

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**1031, 1037, 1041 & 1045 Ridgewood Drive
Twenty-Five Unit Townhouse Project**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, December 5, 2017 commencing at 7:00 p.m.

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

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

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Ms. E. Nordin, Development Planner

**District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment
Bylaw 8278, 2017 (Amendment 31)**

Purpose of Bylaw:

Bylaw 8278 proposes to amend the OCP land use designation of the subject properties from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to designate these properties as Development Permit Areas for Form and Character and Energy and Water Conservation and GHG Emission Reduction.

District of North Vancouver Rezoning Bylaw 1360 (Bylaw 8256)

Purpose of Bylaw:

Bylaw 8256 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 111 (CD111) and rezone the subject site from Residential Single-Family Residential Edgemont Zone (RSE) to CD111. The CD111 Zone addresses use, density, amenities, height, setbacks, site coverage, acoustic requirements, 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.

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

- 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

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaws, stating that Bylaw 8278 proposes to amend the OCP land use designation of the subject properties from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to designate these properties as Development Permit Areas for Form and Character and Energy and Water Conservation and GHG Emission Reduction. Bylaw 8256 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 111 (CD111) and rezone the subject site from Residential Single-Family Residential Edgemont Zone (RSE) to CD111. The CD111 Zone addresses use, density, amenities, height, setbacks, site coverage, acoustic requirements, landscaping and parking.

3. PRESENTATION BY STAFF

Ms. Emel Nordin, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Nordin advised that the development site is located at the southeast corner of Ridgewood Drive and Ayr Avenue. There are existing single family lots to the north, east and southeast of the site. The recently completed Edgemont Seniors Living project (seniors' independent living and care facility) is located south of the site and the Grosvenor project (mixed-use development) is under construction to the west of the site, across Ayr Avenue. The five residential properties to the east and southeast, along Ridgewood Drive and Highland Boulevard are identified in the Edgemont Village Centre: Plan and Design Guidelines for multiplex development (triplex and four-plex).

The Official Community Plan (OCP) designates the subject properties as RES Level 2: Detached Residential (RES2) which allows for a density of up to approximately 0.55 FSR. The Edgemont Village Centre: Plan and Design Guidelines identifies these four lots as a future townhouse site, with a density of up to 1.20 FSR. The Edgemont Village: Plan and Design Guidelines envisions OCP amendments for the townhouse, multiplex, and duplex sites in the residential periphery of the village. The OCP amendment would change the designation of the lots to Residential Level 4: Transition Multifamily (RES4), with a density of up to 1.20 FSR, consistent with the Edgemont Village Centre: Plan and Design Guidelines. The project will contribute to the creation of additional family-oriented housing in this neighbourhood which responds to the goal of the OCP to encourage and enable a diverse mix of housing types, to accommodate the lifestyles and needs of people at all stages of life and addresses the intent of the OCP housing diversity policies by providing units suitable for families and encouraging a range of multifamily housing sizes. The property will also be designated within Development Permit Areas for Form and Character of Ground-Oriented Housing, and Energy and Water Conservation and Green House Gas emission reduction.

The proposal is for a twenty-five unit townhouse development in five three storey buildings framing a central courtyard over one level of underground parking. The units all have a three bedroom layout and range in size from approximately 1,700 to 2,400 sq ft. The proposal meets the Zoning Bylaw parking requirement by providing fifty-two underground residential parking spaces at a ratio of just under 2.1 spaces per unit (including visitor parking). Each unit is provided one secured class one bicycle parking space in the underground parking garage and additional bicycle storage is available in individual unit garages and storage areas. Five Class 2 bicycle storage spaces are also provided at grade adjacent to the northwest corner of the site.

In accordance with the District's Community Amenity Contribution policy, the CAC for this project is calculated to be just over \$180,000. Additional off-site improvements include:

- Road dedications on Ridgewood Drive and Ayr Avenue to allow for the construction of an east bound dedicated bike lane along the property frontage on the south side of Ridgewood Drive and a north bound dedicated bike lane on the east side of Ayr Avenue;
- The existing overhead hydro lines along Ridgewood Drive, Ayr Avenue and on Woodbine Drive just beyond the property frontage, will be removed and replaced with underground service connections;
- A new accessible pedestrian crosswalk with let-downs and road markings will be installed across Ayr Avenue on the south side of Ridgewood Drive; and,
- A new sidewalk and boulevard will be installed on the east side of Ayr Avenue and upgrades will be made to the sidewalks, street trees, curb, gutter and lighting along both Ridgewood Drive and Ayr Avenue frontages.

Other residential construction projects and potential development projects were identified. In order to reduce the development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan. A traffic study has also been submitted and indicates that the increase in vehicles as a result of this development will be equivalent to approximately one additional vehicle every six minutes in the morning and one additional vehicle every four to five minutes in the afternoon.

The proposal complies with the following:

- The use, density and height provisions of the Edgemont Village Centre: Plan and Design Guidelines;
- Current and proposed green building policies (Gold standard and the BC Step Code);
- Exceeds the minimum requirements of the District's Accessible Design Policy by providing four units with enhanced accessibility and seven units with personal elevators from the parking garage. The remaining units will meet the basic accessible design criteria;
- The Strata Rental Protection Policy, to ensure that strata units are available for rental;
- The project was reviewed by the Advisory Design Panel in May 2017 and was recommended for approval subject to the resolution of the Panel's comments which have been addressed in the most recent design; and,
- A facilitated Public Information meeting was held in May 2017 and approximately thirty-nine members of the public attended. A mix of opinions were expressed including support for the development and the need for an increased diversity of housing options in the Edgemont neighbourhood.

4. REPRESENTATIONS FROM THE APPLICANT

4.1. Ms. Mackenzie Biggar, Boffo Properties:

- Noted that extensive community consultation has taken place and the developer has worked with the community to address their needs;
- Stated that construction will not commence until after the completion of Boffo 1;
- Commented on the detailed Traffic Management Plan to minimize impacts on the community;
- Opined that the proposed project is in keeping with the character of the neighbourhood;
- Advised that the sidewalk on Ridgewood Drive will be kept open during construction; and,
- Highlighted the benefits and amenities of the proposed development.

4.2. Mr. Craig Taylor, Taylor Kurtz Architecture & Design:

- Provided an overview of the proposed site plan and building design;
- Noted that the proposed development is consistent with the Edgemont Village Centre: Plan and Design Guidelines;
- Spoke to the importance of pedestrian safety;
- Advised that the proposal exceeds the requirements of the Accessible Design Policy for Multi-Family Housing; and,
- Highlighted the benefits and amenities of the proposed development.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Erin O'Neill, 1000 Block Prospect Avenue:

IN FAVOUR

- Opined that this is a good location for densification;
- Commented on the site's proximity to transit;
- Suggested that the proposed development would provide housing options that are sustainable and affordable for young families; and,

- Opined that the proposed development is aesthetically pleasing.

5.2. Mr. Adrian Chaster, 3000 Block Cresentview Drive: IN FAVOUR

- Spoke in support of the proposed project;
- Noted that Boffo met with the Edgemont Community Association and the concerns of residents have been addressed; and,
- Commented on the importance of working collaboratively with all parties involved to mitigate the impacts on the community during the construction phase.

5.3. Mr. Gordon Savage, 3400 Block Edgemont Boulevard: OPPOSED

- Spoke to the issue of affordability;
- Expressed concern regarding traffic congestion; and,
- Suggested the quality of life for Edgemont residents has been affected by development.

5.4. 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 Edgemont Village Centre: Plan and Design Guidelines;
- Noted that the proposed development will provide housing options; and,
- Opined that construction is a short-lived inconvenience.

5.5. Mr. Grigg Cameron, 1000 Block Clements Avenue: IN FAVOUR

- Spoke in support of the proposed project;
- Noted that the proposed project is consistent with the vision of the Edgemont Village Centre: Plan and Design Guidelines;
- Commented on housing diversity and affordability;
- Expressed concern with regards to the timing of the project;
- Stated that it is essential that the proposed development be phased properly; and,
- Suggested that the proposed project not commence until the completion of the Grosvenor development.

5.6. Ms. Erin Macnair, 3400 Block Emerald Drive: COMMENTING

- Requested that the crosswalk at Ridgewood Drive and Ayr Avenue be lit;
- Spoke to the issue of pedestrian safety;
- Expressed concern with the amount of development in the Edgemont area; and,
- Expressed concern regarding increased traffic.

5.7. Ms. Alex Troll, 3100 Block Highland Boulevard: IN FAVOUR

- Spoke in support of the proposed development;
- Opined that growth in Edgemont Village will benefit local businesses; and,
- Opined that traffic will only be a short term inconvenience during the construction phase.

5.8. Mr. Steven Boale, 1000 Block Arlington Crescent: OPPOSED

- Spoke in opposition of the proposed development;
- Recommended that the proposed density be reduced;

- Expressed concerns with shadowing issues; and,
- Expressed concerns regarding traffic and pedestrian safety issues.

5.9. Mr. Brent Carlson, 4500 Block Marineview Crescent: IN FAVOUR

- Spoke in support of the proposed project;
- Noted that the proposed project is consistent with the vision of the Edgemont Village Centre: Plan and Design Guidelines;
- Suggested that the proposed development will diversify the housing stock in Edgemont Village; and,
- Commented that the proposed development is aesthetically pleasing and will complement the area.

5.10. Mr. Eric Jensen, 3100 Block Woodbine Drive: COMMENTING

- Spoke as the President of the Edgemont Village Business Association;
- Stated that there is too much development going on all at one time and as a result businesses have been affected;
- Commented that traffic is difficult in Edgemont Village; and,
- Urged Council to stall development but not stop development.

5.11. Ms. Alyson Kelly, 400 Block Seymour River Place: IN FAVOUR

- Spoke to the issue of affordability;
- Commented that the proposed development will provide more housing options;
- Opined that Edgemont Village is a good location for young families; and,
- Acknowledged that the amount of construction has impacted residents of this neighbourhood.

5.12. Mr. Robin Delaney, 4300 Block Skyline Drive: COMMENTING

- Spoke in support of the proposed project;
- Expressed concern that not all Edgemont Village merchants were notified of the Public Hearing;
- Suggested that the proposed project not commence until the completion of Thrifty's;
- Expressed concern with the timing of the project;
- Spoke to the issue of development fatigue; and,
- Stated that flaggers need to be competent and alert.

5.13. Mr. Adrian Beruschi, 2900 Block Newmarket Avenue: IN FAVOUR

- Spoke in support of the proposed development;
- Commented that the proposed development will diversify the housing stock in Edgemont Village;
- Suggested that modest growth will help Edgemont Village merchants;
- Opined that the proposed development is aesthetically pleasing and will enhance the neighbourhood; and,
- Expressed concern with regards to the crosswalk at Ridgewood Drive.

5.14. Mr. Ken Harris, 400 Block Evergreen Place: IN FAVOUR

- Spoke in support of the proposed development; and,
- Opined that development is needed and will provide a much-needed refresh for the Edgemont community.

5.15. Mr. Peter Thompson, 900 Block Clements Avenue:

IN FAVOUR

- Spoke in support of the proposed project;
- Stated that change is inevitable;
- Spoke to the quality of schools surrounding the Edgemont area; and,
- Noted that 230 parking stalls will be available upon completion of the Grosvenor development.

Council recessed at 8:21 pm and reconvened at 8:26 pm.

In response to a question from Council regarding the cost of units, the developer advised that the sale prices have not been set but noted that townhouses at Boffo 1 are projected to start at \$1.5 million.

In response to a question from Council, staff advised that the proposed twenty-five unit townhouse development is arranged in five buildings, framing a central courtyard, over one level of underground parking. The units are all three bedroom and three storey layouts ranging in size from 1,725 sq. ft. to 2,402 sq. ft.

In response to a question from Council, staff advised that off-site improvements will include road dedications on Ridgewood Drive and Ayr Avenue to allow for the construction of an east bound dedicated bike lane on Ridgewood Drive and a north bound dedicated bike lane on Ayr Avenue, upgrades to the sidewalks, street trees, curb, gutter and lighting along the south side of Ridgewood Drive and the east side of Ayr Avenue. Existing overhead hydro lines along Ridgewood Drive, Ayr Avenue and Woodbine Drive will be removed and replaced with underground service connections, with overhead connections maintained for the existing single family properties to the east of the subject site. A new wheelchair accessible pedestrian crossing will be installed across Ayr Avenue, at the intersection of Ayr Avenue and Ridgewood Drive to improve pedestrian safety and accessibility. In addition, a small seating area will be provided at the northwest corner of the property, with a right of way established to allow for public access. The value of offsite improvements is estimated at \$250,000.

In response to a question from Council regarding construction timing and coordination, staff highlighted the following:

- Construction (from site clearing to occupancy) of the subject project is expected to begin in spring 2018 and last approximately 17 months;
- The draft Construction Traffic Management Plan provided for this project includes a provision for careful communication with the management team for the Grosvenor development to the west and a commitment to coordinate construction activities with the Grosvenor development to mitigate impacts on the neighbourhood;
- The off-site utility and road upgrades associated with the Grosvenor development are anticipated to be complete in summer 2018; and,
- Required off-site utility and road upgrades for the subject project are anticipated to take place during summer 2019 in order to limit road closures during the school year.

