

CITY OF NORTH VANCOUVER

GARDEN APARTMENT GUIDELINES

LONSDALE AREA

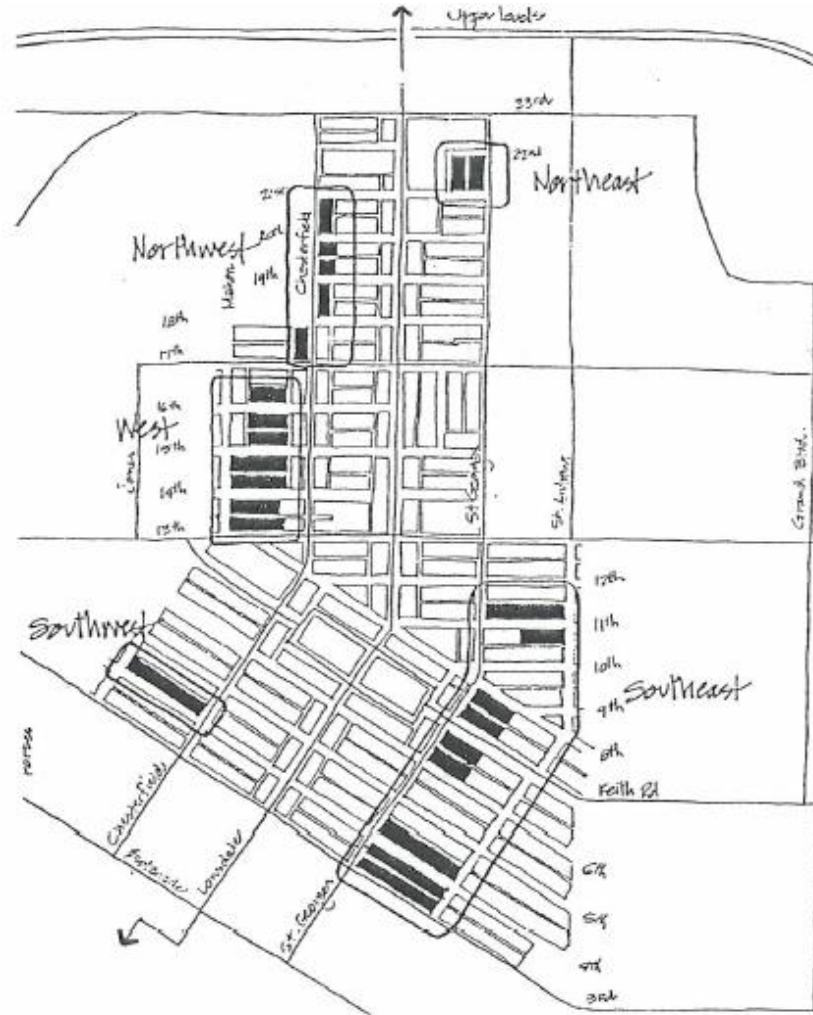


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Application and Intent

These guidelines apply to all new multi-family developments within the areas designated for garden apartments in the Official Community Plan outside of the Hamilton-Fell area.

The intent is to provide a framework of guidelines that promote variety with continuity, neighbourliness to the surroundings, and livability within garden apartment developments.

Guidelines are minimums, and in some cases the developer may be required to provide more than the minimum in order to meet the stated intents.

In some instances, conditions may prevent full compliance with all guidelines. Good design is always encouraged, and individual architects have both the freedom and the obligation to make appropriate use of these guidelines to achieve a development which contributes to the building of the community.

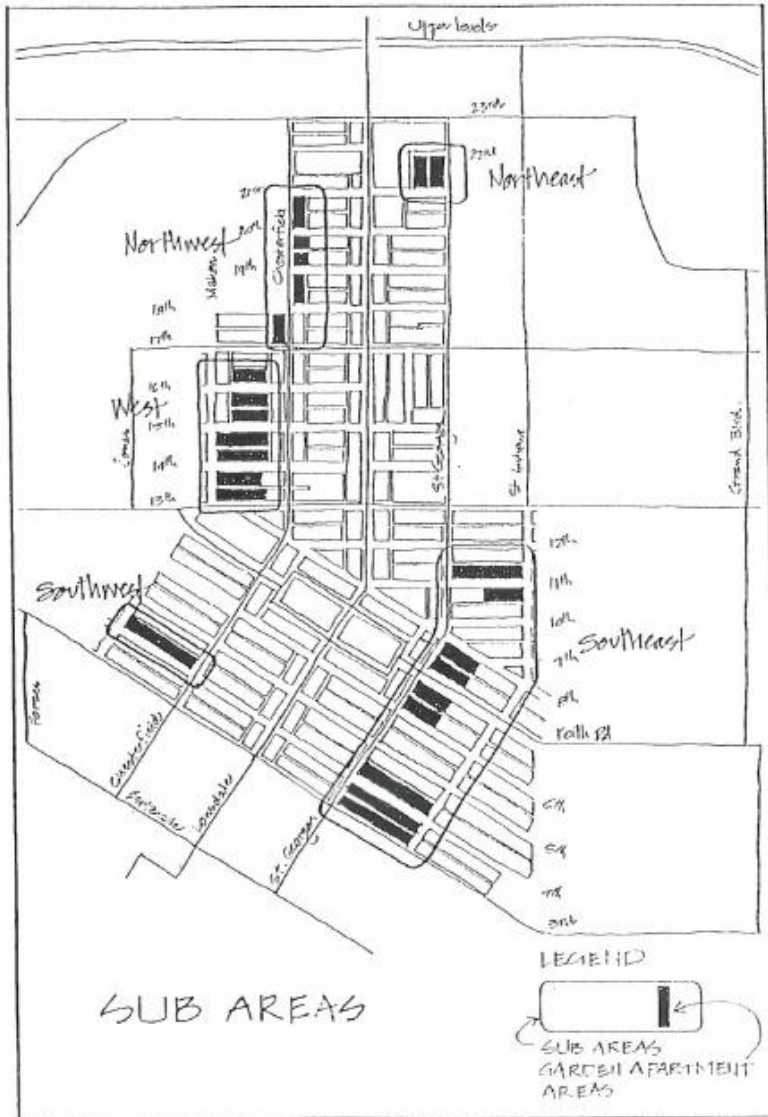
Study Sub-Areas

The garden apartment areas of the City are primarily located one or two blocks east and west of Lonsdale, forming a transitional density and building type between higher density developments closer to Lonsdale and lower density areas further away. The areas are not evenly distributed along Chesterfield or St. Georges, but tend to cluster in sub-areas, as indicated on the map

View Sensitive Areas

Some areas of the City are subject to view preservation guidelines in the form of reduced height and increased front lot line setback and lot coverage. These special guidelines apply only to the following blocks:

- 200 block East 4th Street - south side
- 200 Block East 5th and 6th Street- north and south side
- 200 block East 11th Street - south side
- 200 block West 15th Street - south side



V. Lock-Off Units

5.1 Housing Affordability: Lock-Off Units

Lock-Off Units:

“Lock-off” units are a form of more affordable rental housing that is attached to a main housing unit in multi-family housing. The “lock-off” units are attached through a lockable door. These units are self-contained bedrooms with a full bath, a kitchenette and a direct exterior access. Lock-off units provide a rental housing type that may be appropriate for a range of residents, from students, to seniors as well as service industry workers, including those that work along the Lonsdale corridor.

Lock-off units could contribute to the diversity of the population, one of the key aspects of social sustainability.

These studio units could be considered flexible housing. As the family’s needs change, the “lock-off” unit could be rented out legally or the unit could be unlocked and serve as an additional bedroom.

With these accessory rental units being legal, they may be considered as mortgage helpers, making the main unit more affordable. The prerequisite for renting the lock-off unit would be that the main unit be owner occupied.

A 250 sq ft (23.2 m²) to 300 sq ft (27.9 m²) size is recommended for the “lock-off” units. **See Sample Lock-Off Unit Layouts** on page 29.

A density bonus is suggested for developments that implement “lock-off” units at a sliding scale as noted in the below chart. Density bonusing applies to properties in the Level 4 in the OCP.

Density Bonus:

A density bonus is suggested for developments that do implement “lock-off” units at a sliding scale as noted in the below chart. A density bonus and the number of lock-off units will be subject to the appropriateness of the design and planning solutions.

Garden Apartment Development Guidelines- Level 4:

Square Feet	Below 6,000	Below 7,500	7,500-12,000	Over 12,000
FSR Allowed	0.70	0.70	0.80	1.0
UPA	-	-	27	30+
Rec. max. number of units	2	3	-	-
Coverage	40%	40%	45%	50%
Density Bonus for Lock-Off units	0.05	0.10	0.10	0.10
Number of Lock-Off units per project	1	2	3-4	5+

Parking:

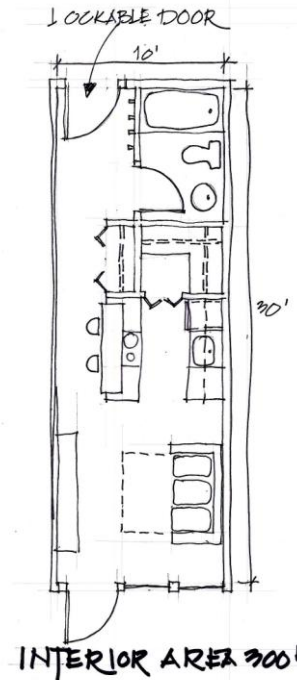
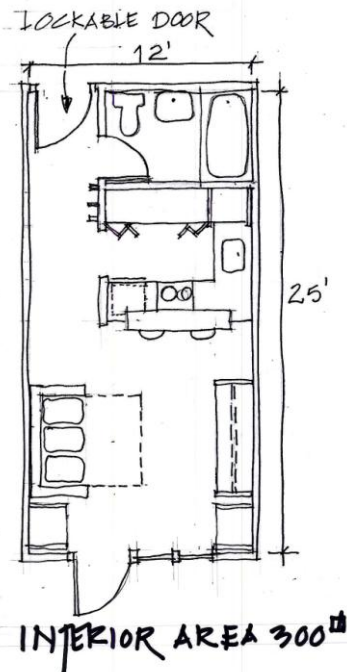
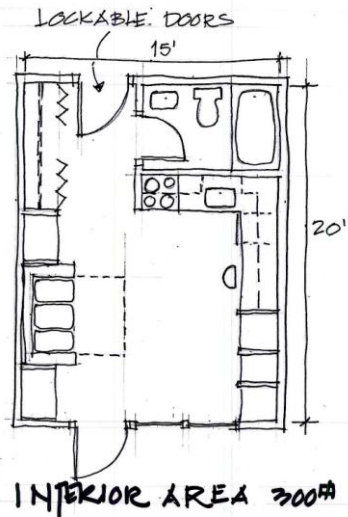
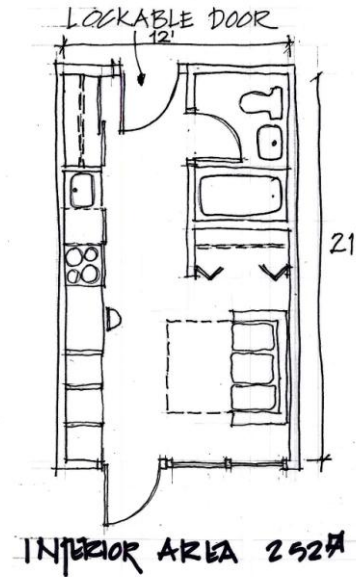
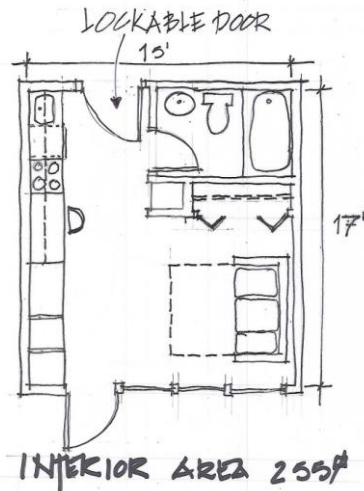
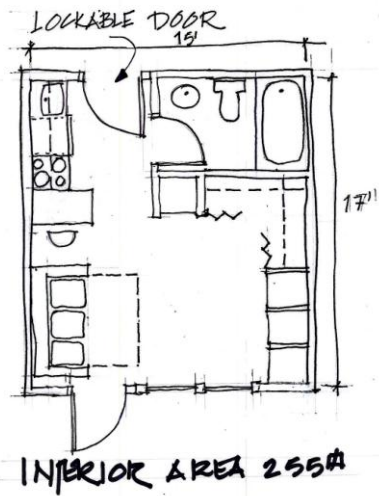
The parking requirements for lock-off units for 2416, 2400, 2370, 2360, 2340, 2324 Western Avenue and for 140, 142, 148, 152, 156, 164, 168, 194 West 23rd Street may be waived.

The parking requirements for all other proposed lock-off units for OCP Level 4 properties may be waived on a case by case basis.

Sample Lock-Off Unit Layouts:

The sample lock-off unit layouts on the following page are configured as design idea generators. The actual layout will be greatly influenced by the overall design and layout of the project. The number of windows and window placement will also depend on the overall design.

The main issues will be providing overall light access, at grade exterior access and design innovation integrating lock-off units with the main units in the housing development itself.



Sample Lock-Off Units. The layout & window locations of the lock-units will depend on the development's overall design.