



AGENDA INFORMATION

Regular Meeting

Other:

Date: May 10, 2021

Date: _____

		
Dept. Manager	GM/ Director	CAO <i>Noting</i>

The District of North Vancouver REPORT TO COUNCIL

April 27, 2021

File: 08.3060.20/005.21

AUTHOR: Genevieve Lanz, Deputy Municipal Clerk

SUBJECT: Bylaws 8486, 8487 and 8488: OCP, Rezoning and Development Cost Charges Waiver for West 16th Supportive Housing

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" is ADOPTED;

AND THAT "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" is ADOPTED;

AND THAT "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021" is ADOPTED.

BACKGROUND:

Bylaws 8486, 8487 and 8488 received First Reading on February 8, 2021. A Public Hearing for Bylaws 8486 and 8487 was held and closed on March 30, 2021. Bylaws 8486, 8487 and 8488 received Second and Third Readings on April 26, 2021.

The bylaws are now ready to be considered for Adoption by Council.

OPTIONS:

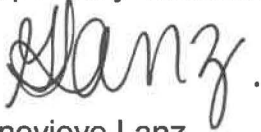
1. Adopt the bylaws;
2. Give no further Readings to the bylaws and abandon the bylaws at Third Reading;
or,
3. Rescind Third Reading, debate possible amendments to the bylaws and return Bylaws 8486 and 8487 to a new Public Hearing if required.

SUBJECT: Bylaws 8486, 8487 and 8488: OCP, Rezoning and Development Cost Charges Waiver for West 16th Supportive Housing

April 27, 2021

Page 2

Respectfully submitted,



Genevieve Lanz
Deputy Municipal Clerk

Attachments:

1. Bylaw 8486
2. Bylaw 8487
3. Bylaw 8488
4. Staff Report dated April 19, 2021

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input checked="" type="checkbox"/> Planning			

The Corporation of the District of North Vancouver

Bylaw 8486

A bylaw to amend District of North Vancouver
Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)".

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a). Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed-Use Level 1" (CRMU1)

READ a first time by a majority of all Council members February 8th, 2021

PUBLIC HEARING held March 30th, 2021

READ a second time April 26th, 2021 by a majority of all Council members

READ a third time April 26th, 2021 by a majority of all Council members

ADOPTED by a majority of all Council members

Mayor

Municipal Clerk

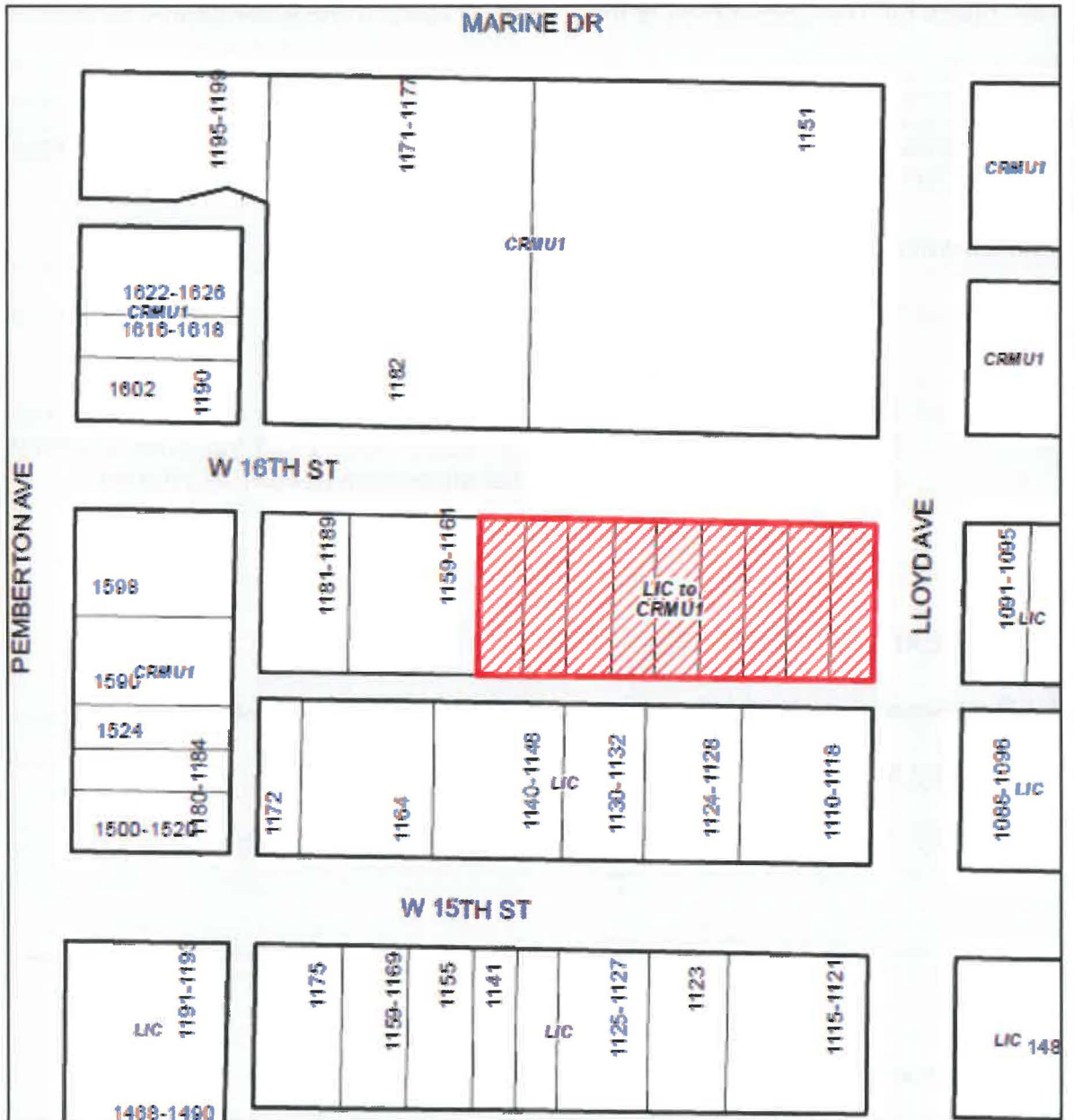
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Municipal Clerk



Schedule A to Bylaw 8486

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed Use Level 1" (CRMU1)





4B 133 – 1 Intent

The purpose of the CD133 Zone is to permit a medium-density residential rental development.

4B 133 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 133 Zone:

a) Uses Permitted Without Conditions:

Residential use

b) Conditional Uses: Not Applicable

4B 133 – 3 Accessory Use

a) *Accessory uses* customarily ancillary to the principal use are permitted;

b) *Office purposes* related to the operation of the building are permitted;

c) Support services and common area facilities related to the operation of the building are permitted.

4B 133 – 4 Density

a) The maximum permitted density is 5,115 m² (55,047 sq. ft.) *gross floor area*.

b) For the purpose of calculating *gross floor area* the following is exempted:

i. Any floor areas below finished grade.

c) For the purposes of calculating FSR the lot area is deemed to be 3,197m² (34,412 sq. ft.) being the site size at the time of rezoning.

4B 133 – 5 Setbacks

a) Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback Location	Buildings (Minimum Setback)
North (W. 16 th St)	5.5 m (18.1 ft.)
East (Lloyd Avenue)	5.5 m (18.1 ft.)
West	5.5 m (18.1 ft.)
South (Lane)	5.5 m (18.1 ft.)

4B133 – 6 Height

The maximum permitted height is:

- a) Multi-family apartment building: 19.5m (64.0 ft.).

4B 133 – 7 Coverage

- a) Building Coverage: The maximum building coverage is 50%.
- b) Site Coverage: The maximum site coverage is 60%.

4B 133 – 8 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, outdoor amenity areas, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) A 2m (6.6. ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, all with 90% opacity, is required to screen from view:
 - i) any utility boxes, vents or pumps that are not located underground and/or within a building; and
 - ii) any solid waste (garbage, recycling, compost) or loading areas with the exception of temporary, at-grade staging areas that are not located underground and/or within a building.

4B 133 – 9 Parking, Loading and Servicing Regulations

- a) Parking and loading are required as follows:

Use	Minimum Parking Required
Residential Dwelling Unit	0
Staff and Visitor Parking	22

- b) A minimum of 20 bicycle storage spaces shall be provided;
- c) Except as specifically provided in 4B133 - 10 (a) and (b), parking shall be provided in accordance with Part 10 of this Bylaw.”

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Employment Zone Light Industrial (EZLI) to Comprehensive Development Zone 133 (CD133).

READ a first time February 8th, 2021

PUBLIC HEARING held March 30th, 2021

READ a second time April 26th, 2021

READ a third time April 26th, 2021

ADOPTED

Mayor

Municipal Clerk

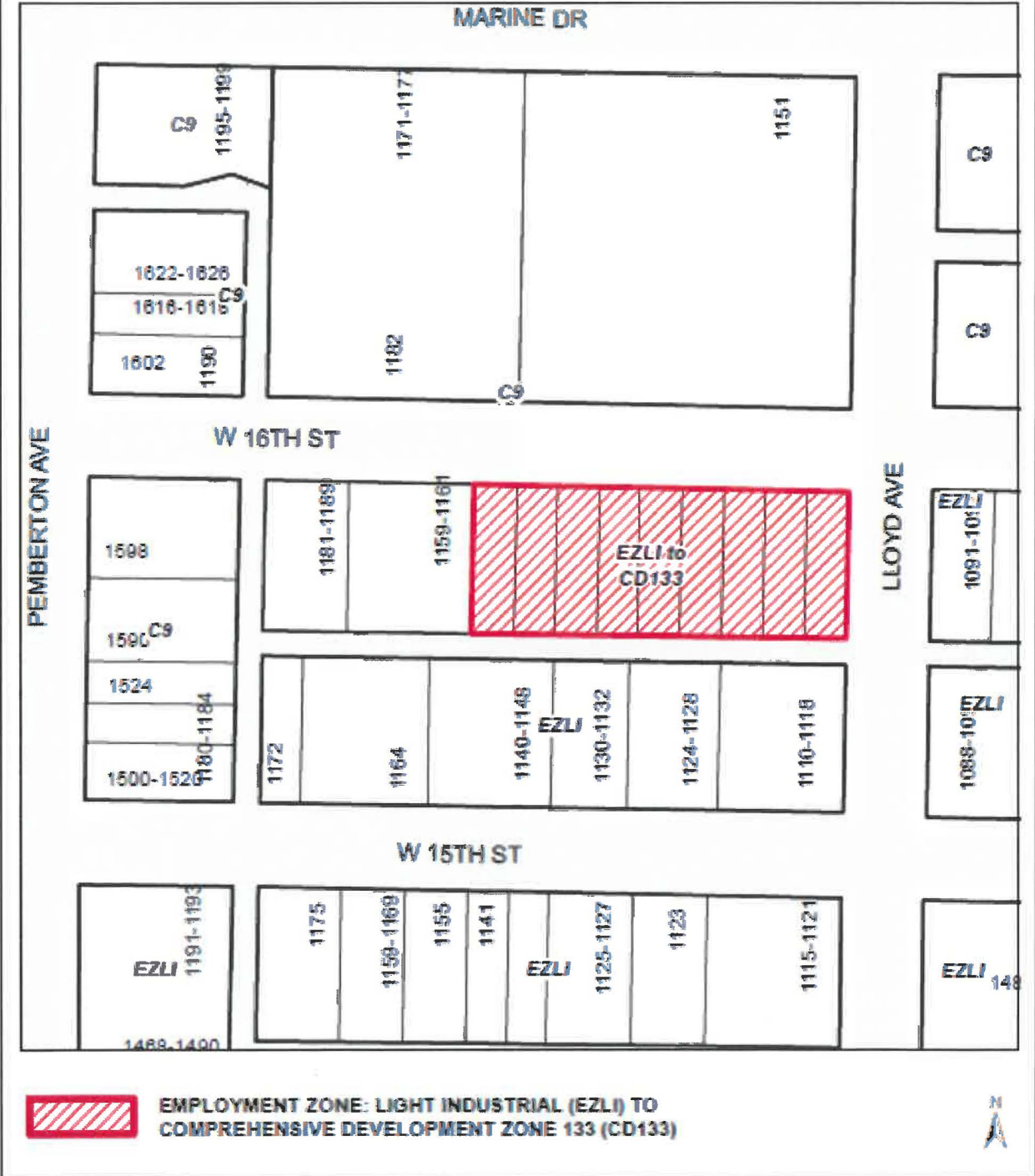
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Municipal Clerk

Schedule A to Bylaw 8487

BYLAW 8487

District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)



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The Corporation of the District of North Vancouver

Bylaw 8488

A bylaw to waive Development Cost Charges

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

- 1) This bylaw may be cited as "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021".

