0 Meters

### Storeys:

Existing: 2 Storeys plus Basement - Proposed: 2 Storeys plus Basement

### Parking:

One enclosed parking garage per unit (as per the Local Area Plan), five on-site driveway parking spaces and eleven off-site parking spaces.

### Accessibility:

Levered hardware on all doors.  
 Flush thresholds between rooms and onto front patios.  
 Optional raised electrical outlets and lowered light switches.  
 Five foot turning radius in main entrance for ease of maneuverability.  
 Full washroom on main level in all homes with provision for support bars.  
 Provisions for stair lifts in all units to provide options for those with mobility challenges.

### Bicycle Storage:

There will be bicycle storage in each garage.

## Tantalus Gardens - Housing Data

### Housing Unit Breakdown:

Unit A: 3-4 Bedroom Layout, Main: 852.5 SF, Upper: 925.0 SF, Lower: 1,052.5 SF, Total Floor Area: 2,830 SF

Unit B: 3-4 Bedroom Layout, Main: 852.5 SF, Upper: 925.0 SF, Lower: 1,052.5 SF, Total Floor Area: 2,830 SF

Unit C: 3-4 Bedroom Layout, Main: 852.5 SF, Upper: 925.0 SF, Lower: 1,052.5 SF, Total Floor Area: 2,830 SF

Unit D: 3-4 Bedroom Layout, Main: 852.5 SF, Upper: 925.0 SF, Lower: 1,052.5 SF, Total Floor Area: 2,830 SF

Unit E: 3-4 Bedroom Layout, Main: 852.5 SF, Upper: 925.0 SF, Lower: 1,052.5 SF, Total Floor Area: 2,830 SF

Unit F: 3-4 Bedroom Layout, Main: 852.5 SF, Upper: 925.0 SF, Lower: 1,052.5 SF, Total Floor Area: 2,830 SF

Unit G: 3-4 Bedroom Layout, Main: 852.5 SF, Upper: 925.0 SF, Lower: 1,052.5 SF, Total Floor Area: 2,830 SF

Unit H: 3-4 Bedroom Layout, Main: 852.5 SF, Upper: 925.0 SF, Lower: 1,052.5 SF, Total Floor Area: 2,830 SF

Unit I: 3-4 Bedroom Layout, Main: 852.5 SF, Upper: 925.0 SF, Lower: 1,052.5 SF, Total Floor Area: 2,830 SF

Unit J: 3-4 Bedroom Layout, Main: 852.5 SF, Upper: 925.0 SF, Lower: 1,052.5 SF, Total Floor Area: 2,830 SF

**Total Floor Area Above Grade: 17,775 SF**

**Total Site Area: 28,292 SF**

**Total Floor Area Ratio: 17,775 SF / 29,292 SF - 0.04 = 0.59**

## Tantalus Gardens - Drawing List

A0.01 - Project Data

A0.02 - Marine Drive Transit Corridor & Context Plan

A0.03 - Context Photos

A1.01 - Site Survey

A1.02 - Site Plan

A1.03 - Landscape Plan

A2.01 - Typical Floor Plan

A3.01 - Elevations - Rosebery Avenue & Interior Driveway

A3.02 - Elevations - Nelson Avenue & Wellington Avenue

A4.01 - Cross Sections - Rosebery Avenue & Interior Driveway

A4.02 - Cross Sections - Nelson Avenue & Wellington Avenue



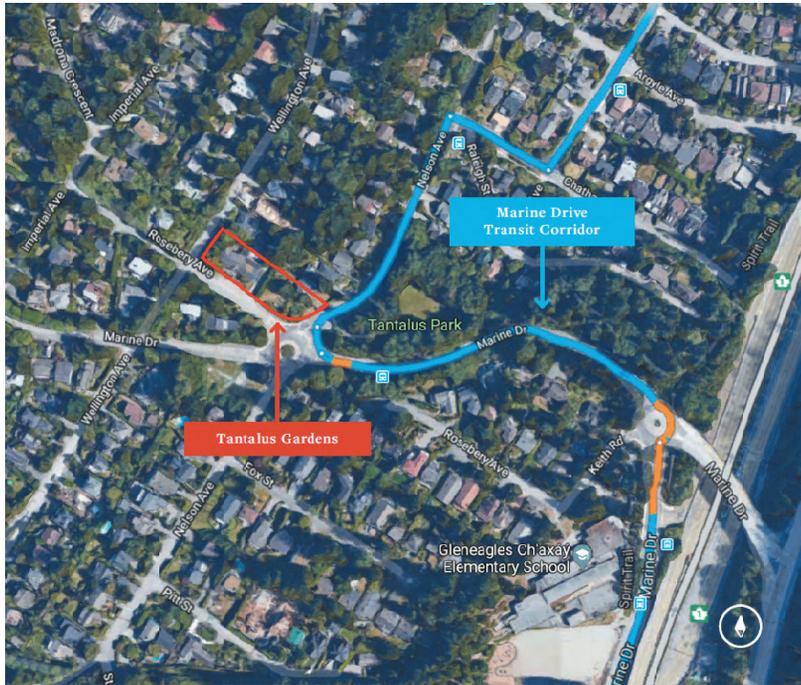
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**TANTALUS GARDENS**  
**WEST VANCOUVER, B.C.**

SHEET TITLE:  
**Project Data**

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 DATE: JULY 28, 2021  
 SCALE: -  
 DRAWN BY: -  
 CHECKED BY: -  
 REVISION NO.: NONE

SHEET NO.:  
**A0.01**

# Tantalus Gardens Marine Drive Transit Corridor



## Tantalus Gardens Context Plan



PROJECT TITLE:  
**TANTALUS GARDENS**  
WEST VANCOUVER, B.C.

SHEET TITLE:  
**Marine Drive Transit Corridor & Context Plan**

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DRAWN BY: -  
CHECKED BY: -  
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SHEET NO.:  
**A0.02**



**Tantalus Gardens - Wellington Avenue**



**Tantalus Gardens - Rosebery Avenue**



PROJECT TITLE:  
**TANTALUS GARDENS**  
**WEST VANCOUVER, B.C.**

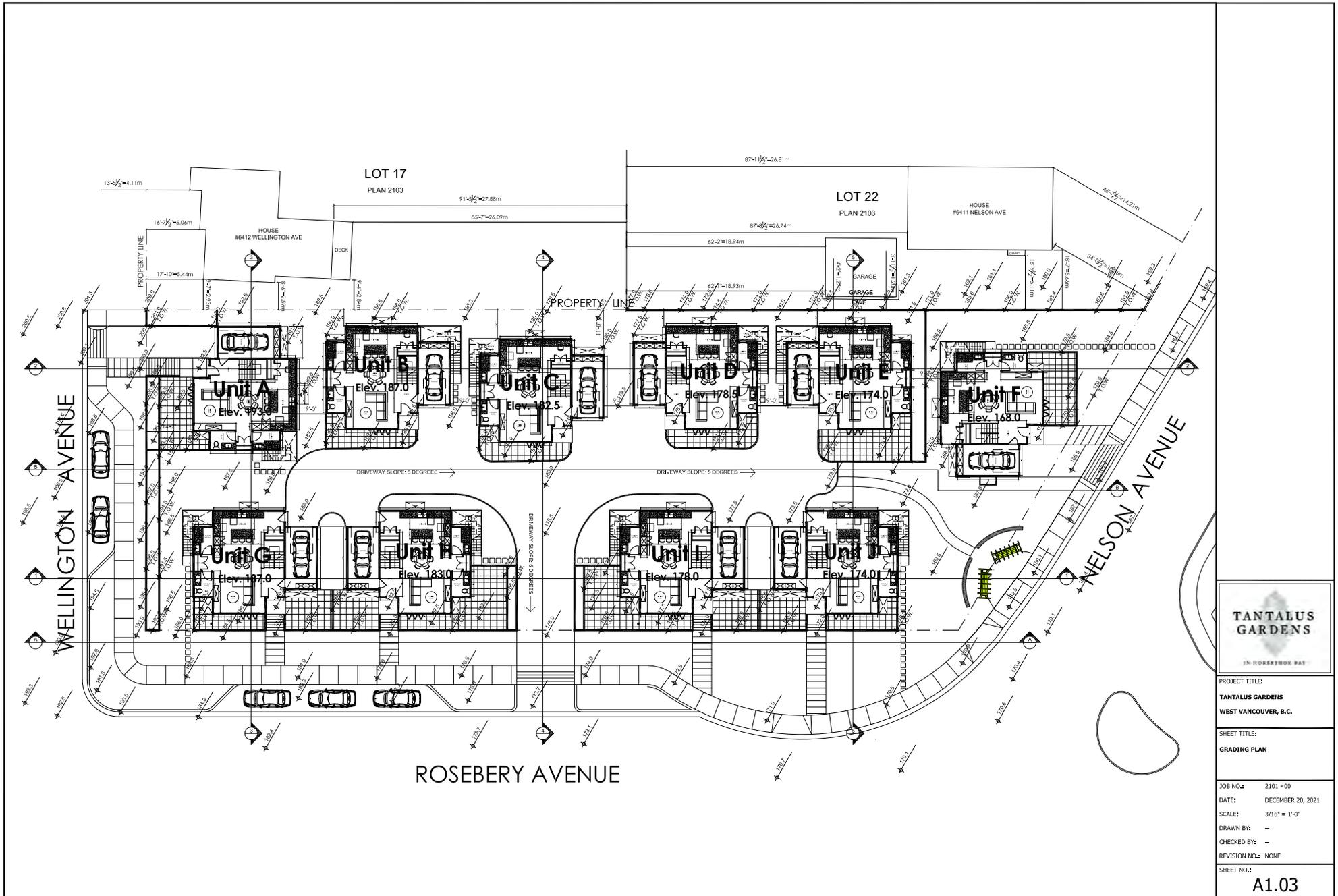
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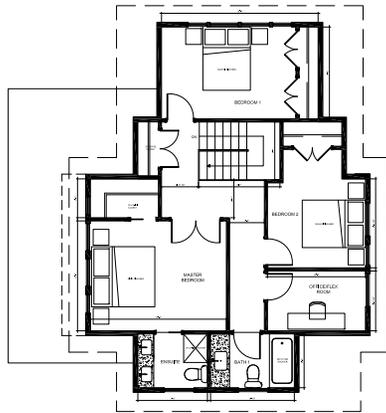
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TANTALUS GARDENS  
WEST VANCOUVER, B.C.

