

Input Summary:

Draft Moodyville Development Guidelines and Zones

This summary includes the following inputs* associated with the October release of draft Development Guidelines and Zones and the **October 22, 2015 Workshop**:

- A. Summary of Input**
- B. Feedback Form (32)**
- C. Summary of Group Discussion Feedback (event breakout tables)**
- D. Separate emails, letters (5, 4 from developers)**

A. Summary of Input

The Moodyville Design Guidelines Workshop on October 22nd was well attended with over 100 individuals signing in and participating in a two hour workshop including breakout table discussions. Input from the discussions has been combined with the 32 feedback forms and 5 letters received in response.

Overall the draft development controls were well received with 84% of those completing the feedback form supporting or strongly supporting them and 8% opposing or strongly opposing and 8% neutral. Of the five specific forms or FSR categories listed, there was support for each, ranging from a high of 89% support for the townhouse 1.0 FSR form to 61% for the medium density apartment 1.6 FSR form. Some indications of support were linked to requests for additional changes in specific categories.

Comments across all input received included:

- **Duplex form (0.5 FSR)**
 - not much benefit to existing single family owners;
 - some wanted a 30' height limit, an equal number wanted a 33' limit.
- **Ground Oriented form (0.75 FSR)**
 - Owners representing half of the properties with this category included comments requesting higher density (beyond the scope of this process).
- **Townhouse form (1.0 FSR)**
 - North side of East 3rd Street (from those across the lane to the north):
 - Increase the rear setback and reduce the front setback on E 3rd.
 - Dislike the FSR calculation taken post road dedication (widening).
 - Parking should be from side streets not the back lane.
 - Concern with north facing balcony placement or roofdecks (overlook).
 - Happy with view sensitive status
 - Concern whether can fit the density on the site after the dedication.

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- **Stacked Townhouse form** (1.25 FSR)
 - Some misunderstanding that could produce 4 storeys with the 40' height limit. Not capped at 3. Need more modeled examples of this typology.
- **Medium Density Apartment form** (1.6 FSR)
 - North side of 3rd (owners, developers) – concern over height compared with south side.
 - More details on parameters controlled through zoning (require a variance) vs guidelines (flexibility).
 - Encourage a range of unit sizes (not just 3 bedroom).
- **Mixed Use form** (2.0 FSR) (not part of the pre-zoning)
 - Much interest in the future of the bus barn site.
 - Concern for interface between this zone and the 0.5 FSR duplex to the north. Examples elsewhere suggest terracing at the lane.
- **General**
 - Positive:
 - Numerous comments noting evidence of past input in the draft. A good starting point.
 - Support for fee simple rowhouses – would like to see more of them.
 - Needs more work:
 - Height - rooftop decks, hatches or landings – area-wide.
 - Some requesting exceptions others requesting no exception.
 - Slightly higher floor height to allow range of framing, etc.
 - Parking – potential for exposed parkades, accessing parking from higher lane a challenge. Some interest in access from lower side.
 - Exemptions – for thick walls, stairs from parkade, roof hatches.
 - Further consideration of some setbacks eg: along E 3rd St.
 - Need better alignment of the Spirit Trail through here as develops.
 - Need mention of future park space especially for western portion.
 - Need amenities before more people – roads, bikes, school.
 - Remember to respect those that are choosing to stay.
 - Increase the density of the 0.75 FSR lands.
 - Do not negatively impact 4th Street home owners.
 - Additional comments
 - Privacy important given the density proposed.
 - Need to sound proof due to industry.
 - Make driving a 2nd priority. Remove parking on 3rd as used mainly by commuters.

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B. Open House Feedback Form

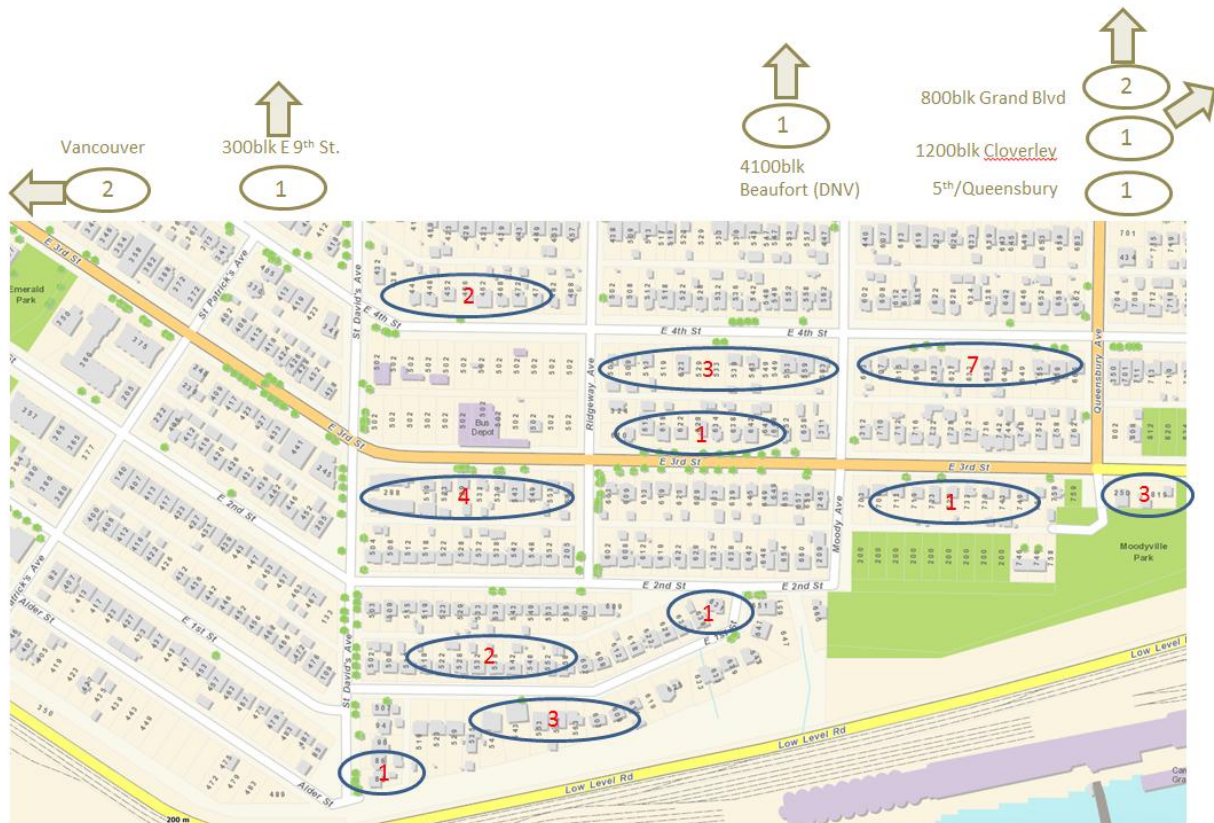
Total respondents: 32

Respondents living in the area:

Yes: 79% (29 - within consultation boundary)

No: 21% (8)

Responses by Postal Code:



1. Duplex form (0.5 FSR) Zoning and Development Permit Guidelines. Do you:

Strongly Support 23%	Support 58%	Neutral 15%	Oppose 3.8%	Strongly Oppose 0
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Of those responding to this question (26) **81% supported or strongly supported** the duplex form as presented in the guidelines while 3.8% opposed and 15% were neutral.

Comments:

Few comments

Not much benefit to existing single family home owners.

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Keep the 30' height cap for this form (2)
Increase the height cap to 33' (2)

2. Ground Oriented form (0.75 FSR) Zoning and Development Permit Guidelines.

Do you:

Strongly Support 24%	Support 56%	Neutral 12%	Oppose 0	Strongly Oppose 8%
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Of those responding to this question (25) **80% supported or strongly supported** the ground oriented form as presented in the guidelines while 8% were strongly opposed and 12% were neutral.

Comments:

Keep height to 2 storeys (2), others said no concerns.
Three respondents (property owners) seeking greater density.

3. Townhouse form (1.0 FSR) Zoning and Development Permit Guidelines.

Do you:

Strongly Support 35%	Support 54%	Neutral 3.8%	Oppose 3.8%	Strongly Oppose 3.8%
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Of those responding to this question (26) **89% supported or strongly supported** the townhouse form as presented in the guidelines while 7.6% were opposed or strongly opposed and 3.8% were neutral.

Comments:

North side specific:

Increase rear setback from 7' to 10' and/or reduce the setback to E 3rd.

Density calculation post dedication troubling.

Parking should be off sidestreets not lanes.

No rooftop decks/patios.

Concern with balcony placement and overlook.

Concern for illegal suites in basements.

Happy with view sensitive status.

Encourage a range of unit sizes (not just 3 bedroom)

4. Stacked Townhouse form (1.25 FSR) Zoning and Development Permit

Guidelines. Do you:

Strongly Support 41%	Support 33%	Neutral 3.7%	Oppose 22%	Strongly Oppose 0
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Of those responding to this question (27) **77% supported or strongly supported** the stacked townhouse form as presented in the guidelines while 22% were opposed and 12% were neutral.

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Comments:

Would support if 3 storeys (3)
Like the tiering/excellent response to topography.
Like the pedestrian connection response.
Should be lower than the stacked townhouse on 3rd.
Incorporate greenspaces into developments, Spirit Trail access.
Looks more affordable, walkable.
Concern for crowding, whole area of these (2).
Rooftop patios and lockoff suites please.
Like this flexible option.

5. Medium Density Apartment form (1.6 FSR) Zoning and Development Permit Guidelines. Do you:

Strongly Support 15%	Support 46%	Neutral 3.8%	Oppose 23%	Strongly Oppose 11.5%
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Of those responding to this question (26) 61% supported or strongly supported the medium density apartment form as presented in the guidelines while 34.5% were opposed or strongly opposed and 3.8% were neutral.

Comments:

Happy not 6 storeys.
Should be 3 storeys (3).
No higher than 4 storeys for any reason.
No rooftop height exemptions.
Like the stepping back of upper floors.

6. Rate your level of support requiring Passive House design in the event Lonsdale Energy Corporation chooses not to service some or all of the area.

Strongly Support 24%	Support 36%	Neutral 36%	Oppose 4%	Strongly Oppose 0
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Of those responding to this question (25) 60% supported or strongly supported the Passive House design as an option while 4% were opposed and 36% were neutral.

Comments:

Support for energy efficient buildings but hope LEC can service area (3).
Need more info – not familiar (5).
Concern for additional costs (3).
Would be great to see (2).

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7. Rate your level of support for the Draft Moodyville Development Controls (Zoning and Development Permit Guidelines). Overall:

Strongly Support 28%	Support 56%	Neutral 8%	Oppose 4%	Strongly Oppose 4%
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Of those responding to this question (25) 84% supported or strongly supported the Passive House design as an option while 4% were opposed and 36% were neutral.

Comments:

I can see evidence of past input.

Thank you for listening/good starting point/well written (multiple comments).

Need mention of park space especially for western part of study area.

Changing too much at once.

No amenity fund fee if taking off 15' off front on East 3rd.

Need amenities first before more people – roads, bike, school.

Support a range of housing, addressing the noise issue and preserving mature vegetation.

Remember to be respectful of those choosing to stay.

Increase the density of 0.75 lands.

Additional Comments:

East 3rd Street widening – use up the area for parking as used by downtown commuters and bus barn employees.

E 3rd Street – make driving the 2nd or 3rd priority.

Do not negatively impact the 4th Street home owners.

Support for greenways for access to parks etc.

Need better alignment for Spirit Trail through here as develops.

Need to soundproff because of industry.

Privacy important given the density proposed.

Like/love fee simple rowhouses/ would like to see more of them.

Like to see 30% lockoff units (up from 20%)

Where will all the cars go – up through Grand Blvd?

C. Summary of Break out Table Discussion Feedback:

General

Interface/adjacency considerations

- where single family – townhouse and townhouse - or stacked townhouse across the way. Response: Need cross sections to understand and regulate that interface.
- In regards to adjacencies to existing structures, the existing guideline predates the increased 7' (10' over 23') interior lot setback. If this is found to be an acceptable setback, the guideline should be increased to be meaningful.

FSR & Road Dedication

- Concern that post road dedication the 1.0 FSR will be 1.12 rather than 1.0 on the north side of 3rd Street. Q: "Why are they being compensated for the road dedication?". Not being compensated, just not harmed in terms of density.

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Accessibility

- need to emphasize these requirements as is high profile issue.

Floor Height

- Slightly higher floor-to-floor (10'-2") to allow a range of framing

Height exceptions

- Roof hatches or landings- area wide, need to be addressed.

Parking and parkades

- Market expectation for higher parking (and larger parkades) conflicting with guidelines regarding exposed structures, etc.
- Concerns about many garages facing the lane, lots of discussion about parking, both on and off-street
- how to access underground parking from the higher lane?
- what is the parking requirement?
- 3rd Street should allow on-street parking vs suggestion that 3rd Street shouldn't have either on- or off-street parking to retain the existing corridor width and look and feel like a narrow European city.
- in locations other than 3rd Street frontages will we consider permitting driveway access from the low-side street?

Lane character

- Some like the idea that lane character could/should look and feel like laneway housing.

Exclusions

- Exclusion of underground area and the staircase internal to units serving them to allow for storage areas/workshops/etc. supported

1.0 FSR (Townhouse)

- North side of 3rd: Some owners concerned about the reduced envelope north of 3rd Street. These concerns may be addressed with better illustrations of how the full potential is achievable even within the reduced envelope
- can the density of 1.12FSR be achieved in the proposed envelope?

1.25 FSR (Stacked Townhouse)

- Some understood this designation to carry a 3-storey limit. Storey associations are confusing since 40' would effectively be a three storey building with a traditional roof.
- Need to better introduce the stacked townhouse typology with modeled examples since there is limited understanding of the type.

1.6 FSR (Medium Density Apartment)

- North side of 3rd: Residents from the north side of E 3rd concerns with the constraints that the guidelines place on the development of their properties.
 - why is my height potential lowered to please 4th Street people, especially when 4 storeys will be permitted on the south side?
- Request for further details regarding the process for variances—this raised some questions about whether certain parameters were controlled through zoning or the guidelines.
- Elaboration (possibly illustration) needed to show 300 foot maximum width with courtyard
- Allow for 4 storey double loaded apartments with height and depth needed and allowance for L or U shaped forms where suitable.
- Height envelope describing a double-loaded corridor type noted. An applicant proposing a very dense stacked townhouse form will be submitting a rationale why their proposal will better meet our guiding principles.

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- Balance an active drape over the parkade at the lane versus the same fronting the N-S side streets.

2.0 Mixed Use (bus barn site)

- Many questions about the bus barn site, how and when it might be developed, and how the 2.0 designation on this property is expected to interface with the 0.5 density development to the north.
- Re interface between 2.0 and 0.5 zones, the C-2 zoning guidelines in the COV are instructive, emphasizing a terraced transition at the lane.

Questions

- Lift parking potential?
- balconies – what qualifies as recessed form – varying ideas.
- Feasibility of single lot development potential.

D. Individual letters & emails (5)

- Follow up to Workshop – concerned about height and view corridors, ambient noise from terminals, would like to see a grocery store where bus barn is and need sidewalks and streetlighting on ST.David's.
- Some suggestions – passive house may reduce/negate need to connect to LEC; balconies to have partial openings on 3 sides; height - ensure min 10'-2.5" which is 9'ceilings; Height exception for roof hatches (popular); exempt private stairs from parkade; exempt basements as not contribute to massing. FSR exemption for thick walls.
- Seeking hybrid solutions to specific sites, allowing parking structures to rise above grade with landscaping; seeking rooftop terraces with access permitted within existing height envelope; and permitting stacked townhouse in medium density apartment area.
- Medium density zoning – some suggested wording changes including confirmation of exceptions for height such as rooftop projections. Concerns about setbacks above 2nd storey. Support for enhanced energy efficiency.
- 500blk E 3rd – seeking reduction in setback above 2nd storey just for this block; seeking reductions in setbacks at front and rear (upper storeys).

*Pulled from raw inputs contained in doc #1335818.