



The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING DEPARTMENT**

**REPORT**

**To:** Mayor Darrell R. Mussatto and Members of Council

**From:** Sean Galloway, Manager, Planning

**SUBJECT:** DEVELOPMENT APPLICATION: 125 AND 145 EAST 13TH STREET  
(MILLENNIUM NORTHMOUNT PROPERTIES LTD. / CHRIS DIKEAKOS ARCHITECTS INC.)

**Date:** February 28, 2018 File No: 08-3360-20-0447/1

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

**RECOMMENDATION:**

**PURSUANT** to the report of the Manager, Planning, dated February 28, 2018, entitled "Development Application: 125 and 145 East 13<sup>th</sup> Street (Millennium Northmount Properties Ltd. / Chris Dikeakos Architects Inc.):":

**THAT** staff be directed to process a rezoning application and an amendment of Official Community Plan to increase the maximum permitted height, as described in said report;

**AND THAT** staff be directed to negotiate a sale of transferrable density from an existing City-owned site with residual density.

**ATTACHMENTS:**

1. Rezoning Application (File 1), dated December 13, 2017 (Document #1608494)
2. Addendum No. 1, dated December 22, 2017 (Document #1623553)
3. Project Fact Sheet (Document #1625904)

## PURPOSE:

The purpose of this report is to seek Council direction regarding an Official Community Plan (OCP) and zoning amendment application and proposed density transfer for 125 and 145 East 13<sup>th</sup> Street.

The details of the application are:

1. OCP amendment to increase the height (increase from 46m to 57m);
2. Zoning By-law amendment to permit an FSR of 4.95;
3. Zoning Amendment for the donor site of the potential density transfer.

## BACKGROUND:

<b>Applicant:</b>	Millennium Northmount Properties Ltd.
<b>Architect:</b>	Chris Dikeakos, Chris Dikeakos Architects Inc.
<b>Official Community Plan Designation:</b>	Mixed Use Level 4A (High Density)
<b>Existing Zoning:</b>	Comprehensive Development Zone 004 (CD-004) and Land Use Contract
<b>Applicable Guidelines:</b>	N/A

As per established City practice, development applications for significant projects are referred to Council for direction prior to processing.

## DISCUSSION:

### Project Description

The City has received a preliminary rezoning application for a 162 unit mixed-use development with a density of 4.95 times the lot area (FSR) at 125 and 145 East 13<sup>th</sup> Street.

The application proposes an 18 storey residential tower towards the eastern extent of the site, and a 7 storey mid-rise component extending westward. Two storeys of the podium contain commercial uses, which also includes the frontage along East 13<sup>th</sup> Street. Mixed Use developments in Central Lonsdale typically require that a minimum of two storeys be designated for commercial use. The tower is sited approximately 11.94m (39 ft) from the eastern property line, while the upper storeys of the podium are slightly setback at 2.28m (7.5 ft) from eastern property/laneway area.

Parking will be accessed off the rear lane from the western end of the site. Table 1 identifies the current proposals required (as per the Zoning Bylaw) and proposed parking for each use type:



**Table 1. Parking Requirements**

Use Type	Required	Proposed
Commercial (1/50m2)	93	93
Residential (1.05/unit)	170	170
Visitor (0.1/unit)	16	16

The proposed project is described further in the preliminary plans included as Attachment #1 and #2.

Site Context and Surrounding Use

The subject site is situated within Central Lonsdale, in close proximity to services, amenities, parks and transit. One existing nine storey building and one four storey building are currently located on site (Northmount Medical and ICBC).

The site is moderately sloped from north to south and is located between an existing residential tower (the Prescott) to the west and the City’s Fire Hall to the east. The site is in a transitional location at the southern-most extent of the City Centre; properties immediately to the south are limited to lower densities and lower heights than the subject parcels.

The buildings and uses immediately surrounding the subject site are described in Table 2 below.

**Table 2. Surrounding Uses**

Direction	Address	Description	Zoning
North (1)	1300 – 1308 Lonsdale Ave., 119 – 143 East 14 <sup>th</sup> St., 112 – 138 E 13 <sup>th</sup> St.	‘Centreview’, 4.9 FSR, 18 and 24 storey, mixed-use project	CD-631
North (2)	1301 – 1315 St. George’s Ave	The Grande, 4.8 FSR, 18 storey strata apartment complex.	CD-166
East	165 East 13rd St.	Fire Hall (built 1971)	P-1
South	126 – 146 East 12 <sup>th</sup> St.	Rental Residential Buildings	RM-1
South (2)	152 East 12 <sup>th</sup> St.	10 Unit Strata Residential Building	CD-455
South (3)	1215 St. George’s Ave	18 Unit Rental Residential Building	RM-1
West	1250 Lonsdale Ave	‘The Prescott’, 4.18 FSR, 15 storey, strata apartment complex.	CD-612

### Policy Context

The site is currently zoned Comprehensive Development Zone CD-004, and has a registered land use contract which restricts the current use to commercial and office uses and establishes a maximum density of 2.6 FSR. The OCP allows for density of 3.0 FSR with a Density Bonus up to a maximum of 1.0 FSR in the Mixed Use Level 4B Designation for a total maximum density of 4.0 FSR. A maximum height of 46 metres (150 feet) applies to the site.

### **PLANNING ANALYSIS**

#### Use

The proposed uses within this application are consistent with the OCP and the surrounding area. Currently, the proposal identifies 162 residential units (contained in the 4<sup>th</sup> floor and above), 7 commercial retail units totalling 1,703 sqm (18,331 sq ft) on the ground floor and office use located on the second and third floors consisting of 2,946.7 sqm (31,718 sq ft) of space. Presently, the site contains 6114.5 sqm (65,816 sq ft) of office space. It should be noted that the buildings on site do not contain retail with the exception of a pharmacy. The proposal contemplates retail on the entire ground floor, which effectively reduces overall floor area of office comparative to the current buildings. Given its location, increased retail on the ground floor supports the pedestrian environment in an area that has significant walking and retail activity. Overall, sites within close proximity to Lonsdale are encouraged to contain a mix of residential and non-residential uses to support regional city centre designation in the Regional Growth Strategy of Metro Vancouver.

The current mix and proposed uses meets the OCP and Regional Growth Strategy policies.

#### Intensity

The project is in a transitional location, with densities to the south limited to a maximum of 2.6 FSR and heights limited to six storeys. Comparable mixed-use built and approved projects in the vicinity have ranged in density from 4.18 FSR to 4.9 FSR (see Table 3 below).



**Table 3. Comparable Central Lonsdale Projects**

Project Name	Address	Height	Density
'Prescott'	1230 – 1250 Lonsdale Avenue	15 storeys	4.18 FSR w/ bonus and transfer
'The Grande'	1301 – 1315 St. George's Avenue, 152 – 158 E 13 <sup>th</sup> St	18 storeys	4.8 FSR w/ transfer and exclusions
Marlborough III Rental Building	1301 Lonsdale	18 storeys	4.76 FSR w/ transfer
'Centreview'	119 – 143 E 14 <sup>th</sup> , 1308 Lonsdale	18 and 24 storeys	4.9 FSR w/ bonus and exclusions

**Density Transfer**

The OCP allows for density transfers above the maximum densities, subject to a Council approval and rezoning of both the 'donor' and 'recipient' sites. To achieve the proposed density of 4.95 FSR, a density transfer of approximately 3,837m<sup>2</sup> (41,302 sq. ft.) is required. The applicant has requested to purchase transfer density from an existing City-owned source of transferrable density. If directed to proceed, staff would identify an appropriate source of density and report back with bylaws which would identify an appropriate transfer density to the site.

**Parking**

The proposed project and its potential impact on the surrounding neighbourhood as it relates to parking should be considered. The Project Description identifies that the applicant is meeting the parking requirements shown in the Zoning Bylaw and is not requesting a variance or exception to the zone.

**Form**

**Height**

The current proposal requires an OCP amendment for height. The OCP identifies 46m as the height limit for the subject site. The application requests an increase to 57m to accommodate the 18 storey tower. The requested height increase allows for the massing of the building to be accommodated into a single tower form (rather than a two tower solution). In doing this, it mitigates such issues as:

- Impacts on development potential of adjacent sites;
- Reduces building mass to maintain views from adjacent buildings;
- Reduces building mass to maintain sunlight into the public realm;
- Maintains separation distances from existing towers adjacent to the site.

Overall, the height increase reduces the impact of the building on adjacent sites and allows for a better massing of the built form that positively addresses the public realm.

### *Shadowing Impact*

The shadow analysis (Attachment #1) identifies that the single tower proposal reduces the overall impact of shadowing on the public realm through most of year. In the later parts of the year (September to December) there is a minimal impact on adjacent buildings to the north, but a larger impact on the public realm.

### *Site Layout*

As proposed, the tower portion has been set back approximately 11m (39 ft) from the eastern property line. This is consistent with the City's tower separation requirement and minimizes impacts to the City-owned site to the east. Additionally, by locating the tower element to the eastern extent of the site it will be approximately 55.8m (183 ft) from 1250 Lonsdale Ave (the Prescott). This separation exceeds the City's 24.4m (80 ft) separation requirement for tower buildings.

The current proposal has attempted to minimize view impacts from adjacent buildings. A view-shed analysis, found in Attachment #2 – Addendum, indicates that most of the adjacent buildings' views will be minimally impacted. The building that will be the most impacted will be 160 East 13<sup>th</sup> Street (the Grande); primarily those views facing southwest. Views from adjacent buildings, at the ground floor up to the 7<sup>th</sup> floor will be impacted. However, it should be noted that given the current built form and layout of the site those views are presently obstructed.

### *Public Realm*

The current proposal provides an active frontage at the ground plane. There are seven commercial retail units that provide storefront activity on East 13<sup>th</sup> Street. Additionally, the applicant is attempting to activate the rear lane area with a mid-block connection and the consideration of residential units in the laneway.

Along this portion of the 100 block of E 13<sup>th</sup> Street, there is still improvements to the public realm that are contemplated. Given the increase in intensity of this site and the expected use of the corridor the applicants would participate in those upgrades.

### Community Benefits

The proposed development would require both a density bonus and a transfer of density. The combined community benefits and density transfer to the site are estimated to be \$17.1 million, as outlined in Table 4 below.



**Table 4. Estimated Value of Community Benefits through Density Bonusing**

Density Value Calculation	Value
Density Bonus to 3.0 FSR / OCP Density (@ \$20 / sq. ft.)	\$312,449
Density Bonus to 4.0 FSR Max Bonus (@ \$140 / sq. ft.)	\$6,086,640
<b>Total Value of Community Benefits</b>	<b>\$6,399,089</b>
Value of Transferrable Density	\$10,738, 572
<b>Total Value of Community Benefits and Density Transfer</b>	<b>\$17,137,661</b>

If the proposed density transfer were to come from a City-owned source, the value of this density is estimated at \$10.7 million dollars, based on a value of approximately \$260 per square foot. This \$10.7 million payment for transfer density would be in addition to the estimated \$6.4 million in cash amenity contributions, bringing the total community benefits from the project to approximately \$17.1 million dollars.

The purchase price of density from the City is to be negotiated. Financial implications would be explored in future detail should Council direct staff to proceed with the proposed development.

Additionally, it should be noted that no on-site amenities are currently being proposed. However, on-site amenities in-lieu of cash contributions could be considered at Council's discretion.

The above noted community benefits are consistent with Council's Density Bonus and Community Benefits policy.

## OPTIONS

Based on the analysis above, the following options are provided for Council's consideration:

### **Option #1: Direct staff to prepare bylaws for Council's consideration (recommended)**

This option would direct staff to proceed with preparing the required Zoning Amendment and Official Community Plan Amendment bylaws to permit the development substantially in its present form for public input, Council consideration and referral to a Public Hearing.

This option would allow Council to fully consider the merits of the proposal and public feedback.

**Option #2: Direct staff to work with the applicant to make modifications to the proposal as follows: < to be determined by Council >.**

Council may wish to suggest that the applicant modify the scope of the proposal prior to proceeding. For example, Council may wish to include in this resolution:

- a) limit the project's overall density to a maximum of 4.0 FSR, i.e. removing consideration of a density transfer from the proposed development;
- b) limit the proposed height of the building to 46 m (15 storeys), rather than the 57 m (18 storeys) as proposed (i.e. no OCP amendment for height);
- c) request other changes, as determined by Council.

**Option #3: Reject the development application**

Council has the ability to reject a development application at any stage.

#### **FINANCIAL IMPLICATIONS:**

Table 4 above currently uses dollars per square foot figures of \$20/sqft and \$140/sqft, which are at the 2017 rates from Council's Density Bonus and Community Benefits Policy. In July of 2017, Council resolved that applications submitted after January 1, 2018 would be processed under the new per square foot rates (\$25/sqft and \$190/sqft) identified in that Council Policy. Given that this application was received in June 2017 it is grandfathered under the previous policy dollar values from 2017.

#### **INTER-DEPARTMENTAL IMPLICATIONS:**

This report was reviewed by the Civic Projects Team and the Directors' Team at their joint meeting held February 27, 2018.

RESPECTFULLY SUBMITTED:



Sean Galloway, MCIP, RPP  
Manager, Planning

Attachments

SG:eb