SHEET TITLE:  
GRADING PLAN

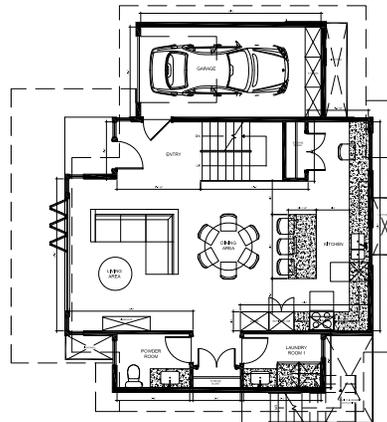
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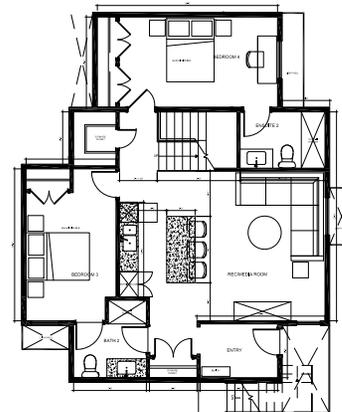




111 UPPER FLOOR PLAN A  
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112 MAIN FLOOR PLAN A  
SCALE: 1/4" = 1'-0"



113 LOWER FLOOR PLAN A  
SCALE: 1/4" = 1'-0"

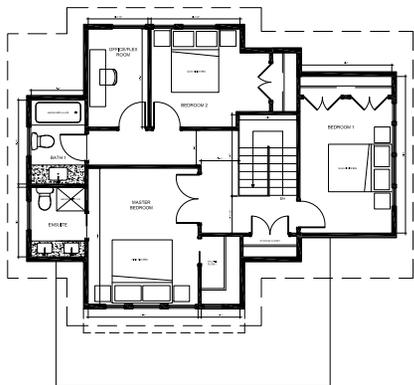


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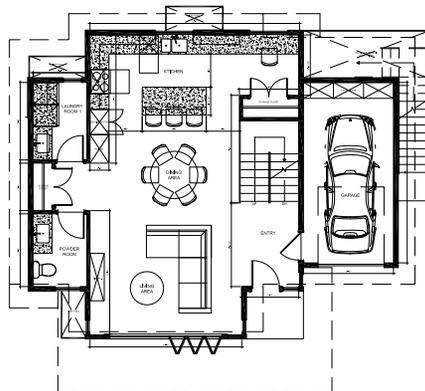
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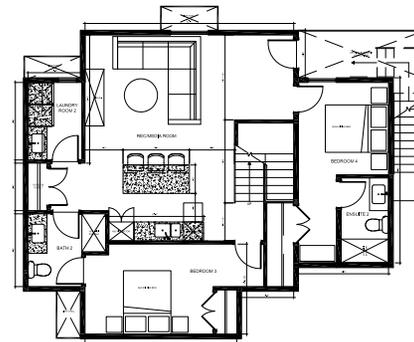
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UPPER FLOOR PLAN B  
SCALE: AS NOTED



1/2" = 1/8" U.P.  
MAIN FLOOR PLAN B  
SCALE: AS NOTED



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LOWER FLOOR PLAN B  
SCALE: AS NOTED

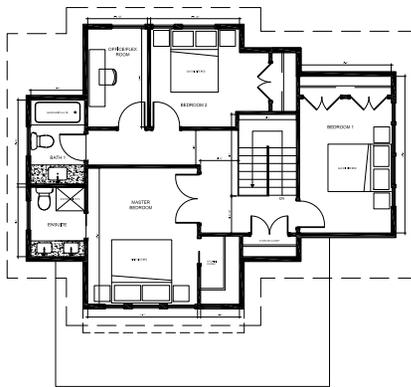


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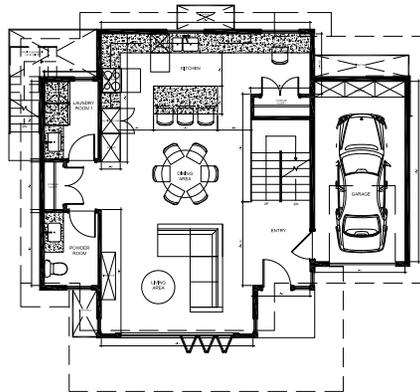
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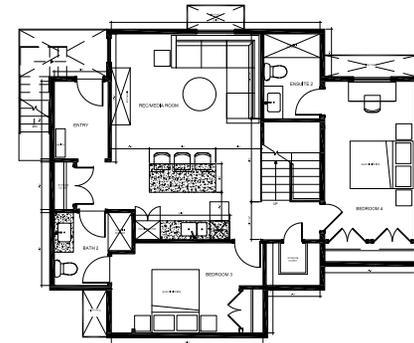
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U/C UPPER FLOOR PLAN C  
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M/C MAIN FLOOR PLAN C  
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L/C LOWER FLOOR PLAN C  
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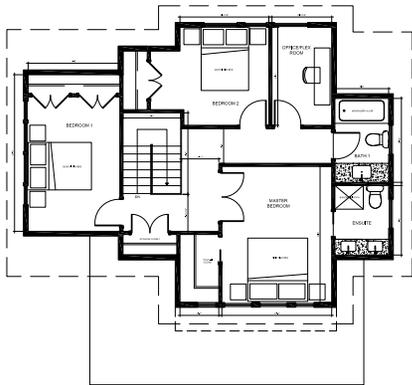


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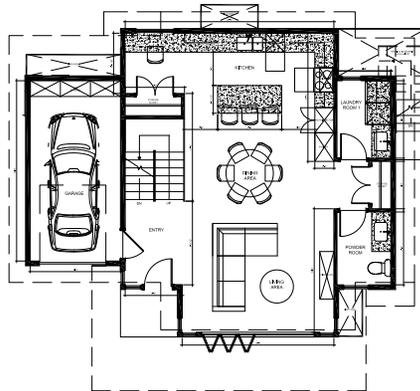
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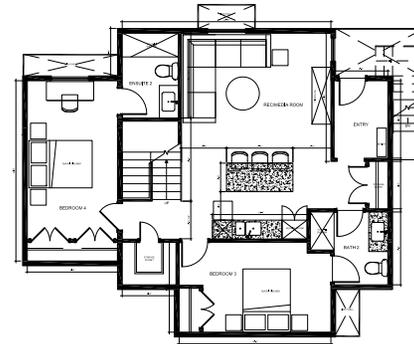
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MAIN FLOOR PLAN D  
SCALE AS NOTED



LOWER FLOOR PLAN D  
SCALE AS NOTED

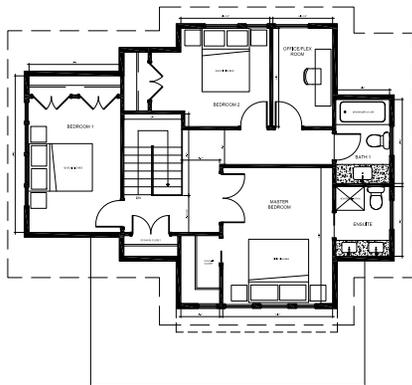


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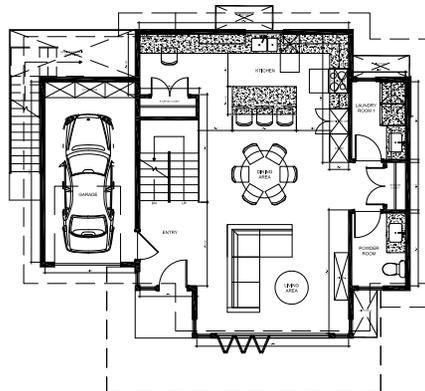
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SHEET NO.:  
**A2.04**



