

**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, November 14, 2017 commencing at 7:00 p.m.

**Present:** Acting Mayor D. MacKay-Dunn  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks

**Absent:** Mayor R. Walton  
Councillor R. Bassam  
Councillor L. Muri

**Staff:** Mr. D. Milburn, General Manager – Planning, Properties and Permits  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. C. Archer, Confidential Council Clerk  
Mr. K. Khoshons, Senior Project Engineer  
Mr. E. Wilhelm, Development Planner

---

**District of North Vancouver Rezoning Bylaw 1348 (Bylaw 8215)**

*Purpose of Bylaw:*

Bylaw 8215 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 103 (CD103) and rezone the subject site from Light Industrial Zone (I3) and Comprehensive Development Zone 11 (CD11) to Comprehensive Development Zone 103 (CD103). The CD103 Zone addresses use, density, amenities, setbacks, site coverage, building height, acoustic requirements, landscaping and parking.

**Phased Development Agreement Bylaw 8233, 2017 (1401-1479 Hunter Street and 481-497 Mountain Highway)**

*Purpose of Bylaw:*

Bylaw 8233 will authorize a phased development agreement associated with the proposed development.

The developer is Intergulf Development (Hunter 2) Corp. The phased development agreement stipulates that the development rights in CD103, including permitted uses, maximum densities and maximum heights (sections 4B103-2 to 4B103-17), may not be amended or repealed for 10 years. It is anticipated that the development will be built-out over the 10 year period during which time the phased development agreement requires the developer to provide the community amenities, which includes a community centre shell.

The developer is entitled to sell the property and assign its rights under the phased development agreement provided that the purchaser assumes all of the developers obligations, including the delivery of the community centre shell.

## 1. OPENING BY THE ACTING MAYOR

Acting Mayor MacKay-Dunn 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 Acting Mayor MacKay-Dunn'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;
- Any additional presentations will only be allowed at the discretion of the Chair.
- 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

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed Bylaws, stating that Bylaw 8215 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 103 (CD103) and rezone the subject site from Light Industrial Zone (I3) and Comprehensive Development Zone 11 (CD11) to Comprehensive Development Zone 103 (CD103). The CD103 Zone addresses use, density, amenities, setbacks, site coverage, building height, acoustic requirements, landscaping and parking.

Bylaw 8233 will authorize a phased development agreement associated with the proposed development.

The developer is Intergulf Development (Hunter 2) Corp. The phased development agreement stipulates that the development rights in CD103, including permitted uses, maximum densities and maximum heights (sections 4B103-2 to 4B103-17), may not be amended or repealed for 10 years. It is anticipated that the development will be built-out over the 10 year period during which time the phased development agreement requires the developer to provide the community amenities, which includes a community centre shell.

The developer is entitled to sell the property and assign its rights under the phased development agreement provided that the purchaser assumes all of the developer's obligations, including the delivery of the community centre shell.

### **3. PRESENTATION BY STAFF**

Mr. Erik Wilhelm, Development Planner, provided an overview of the proposal elaborating on the introduction by the Deputy Municipal Clerk.

Mr. Wilhelm advised that:

