



The Corporation of **THE CITY OF NORTH VANCOUVER**
COMMUNITY DEVELOPMENT DEPARTMENT

REPORT

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

From: Gloria Venczel, Development Planner, Community Development

SUBJECT: CENTRAL LONSDALE PLANNING STUDY, PHASE II

File: 3380.02.C6

Date: July 15, 2008

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

RECOMMENDATION

PURSUANT to the report of the Development Planner dated, July 15, 2008, entitled "Central Lonsdale Planning Study, Phase II ":

THAT Staff be directed to prepare an Official Community Plan Bylaw Amendment to implement the Central Lonsdale Planning Study (CLPS), as per Option One in this report

AND THAT the CLPS Stakeholder Committee be thanked for its assistance in the preparation of this study.

ATTACHMENTS

1. Central Lonsdale Planning Study Stakeholder Committee recommendation document.
2. Central Lonsdale Planning Study-Background Information and Stakeholder Committee Recommendations to Council.
3. Central Lonsdale Planning Study Second Open House (May 2008) Questionnaire and Questionnaire results.
4. Central Lonsdale Planning Study Youth Week (May 2008) Questionnaire and Questionnaire results.

PURPOSE

To receive direction from Council on the next steps in the process for the Central Lonsdale Planning Study.

DISCUSSION

The intent of the Planning Study was to examine tools that would be effective in maintaining existing rental properties and creating new rental units to enhance the social, economic and environmental sustainability of the Central Lonsdale area. The tool that was examined in detail was density bonusing, which is currently allowed in the OCP. Most of the research dealt with formalizing a density bonusing strategy specifically for the CLPS to create incentives for retaining and creating new rental housing.

The Central Lonsdale Planning Study (CLPS), Phase II has been an intensive 10 month process with 2 open houses, research and involvement with a dedicated Stakeholder Committee, who were appointed by Council.

Attachment #1 is the Stakeholder Committee's recommendations to Council in its entirety.

Attachment #2 is a visual narrative of the CLPS process thus far, including analysis of the Stakeholder Committee's recommendations. It contains:

- An overview of the process
- CLPS In-House Team Members
- Topic areas for the first and second open house, with significant material included from the second open house for context
- Questionnaire results from the second open house
- Rental housing overview
- Technical background information on density bonusing for rental housing
- Stakeholder Committee recommendations in the context of the study
- Technical solutions for the Stakeholder Committee's recommendations
- Analysis of Stakeholder Committee's recommendations
- Overview of the Second Open House (May 2008) Questionnaire Results
- Overview of the Youth Week (May 2008) Questionnaire Results

There was a significant amount of research, part of which were facts and figures, that the Stakeholder Committee was presented with. The Stakeholder Committee's recommendations were almost unanimous, save for one member's concerns, outlined in the document, Attachment #1.

Staff would like to thank the Stakeholder Committee for their hard work and input on a very important aspect of the future livability of Central Lonsdale- a more affordable housing option in the form of rental housing.

Attachments #3 & #4 contain a copy of the questionnaire for the CLPS Second Open House (May 2008) and its results and a copy of the Youth Week (May 2008) Questionnaire and its results. Both questionnaire results are discussed in Attachment # 2.

Council may wish to consider further public consultation as this is a somewhat complex study. Public consultation could be in the form of a Policy Committee Meeting, more public open houses and/or focus groups.

OPTIONS

At this time, staff are seeking direction on how to proceed. Presented below are two options for Council's consideration:

Option 1

THAT Council direct staff to prepare an Official Community Plan Bylaw Amendment to implement the Central Lonsdale Planning Study. This would include a new density bonus and building height provisions in support of rental and affordable housing and related issues of civic amenities and office/commercial space.

- Recommended option

Option 2

THAT Council direct staff to develop a further public consultation program, including a Policy Committee Meeting.

Option One is the staff recommended option. The Stakeholder Committee was struck to represent the views of the different public stakeholders. The fact that the Stakeholder Committee resolution was almost unanimous gives it strength as a vision for the whole community.

NEXT STEPS

Should Council chose Option 1, staff will work to prepare an amendment bylaw for the Official Community Plan and accompanying report for early September 2008.

Alternately, should Council choose Option 2, staff will work to prepare further public consultation options for Council's consideration for early September 2008.

FINANCIAL IMPLICATIONS

Option One would need the costs associated with a study of the sanitary sewer collection capacity (see below). Option Two would involve more staff time, possibly interdepartmental.

INTER-DEPARTMENTAL IMPLICATIONS

The implementation of Option One could have significant impact on the City's infrastructure, particularly sanitary sewer collection system. Additional analytical work is required to properly assess this potential project.

There was also some concern that the 10 storey height limit, north of 17th Street, may be economically unfeasible. As this is an ongoing process, staff would be monitoring and assessing the impact of the 10 storey limit, should Council choose Option One.

Option Two may involve staff from other departments.

This report was endorsed by CPT on July 15, 2008.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS

Density bonusing for affordable housing, including rental housing is already permitted in the OCP. The CLPS process and the Stakeholder Committee recommendations would create a framework for density bonusing for the study area.

The CLPS is addressing a "sense of place" as described in the OCP by presenting a Public Open Space Concept Plan as part of the CLPS which would enhance the pedestrian streetscape.

The study itself hopes to create a diversity of housing options, specifically market and non-market rental housing so that the CNV would have a diversity of people living in the community. This speaks strongly to some directions in the OCP under Land Use when it states: "To provide a range of housing densities, diversified in type, cost and location, to accommodate the diverse needs of the community". The OCP continues on to say "To recognize the need for non-market housing and the provision of affordable and adequate accommodation for lower income households be supported..."

The sense of "community well being" is also linked in the OCP with housing affordability when it states: "To maintain and enhance the well being and quality of life for all

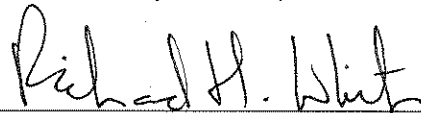
community members..." with "the main policy areas concern[ing] childcare, affordable housing,... community amenities and facilities..."

The CLPS is strongly supportive of the above directions in the OCP.

RESPECTFULLY SUBMITTED BY:


Gloria Venczel, Development Planner
Community Development

APPROVED BY:


R.H. White, Director
Community Development

REVIEWED BY:


A.K. Tollstam
City Manager

Attachments
GV:EMM

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Central Lonsdale Planning Study

Stakeholder Motion, passed June 5 2008

The Stakeholder group supports the OCP goals of retention and creation of affordable forms of housing, particularly market and non-rental housing in the Central Lonsdale Study area, as well as within the whole City.

The Stakeholder Group recognises the necessity of maintaining, upgrading and adding to the rental housing stock as well as providing additional non market housing. Rental housing provides affordable accommodation for our diverse community, particularly for those who cannot afford to buy housing, and those who work in the local service industry. The Group recognises that the Central Lonsdale area contains a significant number of rental units, when combined with higher density market housing, provide diversity in housing types for a broad spectrum of income levels within a compact and pedestrian oriented neighbourhood. Similarly, the commercial environment reflects that diversity, contributing to the complete community we enjoy. The Group also understands that that rental stock, both rental and office is aging, and is in need of maintenance, upgrading to reflect new building code standards, and replacement where required and that without assistance rental properties may deteriorate, or be sold for market housing.

Density Bonusing Proposal

The Stakeholder Group supports the concept of density bonusing and transfer as one way of providing assistance to maintain and improve the rental housing stock in Central Lonsdale.

Additionally, the Group has the following comments and recommendations:

- That clear priorities be determined:
 - a) Preservation and enhancement of rental units with no loss of current unit count.
 - b) Provision of non-market rental units.
 - c) Creation of family sized rental units with sufficient amenity space to accommodate children.
 - d) That all rental units reflect the City's accessibility standards.
 - e) That the public realm be developed to reflect the concept open space plan.
 - f) That office and retail be developed to proportionally reflect the increased population density.
 - g) That market housing created by density transfer provide ground level family accommodation and that the market housing provide child play amenities.

- Clarity is required through further study to determine how the benefits derived from the sale of density are applied to determine fairness and transparency in the process.
- That new higher density construction created by density transfer shall be determined in context with existing building to minimize the impact to liveability in the existing buildings. A massing plan and view study should be developed to provide a template for new development. Design guidelines and review shall ensure that the new construction demonstrates high levels of excellence, in architecture, in construction durability, in environmental aspects and in accessibility. Similarly, project landscape design and construction to the same standards shall be provided to relate to the urban pedestrian character of Central Lonsdale.
- That relaxation in parking requirements for rental units be considered to facilitate density without the cost of parking structures.
- That broader consultation (beyond the Stakeholder Group level) with property owners, tenants and the development community is required.

The density bonus plan could follow a modified 'Medium' option for both 'Density' and 'Height'. The hybrid plan would combine the 'Medium' density and height plan south of 17th Street with the 'Modest' density and height plan north of 17th Street.

The support of this variation of the Density bonus plan was not unanimous; a significant concern was expressed by a Stakeholder concerning potential loss of the views of the mountains from Lonsdale, with the strong objection to towers on Lonsdale north of 17th, and strongly not in favour of towers in the Lonsdale core higher than 18 stories.

Urban design considerations for properties receiving density should include the following controls:

- That height would be limited to 10 stories north of 17th, and that the preferred floor plate for towers would be 80' x 80'.
- That all towers be setback from their podium base at least 20 feet except along the Lonsdale core, where a stepped setback of about 50 feet from Lonsdale would be required.
- That towers should have a separation of 150' and be offset to minimize perpendicular view angles
- That a section of the Study area should be excluded, the east side of Chesterfield from 17th to 23rd has existing newer townhouse constructed to current zoning and with one exception does to have rental units.

Civic Amenities

The Group recommends that the Cultural Precinct should be a separate study and that a density bonusing formula for that area may be appropriate but with contextual limitations to reflect the retention of the open space in that area.

Office Space

The Group believes that Office space is critical for a balanced community and that commercial space can be encouraged and revitalized by the same application of density management strategies.

The Group supports the definition of an office precinct on Lonsdale below 13th as well as mixed use development including office space on and adjacent to Lonsdale generally reflecting the existing Lonsdale character of professional offices supporting the health services, financial services, and a wide variety of professional services that reflect the Town Center.

Equally important is the retention and development of the retail environment of Central Lonsdale. The Group believes that Lonsdale can accommodate a large cross section of small, medium and large independent, regional and national retailers and services and will evolve into the North Shores premier regional shopping district. Unique and interesting store fronts, signage, lighting, landscape, public art and weather protection to provide a comfortable and interesting streetscape should be encouraged. The equivalent sized shopping district of South Granville was cited as an example of the potential of Central Lonsdale. The Group recommends that new development on Lonsdale respect the small frontage character, and facilitate the retention of the culturally diverse mixed retail services.

The development of a Central Lonsdale Business Association should be facilitated by the City to engage the storefront retailers to participate in the programming and promotion of Lonsdale.

Sense of Place

In a discussion of Sense of Place the Group shared many things about the Lonsdale community that makes it unique, and that would have to be retained, supported and enhanced. Comments included:

- Preservation of the view corridor north to the mountain panorama.
- Flat, accessible, pedestrian oriented environment. Lonsdale is a close knit community because local shops and services are small and walkable.
- Children, expecting mothers, seniors, teenagers, a great cross section of the population.
- Because people walk, there is constant casual interaction.
- Pedestrian environment on virtually every block – this is what wakes up a neighbourhood
- Yet you can be alone in the crowd – all over – can read a book/people watch because there is:

Always activity, movement

Sitting on the street, in a restaurant

Street furniture

- Sense of community: micro lab of social cultural tolerance.
- Many long term residents and merchants.
- Regional centre fed by Lions Gate Hospital, professionals, municipality, feed vibrancy of Central Lonsdale, schools, simple family residents, renters, transit route.
- Destination service area.
- Linearity good for merchants – race track for shoppers that encourages movement.
- “Comfortable chaos” to fuel social economic zone.
- Fine grain Shops, personable, owners that are there year after year.
- Merchants remember you.
- 15'-20' storefronts gives stores diversity, individuality.
- Unique ethnic mix, people, stores, smells, food and baking.
- Storefront displays create their own public art that is ever changing.
- Mix of what is available: wine to band aids.
- Everything is available within walking distance: Fire halls to delicious dinners and outdoor dining. Places that are open a minimum of 16 hours

The Group recommends that a program to 'Brand' Central Lonsdale be initiated. To include:

- A brand name for Central Lonsdale
- Identification aids such as banners
- Wayfinding signage
- Gateway identification

Public Open Space Planning

The Group supports the concept plan for Public Realm and Open Space Planning with the following comments:

- That the open space planning should compliment or exceed the rate of increased density.
- That destination open or green space be retained and that “found” green spaces be developed.
- That public art be incorporated (artist for Kids) and other galleries be encouraged as part of amenity space planning.
- That private ‘public’ spaces be encouraged to be maintained, renovated or enhanced.
- That current sidewalks be maintained and enhanced
- That laneways be given walkable boulevards, lighting and landscape.
- That significant weather protection be required for pedestrians
- That an integrated design program for street furniture, lighting and landscape be initiated, without compromising accessibility.

Transportation

The Group recognises that Central Lonsdale is a major traffic route and transit node and recommends:

- That street parking is retained in its current form to provide a competitive advantage to the store front retail community.
- That the city works with the major 'anchor' retailers on Lonsdale to ensure that the parking they provide for public use continues to be accessible and fairly priced.
- That no new vehicle crossings be permitted on Lonsdale and work to reduce the number of current crossings to preserve the pedestrian realm.
- That an enhanced community based transit system be considered to link Lower Lonsdale with Central Lonsdale and the Cultural precinct.
- That the Traffic Plan for Lonsdale be continuously monitored as new development occurs to mitigate vehicular congestion.

Further,

The Group supports all City initiatives to support and create rental housing to generate affordable housing options, and believes the Central Lonsdale density bonusing plan should be monitored in context with the other initiatives to determine its success in supporting the rental housing component of the City.

The Group emphasizes that alternatives to density bonusing be explored to mitigate the impact that greater density may create.

That the City considers inclusionary zoning to establish a development requirement for market and non-rental housing to provide a proportional amount of rental and non-market housing.

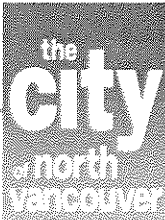
That the City considers property tax measures to mitigate the cost of rental building rehabilitation.

That the City considers a development cost charge to add to the Density Transfer Bank for the rehabilitation and development of market rental and non-market rental housing.

That the City continues to pressure senior governments for funding and other programs to create and retain rental and other forms of affordable housing.

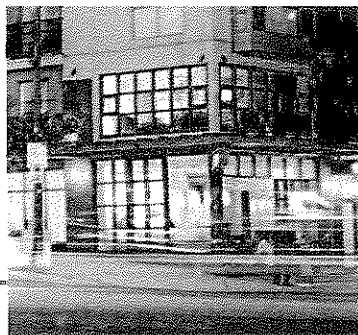
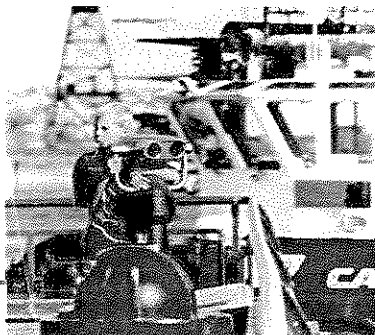
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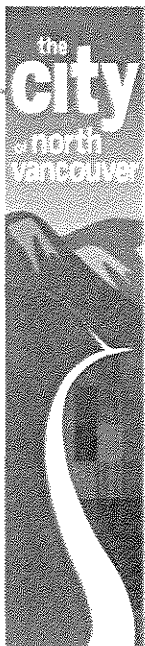
The Group wishes to sincerely thank the City Staff for the challenging task of educating, and supporting the Group in our review of the Density Bonusing Proposal and the Central Lonsdale Plan and we look forward to the next steps.



Central Lonsdale Planning Study (CLPS)

Background Information & Recommendations For Council

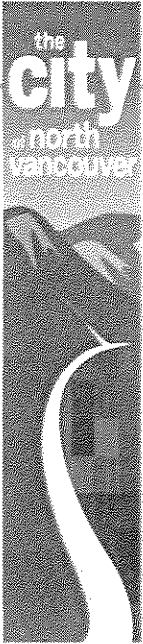




Central Lonsdale Planning Study (CLPS)

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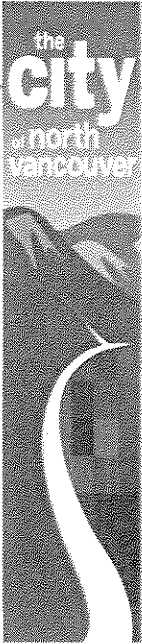
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Central Lonsdale Planning Study (CLPS)

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Preamble- *Process*

Council Resolution for CLPS

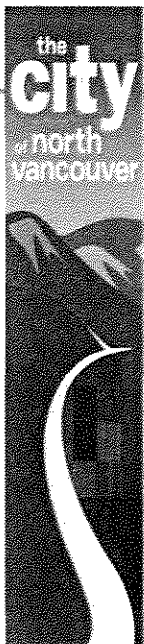
June 2007 with themes of:

- Land use
- Density urban design
- Sustainability

November 2007 with focus on:

- Maintaining and creating more affordable rental housing
- Livable & walkable Town Centre, open space, mixed uses, quality community design





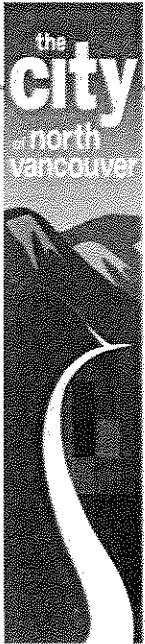
Preamble- *Process*

In-House CLPS Team

The Central Lonsdale Planning Study (CLPS) was an in-house multi- departmental, multi-disciplinary effort. The team members included:

- Richard White, Director, Community Development
- Gary Penway, Deputy Director, Community Development
- Gloria Venczel, Development Planner/ Urban Designer
- Cheryl Kathler, Community Planner
- Chris Hoffart, Planning Technician
- Ian Steward, Property Valuator
- Dragana Mitic, Assistant City Engineer, Transportation
- Heather Sadler, Parks Planner
- Dave Hutch, Landscape Architect





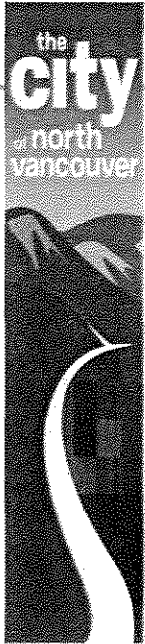
Preamble- *Process*

In-House CLPS Team (*cont'*)

- Wayne Turner, Parks Technician
- Phil Scott, Transportation Planner
- Glenn Stainton, Manager, City Facilities
- Ben Themens, Deputy Director of Finance
- Isabel Gordon, Director of Finance
- Janis Bailey, Recreation Commission
- Lori Phillips/John Rice, North Vancouver Office of Cultural Affairs
- Margo Gram, Cultural Services Coordinator, Centennial Theatre

The CLPS had also CAD/technical assistance from:

- Consultant Cindy Piper Chan



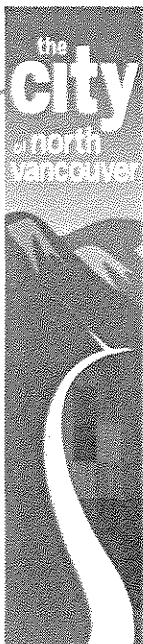
Preamble- *Process*

Stakeholder Committee

Council appointed a Stakeholder Committee in March 2008 for the Central Lonsdale Planning Study. The 12 members represented the following areas:

- Land development professionals (2)
- Representative for urban design professional
- Pedestrian oriented retail analyst
- Home owners (2)
- Representative for accessibility
- Representative for seniors
- Representative for market renters
- Representative for market rental housing owners
- Locally owned storefront business
- Representative for locally owned café/neighbourhood hub





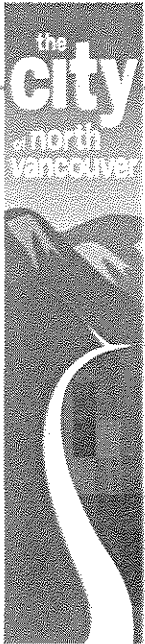
Preamble- *Process*

Stakeholder Committee (*cont'*)

The Stakeholder Committee met 5 times, plus a walking tour over a period of 4 months. Topics covered included (minutes and materials available on the CNV website):

- OCP & zoning
- What is density bonusing
- CNV rental housing analysis
- Density bonusing & market and non-market rental
- Urban design, pedestrian streetscapes and density
- Density bonus options to generate a moderate amount of rental housing, a medium amount and a higher amount
- “Sense of place” & community identity





Preamble- *Process*

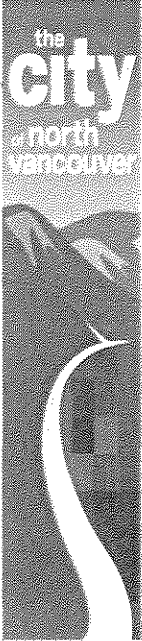
Stakeholder Committee (*cont'*)

The Stakeholder Committee members were asked for input on the CLPS, considering the community's needs as a whole, as well as for the group they were representing.

All of the information in this document was presented to the Stakeholder Committee.

The Stakeholder Committee has made recommendations on density bonusing and height for rental housing, as well as on other items.



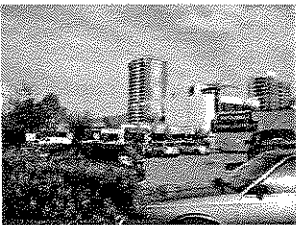


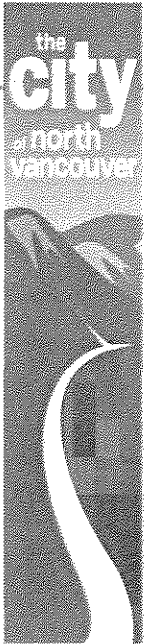
Preamble- *Process*

Stakeholder Committee (*cont'*)

Staff will be putting forward the Stakeholder Committee's recommendation as the preferred option.

Staff will suggest, later in this document, ways in which to follow through on some of the Stakeholder Committee's recommendations from a technical point of view.





Preamble- *Process*

First Open House

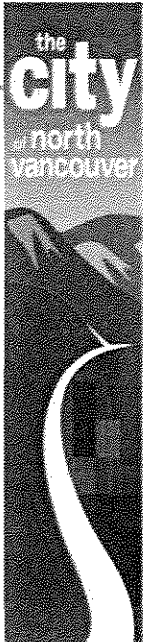
October 2007

The first CLSP Open House was analysis oriented (found on the CNV website), including the topics of:

- Short history of land use in CNV
- Current land uses in CLPS
- Ratios of lot improvement /lot value as an indicator of redevelopment potential, including rental housing properties
- Current rental housing “snapshot” in CNV
- Community design & streetscapes
- Transportation
- Others

There was a limited number of visitors for this Open House.





Preamble- *Process*

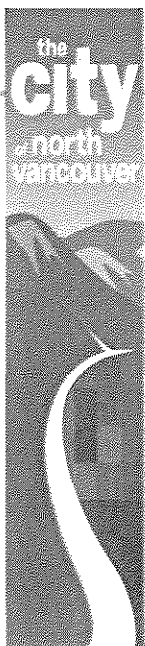
Second Open House May 2008

The second Open House was very well attended. It was held on two consecutive afternoons/evenings (3pm-9pm) to allow for flexibility for residents to attend, including seniors. There was an accompanying questionnaire; the results overview can be found in the Appendix.

The topics covered (material found in the “Background Information” section of this document) included:

- Overview of process
- Research results
- Density bonusing options to generate a moderate amount of rental housing, a medium amount and a higher amount
- Public Open Space Plan
- Past density transfer projects
- OCP context for the CLPS, including social sustainability, sense of place, economic development, environment, etc.





Background Information

from the May 2008 Open House

Context

What is the Central Lonsdale Planning Study?

Background & Goals

June 2007- Resolved by Council

- "That staff be requested to proceed with the Central Lonsdale Planning Study... integrating the themes of land use, density, urban design, sustainability in a more complete review of the options available to continue to help Central Lonsdale redevelopment in a way that is supportive of the broader community and supported by it as well."

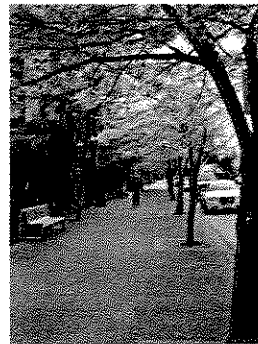
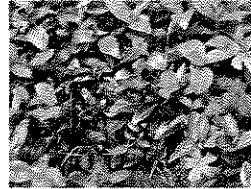
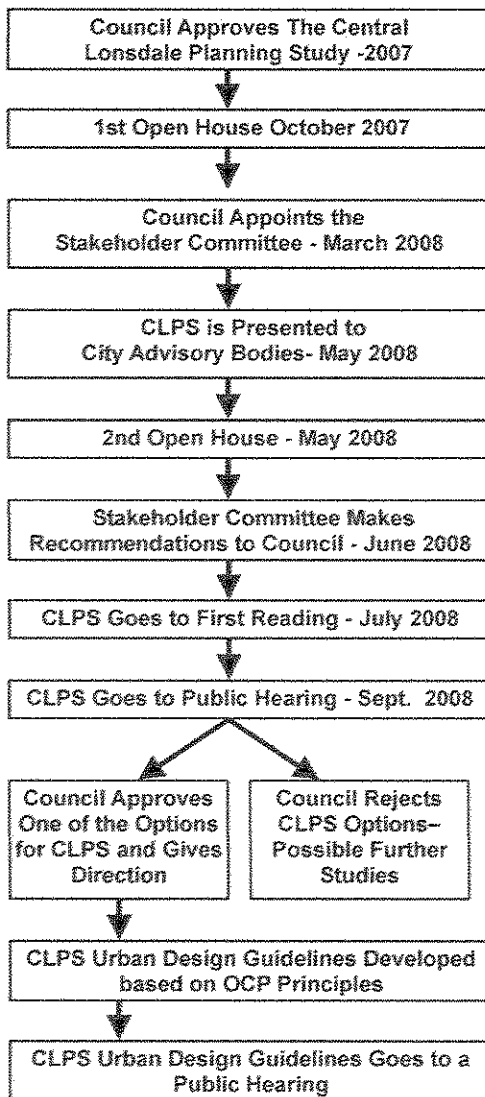
November 2007 - Central Lonsdale Planning Study's 3 main goals that are directly related to the Official Community Plan's Community Vision.

1. "Explore options for maintaining and creating more affordable rental housing to serve the needs of a broader range of CNV residents.
2. Explore options for creating a more livable and walkable Town Centre by guiding the anticipated changes in Central Lonsdale to encompass:
 - more intensive land uses and mixed uses
 - open space
 - quality community design
 - enticing residents to walk to everyday amenities
3. Explore options for enhancing a 'sense of place', reflecting the area's evolution over time and considering what Central Lonsdale's future might be..." (Carried, November 2007)



Context (cont')

Process Overview



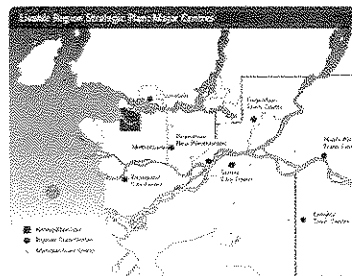
Context (cont')

Study Area

Central Lonsdale Planning Study

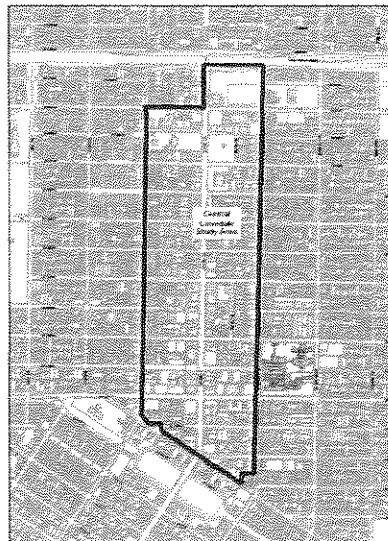
Regional Location

- In 1996, Metro Vancouver adopted the Livable Region Strategic Plan (LRSP) to serve as a regional growth strategy.
- The City of North Vancouver's Official Community Plan (2002) and the Central Lonsdale Planning Study support the LRSP, "which designates the City's Lonsdale Corridor as a Regional Town Centre." CNV, OCP



Local Location

- The Study Area is bound by the Trans Canada Highway to the north, 8th Street to the south, St. George's Avenue to the east, and Chesterfield Avenue to the west.



Facts & Figures- Land Use

Land Use & Buildings

Did you know...

That plan for the area has not been updated since 1967?

- The use and density has not been changed.
- Likely to be a lot of change coming- many of the properties may be financially feasible to redevelop.



That most of the area is residential?

- 68% of the floor area is residential
- 26% of floor area is commercial
- +/- 6% of floor area is institutional



That 67% of rental properties may be redeveloped?

- Rental housing makes up 55% of all housing
- 47% of rental properties are over 40 years old and are reaching the end of their life cycle
- 67% of rental properties may be financially feasible for redevelopment



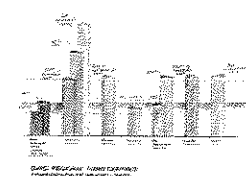
That many of the properties are underdeveloped?

- 51% of residential properties are underdeveloped under the OCP
- 82% of commercial is underdeveloped
- Majority of residential & commercial buildings are between 20-59 years old



That the area's height limits are the lowest?

- CNV Town Centre's height limits are the lowest in the GVRD, between 120'-180'
- The next lowest height limit is New Westminster's building heights, between 170'-300'





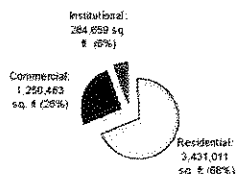
Facts & Figures- Land Use (cont')

Land Use & Buildings

Overview

Floor Area By Use

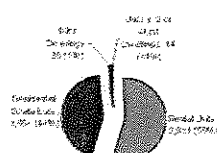
Most of Central Lonsdale is residential at 68%, with commercial floor space at 26%.



Number of Homes by Type

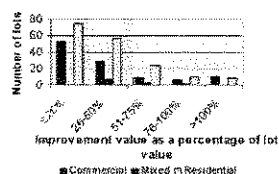
Total: 2,717

Purpose built rental units make up over half of the housing units at 55%.



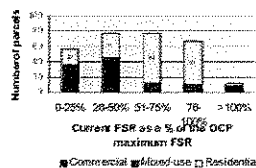
Lot Improvement/Lot Values by Use

The lower the %, the more financially feasible it is to redevelop the property; a significant number of residential properties could be redeveloped.



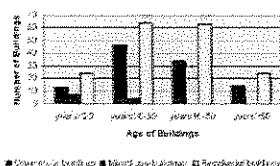
Build Out of Land Parcels by Use

Based on the Official Community Plan FSR designations, significant number of residential and commercial lots are underdeveloped.



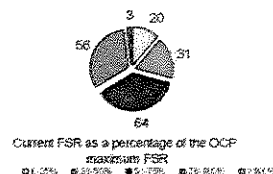
Age of the Buildings

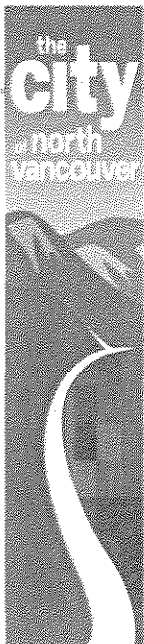
The majority of residential and commercial buildings are between 20 and 59 years old.



Build Out of Land Parcels: Residential Only

Roughly, 1/3 of residential land parcels are built out to less than 50% of its FSR designation under the Official Community Plan.



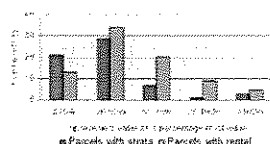


Facts & Figures- Land Use (cont')

Land Use & Buildings Rental Building Profile

Lot Improvement/ Lot Ratio: Strata & Rental

There are a significant number of rental and strata lots that have a ratio of less than 50%, which indicate that these lots may be financially feasible to redevelop.



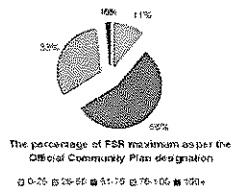
Age of Strata & Rental Buildings

There has been a steady increase in the number of strata buildings built in the last 40 years with a dramatic decrease of rental units being built.



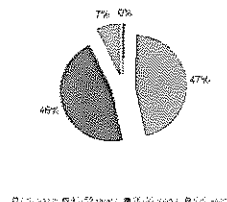
Build Out of Rental Land Parcels Only

About 44% of rental properties have been built out less than 50% of the OCP maximum FSR, meaning that they may be financially feasible to redevelop.



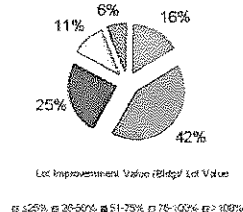
Age of Rental Apartment Units Only

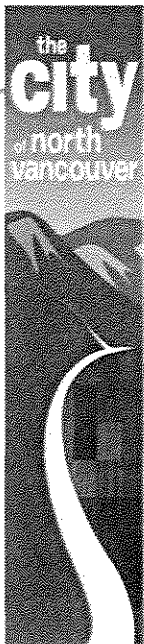
47% of the rental properties are older than 40 years old and are reaching the end of their lifecycle (plumbing, electrical etc.)



Lot Improvement/ Lot Values: Rental Only

Roughly 67% of rental properties have a Building value/ land value ratio of 50% or less, meaning that these properties may be financially feasible to redevelop.





Facts & Figures- Rental Housing

Rental Housing

Did you know...

That nearly half of City residents rent?

- That 42% of all rental housing is in Central Lonsdale
- That 40% of residents spend 30% or more of their income on rent (30% = affordable)
- 21% spend more than 50% of their income on rents



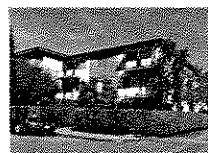
That there are challenges for rental housing owners?

- Escalating energy, taxes and other costs
- Difficulty retaining and maintaining their buildings in a competitive market
- Redevelopment pressures



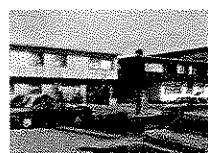
That there are challenges for renters?

- Historically low vacancy rates
- Increasing rents
- Little choice that is affordable and appropriate



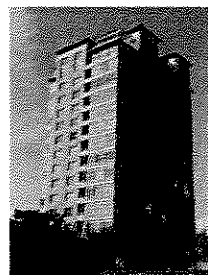
That upgrading of older rental buildings provides housing choice?

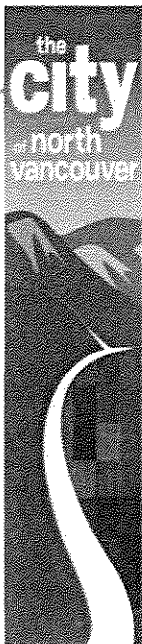
- Provides relatively affordable rental units
- Retains range of rental housing options
- Increases energy efficiency while decreasing greenhouse gas emissions
- Decreases operating costs for building owners



That redevelopment of underutilized parcels also provides housing choice?

- Creates opportunities for new replacement rental housing
- New green buildings at higher densities enhances sustainability and decreases environmental impacts





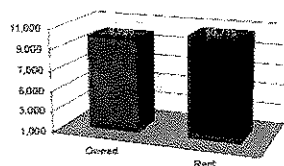
Facts & Figures- Rental Housing (cont')

Rental Housing

What do we know about rental housing in Central Lonsdale?

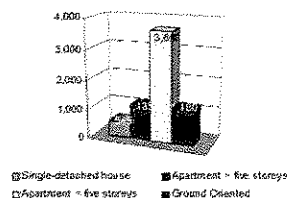
Rental Residents

Nearly half of the City households rent.



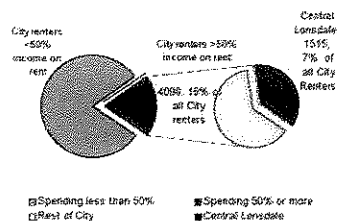
Types of Rental Dwellings

Central Lonsdale renters live in apartment buildings.



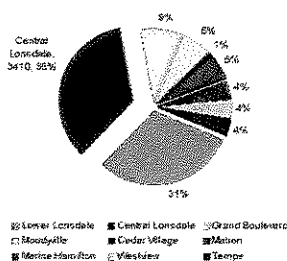
Rental Rates in Proportion to Income

Similar to other City renters, rent consumes a high amount of income for Central Lonsdale tenants.



Seniors Age 55+

Central Lonsdale has the highest proportion of seniors across the City.



2001 Census

Research Overview

Here's What We Have Discovered:

Housing

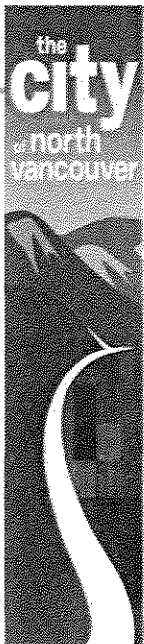
- There currently is no provincial program and no federal program for creating rental housing.
- The real estate market is not building new rental housing.
- Existing rental housing owners do not have the money nor financial incentive to repair & maintain their aging buildings.
- The most real estate value for condos is created by adding height to a project which could translate into more rental units.
- To create market rental housing, it would take a 100% density bonus, plus the rental unit, above and beyond the current OCP designation. For each 1 housing unit of market rental housing, it would take 1 unit of condo as a density bonus.
- To create non-market rental housing, it would take a 300% density bonus, plus the non-market rental unit, above and beyond the current OCP designation. For each 1 unit of non-market rental housing, it would take 3 units of condos as a density bonus.



Civic Amenities & Office Space

- Residential condominiums are perceived to be the most profitable and safe kind of development.
- Office space is perceived as riskier and not as profitable; the market is not providing enough.
- A portion of the profit from the density bonus could help pay for civic amenities like the redevelopment of the Harry Jerome Centre and for the provision office space.





Density Bonusing

Density Bonus-An OCP Tool

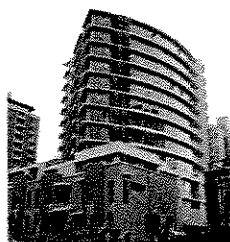
“As an incentive to achieve public benefits or amenities, City Council may consider providing density bonuses, density transfers or gross floor area exclusions.” CNV Official Community Plan

“In medium an higher density areas (Levels 4 through Town Centre), Council may approve additional floor area, density transfers , or floor area exclusions, if there is a commitment to provide affordable or rental housing.”
CNV OCP

- Density bonusing is already a tool in the City of North Vancouver's Official Community Plan to encourage the building of rental and affordable housing.
- Any density bonusing would require Council approval.

The CLPS is proposing to create a more defined plan of how much density can be bonused, where and how high the building can go.

- Currently, the density bonusing occurs on a site by site basis.
- By having a clear density bonusing plan, the City can plan for the next 10, 20 or 30 years .



Central
Lonsdale planning study





OCP Context: Sense of Place

Sense of Place-Urban Design

"To celebrate and enhance the distinctive physical and cultural Characteristics of the North Vancouver City" CNV Official Community Plan

"A truly livable city has a distinct 'sense of place.'" CVN OCP

"There should be vibrant public spaces that allow people to gather, interact and share experiences. Those spaces and streets themselves, should be 'people places'." CNV OCP

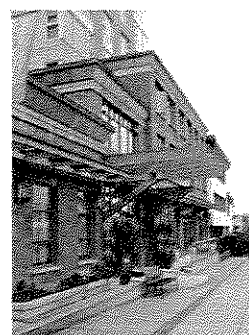
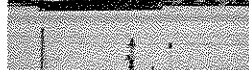
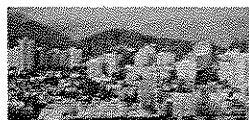
- The CLPS recognizes that the 20'-25' storefronts along Lonsdale Avenue create a unique vibrant pedestrian environment by providing a variety of shops and services for the region.

"To program activities in public places and streets for broad public enjoyment and participation." CNV OCP

- The CLPS is proposing a public open space enhancement strategy that is pedestrian and small storefront shop oriented. Public uses have been suggested in these open spaces so that they will be well used and loved.

"To encourage an architectural identity that responds to the unique context of the City in a sensitive, sustainable, aesthetic and rational manner." CNV OCP

- A set of architectural design guidelines would be developed for the CLPS that reflect the unique character of the City and enhance the proposed public open space strategy.



OCP Context: *Sense of Place* (cont')

Sense of Place

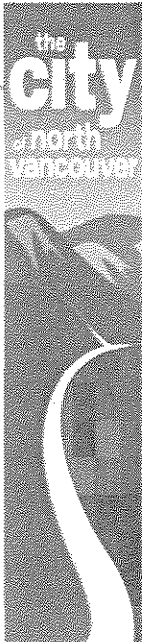


4-STOREY STEPPED DOWN FACADE, LONSDALE AND AMELIA
CHURCHFIELD AVE & ST GEORGE AVE (OUTSIDE PARKING DRIVE)

Pedestrian Friendly Streetscape Options



2-STOREY STEPPED DOWN ON LONSDALE AVE
WITH 12-10' PARKY DRIVE



OCP Context: Community Well Being

Community Well-Being

"To maintain and enhance well-being and quality of life for all community members" CNV, Official Community Plan

"The main policy areas (CNV Social Plan) concern childcare, affordable housing... community amenities and facilities, and City initiatives to address emerging community issues." CNV OCP



- The CLPS is looking at ways to create an inclusive and a diverse range of housing, as well as creating community amenities.

"The concepts of livability and sustainability... address quality of life issues for the people living in the City of North Vancouver, both now and into the future." CNV OCP



- 42 % of the City's rental units are located in the study area
- The CLPS is studying tools to retain and possibly increase the number of rental units in Central Lonsdale over time, as well as ensuring enough office space for the future to potentially reduce commutes for City residents.

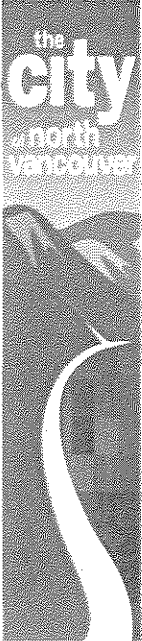


"Livable Community" is an attractive, accessible, pedestrian-oriented community that supports the needs of a diverse population and labour force with quality housing, ample open spaces, convenient transportation alternatives, social services, a strong economy, healthy environment, and a distinct sense of identity.

Source: OCP Working Group:
"City of North Vancouver"

Central Lonsdale planning study





OCP Context: Land Use & Density

Land Use & Density

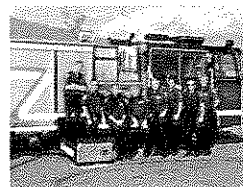
"To establish a land use pattern that supports the creation of a complete community. A balance of residential and employment growth is encouraged." " CNV Official Community Plan

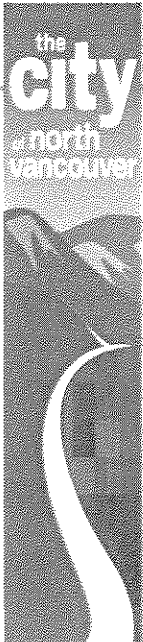
"To achieve a balance between quality of life considerations in new developments, like livability and neighbourliness, with other factors such as economic and orderly growth considerations." CVN OCP

- The CLPS is respecting the existing land use designations in the OCP, with the possible update for the proposed "cultural precinct" area.
- The current "Town Centre" & "Urban Corridor" areas will remain mixed use, to continue moving towards complete community principles.
- The CLPS is looking at tools to encourage the building of more office space in the area in the long term, another important aspect of complete communities.

"To provide a range of housing densities, diversified in type, cost and location, to accommodate the diverse needs of the community." CNV OCP

- The CLPS is looking at tools to encourage the building of market and non-market rental housing. Other housing types may also be possible.
- The CLPS recognizes the need for appropriate and affordable housing to retain City emergency personal and their families, like nurses, fire fighters and police officers.





OCP Context: *Land Use & Density (cont')*

Land Use & Density (cont')

"Higher density uses can make public transit viable and result in more energy efficient buildings... Concentrating densities and uses in central locations can help create a sense of place." CNV Official Community Plan

- The CLPS recognizes current energy & gas issues :
- Through higher densities with a "sense of place" , the CLPS is planning long term for a more complete community and viable public transit.



"To recognize the need for non-market housing and the provision of affordable and adequate accommodation for lower income households be supported." CNV OCP



- The CLPS is looking at tools for the creation of non-market housing, namely rental non-market housing without incurring significant costs to the City. Other types of non-market housing are also possible.



"To consider the needs of households with children in the design of multi-family developments."

- The CLPS encourages housing that addresses the diversity of people currently living and those that will live in the City, including families with children.





OCP Context: Environment

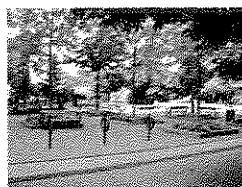
Environment

"To demonstrate environmental leadership... [and] to encourage the community to adapt to a sustainable lifestyle." CNV, Official Community Plan

- ***"To encourage the planning, design, and construction of energy efficient neighbourhoods and buildings to minimize green house gas emissions."*** CNV OCP



- ***"To implement community energy systems as means of providing heat energy for applications such as space heating and domestic hot water..."*** CNV OCP



- The CLPS is supported by the Lonsdale Energy Corporation (LEC) a district energy heating system.
- LEC supports affordable rental housing by reducing the replacement cost of individual boilers in existing rental housing and providing cost effective heat to new buildings.



