

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, February 9, 2016 commencing at 7:00 p.m.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor L. Muri

**Absent:** Councillor D. MacKay-Dunn

**Staff:** Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. N. Letchford, Planner  
Ms. S. Dale, Confidential Council Clerk  
Mr. F. Donnelly, Research Analyst

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**The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)  
The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)**

*Purpose of Bylaws:*

Bylaw 8159 proposes to amend the OCP land use designation for the affected parcels from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4). Bylaw 8160 proposes to amend the District's Zoning Bylaw by rezoning the subject parcels from Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD92) to allow the development of a twenty-four unit townhouse project.

**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.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;

- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;
- The binder containing documents and submissions related to these bylaws is available on the side table to be viewed; and,
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public.

Mr. James Gordon, Manager – Administrative Services stated that:

- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

## **2. INTRODUCTION OF BYLAWS BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws stating that Bylaw 8159 proposes to amend the OCP land use designation for the affected parcels from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and that Bylaw 8160 proposes to amend the District's Zoning Bylaw by rezoning the subject parcels from Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 92 (CD92) to allow the development of a twenty-four unit townhouse project.

## **3. PRESENTATION BY STAFF**

Ms. Natasha Letchford, Planner, provided an overview of the proposal noting:

- The proposed development site is located on the southwest corner of Edgemont Boulevard and Ridgewood Drive and is comprised of four single family lots;
- The site is approximately 33,500 sq. ft. in area;
- Single family lots are located around the site with Highland United Church next door and the Grosvenor project, a mixed use commercial/multi-family development, across Edgemont Boulevard;
- The neighbouring properties are identified as future multi-family sites in the recently approved Edgemont Village Centre Plan and Design Guidelines;
- The twenty-four townhomes are arranged in five three storey buildings framing a central courtyard over one level of underground parking;
- There is a public plaza at the corner of Ridgewood Drive and Edgemont Boulevard which, with the public plaza on the Grosvenor site across Edgemont Boulevard, will serve as a green gateway to Edgemont Village;
- The entrance to the parkade is located at the northwest corner of the site, to keep it as far away from the intersection of Edgemont Boulevard and Ridgewood Drive;

- Fifty-two parking stalls are provided underground;
- There is generous bike storage with two bike spots per unit;
- The garbage and delivery truck staging and loading area is located near the parking ramp and will be marked with temporary loading signage;
- The units are a mix of two and three bedroom layouts and range in size from 1,500 sq. ft. to 2,100 sq. ft.;
- A storage space or basement is provided for all units with direct access from the underground parking to the units;
- A Housing Agreement will ensure that there will be no future restrictions on renting the units;
- The number of visitor parking stalls has been increased from three to six;
- The predicted increase in traffic is nine vehicles during the morning peak hour and twelve vehicle trips in the afternoon peak hour. This works out to one more vehicle every six minutes in the morning and one more vehicle every five minutes in the afternoon;
- A community amenity contribution of approximately \$157,000 has been calculated and is anticipated to go towards a variety of public realm infrastructure improvements including parks, trails, public art and affordable housing fund;
- Other community benefits include:
  - A road dedication to allow a new right hand turn lane from Ridgewood Drive to Edgemont Boulevard;
  - A new public plaza;
  - New sidewalks and bike lanes;
  - New street trees;
  - Upgrades to curbs, gutters and lighting; and,
  - Development Cost Charges estimated at \$272,000; and,
- Excavation will not be permitted until after the completion of the Capilano Water Main Project.

In response to a question from Council regarding the restriction of pets, staff advised that this has not yet been discussed and if it is a concern of Council it can be addressed.

