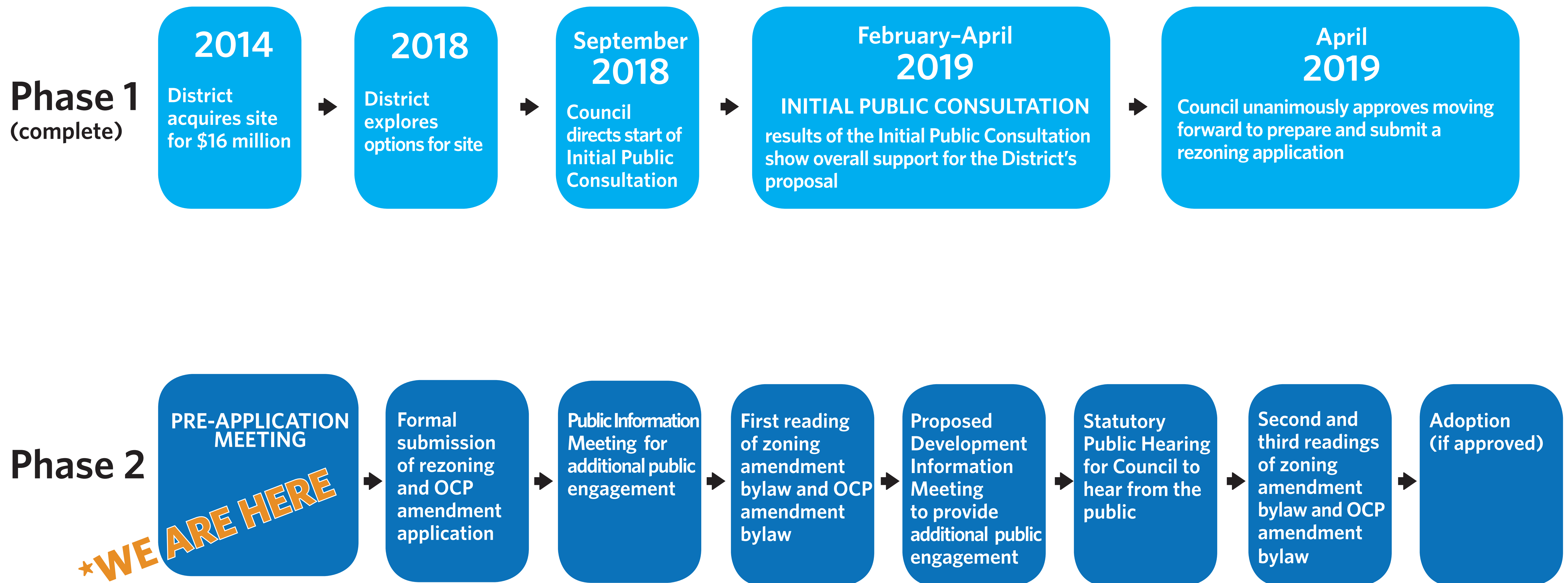


2195 GORDON AVENUE



2195 GORDON AVENUE

PROCESS & NEXT STEPS



2195 GORDON AVENUE

THE DISTRICT'S HOUSING PROPOSAL

Our community is facing unprecedented housing affordability challenges with some of the highest rents and housing prices in Canada. People are leaving our community.

High housing prices, limited housing supply and demographic challenges affect our community in many ways:

- reduced population and demographic imbalance
- reduced local workforce
- more people are commuting to our community every day to work or attend school, resulting in increased traffic and greenhouse gas emissions
- reduced services and increased costs for services

In 2014, the District purchased the site at 2195 Gordon Avenue for \$16 million. Council is now proposing to use the site to create housing, increase rental supply and improve affordability, while generating approximately \$26 million in revenue, with no ongoing cost to the taxpayer.

In April 2019, Council unanimously passed a resolution authorizing staff to prepare and submit a rezoning application for two 6-storey buildings and one 8-storey building with approximately 170 units of below-market rental, 50 units of strata condominiums and an Adult Day Centre.

To achieve this, the District is proposing to rezone the property in order to lease/sell the site to a third party that would construct the buildings, operate the rental component and lease/sell the strata condominium units.

"If we wish to encourage a more balanced demographic, we will need to provide more housing options for younger adults to lay down roots here and provide land uses that support our local economy and local employment opportunities."

- 2018 Official Community Plan

West Vancouver (and the Village of Belcarra) are the only municipalities in Metro Vancouver to have decreased in population between 2011 and 2016, when the region increased by 6.5%.

- Statistics Canada

SUMMARY OF PROPOSAL

To address housing affordability and balance revenue needs for other District public projects, in April 2019, Council unanimously passed a resolution authorizing staff to prepare and submit a rezoning application with the following main parameters:

- two 6-storey buildings for rental and one 8-storey building for strata condominiums
- 220 units comprised of 170 below-market rental units and 50 strata condominiums units
- 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 sq. ft. with 1,000 sq. ft. of outdoor space (provided the District will not be responsible for any capital and operating costs)
- a variety of unit sizes: studio; one-, two- and three-bedrooms
- Floor Area Ratio of approximately 2.8
- approximate revenue objective of \$26 million

West Vancouver median housing prices		Down payment at 20% of purchase price
single-family	\$2,786,551	\$557,301
low-rise apartment	\$850,399	\$170,079
high-rise apartment	\$752,189	\$150,437

West Vancouver median incomes	
individual income	\$40,550
household income	\$89,808

AFFORDABILITY

Whether owning or renting, we have some of the highest average housing costs in the region.

Our median income is well below that required to finance the average apartment and significantly below what's needed to finance the average single-family home.

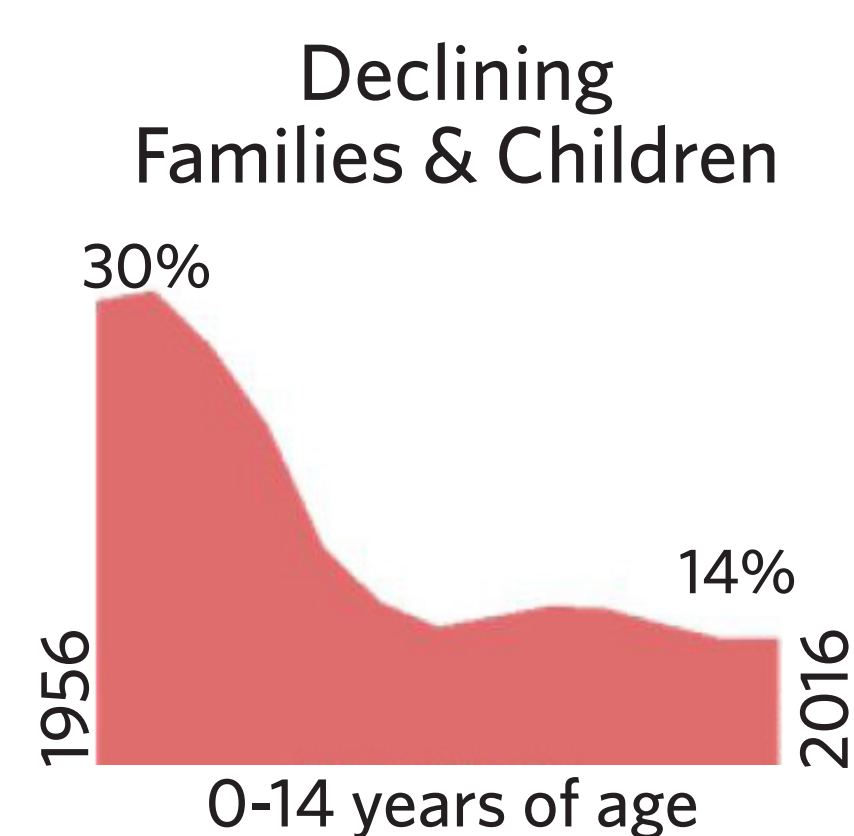
2195 GORDON AVENUE

TARGET MARKET FOR RENTAL UNITS

To address affordability, the District is proposing that the rental units be income targeted for moderate-income people, including families and workers in West Vancouver.

WEST VANCOUVER RENTAL MARKET

	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
WV Market Rent — new	\$1,750	\$2,100	\$3,000	\$4,500
Proposed Below-Market Rent (at 70% of comparable rent)	\$1,225	\$1,470	\$2,100	\$3,150
Annual Household Income (based on proposed rent being 30% of income)	\$49,000	\$58,800	\$84,000	\$126,000



0.6% Rental Vacancy Rate
one of the lowest in the region



only 20 units of dedicated rental constructed in West Vancouver since the late 1970s



DWV **16%**
vs. Metro **28%**

2195 GORDON AVENUE

CONCEPTUAL SITE PLAN



2195 GORDON AVENUE

FORM & CHARACTER ELEMENTS

OVERALL GOAL

To promote the siting and design of the multi-family development, and an Adult Day Centre, that reflects quality building design, materials and landscaping.

The buildings should have their own stand-alone character and relate to one another through a common architectural expression.

- design responsive to neighbourhood context
- quality building design, materials and landscaping
- three buildings located generally as shown in the Conceptual Site Plan
- Buildings A and B: rental use
- Building C: strata condominiums
- maximize north-south unit orientations to allow light through the site
- balconies and windows along east elevation minimized to enhance privacy
- Adult Day Centre separate entrance, covered passenger loading area, outdoor space
- Circulation and parking: all underground parking with single shared ramp on 22nd Street



Artistic rendering looking south.



Artistic rendering looking south.



Artistic rendering looking north.



Artistic rendering looking north.

BUILDING FORMS



Aerial view looking from the south-west.

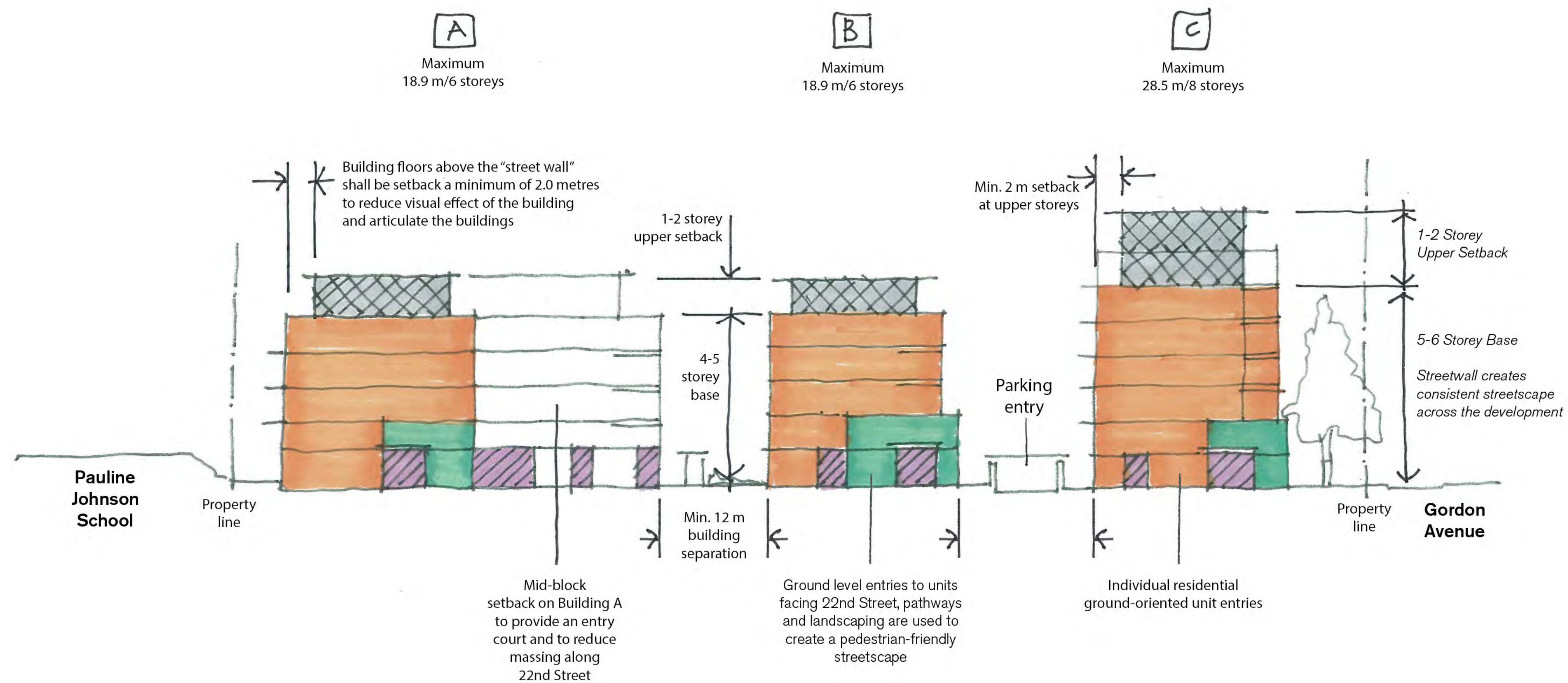


Aerial View looking from the south-east.



View down 22nd Street from Mathers Avenue.

STREET VIEW



Sketch of street wall and building massing along 22nd Street.

2195 GORDON AVENUE

STREETSCAPE & PUBLIC REALM

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



2195 GORDON AVENUE

OUTDOOR SPACES & PUBLIC ART



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

- public art to enhance pedestrian experience



2195 GORDON AVENUE

WEST COAST CONTEMPORARY DESIGN & BUILDING MATERIALS

- 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 22nd Street
at Gordon Avenue
Scenario 1



View north along 22nd Street
at Gordon Avenue
Scenario 2



View south along 22nd Street
near Haywood Avenue
Scenario 3



View south along 22nd Street near
Haywood Avenue
Scenario 4