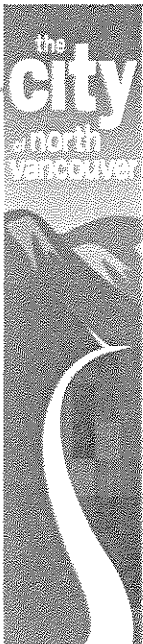
- ***"To recognize the importance of, and examine opportunities for, protected public viewpoints to major regional attractions of the ocean, mountains, and the Vancouver skyline."*** CNV OCP

- The CLPS values public view corridors as seen from parks and streets, as public amenities.
- Parks and streetscapes can showcase native vegetation and storm water management systems.

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OCP Context: Leisure & Culture

Leisure and Culture

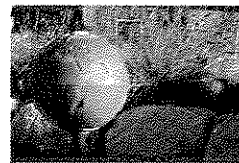
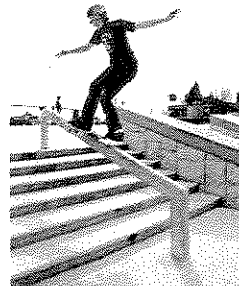
"The economic role of leisure and culture is also growing in recognition and importance. Supporting the development of the leisure business and the arts and cultural industries will bring a more sustainable balance to the social strengths of this realm."

CNV Official Community Plan

- The CLPS is proposing a "cultural precinct" that would include the Centennial Theatre, the Skate Park, the Harry Jerome Recreation Centre, part of the former Lonsdale School site as well as some adjacent areas.
- This proposed "cultural precinct" would need further exploration to examine how such a designation could enhance the economic development of the leisure and culture industries.

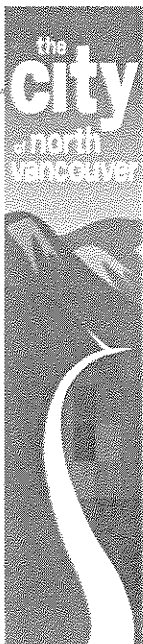
"To support strategies that develop, support and celebrate the City's distinctive cultural identity." CNV OCP

- The CLPS, in addition to proposing a "cultural precinct", has been looking at ways to enhance the rest of the study area. The proposed Public Open Space Plan has integrated the idea of public art through the City's Public Art Program.



Central
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OCP Context: *Economic Development*

Economy & Economic Development

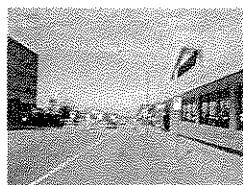
"To seek a wide range of employment opportunities that accommodates the diverse needs and skills of the community..." CNV Official Community Plan

The Central Lonsdale Planning Study aims to "facilitate as large an overlap as possible, between the resident labour force and jobs in the City."
CNV OCP

- The North Shore's labour force requires a wide range of housing options to enable workers to live and work on the City of North Vancouver
- To achieve the above, the Central Lonsdale Planning Study is hoping to create market and non-market rental housing options

"... attract new business of all scales to the City that can contribute to the local economy." CNV OCP

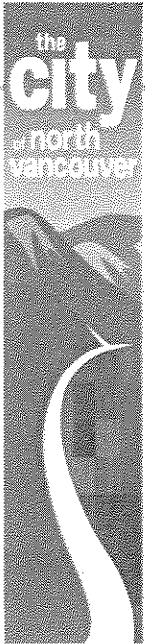
- Maintaining and enhancing a variety of businesses in Central Lonsdale will add to the economic, social, and cultural vibrancy of the neighbourhood.
- The Central Lonsdale Planning Study's direction is to maintain and enhance the current look and feel of Lonsdale Avenue by respecting the rhythm of the small storefronts



**Central
Lonsdale**

planning study

the city of north vancouver



Rental Housing Overview

There is no status quo with rental housing.

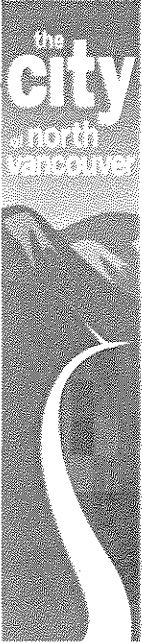
If we do nothing, the City loses rental housing properties to deterioration or redevelopment for condos.

There are currently no provincial, nor federal, programs to create new rental housing.

The municipal option for encouraging the retention of older stock and the creation of new rental housing would be through density bonusing for the development community to offset the cost of building rental units.



Overall, the private sector does not perceive rental housing as a profitable investment.



Rental Housing Overview

(cont')

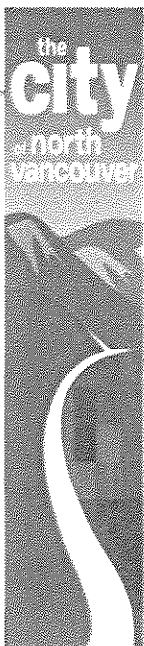
Very few rental housing units have been built over the last 25-30 years in CNV.

In today's market, construction materials & labour costs make the creation of new rental housing or maintaining the older ones even less attractive financially; the rents do not cover the investments.

CNV currently has provisions for density bonusing for affordable/rental housing in the OCP.

The CLPS would create a *framework* for density bonusing for affordable housing- something that we are already doing on a site by site basis.





Rental Housing Overview

(cont')

Most of the current rental housing stock was built in a few boom years as a result of a federal tax policy.

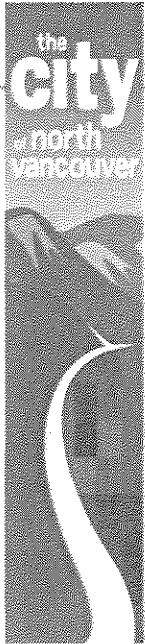
Unfortunately, most of this rental stock is also deteriorating within roughly the same time period.

It would be important to implement the rental housing density bonus *incrementally* – so that CNV is not in the same situation in 30 years.

The research has also shown that with a potential increase in housing over time, office space/retail capacity also has to be considered to maintain the labour force to jobs ratio.

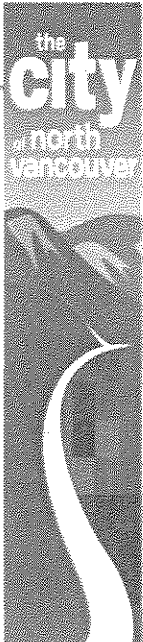


Civic amenity capacity would also have to correspond to the potential increase in population.



Technical Background Information on Density Bonusing for Rental Housing

presented to the Stakeholder Committee



Number Crunching: *Market & Non-Market Rental*

Market Rental Housing =

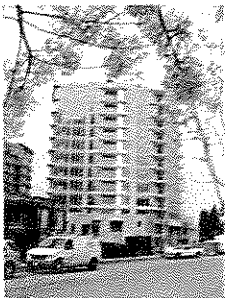
Rental units rented @ a rate the market will bear

Non-Market Rental Housing =

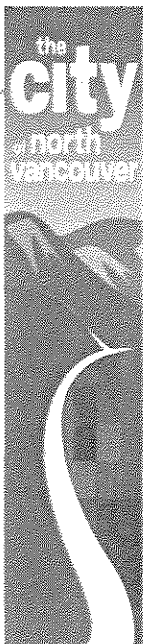
Rental units given to the City at no cost to the City, administered by a non-profit society

In order for the development community to build both market & non-market rental units, their costs have to be covered. Rental rates do not cover the investment costs.

Density bonusing is a way to cover the construction costs of rental units.



The profit from the density bonus condominium units finance the rental units.



Number Crunching: *Market & Non-Market Rental (cont')*

Rental Property Redevelopment Scenario

Market Rental Ratio:

1 unit of market rental needs 1 condo unit =
100% bonus

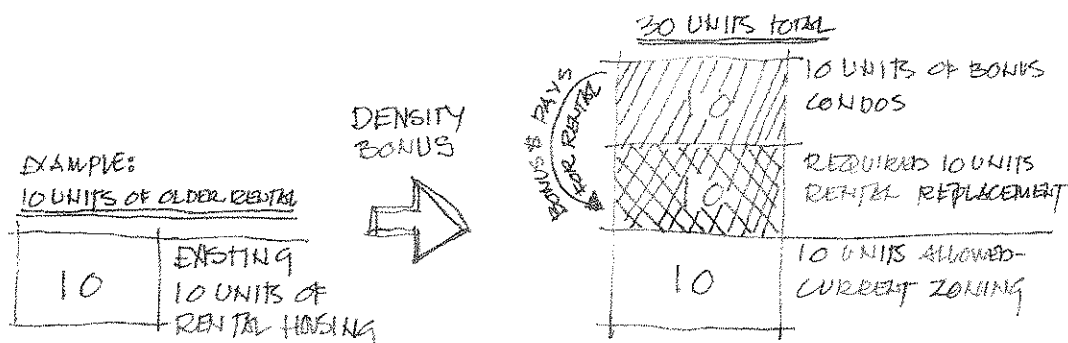
Example: Existing 10 units of rental

10 units already zoned

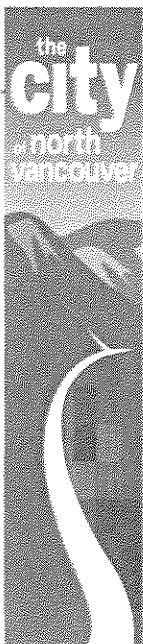
10 new market rental units

+10 bonus condo units

30 units total



REDEVELOPMENT OF RENTAL PROPERTY



Number Crunching: *Market & Non-Market Rental (cont')*

Rental Property Redevelopment Scenario

Non-Market Rental Ratio:

1 unit of non-market rental needs 3 condo unit
bonus = 300% bonus

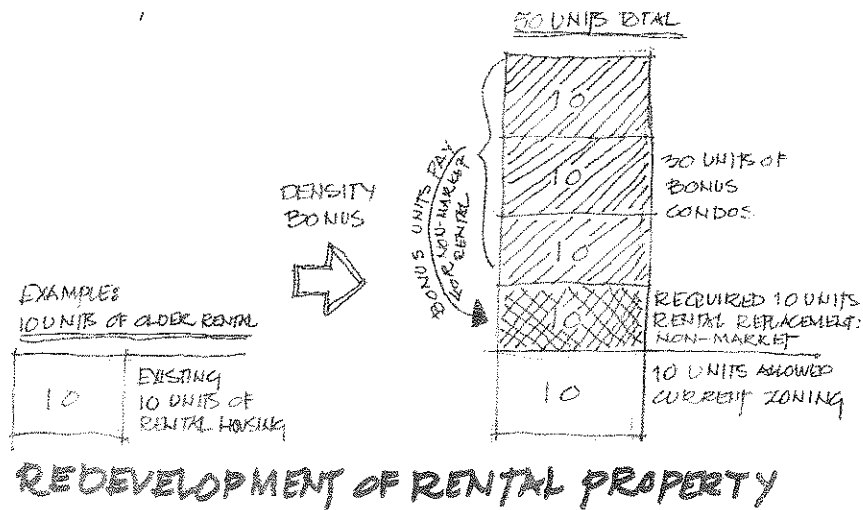
Example: Existing 10 units of rental

10 units already zoned

10 new non-market rental units

+30 bonus condo units

50 units total





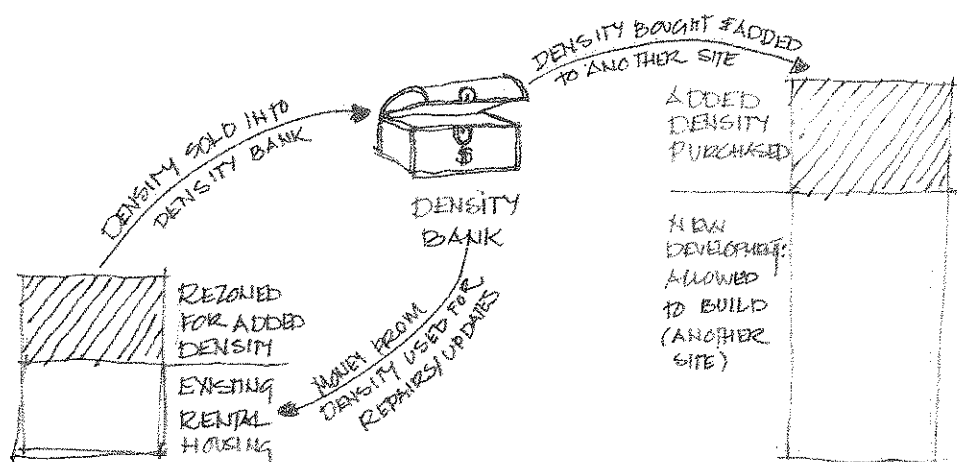
Number Crunching: *Market & Non-Market Rental (cont')*

Maintaining Existing Market Rental Housing Scenario

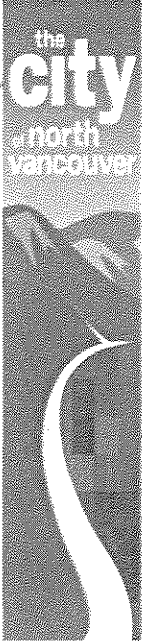
Possible Process

An owner could apply to Council for a rezoning with an attached business plan, with a cost outline. The amount of density bonus applied for would correspond to the cost outline.

Further study is needed on the process for the density bank.



FUNDS FOR MAINTAINING OLDER RENTALS



Who Could Apply for a Density Bonus?

Who?

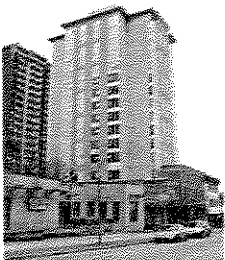
- Existing rental property owners
 - To maintain/upgrade existing rental buildings
 - To redevelop their property for condos and replace all existing rental units (to be market or non-market)
- Developers wishing to build new rental housing

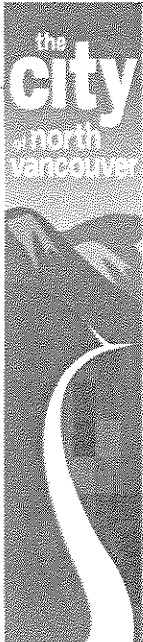
How?

- Apply to Council for a rezoning

Where?

- Density Bonusing framework for rental housing applies to the Central Lonsdale Planning Study boundaries
- Other areas allowed on a case by case basis, as per OCP





Who Could Buy Bonus Density?

Who?

- Any property owner

How?

- From a density bank
- Further study needed on process

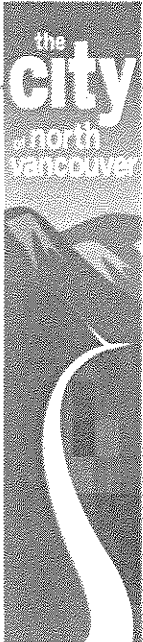
Where?

- Central Lonsdale Planning Study area property

Why?

- It makes financial sense to a developer while supporting rental housing in the CLPS area





OCP Amendments for Density Bonusing for Rental Housing: *Technical Tools*

FSR Limits for Applying for a Density Bonus

- Applies to those property owners who build new or maintain exiting rental units

Existing OCP for Non-Rental Properties

- Those property owners that do not have any rental units abide by the existing OCP for FSR

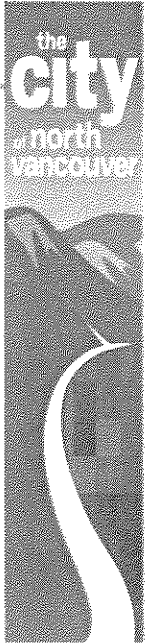
Height Limits for Buying Density

- Height limits in number of storeys control the FSR for buying density
- Based on a 6500 sq ft tower floor plate (80' x 80')



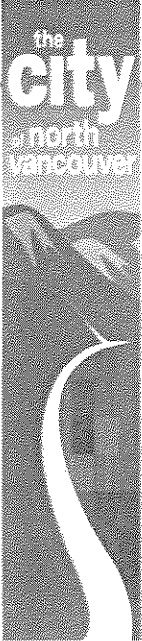
Existing OCP Height Limits for Rezoning without Buying Density

- Those property owners that do not buy density abide by the existing OCP height limits



Stakeholder Committee Recommendations for Density Bonusing for Rental Housing

and other related items



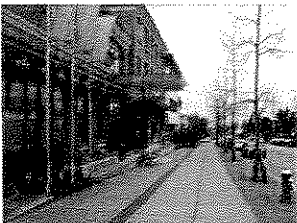
Stakeholder Committee

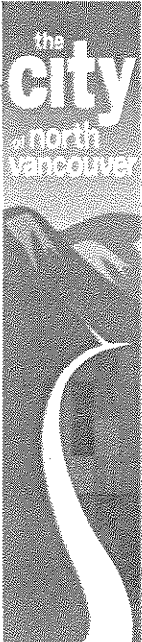
Terms of Reference

Stakeholder Committee members were expected to represent their peer group, ie, home owners or business owners, as well as the community needs as a whole.

The members were presented with a significant amount of technical information to consider, some of which is included in the preceding section of this document. Other topics presented/discussed included:

- Short history of rental housing in CNV
- Challenges faced by rental property owners
- Challenges faced by renters
- Proformas (number crunching) on costs for non-market & market rentals
- Urban design/streetscape design principles





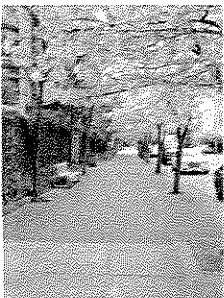
Stakeholder Committee *Terms of Reference (cont')*

- Ideas of “complete communities” as per the OCP, including office space & civic amenity considerations
- Density, FSR, Zoning, OCP relationships
- Density bonusing tools
- Others

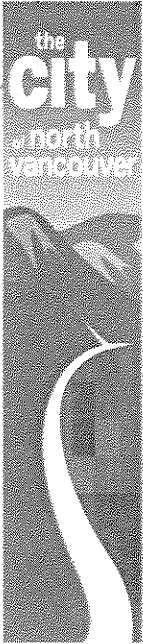
The Stakeholder Committee members were presented 3 density bonus options by staff to provide incentives to the development community to create new or repair existing rental housing.

The three options would create:

- A modest amount of rental housing
- A medium amount of rental housing
- A higher amount of rental housing



The Stakeholder Committee was asked to make recommendations on rental housing, office space & civic amenities for the CLPS.



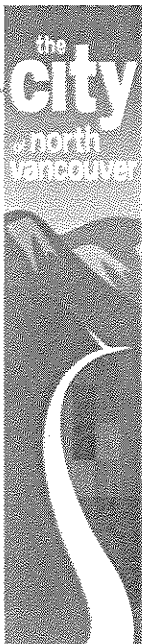
Stakeholder Committee Recommendations- *Stakeholder Option*

The Stakeholder Committee almost unanimously chose a hybrid scenario of the modest scenario for north of 17th Street and the medium scenario for south of 17th Street. See following density bonus maps.

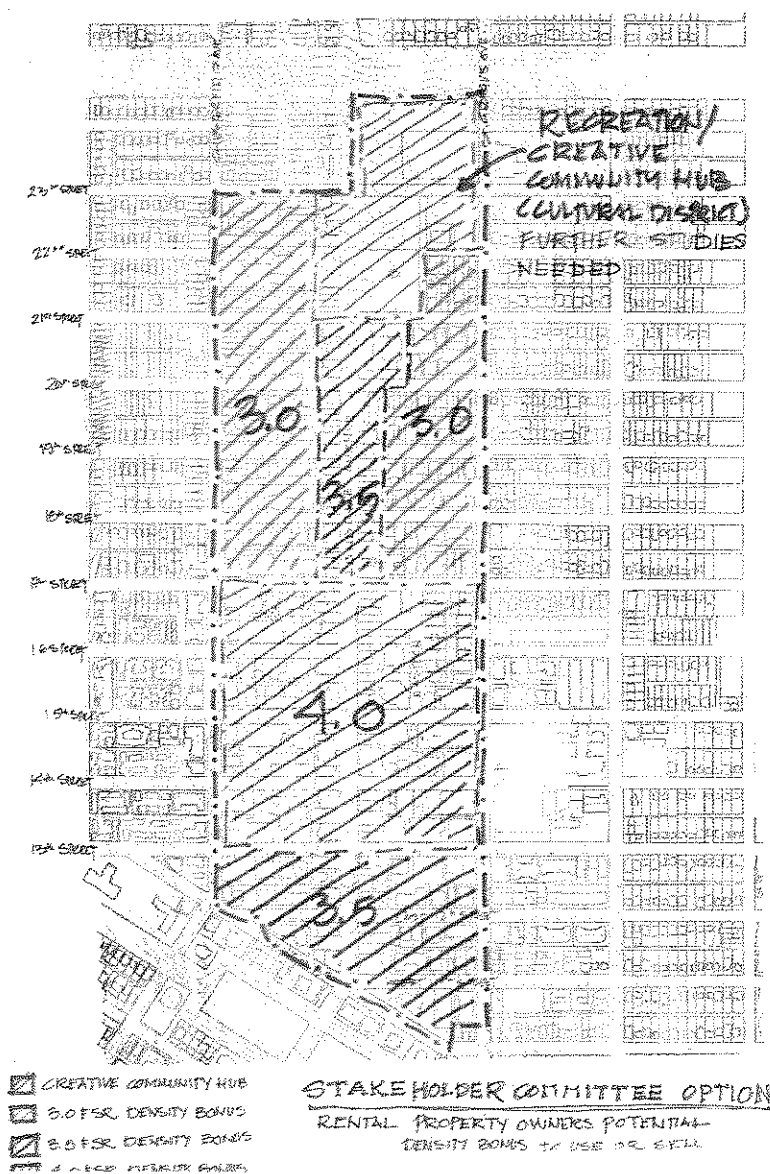
Other refinements to the hybrid option included:

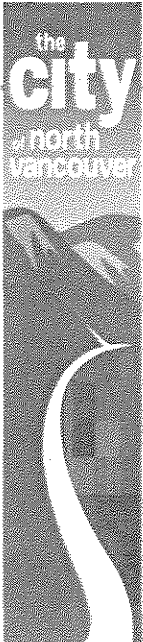
- A height limit of 10 storeys north of 17th Street
- Maximum tower floor plate of 80' x 80'
- Tower setbacks above podium 20' on side streets, 50' on Lonsdale Ave
- Towers should have a separation of 150'



