



**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

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March 25  April 1 (Continuation) 

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, March 25, 2014 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor A. Nixon

Absent: Councillor M. Little
Councillor L. Muri

Staff: Mr. B. Bydwell, General Manager – Planning, Permits, & Properties
Ms. N. Letchford, Deputy Municipal Clerk
Mr. D. Allan, Community Planner
Ms. T. Smith, Transportation Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 8039: The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8039, 2014 (Amendment 11)

Bylaw 8040: The District of North Vancouver Rezoning Bylaw 1306

Purpose of Bylaws:

The proposed bylaws will allow for redevelopment of four single-family residential lots located between 1561 and 1583 Oxford Street. The proposed development will consist of a 112 unit rental apartment building with commercial space at ground level.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

2. INTRODUCTION OF BYLAWS BY CLERK

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaws and advised that all those who consider that their interest in property may be affected by the proposed bylaws are welcome to speak.

3. INTRODUCTION OF BYLAWS STAFF

Presentation: Mr. Doug Allan, Community Planner

Mr. Doug Allan, Community Planner, provided an overview of the proposal which would allow for redevelopment of four single-family residential lots located between 1561 and 1583 Oxford Street. The proposed development will consist of a 112 unit rental apartment building with commercial space at ground level.

Mr. Allan advised that:

- The unit sizes range between 416 sq. ft. and 963 sq. ft.;
- In response to the District's Adaptable Design Guidelines, 35% of the units will be designed to meet Level 1B, 55% will meet Level 2, and 10% will meet Level 3;
- The applicant proposes a small accessory commercial use, likely to be a coffee shop, over underground parking;
- The project includes a resident amenity room south of the commercial unit;
- 86 parking spaces are required;
- The project incorporates extensive cycling facilities including bike racks over 65 of the underground spaces, 67 bike lockers in two separate rooms on the main level, and 10 surface public bicycle parking spaces;
- Darwin Properties Ltd. has requested that Development Cost Charges for any affordable units be waived;
- It is up to the District to define what affordable is;
- The community amenity contribution negotiated for this purpose-built rental project is \$50,000 to be used for public art; and,
- The proposed development will be constructed to Built Green "Gold" equivalency.

Ms. Tegan Smith, Transportation Planner, advised that the Lower Lynn Town Centre is designated as a Frequent Transit Development Area and the Implementation Plan outlines the potential for a reduction in parking rates for multi-family rental apartment buildings to 0.76 spaces per unit, inclusive of designated visitor parking plus parking for any commercial use. That reduction is contingent upon the implementation of an exemplary trip reduction strategy, including opportunities to increase transit, walking, and cycling trips. Using this parking standard would require 85 resident spaces plus 2 commercial spaces for a total of 87 spaces yet 86 spaces are provided. Of the 86 spaces, 70 are located underground with access off Oxford Street. The parking includes 2 car share spaces and 8 micro car spaces.

Ms. Smith provided an update on Transportation Demand Management opportunities which could include:

- Personal travel planning for building residents;
- Car-sharing;
- Free transit pass for the first month for new residents;
- Bike and pedestrian facilities improvements; and,
- Cycling skills training.

4. PRESENTATION BY APPLICANT

4.1 Mr. Oliver Webbe, Darwin Properties Ltd., on behalf of applicant:

- Provided history and context of the application; and,
- Advised that one hundred percent of the proposed units will be considered affordable housing under the BC Housing regulations.

Mr. Stu Lyon, Principal, GBL Architects

- Provided an architectural update on the proposed building;
- Noted that the project is proposed to be a wood frame; and,
- Commented on the good mix of units which include: 10 studios, 56 one bedroom units; 45

two bedroom units; and, 1 three bedroom unit.

Mr. Mark Merlow, Transportation

- Commented that it is a transit oriented development;
- Noted that the proposed development is located in one of Metro Vancouver's Frequent Transit Development Areas;
- It is adjacent to Phibbs Transit Exchange which is one of Tranlink's Frequent Transit Network Stations;
- The proposed development provides 0.76 stalls per unit plus commercial stalls; and,
- Advised that Transportation Demand Management will include: transit pass program; bicycle end of trip facilities; car share program; parking management strategy; information and encouragement programs; pedestrian safety measures; and, monitoring program.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Phil Baudin, 100 Block 24th Street, West Vancouver: IN FAVOUR

- Spoke on behalf of Modo Car Co-op;
- Spoke in support of the proposed development;
- Provided a history of the Modo car sharing program;
- Advised that residents of rental units are generally supportive of car sharing programs; and,
- Commented that car sharing programs are most successful in higher density areas.

5.2 Mr. Philip Warrington, Resident of Lower Lynn: COMMENTING

- Expressed concern with parking issues;
- Expressed concern with the size of the building;
- Expressed concern with wood frame buildings; and,
- Commented that the building will change the character of the North Shore.

6. QUESTIONS FROM COUNCIL

Council requested a copy of Metro Vancouver's Transportation Impact Study.

Staff advised that the cost of parking would be \$50 per month.

Council expressed concern that residents will not rent parking stalls and would park on the streets instead. Staff advised that a two hour parking time limit will be enforced on the frontage of Oxford Street.

Staff advised that studios will rent for \$1000 per month, 1 bedroom units will rent for \$1200 per month, 2 bedrooms will rent for \$1600, and 3 bedrooms will rent for \$1750 per month.

Council requested more information with regards to the District's Adaptable Design Guidelines.

Staff advised that the cost for a bike locker would be \$35 per bicycle.

Council suggested offering a rebate to residents not renting a parking stall.

Council requested that the application be brought forward to the next Advisory Committee on Disability Issues for their comments.

In response to a question from Council regarding accessible units, the applicant advised that while Level 1B bathrooms will be accessible under the Building Code, they will not meet the wheelchair turning radius specified in the District's Adaptable Design Guidelines. Similarly, some of the Level 2 units will not be able

to meet the wheelchair turnaround standard on the smaller balconies.

7. COUNCIL RESOLUTION

MOVED by Councillor NIXON
SECONDED by Councillor BASSAM

THAT the March 25, 2014 Public Hearing be adjourned and reconvene on April 1, 2014 at 8:00 pm at the District Hall.

CARRIED
(8:26 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk

The Public Hearing reconvened in the Council Chamber of the District Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, April 1, 2014 commencing at 8:40 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon

Absent: Councillor M. Little

Staff: Ms. J. Paton, Manager – Development Planning
Mr. N. Letchford, Deputy Municipal Clerk
Ms. T. Smith, Transportation Planner
Ms. S. Berardo, Confidential Council Clerk

1. OPENING BY THE MAYOR

Mayor Walton welcomed members of the public and staff to the meeting and advised that the reconvened public hearing is to allow for further public input on Bylaw.

2. INTRODUCTION OF BYLAWS BY CLERK

Ms. Natasha Letchford, Deputy Municipal Clerk, stated the proposed bylaws and advised that all those who consider that their interest in property may be affected by the proposed bylaws are welcome to speak.

3. INTRODUCTION OF BYLAWS STAFF

Presentation: Mr. Doug Allan, Community Planner

In response to Council's request for clarification on several issues raised at the adjourned Public Hearing on March 25, 2014 Mr. Allan advised that:

- Staff had initially requested 50% Level 1 units, 40% Level 2 units and 10% Level 3 units. The applicant has proposed a mix of 35% Level 1, 55% Level 2 and 10% Level 3 units which exceeds the staff request, and is seeking opportunities to increase the number of Level 2 units to achieve a higher level of adaptability;
- The Advisory Committee on Disability Issues supports in general the provision of adaptable and accessible units in the project at 1561-1583 Oxford Street;
- The applicant is working with Modo to include two car share vehicles on site as one transportation demand management mechanism to support the reduction in parking. It was noted at the Public Hearing that a car share space can replace vehicle ownership at a ratio of 1:5. Modo has advised that their research suggests this vehicle replacement ratio is higher at 1:15;
- On-street parking on Oxford Street is limited to the south side of the street and is limited to Resident Parking. As noted at the Public Hearing, staff propose to replace the Resident Only parking restriction in front of the development site with a two hour limit;
- North of the park and ride facility, Orwell Street has a 2 hour parking restriction on the west side of the street with unrestricted parking on the east side. No changes to these restrictions are proposed; and,
- The Finance Department reported that the taxes paid by the 4 existing homes amounts to \$6,016 per annum. If the four lots were redeveloped as proposed, the estimated annual taxes would be approximately \$65,000.

4. PRESENTATION BY APPLICANT

4.1 Mr. Oliver Webbe, Darwin Properties Ltd., on behalf of applicant:

- Commented that he is available to answer questions.

5. QUESTIONS FROM COUNCIL

Council queried the option of a green roof. Staff advised green roofs are not recommended for wood frame buildings; however, options existing include large balconies and a four hundred square foot roof top.

Council requested more information regarding the Development Cost Charges Bylaw

6. CLOSING

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT the March 25, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8039, 2014 (Amendment 11)" be returned to Council for further consideration;

AND THAT "The District of North Vancouver Rezoning Bylaw 1306" be returned to Council for further consideration.

CARRIED
(8:54 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk

