

NOTICE OF CONSIDERATION

Proposed rezoning of 737 20th Street

WHAT & WHEN: Council is scheduled to consider proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5279, 2025 at the 6 p.m. regular Council meeting on January 27, 2025.

WHERE: Municipal Hall Council Chamber, 750 17th Street and via Webex (electronic communication facilities).

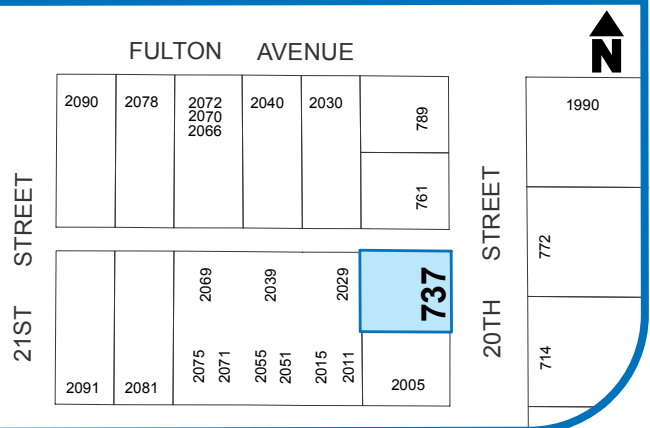
SUBJECT LAND: 737 20th Street—the subject land is shown blue on the map.

PROPOSED ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5279, 2025: would permit a two-storey (with basement level) triplex on the subject land in compliance with the Official Community Plan.

RENDERING OF PROPOSAL



SUBJECT LAND IS SHOWN IN BLUE



PROVINCIAL PROHIBITION ON PUBLIC HEARING: Pursuant to the *Local Government Act* the District is prohibited from holding a public hearing regarding the proposed bylaw. Consistent with the provincial legislation, members of the public are not permitted to address Council regarding the proposed bylaw during the Council meeting.

QUESTIONS? More information on the proposed bylaw including staff reports and other supporting documents may be viewed at westvancouver.ca/news/notices and at Municipal Hall from January 10 to 27, 2025 during regular business hours, 8:30 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays.

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email: correspondence@westvancouver.ca **mail:** 750 17th Street, West Vancouver BC V7V 3T3

drop-box: located at the north entrance of Municipal Hall

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

COUNCIL REPORT

Date:	December 3, 2024
From:	Erik Wilhelm, Senior Community Planner
Subject:	Proposed Rezoning and Development Permit for 737 20th Street (3-unit triplex development)
File:	05.1010.20/23-098.2023

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5279, 2025” be considered for first, second, and third readings at the January 27, 2025 Council meeting scheduled for 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that notice be given of the scheduled consideration.

1.0 Purpose

To present to Council a proposed rezoning and associated development permit to facilitate a 3-unit triplex development at 737 20th Street.

2.0 Legislation/Bylaw/Policy

Local Government Act

As the proposed residential development is consistent with the Official Community Plan (OCP) the Local Government Act (LGA) prohibits a Public Hearing being held on the proposed zoning amendment bylaw. In accordance with Section 467 of the LGA, notice of consideration of the bylaw must be provided.

Zoning Bylaw

The site, 737 20th Street, is currently zoned Single Family Dwelling Zone 5 (RS5). An amendment to the Zoning Bylaw is required to facilitate the proposed 3-unit triplex development proposal.

3.0 Council Strategic Objective(s)/Official Community Plan

2024-2025 Council Strategic Plan

The “2024-2025 Council Strategic Plan” generally aims to “Expand a diverse housing supply”. More specifically, objective 2.9 expects to “Expand opportunities for selective small scale infill developments in single family residential zones”.

Official Community Plan (OCP)

The entire block (Figure 1) is designated as the “Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street” development permit area (DPA) within the OCP. This DPA was adopted by Council in 2011 which coincided with the approval of “Hollyburn Mews” located west of the development site. The DPA guidelines provide for form and character guidelines and supports ground-oriented infill housing types through the rezoning process (which may include “smaller single-family dwellings, coach houses, duplexes, triplexes, and/or combinations thereof”). The DPA aims to ensure that infill housing development enhances the character of the local neighbourhood with high quality building and landscape design while providing a maximum FAR of 0.61 for development sites within the DPA. The DPA guidelines are attached as **Appendix A**.

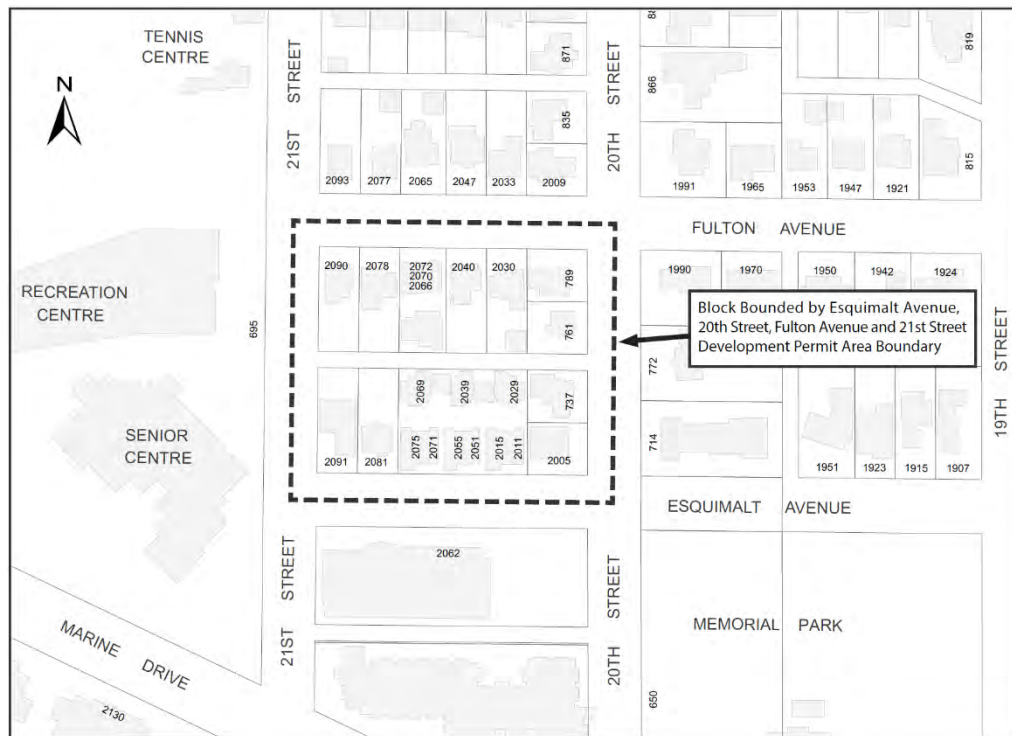


Figure 1 - Development Permit Area Boundary

4.0 Financial Implications

4.1 Community Amenity Contribution

New developments are to deliver community amenities related to the impacts of new development. The value of the amenity is proportional to the increased potential of land use in comparison with existing zoning and land uses onsite. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parks and the environment.

Consistent with District policy, the applicant offers a voluntary Community Amenity Contribution (CAC) of \$37,445 in cash. District staff consulted with a third-party financial consultant regarding various types of low-density infill housing that the OCP encourages. Based on that high level review, and a comparison with the amenity unit calculation within the District's 'Ground-Oriented Dwelling Zones', staff recommend acceptance of the CAC. The CAC would flow into the District's amenity reserve account(s) to contribute to future amenity projects as determined by Council.

4.2 Infrastructure Upgrades

The Land Development Department confirmed that redevelopment of the site will require in-ground servicing infrastructure upgrades and boulevard upgrades (to be paid for by the applicant). Development cost charges would also be applicable in compliance with the District's Development Cost Charges Bylaw and Metro Vancouver Development Cost Charges Bylaws.

5.0 Background

5.1 Previous Decisions

Not Applicable.

6.0 Analysis

6.1 Site Context

The subject property is located at 737 20th Street (**Appendix B**). The site is 450.3 m² (4,847 sq. ft.) in area and is currently zoned RS5. The site, with laneway access, is located north of a single-family dwelling and east of the "Hollyburn Mews"¹ infill project which was built/occupied in approximately 2013. There are single-family dwellings located north of the site (across the lane) along with several coniferous trees on that north side of the lane (Figure 2). Directly across 20th Street to the east is the First Church of Christ Scientist.

The local area is very walkable with the West Vancouver (WV) Community Centre, Seniors Activity Centre, Ice Arena, and the WV Tennis Club located west of the site. Also, located southeast of the site, is Memorial Park, WV Lawn Bowling Club and WV Memorial Library.

The site is currently vacant and graded to follow the pre-existing ground contours which slope gently downward from the northeast corner of the site in a southwest direction. To address drainage concerns raised by the neighbours, the current owner has provided for an interim gravel drainage basin (in the southwest corner of the site) to aid water infiltration onsite prior to any formal development activities.

¹ Which is comprised of 9 stratified units (3 duplexes and 3 coach houses) at a FAR of 0.61.

6.2 Proposal

The applicant, Symphony Homes Ltd., proposes to rezone the site in compliance with the “Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street” DPA to allow for a 3-unit triplex development with rear lane access (Figures 4 and 5).



Figure 4 – Rendering of development proposal (looking northwest near 20th Street)



Figure 5 – Rendering of development proposal (looking southwest along laneway)

The two storey plus basement tri-plex building uses traditional sloped rooflines, complimentary colour and form to present as a coordinated 3-unit development (Figure 5). The easternmost unit includes a pedestrian level entrance onto 20th Street with the inboard units having their primary entrance from the lane. The proposal aligns each unit in a north/south direction to utilize sunlight (which improves livability) and the orientation

allows each unit to have parking off the laneway. The units include bedrooms on the upper floor, with kitchens and living rooms on the main floor, and a basement level with outdoor patio. There is extensive front yard landscaping planned along 20th Street, along the southern property line and on the southwest portion of the development. The planned mature planting adjacent to the neighbour to the south is intended to address privacy and overlook concerns which were raised by the neighbours (Figure 6). As the proposal is two storeys in height on a generally flat site with trees to the north, there is no impact on neighbouring view corridors.



Figure 6 – Site Plan/Landscape Plan

A “Project Profile” is attached as **Appendix C** which provides an overview of project statistics and includes notes relating to each zoning aspect. The development proposal has a Floor Area Ratio (FAR) of 0.61 and the housing type is consistent with the “Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street” DPA.

Design Review

The application was reviewed and supported by the Design Review Committee (DRC) on February 16, 2023. The DRC provided the following resolution:

THAT the Design Review Committee support the application subject to the following considerations by staff:

- Further design development to improve livability with particular attention to bicycles and garbage storage and to reduce the impact of the retaining walls.
- Provide mature trees on east side of site and replace those that were lost in the previous demolition.
- Improve access to daylight within the units.
- Provide proper access for pedestrians at laneway for the 5 units² with improvements to the expression of the lane so that it appears as the main entrance.
- Provide a context study to show relationship to surrounding neighbours.

The applicant revised the project to address DRC considerations and incorporated various improvements.

Development Permit

Subject to Council consideration of the zoning amendment, the proposal will also eventually require Council consideration of Development Permit 23-098 (**Appendix D**). Staff have reviewed the development proposal against applicable DPA guidelines and have concluded that the application is consistent with all relevant guidelines. In particular, the development meets the following primary policies within the guidelines:

- “Ensure that infill housing development enhances the character of the local neighbourhood and meets a high quality of building and landscape design.”
- “(Properties within DPA), “may be considered for rezoning to enable development of ground-oriented infill housing, not exceeding a density of 0.61 Floor Area Ratio (FAR).”
- “Infill housing types may include: smaller single-family dwellings, coach houses, duplexes, triplexes, and/or combinations thereof.”

Zoning Bylaw

The subject site is zoned RS5 (Single Family Dwelling Zone 5) which allows for single-family dwelling uses and a rezoning is required to accommodate the proposal. A new Comprehensive Development Zone 83 (CD83) is proposed for the site which is a site-specific zone that specifies the allowable uses and land use regulations applicable to the site³ (**Appendix E**). The proposed CD83 zone limits the residential uses to a triplex building, permits a maximum FAR of 0.61, and allows for two-storays (plus basement) with setback and height restrictions.

² The proposal initially included 3 primary units and 2 secondary suites (the suites have since been removed to address public feedback).

³ The CD83 would work in conjunction with DP23-098 to regulate land use.

6.3 Sustainability

The proposed rezoning will facilitate an infill multiplex development recognized as a sustainable and efficient land use within the OCP. The proposed infill development allows for a modest increase in the number of housing units while integrating within the existing neighbourhood and utilizing existing infrastructure such as roads, sewer, stormwater drainage and water.

In compliance with the District's Building Bylaw No. 4400, 2004 and the Sustainable Buildings Policy, the triplex will be required to obtain Step 5 of BC Energy Step Code or Step 4 at EL-4⁴ of the Zero Carbon Step Code. In addition, each vehicle parking stall located on the development site will be required to provide for Level 2 (240 volt) electric vehicle charging capabilities.

6.4 Public Engagement and Outreach

Public Information Meetings

Prior to formal submission⁵, the applicant held a preliminary public consultation meeting to gather feedback from the public. Stemming from the preliminary public consultation meeting, the applicant modified the development in the following ways:

- Removed the initially proposed secondary suites and added a streetside parking stall on the boulevard to address neighbourhood parking concerns.
- Provided improved landscaping and buffering on the south side of the development and along the western boundary to address privacy/overlook concerns.
- Provided privacy screens on the uppermost balconies along with vegetative screening on the upper balconies to address privacy/overlook concerns.
- Modified the configuration and landscaping on the east side of the site to provide a more robust planting regimen (similar to the existing/mature landscaping south of the site along 20th Street) and provided a direct entrance to the sunken patio of the easternmost unit.

Subsequently, upon formal submission of the rezoning application, the applicant held another public information meeting on October 10, 2024⁶. A summary of that meeting and all feedback received by the developer is attached as **Appendix F**. The feedback from the 10 attendees (primarily from the Hollyburn Mews development) was largely supportive of the

⁴ EL-4 is considered "Zero Carbon Performance" and in most cases will require decarbonization of both space heating and domestic hot water systems or potential full electrification of a building.

⁵ In compliance with the Preliminary Development Proposal and Public Consultation Policy.

