

# WELCOME

## THE COTTAGES AT GLENEAGLES PUBLIC CONSULTATION MEETING JANUARY 9, 2025

Thank you for joining us today!

**Kindly register at our reception desk and please help yourself to some refreshments.**

This is an open house format Public Consultation Meeting with information posters about our proposed Project and an opportunity to meet and chat with our Project Team and provide your feedback.

Please take a moment to fill out a comment form before you leave. If you prefer, you can also email us or visit our website to share us any comments prior to January 17, 2025.

Email: [contact@cottagesatgleneagles.com](mailto:contact@cottagesatgleneagles.com)

Website: [www.cottagesatgleneagles.com](http://www.cottagesatgleneagles.com)

We acknowledge that we are situated on the unceded traditional territories of the xwməθkwəy̓m (Musqueam), Skwxw̓ú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.



# THE COTTAGES AT GLENEAGLES

A NEW COLLECTION OF 17 COTTAGE HOMES IN THE GLENEAGLES COMMUNITY



6035 – 6075 MARINE DRIVE, WEST VANCOUVER

The Cottages at Gleneagles will introduce an attractive cluster of 17 detached, 2 story cottage style homes to the seaside neighbourhood of Gleneagles. These homes will offer single family living with approximately 1,400 square feet of interior space, in 2 or 3 bedroom configurations.

The Cottages will fill the need for alternative housing types and provide an opportunity for young families to remain in West Vancouver. An innovative Rent to Own pathway will also be offered for some homes to promote retention of our local essential workforce.



# PROJECT TEAM



Kam Tafreshi

The Cottages at Gleneagles are proudly presented by local West Vancouver builder and developer, Kam Tafreshi and his team at KCM Construction.

Kam grew up in West Vancouver and together with his wife are raising their family here. Deeply rooted in this community, they are dedicated to facilitate projects that provide sustainable and diverse housing opportunities to West Vancouver.

KCM Construction is a leading multi-family builder on the North Shore with notable projects from low rise to high rise construction.

For more information about KCM Construction, please visit: [www.kcmconstruction.ca](http://www.kcmconstruction.ca)

## CARPE DIEM



Pat Frewer

Pat Frewer grew up on the North Shore and is a long time West Vancouver resident. After a career spanning law, real estate financing, seniors housing development / operations, he designed the Live to Own™ program for rent to own housing opportunities. Pat has been working with Kam on The Cottages at Gleneagles to bring this unique opportunity to fruition and benefit our community.



Pooyan Poostchi

Pooyan Poostchi is an honored registered architect with over 22 years of diverse experience in architectural design of multifamily developments. He is dedicated to creating innovative, environmentally responsible spaces that respect the local context. For the Cottages at Gleneagles, he is focusing on design quality, efficiency, and sustainability, while ensuring economic viability and minimal disruption to the surrounding landscape. He collaborates closely with DWV on various projects to ensure the designs align with community needs, public input, and values.



# NEIGHBOURHOOD



**PROJECT ADDRESS:** 6035 & 6075 Marine Drive, West Vancouver

Located along the Marine Drive transit corridor and in proximity to many local amenities, this site offers a unique opportunity to provide diversity in housing form and home ownership to young families in a thriving walkable community.

## NEIGHBOURHOOD



*Gleneagles  
Community Center*



*Gleneagles Ch'axáy  
Elementary School*



*Shops & Restaurants*



*Gleneagles  
Golf Club*



*Seaview Trail*



*Gleneagles  
Skate Park*



# POLICY CONTEXT

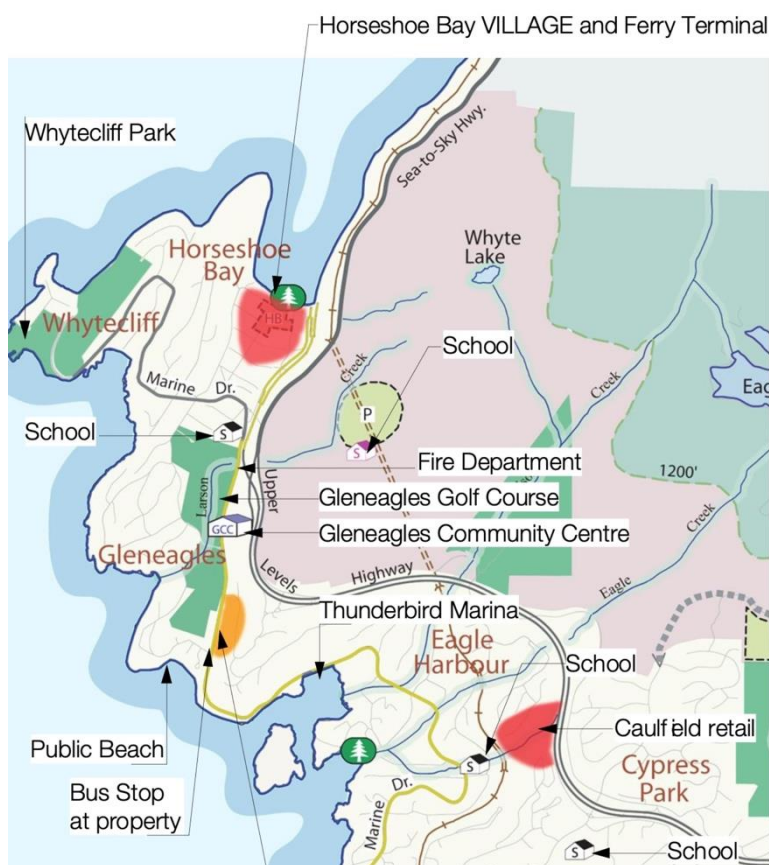


***This unique site and proposal addresses policies and aspirations inherent in the OCP, the District of West Vancouver's 2024-25 Strategic Plan as well as the Provincial Mandate to increase housing supply.***

***“This proposal will provide 17 well priced, smaller ground-oriented homes along the Marine Drive transit corridor to fill the lack of missing middle housing type”***

## OCP - Community Context & 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.



## OCP - Community Wide Directions

### Housing and Neighbourhoods

“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.”



# RENT TO OWN

*The Cottages at Gleneagles will feature The Live to Own™ program, designed by West Vancouver resident, Pat Frewer (Carpe Diem)*



- In an effort to promote retention of local young families, especially those engaged in local essential employment, we aim to offer 6 of the 17 homes with a Rent to Own purchase option allowing up to 5 years renting prior to exercising the purchase option.
- A Local Connections Test will be implemented to ensure applicants are local to our community
- As with typical financing, Bank/lender approval and a purchase deposit (to be determined) will also be required
- A pre-set option price will protect the ‘tenant/purchaser’ against rising market prices



*“Tenants partnering with their landlord to achieve home ownership, with up to 5 years to prepare for their purchase. Our local families and workforce should live, work, and play right here in West Van.”*

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# PROJECT VISION & BENEFITS



**The Cottages at Gleneagles project aims to provide a model for better utilizing unique lands to provide transit oriented, affordable homes that can be absorbed by our local community**

- The addition of 17 units of well priced, detached, ground oriented housing for local residents, young families and members of the local workforce
- Providing a community focused housing format that fits well within the neighbourhood's traditional look and feel as a seaside community
- Improvement of the existing curb and sidewalk configuration to upgrade pedestrian safety and access along the relevant section of Marine Drive
- 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 while promoting and strengthening a sense of community
- 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



# TRANSPORTATION & PARKING

Currently, the north side of Marine drive fronting the subject site allows for 2 Hr parking from 7 am to Midnight and unlimited parking for area residents. However, a designated parking lane and adjacent sidewalk are not yet established.

The Cottages at Gleneagles will aim to improve the existing condition with the construction of a sidewalk and designated parking lane to serve the needs of the residents of the Cottages along with members of the public and local community.



## Bus Stop

The Site is adjacent to bus stops on Marine Drive

## Parking & Sidewalk

Proposed Improvement of Sidewalk and parking for residents and public

## Seaview Trail

Popular public walking trail adjacent to the property

## Horseshoe Bay

8 minute bus ride to BC Ferries and Horseshoe Bay.

## Park Royal

30 minute bus ride to Park Royal Shopping center

*“The location of the site along the Marine Drive is ideal to reduce parking requirements and vehicle use with easy access to buses, trails, ferries as well as cycling opportunities.”*

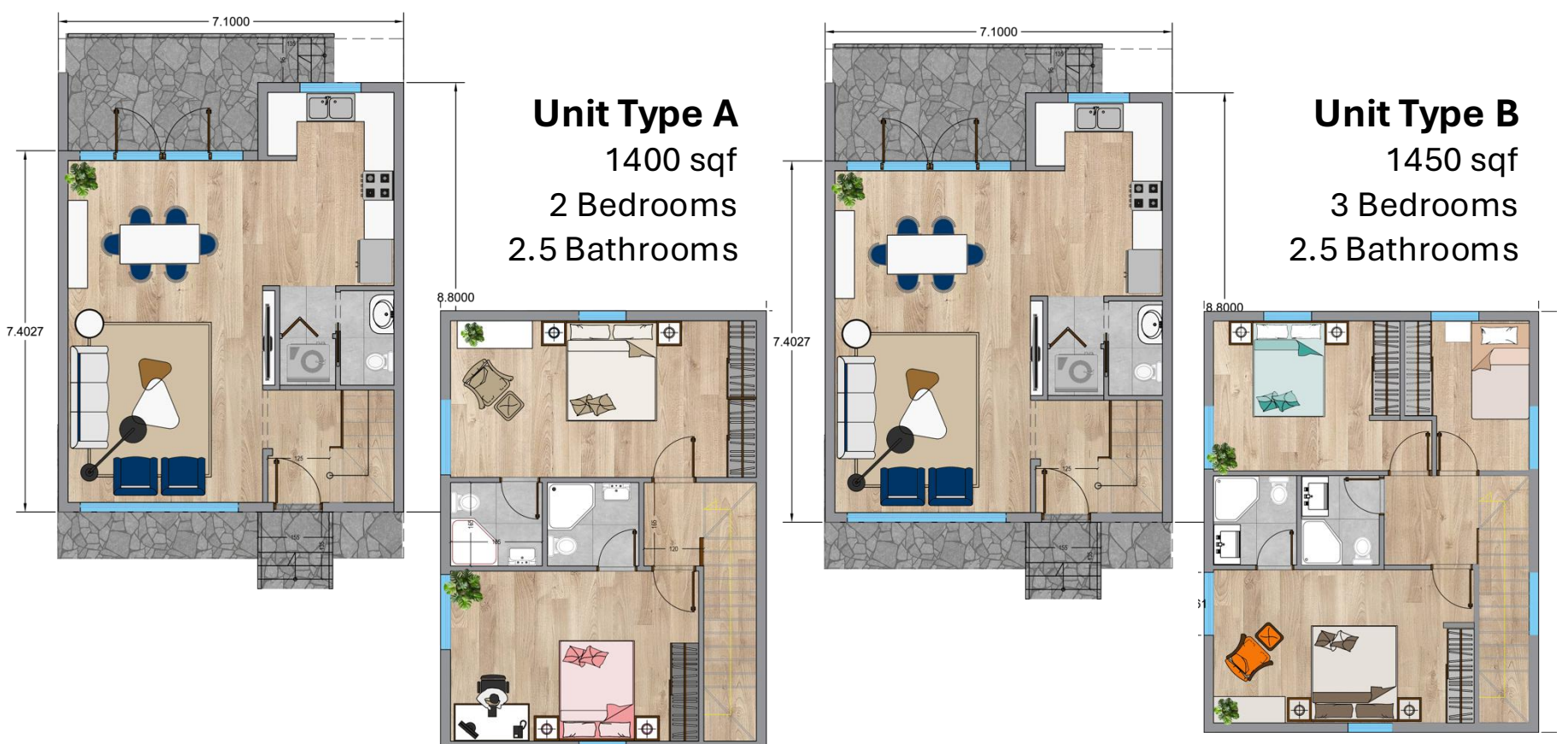


# SITE PLAN



6035 & 6075 Marine Drive are two lots that originally were parcelled off from BC Rail lands. They have a long and narrow geometry, not ideal for typical large single family homes. Stretching over 500' along Marine drive, the site does however provide a unique opportunity to utilize this frontage and provide the proposed arrangement of 17 transit-oriented cottages.

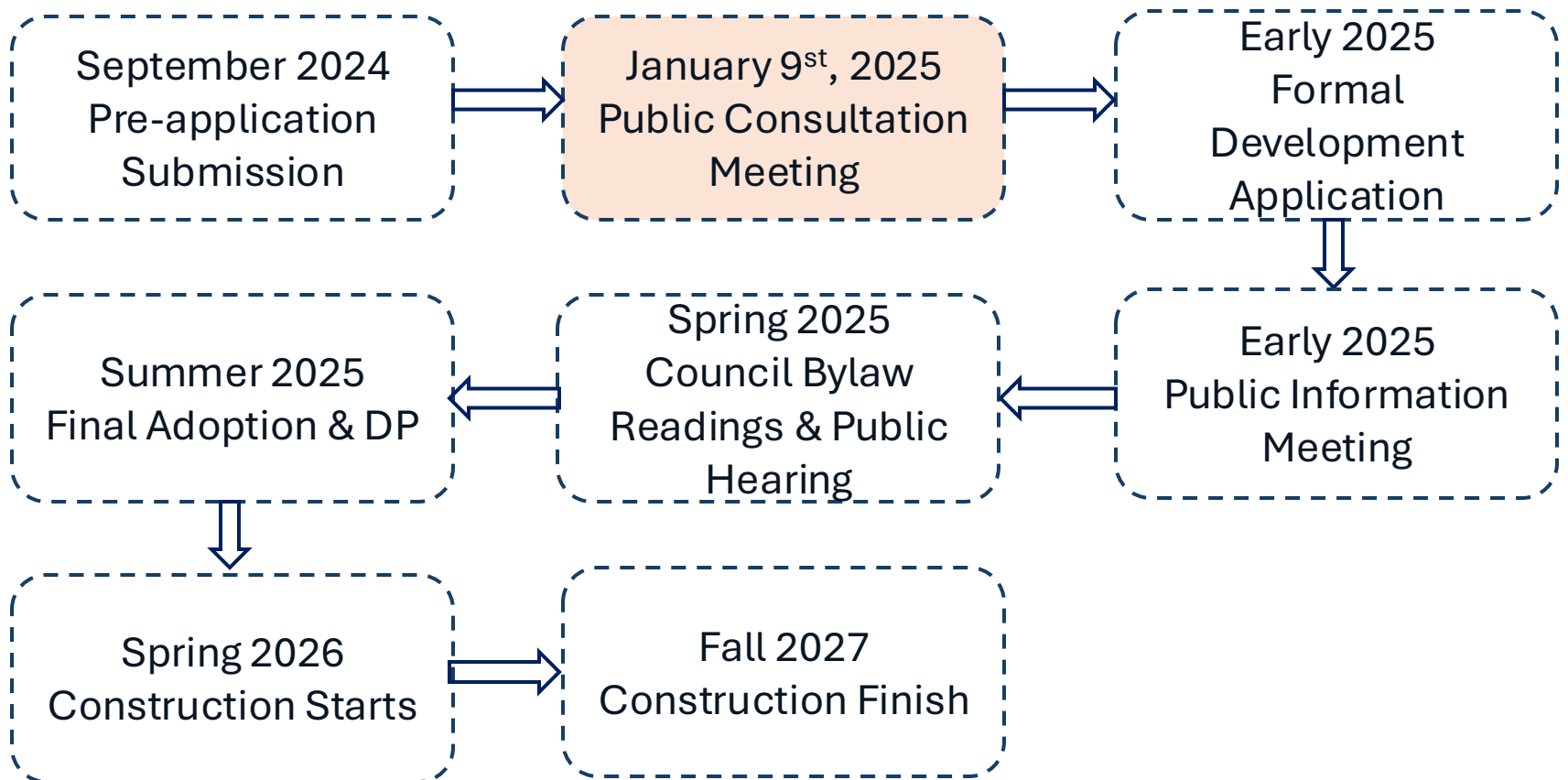
## FLOOR PLANS



*Please note, the renderings are not updated based on latest floorplans which are for conceptual design only at this stage and will be fine tuned prior to formal application.*

# NEXT STEPS

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*Thank you for  
visiting us today!*

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## YOUR FEEDBACK AND SUPPORT IS APPRECIATED

For future updates and copies of this presentation please visit:

[www.cottagesatgleneagles.com](http://www.cottagesatgleneagles.com)

To share your thoughts, suggestions or notes of support, please send us an email!

[contact@cottagesatgleneagles.com](mailto:contact@cottagesatgleneagles.com)

The District webpage for notifications for this proposal can be found at:

[www.westvancouver.ca/business-development/development-applications/6035-6075-marine-drive](http://www.westvancouver.ca/business-development/development-applications/6035-6075-marine-drive)