- The proposal is for a 326-unit residential development in two primary buildings at sixteen and twenty-seven storeys in height, with a four-storey townhouse building between, and an approximately 28,000 square foot civic community centre in the Lynn Creek Town Centre;
- The site is designated Commercial Residential Mixed Use Level 3 in the Official Community Plan (OCP), which allows a maximum floor space ratio (FSR) of 3.5;
- The proposal includes a housing agreement to prevent rental restrictions on the units;
- Seylynn Park is located to the north and west of the site, a District Fire Hall, existing single-family homes and a plant nursery are located to the east, the District Operations Centre, a mixed-use apartment building and light industrial properties are located to the south;
- The lands east of Mountain Highway are designated Residential Mixed Use level 3 in the OCP, allowing for future development to a higher density;
- The site is currently occupied by light industrial buildings, comprised of thirty units, fourteen of which are currently vacant;
- A tenant assistance package is being offered by the developer, including a minimum of six months notice, two or three months free rent, depending on the duration of tenancy and the assistance of a commercial realtor to assist with relocation;
- The recently endorsed Maplewood Village Centre and Innovation District Implementation Plan and Design Guidelines includes the expansion of employment lands, with over one million square feet of floor area in the Maplewood area by 2030;
- The site is adjacent to the Frequent Transit Network and within walking distance of Phibbs Exchange, shops and services;
- The Lynn Creek Town Centre Implementation Plan identifies the site as the preferred location for a community centre and notes that Seylynn Hall is due for replacement;
- The plan for the community centre is in scale with the neighbourhood and includes childcare facilities;
- The proposed development creates a central core for the Lynn Creek Town Centre, in keeping with the Lynn Creek Public Realm Guidelines, endorsed in January 2016;
- The proposal has been measured against the OCP, Lower Lynn Town Centre Implementation Plan and the Lynn Creek Public Realm Design Guidelines;
- The development site is within Development Permit Areas for Form and Character for Multi-Family Housing, Form and Character for Commercial and Mixed Use Buildings, Energy and Water Conservation and Greenhouse Gas Emission Reduction; and Creek Hazard;
- The flood construction level would be determined by a qualified professional and the development would include any required flood protection measures;
- The parking entrance is located on Hunter Street, west of the community centre;

- The proposal includes 438 parking spaces, with forty-nine of those allocated for community centre users, and 505 secure bicycle parking stalls;
- A private amenity building is proposed on the rooftop of the second storey just south of the townhouses;
- The proposed development is adjacent to Seylynn Park, with access to trails adjacent to Lynn Creek;
- The proposal includes measures to minimize impacts from the existing light industrial area;
- The proposed community centre is located on the corner of Mountain Highway and Hunter Street and includes:
  - A large “community living room” in the foyer;
  - A large public plaza;
  - One large gymnasium;
  - At least three multipurpose rooms; and,
  - A child care centre with a private outdoor play area.
- A phased development agreement for the proposal provides the legal means to ensure the community centre is built by the developer;
- The agreement requires the developer to build the base building and exterior shell of the community centre, the public plaza and underground parking;
- Upon completion of the required elements, the District pays the developer \$2.5 million, the difference between the value of the construction costs and the value of Community Amenity Contributions (CAC’s) required for a development of the scale proposed;
- Funding for the interior finishing of the community centre is available through infrastructure reserve funds set aside for the replacement of Seylynn Hall and CAC’s from other developments in the area;
- Revenue for the operating costs for the community centre will be provided by user fees and tax revenue from new development in the area;
- The proposal includes improvements to roads, sidewalks, bicycle lanes, a new transit stop and on-street parking on Hunter Street for Seylynn Park;
- The proposal also includes improvements to and expansion of the riparian area of Lynn Creek, as well as a four-metre wide multi-use path to connect existing trails and a potential bicycle and pedestrian bridge;
- The design of the residential units includes accessible design elements and twenty-two units with enhanced accessible design elements;
- The construction management plan coordinates activities with other projects; and,
- The design meets the Green Building Policy gold standard.

Mr. Wilhelm further advised that a facilitated Public Information Meeting was held on October 6, 2016 and approximately 40 members of the public attended. A number of topics were raised at the meeting ranging from traffic, parking and transit. Support for the community centre, civic plaza, child care facility and improvements to Seylynn Park was expressed by a number of participants. In response to input received at this meeting, the developer has modified the community centre design, expanded on the traffic demand management plan and construction management plan, coordinated the streetscape design with Seylynn Park and refined the design of the residential buildings.

## 4. REPRESENTATIONS FROM THE APPLICANT

### 4.1. Mr. Doug Ramsay, Ramsay Worden Architects:

- Noted that he is the project architect;
- Commented that the proposed design fits with the natural setting of Seylynn Park and creates neighbourhood connections;
- Noted the proximity of the proposed community centre site to Seylynn Park provides opportunities to enhance park activities and community centre programs;
- Noted the community centre is set back from the street to allow for a large plaza;
- Reported that the residential units in the proposal are of various sizes, including twelve townhouses, to offer a range of housing options;
- Noted that land will be dedicated to widen and replant the bank of Lynn Creek;
- Highlighted design elements reflecting the natural setting of Seylynn Park, including rooftop rain gardens and street-level water features;
- Noted that the ground-oriented units improve street safety;
- Reviewed features of the proposed community centre, noting that:
  - The gymnasium is planned for the second floor to allow more public spaces on the ground floor;
  - A large common room on the ground floor faces Seylynn Park;
  - Multipurpose rooms provide space for various groups and programs;
  - Outside access to multipurpose rooms allows after hours access for groups when the rest of the community centre is closed;
  - The entrance is located at the corner of Mountain Highway and Hunter Street, with an atrium facing Mountain Highway;
  - Stairs and landings provide viewing platforms to Seylynn Park; and,
  - The proposed child care centre is located on the third floor with an enclosed outdoor play area, designed to accommodate up to thirty-seven children.
- Acknowledged that industrial uses will continue to south and noted that the proposed design to minimize conflict, including measures to reduce noise.

### 4.2. Ms. Jane Farquharson, Bunt & Associates:

- Noted that she is the project traffic consultant;
- Commented on the development site's proximity to Phibbs Exchange and multiple bus routes;
- Noted buses pass the site every two to three minutes during peak periods and there is a bus stop adjacent to the site;
- Advised that the proposal includes new sidewalks on both sides of Hunter Street, as well as a turnaround and trail connection;
- Noted that bicycle lanes are being developed along Mountain Highway;
- Advised that a new pedestrian signal is proposed for the corner of Mountain Highway and Hunter Street, with a bicycle activation button;
- Reviewed the transportation demand management plan proposed by the developer:
  - A sustainable transportation welcome brochure to be provided to new residents;
  - Two car share stalls on the street for public use;
  - Transit pass subsidies for the first six months;

- Bus stop improvements;
- Bicycle storage;
- Bicycle repair facility; and,
- Development of new walking paths.

**4.3. Mr. Richard White, Senior Development Manager, Intergulf Development (Hunter 2) Corp.:**

- Acknowledged that construction traffic will increase traffic on the Ironworkers Memorial Bridge;
- Advised that construction traffic management could include ride-sharing, shuttle buses, hiring local workers and adjusting shift start and end times;
- Recommended including developers of all sites in the Lynn Creek Town Centre in traffic mitigation planning;
- Noted that interest in the development has been expressed by former North Shore residents who would like to return, young people considering purchasing a first home, and those who currently commute to the North Shore from other locations; and,
- Advised that the developer will give preference to these groups to purchase units before the general public, allowing two weeks to view and an additional two weeks to decide on making a purchase.

In response to a question from Council, the applicant confirmed local groups would have four weeks to purchase units before there is any offshore marketing of the development.

In response to a question from Council regarding the type of units and range of cost, the applicant advised that units range from studios to three-bedroom units. The cost for a one bedroom unit would sell for approximately \$450,000, a three-bedroom unit approximately \$760,000 and townhouses approximately \$1 million, subject to market changes.

**5. REPRESENTATIONS FROM THE PUBLIC**

**5.1. Mr. Corrie Kost, 2800 Block Colwood Drive: OPPOSED**

- Spoke in opposition to the proposed development;
- Commented regarding Phased Development Agreements;
- Spoke regarding the loss of industrial lands;
- Noted the proximity of a chlorine plant to the proposed development;
- Expressed objection to use of park space; and,
- Commented on Development Cost Charges.

**5.2. Ms. Margaret Fraser, 3400 Block Institute Road: COMMENTING**

- Commented in support of the community centre on behalf of Lynn Valley Services Society, operators of Molly Nye House;
- Noted community groups have been meeting regarding the use of the proposed community centre for community services;
- Commented that the proposal offers an opportunity for community services to be provided close to home;
- Commented on the loss of industrial lands and increased density of the residential buildings; and,
- Commented on housing affordability and traffic at the highway interchanges.

