AGENDA INFORMATION

Regular Meeting

Other: workshop

Date:

Date: Suly 13, 2020

Dept. Manager GM/ Director LW CAO

The District of North Vancouver REPORT TO COMMITTEE

March 4, 2020

File: 08.3060.10/004.19

AUTHOR: Casey Peters, Senior Development Planner

SUBJECT: 1547-1599 Crown Street - Council Early Input for a market and non-

market rental development (Preliminary Application)

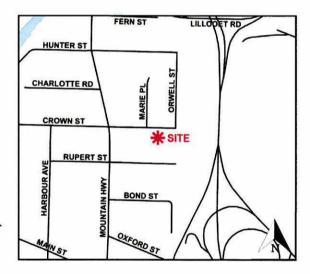
RECOMMENDATION

The purpose of this report is to inform Council of a preliminary planning application received by the District and to seek Council's input on the proposed development.

REASON FOR REPORT

The application proposes an 80-unit, six-storey rental building including eight non-market rental units. Should the project advance, a Housing Agreement will be required that secures the rental tenure, non-market rental rates, and eligibility criteria.

In light of Council's direction to undertake a targeted review of the OCP, staff are seeking direction from Council with respect to next steps for this application.



ANALYSIS

Site and Surrounding Area

The subject property consists of five single-family lots. The total site area is approximately 1,982m² (21,339 sq ft). Surrounding properties include existing single-family homes and an apartment building, under construction, to the west.

Official Community Plan

The Official Community Plan (OCP) split designates the site as indicated on the OCP context map to the right. The two western lots are designated as "Residential Level 6: Medium Density Residential" (RES6) which allows for multifamily housing up to approximately 2.5 FSR and the three eastern lots are designated as "Residential Level 5: Low Density Residential" (RES5) which allows for multifamily housing up to approximately 1.75 FSR. This results in a blended rate of approximately 1.9 FSR.

The proposal will require an OCP amendment to accommodate the development as proposed at a density of 2.8 FSR.

The proposal is consistent with policies in the District's OCP including:

- 7.1.1 Encourage and facilitate a broad range of market, non-market and supportive housing;
- 7.3.2 Focus a higher proportion of affordable housing in designated growth area; and
- 7.3.3 Apply incentives (including, but not limited to density bonussing, pre-zoning, and reduced parking requirements) as appropriate, to encourage the development of affordable housing;

In addition, the project will be required to dedicate 5m on the west side of the site for the future "Green Spine Linear Park".



OCP Context Map



Aerial Photo

Zoning

The site is currently zoned Single Family Residential Zone 6000 (RS4). A rezoning is required to accommodate the proposal.

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PROPOSAL

Site Plan and Project Description

The preliminary application, as originally submitted, proposed to create residential units under the Province's Affordable Home Ownership Program (AHOP). The proposal included 65 units of which 14 (or 22%) were proposed as affordable ownership units. Council reviewed the AHOP in July 2019 and were not supportive of the program.

The applicant has revised their proposal to an 80-unit rental building including eight (or 10%) non-market units. The proposed non-market units include 2 one-bedrooms, 3 two-bedrooms, and 3 three-bedrooms. The applicant has submitted preliminary rental rates that target the District's definition of 2019 low-to-moderate incomes earners which is households with 2019 before-tax incomes ranging from \$30,001 to \$85,170. Should the project proceed, staff will work with the applicant on the rents and eligibility criteria. The rental tenure and affordable rents are to be secured in perpetuity.

Revised architectural drawings reflecting the current proposal have not been submitted to date. The original drawing submission is included as Attachment A and it is anticipated that these drawings will change with the revised proposal.

Rental and Affordable Housing Strategy

This application is meeting the goals of the "Rental and Affordable Housing Strategy" by expanding the supply and diversity of housing through the provision of market and non-market rental units which are close to transit.

Residential Tenant Relocation Policy

The Corporate "Residential Tenant Relocation Policy" applies to applications that require demolition of buildings containing more than four rental dwelling units. The applicant has indicated that the five homes are currently rented and staff will work with the applicant to address the Residential Tenant Relocation Policy.

Green Building Measures

Currently, in accordance with the District's Construction Bylaw, this project is required to meet Step 3 of the BC Energy Step Code. The applicant will be required to consider the District's Community Energy and Emissions Plan (CEEP) and Council's recent declaration of a Climate Emergency. A detailed green building approach would be provided with any detailed planning application.

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Vehicle Parking

All parking is proposed in an underground garage accessed from Crown Street. Details on the parking for the revised proposal have not been submitted to date.

The District's Reduced Parking Rates for Multifamily Residential Developments Policy for would consider 0.75 residential spaces per unit and 0.1 visitor spaces per unit for a total of 68 spaces. In addition, OCP Policy 7.2.8 states: Support, where appropriate, parking reductions for purpose built market and affordable rental units. The previous proposal included two bicycle spaces per unit.

A full transportation and parking analysis has not been provided with the Preliminary Application package. This future analysis will include an exploration of additional transportation demand management (TDM) measures and parking rate review.

Construction Traffic Management Plan

Should the project proceed, and in order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP) as a condition of a Development Permit.

The CTMP must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement. The plan is required to be approved by the District prior to issuance of a building permit.

<u>Concurrence</u>

Staff review of this application is ongoing and any identified technical or design issues would be sufficiently resolved prior to Council consideration of any bylaws should the project proceed.

Public Input

Public engagement on the proposal has not yet occurred. A webpage was established for this project on the District's website.

Implementation

If this proposal proceeds, it will require an OCP amendment, Rezoning, and a Housing Agreement, as well as issuance of a Development Permit and registration of legal agreements. It is anticipated that a development covenant would be used to secure items such as the details of off-site servicing.

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CONCLUSION

The information in this report was prepared to provide information to Council early in the application review process and in light of Council's direction to undertake a targeted review of the OCP, staff are seeking direction from Council with respect to next steps for this proposed development.

Respectfully submitted,

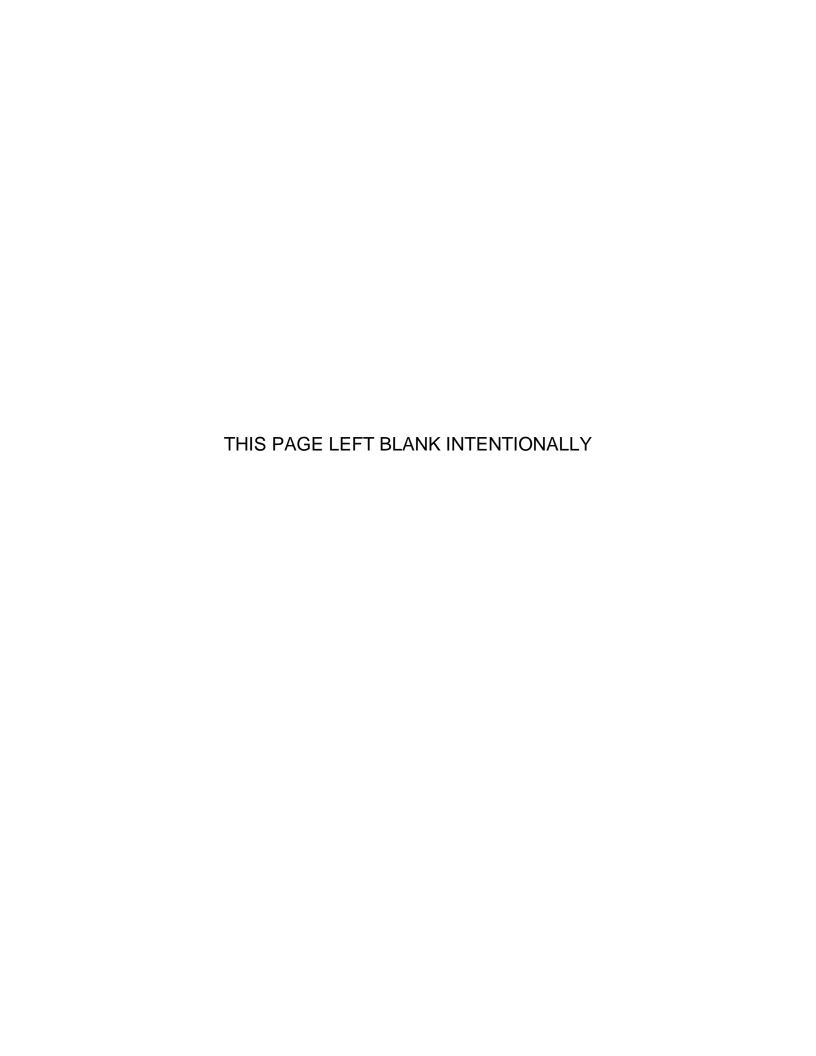
Casey Peters

Senior Development Planner

Attachment:

Preliminary Application Drawings

	REVIEWED WITH:	
□ Planning	☐ Clerk's Office	External Agencies:
□ Permits and Licences	□ Communications	☐ Library Board
□ Utilities ——	☐ Finance	□ NS Health
☐ Engineering Operations	☐ Fire Services	□ RCMP
□ Parks	□ ITS	□ NVRC
□ Environment	□ Solicitor	☐ Museum & Arch.
□ Facilities	□ GIS	Other:
☐ Human Resources	□ Real Estate	



Original Preliminary Submission Design will change with Revised Proposal



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SALEHI ARCHITECT INC.

207 - 132 16th West Street NORTH VANCOLIVER TEL: 778-998 7833

CLIENT:

LYNN CROWN DEVELOPMENTS

PROJECT NO. 05-18

ROJECT:

1547 - 1599 CROWN STREET RESIDENTIAL APARTMENT

DRAWING TITLE:

NORTH EAST VIEW

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SCALE: 1/187=1'-0"	CHECKED :R.S.