U-1 UPPER FLOOR PLAN  
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M-1 MAIN FLOOR PLAN  
SCALE: AS SHOWN



L-1 LOWER FLOOR PLAN  
SCALE: AS SHOWN

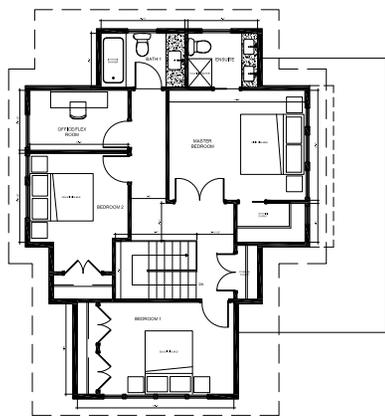


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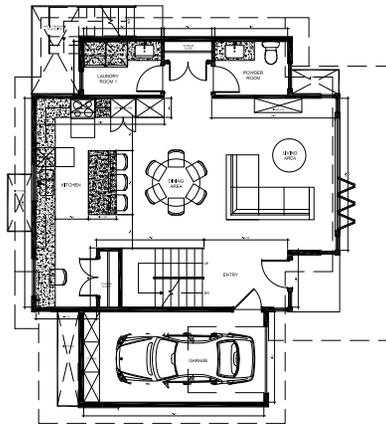
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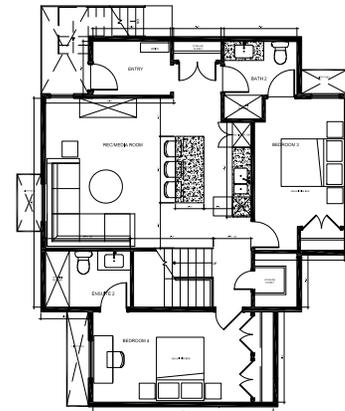
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61-1 UPPER FLOOR PLAN  
POWELL STREET



61-2 MAIN FLOOR PLAN  
POWELL STREET



61-3 LOWER FLOOR PLAN  
POWELL STREET

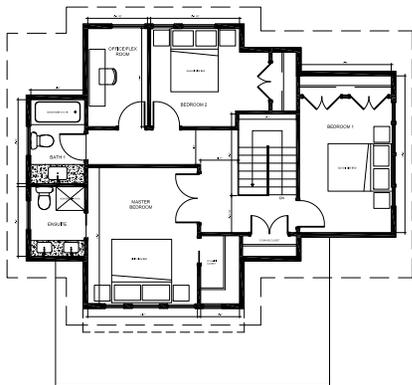


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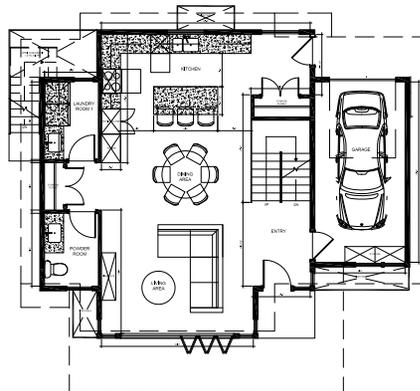
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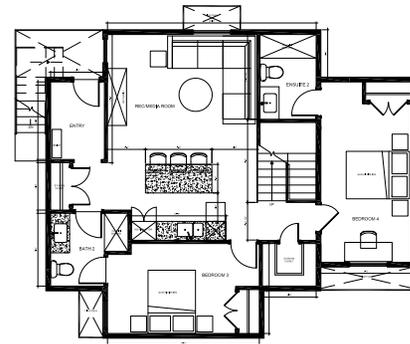
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102 MAIN FLOOR PLAN G  
SCALE AS NOTED



103 LOWER FLOOR PLAN G  
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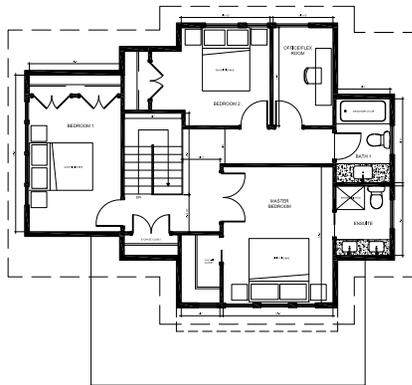


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**WEST VANCOUVER, B.C.**

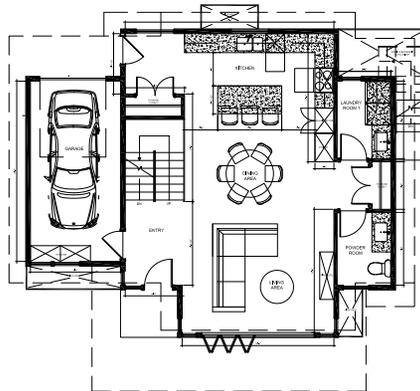
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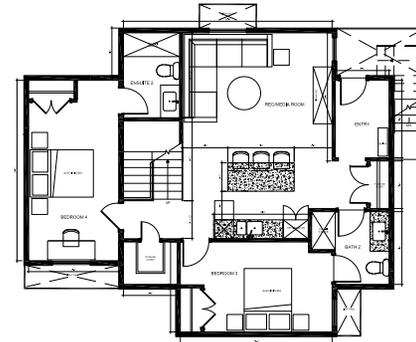
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SCALE AS NOTED



103 LOWER FLOOR PLAN H  
SCALE AS NOTED

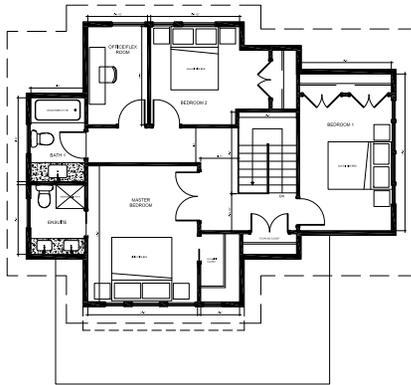


PROJECT TITLE:  
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**WEST VANCOUVER, B.C.**

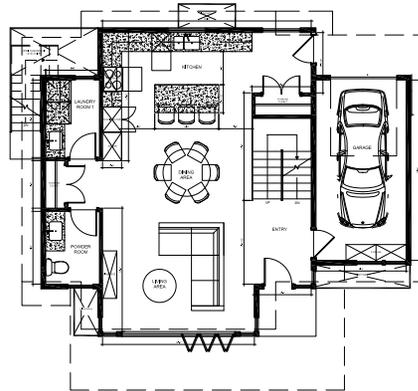
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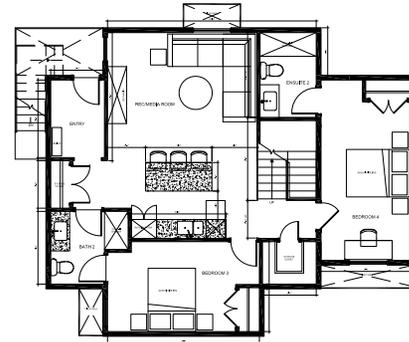
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**A2.08**



UPPER FLOOR PLAN  
SCALE AS NOTED



MAIN FLOOR PLAN  
SCALE AS NOTED



LOWER FLOOR PLAN  
SCALE AS NOTED

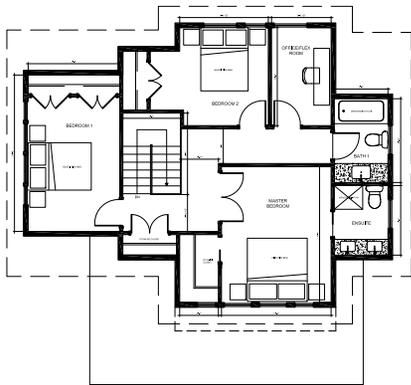


PROJECT TITLE:  
**TANTALUS GARDENS**  
**WEST VANCOUVER, B.C.**

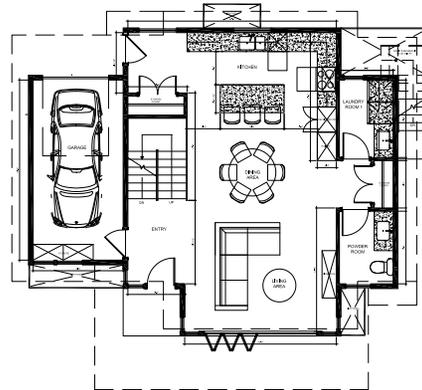
SHEET TITLE:  
**FLOOR PLANS - UNIT 1**

JOB NO.: 2101 - 00  
DATE: OCTOBER 25, 2021  
SCALE: 1/4" = 1'-0"  
DRAWN BY: -  
CHECKED BY: -  
REVISION NO.: NONE

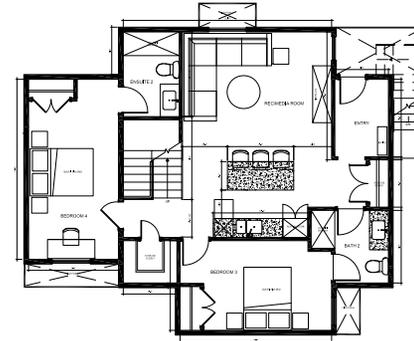
SHEET NO.:  
**A2.09**



U-1 UPPER FLOOR PLAN J  
SCALE AS NOTED



M-1 MAIN FLOOR PLAN J  
SCALE AS NOTED



L-1 LOWER FLOOR PLAN J  
SCALE AS NOTED



PROJECT TITLE:  
**TANTALUS GARDENS**  
**WEST VANCOUVER, B.C.**

SHEET TITLE:  
**FLOOR PLANS - UNIT J**

JOB NO.: 2101 - 00  
DATE: OCTOBER 25, 2021  
SCALE: 1/4" = 1'-0"  
DRAWN BY: -  
CHECKED BY: -  
REVISION NO.: NONE

SHEET NO.:  
**A2.10**



Architectural Expression

Finish Schedule

1. Asphalt Roof Shingles
2. Metal Roof
3. Sidewall Shingles
4. Board and Batten Siding
5. Wide Plank Horizontal Siding
6. Narrow Plank Horizontal Siding
7. Glazing

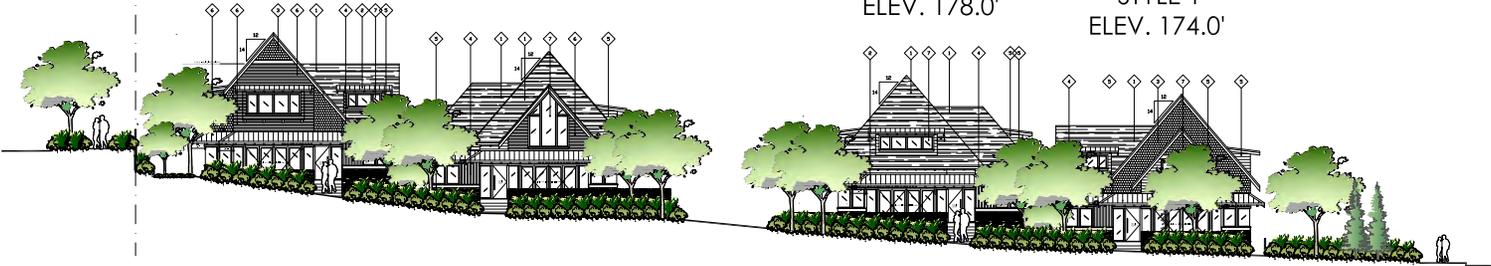
PROPERTY LINE

UNIT G  
STYLE 2  
ELEV. 187.0'

UNIT H  
STYLE 4  
ELEV. 183.0'

UNIT I  
STYLE 5  
ELEV. 178.0'

UNIT J  
STYLE 1  
ELEV. 174.0'



ROSEBERY AVENUE - SOUTH ELEVATION

PROPERTY LINE

UNIT A  
STYLE 1  
ELEV. 193.0'

UNIT B  
STYLE 1  
ELEV. 187.0'

UNIT C  
STYLE 4  
ELEV. 182.5'

UNIT D  
STYLE 2  
ELEV. 178.5'

UNIT E  
STYLE 5  
ELEV. 174.0'

UNIT F  
STYLE 4  
ELEV. 168.0'



INTERIOR DRIVEWAY - SOUTH ELEVATION



PROJECT TITLE:  
TANTALUS GARDENS  
WEST VANCOUVER, B.C.

SHEET TITLE:  
ELEVATIONS  
SOUTH - ROSEBERY AVENUE  
SOUTH - INTERIOR DRIVEWAY

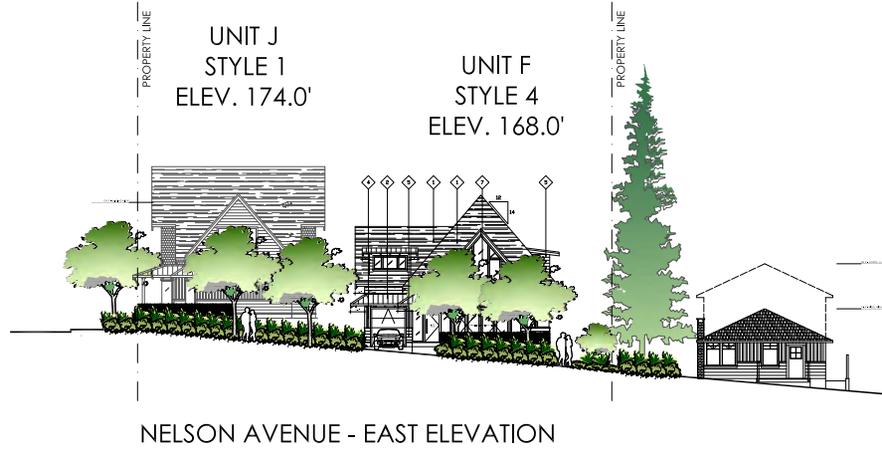
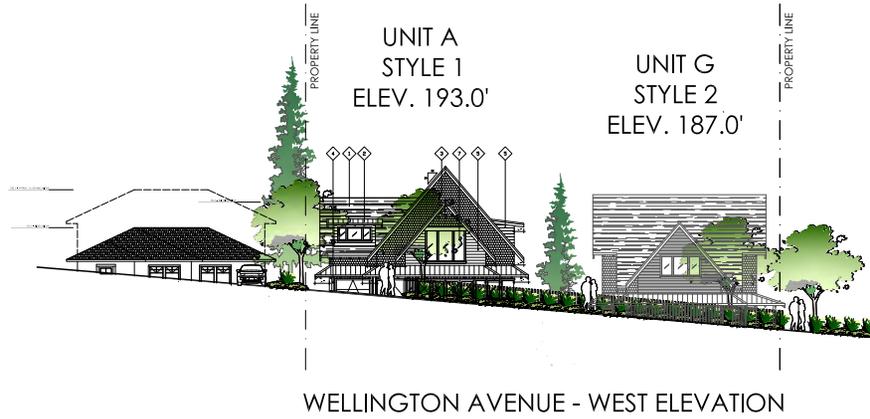
JOB NO.: 2101 - 00  
DATE: OCTOBER 25, 2021  
SCALE: 1/8" = 1'-0"  
DRAWN BY: -  
CHECKED BY: -  
REVISION NO.: NONE

SHEET NO.:  
**A3.01**



Architectural Expression

- Finish Schedule
1. Asphalt Roof Shingles
  2. Metal Roof
  3. Sidewall Shingles
  4. Board and Batten Siding
  5. Wide Plank Horizontal Siding
  6. Narrow Plank Horizontal Siding
  7. Glazing



PROJECT TITLE:  
TANTALUS GARDENS  
WEST VANCOUVER, B.C.

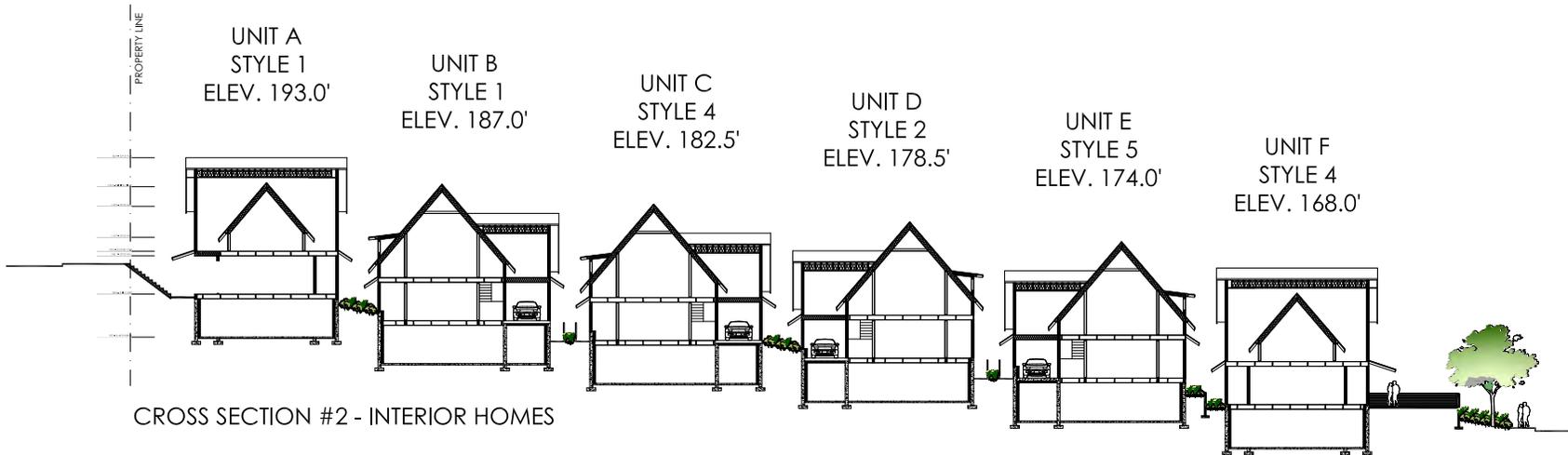
SHEET TITLE:  
ELEVATIONS  
EAST - NELSON AVENUE  
WEST - WELLINGTON AVENUE

JOB NO.: 2101 - 00  
DATE:  
SCALE: 1/8" = 1'-0"  
DRAWN BY: -  
CHECKED BY: -  
REVISION NO.: NONE

SHEET NO.:  
**A3.02**



CROSS SECTION #1 - ROSEBERY HOMES



CROSS SECTION #2 - INTERIOR HOMES

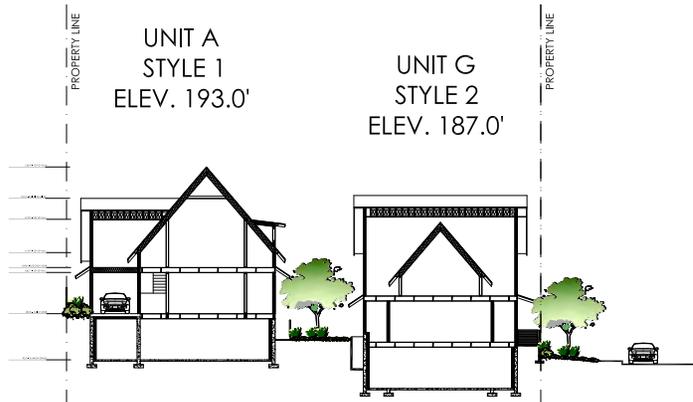


PROJECT TITLE:  
TANTALUS GARDENS  
WEST VANCOUVER, B.C.

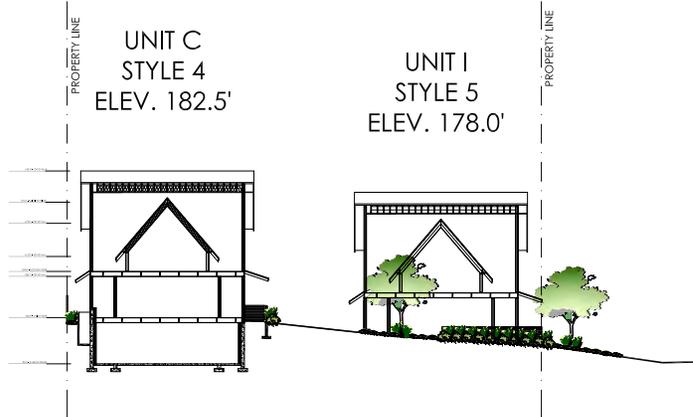
SHEET TITLE:  
CROSS SECTIONS #1 AND #2

JOB NO.: 2101 - 00  
DATE: OCTOBER 25, 2021  
SCALE: 1/8" = 1'-0"  
DRAWN BY: -  
CHECKED BY: -  
REVISION NO.: NONE

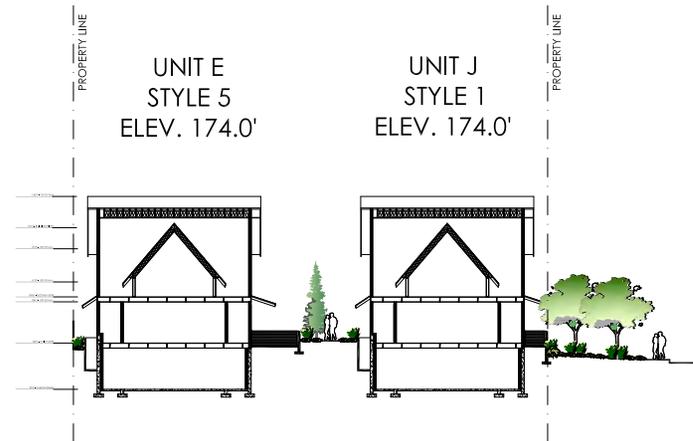
SHEET NO.:  
A4.01



CROSS SECTION #3 - UNIT A AND UNIT G



CROSS SECTION #4 - UNIT C AND DRIVEWAY



CROSS SECTION #5 - UNIT E AND UNIT J



PROJECT TITLE:  
**TANTALUS GARDENS**  
**WEST VANCOUVER, B.C.**

SHEET TITLE:  
**CROSS SECTIONS #3, #4 AND #5**

JOB NO.: 2101 - 00  
 DATE: OCTOBER 25, 2021  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: -  
 CHECKED BY: -  
 REVISION NO.: NONE

SHEET NO.:  
**A4.01**



# Tantalus Gardens Sample Board



PROJECT TITLE:  
**TANTALUS GARDENS**  
**WEST VANCOUVER, B.C.**

SHEET TITLE:  
**SAMPLE BOARD**

JOB NO.: 2101 - 00  
 DATE: JULY 28, 2021  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: -  
 CHECKED BY: -  
 REVISION NO.: NONE

SHEET NO.:  
**A5.01**

## Architectural Design

### ARCHITECTURAL DESIGN BRIEF

The architectural language of Tantalus Gardens is West Coast with the added funky character of Horseshoe Bay – with varied building form, roof lines, textures, and the integration of design features from St. Monica's. Elements of the homes highlight the generous use of natural materials including stone, timber, and ample glazing. While they are cohesive, special care and attention to quality and craftsmanship will bring a unique character to each home. With such detailing, Tantalus Gardens will bring a classic West Coast expression. A natural yet playful colour palette will be used to ensure that the homes fit within their neighbourhood context.

### SITE DESIGN

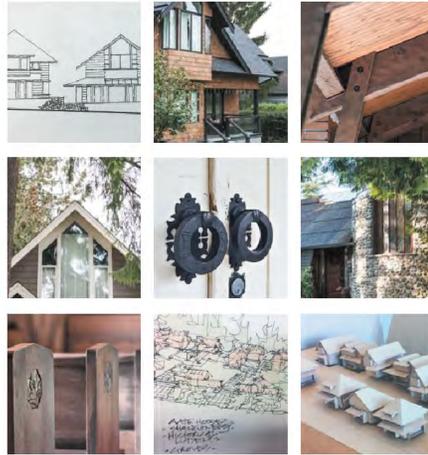
- Homes will include a one-car garage.
- Extensive outdoor greens space and areas of communal outdoor gathering space.
- Eleven off-site parking stalls to be provided.
- Exterior green space is rich with lush landscaping at grade.
- Stone screening walls and landscaping between units maximize individual private space.

### HOME DESIGN (EXTERIOR)

- Steep pitched main roofs with varying secondary shed and gable roofs mimic the original Horseshoe Bay cottages respecting existing neighbourhood form and character.
- Second floors "buried" into roof slopes with large overhangs reduce the appearance of height.
- Varying and alternating unit layouts, shapes and elevations make each home unique.
- Extensive use of glazing, corner windows and skylights maximize natural light.
- Multiple exterior cladding finishes like siding, shakes and stone provide texture and architectural appeal.

### HOME DESIGN (INTERIOR)

- 1,700 sf of above grade living with three-to-four-bedroom layouts provide options for a varied demographic.
- 9 ft main floor ceilings and vaulted upper floor ceilings bring volume to well-designed floor plans, large unfinished lower levels give options for use and finish and ultimately cost control.
- Provisions for stair lifts in all units to provide options for those with mobility challenges. This inclusive design accommodation supports accessibility for everyone.



# Tantalus Gardens Architectural Design Brief

# Tantalus Gardens Landscape Design Brief

## Landscape Design

### LANDSCAPE DESIGN BRIEF

The landscape design strategy for Tantalus Gardens is to create a lush natural garden environment for residents and visitors.

The public realm will have a slightly more ornamental character, taking cues from the surrounding community and will be completed with a new public sidewalk, street trees and off-site parking. The rear yard responds directly to the next door neighbours. An arborist report was completed for the site which reveals that most of the on-site trees are in compromised health or will be directly impacted by construction. Every effort will be made to retain trees where possible along the rear property line and at the corner of Wellington Avenue and Rosebery Avenue. Additionally, a magnolia tree (circa 1980) will be transplanted in the parkette at the corner of Nelson Avenue and Rosebery Avenue. These strategies comply with the OCP to minimize or mitigate environmental impact through proactive land use design, construction and restoration. Particular attention will be paid along the rear property line to address screening between the project and adjacent homes.

Open and gathering spaces have been provided for residents that offer connectivity to the neighbourhood. These spaces include unique character and respond to solar orientation and shading. At-grade patios are provided that connect each unit to the central gathering areas, the street and ultimately each other. The covered and heated outdoor patios accessed through the folding glass panel wall also maximizes the overall indoor/outdoor living space. Stone-faced walls, stone pavers, wrought iron fences & gates and a playful colour palette round out and add warmth to the overall design.

Sustainability is further addressed through the use of native and drought tolerant plants and through the integration of storm water management strategies including a rain garden to detain storm flows.



TANTALUS  
GARDENS

IN HORSESHOE BAY

PROJECT TITLE:

TANTALUS GARDENS  
WEST VANCOUVER, B.C.

SHEET TITLE:

ARCHITECTURAL DESIGN BRIEF  
LANDSCAPE DESIGN BRIEF

JOB NO.: 2101 - 00

DATE: JULY 28, 2021

SCALE: 1/8" = 1'-0"

DRAWN BY: --

CHECKED BY: --

REVISION NO.: NONE

SHEET NO.:

A5.02



## Tantalus Gardens Exterior Rendering

**TANTALUS  
GARDENS**

IN-HOUSE BOOK PAGE

PROJECT TITLE:

**TANTALUS GARDENS  
WEST VANCOUVER, B.C.**

SHEET TITLE:

**EXTERIOR RENDERING**

JOB NO.: 2101 - 00

DATE: JULY 28, 2021

SCALE: 1/8" = 1'-0"

DRAWN BY: -

CHECKED BY: -

REVISION NO.: NONE

SHEET NO.:

**A5.03**

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# **Tantalus Gardens**

## **A Proposed Pocket Community**

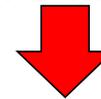
for Horseshoe Bay located on the traditional territory of the Coast Salish Peoples, including the Squamish, Tsleil-Waututh and Musqueam First Nations

A virtual presentation for the  
Public Information Meeting  
July 15, 2021 | 6:00 p.m. to 6:45 p.m.

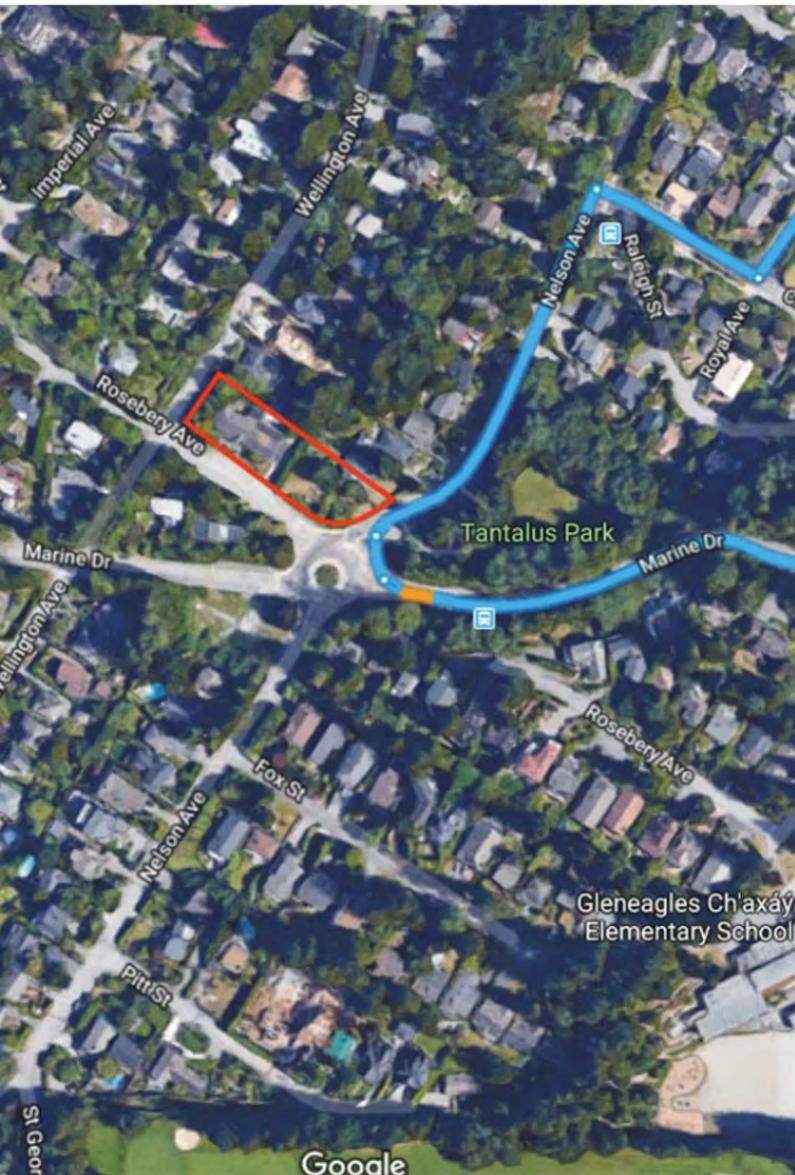
Speakers: **Peter Nilsson**, Founder, QUMA Properties Inc.  
**Alison Keller**, Alison Keller Strategies Inc.

# Agenda

- 6:00 Welcome and introductions
- 6:05 Presentation on the Revised Tantalus Gardens Proposal
- 6:20-7:00 Q&A - 40 minutes  
Questions are welcomed via chat.  
You can type your questions by clicking here ...



You are also welcome to send your comments and questions to us at:  
**[info@tantalusgardens.com](mailto:info@tantalusgardens.com)**

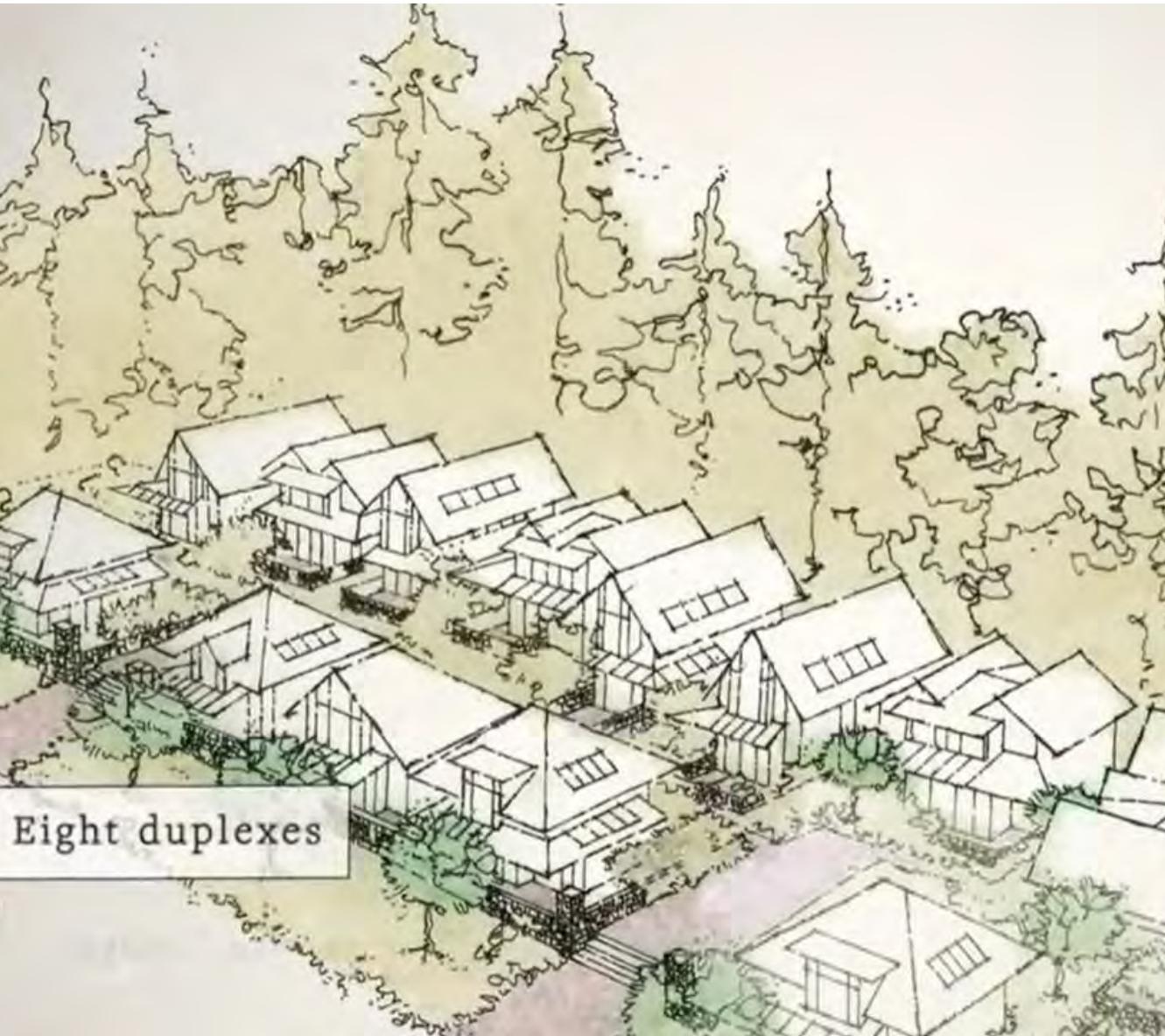


# What stage is the project?

- In-depth community engagement for 2.5 years starting in 2018
- Extensive consultations with District Staff and Council
- **Project was parked during LAP** process to learn from and align with new guidelines
- Preliminary proposal stage today .... updating you with our response to your feedback

“More people moving to the neighbourhood enhances growth and a sense of community.”





“It’s a beautiful design, but too crowded.”

“We’re clamouring for alternative housing forms and no one is doing anything about it.”





“Not enough options for families to live.”

“Want Tantalus Gardens to feel welcoming to the community and want to re-populate Horseshoe Bay with children.

Hope children come to live in Tantalus Gardens since the school is so close by.”



“I would like to age in place, but there are not a lot of housing options.”

“Need more responsible density.”





# Design Refinements

- Reduced # from 14 to **10 small infill homes**
- **1,700 sq. ft., 0.59 FAR**
- Single family – **detached, 2 storey**
- At-grade living – **family and age-friendly**

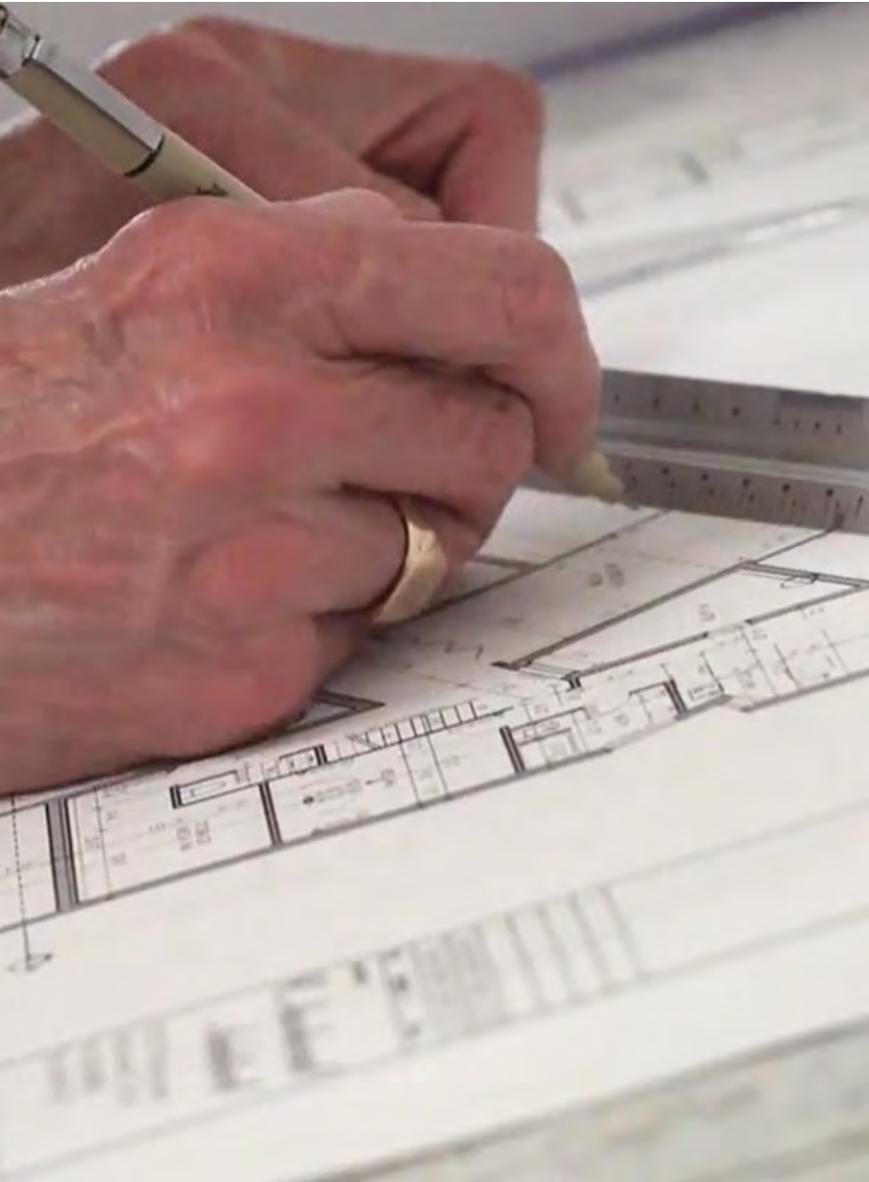


# Design Refinements

- Secure **parking** now **at grade**
- Maintaining the **same # of public parking** spaces
- Enhanced green edge around property's borders
- Features **Communal Parkette** at Nelson and Rosebery

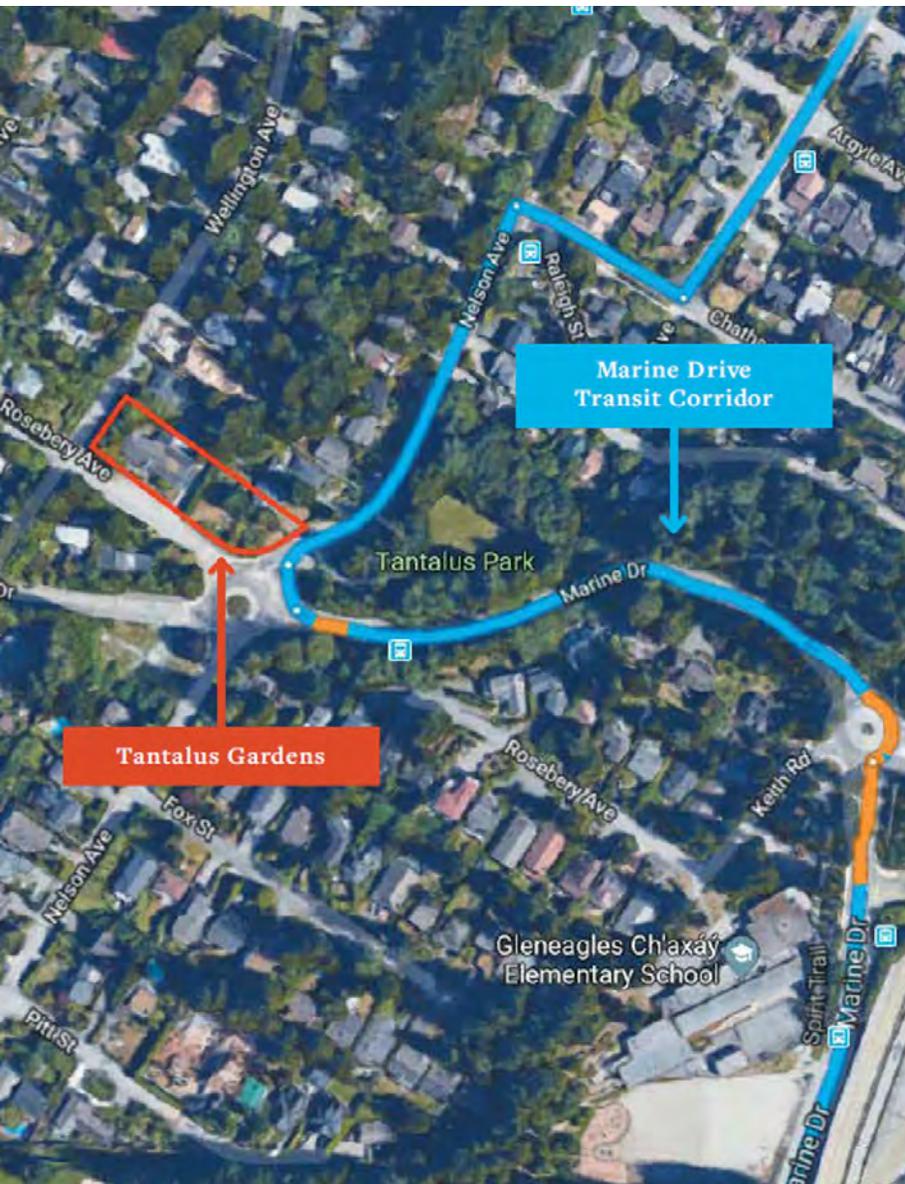
# Tantalus Gardens - Reimagined





# Aligning with the OCP

- 2.1.1 ... enable the development of smaller houses on smaller lots
- 2.1.2 ... increase the supply of coach houses ... in existing detached residential areas



# Aligning with the OCP

- 2.1.4 ... Increase “missing middle” housing options ... along the Marine Drive Transit Corridor
- 2.1.6 ... Prioritize community use and/or housing objectives when considering redevelopment proposals of institutional ... sites ... (such as places of worship)

# Respecting the LAP

- 3.4.1 ... designation encourages smaller “infill” homes ... reminiscent of ... cottage history of Horseshoe Bay

... should be detached residential use with more than one principal unit per lot with a density of 0.6 FAR and a height of 2 storeys.



# Respecting the LAP

- 3.6.23 ... Manage transitions between sites within the LAP boundaries and adjoining sites outside the LAP ...



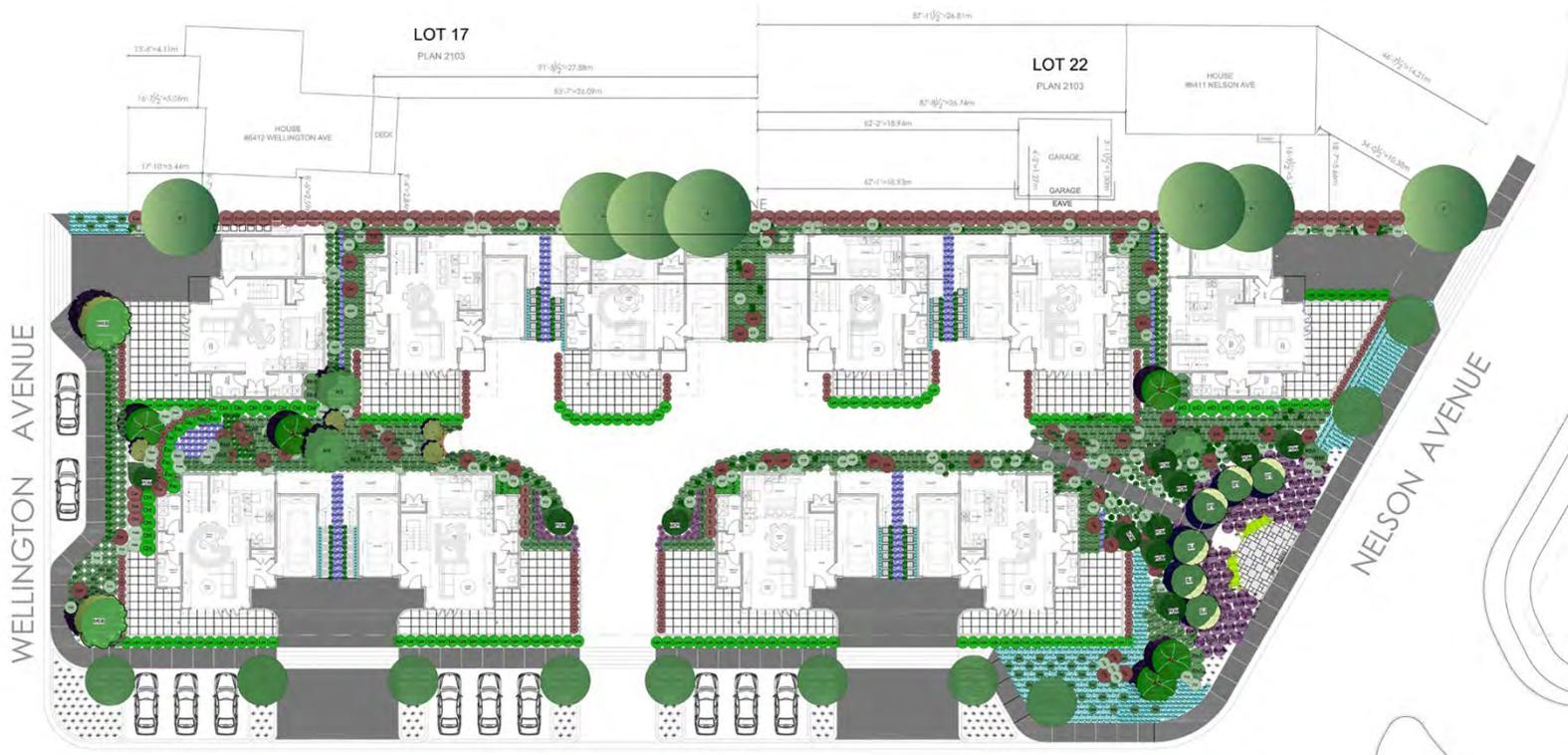
# Tantalus Gardens - Elevations





# Summary and Conclusions

- Dialogue with the community about Housing and the unique character of Horseshoe Bay has highlighted the need for more housing choices;
- Tantalus Gardens reimagined addresses earlier concerns in order to meet community needs and objectives.
- Aligning with the OCP and LAP, this proposal provides a rare opportunity for a new pocket of homes that can “fit right in” and be “right-sized.”



