



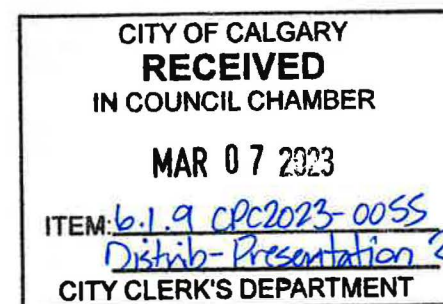
# 501, 507 22 AV NW

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## R-C2 to H-GO

LOC2022-0113 / DP2022-04881

Item 6.1.9

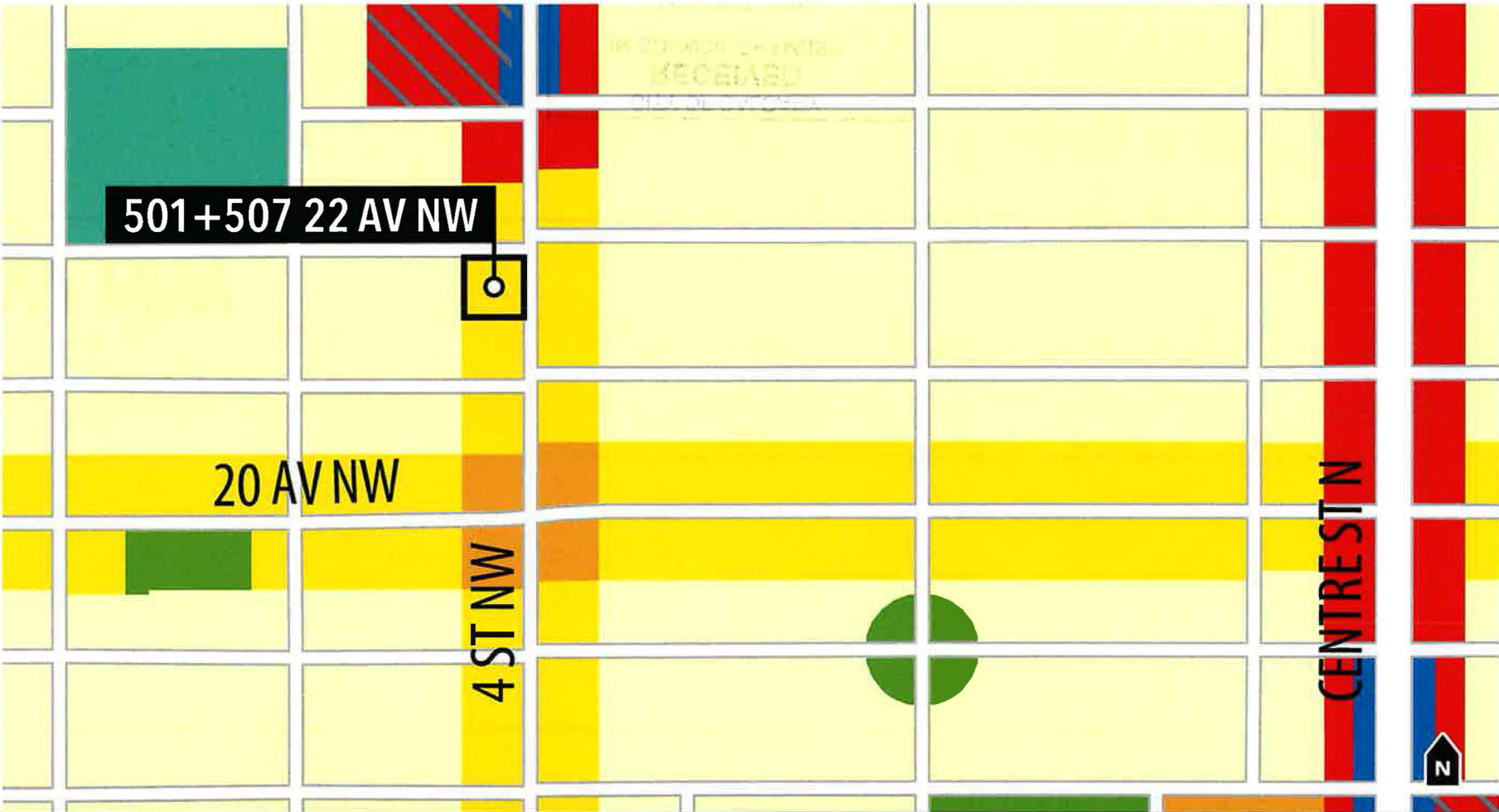


FAAS

Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category



H-GO District: North Hill Communities Local Area Plan

✓ Within Neighbourhood Connector Urban Form Category

Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)**
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation
- Plan Area Boundary



Building Scale

✓ Up to 6 storeys supported | Up to 3 storeys proposed

# Local Context Mount Pleasant



# Development Vision At-a-Glance



**±0.11 HA**  
SITE AREA

**1.5 FAR**  
MAXIMUM FLOOR AREA



**20**  
RESIDENTIAL UNITS



**10**  
2-3 BEDROOM UNITS

**10**  
1-BEDROOM SECONDARY SUITES



**10**  
ON-SITE PARKING STALLS



**5**  
ALTERNATIVE MOBILITY  
STORAGE UNITS

**5**  
CLASS-1 BICYCLE STALLS



**±807sq.ft. / ±75sq.m.**  
COMMON COURTYARD AMENITY SPACE



**9-11M / 3 STOREYS**  
PROPOSED BUILDING HEIGHT

**12M / 3 STOREYS**  
MAXIMUM BUILDING HEIGHT

### Proposed Land Use Redesignation

501, 507 22 AV NW | R-C2 to DC (based on M-CG)

#### Hello Neighbour

We are proposing a Land Use Redesignation at 501, 507 22 AV NW to transition the land use from the existing Residential - Contextual One/Two Dwelling (R-C2) District to a Direct Control (DC) District based on the Multi-Residential - Contextual Grade-Oriented (M-CG) District. The proposed land use change would enable a development vision that includes a total of 10 townhome units and 10 smaller basement units with 10 associated parking stalls (one per townhome unit) within a three storey rowhouse style built form.



**Get In Touch**

If you have any questions or comments, or need more information, please contact us at:

engage@citywvdc.ca  
or phone 587.747.0317



**Hello, Neighbour!**

We are proposing a Land Use Redesignation at 501, 507 22 AV NW to transition the land use from the existing Residential - Contextual One/Two Dwelling (R-C2) District to a Direct Control (DC) District based on the Multi-Residential - Contextual Grade-Oriented (M-CG) District. The proposed land use change would enable a development vision that includes a total of 10 townhome units and 10 smaller basement units with 10 associated parking stalls (one per townhome unit) within a three storey rowhouse style built form.

**Find Out More**

Visit our website at [www.citywvdc.ca/development](http://www.citywvdc.ca/development) for more information on the proposed Land Use Redesignation and the City of West Vancouver's planning process.

**Urban Avas**

Urban Avas is a community-led organization that works to improve the quality of life in the city of West Vancouver. We are currently working on the proposed Land Use Redesignation at 501, 507 22 AV NW.

**PROPOSED LAND USE CHANGE**

501, 507 22 AV NW | R-C2 to DC (based on M-CG)



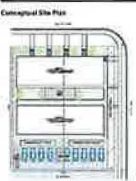
**Development Vision**

The proposed development vision is a three-story rowhouse style built form, consisting of 10 townhome units and 10 smaller basement units, with 10 associated parking stalls (one per townhome unit).

**Planning Rationale**

The proposed development vision is consistent with the City of West Vancouver's planning policies and the City's vision for the city's future. It is a high-quality, sustainable development that will enhance the city's character and provide a high-quality living environment for its residents.

**Conceptual Site Plan**



**APPLICANT-LED OUTREACH SUMMARY**

501, 507 22 AV NW  
LOC2022-0113, DP2022-04881

Issued 2022.11.10

- JUNE 2022

  - Direct Control application submission.
- SEPT. 2022

  - Hand delivered letters to neighbours and installed custom on-site signage.
- OCT. 2022

  - Met with the MPCA and offered a meeting with the Ward 7 Councillor's Office.
- NOV. 2022

  - Council approved Land Use Bylaw Amendments October 5, 2022.
  - Concurrent application transition to H-GO.
- DEC. 2022

  - Large format site signage updated with the transition of proposal to H-GO.
  - Advised MPCA and Ward 7 Councillor's Office of application transition to H-GO.
  - Additional digital information session meeting with the MPCA offered.
  - Shared Outreach Summary with City Administration, MPCA, and Ward 7 Office
- JAN. 2023

  - Continued monitoring of dedicated outreach email and phone line.

Launch July 2022

7 months of outreach + refinement

Closure Jan 2023



HAND-DELIVERED PROJECT POSTCARDS



ON-SITE SIGNAGE



PROJECT MEMO (MPCA + WARD 7 OFFICE)



OUTREACH EMAIL INBOX + CORRESPONDENCE



OUTREACH PHONE LINE + TEAM RESPONSES



INFORMATION SESSION: SEPTEMBER 30, 2022



DETAILED WHAT WE HEARD SUMMARY



ONGOING PUBLIC COMMUNICATIONS

# Application Evolution Key Changes



# Thank You



# Supplementary.

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## Interior Courtyard Common Amenity

10

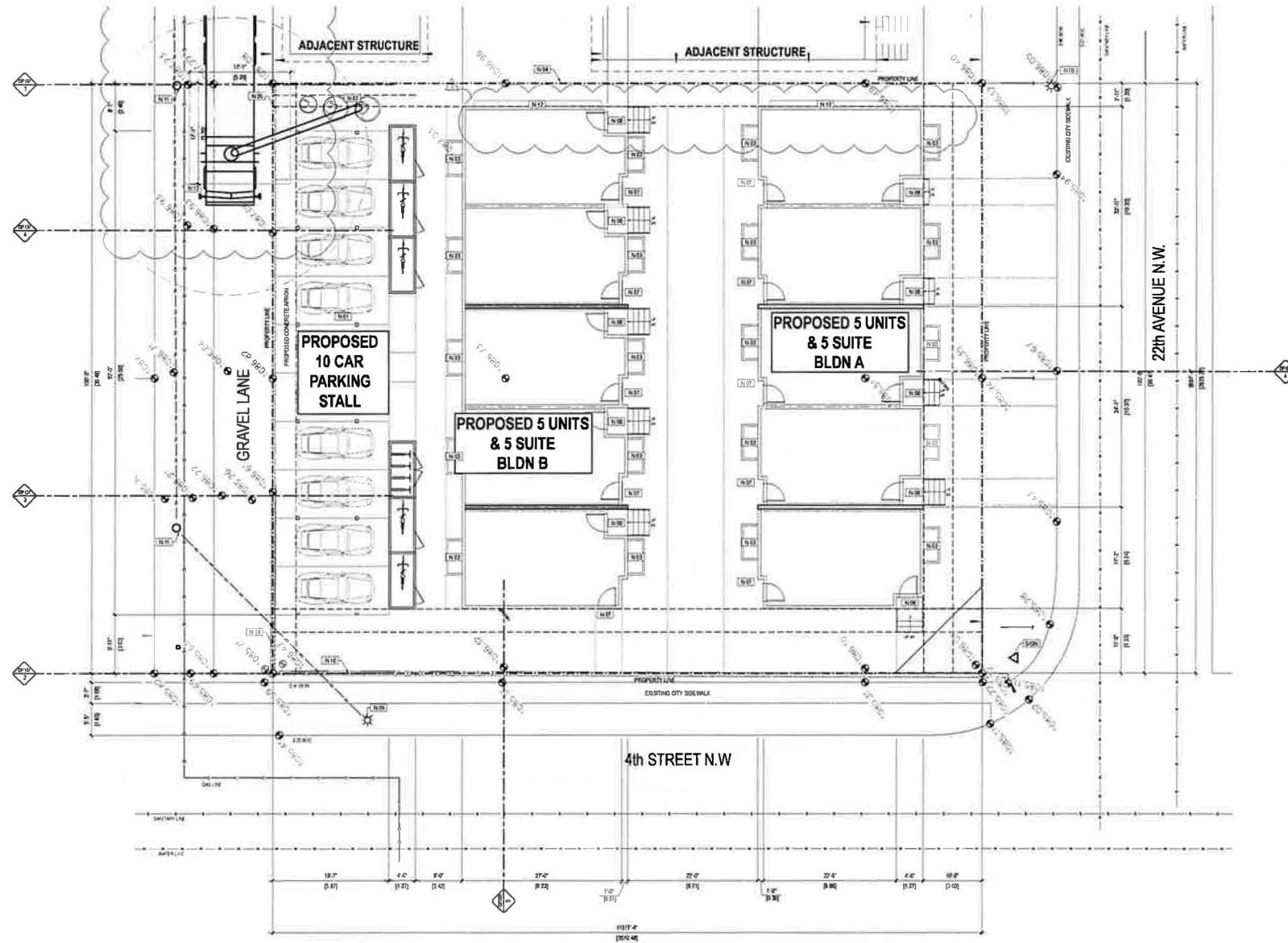


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