

**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, April 18, 2017 commencing at 7:10 p.m.

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

Absent: Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Mr. E. Wilhelm, Development Planner

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)

Purpose of Bylaw:

Bylaw 8219 proposes to amend the OCP land use designation for 1946-1998 Glenaire Drive from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily and to designate this property as Development Permit Areas for Form and Character, Energy and Water Conservation and GHG Emission Reduction.

The District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)

Purpose of Bylaw:

Bylaw 8220 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 100 (CD100) and rezone the subject site from Single Family Residential 7200 Zone (RS3) to CD100 to allow the development of a twenty-three unit townhouse. The CD100 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking.

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 of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. 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;
- 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;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation; and,
- Any additional presentations will only be allowed at the discretion of the Chair.

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

- The binder containing documents and submissions related to these bylaws is available on the side table to be viewed; 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 THE CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaws, stating that Bylaw 8219 proposes to amend the OCP land use designation for 1946-1998 Glenaire Drive from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily and to designate this property as Development Permit Areas for Form and Character, Energy and Water Conservation and GHG Emission Reduction. Bylaw 8220 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 100 (CD100) and rezone the subject site from Single Family Residential 7200 Zone (RS3) to CD100 to allow the development of a twenty-three unit townhouse. The CD100 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking.

3. PRESENTATION BY STAFF

Mr. Erik Wilhelm, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services.

Mr. Wilhelm advised that:

- The proposal is for a twenty-three unit townhouse development within the Lions Gate Village peripheral area located at 1946-1998 Glenaire Drive;
- The development site is currently comprised of five single-family lots adjacent to the Capilano River;
- Currently, single-family homes surround the site to the west, south and east;

- There are a number of townhouse development applications being processed in the local area which may change the surrounding land use to possibly similar townhouse densities;
- The Woodcroft Apartments are north of the development site across a private bridge over Capilano River;
- Klahanie Park (within the District of West Vancouver) is located west of the site;
- District of North Vancouver Council endorsed the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines" in July of 2014. This policy outlined the envisioned housing forms, density and design guidelines that should be followed within the area. As outlined in the 'peripheral policy', the development site is identified to be within "Area 1" which contemplates townhouses to a maximum FSR of 1.2 for larger sites;
- The peripheral policy supports townhouse development on any site greater than 12,000 sq ft;
- All redeveloping sites within the peripheral area require an OCP amendment in order to allow a higher density land use;
- The development proposal has a total of twenty-three townhouse units within three separate buildings. All buildings are three storeys tall and all units are three bedroom units;
- The development has a FSR of approximately 1.06 and a total of 46 underground parking stalls accessed from the far west side of the development;
- As the developer has acquired purchase agreements on the two properties to the west, this presents the possibility of sharing the parkade access with a future development west of the site;
- The development includes a traditional row house architectural expression with uniform frontages and heights to create a logical consistency to the individual units;
- Each of the three buildings incorporates differentiated colours, mixtures of brick and varieties of cedar shingle siding;
- The development proposal was considered by the Advisory Design Panel on September 8, 2016 and the Panel recommended approval of the project subject to resolution of the Panel's comments;
- A community amenity contribution has been calculated in the amount of \$121,581 in accordance with District CAC policy at the date of application;
- CAC's may be applied to amenities such as parks, trails, public art or other public realm improvements (in the Lions Gate Village Centre area) and/or affordable housing;
- The applicant, in conjunction with the other developers in the area, has submitted a comprehensive and coordinated Construction Traffic Management Plan (CTMP);
- The most important aspect of the developer's strategy is to hire a Construction Traffic Management Coordinator;
- From demolition to completion, one coordinator will be appointed by the four area developers (PC Urban, Cressey, Citimark and Woodbridge Properties) to coordinate all construction traffic for the Lions Gate Village area. If multiple developments are approved in the area, this coordinator would be expected to treat the Lions Gate peripheral area as a single construction project, rather than separate projects;
- The construction traffic management coordinator will be required to meet with District staff bi-weekly in order to provide updates to the District and to discuss and resolve any improvements/complications that arise;

- Throughout the development application process, concerns were raised by the public regarding traffic in the area. Mainly, the Lions Gate bridge presents the primary issue in the area;
- The developer's transportation consultant has submitted a traffic analysis report which identifies the potential traffic generated from the development and in the area. Utilizing background traffic data, the report forecasts surrounding traffic in the area for the years 2019 and 2030. The report provides a comprehensive review of the Lions Gate Village Centre Area and provides estimations of traffic generation with assumed densities as outlined in the OCP and peripheral area policy;
- The subject townhouse development is forecast to generate approximately eleven vehicle trips in the "AM Peak Hour" and thirteen vehicle trips in the "PM Peak Hour". By contrast, the five existing single-family lots would generate approximately five vehicle trips in the "PM Peak Hour", for a net increase of eight vehicle trips in the PM Peak Hour;
- The developer will be required to provide a post-development traffic and parking analysis (after six months of the development being fully-occupied) in order to review the traffic movements in the area and to analyse the use of on-site parking. The post-development traffic and parking analysis report will afford the District improved information on vehicle movements in the area, on-site and on-street parking demand, as well as use of on-site bicycle parking facilities;
- The District's Transportation Department has reviewed the submitted traffic analysis report and finds that the development will not unduly affect traffic within the Lions Gate Village Centre Area and supports the requirement for a post-development traffic and parking analysis report;
- Comments submitted from the Public Information Meeting held on October 18, 2016 include:
 - Increased traffic on the North Shore;
 - Construction traffic management and timing concerns;
 - Support for a riverfront trail;
 - Cost of housing within the development; and,
 - Accessibility of the units.

In response to a question from Council, staff advised that the public pathway is on-site. It was noted that the developer will be responsible for building the on-site trail and the District will secure rights for the public pathway through a statutory right-of-way.

Staff also advised that Metro Vancouver Parks staff have been working with District staff to coordinate the intergovernmental requirements to implement an environmentally-sensitive trail adjacent to the Capilano River. Generally, Metro Vancouver Parks is supportive of the development proposal as the land dedicated to the Capilano River Regional Park is a unique opportunity to gain the extension of the riverfront trail along the Capilano River. Metro Vancouver Parks will ultimately own the parkland and potential future trail, and would be responsible for the ongoing maintenance of the trail.

4. PRESENTATION BY APPLICANT

4.1. Mr. Robert Cadez, PC Urban Properties Corp.:

- Spoke to the site constraints;
- Noted that the average townhome unit is 1850 sq. ft.;

- Advised that the development provides more housing options for families as all units are three bedroom townhouse units, which are more affordable when compared to detached single-family residential; and,
- Commented that the creation of the new trail will create a key neighbourhood connection that will benefit the entire area.

5. REPRESENTATIONS FROM THE PUBLIC

- 5.1. Mr. Dennis Myronuk, 2000 Block McLallen Court: OPPOSED**
- Expressed concern with the volume of construction traffic;
 - Opined that there is not enough variety of housing options; and,
 - Urged Council to oppose the proposed development.
- 5.2. Mr. Cam Lendell, 1500 Block Gravely Street: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented on the lack of available housing for downsizers who would like to stay in the area.
- 5.3. Ms. Veronika Spencer, 1600 Block Bayshore Drive: IN FAVOUR**
- Commented that the proposed development will provide attractive and affordable housing options;
 - Noted that the proposed development will provide housing for both young families and residents looking to downsize;
 - Commented that the proposal will provide vibrancy to the community; and,
 - Urged Council to support the proposed development.
- 5.4. Mr. Jason Gordon, 3500 Block Mt. Seymour Parkway: IN FAVOUR**
- Noted housing options and opportunities are needed for young families;
 - Commented that higher density will help address the issue of affordability; and,
 - Opined that more townhouse developments in the District are needed.
- 5.5. Mr. Alex Messina, 3900 Block Indian River Drive: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented that the proposal will provide affordable housing options;
 - Opined that there is a shortage of townhouses in the District; and,
 - Commented that the proposed development would complement the community.
- 5.6. Mr. Matt Smith, 900 Block Lyton Street: IN FAVOUR**
- Stated that more townhouse developments are needed in the District;
 - Opined that the proposed development is within keeping of the character of the neighbourhood;
 - Spoke to the issue of affordable housing on the North Shore; and,
 - Noted that the proposed development will provide housing for both young families and residents looking to downsize.