In response to a question from Council, staff advised that the proposed eastbound bicycle lane along the south side of Ridgewood Drive cannot be extended to Highland Boulevard without resulting in significant impacts to the frontages of existing single family properties located on Ridgewood Drive to the east of the subject site. It was noted that until such a time as these properties are redeveloped, the bicycle lane will

taper off at the east property line of the subject site. Signage will be installed on Ridgewood Drive to redirect eastbound cyclists south on Ayr Avenue to access Highland Boulevard.

Staff advised that as part of the application, Bunt and Associates undertook a signal warrant analysis to explore what sort of crosswalk is best suited for the intersection of Ridgewood Drive and Ayr Avenue. It was determined that with the current pedestrian and vehicle traffic numbers, no signal is necessary. However, staff advised that this study was done during the summer and have requested this be reviewed during school hours. Staff will report back at the development stage.

In response to a question from Council regarding enforcement, staff advised that a construction traffic management security deposit is required and used to cover any enforcement ticketing and will create a financial incentive for the developer to ensure efficient traffic flows, enforcement of parking and construction vehicle routing in the area.

Staff advised that in accordance with District of North Vancouver policies:

- A sign was erected on the site to notify neighbours of the meetings;
- A newspaper ad was placed in the North Shore News on Sunday, November 26, 2017 and Wednesday, November 29, 2017;
- A notice was mailed to residents within a 100m radius; and,
- A notice, agenda and supporting documents were posted on the District's website.

5.16. Mr. Brian Platts, 3100 Block Beverley Crescent:

IN FAVOUR

- Spoke in support of the proposed development;
- Commended the applicant for providing key accessible design features such as personal elevators;
- Suggested that the proposed project not commence until the completion of Thrifty's;
- Noted that the Construction Traffic Management Plan has not been well enforced; and,
- Spoke to the issue of development fatigue in Edgemont Village.

5.17. Ms. Christine Young, 3300 Block Ayr Avenue:

COMMENTING

- Stated that too much construction is happening all at once;
- Urged Council to slow the pace of development;
- Expressed concern with traffic issues; and,
- Suggested that the proposed project not commence until the completion of Grosvenor.

5.18. Mr. Henry Indra, 1000 Block Ridgewood Drive:

IN FAVOUR

- Expressed concern with shadowing issues;
- Expressed concern with traffic issues;
- Suggested the proposed development be reduced in size by two units; and,
- Requested a traffic light be installed at Ridgewood Drive and Ayr Avenue.

5.19. Mr. Theo Birkener, 200 Block West 16th Street:

IN FAVOUR

- Spoke in support of the proposed project;
- Opined that this is a good location for densification; and,
- Commented that three storey townhomes are not family-friendly.

5.20. Mr. Corrie Kost, 2800 Block Colwood Drive:

IN FAVOUR

- Spoke in support of the proposed project;
- Expressed concern with overhead hydro lines along Woodbine Drive; and,
- Spoke to the issue of traffic congestion and development stress in the Edgemont Village community.

5.21. Mr. Robin Delaney, 4300 Block Skyline Drive:

SPEAKING A SECOND TIME

- Expressed concern with traffic issues;
- Spoke to the issue of development stress in the Edgemont area; and,
- Commented that there is too much development going on at one time.

5.22. Mr. Henry Indra, 1000 Block Ridgewood Drive:

SPEAKING A SECOND TIME

- Expressed concern with overhead hydro lines.

5.23. Ms. Christine Young, 3300 Block Ayr Avenue:

SPEAKING A SECOND TIME

- Commented on the proposed Landscape Plan.

5.24. Mr. Eric Jensen, 3100 Block Woodbine Drive:

SPEAKING A SECOND TIME

- Spoke to the timing of projects and development in the Edgemont area.

In response to a question from Council, staff advised that the proposed height of three storeys and the proposed FSR are consistent with the Edgemont Village Centre: plan and Design Guidelines. The building height is generally consistent with adjacent development sites and the proposed building design and site layout responds to the steep topography of the property. In addition, units have been designed with individual expression through incorporation of a mix of materials and colours, recessed upper storeys and a defined entrance to break up the building massing. The townhouses have been designed with flat roofs without roof decks to further limit the visual impact and preserve the privacy of adjacent properties. Trees and landscaping around the edges and throughout the property will provide additional screening and enhance the visual appearance of the site.

In response to a question from Council regarding the Construction Traffic Management Plan, staff advised that this plan must identify methods of sharing a construction schedule with other developments in the area. It was noted that Grosvenor and Boffo are in constant communication with each other.

6. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor HICKS

THAT the December 5, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8278, 2017 (Amendment 31)" and "District of North Vancouver Rezoning Bylaw 1360 (Bylaw 8256)" be returned to Council for further consideration.

CARRIED
(9:08 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk