

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

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REPORT of the Public Hearing held in the Highlands United Church, 3255 Edgemont Boulevard, North Vancouver, B.C. on Tuesday, June 25, 2013 commencing at 7:00 p.m.

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

Staff: Mr. B. Bydwell, General Manager – Planning, Properties, and Permits
Mr. J. Gordon, Municipal Clerk
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. L. Letchford, Deputy Municipal Clerk
Ms. J. Paton, Section Manager – Development Planning
Mr. D. Hawkins, Community Planner
Mr. S. Petersson, Community Planner
Ms. S. Berardo, Confidential Council Clerk
Ms. L. Brick, Confidential Council Clerk

Bylaw 7985: The District of North Vancouver Official Community Plan Bylaw 7900, 2011 (Amendment 5)
Bylaw 7986: The District of North Vancouver Rezoning Bylaw 1292

Purpose of Bylaw:

The proposed Official Community Plan amendment and rezoning bylaw will allow for a 125-unit, three-storey seniors independent and assisted living rental building plus twelve care rooms over a single level of underground parking where before only single family homes were allowed. Any new construction on the site would be subject to form and character, and green building design guidelines.

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 OCP and Rezoning Bylaws as outlined in the Notice of Public Hearing.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw.

3. PRESENTATION BY STAFF

Presentation: Mr. Steven Petersson, Community Planner

Mr. Steven Petersson, Community Planner, provided an overview of the proposal for a 125-unit, three-storey seniors independent and assisted living rental building plus twelve care rooms over a single level of underground parking where before only single family homes were allowed.

Mr. Petersson advised that:

- The project offers lifestyle support services for all of its residents, including meals, housekeeping, emergency response system in each unit, on-site staff, and planned social and recreational activities;

- The applicant chose to increase parking to fifty-nine underground parking stalls to ensure that parking demand generated by the facility would be supplied on-site;
- The proposal will provide \$500,000 of Community Amenity Funds, which is fifty percent of the estimated increase in the value of land associated with the rezoning; and,
- The proposed building would meet the District's green building standard by achieving the equivalent of a Built Green HD "Gold" rating and an energy performance level of EnerGuide 80.

4. PRESENTATION BY APPLICANT

Presentation: Mr. Chuck Brook, Brook Pooni Associates

Mr. Chuck Brook, on behalf of the applicant:

- Provided a brief history of the project;
- Commented that a context study has been completed to make sure the proposal is a good fit;
- Indicated that the height of the building has been reduced from four storeys to three storeys as a result of public feedback; and,
- Mentioned that a ninety day pre-registration period will be available to Edgemont Village and Upper Capilano senior residents.

John Harchuck, President - Edgemont Seniors Living:

- Commented on the close proximity to the heart of Edgemont Village;
- Acknowledged the demand for seniors' residences with lifestyle support, assisted living, and community care facilities services in the Edgemont Village area; and,
- Commented on the importance of residents aging in the neighbourhood in which they have lived in for years.

Doug MacLatchy, CEO – BayBridge Senior Living:

- Provided a brief history of BayBridge Senior Living.

Ray Letkeman, Architect:

- Presented the design of the proposed development;
- Spoke to the character of the building suggesting it has a West Coast feel;
- Spoke to the landscape design which will soften the look of the building; and,
- Commented on the aging demographics of Edgemont Village.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Corrie Kost, 2800 Block Colwood Drive:

OPPOSED

- Outlined his PowerPoint presentation.

5.2 Ms. Nancy McLachlan, 900 Block Belvedere:

IN FAVOUR

- Spoke in support of the proposal and urged Council to support the motion;
- Suggested that the development will provide an opportunity for residents to stay in the community; and,
- Commented that the building would be a desirable and attractive addition to the Edgemont community.

5.3 Ms. Kelly Moore, 3100 Block Beverly Crescent:

OPPOSED

- Spoke in opposition to the proposal;
- Opined that the proposed development does not fit within the character of the neighbourhood;
- Expressed concern with regards to increased traffic and parking problems; and,
- Stated that the project will negatively affect the entire community.

5.4 Mr. Cy Morgan , 500 Block West Kings Road:

IN FAVOUR

- Suggested that the development will provide an opportunity for residents to stay in the community;
- Commented that the location is ideal with facilities within walking distance; and,

- Suggested that there is a need for seniors housing and planning for the future needs of the community.

5.5 Mr. Robin Delany, 4300 Block Skyline Drive: OPPOSED

- Spoke as an Edgemont Village merchant;
- Acknowledged the need for seniors housing, change, and development;
- Spoke in opposition to the proposal;
- Expressed concern with the size of the development; and,
- Opined that the proposal is not in the best interest of the community.

5.6 Mr. Mark Ashcroft, 900 Block Beaconsfield Road: IN FAVOUR

- Spoke in support of the proposed development; and,
- Commented that seniors are being forced to move out of Edgemont Village because of the lack of housing.

5.7 Ms. Louise Nagle, 3400 Block Aintree Drive: OPPOSED

- Spoke in opposition to the proposal;
- Commented that because of the immense size, the proposed development does not allow for a sensitive transition to the adjoining neighbourhoods; and,
- Commented that seniors living in the area will not be able to afford the rates.

5.8 Mr. Brian Albinson, 3400 Block Wellington Crescent: OPPOSED

- Stated that the project is too large;
- Commented that the charm of Edgemont Village needs to be preserved;
- Commented that the building needs to blend into the neighbourhood; and,
- Urged Council to not support the proposal at the expense of the neighbourhood.

5.9 Mr. Mike McMaster, 1000 Block West Queens Road: IN FAVOUR

- Spoke as a merchant and is the owner of the Bake House Restaurant;
- Commented that the proposed development will enhance the village; and,
- Spoke to the vibrancy of the village.

5.10 Ms. Barb Gerlach, 3100 Block Beverly Crescent: OPPOSED

- Spoke in opposition to the proposed development;
- Suggested that a two bedroom condo development would be better suited for this site;
- Stated that this development would negatively impact the community;
- Stated that densification is unwanted; and,
- Expressed concern with increased traffic and parking problems.

5.11 Mr. Hazen Colbert, 1100 Block East 27th Street: IN FAVOUR

- Expressed concern with increased traffic and emergency vehicles;
- Stated that the parking capacity is inadequate;
- Opined that the transportation study needs work; and,
- Recommends that the transportation study be revisited.

5.12 Ms. Jeanne Wallwork, 1100 Block Canyon Boulevard: OPPOSED

- Expressed concern with increased traffic and parking issues; and,
- Commented that the proposed project is not affordable.

5.13 Mr. Peter Thompson, 900 Block Clements Avenue: IN FAVOUR

- Spoke as a member of the Edgemont Community Association;
- Commented that the proposal conforms to the OCP;
- Urged council to support the application.

- 5.14 Ms. Lenora Moore, 3100 Block Canfield Crescent: OPPOSED**
- Spoke in opposition to the Edgemont Seniors Living proposal;
 - Expressed concern with the inappropriate mass and scale of the building;
 - Spoke in opposition to densification;
 - Opined that the proposal is not aesthetically pleasing;
 - Expressed concern with regards to affordability; and,
 - Stated that it is important that the community remains resident driven.
- 5.15 Mr. Grig Cameron, 1000 Block Clements Avenue: IN FAVOUR**
- Strongly supports the application;
 - Noted that the application conforms to the OCP;
 - Commented on the need for this type of housing in the Edgemont area;
 - Stated that this site is suitable for this area due to close proximity and walking distance to the village; and,
 - Remarked that many seniors have had to relocate due to lack of a seniors living facility in Edgemont Village.
- 5.16 Ms. Christa Spissinger, 3400 Block Aintree Drive: OPPOSED**
- Expressed concern with the affordability of the proposed development.
- 5.17 Mr. John Bingham, 4600 Block Mapleridge Drive: IN FAVOUR**
- Spoke in support of the proposed development;
 - Noted that seniors should have the option to stay in their community; and,
 - Suggested the proposal will enhance the village.
- 5.18 Mr. Kevin Hughes, 3600 Block Sunnycrest Drive: OPPOSED**
- Spoke in support of seniors housing but commented that this development is too large;
 - Opined that the building does not blend into the community; and,
 - Suggested the current footprint be used in a better way.
- 5.19 Mr. Gary Hawthorn, 2800 Block Thorncliff Drive: OPPOSED**
- Spoke in support of densification within the village;
 - Would prefer this site be used for a condo development;
 - Opined that the proposed building is too big for the area; and,
 - Recommended that the building height be reduced.
- 5.20 Mr. Tim McColl, 3300 Block Aintree Drive: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented on the need for seniors living due to the demographics of the area;
 - Commented on the easy access to the village;
 - Suggested installing traffic lights at Edgemont Boulevard and Highland Boulevard; and,
 - Opined that financial compensation should be given to housing adversely affected by this project.

Council recessed at 9:25 pm and reconvened at 9:30 pm.

- 5.21 Ms. Megan Smith, 3600 Block Sunnycrest Drive: OPPOSED**
- Expressed opposition not to seniors housing but rather to the mass of the development;
 - Acknowledged the need for senior housing in Edgemont Village;
 - Expressed concern with the location and affordability of this housing; and,
 - Urged council to oppose this proposal.

Councillors HICKS and NIXON returned to the meeting at 9:29 pm.

- 5.22 Ms. Pamela Shaw, 900 Block Kennedy Avenue: IN FAVOUR**
- Spoke in favour of this project;
 - Suggested that the development will provide an opportunity for residents to stay in the community;
 - Expressed concern with regards to parking and safety; and,
 - Believes Edgemont Seniors Living will enhance the community.
- 5.23 Mr. Brian Platts, 3100 Block Beverly Crescent: IN FAVOUR**
- Spoke in support of the proposal;
 - Suggested the need for seniors living in Edgemont Village;
 - Opined that the proposed rental rates are within reason for this type of living;
 - Opined that there will not be an increase in traffic;
 - Commented that the proposed site is ideally located within walking distance to the village and bus routes; and,
 - Commented that change is inevitable and will add to the charm of Edgemont Village.
- 5.24 Mr. Alan Platts, 3100 Block Beverly Crescent: IN FAVOUR**
- Spoke in support of the proposed project; and,
 - Commented on the need for senior housing.

Councillor MACKAY-DUNN returned to the meeting at 9:41 pm.

The Mayor took the opportunity to have Council submit questions to staff.

- 5.25 Mr. Michael Sherman , 2900 Block Newmarket Drive: OPPOSED**
- Spoke in support of future developments in the area;
 - Stated that the proposed building is too large; and,
 - Opined that other sites would be more suitable.
- 5.26 Ms. Bitsy Delany, 1000 Block Canyon Boulevard: OPPOSED**
- Commented that the building is too large; and,
 - Urged Council to explore other options for this site.
- 5.27 Ms. Susan Hyam, 2900 Block Aurora Road: OPPOSED**
- Spoke in support of seniors housing just not at this location;
 - Expressed concern with the size of this development;
 - Opined that this project should not be rushed; and,
 - Spoke in opposition to the street closure on Canfield Crescent.
- 5.28 Ms. Margot Long, 900 Block Belmont Avenue: IN FAVOUR**
- Suggested this project may seem big to some because nothing has been built in Edgemont Village;
 - Spoke in support of the proposal suggesting it will provide for a sustainable community;
 - Suggested that the community demographic is changing and senior housing is needed in the neighbourhood; and,
 - Commented that for a complete community, diversity of housing is needed.
- 5.29 Ms. Susan Hingson, 3200 Block Highland Boulevard: OPPOSED**
- Spoke in opposition to the proposed Edgemont Seniors Living;
 - Opined that the proposed structure is too big and too high;
 - Commented that the area is surrounded by single family housing and is not a suitable location;
 - Stated that the proposed development is not in keeping with the character of Edgemont Village;
 - Expressed concern with the insufficient amount of parking spots; and,
 - Suggested a height limit of two storeys.

- 5.30 Ms. Karen Monro, 3400 Block Sunset Boulevard: OPPOSED**
- Spoke in opposition to the proposal; and,
 - Expressed concerns with the planning process for this proposal.
- 5.31 Mr. Mark Gerlach, 3100 Block Beverly Crescent: OPPOSED**
- Spoke against having a for-profit project in a residential area;
 - Commented that the proposed project is too big and out of scale for this area;
 - Opined that this housing is not affordable for most seniors; and,
 - Suggested a modest condo development would be more appropriate.
- 5.32 Mr. Stan Vanwoerkens, 4700 Block Mapleridge Drive: IN FAVOUR**
- Urged Council to support the proposed project; and,
 - Commented on the need for seniors housing in Edgemont Village.
- 5.33 Mr. James Walsh, 3400 Block Wellington Crescent: COMMENTING**
- Spoke in support of seniors living; and,
 - Stated that the development is too big for the area.
- 5.34 Ms. Joanne McLellan, 1000 Block Edgewood Road: IN FAVOUR**
- Spoke in favour of this project;
 - Applauded the developer for adapting the plan; and,
 - Commented that seniors should not be forced out of the community.
- 5.35 Ms. Cathy Brnam, 3100 Block Capilano Boulevard: OPPOSED**
- Expressed frustration with the consultation process and feels that the concerns of the residents have not been addressed; and,
 - Opined that this project is catered to wealthy seniors.

Council recessed at 10:28 pm and reconvened at 10:31 pm.

Councillor HICKS left the meeting at 10:31 pm.

Councillor NIXON returned to the meeting at 10:35 pm.

- 5.36 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME**
- Spoke in opposition to this proposal;
 - Opined that the presentation from staff and the applicant was unusually lengthy; and,
 - Commented that the parking spots provided are inadequate.

Councillor MACKAY-DUNN left the meeting at 10:39 pm and returned at 10:41 pm.

- 5.37 Mr. Grig Cameron, 1000 Block Clements Avenue: SPEAKING A SECOND TIME**
- Commented that the form and character of the building is appropriate for Edgemont Village;
 - Opined that the building is no more intrusive than other town home complexes;
 - Suggested there is a tremendous benefit for seniors not having to leave the community;
 - Opined that the project will be an asset to the village; and,
 - Urged Council to approve the project.
- 5.38 Mr. Peter Thompson, 900 Block Clements Avenue: SPEAKING A SECOND TIME**
- Commented that there are not many opportunities for this type of housing in this community.
- 5.39 Ms. Susan Hingson, 3200 Block Highland Blvd: SPEAKING A SECOND TIME**
- Commented that there are more appropriate sites for this proposal; and,

- Opined that this project caters to wealthy seniors.

5.40 Mr. Gary Hawthorn, 2800 Block Thorncliff Dr: SPEAKING A SECOND TIME

- Commented that the allocated parking spots are inadequate.

5.41 Ms. Louise Nagle, 3400 Block Aintree Drive: SPEAKING A SECOND TIME

- Read a letter of opposition into the record from Mr. Alan Moore, 3100 Block Canfield Crescent.

5.42 Mr. Doug Regelous, Developer: IN FAVOUR

- Commented that the proposed development will accommodate the needs of a diverse community with an aging population; and,
- Spoke in support of the proposed development suggesting the location is ideal for seniors and will provide quality of life for residents.

Council recessed at 11:06 pm and reconvened at 11:12 pm.

Councillor MURI left the meeting at 11:12 pm.

Councillor MACKAY-DUNN left the meeting at 11:12 pm.

5.43 Mr. Grig Cameron, 1000 Block Clements Avenue: SPEAKING A THIRD TIME

- Expressed concern with the mandate of the working group.

5.44 Ms. Joanne McLellan, 1000 Block Edgewood Road: SPEAKING A SECOND TIME

- Opined that seniors contribute to the community and should be honoured and provided an opportunity to stay in the community.

5.45 Mr. Doug MacLatchy, CEO, Baybridge Senior Living: IN FAVOUR

- Commented that the vast majority of seniors living in Edgemont Village can afford to live in a seniors living facility based on demographic studies; and,
- Suggested the location is ideal for seniors and will provide quality of life for residents.

5.46 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A THIRD TIME

- Commented that the diverse community is not being catered to and does not meet the needs of current residents; and,
- Commented that there was no signage for the Public Hearing on Highland Boulevard.

5.47 Ms. Daphne Eldridge, 4600 Block Highland Boulevard: IN FAVOUR

- Spoke in favour of the proposal; and,
- Suggested that the location is ideal for seniors as it is centrally located.

5.48 Mr. Grig Cameron, 1000 Block Clements Avenue: SPEAKING A FOURTH TIME

- Commented that the density is acceptable and is needed for the development to thrive.

5.49 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A FOURTH TIME

- Commented that the proposed development violates the OCP vision to protect existing single family neighbourhoods;
- Suggested that the Edgemont Senior Living expands the commercial boundary of the Village, rather than acting as a transition to the existing residential neighbourhood;
- Opined that the Edgemont Senior Living proposal does not address affordable rental housing;
- Opined that selling Canfield Crescent is not a good policy;
- Commented that the community amenity contribution is too low;
- Commented that there will be minimal commercial benefit to Edgemont Village; and,
- Suggests that a premature decision on this matter undermines any Village Refresh process.

5.50 Mr. Grig Cameron, 1000 Block Clements Avenue:

SPEAKING A FIFTH TIME

- Spoke to the process of the working group.

5.51 Mr. Corrie Kost, 2800 Block Colwood Drive:

SPEAKING A FIFTH TIME

- Requested to see a copy of the presentation submitted by Mr. Grig Cameron.

Mr. Cameron withdrew the submission.

6. QUESTIONS FROM COUNCIL

Council queried what the average age of seniors living in this type of housing is. Staff advised the average age is eighty-six years of age.

Council queried the parking requirements. Staff advised that supported living facilities require less parking than other multi-family complexes because car ownership declines dramatically once residents move in. The location adjacent to Edgemont Village also encourages walking to local destinations. The District's Zoning bylaw requires 0.33 parking stalls for every dwelling unit where ninety percent of the occupants are sixty-five years of age or older, and one stall per six beds of care. The project requires forty-five parking stalls (forty-one for the one hundred and twenty five independent and assisted living units plus four for twenty-three care beds). After significant community input on parking supply, the applicant chose to increase parking to fifty-nine underground parking stalls to ensure that parking demand generated by the facility would be supplied on-site.

Council queried the square footage of the lot. Staff advised it is 68,000 square feet.

7. COUNCIL RESOLUTION

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT the June 25, 2013 Public Hearing be closed;

AND THAT Bylaw 7985 "The District of North Vancouver Official Community Plan Bylaw 7900, 2011" be returned to Council for further consideration;

AND THAT Bylaw 7986 "The District of North Vancouver Rezoning Bylaw 1292", be returned to Council for further consideration.

CARRIED

(12:14

p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk