

Director	CAO
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<u>COUNCIL AGENDA</u>	
Date: _____	Item: _____



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	October 6, 2016
From:	Lisa Berg, Senior Community Planner
Subject:	Hollyburn Gardens Rental Infill
File:	1010-20-14-006

RECOMMENDATION

THAT:

1. Proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4905, 2016” be read a first time;
2. Proposed “Phased Development Agreement Authorization Bylaw No. 4906, 2016” be read a first time;
3. Proposed “Housing Agreement Authorization Bylaw No. 4907, 2016” be read a first time;
4. Proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4905, 2016” and proposed “Phased Development Agreement Authorization Bylaw No. 4906, 2016” be presented at a public hearing on November 28, 2016 at 6:00 p.m. in the Municipal Hall Council Chamber, and that statutory notice be given of the scheduled public hearing; and
5. Proposed “Development Permit No. 14-006” and proposed “Housing Agreement Authorization Bylaw No. 4907, 2016” be presented at a public meeting scheduled for November 28, 2016 at 6:00 p.m. in the Municipal Hall Council Chamber, to be held concurrently with the public hearing scheduled for November 28, 2016 at 6:00 p.m. in the Municipal Hall Council Chamber, and that notice be given of the scheduled public meeting.

1.0 Purpose

This report outlines an application to rezone 195 - 21st Street known as Hollyburn Gardens to Comprehensive Development Zone 53 (CD53).

2.0 Executive Summary

Hollyburn Properties has applied for a rezoning and a development permit for property located at 195 21st Street. The proposal is to add purpose-built rental infill housing to the site in two new buildings containing 41 units with approximately 4,114 square metres (44,280 square feet) of new suite area. The existing 16 storey tower containing 126 units is to be retained, for a combined total of 167 units.

The Official Community Plan supports the provision of rental housing through Policy H9. The District has various policy-guiding documents and strategies that support rental housing. More recently, Council directed staff to use housing strategies that address affordability and diversity to inform revisions to the OCP housing policies, area planning processes, and the review of development applications with a significant housing component.

In summary, through the overall assessment of the project, staff support the proposed rental infill project and recommend that it proceed to a public hearing. The project is consistent with Council's policies regarding the provision of a diversity of housing types and tenures and fits with the context of the surrounding neighbourhood.

It is recommended that the application be referred to a public hearing and concurrent public meeting on November 28, 2016. Prior to the public hearing, the applicant would be required to host a Development Application Information Meeting.

3.0 Legislation/Bylaw/Policy

Provincial Legislation

The *Local Government Act* requires that a public hearing be held on the proposed Zoning Bylaw amendment and the Phased Development Agreement and authorizes the District to enter into and a Housing Agreement.

Official Community Plan

As the proposal is aligned with rental housing policy and within the Ambleside Apartment Area, an amendment to the OCP is not required.

Zoning Bylaw

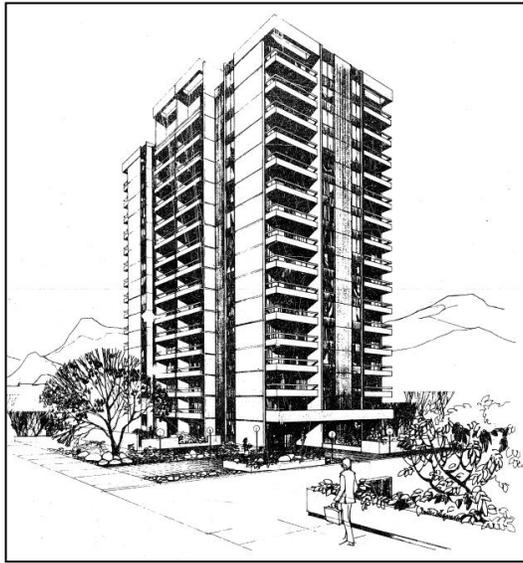
The site is zoned RM2 (Multiple Dwelling Zone 2). A rezoning is required to increase the Floor Area Ratio (FAR) from 1.75 to 2.5.

4.0 Background

4.1 Previous Decisions – Not applicable.

4.2 History

Hollyburn Properties acquired the subject property in 2010. It is presently developed with a 16-storey apartment building containing 126 units that was constructed in 1971. The company has undertaken upgrades to the building, of which is fully rented with a significant wait list.



Sketch of 16-storey apartment building from 1971 architectural plans.

5.0 Analysis

5.1 Discussion

Site Context

The 5,633 square metre (60,632 sq ft) site is located at 21st Street bounded by Argyle Avenue and Bellevue Avenue within the Ambleside Apartment Area. The site has surface parking on the northern portion of the site, next to an underground parking structure. There is a residential drop-off/pick up area at the main entrance to the building accessed from 21st Street. Vehicle access to the site is from the rear lane (that connects to 22nd street) via a right-of-way on the northwest portion of the lot from Bellevue Avenue, or via a driveway access from 21st Street.

The site is within short walking distance to transit, community services (including the Community and Senior Activity Centres and the library) and to commercial services and shopping in Ambleside. The site also benefits from short pedestrian access to the sea walk via a park at the foot of 21st Street (see **Appendix A** – Context Map).

The site is surrounded by multifamily uses including:

- | | |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| North | Bellevue Avenue with: a 4-storey, 27-unit strata building (Bellevue Gardens); and a 6-storey, 26 unit rental apartment building (The Viscount) across the street. |
| North East | Intersection of Bellevue Avenue with 21st Street and a 7-storey, 56 unit rental building (Bayside Towers) across the intersection. |
| South | Argyle Avenue with: 14-storey, 24-unit strata building (The Ray Building); a 9-storey, 40 unit strata apartment building (Navy Jack West); and a 7-storey, 18-unit strata building (Navy Jack East) across the street. |

East 21st Street with: a 6-storey, 31-unit rental building (Seaside Place) and open space area connected to a 20-storey, 163 unit rental building (Shorewood Manor) property accessed from Bellevue Avenue.

West A 9-storey, 40-unit strata building (The Bellevue) and a 10-storey, 46 unit strata building (The Crescent).

The above-noted buildings are noted on the context photo in Figure 1 below.

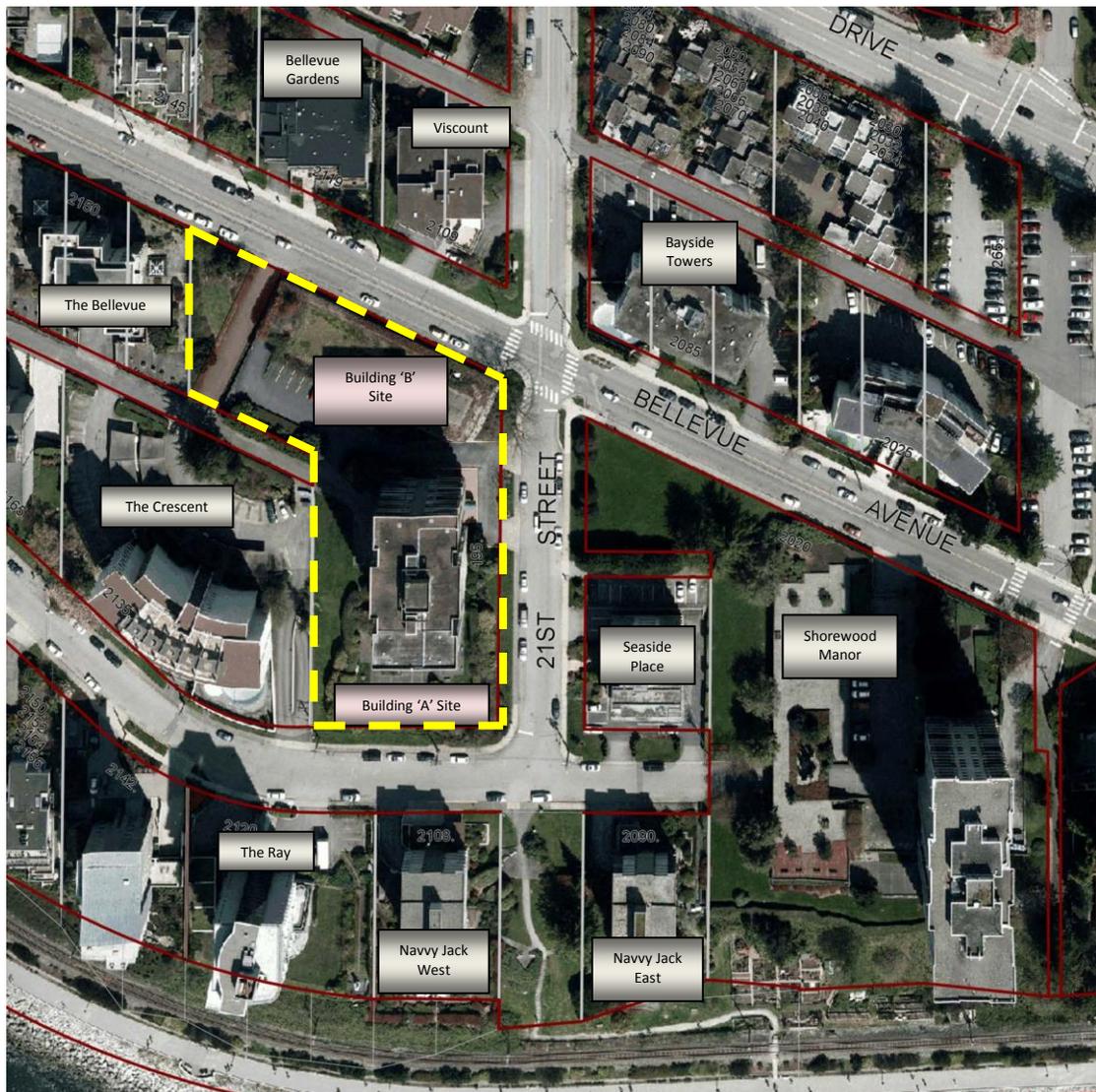


Figure 1: Context Photo

The Proposal

The proposal is to add 41 purpose-built rental apartments in two low-rise buildings on the site. The buildings would be sited on underutilized portions of the property at the base of the existing rental high-rise tower. Key features of the proposal include:

- retention of the existing 16-storey apartment building containing 126 units;
- addition of two new low-rise buildings:
 - A four-storey building with 12 units on the southern portion of the site (Building 'A', the 'Argyle' building); and
 - A three-storey building with 29 units on the northern portion of the site (Building 'B', the 'Bellevue' building) on top of the existing parkade;
- Addition of 23 parking spaces (via reconfiguration and new spaces).

See **Appendix B** for the Project Profile and **Appendix G** for the proposed Development Permit (with the development booklet attached as Schedule A). Details on the proposed buildings is as follows:

Building 'A' (the 'Argyle'):



Figure 2: Building 'A' (The Argyle) at 21st Street and Argyle Avenue (looking north)

The 'Argyle' building is single-loaded access to maintain reasonable separation space from the existing tower while providing each unit with a south-facing view. The building entrance fronts onto 21st Street. An underground garage, providing space for 19 vehicles and bicycle parking, is accessed from Argyle Avenue for residents of this building. It comprises:

- 12 units with:
 - one studio unit;
 - two one-bedroom (plus den) units;
 - eight two-bedroom (plus den) units; and
 - a multi-level apartment (in a townhouse-like format) located on the east side of the building at the corner of 21st Street and Argyle Avenue.

The unit sizes vary but average approximately 700 square feet for the one bedroom units and 900 square feet for the two bedroom units.

Building 'B' (the 'Bellevue'):



Figure 3: Building 'B' (The Bellevue) at 21st Street and Bellevue Avenue (looking southwest)

The 'Bellevue' building would be constructed on top of the existing parkade and fronts onto Bellevue Avenue. The building is a double-loaded configuration and features a common resident amenity space that spills out onto a patio which will animate the corner of 21st Street and Bellevue Avenue. The building is comprised of:

- 29 units with:
 - one studio unit;
 - four one-bedroom units;
 - six one-bedroom plus den units;
 - three two-bedroom units;
 - thirteen two-bedroom plus den units all along a double loaded interior corridor; and
 - two three-bedroom units.

The elevator provides access to the parkade below for both existing tower residents and future residents of this building.

Project Evaluation

1. Overall

The proposal aligns with OCP objectives and Council initiatives of supporting rental housing, adding to the diversity of housing stock and is compliant with development permit guidelines.

The proposed land use is consistent with and appropriate for the area. The site is within close proximity to public transportation, shops and services within Ambleside and Dundarave, and to community services such as the Community Centre, the Seniors' Activity Centre and the Memorial Library.

The new rental housing would contribute to greater housing diversity by offering a variety of unit types and styles and all housing on the site would be secured as rental housing through a Housing Agreement.

The site's proximity to public transit, amenities and services also supports sustainability goals by reducing a household's dual cost burden (the combined cost of housing and transportation) and the reliance on the car (and its associated greenhouse gas emissions), increases housing diversity, and supports local businesses by increasing the local customer base.

2. Housing Policy and Rental Need

The Official Community Plan supports the provision of rental housing through Policy H9, including:

- not supporting the conversion of rental apartments to strata buildings greater than four units; and
- considering amenity zoning (bonuses) for rental housing.

The District has various policies and strategies that support rental housing including the following:

- a) *Community Dialogue on Neighbourhood Character and Housing* contains recommendations for addressing housing affordability and diversity. Within recommendation 3.5, the District is encouraged to facilitate the creation of more affordable housing units, such as through an affordable housing fund. This proposal addresses this strategy by generating growth related funds that can be allocated to the affordable housing fund.
- b) *Housing Action Plan* contains five actions for moving forward on housing issues. Section 3.4 of the plan directly relates to the proposal as it discusses how this property could be at risk given land values and revenue streams – e.g. it could be demolished and redeveloped as strata condominiums.

- c) *Discussion Paper on Rental Housing* provides an overview of the primary stock of purpose-built rental housing. Section 5.3 of the discussion paper is especially relevant as it recommends that infill development on underutilized areas of rental sites be considered in exchange for a Housing Agreement to retain and maintain the existing rental building.
- d) On July 4, 2016, Council directed staff to use housing strategies that address housing affordability and housing diversity to inform revisions to the OCP housing policies, area planning processes, and the review of development applications with a significant housing component. Specifically, the following strategy items directly relate to this proposal:
 - a. Strategy 1.1 as the proposal will prevent the stratification of the existing rental building and the new buildings secured by a Housing Agreement;
 - b. Strategy 1.2 as the added infill rental units would be on underutilized portions of the site;
 - c. Strategy 1.4 as the rental units provided through rezoning (density bonus) are secured through a Housing Agreement;
 - d. Strategy 1.6 as the parking requirements are reduced as the site is within close proximity to frequent transit, amenities and services; and
 - e. Strategy 1.7 as the voluntary contribution would flow into the District's Affordable Housing Fund.