⁶ In compliance with the Development Procedures Bylaw

proposed infill development given that the previously raised concerns were satisfactorily addressed.

Public Hearing and Notification

In compliance with the *Local Government Act (LGA)*, a Public Hearing must not be held on the proposed rezoning (as the proposal is consistent with the OCP). Should the proposal advance, notice regarding the bylaw will be given in accordance with LGA requirements and District procedures.

Signage

The applicant has already installed a development information sign in front of the property. Should the proposal advance, the applicant will be required to update the sign information with particulars about the proposal's advancement.

Website

In alignment with current practise, a description of the proposal and current project plans are available online and should the proposal advance, particulars about the proposal's advancement will be posted on the website.

6.5 Conditions Precedent to Adoption

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

- Payment of the community amenity contribution.

7.0 Options

7.1 Recommended Option

At the time of consideration of this report, Council may:

Set the date for first, second, and third readings of the proposed zoning bylaw amendment bylaw and give public notice of the scheduled consideration.

7.2 Considered Options

At the time of consideration of this report, Council may:

- a) Set the date for first, second, and third readings of the proposed zoning bylaw amendment bylaw on different date (to be specified) and give public notice of the scheduled consideration;
- 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.

8.0 Conclusion

Staff assessment of this application has concluded that the proposal is appropriate and supportable based on relevant OCP policy. Specifically, the proposal is generally consistent with the “Block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street” Development Permit Area guidelines and is supported by Council’s strategic plan to “expand a diverse housing supply”. The proposal will deliver a desired form of housing that will help to address the “missing middle” in an area suitable for sensitive infill development adjacent to numerous amenities (churches, Memorial Park, Community Centre, Ice Arena, Seniors Centre, West Vancouver Tennis Club, West Vancouver Lawn Bowling Club and West Vancouver Memorial Library) and near convenient transit service along Marine Drive.

Staff recommends that the proposed bylaw be approved.

Author: 
Erik Wilhelm, Senior Community Planner

Concurrence: 
Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

- A Block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street Development Permit Guidelines
- B Context Map
- C Project Profile
- D Proposed Development Permit 23-098
- E Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5279, 2025
- F Public Engagement Summary

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GUIDELINES BF-B 13

BLOCK BOUNDED BY ESQUIMALT AVENUE, 20TH STREET, FULTON AVENUE AND 21ST STREET

Policy BF-B13

Ensure that infill housing development enhances the character of the local neighbourhood and meets a high quality of building and landscape design.

Policy BF-B13.1

The block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street (as shown on Map BF-B13) may be considered for rezoning to enable development of ground-oriented infill housing, not exceeding a density of 0.61 Floor Area Ratio (FAR).

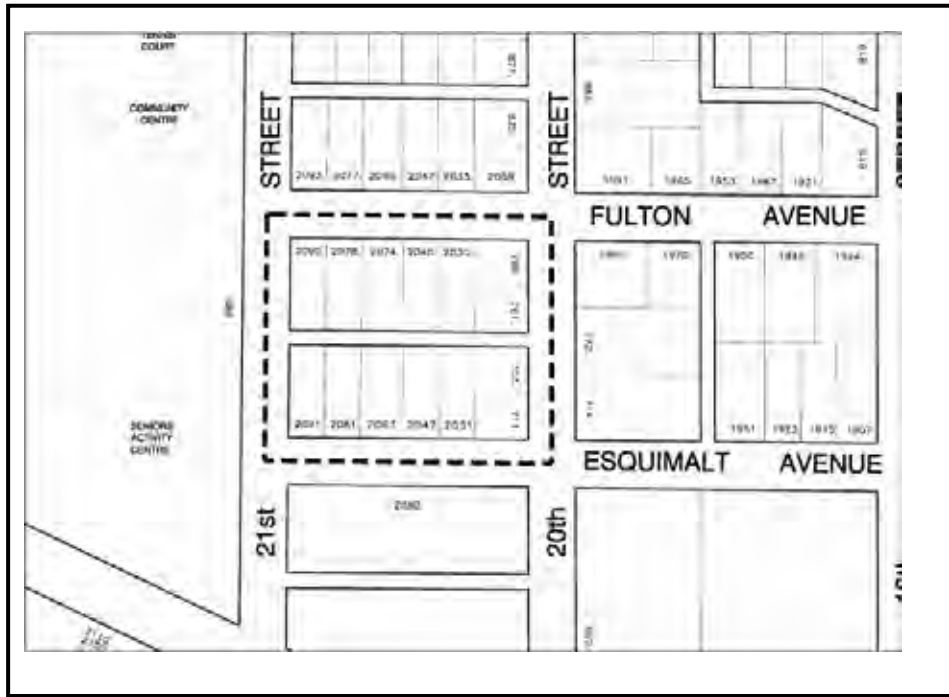
Development proposals may include consolidation of individual lots where established neighbourhood character is maintained in terms of form, massing and pattern of buildings and structures.

Infill housing types may include: smaller single-family dwellings, coach houses, duplexes, triplexes, and/or combinations thereof.

Development Permit Area Designation BF-B13

The block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street as defined and illustrated by the Development Permit Area Designation Map BF-B13 is designated as a Development Permit Area.

Category:	Local Government Act s. 488 (1) (e), (h), (i), and (j)
Conditions:	The Development Permit Area designation is warranted to provide for the compatibility of new infill housing units within an established neighbourhood.
Objectives:	<ul style="list-style-type: none"> ▪ To integrate intensive residential development with existing site features, and the built form and landscape character of the surrounding area; ▪ To promote a high standard of design, construction and landscaping; and ▪ To promote energy and water conservation and the reduction of greenhouse gas emissions.
Guidelines Schedule:	Guidelines BF-B 13 shall apply.
Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ol style="list-style-type: none"> I. is for the construction or renovation of or small addition to a single-family building; or II. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, and conforms to Guidelines BF-B13.



**Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street
Development Permit Area Designation Map BF-B13**

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 street-oriented units should be configured to reflect a 'single-family' residential character.
- b. Roof volumes should be used to conceal top floor living spaces, where possible, to reduce the overall bulk and massing of a building.
- c. Coach houses should:
 - i. be subordinate in size and massing to the principal building on the property;
 - ii. be designed to complement rather than replicate the principal building;
 - iii. respect the scale and built form of neighbouring properties;
 - iv. not have significant overlook and shadowing impacts on neighbouring properties; and
 - v. have articulated facades and include habitable space at ground level to animate the lane.
- d. Garages should be designed and situated so that they are not a dominant feature of the lane, and should be finished with detailing that is consistent with the architecture of the buildings on the site.

- e. A 'building wall' along the lane should be avoided through variations in rear yards.
- f. Balconies and decks should be screened and located to provide privacy and minimize overlook onto adjacent units or neighbouring properties.
- g. Design strategies and building details such as natural cross-ventilation, energy efficient fixtures, high performance materials, and geo-exchange should be used to create buildings that reduce greenhouse gas emissions and energy consumption, enhance sustainability, and create a healthy living environment.
- h. All dwelling units should have adequate indoor storage areas, including convenient and secure bicycle storage.
- i. All dwelling units should have areas for the storage of garbage and recycling.

III. LANDSCAPE DESIGN

- a. Each unit should be provided with private outdoor space.
- b. The area between a public street and private indoor space should be established as a transitional area that is visually interesting to pedestrians while clearly privately owned, rather than walled/fenced off from public view.
- c. Driveways, parking areas, patios and walkways should be finished with pervious material.
- d. The landscape design should reduce the apparent mass of buildings.
- e. Prominent healthy existing trees and landscape features should be retained and protected where appropriate.
- f. Glare and light spill of exterior or ground level lighting to surrounding properties should be minimized.

IV. CIRCULATION AND PARKING

- a. Coach house units should have principal pedestrian access from the street.
- b. All parking should be located within the rear portion of the lot, with direct access from the lane.

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CONTEXT PLAN

TITLE: **737 20th Street**

DATE: **Sept.12/24** REV: **0**

FILE: **SK-1**

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Appendix C – Project Profile

Project:	737 20th Street
Application:	File No. 23-098
Applicant:	Symphony Homes Ltd.
Designer:	Karl Wein Associates
Landscape Designer:	Perry + Associates
Property Address:	737 20th Street
Legal Description:	LOT 12 BLOCK 6 DISTRICT LOT 775 PLAN 4155
PID:	011-724-935
Existing Zoning:	Single Family Dwelling Zone 5 (RS5)
Proposed Zoning:	Comprehensive Development Zone 83 (CD83)
Site Area:	450.3 m ² (4,847 sq. ft.)
Primary OCP Policies:	Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street” development permit area (DPA)
Design Guidelines:	Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street” DPA
Proposal:	To rezone the site to allow for a 3-unit triplex development. The proposal consists of 1, two-storey building with lane parking.

Particulars	Proposed	Notes
Floor Area Ratio (FAR)	0.61	In compliance with “Block Bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street” DPA.
Site Coverage	50%	The RS5 zone currently allows 40% lot coverage (for a lot of this size).
Building Height	8.6m	Allows for conventional floor to ceiling heights of approx. 2.74m (9 ft) per floor.
Number of Storeys	2 (with basement)	Same as existing RS5 zoning.
Net Floor Area (enclosed garages and basements levels not included)	273.9 m ² (2,948 sq. ft.)	Enclosed garages and basement levels would be excluded from the FAR calculation (standard within the District).
Number of Units	3	Units range from 1,678 sq ft. to 1,716 sq ft.
Ownership Model	Fee simple ‘market’ units	Each unit within the triplex will be separate legal entities, without strata ownership, each with separate services.
Setbacks		
Front	4.78m (15.68 ft.)	East lot line (20th Street).
Rear	0.66 m (2.17 ft.)	North lot line (Lane).
Side	6.096m (20 ft.)	South lot line.
Side	1.36m (4.46 ft.)	West lot line.
Parking		
Residential:	3	Within enclosed garage (1 per unit) which meets Zoning Bylaw standard for ground-oriented units.
Visitor	0	No visitor stalls onsite (1 stall on boulevard).
Bicycle Parking/Storage:	Within the single car garage	Conventional for ground-oriented developments within the District.
Electric Vehicle (EV) Charging	Level 2 Charging (240 volt)	All residential stalls will have charging facilities.

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District of West Vancouver Proposed Development Permit No. 23-098

Current Owner: ALAMSHAR SOLUTIONS INC., INC.NO. BC1355430

This Development Permit applies to “the Lands”:

Civic Address: 737 20th Street

Legal Description: LOT 12 BLOCK 6 DISTRICT LOT 775 PLAN 4155
(PID: 011-724-935)
(the ‘Lands’)

-
1. This Development Permit:
 - (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan within the “Block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street” development permit area to promote development that reflects quality building design, materials and landscaping subject to guidelines 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 specifically varied or supplemented by this Permit.
 2. The following requirements and conditions shall apply to the Lands:
 - 2.1 Buildings, structures, and site development shall take place in substantial compliance with the drawings from KARL WEIN ASSOCIATES – IGEL ARCH dated November 5, 2024, attached as Schedule “A”.
 - 2.2 On-site landscaping and boulevard works (“Landscape Works”) shall take place in substantial compliance with the drawings from Perry + Associates Landscape Architecture dated June 16, 2023, attached as Schedule “B”.
 3. 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 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.

- 3.3 Enter into a “Works and Services Agreement” (WSA) to ensure installation of *off-site works* to the satisfaction of the District’s Manager of Development Engineering. The WSA will require engineering civil drawings detailing works, including but not limited to:

- (a) storm water management measures;
- (b) site service connections;
- (c) new boulevard plan along the frontage of the site; and
- (d) 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. Prior to the issuance of a building permit and as security for the due and proper completion of the landscaping works (“Landscaping Works”) as set forth in Section 2.2 of this Development Permit, the Owner shall:

- 4.1 Provide, to the District’s Manager of Land Development, a cost estimate (“Cost Estimate”) for the on-site Landscaping Works to be installed.

- 4.2 Provide, to the District’s Manager of Land Development, a landscape deposit (“Landscape Deposit”) in the amount equal to the Cost Estimate, in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union to ensure the due and proper completion of the Landscaping Works.

- 4.3 Release of the Landscape Deposit:

- (a) Following installation of the Landscape Works and upon receipt of a letter or report by the developer to the District stating that:

- a. the Landscaping Works have been installed substantially in accordance with Schedule B; 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 Landscape Works, 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.

5. Prior to Occupancy:

- 5.1 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.
- 5.2 The applicant must have received Land Title and Survey Authority (LTSA) approval of the requisite subdivision of the site to create the proposed three separate residential units. Confirmation of LTSA approval must be provided to the Director of Planning, Development and Environment Services, or designate.

- 6. 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.

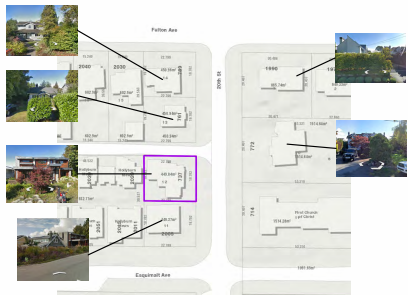
FOR THE PURPOSES OF SECTION 6, THIS PERMIT IS ISSUED ON

Schedules:

A – Design drawings from KARL WEIN ASSOCIATES – IGEL ARCH dated November 5, 2024

B – Landscape Drawings from Perry + Associates Landscape Architecture dated June 16, 2023

END OF DEVELOPMENT PERMIT 23-098



CONTEXT MAP & IMAGES

1 : 100

ZONING ANALYSIS FOR 737 20TH STREET WEST VANCOUVER

ZONE R55 TO RM2
 LOT SIZE 84.9 53' X 74.8 78'
 LOT AREA 4845SF
 LOT COVERAGE .50
 FAR PERMITTED @.61 2954.23 SF
 FAR PROPOSED @.61 2945.00 SF
 LEGAL: PID 011-724-035
 3 TOWNHOUSE UNITS APROX 950SF EACH
 3 ONE CAR GARAGES CIV EVP
 SETBACKS:
 NORTH 2.17'
 SOUTH 20.00'
 EAST 15.68'
 WEST 4.48'
 ELEVATION CALCULATIONS: AVERAGE MEAN
 EXISTING GRADES 99.71 124.71
 FINISHED 100.3 125.3

ZONE ANALYSIS

1/4" = 1'-0"

Sheet List	
Sheet Number	Sheet Name
A050	SITE PLAN
A298	FOOTING PLAN
A299	BASEMENT PLAN
A100	MAIN FLOOR PLAN
A106	2ND FLOOR PLAN
A100	ROOF PLAN
A200	ELEVATION CALCULATIONS
A201	AREA PLAN
A400	EXTERIOR ELEVATIONS E & N
A401	EXTERIOR ELEVATIONS W&S
A402	SURVEY OF SITE
A403	CONTEXT ALONG LANE

Taking in clues from the surrounding developments, we have integrated them into the project attempting to follow the OCP requirements whilst placing a triplex on a single family lot.

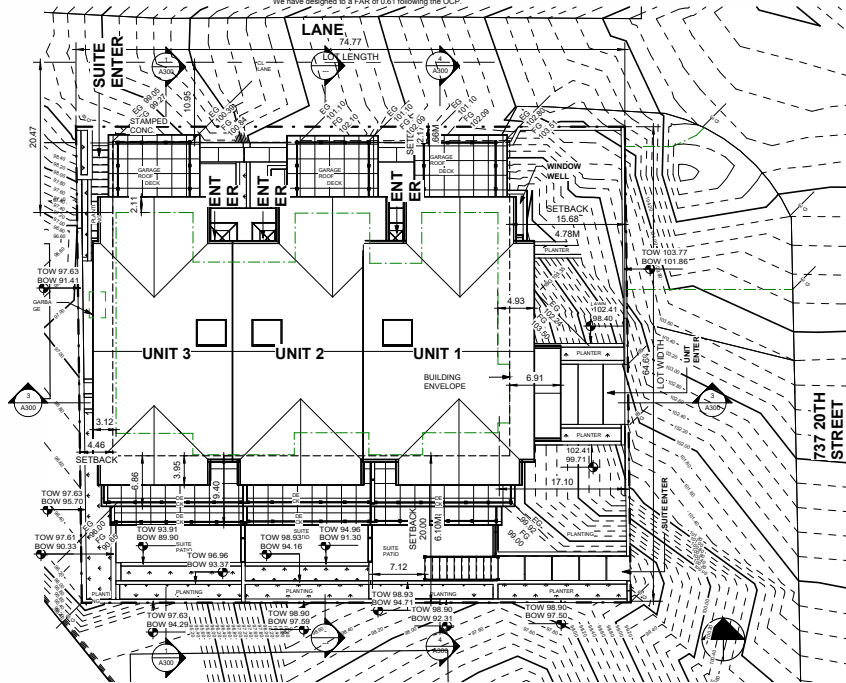
The site is difficult because of its size and topographical constraints and location with a street and lane on two sides.

We present 3 two storey units, two of which have basement suites, the middle unit with only a basement. All units have two bedrooms while the suites have a single bedroom.

All the entrances are off the lane with unit one also having an entrance from 20th St. Each unit has a single car garage with a deck over the garage facing north. All units have decks and patios facing south.

All units are slope back from south to north to reduce building mass and overlook.

We have designed to a FAR of 0.61 following the OCP.



SITE PLAN

1/8" = 1'-0"



20TH AND LANE

2



LANE LOOKING SE

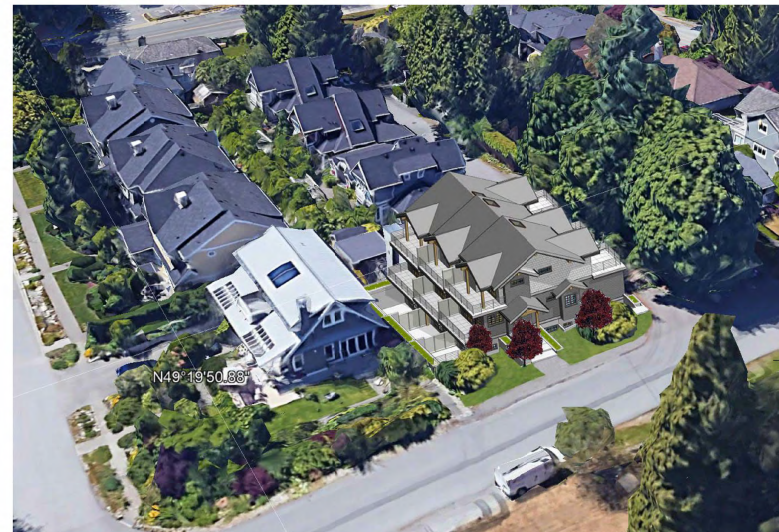
5

12" = 1'-0"



VIEW FROM 20TH LOOKING NORTH

4



BIRDSEYE FROM GOOGLE EARTH
LOOKING NW

SCHEDULE A

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No.	Description	Date

737 20TH STREET
TRIPLEX
SITE PLAN

Project number 737-20
Date NOV 5 2024
Drawn by RMR
Checked by KW

A050

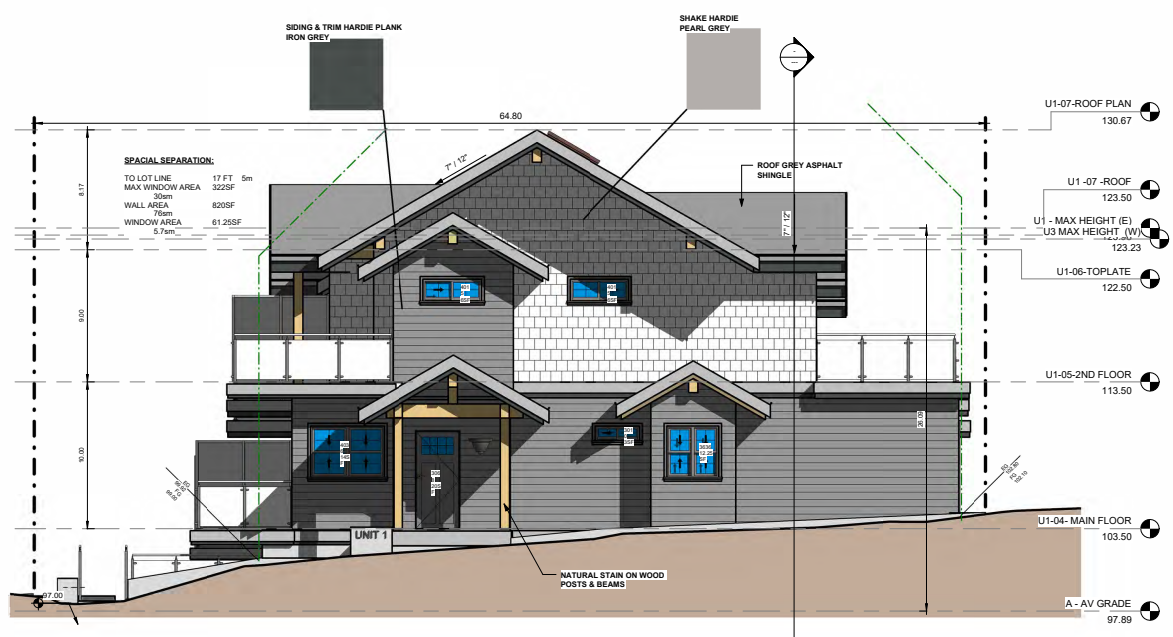
Scale As indicated

1/10/2024 09:23:27 AM









① EAST ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"

ELEVATION NOTES	
NO.	DESCRIPTION

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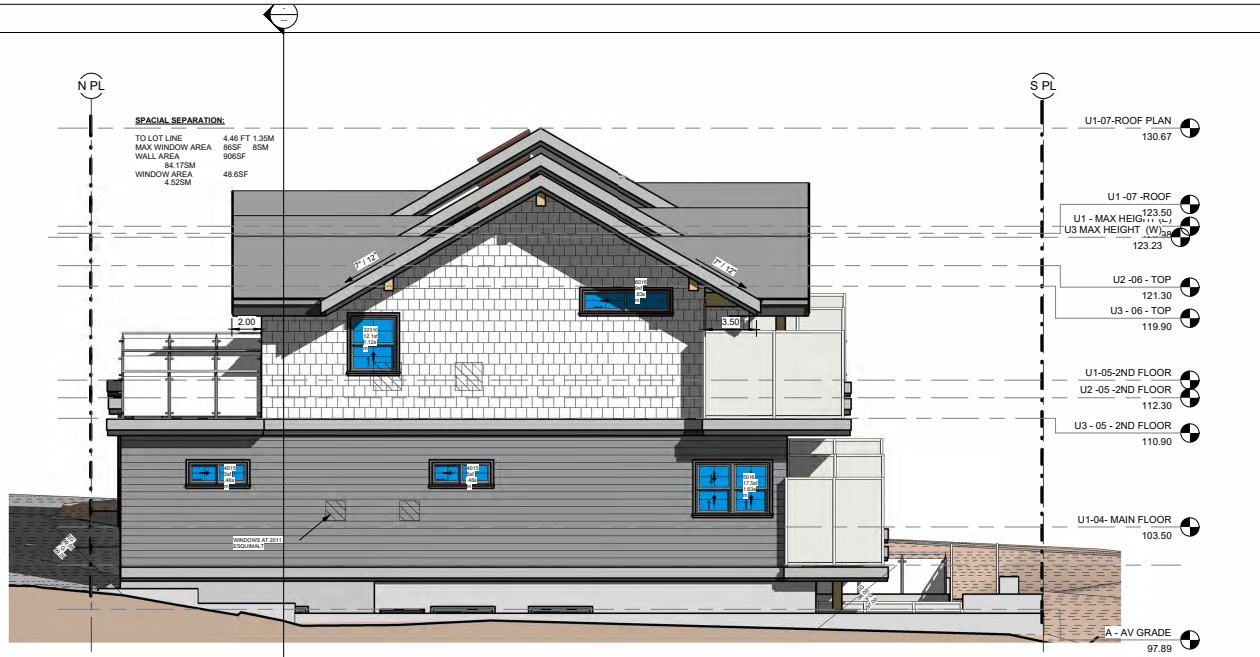
Consultant
Address
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e-mail

No.	Description	Date

737 20TH STREET
TRIPLEX
EXTERIOR
ELEVATIONS E & N

Project number 737-20
Date NOV 5 2024
Drawn by RMR
Checked by KW
A400
Scale 1/4" = 1'-0"

11/05/2024 12:23:59 AM



1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

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No.	Description	Date

**737 20TH STREET
TRIPLEX
EXTERIOR
ELEVATIONS W&S**

Project number 737-20
Date NOV 5 2024

Drawn by RMR
Checked by KW

A401

Scale 1/4" = 1'-0"

11/5/2024 9:25:25 AM

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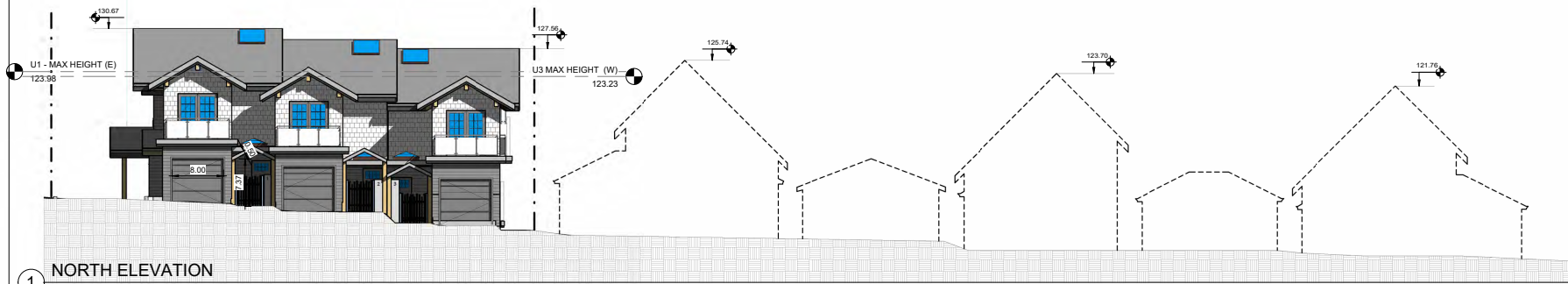
No.	Description	Date

737 20TH STREET
TRIPLEX
CONTEXT ALONG
LANE

Project number 737-20
Date NOV 5 2024
Drawn by RMR
Checked by KW

A403

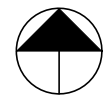
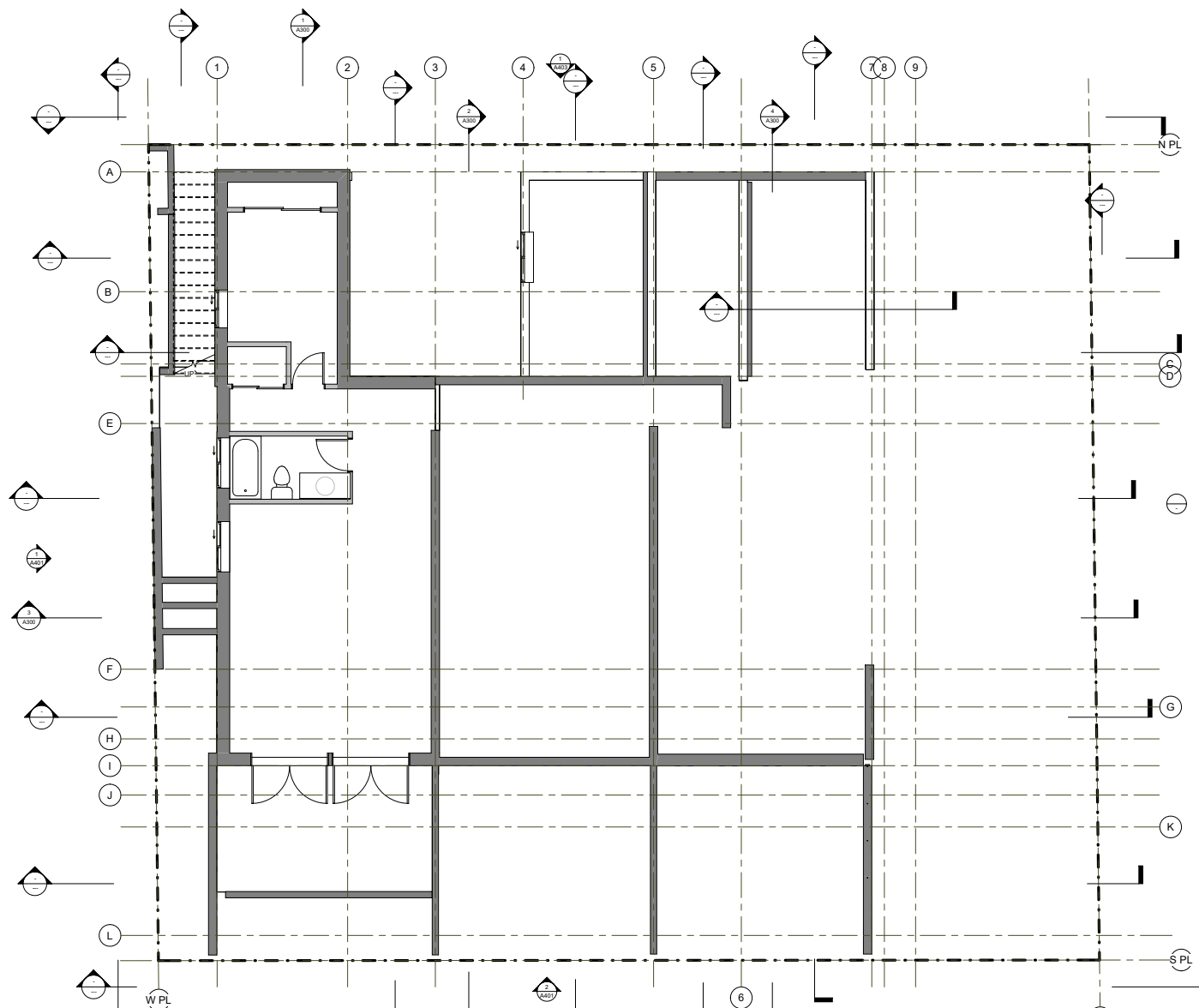
Scale 1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

1/8/2024 9:45:37 AM

1 U2 -O2 -TO FOOTING
1/4" = 1'-0"



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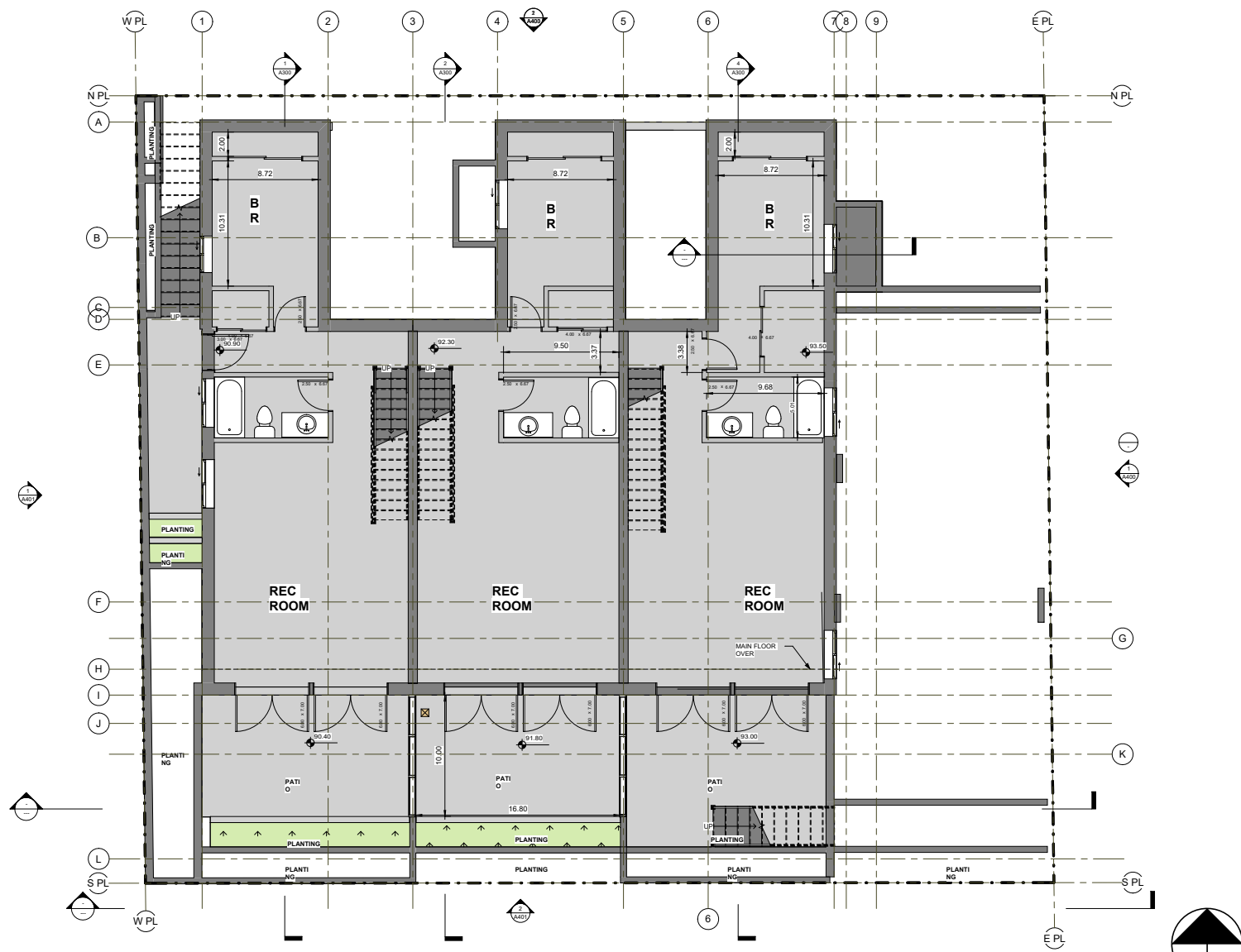
No.	Description	Date

737 20TH STREET
TRIPLEX
FOOTING PLAN

Project number 737-20
Date NOV 5 2024
Drawn by RMR
Checked by KW

A098

Scale 1/4" = 1'-0"



1 U2- 03 -BASEMENT
1/4" = 1'-0"

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No.	Description	Date

737 20TH STREET
TRIPLEX
BASEMENT PLAN

Project number 737-30
Date NOV 5 2024
Drawn by RMR
Checked by KW

A099
Scale 1/4" = 1'-0"



FLOOR PLAN NOTES	
NO.	DESCRIPTION

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No.	Description	Date

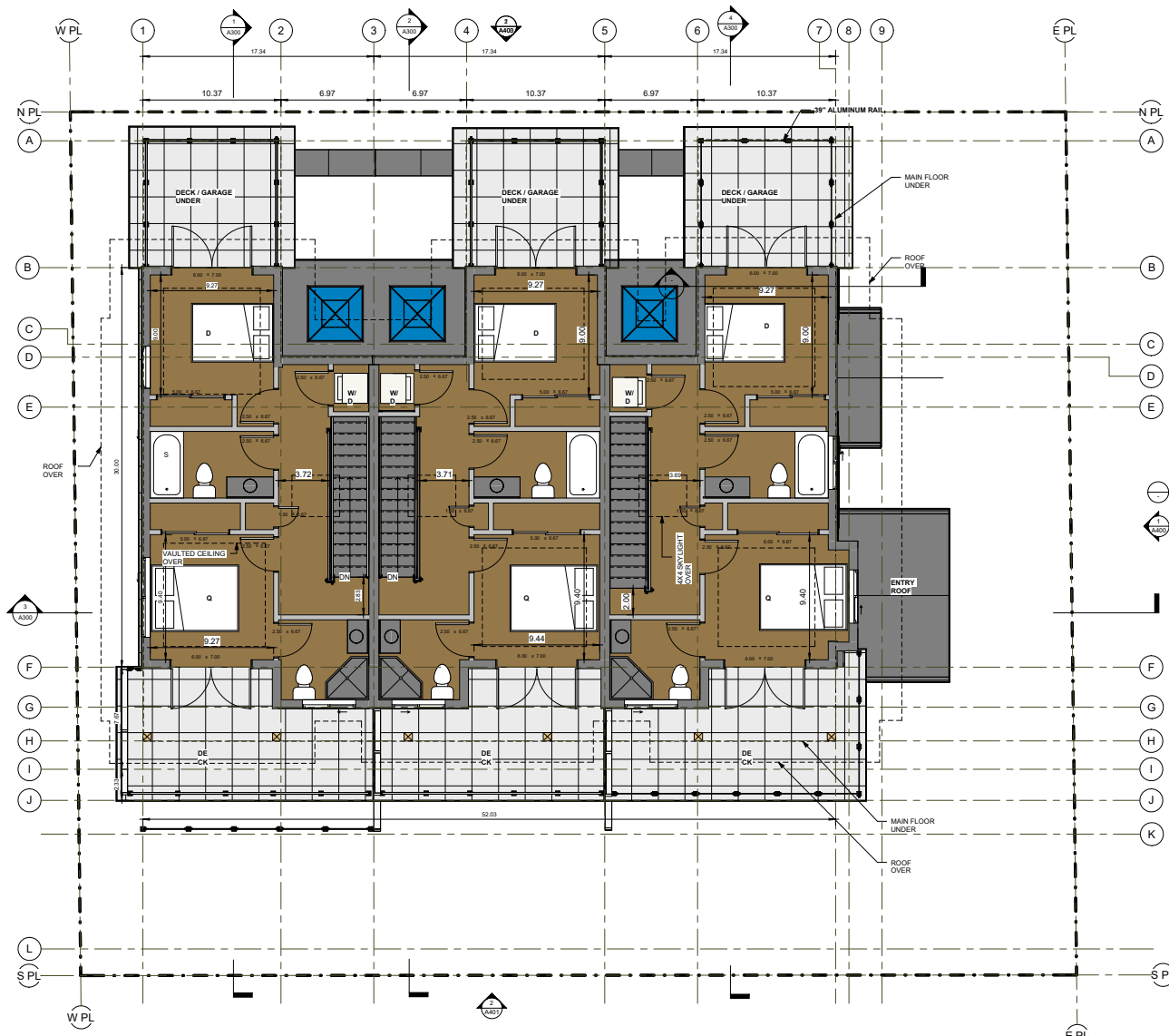
**737 20TH STREET
 TRIPLEX
 MAIN FLOOR PLAN**

Project number 737-30
 Date NOV 5 2024
 Drawn by RMR
 Checked by KW

A100
 Scale 1/4" = 1'-0"

1 U2 - 04 - MAIN FLOOR
 1/4" = 1'-0"

1/15/2024 14:23:30 AM



1 U2-05 -2ND FLOOR
 1/4" = 1'-0"

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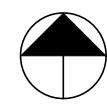
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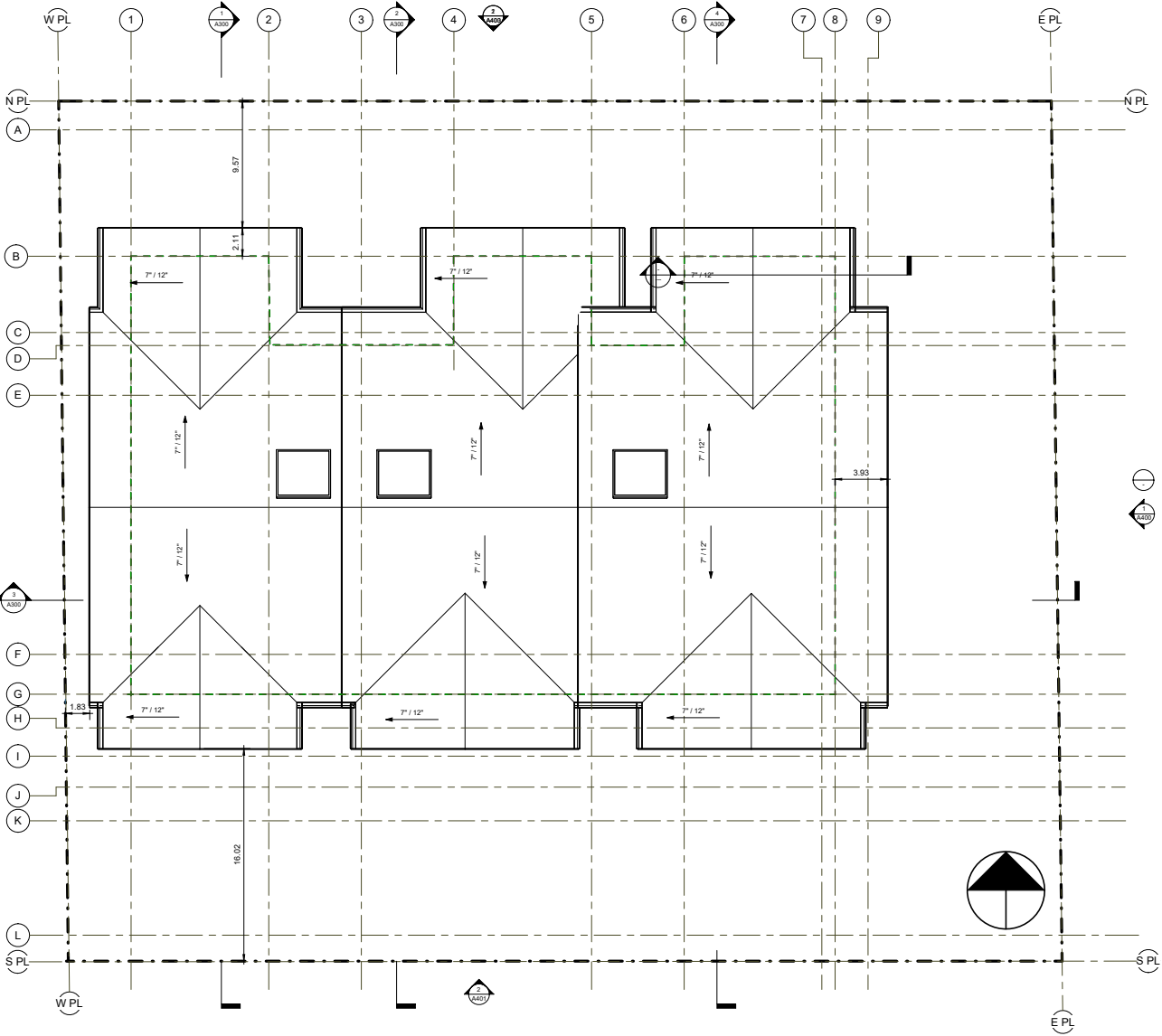
Project number 737-30
 Date NOV 5 2024
 Drawn by RMR
 Checked by KW