Thank you ... any questions?

Or send your questions and comments to  
[info@tantalusgardens.com](mailto:info@tantalusgardens.com)





## Tantalus Gardens

### Preliminary Public Information Meeting - July 15, 2021

#### Questions and Answers

- 1. One of the main concerns by residents since the initial proposal has been the loss of public assembly space on the two St. Monica's lots. How does this revised proposal address the concern?**

Answer – We have two great sites here in the community. I've had great use of some of the restaurants down in the bay attending fundraising events, as well as community gatherings. I've also enjoyed great use of Gleneagles Community Centre and Gleneagles clubhouse. Ultimately, they belong to the proponent and yes, it is zoned public assembly space, but it is up to the proponent, but the community use is done.

- 2. How long would construction last?**

Answer – Here is the advantage of infill construction and consolidating the lots. While you have ten homes, it would be two years of construction since we have the advantage of sequencing. If one home were built on a single lot, construction would take two years as well. We have the efficiency of the site to allow for the sequencing of construction.

- 3. What is the procedure from now on?**

Answer – The submission of a formal application.

- 4. Did you mention site parking?**

Answer – For the homeowners, they will have their own single car garage as well as the parking pad in front of their home. They could also take advantage of public transit since the homes are so close to the Marine Drive transit corridor. If they did have two cars, I'm certain that they could juggle the cars between their garage and parking pad.

- 5. Off-site parking?**

Answer – There are 11 parking spaces. There are nine along the Rosebery property and there are two along the Wellington Avenue.

- 6. If the development were built and available today, given current building cost and design, what would the range of current prices be?**

Answer – I'm not a realtor, so I'm not comfortable answering that question right now, but we are all familiar with the pricing of what it is in the community. It depends on market conditions. There have been a lot of interesting articles in the news right now, with market conditions tight supply and demand. The problem right now is that there is not enough supply. We can have

responsible density and if this project goes through, we would love to offer you a wonderful new “pocket” development. We will see what the housing prices are like at that time.

**7. This is a strata property, a bit like an apartment building?**

Answer – It’s not an apartment building, but it is a strata property. Unlike some other strata properties where they have a variety of amenities such as pools and fitness rooms, we don’t have this with this “pocket” development. What the strata will be managing is the exterior home maintenance and the landscaping. The nice thing for the community is that it would be a great enhancement from currently what exists. For the homeowners that do buy in, they will have easy up-keep because it is maintained by the strata.

**8. How does 1,700 sf for the proposed homes compare with the proposed homes in the LAP area?**

Answer – It is exactly the same. The FAR that is designated for this area in the LAP is 0.60 and Tantalus Gardens, with the exemptions, comes in at 0.59.

**9. You say the church lots are privately owned and that community use is done, yet it is my understanding that zoning has quite a bit to do with how a piece of property is used. So by owning it privately are you saying that you assume re-zoning will happen? Are you saying you will do with the property with what the owner intends regardless of the zoning. Or some other interpretation?**

Answer - You have to respect what the District of West Vancouver says and that’s why there will be the application for the re-zoning. We can’t just do whatever we want. The current zoning is PA and what that also includes is a single home on half the residential lot. The property does belong to the proponent, and while it is pa, he can do as he wishes it does belong to the proponent. With a building that has run it’s lifespan here, and now he is proposing an infill development where we could have ten families here and bring vibrancy. We do have community use facilities available here in this area.

**10. Would people living in West Vancouver have a right to buy here before it hits the market before all?**

Answer – Yes, locals are welcome to buy first.

**11. How many homes do you currently propose to build on the two St. Monica’s lots?**

Answer – Five

**12. Isn’t the building currently being used as an office?**

Answer – Yes, and that is an acceptable use with the current zoning. It belongs to the proponent.

**13. Then the building is useful at the end of it’s life.**

Answer - Yes, but the property belongs to the proponent and not the community.

**14. Do you need to rezone to build the five homes on the two St. Monica's lots? If so, why is it irrelevant that it's zoned public assembly?**

Answer – Yes, that's what we're doing. Its not irrelevant and that's why we're applying for the rezoning.

**15. Will you plant any new trees?**

Answer – From the arborist report, there are 29 trees. The sad news is that only one is deemed in healthy. The other 28 are in poor condition or are dying. So here is the opportunity of Tantalus Gardens. The landscape plan has a 1 to 1 tree replacement. The tree caliper size (diameter) is determined by the District of West Vancouver by the Design Review Committee. In the landscaspe plan, the developer is planning to have native species with drought resistant planting. He also wants to collect rainwater to help service the landscaping.

**16. It's interesting that you would offer the building, but without the zoning required for such wonderful ideas such as the Roundabout where would that building go? Where else is there zoning for such a building or enterprise?**

Answer – You are a very resourceful individual, and I would go find the sites. An opportunity exists but right now this property belongs to the proponent.

**17. The property setback from Rosebery should be 30 ft and not 8ft.**

Answer - It matches the cottages down on Nelson.

**18. One of the initial questions addressed the loss of public assembly space on the two St. Monica's lots. How does the revised proposal address the concern? It appears like it doesn't.**

We have two fabulous community amenity spaces here in Horseshoe Bay. We have Gleneagles Rec Centre and Gleneagles golf Course.

**19. Going back to the setback question. Why does the city not give the same setback?**

Answer – I respect that your property is across the street. It is a comprehensive development and that allows for the 8 ft setback. We are requesting it.

**20. So the spaces are not financially viable for community meeting due to the scheduling and cost (Gleneagles Community Centre and Gleneagles Golf Course) due to cost and availability.**

Answer – As a neighbour I can appreciate that. I think that's where people can get creative and maybe there are some negotiations that you can work out with restaurants. I also understand that some of the community use spaces are also subsidized through our taxes.

**21. What year do you think construction might begin?**

Answer – We have a formal process to get through with the District of West Vancouver, so I'm afraid I can't answer that just yet.

**22. Lovely to meet you. I wish we could see the numbers on how many are attending tonight.**

Answer – I think I saw at one point that there were about 18.

**23. When will you make your formal application?**

Answer – It could be next month, but there is still feedback and comments to come back from all of you.

**24. Will the recorded session be made available?**

Answer – I don't know if it will, but we will be reporting back to the District of West Vancouver.

**25. Can you comment on zoning creep? Literally the first proposal after the LAP is complete is asking for the rezoning to creep into adjacent lots. Where does it end?**

Answer – This site is being governed by the policies of both the OCP and the LAP.

**26. So why record it?**

Answer – It's important that we capture all of your questions and comments. Fair question.

**27. Please report to the district that there remain concerns about the loss of public assembly space on the two St. Monica's lots.**

Answer – Certainly

**28. So the main difference now is that you go from 14 to ten?**

Answer – Yes, that's the main difference and that the parking is now above-grade. The homes are now detached. There are no longer any duplexes.

**29. In summary, ten single detached homes of averaged size in the LAP. How is this addressing the missing middle?**

Answer – In the comments that we received during the community engagement and during the LAP, people in the older end of the spectrum were looking to downsize. We also heard that there weren't enough options for families. So Tantalus Gardens can deliver that ten, small detached homes that are ground-oriented. I understand what you are saying about missing middle, but it's all relative. West Vancouver has a different missing middle to what Maple Ridge has.

**30. So not same if they are the average size of the homes in the area.**

Answer – So we need to compare apples to apples. The new builds in the area often tend to be 5 bedroom and up. What we are proposing is 1,700 sf with 3-4 bedrooms, above-grade. More importantly it's respecting the LAP FAR of 0.60 and, in fact, being just below it.

**31. Let's compare apples to apples. How large are new builds in the LAP area?**

Answer – From the studies, that they (Tantalus Gardens homes) about 1000 sf smaller, above-grade. This development supports an accessible housing option, and you don't find that a lot in the District of West Vancouver.

**32. Sources on where the large, new-build houses are within the LAP?**

Answer – Real estate listings.

**33. Basement suites for extra rental?**

Answer – The homes will have basements, so however the residents choose to use their basements, but not as rental suites.

**34. We have lived in this community for more than 50 years. Our children attended St. Monica's preschool. We are 100% in favor of this project. Long needed in West Vancouver.**

Answer – Thank you very much for your comment. We're very excited to share this proposal with you. It's through the great feedback from the community that really helped with the refinement of Tantalus Gardens. A sincere thanks for the consultations with the District and planning staff for the whole LAP process.

**25. Thank you very much for your time.**

Answer – Thank you as well for your time on such a gorgeous evening.