

 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 2612 LONSDALE AVENUE (NOR-VAN  
VLIET PROPERTIES LTD. / EKISTICS ARCHITECTURE)

Date: May 26, 2021 File No: 08-3360-20-0426/1

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

**RECOMMENDATION**

PURSUANT to the report of the Development Planner, dated May 26, 2021, entitled "Rezoning Application: 2612 Lonsdale Avenue (Nor-Van Vliet Properties Ltd. / Ekistics Architecture)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8696" (Nor-Van Vliet Properties Ltd. / Ekistics Architecture, 2612 Lonsdale Avenue, CD-717) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2021, No. 8697" (Nor-Van Vliet Properties Ltd. / Ekistics Architecture, 2612 Lonsdale Avenue, CD-717, Rental Housing Commitments) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to give effect to this motion.

## ATTACHMENTS

1. Context Map (CityDocs [1734375](#))
2. Updated Project Summary Sheet (CityDocs [2048792](#))
3. Architectural and Landscape Plans, dated July 27, 2020 (CityDocs [2048797](#))
4. Council Report dated January 21, 2019 (CityDocs [1752149](#))
5. Updated “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8696” (CityDocs [1734706](#))
6. Updated “Housing Agreement Bylaw, 2021, No 8697” (CityDocs [2055837](#))

## PURPOSE

The purpose of this report is to present, for Council consideration, a revised rezoning application for the site located at 2612 Lonsdale Avenue (Attachment #1). The revision is in response to Council’s resolution of February 11, 2019 where Council referred the original application back to staff to address the items outlined in the resolution.

## BACKGROUND

Applicant:	Nor-Van Vliet Properties Ltd.
Architect:	Ekistics Architecture
Official Community Plan Designation:	Residential Level 5 (R5)
Existing Zoning:	Medium Density Apartment Residential 1 (RM-1)
Applicable Guidelines:	None

The original application was brought forward to Council for consideration at the February 11, 2019 Council meeting. At that meeting, Council made the following resolution:

City Council, at its Regular meeting of Monday, February 11, 2019, defeated the above rezoning application and referred it back to staff for consideration of:

- an increase in the number of 3-bedroom units;
- energy efficiency improvements;
- accessibility of the units;
- setbacks;
- reduction in height; and
- consideration of extending the 10-10-10 principle for additional units and number of years.

Since then staff and the applicant have met several times to discuss these issues and the applicant has returned with a revised proposal in response to Council’s concerns raised at the February 11, 2019 meeting.

A copy of the original staff report (dated January 21, 2019) is included in this report as Attachment #4. Updated architectural and landscaping drawings are included as Attachment #3. Updates to the Zoning Amendment Bylaw (Attachment #5) and the



Housing Agreement Bylaw (Attachment #6) have been made to reflect the changes being made to this proposal.

The Official Community Plan designates the subject site as Residential Level 5, which allows multi-family buildings at a density of 1.6 FSR with the provision of an additional 1.0 FSR Density Bonus. Residential buildings can achieve a height of up to six storeys. The proposal as presented meets this criteria and does not need an OCP amendment.

## DISCUSSION

### Project Description

The proposal is for a six-storey, 24-unit rental residential apartment building. The proposal includes three mid-market rental units, with one level of underground parking and one surface parking stall to accommodate a two-way car sharing service. The building is located mid-block on the east side of Lonsdale Avenue between 26<sup>th</sup> Street to the south and 27<sup>th</sup> Street to the north. Vehicle access to the underground parking is off the rear lane.

The proposed changes in response to Council’s resolution are summarized in Table 1 below. A further description of each of the responses are then provided.

**Table 1**

	2019 Proposal	Current Proposal
Gross Floor Area	1,982 square metres 21,388 square feet	1,967 square metres 21,172 square feet
<u>Unit breakdown</u>		
One-bedroom	16	12
Two-bedroom	9	9
Three-bedroom	1	3
Total number of units	26	24
Energy performance	Step 2	Step 3
Setbacks	Front Yard: 12.0 ft. Side Yard: 8.0 ft. Rear Yard: 14.2 ft.	No Change
Building Height	Six Storeys, and 65.0 ft.	Six Storeys, and 61.0 ft.

An updated project fact sheet can be found in Attachment #2.

### Increase In Three-bedroom Units

The applicant has increased the number of three-bedroom units from one unit to three units to meet the City’s Housing Action Plan, which seeks the provision of at least 10% of units be three-bedroom or more to accommodate families. This was achieved by changing the unit configuration to reduce the number of one-bedroom units from 16 to 12. This results in the total number of proposed units being reduced from 26 to 24.

### Energy Efficiency Improvements

The applicant has upgraded the proposed energy performance from Step 2 to Step 3 of the BC Building Code Step Code, which is consistent with current requirements for rezoned projects.

### Accessibility of the Units

There is now a reconfiguration of unit types which has not only improved the accessibility within each adaptable unit, but has also improved circulation within the whole building.

### Setbacks

This small mid-block site already presents some challenges to develop to the full potential outlined in the OCP. In addition, the City requires a 3.0 m (10 ft.) land dedication off the Lonsdale Avenue frontage of the site. This reduction in site area adds to the challenge to provide livable units within the proposal. Therefore, the applicant has not altered the setbacks in the revised proposal. Staff note the same side yard setback of 2.4 m (8 ft.) has been approved in other projects in the City with similar surroundings (such as the project at 127 East 12<sup>th</sup> Street, which is nearing completion). Staff do not anticipate significant impact with this side yard setback.

### Reduction in Height

The proposal is kept as a six-storey building, however, there is a reduction in overall building height from the previous 65 ft. to 61 ft., and a further setback of the top floor.

Staff and the applicant explored the possibility and the implication to either reduce the building by one floor or further set back the top floor significantly. In considering height reduction, staff take into consideration both site specific constraints as well as surrounding context.

The surrounding context include existing 2- to 3-storey walk-up apartments as well several recently approved five-storey developments. There is one rezoning application under review that is also proposing a 6-storey OCP compliant rental development. See map below.





To reduce the scale and massing of the building, in the original design, the top floor of the building was set back by approximately 2.1 m (7 ft.) from the street and lane edges of the building footprint below. For the current proposal, the applicant’s design exploration has concluded that any significant additional setback of the top floor is not possible without relocating the main staircases, which would trigger a complete redesign. However, a 0.8 m (2.5 ft.) setback from the north and south side yards of the top floor is now added to the design, thus mitigating the massing impact of the building on the north and south neighbouring buildings.

Further, the applicant has reduced floor to floor height of levels 2 to 4, resulting an overall height reduction of 4 feet.

The elimination of an entire floor was also reviewed – it would result in a loss of four rental units, a significant loss considering there are only a total of 24 units. Projects proposing six storeys are being considered in the neighbourhood currently, provided there are measures to scale back the top floor.

On balance, the incremental impact of a stepped back sixth floor is minimal in terms of shadow and neighbour impacts, and the removal of the sixth floor may jeopardize the financial viability of this small rental project.

#### Mid-Market Unit Housing Terms

The applicant has offered to extend the term of the mid-market units from 10 years to “in perpetuity”, in alignment with the current City policy.

### **ADVISORY BODY INPUT**

The changes being presented in this proposal were minor and did not warrant returning to the Advisory Design Panel for further review.

### **COMMUNITY CONSULTATION**

The applicant did not hold an additional Developer Information Session on the latest proposal, but staff has updated the project webpage to allow members of the public to view the drawings and provide feedback.

Staff have received four telephone calls about the revised proposal, with mixed comments including disappointment of the building height not being reduced to five stories as well as the loss of rental units due to the changes. Comments in support like that the project will be rental with a more affordable component, and the look of the building. No written comments have been received since the submission of the revised drawings.

Should Council wish to move this application forward, a Public Hearing will be held to allow the public to voice their opinions directly to Council.

### **ENGINEERING SERVICES**

With the proposed changes, off-site servicing requirements remain the same. One of the items was a condition that was outlined in the previous staff report (Attachment #4); it needs to be carried over as the following and secured as part of the rezoning:

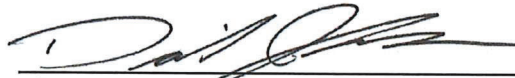
- Submission of a sustainable storm water management plan to the satisfaction of the Director of Engineering.



**CONCLUSION**

The changes to the original application as presented in this report will result in 24 rental apartment units with three mid-market units that would be secured in perpetuity through a Housing Agreement. The increased number of three-bedroom units is in keeping with the City’s Housing Action Plan and will help accommodate families in the area. The improved energy performance is in keeping with current requirements and modified unit configurations will help wheelchair access throughout the dedicated units and the building.

RESPECTFULLY SUBMITTED:



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David Johnson  
Development Planner





DISCLAIMER

This map was produced on the City of North Vancouver's Geographic Information System. The City of North Vancouver does not warrant the accuracy of the information and does not accept any responsibility for the accuracy or completeness of information contained herein.

GIS Division, Information Technology,  
City of North Vancouver  
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# PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

2612 Lonsdale Avenue



## SITE CHARACTERISTICS

OCP Designation	Residential Level 5 (R5)
Existing Zoning	Medium Density Apartment Residential 1 (RM-1)
Site Area	766.0 sq. m (8,245 sq. ft.)

## FLOOR AREA AND HEIGHT

	Existing Zoning (RM-1)	Official Community Plan	Proposed
Floor Space Ratio	Maximum 1.60 FSR or 1,225.6 sq. m (13,192 sq. ft.)	OCP - 1.60 FSR 1,225.6 sq. m (13,192 sq. ft.) Density Bonus - 1.0 FSR 766.0 sq. m (8,245 sq. ft.)  <b>Total Maximum</b> <b>1,991.6 sq. m (21,437 sq. ft.)</b> <b>2.60 FSR</b>	1,967.0 sq. m (21,172 sq. ft.) 2.57 FSR
Total Lot Coverage	50%	N/A	53.0%
Principal Building Height (maximum)	13.0 m (42.7 ft.) or three storeys	Six Storeys	Six Storeys and 18.6 m (61.0 ft.)

## SETBACKS

	Existing Zoning (RM-1)	Proposed
Front (Lonsdale Avenue)	6.1 m (20.0 ft.)	3.6 m (12.0 ft.)
North Side Yard	6.1 m (20.0 ft.)	2.4 m (8.0 ft.)
South Side Yard	4.6 m (15.0 ft.)	2.4 m (8.0 ft.)
Rear (East)	6.1 m (20.0 ft.)	4.3 m (14.2 ft.)

## BICYCLE PARKING

	Required	Proposed
Total Bicycle Parking (stalls)	39 secured / 6 short term	39 secured / 6 short term

## VEHICLE PARKING

	Required	Proposed
Resident	13	9 plus 4 (from car-share stall)
Visitor	3	3
Total Vehicle Parking (stalls)	16	16

Numbers based on plans dated July 27, 2020

#2048792