THE COTTAGES AT GLENEAGLES

6035 & 6075 MARINE DRIVE, WEST VANCOUVER, B.C.

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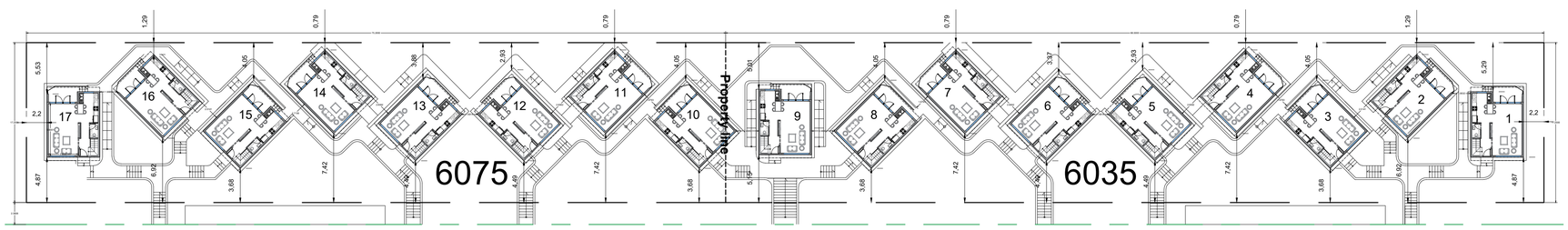
6035 and 6075 Marine Drive, West Vancouver

Proposed Development Statistics
"The Cottages at Gleneagles"

Lot Area - 6035 Marine (Lot 1)	16292 sqft
Lot Area - 6075 Marine (Lot 2)	13922 sqft
Total Lot Area (6035 & 6075):	30214 sqft
Current Zoning:	RS4
<u>Proposed</u>	
Total Area	25500 sqft
FAR	0.84
Site Coverage	0.42
Number of Homes	17
Parking	Street Parking along Marine Drive adjance to the site



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Development statement brief

Project description

This proposed project is intended to provide 17 detached, single family homes on 6035 and 6075 Marine Drive; two large lots adjacent to a frequently served bus stop and walking distance to local amenities such as Gleneagles Community Center, Gleneagles Gold Course and Gleneagles Ch'axáý Elementary School.

The Developer, a resident of West Vancouver with decades of experience single and multi-family projects on the North Shore presents this as a legacy project to address the growing concern around housing options and affordability in West Vancouver.

The Developer will rely on their expertise and construction network to minimize costs where possible and introduce these homes to the market at very favourable pricing.

Innovation is further planned in terms of the tenure options to be offered on 6 of the homes, to include a unique rent-to-own model that will permit purchasers to take initial possession as tenants of the developer, for a fixed 5-year rental term that culminates in their option to purchase at a pre-determined price. During the 5-year rental term, purchaser-renters will accrue a share of capital appreciation in the property, for credit to their down payments upon closing on their purchase options.

In keeping with this unique tenure option, the developer plans to apply a 'local connections' test in its marketing program, so as to ensure maximizing the availability of the rent to own units to members of its workforce and local community families.

Project rationale including neighbourhood impacts and benefits

The Cottages at Gleneagles will provide an attractive cluster of detached, 2 story cottage style homes to the seaside neighbourhood of Gleneagles/Eagle Harbour. The units will be approximately 1,400 square feet in area, with 2 or 3 bedrooms configurations and 2.5 bathrooms. Due to the configuration of the site and the economizing site plan, a unique form of vehicular access will provide for owners' parking along the Marine Drive frontage, where sidewalk and roadway improvements will provide for upgraded pedestrian access and resident and visitor parking. An onsite network of paved pathways and stairs will provide residents with access to their units, without vehicles entering the site. A pedestrian pathway will link onto the adjacent Seaview Trail for easy access to the elementary school and community recreational facilities within walking distance of the site. The benefits to and impacts upon the neighbourhood will include:

•The addition of 17 units of well priced, detached, ground oriented housing for local residents, young families and members of the local workforce;

•A form and density resembling the Cottages at Horseshoe Bay – providing a community focused housing format that fits well within the neighbourhood's traditional look and feel as a seaside community with family oriented housing;

•Improvement of the existing curb and sidewalk configuration to upgrade pedestrian safety and access along the relevant section of Marine Drive;

•Introduction of ground oriented detached housing that allows for private vehicle ownership and use, while encouraging single car families and public transit usage, reducing private car trips, and minimizing the dedication of scarce land to car use;

•A unique format of multi-family site that has neighbours share internal common area pathways and landscaped yard areas so as to economize on overall land use and dramatically reduce the cost of entry-level family home ownership;

•A site area and plan that maximizes the yield for affordable housing without interfering with adjacent property views;

•Expanding the range of housing options available in West Vancouver with a 'missing middle' housing format designed for functional affordability to local families and workers, while reducing the street traffic traditionally caused by new detached housing;

•Ultimately, this proposal is destined to contribute an example of innovation, ingenuity, and cooperation among the developer, the District, and the surrounding community that will contribute significantly to inspiring solutions to the current crisis of housing affordability, and to West Van's demographic challenges.

Existing and intended use

The lots are currently zoned for single family use, but would only provide two high priced homes if developed from the current zoning. To better contribute to urgent, current community housing needs, this proposal incorporates several innovations in planning, design, development approval, tenure, and marketing, so as to house 17 family units on two previously single family designated lots, with minimal disruption to the neighbourhood relative to the community benefits provided. The intended use will continue to be limited to detached single family housing, but with unique site coverage and floor area allowances that can be attractively accommodated on the sloped site.

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Compliance with Official Community Plan policies

This unique site and development proposal addresses many of the policies and aspirations inherent in the OCP. The following paragraphs give direct extracts from the OCP, followed (in italics) by brief comments as to how this proposal addresses the OCP's objectives.

OCP s. 1.2 Community Context and Key Trends
"If we wish to encourage a more balanced demographic, we will need to provide more housing options for younger adults to lay down roots here… There are not enough options…[for] adult children to stay close to their families, or young families to move into West Vancouver... Nearly three-quarters of our workforce and approximately one-quarter of our school students commute into West Vancouver every day. This contributes to traffic congestion, road maintenance costs, pedestrian safety concerns, and greenhouse gas (GHG) emissions, especially when considering the additional impacts of West Vancouver residents who work, close to 80% of whom drive to work in and through the community. The dearth of local housing options accessible to our workforce creates a perennial challenge for local schools, services and businesses to hire and retain staff... The result is reduced services available to residents since employment options elsewhere in the region offer similar wages but shorter commutes…this OCP can help reduce the pressure of constrained supply and enable the development of desired forms of housing to increase housing options in our community. Over the life of this plan, a focus on housing diversity can deliver smaller homes…that are relatively more attainable than our housing stock today and that better match our evolving needs."

This proposal is to provide 17 well priced, smaller family oriented homes to members of the community and its workforce.

OCP s. 1.3 Regional Context
"West Vancouver's population is expected to increase by approximately ~10,000 people by 2041, which represents an annual growth of 0.74%. West Vancouver will require approximately ~5,000 additional dwelling units to accommodate this growth. While this increase is one of the lowest housing growth projections in the region (where over 500,000 new units are projected by 2041), it does represent a shift for West Vancouver, which has been resistant to change and growth in past years."

The Cottages at Gleneagles will demonstrate the addition of gentle densification to an existing neighbourhood.

OCP s. 2 Community Wide Directions
Housing and Neighbourhoods
2.1 existing neighborhoods

"There has been a longstanding community interest in increasing the variety of available housing options… close to amenities and transit, and smaller, relatively more attainable options near schools. These and other key trends in our community demand actions to address our current and long-term needs."

Need young families with children
Key OCP Actions
"[We need to] regenerate our primarily detached, single-family home oriented neighbourhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses and duplexes; [and to] advance housing affordability, accessibility and sustainability through available policy levers…Together, these combined OCP actions seek to fill missing gaps for housing and housing choices in existing neighbourhoods…Housing that is well connected to transit, jobs, services and amenities can increase walkability and the use of active transportation, and reduce the need to drive and overall transportation and congestion costs."
This project can provide 17 detached, family-oriented housing units with an economical land allocation. It is within safe walking distance of an elementary school, municipal golf course, and community centre. The housing fills the "missing middle" in terms of its form, and its price-point. There is a frequently served bus stop adjacent to the site, on Marine Drive. The lifestyle facilitated and encouraged by this housing format will reduce transportation and congestion costs.

Policies
2.1.1Amend 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 (see Map 1).

This proposal seeks approval of a site configuration for small houses on a shared lot, for economical land use and cost mitigation, in an existing detached residential area.

Subdividing large lots into smaller lots can allow for smaller homes.
2.1.4Increase "missing middle" housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor (see Map 2) by…reviewing designs in relation to site characteristics (e.g., site area, configuration, access) and compatibility with neighbourhood context and character; and…considering a range of housing types…to a maximum of three storeys.
This proposal represents a two storey "missing middle" housing option on the Marine Drive Transit Corridor that is compatible with the neighbourhood's context and character.
2.3 Local Economy and Employment
"We have a low proportion of young adults in the community to support our local work force".

This new housing is intended for purchase via a rent-to-own model, by local families and workers.

2.4 Mobility and Circulation
Key OCP Actions
Encourage and prioritize walking and cycling through expanding key new connections, improving safety and integrating these systems with transit.

Policies
Encourage Walking and Cycling
2.4.5Provide road space reallocation and infrastructure improvement opportunities in public and private development projects to support the pedestrian and cycling network and movement.

The proposed project will encourage walking and cycling, including via the adjacent Seaview Trail, with upgraded street frontage and sidewalks on the Marine Drive Transit Corridor.

Social Wellbeing
2.8 Access and Inclusion
"Our population is aging…and our local population is in decline."

This proposal can house 17 families.

The District has published "Official Community Plan Housing Estimates" (accurate as of July 6, 2023). The following extracts from that document are accompanied with comments (in italics) as to the proposed project's impact and benefits.
Regenerating our neighbourhoods with an estimated 300-400 new sensitive infill units
The OCP provides enabling policy to expand subdivision, coach house, and duplex opportunities. The primary implementing initiative to this end was the Neighbourhood Character Working Group. After their two-year citizen-led process, Council adopted zoning bylaw amendments to enable smaller houses on smaller lots.

This proposal seeks a site-specific zoning amendment for the same permitted use, but to enable smaller houses with minimal required land allocation to each, via a shared site.

Expanding missing middle housing (e.g., triplex, townhouse, mixed-use) options with an estimated 300-350 new units
The OCP provides enabling policy for Council to consider rezonings for these housing types primarily along the Marine Drive transit corridor and in site-specific instances (e.g., adjacent to parks, schools, and existing multifamily).

This proposal provides a "missing middle" housing type on the Marine Drive transit corridor, close to parks and schools.

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Marine Drive facing North, 6035 & 6075 site on east side of street

Marine Drive facing South, view of neighbors across street from site

6075 Marine house seen from Sea View Walk

Marine Drive facing North,view of existing home at 6075 Marine

View to neighbors across the street, from Sea View Walk

View over site to neighbors across the street, from Sea View Walk

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