



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

4.

COUNCIL REPORT

Date:	April 24, 2024
From:	Hanna Demyk, Planning Technician
Subject:	Proposed Zoning Amendment and Development Variance Permit to Allow Subdivision of 2550 Queens Avenue
File:	1010-20-23-055

RECOMMENDATION

THAT the proposed Zoning Amendment and Development Variance Permit application for 2550 Queens Avenue be denied.

1.0 Purpose

The purpose of this report is to provide Council with information about the Zoning Amendment and Development Variance Permit proposal received to allow subdivision of 2550 Queens Avenue.

2.0 Legislation/Bylaw/Policy

Zoning Bylaw

The Zoning Bylaw regulates the permitted uses, form, and location on individual lots. The subject property is currently zoned Residential Single Family Dwelling Zone 3 (RS3). A zoning amendment is required to amend the subdivision standards within the RS3 zone to facilitate the proposed infill subdivision. Zoning bylaw variances are also requested through the Development Variance Permit application to vary lot width, front yard setbacks, and combined side yard setbacks on each proposed lot to facilitate subdivision.

3.0 Official Community Plan and Council Strategic Objective(s)

The Official Community Plan (OCP) contains the following relevant policy:

- 2.1.1 Amend neighbourhood subdivision standards (including consideration of site-specific applications) and consider alternate site configurations, such as panhandle lots, to enable the development of smaller houses on smaller lots in existing detached residential areas;
- 2.1.8 Ensure that new single-family dwellings respect neighbourhood character by:

- a. Reviewing regulations controlling the scale of new single-family dwellings;
- b. Applying and updating built-form guidelines, as relevant, in regards to neighbourhood context and character, streetscape and natural features, and
- c. Requiring all development permit applications, rezoning applications, and variance applications to include a section demonstrating how the proposed project respects or enhances existing neighbourhood character.

4.0 Financial Implications

If Council directs staff to process the application and bring forward amendment bylaws (not recommended) a Community Amenity Contribution would be evaluated and determined through that application review process.

5.0 Background

5.1 Previous Decisions

Not applicable.

5.2 Subject Property and Context

The subject site is zoned RS3, 1,111.6 m² in area, and located within the Dundarave neighbourhood. The site is currently developed with a one-storey single-family dwelling and is surrounded by single-family dwellings (Figure 1 and **Appendix B**). Vehicle access is currently provided from Queens Avenue.

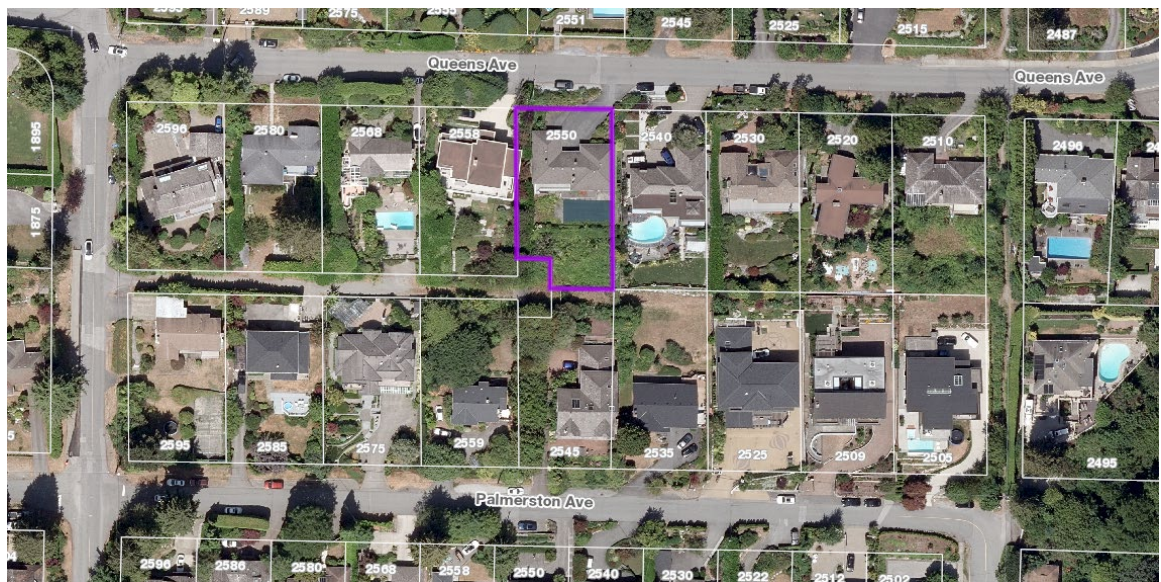


Figure 1 – Aerial Image of 2550 Queens Avenue

6.0 Analysis

6.1 Proposal

The applicant proposes to amend the zoning for the property to facilitate subdivision to create a total of two lots (**Appendix A**). A zoning amendment is required to allow the subdivision as the proposed lots do not comply with the minimum lot area requirements of the RS3 zone (Figures 2 and 3). As shown in Figure 3, zoning bylaw variances are also proposed to vary lot width, front yard setback, and combined side yard setback for each proposed lot to facilitate subdivision and siting of the proposed buildings.

The applicant currently proposes one single-family dwelling with one secondary suite on each lot, and vehicle access is proposed from the rear lane. Preliminary renderings of the proposed building designs are included in **Appendix B**. Should Council direct staff to process the application (not recommended), the proposed building designs would be subject to staff review, requiring revisions to resolve any technical, site planning, and servicing issues.

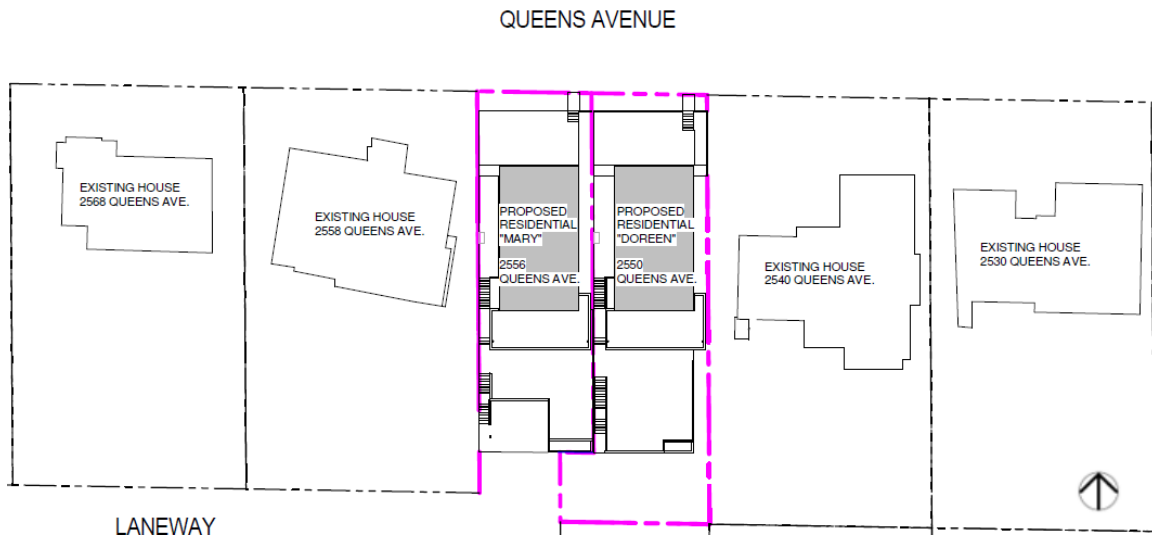


Figure 2 – Proposed Schematic Subdivision Plan

	Area:	Width:	Front Yard:	Combined Side Yard:
Lot A ("Mary" Queens Avenue)	493.1 m ²	12.6 m	7.9 m	3.8 m
Lot B ("Doreen" Queens Avenue)	618.5 m ²	12.6 m	7.6 m	3.8 m
RS3 Zone Minimum	975 m²	18.3 m	9.1 m	4.9 m
with Adjustments for High-Performance Buildings (Step 5)	975 m²	18.3 m	8.8 m	4.3 m

Figure 3 – Comparison of Proposed Lot Sizes, Lot Widths, Front Yard Setbacks, and Combined Side Yard Setbacks to Zoning Bylaw Requirements

6.2 Discussion

Subdivision and Neighbourhood Character

The immediate neighbourhood is comprised of modest single-family homes built in the 1940-1950s as well as more recent construction. Surrounding properties are similar in size to the existing site, follow a consistent block pattern, and include single detached residential dwellings. The neighbourhood consists of moderately sized RS3 zoned lots directly to the north, south, east, and west of the subject site as well as smaller RS4 and RS5 zoned sites to the south of Palmerston Avenue (Figure 4). Sites within a 100 m radius of the subject site range from 770.8 m² to 1,672.4 m² in area and 19.5 m to 38.3 m in width.

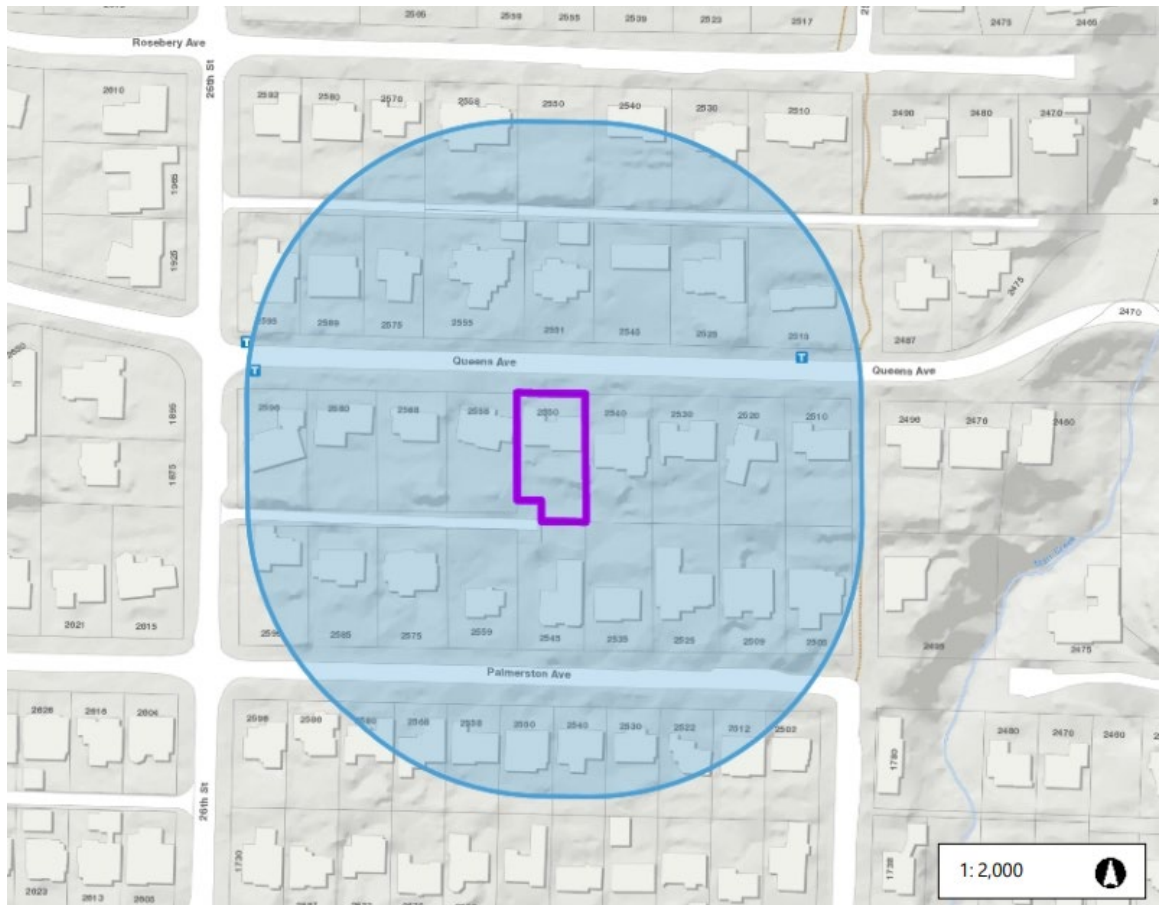


Figure 4 – Subject Site, 100 Metre Buffer, and Surrounding Lot Pattern

There are several factors that staff consider when reviewing subdivision proposals that require a zoning amendment including site characteristics (e.g., site area, configuration, access) and compatibility with neighbourhood context and character when determining what is appropriate for a site. The RS3 zone requires that all new lots created through subdivision have a minimum lot area of 975 m² and minimum lot width of 18.3 m. The proposed lots are considerably smaller than the

required minimum lot area of the RS3 zone and narrower than the required minimum lot width of the RS3 zone (Figure 5).

	RS3 Zone Minimum Requirement	Proposed	Amount Smaller and Narrower than RS3 Zone Minimum
Lot Area	975 m²	Lot A: 493.1 m ²	Lot A: 481.9 m ²
		Lot B: 618.5 m ²	Lot B: 356.5 m ²
Lot Width	18.3 m	Lot A: 12.6 m	Lot A: 5.7 m
		Lot B: 12.6 m	Lot B: 5.7 m

Figure 5 – Comparison of Proposed Lot Area and Lot Width to RS3 Zone Requirements

Additionally, the proposed lots are 152.3 m² to 277.7 m² smaller and 6.9 m narrower than the smallest and narrowest lot within a 100 m radius of the subject site.

Given the above, subdivision of the subject site would result in lots significantly smaller and narrower than surrounding properties, would not correspond to the neighbourhood lot pattern, and is not in keeping with the surrounding developments. This analysis is consistent with staff review of similar sites across the District.

The current proposal differs from recent zoning amendment applications on residential single-family lots in the District that received Third Reading from Council in 2023 (i.e., 875 and 885 Jefferson Avenue and 2237 Palmerston Avenue). In both cases, staff recommended support for the proposed zoning amendments to allow subdivision as the proposed lots were within the range of lot sizes in their immediate neighbourhoods and were in keeping with the scale and character of existing homes. In staff's opinion, the current proposal does not meet these criteria.

As such, staff have indicated non-support for the current proposal to the applicant. Alternative development options have been provided to the applicant, including consideration to propose a duplex application (which would require a zoning amendment) or construction of a secondary suite and detached secondary suite (i.e., coach house) (permitted under existing zoning). The applicant has opted to proceed with the current proposal.

Sustainability

If Council directs staff to review and process the application (not recommended), the proposal would be required to meet the "Sustainable Buildings Policy" that states "*New buildings should comply with the Low-carbon Energy System pathway and should meet the step higher of the BC Energy Step code than is otherwise required by Building Bylaw No. 4400, 2004.*"

6.3 Public Engagement and Outreach

Application Timeline and Public Engagement/Notification to Date

In accordance with the *Preliminary Development and Public Consultation Policy*, the applicant held a Pre-application Information Meeting on April 26, 2023, to discuss the proposal with neighbourhood residents. Owners and occupants within 100 m of the subject site were notified by mail in advance of the meeting. Nine residents were in attendance and asked general questions regarding the proposed building design and rear lane access, however, no opposition was raised at the meeting. Following the meeting, the applicant submitted six letters of support from attendees, three of which were from neighbours within 100 m of the subject site (i.e., the notification area) and three outside of the notification area.

Staff received a formal Development Application on May 26, 2023. In July 2023, upon review of the formal development proposal staff corresponded with the applicant reiterating non-support for the current development proposal. At the time, staff provided the applicant with the option to either (a) proceed with a report to Council, or (b) withdraw the application and receive a full refund. In November 2023, the applicant confirmed that they would like to proceed to Council for consideration. The applicant then sent a neighbourhood notice on March 28, 2024 (a total of 61 notices were sent to neighbours within 100 m of the subject site) inviting feedback on the formal application proposal for a period of two weeks.

As per the public consultation summary submitted by the applicant in April 2024 (**Appendix C**), only one response was received seeking clarification on whether there are other RS3 zoned lots along Queens Avenue that are smaller than the minimum lot area requirement of the RS3 zone.

Since April 2023, a total of four letters in support and four letters in opposition of the proposal have been received by staff from neighbouring sites within the 100 m notification area. Additionally, five letters in support and one letter in opposition of the proposal have been received from sites located outside of the 100 m notification area.

Summary of Public Feedback to Date

Comments in support of the current proposal noted that the development would be a positive change to the community, would increase density leading to a more inclusive neighbourhood and maximize housing options, and would align with the character of the neighbourhood and long-term goals of the District. Contrastingly, the main concerns raised for the proposed development include:

- that the proposal would have a negative impact on neighbourhood character and is not in keeping with the type of homes and lot sizes in the area;
- the proposal would set a precedent for future subdivisions on surrounding sites;

- the proposed increase in density would stress aging infrastructure and increase traffic and congestion in the area;
- the proposal would lead to loss of privacy; and
- the proposal would not increase affordability in the neighbourhood.

A point-by-point response to public concerns was submitted by the applicant in December 2023 (**Appendix D**).

Future Public Engagement and Notification

In compliance with the Development Procedures Bylaw should the proposal advance (not recommended), a Development Application Information Meeting would be required to be held by the applicant to receive further neighbourhood feedback prior to Council consideration of the application. Neighbours within 100 m of the subject site would be notified at least ten (10) calendar days prior to the meeting date. District staff would be in attendance and would also make themselves available by phone and email to provide information, answer questions, and receive public input. Staff would report back to Council at the Public Hearing regarding the public feedback received.

Website

In alignment with current practice, a description of the proposal is available online and should the proposal advance (not recommended), applicable dates will be updated.

7.0 Options

7.1 Recommended Option

THAT Council deny the application.

7.2 Considered Options

THAT Council directs staff to:


- a) Review and process the proposed Zoning Bylaw amendment and Development Variance Permit for 2550 Queens Avenue; and
- b) Bring forward proposed bylaws to amend the Zoning Bylaw and Development Variance Permit for 2550 Queens Avenue for Council consideration.

8.0 Conclusion

In staff's opinion, the proposed subdivision of the subject site would result in lots significantly smaller and narrower than surrounding properties, would not correspond to the neighbourhood lot pattern, and is not in keeping with surrounding developments. As such, staff recommend that Council deny the application.

Author: 

Hanna Demyk, Planning Technician

Concurrence: 

Michelle McGuire,
Senior Manager of Current Planning and Urban Design

Appendices:

Appendix A – Proposed Subdivision Plan

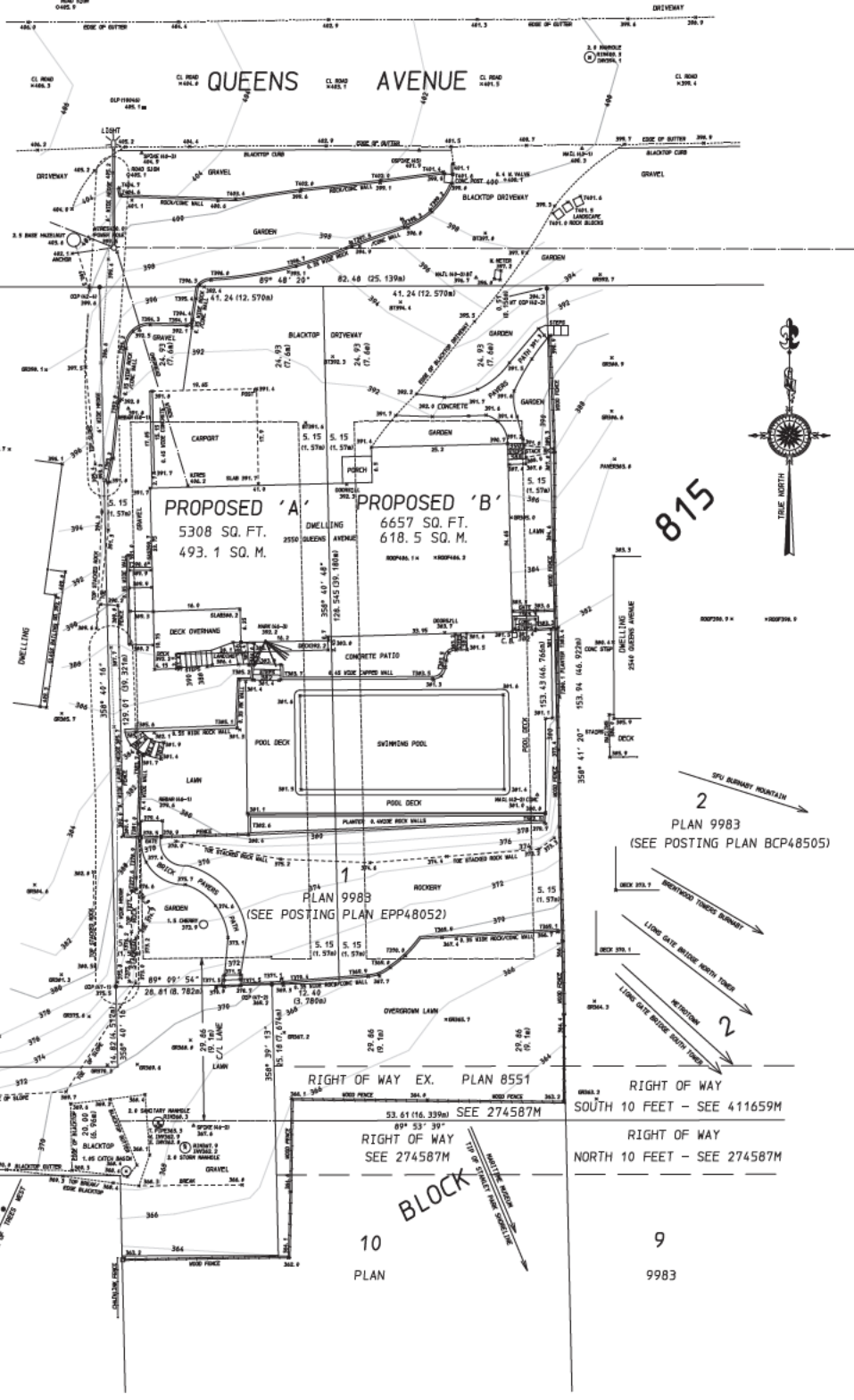
Appendix B – Preliminary Proposed Plans and Renderings

Appendix C – Applicant Public Consultation Summary (received April 16, 2024)

Appendix D – Applicant Response to Public Concerns (received Dec 3, 2023)

TOPOGRAPHIC PLAN OF
 LOT 1, BLOCK 2,
 DISTRICT LOT 815
 GROUP 1, NEW WESTMINSTER DISTRICT
 PLAN 9983
 P. I. D. 009-541-381
 SCALE: 8 FEET TO 1 INCH

"SHOWING PROPOSED SUBDIVISION"



(SEE POSTING PLAN LMP43195)

'B'
 PLAN 7168
 BLOCK 1

815
 PLAN 9983
 (SEE POSTING PLAN BCP48505)

PLAN 9983
 (SEE POSTING PLAN EPP48052)

'C'
 (SEE POSTING PLAN LMP9120)

RIGHT OF WAY EX. PLAN 8551
 53.61 (16,339m)
 SEE 274587M
 RIGHT OF WAY
 SOUTH 10 FEET - SEE 411659M
 RIGHT OF WAY
 NORTH 10 FEET - SEE 274587M

BLOCK 10
 PLAN 9983

Field survey completed 17th February, 2022.
 Not to be used for locating property lines.
 This Document is not valid unless originally signed & sealed.

Certified Correct according to field survey and Land Title Office records:
 William Chapman L762HB
 8111th A. Chapman
 this 7th day of March, 2022.

CURRENT ZONING RS3
 PROPOSED ZONING RS5
 MIN. LOT AREA = 488 SQ. M. PROPOSED = 493 SQ. M. AND 618 SQ. M.
 MIN. LOT WIDTH = 13.3M PROPOSED 12.57M.
 SQUARE WIDTH = 41.235 (12.568m)
 FRONT YARD SETBACK = 24.93 (7.6m)
 REAR YARD SETBACK = 29.86 (9.1m)
 MINIMUM SIDE YARD SETBACK = 4.99 (1.52m)
 TOTAL SIDE YARD SETBACK = 10.31 (3.14m)

THIS PLAN SHOWS ALL "PROTECTED TREES" AS DEFINED IN DISTRICT OF WEST VANCOUVER TREE BYLAW NO. 4692, 2016.

Building envelope to be confirmed by the West Vancouver Building Department.

Note:
 (10.00e) denotes metric equivalent.

Elevations are to Geodetic Datum and are derived from Sanitary Manhole at Queens Avenue and 26th Street. Invert Elevation = 422.3 (126.72m)

© CHAPMAN LAND SURVEYING LTD. 2022
 British Columbia Land Surveyors
 #197-109 Park Royal South
 WEST VANCOUVER, B.C.
 V7T 1A2 604-926-7311
 EMAIL: d111@chappansurvey.com

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THE MOTHERS ON QUEENS (MARY) LOT A

2550 - QUEENS AVENUE, WEST VANCOUVER, B.C.



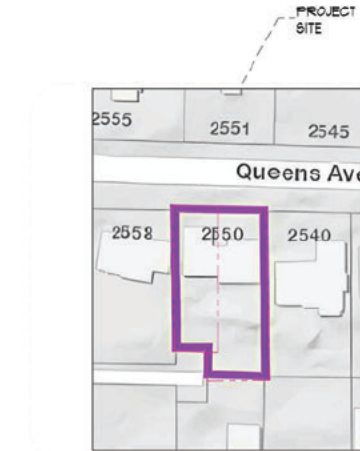
DATA SHEET

SINGLE FAMILY	15 DECEMBER 2023					
PROJECT NAME:	THE MOTHERS ON QUEENS - MARY LOT-A					
ADDRESS:	2550-QUEENS AVE, WEST VANCOUVER, B.C					
LEGAL DESCRIPTION :						
GROSS SITE AREA	5308.00	Sq Ft. of	493.13	Sq M. of	0.12	Acres
NET SITE AREA	5308.00	Sq Ft. of	493.13	Sq M. of	0.12	Acres
SETBACKS:						
	REQUIRED	PROPOSED				
FRONT (NORTH)	8.8M	7.9M				
REAR (SOUTH)	8.8M	15.5M				
SIDE (EAST)	1.2M	1.5M				
SIDE (WEST)	1.35M	2.4M				
COMBINED	2.55M	3.8M				
High Performance Applied Sec. 120.29						
ALLOWED FLOOR AREA :						
DISTRICT OF WEST VANCOUVER, ZONING RS3						
LOT COVERAGE = BUILDING FLOOR PLATE / NET SITE AREA						
	1357.31	/	5308	PROPOSED	26%	40% ALLOWED RS3
AREA CALCULATIONS						
GARAGE		Sq Ft.	441.00	Sq M.	40.97	
BASEMENT FLOOR			138.00		12.83	
As per grade calculations 26% of partial area 530.76 sqft						
MAIN FLOOR			1360.24		126.37	
UPPER FLOOR			1324.93		123.09	
TOTAL UNIT AREA			3264.26		303.26	
TOTAL NET AREA PROPOSED						
ALLOWED FLOOR AREA - W/ ENERGY BONUS (HIGH PERFORMANCE%)			3266.20		303.44	
REQUIRED PARKING						
TOTAL PARKING / STALL PLUS /STALL FOR SUITE					2	STALLS
PROPOSED PARKING						
TOTAL PARKING PROVIDED					1	STALLS
TOTAL SUITE PARKING					1	STALLS
					TOTAL	2
FROM 130.05 A,B (2)						
FROM 120.29 (2)						

SHEET INDEX

SHEET NO.	SHEET NAME
DP-0.01 & 0.02	DATA SHEETS
DP-1.01	3D VIEW - VIEW FROM QUEENS
DP-1.02	3D VIEW - VIEW FROM THE LANE
DP-2.11	SITE PLAN
DP-2.12a	CONTEXT PLAN - NEIGHBOURHOOD
DP-2.12b	CONTEXT PLAN - BLOCK
DP-2.12c	CONTEXT PLAN - CLOSE-UP VIEW
DP-2.12d	CONTEXT - AERIAL VIEW
DP-2.13	PHOTO BOARD
DP-2.14	MATERIAL BOARD
DP-2.15	STREETSCAPE VIEW
P-3.11	BUILDING FLOOR PLANS
P-3.12	BUILDING FLOOR PLANS
P-3.13	BUILDING FLOOR PLANS
DP-5.1	BUILDING ELEVATIONS
DP-5.2	BUILDING ELEVATIONS
DP-6.11	BUILDING COLOURED ELEVATIONS
DP-6.12	BUILDING COLOURED ELEVATIONS
DP-7.11	BUILDING SECTION

CONTEXT MAP



1 VICINITY MAP N.T.S.

Kasian Architecture
 Interior Design
 and Planning Ltd

102 West 50th Street, Suite 1001
 Vancouver, BC Canada V5S 2S5
 TEL: 604 445 7 004 FAX: 604 267
 www.kasian.com

NO.	DATE	DESCRIPTION	BY
5	2023-02-15	FOR REVIEW APPLICATION	
4	2023-02-17	FOR REVIEW PRELIMINARY PLAN	
3	2023-02-28	FOR CONSULTATION OF VENDOR	
2	2023-02-03	FOR REVIEW APPLICATION	
1	2023-01-27	PRELIMINARY DESIGN LAYOUT	

REV: 11/17/2023

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SCALE

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PROJECT
 THE MOTHER'S
 2550/2556 QUEENS AVE, WEST VANCOUVER, B.C

DRAWING TITLE
 COVER SHEET - LOT A

DRAWING ISSUE
 SUBDIVISION APPLICATION

PROJECT NO.	PLAT DATE	12-15-2023	DRAWN	NP
DRAWING NO.	SCALE	1:32	REVISIONS	80
				80/80
				5

THE MOTHERS ON QUEENS (DOREEN) LOT B

2550 - QUEENS AVENUE, WEST VANCOUVER, B.C.



DATA SHEET

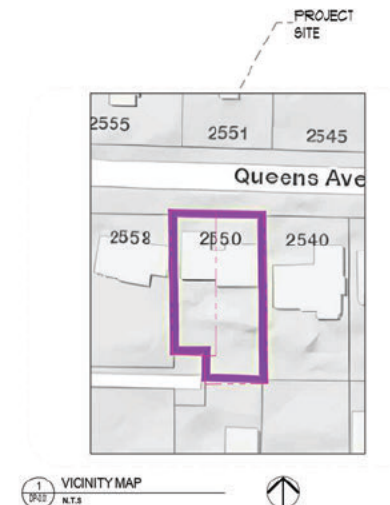
SINGLE FAMILY	15 DECEMBER 2023				
PROJECT NAME:	THE MOTHERS ON QUEENS - DOREEN LOT - B				
ADDRESS:	2550-QUEENS AVE, WEST VANCOUVER B.C				
LEGAL DESCRIPTION :					
GROSS SITE AREA	6657.00	Sq. Ft., or	618.46	Sq. M., or	0.15 Acres
NET SITE AREA	6657.00	Sq. Ft., or	618.46	Sq. M., or	0.15 Acres
SETBACKS:					
	REQUIRED	PROPOSED			
FRONT (NORTH)	8.8M	7.6M			
REAR (SOUTH)	8.8M	23.2M			
SIDE (EAST)	1.2M	1.5M			
SIDE (WEST)	1.35M	2.2M			
COMBINED	2.55M	3.8M			
High Performance Applied Sec. 120.29					
ALLOWED FLOOR AREA :					
DISTRICT OF WEST VANCOUVER ZONING RS3					
LOT COVERAGE = BUILDING FLOOR PLATE / NET SITE AREA					
	1357.31	/	6657	20%	40% ALLOWED RS3
AREA CALCULATIONS					
GARAGE		Sq. Ft.	Sq. M.		
		441.00	40.97		
BASEMENT FLOOR		143.31	13.31		
As per grade calculations 27% of partial area 530.76 sqft					
MAIN FLOOR		1360.24	126.37		
UPPER FLOOR		1324.93	123.09		
TOTAL UNIT AREA		3269.32	303.73		
TOTAL NET AREA PROPOSED					
		3269.32	303.73		
ALLOWED FLOOR AREA : W/ ENERGY BONUS (HIGH PERFORMANCE)%					
		3266.20	303.44		
REQUIRED PARKING					
TOTAL PARKING / STALL PLUS /STALL FOR SUITE					
		2		STALLS	
PROPOSED PARKING					
HOUSE PARKING		2		STALLS	
SUITE PARKING		1		STALLS	
VISITOR PARKING		2		STALLS	
		TOTAL	5	STALLS	
FROM 130.05 A, B (2)					
FROM 120.29 (2)					

Preliminary

SHEET INDEX

SHEET NO.	SHEET NAME
DP-0.01 & 0.02	DATA SHEETS
DP-1.01	3D VIEW - VIEW FROM QUEENS
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DP-2.15	STREETSCAPE VIEW
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DP-3.12	BUILDING FLOOR PLANS
DP-4.13	BUILDING FLOOR PLANS
DP-5.1	BUILDING ELEVATIONS
DP-6.2	BUILDING ELEVATIONS
DP-6.11	BUILDING COLOURED ELEVATIONS
DP-6.12	BUILDING COLOURED ELEVATIONS
DP-7.11	BUILDING SECTION

CONTEXT MAP



Kasian Architecture Interior Design and Planning Ltd	1221 West 31st Street, Suite 1021 Vancouver, BC Canada V6L 2S5 Tel: 604-445-7494 Fax: 604-440-2527 www.kasian.com	
5	2023-02-15	PRELIMINARY DESIGN APPLICATION
1	2023-02-17	PRELIMINARY DESIGN APPLICATION
3	2023-02-28	PRELIMINARY DESIGN APPLICATION
2	2023-03-02	PRELIMINARY DESIGN APPLICATION
1	2023-02-27	PRELIMINARY DESIGN APPLICATION
1	2023-02-27	PRELIMINARY DESIGN APPLICATION
1	2023-02-27	PRELIMINARY DESIGN APPLICATION
1	2023-02-27	PRELIMINARY DESIGN APPLICATION
1	2023-02-27	PRELIMINARY DESIGN APPLICATION

PROJECT	THE MOTHER'S
ADDRESS	2550/2556 QUEENS AVE, WEST VANCOUVER, B.C
DRAWING TITLE	COVER SHEET - LOT B
DRAWING ISSUE	SUBDIVISION APPLICATION

PROJECT NO.	12-15-2023	DRAWN	NP
SCALE	1 : 32	REVISIONS	80
DRAWING NO.	DP-0.02	REVISED BY	5



VIEW FROM QUEENS AVENUE



Kasian Architecture
Interior Design
and Planning Ltd

100 West Georgia Street, Suite 1805
Vancouver, BC Canada V6G 2Z6
T 604 683 4145 F 604 683 2627
www.kasian.com

NO.	DATE	DESCRIPTION	BY	CHK'D

	2023-06-15	SUBDIVISION APPLICATION		
	2023-08-31	ISSUED FOR CITY REVIEW		
	2023-09-28	PLANNING AMENDMENT - CP VARIANCE		
	2023-09-29	SUBDIVISION APPLICATION		
	2023-07-07	PRELIMINARY DESIGN LAYOUT		
	2022-10-10	REVISION - DRAWING ISSUE		

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THE MOTHER'S
2550/2556 QUEENS AVE, WEST VANCOUVER, B.C

DRAWING TITLE

3D VIEWS - VIEW FROM QUEENS AVENUE

DRAWING ISSUE

SUBDIVISION APPLICATION

PROJECT NO.	PLANT DATE	12-15-2023	DRAWN	NP
-----	SCALE		REVIEWED	SD

DRAWING NO.	REVISION
DP-1.01	5



AERIAL VIEW FROM THE LANE

NO.	DATE	DESCRIPTION	BY	CHKD BY
5	2023-09-15	SUBDIVISION APPLICATION		
4	2023-08-31	ISSUED FOR CITY REVIEW		
3	2022-08-28	PCNNG AMENDMENT / CP VARIANCE		
2	2022-08-02	SUBDIVISION APPLICATION		
1	2022-07-07	PRELIMINARY DESIGN LAYOUT		
DATE	BY	DESCRIPTION	CHKD BY	REVIEW

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PROJECT

THE MOTHER'S

2550/2556 QUEENS AVE, WEST VANCOUVER, B.C

DRAWING TITLE

3D VIEW - AERIAL VIEW FROM THE LANE

DRAWING ISSUE

SUBDIVISION APPLICATION

PROJECT NO. _____

PLANT DATE 12-15-2023

DRAWN NP

DRAWING NO. DP-1.02

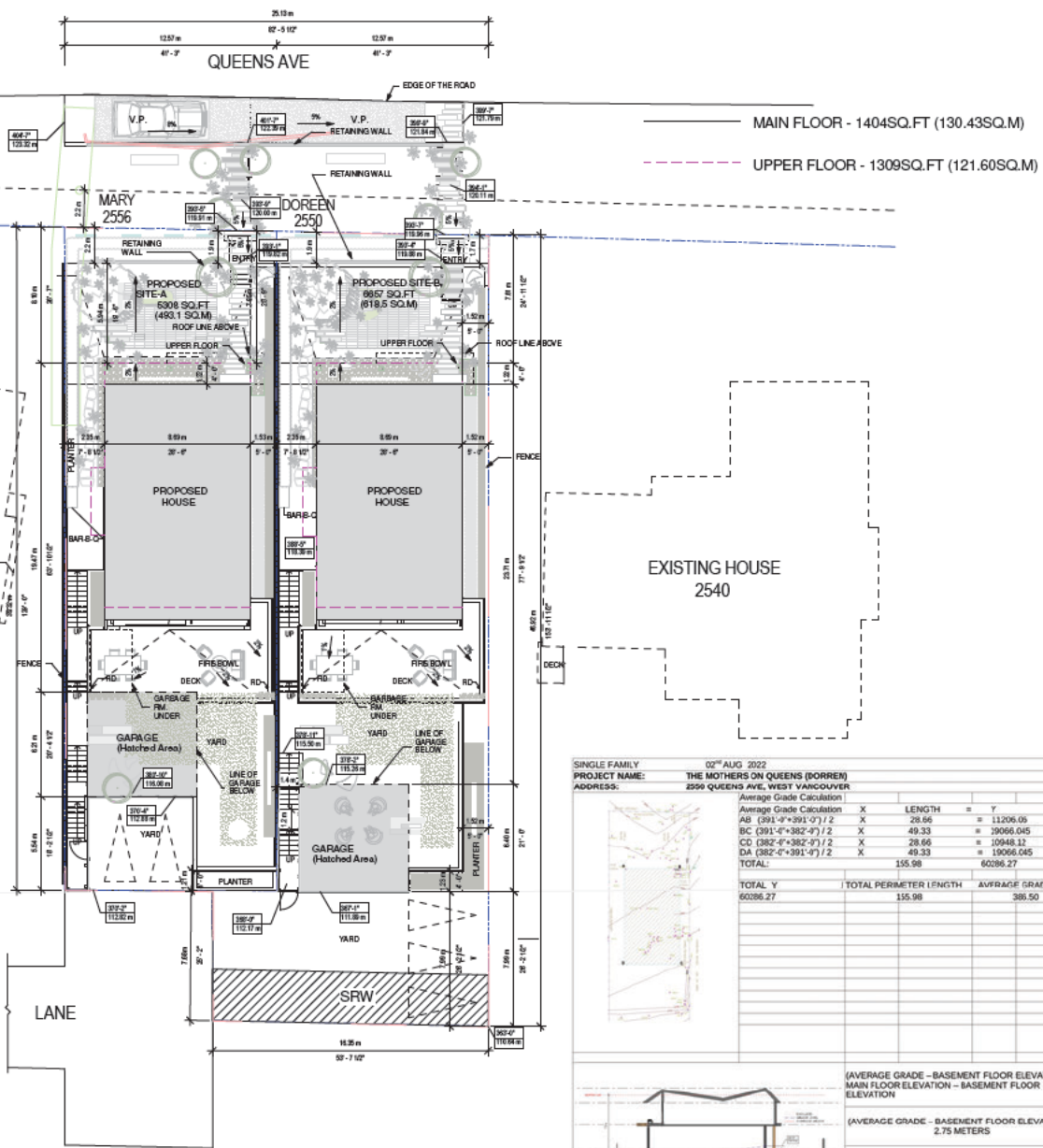
SCALE

REVIEWED SD

REVISION

5

Preliminary

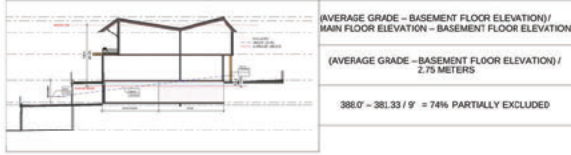


SINGLE FAMILY PROJECT NAME: THE MOTHERS ON QUEENS (MARY) ADDRESS: 2556 QUEENS AVE, WEST VANCOUVER

02nd AUG 2022

Average Grade Calculation	X	LENGTH	=	Y
AD (392'-0" x 392'-0") / 2	X	28.66	=	11204.72
BC (392'-0" x 384'-0") / 2	X	49.33	=	19640.04
CD (384'-0" x 384'-0") / 2	X	28.66	=	11005.44
DA (384'-0" x 392'-0") / 2	X	49.33	=	19640.04
TOTAL:		155.98		60520.24

TOTAL Y	TOTAL PERIMETER LENGTH	AVERAGE GRADE
60520.24	155.98	388.33

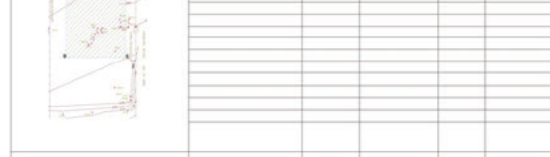


SINGLE FAMILY PROJECT NAME: THE MOTHERS ON QUEENS (DORREN) ADDRESS: 2550 QUEENS AVE, WEST VANCOUVER

02nd AUG 2022

Average Grade Calculation	X	LENGTH	=	Y
AB (391'-0" x 391'-0") / 2	X	28.66	=	11206.05
BC (391'-0" x 382'-0") / 2	X	49.33	=	19066.045
CD (382'-0" x 382'-0") / 2	X	28.66	=	10948.12
DA (382'-0" x 391'-0") / 2	X	49.33	=	19066.045
TOTAL:		155.98		60286.27

TOTAL Y	TOTAL PERIMETER LENGTH	AVERAGE GRADE
60286.27	155.98	388.50



1 SITE PLAN
DP-2.11 1:125



Kasian Architecture
Interior Design and Planning Ltd
1221 West 41st Street, Suite 101
Vancouver, BC Canada V6J 2G5
Tel: 604 445 7 004 445 2827
www.kasian.com

NO.	DATE	DESCRIPTION	BY	CHECKED
1	2022-08-15	CONCEPT APPLICATION		
2	2022-08-17	PERMISSION TO COPY DRAWING		
3	2022-08-28	CONCEPT REVIEW OF PERMITS		
4	2022-08-31	PERMISSION TO COPY DRAWING		
5	2022-07-27	PRELIMINARY DESIGN LAYOUT		
6	2022-07-27	PRELIMINARY DESIGN LAYOUT		

CONTRACTOR: [Blank]

PERMIT STAMP: [Blank]

SCALE: [Blank]

THE MOTHER'S
2550/2556 QUEENS AVE, WEST VANCOUVER, B.C.

SITE PLAN
SUBDIVISION APPLICATION

PROJECT NO.	DATE	SCALE	DRAWN	NO.
DP-2.11	12-15-2023	1:125		80

6/2/2024



Kasian Architecture
Interior Design
and Planning Ltd

1025 West 43rd Street, Suite 1001
Vancouver, BC Canada V6J 2G5
Tel: 604 445 7 004 445 2627
www.kasian.com

1	2023-02-15	PROPOSED SUBDIVISION
2	2023-03-15	REVISED CITY REVIEW
3	2023-05-15	FINAL APPROVAL
4	2023-06-15	CONSTRUCTION PERMITS
5	2023-07-15	CONSTRUCTION START
6	2023-08-15	CONSTRUCTION COMPLETE
7	2023-09-15	FINAL AS-BUILT
8	2023-10-15	FINAL RECORD DRAWINGS
9	2023-11-15	FINAL RECORD DRAWINGS
10	2023-12-15	FINAL RECORD DRAWINGS

CONTRACTOR: [REDACTED] ARCHITECT: [REDACTED] ENGINEER: [REDACTED]

PERMIT STAMP

SCALE

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PROJECT:

THE MOTHER'S

2550/2556 QUEENS AVE, WEST VANCOUVER, B.C

DRAWING TITLE

CONTEXT PLAN - NEIGHBOURHOOD

DRAWING ISSUE

SUBDIVISION APPLICATION

PROJECT NO. 12-15-2023

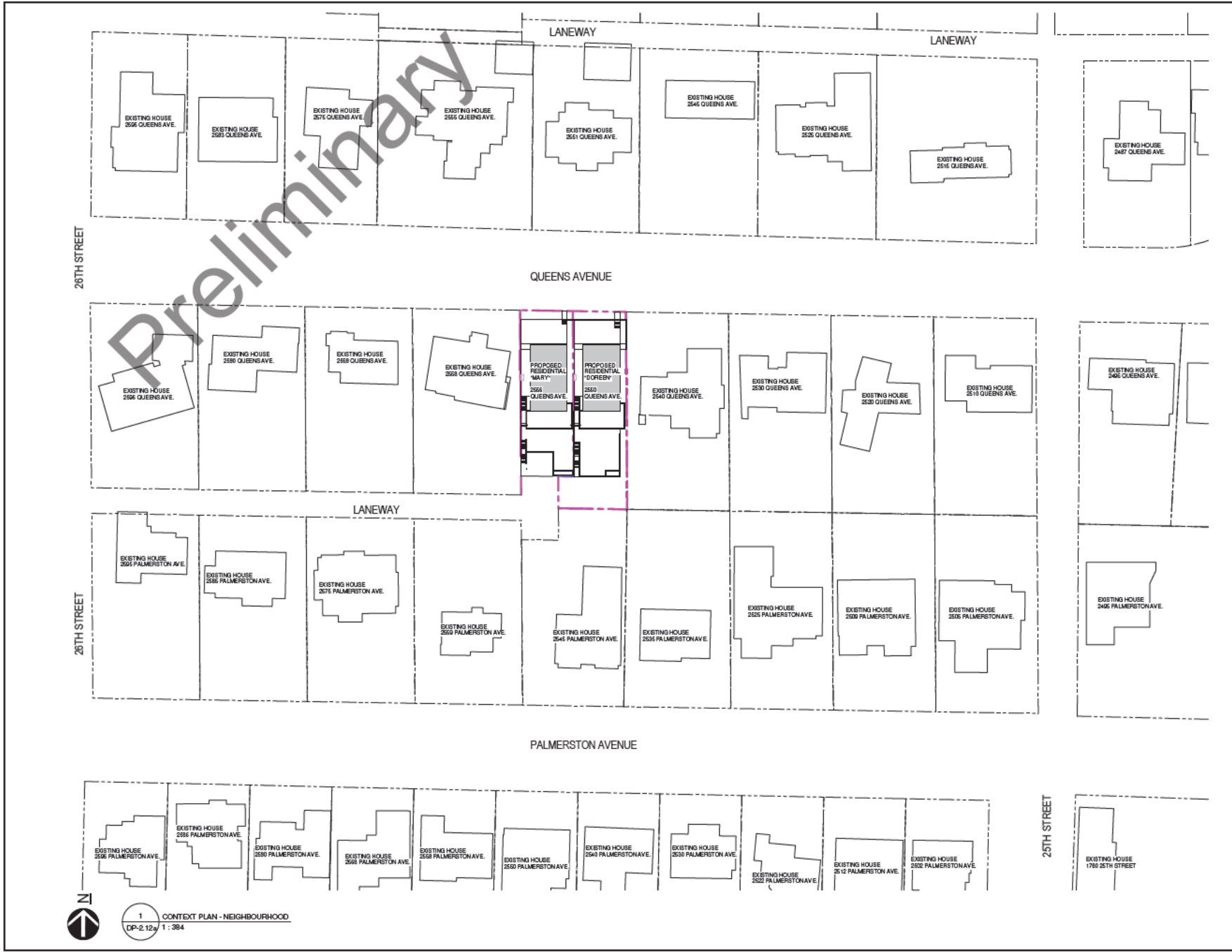
SCALE 1:384

DRAWN BY: [REDACTED]

CHECKED BY: [REDACTED]

DATE: 12/15/2023

3



26TH STREET

26TH STREET

25TH STREET



1 CONTEXT PLAN - NEIGHBOURHOOD
DP-2.12a/ 1 : 384

Preliminary



STREETSCAPE VIEW ALONG QUEENS AVENUE



Kasian Architecture
Interior Design
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100 West Georgia Street, Suite 1805
Vancouver, BC Canada V6G 2Z6
T 604 683 4145 F 604 683 2627
www.kasian.com

NO.	DATE	DESCRIPTION	BY	CHKD	REVISION
5	2023-09-15	SUBDIVISION APPLICATION			
4	2023-08-31	ISSUED FOR CITY REVIEW			
3	2022-06-28	PCNNG AMENDMENT - DP VARIANCE			
2	2022-06-09	SUBDIVISION APPLICATION			
1	2022-07-07	PRELIMINARY DESIGN LAYOUT			
001	2022-07-07	REVISION - DRAWING ISSUE			REVIEW

CONSULTANT

FORMAT STAMP

SEAL

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PROJECT

THE MOTHER'S

2550/2556 QUEENS AVE, WEST VANCOUVER, B.C

DRAWING TITLE

STREETSCAPE VIEW

DRAWING ISSUE

SUBDIVISION APPLICATION

PROJECT NO.	PLLOT DATE	12-15-2023	DRAWN	NP
.....	SCALE		REVIEWED	SD

DRAWING NO.	DP-2.15	REVISION	5
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2550 Queens Zoning Amendment & Subdivision Application

Public Consultation Summary

Introduction

The purpose of this report is to document a public consultation process summary in support of a development application at 2550 Queens Avenue, West Vancouver.

West Vancouver staff are considering advancing the application to Council for direction on the application. In compliance with a request from planning staff, the applicant distributed a neighbour letter prior to staff seeking direction from Council. This neighbour letter distribution exceeds the typical public consultation efforts undertaken by the applicant and supplements a Public Information Meeting that was hosted on April 26, 2023.

Notification:

As directed by West Vancouver planning staff, the application was distributed to 61 owners of lots located within 100m of the subject site. 55 letters were distributed by hand on March 28, 2024. 6 letters were mailed to owners who lived outside of the notification area.

Appendix A includes a copy of the neighbour letter.

Appendix B features a notification area map.

Response:

Between March 28 and April 12, one neighbour within the notification area responded to the neighbour letter. The neighbour asked about other properties with lots that are smaller than permitted within the R-3 Zone. The applicant responded with an address list of 16 non-conforming properties with smaller lots sizes.

Redacted copies of the emails are included in Appendix C.

Conclusion

The purpose of this report is to document the consultation of neighbours again prior to forwarding the application to Council for direction. The letters were sent to all owners within the notification area. Neighbours were provided two weeks to respond. No neighbours chose to submit a response in opposition to the application during this process.

Appendix A: Neighbour Letter

NEIGHBOUR NOTIFICATION LETTER
Site: 2550 QUEENS AVENUE, WEST VANCOUVER

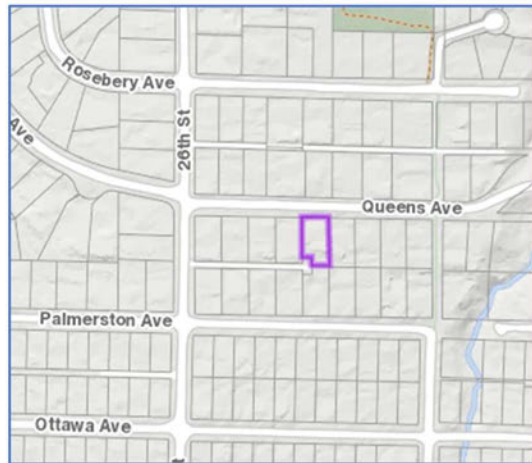
Douglas R. Johnson Architect Ltd. is applying to subdivide a single-family lot to create two single family houses at 2550 Queens Avenue.

The subdivision requires site-specific amendments to the existing RS-3 zoning for 2550 Queens and a development variance permit to proceed.

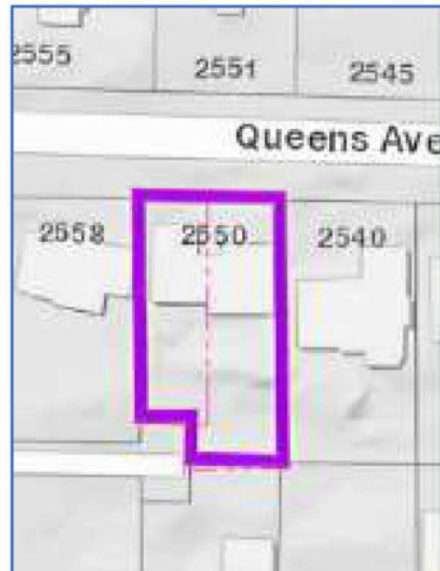
This project will go to West Vancouver Council to provide direction to Planning staff. Council is not considering final approval of the project at this meeting: more work is required before the Council will consider approving the project.

West Vancouver staff have required the applicant to notify the neighbourhood that this project will receive preliminary direction from Council at an upcoming meeting. The meeting has not been scheduled yet.

2550 Queens Avenue
Neighbourhood Context Map



2550 Queens Avenue
Neighbourhood Context Map



How big are the proposed lots?

The existing lot is 1,112m² in area. The proposed west lot would be approximately 493m² and the east lot would be approximately 619m².

What is proposed to be built?

An approx. 220m² house is proposed for each lot. Each would have a secondary suite. The footprint of each house is much smaller than the maximum permitted house: a combined 23% site coverage is proposed (40% is allowed). Access is proposed by the lane.

What green building measures are proposed?

Both houses are designed for high-performance energy conservation.

Why subdivide here? Does the Official Community Plan support this?

While site-specific amendments to the Zoning Bylaw would be required for this project, there is support for subdivisions like this in the Official Community Plan:

Policy 2.1.1 supports “amend[ing] neighbourhood subdivision standards (including consideration of site-specific applications) and consider alternate site configurations ... to enable the development of smaller houses on smaller lots in existing detached residential areas.”

Will this subdivision change the character of my single-family neighbourhood?

This project proposes single family houses for this single-family neighbourhood. The foundations of the proposed houses will be tucked below the elevation of Queens Avenue, limiting the visual impact of the houses from the street.

A video animation showing the new proposed streetscape is available at this link:

<https://youtu.be/ymPCVnS6xdQ>

Are there other single-family lots in the area with a similar size? Or is this a new idea for Queens Avenue?

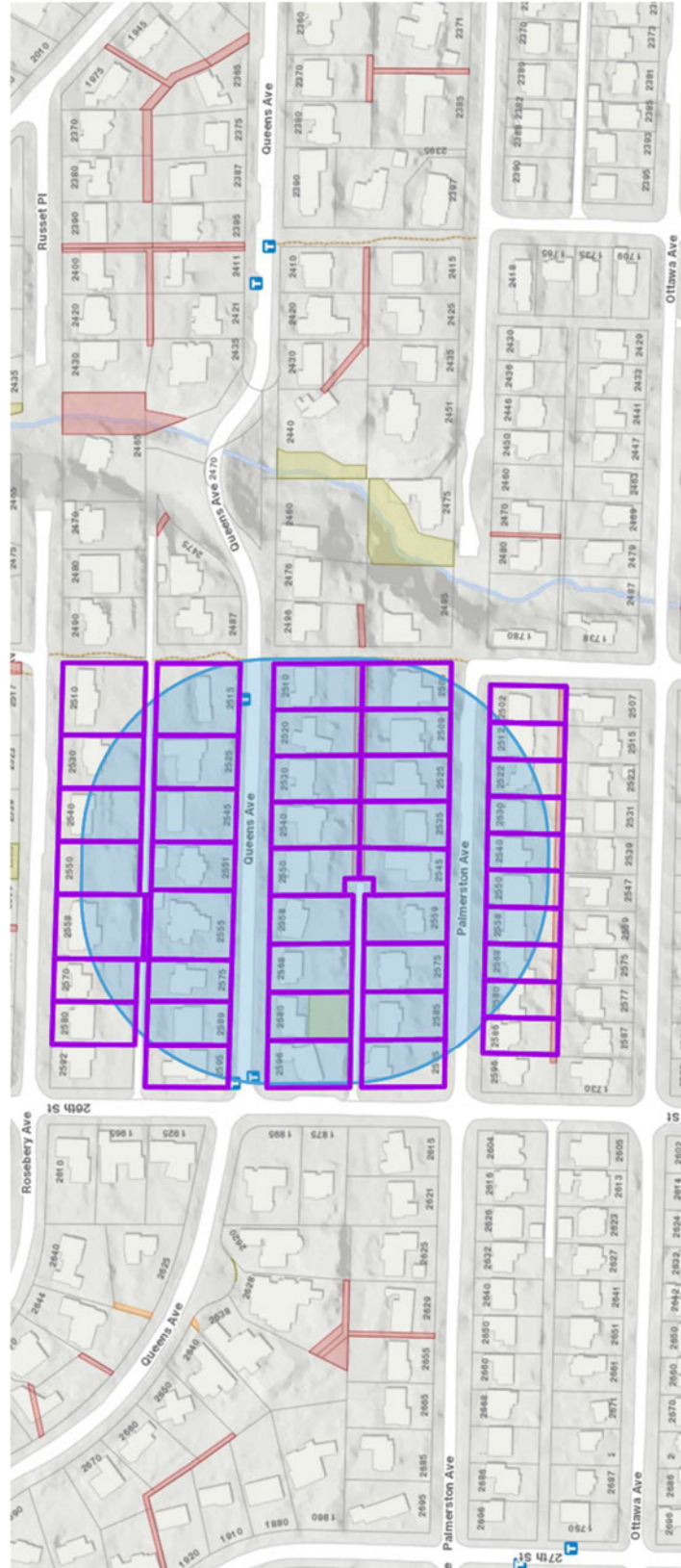
This is a proposal for single family housing. There are over 200 single family lots in the District’s RS-3 Zone that are smaller than the currently permitted zoning rules. 16 of these smaller single-family lots are located within 4 blocks of the site on Queens Avenue alone. This is not a new idea for Queens Avenue or West Vancouver.

If you have any questions, please contact:

Applicant: Doug Johnson
604-725-0429
e-mail drjohnson6@shaw.ca

District of West Vancouver Planner: Hanna Demyk
604-913-2750
hdemyk@westvancouver.ca

Appendix B: Notification Area



Appendix C: Neighbour Responses

On 4/2/24, 7:43 AM, "[REDACTED]" >> wrote:

Dear Mr Johnson,

Thank you for your reply. I misunderstood the last part of your letter. Thank you for clarifying.

Sincerely,
[REDACTED]

> On Apr 1, 2024, at 22:31, Douglas Johnson

> The notification letter did not mention 4 properties that were subdivided. It did mention that there are 16 properties with lots smaller than permitted in the R-3 zone on Queens Ave within 4 blocks of the site. I believe this is what you are referring to.

>

> The sixteen properties are below:

>

> 2230 Queens – 514m2

> 2220 Queens – 516m2

> 2208 Queens – 377 m2

> 2180, 2170, 2160 Queens -- ~748m2

> 2150 Queens – 673m2

> 2140 Queens – 673m2

> 2130, 2120, 2112, 2187, 2185, 2171, 2165, 2155 Queens – 568m2

>

> Thanks very much

>

> Doug Johnson

>

> On 3/31/24, 6:59 AM, "[REDACTED]" wrote:

>

>

> Dear Mr Johnson,

>

>

> We are the owners of [REDACTED] We would like to know the four properties that you mentioned in your letter that were subdivided. Kindly specify the addresses please.

>

>

> Sincerely,

> [REDACTED]

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Concerns and Response Summary – 2550 Queens Avenue Development Proposal

Date	Comment / Concern	Response	Forum
2023-06-18	'believe it will be the start of destroying the charm of homes on Queens in Dundarave area which have always been on large lots in excess of 10,000 sqft'	1. Dundarave has a wide range of existing lot sizes from a small as 4000 sf to 28000 The proposed lots are well within this range and by lower mainland standards still large lots. The original lots in the neighbourhood were actually smaller, creating the charm of the Dundarave area, and the larger lots came later. The large number of existing smaller lots is why the RS3 zoning bylaw has many smaller lot references in it. Only in the 1960s and 1970s did the larger lots emerge. The proposed lots in that sense are a return to the original vision for the neighbourhood character.	RS3 Review by Bill Chapman provided
	'unexpected density on a street that is already busy with traffic as a major arterial in Dundarave and a bus route.'	2. Queens Avenue is a bus route, which is a reason to add some gentle density here. It is classified as a 'collector', not a major or even a minor arterial in the District road network. In the road hierarchy it is just one step up from a local road, the lowest level of road classification. Removing the direct driveway access to Queens and accessing the lot for vehicles from the lane at the lower end of the lot will reduce potential for traffic conflict on Queens.	
2023-06-09	'bought due to the single family zoning, quiet area, and beautiful views'	3. The property will remain zoned as single family with the same zone RS-3 Single Family Zone as the neighbours. Moving the driveway off of Queens will reduce noise on the street. The views will remain the same as currently allowed on the lot as there is no change proposed in allowable height.	
	'understand the need to have more affordable housing, but it should not be to the detriment to the neighbours that want to see the existing zoning laws adhered to.'	4. Agree with the need for more affordable housing. Zoning is intended to change as Official Community Plan policies change. The proposal is in keeping with the adopted Official Community Plan bylaw.	
	'by removing one home and building two duplexes it will greatly change the feel of the neighbourhood.'	5. This project is two single family homes. The provision of secondary suites meets the District's desire for more of this	

		type of housing. The Official Community Plan envisages 300-400 new single family homes on infill lots	
	'the proposed buildings will not maintain the current setbacks from the street'	6. The proposed houses have the same set back to the neighbours on the west and the east as the existing house. The front yard setback is further back from the street compared to the house to the west and provides a transition to the house to the east. The zoning bylaw encourages this and it reflects the existing condition. It has been there for over 50 years and does appear to have been an acceptable solution.	
	'...do not maintain the current setbacks.'	7. The minimum sideyard setback in RS3 is 1.52M. This minimum is provided by the new houses. It is true that the combined side yard setback on each individual lot would be less than the 4.9M minimum. We do note that this minimum does not appear to have been adjusted when the minimum lot width was reduced. Also the total landscaped side yards with a single lot would only need to be 4.9 m. With this proposal, the total provided is 6.14 M.	
	'they will be too close to the immediate neighbors.'	See response 7.	
	'only want the existing laws enforced.'	8. Zoning is intended to change as Official Community Plan policies change. The proposal is in keeping with the adopted Official Community Plan bylaw. No rezoning is proposed	
	'consider adding density along high traffic zones like Marine Drive and Taylor Way, not in single family zoned areas like Queens.'	9. Adding gentle density in single family zones shares responsibility to meet District housing goals, and meets Official Community Plan adopted policy. Adding gentle density here helps Council respond to provincial pressure to add additional housing on all single family lots in the District. The site is on a bus route which further makes the case for gentle density.	

	'appreciate the difficult task of adding density while maintaining the beauty of West Vancouver'	10. No response needed.	
	'I would support [allowing a duplex] if it kept the same property spacing and setbacks as other properties on the street.'	11. Thanks. The proposed setback is no closer to the street than the two existing neighbours' setbacks. It matches their existing setbacks.	
2023-06-02	'The plan [April 2023 version] has more building and hard surfaces than I am comfortable with. We need more ground and green around our homes.'	12. A single lot/house can have a lot coverage 30%. The proposed houses have 26% on the west lot and 20% on the east lot. In addition to this, the hard surface driveway off Queens has been removed and the garages are integrated into the grade and have green roofs integral to the rear yard landscaping. The landscaping design has been done by a professional designer to very high standards.	
	Total buildable floor area.	13. With a single lot under RS-3 the zone allows 585.4 sm of floor area. With the two lots proposed this is reduced by 30% to a combined 408.8 sm total.	
	'This street has smaller lots than many in the general area.'	See response 1 .	
2023-05-29	'Guests at the gathering [tea party at xxxx Queens on Sun. May 28 with about 12 people attending] appeared largely unaware that Mr. Johnson had held a meeting on April 26, 2023, as required by the Municipality with respect to his Preliminary Development Proposal.'	14. The applicant is open to voluntarily hosting a 2 nd Preliminary Development Proposal meeting to show neighbours landscaping and other details on the proposal, to give neighbours additional opportunity for input. The April 2023 meeting followed standard District notification procedures, including delivery of notices to over 100 homes. We were pleased with the range of positive responses received at the first Public Information Meeting.	
	'I became increasingly alarmed that the answers he was giving to the people at the gathering were completely at odds with what was contained in the Preliminary Development Proposal (PDP).'	15. Mr. Johnson felt it would have been rude and unneighbourly to turn what was advertised as a 'meet and greet' annual tea party into a full-blown discussion of his development proposal. Mr. Johnson was shocked and felt embarrassed for the hosts when one of the neighbours did try to turn it into a pseudo-public information meeting instead of respecting the host's intent for the tea party. Mr. Johnson obviously had no materials at	

		hand to show the house guests the proposal, nor should he have, as it was not the purpose of the tea party. It was a Sunday social event. Nevertheless, for full transparency, the applicant is voluntarily hosting a 2 nd PIM to allow additional discussion, with plans and supporting materials for anyone interested.	
	'Mr. Johnson did not mention, and in fact denied, that he intended to rezone 2550 Queens Avenue to facilitate subdivision of the site into two lots, as well as apply for zoning by-law variances for side yard reductions.'	See response 15.	
	'he gave the gathering the opinion that everything he wanted was already within the existing zoning and bylaws for the neighbourhood.'	16. This is not a factual recounting of the tea party. Again Mr. Johnson was there For a social event not to present his project	
	'Even as I referred him to his Proposal, he continued to evade the true nature of his proposed plans, leaving the other guests attempting to figure out what was going on, and assuming that the owners of the property would surely know what their plans were.'	See response 15.	
	Request for staff to e-mail 'a complete copy of the Preliminary Development Proposal and any other pertinent information which was submitted to or requested by the Municipality with respect to 2550 Queens Avenue'.	17. The drawings and written material are provided by link on the District of West Vancouver web site. Similar information will be provided for the 2 nd Public Information Meeting.	
	Staff comments:		
2023-07-13	The proposal would result in lots significantly smaller than surrounding sites;	See response 1.	
	The proposal does not correspond to the neighbourhood lot pattern, lot size (area and width), and is not in keeping with the surrounding developments	By definition, in order to meet OCP policy for gentle density of approximately 300-400 lots, each of these single lot subdivisions will be out of keeping with the surrounding developments in terms of area and width.	In this neighbourhood On Queens there are RS3 lots as small as 4000 s.f. RS3 has a wider range of sizes so the proposed lots are well within the existing range.