Waiver

- 2) Development Cost Charges are hereby waived in relation to the Eligible Development proposed to be constructed on the site as shown outlined in red on the attached map (Schedule A), and the development cost charge rates for the Eligible Development are hereby set at zero.
3) For the purpose of this Bylaw "Eligible Development" means supportive housing units where the rental rate structure is secured by way of a lease agreement, affordable housing agreement bylaw, restrictive land use covenant or other measure acceptable to the Municipal Solicitor.

READ a first time February 8th, 2021

READ a second time April 26th, 2021

READ a third time April 26th, 2021

ADOPTED

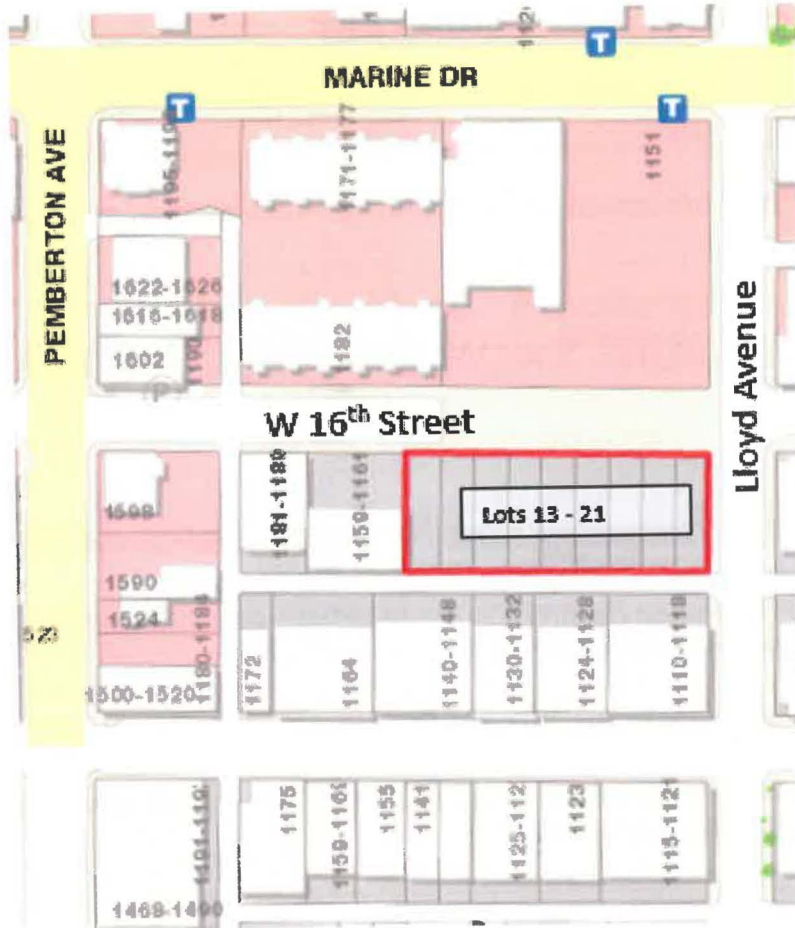
Mayor

Municipal Clerk


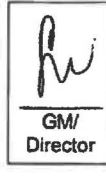

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Municipal Clerk

Schedule A to Bylaw 8488



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>April 26, 2021</u>
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

April 19, 2021
File: 09.3900.20/000.000

AUTHOR: Genevieve Lanz, Deputy Municipal Clerk

SUBJECT: Bylaws 8486, 8487 & 8488: OCP Amendment, Rezoning and DCC Waiver for West 16th Street

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" is given SECOND and THIRD Readings;

AND THAT "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021" is given SECOND and THIRD Readings.

BACKGROUND:


Bylaws 8486, 8487 and 8488 received First Reading on February 8, 2021. A Public Hearing for Bylaws 8486 and 8487 was held and closed on March 30, 2021.

The bylaws are now ready to be considered for Second and Third Readings by Council.

OPTIONS:

1. Give the bylaws Second and Third Readings;
2. Give no further Readings to the bylaws and abandon the bylaws at First Reading; or,
3. Debate possible amendments to the bylaws at Second Reading and return Bylaws 8486 and 8487 to a new Public Hearing if required.

Respectfully submitted,


Genevieve Lanz
Deputy Municipal Clerk

**SUBJECT: Bylaws 8486, 8487 & 8488: OCP Amendment, Rezoning and DCC Waiver
for West 16th Street**

April 19, 2021

Page 2

Attachments:

1. Bylaw 8486
2. Bylaw 8487
3. Bylaw 8488
4. Public Hearing report – March 30, 2021
5. Staff report dated January 19, 2021

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
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<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		

The Corporation of the District of North Vancouver**Bylaw 8486**

A bylaw to amend District of North Vancouver
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2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
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READ a first time by a majority of all Council members February 8th, 2021

PUBLIC HEARING held March 30th, 2021

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READ a third time by a majority of all Council members

ADOPTED by a majority of all Council members

Mayor

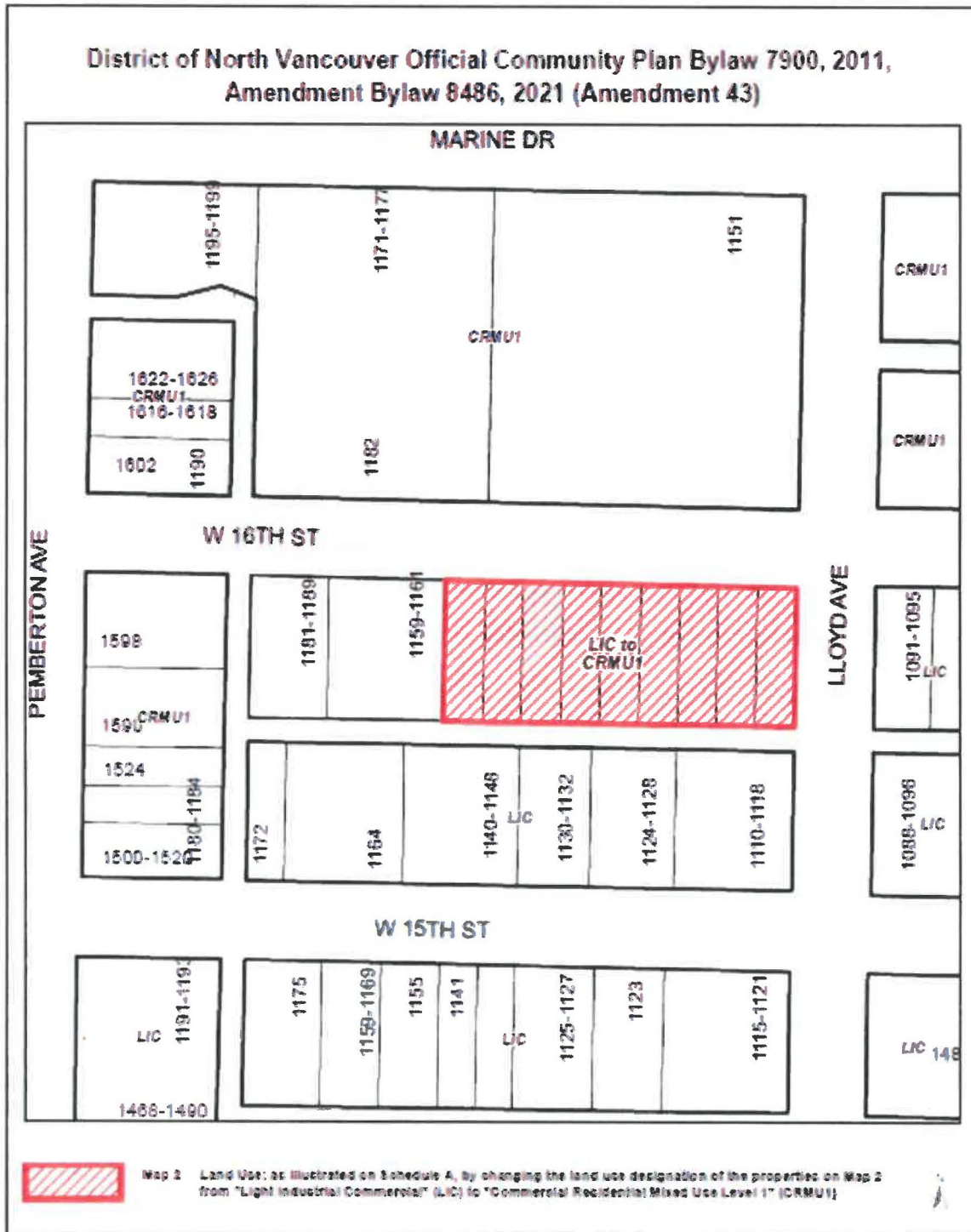
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Municipal Clerk

Schedule A to Bylaw 8486

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)



The Corporation of the District of North Vancouver**Bylaw 8487**

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)".

Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965":

- (a) Part 2A, Definitions is amended by adding CD133 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:
"Comprehensive Development Zone 133 CD133"
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:
"4B 133 Comprehensive Development Zone 133 CD133"

The CD133 zone is applied to:

- i) Lot 13 Block 57 District Lot 552 Plan 4680 (PID: 011-418-206);
- ii) Lot 14 Block 57 District Lot 552 Plan 4680 (PID: 011-418-214);
- iii) Lot 15 Block 57 District Lot 552 Plan 4680 (PID: 011-418-222);
- iv) Lot 16 Block 57 District Lot 552 Plan 4680 (PID: 011-418-249);
- v) Lot 17 Block 57 District Lot 552 Plan 4680 (PID: 011-418-257);
- vi) Lot 18 Block 57 District Lot 552 Plan 4680 (PID: 011-418-273);
- vii) Lot 19 Block 57 District Lot 552 Plan 4680 (PID: 011-418-281);
- viii) Lot 20 Block 57 District Lot 552 Plan 4680 (PID: 011-418-290); and
- ix) Lot 21 Block 57 District Lot 552 Plan 4680 (PID: 011-418-311).

4B 133 – 1 Intent

The purpose of the CD133 Zone is to permit a medium-density residential rental development.

4B 133 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 133 Zone:

a) Uses Permitted Without Conditions:

Residential use

b) Conditional Uses: Not Applicable

4B 133 – 3 Accessory Use

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4B 133 – 4 Density

a) The maximum permitted density is 5,115 m² (55,047 sq. ft.) *gross floor area*.

b) For the purpose of calculating *gross floor area* the following is exempted:

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The maximum permitted height is:

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4B 133 – 7 Coverage

- a) Building Coverage: The maximum building coverage is 50%.
- b) Site Coverage: The maximum site coverage is 60%.

4B 133 – 8 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, outdoor amenity areas, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
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4B 133 – 9 Parking, Loading and Servicing Regulations

- a) Parking and loading are required as follows:

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Residential Dwelling Unit	0
Staff and Visitor Parking	22

- b) A minimum of 20 bicycle storage spaces shall be provided;
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- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Employment Zone Light Industrial (EZLI) to Comprehensive Development Zone 133 (CD133).

READ a first time February 8th, 2021

PUBLIC HEARING held March 30th, 2021

READ a second time

READ a third time

ADOPTED

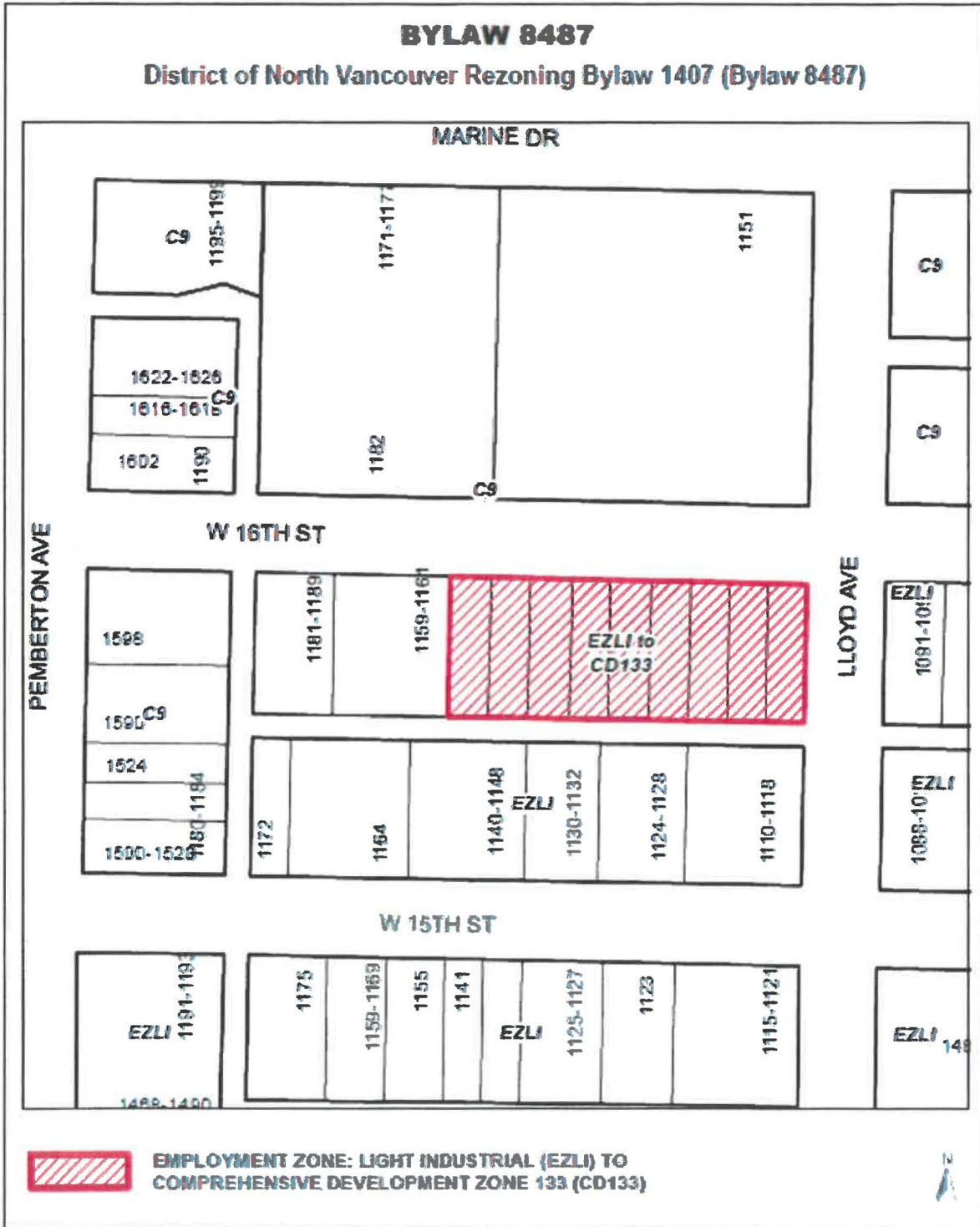
Mayor

Municipal Clerk

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Municipal Clerk

Schedule A to Bylaw 8487



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The Corporation of the District of North Vancouver

Bylaw 8488

A bylaw to waive Development Cost Charges

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Citation

- 1) This bylaw may be cited as "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021".

Waiver

- 2) Development Cost Charges are hereby waived in relation to the Eligible Development proposed to be constructed on the site as shown outlined in red on the attached map (Schedule A), and the development cost charge rates for the Eligible Development are hereby set at zero.
- 3) For the purpose of this Bylaw "Eligible Development" means supportive housing units where the rental rate structure is secured by way of a lease agreement, affordable housing agreement bylaw, restrictive land use covenant or other measure acceptable to the Municipal Solicitor.

READ a first time February 8th, 2021

READ a second time

READ a third time

ADOPTED

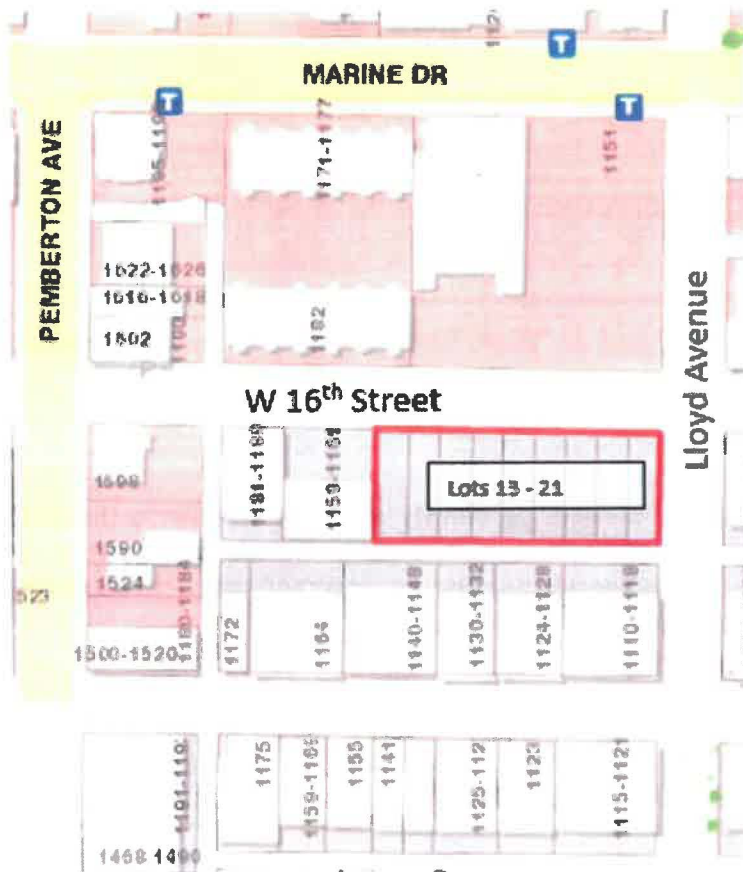
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8488



**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**West 16th Street and Lloyd Avenue
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, March 30, 2021 commencing at 7:02 p.m. The meeting was held virtually with participants appearing via video and telephone conference.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond
Councillor M. Curren
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri (7:05 p.m.)

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Ms. J. Paton, Assistant General Manager – Development Planning & Engineering
Ms. T. Atva, Manager – Community Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. G. Lanz, Deputy Municipal Clerk
Mr. M. McIntosh, Section Manager – IT Infrastructure & Customer Service
Ms. C. Peters, Senior Planner
Ms. S. Dale, Confidential Council Clerk
Ms. S. Clarke, Committee Clerk
Ms. S. Ferguson, Committee Clerk

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

He further noted that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* and Ministerial Order M192.

This hearing will be held virtually with all participants, including Council, staff, applicant, signed up speakers and observers all doing so by electronic means.

Public participation in this hearing is being accommodated by speakers having signed up in advance, as stated in the Notice of Hearing, as well as observers being provided the Zoom meeting information on the DNV. In addition, those observing over the internet who did not sign up in advance to speak but decide to do so once the hearing is underway, may dial-in via telephone to speak. Information on how to do this will be shared over the live stream once we have exhausted the speakers list of first time speakers.

The electronic means being employed for this hearing allow for effective two-way audio communications while those who have signed up in advance will also receive video of the hearing via the Zoom software.

As always, written submissions will be received by the Municipal Clerk, on behalf of, and shared with, Council, at any time up to the time the hearing is closed. These may be submitted to input@dnv.org

Therefore, in this manner, all persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions.

Mayor Little stated that:

- We will first go through the established speakers list. At the end of the speakers list, the Chair may call for any other speakers not on the speakers list – these are the dial-in speakers if any;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and approximate street address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute opportunity;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Please do not repeat information from your previous presentations and ensure your comments remain focused on the bylaws under consideration this evening;
- If you have provided a written submission there is no need to read it as it will have already been seen by Council. You may summarize or briefly reiterate the highlights of your submission but ensure your comments pertain to the bylaws under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaws. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaws which Council has received and which you are welcome to review. This is available online at DNV.org/agenda;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or, Council may close the hearing after which Council should not receive further new information from the public; and,
- This hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Councillor MURI arrived at this point in the proceedings (7:05 p.m.)

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws, stating that Bylaw 8486 proposes to amend the District's Official Community Plan land use designation of the subject site from Light Industrial Commercial (LIC) to Commercial Residential Mixed-Use Level 1 (CRMU1). He further stated that Bylaw 8487 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Employment Zone

Light Industrial (EZLI) to a new Comprehensive Development Zone 133 (CD133). The CD133 Zone addresses permitted and accessory uses and zoning provisions such as density, setbacks, height, building and site coverage, landscaping, storm water management, and parking requirements.

3. PRESENTATION BY STAFF

Ms. Casey Peters, Senior Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Peters advised that:

- The proposal is for an Official Community Plan (OCP) amendment and rezoning to accommodate a 60-unit, five-storey supportive housing project on District owned land at West 16th Street and Lloyd Avenue for women and women-led families in need, at risk of homelessness, or experiencing homelessness;
- The District has identified in the OCP and the Rental and Affordable Housing Strategy the need for a wide range of housing types, including supportive housing;
- The proposal, if approved, will be the first supportive housing building of this kind for women and women-led families in the District and will complement other housing options across the North Shore;
- A supportive housing unit is a self-contained permanent rental home with various support services tailored to the individual resident;
- This is not a shelter and the support services provided on-site will help to ensure tenants can achieve and maintain housing stability;
- All residents sign a program agreement and pay subsidized rent equal to shelter rates or through a rent-geared-to-income program;
- This is a partnership with funding contribution from the Province for the capital construction and operating costs;
- As a partner in this process the District is contributing the following:
 - Contributing the District-owned land through a long-term lease at a nominal rate;
 - Waiving the application fees for the OCP Amendment, Rezoning, and Development Permit;
 - Acknowledging the supportive housing proposed is consistent with the District's Community Amenity Contribution (CAC) Policy;
- Should the bylaws be supported the District will consider:
 - Waiving the Building Permit fees;
 - Setting the applicable District Development Cost Charges to zero; and,
 - Supporting a property tax exemption (PTE) for the non-profit society operating the units should the housing be considered taxable by BC Assessment;
- The District has partnered with BC Housing and RainCity Housing on this project and RainCity Housing will be the operator should the rezoning proceed;
- The subject site is approximately 3,200m² (0.8 acres) in area;
- The site includes nine parcels and is currently used for car storage for nearby car dealerships and all nine lots are owned by the District and will continue to be owned by the District should the project proceed;
- Existing light industrial uses are located to the east, west, and south;
- The construction of new mixed-use buildings in the area show that the surrounding neighbourhood on Pemberton and Marine Drive is an area in transition;

- The site is located within 100m of a bus stop and is well-served by transit including Translink's new R2 Rapid Bus;
- The OCP designates the site as Light Industrial Commercial and Bylaw 8486 proposes to amend the OCP to Commercial Residential Mixed-use Level 1 which would accommodate the proposed density of approximately 1.52 Floor Space Ratio (FSR);
- The existing zoning is Employment Zone Light Industrial (EZLI) and is currently a paved site used for car storage;
- Bylaw 8487 would rezone the site to a new Comprehensive Development Zone 133;
- The proposed density is approximately 1.52 FSR and the CD133 Zone permits density up to approximately 1.6 FSR as design refinements may result in a modest increase in floor area;
- The CD133 Zone permits the residential use and the accessory uses including support services and common area facilities;
- The proposal includes sixty supportive housing units in a five-storey building;
- The main entrance would be located off Lloyd Avenue;
- Access to the underground parkade would be located at the southwest corner of the site off the laneway;
- The proposal includes one level of underground parking with a total of twenty-six parking spaces for staff and visitors;
- A multi-use path is proposed on the unopened West 16th Street road allowance to provide a connection to West 16th Street to the west;
- The primary outdoor amenity space is located on the north side of the site and a secondary outdoor amenity area is located on the south side;
- There is a rooftop amenity space proposed and will include picnic tables and garden beds;
- The amenity on the north side of the building includes a children's play area;
- The building is proposed to meet Step Code Level 4 which represents a high energy-efficiency standard and further details will be provided at the Development Permit stage should the Bylaws be adopted;
- As part of the redevelopment, new sidewalk on Lloyd Avenue and a new multi-use path on West 16th Street would be created and improvements to the existing laneway are also proposed;
- The project has been reviewed against the District's Rental and Affordable Housing Strategy and the project meets several goals including:
 - Expanding the supply and diversity of housing;
 - Expanding the supply of new rental housing; and,
 - Partnering with other agencies to help deliver affordable housing;
- The proposal includes a total of sixty-units with forty-two studio and 1-bedroom units, and eighteen family-oriented units of two bedroom or larger layouts;
- Rents will be secured in the lease agreement and will include a mix of rates for those on social assistance with a range from \$375 to \$660 per month (depending on family size) and Rent-Geared-to-Income which currently ranges from \$901 to \$1,461 per month;
- Tenant selection will be based on need in the community;
- The proposed mix of rental rates includes flexibility to support under-employed women with rent geared to income units and is proposed to remain flexible to respond to the need;

- Public notice was fulfilled pursuant to the *Local Government Act*, including the following:
 - Over two thousand letters were sent to the neighbourhood including residents and businesses;
 - A number of information signs were installed on the site and on the surrounding streets;
 - Ads were placed in the newspaper and social media announcements were sent by both BC Housing and the District;
 - Project details were included on the District's website and on BC Housing's Let's Talk site;
 - Four virtual small group community meetings were held and a presentation was given by the District, BC Housing, and Raincity Housing at these meetings and participants were able to have their questions answered;
 - Two webinars were also held which had no cap on the number of participants;
 - The same presentation was provided and participants were able to ask questions;
 - In total, approximately seventy-two members of the public participated in a meeting or webinar;
 - A recording of the presentation given at the February 23, 2021 webinar was added to BC Housing's Let's Talk page;
 - A summary of the public engagement has been prepared and is available as background information to this public hearing;
 - As of Friday, March 26, 2021 approximately ninety-four written responses received by the District; and,
 - Additional notification was undertaken through signs, newspaper advertising, and mailed notices.

4. PRESENTATION BY PARTNERS

4.1. Ms. Amelia Ridgway, RainCity Housing:

- Provided history and context of the proposed development;
- Commented that supportive housing provides a safe home with access to on-site supports to ensure women and women-led families can achieve and maintain housing stability;
- Spoke to the program model;
- Noted that RainCity Housing is committed to being a good neighbour;
- Advised that the building would be purpose-built and security measures would include extensive camera monitoring, well lit outdoor areas, would include fencing and a controlled single point of entry;
- Commented that a Community Advisory Committee would be created prior to the building becoming operational and is an opportunity for the neighbourhood and community to participate in this building becoming a successful member of the District; and,
- Opined that this project has an opportunity to make a difference in people's lives.

4.2. Ms. Naomi Brunemeyer, BC Housing:

- Noted that women and women-led families will be from the North Shore;

- Spoke to the intentional approach to building a community;
- Commented on the program agreement and good neighbour agreement; and,
- Advised that this will not be a low barrier program.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Judith Brook:

- Spoke in support of the proposed development;
- Commented that the proposed development will provide stable and affordable housing options; and,
- Suggested that supportive housing is desperately needed on the North Shore.

5.2. Mr. Nathan Davidowicz:

- Spoke in support of the proposed development; and,
- Expressed concern with transit issues on the North Shore.

5.3. Ms. Gyula Huszar:

- Commented that businesses in the area have spoken in opposition because of the onsite storage of drugs;
- Questioned the safe supply of drugs and if they will be provided by medical professionals;
- Expressed concern that males are allowed to live in the same facility and spoke to abusive relationships; and,
- Spoke in support of supportive housing facilities.

5.4. Mr. Corrie Kost:

- Questioned what the average length of tenancy is expected to be;
- Spoke regarding the Public Hearing process and the virtual Public Hearing binder;
- Spoke in support of the proposed development; and,
- Commented on the importance as a community to treat the District's most vulnerable citizens.

5.5. Ms. Kathryn Nairne:

- Spoke in support of the proposed development;
- Opined that supportive housing will have a positive effect on the community;
- Noted that women with children have challenges accessing affordable housing options; and,
- Remarked that the site is a great location and is in close proximity to transit, parks and schools.

5.6. Ms. Jenn Ohlhauser:

- Spoke in support of the proposed development;
- Opined that the proposed development will revitalize the area and strengthen the neighbourhood; and,
- Commented on how valuable a supportive community is.

5.7. Ms. Bowinn Ma:

- Spoke in support of the proposed development;
- Commented that the proposed development will provide housing options for women in need;
- Explained that support recovery services need to be in the communities where people live so they can effectively reintegrate;
- Remarked that RainCity Housing and BC Housing value women and recognize that supportive housing is critically important to women struggling in the community; and,
- Encouraged Council to support the proposed development.

5.8. Mr. Joe A. Kunzler:

- Spoke in support of the proposed development; and,
- Noted the close proximity to transit.

5.9. Ms. Kirsten Larsen:

- Spoke in support of the proposed development;
- Opined that supportive housing saves women lives; and,
- Commented on harm reduction and stated that having a well-run, well-staffed house in the neighbourhood can make the community safer.

5.10. Ms. Margaret Harman:

- Spoke in support of the proposed development;
- Commented on the challenges of finding safe and affordable long-term housing;
- Acknowledged that supportive housing is needed on the North Shore; and,
- Opined that supportive housing will provide a sense of community.

5.11. Ms. Carolyn Neilson:

- Spoke in support of the proposed development;
- Acknowledged increasing mental health challenges and acts of domestic violence;
- Commented that RainCity Housing and BC Housing are invested in the well-being and future of the North Shore;
- Spoke to the issue of affordable housing; and,
- Stated that housing is a critical human need and right.

5.12. Mr. Jeremy Dyson:

- Spoke in support of the proposed development; and,
- Commented that the proposed development is within close proximity to parks and schools.

5.13. Ms. Julia Kaisla:

- Spoke in support of the proposed development;
- Acknowledged that there is fear in the community;
- Noted that recovery services not only do not pose risks to children, but improve the health of the community;
- Acknowledged the need for the facility; and,
- Spoke to the opportunity to take action and help provide support.

- 5.14. Ms. Taylor Simone:**
- Spoke in support of the proposed development;
 - Commented that RainCity Housing and BC Housing are investing in the future of women;
 - Spoke to the stigma of supportive housing;
 - Addressed the issue of harm reduction;
 - Commented on the importance of educating the community; and,
 - Discussed the daily structure and programs to help residents develop life skills and take care of medical needs.
- 5.15. Mr. Dan Pistilli:**
- Expressed concern that the proposed development may have a negative impact on the community;
 - Expressed concerns related to illicit drug use; and,
 - Expressed concern regarding the loss of industrial land.
- 5.16. Ms. Dana Anthony:**
- Spoke in support of the proposed development;
 - Commended RainCity Housing and BC Housing's reputation as well-run organizations; and,
 - Spoke to the housing model used in Brooklyn, New York.
- 5.17. Ms. Laurie Parkinson:**
- Spoke in support of the proposed development;
 - Commented on the need to provide safe housing options for women and their children; and,
 - Noted that staff are trained specifically to help women in need.
- 5.18. Ms. Sahar Jafari:**
- Expressed concern with the risk and danger this proposal may bring to the neighbourhood;
 - Expressed concern with regards to drug use, abusive relationships, and safety issues; and,
 - Opined that the proposed development may drive homelessness into this neighbourhood.
- 5.19. Mr. Amir Amintabar:**
- Spoke to the negative impacts the proposed development may have in the neighbourhood;
 - Expressed concern for the safety of children;
 - Suggested that low income women should not be living together in one place; and,
 - Expressed concern that the value of his property may decrease.
- 5.20. Mr. Hazen Colbert:**
- Spoke in support of the proposed development;
 - Commented on the importance of educating the community;
 - Acknowledged the concerns of residents living in this neighbourhood; and,

- Questioned the definition of the term woman in relation to the supportive housing project.

5.21. Mr. Rodrigo Horta:

- Spoke in opposition to the proposed development;
- Expressed general support of supportive housing;
- Expressed concern with drug and safety issues; and,
- Expressed concern that the value of his property may decrease.

5.22. Ms. Ally Mallalieu:

- Spoke in support of the proposed development;
- Stated that supportive housing is needed on the North Shore;
- Remarked that addiction is already in local neighbourhoods; and,
- Commented that supportive housing saves lives.

5.23. Ms. Kinga Wdowiak:

- Spoke in opposition to the proposed development;
- Expressed concern with regards to drug use; and,
- Expressed concern about property values.

5.24. Ms. Gyula Huszar, SPEAKING A SECOND TIME:

- Questioned how drugs used on this site will be procured.

5.25. Ms. Jennifer Lyon:

- Expressed support for the proposed development; and,
- Commented on the importance of diversity within the community.

Council recessed at 9:01 p.m. and reconvened at 9:07 p.m.

In response to a question from Council, BC Housing advised that the proposed building occupancy will be based on need in the community and the mix includes flexibility to support under-employed women with rent geared to income units. The tenant mix is proposed to remain fluid to respond to the need.

In response to a question from Council, BC Housing advised that there is no set length of tenancy. Supportive housing is an important first step to getting people inside and receiving services and RainCity Housing will work with each resident to understand their needs and goals and provide the support they need to have successful tenancies.

In response to a question from Council, BC Housing advised that BC Housing's supportive housing buildings are operated based on the widely recognized and proven Housing First model. Residents of this housing, and all other supportive housing buildings that BC Housing is affiliated with, are permitted to make their own choices in regard to lifestyle. This includes the decision to abstain or use drugs/alcohol in the privacy of their homes. If they choose to use, the operators would work with each tenant to ensure they use safely. This is a harm reduction approach, which means staff is available to support any residents who are in various phases of substance use. RainCity would work with Vancouver Coastal Health in determining best practices to ensure tenants are safe and healthy. When residents are ready to make a change, staff on site would connect them with the appropriate support services. Shelter and supportive housing residents may make personal choices regarding their buying and consumption habits.

Residents can access on-site and community support services to assist them in maintaining their personal goals and manage challenges.

In response to a question from Council, RainCity advised that residents would be expected to sign a Program Agreement and would be expected to abide by it. The Program Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. Operational staff would work with residents and the neighbours to foster good neighbourhood relations.

In response to a question from Council, RainCity Housing advised that amenities include:

- Each unit has its own kitchen;
- First floor amenity spaces;
- Single-point entry with staff;
- Office and clinic space;
- Full commercial kitchen;
- Playground;
- Cultural space likely serving the Indigenous population; and,
- General amenity area for movie nights and a place to gather and be apart of the community.

In response to a question from Council, RainCity advised that the term women is a broad definition and could include self-identifying women, cisgender, transgender or non-binary gender identity.

In response to a question from Council, staff advised that there are 119 day care spaces for infants, 181 spaces for toddlers, and 51 spaces for school aged care in the Lower Capilano area. It was noted that there is a shortage in the after school age category. RainCity Housing will work with each resident to understand their needs.

In response to a question from Council, BC Housing advised that they are committed to being good neighbours. All new supportive housing that we develop across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and security measures would include well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. If concerns or problems occur with specific individuals on the project property, the operator would work with the individual and police to find solutions. A Community Advisory Committee would be created to support the successful integration of the building into the neighbourhood and community, with representation from BC Housing, Vancouver Coastal Health, the District of North Vancouver, RainCity, RCMP, any relevant community partners such as school district, service providers and community members at large, to be facilitated by a neutral third party.

5.26. Mr. Corrie Kost, SPEAKING A SECOND TIME:

- Spoke to the article he submitted entitled After the Shouting, Do Shelters and Supportive Housing Harm Neighborhoods; and,
- Commented on the importance of community support and engagement.

5.27. Mr. Joe Kunzler, SPEAKING A SECOND TIME:

- Acknowledged that domestic violence is real.

5.28. Ms. Margaret Harrington:

- Spoke in support of the proposed development; and,
- Stated that those who choose recovery deserve support and encouragement from the community.

5.29. Mr. Amir Amintabar, SPEAKING A SECOND TIME:

- Questioned how to send his questions to staff; and,
- Noted that it is important to consider the concerns of immediate the neighbours.

5.30. Ms. Judith Brook, SPEAKING A SECOND TIME:

- Commented that immediate neighbours have spoken in support of the proposed development;
- Noted that that addiction is already in local neighbourhoods; and,
- Spoke to the advantages of providing support in one location to a localized group.

5.31. Ms. Sahar Jafari, SPEAKING A SECOND TIME:

- Urged Council to consider the residents that live in close proximity to the proposed development;
- Expressed concern with drug use and abusive relationships; and,
- Opined that the neighbourhood is already too busy.

6. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor BACK

THAT the March 30, 2021 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" be returned to Council for further consideration.

CARRIED
(9:53 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>FEB. 8, 2021</u>
<input type="checkbox"/> Other:	Date: _____


 Dept. Manager


 GM/
 Director


 CAO

ATTACHMENT 5

The District of North Vancouver REPORT TO COUNCIL

January 19, 2021
 File: 10.5040.20/029.00

AUTHOR: Casey Peters, Senior Development Planner

SUBJECT: Bylaws 8486, 8487, and 8488: OCP Amendment, Rezoning, and Development Cost Charge (DCC) Waiver Bylaws for a Supportive Housing Development at W. 16th Street

RECOMMENDATION

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" is given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" is given FIRST reading;

AND THAT the "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021" is given FIRST reading;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8486;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8486 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8486 and Bylaw 8487 be referred to a Public Hearing;

AND THAT Staff be directed to proceed with waiving any additional District of North Vancouver fees, subject to securing the supportive housing units in a lease agreement.



Location Map

REASON FOR REPORT

Implementation of the proposed project requires Council's consideration of:

- Bylaw 8486 to amend the Official Community Plan (OCP) designation;
- Bylaw 8687 to rezone the subject properties;
- Bylaw 8488 to waive Development Cost Charges; and
- Issuance of Development Permits.

The OCP Amendment Bylaw, Rezoning Bylaw, and DCC Waiver Bylaw are recommended for introduction and the OCP Amendment Bylaw and Rezoning Bylaw are recommended for referral to a Public Hearing. A Development Permit would be forwarded to Council for consideration if the rezoning proceeds.

SUMMARY

The District has identified this District-owned land as a potential site for a supportive housing project and is proceeding with a District-led rezoning process. The District is proposing to redevelop the site as a supportive housing development comprising one five-storey building with approximately 60 units.

The development site is located at the southwest corner of W. 16th Street (currently closed) and Lloyd Avenue. Surrounding properties include industrial uses to the east, west, and south; mixed-use residential/commercial to the northwest and commercial to the north and northeast.



Aerial Map

The site includes nine parcels that are currently used for storage of vehicles for nearby car dealerships. The property is approximately 3,197 m² (34,412 sq. ft.) in size.

The proposal will require an amendment to the OCP and rezoning of the site to a new Comprehensive Development (CD) Zone. A development permit will be forwarded to Council if the OCP amendment and rezoning are approved.

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates the site as “Light Industrial Commercial” (LIC) which is intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses. The proposal does not comply with the OCP designation and an amendment to the OCP is required. Bylaw 8486 proposes to change the designation of the site to “Commercial Residential Mixed-use Level 1” (CRMU1) which permits density up to approximately 1.75 FSR. Properties to the north have this same designation.



The proposal addresses a number of OCP goals and policies including:

- “Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing.”
- “Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms, and smaller apartment units”; and
- “Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing”.

The units proposed are a mix of studio, one, two, three, and four-bedroom units. The target populations to be housed are women and women-led families in need, at risk of homelessness, or experiencing homelessness.

Lower Capilano Local Plan Reference Policy

The site is located outside of a designated town or village centre and the Lower Capilano Local Plan Reference Policy document designates this site as “Light Industrial”.

The proposal is broadly consistent in scale and density with recently-approved development within the Marine Drive corridor and with the future development potential of the lots to the north of the site.

Rental and Affordable Housing Strategy

The proposed bylaws, if adopted, will permit development of the site for a five-storey building with supportive housing. This responds to the following goals of the District's Rental and Affordable Housing Strategy (RAHS):

- Goal 1: Expand the supply and diversity of housing;
- Goal 2: Expand the supply of new rental and affordable housing; and
- Goal 6: Partner with other agencies to help deliver affordable housing.

The RAHS indicates that the 10 year (2016-2026) estimated demand for affordable rental units in the District is 600 to 1,000 units. To date, 414 units* have been approved towards this goal and the proposal would create an additional 60 units, bringing the total to 474 units. (*Source: *Pace of Development - 2019 Update*, dated July 12, 2020 reported 298 units. Since then the project at 600 W. Queens increased from 60 to 86 units and 90 units are anticipated to be approved at 267 Orwell Street on January 25, 2021).

Council Directions, 2019-2022

The proposed bylaws respond to the following Council Priority Directions to 2022:

- Key Issue 2: Increasing Housing Diversity and Addressing Affordability

A range of actions to support this priority include:

- Increasing the number of social and affordable housing units to fill gaps in the low to moderate income end of the housing continuum;
- Increasing housing diversity;
- Assessing available District land and its suitability for various housing forms.

Zoning

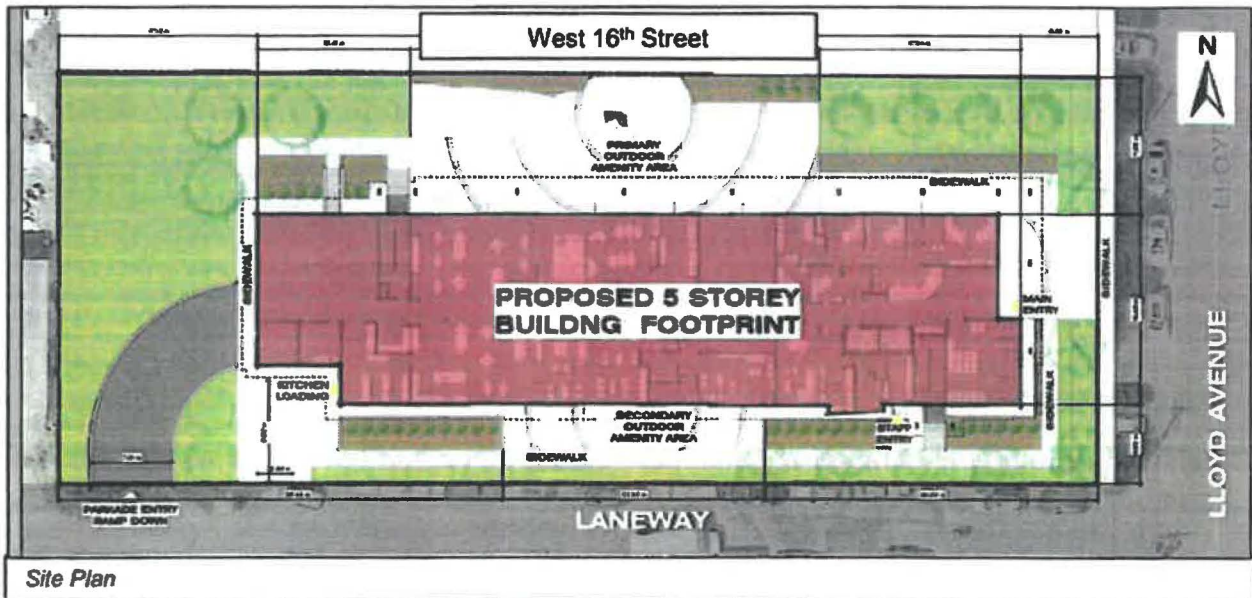
The subject properties are currently zoned "Employment Zone Light Industrial" (EZLI) which accommodates a mix of manufacturing and service businesses. The EZLI zone does not have a maximum FSR but the intensity of development is managed by height, setback, and coverage regulations.

Rezoning is required to accommodate the project and Bylaw 8486 proposes to create a new Comprehensive Development Zone 133 (CD 133) tailored specifically to this project. The proposed CD 133 zone prescribes permitted uses and zoning provisions such as a maximum density of 1.6 FSR, height, setbacks, and parking requirements.

ANALYSIS:

Site Plan and Project Description

The project consists of a five-storey building with a roof top amenity space with principal pedestrian access from Lloyd Avenue and an additional staff entrance at the southeast corner of the site. Vehicle access to the parking garage and a kitchen loading area are located at the southwest corner of the site.



Site Plan

The project as proposed includes 60 units with 40 studio units, 2 one-bedroom units, 12 two-bedroom units, 4 three-bedroom units, and 2 four-bedroom units. The units will meet BC Housing Design Guidelines and Construction Standards 2019 for net unit area and range in size from 31.7 m² (341 sq. ft.) to 116.6 m² (1,256 sq. ft.)

The CD 133 zone allows some minor flexibility in case of design changes or changes to unit types. The proposed building as currently designed is approximately 4,874 m² (52,461 sq. ft.) in size which is approximately 1.52 FSR. The CD133 zone permits up to 5,115 m² (55,047 sq. ft.) or approximately 1.6 FSR and design refinements may result in a modest increase in floor area, but the density will not exceed 1.6 FSR.

The ground floor of the proposed building includes a commercial kitchen, office and medical consultation rooms, cultural space, quiet room, resident laundry for the family-oriented units, staff lounge, and bike/stroller storage.

Levels two and three will be predominately family-oriented units and will include a counselling room. Levels four and five are studio units and will include additional laundry space and an amenity room. The outdoor amenity area on the roof includes picnic tables and garden beds. An outdoor play area will also be provided at grade.



Bird's eye view – Looking southwest from Lloyd Avenue

Parking will be provided in a one-level underground garage accessed at the southwest corner of the site from the lane.

Housing Affordability

BC Housing will be funding the project and RainCity Housing (“RainCity”) will be the building operator. The District will retain ownership of the land and will enter into a long-term ground lease with BC Housing should the rezoning be approved.

Rents will be secured in the lease agreement and will include a mix of shelter rates for those on social assistance with a range from \$375 to \$660 per month (depending on family size) and “Rent Geared to Income” which currently ranges from \$901 to \$1,461 per month.

BC Housing notes that the proposed building occupancy will be based on need in the community. The proposed mix includes flexibility to support under-employed women with rent geared to income units. The tenant mix is proposed to remain fluid to respond to the need.

Of note, there will be no additional charges to residents for hydro, internet/wifi and cable, laundry, bike storage, and hot water.

Development Permits

The site is located within the following Development Permit Areas:

- Form and Character of Commercial, Industrial, and Multifamily Development
- Energy and Water Conservation and Greenhouse Gas Emission Reduciton
- Protection from Natural Hazards (Flood Hazard)

Advisory Design Panel

The application will be reviewed by the Advisory Design Panel (ADP) at the Development Permit stage.

A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed through the OCP amendment and rezoning process.



View from Lloyd Avenue

Accessibility

BC Housing's "Design Guidelines and Construction Standards 2019" requires that 5% of the units and all common areas be accessible. This aligns with the District's Accessible Design Policy for Multifamily Housing as all of the apartment units meet the 'Basic Accessible Design' criteria and 5% of the apartment units meet the 'Enhanced Accessible Design' criteria.

Green Building Measures

On December 7, 2020 the District adopted an update to the Construction Bylaw requiring projects to meet either Step Code 4 or Step Code 3 with a Low Carbon Emission System (LCES). BC Housing requires the project to meet Step Code 4 which will also comply with the update to the Construction Bylaw effective July 1, 2021.

Vehicle Parking

All parking is proposed in a one-level underground garage. A total of 26 parking spaces are proposed for the use of staff, trades, and medical and other professional visitors. The CD133 zone requires no parking for residents and a minimum of 22 spaces for staff and visitors.

The District OCP includes statements related to reducing parking requirements including:

- Section 5.1 (8): Consider, where appropriate, reducing vehicle parking requirements for new developments in centres and corridors well served by

transit to encourage alternate modes of transportation and increase housing affordability

- Section 7.2 (8): Support, where appropriate, parking reductions for purpose built market and affordable rental units
- Section 7.3 (3) Apply incentives (including, but not limited to density bonusing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing

Bicycle Parking and Storage

The proposal includes 20 bicycle storage spaces for residents, staff, and visitors. This storage space will be indoors and located on the ground floor adjacent to the main entrance.

Off-site improvements

Off-site improvements will be reviewed in detail at the Development Permit stage and it is anticipated that off-site improvements associated with the construction of the project will include a new sidewalk on Lloyd Avenue and improvements to the lane. The lane is currently used for informal parking and it is anticipated that this parking will need to be removed as part of the lane upgrades. A new multi-use path located to the north of the site is proposed to connect Lloyd Avenue to the opened portion of W. 16th Street to the west of the site. This path would be located on south side of the unopened W. 16th Street road allowance.

As review of the proposed civil works is still underway at this time, the estimated total value of off-site works (engineering and landscaping) is unknown and the full scope and value of required off-site construction will be determined through the detailed design work at the Building Permit stage.

Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for projects and includes a list of potential in-kind contributions that can be considered in lieu of a cash CAC including "land for, or provision of, affordable, rental or special needs housing." The proposal includes 60 supportive rental units secured in perpetuity which represents the in-kind amenity for this project.

Landscaping

A conceptual landscape plan has been submitted with the rezoning application showing a primary outdoor play area on the north side of the building with play equipment and seating areas. A secondary outdoor amenity area is included on the south side of the building with seating. An outdoor rooftop amenity is also provided that includes a picnic area and garden beds.

Landscaping is included around the perimeter of the site and around the outdoor amenity spaces on the north and south sides of the building.

Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.



View from Lloyd Avenue looking southwest

Financial Impacts:

The District of North Vancouver anticipates supporting this project in the following ways:

- District-led rezoning of land;
- providing 0.3 hectares (0.8 acres) of land at a nominal fee of \$10/year;
- waiving the typical application fees for the OCP Amendment, Rezoning; and Development Permit (approximately \$24,000).

In addition the District will consider:

- waiving the Building Permit fees should the rezoning be supported by District Council. Staff estimate the building permit application fees at approximately \$193,000;
- waiving the applicable District Development Cost Charges estimated to be \$506,529; and
- supporting a property tax exemption (PTE) for the non-profit society operating the units should the housing be considered taxable by BC Assessment.

The District's housing reserve fund will support the waived fees and charges and one-time costs associated with the project. Staff are reviewing the District's property tax strategy and will report back on the need for PTE funding. BC Housing will contribute capital and operating costs, which will be reported should a PTE be necessary.

Concurrence:

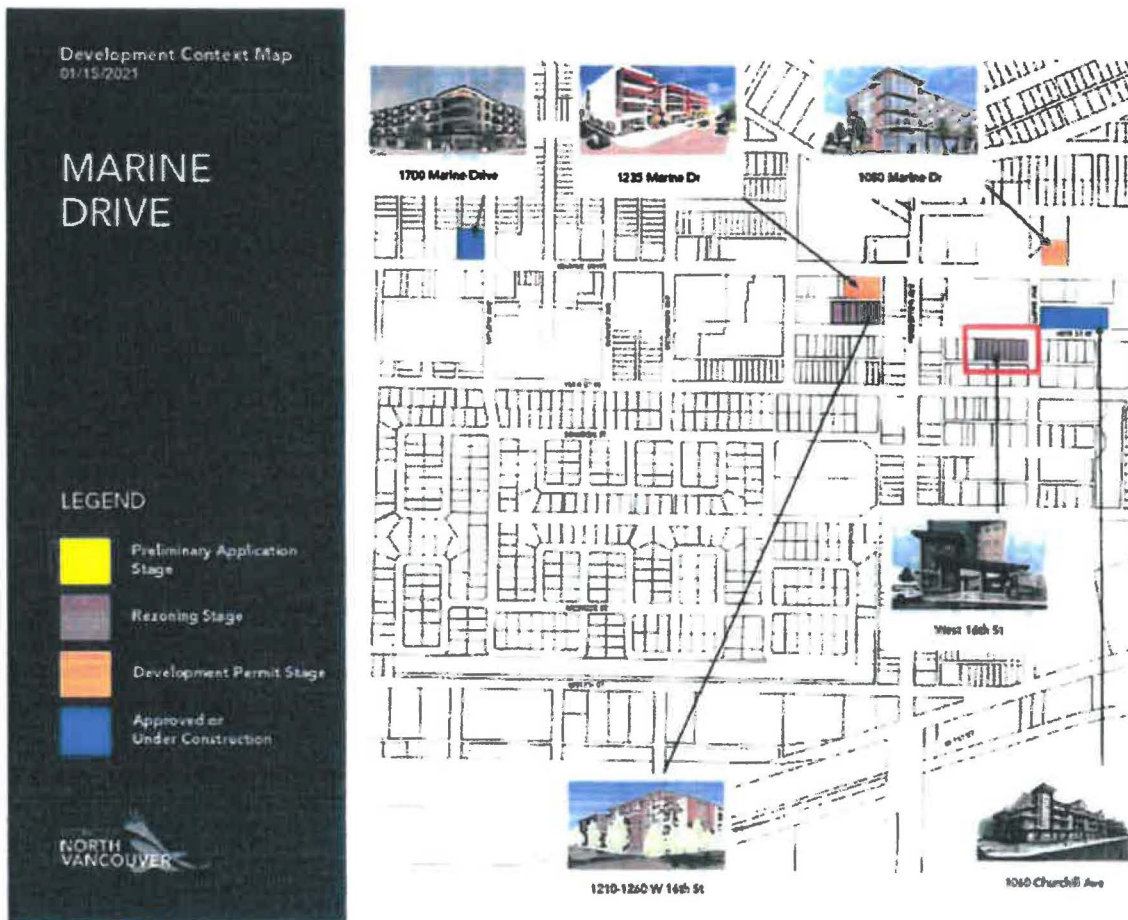
The project has been reviewed by staff from the Real Estate and Properties, Environment, Building and Permits, Legal, Parks, Engineering, Community Planning, Urban Design, Transportation, Fire, and Communications departments.

As an OCP amendment is part of the project, School District 44 was provided a copy of the application materials and asked to confirm that students expected to reside in the development can be accommodated.

Of note, the North Vancouver School District Long Range Facilities Plan (2018 Update) indicates capacity at the nearest elementary school (Norgate Community Elementary - Xwemélch'stn). For reference, there are four existing childcare providers within 200 m (656 ft.) of the site.

Construction Traffic Management Plan:

The site is shown in relation to other residential construction projects and potential development projects in the image below.



Construction traffic management will be key for the development of the site. Impacts to surrounding street and neighbourhood must be minimized. A Construction Traffic Management Plan (CTMP) will be required.

In particular, the Construction Traffic Management Plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Identify methods of sharing construction schedule with other developments in the area;
7. Ascertain a location for truck marshalling;
8. Address silt/dust control and cleaning up from adjacent streets;
9. Provide a plan for litter clean-up and street sweeping adjacent to site; and,
10. Include a communication plan to notify surrounding businesses and residents.

Public Input

An engagement plan was created, in partnership with BC Housing and RainCity, to provide information on the project to the public and to allow opportunities for the public to learn about the project, ask questions, and provide input.

Key elements of the plan include:

- initial outreach and notification;
- Provincial government news release;
- virtual meetings with stakeholders;
- sustained outreach via social media and DNV.org;
- ongoing engagement and Q&A through the BC Housing's "Let's Talk" interactive webpage.

A cornerstone of the engagement is the opportunity for community groups, First Nations, and stakeholders to participate in one of several small meetings (held virtually due to Covid-19) which are presented by a panel of staff from the District, BC Housing, and RainCity. These meetings are scheduled for February 10, 18, and 25 and additional meetings will be arranged as needed in advance of the required Public Hearing.

This engagement plan replaces the more typical Public Information Meeting and a summary of the public engagement will be provided to Council at the Public Hearing.

Implementation

Implementation of this project will require an OCP amendment bylaw and a rezoning, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8488 (Attachment B) amends the OCP designation for subject properties from LIC to CRMU1.

Bylaw 8487 (Attachment C) rezones the subject site from EZLI to a new Comprehensive Development Zone 133 (CD133) which:

- establishes the permitted residential uses;
- establishes the maximum permitted floor area on the site;
- establishes setback and building height regulations; and,
- establishes parking regulations specific to this project.

Bylaw 8468, (Attachment D) authorizes the District to reduce the DCCs to 'zero'.

A legal framework will be required to support the project and it is anticipated that the lease agreement will be used to secure items such as the details of off-site servicing. Additional legal documents required for the project will include a subdivision plan to consolidate the site.

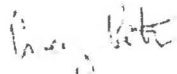
CONCLUSION:

This project assists in implementation of the District's Official Community Plan objectives and helps to fulfil District housing objectives. The proposal is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Give Bylaws 8486, 8487, and 8488 First Reading, refer Bylaws 8486 and 8487 to a Public Hearing, and authorize staff to waive any additional District fees (staff recommendation);
2. Give the bylaws no readings; or,
3. Return the bylaws to staff.



Casey Peters
Senior Development Planner

Attachments:

1. Bylaw 8486 – OCP Amendment
2. Bylaw 8487 – Rezoning
3. Bylaw 8488 – DCC Waiver Bylaw
4. Architectural and Landscape Plans

SUBJECT: Bylaws 8486, 8487, and 8488: OCP Amendment, Rezoning, and DCC Waiver Bylaw, for a Supportive Housing Development at W. 16th Street

January 19, 2021

Page 13

			REVIEWED WITH:		
<input checked="" type="checkbox"/> Community Planning	TA	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:
<input type="checkbox"/> Development Planning	_____	_____	<input checked="" type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board
<input type="checkbox"/> Development Engineering	_____	_____	<input checked="" type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health
<input type="checkbox"/> Utilities	_____	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP
<input type="checkbox"/> Engineering Operations	_____	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC
<input type="checkbox"/> Parks	_____	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.
<input type="checkbox"/> Environment	_____	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:
<input type="checkbox"/> Facilities	_____	_____	<input checked="" type="checkbox"/> Real Estate	_____	_____
<input type="checkbox"/> Human Resources	_____	_____	<input type="checkbox"/> Bylaw Services	_____	_____
<input type="checkbox"/> Review and Compliance	_____	_____	<input checked="" type="checkbox"/> Planning	_____	_____

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The Corporation of the District of North Vancouver

Bylaw 8486

A bylaw to amend District of North Vancouver
Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)".

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed-Use Level 1" (CRMU1)

READ a first time by a majority of all Council members

PUBLIC HEARING held

READ a second time by a majority of all Council members

READ a third time by a majority of all Council members

ADOPTED by a majority of all Council members

Mayor

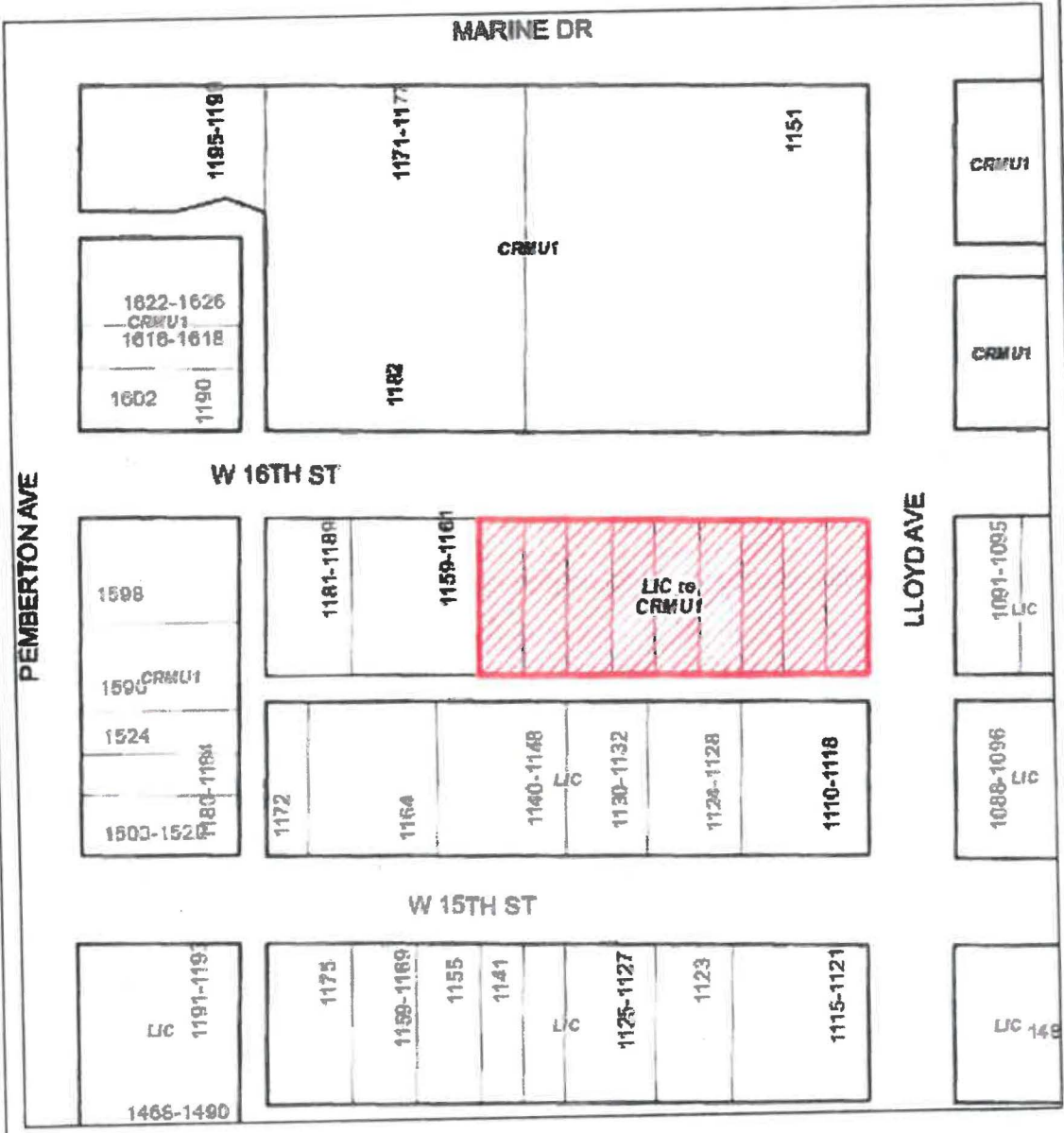
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8486

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)



Map 2. Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed Use Level 1" (CRMU1)

The Corporation of the District of North Vancouver

Bylaw 8487

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)".

Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965":

- (a) Part 2A, Definitions is amended by adding CD133 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:
"Comprehensive Development Zone 133 CD133"
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B 133 Comprehensive Development Zone 133 CD133

The CD133 zone is applied to:

- i) Lot 13 Block 57 District Lot 552 Plan 4680 (PID: 011-418-206);
- ii) Lot 14 Block 57 District Lot 552 Plan 4680 (PID: 011-418-214);
- iii) Lot 15 Block 57 District Lot 552 Plan 4680 (PID: 011-418-222);
- iv) Lot 16 Block 57 District Lot 552 Plan 4680 (PID: 011-418-249);
- v) Lot 17 Block 57 District Lot 552 Plan 4680 (PID: 011-418-257);
- vi) Lot 18 Block 57 District Lot 552 Plan 4680 (PID: 011-418-273);
- vii) Lot 19 Block 57 District Lot 552 Plan 4680 (PID: 011-418-281);
- viii) Lot 20 Block 57 District Lot 552 Plan 4680 (PID: 011-418-290); and
- ix) Lot 21 Block 57 District Lot 552 Plan 4680 (PID: 011-418-311).

4B 133 – 1 Intent

The purpose of the CD133 Zone is to permit a medium-density residential rental development.

4B 133 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 133 Zone:

a) Uses Permitted Without Conditions:

Residential use

b) Conditional Uses: Not Applicable

4B 133 – 3 Accessory Use

a) *Accessory uses* customarily ancillary to the principal use are permitted;

b) *Office purposes* related to the operation of the building are permitted;

c) Support services and common area facilities related to the operation of the building are permitted.

4B 133 – 4 Density

a) The maximum permitted density is 5,115 m² (55,047 sq. ft.) *gross floor area*.

b) For the purpose of calculating *gross floor area* the following is exempted:

i. Any floor areas below finished grade.

c) For the purposes of calculating FSR the lot area is deemed to be 3,197m² (34,412 sq. ft.) being the site size at the time of rezoning.

4B 133 – 5 Setbacks

a) Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback Location	Buildings (Minimum Setback)
North (W. 16 th St)	5.5 m (18.1 ft.)
East (Lloyd Avenue)	5.5 m (18.1 ft.)
West	5.5 m (18.1 ft.)
South (Lane)	5.5 m (18.1 ft.)

4B133 – 6 Height

The maximum permitted height is:

- a) Multi-family apartment building: 19.5m (64.0 ft.).

4B 133 – 7 Coverage

- a) Building Coverage: The maximum building coverage is 50%.
- b) Site Coverage: The maximum site coverage is 60%.

4B 133 – 8 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, outdoor amenity areas, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) A 2m (6.6. ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, all with 90% opacity, is required to screen from view:
 - i) any utility boxes, vents or pumps that are not located underground and/or within a building; and
 - ii) any solid waste (garbage, recycling, compost) or loading areas with the exception of temporary, at-grade staging areas that are not located underground and/or within a building.

4B 133 – 9 Parking, Loading and Servicing Regulations

- a) Parking and loading are required as follows:

Use	Minimum Parking Required
Residential Dwelling Unit	0
Staff and Visitor Parking	22

- b) A minimum of 20 bicycle storage spaces shall be provided;
- c) Except as specifically provided in 4B133 - 10 (a) and (b), parking shall be provided in accordance with Part 10 of this Bylaw.”

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Employment Zone Light Industrial (EZLI) to Comprehensive Development Zone 133 (CD133).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8487



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The Corporation of the District of North Vancouver

Bylaw 8488

A bylaw to waive Development Cost Charges

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

- 1) This bylaw may be cited as "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021".

Waiver

- 2) Development Cost Charges are hereby waived in relation to the Eligible Development proposed to be constructed on the site as shown outlined in red on the attached map (Schedule A), and the development cost charge rates for the Eligible Development are hereby set at zero.
- 3) For the purpose of this Bylaw "Eligible Development" means supportive housing units where the rental rate structure is secured by way of a lease agreement, affordable housing agreement bylaw, restrictive land use covenant or other measure acceptable to the Municipal Solicitor.

READ a first time

READ a second time

READ a third time

ADOPTED

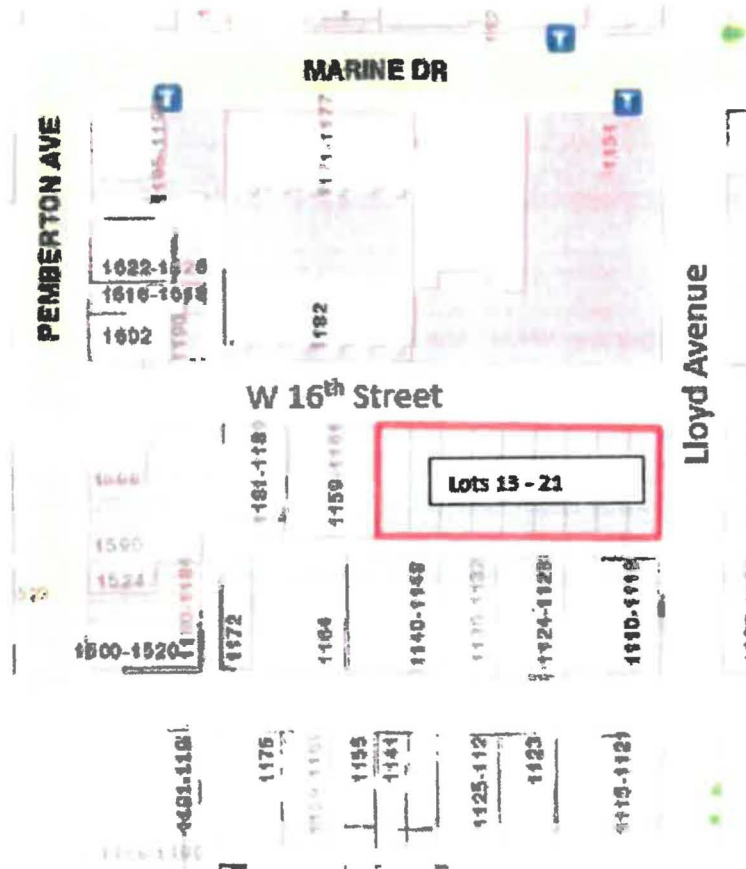
Mayor

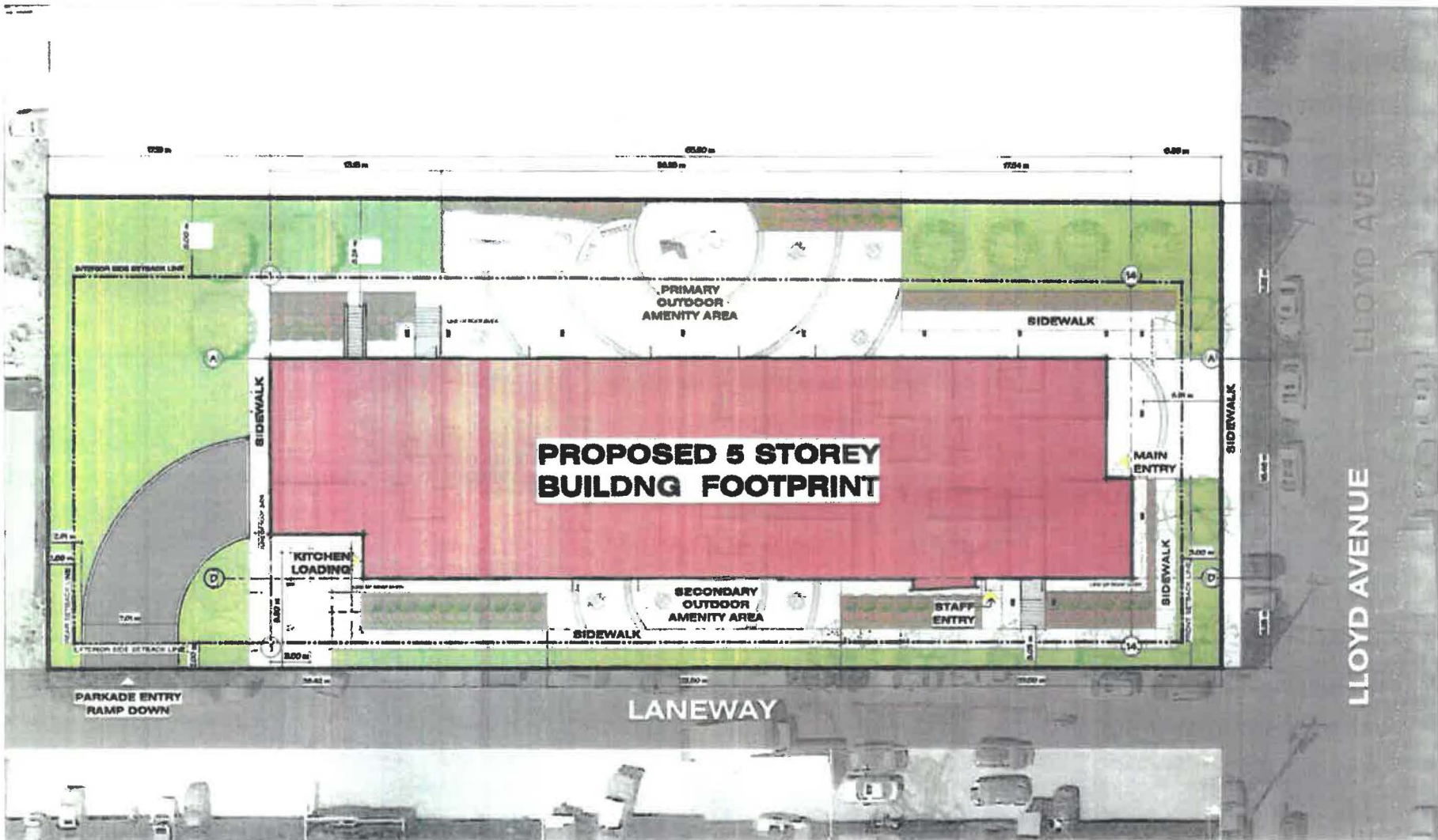
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8488





SITE PLAN

Women's Supportive Housing Lower Mainland
 1181 MARINE DRIVE
 NORTH VANCOUVER, B.C.

SCALE 1:1250
 DATE 04/20/2021

02

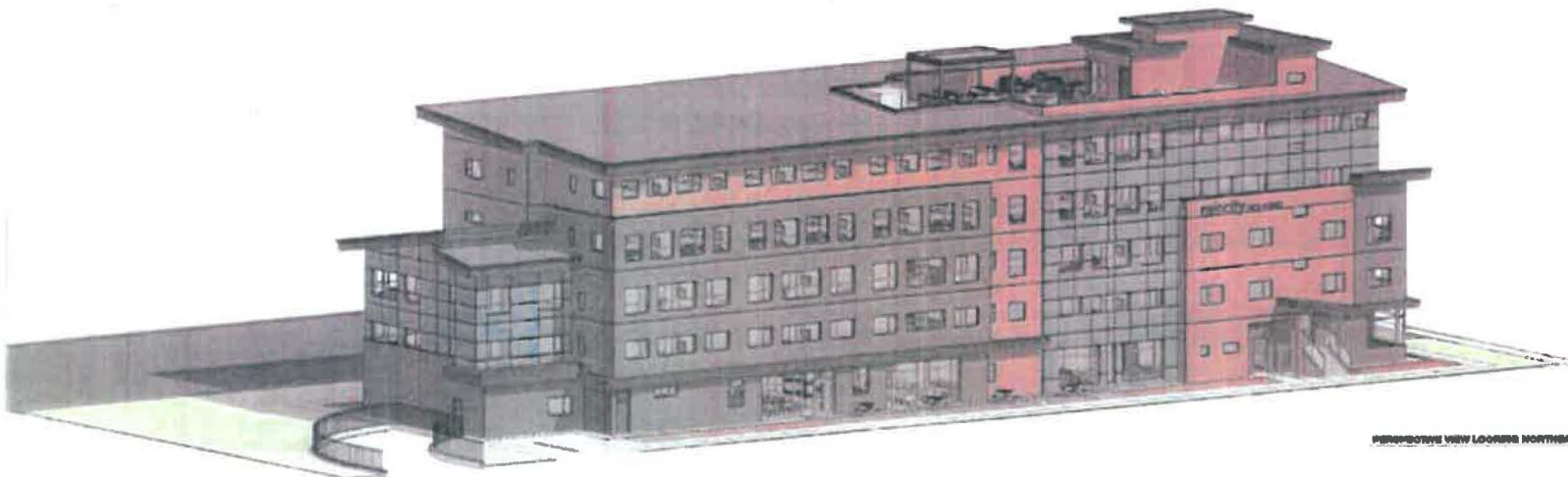
2020 HOLLAND ROAD
 VANCOUVER, B.C. CANADA
 V6P 6G7
 TEL: 604 275 1234 FAX: 604 275 1234
 WWW: www.gchipa.com

Client: (Project) Name and Address





PERSPECTIVE VIEW LOOKING SOUTHWEST



PERSPECTIVE VIEW LOOKING NORTHEAST

3D PERSPECTIVE VIEWS

Women's Supportive Housing Lower Merion
1181 Merion Dr.

SCALE
JOB NO. 20051

08

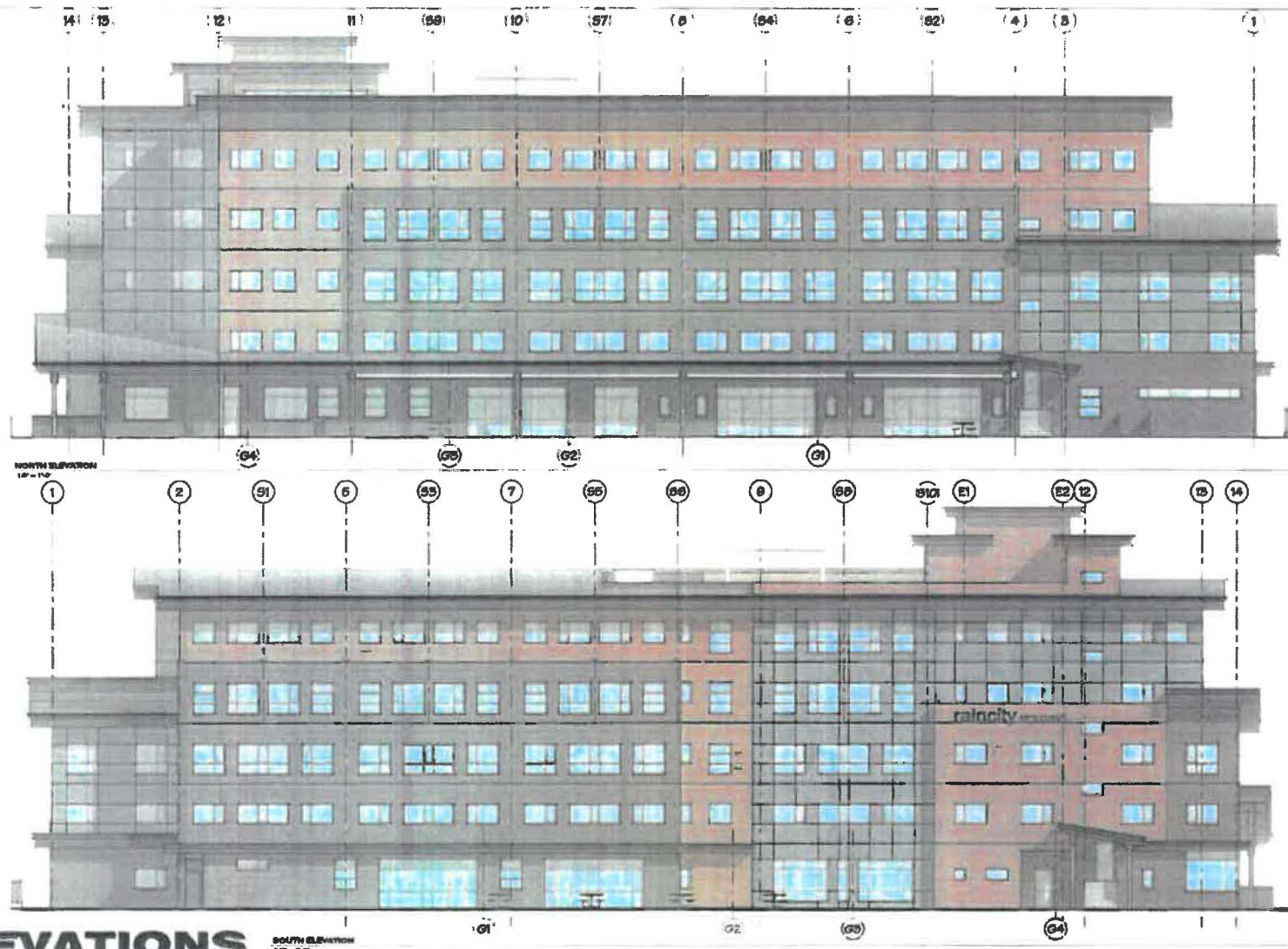
ARCHITECTURAL RENDERING

8000 YORK ROAD
CROFTON, MD, 21114
VP-01

TEL: 410 | 770 | 8000
FAX: 410 | 770 | 8000
WWW: www.chpa.com

Crofton Merion Parcel # 00000000000000000000

CHPA



ELEVATIONS

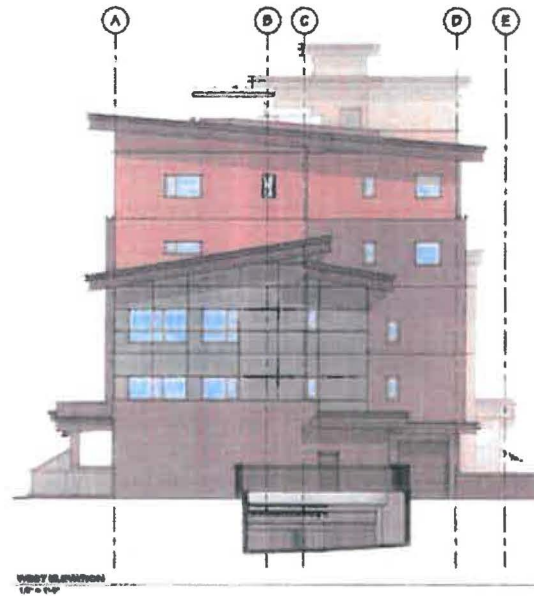
Women's Supportive Housing Lower Mainland
1181 Marine Dr.

SCALE 1/8" = 1'-0"
JOB NO. 20081

6050 VILLAS ROAD
DOLLARD, B.C. CANADA
V7V 4S8
TEL: 604 738 1000
FAX: 604 738 1000
EMAIL: info@chpa.com

Greater Rental Power of Projects





ELEVATIONS

Women's Supportive Housing Lower Merland
1151 Marsha Dr.

SCALE: 1/4" = 1'-0"
DATE: 2009

CHPA ARCHITECTS
1151 MARSHA DR., SUITE 200
BALTIMORE, MD 21202
TEL: 410-528-1000
FAX: 410-528-1001
WWW.CHPAARCHITECTS.COM

Clavel Kovalic Peoski Architects





FRONT ENTRANCE

Women's Supportive Housing Lower Mainland
1151 Marbo Dr.

NOBLE
JOB NO. 20081

18

6388 YOUNG BLVD
CHILLIWACK, B.C. CANADA
V2P 4J6
TEL: 604 | 722 | 6666
FAX: 604 | 722 | 6666
WWW: www.chpa.ca

Greater Vancouver | Fraser Valley | Delta

CHPA



STREET VIEW

Women's Supportive Housing Lower Mainland
1181 Alameda Dr.

SCALE
AS SHOWN 20001

18

CHPA
1181 Alameda Dr. Victoria BC V8P 2G1

TEL: 250-170-1240
FAX: 250-170-1240
WWW: www.chpa.ca

Grounded in Respect. Powered by Passion.

CHPA



BIRDS EYE VIEW

Women's Supportive Housing Lower Mainland
1151 Metra Dr.

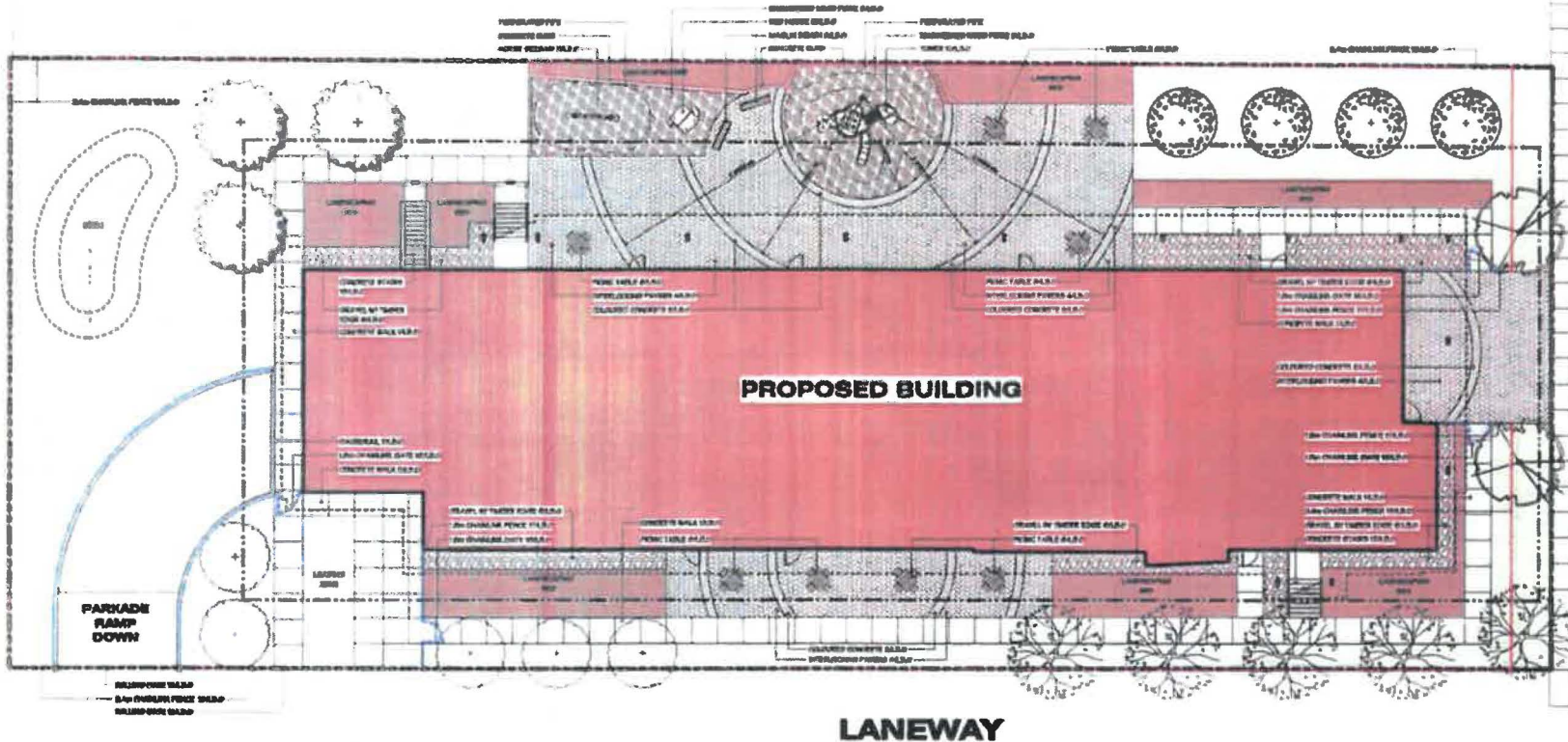
SCALE
JOB NO. 20091

17

3755 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 6G6
TEL: 604 853 3333
FAX: 604 853 3333
WWW: www.chpa.com

CHPA
CROSS | DESIGN | PLAN | ARCHITECTURE

CHPA



LANDSCAPE SITE PLAN
1:100

LANDSCAPE GENERAL NOTES

1. THE CONTRACTOR TO VERIFY LINES AND MEASUREMENTS.
2. PREVENT DAMAGE TO ALL UTILITIES, BUILDINGS, STRUCTURES AND UNDERGROUND AND/OR OVERHEAD UTILITIES. MARK GOOD ALL DAMAGES TO SATISFACTION OF OWNER.
3. PRIOR TO CLEARING, VERIFY LINES OF CLEARING WITH OWNER.
4. REMOVE OR BLEND AND BRUSHED MATERIALS AS WORK PROGRESSES AND DO NOT ACCUMULATE.
5. MAINTAIN SURFACE IN CONDITION SUITABLE FOR SUCCESSIVE GRADING OPERATIONS.
6. CONTROL DUST AT ALL TIMES FOR DURATION OF CONTRACT.
7. PROVIDE NOTICES IF NECESSARY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE.
8. PROVIDE TEMPORARY CURBS AND SLOPES IF NECESSARY AND DO NOT DRAINAGE WATER CONTAINING SUSPENDED MATERIALS INTO HYDROLOGICAL OR DRAINAGE SYSTEMS.
9. MAINTAIN EXISTING CONDITIONS FOR PARKING AND TRAFFIC AROUND THE SITE THROUGHOUT CONSTRUCTION. TAKE MEASURES TO RE-ROUTE TRAFFIC OR MARK VEHICLES TO THIS SITE THAT HEAVY EQUIPMENT AND WORK CRUISE ARE OPERATING.
10. AFTER ROAD RESTRICTION LIFTED DUE TO GRADING AND EROSION SHALL BE REHABILITATED SATISFACTORY TO THE OWNER AND NEIGHBOURS.

LANDSCAPE LEGEND

--- (dashed line)	--- (dotted line)	--- (dash-dot line)	--- (solid line)	--- (thick solid line)	--- (thin solid line)	--- (dotted line)	--- (dashed line)	--- (dash-dot line)	--- (solid line)	--- (thick solid line)	--- (thin solid line)
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CRAVEN | BURTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9055 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: (604) 793-9445

Women's Supportive Housing Lower Mainland
 1151 MARQUE DRIVE
 NORTH VANCOUVER, B.C.

OVERALL LANDSCAPE PLAN

DATE	11/15/20
SCALE	AS SHOWN
PROJECT NO.	2020-001
CLIENT	WOMEN'S SUPPORTIVE HOUSING LOWER MAINLAND
LOCATION	1151 MARQUE DRIVE, NORTH VANCOUVER, B.C.
DESIGNED BY	CRIVEN BURTON POWERS ARCHITECTS
DRAWN BY	CRIVEN BURTON POWERS ARCHITECTS
CHECKED BY	CRIVEN BURTON POWERS ARCHITECTS
APPROVED BY	CRIVEN BURTON POWERS ARCHITECTS