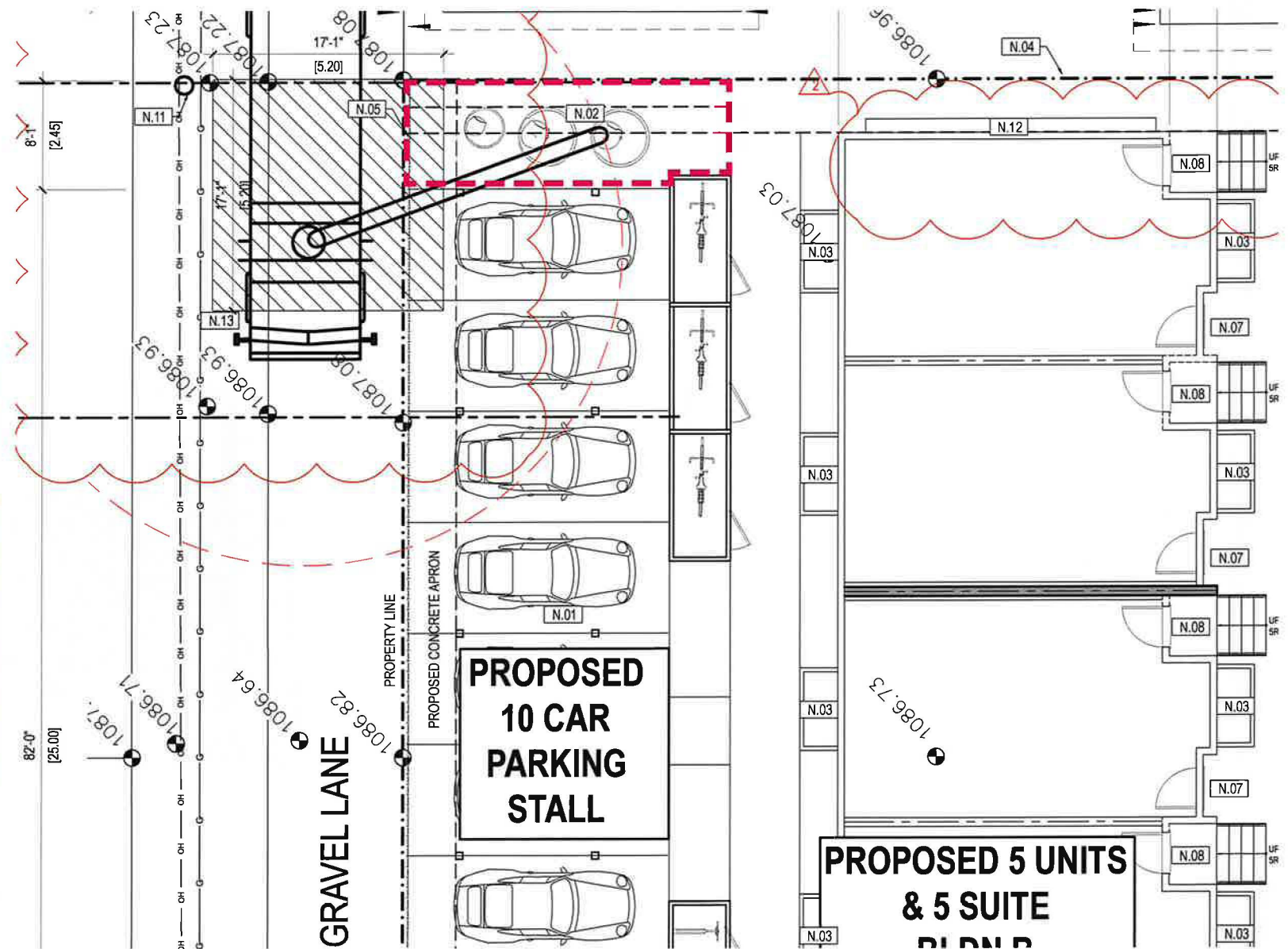