- 5.3. Mr. Fred Rathje, 600 Block Roslyn Boulevard: COMMENTING**
- Commented regarding visitor parking;
  - Queried the form of bicycle parking proposed; and,
  - Urged the developer to ensure bicycle parking is secure and convenient in order to encourage bicycle use.
- 5.4. Ms. Vivian Susa, Orwell Street: COMMENTING**
- Commented on length the phased development agreement; and,
  - Commented on the ability of the developer to sell the property and reassign its rights.
- 5.5. Mr. Eric Stronach 3500 Block Woodbine: COMMENTING**
- Recommended a minimum of two parking stalls be required per unit; and,
  - Commented on parking issues in the area, noting that future development will add to those issues.
- 5.6. Ms. Betty Forbes, 2300 Block Kirkstone: OPPOSED**
- Commented regarding traffic congestion;
  - Noted development in Maplewood is proposed on the east side of the bridgehead;
  - Commented on the pace of development;
  - Expressed concern regarding the proposed building heights;
  - Opined that reducing light industrial lands is contrary to the OCP;
  - Queried where businesses will relocate; and,
  - Noted the B-Line from Dundarave to Phibbs Exchange will not be built until a larger population is in place.

The meeting recessed at 8:00 pm and resumed at 8:05 pm.

- 5.7. Mr. Tarek Elneweihi, District Resident: COMMENTING**
- Queried details of the tenant relocation program.
- 5.8. Mr. Corrie Kost SPEAKING FOR A SECOND TIME**
- Commented on the provision in the phased development agreement for renewal.
- 5.9. Ms. Tiffany Shen, 1400 Block Hunter Street: COMMENTING**
- Noted she is a light industrial tenant; and,
  - Commented regarding relocation assistance.

In response to a question from Council, staff advised that there are approximately 500 light industrial businesses located in the District, with a turnover rate of approximately thirty-four percent between 2011 and 2016.

In response to a question from Council, staff advised that the proposed development would create a net reduction of thirteen light industrial businesses and 2.1 acres of light industrial land, which is offset by the development of approximately thirty-six acres of light industrial lands proposed in Maplewood, which would provide space for approximately 130 new businesses.

In response to a question from Council, staff advised that the transit B-Line is included in phase one of the Mayor's Plan and is already funded for construction in 2019.

In response to a question from Council, staff reviewed the terms of the phased development agreement, noting that:

- The agreement is for a maximum of ten years;
- Delivery of the community centre is required up front;
- Development will likely occur as one phase;
- The District will hold \$8.3 million of the developer's funds until the required community centre elements are completed;
- The District will pay \$2.5 million to the developer once the community centre shell is completed, inspected and accepted
- The District will receive an air space parcel including the community centre, plaza and parking at no charge;
- The District pays for land improvements; and,
- Maintenance costs for the community centre will be paid by the District.

In response to a question from Council, staff advised that the developer will provide transportation improvements including sidewalks and bicycle lanes at a cost of approximately \$1.2 million.

In response to a question from Council, the applicant advised that if 1.2 stalls per unit were not required, they would prefer not to build less, for marketing reasons.

In response to a question from Council, the applicant advised that average cost to construct a parking space is approximately \$40,000 to \$47,000.

In response to a question from Council, the applicant advised that they would consider allowing the purchase of units without parking only if there was on-street pay parking.

In response to a question from Council, the applicant advised that, of twenty-one long-term tenants, there are now four remaining and that some units are currently occupied by short-term tenants.

In response to a question from Council, staff advised that funding sources for the construction and maintenance of the community centre include infrastructure reserve funds dedicated to replacing Seylynn Hall, CAC's from the applicant for this proposal and CAC's from other developers in the Lynn Creek area. Staff further noted that the full costs are covered by these sources.

Staff advised that future costs of maintenance for the community centre are funded by tax revenues from future developments in the Lynn Creek Town Centre.



**6. COUNCIL RESOLUTION**

**MOVED by Councillor HANSON  
SECONDED by Councillor HICKS**

THAT the November 14, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1348 (Bylaw 8215)" be returned to Council for further consideration;

AND THAT "Phased Development Agreement Bylaw 8233, 2017 (1401-1479 Hunter Street and 481-497 Mountain Highway)" be returned to Council for further consideration.

**CARRIED**  
(8:20 p.m.)

**CERTIFIED CORRECT:**



Confidential Council Clerk