

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.

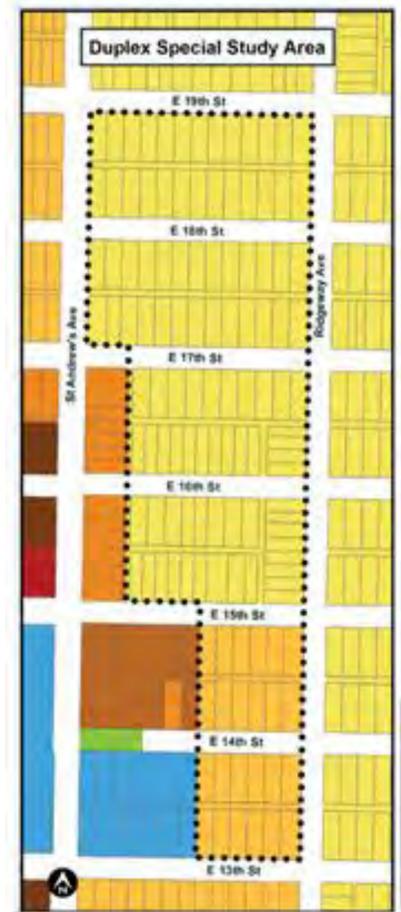
Through the Special Study, lands could be designated in the Official Community Plan and/or rezoned.

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.

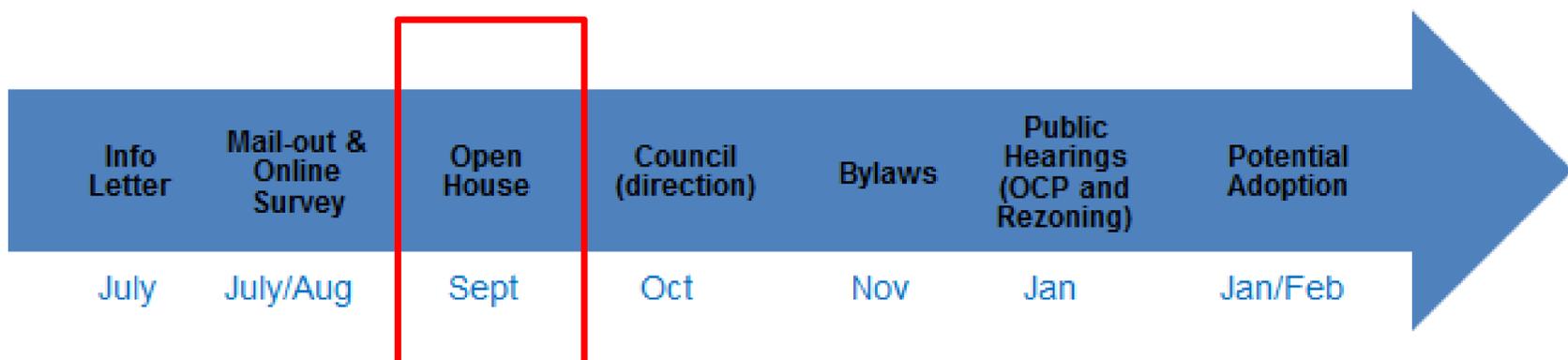
The 300 blocks of East 15th, 16th, and 17th Streets were designated as a Special Study Area in consideration of a potential change from Residential Level 1 (0.5 FSR detached) to Residential Level 2 (0.5 FSR attached). The Residential Level 2 designation would allow for duplex uses in this area. Duplexes 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).



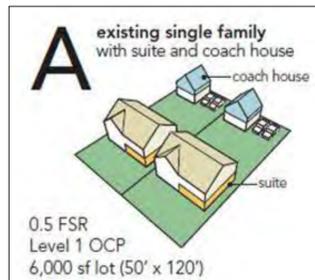
This Open House serves to present a set of concepts based on input to date. An online feedback form will be used to gather input. Staff will present the results to Council in October to seek direction on next steps in the process. This may include direction to prepare bylaws for consideration of land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

PREFERENCE SURVEY RESULTS

SUMMARY OF INPUT

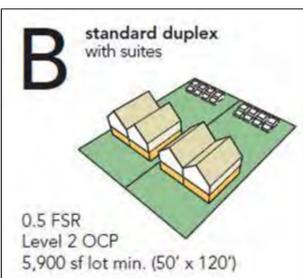
In the first full year of implementation of the Density Bonus and Community Benefits Policy, the City approved six projects which received additional density in exchange for delivering community benefits. In 2016, there was 184,800 square feet of additional density provided in exchange for the following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

Within the Study Area (88 of 138 responses)



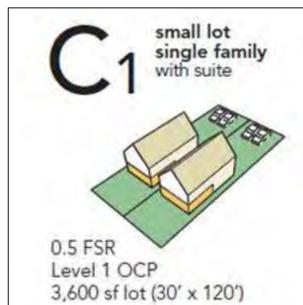
I Prefer the STATUS QUO:

46% Disagree
35% Agree
10% Neutral
9% No response



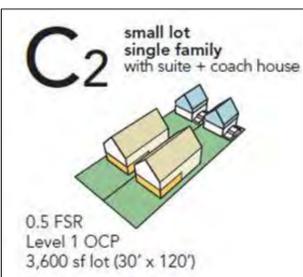
I support DUPLEX FORM:

20% Disagree
62% Agree
9% Neutral
9% No response



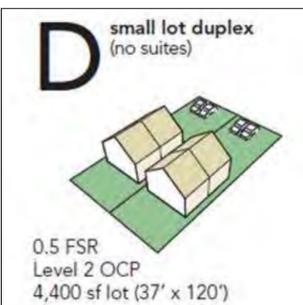
I support SMALL LOT SINGLE FAMILY with SUITE:

28% Disagree
47% Agree
12% Neutral
14% No response



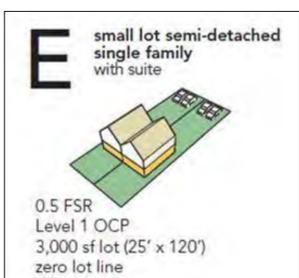
I support SMALL LOT SINGLE FAMILY with SUITE + COACH HOUSE:

39% Disagree
34% Agree
14% Neutral
13% No response



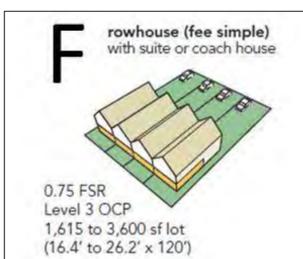
I support SMALL LOT DUPLEX:

25% Disagree
48% Agree
12% Neutral
15% No response



I support SMALL LOT SEMI-DETACHED SINGLE FAMILY FORM:

31% Disagree
49% Agree
7% Neutral
12% No response



I support ROWHOUSE FORM:

38% Disagree
49% Agree
5% Neutral
9% No response

All Responses (138 responses)

I Prefer the STATUS QUO:

54% Disagree
30% Agree
9% Neutral
7% No response

Support for Change

I support DUPLEX FORM:

20% Disagree
65% Agree
6% Neutral
8% No response

Strong Support

I support SMALL LOT SINGLE FAMILY with SUITE:

33% Disagree
52% Agree
11% Neutral
11% No response

Support

I support SMALL LOT SINGLE FAMILY with SUITE + COACH HOUSE:

37% Disagree
38% Agree
14% Neutral
10% No response

Less Support

I support SMALL LOT DUPLEX:

24% Disagree
55% Agree
8% Neutral
12% No response

Support

I support SMALL LOT SEMI-DETACHED SINGLE FAMILY FORM:

27% Disagree
51% Agree
9% Neutral
10% No response

Support

I support ROWHOUSE FORM:

43% Disagree
43% Agree
4% Neutral
7% No response

Supported in some areas

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”

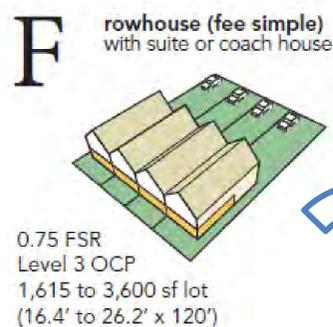
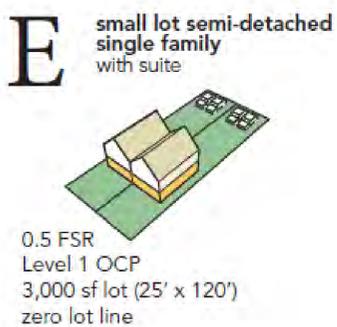
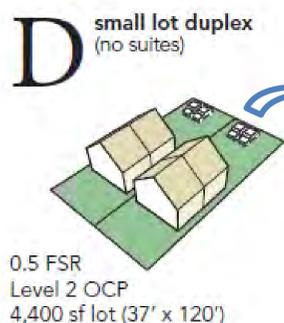
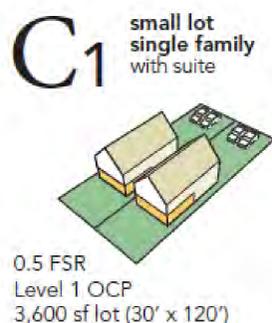
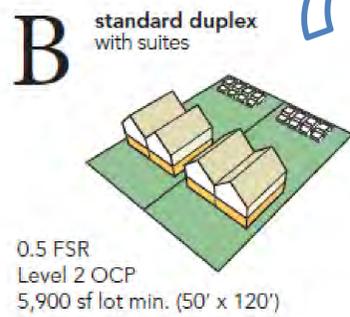
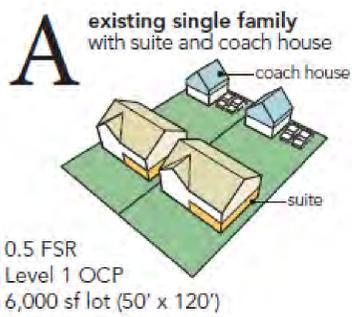
“I would like to see smaller houses on smaller lots to accommodate empty nesters without having to move into strata (condo with their ‘rules’) suite”

“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



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.

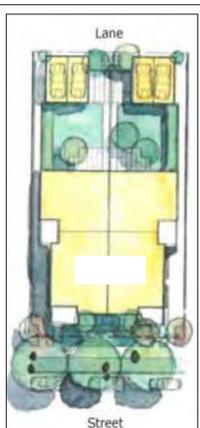
WHAT ARE SMALL LOT DUPLEXES?



- 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?

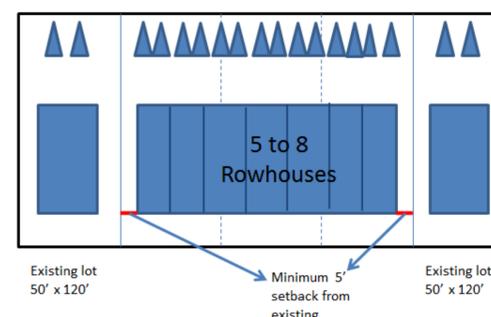
- Two stand alone residential units without an interior side setback (on a zero lot line).
- Properties are fee simple, a type of tenure that does not involve stratification.
- Each side of the house is self contained and may include a rental suite.
- Lots are narrow, potentially 25 feet in width.
-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

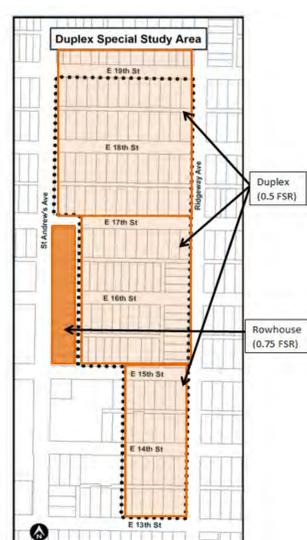
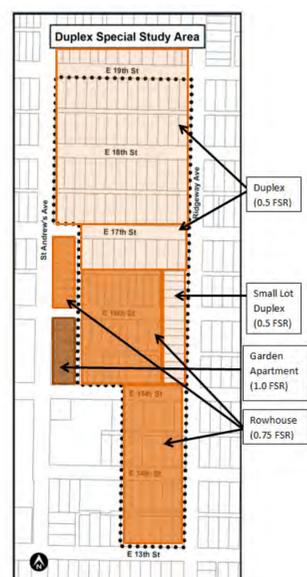
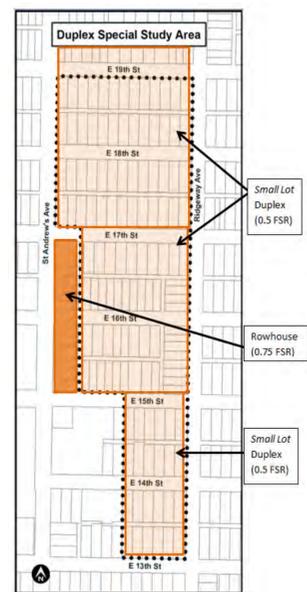
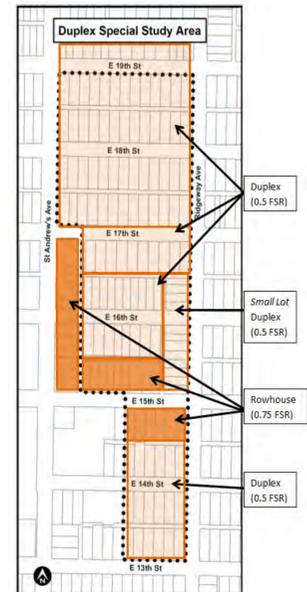
Four Options are outlined below for input

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.

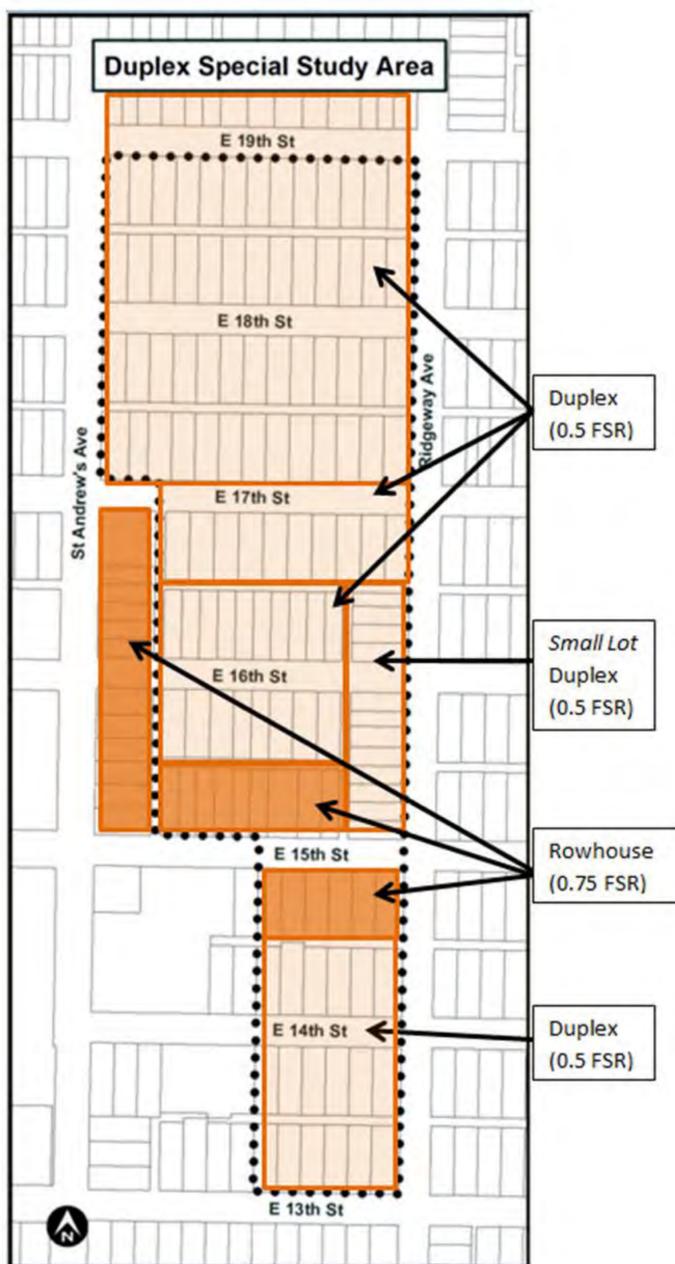
D Option D proposes duplex form throughout the study area with rental suites. Rowhouse form would be permitted along the western edge of the study boundary facing the higher density 200 block. Duplex form may include the retention of an existing house with an infill building in the rear-yard.



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).

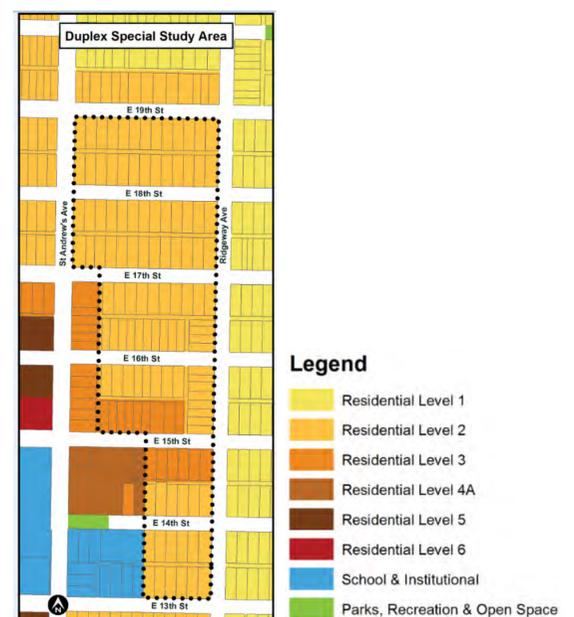


OPTION A

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

Official Community Plan Land Use Designation

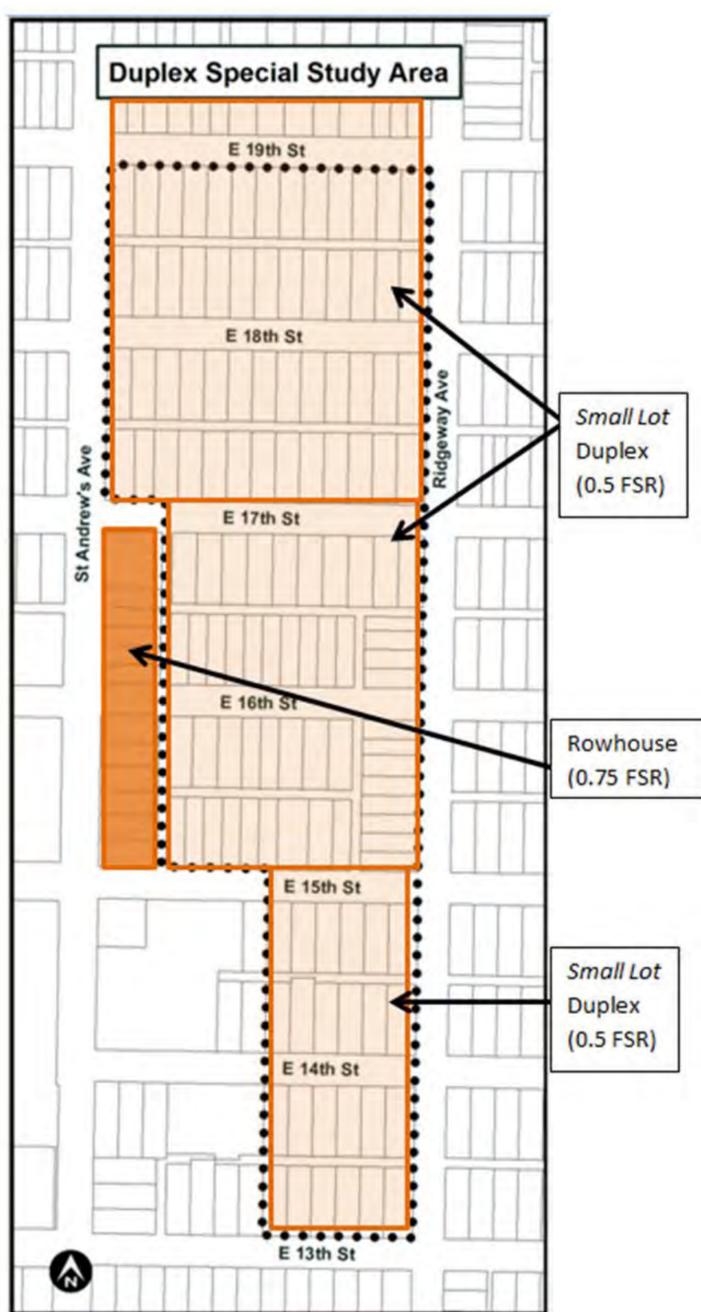
Option A would see an increase from Residential Level One (0.5 FSR) to Residential Level Two (0.5 FSR) to permit duplex forms of development with suites. The blocks adjacent to the Frequent Transit Corridor along 15th Street would increase to Level 3 (0.75 FSR). The blocks to the west of the study area 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).

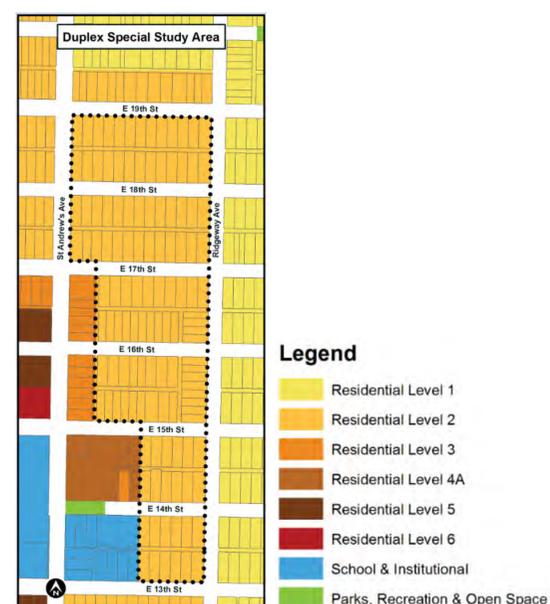


OPTION B

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

Official Community Plan Land Use Designation

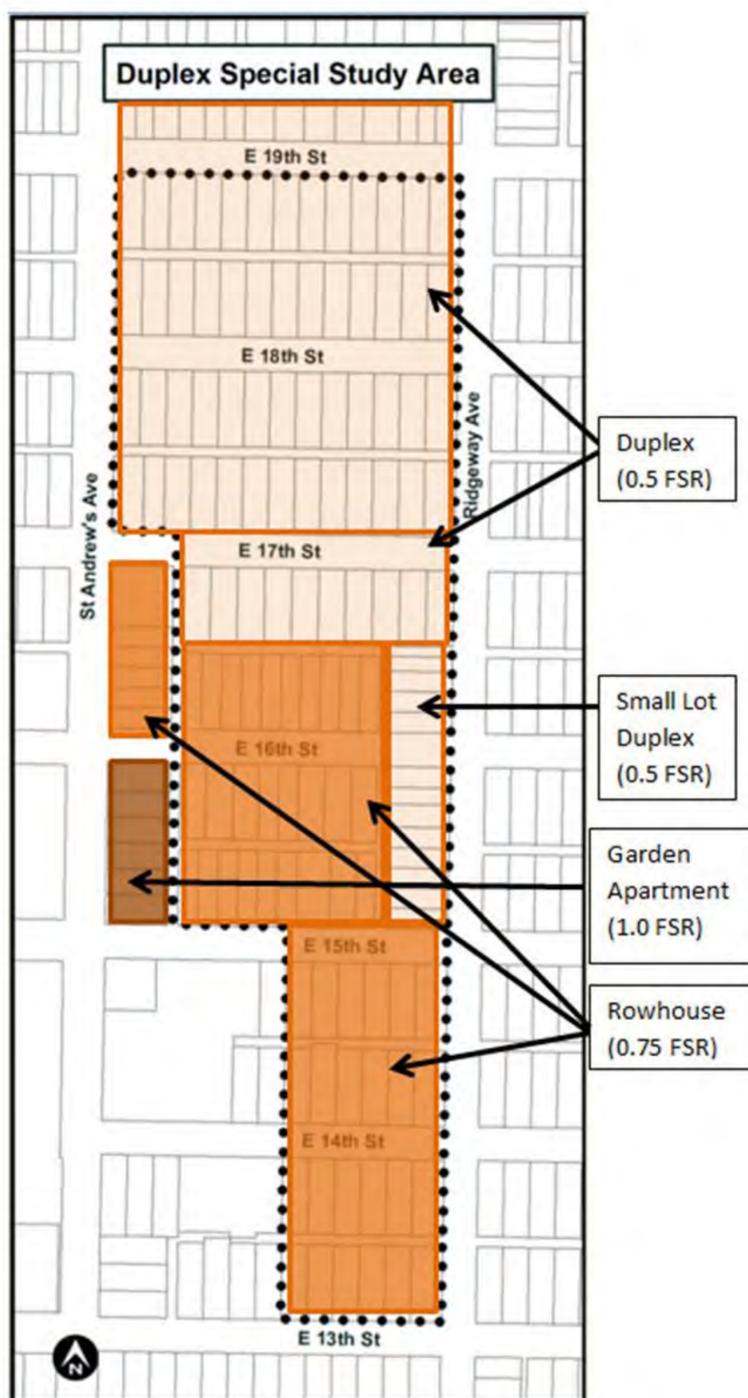
This option would see just over half of properties in the study area increase from Level One to Level Two in the OCP, with the same maximum density remaining at 0.5 FSR. The remaining blocks would increase from Levels 1 & 2 (0.5 FSR) to Level 3 (0.75 FSR) to permit rowhouse form of fee simple development.



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.

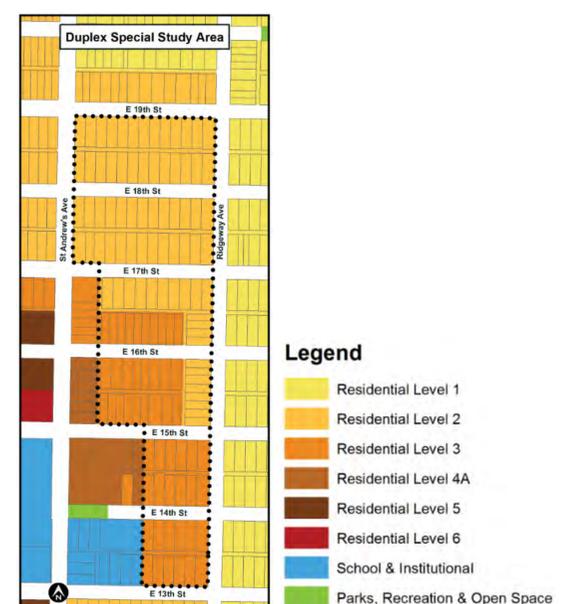


OPTION C

- 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.

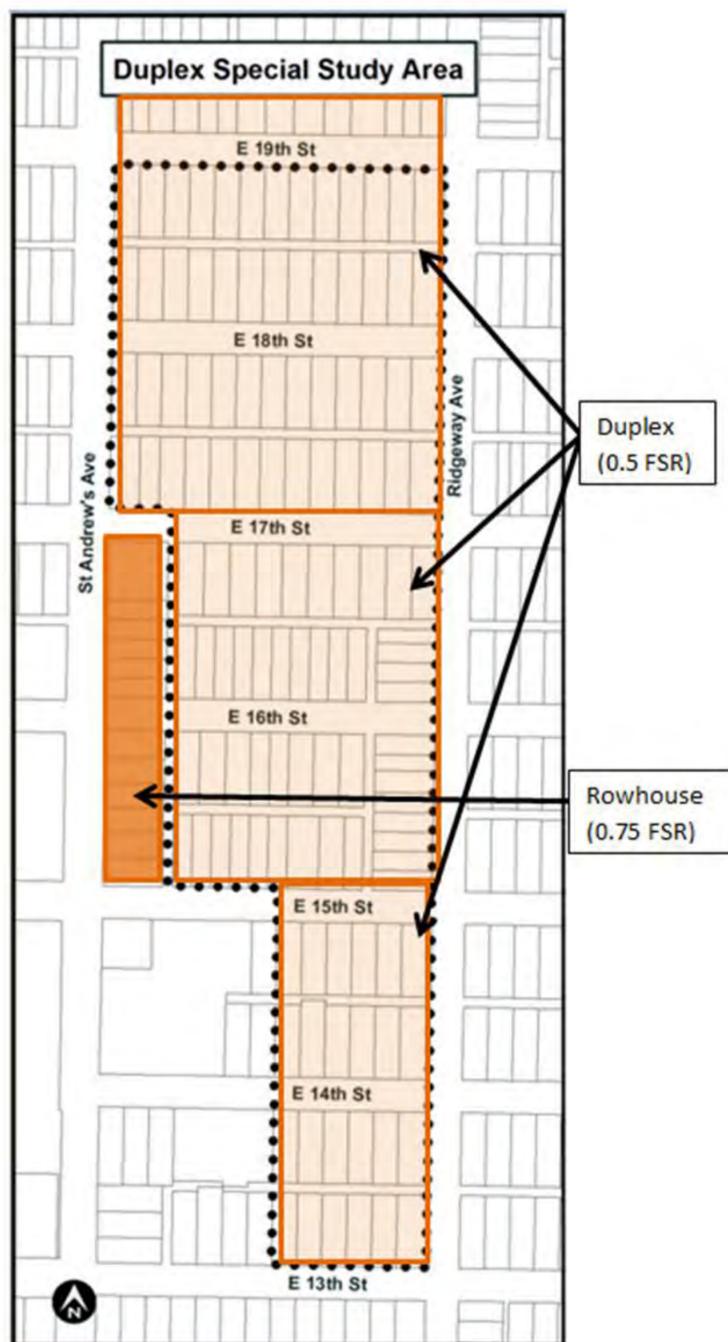


OPTION D

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).

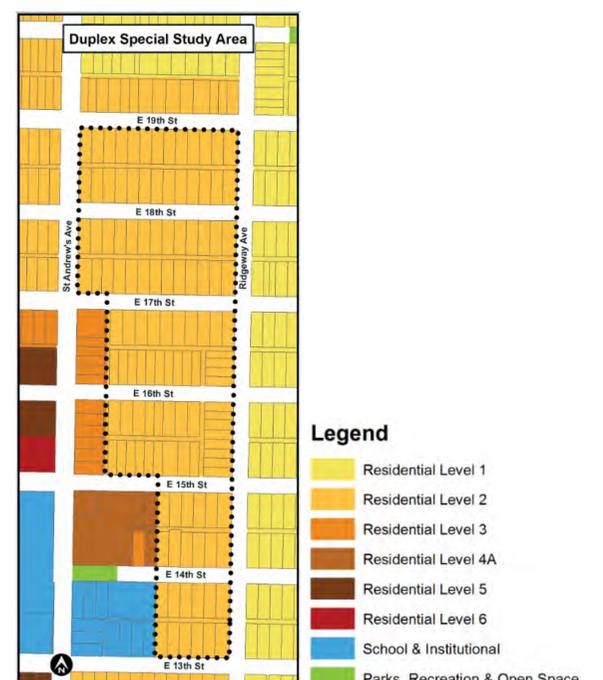


OPTION D

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**