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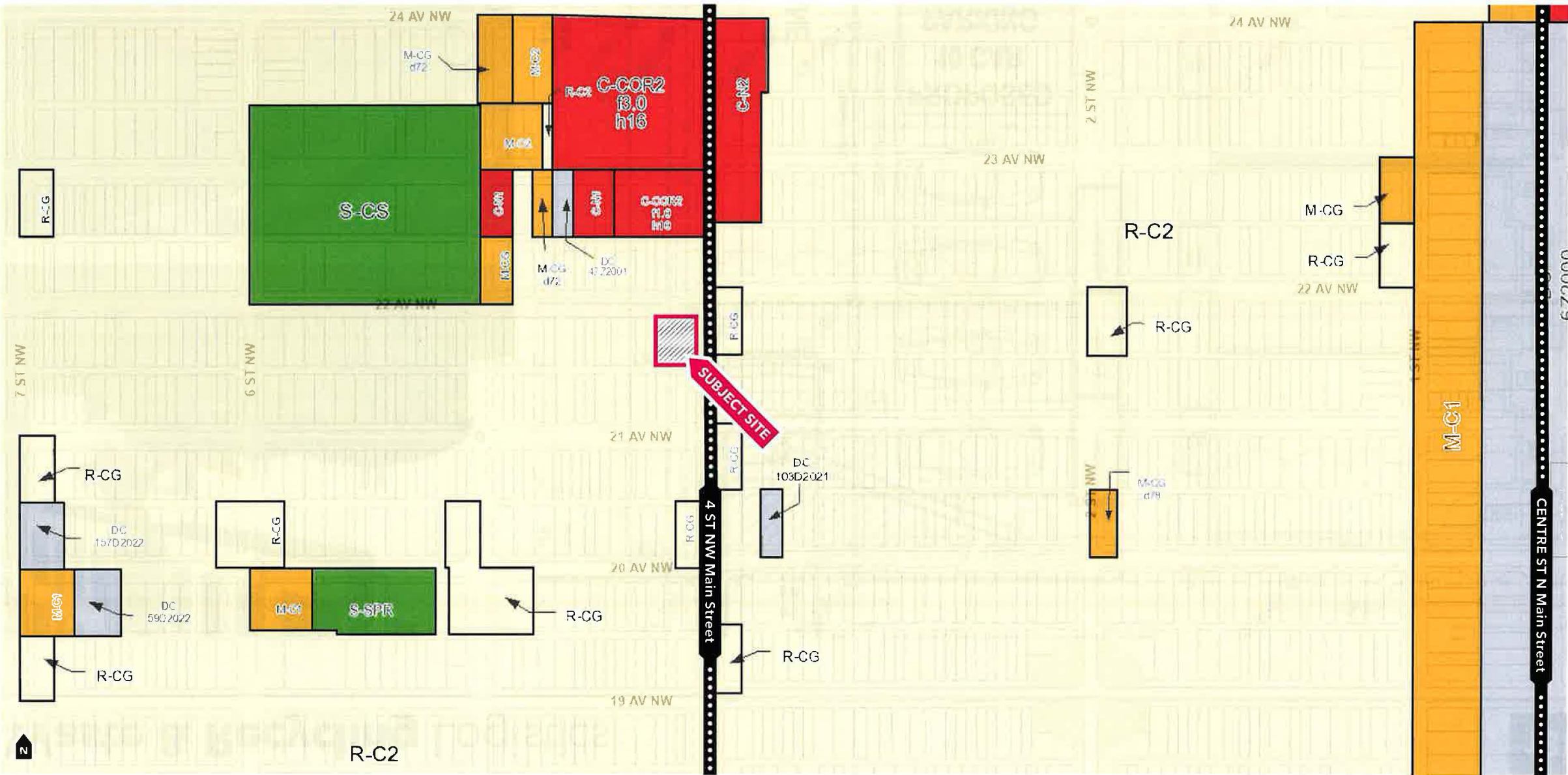
## FΛΛS



## 13



# Context Surrounding Land Use



# Parking On-street Restrictions, Supply & Demand

On-Street Parking Restrictions

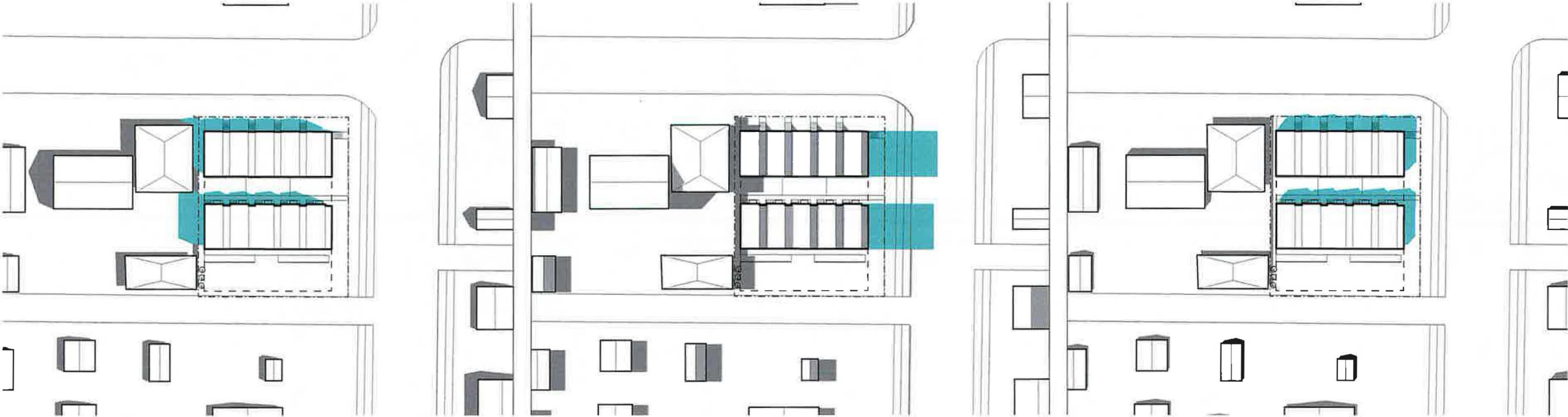


Observed Peak On-Street Demand (19:00)



# Shadow Studies

JUNE 21



10:00 am

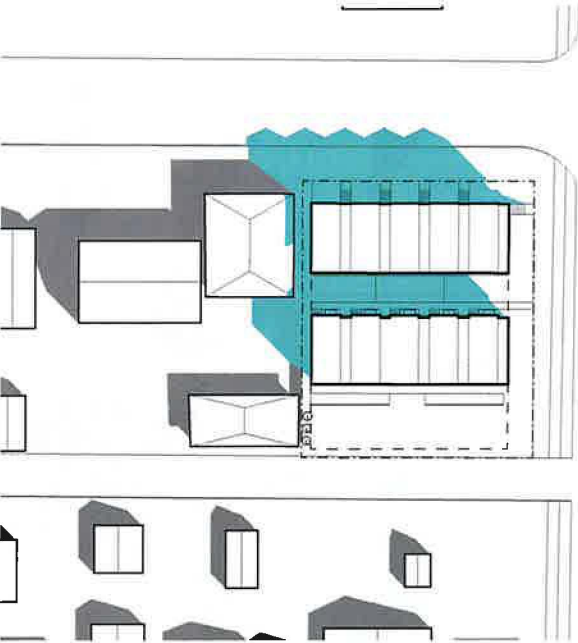
1:00 pm

4:00 pm

SHADOWS - ADJACENT EXISTING  
SHADOWS - PROPOSED

# Shadow Studies

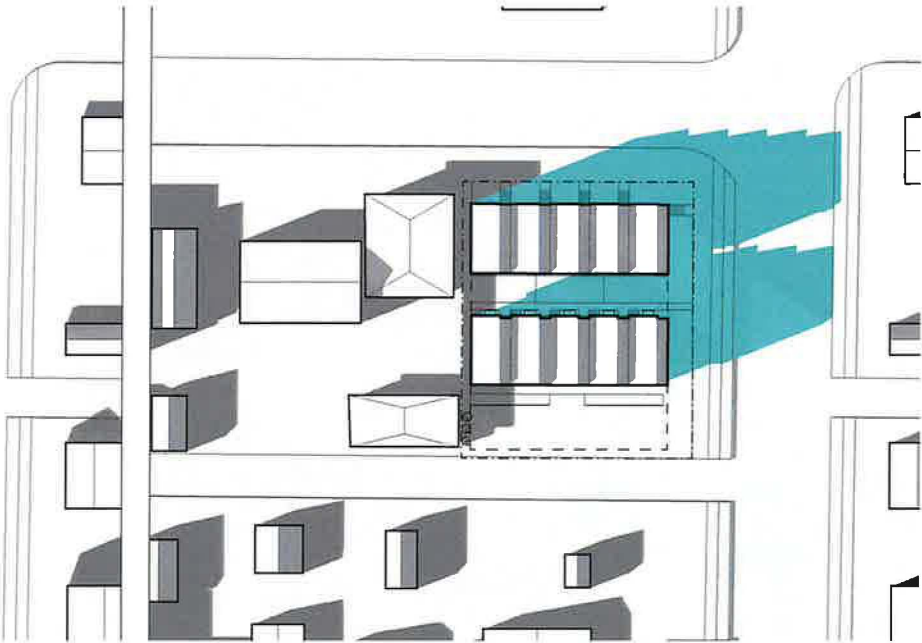
MARCH 21 / SEPTEMBER 21



10:00 am



1:00 pm

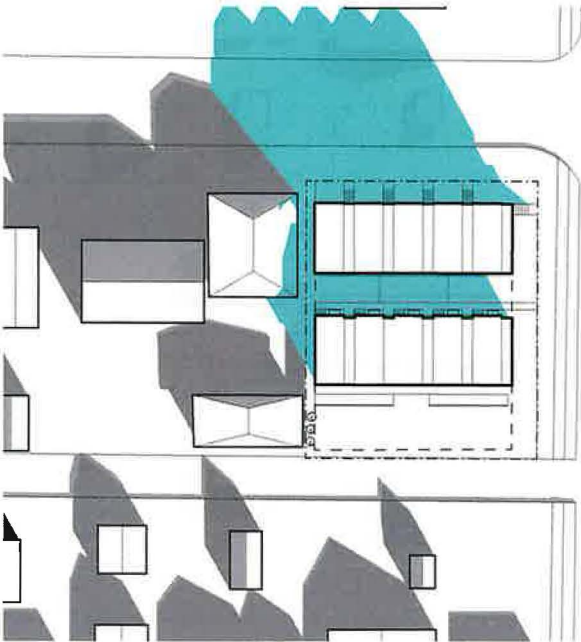


4:00 pm

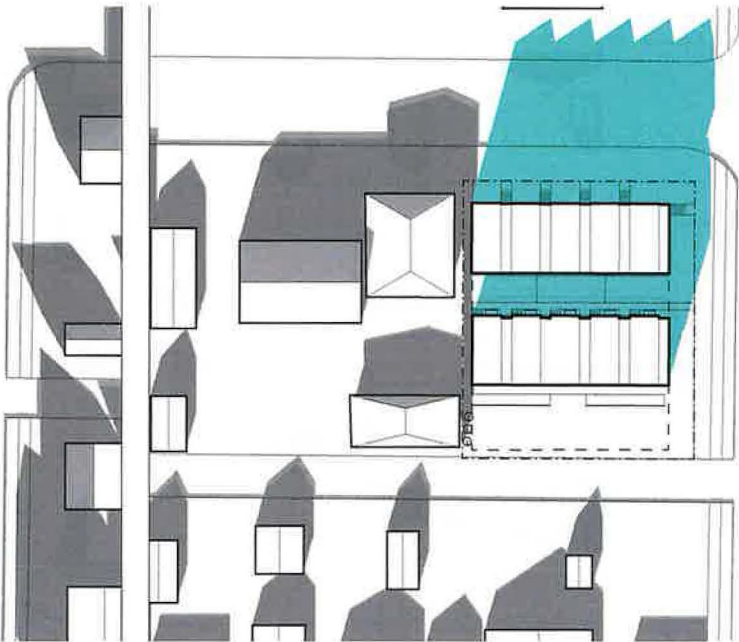
SHADOWS - ADJACENT EXISTING  
SHADOWS - PROPOSED

# Shadow Studies

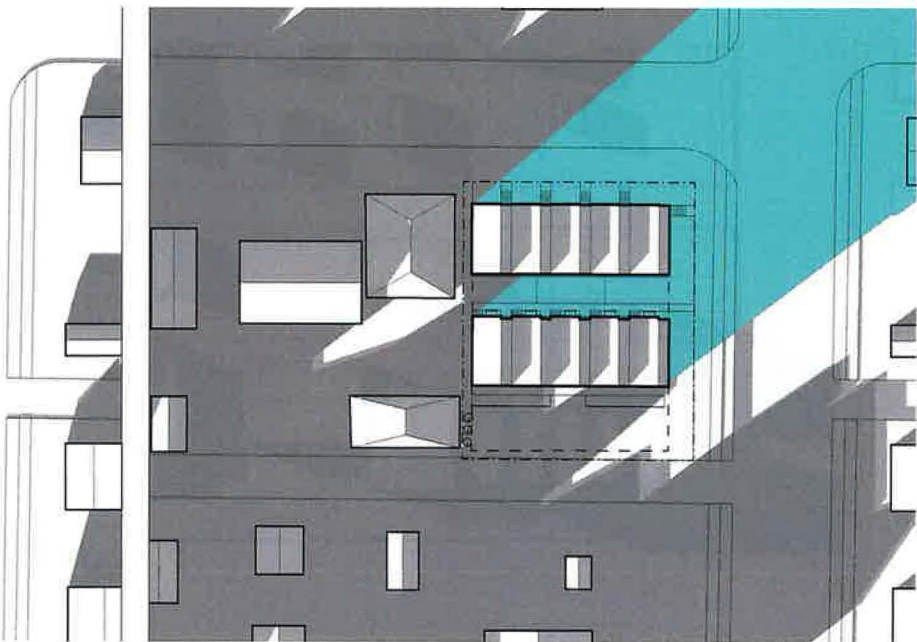
DECEMBER 21



10:00 am



1:00 pm



4:00 pm

SHADOWS - ADJACENT EXISTING  
SHADOWS - PROPOSED

# Urban Avas Existing Projects

