

6.

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

## COUNCIL REPORT

Date:	January 17, 2022
From:	Erik Wilhelm, Senior Community Planner
Subject:	Proposed Zoning Amendment for 3180 Travers Avenue
File:	1010-20-21-150

### RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5169, 2022” be read a first time.

### RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5169, 2022” be presented at a Public Hearing scheduled for 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.

#### 1.0 Purpose

This report outlines an application to rezone a portion of land from M1 (Marine 1) to RS4 (Single Family Dwelling Zone 4) to consolidate the zoning for the subject site at 3180 Travers Avenue and amend Section 851 of the Zoning Bylaw (**Appendix A**).

#### 2.0 Legislation/Bylaw/Policy

##### Local Government Act

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 No. 4662, 2010 (as amended)

Upon resurveying of the site at 3180 Travers Avenue, which amended the location of the natural boundary, the site is now split-zoned RS4 (Single Family Dwelling Zone 4) and M1 (Marine Zone 1). A rezoning is required to consolidate the zoning of the subject site as RS4.

#### 3.0 Council Strategic Objective(s)/Official Community Plan

Council’s Strategic Plan (2020-2021) includes Objective 3.2 to “address the threats of wildfires and floods”. More specific to this proposal, Council directed staff to prepare a Development Permit Area (DPA) for Coastal Flooding and Foreshore Protection (as directed by Official Community Plan (OCP) policy 2.6.12). When Council considered first reading of the DPA at its June 14, 2021 meeting, Council directed staff to conduct further public consultation prior to bringing the DPA back to Council for consideration.

The OCP recognizes that climate change impacts, such as sea level rise and more frequent extreme weather events, are occurring around the world. Policy 2.6.11 supports the development of updated shoreline protection strategies and Flood Construction Level (FCL) requirements to protect lands from sea level rise, reduce shoreline erosion, preserve and enhance habitat. Prior to District-wide shoreline protection strategies and FCL requirements, the subject proposal include development measures that comply with the OCP to address sea level rise and extreme weather events.

#### **4.0 Financial Implications**

There are no financial impacts to the District of West Vancouver.

#### **5.0 Background**

##### **5.1 Previous Decisions**

Although not directly related to the subject property, the following approved bylaws allowed for rezoning of waterfront lands from M1 to RS4:

- Adopted November 23, 2021 - Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5161, 2021 (affecting 2870 Bellevue Avenue);
- Adopted July 22, 2019 - Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5028, 2019 (affecting 4358 Ross Crescent); and
- Adopted April 23, 2012 - Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 4716, 2012 (affecting 3 properties: 4052 Marine Drive, 4032 Marine Drive and Lot K).

#### **6.0 Analysis**

##### **6.1 Discussion**

###### Site Context

The subject property is located at 3180 Travers Avenue. The waterfront site is 1,080.3 m<sup>2</sup> (11,628 sq. ft.) in area. The site includes an existing dwelling, mature landscaping and concrete patio within the foreshore area with single-family dwellings neighbouring the site (Figure 1 and 2).



Figure 1 – Google Earth Image of 3180 Travers Avenue

The existing two-storey dwelling planned for demolition is sited approximately 25 ft. above sea level atop a landscaped bluff (Figure 2).



Figure 2 – Photograph of 3180 Travers Avenue (view northwards from foreshore).

### Background

The property was created by subdivision in 1920 with registration of Plan 4979. At that time, using survey practices of that era to determine the location of the natural boundary, the subject site was 881.8 m<sup>2</sup> (9,492 sq. ft.) in area (Figure 3). More recently in 2016, using modern-day surveying practices, the site was resurveyed which adjusted the location of the natural boundary southwards and enlarged to the property to its current area of 1,080.3 m<sup>2</sup> (11,628 sq. ft.). The updated survey coincides

with the location of the natural boundary on the legal plan BCP22247 which is an updated survey completed for the neighbour to the east in 2016 (Figure 4).

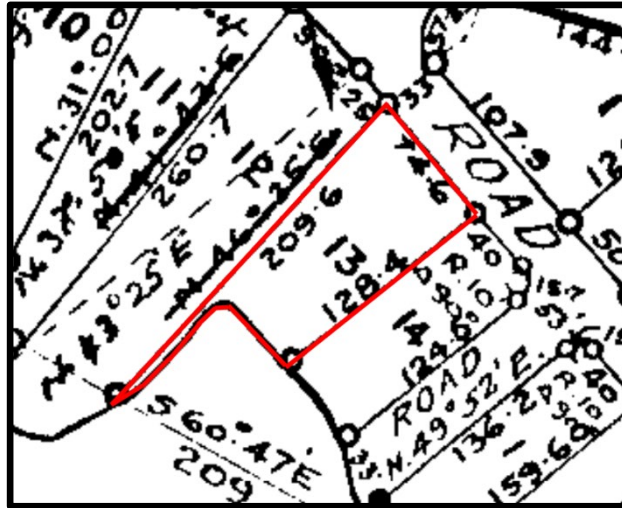


Figure 3 – Plan 4979 (circa 1920)

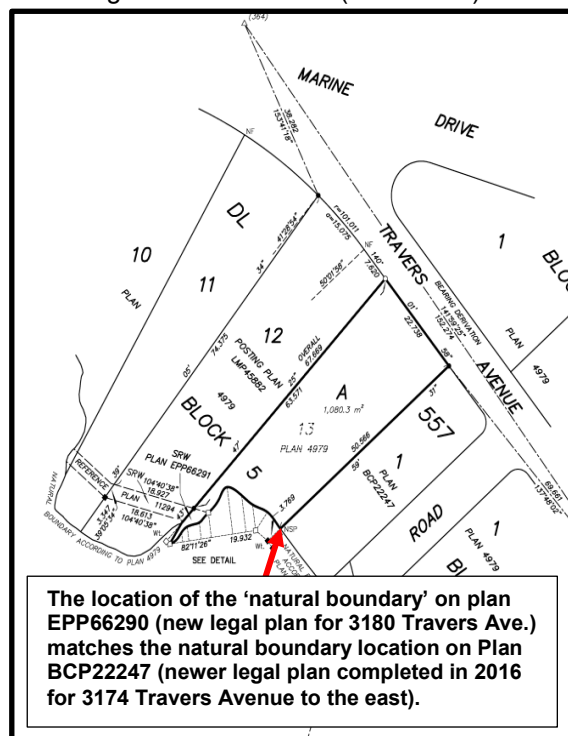


Figure 4 – Legal Plan EPP66290 for 3180 Travers Avenue (circa 2016)

## Proposal Overview

### (1) Zoning Map Amendment

The legal configuration of the site has already changed<sup>1</sup>, as noted in the previous section with a relocated natural boundary that effectively

<sup>1</sup> 3180 Travers Avenue is now 1,080.3 sq. m. (11,628 sq. ft.) registered with the Land Titles and Survey Authority.





Setback from the Natural Boundary and Flood Construction Level (FCL)

The proposed single-family dwelling as outlined in **Appendix B** is planned to maintain an approximate 13.1 m (43 ft.) setback from the current natural boundary determined by the new legal plan (EPP66290) and be located atop the existing bluff approximately 8.23 m (27 ft.) above sea level. The proposed elevation and siting of the dwelling is commensurate with neighbouring properties (see Figure 7) and will recognize the accurate location of the natural boundary<sup>2</sup>. The proposed siting, the required FCL or any potential flood protection measures within the foreshore area will be confirmed at the building permit stage with input from a coastal engineer to mitigate effects of sea level rise up to year 2100.

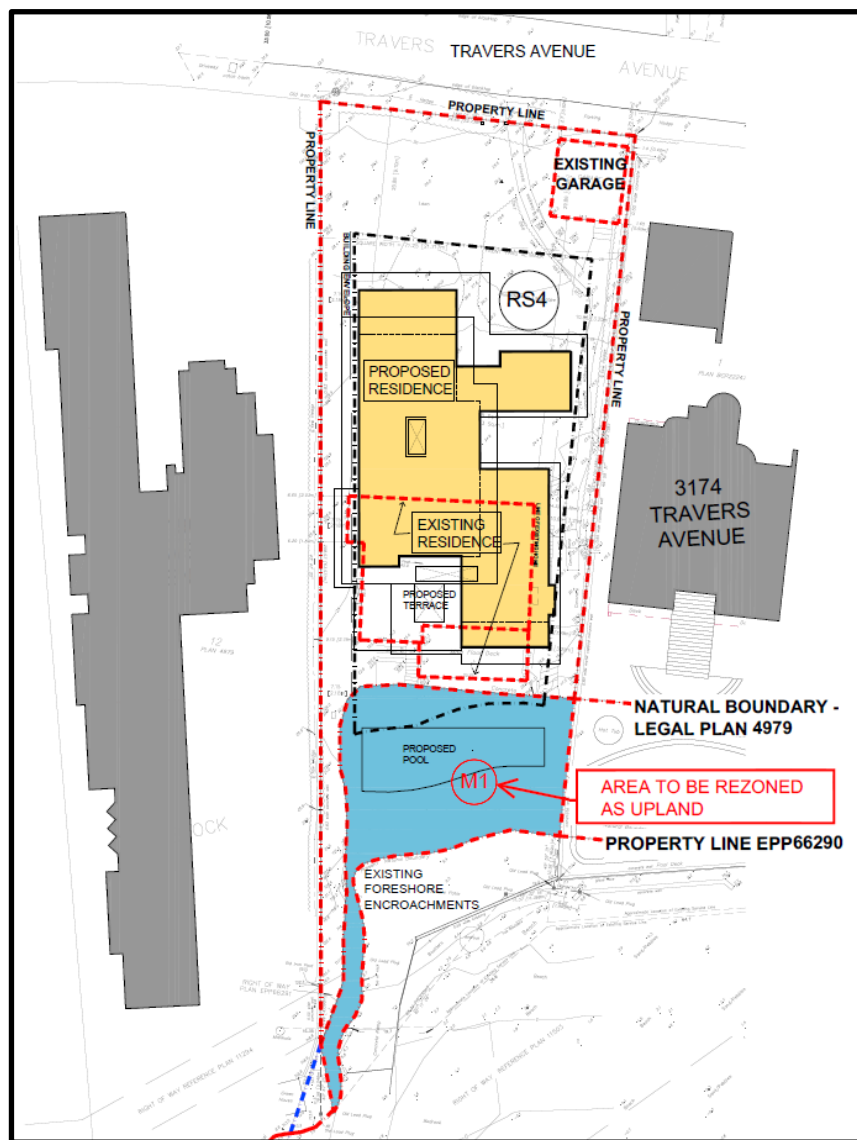


Figure 7 – Site plan showing siting of adjacent neighbours

<sup>2</sup> As determined in legal plan EPP66290 (see Appendix B) rather than the old legal plan 4979.

### Impact on Neighbours

The siting of the proposed dwelling at 3180 Travers Avenue, facilitated by the proposed rezoning, will have no adverse effects on the views or privacy of adjacent neighbours. As indicated in Figure 7 (on the previous page), the siting of the proposed dwelling is in alignment with siting of the neighbours and will not impede existing views to the ocean enjoyed by the neighbours currently. The existing foliage, and proposed landscaping onsite, will ensure privacy within the side yards between all neighbours. Furthermore, the proposed siting of the new dwelling is setback further from the ocean than the existing dwelling that has a non-conforming waterfront setback (See Figure 7), if measured from the revised natural boundary.

In addition to the preliminary public consultation meeting (see section 6.3 herein), the applicant<sup>3</sup> contacted the east and west neighbours directly to provide them an overview of the proposal. According to the applicant, the neighbour to the east is supportive of the proposal. The neighbour to the west (which recently purchased the property) was invited by the applicant to review the proposal in detail at their offices yet there has been no further correspondence received from the west neighbour.

### Analysis

Staff supports the proposal. The zoning bylaw amendment (**Appendix A**) would allow for the following:

- Consolidate the site under a single residential zone;
- Allow for a swimming pool and landscaping to be located in lands previously zoned only for marine uses;
- Prevent the proposed dwelling and swimming pool to be unnecessarily setback further north (if required to use the current zoning map and waterfront setback requirements);
- Recognize more accurate survey information;
- Facilitate the proposed dwelling to maintain an approximate setback of 13.1 m (43 ft.) from the natural boundary determined within legal plan EPP66290; and
- Allows for siting of the proposed dwelling, which does not negatively affect either adjacent neighbour.

### Community Amenity Contributions

New developments where rezoning is proposed are typically expected to deliver Community Amenity Contributions (CACs) intended to address the growth related impacts of new development. The value of the amenity is expected to be proportional to the increased potential of land use in comparison with existing zoning. In this case, the area of the property was increased utilizing more accurate survey data. If the site were created today, the M1 zoned portion would not exist (i.e. the whole site would be

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<sup>3</sup> Hlynsky + Davis Architects Inc.

zoned RS4). Secondly, there are no growth related impacts as the proposal is for a single-family house that can already be developed on the existing parcel (i.e. no increase in residential units). Therefore, staff do not recommend a CAC for the proposed rezoning.

## 6.2 Sustainability

The OCP identifies numerous directions to enable the District to become more resilient from social, economic, and environmental perspectives. The proposed dwelling will be built above the required FCL and maintain a safe setback from the natural boundary effectively protecting the subject property from future storm events and sea level rise. In addition, the foreshore area (area not on the current property) is planned to remain untouched allowing for continued public beach/foreshore access. Any improvement of the concrete patio currently within the foreshore area would require a foreshore encroachment agreement between the property owner and the District.

The proposal includes numerous plantings in the front, rear and side yards which will help groundwater infiltration and 'greening' of the site.

## 6.3 Public Engagement and Outreach

### *Preliminary Consultation*

On October 13, 2021, prior to submission, the applicant conducted an online public information meeting and shared the proposal with nearby property owners and occupants. Five members of the public attended the meeting which is summarized in **Appendix C**. Should the proposal advance, the applicant will be required to host a second information meeting prior to the public hearing as required by the Development Procedures Bylaw No. 4940, 2017.

### *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*

Following first reading of the proposed bylaw and scheduling a Public Hearing by Council, staff will give notification of the Public Hearing consistent with District policy and legislated requirements to property owners and occupants.

### *Website*

In alignment with current practice, a description of the proposal is available online. Applicable dates will be updated should the proposal advance.

#### 6.4 Other Communication, Consultation, and Research

Planning staff has consulted with applicable District staff on the proposal. There are no conditions required through the rezoning process and all District requirements will be met at the building permit stage.

### 7.0 Options

#### 7.1 Recommended Option

- a) Give first reading to the proposed Zoning Bylaw amendment and set a date for the Public Hearing (to be specified).

#### 7.2 Considered Options

- a) Give first reading to the proposed Zoning Bylaw amendment and set an alternate date for the Public Hearing (to be specified); or
- b) Request further information (to be specified) to assist in consideration of the application; or
- c) Reject the application.

### 8.0 Conclusion

If adopted, the proposed rezoning would consolidate the zoning for the subject site and accommodate the site's redevelopment with a single-family dwelling in compliance with the Zoning Bylaw. The proposed amendment would recognize accurate survey information while ensuring potential impacts on neighbouring properties have been addressed through architectural design, siting and landscaping.

Staff support the proposal and recommend that Council give first reading and schedule a Public Hearing for the proposed Zoning Bylaw amendment.

Author:



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Erik Wilhelm, Senior Community Planner

Concurrence



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Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

A - Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5169, 2021

B - Architectural Drawings for 3180 Travers Avenue

C - Preliminary Public Information Meeting Summary



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,  
Amendment Bylaw No. 5169, 2022**  
3180 Travers Avenue

Effective Date:

# Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5169, 2022

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District of West Vancouver

## **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5169, 2022**

A bylaw to rezone lands adjacent to 3180 Travers Avenue from M1 to RS4 and to amend Section 851 of the Zoning Bylaw.

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, and 5132.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to rezone lands adjacent to 3180 Travers Avenue from M1 to RS4 and to amend Section 851 of 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. 5169, 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 Zoning Bylaw**

- 3.1 Zoning Bylaw No. 4662, 2010, Section 851 - Schedule 1 - Legal Plans Defining Waterfront Boundary, Section 851.02 is hereby amended by adding, to the table row referred to as District Lot 557, the following text, “,

EPP66290” after the existing text “17495” in table row referred to as District Lot 557.

## **Part 4 Amends Zoning Maps**

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

FROM: M1 – Marine Zone 1

TO: RS4 – Single Family Dwelling Zone 4

## **Schedules**

Schedule A - Zoning Map Amendment from M1 to RS4

READ A FIRST TIME on

PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

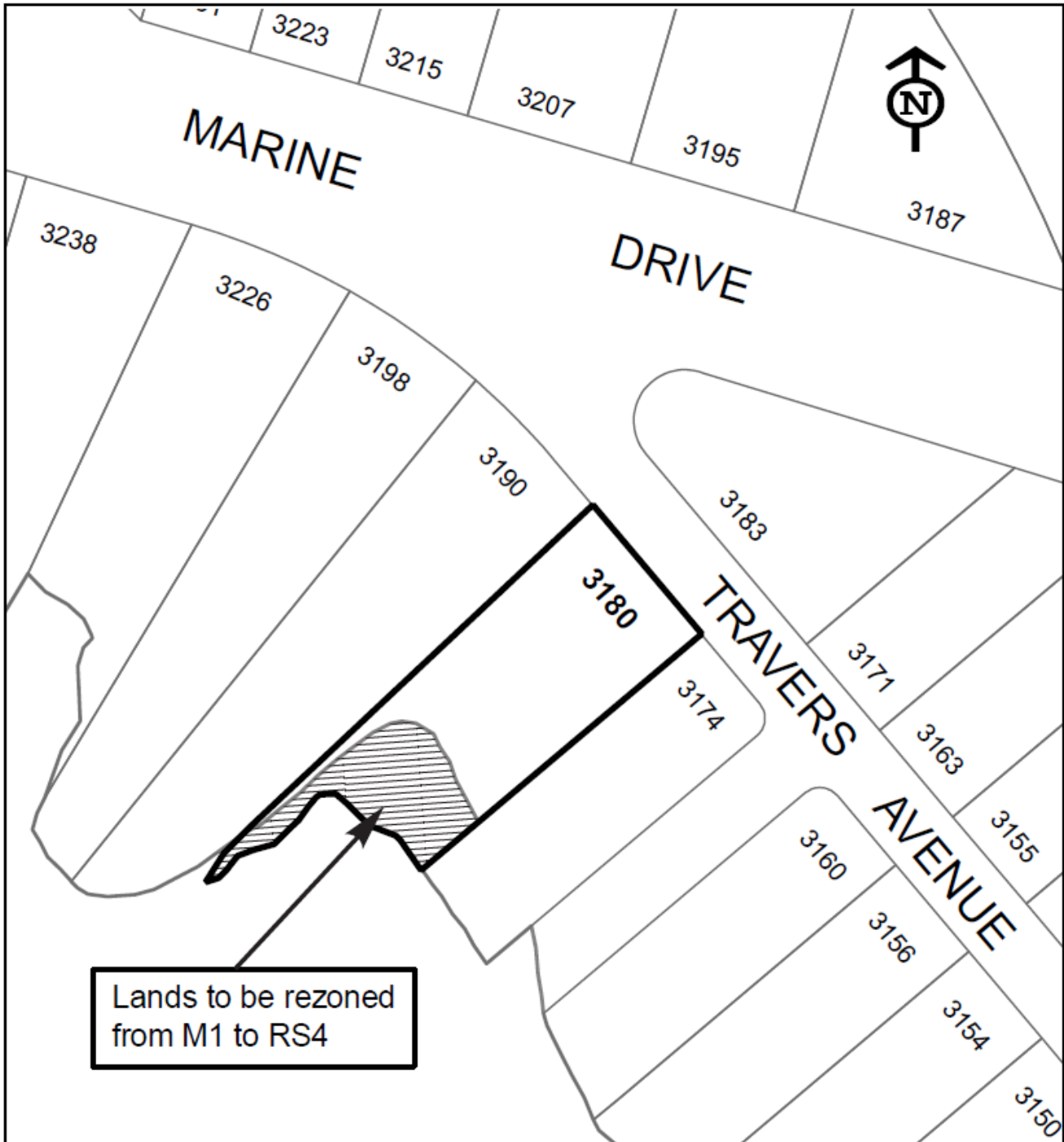
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Mayor

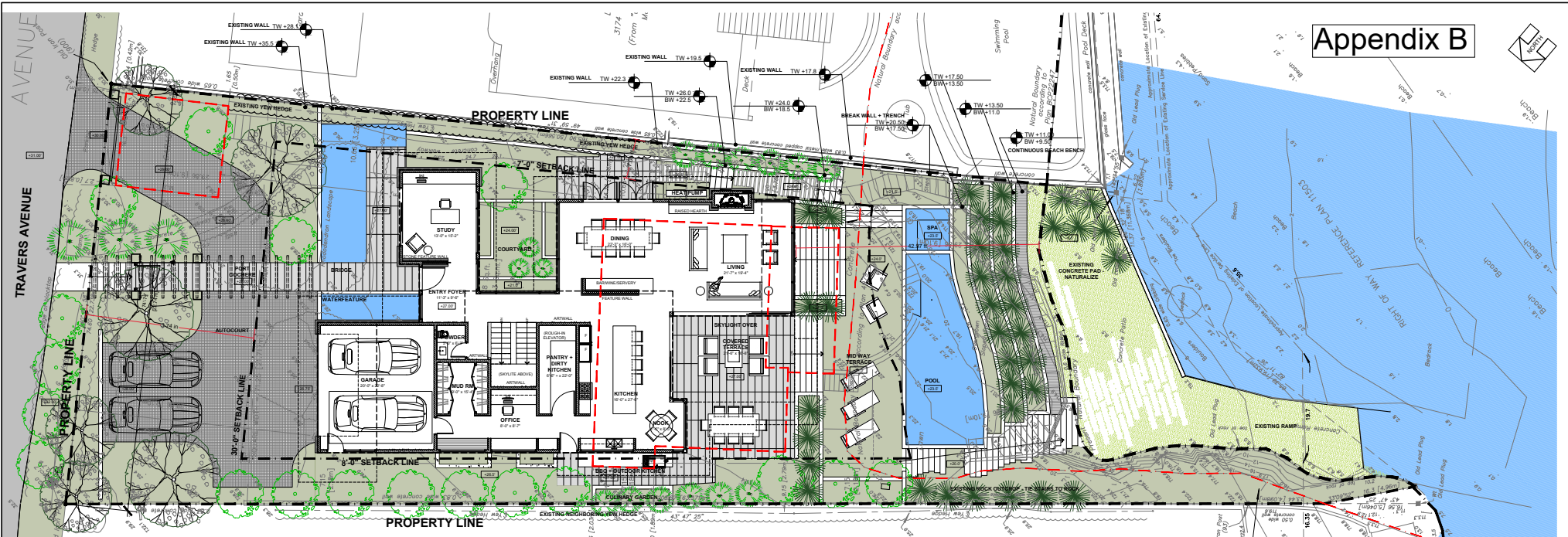
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Corporate Officer

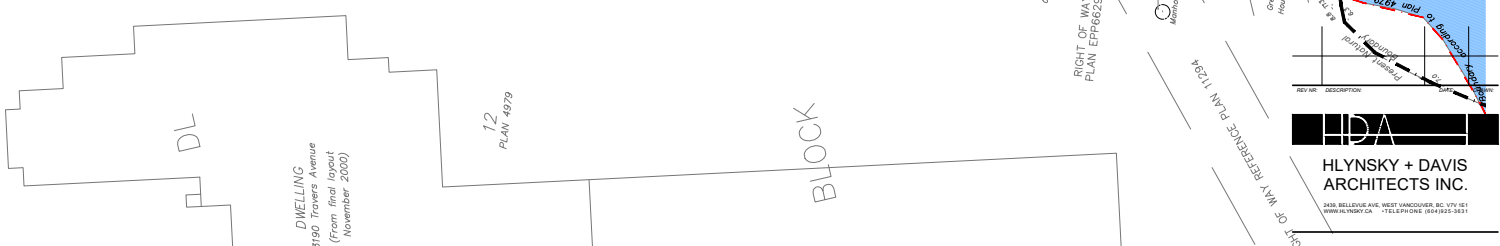
### Schedule A – Zoning Bylaw Map Amendment from M1 to RS4



# Appendix B



1 MAIN FLOOR PLAN  
1/8" = 1'-0"



## PROJECT STATISTICS

TO CONFORM WITH BCBC 2018 PART 9 - RESIDENTIAL C  
+ UPDATED ENERGY EFFICIENCY REQUIREMENTS PER BCBC DEC 19, 2014 - ZONE 4 (WEST VANCOUVER)

**LOT ADDRESS :** 3180 TRAVERS AVENUE, WEST VANCOUVER, BC  
P.I.D.: 030-029-228  
R.S.#: LOT 4 BLOCK 5 DISTRICT LOT 557 GROUP 1 NEW WEST. DIST. PLAN EP66289

**ZONING:** RS4  
**LOT AREA:** 11628.00 sq.ft. ( 1080.28 sq.m. ) (INCLUDING BOUNDARY ADJUSTMENT PER CHAPMAN SURVEY)

FLOOR AREA CALCULATIONS	ALLOWED	GRDS (PROPOSED)	BY LAW F.A.R. (PROPOSED)	COMMENTS
LOWER FLOOR		2653.33 sq.ft. 247.06 sq.m.	178.53 sq.ft. 16.62 sq.m.	MIN + 27.0 AVE. GRADE + 24.51 SEE CALCULATION BELOW
ACCESSORY SPACE (POOL MECH)		49.86 sq.ft. 4.63 sq.m.	0.00 sq.ft. 0.00 sq.m.	FULLY EXEMPT
MAIN FLOOR		2300.61 sq.ft. 213.73 sq.m.	2300.61 sq.ft. 213.73 sq.m.	
UPPER FLOOR		1427.73 sq.ft. 132.64 sq.m.	1428.00 sq.ft. 132.67 sq.m.	
GARAGE		477.91 sq.ft. 44.40 sq.m.	36.59 sq.ft. 3.40 sq.m.	EXEMPT AREA = 441.32 sq.ft. 41.00 sq.m.
<b>TOTAL</b>	ALLOWED = 0.35	4069.80 sq.ft. 378.10 sq.m.	8915.44 sq.ft. 842.47 sq.m.	3844.13 sq.ft. 356.42 sq.m.
				F.A.R. = 0.35, ALLOWED

## BASEMENT F.A.R. CALCULATIONS

MAIN FLOOR LEVEL	+ 27'-0" ( 81.30 )
APPROXIMATE ELEVATION FOR EXEMPTION	+ 24'-0" ( 72.75 - 3'0" )
GROSS BASEMENT FLOOR AREA	2659.33 sq.ft. ( 247.06 sq.m. )
AREA OF BASEMENT FULLY EXEMPT	1949.29 sq.ft. ( 181.00 sq.m. )
AREA OF BASEMENT PARTIALLY EXEMPT	710.04 sq.ft. ( 65.86 sq.m. )
% OF EXEMPT AREA	$\frac{( \text{AVERAGE GRADE ELEVATION} - \text{BASEMENT FLOOR ELEVATION} )}{( \text{MAIN FLOOR ELEVATION} - \text{BASEMENT FLOOR ELEVATION} )} \times 100$ $\frac{( 24.48 - 17.00 )}{( 27.00 - 17.00 )} \times 100 = 74.80\%$

SITE COVERAGE	ALLOWED	PROPOSED	COMMENTS
BUILDING OUTLINE (INCLUDING GARAGE)		2778.94 sq.ft.	
COVERED ENTRY		258.13 sq.ft.	
		18.64 sq.ft.	
		1.73 sq.m.	
COVERED DECK		194.19 sq.ft.	
		18.04 sq.m.	
<b>TOTAL</b>	ALLOWED = 30%	3488.40 sq.ft. 324.08 sq.m.	2972.73 sq.ft. 276.18 sq.m.
			CONFORMS

## SHILLINGTON + DEAN RESIDENCE - 3180 TRAVERS AVE. W. VAN

EXISTING AVERAGE HEIGHT CALCULATIONS	A	B	(A+B)/2	LENGTH	PRODUCT
A-B	27.90	27.50	27.70	23.00	637.10
B-C	27.50	26.70	26.60	17.96	477.69
C-D	25.70	25.70	25.70	11.46	294.48
D-E	25.70	25.70	25.70	3.50	89.95
E-F	25.70	25.70	25.70	15.50	398.35
F-G	25.70	24.50	25.10	14.08	353.49
G-H	24.50	25.00	24.75	21.42	530.06
H-K	25.00	24.50	24.75	13.80	336.70
K-L	24.50	24.70	24.60	16.19	398.21
L-M	24.70	20.50	22.60	27.38	618.88
M-M2	20.50	20.50	20.50	1.50	30.75
M2-M3	20.50	20.10	20.30	7.00	142.10
M3-M4	20.10	20.10	20.10	1.50	30.15
M4-N	20.10	20.00	20.05	7.63	152.86
N-P1	20.00	19.90	19.95	5.00	99.75
P1-P2	19.90	19.90	19.90	0.00	0.00
P2-R1	19.90	22.00	20.95	12.00	251.40
R1-R2	22.00	22.00	22.00	0.00	0.00
R2-S1	22.00	22.25	22.13	3.58	79.26
S1-S2	22.25	22.25	22.25	0.00	0.00
S2-T	22.25	23.00	22.63	21.48	485.97
T-V	23.00	23.75	23.38	14.65	342.35
V-W	23.75	23.75	23.75	2.50	59.38
W-X	23.75	24.00	23.88	9.50	226.81
X-A	24.00	27.90	25.95	65.17	1691.08
<b>TOTAL PERIMETER</b>				<b>315.58</b>	
<b>TOTAL PRODUCT</b>					<b>7,726.60</b>
<b>AVERAGE GRADE</b>					<b>24.48</b>

## SHILLINGTON + DEAN RESIDENCE - 3180 TRAVERS AVE. W. VAN

PROPOSED AVERAGE HEIGHT CALCULATIONS	A	B	(A+B)/2	LENGTH	PRODUCT
A-B	26.75	26.75	26.75	23.00	615.25
B-C	26.75	27.00	26.88	17.96	482.63
C-D	27.00	27.00	27.00	11.46	309.36
D-E	27.00	27.00	27.00	3.50	94.50
E-F	27.00	27.00	27.00	15.50	418.50
F-G	27.00	26.50	26.75	14.08	379.72
G-H	26.50	25.00	23.75	21.42	508.85
H-K	27.00	27.00	27.00	13.80	369.60
K-L	27.00	26.50	26.75	16.19	444.45
L-M	26.50	26.50	26.50	27.38	725.44
M-M2	26.50	26.50	26.50	1.50	39.75
M2-M3	26.50	24.00	25.25	7.00	176.75
M3-M4	24.00	24.00	24.00	1.50	36.00
M4-N	24.00	24.00	24.00	7.63	183.00
N-P1	24.00	24.00	24.00	5.00	120.00
P1-P2	24.00	18.20	21.10	0.00	0.00
P2-R1	18.20	18.20	18.20	12.00	218.40
R1-R2	18.20	24.00	21.10	0.00	0.00
R2-S1	24.00	24.00	24.00	3.58	86.00
S1-S2	24.00	27.00	25.50	0.00	0.00
S2-T	27.00	27.00	27.00	21.48	579.44
T-V	27.00	27.00	27.00	14.65	395.44
V-W	27.00	27.00	27.00	2.50	67.50
W-X	27.00	27.00	27.00	9.50	256.50
X-A	27.00	26.75	26.88	65.17	1751.35
<b>TOTAL PERIMETER</b>				<b>315.58</b>	
<b>TOTAL PRODUCT</b>					<b>8,111.84</b>
<b>AVERAGE GRADE</b>					<b>25.70</b>

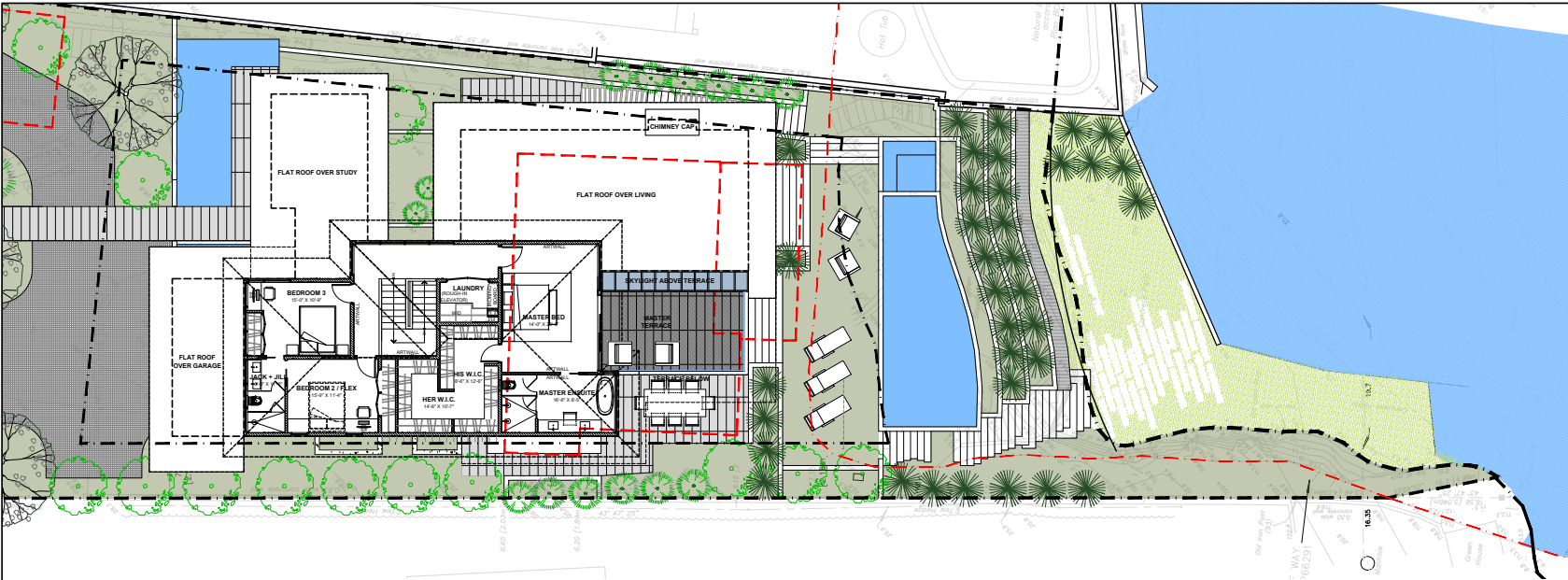
**HDA**  
**HLINSKY + DAVIS ARCHITECTS INC.**  
 2438 BELLEVUE AVE. WEST VANCOUVER, BC V7V 1E1  
 WWW.HLINSKYCA.COM • TELEPHONE 604-263-2631

PROJECT TITLE:  
**SHILLINGTON + DEAN RESIDENCE**  
 3180 TRAVERS AVENUE  
 WEST VANCOUVER, BC

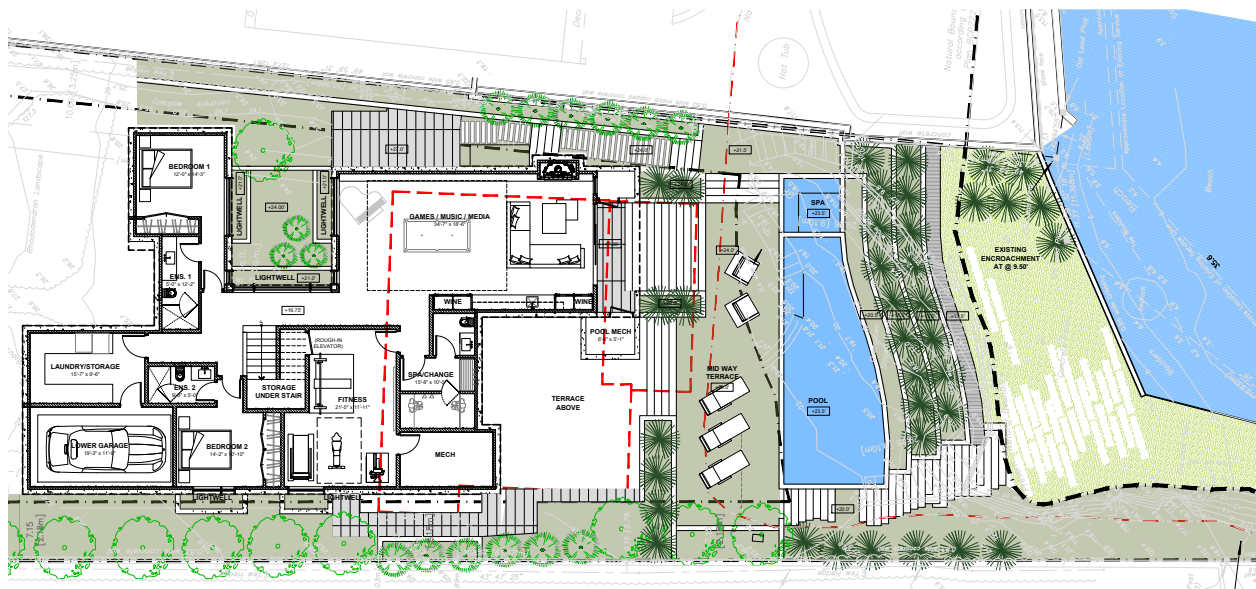
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**SCHEMATIC LAYOUTS**  
**PLANS**  
**MAIN FLOOR + SITE**

FILE: SHILLINGTON - CURRENT PLANS.dwg  
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 SCALE: 1/8" = 1'-0"  
 DATE: 04/02/2021

**SK1**



2 UPPER FLOOR PLAN  
1/8" = 1'-0"



3 LOWER FLOOR PLAN  
1/8" = 1'-0"

REV	DESCRIPTION	DATE	DRAWN

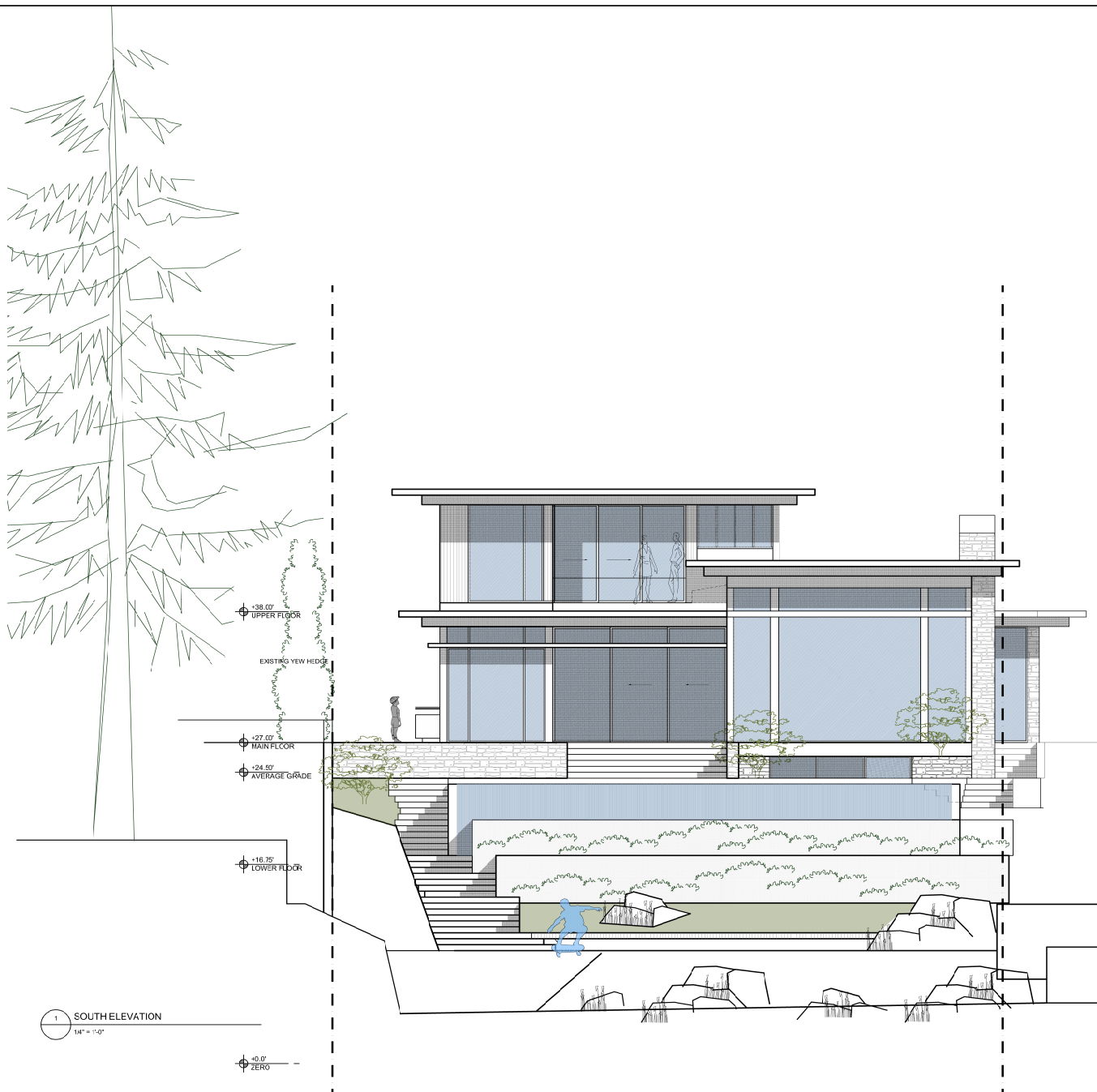
**HDA**  
**HLYNKY + DAVIS**  
**ARCHITECTS INC.**  
 248 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1  
 WWW.HLYNSKY.CA • TELEPHONE 604-941-2831

PROJECT TITLE  
 SHILLINGTON & DEAN RESIDENCE  
 3180 TRAVERS AVENUE  
 WEST VANCOUVER, BC

SHEET TITLE  
 SCHEMATIC LAYOUTS  
 PLANS  
 LOWER & UPPER FLOOR

FILE  
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 DRAWN: RJA  
 SCALE: 1/8" = 1'-0"  
 DATE: 04/02/2011

**SK2**



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

+0.00' ZERO

NO.	PRELIM DESIGN	CLIENT REVIEW	DESIGN/ISSUE	BY
REVISE	DESCRIPTION	DATE	DRAWN	

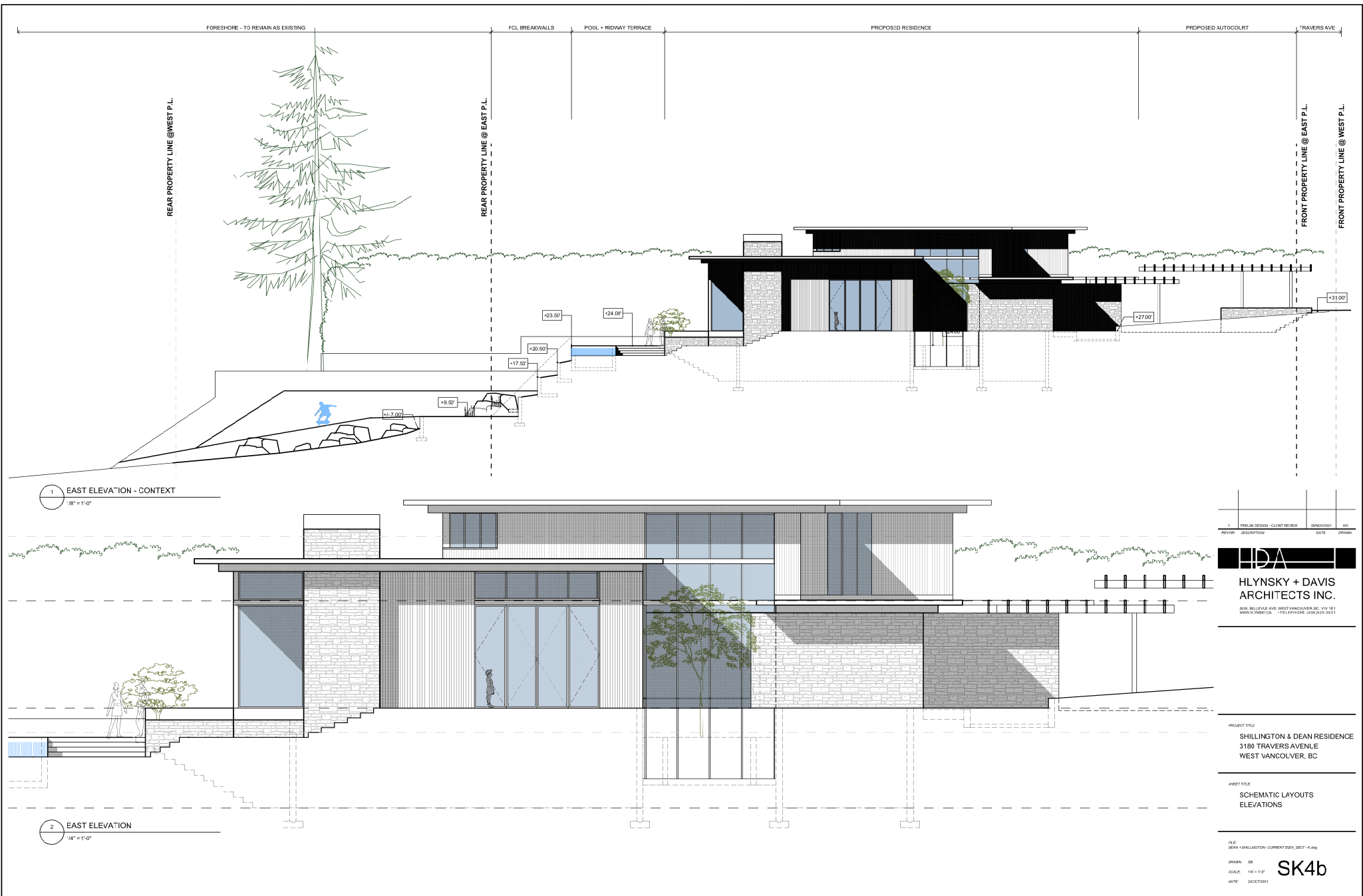
**HDA**  
**HLYNKY + DAVIS**  
**ARCHITECTS INC.**  
 2590 BELLEVUE AVE. WEST VANCOUVER, BC V7V 1E1  
 WWW.HYPERICA - TELEPHONE (604) 223 2651

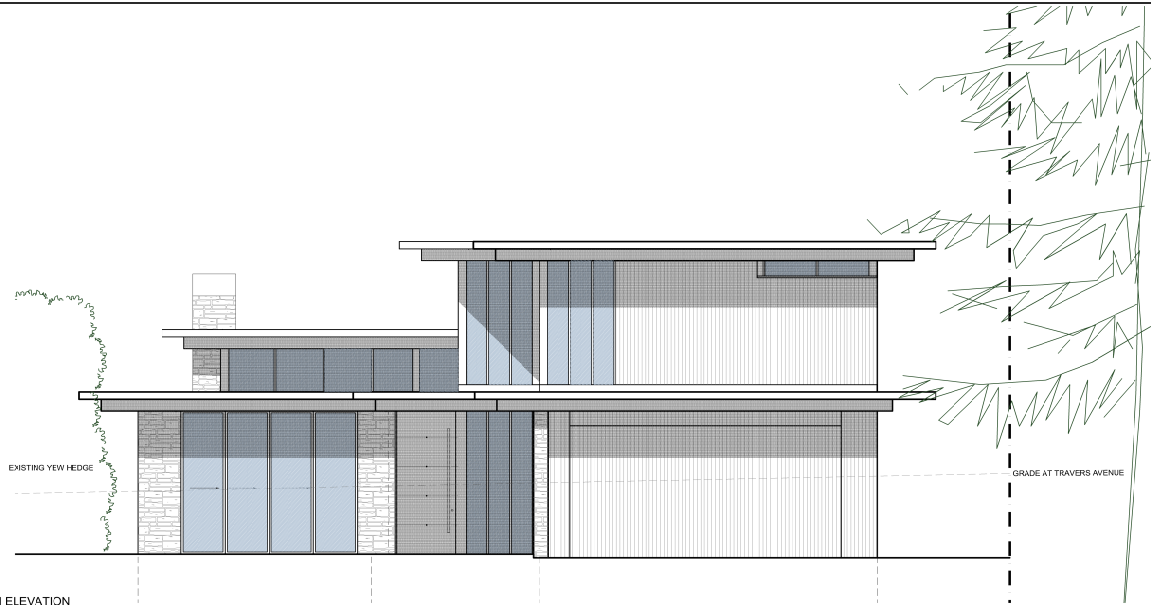
PROJECT TITLE  
**SHILLINGTON & DEAN RESIDENCE**  
 3180 TRAVERS AVENUE  
 WEST VANCOUVER, BC

SHEET TITLE  
**SCHEMATIC LAYOUTS**  
**ELEVATIONS**

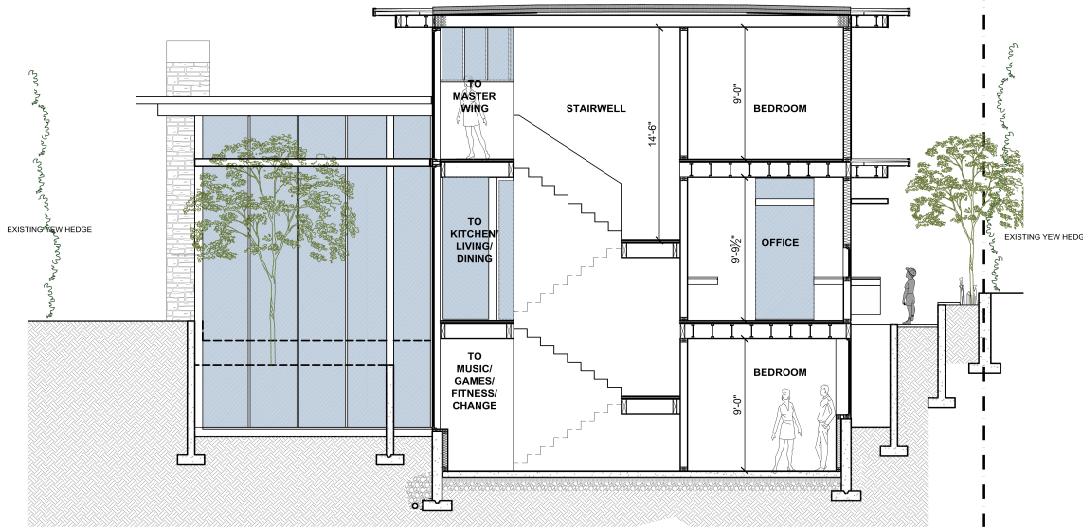
FILE  
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 DRAWN: SB  
 SCALE: 1/4" = 1'-0"  
 DATE: 23/OCT/2011

**SK3b**





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



2 SECTION THROUGH COURTYARD + STAIRWELL  
1/4" = 1'-0"

NO.	REVISION	DATE	BY
1	PRELIM DESIGN - CLIENT REVIEW		
2	REVISED DESIGN - CLIENT REVIEW		

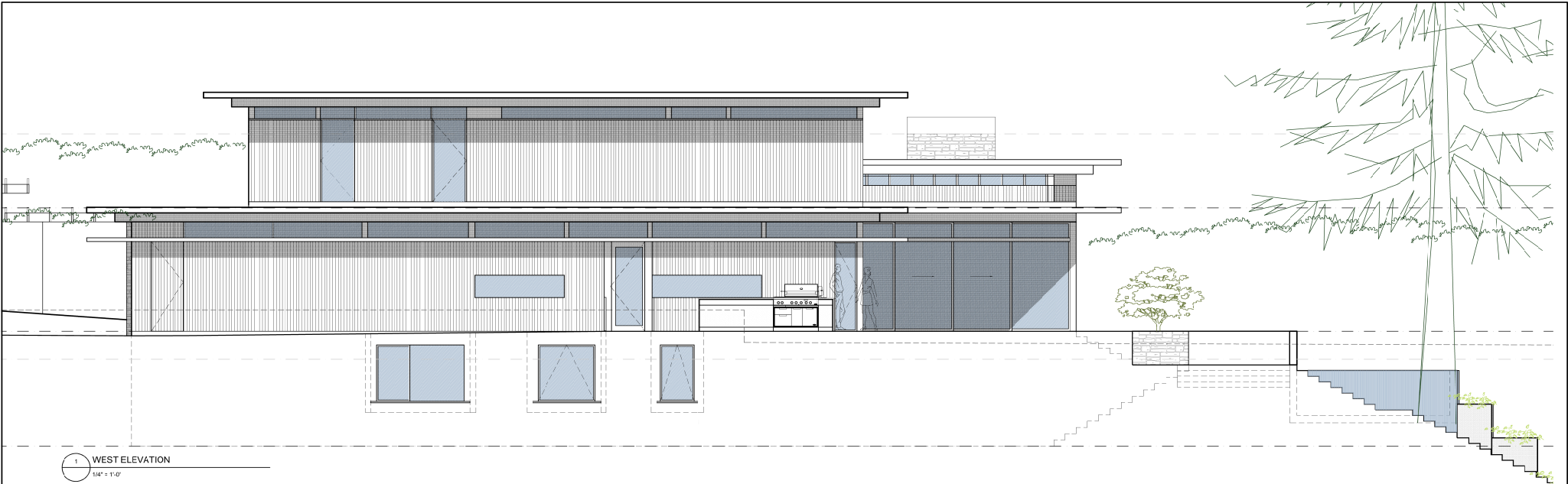
**HDA**  
**HLYNKY + DAVIS**  
**ARCHITECTS INC.**  
 250 BELLEVUE AVE. WEST VANCOUVER, BC V7V 1E1  
 WWW.HLYNKY.COM - TELEPHONE (604) 223-2651

PROJECT TITLE  
**SHILLINGTON & DEAN RESIDENCE**  
 3180 TRAVERS AVENUE  
 WEST VANCOUVER, BC

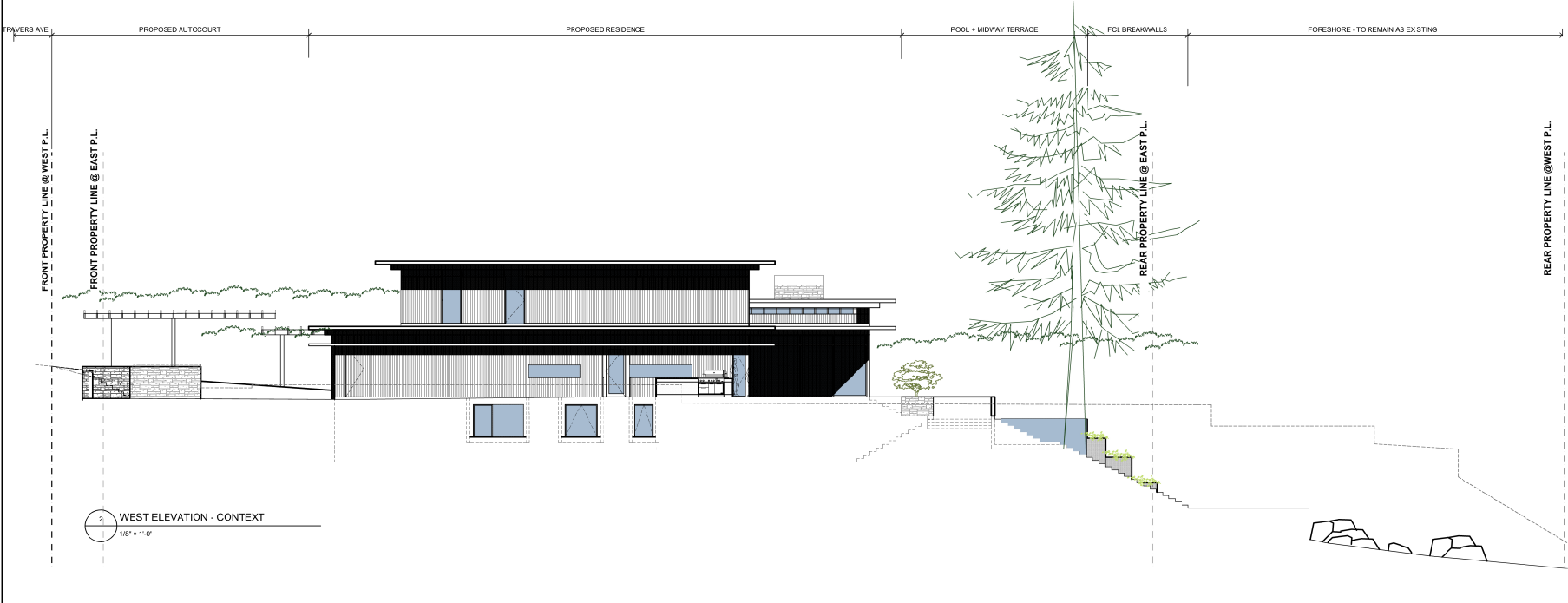
SHEET TITLE  
**SCHEMATIC LAYOUTS**  
**ELEVATIONS**

FILE  
 DEAN + SHILLINGTON - CURRENT REV. SCOT - 10.09  
 DRAWN: SB  
 SCALE: 1/4" = 1'-0"  
 DATE: 23 OCT 2011

**SK5b**



1 WEST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION - CONTEXT  
1/8" = 1'-0"

NO.	REVISION	DATE	BY
1	PRELIM DESIGN - CLIENT REVIEW		
2	REVISED DESIGN - CLIENT REVIEW		

**HDA**  
**HLYNISKY + DAVIS**  
**ARCHITECTS INC.**  
 250, BELLEVUE AVE. WEST VANCOUVER, BC V1V 1E1  
 WWW.HLYNSKY.COM TEL: 604.225.2651

PROJECT TITLE  
**SHILLINGTON & DEAN RESIDENCE**  
 3180 TRAVERS AVENUE  
 WEST VANCOUVER, BC

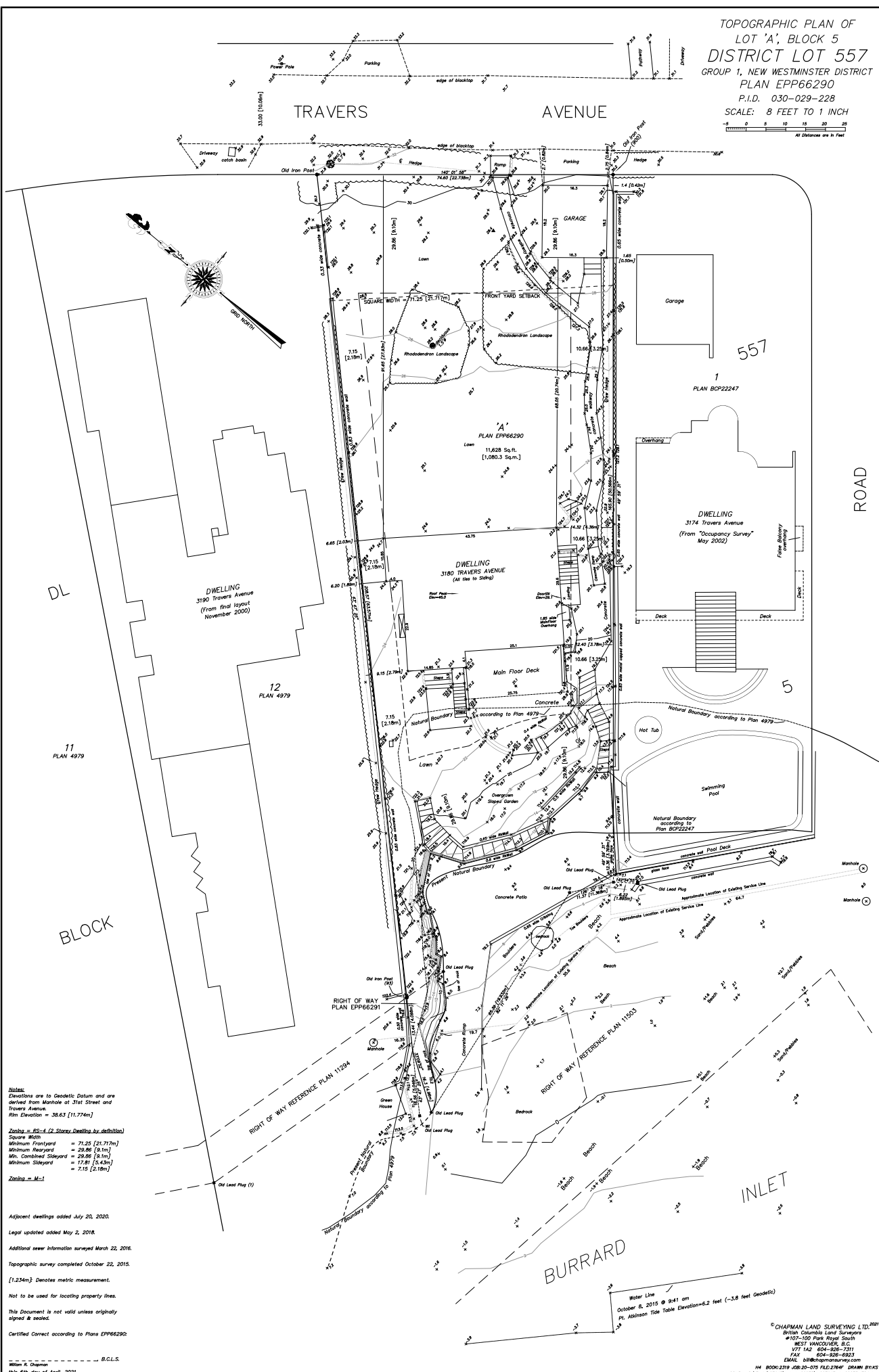
SHEET TITLE  
**SCHEMATIC LAYOUTS**  
**ELEVATIONS**

FILE  
 DEAN + SHILLINGTON - CURRENT REV. 2007 - 10.dwg  
 DRAWN: SB  
 SCALE: 1/8" = 1'-0"  
 DATE: 23OCT2011

**SK6b**

TOPOGRAPHIC PLAN OF  
 LOT 'A', BLOCK 5  
 DISTRICT LOT 557  
 GROUP 1, NEW WESTMINSTER DISTRICT  
 PLAN EPP66290  
 P.I.D. 030-029-228  
 SCALE: 8 FEET TO 1 INCH

All Distances are in Feet



**Notes:**  
 Elevations are to Geoidal Datum and are derived from Manhole at 31st Street and Travers Avenue.  
 Mm Elevation = 38.63 [11.77m]

**Zone 1 = R-4 (2 Storey Dwelling by definition)**  
 Square Width = 71.25 [21.71m]  
 Minimum Frontyard = 29.86 [9.1m]  
 Min. Combined Sideyard = 29.86 [9.1m]  
 Minimum Sideyard = 17.81 [5.43m]  
 Zone 1 = M-1 = 71.0 [21.6m]

Adjacent dwellings added July 20, 2020.  
 Legal updated added May 2, 2018.  
 Additional sewer information surveyed March 22, 2016.  
 Topographic survey completed October 22, 2015.  
 [1.23m] Denotes metric measurement.  
 Not to be used for locating property lines.  
 This Document is not valid unless originally signed & sealed.  
 Certified Correct according to Plans EPP66290

--- B.C.L.S.  
 Wm & Chapin  
 14 8006 2319 JOB 20-015 FILE 2164 DRAW 8145  
 COMP: Q:\Veg\1746\Lot A-2020\M02764-A-2020-1746.dwg

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## REZONING APPLICATION

3180 Travers Avenue  
West Vancouver, British Columbia

Neighborhood + Community Public Meeting

October 13, 2021 6:00 p.m.

**Location:** Virtual via Zoom

In attendance (Applicant Team):

Katie Hlynsky, Hlynsky + Davis Architects Inc.  
Gordon Hlynsky, Hlynsky + Davis Architects Inc.  
Bill Chapman, Chapman Land Surveying

HDAi  
HDAi  
CLS

Virtually:

Erik Wilhelm, West Vancouver Planning  
Client

WVP  
CLIENT  
N  
N  
N  
N

Open Public Meeting to discuss Re-zoning portion of 3180 Travers from Marine to RS4 to match upland.

### Discussion Items:

1. Presentation by Katie Hlynsky – Project Architect – HDAi - Presentation attached.
2. Neighborhood comments/questions included:
  - a. View corridors and consideration for neighbors.

HDAi agreed the design of homes should maintain privacy, access to light, sightlines and positive neighbor relationships. House is designed with west side having two stories above grade with lower massing to the east. This allows view corridor through from north property, maintains light + view access on east neighbor but keeps the home forward enough to not feel as though in a canyon between east and west neighbor. (The west neighbor has benefit of being further toward ocean on a natural jetty.)

- b. Property Line Adjustment and Natural Boundary: Question if natural boundary would change in time with sea level rise.

CLS discussed that natural boundary does change with time and has changed a couple of inches in his past 50+ years in surveying. This may speed up according to scientists involved with sea level rise.

- c. Would this re-zoning set a precedence?

WVP confirmed that re-zoning applications are on a case-by-case basis and this would not set a precedent.

d. What would happen if archeological artifacts were found on site?

**CLS** clarified that the foreshore on this lot is predominantly bedrock which would largely negate ability for artifacts to be buried. Proper procedure would occur should significant archeological artifacts be discovered during construction.

e. Has an FCL been set for the property?

**HDAi** has been working with NHC, coastal engineers, who have determined an FCL of +24 for this site based on location and schematic design.

f. Review of timeline by HDAi:

- (21/10/14 – 21/10/24) Pubic Input closes with minutes submitted to West Vancouver Planning Department
- Planning Department Review + possible Council Date determination
- Revisions as required
- Council Presentation + additional public input – 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> reading
- Revisions as Required
- Building Permit Submission

**MEETING ADJOURNED AT 6:45 p.m. FOLLOWING NO FURTHER QUERRIES.**

Prior to meeting:

- October 2, 2021 - Phone message from local resident.  
Concerned with access to the beach, with “Land grab and West Vancouver people getting more”.  
Returned call. No call back.

Following meeting:

- No comments have been received by HDAi in ten days following meeting (October 13 – 25, 2021)

*The above minutes are believed to be a true account of this meeting. Any errors, omissions or discrepancies should be reported to Hlynsky + Davis Architects Inc.*

We are here tonight to discuss rezoning a portion of 3180 Travers Avenue from Marine zoning to RS4 to match adjacent upland zoning. We welcome the local community to share comments and concerns regarding the proposed rezoning of this property. We will give a synopsis of this request and then invite attendants to provide input. This meeting will be recorded and submitted to the West Vancouver Planning Department as part of the Re-zoning Process prior to future Council Meeting.

The Natural Boundary according to Legal Plan 4979 was an inaccuracy in surveying and the new property line has been reviewed and registered with the British Columbia Surveyor general as the current natural boundary. This does not constitute an accretion or an addition of land. Based on the previous natural boundary, the existing home is non conforming to required waterfront setbacks. The area between the previous and current natural boundary is automatically considered Marine Zone until it is re-filed as Residential Zoning which in this case would be RS4 to match the upland condition. As bedrock, it is above high tide and has been described as upland not marine land. The Marine zoning accounts for an additional 198.4 square meters.

The proposed home has been set to maintain view corridors from the neighboring lots and maintain the character of the area. The proposed home is set 9" (23 cm) toward the ocean compared with the existing envelope and is back 7'-9" (2.4 metres) from the existing structure of the main deck. The upper floor is set back an additional 18 feet and pushed to the west side to preserve sightlines and light for east neighbor. While the oceanside setback is 30'-0", we have set the Main floor of the house 42'-0" from this new property line. There are no variance requests for the proposed new home and pool and it will meet new FCL requirements as determined by retained Coastal Engineer.

This rezoning request is to:

1. Amend Section 851 of the zoning bylaw to allow the waterfront setback to be measured from Legal Plan EPP66290; and
2. Amend the zoning map to accurately describe M1 lands as part of the upland zoning RS4.

Thank you for attending our public meeting. We also have the new owners and Erik Wilhelm from the West Vancouver Planning Department here virtually to answer any questions.

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