A105

Scale 1/4" = 1'-0"



11/05/2024 10:33:32 AM



② U1 -07 -ROOF
1/4" = 1'-0"

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No.	Description	Date

737 20TH STREET TRIPLEX ROOF PLAN

Project number 737-20

Date NOV 5 2024

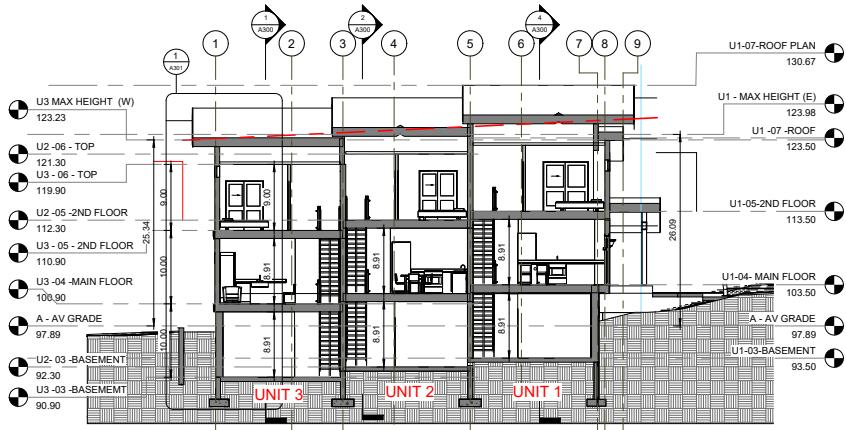
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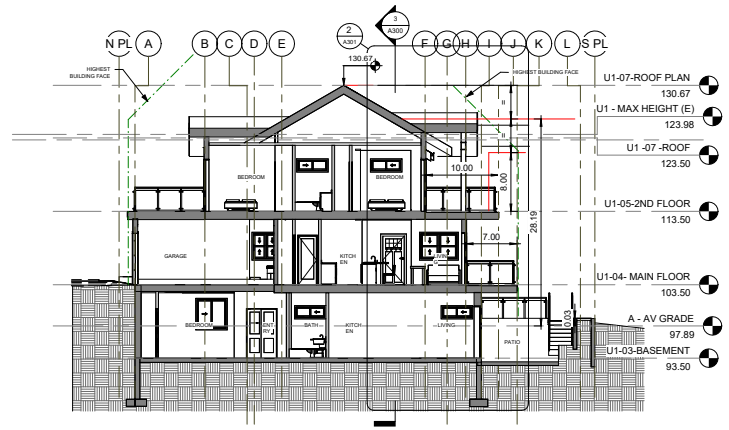
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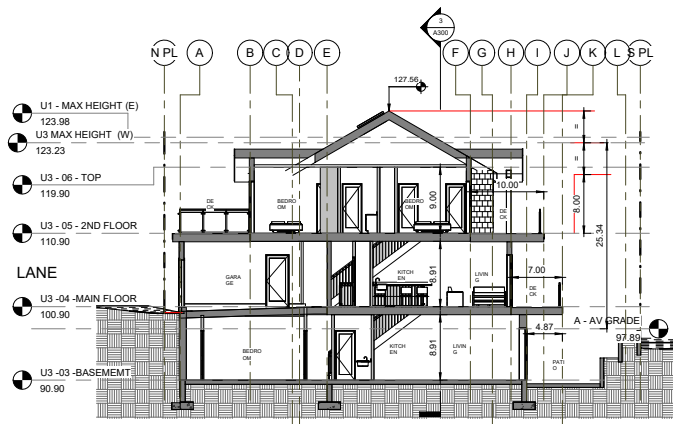
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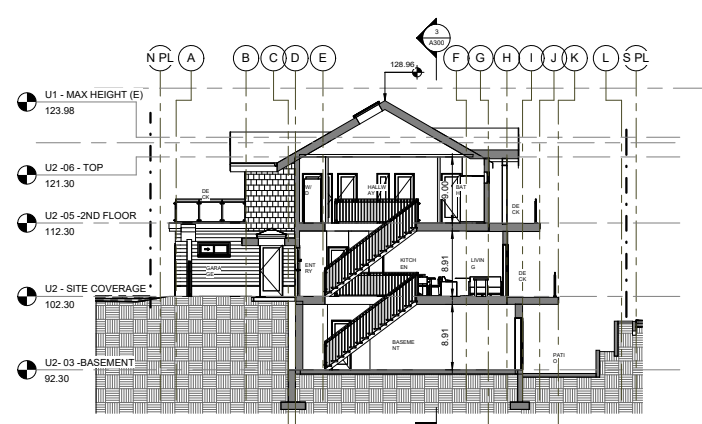
3 SECTION LOOKING N
1/8" = 1'-0"



4 U1 - SECTION AT GARAGE
1/8" = 1'-0"



1 U3 - SECTION
1/8" = 1'-0"



2 U2 - SECTION
1/8" = 1'-0"

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No.	Description	Date

737 20TH STREET TRIPLEX GENERAL SECTIONS

Project number 737-30
Date NOV 5 2024
Drawn by RMR
Checked by KW

A300

Scale 1/8" = 1'-0"

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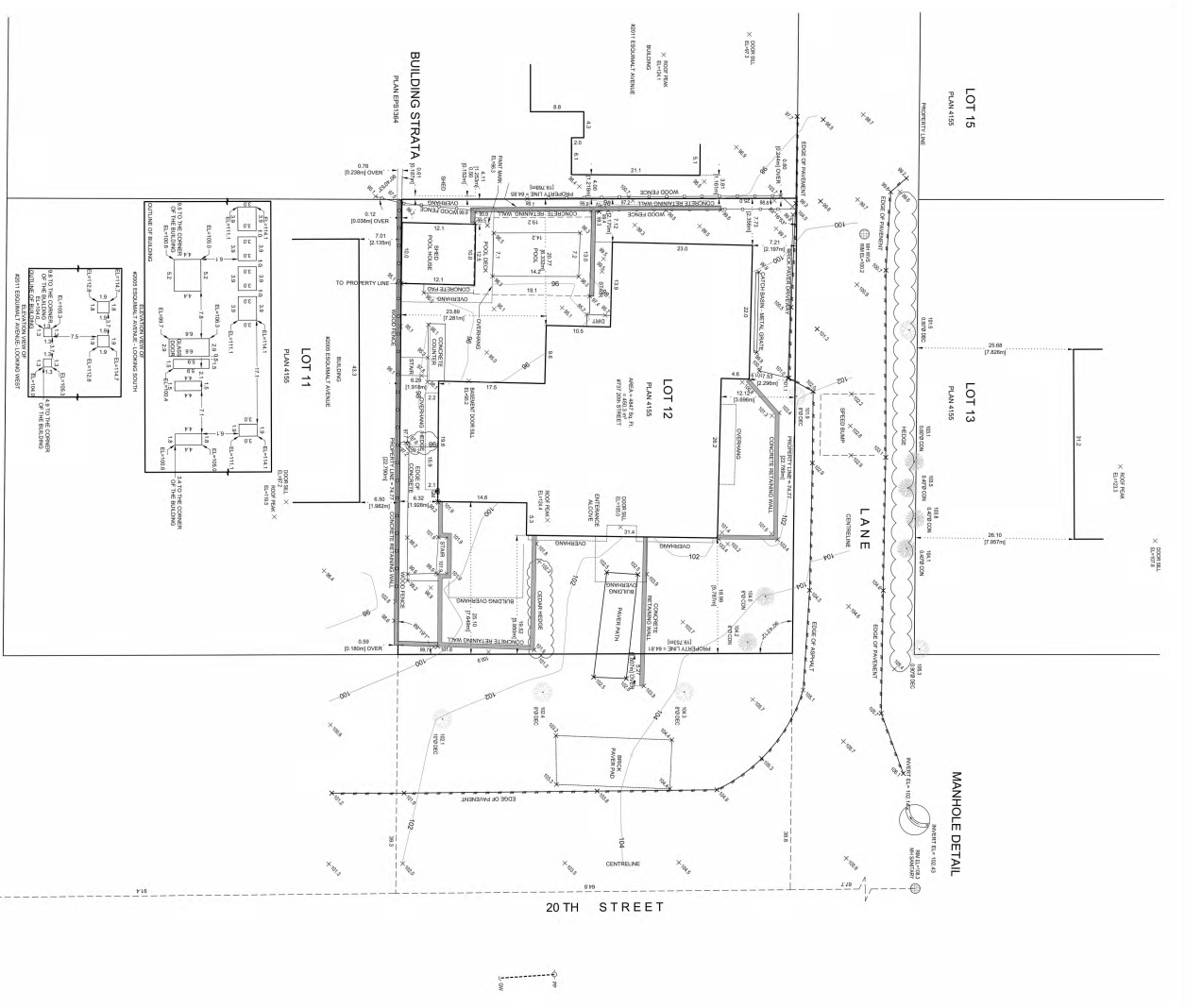
No.	Description	Date

**737 20TH STREET
TRIPLEX
SURVEY OF SITE**

Project number 737-30
Date NOV 5 2024
Drawn by RMR
Checked by KW

A402

Scale **NT**



**TOPOGRAPHIC SURVEY OF LOT 12,
BLOCK 6, DISTRICT LOT 775,
GROUP 1, NWD, PLAN 4155**

DISTRICT OF WEST VANCOUVER
CIVIC ADDRESS 737 20TH STREET
PID: 011224-6559

SCALE 1/8" = 1' - 0"

ESQUIMALT AVENUE
MANHOLE LANE
20TH STREET

MANHOLE DETAIL

Legend:

- ROUNDER: ADJUSTED SPORT ELEVATION
- ROUNDER: ADJUSTED POINT ELEVATION
- ROUNDER: UNADJUSTED POINT ELEVATION
- ROUNDER: ADJUSTED POINT ELEVATION
- ROUNDER: UNADJUSTED POINT ELEVATION
- ROUNDER: ADJUSTED POINT ELEVATION
- ROUNDER: UNADJUSTED POINT ELEVATION

Date Table:

General Notes:

THIS PLAN HAS BEEN REVISIONED FOR LATERAL AND/OR VERTICAL
ADJUSTMENTS TO THE SURVEY DATA AND TO THE SURVEY
CONDITIONS. THE REVISIONS ARE AS FOLLOWS:

GENERAL:

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18. THIS PLAN HAS BEEN REVISIONED FOR LATERAL AND/OR VERTICAL
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CONDITIONS. THE REVISIONS ARE AS FOLLOWS:

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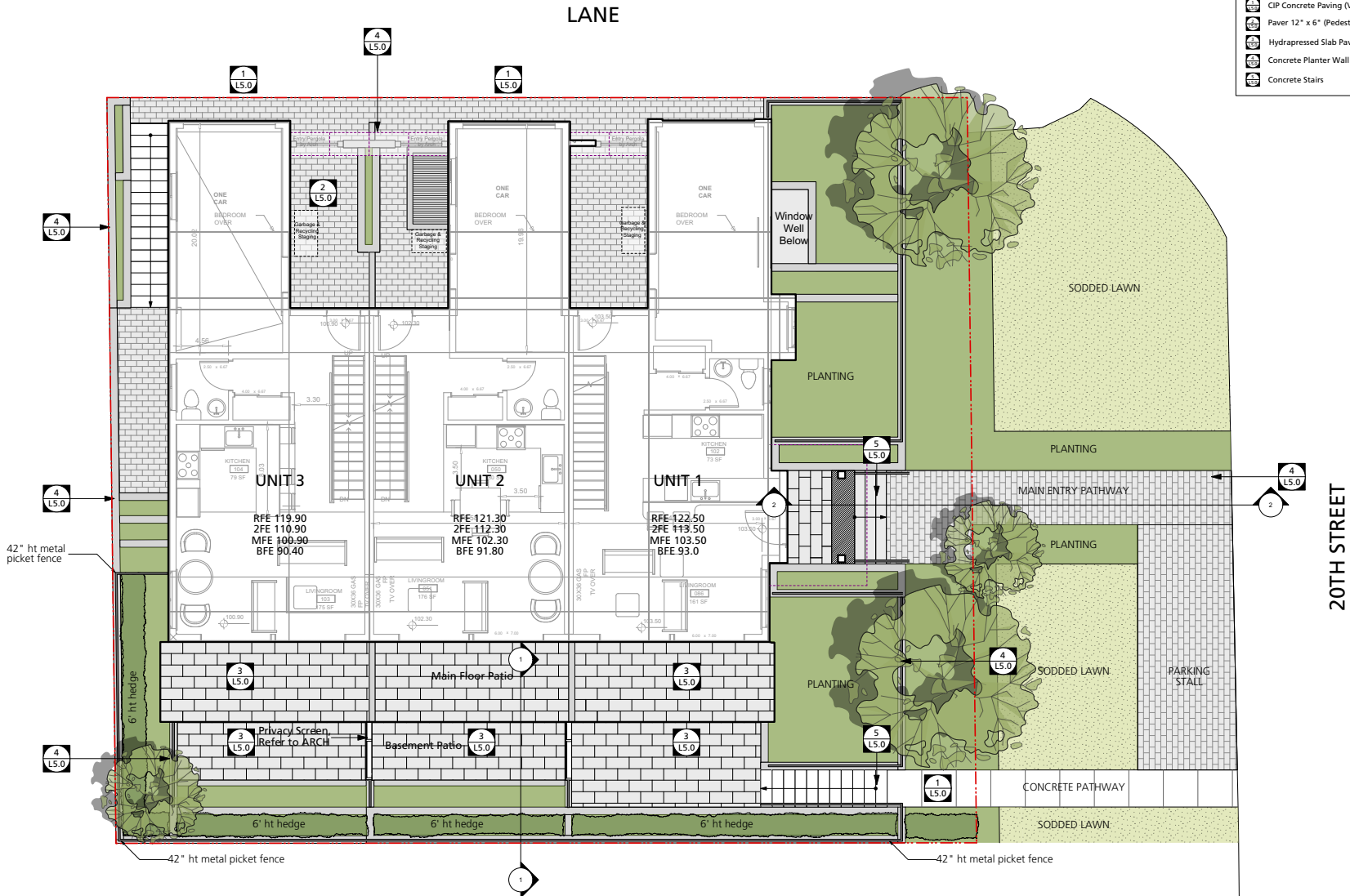
SCHEDULE B

KEY LEGEND:

-  CIP Concrete Paving (Vehicle)
-  Paver 12" x 6" (Pedestrian)
-  Hydrapressed Slab Paver (Pedestrian)
-  Concrete Planter Wall
-  Concrete Stairs

Issues

No.	Description	Date
1	Issued for Development Permit	2023/08/02
2	Re-issued for Development Permit	2023/02/07
3	Re-issued for Development Permit	2023/06/16




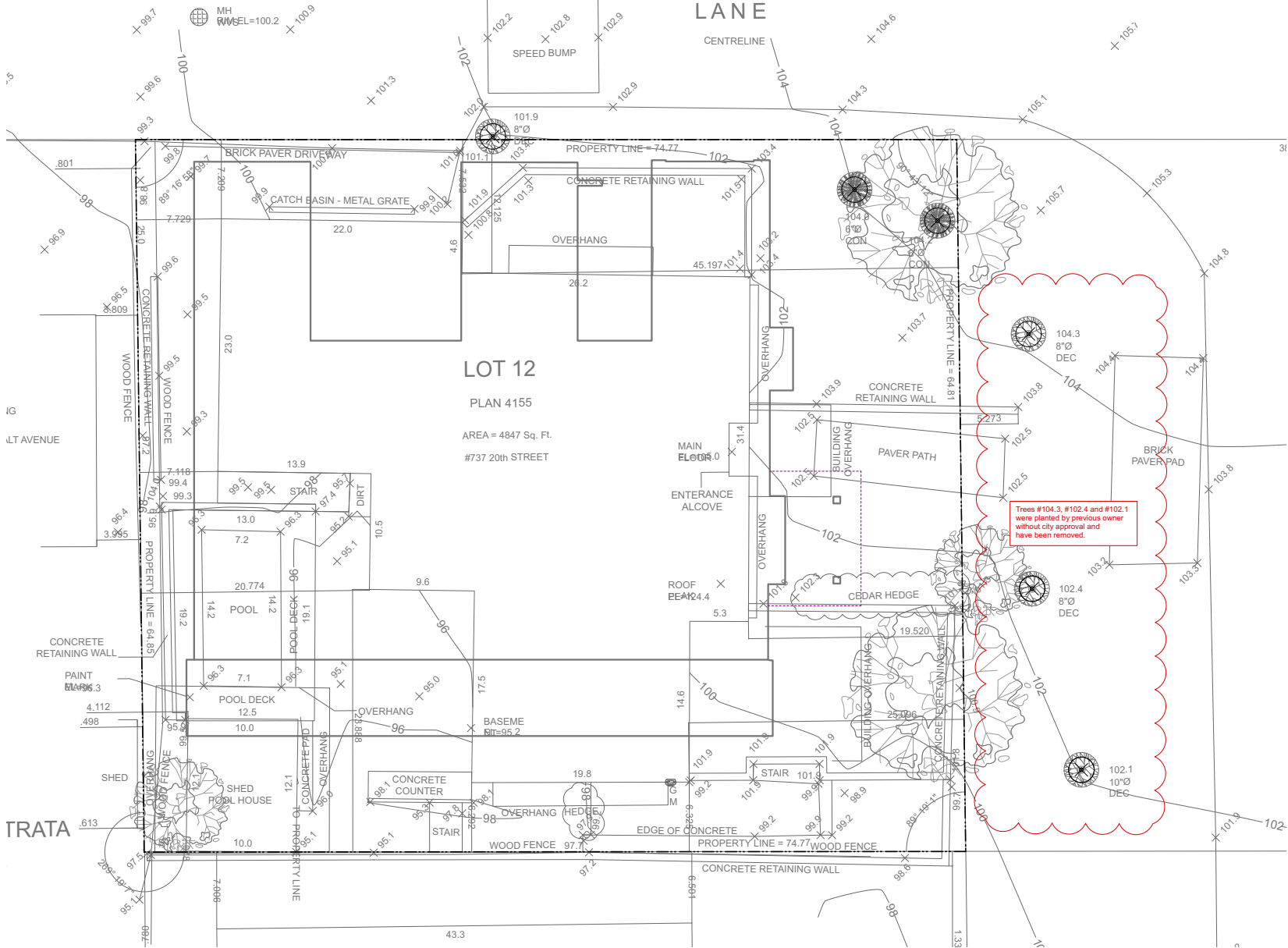
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Project Title:
737 20th Street, West Vancouver

Drawing Title:
Landscape Site & Key Plan

Project North  Drawn By: **AT**
Checked By: **MP**
Scale: **1:50** Job No.: **22-043**
Sheet No.:



Issues	Description	Date
1	Issued for Development Permit	2023/08/02
2	Re-issued for Development Permit	2023/02/07
3	Re-issued for Development Permit	2023/05/16

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Project Title:
737 20th Street, West Vancouver

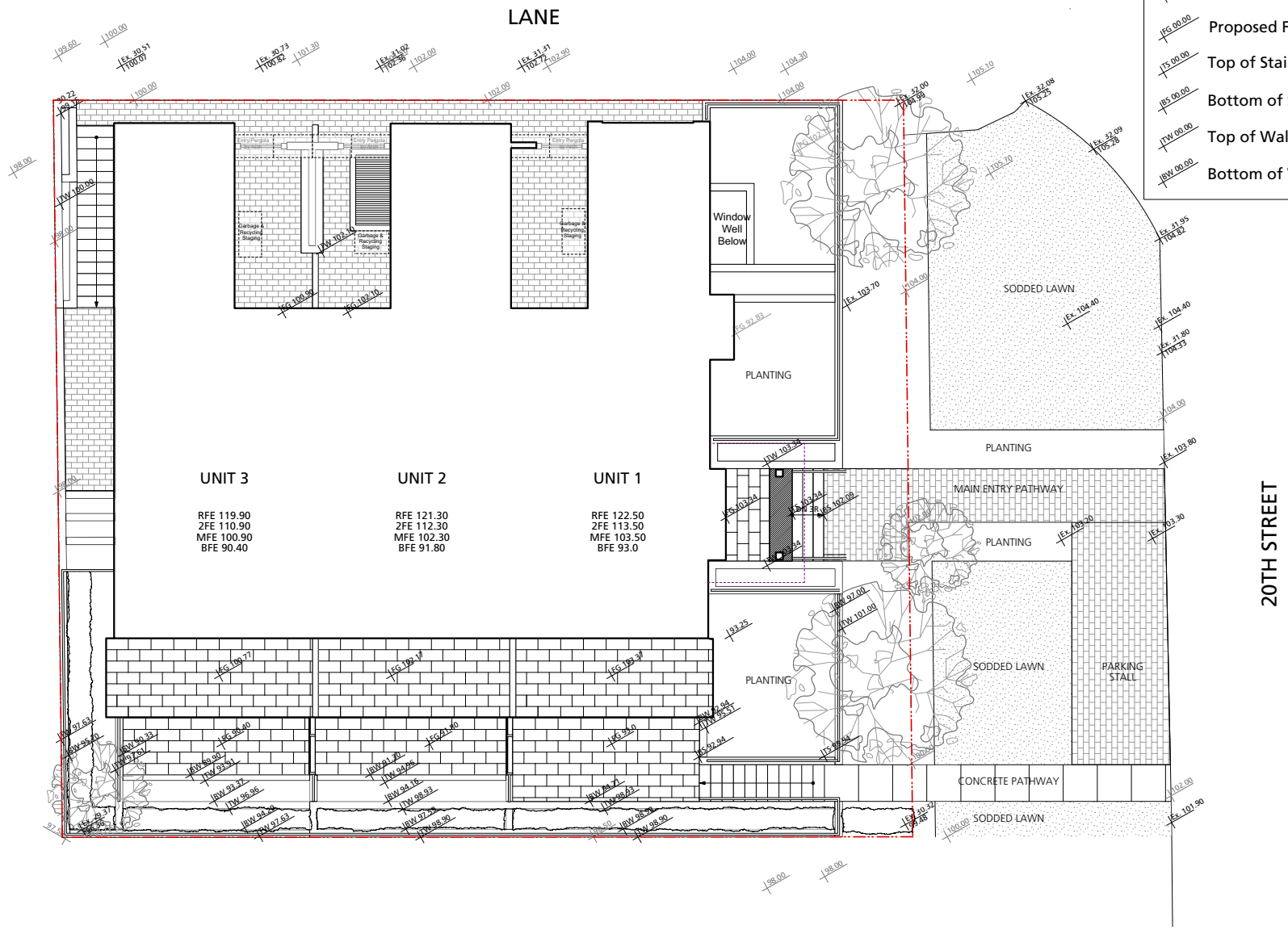
Drawing Title:
Tree Retention/Removal Plan

Project North	Drawn By:	AT
	Checked By:	MP
Scale:	Job No.:	22-043
Sheet No.:		

Issues	Description	Date
1	Issued for Development Permit	20230502
2	Re-issued for Development Permit	20230207
3	Re-issued for Development Permit	20230616

LEGEND:

- Existing Survey Grade
- Interpolated Building Grade
- Proposed Finished Grade
- Top of Stairs
- Bottom of Stairs
- Top of Wall
- Bottom of Wall



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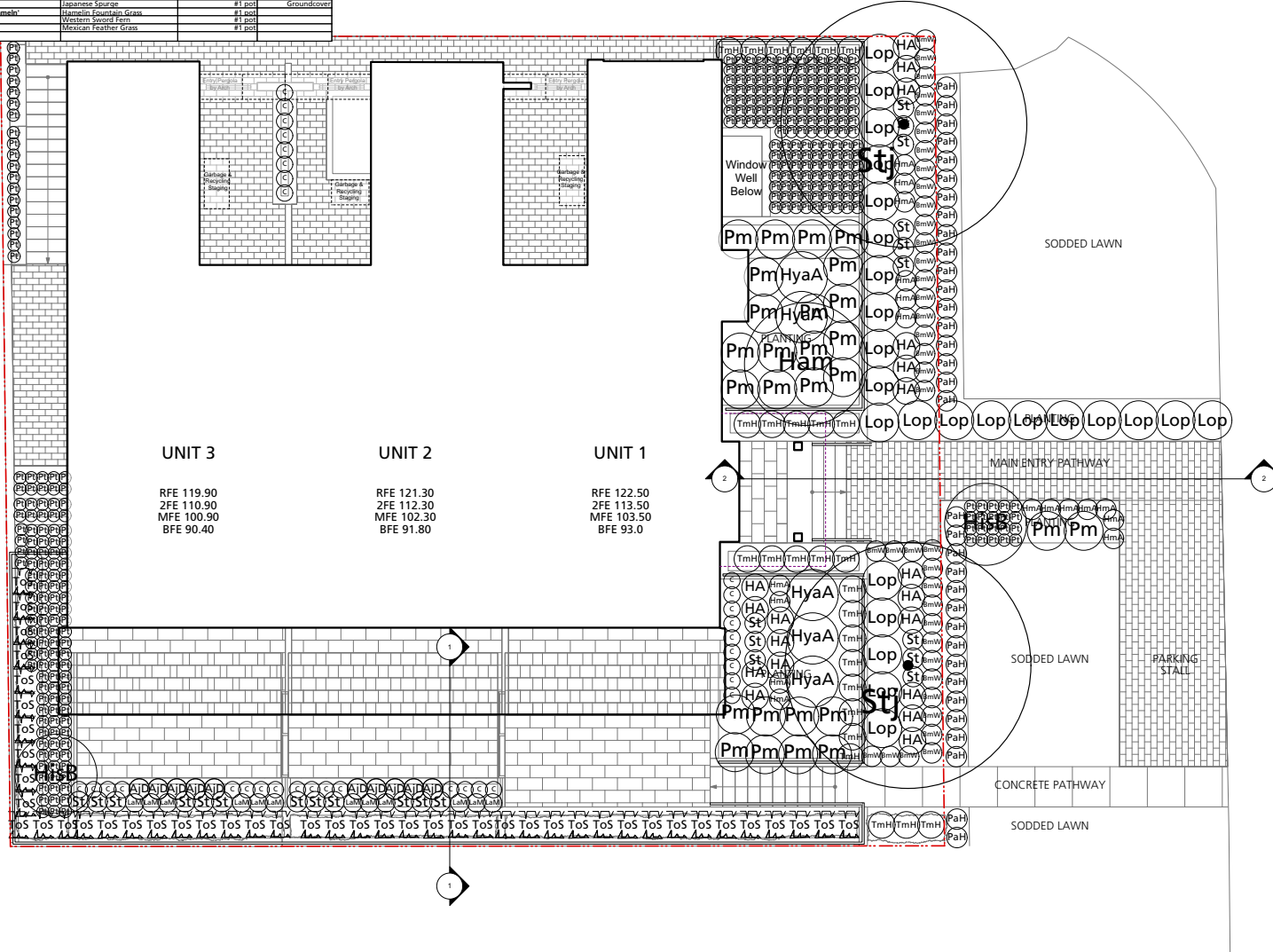
Project Title:
737 20th Street, West Vancouver

Drawing Title:
Grading Plan

Project North: Drawn By: **AT**
Checked By: **MP**
Scale: **1:50** Job No.: **22-043**
Sheet No.: **L2.0**

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Hib	2	Hibiscus syriacus 'Bluebird'	Blue Bird Rose of Sharon	6m cal. standard	
St	2	Styrax japonicus	Japanese Snowbell	6m cal. WB	Single Trunk
Shrubs					
Wm	38	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
Hm	1	Hammamelis mollis	Chinese Witch Hazel	1.5m ht standard	
HyaA	3	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#3 pot	
Lop	25	Lonicera aligata	Forest Honey suckle	#3 pot	
TmH	21	Thuja x media 'Tussock' (male form)	Hosta View Inset form	4" ht	Hedge
ToS	43	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	6" ht. B&B	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
A	10	Anemone japonica 'Nipponbush'	Anemone False Spirea	#1 pot	white flower colour
C	13	Carex oshimensis 'Evergold'	Sedge	#1 pot	
HmH	17	Hosta 'Keweenaw' 'Aureola'	Japanese Forest Grass	#1 pot	
HA	19	Hosta 'August Moon'	August Moon Hosta	#1 pot	
Lm	12	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot	
S	316	Saxifraga terrecristata	Japanese Shorog	#1 pot	Groundcover
Pall	38	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	#1 pot	
Rm	27	Rubus 'Marmalade'	Western Spiced Fern	#1 pot	
St	24	Stipa tenuissima	Mexican Feather Grass	#1 pot	
Total	631				

LANE



UNIT 3

RFE 119.90
ZFE 110.90
MFE 100.90
BFE 90.40

UNIT 2

RFE 121.30
ZFE 112.30
MFE 102.30
BFE 91.80

UNIT 1

RFE 122.50
ZFE 113.50
MFE 103.50
BFE 93.0

20TH STREET

Issues	Description	Date
1	Issued for Development Permit	2023/08/02
2	Re-issued for Development Permit	2023/02/07
3	Re-issued for Development Permit	2023/05/16

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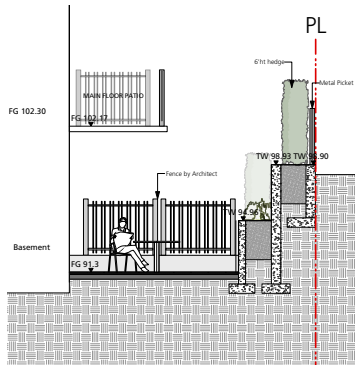


Project Title:
737 20th Street, West Vancouver

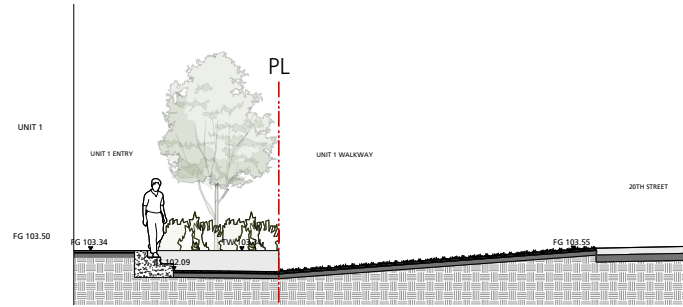
Drawing Title:
Planting Plan

Project North	Drawn By:	AT
	Checked By:	MP
Scale:	Job No.:	22-043
Sheet No.:		

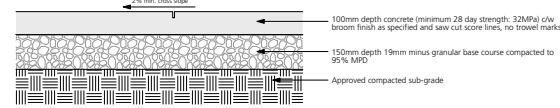
Issues	Description	Date
1	Issued for Development Permit	2023/08/02
2	Re-issued for Development Permit	2023/02/07
3	Re-issued for Development Permit	2023/05/16



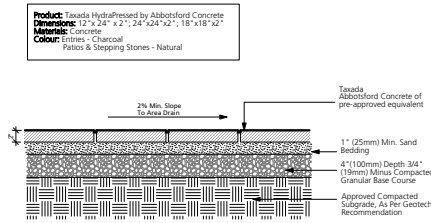
1 Section through South @ Unit 2
1:50



2 Section through East @ Unit 1
1:50

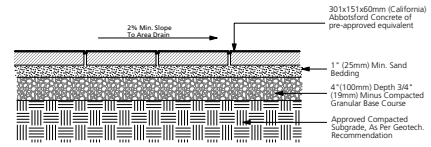


1 CIP Concrete Paving
1:10



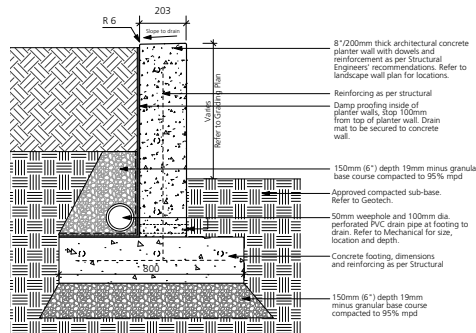
2 Paver 12" x 6" (Pedestrian)
1:10

Classic Standard Series - California
150mm x 300mm x 150 mm (6" x 12" x 4.5/16")
Colour: Natural, numbers bond pattern. Refer to plan for location.
Available at **Abbotsford Concrete Products** or pre-approved equivalent
Address: 3427 McAllum Rd, Abbotsford, BC V2S 7W6
Tel: 604-852-4967

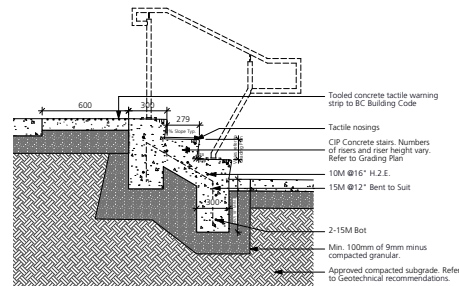


3 Hydrapressed Slab Paver (Pedestrian)
1:10

NOTE: Refer to envelope/architectural and structural direction with regard to concrete planter walls, stairs connection details over slab. Handrail by Architect.



4 Concrete Planter Wall
1:10



5 Concrete Stairs
1:20

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Client:



Project Title:
737 20th Street, West
Vancouver

Drawing Title:
Illustrative Landscape
Sections & Landscape
Details

Project North	Drawn By:	AT
	Checked By:	MP
Scale:	Job No.:	22-043
Sheet No.:		



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5279, 2025**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5279, 2025

Table of Contents

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Schedule B – Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.....		6

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5279, 2025

A bylaw to rezoning of 737 20th Street to allow for a 3-unit triplex.

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, 4971, 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, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5338, 5336, 5351, 5293, 5347, 5339, 5356 and 5206.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for rezoning of 737 20th Street to allow for a 3-unit triplex;

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. 5279, 2025.

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 CD83 Zone & Rezones the Lands

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 683 as the

CD83 – Comprehensive Development Zone 83 (737 20th Street), as set out in **Schedule A** of this bylaw.

- 3.2 The Lands, as set out in **Schedule B** of this bylaw are rezoned from Single Family Dwelling Zone 5 (RS5) to Comprehensive Development Zone 83 (737 20th Street) (CD83).

Part 4 Amends Zoning Map

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

FROM: Single Family Dwelling Zone 5 (RS5)

TO: CD83 – Comprehensive Development Zone 83 (737 20th Street).

Schedules

Schedule A – CD83 – Comprehensive Development Zone 83 (737 20th Street)

Schedule B – Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps

READ A FIRST TIME on

PUBLICATION OF NOTICE OF CONSIDERATION on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

Schedule A – CD83 Zone

683 CD83 (737 20th Street)

683.01 Permitted Uses

- (1) Accessory building, structure or use
- (2) Triplex Dwelling
- (3) Home based business

683.02 Floor Area Ratio (FAR)

- (1) A maximum of 0.61 FAR is permitted
- (2) FAR shall be calculated using Section 120.21 of the Zoning Bylaw
- (3) For clarity, floor area shall not include the basement level.

683.03 Density

A maximum of 3 dwelling units

683.04 Site Coverage

Maximum 50%

683.05 Setbacks

Minimum:

Front (East Lot Line - 20th Street):	4.78m
Side (North Lot Line - Lane):	0.66 m
Side (South Lot Line):	6.096m
Rear (West Lot Line):	1.36m

683.06 Building Height

- (1) Maximum 8.6m metres measured in compliance with Section 120.17 and 120.19 of the Zoning Bylaw.

683.07 Number of Storeys

- (1) Maximum 2 storeys (excluding basement level).

683.08 Off-Street Parking

- (1) A minimum of 3 enclosed parking shall be provided in compliance with Section 144 of the Zoning Bylaw.

683.09 Bicycle Parking

- (2) A minimum of 2 bicycle parking stalls per dwelling unit shall be provided in compliance with Section 144 of the Zoning Bylaw.

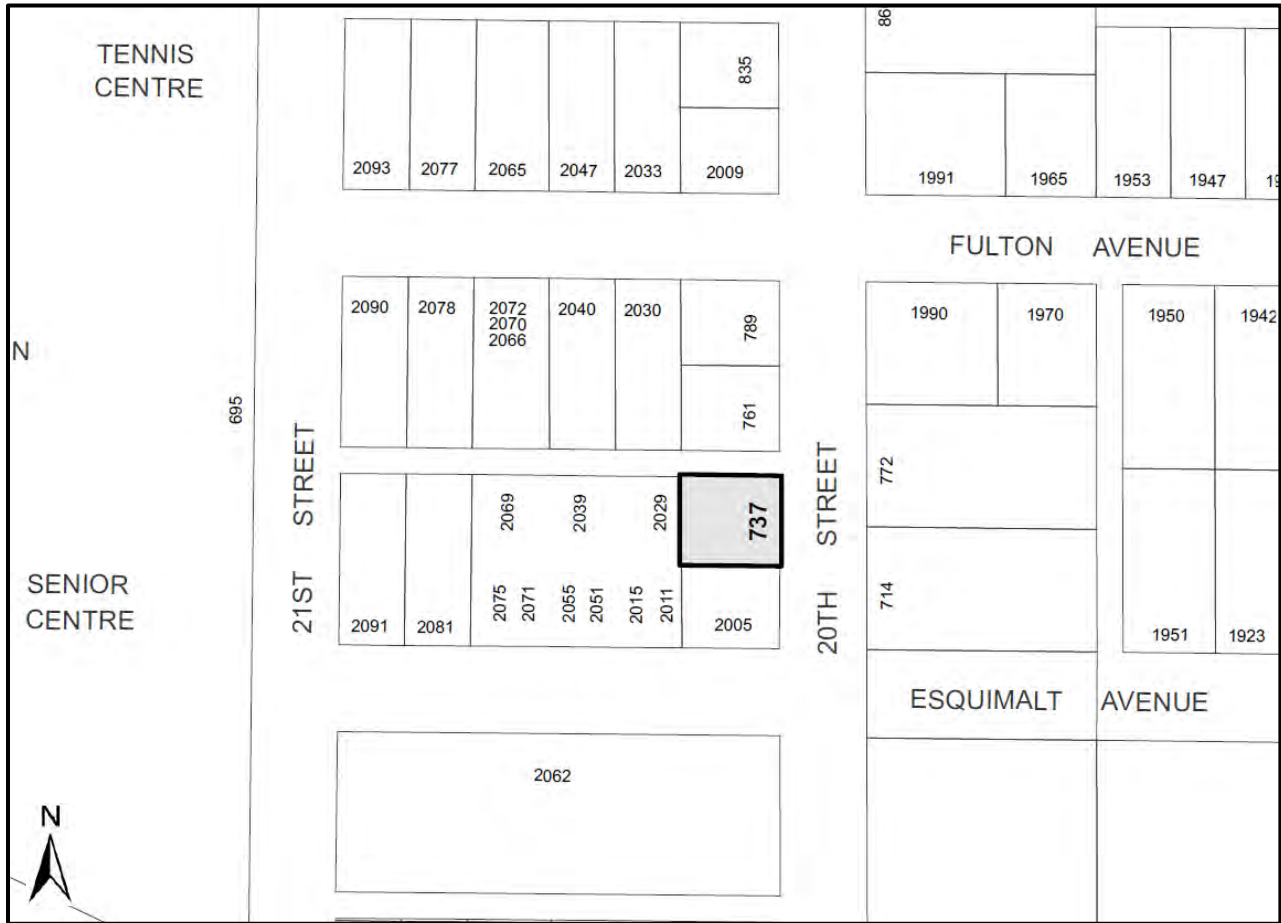
683.10 Conditions of Use

- (1) No decks or balconies may be enclosed.
- (2) A row of hedging must be maintained in a continuous fashion, with a minimum height of 8 ft. (measured from the planting bed root base), within the planting bed adjacent to the neighbours to the south and west.

Schedule B – Zoning Map Amendment

Amendment to Zoning Bylaw No. 4685, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

The zoning of the site shown shaded on the map below is to be changed from RS5 to CD83.



Development Information Meeting

737 20th Street, West Vancouver, BC

Summary:

A Development Information Meeting (DIM) was held on 10th October 2024. In this meeting, Symphony Homes Limited presented to the community its middle housing concept to develop a triplex representing 2,948 square feet of FAR and an FSR of approximately .61. The information of this concept can be found within the handout provided to the neighbors.

To encourage additional participation, we mailed the neighbors a copy of the project summary per the addresses provided by the District. A total of approx. 78 households were contacted. We also posted a notification sign board on site.

The DIM was held at the West Vancouver Community Center on Marine Drive and during the totality of the consultation process, we had 10 members of the community either attend or privately provide feedback regarding our preliminary proposal.

We can summarize the responses as:

1. 8 Handwritten Feedback Forms - Supporting the Project – *APPENDIX A*
2. Our Meeting Consisted Of:
 - a. 10 Attendees (representing 6 groups/homeowners) – *Not including representatives from Symphony Homes / Property Owner / District of West Vancouver.*
 - i. 10 of these attendees were in agreement/support of the project
 - ii. 0 of the attendees were neutral / critical of the project
 - iii. 0 of the attendees were not vocal in their position on the project

The overall response from the community was centered around the following topics:

1. **Basement Suites** – The proposal is too dense for the lot size
2. **Landscape Plan** – Lack of Landscaping privacy issues from neighbors
3. **Parking** – Parking Concerns

Response:

In the most recent submission/application, we have made the following changes to reflect the feedback from the community:

1. **Basement Suites** – We initially proposed 2 suites within Units 1 & 3. Those have now been removed.
2. **Landscape Plan** – Provide more trees for privacy, security and shade throughout the property, add planter on decks in front of Frosted Glass Railing and increased height of planting along the south property line
3. **Privacy** – Provide more dense landscaping with taller hedges on the south property line and secure fencing with locking gates. Frosted glass on Deck Railings with Privacy screens on all Unit Decks
4. **Parking** – 3 onsite Parking (private enclosed garages) + 1 off street parking stall

PHOTOGRAPHS



Appendix A



DEVELOPMENT INFORMATION MEETING – 10 OCTOBER 2024

FEEDBACK FORM

SUBJECT PROPERTY: 737 20TH STREET, WEST VANCOUVER

Dear Attendee, thank you for taking the time to meet with us this evening. Your feedback is important to us and helpful in developing an inclusive community and neighborhood for residents to live in and enjoy. We want to receive your views and any issues you consider appropriate. This will help inform our decision on the design proposals in conjunction with our formal planning application made earlier this year.

We last held a similar Consultation on 09 March 2023. After Public feedback we have addressed the primary concerns related to privacy and parking.

Kindly take a few moments to complete the below:

FULL NAME: _____
ADDRESS: _____
CONTACT NUMBER(S): _____
EMAIL ADDRESS(ES): _____

1. Based on the need for more “missing housing” in West Vancouver, do you think that our application supports West Vancouver’s housing needs?

Yes

2. Do you think that the proposed application site is an appropriate location for a residential development?

Yes
 No
 Undecided

3. Do you feel that this scheme will have a positive impact on the surrounding area?

Strongly disagree
 Disagree
 Unsure
 Agree
 Strongly agree



4. Please identify from the list below the most important issues that will apply to you and / or your family because of this development?

- New larger / family homes
- Opportunities for home ownership / first time buyers
- Provision of affordable homes
- Safety and security
- Safe pedestrian / cycle routes
- Public open space provision
- None of the issues listed

5. **Additional landscaping and privacy screening has been added.** Do you feel these extended measures address neighboring privacy? Is there anything about these measures that you particularly like / dislike? If so, why?

6. **Basement suites have been entirely removed thereby reducing parking concerns.** Do you agree with this, or are there any other comments / concerns about the proposals you would like to share with us?

7. Has this event helped you to understand the proposed scheme? If No, can you suggest how this could be improved for future events? Yes No (please tell us how we can improve for next time, below:

8. Which age group do you fall into?

- 18 or younger
- 19-25
- 26-40
- 41-60
- 61 or above

9. Additional Feedback:

Thank you!



DEVELOPMENT INFORMATION MEETING – 10 OCTOBER 2024

FEEDBACK FORM

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FULL NAME: _____
ADDRESS: _____
CONTACT NUMBER(S): _____
EMAIL ADDRESS(ES): _____

- 1. Based on the need for more "missing housing" in West Vancouver, do you think that our application supports West Vancouver's housing needs?

I believe so. _____

- 2. Do you think that the proposed application site is an appropriate location for a residential development?

Yes
 No
 Undecided

- 3. Do you feel that this scheme will have a positive impact on the surrounding area?

Strongly disagree
 Disagree
 Unsure
 Agree
 Strongly agree



4. Please identify from the list below the most important issues that will apply to you and / or your family because of this development?

- New larger / family homes
- Opportunities for home ownership / first time buyers
- Provision of affordable homes
- Safety and security
- Safe pedestrian / cycle routes
- Public open space provision
- None of the issues listed

5. **Additional landscaping and privacy screening has been added.** Do you feel these extended measures address neighboring privacy? Is there anything about these measures that you particularly like / dislike? If so, why?

Yes

6. **Basement suites have been entirely removed thereby reducing parking concerns.** Do you agree with this, or are there any other comments / concerns about the proposals you would like to share with us?

I am not sure about it

7. Has this event helped you to understand the proposed scheme? If No, can you suggest how this could be improved for future events? Yes No (please tell us how we can improve for next time, below:

8. Which age group do you fall into?

- 18 or younger
- 19-25
- 26-40
- 41-60
- 61 or above

9. Additional Feedback:

Thank you!



DEVELOPMENT INFORMATION MEETING – 10 OCTOBER 2024

FEEDBACK FORM

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ADDRESS: _____
CONTACT NUMBER(S): _____
EMAIL ADDRESS(ES): _____

1. Based on the need for more “missing housing” in West Vancouver, do you think that our application supports West Vancouver’s housing needs?

yes _____

2. Do you think that the proposed application site is an appropriate location for a residential development?

- Yes
 No
 Undecided

3. Do you feel that this scheme will have a positive impact on the surrounding area?

- Strongly disagree
 Disagree
 Unsure
 Agree
 Strongly agree



4. Please identify from the list below the most important issues that will apply to you and / or your family because of this development?

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- Opportunities for home ownership / first time buyers
- Provision of affordable homes
- Safety and security
- Safe pedestrian / cycle routes
- Public open space provision
- None of the issues listed

5. **Additional landscaping and privacy screening has been added.** Do you feel these extended measures address neighboring privacy? Is there anything about these measures that you particularly like / dislike? If so, why?

Given need for density - it is good.

6. **Basement suites have been entirely removed thereby reducing parking concerns.** Do you agree with this, or are there any other comments / concerns about the proposals you would like to share with us?

yes I agree - good decision

7. Has this event helped you to understand the proposed scheme? If No, can you suggest how this could be improved for future events? Yes No (please tell us how we can improve for next time, below:

8. Which age group do you fall into?

- 18 or younger
- 19-25
- 26-40
- 41-60
- 61 or above

9. Additional Feedback:

appreciate the willingness to listen

Thank you!

Plantings on balcony etc - no strata rules - who maintains? or guaranteed maintenance.



DEVELOPMENT INFORMATION MEETING – 10 OCTOBER 2024

FEEDBACK FORM

SUBJECT PROPERTY: 737 20TH STREET, WEST VANCOUVER

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FULL NAME:

ADDRESS:

CONTACT NUMBER(S):

EMAIL ADDRESS(ES):



1. Based on the need for more “missing housing” in West Vancouver, do you think that our application supports West Vancouver’s housing needs?

Yes

2. Do you think that the proposed application site is an appropriate location for a residential development?

- Yes
 No
 Undecided

3. Do you feel that this scheme will have a positive impact on the surrounding area?

- Strongly disagree
 Disagree
 Unsure
 Agree
 Strongly agree



4. Please identify from the list below the most important issues that will apply to you and / or your family because of this development?

- New larger / family homes
- Opportunities for home ownership / first time buyers
- Provision of affordable homes
- Safety and security
- Safe pedestrian / cycle routes
- Public open space provision
- None of the issues listed

5. **Additional landscaping and privacy screening has been added.** Do you feel these extended measures address neighboring privacy? Is there anything about these measures that you particularly like / dislike? If so, why?

Appropriate improvement ✓

6. **Basement suites have been entirely removed thereby reducing parking concerns.** Do you agree with this, or are there any other comments / concerns about the proposals you would like to share with us?

good decision

7. Has this event helped you to understand the proposed scheme? If No, can you suggest how this could be improved for future events? Yes No (please tell us how we can improve for next time, below:

Have listened to neighbors concerns

8. Which age group do you fall into?

- 18 or younger
- 19-25
- 26-40
- 41-60
- 61 or above

9. Additional Feedback:

Thank you!



DEVELOPMENT INFORMATION MEETING – 10 OCTOBER 2024

FEEDBACK FORM

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Kindly take a few moments to complete the below:

FULL NAME:

ADDRESS:

CONTACT NUMBER(S):

EMAIL ADDRESS(ES):

[Redacted contact information]

1. Based on the need for more “missing housing” in West Vancouver, do you think that our application supports West Vancouver’s housing needs?

Yes

2. Do you think that the proposed application site is an appropriate location for a residential development?

- Yes
- No
- Undecided

3. Do you feel that this scheme will have a positive impact on the surrounding area?

- Strongly disagree
- Disagree
- Unsure
- Agree
- Strongly agree



4. Please identify from the list below the most important issues that will apply to you and / or your family because of this development?

- New larger / family homes
- Opportunities for home ownership / first time buyers
- Provision of affordable homes
- Safety and security
- Safe pedestrian / cycle routes
- Public open space provision
- None of the issues listed

Parking

5. **Additional landscaping and privacy screening has been added.** Do you feel these extended measures address neighboring privacy? Is there anything about these measures that you particularly like / dislike? If so, why?

Vegetation/screening

6. **Basement suites have been entirely removed thereby reducing parking concerns.** Do you agree with this, or are there any other comments / concerns about the proposals you would like to share with us?

Agree with this

7. Has this event helped you to understand the proposed scheme? If No, can you suggest how this could be improved for future events? Yes No (please tell us how we can improve for next time, below:

8. Which age group do you fall into?

- 18 or younger
- 19-25
- 26-40
- 41-60
- 61 or above

9. Additional Feedback:

Thank you!



DEVELOPMENT INFORMATION MEETING – 10 OCTOBER 2024

FEEDBACK FORM

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FULL NAME:

ADDRESS:

CONTACT NUMBER(S):

EMAIL ADDRESS(ES):

[Redacted contact information]

1. Based on the need for more “missing housing” in West Vancouver, do you think that our application supports West Vancouver’s housing needs?

Yes.

2. Do you think that the proposed application site is an appropriate location for a residential development?

- Yes
- No
- Undecided

3. Do you feel that this scheme will have a positive impact on the surrounding area?

- Strongly disagree
- Disagree
- Unsure
- Agree
- Strongly agree



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- Opportunities for home ownership / first time buyers
- Provision of affordable homes
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- Safe pedestrian / cycle routes
- Public open space provision
- None of the issues listed

5. **Additional landscaping and privacy screening has been added.** Do you feel these extended measures address neighboring privacy? Is there anything about these measures that you particularly like / dislike? If so, why?

Better than original

6. **Basement suites have been entirely removed thereby reducing parking concerns.** Do you agree with this, or are there any other comments / concerns about the proposals you would like to share with us?

Yes - it's

7. Has this event helped you to understand the proposed scheme? If No, can you suggest how this could be improved for future events? Yes No (please tell us how we can improve for next time, below:

8. Which age group do you fall into?

- 18 or younger
- 19-25
- 26-40
- 41-60
- 61 or above



Additional Feedback:

Please ensure that storm water management is well designed and stuck-to!

Thank you!



DEVELOPMENT INFORMATION MEETING – 10 OCTOBER 2024

FEEDBACK FORM

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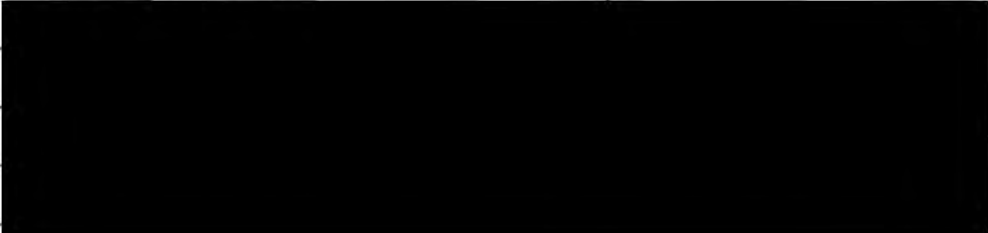
Kindly take a few moments to complete the below:

FULL NAME: _____

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CONTACT NUMBER(S): _____

EMAIL ADDRESS(ES): _____



1. Based on the need for more “missing housing” in West Vancouver, do you think that our application supports West Vancouver’s housing needs?

YES

2. Do you think that the proposed application site is an appropriate location for a residential development?

Yes
 No
 Undecided

3. Do you feel that this scheme will have a positive impact on the surrounding area?

Strongly disagree
 Disagree
 Unsure
 Agree
 Strongly agree



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- New larger / family homes
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- Provision of affordable homes
- Safety and security
- Safe pedestrian / cycle routes
- Public open space provision
- None of the issues listed

5. **Additional landscaping and privacy screening has been added.** Do you feel these extended measures address neighboring privacy? Is there anything about these measures that you particularly like / dislike? If so, why?

ONLY CONCERN WILL BE MAINTENANCE
AS FREEHOLD DO HO WILL DO GARDENING
FEE SIMPLE

6. **Basement suites have been entirely removed thereby reducing parking concerns.** Do you agree with this, or are there any other comments / concerns about the proposals you would like to share with us?

AGREE WITH IT

7. Has this event helped you to understand the proposed scheme? If No, can you suggest how this could be improved for future events? Yes No (please tell us how we can improve for next time, below:

8. Which age group do you fall into?

- 18 or younger
- 19-25
- 26-40
- 41-60
- 61 or above

9. Additional Feedback:

-ALREADY EXPRESSED CONCERN FOR
SUMP PUMPS. WE DID EXPRESS

Thank you! CONCERN ABOUT SIZE OF TOP FLOOR
SOUTH FACING DECKS. SUGGESTION TO
REDUCE SIZE TO ROMEO AND JULIET
OUT OF CONCERN FOR PRIVACY OF NEIGHBOURS



DEVELOPMENT INFORMATION MEETING – 10 OCTOBER 2024

FEEDBACK FORM

SUBJECT PROPERTY: 737 20TH STREET, WEST VANCOUVER

Dear Attendee, thank you for taking the time to meet with us this evening. Your feedback is important to us and helpful in developing an inclusive community and neighborhood for residents to live in and enjoy. We want to receive your views and any issues you consider appropriate. This will help inform our decision on the design proposals in conjunction with our formal planning application made earlier this year.

We last held a similar Consultation on 09 March 2023. After Public feedback we have addressed the primary concerns related to privacy and parking.

Kindly take a few moments to complete the below:

FULL NAME: _____
ADDRESS: _____
CONTACT NUMBER(S): _____
EMAIL ADDRESS(ES): _____

1. Based on the need for more "missing housing" in West Vancouver, do you think that our application supports West Vancouver's housing needs?

Yes _____

2. Do you think that the proposed application site is an appropriate location for a residential development?

- Yes
 No
 Undecided

3. Do you feel that this scheme will have a positive impact on the surrounding area?

- Strongly disagree
 Disagree
 Unsure
 Agree
 Strongly agree



4. Please identify from the list below the most important issues that will apply to you and / or your family because of this development?

- New larger / family homes
- Opportunities for home ownership / first time buyers
- Provision of affordable homes
- Safety and security
- Safe pedestrian / cycle routes
- Public open space provision
- None of the issues listed

** Parking **

5. **Additional landscaping and privacy screening has been added.** Do you feel these extended measures address neighboring privacy? Is there anything about these measures that you particularly like / dislike? If so, why?

fine

6. **Basement suites have been entirely removed thereby reducing parking concerns.** Do you agree with this, or are there any other comments / concerns about the proposals you would like to share with us?

→ not resolved

7. Has this event helped you to understand the proposed scheme? If No, can you suggest how this could be improved for future events? Yes No (please tell us how we can improve for next time, below:

8. Which age group do you fall into?

- 18 or younger
- 19-25
- 26-40
- 41-60
- 61 or above

9. Additional Feedback:

Please address parking concerns in the neighborhood, for residents!

Thank you!