The District of North Vancouver

INFORMATION REPORT TO COUNCIL

November 9, 2020
File: 08.3060.20/002.20

AUTHOR: Casey Peters, Senior Development Planner

SUBJECT: VIRTUAL PUBLIC INFORMATION MEETING: 1569-1585 RUPERT STREET

REASON FOR REPORT:

The purpose of this report is to inform Council of an upcoming Virtual Public Information Meeting.

SUMMARY:

Mr. Davoud Mirtaheri of Baron Projects Corp. has applied to redevelop the existing five single family lots at 1569-1585 Rupert Street. The proposal is for a six-storey, 95-unit rental building with 20% (19) non-market rental units.

The applicant is holding the required Public Information Meeting (PIM). Due to Covid-19, the PIM will be held in a virtual format. The staff report on the detailed application will include a summary of the input received.

PUBLIC INFORMATION MEETING DETAILS:

Website live for Q&A and Comments: November 24 – December 8, 2020
Web link: www.DNV.org/Public-Meeting
SITE AND SURROUNDING AREA:

The site is currently occupied by five single family houses and the property is approximately 2,292 m$^2$ (24,674 sq. ft.) in area.

The site is currently designated RES Level 5: Low Density Apartment (1.75 FSR) in the Official Community Plan (OCP). The Lower Lynn Town Centre Implementation Plan (Lynn Creek) envisions the site as low to mid-rise multi-family development. An OCP amendment will be required to accommodate the proposed density at 2.88 FSR.

The site is currently zoned Single Family Residential 6000 Zone (RS4) and the proposal will require rezoning to a new comprehensive development zone to accommodate the proposed six-storey rental building.

Surrounding uses include single family houses to the north, west, and south that are designated in the OCP for future multi-family development, with Orwell Street and Squamish Nation Lands to the east.

PROJECT DESCRIPTION:

The project includes 76 market rental units and 19 non-market rental units for a total of 95 units. The units are a mix of studio, one, two, and three bedroom units, ranging in size from approximately 41 m$^2$ (437 sq. ft.) to 98 m$^2$ (1,053 sq. ft.).

Based on a 2019 review of market rents for apartment units in or near the Lynn Creek area, average market rents by unit size were as follows:

- 1 bedroom: $1,600
- 2 bedroom: $2,200
- 3 bedroom: $2,600

Rents currently proposed in the non-market units in this project range between 23% and 30% below these market rents with the following breakdown by unit size:

- 1 bedroom: $1,225
- 2 bedroom: $1,662
- 3 bedroom: $1,824
Finalized rents for the non-market units, including their relationship to median rents in Metro Vancouver and in the District of North Vancouver, will be documented at the time of bylaw introduction for the rezoning.

The project includes 83 parking spaces in an underground garage, with access to the garage from Rupert Street. The project includes a total of 170 bicycle parking spaces including 160 space for residents and 10 spaces for visitors.

The proposal fulfils the requirements of the District’s Accessible Design Policy for Multi-family Housing as 100% of the apartment units meet the ‘Basic Accessible Design’ criteria and 5% of the apartment units meet the ‘Enhanced Accessible Design’ criteria. A total of five units will include ‘enhanced accessible design’ features.

The proposal includes a 5m wide land dedication at the west side of the site for the future “Green Spine” Linear Park.

Rendering showing view of building at Rupert Street and Orwell Street
FORMAT OF MEETING:

Due to Covid-19 the standard in-person public information meeting is not possible. The format of the Virtual Public Information Meeting includes the creation of a webpage with details on the application, the application review process, visual materials (in lieu of display boards), and a video prepared by the applicant team (in lieu of an in-person presentation).

A Question and Answer period will be “live” from November 24 – December 8, 2020. During this time, a Q&A will be posted on the webpage in lieu of the standard in-person discussion. Comments will be also be accepted during this time.

The staff report on the detailed application will include a summary of the input received.

PUBLIC NOTIFICATION:

In accordance with District policy, the notification for the meeting includes:
1. A notification flyer sent to owners and occupants within approximately 150 metres (490 ft.) of the site (Attachment 1);
2. Two notification signs erected: one on Rupert Street and one on Mountain Highway as shown on the adjacent map; and
3. A newspaper advertisement placed in two editions of the North Shore News.

Casey Peters
Senior Development Planner

Attachment 1: Notification Flyer
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### External Agencies:

- Library Board
- NS Health
- RCMP
- NVRC
- Museum & Arch.
- Other:
Notice of Virtual Public Information Meeting in Your Neighborhood

Development company BARON PROJECTS CORP. is hosting a Virtual Public Information Meeting to present the development proposal for a 95-unit residential building at 1565-1589 Rupert Street.

This information package is being distributed to the owners and occupants within 100 meters of the proposed development site in accordance with District of North Vancouver policy.

Virtual Meeting at:
DNV.org/public-meeting

November 24th to December 8th, 2020

Meeting Agenda:

The meeting will be virtual at:
DNV.org/public-meeting

At the meeting you will have an opportunity to review a video describing the project location & plans. We invite your questions and comments.

For further information please contact:

Davoud Mirtaheri  Baron Projects Corp.
604-537-7794  davoud@baronprojects.com

Casey Peters  District of North Vancouver
604-990-2388  petersc@dnv.org
The Proposal:

Development company BARON PROJECTS CORP. proposes to construct a 6-storey rental apartment building at 1565-1589 Rupert Street, at the south-western corner of Rupert Street with Orwell Street.

The proposal is for 95 residential rental units including 20 studio apartments, 42 one-bedroom and one-bedroom plus den units, 30 two-bedroom and two-bedroom plus den units, and 3 three-bedroom units.

20% of the units offer affordable rental. While all units are accessible, 5% include enhanced accessibility design features.

The site will be accessed directly from Rupert Street. Parking will be located in the underground garage. 83 parking places are provided including accessible plots, electric vehicle charging spots, and a car wash. Also, the building includes 160 bicycle secured parking places for residents and 10 for visitors as well as a bicycle maintenance room.

The building offers also generous indoor and outdoor amenities and meets the security and green building design requirements.
1565-1589 Rupert Street OCP Amendment and Rezoning Application

Virtual Public Information Meeting Summary Report

Event Date: November 24 to December 8, 2020
Website: DNV.org/public-meeting
Attendance: 21 visitors to the web page
Comments: 0 comments or questions received.

Meeting Purpose:
1) To present development proposal materials to neighbours
2) To provide an opportunity for the public to ask questions about the proposal
3) To provide an opportunity for neighbours to comment on the proposal

Notification:
In accordance with District of North Vancouver policies:

Invitation Brochures
Approximately 760 notification flyers were delivered within a 100m radius of the site. Appendix A includes a copy of this package and a map of the distribution area.

Newspaper Ad
A newspaper ad was placed in the North Shore News on Wednesday, November 11, 2020 and Wednesday, December 2, 2020. A copy of the ads is included in Appendix A: Notification.

Attendance:
21 visitors accessed the virtual PIM web page. The video presentation was viewed 37 times.

The following District staff and project team members supported the virtual public information meeting:

District of North Vancouver:
- Casey Peters, Development Planner

Project Team:
- Davoud Mirtaheri, Baron Projects
- Reza Salehi, Salehi Architect Inc
Overview:
The meeting was held in a virtual Public Information Meeting format. Meeting participants could view a video presentation and browse display boards prepared by the project team on the virtual meeting web page. Participants were also provided the opportunity to submit questions and comments to the project team and Development Planner through the virtual meeting web page for a two-week period from November 24 to December 8, 2020. No comments were received regarding the proposal.

Comment Summary:
Participants were invited to submit comments until December 8, 2020. No comments were received.

Conclusion:
The purpose of this virtual public information meeting was to present to neighbours the proposed OCP amendment and rezoning application and the multi-family residential development concept, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. Approximately 761 invitations were distributed to the surrounding community, and 21 visitors accessed the virtual meeting web page. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. No comments were submitted to the Development Planner.

The public could participate in this process in several ways:

- Viewing the video presentation
- Browsing the display boards
- Submitting written comments and questions to the project team and Development Planner

The meeting length and format was sufficient to provide all participants an opportunity to learn more and submit questions and make the comments they wished to provide within a two-week period. The applicant successfully notified and presented their proposal to the community, and neighbours had ample opportunity to express their views of the proposal.
Appendix A: Notification

Newspaper Advertisement: North Shore News

On the heels of advancing one affordable housing project, the District of North Vancouver may be looking to clear the way for a few more.

Council voted unanimously Nov. 2 on a motion from Coun. Matthew Bond aimed at taking district-owned land and putting it to use combating the housing crisis.

The District has invested upwards of thousands of hours of council, staff and volunteer time into debating and creating housing policies and it was time to show some action, Bond said.

"With all this discussion and all this work, I don’t think that we’ve seen the results necessary to address the housing crisis in the District of North Vancouver at both the speed and scale required to provide homes for low- and mid-income residents in our community," he said.

Bond’s motion calls on the district to draw up plans that would allow for rental, affordable or social housing on the land and to seek the community’s input on the matter at the same time.

Continued on page 27
Bike lane, public art included

Continued from page 6

The building’s height, increased car traffic and obstructed views.

While another resident spoke on behalf of the concerns of 254 West Esplanade, the
building immediately west of the new development, saying they had worries about the
impact construction of the new development could have on their existing building,
including the building’s foundation being undermined, the building settlements that
might occur and historic water incursion problems in the area.

The developer responded that the
height of the building was in line with the
city’s official community plan for the site,
and that a traffic impact study had already
found that the future building would have a
very minimal effect on traffic in the area.

The report to council also highlights that the
building will be “harmonious with the
transition from taller developments directly
across Chesterfield to the east, and lower
developments to the west,” also adding the
development will create an “engaging frontage
along West Esplanade that includes a pedes-
trian plaza area.”

The development plan has just 52 park-
ing spaces, with two for car share, which
raised a red flag for Coun. Don Bell. He
voted against the rezoning application, as
he believed the development did not have
adequate parking or storage facilities.

Meanwhile, Mayor Laura Buchanan and
fellow councillors were supportive of
the development, with most mentioning
its proximity to transit and the positive
impact it could have on the Lower Lonsdale area.

“I do think this project actually fulfills
many of the policies and guidelines directions
that the city has,” Buchanan said.

“It is part of the housing action plan for
us to be able to deliver rental housing and
certainly mid-market housing and this proj-
et does that.”

Coun. Angela Gerst said it was a good
location for the city to be supporting
density, living on an active transportation
corridor.

“The Lower Lonsdale area has been
developed more recently with predomin-
antly stratified apartment units, and by
linking both market and mid-market rentals
into this area, I think will greatly benefit the
neighborhood by providing an alternative
housing type for working professionals,
for families, that may not be able to afford
market condos,” she said. “In my opinion,
the complex offers great indoor and outdoor
amenities.”

The development will also see the design
and construction of a new bike lane and
sidewalk, including street lighting and
landscaping, from the development site to
Search Avenue. On top of this, a public art
installation will be installed to jazz up the
area.

“Echo Seabur is the North Shore News
Indigenous and cultural affairs reporter. This
reporting beat is made possible by the Local
Journalism Initiative.”
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Notification Area Map

100 m mailing radius
The below is provided for information and added to the public record.

From: Michael Geller <michael.geller@dnv.org>
Sent: March 01, 2022 8:56 AM
To: Mayor's Office DNV <mayor@dnv.org>; Mathew Bond <bondm@dnv.org>; Jordan Back <BackJ@dnv.org>; Lisa Muri <MuriL@dnv.org>; Betty Forbes <ForbesB@dnv.org>; James Hanson <hansonji@dnv.org>; Megan Curren <CurrenM@dnv.org>
Cc: Reza Salehi <RezaSalehi@dnv.org>; Davoud Mirtaheri <DavoudMirtaheri@dnv.org>; keyvan danaei <keyvandanaei@dnv.org>
Subject: 1565-1589 Rupert Public Hearing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,
You will see on your agenda that I am listed as a speaker at tonight's public hearing. Unfortunately, I am unable to attend, but I do hope that this worthwhile market and non-market rental building will be approved once you have heard from the public.
Sincerely, Michael.

This email is intended for the addressee only and is confidential. If this message has been misdirected please respect our privacy by deleting the email without copying or forwarding it and contact this writer. Thank you.