Councillor BASSAM left the meeting at 7:43 pm and returned at 7:44 pm.

- 5.7. Mr. Russ Bougie, 1600 Block Kilkenney Road: IN FAVOUR**
- Commented on the suitability of the proposed development for downsizers; and,
 - Suggested that increased density may provide more affordable housing options.
- 5.8. Ms. Michele Buchamer, 3000 Block Markham Place: IN FAVOUR**
- Spoke in support of the proposed development;
 - Spoke to the opportunity for downsizers to stay on the North Shore;
 - Spoke to the issue of affordability on the North Shore;
 - Commented that there is not enough townhouses in the District;
 - Noted that the proposed development is close to transit; and,
 - Commented that the townhome project is aesthetically pleasing.
- 5.9. Ms. Val Moller, 2000 Block Fullerton Avenue: IN FAVOUR**
- Expressed concern with increased density;
 - Commented on the lack of housing diversity;
 - Expressed concern with traffic issues;
 - Suggested that these projects be phased;
 - Expressed concern regarding noise and clean up during construction;
 - Commented that there is not much of a community amenity contribution from the developer; and,
 - Spoke in support of the design of the proposed project.
- 5.10. Mr. Rob Thomson, 2000 Block West Keith Road: IN FAVOUR**
- Spoke in support of the proposed project;
 - Commented that townhouses are a good option for downsizing families; and,
 - Noted that the proposed development will provide affordable housing options for young families.
- 5.11. Ms. Marian Thomson, 2000 Block West Keith Road: IN FAVOUR**
- Spoke to the issue of affordability;
 - Expressed concern that young families will not be able to afford to stay on the North Shore; and,
 - Opined that the proposed development is aesthetically pleasing and fits within the character of the neighbourhood.
- 5.12. Mr. Owen Yates, 1300 Block East 27th Street: IN FAVOUR**
- Commented that three bedroom townhouses will provide an affordable price point for young families; and,
 - Spoke in support of the proposed development.
- 5.13. Mr. Ben Mittlestead, 1900 Block Glenaire Drive: IN FAVOUR**
- Commented that the proposed development will provide an opportunity for the younger generation to stay on the North Shore.
- 5.14. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**
- Opined that the proposed development will provide housing for residents looking to downsize;

- Questioned if elevators have been considered in the units to enhance accessibility;
- Stated that there are too many townhomes and they do not provide enough housing diversity; and,
- Expressed concern regarding the possibility of the Capilano River flooding.

Staff advised that in accordance with the District's Accessible Design Policy for Multi-Family Housing, all units will provide basic accessible design elements.

In response to a question from Council regarding the cost of the townhomes, the developer advised that the cost of the units have not been set but will be approximately \$1.2-1.3 million.

The developer advised that vehicle parking is provided in a single-level underground garage with access from Glenaire Drive at the west end of the development. A total of 46 vehicle parking stalls are proposed which provide two stalls per unit, inclusive of two visitor stalls. It was noted that although the development will form part of a more compact community which promotes walking, biking and transit, it is a family oriented development which rely on the use of their cars.

5.15. Mr. John Miller, 1600 Block Capilano Avenue: OPPOSED

- Expressed concern that the proposed underground parkade encroaches into the setback; and,
- Expressed concern that the proposed public pathway does not connect with other parts of the community.

5.16. Ms. Jillian Steele, 1900 Block Glenaire Drive: IN FAVOUR

- Spoke in support of the proposed park dedication; and,
- Stated that townhomes are critical to allow the younger generation to stay on the North Shore.

5.17. Mr. Peter Duyker, 3700 Block Edgemont Village: IN FAVOUR

- Commented on the opportunity for downsizers to age in their community;
- Stated that these housing options are essential on the North Shore; and,
- Spoke in support of density.

6. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT the April 18, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)" and "The District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)" be returned to Council for further consideration.

CARRIED
(8:08 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk