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



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

COUNCIL REPORT

Date:	May 25, 2018
From:	Lisa Berg, Senior Community Planner
Subject:	Response to Council – 303 Marine Drive 1st Reading
File:	1010-20-17-077

RECOMMENDATION:

THAT the report dated May 25, 2018 titled “Response to Council – 303 Marine Drive 1st Reading” be received for information.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4962, 2018” be read a first time.

RECOMMENDATION:

THAT proposed “Housing Agreement Authorization Bylaw No. 4964, 2018” be read a first time.

RECOMMENDATION:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4962, 2018” and “Housing Agreement Authorization Bylaw No. 4964, 2018” be presented at a public hearing on June 25, 2018 at 6 p.m. in the Municipal Hall Council Chamber, and that notice be given of the scheduled public hearing.

RECOMMENDATION:

THAT revised “Development Permit No. 17-077” including replacements and consolidations as per the addendum dated May 25, 2018 be presented at a public meeting scheduled for June 25, 2018 at 6 p.m. in the Municipal Hall Council Chamber, to be held concurrently with the public hearing scheduled for June 25, 2018 at 6:00 p.m. in the Municipal Hall Council Chamber, and that notice be given of the scheduled public meeting, and

RECOMMENDATION:

THAT a proposed section 219 development covenant and a statutory right-of-way to secure public access to the land attached as Appendix C to the report by the Senior Community Planner dated May 24, 2018, be presented as part of the development package.

1.0 Purpose

The purpose of this report is to provide Council with information regarding issues raised at the April 23, 2018 Council meeting, including:

- The provision of supportive / non-market housing units;
- parking;
- improved renderings; and
- clarification on the public art.

2.0 Background

2.1 Previous Decisions

At the April 23, 2018 Council meeting Council passed the following motion:

THAT the recommendation on the floor be tabled.

3.0 Analysis

3.1 Discussion

Council considered the development proposal for 303 Marine Drive for first reading on April 23, 2018 and requested that staff report back on a number of issues raised, as follows:

Supportive / Non-Market Housing

During the Council meeting, the applicant was asked to add supportive / non-market rental housing to the proposal.

The applicant has responded by increasing the number of townhouse units from four to six and providing them to the District as supportive / non-market rental housing. The two additional townhouse units are created by reducing the average townhouse floor areas from approximately 1,700 square feet to approximately 1,100 square feet each. Thus, there is no increase in Floor Area Ratio (FAR).

These units will be owned by the District. The delivery of the units will be secured by covenant. The units are expected to be managed by a third party non-profit housing group and they will be prioritized to families such as single moms with children or those with a disability who would qualify for social housing. Rents, qualified tenants and lease agreements will all be determined by the District. It is expected that the District will partner with the YWCA, who will manage the units as per the terms of a District approved lease.

The townhouse units will provide accessible, ground oriented, below market family housing in a location close to amenities, transit and services. The townhouse siting is at the narrowest portion of the site, where a conventional double-loaded residential building would be challenged to fit. Further it is a form that mediates between the tower proposed for the southern portion of the site and the context to north. The townhouses provide a scale that allows this project to match and

complement other new projects being planned for in Lions Gate Village. Moreover, a taller building to the north could cast shadows onto the park.

For these reasons, and consistent with the Marine Drive Local Area Plan, townhouses are recommended. Further, it is worth noting that the future development of the townhouse site to a larger tower form would not be possible in the future without significant redesign of the below grade parking area and foundation.

The townhouses will share the central drop-off/pick-up zone with the tower and residents will have access to the on-site playground and outdoor amenity areas. In sum, the townhouses will offer safe, ground-oriented affordable family housing as part of the proposal.

Staff recommend that prior to the submission and subsequent issuance of a building permit for the project, further design development be pursued on the townhouse units to the satisfaction of the Director of Planning and Development Services.

All of the development permit changes (drawings/permit language) will be integrated into a revised development permit that will be provided prior to the public hearing.

Converting the townhouses from strata market to non-market rental housing impacts the Community Amenity Contribution (CAC). The value associated with this direction results in a proposed cash CAC of \$2,522,628.

Smaller Units and Lock-Off Units

To address housing affordability for both renters and strata owners, the applicant proposes to introduce studio and lock-off units.

Six rental studio units are introduced, one per level, on floors 3 to 8. A studio unit is created by reducing the size of a larger unit, allowing the number of rental units to increase from seven to eight units per floor. This brings the total number of rental units from 42 to 48 without increasing the FAR. All of the rental units are secured in perpetuity through the proposed housing agreement with no additional impact to the CAC.

Four strata lock-off units are introduced, one per level, on floors 9 to 12. The lock-off units are designed as a separate studio that will be a part of the principal condo unit and cannot be subdivided to create a separate unit. Regulations for the lock-off units form a part of the proposed zoning amendment.

These options will help to address housing options and affordability by creating smaller units within the building and giving the option to have a “mortgage helper” as part of a strata purchase.

Parking

In response to the concerns raised about the amount of parking, the applicant proposes to adjust the parking spaces allocated between the strata units and rental units as follows:

	Before		After	
	# Units	# Spaces	# Units	# Spaces
Strata	91	166	87	160
Rental	42	30	48	30
Non-market rental	n/a	n/a	6	6
Visitor	n/a	5	n/a	5
Total	133	201	141	201

The proposed amount of parking in this project is consistent with similar developments along the Frequent Transit Network (FTN) in the region, including projects located in close proximity to the Canada Line and Sky Train. The project also delivers parking consistent with post-occupancy demand studies along the FTN (Metro Vancouver Apartment Parking Study, 2012), and the parking ratios recommended by the Marine Drive Local Area Plan. Further, the proposed development covenant has been amended to decouple the parking from all the units (both rental and strata).

Renderings

The applicant will provide additional renderings of the public realm and common areas as part of their presentation to Council.

Public Art

It is clarified that the previously proposed under soffit lighting on the resident amenity canopy will not receive CAC credits as the area under the canopy will not be publicly accessible.

The applicant will replace it with wood-look panels consistent with the materiality of the amenity building soffit. The applicant has advised that they previously understood (through for example, discussions with the Public Art Committee) that the under soffit lighting would receive CAC credits. The applicant intends to retain the perforated metal design element and lighting on the south elevation of the building.

Council may allocate a portion of the remaining cash CAC to public art, either in an around the subject site or at a larger installation at Marine and Taylor (or both).

4.0 Options

4.1 Recommended Option

That the staff report be received for information and that the proposed bylaws be given first reading and a public hearing be set for June 25, 2018.

4.2 Considered Options – Not applicable.

5.0 Conclusion

The proposed clarifications address issues raised at the April 23, 2018 Council meeting and are provided for Council's information prior to giving the proposed bylaws first reading and setting a date for a public hearing.



Author:

Lisa Berg, Senior Community Planner

Appendices:

- A. "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4962, 2018"
- B. "Housing Agreement Authorization Bylaw No. 4964, 2018"
- C. Section 219 Covenant
- D. Proposed development permit materials to amend DP 17-077, received May 25, 2018