

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 5, 2018.

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

**16. Duplex Special Study: Results and Direction
– File: 13-6520-01-0002/2018**

Report: Planner 2, February 28, 2018

The vote on the recommendation was taken separately as follows:

Moved by Councillor Buchanan, seconded by Councillor Bookham

PURSUANT to the report of the Planner 2, dated February 28, 2018, entitled “Duplex Special Study: Results and Direction”:

THAT the results of the Duplex Special Study be received and community members thanked for their input;

CARRIED

Councillor Clark is recorded as voting contrary to the motion.

Moved by Councillor Buchanan, seconded by Councillor Bookham

AND THAT the study be concluded and staff be directed to return with draft bylaws and process for implementation.

CARRIED

Councillor Clark is recorded as voting contrary to the motion.



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING DEPARTMENT

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Suzanne A. Smith, Planner 2

SUBJECT: DUPLEX SPECIAL STUDY: RESULTS AND DIRECTION.

Date: February 28, 2018 File No: 13-6520-01-0002/2018

The following is a suggested recommendation only. Please refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated February 28, 2018, entitled "Duplex Special Study: Results and Direction":

THAT the results of the Duplex Special Study be received and community members thanked for their input;

AND THAT the study be concluded and staff be directed to return with draft bylaws and process for implementation.

ATTACHMENTS:

1. Context Map: Duplex Special Study Area (Doc #1625324);
2. Duplex Special Study Input Summary Report (Doc #1626137);
3. Recommended Option (Doc #1624736);
4. Rowhouse Form Example (Doc #1624589).

PURPOSE:

This report presents the results of the Duplex Special Study and seeks direction to proceed with bylaw amendments to implement the preferred option. Staff would return with proposed bylaw amendments for consideration to guide future development. This would include options for rezoning some or all of the study area.

BACKGROUND:

Portions of the 300 block east of Lonsdale have been under transition for some time. Prior to 1980, the 300 blocks were all designated single family development form. In 1980, with the introduction of the City's first Official Community Plan (OCP), the blocks to the south of the Duplex Special Study area, from Keith Road up to the south side of 13th Street, received a combination of land use designations. The plan introduced Residential Level 1 in the eastern half of the blocks and Residential Level 2 (duplex development potential) in the western half, resulting in a mid-block split as a transition between the higher density blocks and Lonsdale Avenue to the west and the single family area to the east.

This mid-block split OCP designation was unique at the time. OCP land use designations are generally applied on a block by block basis with either a street or a lane separating the uses. Referred to as the 'mid-block area', the divided nature of this transition resulted in considerable discussion over the years. By 2006 the blocks were re-designated from OCP Residential Level 1 (0.5 FSR) land use designation to Residential Level 2 (0.5 FSR). Then in 2014, with the introduction of Duplex Development Permit Guidelines, the blocks were rezoned to permit duplex development. Where new development complies with related guidelines Development Permits are then issued by staff.

During the process to develop the 2014 Official Community Plan, the blocks on the eastern half of the 300 Blocks from 13th to 15th Street were designated Residential Level 2 in the land use map. They were not rezoned at the time, which means individual rezonings are still required to build a duplex development.

In 2015, during the final stages of the 2014 OCP update, some residents in the 300 blocks between East 15th and 19th Streets approached Council and requested a change from Residential Level 1 to Residential Level 2 in the OCP, which would allow for duplex development, consistent with the 300 blocks to the south. This request came late in the process and a new Public Hearing would have been required to incorporate this request. As an alternative, a Special Study Area designation was applied to this area in the OCP prior to Bylaw adoption. Special Study Areas are areas that have been identified for a possible Schedule A Land use change at a later date.

In the spring of 2017, staff were directed by Council to initiate the Duplex Special Study and explore housing options for the 300 blocks of East 13th to 19th Street in consultation with area residents (Attachment #1). The following resolution was passed:

THAT, as set out in Option 1 of the report, staff be directed to proceed with the OCP Duplex Special Study to consider expanding the Residential Level 2 designation to apply to the 300 blocks East 15th through 19th Streets, and to explore zoning the lands and the east half of 300 blocks East 13th through 15th Streets to allow for duplex development.

CARRIED UNANIMOUSLY

In the Council discussion, staff were encouraged to consider a variety of approaches to producing housing options for the area as this effort contributes to the implementation of the City's Housing Action Plan (HAP). The HAP includes a variety of strategies to address the housing needs of City residents, including the provision of smaller, more affordable ownership options and increasing the stock of accessory rental units in proximity to transit and services.

This report presents results of the Duplex Special Study and recommended next steps for implementation.

DISCUSSION:

A notification boundary was established for the Duplex Special Study and an initial mail out was sent to invite residents to participate in the process (Attachment #1). A series of large project signs were also posted throughout the study area to provide notification and direct community members to the project webpage and staff contact information. The project webpage includes staff reports and additional materials as they have become available at www.cnv.org/duplexstudy.

A Preference Survey (see the Input Summary Report in Attachment #2) was mailed to owners and occupants to assess the current level of interest in considering land use change in the area and for input on some initial housing concepts. This survey was also made available more broadly online.

Preference Survey

The survey was well received with 138 responses representing an area with 151 properties. Of the responses, 88 (64%) were received from residents within the study boundary and 50 (36%) from residents living outside the boundary (Attachment #2). Overall, there was majority support for change in the area, with the strongest support initially for duplex development and for rowhouse form of development in some areas. Comments in support of change cited the ability of density to help increase housing options and affordability and expansion of the study boundary. A number of comments encouraged higher density than proposed in the survey. Concerns included the current level of use of on street parking.

As a result of both input received and staff analysis, the study boundary was adjusted to include the north side of East 19th Street (to the lane) and the block between 15th and 16th Streets on the east side of St. Andrew's Ave (Attachment #1). In both cases, a number of letters were received in support of inclusion in the study; and one email of opposition for the inclusion of 19th Street (Attachment #2). Staff included the north side of 19th Street based on the urban design principle of providing a transition of form over the laneway to, rather than on, 19th Street.

Open House and Feedback Form

Input from the Preference Survey assisted staff in their analysis and development of a series of land use change options for further discussion and input. These options were refined and presented at an Open House in September. The open house was well attended and a feedback form (paper and online) used to gather results.

The results of the input and further staff analysis produced a recommended option. The greatest support was for the option which would provide for more ground oriented housing including duplex and rowhouse forms with the potential for accessory secondary suites on nearly all lots. The introduction of the rowhouse form would contribute to a wider variety of housing forms in the City, using less land and a lower cost as compared with contemporary housing in the community.

The preferred option (Attachment #3) would introduce the potential for:

- duplex development on 76 lots (0.5 FSR);
- small lot duplex on 12 lots (0.5 FSR);
- rowhouse (fee simple) or townhouse (strata) development on 51 lots (0.75 FSR);
- garden apartment development on 7 lots (1.0 FSR).

Comments received through the open house and feedback form included interest in housing options for 'empty nesters' to downsize and remain in the same area, concern for local school capacity, the potential for displacement of long-term renters in the study area, parking related concerns and concern for property developers benefiting from any proposed uplift.

ANALYSIS:

The implications for the recommended option from an urban form perspective and an analysis of the number of dwelling units, owned and rented, schools, infrastructure and transportation has been completed. Each element is outlined in more detail below.

Urban Form

The structure of development in the City follows a pattern of transitional densities, featuring higher densities along the north/south spine of Lonsdale Avenue and then stepping down in density along the blocks to the east and west. As a result, the 300 blocks east of Lonsdale Avenue function as a transition between the higher density to the west and lower density to the east. This transition is more varied on the east side of Central Lonsdale, including the blocks closer to the hospital lands.

The study area is bisected along East 15th Street by a significant arm of the Frequent Transit Network and is identified in the North Shore Area Transit Plan as providing 15 minute bus service connectivity from the west, through the City's Lonsdale Regional City Centre and into the Lynn Valley Town Centre.

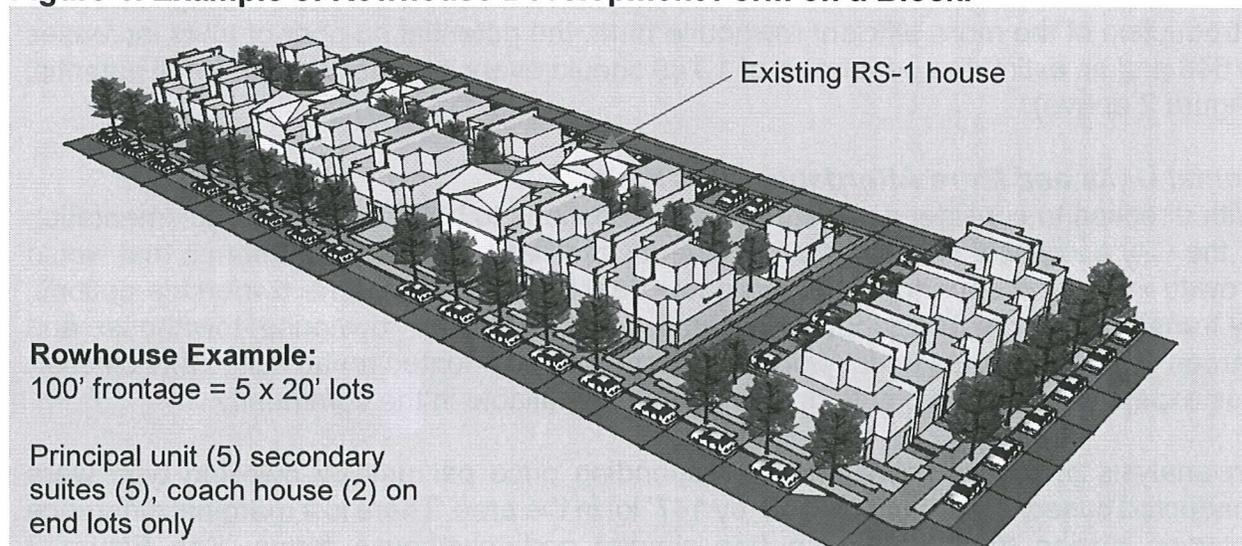
The introduction of Residential Level 3 in the study area at 0.75 FSR could allow for rowhouse (fee simple) or townhouse (strata) development in support of the transit network.

A rowhouse, in essence, is a narrow single family house on a narrow lot with parking on site, and a shared wall agreement with a neighbour on one or both sides. It can have an accessory secondary suite and, in some cases an accessory coach house unit. This form can be compared with townhouse development which features shared common property under the guidance of a strata and a form that often results in centralized parking. The townhouse form at 0.75 FSR does not typically include accessory rental units. This can, however, be facilitated through the subsequent zoning amendments.

The rowhouse form creates a pedestrian scale streetwall which is positive for the streetscape. As a result, this form is beneficial for use adjacent to frequent transit routes like 15th Street, and in close proximity to the city centre. This form, with shared walls, is also more energy efficient than its larger stand alone traditional single family form. The rowhouse form was generally supported when reviewed by members of the Advisory Design Panel in February.

Figure 1 below, and Attachment #4 provide some visual examples of how the rowhouse form could be applied in this instance.

Figure 1. Example of Rowhouse Development Form on a Block.



If directed by Council to proceed, staff would return with zoning bylaw amendments which would establish performance standards including: building setbacks and articulation, suite sizes and parking standards.

Population and Dwelling Units

An analysis of the population and dwelling unit implications associated with the preferred option is outlined below. The following chart presents a comparison of the current built conditions with the full build out potential under the existing land use designations in the

Official Community Plan, and the recommended land use changes including the introduction of the rowhouse form.

Under current conditions, 19% or 26 of 137 single family dwellings in the area are recorded as having one accessory secondary suite. Under the 2014 OCP and current zoning provisions, there is potential for each principle unit to have an accessory in-house suite and a detached suite in the form of a coach house on each lot in the study area. Similarly, areas permitting duplex development can accommodate two principal units, each with an accessory secondary suite for a total of four units on each lot.

Figure 2. As Built, OCP and Option Comparison: Units and Population.

	OCP Level	#Units	Estimated Population
As Built Today	R1, R2	198	333*
2014 OCP Buildout	R1, R2	477 (potential)	1,322*
Recommended Option (see Attachment #4)	R2, R3, R4	648 (potential)	1,749**

*Based on 2.7 – 3.0 persons per household by dwelling type – 2016 Census.

**Based on 2.7 persons per household by dwelling type – 2016 Census.

The shift to duplex potential over nearly half of the study area would see an increase of one additional rental unit over what is permitted under the current zoning. With the introduction of the more efficient rowhouse form, the potential number of units increases to 648 and an estimated population of 1,749 should every lot redevelop to its full potential (Figure 2 above).

Rental Units and More Affordable Ownership

With direction to consider a variety of housing options to help further the implementation of the City’s Housing Action Plan, consideration of land uses and built forms that would provide increased opportunity for more low density rental and home ownership options. By transitioning from traditional single family forms to duplex, rowhouse, townhouse and garden apartment forms of development, more ground oriented rental suites and smaller, less expensive ownership options can be made available in the community.

An analysis of the lot value and corresponding price per unit by dwelling type were conducted based on the standard 50’ by 147’ lot in the area. There is a marginal difference between pricing for a rowhouse (fee simple) and townhouse forms. See Figure 3 following.

Figure 3. Land Value and Price Per Door Analysis

	Single Family Dwelling*	Duplex*	Rowhouse** (20' lot, 0.75FSR, \$910/sqft)	Townhouse**
Lot Value	\$1.8 million	\$1.125 million	\$1.1 million	\$1.1 million
Price per Unit (new)	\$3.2 million	\$1.9 million	\$1.8 million	\$1.6-1.8 million

*Single family and Duplex sales based on Central Lonsdale area.

**Rowhouses and Townhouses sales compared across communities with rowhousing: New Westminster (Queensborough), Coquitlam (Burke Mountain), South Surrey (Grandview Neighbourhood), Langley (Willoughby Heights) and Mission.

The typical single family lot in Central Lonsdale is currently hovering close to \$1.8 million. With a new single family house that increases to a price of \$3.2 million. This compares with \$1.125 million for half of a duplex in the same area. Built new, the price would be \$1.9 million per unit. For rowhouse development, assuming the consolidation of two 50'x147' lots then subdivided into 5 rowhouses at 0.75 FSR and 20' frontages, the land value per lot would be \$1.1 million or \$1.8 million based on new construction. The values are similar for townhouse development based on the recent regional comparison.

It is clear that land values in the City are still on the rise as is the cost of construction. The price of a new single family dwelling is still significantly greater than the other ground oriented housing forms considered in the study.

Local Schools

Staff have met with representatives of the North Vancouver School District regarding the potential increase in population which require additional school spaces. Should Council proceed with the proposed changes, school district staff have advised they will add additional capacity to their current request to the Province for additional funding and redevelopment of area schools such as Queensbury Elementary. Should Council proceed with changes to the land use designations within the study area, the bylaw would be formally referred to the school district, as required by legislation.

Infrastructure, Transportation & Parking

A review of underground infrastructure capacity revealed no concerns regarding water, sewer and drainage to accommodate future growth. Longer term infrastructure upgrades would come through regular upgrades set out in the City's capital plan, as is the case in other lower density areas of the City.

The introduction of Residential Levels 2 & 3 on the east side of Lonsdale Avenue mirror similar development on the blocks west of Lonsdale Avenue and as a result, localized major transportation upgrades are generally not anticipated. Transportation studies are underway for larger redevelopments closer to Lonsdale which will result in some area improvements in the short term.

During the study, concerns were raised regarding the availability of parking in the neighbourhood; often in reference to hospital staff using available on-street parking. Parking standards for the area will be confirmed at the time of rezoning. One space per unit would be consistent with current bylaw requirements that are applied City-wide.

Parkland Considerations

The study area is located within one block of Ray Perrault Park at the south end and two blocks from Grand Boulevard through the blocks to the north. This proximity is consistent with standards for parkland access outlined in the Parks Master Plan. The 2014 Official Community Plan identifies Central Lonsdale East as a priority for park land acquisition which would provide additional open space in the higher density neighbourhood to the west of the study area.

Implementation Considerations

Some community members expressed concern about the potential pace of redevelopment in the area, some citing the rapid transformation of the Moodyville neighbourhood. The Duplex Study area is different in two ways. First, the increase in development potential or value as a result of the change is much smaller in the Duplex Study area. The northern half of the area which would change from Residential Level 1 to Level 2 would see no increase in density and would remain at 0.5 FSR. Second, the forms involved do not involve large consolidations. It is anticipated that the redevelopment of this area will occur more piecemeal over time as a result.

STATUTORY REVIEW:

When an amendment to the Official Community Plan is being considered, Section 882 (3)(a) of the Local Government Act requires municipalities to note whether the change would have any impact on the City's Financial Plan or Waste Management Plan. While the OCP Amendment proposed would see an increase in low density development in the study area, it is anticipated this increase can be accommodated within planned upgrades and otherwise not impact the Financial Plan or Waste Management Plan.

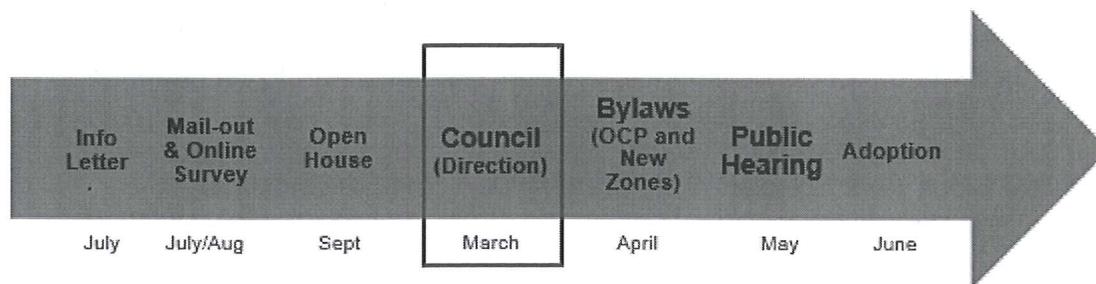
OPTIONS:

Option 1 – Direct Staff to Report Back with OCP and Zoning Bylaw Amendments to Implement the Preferred Option (Recommended)

Based on the input received and subsequent analysis, staff recommend concluding the study and proceeding with land use changes in the study area (Attachment #5).

With direction to proceed staff would return with the Official Community Plan Amendment Bylaw to introduce new land use density designations and new zoning that could be applied to the area. These bylaws would be referred to public hearing at the same time.

The associated timeline forward would be as shown below:



With this change, these properties would have the potential for different forms of development, some at the same density level, some with an increase. This approach would also include zoning amendments to introduce new zones for rowhouse and garden apartment development and options for rezoning the area. Zones currently exist in the City's Zoning Bylaw for duplex and townhouse forms.

Some of the proposed implementation would occur through existing zoning and potentially guidelines. For the northern blocks, the transition from Residential Level 1 (0.5 FSR) to Level 2 (0.5 FSR), and the corresponding change in zoning from RS-1 changing to RT1-A zoning (duplex) could occur through existing zoning and the existing Duplex Development Permit and guideline process. If the blocks were rezoned, where compliance with Duplex Development Permit Guidelines is confirmed, a Development Permit would be issued at the staff level.

For portions of the study area proposed for Residential Levels 3 and 4 (0.75 FSR), a customized rowhouse and townhouse zone will be proposed for inclusion in the zoning bylaw. The same approach would be applied to the block proposed for Residential Level 4 (1.0 FSR).

When staff return with bylaws for introduction, the report would include options for area wide rezoning of some or all of the study area to new zones or implementing the new zoning on a case by case rezoning basis. Area wide rezoning involves the approval of new zoning across multiple lots with consideration at one collective public hearing. This compares with site specific re-zonings which would require an individual application and public hearing for each development.

To proceed with this option, the staff recommendation outlined at the front of this report would apply.

Option 2 – Further Study

Should Council wish to explore additional housing opportunities for the study area that could result in lower cost per unit forms, staff could be directed to return with options for proceeding. If this is the direction for Council, the staff resolution could be changed to:

THAT staff be directed to report back with a wider range of housing opportunities for the 300 Block East Special Study area including higher densities;

AND THAT staff outline a process to engage the community on those opportunities.

Option 3 – Receive and File the Results and Thank the Community

Alternatively, should Council choose not to proceed with the recommended changes resulting from the study, the results could be received and filed and community members thanked for their participation in the process. The staff recommendation could then be changed to:

THAT the results of the Duplex Special Study be received and filed

AND THAT community members thanked for their input.

FINANCIAL IMPLICATIONS:

The costs associated with conducting the Duplex Special Study Area have been taken from existing funding and have worked within existing staff resources.

The City's Density Bonus & Community Benefits Policy does not apply to lower density OCP designations (Levels 1 & 2). A community amenity contribution is therefore not anticipated for the blocks proposed to change to Residential Level 2. For the lots proposed to change to Residential Levels 3 & 4, community amenity contributions would be collected at the time of rezoning; or, if Council decides to implement area-wide rezoning, they would be collected at the building permit stage.

A review of underground infrastructure capacity revealed no concerns regarding water, sewer and drainage to accommodate future growth. As the introduction of Residential Levels 2 & 3 on the east side of Lonsdale Avenue mirror similar development on the blocks west of Lonsdale, localized major transportation upgrades are not anticipated. Future regular upgrades to both transportation and infrastructure would come through those set out in the City's asset management process and capital plan, as is the case in other lower density areas of the City.

INTER-DEPARTMENTAL IMPLICATIONS:

This report was reviewed by the Civic Projects Team and the Directors' Team at their joint meeting on February 27, 2018. All comments have been incorporated into the report.

SUSTAINABILITY COMMENTS:

Ensuring a variety of housing forms to meet diverse community needs is a fundamental element in meeting the City's vision of becoming a more sustainable community. Ground oriented dwelling units like duplexes and rowhouses with suites produce smaller and less costly units than the traditional single family house form. Located close to transit, this housing form encourages active transportation and reduces the need to use a vehicle which is more environmentally sustainable and contributes to a more complete community.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

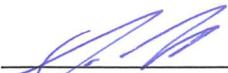
Increasing the stock of ground-oriented multi-family housing stock in the City is consistent with the vision and goals of both the Official Community Plan and Housing Action Plan. The proposed changes are in keeping with the desired pattern of urban form transitioning from Lonsdale down to the lower density blocks to the east. Significantly, the continued diversification of the City's housing stock provides for more housing forms suitable for families with children and multi-generational families.

Relevant OCP policy includes:

- 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods;
- 1.3.2 Avoid "zoning cliffs" at the edges of high and medium density residential areas by designating lower density multiple residential development between higher density and single family areas;
- 5.7.1 To provide a range of housing densities diversified in type, cost and location, to accommodate the diverse needs of the community.

Future implementation of the Housing Action Plan and improvements to the Duplex Development Permit Area guidelines to refine details related to improving the livability of accessory secondary suites will be forthcoming in the near future. These considerations will involve community and Council input.

RESPECTFULLY SUBMITTED:



 S. A. Smith, MCIP, RPP
 Planner 2

SS:eb

Context Map: Duplex Special Study Area

Figure 1. Initial Boundary

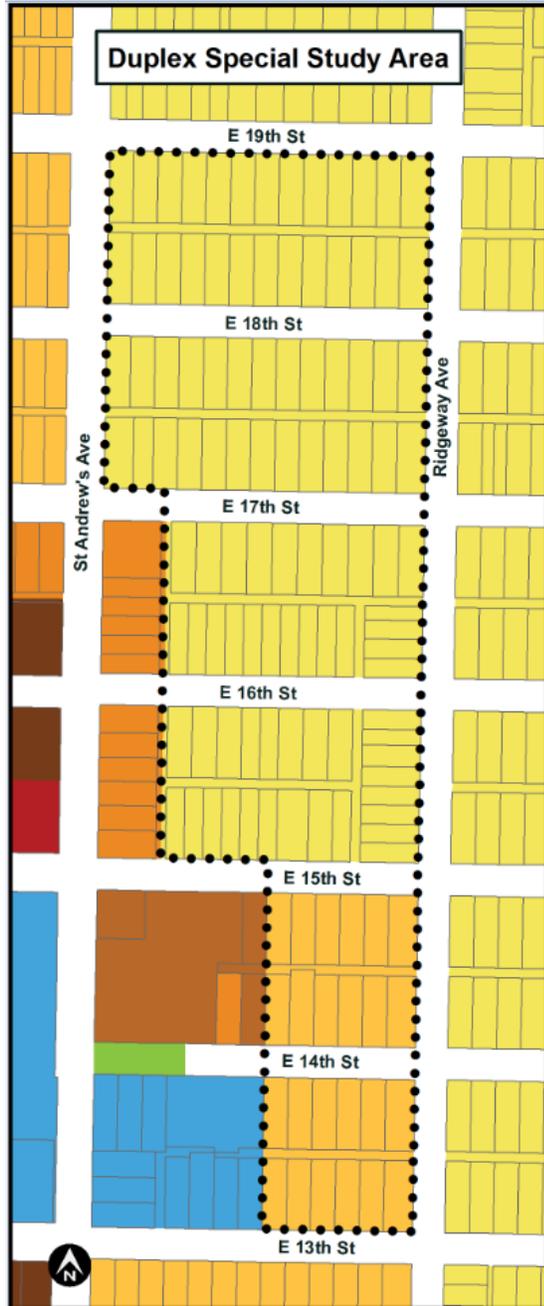
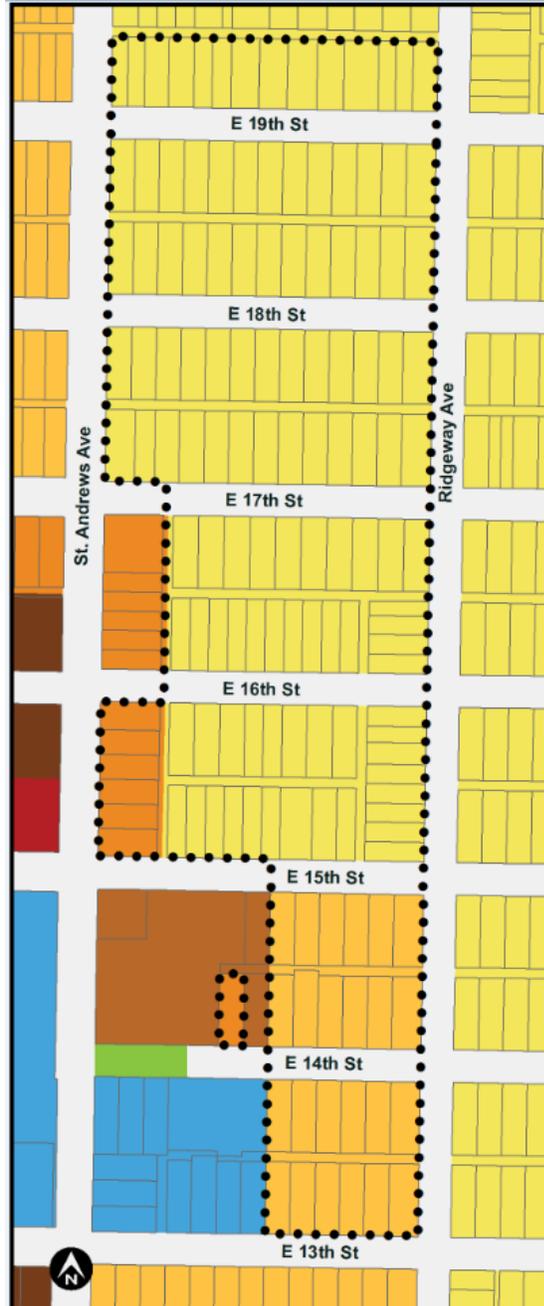


Figure 2. Post Input Boundary



Legend

	Residential Level 1 (Low Density)	0.5		Residential Level 5 (Medium Density)	1.6
	Residential Level 2 (Low Density)	0.5		Residential Level 6 (High Density)	2.3
	Residential Level 3 (Low Density)	0.75		Parks, Recreation & Open Space	
	Residential Level 4A (Medium Density)	1.0		School & Institutional	

Duplex Special Study Input: Summary Report

FEBRUARY 2018 | PLANNING DEPARTMENT



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- A. Duplex Special Study Preference Survey (Doc [#1625304](#));
- B. Duplex Special Study Open House Boards (includes Options) (Doc [#1580965](#));
- C. Duplex Special Study Open House Feedback Form (Doc [#1625305](#)).

Background

Portions of the 300 block east of Lonsdale have been under transition for some time. Prior to 1980, the 300 blocks were all designated single family development form. In 1980, the blocks to the south of the Duplex Special Study area, from Keith Road up to the south side of 13th Street, received a combination of land use designations in the City's first Official Community Plan (OCP). This plan introduced Residential Level 1 in the eastern half of the blocks and Residential Level 2 (duplex development potential) in the western half as a transition between the higher density blocks and Lonsdale Avenue to the west and the single family area to the east.

This mid-block split OCP designation was unique at the time. OCP land use designations are generally applied on a block by block basis with either a street or a lane separating the uses. Referred to as the 'mid-block area', the divided nature of this transition resulted in considerable discussion over the years. By 2006 the blocks were redesignated from OCP Residential Level 1 land use designation to Residential Level 2. Then in 2014, with the introduction of Duplex Development Permit Guidelines, the blocks were rezoned to permit duplex development. Where new development complies with related guidelines, Development Permits are then issued by staff.

During the process to develop the 2014 Official Community Plan, the blocks on the eastern half of the 300 Blocks from 13th to 15th Street adjacent to the hospital lands were designated Residential Level 2 in the land use map. They were not rezoned at the time, which means individual rezonings are required to build a duplex development.

In 2015, during the final stages of the 2014 OCP update, some residents in the 300 blocks between East 15th and 19th Streets approached Council and requested a change from Residential Level 1 to Residential Level 2 designation, which would allow for duplex development, consistent with the 300 blocks to the south. This request came late in the OCP process and a new Public Hearing would have been required to incorporate this request. As an alternative, a Special Study Area designation in the OCP was applied to this area prior to Bylaw adoption. Special Study Areas are areas that have been identified for a possible Schedule A Land use change at a later date.

In the spring of 2017, staff were directed by Council to initiate the Duplex Special Study and explore housing options for the 300 blocks, including those from East 13th through to 19th Street, in consultation with area residents (Figure 1 below). Staff were encouraged to consider a variety of approaches to producing housing options for the area, including the provision of smaller, more affordable ownership options and increasing the stock of accessory rental units in proximity to transit and services.

Figure 1. Initial Boundary

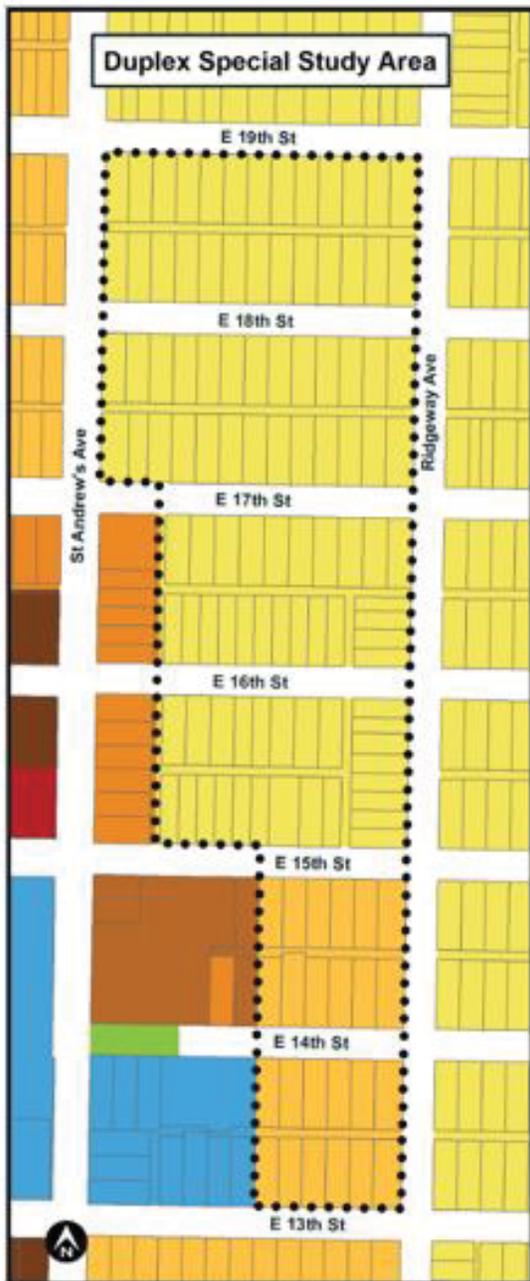
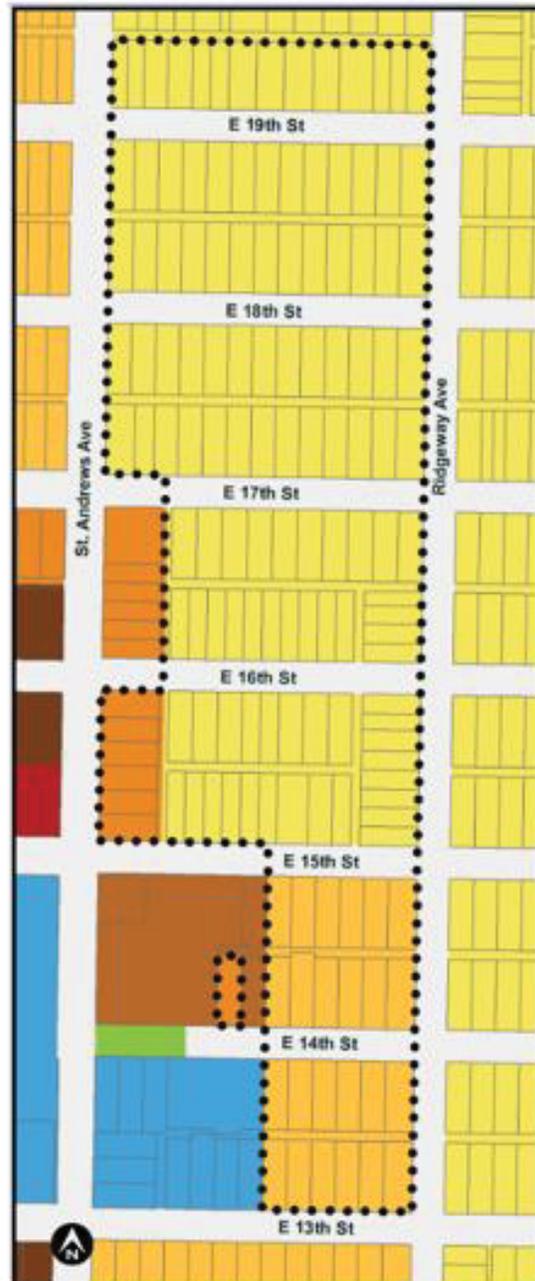


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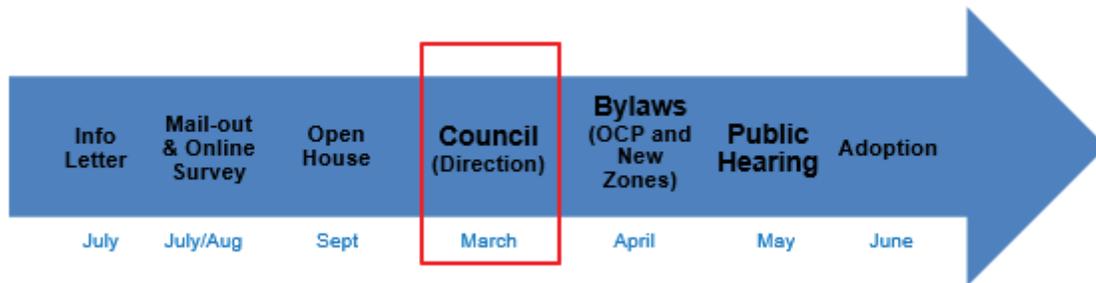
Process

A notification boundary was established for the study area (Figure 1 above) which was later modified based on input from area residents (Figure 2 above). An initial mail out and social media blast was sent to invite residents to participate in the process. A series of large project signs were also posted throughout the study area with project and staff contact information. A project webpage was established to provide ongoing updates and staff reports and additional materials as they became available at www.cnv.org/duplexstudy.

The process included the following elements:

- Notified by letter, area signs and social media/webpage
- Preference Survey
- Open House
- Open House Feedback Form
- Identification of a Preferred Option

The project timeline is as follows:



As a result of both input received and staff analysis, the study boundary was adjusted to include the north side of East 19th Street (to the lane) and the block between 15th and 16th Streets on the east side of St. Andrew's Ave (Figure 2 above). In both cases, a number of letters were received in support of inclusion in the study; and one email of opposition for the inclusion of 19th Street. Staff included the north side of 19th Street based on the urban design principle of providing a transition of form over the laneway to the north rather than on 19th Street.

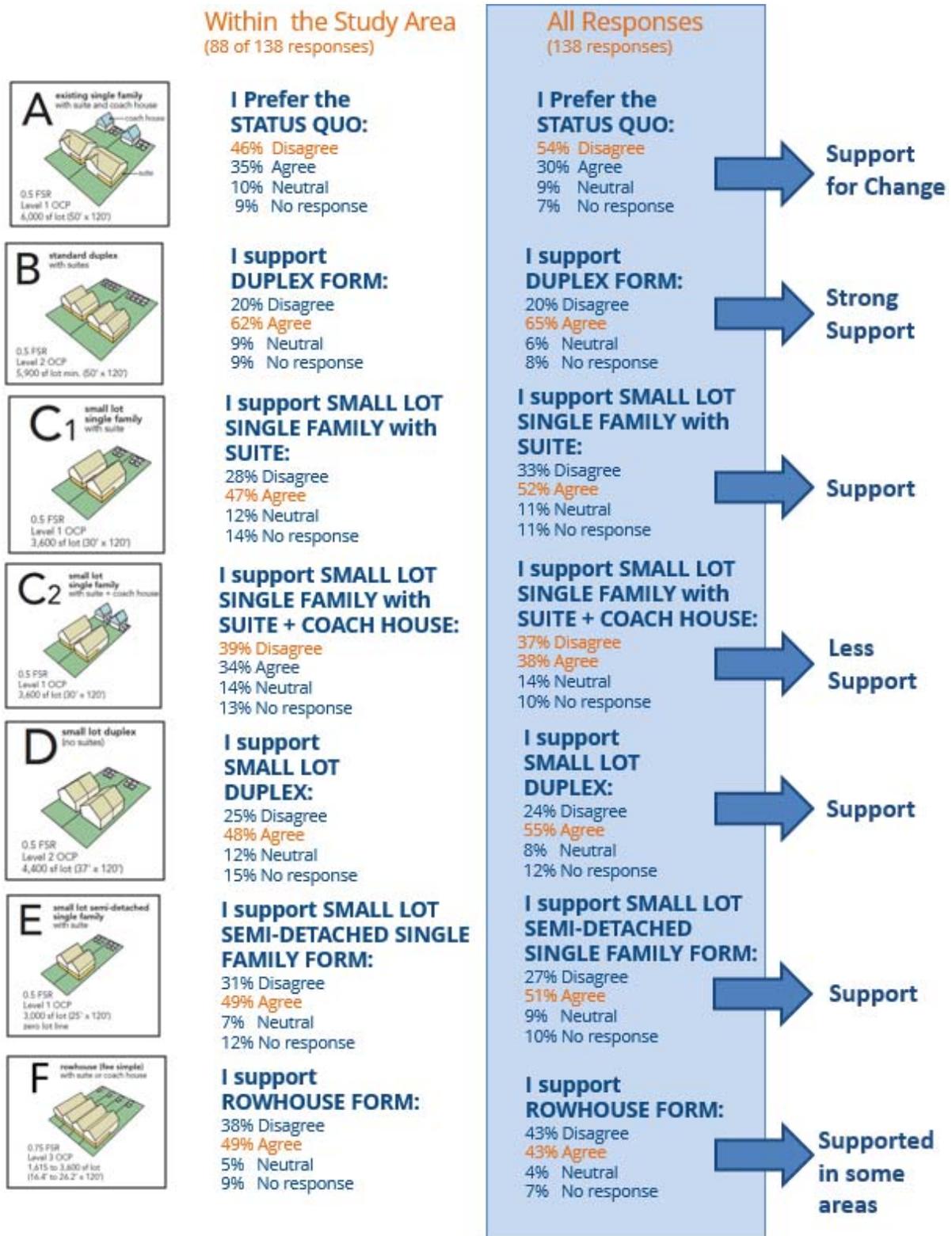
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The survey was well received with 138 responses representing an area with 151 properties. Of the responses, 88 (64%) were received from residents within the study boundary and 50 (36%) from residents living outside the boundary (Figure 2 below). Overall, there was majority support for change in the area, with the strongest support initially for duplex development and for rowhouse form of development in some areas. Comments in support of change cited the ability of density to help increase options/affordability and expansion of the study boundary. A number of comments questioned or encouraged higher density than proposed in the survey. Concerns included the current use of on street parking. (Figure 3 below)



Figure 3. Preference Survey Response Summary Sheet.



Comments:

Of those choosing to comment further (46 responses):

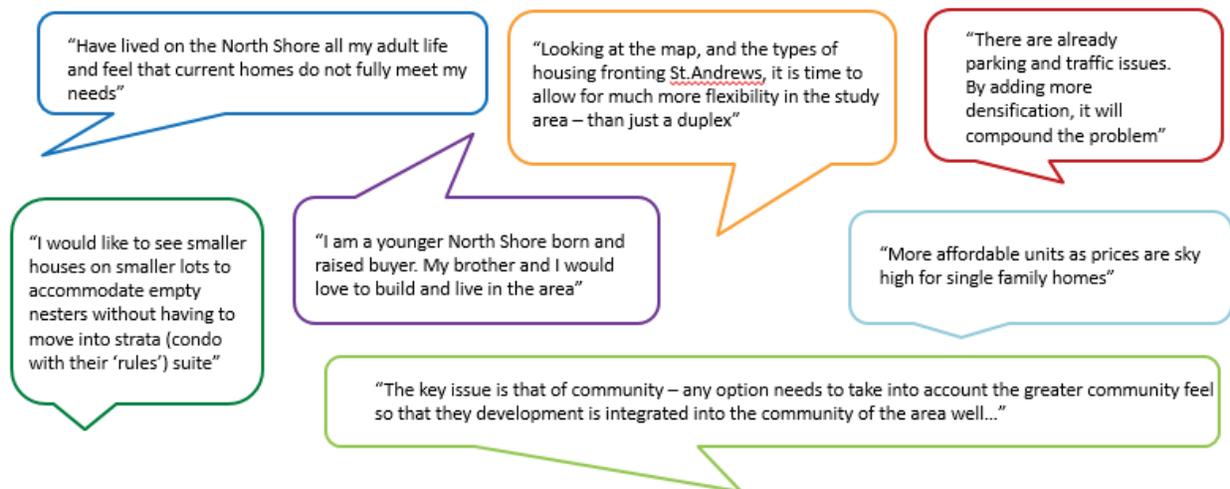
Those **in support of change** most frequently commented:

- Increased density can help increase affordability (11 comments)
- Encouragement to pursue more significant increases to density and housing type than survey proposes (e.g. higher FSR and stratifying coach houses) (6 comments)
- Encouragement to expand the study boundary eg: to the north toward the highway
- Support for smaller lot development for detached single family dwellings.

Those **preferring the status quo** comments included:

- Enough density exists already
- Concern for limited parking availability

Figure 4. General Comments



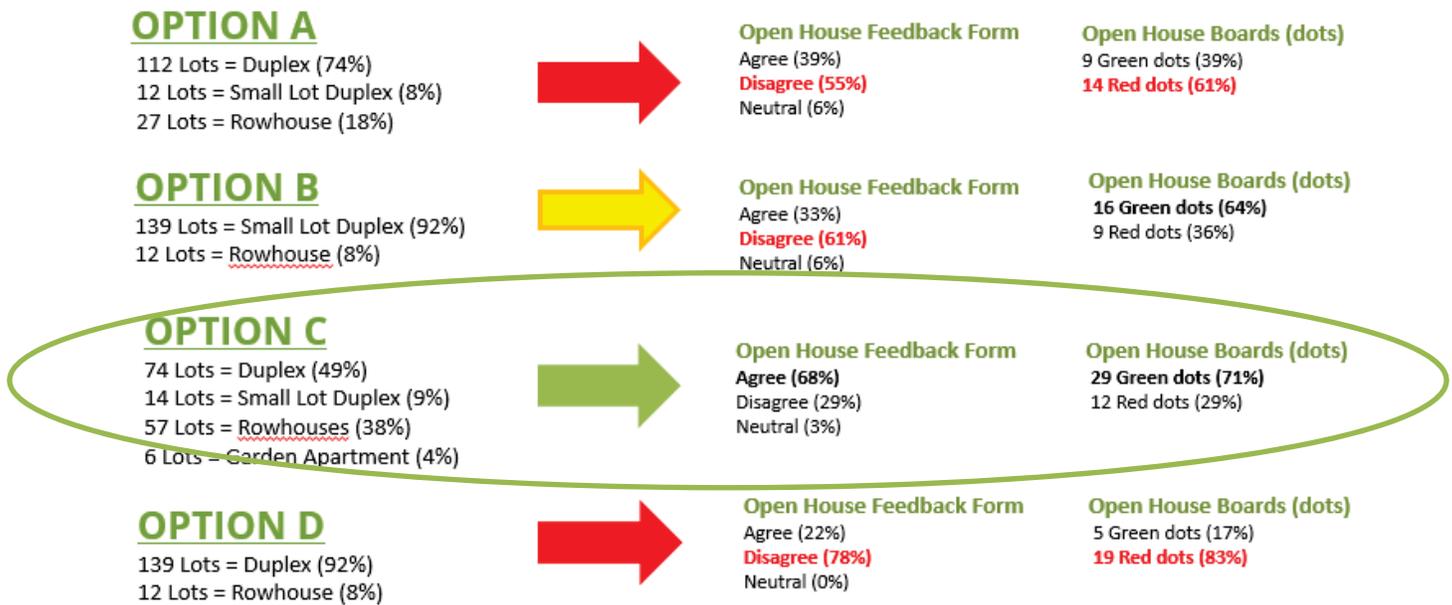
Comments on the Study Boundary

- The desire to see the North side of 19th Street included
- The desire to see an extension up to the highway in part to complement the upcoming Harry Jerome redevelopment.
- The observation that the 13th to 17th Street section of the study is closest to transit, walkability to jobs and services.
- Potential for rowhouses along 15th Street.

Open House and Feedback Form

Input from the Preference Survey contributed to a series of land use change options for further discussion and input. These options presented at an Open House in September (Attachment #2) and an online feedback form was used to capture input (Attachment #3).

The open house was well attended (66 people) and a feedback form (paper and online) used to gather results (39 completed). Input on the options from the Open House and Feedback Form indicated support for Option C:



The greatest support emerged for an option which would allow for more ground oriented housing - and rowhouse forms - with the potential for accessory secondary suites on most lots.

Comments received through the open house and input form included interest in housing options for 'empty nesters' to be able to stay in the same area, concern for local school capacity, the potential for displacement of long-term renters in the study area, parking related concerns and concern for property developers benefiting from proposed uplift.



Recommended Option

The greatest support emerged for an option which would allow for more ground oriented housing - including rowhouse development - with the potential for accessory secondary suites on most lots. See Figure 5 below.

The introduction of the rowhouse form would contribute to a wider variety of housing forms in the City, using less land and a smaller building footprint as compared with contemporary housing in the community.

Figure 6 shows the potential land use designations necessary to implement the preferred option.

Figure 5. Preferred Option

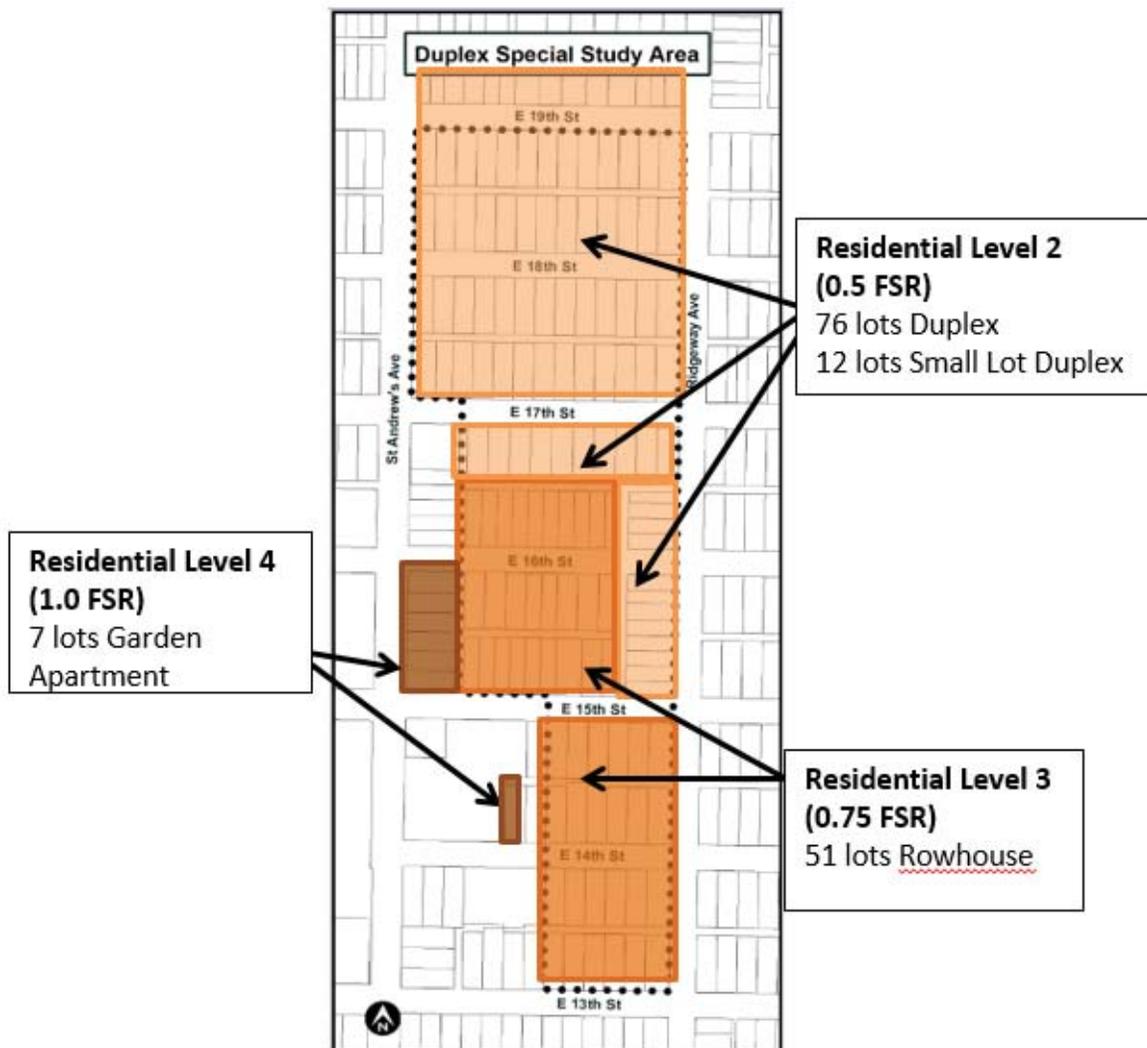
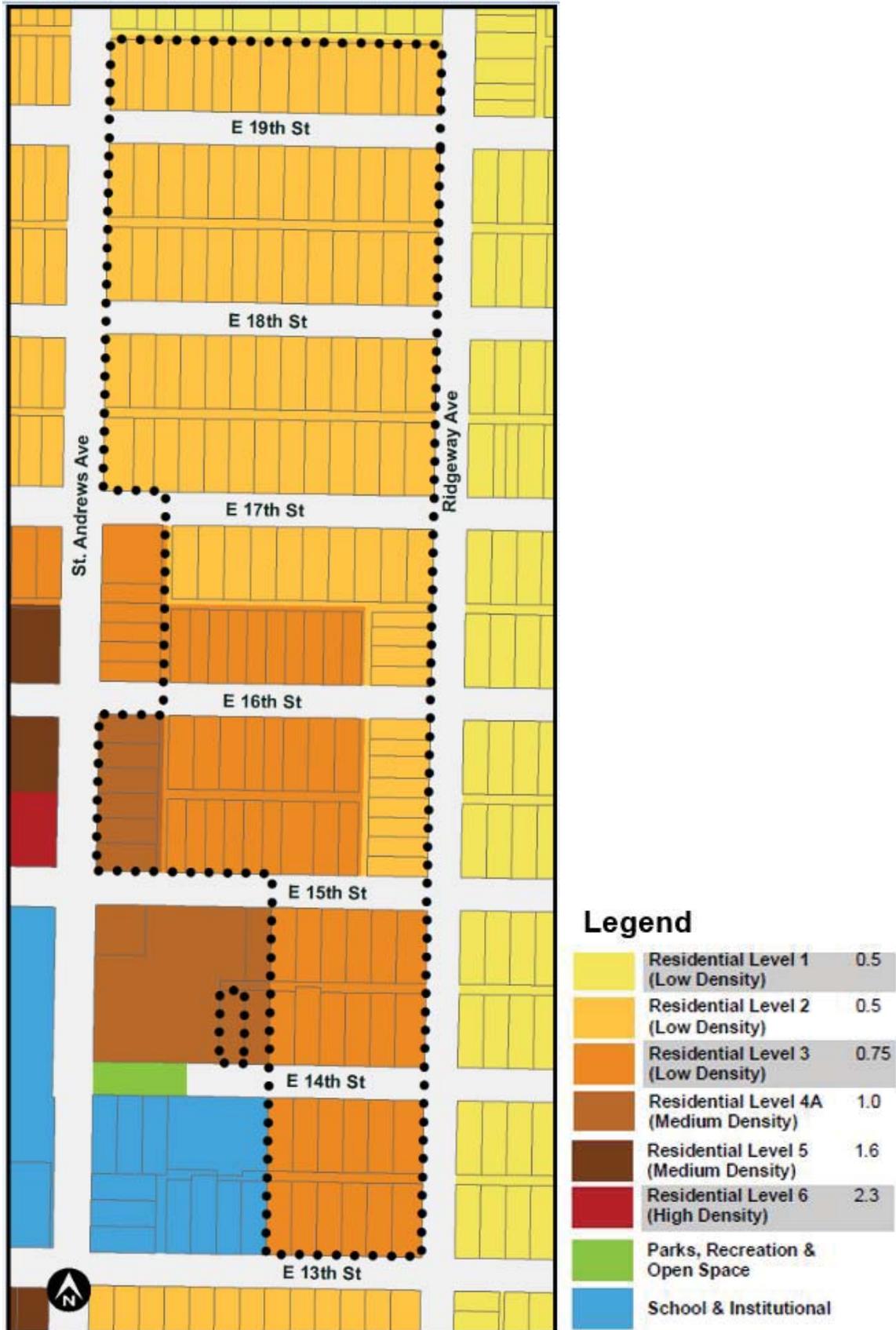


Figure 6. Proposed OCP Land Use Designations.



Appendix

- A. Duplex Special Study Preference Survey (Doc [#1625304](#));
- B. Duplex Special Study Open House Boards (includes Options) (Doc [#1580965](#));
- C. Duplex Special Study Open House Feedback Form (Doc [#1625305](#)).

Duplex Special Study Preference Survey

You are receiving this survey as your property/residence is located within the Duplex Special Study boundary. The survey is also available online: www.cnv.org/duplexstudy

This survey is a follow up to the *Invitation to Participate* letter mailed to you recently. The Preference Survey is being mailed to all residents and occupants in the 300 blocks East 13th to 19th Streets in North Vancouver to explore changes in the neighbourhood which would allow for a variety of housing forms including smaller, more affordable ownership options and increasing the stock of rental units in proximity to transit and services.

Your input is important and will help the City to develop options which will be presented at a public open house:

Duplex Special Study Open House

Thursday, September 14, 2017

4:00-8:00pm

Atrium, City Hall at 141 West 14th Street

Please RSVP: DuplexStudy@cnv.org

Name: _____

Address: _____

I am the Owner and/or Occupant/Renter at the above property

OR

I live outside the study area (300 blocks East 13th to 19th Streets)

Introduction

The cost of housing throughout the region is a significant concern for many people, whether it be a family searching for larger housing, a senior looking to downsize in the same neighbourhood or a couple looking to rent a suite or get into the market. The City's Housing Action Plan (2016) outlines strategies to help fill in the gaps in the housing stock and meet the housing needs for all community members. Some of these strategies are included in this survey for discussion.

Status Quo

Existing regulations for single family housing zones permit one of three options: 1) a single dwelling unit (house), 2) a single dwelling unit with an in-house suite (rental) or a detached coach house (rental), or 3) a single dwelling unit with an in-house suite (rental) *and* a detached coach house (rental) - all subject to specific conditions (**see Image A**). The amount of buildable area permitted remains the same in all three options at 0.5 times the lot area (FSR). Regulations for duplex development permit one rental suite per duplex (**see Image B**) for a total of four units per lot (no coach houses).

Ideas for Consideration (refer to Housing Options: **Images A through F**)

The main factor in the cost of housing is land. The less land used, the lower the cost per unit, whether an apartment unit or a single family home. In fact, the same forms of development that already exist in the neighbourhood - a single family house with a suite and/or coach house, or even a duplex with a suite - can be accommodated on a smaller lot (**see Images C1 & C2, D & E**) in keeping with the neighbourhood character. Where a typical lot in the area may be 50 feet by 120 feet, a single family development could occur on a 30 foot wide lot (**Images C1 & C2**). Similarly, a duplex development could be accommodated on a 37 foot wide lot (**Image D**).

Other options for consideration include small lot semi-detached single family housing form where two homes are each located on their own lot, but share a common wall which maximizes the remaining lot area as open space (**see Image E**).

A higher density version of this form of development is rowhousing. Common throughout Europe and some parts of North America, this efficient housing form results in single family development with shared common walls on both side yards (no stratification) (**see Image F**). This form of development would require a higher land use designation in the Official Community Plan at 0.75 FSR.

Your input on these housing forms will provide guidance into the development of options which will be presented for input at an Open House in September.

Please complete and mail/return to City Hall by 5pm, Tuesday, August 22, 2017

HOUSING FORMS

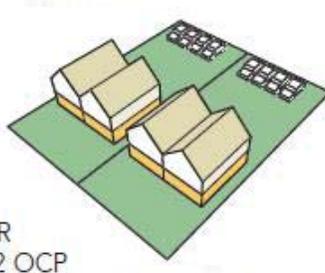
A existing single family
with suite and coach house



coach house
suite

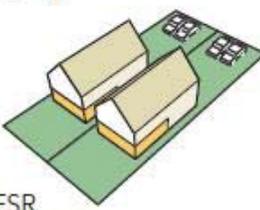
0.5 FSR
Level 1 OCP
6,000 sf lot (50' x 120')

B standard duplex
with suites



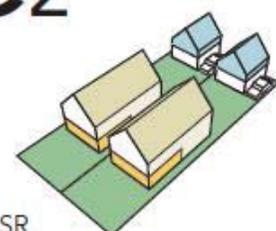
0.5 FSR
Level 2 OCP
5,900 sf lot min. (50' x 120')

C₁ small lot
single family
with suite



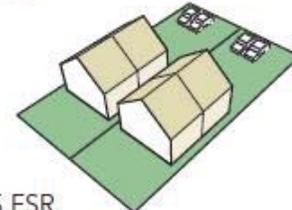
0.5 FSR
Level 1 OCP
3,600 sf lot (30' x 120')

C₂ small lot
single family
with suite + coach house



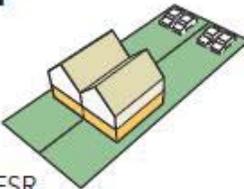
0.5 FSR
Level 1 OCP
3,600 sf lot (30' x 120')

D small lot duplex
(no suites)



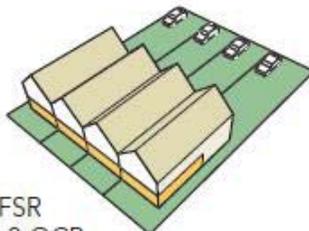
0.5 FSR
Level 2 OCP
4,400 sf lot (37' x 120')

E small lot semi-detached
single family
with suite



0.5 FSR
Level 1 OCP
3,000 sf lot (25' x 120')
zero lot line

F rowhouse (fee simple)
with suite or coach house



0.75 FSR
Level 3 OCP
1,615 to 3,600 sf lot
(16.4' to 26.2' x 120')

Please indicate your level of support for changes in the study area by **checking ONE of the boxes in each of the following options:**

- 1. Status Quo.** Current development potential consists of single family development with options for suites and coach houses ([Image A](#)) in the 300-blocks East 15th to 19th Streets and duplex development with suite potential in the 13th to 15th Street blocks ([Image B](#)).

I prefer the City maintain the status quo:

Strongly Agree Somewhat Agree Neutral Disagree Strongly Disagree

Comments: _____

- 2. Referring to the images on the previous page, please indicate your level of support for each land use change which would allow for each type of housing in the study area.**

Duplex Development ([see Image B](#))

Strongly Agree Somewhat Agree Neutral Disagree Strongly Disagree

Small Lot Single Family Development with Suite ([see Image C1](#))

Strongly Agree Somewhat Agree Neutral Disagree Strongly Disagree

Small Lot Single Family Development with Suite and Coach House ([Image C2](#))

Strongly Agree Somewhat Agree Neutral Disagree Strongly Disagree

Small Lot Duplex Development ([see Image D](#))

Strongly Agree Somewhat Agree Neutral Disagree Strongly Disagree

Semi-Detached Single Family Development ([see Image E](#))

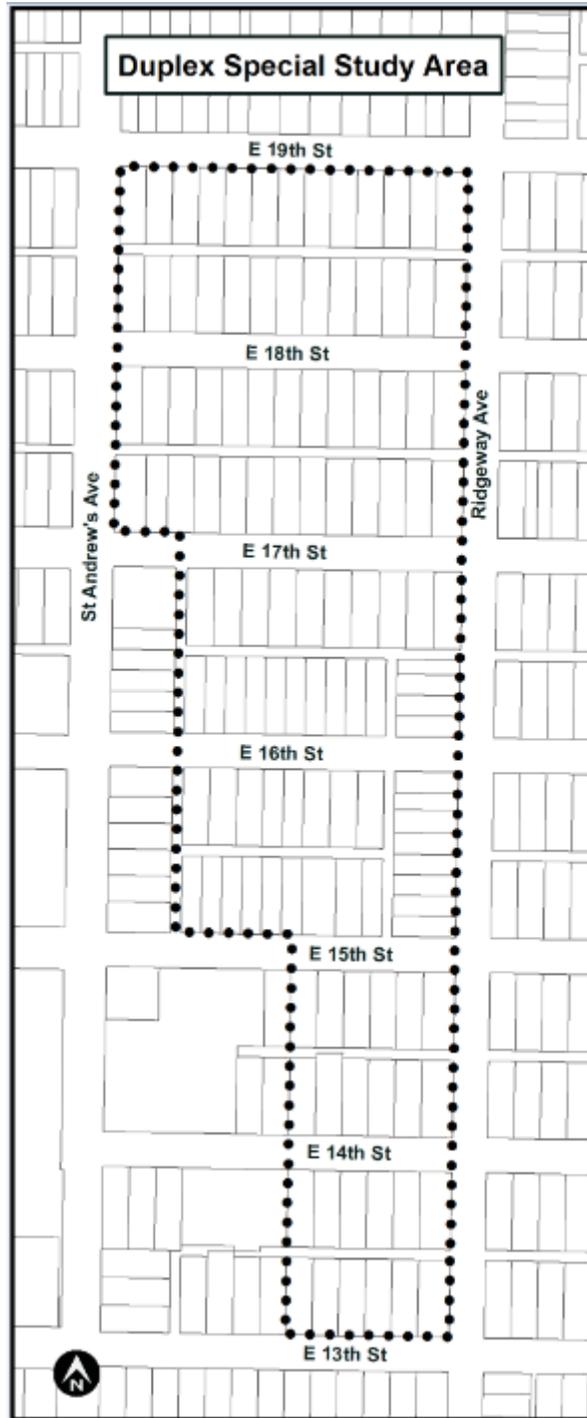
Strongly Agree Somewhat Agree Neutral Disagree Strongly Disagree

Rowhouse Development ([see Image F](#))

Strongly Agree Somewhat Agree Neutral Disagree Strongly Disagree

Comments: _____

3. Note any area specific comments directly on the map below.



Duplex Special Study

OPEN HOUSE

WELCOME

The City is taking action on housing affordability

Housing is one of the most critical elements in achieving livability in the City of North Vancouver. The unprecedented increase in housing prices, high rent levels, and extremely low vacancy rates has meant increasing numbers of City residents are struggling to find affordable and suitable housing.

The Duplex Special Study is part of the effort to implement the City's Housing Action Plan (2016) which outlines strategies for addressing the housing needs of City residents. This involves the provision of smaller, more affordable ownership options and increasing the stock of accessory rental units in proximity to transit and services.

WE HEARD YOU

- **Preference Survey**
Results from the recent Preference Survey are included in this presentation and have helped form the options presented for input and discussion.
- **2014 Official Community Plan**
During the update to the City's Official Community Plan the number one issue of concern raised by City residents was the diversity and affordability of housing. Creating opportunities for more ground oriented rental and owned units is one way your feedback has influenced City policy.

YOUR FEEDBACK MATTERS

The results from the Preference Study are in! The responses have contributed toward a series of draft options for the 300 blocks East 13th to 19th Streets for input and discussion. You can provide feedback in the following ways:

- Put a sticky dot on the following boards
 - Green if you support the idea
 - Red if you do not support the idea
- Fill out a sticky note and post it on the comment board or comment area map
- Fill out the online survey at www.cnv.org/duplexstudy
- Indicate you want to be emailed updates on the Sign-In Sheet

Duplex Examples



Rowhouse Examples



INTRODUCTION

EXPLORING LOW DENSITY HOUSING OPTIONS IN THE 300 BLOCKS EAST 13TH TO 19TH STREETS

The Duplex Special Study is part of the effort to implement the City's Housing Action Plan (2016) which outlines strategies for addressing the housing needs of City residents. This involves the provision of smaller, more affordable ownership options and increasing the stock of accessory rental units in proximity to transit and services.

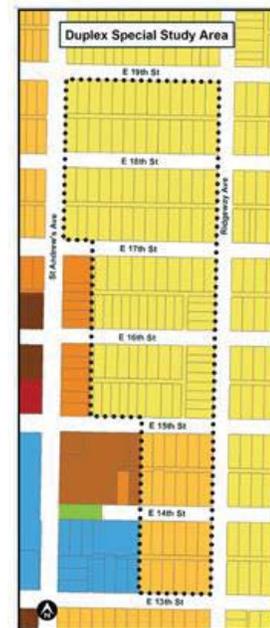
Through the Special Study, lands could be designated in the Official Community Plan and/or rezoned.

WHAT IS A SPECIAL STUDY AREA?

The area was established as a Special Study Area during the 2014 Official Community Plan (OCP) update in response to a petition from area residents. Special Study Areas are areas that have been identified for a possible Schedule A Land use change at a later date in consultation with area residents.

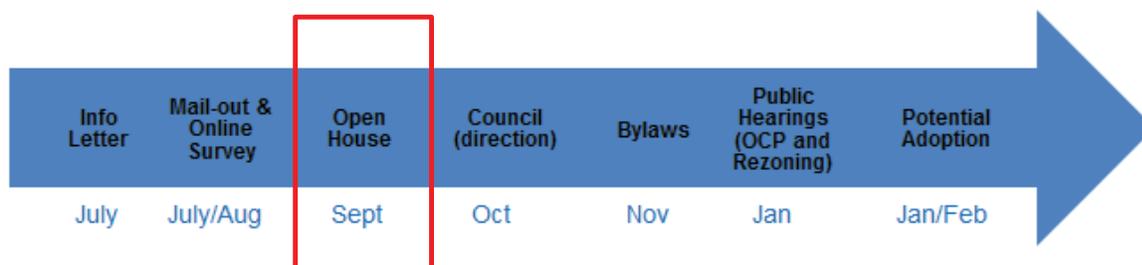
The 300 blocks of East 15th, 16th, and 17th Streets were designated as a Special Study Area in consideration of a potential change from Residential Level 1 (0.5 FSR detached) to Residential Level 2 (0.5 FSR attached). The Residential Level 2 designation would allow for duplex uses in this area. Duplexes are currently permitted in the East 300 Blocks from East Keith Road to the south side of East 15th, and can provide more affordable, ground oriented housing that is suitable for young families.

The 300 blocks of East 13th, 14th and 15th Streets were included in the Study for consideration of pre-zoning to enable duplex zoning without individual rezonings.



WHAT IS THE PROCESS?

The process began with notification of owners and occupants within the study area by direct mail and area signage in the area with an invitation to participate. A Preference Survey of owners and occupants and nearby residents in the area has been completed and input incorporated into this event (see Boards).

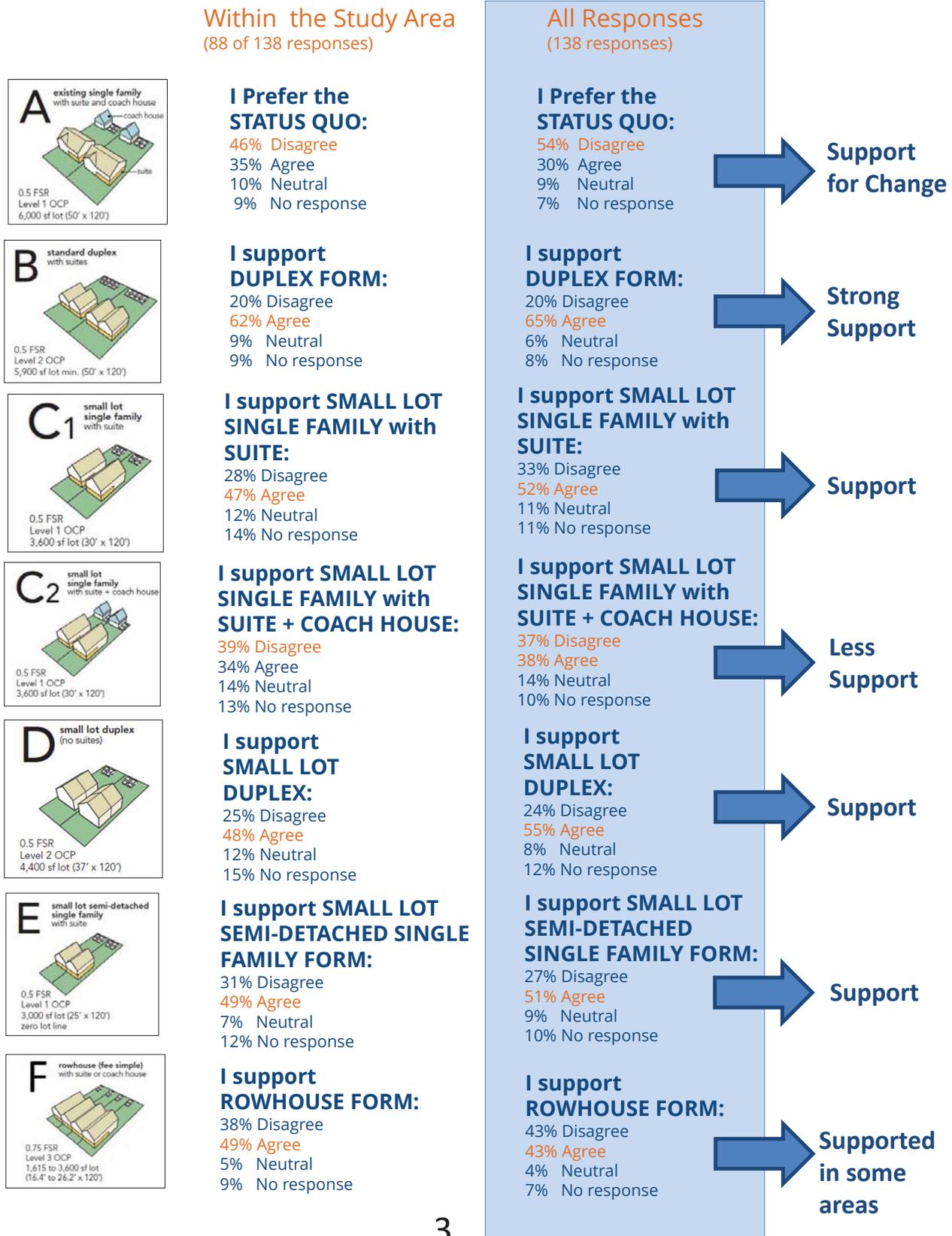


This Open House serves to present a set of concepts based on input to date. An online feedback form will be used to gather input. Staff will present the results to Council in October to seek direction on next steps in the process. This may include direction to prepare bylaws for consideration of land use changes discussed during the process.

PREFERENCE SURVEY RESULTS

SUMMARY OF INPUT

In the first full year of implementation of the Density Bonus and Community Benefits Policy, the City approved six projects which received additional density in exchange for delivering community benefits. In 2016, there was 184,800 square feet of additional density provided in exchange for the following benefits:



PREFERENCE SURVEY RESULTS

SUMMARY OF INPUT

COMMENTS

Do you prefer the Status Quo for the 300 blocks East 13th to 19th Streets?

Of the 138 responses to the Preference Survey that was mailed out (and available online) the majority disagreed with maintaining the status quo. This includes both the majority of respondents located within (88 responses) and beyond (50 responses) the study boundary.

Of those choosing to comment further (46 responses):

Those **in support of change** most frequently commented:

- Increased density can help increase affordability (11 comments)
- Encouragement to pursue more significant increases to density and housing type than survey proposes (e.g. higher FSR and stratifying coach houses) (6 comments)
- Encouragement to expand the study boundary eg: to the north toward the highway
- Support for smaller lot development for detached single family dwellings.

Those **preferring the status quo** comments included:

- enough density exists already
- concern of limited parking availability

Which forms of development do you support in the 300 blocks East 13th to 19th Streets?

As outlined on the previous board, of the six forms of development outlined in the Preference Survey, the strongest level of support by all respondents was for standard duplex (65% supported and 20% did not) and small lot duplex forms (55% supported, 24% did not). The least support came through for small lot single family development including both a secondary suite and a coach house with a near tie among those in support and not. Those living within the study area reported less support for this form of development.

The rowhouse form of development, with potential for smaller individually owned attached single family homes with no strata, support was stronger from those within the study boundary (49% supported where 38% disagreed) while those in surrounding areas were tied 43-43%. Comments on this form provide additional clarity as support appears to exist for properties closer to the transit line (towards 15th Street) and adjacent to the higher 200 blocks density blocks nearby.

Comments Noted on the Study Boundary

- The desire to see the North side of 19th Street included
- The desire to see an extension up to the highway in part to complement the upcoming Harry Jerome redevelopment.
- The observation that the 13th to 17th Street section of the study is closest to transit, walkability to jobs and services.
- Potential for rowhouses along 15th Street.

General Comments

"Have lived on the North Shore all my adult life and feel that current homes do not fully meet my needs"

"Looking at the map, and the types of housing fronting St. Andrews, it is time to allow for much more flexibility in the study area – than just a duplex"

"There are already parking and traffic issues. By adding more densification, it will compound the problem"

"I would like to see smaller houses on smaller lots to accommodate empty nesters without having to move into strata (condo with their 'rules' suite)"

"I am a younger North Shore born and raised buyer. My brother and I would love to build and live in the area"

"More affordable units as prices are sky high for single family homes"

"The key issue is that of community – any option needs to take into account the greater community feel so that they development is integrated into the community of the area well..."

MORE ON HOUSING FORMS

A existing single family with suite and coach house

0.5 FSR
Level 1 OCP
6,000 sf lot (50' x 120')

B standard duplex with suites

0.5 FSR
Level 2 OCP
5,900 sf lot min. (50' x 120')

C1 small lot single family with suite

0.5 FSR
Level 1 OCP
3,600 sf lot (30' x 120')

C2 small lot single family with suite + coach house

0.5 FSR
Level 1 OCP
3,600 sf lot (30' x 120')

D small lot duplex (no suites)

0.5 FSR
Level 2 OCP
4,400 sf lot (37' x 120')

E small lot semi-detached single family with suite

0.5 FSR
Level 1 OCP
3,000 sf lot (25' x 120')
zero lot line

F rowhouse (fee simple) with suite or coach house

0.75 FSR
Level 3 OCP
1,615 to 3,600 sf lot
(16.4' to 26.2' x 120')

WHAT ARE STANDARD DUPLEXES?



- A single building divided into two principal units (strata) with the option to have accessory secondary suites.
- Side by side, front to back or up and down unit arrangement.
- Each side of the house is self contained and shares a common wall (either up/down or side by side).
- New development or conversion of existing home if can meet BC Building Code.
- Minimum lot size 5,900 square feet.
- Lane access required.

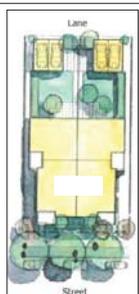
WHAT ARE SMALL LOT DUPLEXES?



- A single building divided into two units on a smaller lot.
- Each side of the house is self contained and shares a common wall (either up/down or side by side).
- Likely no rental suite due to reduced lot width and inability to accommodate the additional parking.

WHAT IS SEMI-DETACHED SINGLE FAMILY HOUSING?

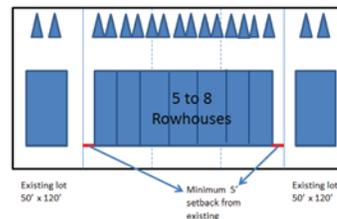
- Two stand alone residential units without an interior side setback (on a zero lot line).
- Properties are fee simple, a type of tenure that does not involve stratification.
- Each side of the house is self contained and may include a rental suite.
- Lots are narrow, potentially 25 feet in width.
- Lane access is required.



WHAT IS FEE SIMPLE ROWHOUSING?



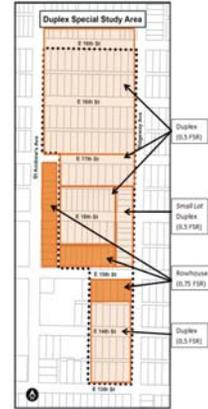
- Rowhouses are residential units without side setbacks.
- Fee simple is a type of tenure where the owner owns both the building and the land it is on. In contrast, owners of stratified property own their units but not the land on which the building is on. Stratified properties typically have strata-related fees for maintenance of common property.
- Lots are quite narrow, potentially with a 20 foot minimum and a maximum of 26.2' in width.
- Lane access is required.



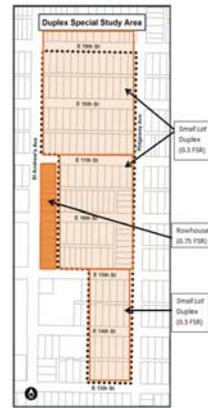
OPTIONS

Four Options are outlined below for input

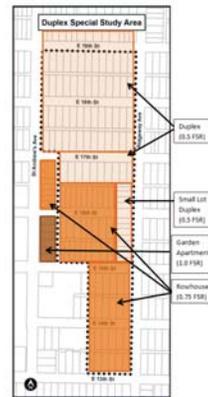
A This option would permit duplex development (with rental suites) in 74% of the study area. 8% of the area would be small lot duplex (no suites). 18 % would be rowhouse (attached single family form with no strata, suite permitted) along the transit corridor and across from higher density apartments.



B This option, combined with changes to the zoning, would permit small lot duplex form of development throughout the study area. This option would provide access to more ownership opportunities in a smaller format than a single family home by providing two strata units on a smaller lot (minimum 37 feet wide).



C This option would introduce duplex form in the northern half of the study area with rowhouse in the southern half. Rowhouse and Garden Apartment uses would be permitted in the along the western edge facing the higher density 200 block.



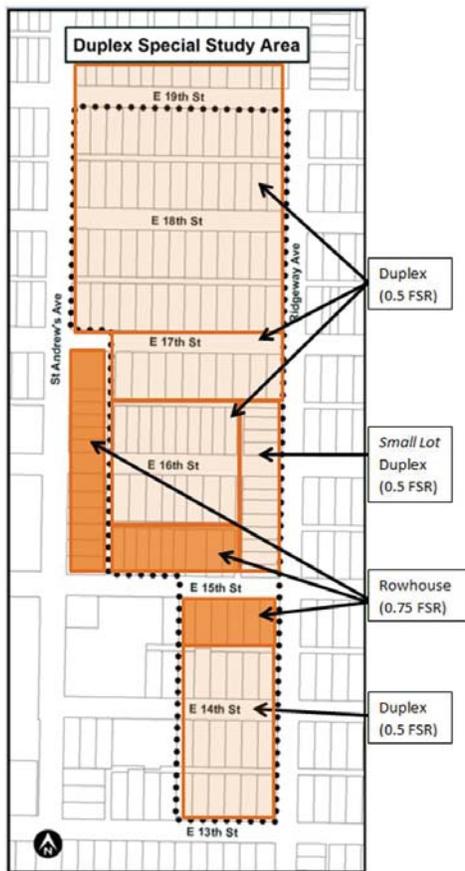
D Option D proposes duplex form throughout the study area with rental suites. Rowhouse form would be permitted along the western edge of the study boundary facing the higher density 200 block. Duplex form may include the retention of an existing house with an infill building in the rear-yard.



OPTION A

As indicated in Image A and described in the Open House Boards, this option, combined with changes to the zoning, would permit standard duplex development with suites in the majority of lots (74%) in the study area. This form could also facilitate the retention of an existing house with an infill building in the rear-yard, subject to available floor area on the site.

To the south of 17th Street, along Ridgeway Ave where narrower lots exist this option would permit small lot duplexes east of the lane. Rowhouse forms (attached fee simple housing) would be permitted in the blocks closest to transit, on either side of 15th Street and across from higher density. Rowhouses are fee simple (no strata) single family dwellings, each on a separate parcel but with no space between the buildings (zero lot line).

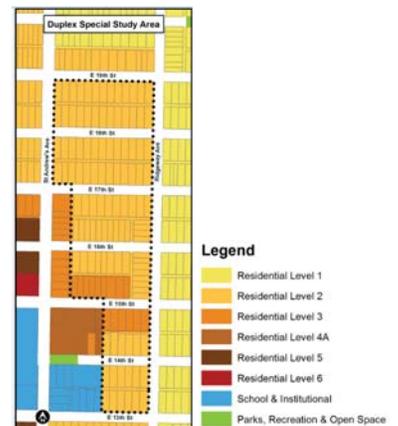


OPTION A

- 112 Lots = Duplex (74%)
- 12 Lots = Small Lot Duplex (8%)
- 27 Lots = Rowhouse (18%)

Official Community Plan Land Use Designation

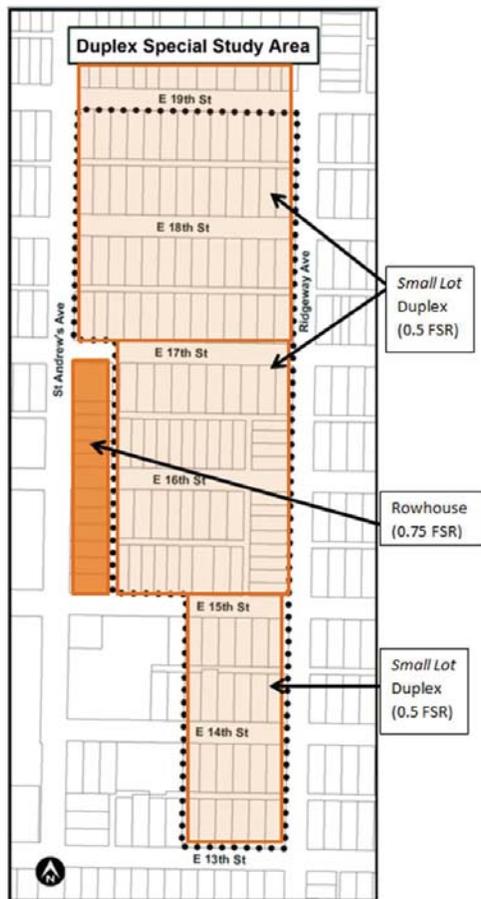
Option A would see an increase from Residential Level One (0.5 FSR) to Residential Level Two (0.5 FSR) to permit duplex forms of development with suites. The blocks adjacent to the Frequent Transit Corridor along 15th Street would increase to Level 3 (0.75 FSR). The blocks to the west of the study area between 15th and 17th Streets would remain Level 3 but could be pre-zoned to permit rowhouse development.



OPTION B

This option, combined with changes to the zoning, would permit small lot duplex form of development throughout the study area. This use would remain at 0.5 FSR (no added density). This option would provide access to more ownership opportunities in a smaller format than a single family home by providing two strata units on a smaller lot (minimum 37 feet wide).

The blocks to the west of the study area between 15th and 17th Streets would remain at Residential Level Three but could be pre-zoned to permit rowhouse development in a complementary form to the properties to the east. Rowhouses are fee simple (no strata) single family dwellings, each on a separate parcel but with no space between the buildings (zero lot line).

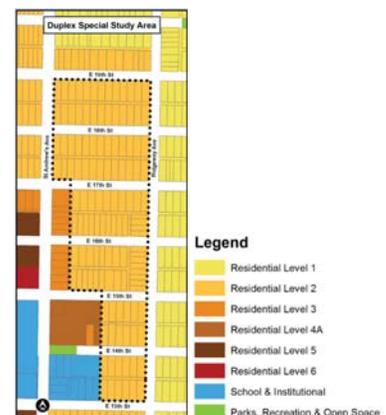


OPTION B

88 Lots = Small Lot Duplex (58%)
63 Lots = Rowhouse (42%)

Official Community Plan Land Use Designation

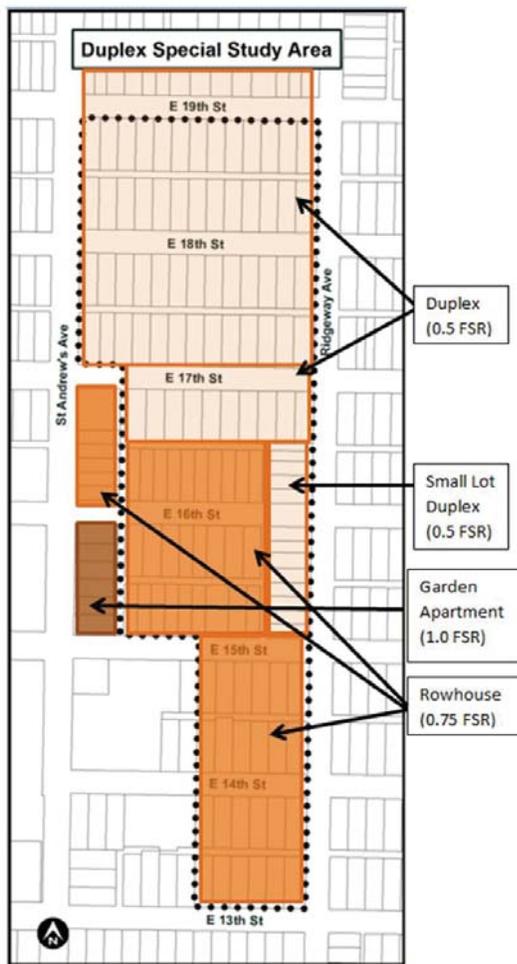
This option would see just over half of properties in the study area increase from Level One to Level Two in the OCP, with the same maximum density remaining at 0.5 FSR. The remaining blocks would increase from Levels 1 & 2 (0.5 FSR) to Level 3 (0.75 FSR) to permit rowhouse form of fee simple development.



OPTION C

This option would introduce duplex forms of development in the northern half of the study area with rowhouse form of development in the southern half. Rowhouse and Garden Apartment uses would be permitted in the adjacent properties along the western edge facing the higher density 200 block.

This option proposes the most significant increase in development and the widest variety of housing forms, taking advantage of the proximity to frequent transit, jobs and services nearby. As both duplex and rowhouse forms of development permit an accessory rental suite there is significant potential for suites in this option. Similar to Option A, the inclusion of the duplex form could also facilitate the retention of an existing house with an infill building in the rear-yard, subject to available floor area on the site.

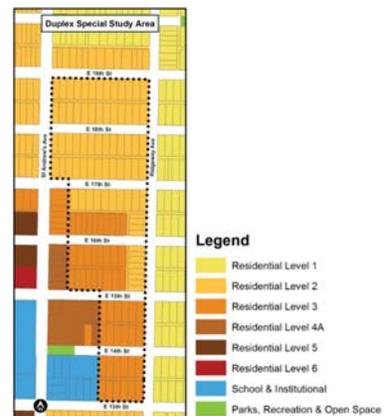


OPTION C

- 76 Lots = Duplex (50%)
- 70 Lots = Rowhouses (46%)
- 6 Lots = Garden Apartment (4%)

Official Community Plan Land Use Designation

This option would divide the study area and introduce Residential Level Two (0.5 FSR) to the northern half and Residential Level Three (0.75 FSR) in the southern half. One block to the west of the study area between 15th and 16th Streets would increase to Level 4A (Medium Density) to enable garden apartment form of development.

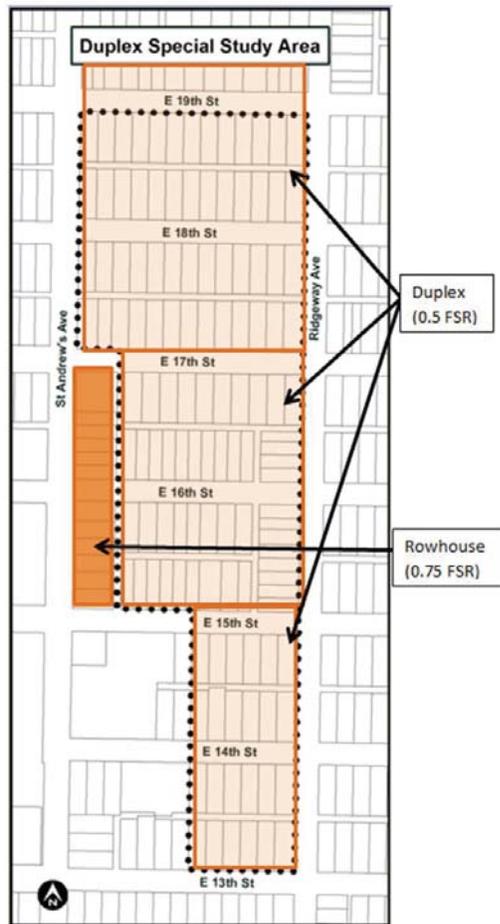


OPTION D

As shown on the map below, Option D, combined with changes to the zoning, would permit standard duplex development in all blocks throughout the study area including accessory rental suites.

This form would permit standard duplex development, each unit with a rental suite. This form could also facilitate the retention of an existing house with an infill building (stratified) in the rearyard, subject to available floor area on the site.

The blocks to the west of the study area between 15th and 17th Streets would remain Level 3 but could be pre-zoned to permit rowhouse development. Rowhouses are fee simple (no strata) single family dwellings, each on a separate parcel but with no space between the buildings (zero lot line).

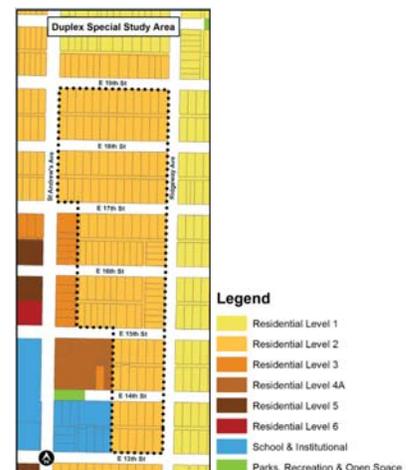


OPTION D

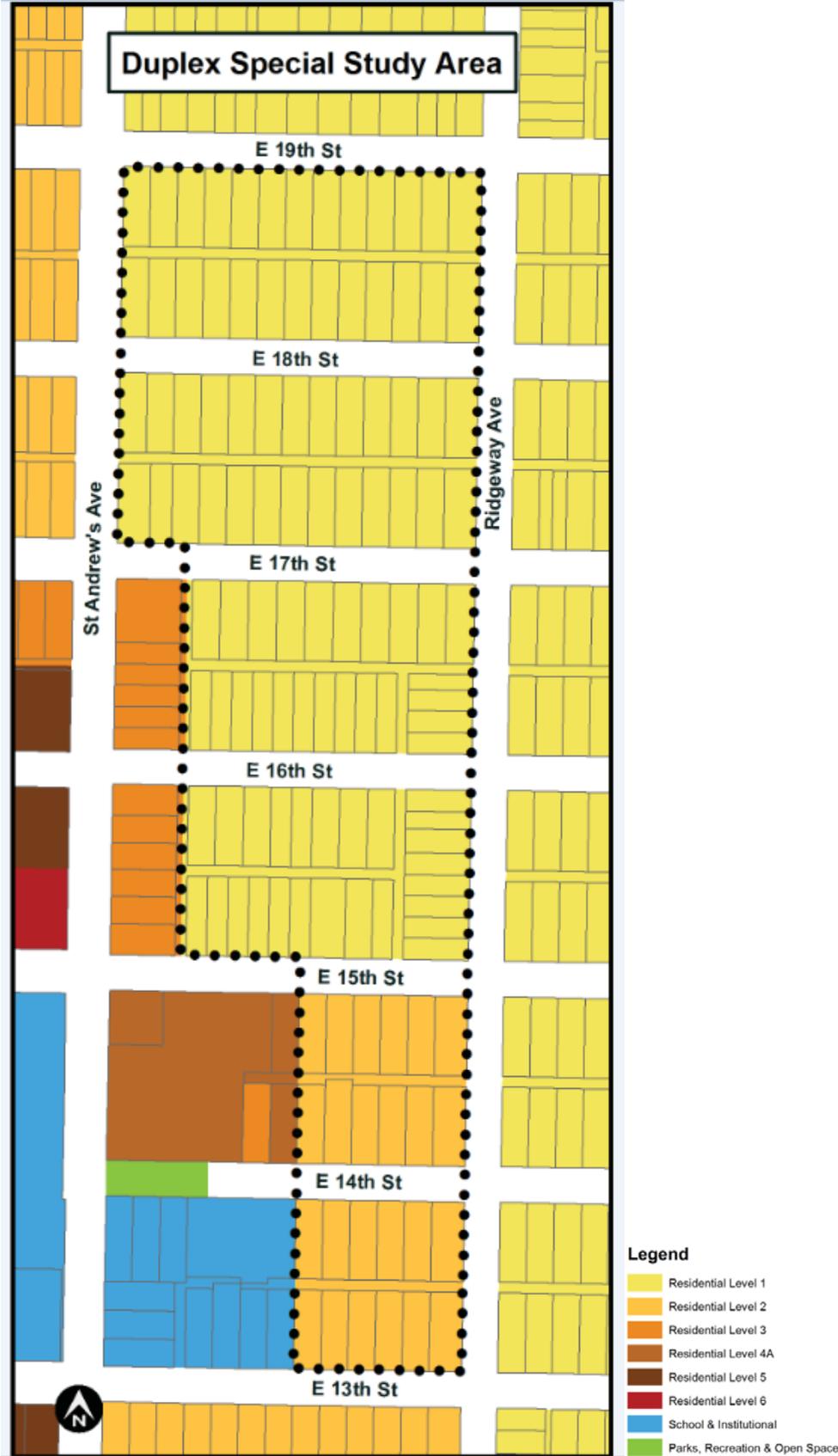
139 Lots = Duplex (92%)
12 Lots = Rowhouse (8%)

Official Community Plan Land Use Designation

This option would see the properties in the study area increase from Residential Level One to Residential Level Two in the Official Community Plan, with no proposed increase in the maximum density buildable on the lot at 0.5 FSR.



Let Us Know What You Think: AREA MAP



LET US KNOW WHAT YOU THINK
THANK YOU!

**FILL OUT THE ONLINE SURVEY AT
AT [WWW. CNV.ORG/DUPLEXSTUDY](http://WWW.CNV.ORG/DUPLEXSTUDY)**



Duplex Special Study

Open House Feedback Form

Please complete and return this survey by **5pm, Monday, September 25, 2017**. The survey is also available online: www.cnv.org/duplexstudy

This survey is the next step in the community engagement process in the Duplex Special Study. The study involves residents and occupants in the 300 blocks East 13th to 19th Streets and adjacent blocks to explore changes in the neighbourhood which would allow for a variety of housing forms including smaller, more affordable ownership options and increasing the stock of rental units in proximity to transit and services.

Your input is important and will help the City to develop options which will be presented to City Council for further discussion and direction in October 2017.

Visit the project webpage www.cnv.org/duplexstudy or sign up for email updates at DuplexStudy@cnv.org on the next steps in the process.

Name: _____

Address: _____

I am the Owner and/or Occupant/Renter at the above property

OR

I live outside the study area (300 blocks East 13th to 19th Streets)

Survey Response

Of the 138 responses to the Preference Survey that was mailed out (and available online) the majority *disagreed* with maintaining the status quo. This includes the majority of respondents located within (88 responses) and beyond (50 responses) the study area.

Of the six forms of development outlined in the Preference Survey, the strongest level of support by all respondents was for standard duplex (65% supported and 20% did not) and small lot duplex forms (55% supported, 24% did not). The least support was seen for small lot single family development involving both a secondary suite and a coach house, especially from those living within the study area boundary.

The rowhouse form of development, with potential for smaller individually owned attached single family homes with no strata (fee-simple), had strong support from those within the study boundary (49% supported and 38% did not) while those in surrounding areas were tied at 43%. Comments from the survey provided some clarity and indicated support for rowhouses close to the transit line (towards 15th Street) and adjacent to the higher density 200 blocks blocks nearby.

Input Requested

Please review the Open House Boards at www.cnv.org/duplexstudy prior to responding to following questions on the following pages.

Then, please indicate your level of support for changes in the study area by checking ONE of the boxes in each of the following options:

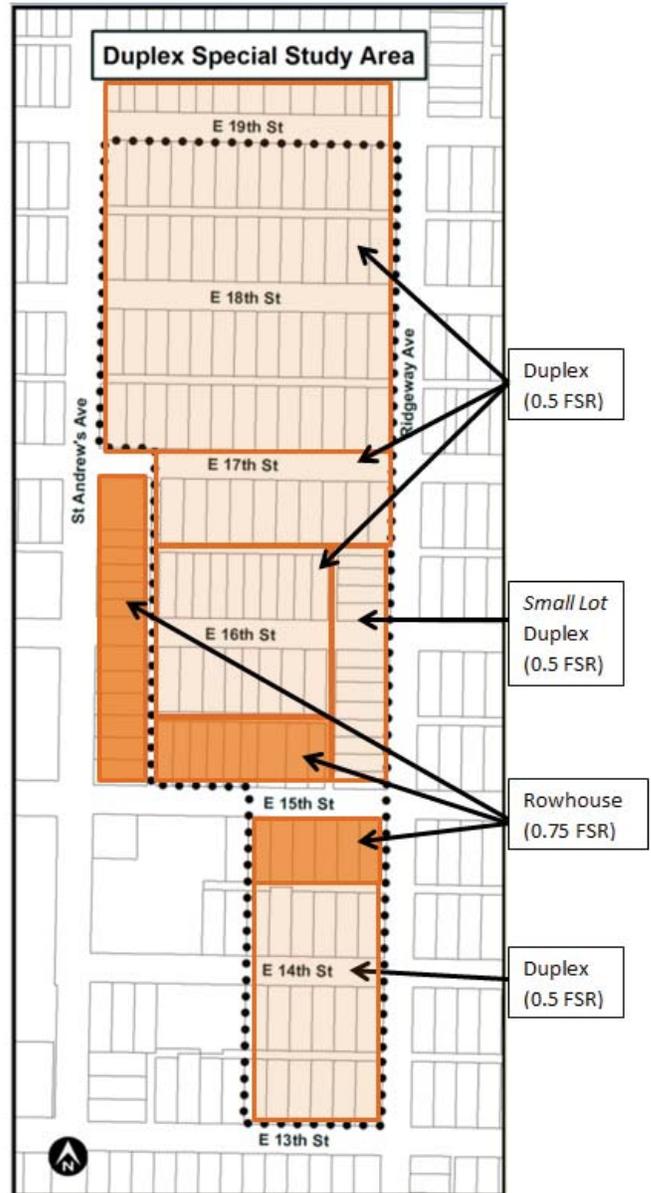
Option A proposes:

- Standard duplex development with suites in the majority of lots (74%);
- Retention of existing houses with an infill building in the rear-yard (subject to available floor area on the site);
- Small lot duplexes, east of the lane to the south of 17th Street, along Ridgeway Ave (where narrower lots currently exist); and,
- Fee-simple rowhouses in the blocks closest to transit, on either side of 15th Street and across from higher density.

Please refer to the image on the right before responding to the question below.

I support Option A:

- Strongly Agree
- Somewhat Agree
- Neutral
- Disagree
- Strongly Disagree



Comments:

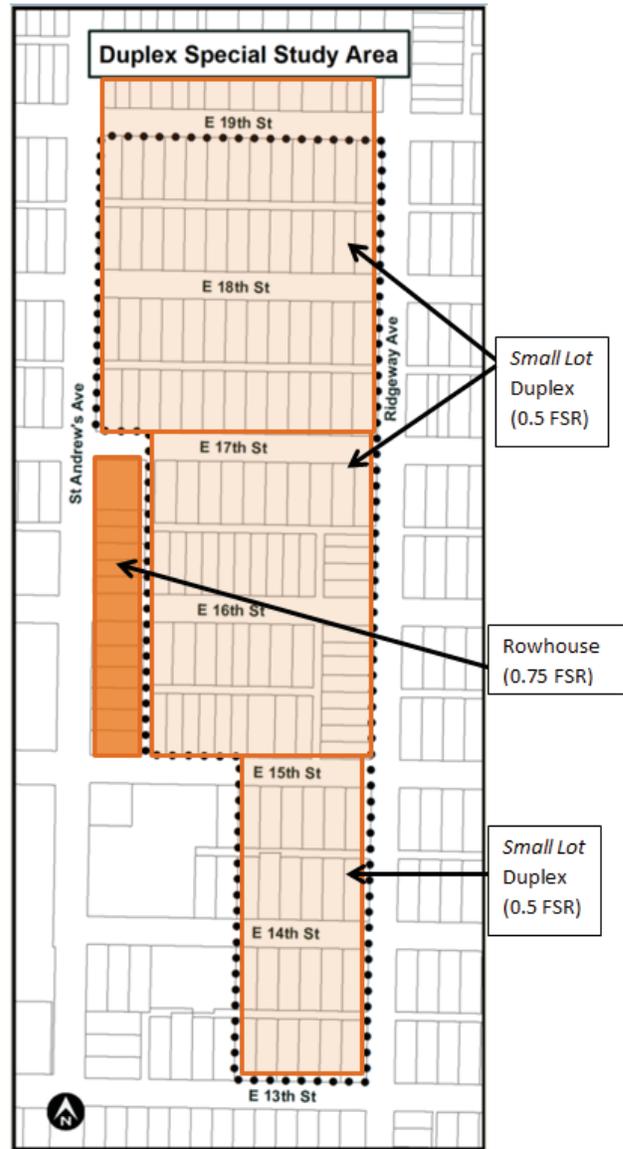
Option B proposes:

- Small lot duplexes throughout the study area by changing from Residential Level One to Level Two in the Official Community Plan to permit duplex use (no added density – 0.5 FSR maximum);
- More affordable ownership opportunities by providing two strata units on smaller lots (minimum 37 feet wide); and,
- Fee-simple rowhouses in properties along the western edge of the study boundary facing the higher density 200 block.

Please refer to the image to the right before responding to the question below.

I support Option B:

- Strongly Agree
- Somewhat Agree
- Neutral
- Disagree
- Strongly Disagree



Comments: _____

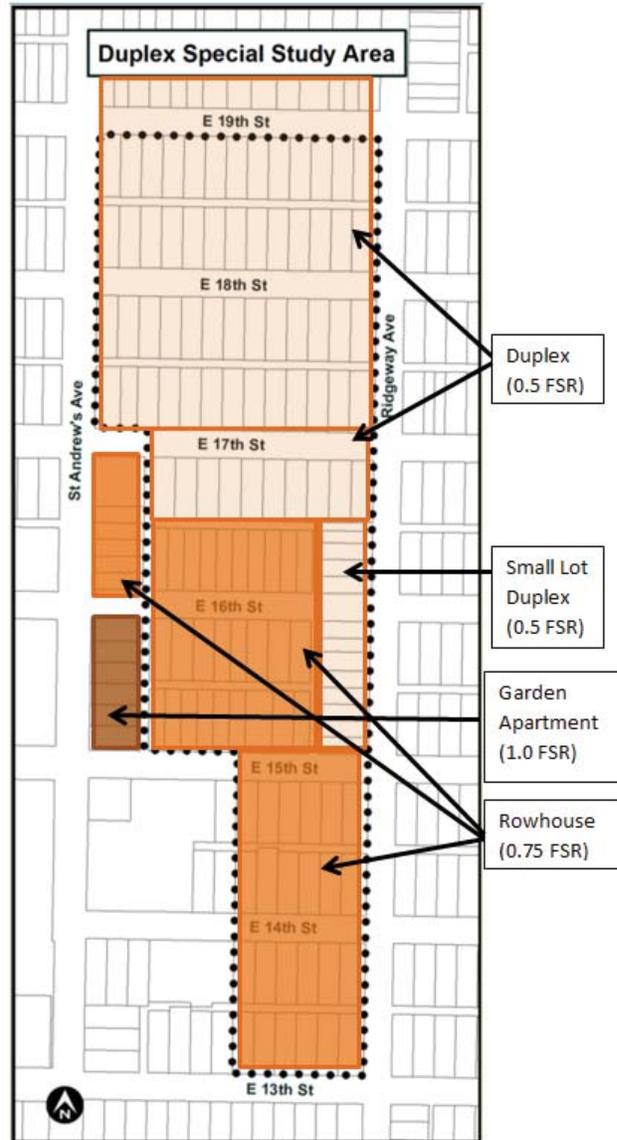
Option C proposes:

- Duplex form in the northern half of the study area;
- Rowhouse form and in the southern half of the study area;
- Rowhouse and Garden Apartment uses on the properties along the western edge facing the higher density 200 block, by increasing to Level Three (0.75 FSR) and Level Four (1.0 FSR) in the Official Community Plan;
- Greater potential for rental suites with one suite permitted in each duplex or rowhouse constructed; and,
- Retention of existing houses with an infill building in the rear-yard (subject to available floor area on the site) in duplex areas.

Please refer to the image to the right before responding to the question below.

I support Option C:

- Strongly Agree
- Somewhat Agree
- Neutral
- Disagree
- Strongly Disagree



Comments: _____

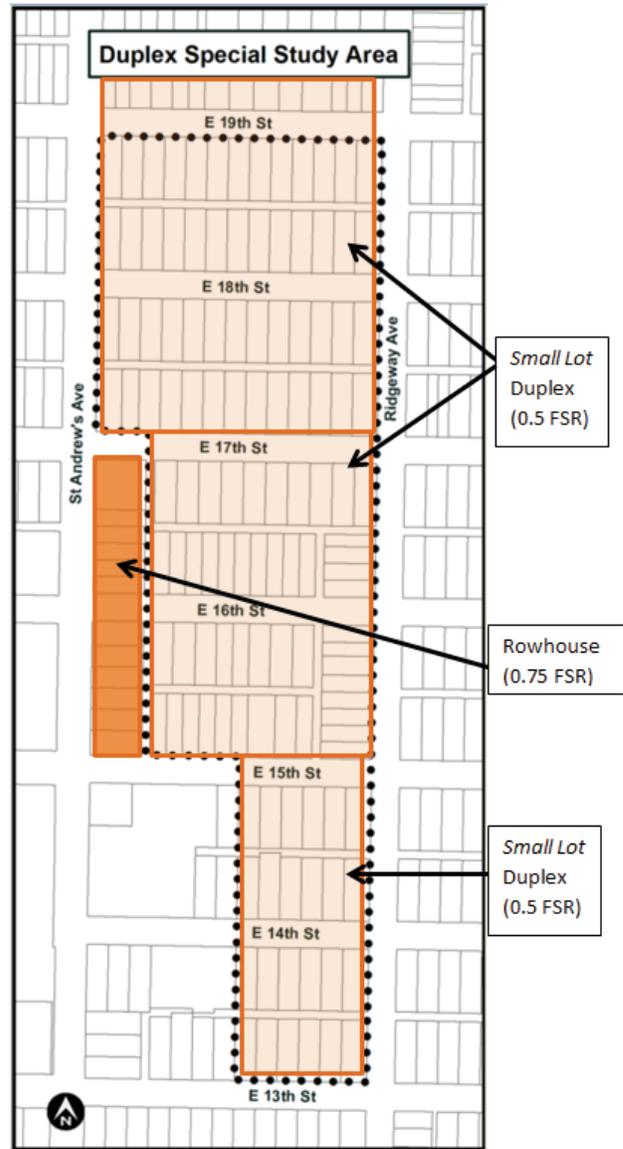
Option D proposes:

- Standard duplexes with the potential for rental suites throughout;
- More affordable ownership opportunities by providing two strata units on smaller lots (minimum 37 feet wide);
- Fee-simple rowhouses in properties along the western edge of the study boundary facing the higher density 200 block; and,
- Retention of existing houses with an infill building in the rear-yard (subject to available floor area on the site) in duplex areas.

Please refer to the image to the right before responding to the question below.

I support Option D:

- Strongly Agree
- Somewhat Agree
- Neutral
- Disagree
- Strongly Disagree



Comments: _____

Duplex Special Study: Recommended Option

Figure 1. Proposed Changes by Lot

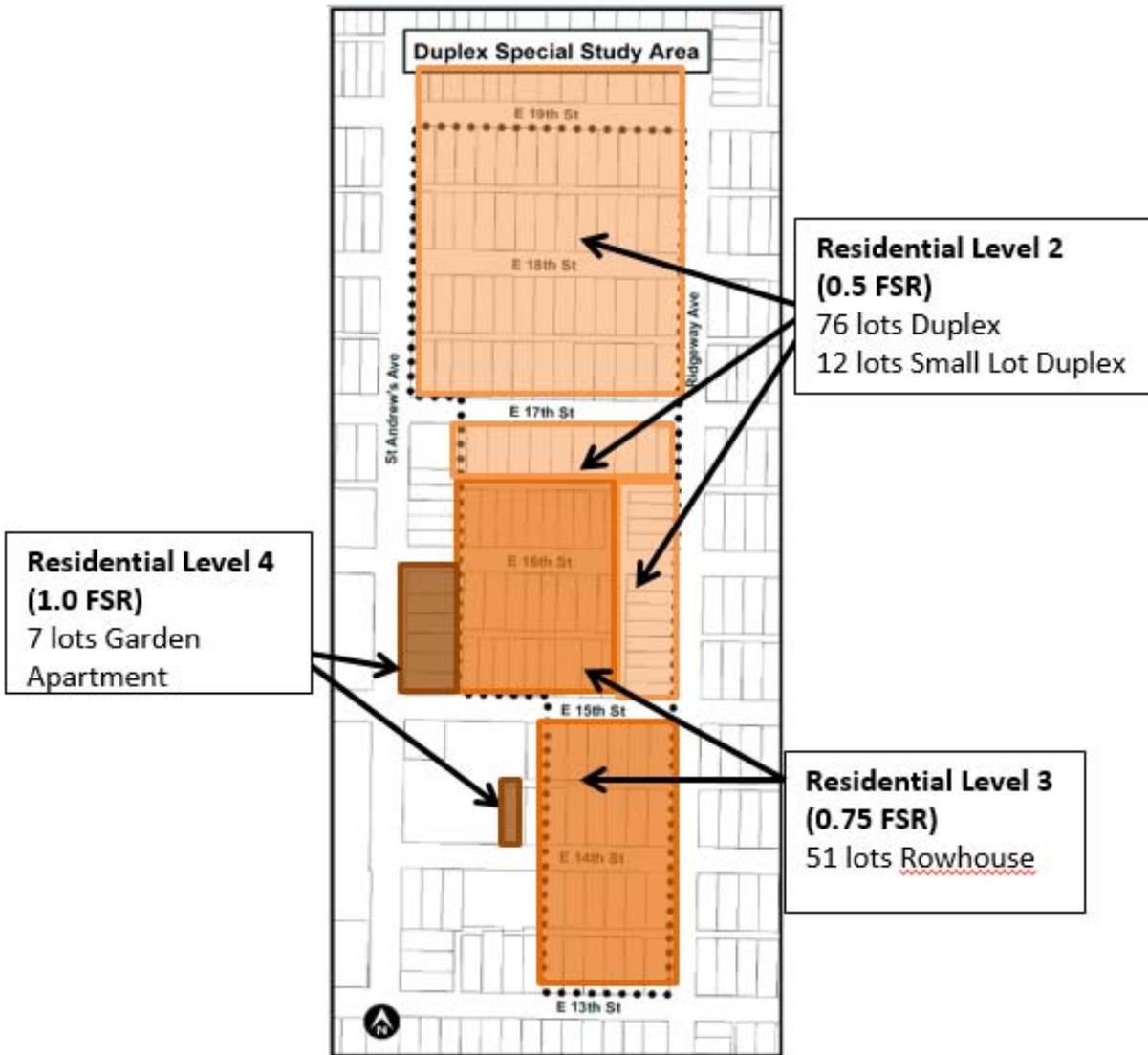
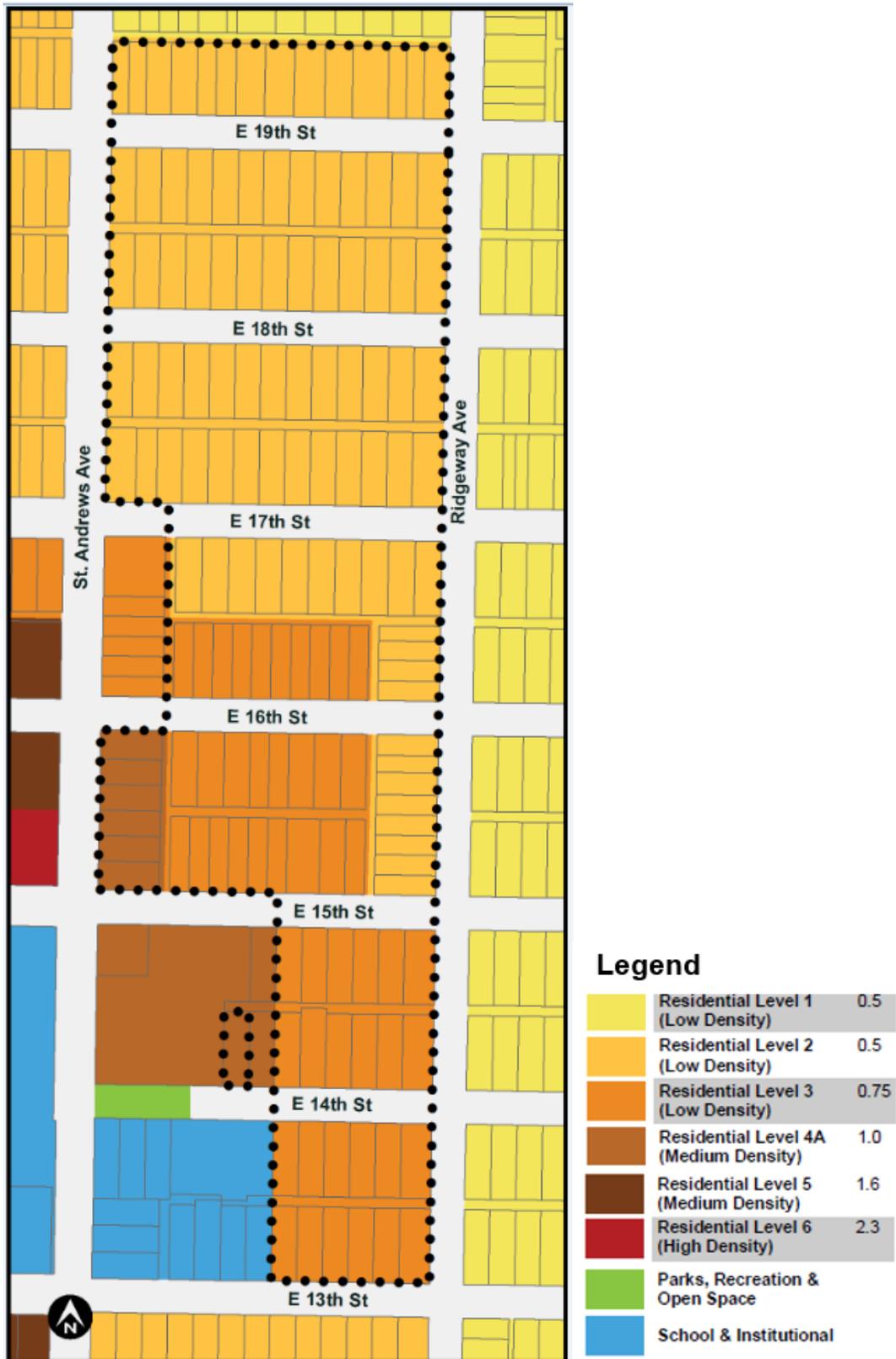


Figure 2. Proposed Changes by Official Community Plan Land Use Designation



Rowhouse Form Example