#### 4. PRESENTATION BY APPLICANT

##### 4.1. Mr. Josh Anderson, Boffo Properties:

- Noted that extensive community consultation has taken place and the developer has worked with the community to address their needs;
- Commented that the proposed development will provide a variety of housing options targeted to a variety of users;
- Stated that excavation will not commence until after the completion of the Capilano Water Main Project;
- Advised that a new calibrated light at Edgemont Boulevard and Ridgewood Drive will improve the flow of traffic;
- Noted that the predicted increase in traffic is nine vehicles during the morning peak hour and twelve vehicle trips in the afternoon peak hour;
- Commented that the proposed development will provide an opportunity for aging residents to stay within their community;
- Advised that the goal of the proposed project is for the units to cost thirty percent less than the most affordable housing option available in the neighbourhood;

- Commented on the detailed Traffic Management Plan to minimize impacts on the community;
- Commented that all fifty-two parking stalls are secured and provided underground;
- Advised that all staging activities will be onsite with no anticipated road closures;
- Noted that all trade parking will be accommodated onsite and at no time will trades occupy Edgemont Village parking or street parking; and,
- Advised that other than during excavation, there will be less than two large trucks per day.

**4.2. Mr. Michael Cox, Gateway Architecture:**

- Provided an architectural update on the proposed buildings;
- Commented that the proposed townhomes are arranged in five buildings, framing a central courtyard, over one level of underground parking;
- Noted that the number of visitor parking stalls has been increased from three to six;
- Advised that the proposal includes twenty-four secure bicycle parking spaces (one per unit) in the underground parking;
- Advised that the proposal includes five units which meet the District's 'Basic Accessible Design' criteria and two of these units also meet the 'Enhanced Accessible Design' criteria;
- Noted that the project includes an elevator from the underground parkade to the courtyard and all five identified units have a ground level accessible entrance; and,
- Spoke to the quality of the proposed exterior materials.

In response to a question from Council regarding accessibility, staff advised that the proposal includes five units which meet the District's 'Basic Accessible Design' criteria under Council's adopted Accessible Design Policy for Multifamily; two of these units also meet the 'Enhanced Accessible Design' criteria.

The applicant advised that excavation will commence in the fall of 2016 and the project will be complete thirteen months after the start date. It was noted that the excavation and demolition works for this project will not be permitted to take place until the intersection of Capilano Road and Edgemont Boulevard is re-opened.

In response to a question from Council regarding parking during excavation and construction, the applicant highlighted the following:

- All staging activities will be onsite with no anticipated road closures;
- All trade parking will be accommodated onsite and at no time will trades occupy Edgemont Village parking or street parking; and,
- That other than during excavation, there will be less than two large trucks per day.

Staff advised that a left-hand turn onto Ridgewood Drive from the parkade will be permitted.

**5. REPRESENTATIONS FROM THE PUBLIC**

**5.1. Ms. Sharon Baillie, 1300 Block Winton Avenue:**

**OPPOSED**

- Expressed concerns with increased traffic;

- Stated that there is too much development going on all at one time;
- Expressed concerns with parking; and,
- Spoke in opposition to the proposed development.

**5.2. Mr. Harvey Smith, 3300 Block Edgemont Boulevard: IN FAVOUR**

- Spoke in support of the proposed project;
- Expressed concerns with traffic at the intersection at Edgemont Boulevard and Ridgewood Drive; and,
- Questioned if there is a traffic plan for the intersection at Edgemont Boulevard and Ridgewood Drive.

**5.3. Mr. Nick Milkovich, 3400 Block Sunset Boulevard: IN FAVOUR**

- Spoke in support of the proposed development;
- Opined that the strength of the proposal is that residents will not have to rely on driving a car;
- Opined that this is a good location for densification;
- Opined that traffic will only be a short term inconvenience during the construction phase; and,
- Commented that the proposed development will make the Edgemont community more interesting.

**5.4. Mr. Graham Winterbottom, 700 Block West 15<sup>th</sup> Street: IN FAVOUR**

- Spoke in support of the proposed development;
- Opined that the proposed project is in keeping with the character of the neighbourhood;
- Expressed concerns with traffic; and,
- Stated that a walkable community is essential.

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

- Spoke in support of the proposed development; and,
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines.

**5.6. Mr. Grig Cameron, 1000 Block Clements Avenue: IN FAVOUR**

- Spoke in support of the proposed development;
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
- Suggested that the proposed development will diversify the housing stock in Edgemont Village;
- Stated that affordability is a region-wide issue; and,
- Commented on the importance of working collaboratively with all parties involved to mitigate the impacts on the community during the construction phase.

**5.7. Mr. Beau Jarvis, 900 Block Kennedy Avenue: IN FAVOUR**

- Spoke in support of the proposed development;
- Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
- Stated that change is inevitable; and,

- Opined that delaying the proposed development will have a negative impact on providing the community with affordable housing options.
- 5.8. Mr. Craig Taylor, 3000 Block Paisley Road: IN FAVOUR**
- Commented on the significance of the proposed Community Amenity Contributions;
  - Suggested that improved sidewalks may create a safer pedestrian community; and,
  - Opined that delaying the proposed development will have a negative impact on providing the community with affordable housing options.
- 5.9. Mr. Jason Teahen, 2700 Block Lyndene Road: IN FAVOUR**
- Spoke in support of the proposed development;
  - Expressed concerns with affordable housing in the District; and,
  - Commented that the proposed development will bring the Edgemont community together.
- 5.10. Mr. Robert Parker, 3100 Block Brookridge Drive: OPPOSED**
- Spoke in opposition to the proposed bylaws;
  - Expressed concerns with traffic and parking issues;
  - Stated that his property is significantly impacted by the proposed rezoning as he will lose his views;
  - Expressed concerns that no parking is available on Edgemont Boulevard or Ridgewood Drive;
  - Commented that the proposed development negatively affects the value of his property; and,
  - Urged Council to preserve the charm of the neighbourhood.
- 5.11. Mr. Brian Platts, 3100 Block Beverly Crescent: IN FAVOUR**
- Spoke in support of the proposed development;
  - Noted that the proposed project is consistent with the vision of the recently approved Edgemont Village Centre: Plan and Design Guidelines;
  - Thanked the applicant for addressing the concerns of the community;
  - Opined that the proposed development is aesthetically pleasing; and,
  - Commented that vibrant commercial areas have limited parking.
- 5.12. Mr. Chris Sutherland 3300 Block Edgemont Boulevard: IN FAVOUR**
- Spoke in support of the proposed development;
  - Commented that the proposed development will provide affordable housing; and,
  - Suggested that staff look at alternative solutions for the traffic light at the intersection at Edgemont Boulevard and Ridgewood Drive.
- 5.13. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**
- Commented that the proposed development will result in the loss of four public parking spaces;
  - Opined that care should be taken with regards to privacy and overlooking issues to adjacent properties;
  - Opined that the proposed units are not affordable;

- Opined that the proposed units will not have any significant positive impact on Village businesses; and,
- Stated that it is essential that the proposed development be phased properly.

**5.14. Mr. Joe Botto, 800 Block Clements Avenue:**

**OPPOSED**

- Spoke in opposition to the proposed development; and,
- Expressed concerns with traffic.

In response to a question from Council regarding traffic issues on Ridgewood Drive and Edgemont Boulevard, the applicant advised that the proposed development will provide significant improvements including:

- A road dedication on Ridgewood Drive to allow for the construction of a dedicated right turn lane;
- Construction of both west and east bound dedicated bike lanes;
- Upgrades to the sidewalks; and,
- Lighting along the north and south sides of Ridgewood Drive and the west side of Edgemont Boulevard.

In response to a question from Council, the applicant advised that the goal of the proposed project is to provide affordable housing with the units costing thirty percent less than the most affordable housing option available in the Edgemont Village neighbourhood.

Staff advised that the traffic light at Edgemont Boulevard and Ridgewood Drive will likely remain after the Capilano Water Main Project is complete and staff will review the function of the traffic signals.

**5.15. Mr. Robert Parker, 3100 Block Brookridge Drive: SPEAKING A SECOND TIME**

- Requested that staff address parking issues on Brookridge Drive.

**5.16. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME**

- Commented that only the most current version of documentation should be posted on the District's web.

**6. QUESTIONS FROM COUNCIL**

Council requested that staff report back on the process of westbound traffic turning left into the development from Ridgewood Drive when eastbound traffic is backed up from the traffic light.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MURI**

THAT the February 9, 2016 Public Hearing be closed;

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8159, 2015 (Amendment 16)" be returned to Council for further consideration;

AND THAT "The District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8160)" be returned to Council for further consideration.

**CARRIED**  
(8:42 p.m.)

**CERTIFIED CORRECT:**

S. Dale  
Confidential Council Clerk