

6155 EAGLERIDGE PLACE

Issued for Preliminary Development Proposal

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Project:

Project Number
Owner
EAGLERIDGE PLACE
6155 EAGLERIDGE PLACE

Drawing:
COVER PAGE & DRAWING LIST

Project Status:
Project Status

SUBMISSION	
Date (YYYY-MM-DD)	Description

REVISION		
No.	Date	Description

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Scale: _____ DWG. NO: **A00**

SHEET NUMBER	SHEET NAME	03 SD Set - Schematic Design
A00	COVER PAGE & DRAWING LIST	Yes
A02	PROJECT OVERVIEW	Yes
A04	CONTEXT	Yes
A06	POLICY INFORMATION	Yes
A08	POLICY INFORMATION	Yes
A12	POLICY INFORMATION	Yes
A20	SITE PLAN	Yes

SHEET NUMBER	SHEET NAME	03 SD Set - Schematic Design
A22	FLOOR PLAN - TYPE A	Yes
A24	FLOOR PLAN - TYPE B	Yes
A26	FLOOR PLAN - TYPE C	Yes
A28	FLOOR PLAN - TYPE R	Yes
A30	FLOOR PLAN - TYPE D	Yes
A40	FORM AND CHARACTER	Yes
A42	ELEVATIONS	Yes
A50	SECTION	Yes
A60	3D RENDERING	Yes
A62	3D RENDERING	Yes

2020 HOUSING NEEDS REPORT

In 2020, the District of West Vancouver retained CitySpaces Consulting to complete a Housing Needs Report in accordance with Provincial legislation. While this is the first housing needs report as per this legislation, this report builds on a foundation of housing policy, regulations, specific topic studies, and community engagement around housing that has been completed in West Vancouver over the past 15 years. This report is intended to provide an understanding of current and anticipated housing needs within West Vancouver, and forms the context for the proposed housing in this application.

Figure 9: Occupied Private Dwellings by Number of Bedrooms, Percentage Change (2006-2016)



Source: Statistics Canada, Census of Population, 2006, 2011, 2016

KEY TAKEAWAYS

HOUSING DIVERSITY AND AFFORDABILITY

A review of Census data from 2006-2016 indicates the proportion of the housing stock made up of smaller and family-friendly units has declined overall – 55.1% decline in studios, 2.2% increase in 1-bedrooms, 7.5% decline in 2-bedrooms, and 10.3% decline in 3-bedrooms. The proportion of the housing stock comprising larger homes of 4 or more bedrooms has increased by 16.8%

RENTAL HOUSING

Approximately 98% of the District’s aging purpose-built rental stock was constructed before 1981. Vacancy rates have remained less than 1.4% for the past 20 years. More affordable rental options would help young singles, downsizing seniors, and families to afford to live in West Vancouver.

HOUSING ACCESSIBILITY

Housing meant to accommodate seniors should be located in close walking distance to transit and services, should be single-level (or accessible via lifts / bedroom-on main configurations), and adaptable to ensure that it meets the needs of seniors as they continue to age-in-place.

A LOOK AT HOUSING NEEDS AND KEY CONSIDERATIONS BY DEMOGRAPHIC



OLDER COUPLES

- The District of West Vancouver is experiencing population aging that will contribute to an increased need for seniors housing in coming years.
- As the population continues to age, there may be more seniors looking to downsize, but there are limited wheelchair-accessible and affordable choices within the community.
- Based on stakeholder feedback, many seniors are leaving West Vancouver because there are limited affordable, accessible housing options available within the community



SINGLE PROFESSIONALS

- Feedback received during consultation indicates employers are struggling to recruit and retain staff due to housing affordability challenges
- For those who cannot afford to live in West Vancouver, the prospect of commuting in for work is increasingly daunting given rising travel times.
- There is a growing disconnect between what renter households can afford and what is available.



YOUNG FAMILIES

- Feedback indicates it is difficult for dual-income households to afford home ownership or the cost of rent for larger units in West Vancouver
- The price of housing in West Vancouver has increased substantially, while incomes have remained relatively constant
- The majority of housing completions are within the single-detached housing category (4+bedrooms), which remains out of reach for most young families. There is a need for more affordable, family-friendly housing in West Vancouver including 2-3 bedroom units types in the form of missing middle housing.



SINGLE SENIORS

- Feedback from community engagement indicated seniors interested in smaller, accessible homes are challenged to find affordable options in West Vancouver and many older residents are leaving the community.
- For many seniors, isolation can be challenging. Innovative multi-generational models (lock-off suites) include seniors living with families to share household costs and provide social interaction.

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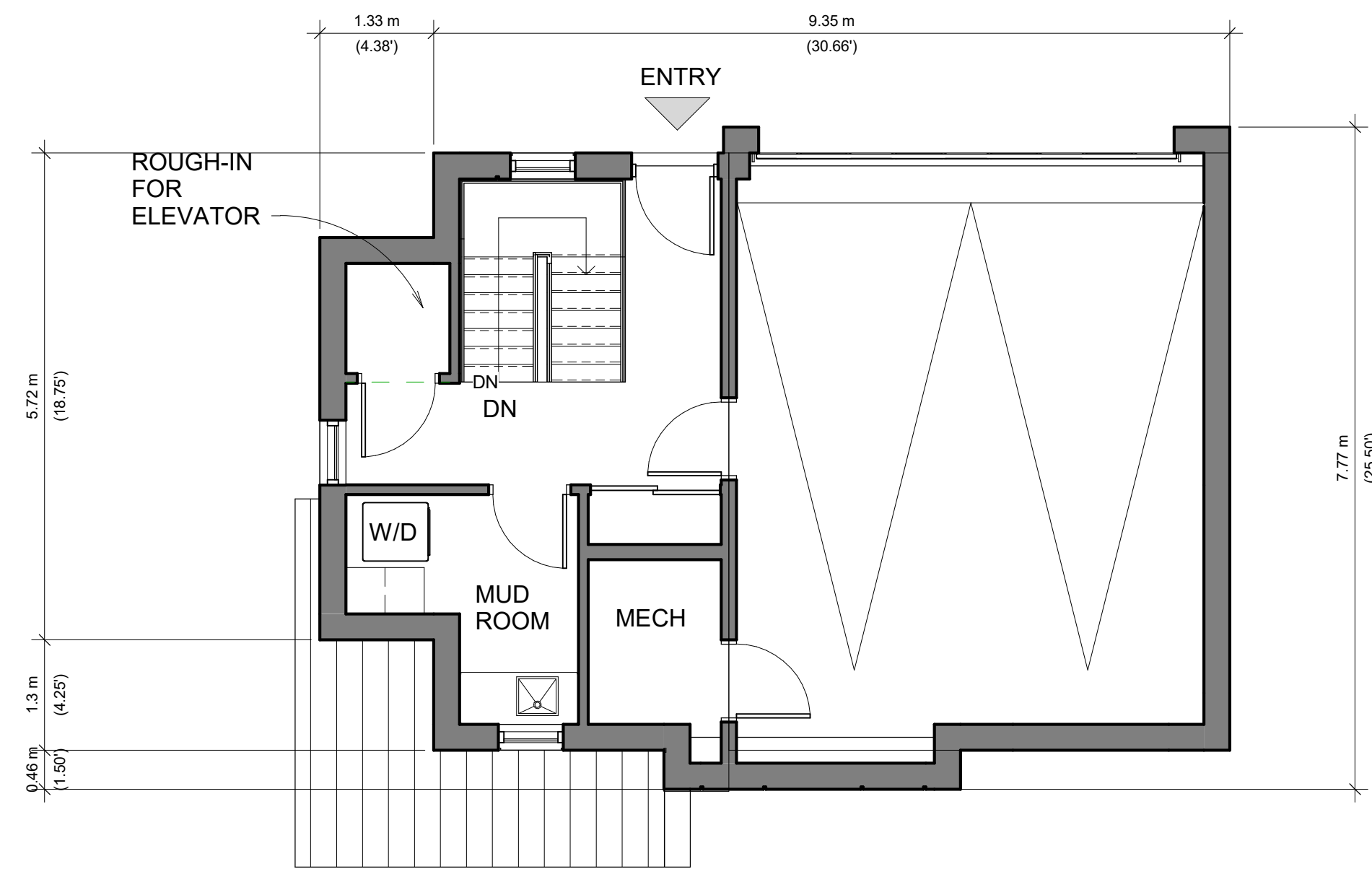
SUBMISSION

Date (YYYY-MM-DD)	Description

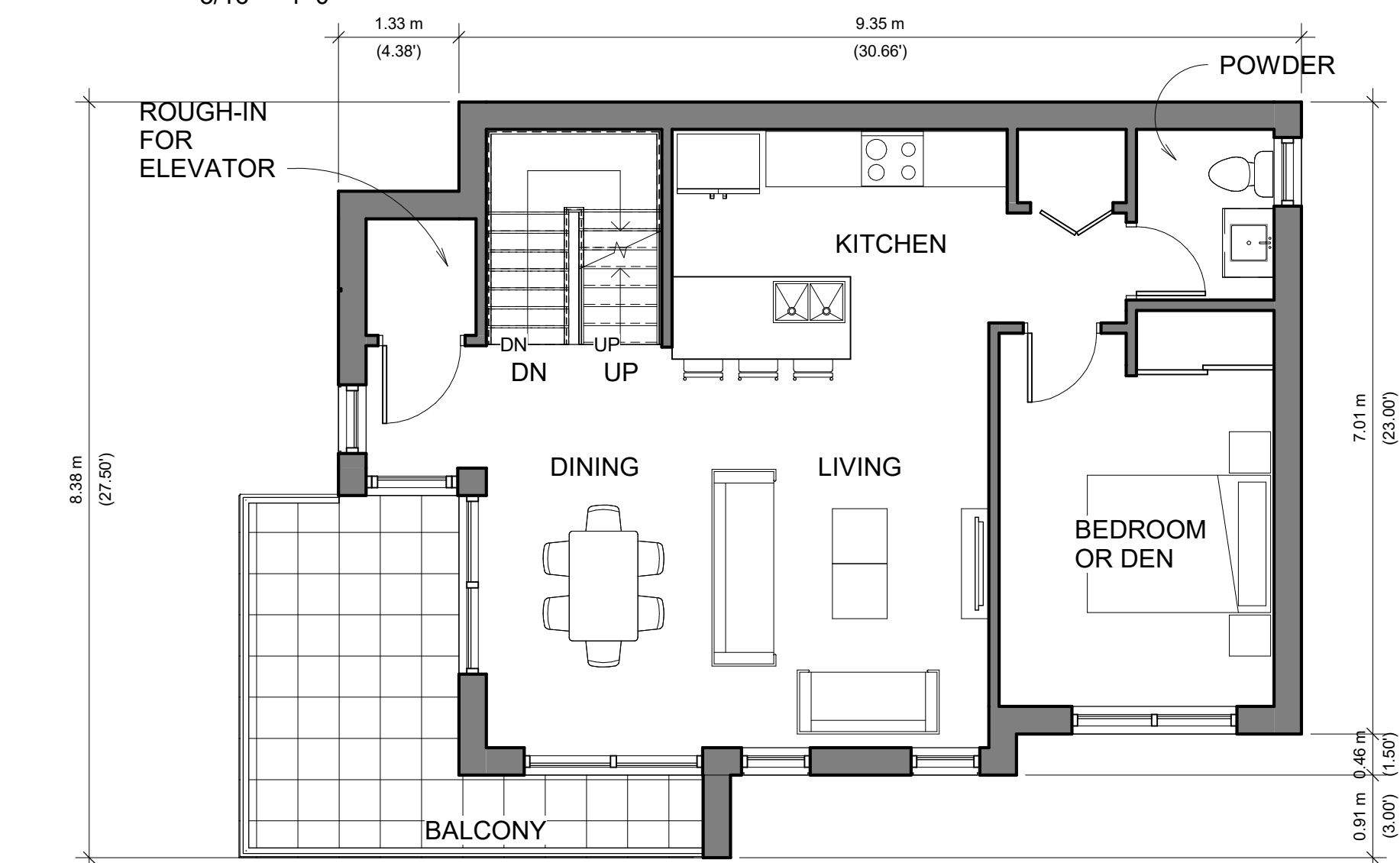
REVISION

No.	Date	Description

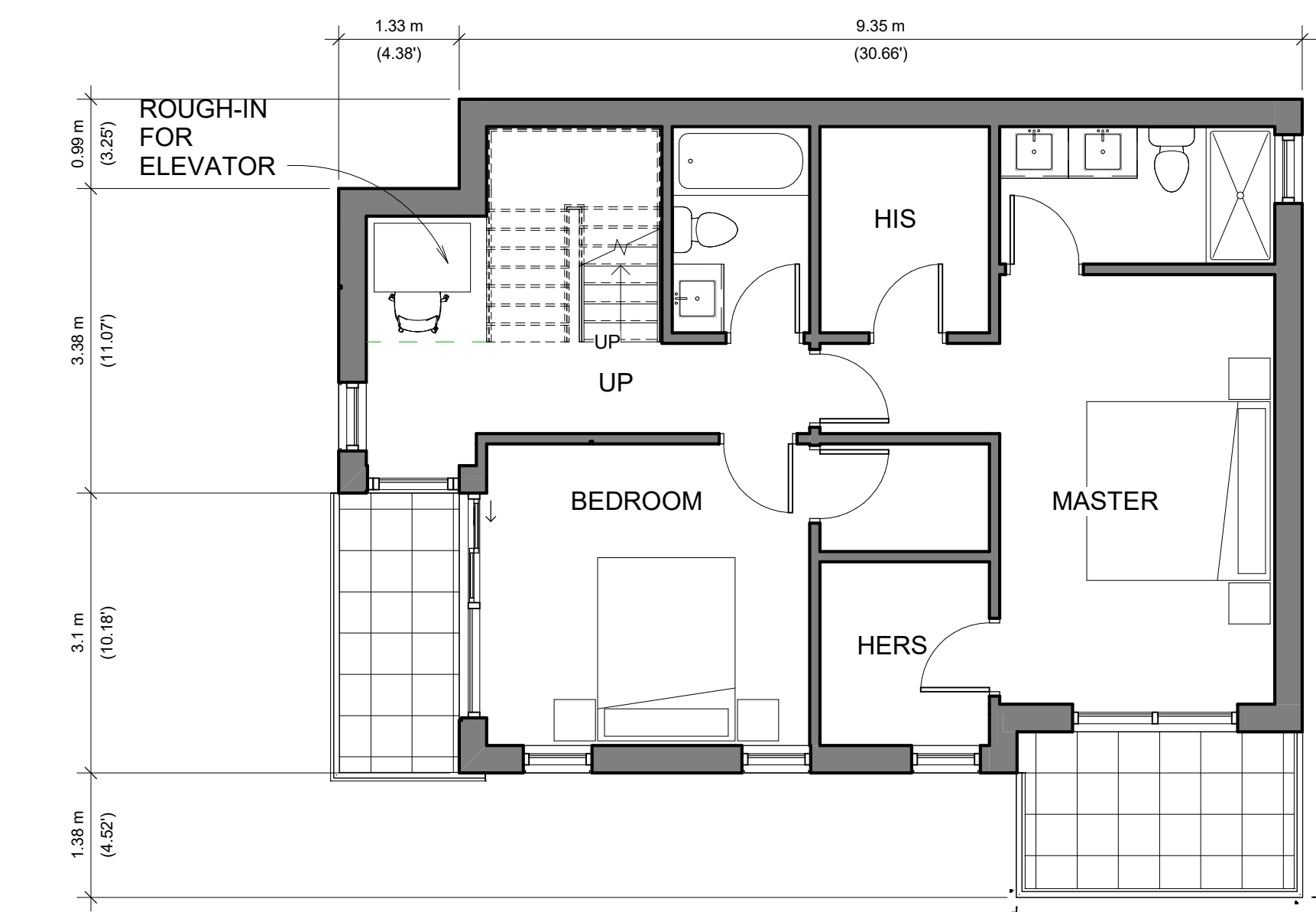
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③ TYPE C GROUND LEVEL
3/16" = 1'-0"



② TYPE C LEVEL TWO
3/16" = 1'-0"



① TYPE C LEVEL THREE
3/16" = 1'-0"

DETACH - TYPE 'C'

Number of Units 2 Total
Unit Type 3 Bedroom

Level 1 334 sf (plus 444 garage)
Level 2 784 sf
Level 3 784 sf
Total 1902 sf



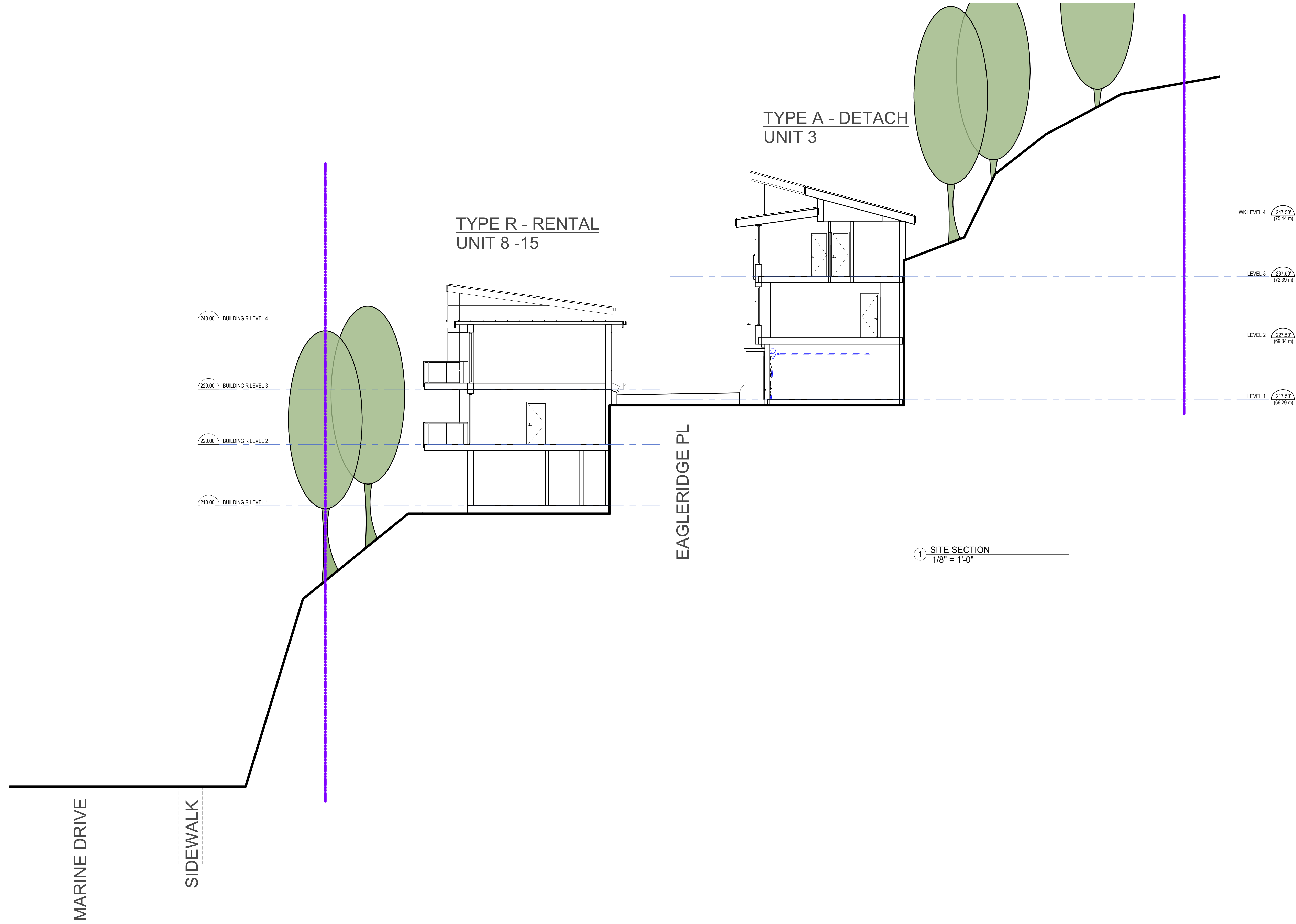
Project:
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EAGLERIDGE PLACE
6155 EAGLERIDGE PLACE
Drawing:
FLOOR PLAN - TYPE C

Project Status:
Project Status

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

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