

West End Mayor's Advisory Committee (WEMAC)

Rezoning Application Community Priorities Scorecard

Purpose

This scorecard is used by WEMAC when conducting reviews of rezoning application proposals. The content of this scorecard was developed based on the results of the West End Priorities Survey completed in June 2011 and the subsequent interim report that was issued to the Office of the Mayor on July 20, 2011 (*Community Priorities for the West End*). The scorecard does not provide an approval recommendation for specific developments but does provide a point and overall score of how the proposed development meets the priorities of the West End community as defined by the data of the priorities survey.

Scorecard Priority Criteria				
Housing	Design	Livability	Public Space & Facilities	Value Added: Bonus Points
<p>Survey respondents were asked to rank the three (3) housing issues that are most in need of improvement and/or more resources in the West End. Based on the top responses provided and their relevance to the review of rezoning applications, the following priorities are being considered.</p>	<p>Survey respondents were asked to identify from a list of nine (9), the top five (5) design ideals that should be most favoured for the West End.</p> <p>Based on the top responses provided and their relevance to the review of rezoning applications, the following priorities are being considered.</p>	<p>Survey respondents were asked to identify from a list of seventeen (17), the top seven (7) reasons they choose to live in the West End.</p> <p>Based on the top responses provided and their relevance to the review of rezoning applications, the following priorities are being considered.</p>	<p>Survey respondents were asked to identify from a list of twenty-three (23), the top seven (7) public facilities that are most in need of more resources and/or improvement.</p> <p>Based on the top responses provided and their relevance to the review of rezoning applications, the following priorities are being considered.</p>	<p>Throughout the survey responses there were additional common themes and issues identified that were of significance to the West End community. Based on those identified and their relevance to the review of rezoning applications, the following additional items are being considered as additional value to the community.</p> <p>The reviewer may also choose to award bonus points for other unique features which are deemed to be relevant and of priority to West End residents.</p>
Order of Priority (in ranked order)				Bonus Considerations
<ol style="list-style-type: none"> Increase rental stock Increase subsidized housing Increase co-op housing Increase family housing Live/work spaces 	<ol style="list-style-type: none"> Retain heritage buildings Open spaces, landscaping Designs that complement surroundings Buildings setback from sidewalks Maintain height guidelines. 	<ol style="list-style-type: none"> Walkability Safety Affordable rental housing Pet friendly Senior friendly 	<ol style="list-style-type: none"> Green space Public gathering spaces Community gardens Food scrap composting 	<ol style="list-style-type: none"> Vibrant Street Life Mix of commercial & residential Laneway park Childcare Senior centres Community amenity space Other

West End Community Priorities Scorecard Report

Development Application Name: REVISED Rezoning Application - 1600 Beach Avenue and 1651 Harwood Street

Application Date subject to this review: Revised Application September 14, 2011

Date of WEMAC Review: September 15, 2011

Priority	Score	Comment
Housing	38/50	<ul style="list-style-type: none"> - Support increase in rental and family housing for the community. - Support diversity of housing options
Design	18/25	<ul style="list-style-type: none"> - Zig-zag design of townhomes reflects existing building style - WEMAC encourages the applicant to choose final materials and finishes that will complement design and look of current buildings on site.
Livability	10/15	<ul style="list-style-type: none"> - WEMAC encourages the applicant to increase safety components wherever possible. - WEMAC encourages the applicant to increase pet friendly options. - The streetscape will be improved by this development.
Public Space & Facilities	5/10	<ul style="list-style-type: none"> - WEMAC encourages the applicant to consider increasing tenant and access to green space. i.e. rooftops - WEMAC encourages the applicant to consider the addition of community garden space to the site.
Sub-total	71/100	Note: This scorecard should be considered with reference documents: <i>WEMAC Community Priorities Scorecard</i> <i>Community Priorities for the West End: Interim Report to Mayor Gregor Robertson: July 20, 2011</i>
Value Added: Bonus Points	2.5/10	
Total Point Score	73.5	
Grade Score	3	

Point and Grade Legend

Points Awarded	Grade	Description
0 - 50	1	Overall project is counterproductive to the priorities of the West End community.
50 – 65	2	Overall project does not meet the priorities of the West End Community, but it does not negatively affect them.
65 – 80	3	Overall project meets multiple priorities of the West End Community and will enhance multiple priority areas.
80 - 110	4	80-100 – Overall project will enhance all major priorities of the West End Community.