The Need for Rental Housing

West Vancouver's supply of purpose-built rental housing is made up of approximately 1,900 apartments, most of which were built during the 1960s and 1970s. This stock is now 40 to 50 years old. While the District has taken measures to help prevent the loss of rental housing to strata ownership, it has no legal authority to prevent demolition of a rental apartment building, or to require that a redeveloped property remain rental.

This proposal would add 41 new units to help refresh the District's aging rental stock, making this a significant contribution to housing as only 20 new units have been added to the purpose-built rental inventory since the late 1970s. These have been secured as community amenity contributions through major rezoning applications¹.

¹ 16 units ("Water's Edge" development) are rental in perpetuity; four units ("Dundarave Landing/IGA development") for 10 years but are set to expire in 2017. A further 30 rental units are secured via a Housing Agreement during the "Evelyn Drive" development, but are not yet constructed.

Coupled with this concern, West Vancouver has a low vacancy rate at just 0.5%², which is below the regional average. A low vacancy rate and high housing costs puts pressures on families to find appropriate housing based on their needs, and may also require them to spend more per month than what is sustainable. The applicant notes that the existing building is fully rented and there is a significant wait list. While there are typical turn-over rates with people moving in and out, the wait list remains long.

3. Urban Design and Accessibility

Urban Design

Both of the new buildings have been designed to fit with the existing tower and neighbouring buildings, while incorporating a high-quality, contemporary 'West Coast' character. This is achieved by using flat roofs with generous overhangs and extensive use of stone, wood and glass. Durable cementitious panels are used to provide for an attractive and long-lasting siding. Patios and doors are designed to animate the streets, by visually connecting through the site to the sidewalks and beyond.

Exterior materials include natural stone cladding, fibre cementitious board siding (in neutral gray), aluminum frames (in charcoal) and clear Low-E glazing. Balconies are secured with clear glass in aluminum railings. With generous glazing and strong horizontal lines, the new buildings will complement the existing concrete high rise building and other buildings in the area built around the same era.

The Design Review Committee (DRC) and the North Shore Accessibility Committee on Disability Issues (ACDI) recommended support of the application. It is staff's opinion that the proposal responds to the recommendations made by these review committees.

The Design Review Committee (DRC) considered the proposal at its December 11 2014 meeting. The DRC recommended support of the application, with commentary encouraging the applicant to reach for a higher sustainability target, tying all the buildings together through the ground plane, improving circulation through the site for both pedestrians and vehicles and improving landscaping at the lane. Working with the applicant, staff is of the opinion of that the proposal responds appropriately to the commentary made by the DRC. The proposal is designed to LEED Silver standards. The proposed siting of the buildings responds appropriately to the context of the site – two buildings allows opportunity to landscape between the buildings, allows for pedestrian and vehicular circulation in addition to open space, and creates a positive edge to the adjacent streets. The buildings present a good urban aesthetic to Bellevue Avenue and Argyle Avenue through enhanced boulevard landscaping and a complementary architecture that fits within the neighbourhood.

² Canada Mortgage and Housing Corporation (CMHC) Rental Market Report, Vancouver and Abbotsford-Mission CMAs, Fall 2015.

Accessibility

The North Shore Accessibility Committee on Disability Issues (ACDI) considered the proposal at its February 12, 2015 meeting and generally supported the proposal while providing recommendations on how to improve the accessibility to the site and within the units.

The applicant is improving access to the elevators in the existing tower by eliminating steps in the parkade level. This will greatly help those with mobility issues or devices. The applicant will review other elements that could be added to the new buildings or within specific units to enhance accessibility.

Excerpts from the DRC and ACDI minutes are attached as **Appendix C**.

4. Identified Neighbourhood Issues

The proposal has been informally reviewed by the public as part of the District's Housing and Neighbourhoods Fair held in early 2014. Although concerns were raised at this event primarily focused on "infill" development, view impacts, parking and the basis of rental 'need', the proposal responds appropriately to the surrounding neighbourhood.

A targeted mailing was sent to neighbours of this project inviting them to attend the Housing and Neighbourhoods Fair to learn more about and to make initial comments on the proposal.

From these early discussions, some issues have been identified in the community (notably the surrounding residents) including:

- a) Infill Development: "Infill" has been raised as a concern as it could be seen as acceptance to increase density throughout the Ambleside Apartment Area, either through adding development on underutilized area of land, or through the redevelopment of higher density apartment buildings. Broadly speaking, there is limited opportunity within the Apartment Area to add additional infill housing based on the existing build out and settlement patterns. Based on current policy within the OCP, there would be limited basis to see an increase in density throughout the area.
- b) View Impacts: Adding new buildings on the property will have some view implications on surrounding buildings. The applicant has supplied view studies within the materials to demonstrate those impacts. While some buildings on the periphery of the site will have view impacts on the lower-level units (as they may currently have peek-a-boo views through the site and the sites on the other side of the street to the waterfront), the form of the buildings are low rise and designed with flat roofs to preserve as much view as possible.
- c) Parking: Some neighbours are concerned with parking. While 42 units are proposed to be added, 23 parking spaces are being added. This is achieved by reconfiguring and adding some surface parking and adding new underground parking to the building fronting Argyle Avenue (Building 'A').

Existing Parking	136 spaces	126 parkade + 10 surface
Proposed Parking	+ 23 net spaces	via reconfiguration and new
Total	159 spaces	141 parkades + 18 surface

The applicant has supplied a Transportation Review Study, looking at vehicular movements in the neighbourhood, the site and parking use in the area. The parking ratio will decrease from 1.1 spaces per unit to 0.95 spaces per unit, representing about 8% less than the parking standard of the RM2 zone. The study finds that there are currently a surplus of unused spaces within the parkade and on-street parking (even during peak hours).

Parking ratios for multifamily housing vary depending on tenure: generally market rental apartments have a lower ratio than strata apartments, up to 35% less³. This reflects different vehicle ownership rates, access to transit or car-share programs. The proposal is providing for 2 dedicated car-share stalls and the applicant will be working with car-share operator(s) to introduce car-share vehicles to the neighbourhood. This would in turn, in time, further reduce parking demand for future residents.

- d) Rental Need: The question of “need” has been raised as many neighbours report that they see ample signage in the vicinity advertising apartments ‘for rent.’ As discussed in this report, West Vancouver has a very low rental vacancy rate and although there is a natural turnover rate with apartment units, the overall amount of housing available for rent is low or does not capture all rental needs (i.e. the number of bedroom units available, location, etc.).

5. Sustainability

The buildings are being designed to target LEED Silver (or equivalent) standards. Attention will be given to environmental features which would contribute to a healthy environment for future residents, such as low VOC paints and finishes. Also, the buildings are designed to promote natural ventilation and access to light with generous glazing, operable windows and orientation on the property. The applicant will be encouraging residents to use bicycles by providing new secure bicycle storage within the parkade, car-share programs and public transit. To promote healthy lifestyles for residents, a new wellness centre will be created in the existing apartment building, offering new gym equipment specifically designed for people with mobility issues.

³ Metro Vancouver Apartment Parking Study (September 2013)

6. Growth Related Contributions

The applicant proposes a voluntary Community Amenity Contribution (CAC) to address the impacts related to rezoning the site. CACs typically include either the provision of on-site amenities or a cash contribution that can be put toward other public benefits. CACs may also take into consideration community needs, area deficiencies and the impact of the proposed development on District services.

Consistent with District policy and through a negotiated approach, the applicant offers a voluntary CAC of \$1,046,155 in cash. It is recommended that the contribution be allocated to the District's Affordable Housing Fund in order to contribute to the financial capacity for future affordable housing projects as determined by Council.

Implementing the Project

In order to implement the project, a number of items require completion including approval of the proposed amending bylaw, the Phased Development Agreement (to secure the public benefit) and the Housing Agreement (to secure all housing on the site as rental).

Implementing Bylaws

Proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4905, 2016" (**Appendix D**) would create the new Comprehensive Development Zone 53 (195 – 21st Street) that would reflect the development proposal. The proposed CD53 zone would regulate the land use based on the existing rental tower and the proposed infill rental housing.

Phased Development Agreement

The proposed Phased Development Agreement Authorization bylaw is attached as **Appendix E**.

Housing Agreement

This agreement serves to secure and protect the use of the residential units for rental purposes only. The units in the existing tower would be secured for a minimum of 20 years and the proposed units in the new buildings would be secured for a minimum of 60 years, or all for the life of the buildings, whichever is longer. The proposed Housing Agreement Authorization bylaw is attached as **Appendix F**.

6.0 The Process of Bylaw Consideration

6.1 Consideration of Bylaws and Development Permit

Following first reading of the bylaws and scheduling a public hearing by Council, staff will give notification of the public hearing consistent with District policy and legislated requirements to property owners and residents.

Concurrent with the public hearing Council provides an opportunity for those who consider they are affected by the proposed Housing Agreement⁴ and development permit to make written and/or oral representations to Council.

After the closure of the public hearing Council may give additional readings to the bylaws. After additional readings and at a subsequent Council meeting, Council may adopt the bylaws once District staff confirm any precedents to bylaw adoption have been met and it may approve the development permit (see section 6.2 below).

6.2 Conditions Precedent to Adoption

Prior to final adoption of the proposed bylaws and approval of the development permit, registration of the Housing Agreement and the CAC enforcement covenant at Land Titles Office will be required as described in this report. The voluntary CAC is secured through the adoption of the Phased Development Agreement Authorization Bylaw.

6.3 Public Engagement and Outreach

The public have been introduced to the proposal during the District's Housing and Neighbourhoods Fair held in early 2014 and were able to provide feedback to staff on the application as detailed in section 5.1 of this report.

In addition, during the planning process undertaken by the applicant leading up to its submission, an initial outreach was made to nearby buildings and two presentations were held to the existing residents of the existing Bellevue Tower (the existing 16 storey on site building). This engagement helped to inform the rezoning application; the buildings were re-designed with flat roofs and the number of units was reduced to 42.

7.0 Options

7.1 Recommended Option

Council give first reading to the proposed bylaws and set the date for a public hearing and concurrent public meeting.

This is the recommended option as the proposal will help to achieve OCP objectives by creating new purpose-built rental housing and will contribute to housing diversity within Ambleside. Scheduling the application for a public hearing and concurrent public meeting will give the public the formal opportunity to make representations to Council on the proposal.

⁴ The *Local Government Act* (LGA) requires that a public hearing be held on the proposed amending bylaw and the Phased Development Agreement Authorization Bylaw. Although the proposed Housing Agreement Authorization Agreement Bylaw is not subject to a public hearing under the LGA, it is presented along with the development package at the concurrent public meeting.

7.2 Considered Options

- a) give first reading to the proposed bylaws and set the date for a public hearing; or
- b) give first reading to the proposed bylaws and set an alternative date (to be specified) for a public hearing; or
- c) defer consideration pending the receipt of additional information (to be specified) be provided and available to assist in consideration of the application; or
- d) reject the application.

The above options are presented for consideration should Council desire to give first reading to the proposed bylaws and set a date for a public hearing, request additional information, or reject the application.

8.0 Conclusion

Assessment of the rezoning application has concluded that the proposal is appropriate in terms of land use, density and fit. The proposed low-rise buildings will add 41 new purpose built rental housing units. Further, if approved, this application would secure all the units on the site for rental purposes and contribute to housing diversity within the Apartment Area, which is located in close proximity to public transit, shops and community services as well as promote growth related contributions.

Staff recommends that the application be scheduled for a public hearing and concurrent public meeting, together with the development package including the proposed amending bylaw, legal agreements and development permit.

Author:

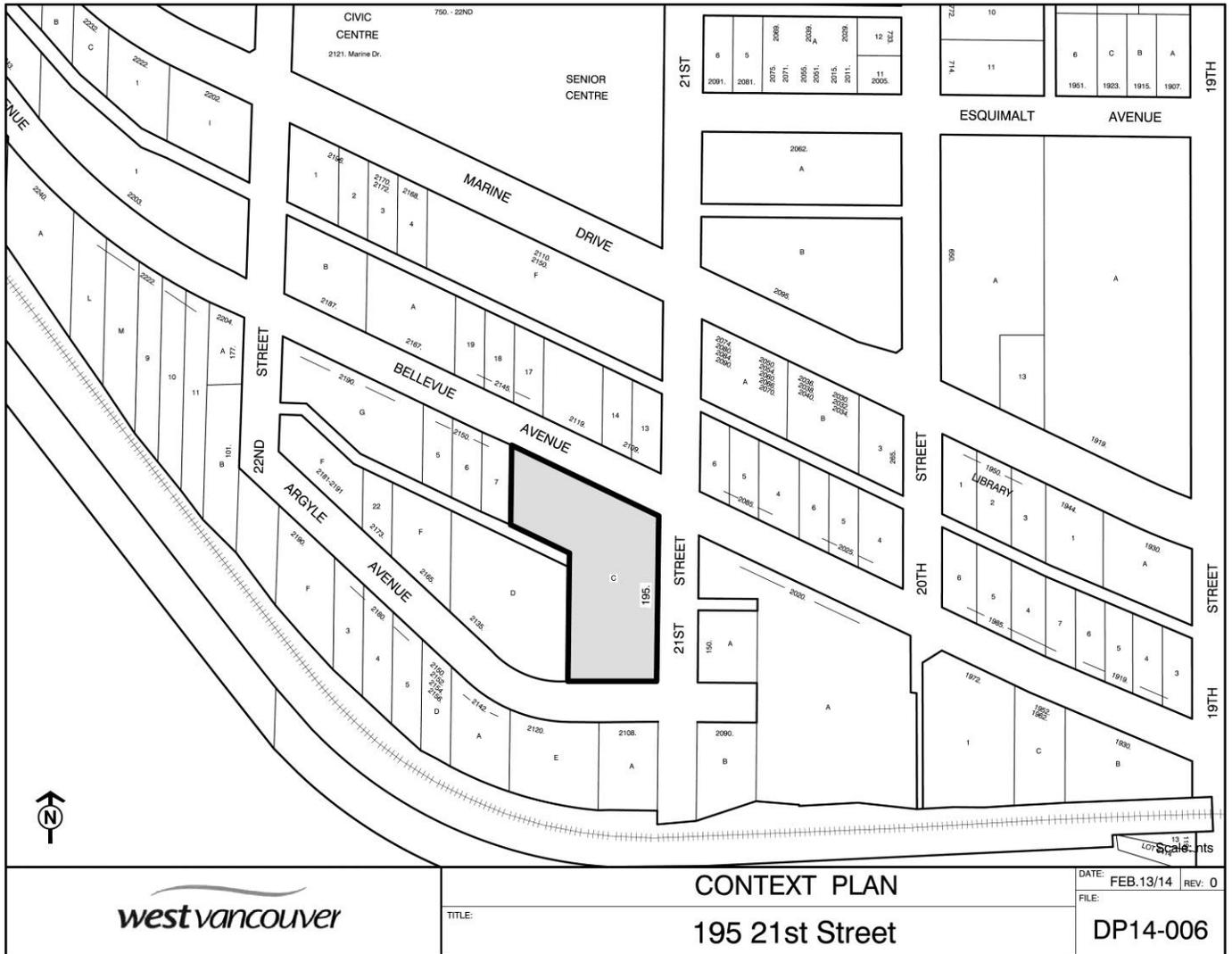


Lisa Berg, Senior Community Planner

Appendices:

- A. Context Map
- B. Project Profile
- C. Minute Excerpts from Design Review Committee (December 11, 2014) and North Shore Accessibility Committee on Disability Issues (February 12, 2015)
- D. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No.4905, 2016
- E. Phased Development Agreement Authorization Bylaw No. 4906, 2016
- F. Housing Agreement Authorization Bylaw No. 4907, 2016
- G. Development Permit No. 14-006 (with development booklet attached as Schedule A)

APPENDIX A – CONTEXT MAP



CONTEXT PLAN
195 21st Street

DATE: FEB.13/14 REV: 0
FILE: DP14-006

APPENDIX B

Project Profile (at September 2016)

Project:	Hollyburn Gardens
Application:	Development Permit No. 14-006
Applicant:	Hollyburn Properties Ltd.
Consultant:	Michael Geller
Architects:	Rafii Architects Inc.
Landscape Architect:	Sharp & Diamond Landscape Architects
Property Address:	195 – 21st Street
Legal Description:	Lot C (Explanatory Plan 10675) of Lot 13 Blocks 7 to 12 District Lot 775 Plan 4595
PID:	006-702-121
OCP Policy:	BF-B4 Ambleside Apartment Area
Guidelines:	BF-B4 Ambleside Apartment Area
Zoning (Existing):	RM2 (Multiple Dwelling Zone 2)
Zoning (Proposed):	CD53 (195 – 21st Street)
Proposal:	To add 41 new purpose built rental units in two low-rise buildings.

Site Area: 60,632 sq ft (5,633 sq m)

Bylaw Analysis:

Provision	Bylaw (RM2)	Proposed (CD53)	Notes
FAR	1.75	2.5	
Site Area	1,115 sq m	5,635 sq m	
Site Coverage	n/a	35%	RM2 prescribes 30% maximum coverage for driveways, access or exit aisles, but not for structures.
Height	55 m	55 m	
Building 'A'	n/a	12.5 m	
Building 'B'	n/a	10 m	
Number of Storeys	20	20	
Building 'A'	n/a	4	
Building 'B'	n/a	3	
LUC/DAA Area	No		
DP Area	Yes (Ambleside Apartment Area Development Permit required)		
Heritage	No		
Yards:			
Front Yard (south, Argyle Avenue)	m	6.0 m	CD53 zone
Rear Yard (north, Bellevue Avenue)	m	4.5 m	
Side Yard (east)	m	7.0 m	
Side Yard (west, 21st Street)	m	6.5 m	

APPENDIX B

PROJECT PROFILE *(at September 2016)*

Parking:			
# of spaces	1:1 or 1 space per 84 sq m GFA (136 existing spaces)	0.95 159 spaces proposed	8% parking ratio deficit
Engineering:			
Rock Removal	n/a	n/a	
Max Ramp Slope	5%	5%	Complies
Roads	See Traffic and Parking Study		
Sanitary	Rear Lane		
Storm	Unknown – may require upgrade or connection		
Water	Bellevue Avenue		
ROW's	Easement registered for vehicle access through west of site via Bellevue Avenue to rear lane		
Subdivision	Not required. Strata subdivision prohibited.		
Traffic Signaling	21st Street and Bellevue recently upgraded to a 4-way stop intersection.		
Covenants	None registered		
Ambleside Streetscape Standards	Not applicable.		

APPENDIX C

DESIGN REVIEW COMMITTEE

December 11, 2014

195 21ST STREET, HOLLYBURN INFILL RENTAL HOUSING FILE: 1010-20-14-006

Background:

Stephen Mikicich, Manager of Community Planning, advised that the project is in the Ambleside Apartment area, will require Development Permit and rezoning increase FAR from 1.75 to 2.5 and Development Permit for the proposal to add 42⁵ new purpose-built rental apartments into two low rise buildings. Of interest to District as only had 20 new rental units in last 40 years and set upcoming work on apartment areas to look at other opportunities for infill rentals, possibly precedent setting in West Vancouver.

Project Presentation:

Michael Geller planning and development consultant and Architect, Foad Rafii opened the presentation. Mr. Geller stated that doing something unprecedented but worthwhile to come up with a creative way to sensitively infill site to provide more rental housing on a rental housing site. Challenge for many people in community to accept the infill housing, this is third proposal after lengthy consultation with community. Will enhance the landscaping around project so will be more enjoyable landscaping than what was there before. Trying to provide good quality affordable housing that is compatible with the tower's 1970's architecture and while bringing in a more contemporary look to the area. High quality building with high quality materials.

Foad Rafii advised that trying to create a more up to date design without too much interference or screening of the site. Proposing two buildings on this L shaped site, one three-storey building on Bellevue and a four-storey building on south side of site on Argyle Avenue.

Committee Questions:

The Committee went on to question the presenters, with the applicants' response in *italics*, including the following:

- What was feedback from the District Housing and Neighbourhood Fair? *Everyone looking for rental housing excited, but people living in immediate vicinity not so excited as worry about negative impact. Parking a deficit right now is it possible to put down a second layer of parking under Building A? Yes it is possible, but we could take out a bit of the landscape and add four more surface parking spaces. Feel the need is to exceed visitor parking as that has the greatest impact on the neighbourhood.*
- Have you considered green roof? *Proposing wood frame and experience with wood frame is that green roof has potential to fail.*

⁵ Revised to 41 units (via reconfiguration of the units within Building 'B') post DRC discussions.

APPENDIX C

DESIGN REVIEW COMMITTEE

- Materiality shown stone? *Proposing cementitious panel with detailing and natural stone to fit in general context area warmer colour than existing tower but something that ties into existing tower.*
- Parking: there are 126 units at moment with 136 parking spaces. Are all 136 parking spaces being used? *No. The average is 35 unused spaces. Proposing a ratio of about 0.96 spaces per unit.*
- Do people currently have to pay extra to pay for rental parking? *Yes, one of the suggestions was to include parking within rent in new buildings.*
- Councillor Soprovich: the philosophy of rental building becoming a situation of land assessment where these properties are escalating at such a rapid rate. People not building rental now as land worth too much, infill gives opportunity to get rental housing built.

Committee Comments:

Members' comments on the application included:

- Handsome building appropriate for site, challenge for wood frame building to see if fine edges can be achieved on a wood frame building. Love to see how those things are resolved as are part of aesthetic proposing and edges need to be finished.
- Great way to infill thinks building polite and good addition to the neighbourhood.
- Great presentation, building looks good. Important that a building of this type hold onto LEED requirements, LEED equivalent silver is not good enough, you either are or are not going for it. If you are asking for LEED standards then register for it. Think you are doing right thing for community by producing rental properties you should also do the right thing on a sustainability perspective.
- Strong proponent for densifying to provide rental buildings in this area and supportive of this project. Concern you are making the old building an orphan within the site, could you consider styling buildings so makes podium to this old building and maybe a way to tie together take a long way to respect the old.
- Whatever you can do in the ground plane to it stitch together will be highly beneficial. Well mannered building and the opportunity to densify this site is a great thing as a rental component in West Vancouver. Parking relaxation no issues, don't see parking a big issue and no problem with variance.
- Like the project and understand the need, design fits well with what trying to do and like idea of freshening up old building. Parking feel not an issue and have enough parking.
- Don't feel parking an issue, think should be provision for lot of bike parking and should all be secured.

APPENDIX C DESIGN REVIEW COMMITTEE

- Love to see those roofs useable and have a community garden up there as roofs large and look blank.
- Circulation behind Building B could be improved and landscape needs design development.
- Car circulation and driveways are confusing.
- Materiality and detailing will be success or failure of these building, aesthetically to translate the images shown into reality so have crisp detailing.
- Where laneway goes through between the existing building and the new, it would be so significantly better if it was landscaped, currently great big piece of hard surface running through to facilitate a shortcut through your property for someone else.

Councillor Sorpovich questioned the ownership of the easements on the land and public access to right of ways to the lane.

Resolution:

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT on the infill rental housing at 195 21st Street with detailed comments as noted in the minutes.

CARRIED

APPENDIX C

NORTH SHORE ACCESSIBILITY COMMITTEE ON DISABILITY ISSUES (ACDI)

Recommendations for the proposed Hollyburn Gardens - 195 21st Street

- Apply City of North Vancouver Adaptable Design Guidelines as follows - 100% of units in both residential buildings built to Level 1 and 25% of units in both residential buildings built to Level 2.
- Automatic door openers on all main entrances and from parking areas.
- Provide a higher number of disability parking than required by the bylaw.
- Add Accessible Pedestrian Signals to the exterior street crossings of the mall to enhance accessibility for people who are blind, partially sighted and deaf/blind.
- Emergency stairwells should have yellow paint and tactile surfacing on the bull nose edge of the stair - for people with low or no vision having to evacuate in an emergency situation.
- Visual alarms for fire/carbon monoxide should be installed in all common spaces and individual units wired for this feature to be added by the resident if they so require - the deaf and hard of hearing have to be able to be warned of such an emergency in the common areas of the building and in their private units (if required) and need a visual system.
- Audible announcements in the elevators. There are accessible models available through elevator manufacturers - blind and partially sighted people cannot access an elevator independently without audible announcements. The announcement also recites what floor the doors are opening on. In a building with many floors this is a fantastic feature. Also good for residents who are senior, or who have developmental disabilities.
- The individual suite doors should have large tactile numbers on them - large scale and bold for low vision and tactile for the blind.
- Building signage should be large print and dark colored bold lettering (or high contrast) - for people with low vision.
- Outside intercom should have a video relay and tactile lettering/numbering or audio announcement - the deaf and hard of hearing would need a visual connection to the person they are buzzing. Those who are blind or partially sighted would need resident info in tactile lettering or audio menu.