

# 2195 GORDON AVENUE

Mark Chan - Deputy Chief Administrative Officer

Ingrid Matthews - Land Agent & Corporate Initiatives

# INTRODUCTION

- Pre-Application Meeting  
(consistent with other developer rezoning applications)
- Tonight's meeting is a public engagement opportunity prior to submitting a Rezoning Application
- Additional public engagement opportunities will follow

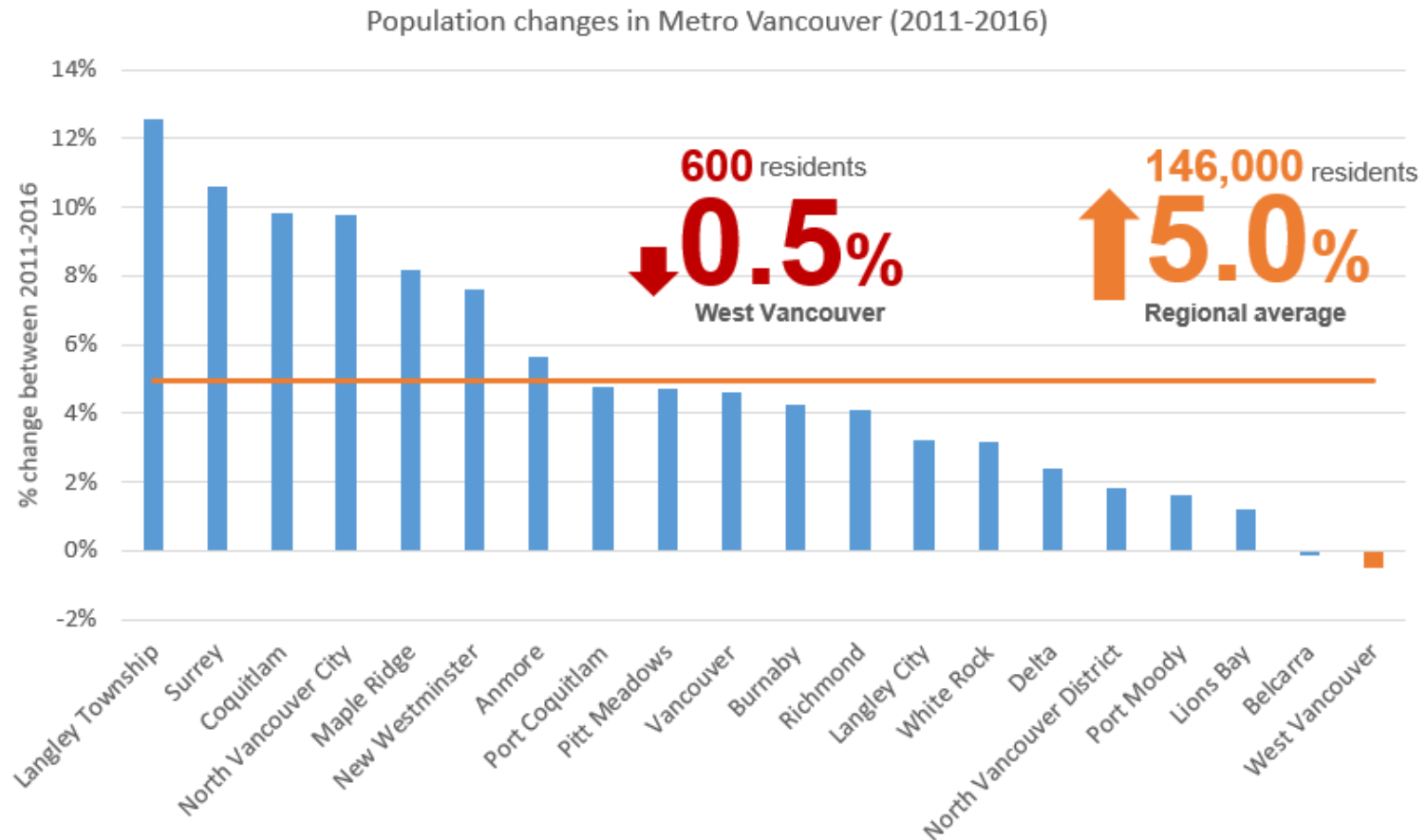


# THE SITE

- 76,500 sq.ft or 1.76 acres
- Acquired by District in 2014 for \$16.07 million
- 2019 Assessed Land Value: \$24.122 million

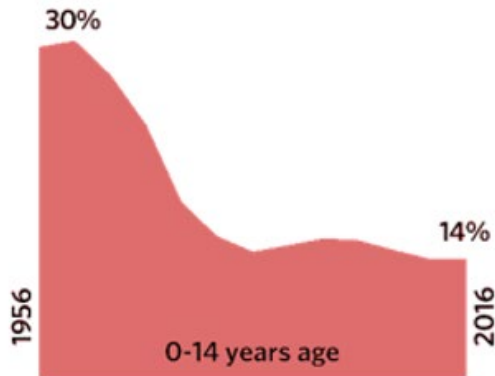


# POPULATION DECLINE

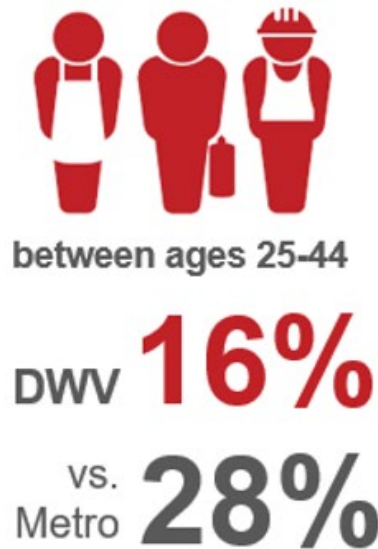


# HOUSING & DEMOGRAPHIC CHALLENGES

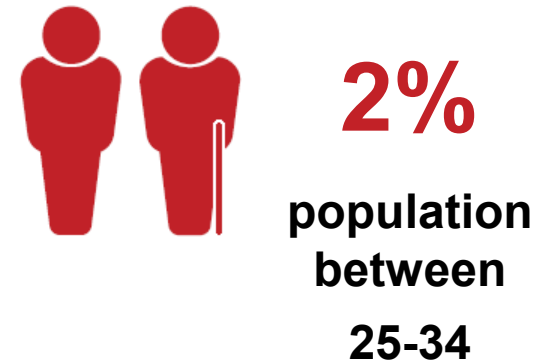
## Declining Families & Children



## Missing Workers

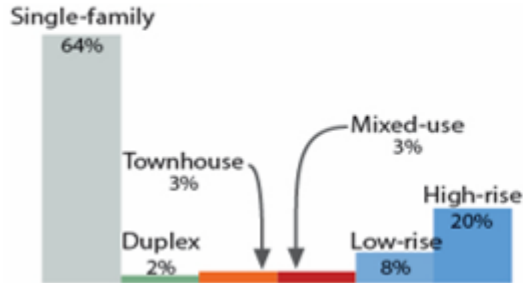


## Missing Generation



# WHAT DO WE KNOW ABOUT HOUSING TODAY?

## Lack of Diversity



## Aging Building Stock

**96%** of Multi-Family units built in the **1960/70s**

## Housing Affordability

**\$** Most expensive housing in the region

## Dedicated Rental

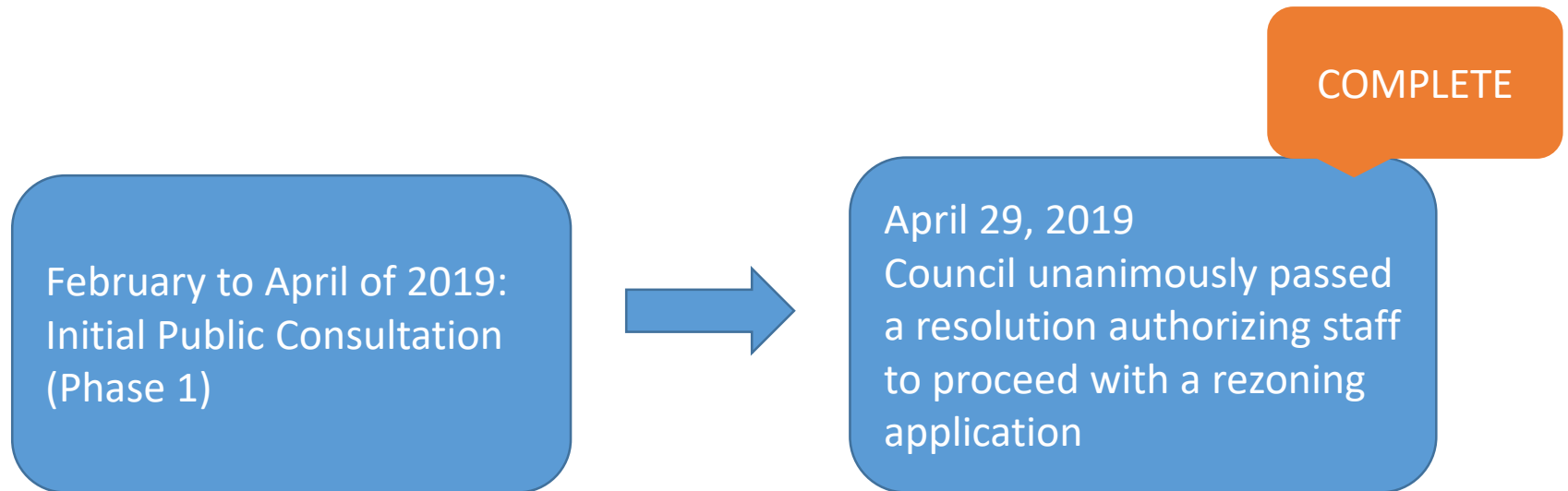
Only **20 units** of dedicated rental constructed since the **1970's**

## Tight market rental supply

**0.6%** Rental Vacancy Rate (Oct 2017)  
One of the **lowest** in the region  
health vacancy rate = 2-3%

# PROJECT BACKGROUND: PHASE I

## INITIAL PUBLIC CONSULTATION



# April 29, 2019 Council Resolution

To address our housing and demographic challenges, on April 29, 2019, Council directed staff to prepare and submit a rezoning application with the following main parameters:

- two 6 storey buildings, and one 8 storey building
- Floor Area Ratio of approximately 2.8
- 170 units below-market rental and 50 units strata condominium
- rents at an average of 70% of market rent for comparable new units in West Vancouver
- rental units income targeted towards moderate-income people, including workers and families
- Adult Day Centre of 3,000 sf with 1,000 sf outdoor space on the ground floor of one of the rental buildings (subject to confirmation that the District will not be responsible for any capital and operating costs)
- a variety of unit sizes: studio; one-bedroom; two-bedroom; and three-bedroom (with the precise mix to be determined)
- approximate revenue objective of \$26,000,000.



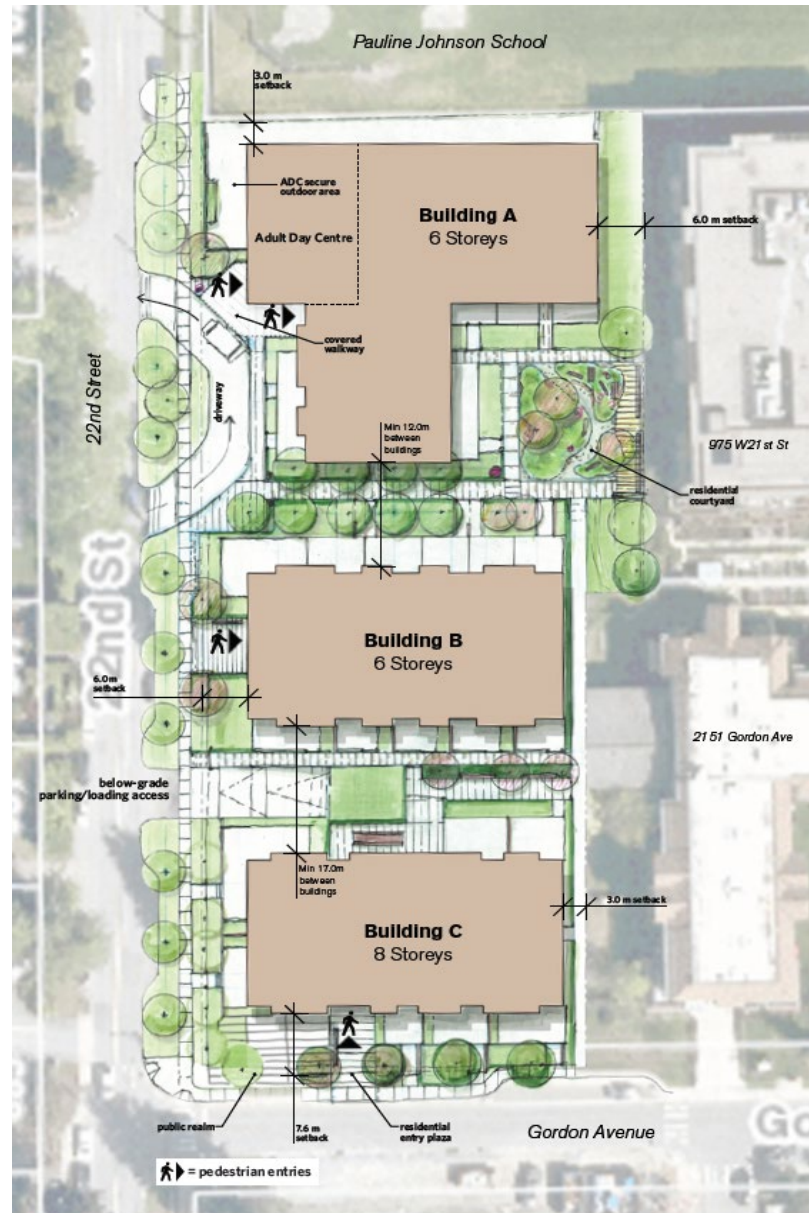
# PROJECT SUMMARY: PHASE 2

## Proposed Rezoning and OCP Amendment

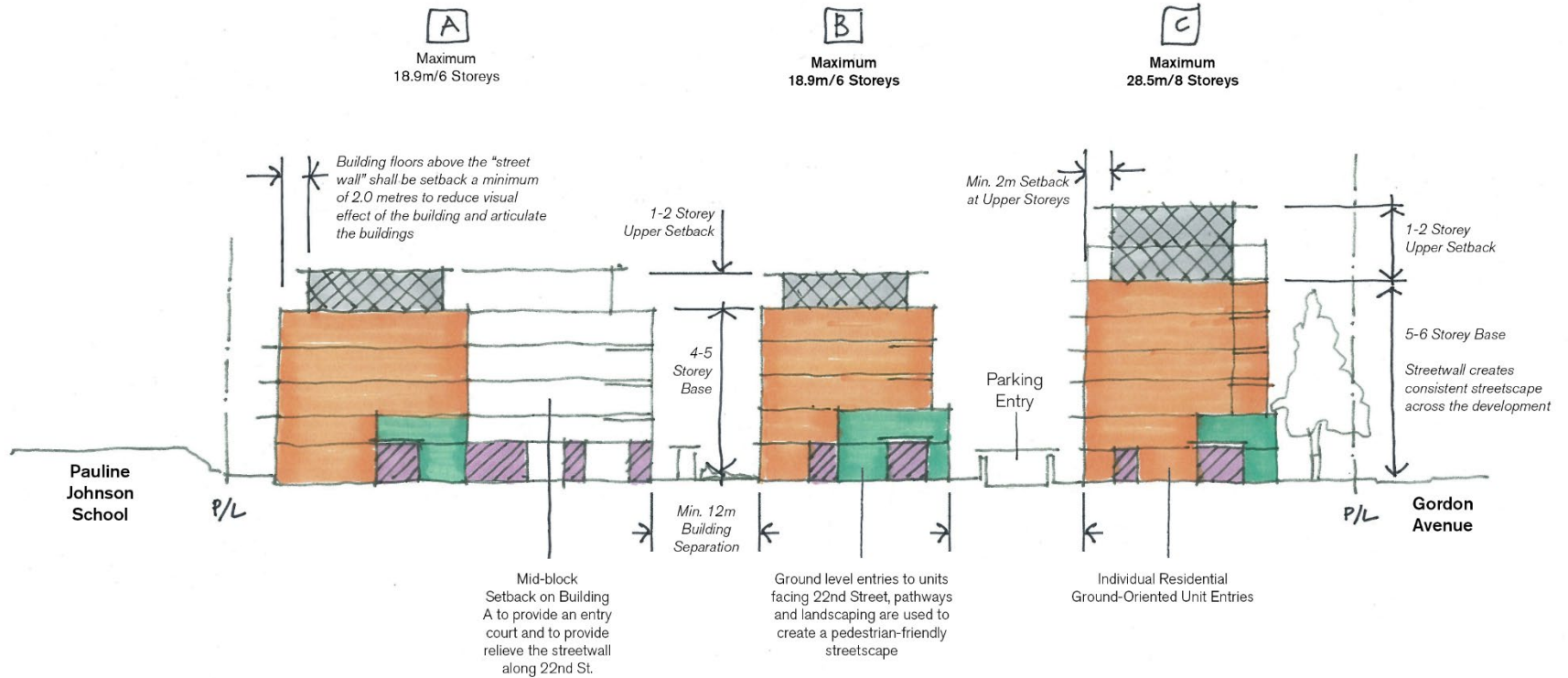
Currently in  
Progress

Proposed Rezoning Application and  
Amendment of Official Community Plan  
(OCP) with Development Permit  
Guidelines (Phase 2)

# Conceptual Site Plan



# Side View



# Building Massing



Aerial view looking from the south-west.



Aerial View looking from the south-east.



View down 22nd Street from Mathers Avenue.

# Form and Character

## Overall Goal:

- To promote the siting and design of the multi-family development, and an Adult Day Centre, that reflects quality building design and landscaping. The buildings should have their own stand-alone character and relate to one another through a common architectural expression.

## Key Elements:

- responsive to the neighbourhood context
- quality building design, materials and landscaping
- three buildings generally as shown in the Conceptual Site Plan
- Buildings A and B: rental use
- Building C: strata condominium
- maximize north-south unit orientations to allow light through the site
- balconies and windows along the east elevations should be minimized for enhanced privacy
- Adult Day Centre should have a separate entrance, covered passenger loading and outdoor space
- circulation and parking should be underground with a shared ramp along 22<sup>nd</sup> Street



# Streetscape and Public Realm

- pedestrian-friendly streetscape and inviting public realm
- lobby entrances clearly identifiable and accessible from public realm
- individual residential unit entrances ground-oriented



# Outdoor Spaces and Public Art



- outdoor spaces that are livable, accessible and functional
- rooftop outdoor amenity areas are encouraged

- public art to enhance pedestrian experience





# West Coast Contemporary Design

- West Coast Contemporary expression
- building massing articulated to reduce bulk and scale
- quality building materials
- Sustainable Buildings Policy: Step Code 3; low-carbon; solar shading; energy efficiency





# Artistic Renderings



View north along 22<sup>nd</sup> Street  
at Gordon Avenue  
Scenario 1



View north along 22<sup>nd</sup> Street  
at Gordon Avenue  
Scenario 2



View south along 22<sup>nd</sup> Street  
near Haywood Avenue  
Scenario 3



View south along 22<sup>nd</sup> Street near  
Haywood Avenue  
Scenario 4

# NEXT STEPS

After the Pre-Application Meeting, the main next steps are:

Formal Submission of Rezoning and  
OCP Amendment Application

Public Information Meeting

First Reading of Zoning and OCP  
Amendment Bylaw

Public Information Meeting

Statutory Public Hearing for Council  
to hear from the community

Second and Third Readings  
of the bylaws

Final Adoption (if approved)

**Thank You!**  
**Questions?**