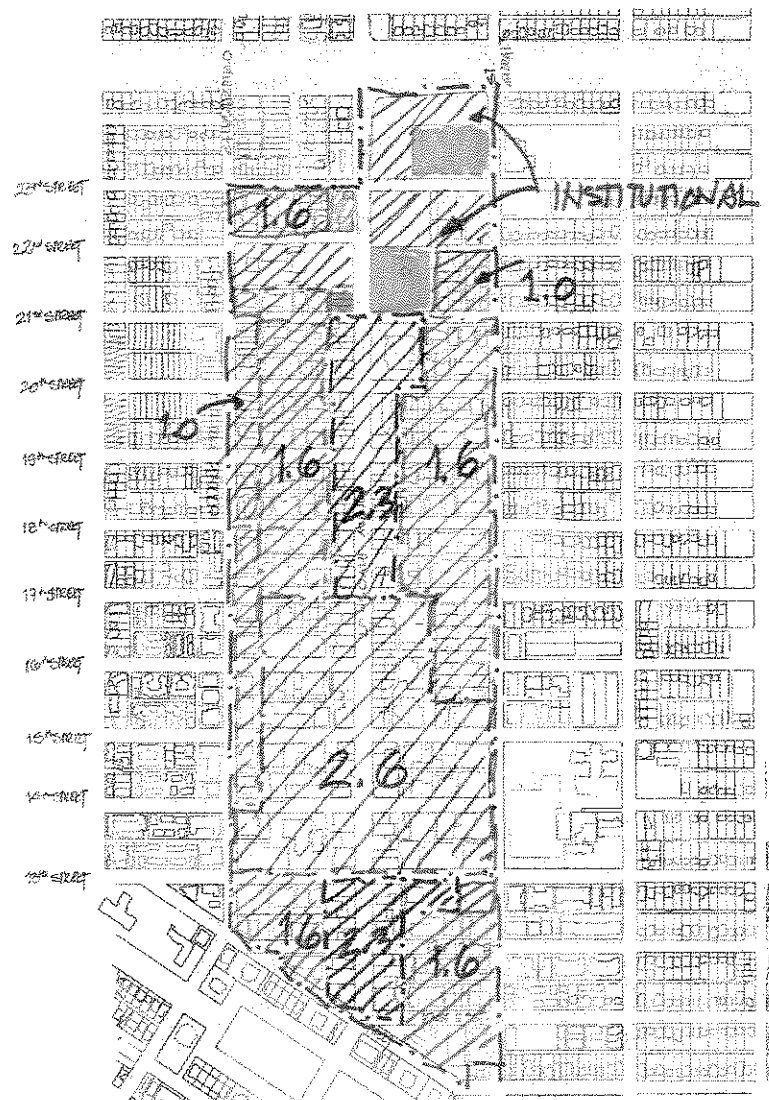


Stakeholder Committee Recommendations- *Stakeholder Option- Density Map*

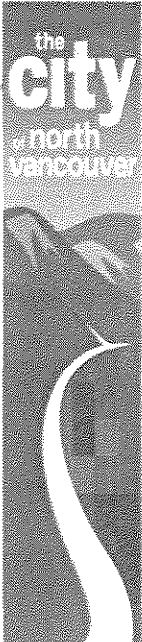




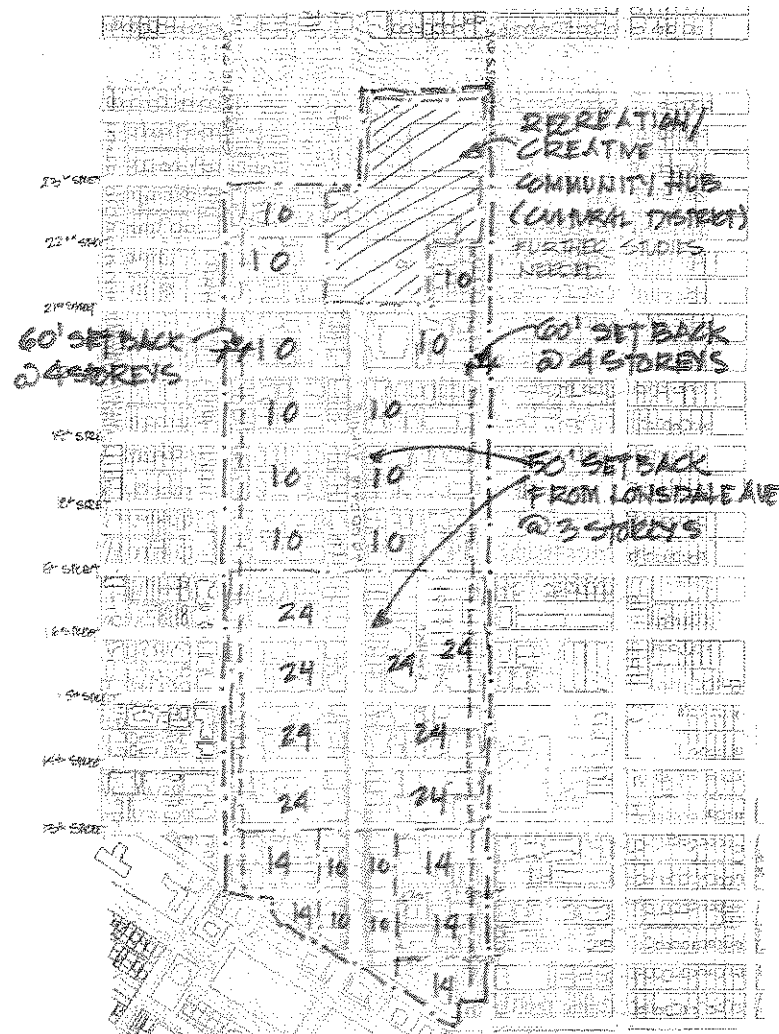
Stakeholder Committee Recommendations- *Existing OCP Density Map*



EXISTING OCP DENSITIES
FLOOR SPACE RATIO (FSR)



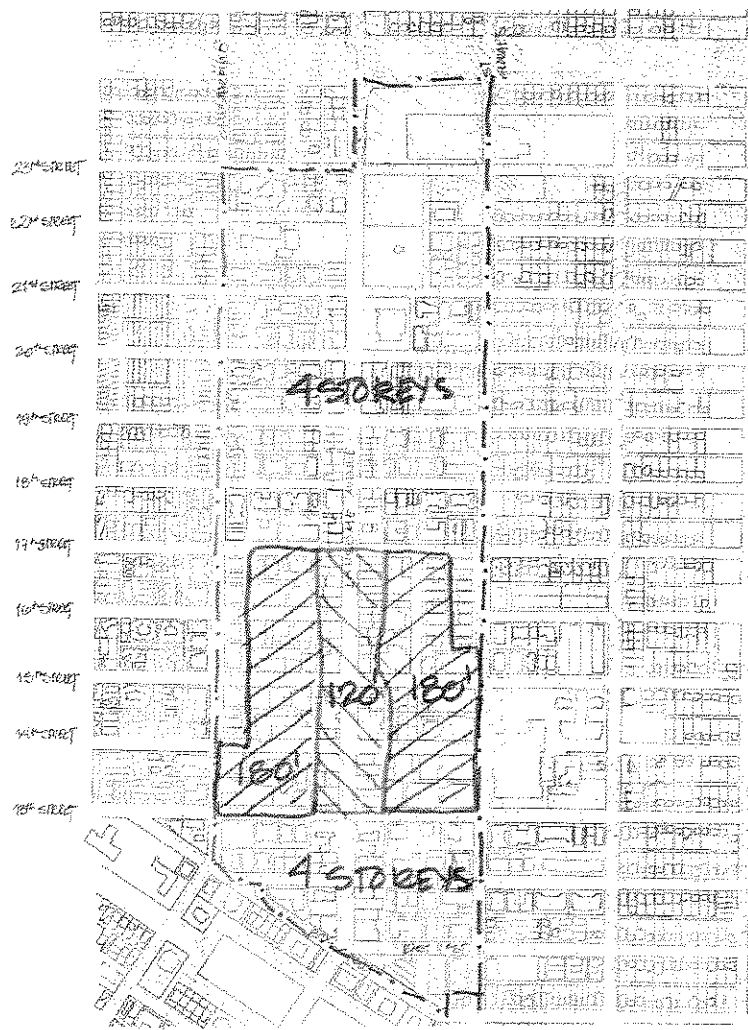
Stakeholder Committee Recommendations- Stakeholder Option- Height Map in Storeys



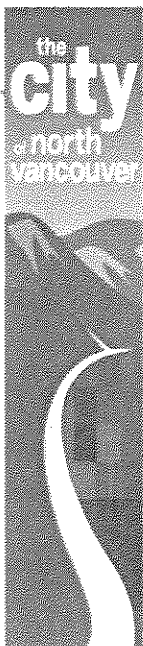
14 NUMBER OF STOREYS - MAXIMUM

STAKEHOLDER COMMITTEE OPTION
MAXIMUM HEIGHT IN NUMBER OF STOREYS THAT ANY PROPERTY OWNER COULD BUY DENSITY

Stakeholder Committee Recommendations- *Existing OCP Height Map*



EXISTING OCP HEIGHTS



Stakeholder Committee Recommendations- *Excerpts*

Supports retention and creation of market and non-market rental housing.

Rental housing important for those in the service industry.

Supports diversity in people living on the North Shore to keep Central Lonsdale vibrant and "complete"- including family sized rental units.

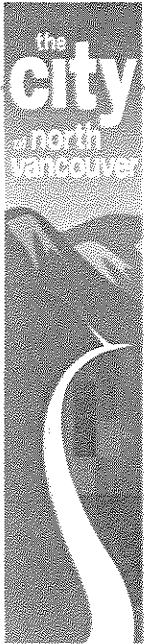
Recognizes that the rental housing stock is aging.

Recognizes that without assistance, we will continue to lose rental housing to condos or deterioration.

Rental housing units: maintain current unit count.

Provision of non-market rentals.





Stakeholder Committee Recommendations- *Further Technical Studies*

Recommends massing and view studies.

Recommends design guidelines for architectural excellence.

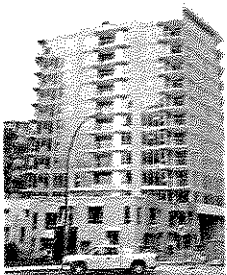
Recommends design guidelines for the pedestrian streetscape.

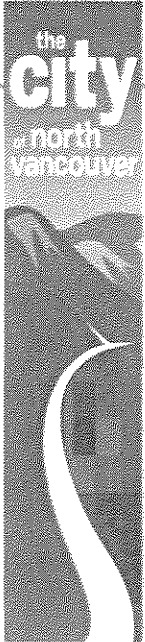
Consider relaxing the rental unit parking requirements.

Recommends transparency in process.

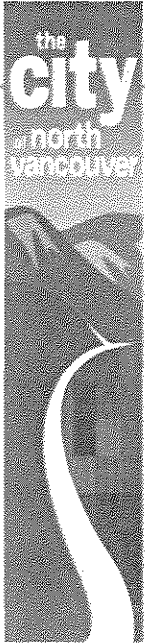
Supports the proposed staff Public Open Space Concept.

Office space and retail space will need to reflect the increase in population.





Technical Solutions for Stakeholder Committee's Recommendations



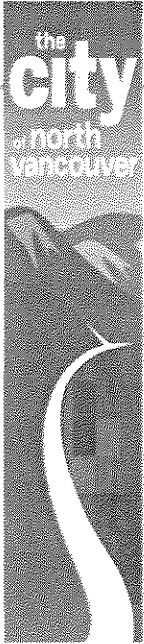
Technical Solutions for Recommendations: *Urban Design Guidelines*

Urban Design Guidelines

The Stakeholder Committee recommended a number of design oriented tools to ensure quality design. The urban design guidelines can address the following items:

- Design guidelines for architectural excellence
- Guidelines for pedestrian streetscape
- Massing and view studies



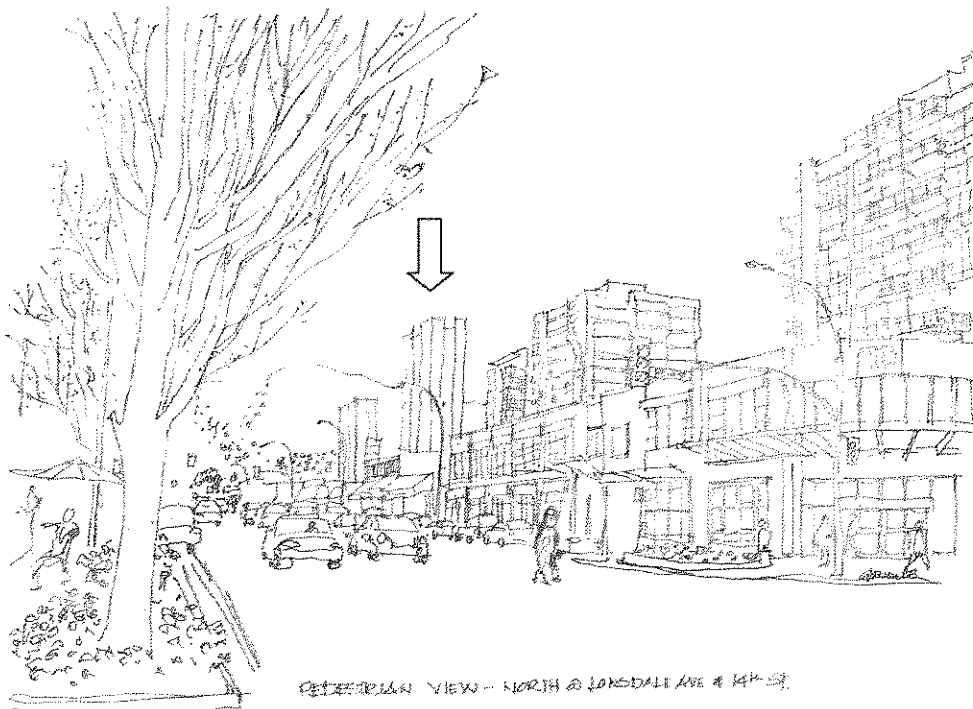


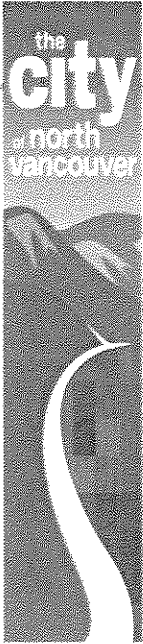
Technical Solutions for Recommendations: *Urban Design Guidelines*

Stakeholder Committee Preferences

Respecting Character Elements on Lonsdale Ave.

- 2 and 3 storey heights with podiums to reflect the existing character of Lonsdale Ave.
- Towers set back 50' from Lonsdale Ave.



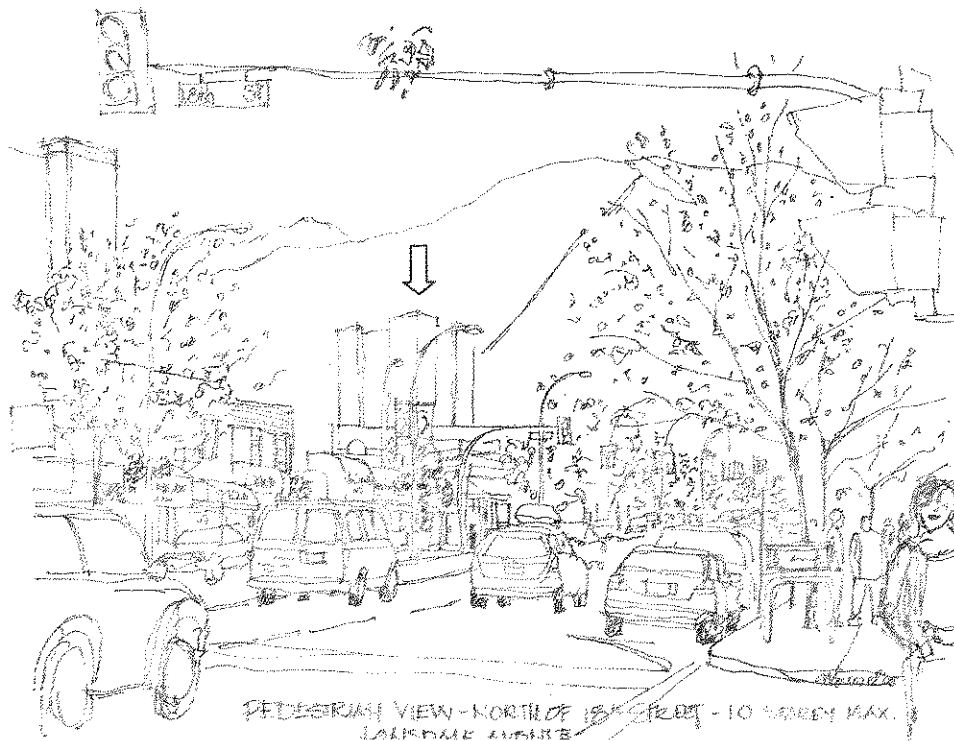


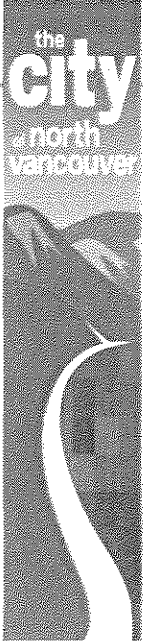
Technical Solutions for Recommendations: *Urban Design Guidelines*

Stakeholder Committee Preferences

Vibrant Storefronts & Views on Lonsdale Avenue

- 20'-25' small shop frontages to maintain pedestrian vibrancy and interest
- Well designed public open space
- Maintain mountain views





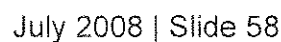
Technical Solutions for Recommendations: *Urban Design Guidelines*

Stakeholder Committee Preferences

Apartment Residential Streets-Character Elements

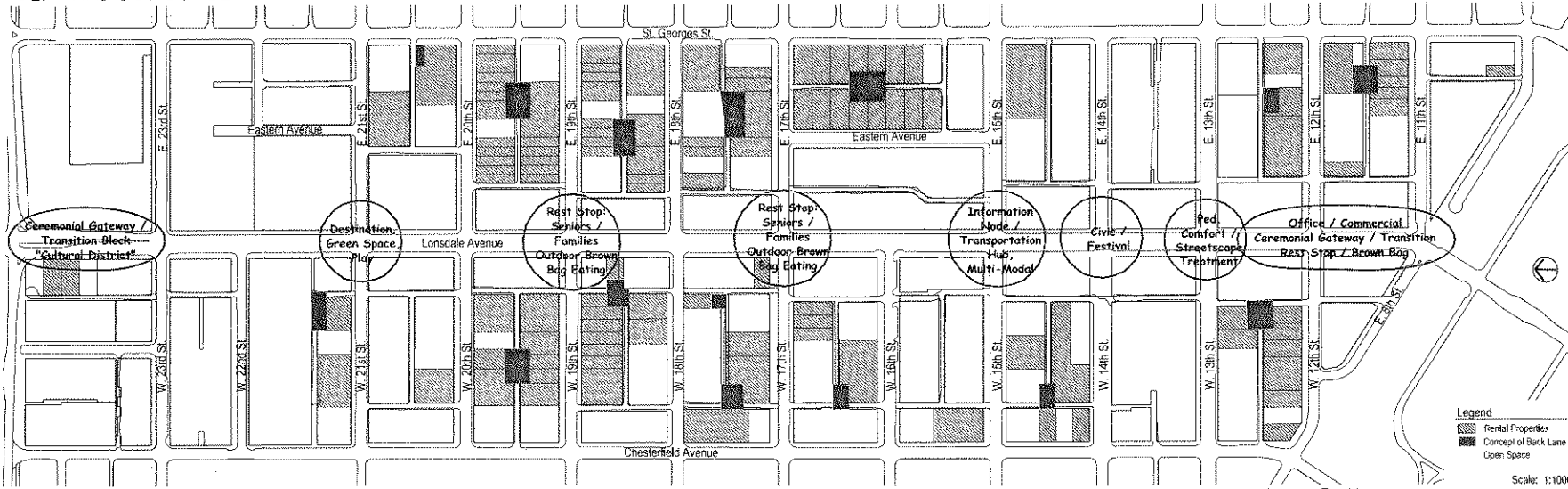
- Existing lush green setbacks give a quieter residential flavour
- Existing 2 or 3 stories can be reflected in 2 or 3 storey podiums





CENTRAL LONSDALE PLANNING STUDY - PUBLIC REALM & OPEN SPACE PLANNING

May 2008



- Ceremonial gateway / Transition block
- Differentiated ped. paving
- Implement planting design from east side to west side - effective visual marker for transition
- Street "furniture" ceremonial
- High Speed Car transition to low speed
- "Cultural District" service centennial / cultural CRUs on east of Lonsdale with courtyard sized set back (currently parking)
- Ped access to back of site off Lonsdale by skate park and theatre
- Consider open air theatre behind CRUs

- Destination green space
- Green storm water/art
- Play
- Gathering, passive, slow
- Public art

- Rest stop for seniors/families
- Comfortable environment for eating brown bag lunches
- Flexibility to eat alone or in small groups
- Dog dog vendors?
- Passive
- Weather protection
- Views
- Public art

- Rest stop for Seniors/Families
- Rest stop for cyclists
- Comfortable environment for eating brown bag lunches
- Flexibility to eat alone or in small groups
- Dog dog vendors?
- Passive
- Weather protection
- Views
- Public art

- Information node
- Design opportunities for info display
- Busting with people/buses/cars
- People waiting for buses
- Passive people watching
- Very urban/hardscape
- Public Art

- Civic identity
- Destination for Festivals/Everyday use
- Linear Treatment
- Pedestrian over car
- Green way route
- Public Art

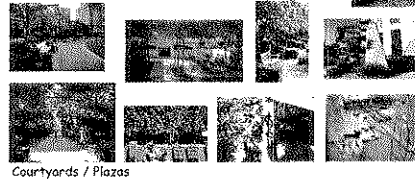
- Pedestrian comfort
- Very busy, lively
- Urban hardscape
- Visually experienced at different speeds - pedestrian & car
- Streetscape enhancements
- Public art

- Transition gateway
- Office / Commercial use
- Rest stop - pedestrians coming up hill
- Brown bag lunch spaces
- Signify change in grid & grade
- Ceremonial gateway - streetscape treatment/furniture → differentiated paving - pedestrian

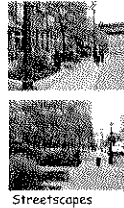
Legend

- Rental Properties
- Concept of Back Lane
- Open Space

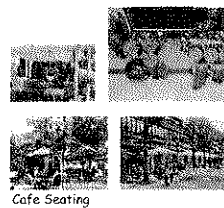
Scale: 1:1000



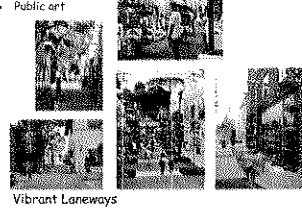
Courtyards / Plazas



Streetscapes



Cafe Seating



Vibrant Laneways



Street Vendors



Seating



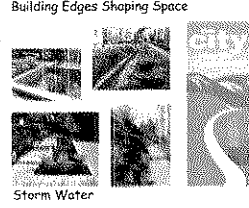
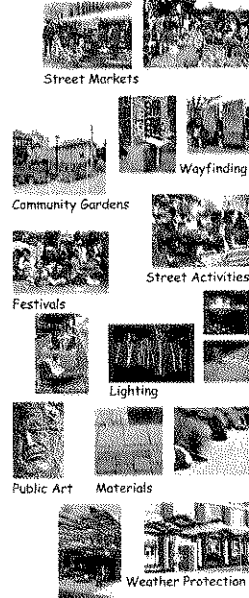
Greenways



