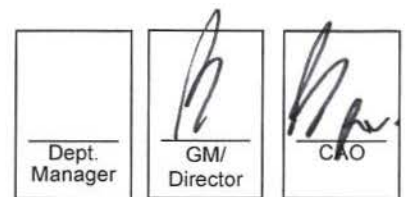


AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Workshop (open to public)	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

March 28, 2014  
File: 3060-20/54.13

**AUTHOR:** Doug Allan, Community Planner

**SUBJECT:** RECONVENED PUBLIC HEARING REPORT- BYLAW 8039 (OCP AMENDMENT) AND BYLAW 8040 (REZONING) FOR RENTAL APARTMENT BUILDING AT 1561-1583 OXFORD STREET

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### RECOMMENDATION:

It is recommended that this report be received for information.

### REASON FOR REPORT:

This report is provided in response to Council's request for clarification on several issues raised at the adjourned public hearing on March 25, 2014.

### SUMMARY:

During the Public Hearing, Council raised questions relating to: the proposed adaptable design measures; review of the project by the Advisory Committee on Disability Issues (ACDI); parking, with specific reference to the car share spaces; existing and proposed on-street parking restrictions; and estimated municipal taxes attributable to the proposed project. This report is provided in response to Council's request for clarification on these issues.

### ANALYSIS:

#### Adaptable Measures

##### 1. Unit Mix:

Council asked for clarification on the unit mix in terms of the 3 levels of adaptability.

Staff had initially requested 50% Level 1 units, 40% Level 2 units and 10% Level 3 units. The applicant has proposed a mix of 35% Level 1, 55% Level 2 and 10% Level 3 units which exceeds the staff request, and is seeking opportunities to increase the number of Level 2 units to achieve a higher level of adaptability.

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2. Adaptable Levels by Unit Type

Based on the applicant's proposal, the mix of adaptable levels by unit type is summarized in the following table.

<b>ADAPTABLE LEVEL</b>	<b>STUDIO</b>	<b>1 BED.</b>	<b>2 BED.</b>	<b>3 BED.</b>	<b>TOTAL # UNITS</b>
Level 1B	10	8	21	-	39
Level 2	-	47	14	-	61
Level 3	-	-	10	1	11

3. Compliance with District Adaptable Design Guidelines:

The Advisory Committee on Disability Issues (ACDI) considered the adaptable design approach for this project on March 27, 2014.

The applicant advised the Committee that the project, as proposed, will meet all of the Adaptable Design Guidelines except that:

- the Level 1B and Level 2 units do not have a 60" turning circle in the bathroom but they will have sufficient clearance to allow for 3-point turning to meet the BC Building Code 'Adaptable Dwelling Guidelines';
- some Level 2 units do not have a 60" turning circle on the balcony – this not required by BC Building Code but those balconies are designed to allow for 3-point turning; and
- Level 2 and 3 units above the ground floor do not have a ½" threshold at the balconies as a result of concerns over the potential for water ingress but the applicant is investigating other solutions to enable wheelchair access to balconies.

Following the discussion, the ACDI passed the following motion:

1. That the ACDI supports in general the provision of adaptable and accessible units in the project at 1561-1583 Oxford Street.
2. Furthermore, the ACDI:
  - supports the proposed Building Code approach to the adaptable dwelling bathroom design;
  - encourages the applicant to provide a threshold or other measure which will allow a person in a wheelchair to access a balcony

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- recommends the balconies on the north side of the building be increased in depth to accommodate a 60" wheelchair turning circle.

The architect has reviewed the implications of increasing the depth of the Level 2 unit balconies on the north side of the building and noted that it is important to maximize the amount of light entering the units, a point raised by the Advisory Design Panel. Increasing the depth to 1.5m (5ft.) on the north side of the building will have a negative impact on light penetration and the applicant proposes to retain the 1.2m (4ft.) depth as wheelchairs will still be able to manoeuvre in a 3-point turn.

Car Share Parking:

As noted at the Hearing, the applicant is working with Modo to include 2 car share vehicles on site as one transportation demand management mechanism to support the reduction in parking. It was noted at the Hearing that a car share space can replace vehicle ownership at a ratio of 1:5. Modo has advised that their research suggests this vehicle replacement ratio is higher at 1:15.

Staff advise that research has proven that a car share approach which reduces vehicle ownership, reduces parking demand, particularly in rental apartment buildings and the two car share spaces proposed in this project to reduce the parking requirements is supported.

On-Street Parking

On-street parking on Oxford Street is limited to the south side of the street and is limited to Resident Parking. As noted at the Public Hearing, staff propose to replace the Resident Only parking restriction in front of the development site with a 2 hour limit.

Orwell Street has a 2 hour parking restriction on the west side of the street with unrestricted parking on the east side. No changes to these restrictions are proposed.

Municipal Taxes

The Finance Department reported that the taxes paid by the 4 existing homes amounts to \$6,016 per annum. If the 4 lots were redeveloped as proposed, the estimated annual taxes would be approximately \$65,000.

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**Conclusion:**

This report is provided to clarify issues raised by Council during the March 25, 2014 Public Hearing on Bylaws 8039 and 8040 and for consideration at the reconvened hearing on April 1, 2014.

Respectfully submitted,



Doug Allan  
Community Planner

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Economic Development _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____