

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**229 Seymour River Place &
2015 Old Dollarton Road
6 Storey Mixed-Use Building**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, June 19, 2018 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam (7:05 pm)
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn

Absent: 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. D. Veres, Development Planner

District of North Vancouver Rezoning Bylaw 1347 (Bylaw 8209)

Purpose of Bylaw:

Bylaw 8209 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 99 (CD99) and rezone the subject site from General Commercial Zone 2 (C2) to CD99. The CD99 Zone addresses use and accessory use, density, amenities, setbacks, site and building coverage, building height, landscaping and parking.

1. OPENING BY THE MAYOR

Mayor Richard Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

Mayor Richard Walton, stated that:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Council will use 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 bylaw;
- 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 the bylaw 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 BYLAW BY THE CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8209 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 99 (CD99) and rezone the subject site from General Commercial Zone 2 (C2) to CD99. The CD99 Zone addresses use and accessory use, density, amenities, setbacks, site and building coverage, building height, landscaping and parking.

Councillor BASSAM arrived at this point in the proceedings.

3. PRESENTATION BY STAFF

Mr. Darren Veres, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Mr. Veres advised that:

- The subject site is located at the corner of Old Dollarton Road and Front Street and is approximately 1.7 acres;
- The site currently consists of two commercial lots with approximately 7,500 sq. ft. of commercial space and twenty-eight rental units and is known as the Maplewood Plaza;
- The site is surrounded by small scale retail uses to the north, a multi-family residential property and industrial buildings to the east and a mixed-use commercial residential building to the south;
- The site is designated within the Official Community Plan (OCP) as Commercial Residential Mixed-Use Level 2 (CRMU Level 2) which permits commercial mixed-use development up to a density of approximately 2.5 FSR;
- The site is currently zoned General Commercial Zone (C2) which permits commercial mixed-use development up to a density of approximately 1.75 FSR;
- This site will require rezoning to a new CD zone to accommodate the uses and density proposed. The CD99 zone permits commercial mixed-use development up to a density of 2.49 FSR and is consistent with the OCP;
- The proposal is for two six-storey buildings over a shared underground parkade;

- The buildings are approximately 74 ft. in height;
- A key feature of the proposal is the extension of Seymour River Place to connect Old Dollarton Road to Front Street. This street will be shared by pedestrians, slow-moving cyclists and vehicles;
- The commercial component of the proposal is located along the new shared street on the east while the residential component is predominantly located along Old Dollarton Road on the west;
- Parking for the commercial space is accessed directly off Front Street while access for residential units is located off the proposed extension of Seymour River Place;
- The proposal includes 193 residential units in total and is comprised of 134 strata apartments, twenty-eight market rental units, ten affordable rental units and twenty-one live-work townhouse units;
- The dwelling units are a mix of one, two and three bedroom units ranging in size from approximately 540 sq. ft. to just over 1400 sq.ft;
- Of the 193 residential units, eighty-five units (or 44%) are one bedroom units, ninety-nine units (or 51%) are two bedroom units and nine units (or 5%) are three bedroom units;
- Ten of the rental units will be required to meet an equivalent of CHMC Level 2 affordability in perpetuity (no more than 30% of household income is spent on rent) and twenty-eight units will remain market rental in perpetuity;
- The proposal also includes 10,473 sq. ft. of commercial space;
- Parking is provided on three levels, with two levels of underground parking and one enclosed level at grade;
- There are 255 residential parking spaces, twenty visitor parking stalls, twenty-two parking spaces for commercial use and fourteen accessible parking stalls;
- There are 201 secured bike spaces located in the underground parkade, forty-one short-term spaces, sixty-six secure spaces on levels two through six with a common bike work space included on each level;
- The proposal includes seventeen bike spaces for commercial use located near the commercial retail units;
- The proposal has been reviewed against the Zoning Bylaw and the newly adopted Maplewood Village Centre and Innovation District Implementation Plan and Design Guidelines (Maplewood Village Centre Plan);
- The proposal provides a mix of uses similar to those identified in the Maplewood Village Centre Plan, it complies with the plan's overall vision for commercial space in the Village Heart and it provides a new shared street to connect Old Dollarton Road and Front Street;
- Since the approval of the Maplewood Village Centre Plan, the applicant has revised their plans to incorporate fourteen new live/work units on Old Dollarton Road in addition to the seven proposed on Front Street;
- The project replaces the existing twenty-eight purpose-built market rental units and provides increased commercial space in the village heart;
- The site is located within several Development Permit areas and has been reviewed against guidelines for: Form and Character of Commercial Mixed Use Buildings; Energy and Water Conservation and Green House Gas Emission Reduction; and, Creek Hazard;
- In addition to thirty-eight rental units, the project is proposing a Community Amenity Contribution (CAC) of \$500,000;
- It is anticipated these CACs will be directed towards the affordable housing fund, public art, park and trail improvements or public realm infrastructure improvements;