Water Features

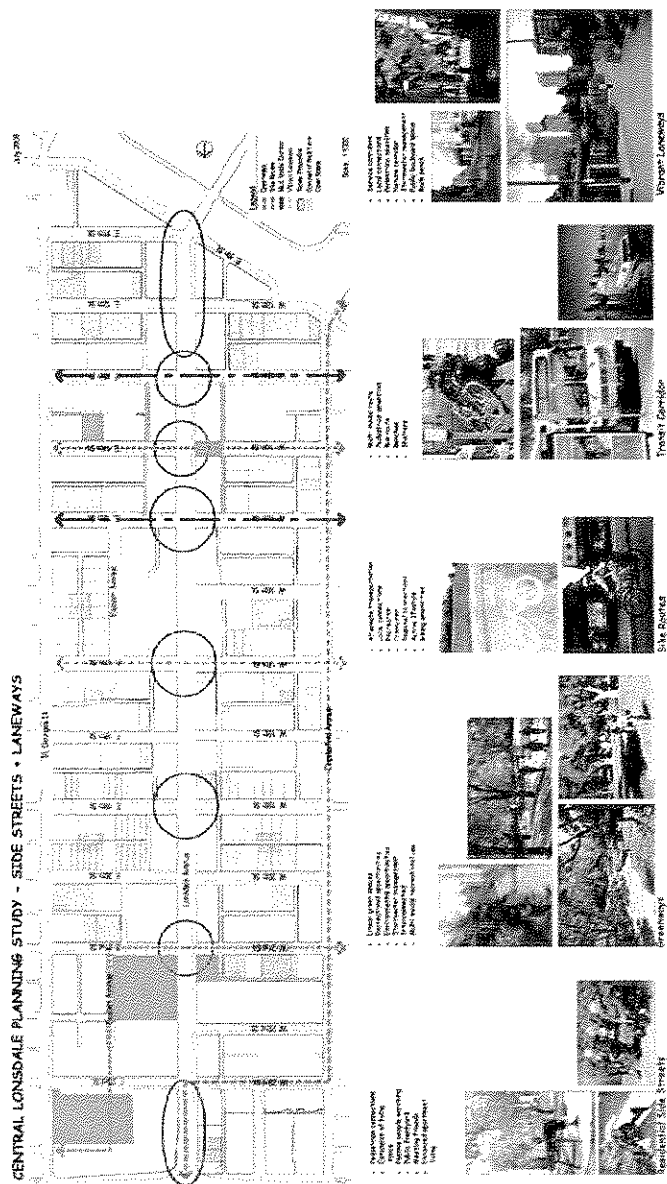


Storm Water



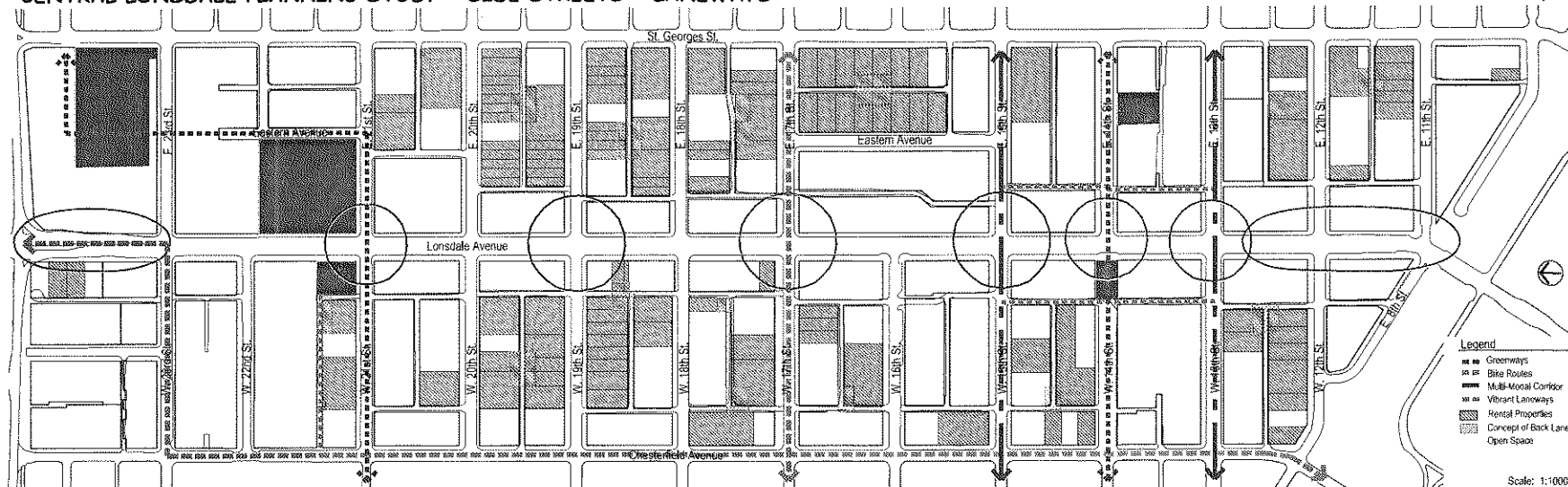
Building Edges Shaping Space

Technical Solutions for Recommendations: *Staff Public Open Space Concept for the Side Streets*



CENTRAL LONSDALE PLANNING STUDY - SIDE STREETS + LANEWAYS

July 2008



- Pedestrian connections
- Extension of living space
- Passive people watching
- Public frontyard
- Meeting friends
- Enhanced apartment living



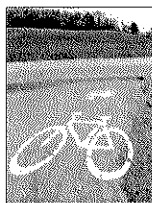
Residential Side Streets

- Linear green spaces
- Recreational opportunities
- Environmental opportunities
- Stormwater management
- Interconnected
- Multi-modal recreational use



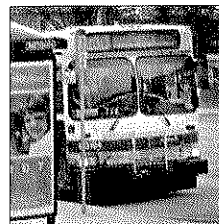
Greenways

- Alternate transportation
- Local connections
- Recreation
- Commuter
- Regional connections
- Active lifestyle
- Biking amenities



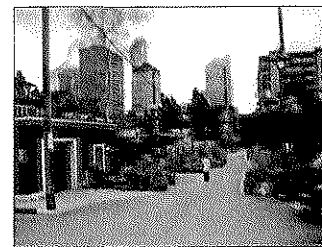
Bike Routes

- Multi-modal route
- Pedestrian amenities
- Bus route
- Benches
- Shelters

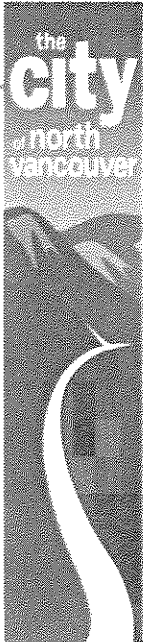


Transit Corridor

- Service corridors
- Local connections
- Pedestrian amenities
- Nature corridor
- Stormwater management
- Public backyard space
- Back porch



Vibrant Laneways



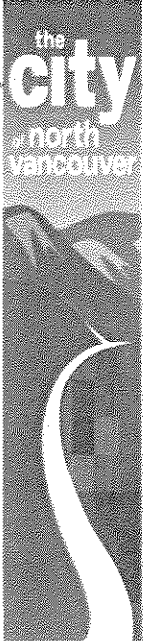
Technical Solutions for Recommendations: *Office & Retail Space*

The Stakeholder Committee “believes that office space is critical for a balanced community” and “equally important is the retention and development of the retail environment on Central Lonsdale”.

The following would be incremental technical solutions for commercial/retail increasing to match the population growth:

Proposed Zoning Changes: ***Current Urban Corridor Area (OCP)***

- Lonsdale Avenue to the first laneway east & west from 21st Street and 17th Street
- Lonsdale Avenue to the first laneway east & west from 13th Street to 8th Street
- ***Currently*** mixed use, residential & commercial



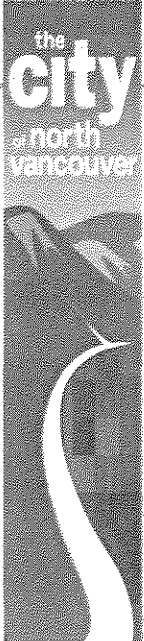
Technical Solutions for Recommendations: *Office & Retail Space (cont')*

- **Proposed** mixed use, residential & commercial with a minimum of 1.0 FSR below 3 stories required if there is a rezoning.

Proposed Zoning Changes: Current Town Centre Area (OCP) & More

- Bounded by Chesterfield Avenue, 17th Street, St. Georges Avenue & 13th Street
- **Currently** mixed use with a min. of 1.0 FSR for office/commercial below the 3rd storey
- **Proposed** mixed use with a minimum of 1.5 FSR below the 3rd storey





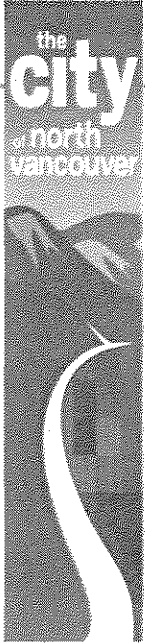
Technical Solutions for Recommendations: *Office & Retail Space (cont')*

Proposed Zoning/OCP Changes:

Level 5 Residential (OCP) in CLPS

- Bounded by Chesterfield Avenue, West 23rd Street, the west back lane behind Lonsdale Avenue and West 17th Street
- Bounded by St. Georges Avenue, East 13th Street , back lane east of Lonsdale Avenue & East 22nd Street
- ***Currently*** residential only
- ***Proposed*** mixed use, residential with live / work units on the ground



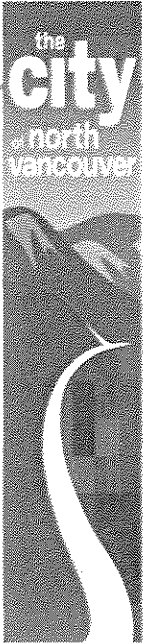


Technical Solutions for Recommendations: *Office & Retail Space (cont')*

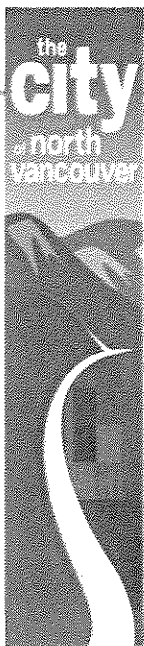
Recreation / Creative Community Hub

- Boundaries - See Stakeholder Committee Density Map
- Needs further study, linked with the Harry Jerome Recreation Centre process
- Suggest that the west side of the 2300 block of Lonsdale Ave. be included in a further study
- Some of the preliminary ideas from the CLPS include networking opportunities for the cultural community, as well as local studio space, create synergies and cross fertilization of ideas
- Based on some ideas adapted from Richard Florida and the notion of creative and competitive cities





Analysis of Stakeholder Committee's Recommendations



Analysis of Recommendations: *Density Bonusing*

Overview

A) Redevelopment Scenario

The density bonusing strategy would apply to any property owner who would build new market or non-market rental housing.

New Market Rental Housing

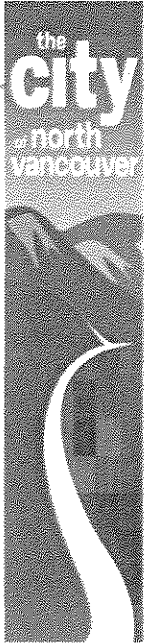
A Ratio of 1:1 Density Bonus:

For every bonus market rental unit, a bonus condo unit is needed to pay for the market rental-in addition to the current number of allowable units.

New Non-Market Rental Housing

A Ratio of 1:3 Density Bonus:

For every bonus non-market rental unit, three bonus condo units are needed to pay for the market rental-in addition to the current number of allowable units.



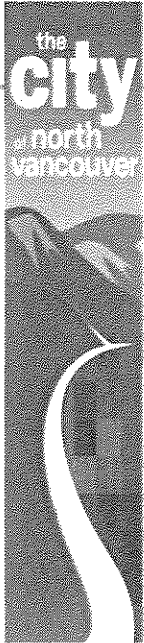
Analysis of Recommendations: *Density Bonusing*

Overview (*cont'*)

B) Upgrade/Repair of Existing Rental Buildings Scenario

For those rental property owners who wish to upgrade or maintain their existing properties, the potential density increase through a rezoning is shown on the Stakeholder Committee Recommendations: Density Map.





Analysis of Recommendations: *Density Bonusing*

New Market Rental Housing

Current 1.6 FSR to Proposed 3.0 FSR- North of 17th Street

- Many older rental buildings in these areas
- To achieve the full OCP 1.6 FSR potential for market rental housing today, it would require 3 times the density, an FSR of 4.8.
- *The impact of the Stakeholder Committee recommendation of 3.0 FSR on the redevelopment of existing rental housing properties would result in the replacement of less than half of the current number of market rental units.*



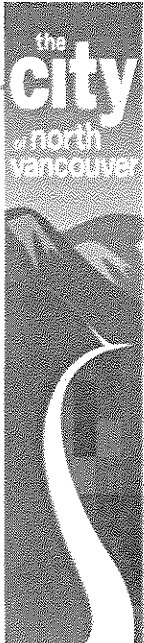
Analysis of Recommendations: *Density Bonusing*

New Market Rental Housing

Current 1.6 FSR to Proposed 3.5 FSR- South of 13th Street

- Some older rental buildings in these areas.
- To achieve the full OCP 1.6 FSR potential for market rental housing today, it would require 3 times the density, an FSR of 4.8.
- *The impact of the Stakeholder Committee recommendation of 3.5 FSR on the redevelopment of existing rental housing properties would result in the replacement of a little over half of the current number of market rental units.*



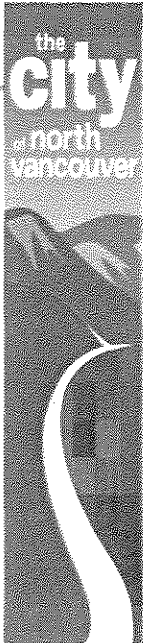


Analysis of Recommendations: *Density Bonusing*

New Market Rental Housing

Current 2.3 FSR to Proposed 3.5 FSR

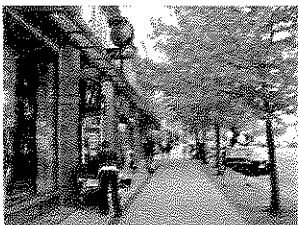
- These areas generally have 2 or 3 storey mixed use buildings, with retail/office at the first 2 storeys and sometimes, rental units on the third level.
- Not a significant number of existing rental units
- *The impact of the Stakeholder Committee recommendation of 3.5 FSR on the redevelopment of existing rental housing properties would result in the creation of roughly ¼ of the total development potential of housing units for market rental housing .*

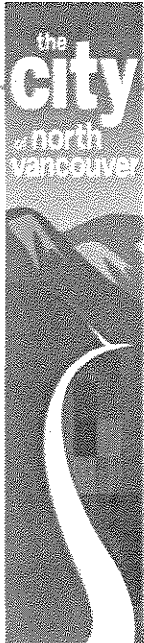


Analysis of Recommendations: *Density Bonusing* **New Market Rental Housing**

Current 2.6 FSR to Proposed 4.0 FSR

- There are some rental buildings in this area.
- The current rental buildings that approach the 2.6 FSR density are concrete high-rise buildings, are in good condition and financially feasible to maintain.
- To achieve the full OCP 2.6 FSR of rental market housing today, it would require 3 times the density, an FSR of 7.8.
- *The impact of the Stakeholder Committee recommendation of 4.0 FSR on the redevelopment of existing rental housing properties would result in the creation of less than half of the current number of market rental units.*



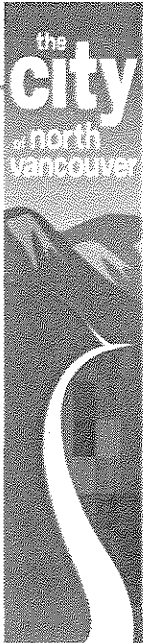


Analysis of Recommendations: *Density Bonusing*

New Non-Market Rental Housing

Current 1.6 FSR to Proposed 3.0 FSR- North of 17th Street

- Many older rental buildings in these areas.
- To achieve the full OCP 1.6 FSR for non-market rental housing today, it would require 5 times the density, an FSR of 8.0.
- *The impact of the Stakeholder Committee recommendation of 3.0 FSR on the redevelopment of existing rental housing properties would result in the replacement of roughly a quarter of the current number of rental units with non-market rental units.*



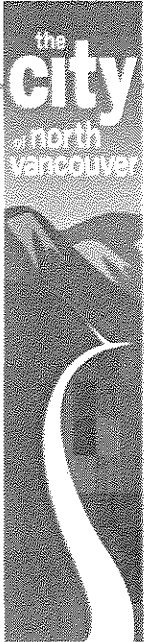
Analysis of Recommendations: *Density Bonusing*

New Non-Market Rental Housing

Current 1.6 FSR to Proposed 3.5 FSR- South of 13th Street

- Some older rental buildings in these areas.
- To achieve the full OCP 1.6 FSR potential for non-market housing , it would require 5 times the density, an FSR of 8.0.
- *The impact of the Stakeholder Committee recommendation of 3.5 FSR on the redevelopment of existing rental housing properties would result in the replacement of under half of the current number of rental units with non-market rental units.*



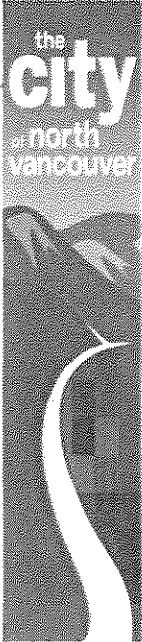


Analysis of Recommendations: *Density Bonusing*

New Non-Market Rental Housing

Current 2.3 FSR to Proposed 3.5 FSR

- These areas generally have 2 or 3 storey mixed use buildings, with retail/office at the first 2 storeys and sometimes, rental units on the third level.
- Not a significant number of existing rental units.
- *The impact of the Stakeholder Committee recommendation of 3.5 FSR on the redevelopment of existing rental housing properties would result in the creation of less than ¼ of the total development potential of housing units for non-market rental units..*

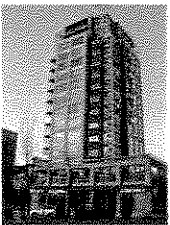


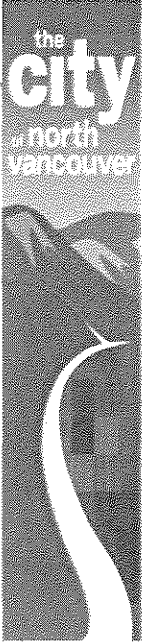
Analysis of Recommendations: *Density Bonusing*

New Non-Market Rental Housing

Current 2.6 FSR to Proposed 4.0 FSR

- There are some rental buildings in this area.
- To achieve the full OCP 2.6 FSR potential for non-market rental housing, it would require 5 times the density, an FSR of 13.0.
- *The impact of the Stakeholder Committee recommendation of 4.0 FSR on the redevelopment of existing rental housing properties would result in the replacement of one quarter of the current number of market rental units with non-market rental units.*



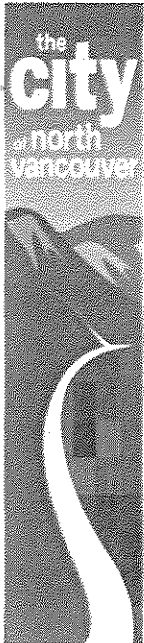


Analysis of Recommendations: *Density Bonusing*

Update and Repair of Existing Rental Buildings

Most of the areas in the Central Lonsdale Planning Study that have significant existing rental housing properties will have at least a 1.4 FSR density bonus capacity. Once this density is sold, it will more than cover the expenses of upgrades and/or additional rental units for the those building that have some left over FSR on their site.

Some of the preliminary thinking on process revolved around existing rental property owners bringing forward a business plan to a rezoning for consideration. The amount of density bonusing requested, when translated into dollars, would correspond to the amount needed for upgrades and/or added rental units.



Analysis of Recommendations: *Density Bonusing*

Proposed New OCP Height Limits for Density Bonusing

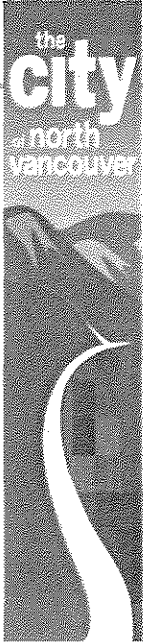
Buying Density and Redeveloping with Rental Housing Units

The proposed new OCP Height limits applies only to those properties for which density is bought for or those that provide rental housing units accordingly. It cannot be achieved through a rezoning only.

Current 1.6 FSR to Proposed 3.0 FSR- North of 17th Street: Development with Market Rental Units

This is the area where most of the existing rental housing properties are located. The Stakeholder Committee recommended height of 10 storeys is feasible for providing small rental units through density bonusing.





Analysis of Recommendations: *Density Bonusing*

Proposed New OCP Height Limits for Density Bonusing

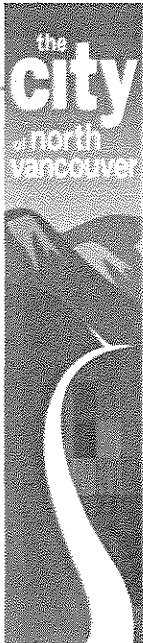
Current 1.6 FSR to Proposed 3.0 FSR- North of 17th Street: Development with Market Rental Units (cont')

The assumptions are a 6500 sq ft tower floor plate with small units throughout.

A more comfortable height would be 12-15 storeys, where there could be a variety of unit sizes, including family sized units both for market rentals and strata units.

Buying Density Outright

The proposed 10 storey height would provide enough capacity to absorb significant density.



Analysis of Recommendations: *Density Bonusing*

Proposed New OCP Height Limits for Density Bonusing

Current 2.6 FSR to Proposed 4.0 FSR Development with Market Rental Units

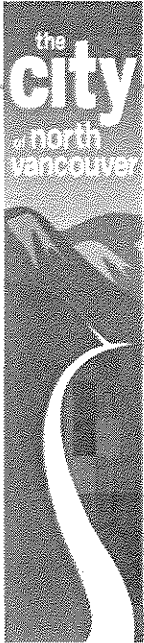
Depending on the size of the lot assembly, the 24 storeys for a development to include density bonusing for market rental housing would be a very comfortable height to include family sized units for the market rentals and the strata units.

The assumptions are 6500 sq ft tower floor plate with commercial/ retail for the first 3 levels.

Buying Density Outright

Depending on lot assembly sizes, the proposed 24 storey height would provide enough capacity to absorb significant density.





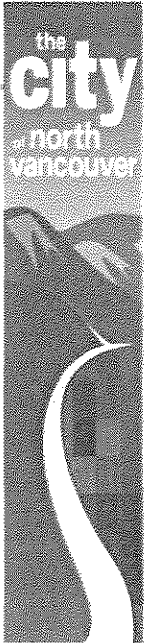
Analysis of Recommendations: *Density Bonusing*

Conclusions

This is a long term planning study, examining municipal tools with which to at least maintain the existing number of rental units, as well as address related issues.

The preferred option in this density bonusing strategy is the retention and upgrading of existing rental housing stock, as older housing stock will always be somewhat more affordable than new market rental units.

If we look at just the redevelopment potential of existing rental housing properties, with the Stakeholder Committee's recommendations of height and density, it will replace at best, half of the existing rental housing units. There will continue to be a net loss of rental units over time, even with density bonusing.

