



# Central Lonsdale Planning Study *Update*

The CLPS, along with the Council appointed Stakeholder Committee's near unanimous recommendations, were presented to Council in the summer of 2008. A decision on implementing the CLPS by updating the Official Community Plan's density and associated policies was deferred but further exploration of these recommendations will be incorporated in the upcoming OCP 2021 process.



# Central Lonsdale Planning Study (CLPS)

## Background Information & Recommendations For Council





# Central Lonsdale Planning Study (CLPS)

## Table of Contents

	Page
▪ Preamble Process	3
▪ Background Information from May 2008 Open House	13
▪ Technical Background Information on Density Bonusing for Rental Housing	35
▪ Stakeholder Committee Recommendations for Density Bonusing for Rental Housing	43
▪ Technical Solutions for Stakeholder Committee's Recommendations	52



# Central Lonsdale Planning Study (CLPS)

## Table of Contents (*cont'*)

	Page
▪ Analysis of Stakeholder Committee's Recommendations	64
▪ Overview of the Second Open House Questionnaire May 2008	82
▪ Overview of the Youth Week Questionnaire May 2008	88



## Preamble- *Process*

### **Council Resolution for CLPS**

June 2007 with themes of:

- Land use
- Density urban design
- Sustainability

November 2007 with focus on:

- Maintaining and creating more affordable rental housing
- Livable & walkable Town Centre, open space, mixed uses, quality community design





## Preamble- *Process*

### **In-House CLPS Team**

The Central Lonsdale Planning Study (CLPS) was an in-house multi- departmental, multi-disciplinary effort. The team members included:

- Richard White, Director, Community Development
- Gary Penway, Deputy Director, Community Development
- Gloria Venczel, Development Planner/ Urban Designer
- Cheryl Kathler, Community Planner
- Chris Hoffart, Planning Technician
- Ian Steward, Property Valuator
- Dragana Mitic, Assistant City Engineer, Transportation
- Heather Sadler, Parks Planner
- Dave Hutch, Landscape Architect





## Preamble- *Process*

### **In-House CLPS Team (*cont'*)**

- Wayne Turner, Parks Technician
- Phil Scott, Transportation Planner
- Glenn Stainton, Manager, City Facilities
- Ben Themens, Deputy Director of Finance
- Isabel Gordon, Director of Finance
- Janis Bailey, Recreation Commission
- Lori Phillips/John Rice, North Vancouver Office of Cultural Affairs
- Margo Gram, Cultural Services Coordinator, Centennial Theatre

The CLPS had also CAD/technical assistance from:

- Consultant Cindy Piper Chan

## Preamble- *Process*

### **Stakeholder Committee**

Council appointed a Stakeholder Committee in March 2008 for the Central Lonsdale Planning Study. The 12 members represented the following areas:

- Land development professionals (2)
- Representative for urban design professional
- Pedestrian oriented retail analyst
- Home owners (2)
- Representative for accessibility
- Representative for seniors
- Representative for market renters
- Representative for market rental housing owners
- Locally owned storefront business
- Representative for locally owned café/neighbourhood hub





## Preamble- *Process*

### **Stakeholder Committee (cont')**

The Stakeholder Committee met 5 times, plus a walking tour over a period of 4 months. Topics covered included (minutes and materials available on the CNV website):

- OCP & zoning
- What is density bonusing
- CNV rental housing analysis
- Density bonusing & market and non-market rental
- Urban design, pedestrian streetscapes and density
- Density bonus options to generate a moderate amount of rental housing, a medium amount and a higher amount
- “Sense of place” & community identity





## Preamble- *Process*

### **Stakeholder Committee (*cont'*)**

The Stakeholder Committee members were asked for input on the CLPS, considering the community's needs as a whole, as well as for the group they were representing.

All of the information in this document was presented to the Stakeholder Committee.

The Stakeholder Committee has made recommendations on density bonusing and height for rental housing, as well as on other items.





## Preamble- *Process*

### **Stakeholder Committee (*cont'*)**

Staff will be putting forward the Stakeholder Committee's recommendation as the preferred option.

Staff will suggest, later in this document, ways in which to follow through on some of the Stakeholder Committee's recommendations from a technical point of view.





## Preamble- *Process*

### **First Open House**

***October 2007***

The first CLSP Open House was analysis oriented (found on the CNV website), including the topics of:

- Short history of land use in CNV
- Current land uses in CLPS
- Ratios of lot improvement /lot value as an indicator of redevelopment potential, including rental housing properties
- Current rental housing “snapshot” in CNV
- Community design & streetscapes
- Transportation
- Others

There was a limited number of visitors for this Open House.





## Preamble- *Process*

### **Second Open House May 2008**

The second Open House was very well attended. It was held on two consecutive afternoons/evenings (3pm-9pm) to allow for flexibility for residents to attend, including seniors. There was an accompanying questionnaire; the results overview can be found in the Appendix.

The topics covered (material found in the “Background Information” section of this document) included:

- Overview of process
- Research results
- Density bonusing options to generate a moderate amount of rental housing, a medium amount and a higher amount
- Public Open Space Plan
- Past density transfer projects
- OCP context for the CLPS, including social sustainability, sense of place, economic development, environment, etc.





## Background Information

*from the May 2008 Open House*

# Context

## What is the Central Lonsdale Planning Study?

### Background & Goals

#### June 2007- Resolved by Council

- "That staff be requested to proceed with the Central Lonsdale Planning Study... integrating the themes of land use, density, urban design, sustainability in a more complete review of the options available to continue to help Central Lonsdale redevelopment in a way that is supportive of the broader community and supported by it as well."

#### November 2007 - Central Lonsdale Planning Study's 3 main goals that are directly related to the Official Community Plan's Community Vision.

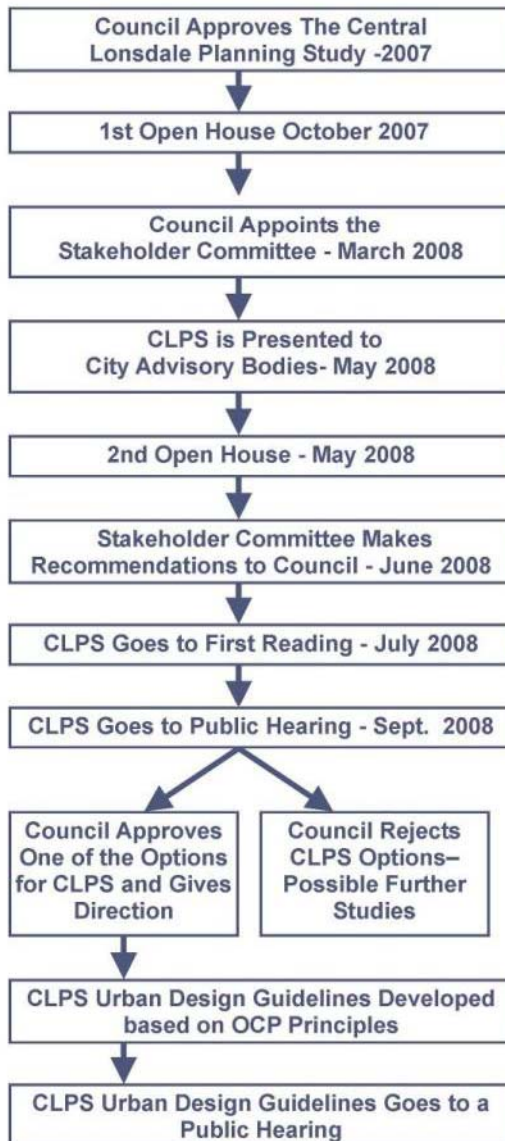
1. "Explore options for maintaining and creating more affordable rental housing to serve the needs of a broader range of CNV residents."
2. Explore options for creating a more livable and walkable Town Centre by guiding the anticipated changes in Central Lonsdale to encompass:
  - more intensive land uses and mixed uses
  - open space
  - quality community design
  - enticing residents to walk to everyday amenities
3. Explore options for enhancing a 'sense of place', reflecting the area's evolution over time and considering what Central Lonsdale's future might be..." (Carried, November 2007)





## Context *(cont')*

### Process Overview





## Context (cont')

### Study Area

#### Central Lonsdale Planning Study

##### Regional Location

- In 1996, Metro Vancouver adopted the *Livable Region Strategic Plan (LRSP)* to serve as a regional growth strategy.
- The City of North Vancouver's *Official Community Plan (2002)* and the *Central Lonsdale Planning Study* support the LRSP, "which designates the City's Lonsdale Corridor as a *Regional Town Centre*." CNV, OCP



##### Local Location

- The Study Area is bound by the Trans Canada Highway to the north, 8th Street to the south, St. George's Avenue to the east, and Chesterfield Avenue to the west.



# Facts & Figures- *Land Use*

## Land Use & Buildings

### *Did you know...*

***That plan for the area has not been updated since 1967?***

- The use and density has not been changed.
- Likely to be a lot of change coming- many of the properties may be financially feasible to redevelop.



***That most of the area is residential?***

- 68% of the floor area is residential
- 26% of floor area is commercial
- +/- 6% of floor area is institutional



***That 67% of rental properties may be redeveloped?***

- Rental housing makes up 55% of all housing
- 47% of rental properties are over 40 years old and are reaching the end of their life cycle
- 67% of rental properties may be financially feasible for redevelopment



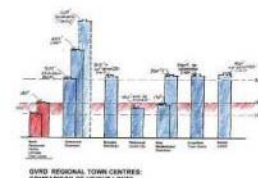
***That many of the properties are underdeveloped?***

- 51% of residential properties are underdeveloped under the OCP
- 82% of commercial is underdeveloped
- Majority of residential & commercial buildings are between 20-59 years old



***That the area's height limits are the lowest ?***

- CNV Town Centre's height limits are the lowest in the GVRD, between 120'-180'
- The next lowest height limit is New Westminster's building heights, between 170'-300'



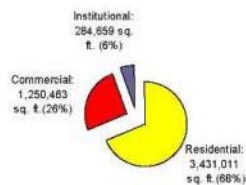
# Facts & Figures- *Land Use* (cont')

## Land Use & Buildings

### Overview

#### Floor Area By Use

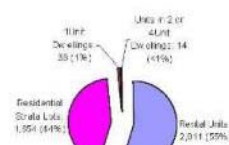
Most of Central Lonsdale is residential at 68%, with commercial floor space at 26%.



#### Number of Homes by Type

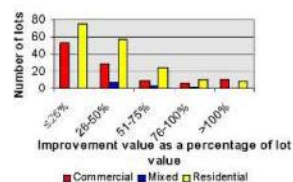
Total: 3,717

Purpose built rental units make up over half of the housing units at 55%.



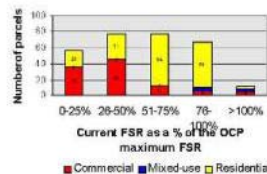
#### Lot Improvement/Lot Values by Use

The lower the %, the more financially feasible it is to redevelop the property; a significant number of residential properties could be redeveloped.



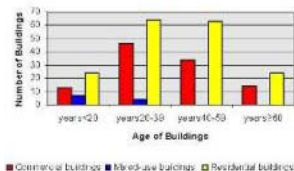
#### Build Out of Land Parcels by Use

Based on the Official Community Plan FSR designations, significant number of residential and commercial lots are underdeveloped.



#### Age of the Buildings

The majority of residential and commercial buildings are between 20 and 59 years old.



#### Build Out of Land Parcels: Residential Only

Roughly, 1/3 of residential land parcels are built out to less than 50% of its FSR designation under the Official Community Plan.

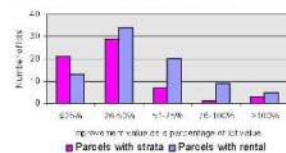


# Facts & Figures- *Land Use* (cont')

## Land Use & Buildings *Rental Building Profile*

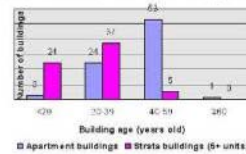
### Lot Improvement/ Lot Ratio: Strata & Rental

There are a significant number of rental and strata lots that have a ratio of less than 50%, which indicate that these lots may be financially feasible to redevelop.



### Age of Strata & Rental Buildings

There has been a steady increase in the number of strata buildings built in the last 40 years with a dramatic decrease of rental units being built.



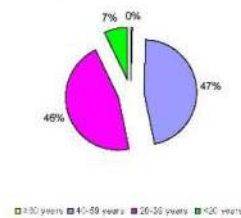
### Build Out of Rental Land Parcels Only

About 44% of rental properties have been built out less than 50% of the OCP maximum FSR, meaning that they may be financially feasible to redevelop.



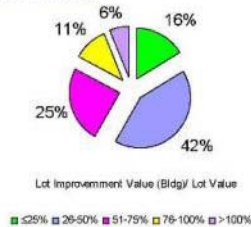
### Age of Rental Apartment Units Only

47% of the rental properties are older than 40 years old and are reaching the end of their lifecycle (plumbing, electrical etc.)



### Lot Improvement/ Lot Values: Rental Only

Roughly 67% of rental properties have a Building value/ land value ratio of 50% or less, meaning that these properties may be financially feasible to redevelop.





# Facts & Figures- Rental Housing

## Rental Housing

### *Did you know...*

#### ***That nearly half of City residents rent?***

- That 42% of all rental housing is in Central Lonsdale
- That 40% of residents spend 30% or more of their income on rent (30% = affordable)
- 21% spend more than 50% of their income on rents



#### ***That there are challenges for rental housing owners?***

- Escalating energy, taxes and other costs
- Difficulty retaining and maintaining their buildings in a competitive market
- Redevelopment pressures



#### ***That there are challenges for renters?***

- Historically low vacancy rates
- Increasing rents
- Little choice that is affordable and appropriate



#### ***That upgrading of older rental buildings provides housing choice?***

- Provides relatively affordable rental units
- Retains range of rental housing options
- Increases energy efficiency while decreasing greenhouse gas emissions
- Decreases operating costs for building owners



#### ***That redevelopment of underutilized parcels also provides housing choice?***

- Creates opportunities for new replacement rental housing
- New green buildings at higher densities enhances sustainability and decreases environmental impacts



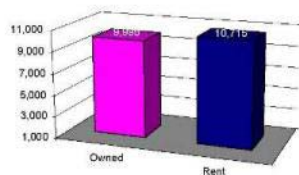
# Facts & Figures- *Rental Housing (cont')*

## Rental Housing

*What do we know about rental housing in Central Lonsdale?*

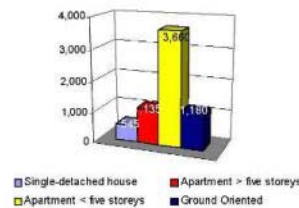
### Rental Residents

Nearly half of the City households rent.



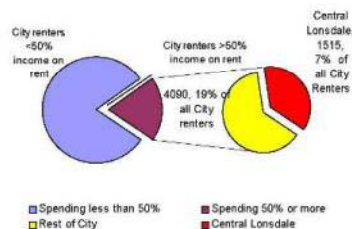
### Types of Rental Dwellings

Central Lonsdale renters live in apartment buildings.



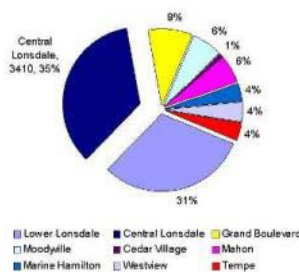
### Rental Rates in Proportion to Income

Similar to other City renters, rent consumes a high amount of income for Central Lonsdale tenants.



### Seniors Age 55+

Central Lonsdale has the highest proportion of seniors across the City.



2001 Census

# Research Overview

## Here's What We Have Discovered:

### Housing

- There currently is no provincial program and no federal program for creating rental housing.
- The real estate market is not building new rental housing.
- Existing rental housing owners do not have the money nor financial incentive to repair & maintain their aging buildings.
- The most real estate value for condos is created by adding height to a project which could translate into more rental units.
- To create market rental housing, it would take a 100% density bonus, plus the rental unit, above and beyond the current OCP designation. For each 1 housing unit of market rental housing, it would take 1 unit of condo as a density bonus.
- To create non-market rental housing, it would take a 300% density bonus, plus the non-market rental unit, above and beyond the current OCP designation. For each 1 unit of non-market rental housing, it would take 3 units of condos as a density bonus.



### Civic Amenities & Office Space

- Residential condominiums are perceived to be the most profitable and safe kind of development.
- Office space is perceived as riskier and not as profitable; the market is not providing enough.
- A portion of the profit from the density bonus could help pay for civic amenities like the redevelopment of the Harry Jerome Centre and for the provision office space.





# Density Bonusing

## Density Bonus-An OCP Tool

***“As an incentive to achieve public benefits or amenities, City Council may consider providing density bonuses, density transfers or gross floor area exclusions.”*** CNV Official Community Plan

***“In medium an higher density areas (Levels 4 through Town Centre), Council may approve additional floor area, density transfers , or floor area exclusions, if there is a commitment to provide affordable or rental housing.”***  
CNV OCP

- Density bonusing is already a tool in the City of North Vancouver's Official Community Plan to encourage the building of rental and affordable housing.
- Any density bonusing would require Council approval.

***The CLPS is proposing to create a more defined plan of how much density can be bonused, where and how high the building can go.***

- Currently, the density bonusing occurs on a site by site basis.
- By having a clear density bonusing plan, the City can plan for the next 10, 20 or 30 years .





# OCP Context: *Sense of Place*

## Sense of Place-Urban Design

***“To celebrate and enhance the distinctive physical and cultural Characteristics of the North Vancouver City”*** CNV Official Community Plan

***“A truly livable city has a distinct ‘sense of place.’”*** CVN OCP

***“There should be vibrant public spaces that allow people to gather, interact and share experiences. Those spaces and streets themselves, should be ‘people places’.”*** CNV OCP

- The CLPS recognizes that the 20’-25’ storefronts along Lonsdale Avenue create a unique vibrant pedestrian environment by providing a variety of shops and services for the region.

***“To program activities in public places and streets for broad public enjoyment and participation.”*** CNV OCP

- The CLPS is proposing a public open space enhancement strategy that is pedestrian and small storefront shop oriented. Public uses have been suggested in these open spaces so that they will be well used and loved.

***“To encourage an architectural identity that responds to the unique context of the City in a sensitive, sustainable, aesthetic and rational manner.”*** CNV OCP

- A set of architectural design guidelines would be developed for the CLPS that reflect the unique character of the City and enhance the proposed public open space strategy.



# OCP Context: *Sense of Place* (cont')

## Sense of Place



4 STOREY STEP-DOWN FACING LONSDALE AVE AND/OR  
CHESAPEL AVE & ST. GEORGE AVE. (WITH 12-15 STOREY TOWER)

## *Pedestrian Friendly Streetscape Options*



3 STOREY STEP-DOWN ON LONSDALE AVE  
WITH 12-15 STOREY TOWER

# OCP Context: Community Well Being

## Community Well-Being

***“To maintain and enhance well-being and quality of life for all community members”*** CNV, Official Community Plan

***“The main policy areas (CNV Social Plan) concern childcare, affordable housing... community amenities and facilities, and City initiatives to address emerging community issues.”*** CNV OCP

- The CLPS is looking at ways to create an inclusive and a diverse range of housing, as well as creating community amenities.

***“The concepts of livability and sustainability... address quality of life issues for the people living in the City of North Vancouver, both now and into the future.”*** CNV OCP

- 42 % of the City's rental units are located in the study area
- The CLPS is studying tools to retain and possibly increase the number of rental units in Central Lonsdale over time, as well as ensuring enough office space for the future to potentially reduce commutes for City residents.

***“Livable Community” is an attractive, accessible, pedestrian-oriented community that supports the needs of a diverse population and labour force with quality housing, ample open spaces, convenient transportation alternatives, social services, a strong economy, healthy environment, and a distinct sense of identity.***

Source: OCP Wording Group:  
“City of North Vancouver”





# OCP Context: *Land Use & Density*

## Land Use & Density

***“To establish a land use pattern that supports the creation of a complete community. A balance of residential and employment growth is encouraged.”*** ” CNV Official Community Plan

***“To achieve a balance between quality of life considerations in new developments, like livability and neighbourliness, with other factors such as economic and orderly growth considerations.”*** CVN OCP

- The CLPS is respecting the existing land use designations in the OCP, with the possible update for the proposed “cultural precinct” area.
- The current “Town Centre” & “Urban Corridor” areas will remain mixed use, to continue moving towards complete community principles.
- The CLPS is looking at tools to encourage the building of more office space in the area in the long term, another important aspect of complete communities.

***“To provide a range of housing densities, diversified in type, cost and location, to accommodate the diverse needs of the community.”*** CNV OCP

- The CLPS is looking at tools to encourage the building of market and non-market rental housing. Other housing types may also be possible.
- The CLPS recognizes the need for appropriate and affordable housing to retain City emergency personal and their families, like nurses, fire fighters and police officers.



# OCP Context: *Land Use & Density (cont')*

## Land Use & Density (cont')

***“Higher density uses can make public transit viable and result in more energy efficient buildings... Concentrating densities and uses in central locations can help create a sense of place.”*** CNV Official Community Plan

- The CLPS recognizes current energy & gas issues ;
- Through higher densities with a “sense of place” , the CLPS is planning long term for a more complete community and viable public transit.



***“To recognize the need for non-market housing and the provision of affordable and adequate accommodation for lower income households be supported.”*** CNV OCP



- The CLPS is looking at tools for the creation of non-market housing, namely rental non-market housing without incurring significant costs to the City. Other types of non-market housing are also possible.



***“To consider the needs of households with children in the design of multi-family developments.”***

- The CLPS encourages housing that addresses the diversity of people currently living and those that will live in the City, including families with children.





# OCP Context: *Environment*

## Environment

***“To demonstrate environmental leadership... [and] to encourage the community to adapt to a sustainable lifestyle.”*** CNV, Official Community Plan

- ***“To encourage the planning, design, and construction of energy efficient neighbourhoods and buildings to minimize green house gas emissions.”*** CNV OCP



- ***“To implement community energy systems as means of providing heat energy for applications such as space heating and domestic hot water...”*** CNV OCP



- The CLPS is supported by the Lonsdale Energy Corporation (LEC) a district energy heating system.
- LEC supports affordable rental housing by reducing the replacement cost of individual boilers in existing rental housing and providing cost effective heat to new buildings.

- ***“To recognize the importance of, and examine opportunities for, protected public viewpoints to major regional attractions of the ocean, mountains, and the Vancouver skyline.”*** CNV OCP



- The CLPS values public view corridors as seen from parks and streets, as public amenities.
- Parks and streetscapes can showcase native vegetation and storm water management systems.

# OCP Context: *Leisure & Culture*

## **Leisure and Culture**

***“The economic role of leisure and culture is also growing in recognition and importance. Supporting the development of the leisure business and the arts and cultural industries will bring a more sustainable balance to the social strengths of this realm.”***

*CNV Official Community Plan*

- The CLPS is proposing a “cultural precinct” that would include the Centennial Theatre, the Skate Park, the Harry Jerome Recreation Centre, part of the former Lonsdale School site as well as some adjacent areas.
- This proposed “cultural precinct” would need further exploration to examine how such a designation could enhance the economic development of the leisure and culture industries.

***“To support strategies that develop, support and celebrate the City’s distinctive cultural identity.”*** CNV OCP

- The CLPS, in addition to proposing a “cultural precinct”, has been looking at ways to enhance the rest of the study area. The proposed Public Open Space Plan has integrated the idea of public art through the City’s Public Art Program.



# OCP Context: *Economic Development*

## Economy & Economic Development

***"To seek a wide range of employment opportunities that accommodates the diverse needs and skills of the community..."*** CNV, Official Community Plan

***The Central Lonsdale Planning Study aims to "facilitate as large an overlap as possible, between the resident labour force and jobs in the City."***  
CNV, OCP

- The North Shore's labour force requires a wide range of housing options to enable workers to live and work on the City of North Vancouver.
- To achieve the above, the Central Lonsdale Planning Study is hoping to create market and non-market rental housing options.

***"... attract new business of all scales to the City that can contribute to the local economy."*** CNV OCP

- Maintaining and enhancing a variety of businesses in Central Lonsdale will add to the economic, social, and cultural vibrancy of the neighbourhood.
- The Central Lonsdale Planning Study's direction is to maintain and enhance the current look and feel of Lonsdale Avenue by respecting the rhythm of the small storefronts.







## Rental Housing Overview

There is no status quo with rental housing.

If we do nothing, the City loses rental housing properties to deterioration or redevelopment for condos.

There are currently no provincial, nor federal, programs to create new rental housing.

The municipal option for encouraging the retention of older stock and the creation of new rental housing would be through density bonusing for the development community to offset the cost of building rental units.



Overall, the private sector does not perceive rental housing as a profitable investment.

## Rental Housing Overview (cont')

Very few rental housing units have been built over the last 25-30 years in CNV.

In today's market, construction materials & labour costs make the creation of new rental housing or maintaining the older ones even less attractive financially; the rents do not cover the investments.

CNV currently has provisions for density bonusing for affordable/rental housing in the OCP.

The CLPS would create a *framework* for density bonusing for affordable housing-something that we are already doing on a site by site basis.



## Rental Housing Overview

(cont')

Most of the current rental housing stock was built in a few boom years as a result of a federal tax policy.

Unfortunately, most of this rental stock is also deteriorating within roughly the same time period.

It would be important to implement the rental housing density bonus *incrementally* – so that CNV is not in the same situation in 30 years.

The research has also shown that with a potential increase in housing over time, office space/retail capacity also has to be considered to maintain the labour force to jobs ratio.



Civic amenity capacity would also have to correspond to the potential increase in population.



# **Technical Background Information on Density Bonusing for Rental Housing**

*presented to the Stakeholder Committee*



## Number Crunching: *Market & Non-Market Rental*

### **Market Rental Housing =**

Rental units rented @ a rate the market will bear

### **Non-Market Rental Housing =**

Rental units given to the City at no cost to the City, administered by a non-profit society

In order for the development community to build both market & non-market rental units, their costs have to be covered. Rental rates do not cover the investment costs.

Density bonusing is a way to cover the construction costs of rental units.

The profit from the density bonus condominium units finance the rental units.



## Number Crunching: *Market & Non-Market Rental (cont')*

### Rental Property Redevelopment Scenario

#### **Market Rental Ratio:**

1 unit of market rental needs 1 condo unit =  
100% bonus

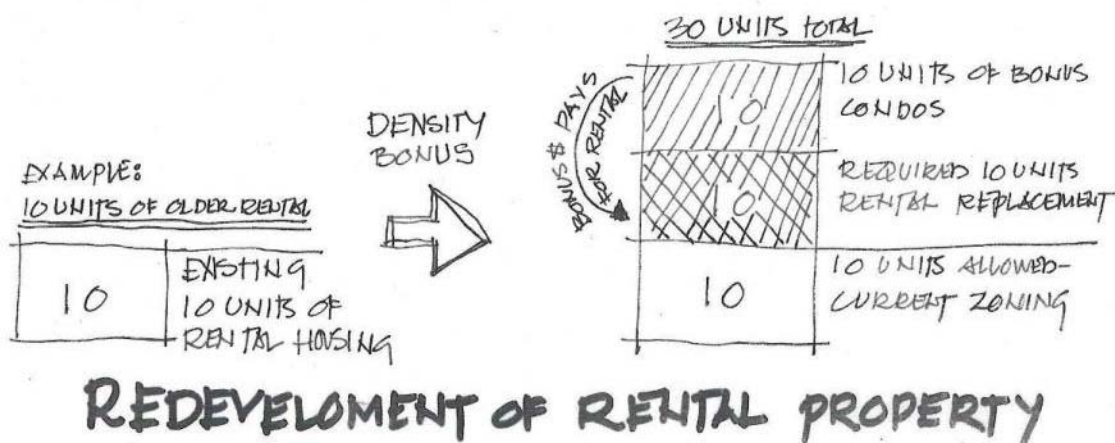
**Example:** Existing 10 units of rental

10 units already zoned

10 new market rental units

+10 bonus condo units

30 units total



## Number Crunching: *Market & Non-Market Rental (cont')*

### Rental Property Redevelopment Scenario

#### ***Non-Market Rental Ratio:***

1 unit of non-market rental needs 3 condo unit  
bonus = 300% bonus

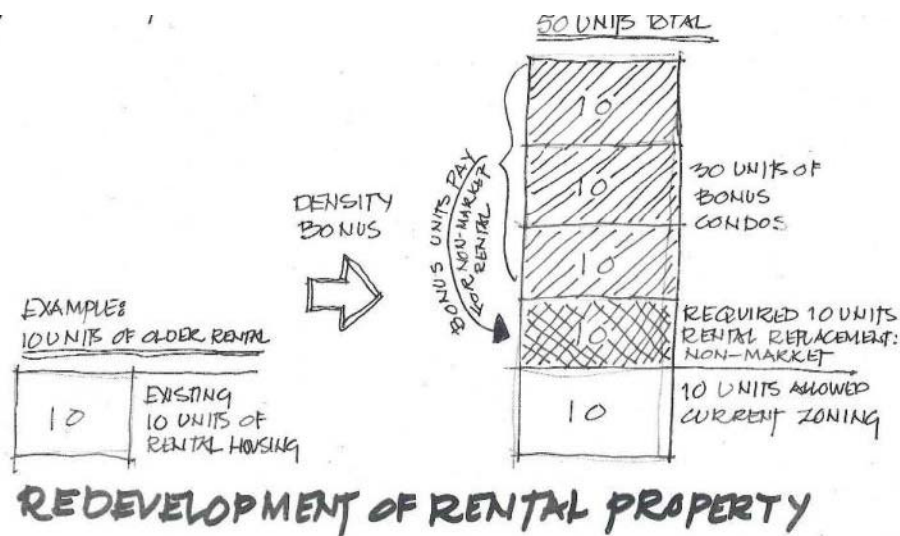
**Example:** Existing 10 units of rental

10 units already zoned

10 new non-market rental units

+30 bonus condo units

50 units total



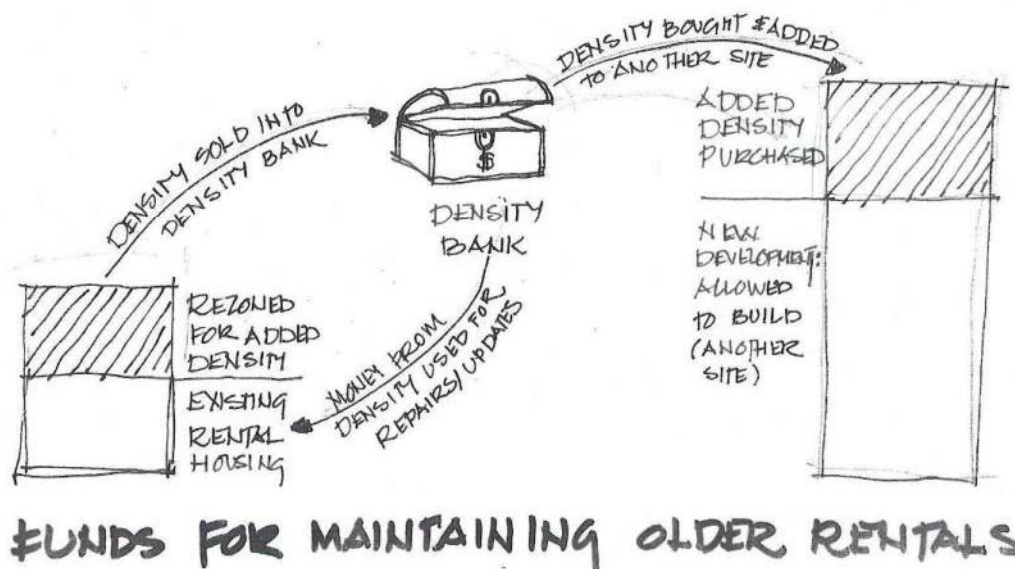
## Number Crunching: *Market & Non-Market Rental (cont')*

### Maintaining Existing Market Rental Housing Scenario

#### **Possible Process**

An owner could apply to Council for a rezoning with an attached business plan, with a cost outline. The amount of density bonus applied for would correspond to the cost outline.

Further study is needed on the process for the density bank.





## Who Could Apply for a Density Bonus?

### ***Who?***

- Existing rental property owners
  - To maintain/upgrade existing rental buildings
  - To redevelop their property for condos and replace all existing rental units (to be market or non-market)
- Developers wishing to build new rental housing

### ***How?***

- Apply to Council for a rezoning

### ***Where?***

- Density Bonusing framework for rental housing applies to the Central Lonsdale Planning Study boundaries
- Other areas allowed on a case by case basis, as per OCP



## Who Could Buy Bonus Density?

### ***Who?***

- Any property owner

### ***How?***

- From a density bank
- Further study needed on process

### ***Where?***

- Central Lonsdale Planning Study area property

### ***Why?***

- It makes financial sense to a developer while supporting rental housing in the CLPS area





# OCP Amendments for Density Bonusing for Rental Housing: *Technical Tools*

## ***FSR Limits for Applying for a Density Bonus***

- Applies to those property owners who build new or maintain exiting rental units

## ***Existing OCP for Non-Rental Properties***

- Those property owners that do not have any rental units abide by the existing OCP for FSR

## ***Height Limits for Buying Density***

- Height limits in number of storeys control the FSR for buying density
- Based on a 6500 sq ft tower floor plate (80' x 80')



## ***Existing OCP Height Limits for Rezoning without Buying Density***

- Those property owners that do not buy density abide by the existing OCP height limits



# **Stakeholder Committee Recommendations for Density Bonusing for Rental Housing**

*and other related items*



## Stakeholder Committee

### *Terms of Reference*

Stakeholder Committee members were expected to represent their peer group, ie, home owners or business owners, as well as the community needs as a whole.

The members were presented with a significant amount of technical information to consider, some of which is included in the preceding section of this document. Other topics presented/discussed included:

- Short history of rental housing in CNV
- Challenges faced by rental property owners
- Challenges faced by renters
- Proformas (number crunching) on costs for non-market & market rentals
- Urban design/streetscape design principles





## Stakeholder Committee

### *Terms of Reference (cont')*

- Ideas of “complete communities” as per the OCP, including office space & civic amenity considerations
- Density, FSR, Zoning, OCP relationships
- Density bonusing tools
- Others

The Stakeholder Committee members were presented 3 density bonus options by staff to provide incentives to the development community to create new or repair existing rental housing.

The three options would create:

- A modest amount of rental housing
- A medium amount of rental housing
- A higher amount of rental housing



The Stakeholder Committee was asked to make recommendations on rental housing, office space & civic amenities for the CLPS.



## Stakeholder Committee Recommendations- *Stakeholder Option*

The Stakeholder Committee almost unanimously chose a hybrid scenario of the modest scenario for north of 17<sup>th</sup> Street and the medium scenario for south of 17<sup>th</sup> Street. See following density bonus maps.

Other refinements to the hybrid option included:

- A height limit of 10 storeys north of 17<sup>th</sup> Street
- Maximum tower floor plate of 80' x 80'
- Tower setbacks above podium 20' on side streets, 50' on Lonsdale Ave
- Towers should have a separation of 150'





# Stakeholder Committee Recommendations- Stakeholder Option- Density Map

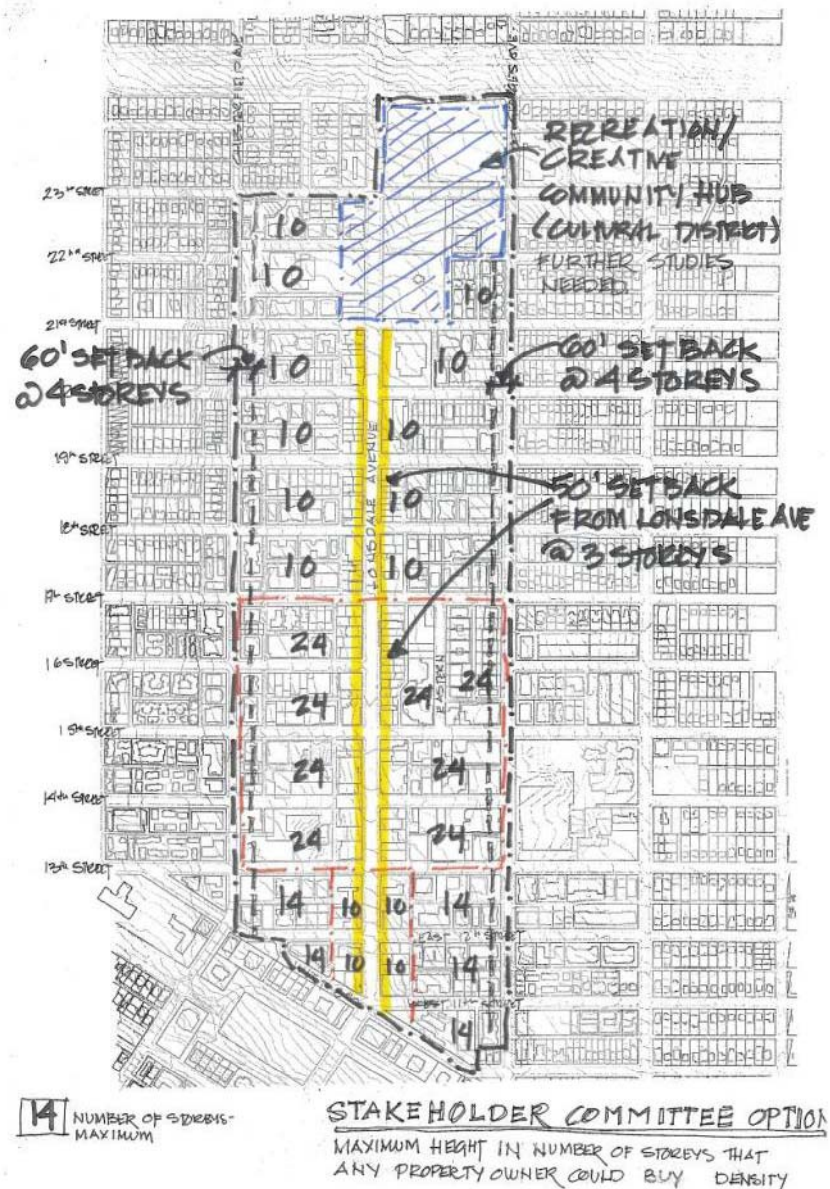


# Stakeholder Committee Recommendations- *Existing OCP Density Map*





# Stakeholder Committee Recommendations- Stakeholder Option- Height Map in Storeys



# Stakeholder Committee Recommendations- *Existing OCP Height Map*





## Stakeholder Committee Recommendations- *Excerpts*

Supports retention and creation of market and non-market rental housing.

Rental housing important for those in the service industry.

Supports diversity in people living on the North Shore to keep Central Lonsdale vibrant and “complete”- including family sized rental units.

Recognizes that the rental housing stock is aging.

Recognizes that without assistance, we will continue to lose rental housing to condos or deterioration.

Rental housing units: maintain current unit count.

Provision of non-market rentals.







## Stakeholder Committee Recommendations- *Further Technical Studies*

Recommends massing and view studies.

Recommends design guidelines for architectural excellence.

Recommends design guidelines for the pedestrian streetscape.

Consider relaxing the rental unit parking requirements.

Recommends transparency in process.

Supports the proposed staff Public Open Space Concept.

Office space and retail space will need to reflect the increase in population.





# **Technical Solutions for Stakeholder Committee's Recommendations**



# Technical Solutions for Recommendations: *Urban Design Guidelines*

## **Urban Design Guidelines**

The Stakeholder Committee recommended a number of design oriented tools to ensure quality design. The urban design guidelines can address the following items:

- Design guidelines for architectural excellence
- Guidelines for pedestrian streetscape
- Massing and view studies



# Technical Solutions for Recommendations: *Urban Design Guidelines*

## ***Stakeholder Committee Preferences***

### ***Respecting Character Elements on Lonsdale Ave.***

- 2 and 3 storey heights with podiums to reflect the existing character of Lonsdale Ave.
- Towers set back 50' from Lonsdale Ave.

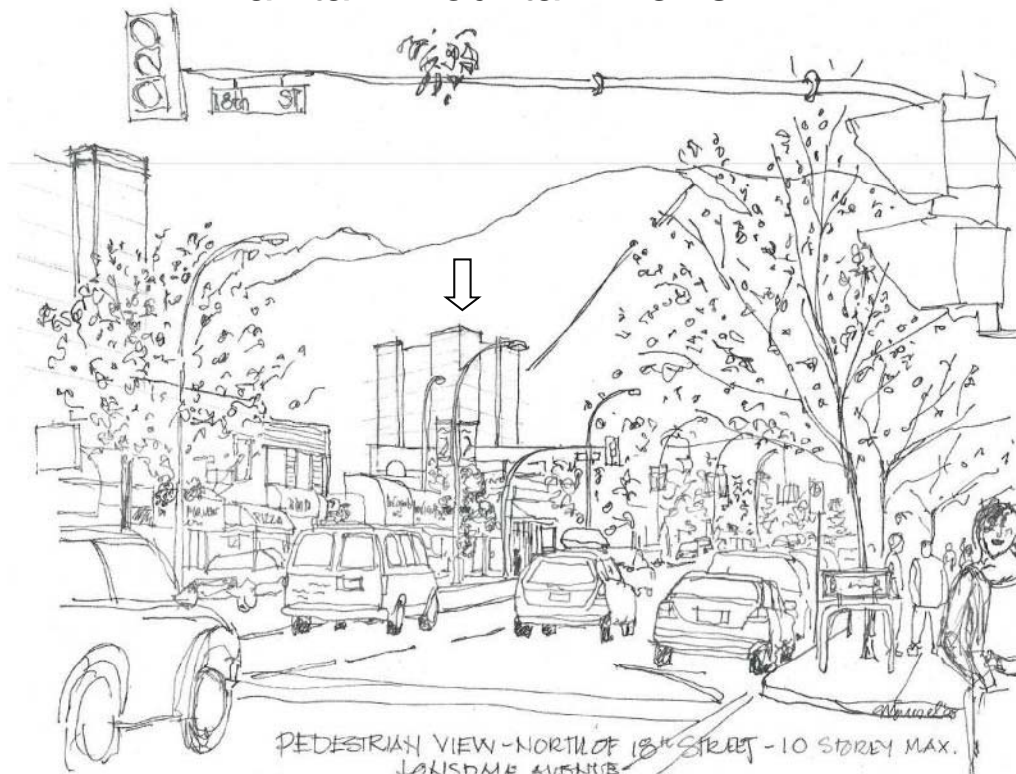


# Technical Solutions for Recommendations: *Urban Design Guidelines*

## Stakeholder Committee Preferences

### ***Vibrant Storefronts & Views on Lonsdale Avenue***

- 20'-25' small shop frontages to maintain pedestrian vibrancy and interest
- Well designed public open space
- Maintain mountain views



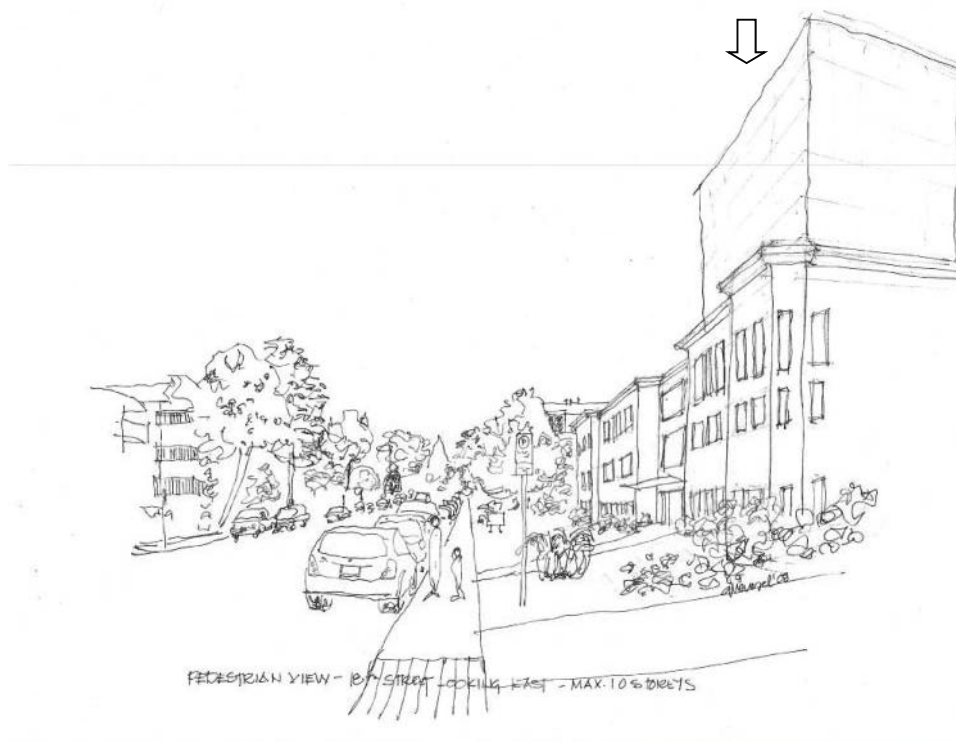


# Technical Solutions for Recommendations: *Urban Design Guidelines*

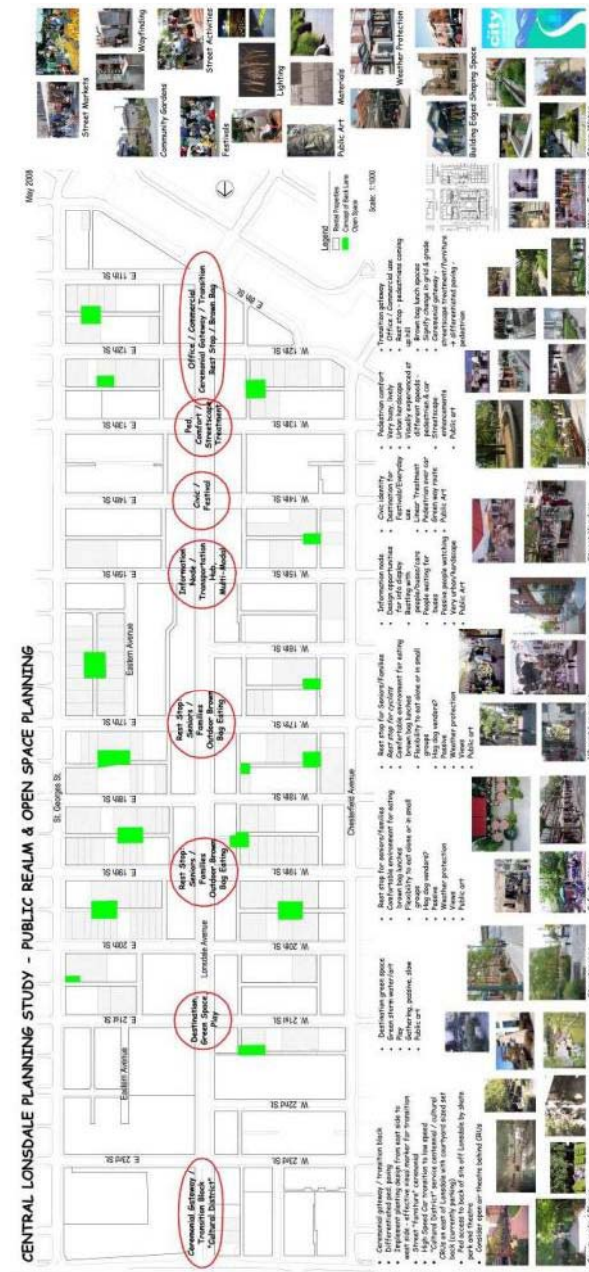
## Stakeholder Committee Preferences

### *Apartment Residential Streets-Character Elements*

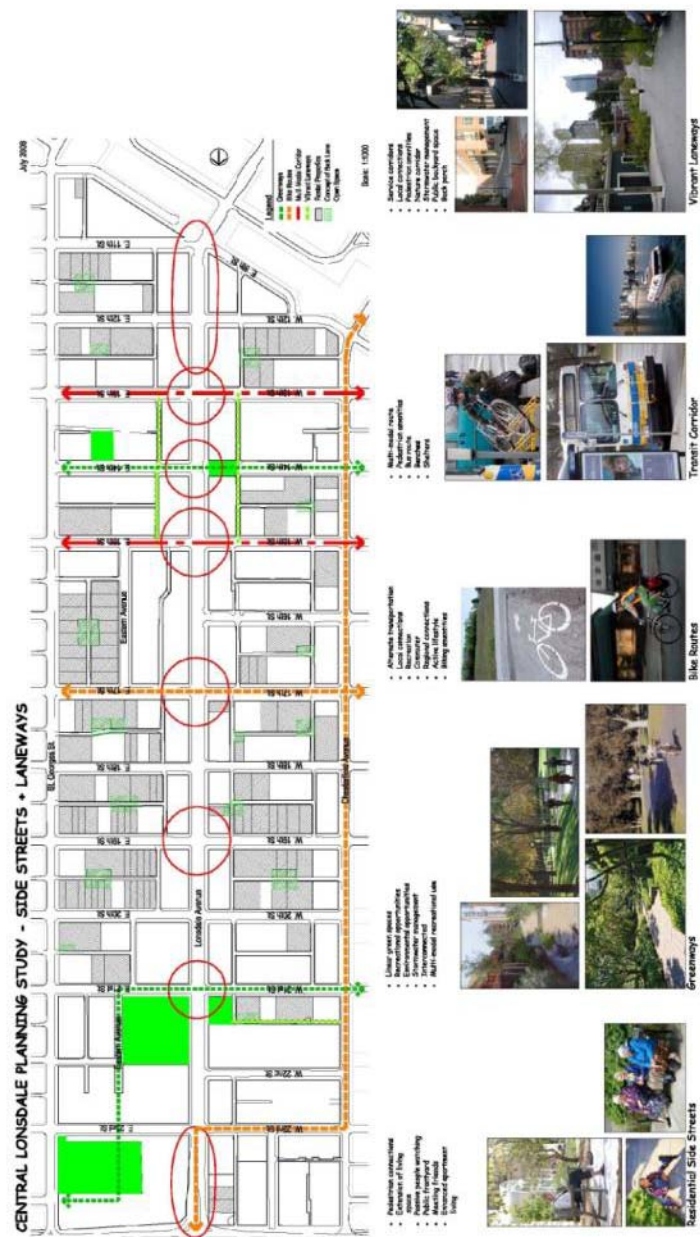
- Existing lush green setbacks give a quieter residential flavour
- Existing 2 or 3 stories can be reflected in 2 or 3 storey podiums



## Technical Solutions for Recommendations: *Staff Public Open Space Concept for Lonsdale Avenue*



## Technical Solutions for Recommendations: *Staff Public Open Space Concept for the Side Streets*





## Technical Solutions for Recommendations: *Office & Retail Space*

The Stakeholder Committee “believes that office space is critical for a balanced community” and “equally important is the retention and development of the retail environment on Central Lonsdale”.

The following would be incremental technical solutions for commercial/retail increasing to match the population growth:

### **Proposed Zoning Changes:** ***Current Urban Corridor Area (OCP)***

- Lonsdale Avenue to the first laneway east & west from 21<sup>st</sup> Street and 17<sup>th</sup> Street
- Lonsdale Avenue to the first laneway east & west from 13<sup>th</sup> Street to 8<sup>th</sup> Street
- ***Currently*** mixed use, residential & commercial

## Technical Solutions for Recommendations: *Office & Retail Space (cont')*

- **Proposed** mixed use, residential & commercial with a minimum of 1.0 FSR below 3 stories required if there is a rezoning.

### **Proposed Zoning Changes: Current Town Centre Area (OCP) & More**

- Bounded by Chesterfield Avenue, 17<sup>th</sup> Street, St. Georges Avenue & 13<sup>th</sup> Street
- **Currently** mixed use with a min. of 1.0 FSR for office/commercial below the 3<sup>rd</sup> storey
- **Proposed** mixed use with a minimum of 1.5 FSR below the 3<sup>rd</sup> storey







## Technical Solutions for Recommendations: *Office & Retail Space (cont')*

### **Proposed Zoning/OCP Changes:**

#### ***Level 5 Residential (OCP) in CLPS***

- Bounded by Chesterfield Avenue, West 23<sup>rd</sup> Street, the west back lane behind Lonsdale Avenue and West 17<sup>th</sup> Street
- Bounded by St. Georges Avenue, East 13<sup>th</sup> Street, back lane east of Lonsdale Avenue & East 22<sup>nd</sup> Street
- ***Currently*** residential only
- ***Proposed*** mixed use, residential with live / work units on the ground



## Technical Solutions for Recommendations: *Office & Retail Space (cont')*

### ***Recreation / Creative Community Hub***

- Boundaries - See Stakeholder Committee Density Map
- Needs further study, linked with the Harry Jerome Recreation Centre process
- Suggest that the west side of the 2300 block of Lonsdale Ave. be included in a further study
- Some of the preliminary ideas from the CLPS include networking opportunities for the cultural community, as well as local studio space, create synergies and cross fertilization of ideas
- Based on some ideas adapted from Richard Florida and the notion of creative and competitive cities





# **Analysis of Stakeholder Committee's Recommendations**



# Analysis of Recommendations: *Density Bonusing*

## Overview

### ***A) Redevelopment Scenario***

The density bonusing strategy would apply to any property owner who would build new market or non-market rental housing.

### **New Market Rental Housing**

#### **A Ratio of 1:1 Density Bonus:**

***For every bonus market rental unit, a bonus condo unit is needed to pay for the market rental-in addition to the current number of allowable units.***

### **New Non-Market Rental Housing**

#### **A Ratio of 1:3 Density Bonus:**

***For every bonus non-market rental unit, three bonus condo units are needed to pay for the market rental-in addition to the current number of allowable units.***



# Analysis of Recommendations: *Density Bonusing*

## Overview (*cont'*)

### ***B) Upgrade/Repair of Existing Rental Buildings Scenario***

For those rental property owners who wish to upgrade or maintain their existing properties, the potential density increase through a rezoning is shown on the Stakeholder Committee Recommendations: Density Map.







# Analysis of Recommendations: *Density Bonusing*

## **New Market Rental Housing**

### ***Current 1.6 FSR to Proposed 3.0 FSR- North of 17<sup>th</sup> Street***

- Many older rental buildings in these areas
- To achieve the full OCP 1.6 FSR potential for market rental housing today, it would require 3 times the density, an FSR of 4.8.
- *The impact of the Stakeholder Committee recommendation of 3.0 FSR on the redevelopment of existing rental housing properties would result in the replacement of less than half of the current number of market rental units.*



# Analysis of Recommendations: *Density Bonusing*

## **New Market Rental Housing**

### ***Current 1.6 FSR to Proposed 3.5 FSR- South of 13th Street***

- Some older rental buildings in these areas.
- To achieve the full OCP 1.6 FSR potential for market rental housing today, it would require 3 times the density, an FSR of 4.8.
- *The impact of the Stakeholder Committee recommendation of 3.5 FSR on the redevelopment of existing rental housing properties would result in the replacement of a little over half of the current number of market rental units.*





# Analysis of Recommendations: *Density Bonusing*

## **New Market Rental Housing**

### ***Current 2.3 FSR to Proposed 3.5 FSR***

- These areas generally have 2 or 3 storey mixed use buildings, with retail/office at the first 2 storeys and sometimes, rental units on the third level.
- Not a significant number of existing rental units
- *The impact of the Stakeholder Committee recommendation of 3.5 FSR on the redevelopment of existing rental housing properties would result in the creation of roughly ¼ of the total development potential of housing units for market rental housing .*



# Analysis of Recommendations: *Density Bonusing*

## **New Market Rental Housing**

### ***Current 2.6 FSR to Proposed 4.0 FSR***

- There are some rental buildings in this area.
- The current rental buildings that approach the 2.6 FSR density are concrete high-rise buildings, are in good condition and financially feasible to maintain.
- To achieve the full OCP 2.6 FSR of rental market housing today, it would require 3 times the density, an FSR of 7.8.
- *The impact of the Stakeholder Committee recommendation of 4.0 FSR on the redevelopment of existing rental housing properties would result in the creation of less than half of the current number of market rental units.*





# Analysis of Recommendations: *Density Bonusing*

## **New Non-Market Rental Housing**

### ***Current 1.6 FSR to Proposed 3.0 FSR- North of 17th Street***

- Many older rental buildings in these areas.
- To achieve the full OCP 1.6 FSR for non-market rental housing today, it would require 5 times the density, an FSR of 8.0.
- *The impact of the Stakeholder Committee recommendation of 3.0 FSR on the redevelopment of existing rental housing properties would result in the replacement of roughly a quarter of the current number of rental units with non-market rental units.*





# Analysis of Recommendations: *Density Bonusing*

## **New Non-Market Rental Housing**

### ***Current 1.6 FSR to Proposed 3.5 FSR- South of 13<sup>th</sup> Street***

- Some older rental buildings in these areas.
- To achieve the full OCP 1.6 FSR potential for non-market housing , it would require 5 times the density, an FSR of 8.0.
- *The impact of the Stakeholder Committee recommendation of 3.5 FSR on the redevelopment of existing rental housing properties would result in the replacement of under half of the current number of rental units with non-market rental units.*





# Analysis of Recommendations: *Density Bonusing*

## **New Non-Market Rental Housing**

### ***Current 2.3 FSR to Proposed 3.5 FSR***

- These areas generally have 2 or 3 storey mixed use buildings, with retail/office at the first 2 storeys and sometimes, rental units on the third level.
- Not a significant number of existing rental units.
- *The impact of the Stakeholder Committee recommendation of 3.5 FSR on the redevelopment of existing rental housing properties would result in the creation of less than ¼ of the total development potential of housing units for non-market rental units..*

# Analysis of Recommendations: *Density Bonusing*

## **New Non-Market Rental Housing**

### ***Current 2.6 FSR to Proposed 4.0 FSR***

- There are some rental buildings in this area.
- To achieve the full OCP 2.6 FSR potential for non-market rental housing, it would require 5 times the density, an FSR of 13.0.
- *The impact of the Stakeholder Committee recommendation of 4.0 FSR on the redevelopment of existing rental housing properties would result in the replacement of one quarter of the current number of market rental units with non-market rental units.*





## Analysis of Recommendations: *Density Bonusing*

### **Update and Repair of Existing Rental Buildings**

Most of the areas in the Central Lonsdale Planning Study that have significant existing rental housing properties will have at least a 1.4 FSR density bonus capacity. Once this density is sold, it will more than cover the expenses of upgrades and/or additional rental units for the those building that have some left over FSR on their site.

Some of the preliminary thinking on process revolved around existing rental property owners bringing forward a business plan to a rezoning for consideration. The amount of density bonusing requested, when translated into dollars, would correspond to the amount needed for upgrades and/or added rental units.



## Analysis of Recommendations: *Density Bonusing*

### **Proposed New OCP Height Limits for Density Bonusing**

#### ***Buying Density and Redeveloping with Rental Housing Units***

The proposed new OCP Height limits applies only to those properties for which density is bought for or those that provide rental housing units accordingly. It cannot be achieved through a rezoning only.

#### ***Current 1.6 FSR to Proposed 3.0 FSR- North of 17th Street: Development with Market Rental Units***

This is the area where most of the existing rental housing properties are located. The Stakeholder Committee recommended height of 10 storeys is feasible for providing small rental units through density bonusing.







## Analysis of Recommendations: *Density Bonusing*

### **Proposed New OCP Height Limits for Density Bonusing**

#### ***Current 1.6 FSR to Proposed 3.0 FSR- North of 17th Street: Development with Market Rental Units (cont')***

The assumptions are a 6500 sq ft tower floor plate with small units throughout.

A more comfortable height would be 12-15 storeys, where there could be a variety of unit sizes, including family sized units both for market rentals and strata units.

#### ***Buying Density Outright***

The proposed 10 storey height would provide enough capacity to absorb significant density.



## Analysis of Recommendations: *Density Bonusing*

### **Proposed New OCP Height Limits for Density Bonusing**

#### ***Current 2.6 FSR to Proposed 4.0 FSR Development with Market Rental Units***

Depending on the size of the lot assembly, the 24 storeys for a development to include density bonusing for market rental housing would be a very comfortable height to include family sized units for the market rentals and the strata units.

The assumptions are 6500 sq ft tower floor plate with commercial/ retail for the first 3 levels.

#### ***Buying Density Outright***

Depending on lot assembly sizes, the proposed 24 storey height would provide enough capacity to absorb significant density.





# Analysis of Recommendations: *Density Bonusing*

## **Conclusions**

This is a long term planning study, examining municipal tools with which to at least maintain the existing number of rental units, as well as address related issues.

The preferred option in this density bonusing strategy is the retention and upgrading of existing rental housing stock, as older housing stock will always be somewhat more affordable than new market rental units.

If we look at just the redevelopment potential of existing rental housing properties, with the Stakeholder Committee's recommendations of height and density, it will replace at best, half of the existing rental housing units. There will continue to be a net loss of rental units over time, even with density bonusing.

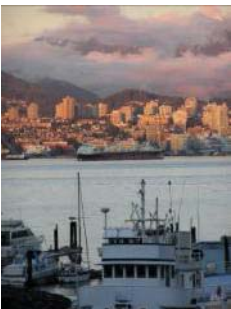


## Analysis of Recommendations: *Density Bonusing*

### **Conclusions (cont')**

However, if these density bonusing incentives prove to be attractive enough to all property owners (including rental property owners) wishing to redevelop, the City may be able to maintain the current count of rental units over time.

One of the key aspects that make Central Lonsdale, and indeed, the City of North Vancouver, a more complete community is the availability of a variety of shops and services within a 20 minute walking distance. This retail/service/commercial core along Lonsdale Avenue is part of the vibrancy that creates a higher quality of life for residents.





## Analysis of Recommendations: *Density Bonusing*

More affordable housing choices, including rental housing, would allow more of the retail/service sector workers live and work in the same community. It may become more difficult over time for retail/service oriented businesses to fill their vacancies as potential employees chose to live and work where there is more affordable housing.

*"Part of attracting a diverse workforce [including retail/service industry workers] requires offering a range of housing choices, including type, size and tenure. Housing choice is also important to ensure that the City maintains social sustainability.*

" City of North Vancouver Economic Development Strategy, 2008, Final Draft, Goal B-6







# **Overview of the Second Open House Questionnaire**

*May 13-14<sup>th</sup>, 2008*



## Overview of the Second Open House Questionnaire

The Second Open House Questionnaire from May 13-14<sup>th</sup>, 2008 reveal significant support for a diversity of housing, including rental housing, as well as for density bonusing to achieve the creation of rental housing.

The Open House both days were consistently well attended.

### *"Where Do You Live"*

87 people filled out the questionnaire. 83.9% of the respondents live in the CNV, with 48.3% living in the Central Lonsdale area.

### *"Where do you Work"*

31% of the respondents work in the CNV, with 18.4% working in the Central Lonsdale area. 24.1% indicated that they were retired.

### *"Rental Property Owner"*

14.9% of the respondents were rental property owners; 82.8% were not rental property owners.





## Overview of the Second Open House Questionnaire *(cont')*

### *"Rental Property Tenant"*

10.3% of the respondents were living in a rental property in the study area. 88.5% of those who filled out the questionnaire were not living in rental property in the study area.

### *"Business Owners"*

5.7% of the respondents indicated that they were business owners in the study area. 92% wrote that they were not business owners.

### *"Housing Diversity"*

90.8% of the respondents indicated that they were in favour of housing diversity, including rental housing, ranging from *somewhat supportive* to *strongly supportive*.



## Overview of the Second Open House Questionnaire *(cont')*

### *“Density Bonusing for Rental Housing”*

54% of the respondents indicated that they were in favour of density bonusing to create market and non-market rental housing, ranging from somewhat supportive to strongly supportive. 36.8% of the respondents indicated that were not in favour density bonusing for the creation of market & non-market housing.

### *“Market Rental Density Bonus- One additional market rental needs one additional bonus condo”*

51% of respondents indicated that they were in favour of a density bonus for market rental housing, ranging from somewhat supportive to strongly supportive. 40.2% of respondents were not in favour of density bonusing for market rental housing.





## Overview of the Second Open House Questionnaire *(cont')*

*“Non-Market Rental Density Bonus-  
One additional non-market rental needs three  
additional bonus condo units”*

39% of the respondents were in favour of density bonusing for non-market rental, ranging from somewhat supportive to strongly supportive. 49.4% were not in favour.

*“Bonusing for Civic Amenities”*

55.1% of respondents were in favour of bonusing for civic amenities, ranging from somewhat supportive to strongly supportive. 36.8% were not in favour.

*“Bonusing for Office Space”*

51.7% of respondents were in favour of bonusing for office space, ranging from somewhat supportive to strongly supportive. 31.0% were not in favour.





## Overview of the Second Open House Questionnaire *(cont')*

### *“Public Realm & Open Space”*

There was strong overall support for a variety of Public Open Space Concepts that were displayed at the Second Open House.

### *“Sense of Place & Urban Design”*

Generally, there was strong support for a variety of quality design issues, with the top two items being pedestrian friendly streetscape and small storefront character on Lonsdale Avenue.





# **Overview of the Youth week Questionnaire**

*May 2008*



## Overview of the Youth Week Questionnaire

A separate, youth specific questionnaire was distributed at the May Youth week held at the CNV Skate Park. 47 people responded.

*“The walking environment on Lonsdale Avenue and the surrounding neighbourhood needs improvement.”*

76.2% of the respondents agreed with the above statement, ranging from somewhat agree to strongly agree .

*“ The streets and sidewalks should consider pedestrians more than vehicles.”*

88.2% of the respondents agreed to the above statement, ranging from somewhat agree to strongly agree.

*“Improving the quality of parks and green space in Central Lonsdale is important.”*

There was 100% agreement with the above statement, ranging from somewhat agree to strongly agree.

## Overview of the Youth Week Questionnaire

*“Central Lonsdale should have a full range of housing choices for everyone ( youth, adults, seniors).”*

92.9% of the respondents agreed with the above statement, ranging from somewhat agree to strongly agree.

*“There are lots of arts & recreational opportunities in Central Lonsdale.”*

76% of the respondents agreed with the above statement, ranging from somewhat agree to strongly agree.