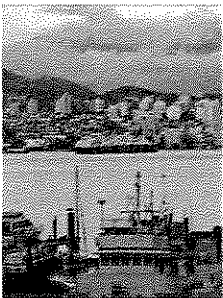


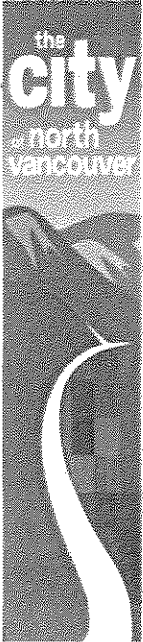
Analysis of Recommendations: *Density Bonusing*

Conclusions (cont')

However, if these density bonusing incentives prove to be attractive enough to all property owners (including rental property owners) wishing to redevelop, the City may be able to maintain the current count of rental units over time.

One of the key aspects that make Central Lonsdale, and indeed, the City of North Vancouver, a more complete community is the availability of a variety of shops and services within a 20 minute walking distance. This retail/service/commercial core along Lonsdale Avenue is part of the vibrancy that creates a higher quality of life for residents.





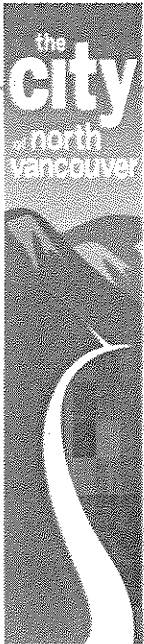
Analysis of Recommendations: *Density Bonusing*

More affordable housing choices, including rental housing, would allow more of the retail/service sector workers live and work in the same community. It may become more difficult over time for retail/service oriented businesses to fill their vacancies as potential employees chose to live and work where there is more affordable housing.

"Part of attracting a diverse workforce [including retail/service industry workers] requires offering a range of housing choices, including type, size and tenure. Housing choice is also important to ensure that the City maintains social sustainability.

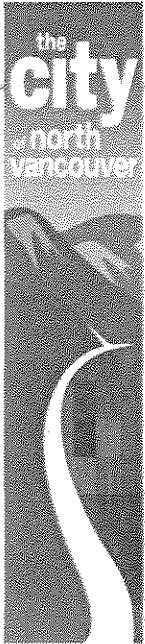
" City of North Vancouver Economic Development Strategy, 2008, Final Draft, Goal B-6





Overview of the Second Open House Questionnaire

May 13-14th, 2008



Overview of the Second Open House Questionnaire

The Second Open House Questionnaire from May 13-14th, 2008 reveal significant support for a diversity of housing, including rental housing, as well as for density bonusing to achieve the creation of rental housing.

The Open House both days were consistently well attended.

"Where Do You Live"

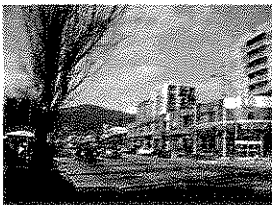
87 people filled out the questionnaire. 83.9% of the respondents live in the CNV, with 48.3% living in the Central Lonsdale area.

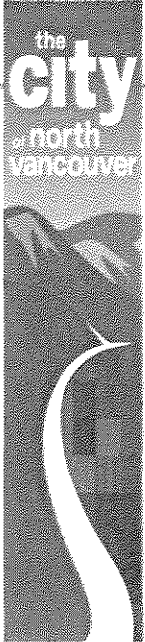
"Where do you Work"

31% of the respondents work in the CNV, with 18.4% working in the Central Lonsdale area. 24.1% indicated that they were retired.

"Rental Property Owner"

14.9% of the respondents were rental property owners; 82.8% were not rental property owners.





Overview of the Second Open House Questionnaire (cont')

"Rental Property Tenant"

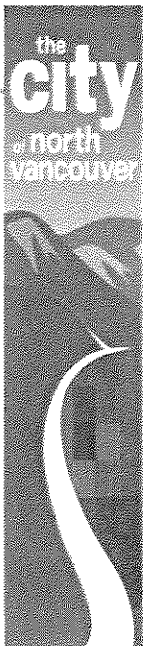
10.3% of the respondents were living in a rental property in the study area. 88.5% of those who filled out the questionnaire were not living in rental property in the study area.

"Business Owners"

5.7% of the respondents indicated that they were business owners in the study area. 92% wrote that they were not business owners.

"Housing Diversity"

90.8% of the respondents indicated that they were in favour of housing diversity, including rental housing, ranging from *somewhat supportive* to *strongly supportive*.



Overview of the Second Open House Questionnaire (cont')

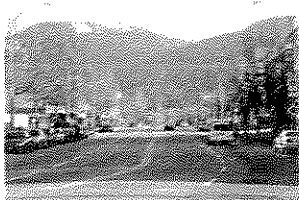
"Density Bonusing for Rental Housing"

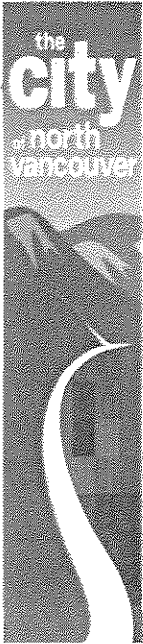
54% of the respondents indicated that they were in favour of density bonusing to create market and non-market rental housing, ranging from somewhat supportive to strongly supportive. 36.8% of the respondents indicated that were not in favour density bonusing for the creation of market & non-market housing.

"Market Rental Density Bonus-

One additional market rental needs one additional bonus condo"

51% of respondents indicated that they were in favour of a density bonus for market rental housing, ranging from somewhat supportive to strongly supportive. 40.2% of respondents were not in favour of density bonusing for market rental housing.





Overview of the Second Open House Questionnaire *(cont')*

*"Non-Market Rental Density Bonus-
One additional non-market rental needs three
additional bonus condo units"*

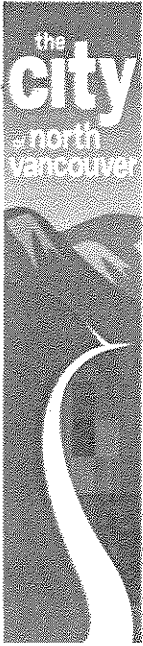
39% of the respondents were in favour of density bonusing for non-market rental, ranging from somewhat supportive to strongly supportive. 49.4% were not in favour.

"Bonusing for Civic Amenities"

55.1% of respondents were in favour of bonusing for civic amenities, ranging from somewhat supportive to strongly supportive. 36.8% were not in favour.

"Bonusing for Office Space"

51.7% of respondents were in favour of bonusing for office space, ranging from somewhat supportive to strongly supportive. 31.0% were not in favour.



Overview of the Second Open House Questionnaire *(cont')*

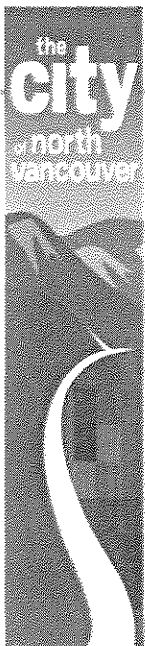
"Public Realm & Open Space"

There was strong overall support for a variety of Public Open Space Concepts that were displayed at the Second Open House.

"Sense of Place & Urban Design"

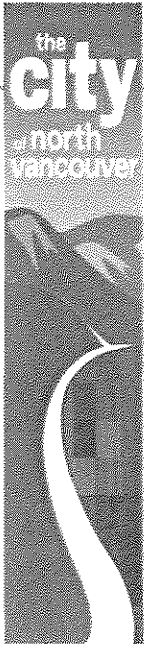
Generally, there was strong support for a variety of quality design issues, with the top two items being pedestrian friendly streetscape and small storefront character on Lonsdale Avenue.





Overview of the Youth week Questionnaire

May 2008



Overview of the Youth Week Questionnaire

A separate, youth specific questionnaire was distributed at the May Youth week held at the CNV Skate Park. 47 people responded.

"The walking environment on Lonsdale Avenue and the surrounding neighbourhood needs improvement."

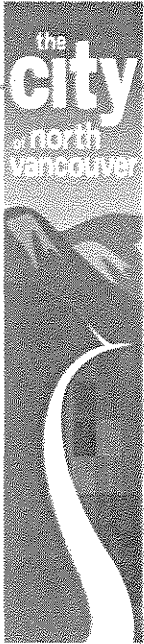
76.2% of the respondents agreed with the above statement, ranging from somewhat agree to strongly agree .

" The streets and sidewalks should consider pedestrians more than vehicles."

88.2% of the respondents agreed to the above statement, ranging from somewhat agree to strongly agree.

"Improving the quality of parks and green space in Central Lonsdale is important."

There was 100% agreement with the above statement, ranging from somewhat agree to strongly agree.



Overview of the Youth Week Questionnaire

"Central Lonsdale should have a full range of housing choices for everyone (youth, adults, seniors)."

92.9% of the respondents agreed with the above statement, ranging from somewhat agree to strongly agree.

"There are lots of arts & recreational opportunities in Central Lonsdale."

76% of the respondents agreed with the above statement, ranging from somewhat agree to strongly agree.



The Corporation of the City of North Vancouver
Community Development Department



Central Lonsdale Planning Study

Open House – II Questionnaire

Purpose

Thank you for coming out to the Central Lonsdale Open House at Harry Jerome Recreation Centre on Tuesday May 13th, 2008 & Wednesday May 14th, 2008 from 3pm to 9pm. We appreciate your input regarding the draft ideas that have emerged to date in the planning study:

1. Please choose the area that best describes where you live?

- ☐ Central Lonsdale ☐ Lower Lonsdale ☐ City of North Vancouver
☐ North Shore-outside of CNV ☐ Other: _____

2. Please choose the area that best describes where you work?

- ☐ Central Lonsdale ☐ Lower Lonsdale ☐ City of North Vancouver
☐ North Shore ☐ Other: _____

3. Do you own rental property in the Central Lonsdale Study Area?

- ☐ Yes ☐ No

4. Do you live in a rental property in the Central Lonsdale Study area?

- ☐ Yes ☐ No

5. Do you own a business in the Central Lonsdale Study Area?

- ☐ Yes ☐ No

Rental Housing

6. How important is it for the City to have a diversity of housing, including rental housing?

- ☐ Do Not Support ☐ Somewhat Support ☐ Generally Support ☐ Strongly Support

Comments: _____

_____(continue on back)

7. Density Bonusing is one tool the City could use to provide market rental and non- market rental housing. In general, do you support the City bonusing through density for non-market & market rental units?

- ☐ Do Not Support ☐ Somewhat Support ☐ Generally Support ☐ Strongly Support

Comments: _____

_____(continue on back)

8. Do you support the City bonusing one additional condo unit to pay for the creation of one market rental housing unit?

☐ Do Not Support ☐ Somewhat Support ☐ Generally Support ☐ Strongly Support

Comments: _____

_____(continue on back)

9. Do you support the City bonusing for three additional condo units to pay for the creation of one non-market rental housing unit?

☐ Do Not Support ☐ Somewhat Support ☐ Generally Support ☐ Strongly Support

Comments: _____

_____(continue on back)

10. Circle the option that you feel will best support the retention and enhancement of market rental and affordable rental housing in Central Lonsdale.

Option 1

encourage *some* market
rental housing

FSR: 3.0-3.5
Height: 10-22 stories

Option 2

encourage market rental and
some non-market rental

FSR: 3.5-4.0
Height: 12-24 stories

Option 3

encourage more market
and non-market rental
housing

FSR: 4.0-4.5
Height: 12-26 stories

Comments: _____

_____(continue on back)

11. If these levels of density bonusing are not agreeable, what else could the City do to facilitate the creation of market & non-market rental housing?

Comments: _____

_____(continue on back)

Civic Amenities and Office Space

12. In general, do you support density bonusing to provide civic amenities, like the redevelopment of the Harry Jerome Recreation Centre?

☐ Do Not Support ☐ Somewhat Support ☐ Generally Support ☐ Strongly Support

Comments: _____

_____(continue on back)

13. In general, do you feel that the City should encourage more office space to allow more people to live and work in the City, through density bonusing for office space?

☐ Do Not Support ☐ Somewhat Support ☐ Generally Support ☐ Strongly Support

Comments: _____

 _____(continue on back)

Public Realm & Open Space

14. Please check what features you feel are important to a vibrant, more livable and walkable Central Lonsdale:

- | | | |
|---|---|---|
| <input type="checkbox"/> Ceremonial gateways | <input type="checkbox"/> Rest stops | <input type="checkbox"/> People watching |
| <input type="checkbox"/> Destination green space | <input type="checkbox"/> View corridors | <input type="checkbox"/> Green way route |
| <input type="checkbox"/> Green storm water management | <input type="checkbox"/> Weather protection | <input type="checkbox"/> weather protection |
| <input type="checkbox"/> Public art | <input type="checkbox"/> Information hubs | <input type="checkbox"/> Paving treatments |
| <input type="checkbox"/> Festivals | <input type="checkbox"/> Inviting laneways/mews | <input type="checkbox"/> Water features |

Comments: _____

 _____(continue on back)

Sense of Place & Urban Design

15. What concepts do you feel are important to enhance Central Lonsdale's sense place reflecting the area's evolution over time and the City's future?

- | | | |
|--|--|---|
| <input type="checkbox"/> pedestrian friendly streetscape | <input type="checkbox"/> small storefront character on Lonsdale Ave. | <input type="checkbox"/> pedestrian friendly architecture |
| <input type="checkbox"/> Vibrant public spaces | <input type="checkbox"/> view corridors | <input type="checkbox"/> historic references |
| <input type="checkbox"/> architectural design excellence | <input type="checkbox"/> local character | <input type="checkbox"/> "green" buildings |
| | | <input type="checkbox"/> (environmentally friendly) |

Comments: _____

 _____(continue on back)

Transportation

16. When travelling to and from Central Lonsdale, on average, how many times in a week do you use each of these modes?

_____ Walk	
_____ Bicycle	
_____ Bus	
_____ Car as driver...	Why? _____
_____ Car as passenger...	Why? _____

17. What changes to the transportation network would make taking the bus, cycling, and walking more attractive?

Comments: _____

_____ (continue on back)

Cultural Precinct

18. Should there be a "cultural precinct" in the CLPS area to enhance and compliment the cluster of activities like the Centennial Theatre, Skate Park, Harry Jerome Recreation Centre, and part of the former Lonsdale School site?

☐ Do Not Support ☐ Somewhat Support ☐ Generally Support ☐ Strongly Support

Comments: _____

_____ (continue on back)

Please return your completed questionnaire to City staff at the Open House or return via the following methods by *Friday, May 23, 2008*.

- **Email:** gvenczel@cnv.org
- **Fax:** 604-985-0576
- **Mail:** Community Development Department, City of North Vancouver, 141 West 14th Street, North Vancouver, BC V7M 1H9
- **Drop off:** City Hall, 141 West 14th Street, between 8:30am and 5:00pm

Thank you for taking the time to complete this questionnaire.

We appreciate your input into the Central Lonsdale Planning Study.

CLPS Open House: Questionnaire Results

1. Please choose the area that best describes where you live

Central Lonsdale	42	48.3%
Lower Lonsdale	19	21.8%
City of North Vancouver	12	13.8%
North Shore-outside of CNV	12	13.8%
Other	1	1.1%
Question not answered	1	1.1%
Total	87	

2. Please choose the area that best describes where you work

Central Lonsdale	16	18.4%
Lower Lonsdale	7	8.0%
City of North Vancouver	4	4.6%
North Shore	14	16.1%
Other	24	27.6%
<i>Other-retired</i>	21	24.1%
Question not answered	1	1.1%
Total	87	

3. Do you own rental property in the Central Lonsdale Study Area

Yes	13	14.9%
No	72	82.8%
Not Answered	2	2.3%
Total	87	

4. Do you live in a rental property in the Central Lonsdale Study Area

Yes	9	10.3%
No	77	88.5%
Not Answered	1	1.1%
Total	87	

5. Do you own a business in the Central Lonsdale Study Area

Yes	5	5.7%
No	80	92.0%
Not Answered	2	2.3%
Total	87	

RENTAL HOUSING**6. How important is it for the City to have a diversity of housing, including rental housing?**

Do Not Support	4	4.6%
Somewhat Support	12	13.8%
Generally Support	22	25.3%
Strongly Support	45	51.7%
Not Answered	4	4.6%
Total	87	

7. Density Bonusing is one tool the City could use to provide market rental and non-market rental housing. In general, do you support the City bonusing through density for non-market and market rental units.

Do Not Support	32	36.8%
Somewhat Support	15	17.2%
Generally Support	18	20.7%
Strongly Support	14	16.1%
Not Answered	8	9.2%
Total	87	

8. Do you support the City bonusing one additional condo unit to pay for the creation of one market rental housing unit?

Do Not Support	35	40.2%
Somewhat Support	9	10.3%
Generally Support	20	23.0%
Strongly Support	16	18.4%
Not Answered	7	8.0%
Total	87	

9. Do you support the City bonusing for three additional condo units to pay for the creation of one non-market rental housing unit?

Do Not Support	43	49.4%
Somewhat Support	11	12.6%
Generally Support	14	16.1%
Strongly Support	9	10.3%
Not Answered	10	11.5%
Total	87	

10. Circle the option that you feel will best support the retention and enhancement of market rental and affordable rental housing in Central Lonsdale.

Option 1	27	31.0%
----------	----	-------

Option 2	14	16.1%
Option 3	12	13.8%
Not Answered	34	39.1%
Total	87	

11. If these levels of density bonusing are not agreeable, what else could the City do to facilitate the creation of market and non-market rental housing?

Comments only:

CIVIC AMENITIES AND OFFICE SPACE

12. In general, do you support density bonusing to provide civic amenities, like the redevelopment of the Harry Jerome Recreation Centre?

Do Not Support	32	36.8%
Somewhat Support	15	17.2%
Generally Support	16	18.4%
Strongly Support	17	19.5%
Not Answered	7	8.0%
Total	87	

13. In general, do you feel that the city should encourage more office space to allow more people to live and work in the City, through density bonusing for office space?

Do Not Support	27	31.0%
Somewhat Support	12	13.8%
Generally Support	18	20.7%
Strongly Support	15	17.2%
Not Answered	17	19.5%
Total	87	

PUBLIC REALM & OPEN SPACE

14. Please check what features you feel are important to a vibrant, more livable and walkable Central Lonsdale:

Ceremonial gateways	6	6.9%
Destination green space	52	59.8%
Green storm water management	35	40.2%
Public art	25	28.7%
Festivals	23	26.4%
Rest stops	26	29.9%
View Corridors	48	55.2%
Weather protection	26	29.9%

Information hubs	15	17.2%
Inviting laneways/mews	40	46.0%
People watching	26	29.9%
Green way route	37	42.5%
Paving treatments	18	20.7%
Water Features	20	23.0%
Total	87	

SENSE OF PLACE & URBAN DESIGN

15. What concepts do you feel are important to enhance Central Lonsdale's sense of place reflecting the area's evolution over time and the City's future?

Pedestrian friendly streetscape	68	78.2%
Vibrant public spaces	36	41.4%
Architectural design excellence	30	34.5%
Small storefront character on Lonsdale Avenue	58	66.7%
View corridors	42	48.3%
Local character	39	44.8%
Pedestrian friendly architecture	45	51.7%
Historic references	33	37.9%
"Green" buildings	34	39.1%
Environmentally friendly	20	23.0%
Total	87	

TRANSPORTATION

16. When travelling to and from Central Lonsdale, on average, how many times in a week do you use each of these modes?

		Trips per person per week
Walk	429	4.9
Bicycle	31	0.4
Bus	142	1.6
Car as driver, why?	172	2.0
Car as passenger why?	29	0.3
Total	87	

17. What changes to the transportation network would make taking the bus, cycling, and walking more attractive?

Comments Only:

CULTURAL PRECINCT

18. Should there be a "cultural precinct" in the CLPS area to enhance and compliment the cluster of activities like the Centennial Theatre, Skate Park, Harry Jerome Recreation Centre, and part of the Lonsdale School site?

Do Not Support

Somewhat Support

Generally Support

Strongly Support

Not Answered

Total

10 11.5%

21 24.1%

22 25.3%

18 20.7%

16 18.4%

87

CLPS Questionnaire Comments

6. How important is it for the City to have a diversity of housing, including rental housing?

- Not everybody can afford to buy a house. More rentals are needed, but affordable.
- Help apartment building owners! They are under pressure financially.
- It is very important especially for students that go to schools around the area. It also gives an opportunity for a single mom to have good care of children that cannot afford to buy a home.
- Need people to live in the place they work.
- Extremely important.
- Balance the diversity in housing.
- Rental housing is very important.
- Urgent we provide an alternative to purchase for a significant number of North Shore workers.
- The diversity of residents in the area is great. Protecting rental housing will help protect it.
- Very important in long-term livability on the North Shore.
- I enjoy living in an "inclusive" community. Affordable housing is a better way to protect vulnerable populations rather than social, health, justice or other services.
- Badly needed.
- Many low income and middle income members of our society are unable to qualify for mortgage financing required to purchase the increasingly expensive private (self-owned) housing.
- Strongly support only market density bonuses.
- The seniors who do not own their own place must have affordable rentals so they can stay where they want to live.
- Preservation of housing options is important.
- Make it feasible for students and academics to play, learn, study and understand each other.
- Central Lonsdale is not affordable for working families. Ever deteriorating apartment buildings with average rents around \$1000-\$1300 for a 2 bedroom (about 50-70%) of our income.
- It appears that most of the buildings are for sale.
- Rental housing is important but not at the expense of a livable community.
- Suspicious of distorting the market. If no rentals, workers will come in from elsewhere and will have to compensate. Central Lonsdale and Manhattan do not have managed rentals to my knowledge.
- Crucial to maintain what is here. It can never be replaced at today's costs.
- Support to be taken as an excuse to transfer density. This without set regulations and limits to any rental housing.
- Has to have high value rentals – not for derelicts. Building owners have strong criteria to look after buildings and landscaping.
- What does diversity mean? If it means tall buildings or subsidized housing, I do not support it. I would hate to see Lonsdale turn into Denman Street.
- Central Lonsdale is very crowded and good for business, to come and get what you need. Housing will make it more crowded. Traffic would be denser, parking very limited.
- We have city property that can be used for low income housing, for example the former schools at Ridgeway and Lonsdale. Also the school board offices could be incorporated into rental.
- Market rental in medium rise not high-rise over the OCP.

- Density- yes, but this is going density-nuts! We need more open green space. Bottom line shouldn't be the big buck. Housing, as in public transportation should be for the people not for profit
- We already have 51% rental housing in the City.
- Over 50% of North Vancouver is currently rental housing residents.
- Too many low rental housing units brings in drug addicts and problem people.
- I am against the 15 storey high rise that is planned. Should only be three stories.
- There are many long term rentals resident and I would not like to see them displaced, due to bad property owners who does not maintain their property, and only wishes to receive revenue.
- I would like to get a better understanding of what is considered affordable housing and who owner and administer the housing as well as who is eligible.

7. Density Bonusing is one tool the City could use to provide market rental and non- market rental housing. In general, do you support the City bonusing through density for non-market & market rental units?

- Much depends on the size of the rental units and the rent to be changed.
- Yes there is an extreme shortage of rental housing
- The only way to retain or replace rental stock! Height relaxations through rezoning are required to achieve density increases.
- Obvious there are considerations of scale, but in principle yes.
- Bonusing seems to be the only (or most obvious) tool available to the municipality that is the most sustainable.
- Density-modest increases in Central Lonsdale.
- If done properly – should build towers at least one block east or west of Lonsdale. Should rezone blocks east of St. George's (to St. Andrews) for multiple residential. Enlarge the corridor to permit for high density far enough back from Lonsdale to avoid the noise.
- Only support market density bonusing.
- Building height maximum 8 stories. Human scale. Give back some of Lonsdale to the pedestrians. The future is not about the automobile!
- Density yes, but with height restrictions. 8 stories maximum.
- What are the other options?
- The City needs a firm policy on bonus density and density transfers. This will be an election discussion in November. We also need a density cap to try to preserve a livable community.
- Should be considered with other funding sources. The entire density increase is bound by the neighbourhood.
- The City needs money to pay for services offered.
- I am concerned about the height of the large towers. Let's not repeat the Observatory.
- Please look at live/work spaces as a viable option.
- More research is needed to illustrate the affects on transportation.
- Very unfair to the neighbourhood which suddenly is the reciprocal of the extra bonus.
- The City is a small area and you are crowding more and more people with your despicable, going over the OCP towers.
- I support bonusing but this could kill the North Shore ambiance.

- To allow extra density for a commitment to build rental units is not enough. High rents will make the new rental units unaffordable
- I do not understand the concept.
- I am not in favour of density bonusing if it encourages development that exceeds the OCP guidelines.
- I do not support density bonusing at this time. Once we have proper policy (limits) that can be transferred and limits the area into which density can be transferred I would support it to provide non-market rental. We already have market rental in condo buildings where investors rent out their properties. The problem is non-market rental!
- I don't think 180' building should be compromised. I'd like to see more co-op housing and co-housing type development that include non-market units. Also higher densities in single family neighbourhoods that include non-market units. SFD home owners could afford density bonuses for subdividing their houses and/or building in their driveways and back yards. And what about studio apartments in alleys instead of garbage bins? In conclusion, Central Lonsdale should not soak up all of the density from the entire City!
- The proportion of non-market housing should be just/ It should not just be a bribe to sweeten the pot for an otherwise unacceptable proposal
- There has to be a limit to bonusing as a tool. There should be caps to each region for the amount and placements of extra density.
- I believe that a change to high-rise buildings will change the nature of Central Lonsdale greatly. It will lose its small village on the North Shore character. There is the threat that cheek-to-cheek high rises will give the area the cold intimidating inhuman steel and glass feel of the Concord Pacific development on the north shore of False Creek. The difference between the concept plans for False Creek presented at the end of Expo 86' and the reality of what we see today is astonishing. Look to the SOUTH shore of False Creek for a positive model. The buildings are low rise and are surrounded by a lot of green space. Quite a bit of space is set aside for green space. Car access is limited. I also worry that a mixture of high-priced condos and rental units in the same building will be unstable in the long run. There will be pressure to flip rental units to high-priced condo units. And what does market rental mean when the condo is \$500 000+?
- What gives you the right to have a tax payer paying for subsidized housing? Who will pay the annual civic costs incurred by low rental suites? How are these assessment values arrived at?
- Do not want to be surrounded by high rises when the infrastructure is lacking. Population and traffic is too great! Repair roads and pavement to prevent folks from falling and breaking bones.
- I do not fully understand the concept, but it seems like a "marketing scheme" to finance now with a marketed look to the future.
- Density bonusing will only lead to an urban high rise jungle.
- Sardine housing is inhumane and doesn't adequately provide for growing families that can't afford to buy.
- This is tokenism to gain substantial advantages for developers who know how to play the housing politics game where usually the City gets screwed. The existing City plan gets shunted aside by appeasing councils
- North Vancouver has one of the lowest highest densities on the lower mainland. Enough is enough.
- No. By attempting to solve again rental buildings problems, may solve one problem. But density bonusing will impact hospital care, police, and fire department. Not to mention the infrastructure of a possible population increase of over 12, 000. Far too much density in such a small area.
- It often seems that the density bonusing is a smoke and mirrors shell game. The exact meaning seems to change frequently. Certainly as explained in various town hall meetings, workshops and open houses

- This is not a solution it is a condo developers' bribe they will pay for a foothold. It is a slippery slope for the city.
- Not an expense of increasing congestion and unregulated development. Remember there is an election coming up and this plan will become one of the key issues.
- Quality of life is reduced directly as density increases.

8. Do you support the City bonusing one additional condo unit to pay for the creation of one market rental housing unit?

- Yes, increase in density is a logical step for Central Lonsdale. It is the only feasible solution.
- Government won't fund this. We need to provide developers with the incentives.
- The more density there is, the more amenities there will be for us to enjoy.
- Density and transportation need to be studied first.
- I only support this concept for development within the OCP guidelines/restrictions
- Ideally market rental housing should be self sustaining. Government agencies offer some rent subsidies for OAP's. Cost of land could be reduced if leased to a developer.
- Most existing condo units are currently rented out!
- Very difficult to achieve on smaller sites which many small rental buildings sit.
- Height limitations must still be in place. Might be okay to go from 3 stories to 6 stories but not to 10 or 15 or more.
- Makes for cramming small units (which of course then become the rental units). Make it policy instead to have a scale: ¾ market and ¼ rental compulsory
- Half of all condos are rentals anyways.
- Mix residential with business on lower levels.
- Developers are not interested in building rental units. There is no profit. Developers just want to get in make a profit and move on. Leaving the City with the problem that comes with more density.
- Need more guidelines and restrictions regarding bonusing.
- Numbers do not work.
- Too many people, animals, strollers crowding our sidewalks.
- Very suspicious
- Do not like the idea of density bonusing
- I would like a better explanation.
- This is nonsense. Some developers will be interested to renovate or rebuild within the OCP. Market rental housing should be self-sustaining.

9. Do you support the City bonusing for three additional condo units to pay for the creation of one non-market rental housing unit?

- Only after a proper density bonusing policy is in place.
- Seems to be an expensive ration but we do need the non-market housing in good locations.
- Subject to review after 3 years and requiring it on all larger sites.
- This would work in specific locations, rather than a rule of thumb.
- Clear regulations should be worked out before playing with numbers and perks.

- Only in the case of senior social care units or housing for the disabled.
- Support hinges on the building height.
- Should explore the alternatives such as lobbying for alternatives (senior government funding).
- Too high a price to pay. Senior governments need to take initiative.
- All units should be of equal value and size whether for market rental or non-market rental, large or small, light, and view.
- This potentially means there would be an increase from the existing 2,011 units to 8,044 units with a rental population increase from 2,011 to potentially 12,000 people.
- There should be fewer rental units than self owned units. Rentals bring in more crime.
- Not if it means more height.
- Very suspicious.
- I would like a better explanation.
- I would need to know more about who runs and benefits from the non market units before supporting it.
- I find the language very confusing
- No this is excessive and favours the developer.
- No. This is really expensive. The developer is the one to benefit again. Protect the existing affordable rentals.
- Your cost recovery makes for a developer bonanza.

10. Circle the option that you feel will best support the retention and enhancement of market rental and affordable rental housing in Central Lonsdale.

Option 1	Option 2	Option 3
encourage <i>some</i> market rental housing	encourage market rental and <i>some</i> non-market rental	encourage more market and non-market rental housing
FSR: 3.0-3.5	FSR: 3.5-4.0	FSR: 4.0-4.5
Height: 10-22 stories	Height: 12-24 stories	Height: 12-26 stories

- Need a balance of rental and non-market for sustainability. See Yaletown as an example.
- Together with non-market required on large sites. Height in Lonsdale should be four stories on most blocks, but towers in adjoining areas could be 20+.
- The towers have to be at least a half block away from Lonsdale. No steel and glass canyons.
- Is there no other way to create non-market rental other than going up?
- Needs to address the needs of young adults.
- Increase density in the 200 and 300 blocks and more town houses.
- 31 to 41 storey buildings.
- More densification does not necessarily mean more height. Better use of space by building smaller units and relax parking.
- I think this is best to keep the area livable and maintain the standard of living.
- I support more density in residential zoning areas. More duplex and more suites in single family zones.
- Before you do anything look at transportation.

- I am concerned that an increase in height and density will be affordable to only a few. Lonsdale currently supports affordable housing over the top.
- Non-market units must be of equal quality. Super tall buildings take the view, light and sky away.
- Eight stories maximum – adjust the density.
- Not any more than 12 stories.
- Central area should be no more than 7-8 stories.
- We don't need more high-rises! Soon we will be like the west end with no sun and very windy.
- None, they are all too high. 4 to 8 stories should be the limit.
- Why can't you see the gridlock of cars we have on Lonsdale and elsewhere now? And the more towers we have, it will be horrendous. Can we not slow down now and enjoy our little City?
- All building heights should be between 3-4 stories.
- A 12 story restriction should be maintained.
- The maximum proposed heights and Site 8 shows how out of tune City Hall is with the people of the City.
- I don't want the City to look like Hong Kong.
- I find the height and density disturbing.
- The OCP has 150' height limit – this translates to 16 and 17 story buildings not 22.
- None of the above – restrict to current OCP levels
- Follow the OCP.
- Prefer following the OCP for each area! Set limits and rules before asking these sorts of questions.
- Stick to the OCP. Set policy of maximum density bonus. Renew current rental housing. Consider leasing City owned land to developers for non-profit, rental of co-op housing.
- I do not support these. The spreads are too large.
- I do not support any towers this high on Lonsdale.
- Put a limit on height. Can't we stay a quaint little village city? Or are we another New York with concrete everywhere?
- Do not overpower the Lonsdale area with skyscrapers that overwhelm the neighbourhood.
- I choose neither, we have lost enough of our skyline.
- None of the above. Only a moratorium on tearing down the older buildings will work. Owners of these buildings should be given incentives to maintain and repair building their 40 year old buildings.
- All rental units should be policed and owned by the City to reduce the slum-lord situations.
- No. Retain the character of a small town mountain and ocean geographic area without turning it into a developers' paradise.
- I see little difference in these options.
- Here we are again promoting high rise housing and a larger population and greater demand for recreation space.
- All too high.
- None of the above.
- None of the above. There is far too much density proposed.

11. If these levels of density bonusing are not agreeable, what else could the City do to facilitate the creation of market & non-market rental housing?

- Create/build an affordable housing fund – acquire properties and maintain them, whoever the manager is.
- Use the City owned lands to create non-market housing.
- Nothing except hope that construction costs go down.
- Allow higher density on other blocks further from Lonsdale that are not always high rises.
- Consider leasing City owned land to developers in return for construction of non-profit housing (affordable rental units or co-operative units).
- The province should build more non-market rentals.
- Need the senior levels of government or other organizations to provide subsidized low cost housing for working families on low wages, such as council housing
- Pressure the provincial and federal government to provide funds for affordable housing. Most other countries do.
- Lobby the province and federal government for funding or tax incentives to do to building owners
- Work with the federal government on co-operatives and social housing. Do not build modernist architecture like the kinds in lower Lonsdale. You are destroying the ethos and the environment.
- Work with West Vancouver and the District of North Vancouver to spread out the rental units.
- Allow for more secondary suites, coach houses to spread the density more evenly throughout the City of North Vancouver.
- Coach house, existing residential segmented into units.
- Encourage more basement rental suites also “granny flats” in single family gardens.
- Could also start allowing suites in the basement of duplexes and coach houses.
- How about bonusing individual home owners’ with secondary suites? Consider giving home owners a tax rebate for providing a below market unit.
- Encourage suites in new houses/infill development and tax incentives for existing buildings.
- More dense areas of single family and low rise.
- Gentle densification in single occupancy dwelling areas such as coach houses and smaller lots in transition zones.
- Property tax credits for residents who expand single family to multi tenant.
- Give owners of rental buildings tax breaks for providing low cost housing. Cap the maximum amount that can be charged for rentals.
- Less tax, apartment owners have enough people on their back for money.
- Long term leases such as those done to provide co-op housing at the Hamilton/Fell area.
- More co-ops and cohousing opportunities with possibilities of using volunteer workers.
- Encourage smaller developments away from the Lonsdale corridor.
- Pursue every development proposal with same agenda.
- The City could require rental and non-market rental housing on larger projects such as Block 62, Safeway, and Extra Foods.
- Work on a new OCP first, and include the density bonusing and transfer rules/plans as well.
- Do not change the complexion of our Central Lonsdale (and CNV). We do not want anything above the 2002 OCP. We already have 51% rental.

- Preserve ample open spaces (green) for sanctuary. These spaces do not have to be manicured.
- Still not convinced.
- Surprised that land currently occupied by rental buildings was not zoned for use as rental properties.
- Disagree that this should be an objective. The objective should be to improve communications/transportation so people can get here from wherever quickly and easily.
- City already provides more rental housing than most communities.
- Let the market decide.
- Perhaps the City should not be involved and let the market set it's own pace. It seems that a lot of price pressure is developer and speculators paying premium prices knowing that the City will almost certainly approve their ideas. A majority of City council has not seen a development they haven't liked.
- Minor height changes for some of these 3 and 4 story apartments. Keep current number of rental and 2 floor condos to pay for redevelopments. If developers refuse – council should stay firm until developers back down.
- Let the market take care of it. Once there is no sale for condo units then rental units will be built.
- Let other areas in Vancouver take the density. The city has already increased its density too much.
- With all high rises halfway up the hill you will have to be a billionaire to get any view. I don't want to see what my neighbours are wearing.
- What is wrong with people looking after themselves? Non market rental takes resources and initiatives from people who are thrifty, cautious or look into the future.
- Stop encouraging the destruction of existing affordable rental units to build new affordable condos.
- I do not want to live in a concrete jungle.
- Quit tearing down 51% of our new affordable rentals and replacing it with expensive condos.
- Are there other possibilities?
- If you get the sky train to the North Shore I will support everything.
- Offer some City land in excess road and sidewalks. Walkability = healthy, feeling of home for people, not the car.

12. In general, do you support density bonusing to provide civic amenities, like the redevelopment of the Harry Jerome Recreation Centre?

- I would support amenities that are meaningful and worth while – not an expanded side walks space (like that proposed for the Loblaw development).
- If it means civic amenities like a photograph museum – no. If it means a civic park, plaza or open space maybe.
- I think perhaps a more creative approach should be considered. The current recreation centers were built when the population was smaller without density bonusing. Also if buildings are properly maintained, they will last much longer, maybe just better maintenance is needed.
- Requires strict control. Bonus density should be given for projects adjacent to the Harry Jerome Centre – this would also serve to increase the usage of the facility where people can walk to it.
- I like amenities and public are included in livening up our rich and vibrant neighbourhoods.
- What is wrong with the current system? Our community centres are very satisfactory.
- I don't see much wrong with the present structure.

- We need a new Silver Harbour Centre like the one in West Vancouver.
- Should be paid for from property taxes.
- Fix Harry Jerome up at the cost of the taxpayer. A lot of amenities like the bathroom windows that open to the daylight will be lost in the redevelopment
- We need a new recreation that taxes should pay for.
- The working class should pay the bill.
- I would rather see my tax dollars going to more health care than providing bigger and better recreation areas.
- A specific referendum on the issues. If the people want it they will vote for it.
- There will only be a highly increased use of the facility making its size inadequate for its use.
- In lieu of underground parking, spend the money on open space.
- Make the general environment better and these facilities won't need to be so massive.
- Make the city for livable and the need for specific recreation facilities will lessen.
- Quality of life and green space should not be dependent on squeezing more people into the same place.
- Still not convinced
- This is a very slippery/confusing question to normal lay citizens. There have to be a set of limits and rules before these questions can be asked.
- I think there should have been budgeting for redevelopment all along.
- Perpetuates higher high rises
- Again the heights are too high. How come there are no options for lower heights?
- Why is bonusing necessary? What about mandatory contributions to the community? The developer could still make a fortune out of it.
- Density bonusing only benefits developers. A 4.15 square mile community cannot allow uncontrolled bonus density. There must be limits on how much and the suitability of where it is being transferred.
- This is a short term fix to ensure council re-election, not a city plan.
- Not at the expense of safety, health, congestion, unrestrained growth and destroying the character of the area that makes CNV unique. You are cloning your selves.

13. In general, do you feel that the City should encourage more office space to allow more people to live and work in the City, through density bonusing for office space?

- Living close to work is ideal.
- Create a full faceted City Centre for living and working.
- Create more mixed development opportunities. Live above, work below and therefore less commuting
- Balance use and diversity.
- Office space could be supported by residential above.
- This helps retail vitality as well as transit use. Also good for the tax base.
- I feel it would be nice to have more office space but not subsidized. If it is necessary and viable, a developer will build it.
- Office space should be developed close to the sea bus.
- I like "Smart Growth" principles and would like the City to develop live/work/play areas. This would reduce traffic and increase sense of community. It would also increase safety via "eyes on the street".
- Only within height restrictions.
- I understand that there is a need for office space that can be bought, not rented, so if it's done that way I strongly support it.

- Only support if office space is converted from existing. There are too many coffee shops.
- Commercial areas should be part of the plan. I don't see how going denser to a commercial zone encourages rental housing.
- Define density bonusing first including limits and areas before asking these questions.
- I think it is really important that people who work and live close together.
- School and civic workers should encouraged to work in SD 44 and not commute
- Businesses have a habit of looking after themselves.
- Many empty spaces on Esplanade, why build more?
- Most people leave the area to work elsewhere.
- Not aware that there was a shortage of office space.
- Is there actually a demand?
- People do not only work in offices. How many people work in Central Lonsdale and do not live here – North Shore? City Hall, Lions Gate Hospital, Gerry Brewer Building, and the Fire Station.
- 2 or 3 levels of office with 2 or 3 levels of housing above. The City must set limits on Density Bonusing. "How", "when", and "why" did density bonusing evolve? Is it tokenism to gain advantages for developers?
- Where are you looking at office space, in residential areas? Lonsdale does not have that great amount of store front space for office buildings.
- Many empty spaces on Esplanade, why build more?
- I do not want this place to end up like downtown Vancouver
- Too many density bonuses ruin the quality of life; extra density without extra open public space is not desirable.
- The computer and internet should be promoted to lessen traffic in all areas. Brick and mortar is old thinking.
- When you get a shortage of office space and the builders can make a buck selling them they will build.
- The City has a population that it can support at present. We should not be encouraging more people to live and work in the City

14. Please check what features you feel are important to a vibrant, more livable and walkable Central Lonsdale:

- All are good
- These will all enhance the livability
- I really like the ideas of a ceremonial gateway/cultural zone that transitions from the Upper Levels Highway south into the Lonsdale Corridor.
- Piazzas/gathering areas for coffee/tea and a chat helps the social contact and engage the community.
- Let's keep it green! Let's work with nature!
- Eliminate a lot of grass. Choose eco-alternatives. Also get developers to bury utility lines.
- Public parks close by; public open space is greater than a few square benches.
- Bury power lines, plant more trees, roof top gardens, less asphalt, create more outdoor living focal points, create winding paths to slow people down
- Keep open spaces and sunlight, let us breath.
- The City has a lot of green space already. Public access to more waterfront would be desirable
- We have a lot of weather, how can you protect us from it?
- Wider sidewalks

- Wide sidewalks are essential, narrow Lonsdale. Reduce commercial trucks.
- Road and paving repairs
- No more blacktop. Stop cutting away the sidewalk space with restaurant tables.
- Better street lighting
- We need adequate night time lighting
- Have rest stops – but don't put more picnic areas on the street. There is already too much garbage.
- Open green space. Densification without open green space destroys the livability of a city no matter how many festivals you have.
- Ship the public art and use the money for housing. I love water features but they are very expensive.
- The OCP needs to allow for medium density areas currently existing, not to be surrounded by high density structures.
- We have a brand new library that should have a variety of uses.
- Public art of what kind?
- Too much litter- better streets and sidewalk cleaning. Enforce noise bylaws (motor vehicle act) on motor cycles. Have traffic circles on St. George's and Chesterfield with planting in the centre.
- Automobile and their noise pollute and are a danger to pedestrians and they are the number one factor for detracting from livability in any community.
- We want to look above and over like a normal horizon. Not a one narrow corridor view.
- Keep open space; limit the height of buildings to allow sunlight and eliminate wind tunnels. Do not change our neighbourhood with skyscrapers and concrete.
- We are already losing views of the harbour we are now in danger of losing views of the mountains looking more like Hong Kong.

15. What concepts do you feel are important to enhance Central Lonsdale's sense place reflecting the area's evolution over time and the City's future?

- We need open public space use for the 'Artist for Kids' Lonsdale School Building.
- Green space, clean air, and views of the mountains are what we need to keep. Stay in the OCP guidelines
- Trees!
- Parks, public open spaces before this also is developed for more housing. More space to breath is needed.
- Lonsdale is currently a nice street to walk with Victoria Park and other green spaces – like the Library square. When areas are planted why are they never maintained?
- Let's not lose our only heritage building in the Central Lonsdale area. Save and preserve it so it can be used in the future.
- Retain the Lonsdale School property for public use. Renovate the old school and use it for daycare or Artists for Kids or administration. You guys are nuts to approve the school board's plans.
- Arcade walkways
- Landscaped center median like lower Lonsdale and enhancement villages – too much pavement. If the streets are too wide they act as a divide.
- Do not spoil the low-rise streetscape we now enjoy.
- No big box stores. Commercial Drive has small stores that work.
- Maintain small storefronts means the maintaining of interesting small stores. Once the rents go up (because of new buildings) small shops are the last thing to keep the streets vibrant. The only way to create a vibrant space is to have interesting reasons to be there.
- Need to attract store variety – too many dollar stores and coffee shops. There is not enough 'real' shopping.
- We do live in a colourful culture.
- I support it all so long as it follows the OCP

- All of these seem like good ideas as long as taxes are not raised more than a couple of percent in addition to the contributions received from developers.
- Keep it quaint! A few huge condos but in general let's keep it small, quaint, green beautiful and unique in a world that just wants to look like McDonalds.
- We need a population cap vs. unlimited population growth. How many people can a 4.15 square mile city house remain livable? CNV has had too much uncontrolled and hasty growth in the last 5 years. We need more open space and green space.
- These are obvious enhancements that will be difficult to create if you continue to make this a simulation of Yaletown or worse, Metrotown.
- Marine Drive is the King George Highway of North Vancouver. Lonsdale should be quaint, consistent and beautiful with a Village Walk feel to it.

16. When travelling to and from Central Lonsdale, on average, how many times in a week do you use each of these modes?

Car as driver... Why?

- Because most of the time buses are not that convenient and not enough are available.
- Shopping for groceries
- Any shopping
- I do shopping along with other activities
- Shopping, sports and dining
- To transport purchases home that are difficult to walk with
- Allows me to multitask
- To get things done quickly
- Appointments, shopping and bad weather
- To transport groceries
- Time restraints and lack of daylight and need to transport purchases
- It is simply faster
- It is still is and continues to be perceived as the faster option
- Destinations are 5 minutes by car or 1 hour by transit
- Part of longer trips to other areas
- Great distance that I travel
- Drive to New Westminster and Burnaby for work
- To and from work, shopping, doctor and travel agent
- Private automobile is only possible access
- Lonsdale is too long to walk and the bus is too slow
- Weather discourages walking
- Drive children to school and drive into Vancouver on weekends
- Passing through to highway
- No bus service from house (do not live in the City)
- Translink does not start early enough to commute across town in the early hours
- There is such steep climb from 1st.
- My car is a sentimental obstacle
- Live in Edgemont and have to drive to Central Lonsdale.
- To be active in my community
- Disabled
- Disabled and it is more convenient
- Mobility challenged

Car as passenger... Why?

- Groceries and errands
- Only when I have more packages than I can carry.
- Schedules to accommodate those who need to get to the sea bus early weekend mornings
- To work, to exercise, to appointments.

17. What changes to the transportation network would make taking the bus, cycling, and walking more attractive?

- Transportation in the Lonsdale area is presently good.
- It is already accessible and attractive
- More buses and cheaper prices
- More frequent buses
- More buses
- Newer buses with improved services
- More routes more buses
- More frequent buses to Vancouver, Edgemont, West Vancouver, and to Capilano College
- Greater bus frequency
- Better east-west travel routes at the level of the Upper Levels for bicycle and bus users.
- More frequent bus service. Designated bicycle paths so they don't have to compete with cars
- Frequent enough bus service. Not once an hour on Sunday s fro #229 and #230.
- More buses; North Lonsdale bus all of the time.
- Frequency of bus service connections and more direct routes to get off the north shore.
- Stops to be closer and buses to be cleaner
- Buses need to be more direct, smaller and more frequent; bicycle paths. Encourage more direct walking paths
- Look at other cities in Great Britain like Lincoln. Large buses serve the main routes and smaller buses serve the smaller routes
- Service from more areas
- B-Line Service to downtown
- Newer buses, friendlier drivers, more benches, more places to lock your bike
- Take buses off of Lonsdale Avenue or only allow buses.
- Increase bus service
- Better rates for seniors on the bus
- Better more rain proof and beautiful bus shelters.
- Covered bus stations
- Larger awnings to shield the elements at shelters
- Safer routes like St. Andrews, but better still, safe land for bikes. Quieter, cleaner, step-on step-off busses.
- Speed of travel. It takes too long to get across the North Shore by bus. No cycling pathways and routes with no cars for bikes and walking.
- Safe driving by everyone
- Accessible to all ages; smaller more narrow inviting routes, slower speeds through neighbourhoods; easier to walk, cycle, communicate and breath
- Wider sidewalks. Modern smooth riding trams. Reduce the number of left turns off of Lonsdale.
- Speed humps and one way streets
- Stronger enforcement of driving infractions.

- Traffic calming measures, landscaping on islands and side streets; bike lanes buffered with landscaped strips; street for pedestrians only; weather shelters; public art; showers and bike locks, benches and room for outdoor seating for cafes, pubs, and restaurants; street vendors;
- Dedicated bike lanes
- Cycle paths like Keith Road near Lonsdale Avenue would be great!
- Cycle paths
- Put clearly defined bike lanes along Chesterfield Avenue. Build a pedestrian overpass at St. George's and Highway 1
- Bicycle racks and covered walkways (shelter from rain). A shuttle to the major North Shore shopping districts
- Extend the bike routes (with designated lanes) along: Marine Drive Fell, Forbes, Esplanade, Chesterfield, Lower Road, and 3rd street.
- Eliminate Lonsdale as a car corridor and have it like a Granville pedestrian zone in a quaint village European form.
- Walking – more intersections where the sidewalks are expanded into the intersection, more speed humps on roads to slow traffic. Bus – Streetcar system would be best but the costs are prohibitive.
- There should be a riders club
- Fix up the sidewalks and plant more deciduous trees
- Low slung entry buses same as those used by West Vancouver
- Walking is attractive up and down the “Lonsdale Grind”
- More frequency and greater reliability. Walking is attractive
- Only my attitude
- An increase in frequency would be nice, but otherwise pretty good
- A greater number of thoughtfully designed rest stops
- Install parker meters along Lonsdale with a maximum of one hour parking on the meters. This will allow for ample shopping time and would reduce “long-term” nature of free parking.
- Parking meters on Lonsdale with a 1 hour maximum. A “free” Lonsdale corridor shuttle bus.
- Less parking, better connections. One or two crosswalks at 13th and 15th. Each intersection does not need require two crossing points
- Later and 15 minute sea bus intervals.
- A continuous shuttle running from central Lonsdale to the sea bus. Allow existing RM-3 sites in town centre to put commercial units on the streets. Encourage street access to commercial court yards.
- Free shuttle from Park Royal and other
- Trolley system & sky train system in North Vancouver
- Skytrain to Vancouver
- No cars on Lonsdale. Trolley system is preferred.
- A tram from 1st to 23rd.
- A third crossing. The suggestion of a third sea bus is not going to improve the grid lock when one bridge becomes unavailable due to accidents and the like.
- Tram network
- Skytrain from the North Shore to downtown Vancouver
- Get ride of competition with the car. Have at least one east-west and one north-south no car corridors except for trolleys
- My work takes me all over the GVRD so unfortunately I do not and cannot use public transit. Although extending the skytrain to the north shore would help. Another sea bus with longer hours would be great too.

17. Should there be a “cultural precinct” in the CLPS area to enhance and compliment the cluster of activities like the Centennial Theatre, Skate Park, Harry Jerome Recreation Centre, and part of the former Lonsdale School site?

- I am a strong supporter of the arts and would support anything that would raise their profile on the North Shore
- I would like teachers to take kids on field trips (on foot) to these places.
- Only if appropriate
- “Cultural Precinct” needs to be defined.
- Culture means people and their ability to live, to express themselves, to live without the fear of being Better in Lower Lonsdale or move some facilities closer to City Hall
- Central covered bandstand for outdoor concerts and gathering. No special ethnic areas!
- Requires more research – unsure what it would entail
- Good, but with strong commercial component (theatres and night clubs)
- The more culture becomes a main-stay in the community the better the community becomes
- Depends on actual location available of off street parking plus who pays and how much?
- Event planning goes hand in hand with spaces available and amenities in place. There will be an enhanced Civic Square and BC Spirit Square on 14th and Lonsdale Avenue
- It depends on the parking, location and cost and suitability.
- Not easy to achieve and City Hall would be the best location
- It's nice the way it is now. That is not a major priority.
- The term “cultural precinct” is too vague and I am not generally in support of government mandated art.
- The Lonsdale School site is gone. A good mix of livable housing would do better.
- Lonsdale school site should be preserved to house all the cultural people. The school board office should be housed elsewhere
- There is already a cultural precinct and it does not need a fancy name. What about lawn bowling as open space?
- Library area could become that area if people came first and not the auto. Think, less fumes and less noise.
- Provided the former Lonsdale School building is renovated and the open school ground get used for recreation and open space.
- Not really necessary
- It will have to be supported by the user.
- We already have them (library and arts)
- Let's get Harry Jerome renovated first. Also, Silver Harbour Centre relocated. There is also a small beginning to having galleries concentrated in Lower Lonsdale. Are they better located there for tourism?
- But not as an enclosure that is built at the expense of increased congestion, traffic. Lonsdale is already a speedway.
- Sounds like more bureaucracy.
- Get real

Additional Comments:

- Put in a marked crosswalk at 21st and St. Georges before someone gets killed
- I hope there will be more public input prior to moving to council
- I do find a proposed Metro Town a little over whelming.
- Options 1, 2, and 3 envisage huge increases in density side by side with next to no increase in public open space. Extra density requires extra public space. To put a few trees and a few benches at intersections is not good enough
- I am very distressed by the lack of open space in these plans. Having a few benches does not meet the need. Increasing the population and decreasing outdoor space is a recipe for a hellish environment.
- Create a walking culture and look at giving tax breaks to existing rental owners for providing subsidized spaces
- Keep developing the Green Necklace – make it more beautiful and defined
- Coach houses and basement suites help young families to afford owning a house if they are allowed to rent them.
- Generally I think the level of development (and height) required to have any real long term effect will bring in unacceptable numbers of people to the City
- The CLPS has been very complicated, one sided presentation. The questionnaire is confusing to most. City Hall seems to be “The Planning Study”. The City residents the City did not form until about 2 months ago and was not consulted in the decision making process already in place through CNV “development department” (Richard White). The OCP 2002 seems to have been ignored and “bonus density” concept has run wild. This will play a big role in the election discussion for a large group of our friends and neighbours in the CNV. Our elected council will have to give stricter and more reasonable/livable guidelines to City Hall employees. We’ve only got 4.15 square miles.
- Our current infrastructure is not keeping up with development and the City is recommending more densification. Parking is at a premium to non-existing 24/7 within the Lonsdale corridor. Not everyone can live and work in the same area.
- First, further study. Second, transportation study. Thirdly aesthetic town planning and development options. Fourthly, moratorium on speed up. Fifthly, more genuine community discussion that is not built into a time table to fit your needs.

Central Lonsdale Planning Study

Comments after the Open House

The Central Lonsdale Planning Study as presented raises too many questions for it to be moved forward at this time without further significant work.

Long-term Population Growth

The OCP projects a long-term build out for the City of approximately 62,000 residents, with an anticipated population of 55,400 by 2021. Those projections were the basis for present OCP densities. What would be the long term impact of the proposed significant increases in density throughout the entire planning area, for replacement housing? What would be the impact of those changes on infrastructure and transportation, over and above those identified in the current OCP? Without that information, the City could be faced with significant unforeseen results of excess growth.

Integrated Planning

Neither the OCP nor this study include any references to long-term planning for schools and hospitals, yet both of these are significant factors in creating a sustainable, livable community. The study should be broadened and expanded by seeking participation from planners in the School District and at Lions Gate Hospital.

Density Bonusing

The Study material supplied at the open house refers to density bonusing as a tool to encourage market rental housing, non-market rental housing, civic amenities, office space and affordable housing. However, the 'Density Bonus Plan' says "only rental property housing owners would be eligible to apply for a density bonus through rezoning". The planners at the open house spoke of the benefit of having an established criteria for how and when bonusing would be considered. Is it their intent that bonusing would only apply to housing? If not, specific criteria also need to be set out for the other uses, amenities and office space, if the community is to arrive at a consensus on how bonusing should be allowed by Council.

Density Bank

The proposal refers to a 'density bank' with no further information. Without some description as to how such a 'trading bank' would operate, it would be premature to move forward with the proposal.

Rental Housing

The major focus for bonusing in the Study is maintaining a stock of rental housing and non-market housing. The concerns expressed in the Study are about the loss of

"affordable housing to retain City emergency personnel . . ." (and presumably other workers in a similar economic situation). The replacement of the current stock of three and four floor frame walkups with new market rental stock in midrise and highrise concrete buildings will not meet that objective, since rental rates in the new buildings will be significantly higher. Bonusing to speed up the replacement of current units can only accelerate the changing demographic with the displacement of the very people the Study suggests it wishes to protect.

Conclusion

Since the Study needs a broader scope and more intensive work in so many areas, the Council should not act on the recommendations at this time, but should approve a more thorough-going study. In the meantime, the OCP will continue to serve the City well.

Bill Heese,
1501 - 140 East Keith Road,
North Vancouver

Central Lonsdale Planning Study

Feedback from Open House - May 14, 2008

After reviewing the material produced from the study, I request that the idea of Density Bonusing be halted and that further and more inter-related planning studies proceed. (The current study seems to have focused only on increasing density and does not address all the related infrastructure that would also be required.)

Density Bonusing as it is being considered in this study will lead to **disastrous consequences!**
If current rental property housing owners were to become eligible for a density bonus - any of options 1, 2 or 3 - with the increased FSR and height allowed, this would lead to the following situation:

- the current owner's property immediately becomes more valuable
- the owner either sells (for a bonus profit) to a developer or redevelops the older building
- the older building might have had 25 or 30 suites
- these suites rent for about \$1,000+/- a month
- the new building could perhaps have 8 suites per floor X 18 floors = 144 suites
- in a new, modern building these will rent for \$2,000+/- per month
- it does not matter how much the FSR and height restrictions are increased, the end result will produce more expensive units (and more and more profit for the developers)
- how many of the original owners will be renters in the new building?
 - probably NONE
- the end result will be that the City will have lost 25 or 30 lower rent suites and gained more suites that are unaffordable to the people who live there now!!

Result: The proposed Density Bonusing will end up in taller, more dense buildings than the community wants and it will make the 'affordable' housing situation worse!

Incenting developers with a bonusing scheme as proposed will only put more units into the marketplace at **current market high-end rents** - concrete high-rise buildings cost a lot to build - plus the profit factor. We can never bonus a builder enough to replace hundreds of older suites and offer them at the rents people are now paying.

(A current example is the Loblaw proposal - even given 6 additional floors, the developer is offering only 9 rental units and these will be at **current market rates**. This solves nothing and makes a developer windfall profit and leaves the community with a building that is over the OCP and is not what the people want - **everyone loses except the developer.**)

There are no obvious or easy solutions to affordable housing in a supply and demand, profit oriented marketplace in which we live. I do not think that any level of government can control prices or provide large quantities of affordable/low rental housing.

We should do everything possible to make it attractive to owners of current older rental buildings to keep them well maintained and renting at the lowest possible rents. Recently there have been changes made that allow wood frame buildings to go as high as six stories. Is there a way to incent current owners of old, run-down four story buildings to rebuild to six stories **and be able to offer these at very close to current rents?** Zoning could be changed on a case by case basis so that the owners would have to work closely with the city on what would be built and what rents would result. We should encourage more secondary suites in the areas in and around the central core and encourage more duplexes and multi-family housing as is happening on a gradual basis.

For workers in our hospitals and emergency services, we may have to pay them a housing allowance. (Private companies have to do this for places that have abnormally high housing prices.) For people whose earnings are extremely low, they may need more government subsidization to be able to pay rent.

We need to concentrate on providing housing for people with significant health issues that cannot provide for themselves. For this we need all levels of government working together to build and staff these units. The federal government has not been doing its share and it receives a large portion of our tax dollars. We must increase the pressure on both federal and provincial levels for help.

Affordable housing is a very difficult problem. It is the unfortunate consequence of living in a highly desirable area. Other cities worldwide share the same problem - maybe they have found some solutions - like San Francisco; Sydney, Australia; Auckland, New Zealand or Zurich, Switzerland - I think these cities are often compared to Vancouver in livability and desirability.

The bottom line is - do not proceed with Density Bonusing in any form - this would have disastrous, unintended consequences, totally contrary to what is desired! Proceed with further research and planning.

Linda Heese
East Keith Road
City of North Vancouver

Central Lonsdale Planning Study

Open House – 11 Questionnaire Comments – Consolidated – An Historical Perspective

In the long term the more quality Rental Housing (primarily Market to ensure high standards) will serve the community best. In memory there has never been too much quality Rental Housing. A sensible balance should be the goal.

During the depression which ended, in practical terms, with the advent of WW11, there was little demand for rental housing as unemployment was very high, rents were very low, consumption was low, the economy was stagnant & family formations were few.

During WW11 all of Canada's resources were committed to the war effort.

After the war, there was a huge number of soldiers returning home and there was no Rental Housing. C.D. Howe, who largely ran our war effort, initiated an incentive program which was designed to provide adequate rental housing for the veterans returning from the war, marrying, creating families and getting an education. To attract investors, the plan included Income Tax incentives for people with large incomes to invest in Rental Housing. At that time, it was largely medical Doctors, Airline Pilots, high salaried people and other relatively wealthy people. People with little money banded together to form investment clubs to buy and/or invest in Rental Housing. Other people with little money found opportunities where they could buy a few shares in a Rental Company or a small percentage of a rental property. Other such people spent untold hours scanning the advertisements looking for properties to buy or invest in, devise innovative financing techniques with Banks, mortgages back to vendors and others and generally get started on a small piece of the action. Such investors were allowed to write off their personal income against the depreciation on the buildings that they built or acquired and there would be no re-capture on the depreciation until the building was sold. Further there would be no re-capture as long as the proceeds of sale were re-invested in Rental Housing within one year of the sale. It worked like magic and there were all varieties of Rental Housing galore with vacancy rates of 5% minimum being the norm, (no 2% or less as today) ensuring that Landlords bent over backwards to please tenants and prospective tenants in competing for new tenants. Strict regulations and Rent Control schemes were non-existent and were not needed. It was what has been termed The Golden Age Of Rental Housing – serving Landlords, Tenants and Societies interest well alike. There was a real wide spread enthusiasm to invest in Rental Housing.

Unfortunately, once the immediate need was filled, over-confidence set in and some people allowed the notion to arise that these incentives were redundant – a give-away to the rich. Human frailties such as jealousy and ideology set in. As always happens in our inefficient, unbalanced, unfair and voracious tax system, these incentives, which were deemed by investors to be sent from heaven, were branded Tax Loopholes. The Federal Government of the late 1960's & 1970 felt investors in rental housing were getting too much of a good deal and killed the Goose That Laid The Golden Egg, leading to an extinction of new Rental Housing construction, followed by decades of failed

Government financing schemes and pseudo-incentives and every artificial concoction imaginable to try to recover the Golden Age of Rental Housing. Government will never admit its mistakes and take responsibility for its errors of judgment, bias, politics and ideology. The leaders and the sorry story of the Carter Commission, the White Paper on Taxation and the governmental disingenuous duplicity on the highest levels goes largely unremembered and unacknowledged. Never-the-less The Federal Government has created the huge never-ending rental housing fiasco that exists to this day with the Income Tax Act of 1 January, 1971, by undoing the incentive program initiated by C.D. Howe after WW11. At most it should only have been slightly modified – not killed outright. It has been a political football ever since, pitting Landlord against Tenant, Left against Right, rich against poor, and has not served the people well. It is interesting that the USA still has the no re-capture if re-invested in Rental Housing within one year provision.

The Federal and Provincial Governments have proven to be virtually useless in creating meaningful rental housing and have denied responsibility, done nothing, passed the buck or passed controls & regulations – precisely the wrong thing! They made it unattractive to invest in Rental Housing. The problem - they can't get investors for Rental Housing!

CNV is to be applauded for efforts such as this – something I never dreamed I would see in my lifetime – a tribute to all those visionary people involved in making the necessary decisions to carry the ball this far. Pray, don't drop the ball now – the Goal Posts are just ahead! CNV apparently realizes that it must do whatever it takes to bring a variety of quality affordable rental housing to a reality – as no one else will.

In addition to density bonusing, the City should:

A: Urge the Federal Government to restore, at least in part, the pre-January, 1971 Income Tax incentives by : - encouraging high income earners to invest in rental housing by allowing them to apply depreciation against personal income (recaptured on sale of property unless re-invested in rental housing within one year); (a proven winner!) and

B: Urge the Provincial Government to allow the market to regulate as much as possible and above all not to over-regulate, avoid all draconian penalties and, facilitate ease of operation of rental properties taking stress off both Landlords and Tenants, minimizing adversarial aspects, paperwork and technicalities, making it a more harmonious industry: one in which investors want to invest and Tenants enjoy living; and

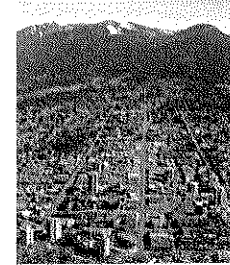
C: Fast Track Permits & Approvals – remove Red Tape & all impediments.

We should stop worrying how good is a bonus or tax incentive for someone else and focus on what we as a Society get from the deal – Abundant Quality Affordable Rental Housing. We must stop childishly worrying about what the other guy is getting or we will continue to have to SETTLE FOR NOTHING as we have done since January, 1971. If any of us are so concerned about what someone else is getting out of his Rental Housing investments, we should simply get off of our butts and make the extra effort to find the deals, organize and raise the financing, take the risk and endure some of the slings and arrows of Rental Housing ownership and management – but don't kill it for everyone else – i.e. society as a whole! Make it attractive to invest in Rental Housing.

Youth Week Questionnaire

Central Lonsdale Planning Study

For each of the five questions please rank on a scale of 1 to 5, how strongly you agree...



	1 Disagree	2 Somewhat Disagree	3 Somewhat Agree	4 Agree	5 Strongly Agree
The walking environment on Lonsdale Avenue and the surrounding neighbourhood needs improvement.					
Comments:					
The streets and side walks should consider pedestrians more than vehicles.					
Comments:					
Improving the quality of parks and green space in Central Lonsdale is important.					
Comments:					
Central Lonsdale should have a full range of housing choices for everyone (youth, adults, and seniors).					
Comments:					
There are lots of arts and recreational opportunities in the Central Lonsdale.					
Comments:					

**Central
Lonsdale**

planning study



Youth Week Questionnaire Results

Total number of questionnaires completed: 42

Question 1

The walking environment on Lonsdale Avenue and the surrounding neighbourhood needs improvement.

<u>Not Answered</u>	<u>Disagree</u>	<u>Somewhat Disagree</u>	<u>Somewhat Agree</u>	<u>Agree</u>	<u>Strongly Agree</u>
0.0%	7.1%	16.7%	42.9%	23.8%	9.5%

Comments

Plants and other things would be nice

I agree, but at the same time there are more things that need improvement more

Question 2

The streets and side walks should consider pedestrians more than vehicles.

<u>Not Answered</u>	<u>Disagree</u>	<u>Somewhat Disagree</u>	<u>Somewhat Agree</u>	<u>Agree</u>	<u>Strongly Agree</u>
0.0%	2.4%	9.5%	40.5%	42.9%	4.8%

Comments

It would be sweet if it was open to walking

It's for both

Question 3

Improving the quality of parks and green space in Central Lonsdale is important.

<u>Not Answered</u>	<u>Disagree</u>	<u>Somewhat Disagree</u>	<u>Somewhat Agree</u>	<u>Agree</u>	<u>Strongly Agree</u>
0.0%	0.0%	0.0%	19.0%	40.5%	40.5%

Comments

Street banners for seasons

More Parks!

Question 4

Central Lonsdale should have a full range of housing choices for everyone (youth, adults, and seniors).

<u>Not Answered</u>	<u>Disagree</u>	<u>Somewhat Disagree</u>	<u>Somewhat Agree</u>	<u>Agree</u>	<u>Strongly Agree</u>
0.0%	2.4%	4.8%	26.2%	28.6%	38.1%

Comments

Low income / not ridiculously expensive housing

It is more business oriented

Youth housing is very important and often regulated.

There needs to be more affordable rentals and more rentals overall!

Question 5

There are lots of arts and recreational opportunities in Central Lonsdale.

<u>Not Answered</u>	<u>Disagree</u>	<u>Somewhat Disagree</u>	<u>Somewhat Agree</u>	<u>Agree</u>	<u>Strongly Agree</u>
2.4%	2.4%	19.0%	35.7%	33.3%	7.1%

Comments

There are lots, but lots aren't available to youth

Only rec. centre - need more variety

More opportunity for the arts would be great

Opportunities? There is some visible art, but not much