- Off-site contributions include street trees, curb and gutter upgrades, improved lighting, sidewalks, sanitary and storm sewer improvements and a land dedication of 8,805 sq. ft. along the perimeter of the site for the construction of the shared street and improvements to Old Dollarton Road and Front Street;
- The proposal complies with the use and density provisions of the OCP and the vision for the site in the Maplewood Village Centre Plan;
- The proposed development will be required to meet the BC Energy Step Code requirements for mixed-use buildings;
- The proposal will provide basic design features for 100% of the units and enhanced accessibility features for ten of the units;
- The project has three Housing Agreement Bylaws: one to ensure that thirty-eight of the proposed units remain rental in perpetuity; one to secure ten of those affordable rental units; and, one to ensure that there are no rental restrictions placed on the remaining 155 strata units;
- The project was reviewed by the Advisory Design Panel and on November 10, 2016 and it was recommended for approval;
- A Construction Management Plan has been submitted and a final version will be required prior to a building permit being issued;
- A facilitated public information meeting was held on June 1, 2016 and was attended by approximately thirty-two members of the public;
- There was a variety of feedback including concern with the building height, the timing of the project in relation to the planning process of the Maplewood Village Centre Plan, the loss of older rental units, the risk of increased traffic congestion and safety for cyclists; and,
- In response to these concerns, the applicant has stepped-back the top floor along Old Dollarton Road to reduce the perception of height, revised their proposal to demonstrate compliance with the Maplewood Village Centre Plan and revised the design for the Shared Street/Front Street intersection to improve safety for pedestrians, cyclists and motorists.

In response to a question from Council, staff advised that the existing rents at Maplewood Plaza for a one bedroom unit is \$911-\$1,025 and the rents for a two bedroom unit is \$1,325.

In response to a question from Council, staff advised that the number of rental units on the site will increase from twenty-eight to thirty-eight rental units, ten of which will meet CMHC Level 2 affordability.

In response to a question from Council, staff advised that off-site improvements include improved street frontages with street tree plantings, streetlight upgrades, sidewalks and curb, gutter and paving improvements along Dollarton Road, Front Street and Seymour River Place. The project includes sanitary sewer and storm sewer improvements, a land dedication of 8,805 sq.ft. along the perimeter of the site for the construction of the shared street and improvements to Old Dollarton Road and Front Street.

4. PRESENTATIONS FROM THE APPLICANT

4.1. Mr. Bryce Rositch, Landscape Architect – RH Architects:

- Commented that the proposed development feels like a village inside a village;
- Noted that the project will expand the supply and diversity of affordable housing options;

- Commented on the smooth blending of rental and market units;
- Noted that the applicant has worked closely with the existing tenants to provide tailored residential tenant relocation and assistance packages; and,
- Spoke to the benefits of the proposal noting that an estimated eighty to ninety jobs will be created as a result of the commercial space.

In response to a question from Council regarding the cost of units, the developer advised that the sale prices have not been set.

In response to a question from Council, staff advised that the live/work units will have a direct outside public entrance as well as an entrance onto the corridor that is open to the public.

In response to a question from Council, staff advised that in acknowledgement of the change in the market value of the property since first reading of the Bylaw in 2017, the applicant is proposing to increase the community amenity contribution from \$200,000 to \$500,000.

In response to a question from Council, staff advised that Official Community Plan (OCP) Amending Bylaw 8208 and Rezoning Bylaw 8209 were given first reading and referred to a Public Hearing on April 10, 2017. At the time of first reading, the Maplewood Village Centre Plan had not yet been approved. As a result, the review of the proposal had been informed and directed by the Maplewood Village Centre Plan work that was underway at the time. In response to Council concern regarding the timing of the application in relation to the approval of the Maplewood Village Centre Plan, staff recommended to the applicant that the Public Hearing be postponed until after the approval of the Maplewood Village Centre Plan in order to ensure consistency between the proposal and the Maplewood Village Centre Plan. The applicant agreed and has made amendments to their proposal as a result of the approved Maplewood Village Centre Plan. The Maplewood Village Centre Plan was approved on November 6, 2017 and the Official Community Plan Amending Bylaw 8279 was adopted on February 5, 2018. At the time of first reading for this project's Bylaws, the proposed uses and density of the project required an amendment to the OCP to designate the site Commercial Residential Mixed-Use Level 2 (CRMU Level 2). However, OCP amending Bylaw 8279 (Maplewood Village Centre Plan Land Use Amendments) re-designated the property to CRMU Level 2, which eliminated the need for this project to have an OCP amendment. As a result, Bylaw 8208 has been abandoned at first reading.

In response to a question from Council, staff advised that the applicant has revised their original proposal to include an additional fourteen live/work units along Old Dollarton Road which brings the total to twenty-one live/work units. These units will provide an opportunity for an additional 13,500 sq. ft. of live/work commercial/retail space along Old Dollarton Road and Front Street in accordance with the Maplewood Village Centre Plan concept for this site.

In response to a question from Council, staff advised that there will be a smooth blending of rental and market units throughout the building and will be owned and managed by the applicant.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Grant Longhurst, 4700 Block Headland Drive:

IN FAVOUR

- Spoke in support of the proposed development;
- Commented on the housing diversity provided by the proposed development, filling a need for increased rental supply and affordable housing options;

- Commented that the proposed development is aesthetically pleasing and will complement the area; and,
- Commented that the proposed development will enhance pedestrian and cycling connectivity and provides excellent access to existing transit options.

5.2. Ms. Jodie Gruber, 1200 Block Derwent Crescent: IN FAVOUR

- Spoke in support of the proposed development; and,
- Commented that the proposal will provide a variety of housing options for people that live and work on the North Shore.

5.3. Mr. Laurence Putnam, 100 Block West 1st Street: IN FAVOUR

- Expressed concern that young families will not be able to afford to stay on the North Shore; and,
- Commented on the need for a variety of affordable housing options.

5.4. Mr. Fred Rathje, 600 Block Roslyn Boulevard: IN FAVOUR

- Spoke in support of the proposed development; and,
- Spoke to the importance of creating a walkable community with better bicycle infrastructure and less reliance on vehicles in the Maplewood Town Centre.

5.5. Ms. Maureen Elliott, 800 Block Montroyal Boulevard: IN FAVOUR

- Spoke in support of the proposed development;
- Commented on the challenge of finding suitable rental accommodation; and,
- Opined that the proposed development will provide vibrancy to the Maplewood area.

5.6. Ms. Christine Baracos, 800 Block West 16th Street: IN FAVOUR

- Expressed support for the proposed development;
- Opined that single-family housing is unattainable for many District residents;
- Commented on the close proximity to amenities;
- Noted that the proposed project will provide a variety of housing options; and,
- Spoke to the benefits of the off-site improvements.

5.7. Ms. Megan Morin, 2000 Block Old Dollarton Road: IN FAVOUR

- Spoke in support of the development; and,
- Spoke to the issue of affordability.

5.8. Mr. Barry Fenton, 2700 Block Byron Road: IN FAVOUR

- Spoke in support of the proposed development;
- Commented that the proposed development satisfies the vision of the Official Community Plan;
- Expressed concern that families may have to relocate to a different community;
- Commented that the proposed development will provide diverse housing options; and,
- Advised that the Community Housing Association Committee supports replacing the existing twenty-eight purpose-built, market rental units and providing an additional ten non-market rental units.

In response to a question from Council, the applicant advised that parking is provided on three levels, two levels of underground and one enclosed level at grade. The proposal includes 255 residential stalls which results in 1.25 stalls per strata unit and 0.8 stalls per rental unit plus 0.1 stalls per unit (twenty stalls) for visitors. The parking provided is consistent with the District's policy for multi-family residential developments in town and village centres. The proposed commercial parking rate is 1 per 45m² of commercial space and the twenty-two spaces complies with Part 10 of the District Zoning Bylaw. 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 will rely on the use of cars.

In response to a question from Council, staff advised that the units are a mix of one to three bedroom layouts and range in size from 539 sq. ft. to 1,433 sq. ft. Eighty-five units are one bedroom units, ninety-nine units are two bedroom units and nine units are three bedroom units.

In response to a question from Council, the applicant advised that they would consider allowing the purchase of units without parking spaces being part of the bundle.

5.9. Ms. Mo Flanagan, 235 Block Seymour River Place: COMMENTING

- Spoke in support of the proposed development;
- Expressed concern that she may be forced to relocate due the issue of affordable housing;
- Questioned if childcare spaces will be provided; and,
- Queried details of the tenant relocation program.

5.10. Mr. David Mancini, 300 Block Seymour River Place: COMMENTING

- Expressed concern that the amount of commercial floor space proposed in the application is not sufficient considering Maplewood Village Centre's focus on employment generation.

In response to a question from Council, staff advised that the site is zoned to permit childcare in the commercial space; however, a childcare facility has not been proposed at this time.

In response to a question from Council, staff advised that support for current residents includes:

- Assistance in relocating to market and non-market housing;
- A minimum of six months' official notice to tenants;
- Free rent to tenants in the last three months of tenancy or a cash equivalency;
- \$1,000 move out cash allowance to each tenant;
- Long-term tenant bonus of \$100 for each year of tenancy for tenants over five years;
- Returning tenants to receive free rent for two months;
- First right to buy a unit in the new building;
- No rent increase from March 2016; and,
- Full return of all security/pet deposits.

Staff advised Council of the Public Hearing notification process. A notice was mailed out to residents within a 100m radius, a sign was placed on the property and a notice appeared in the North Shore News and on the District's website.

5.11. Ms. Jessica Sloan, 700 Block Old Dollarton Road: OPPOSED

- Opined that the development will change the character of the neighbourhood;

- Urged the District to be sensitive to residents currently living in the Maplewood area; and,
- Commented on the high cost of housing and affordability for young people.

5.12. Mr. David Hoskins, 1600 Block Larkhall Crescent: COMMENTING

- Spoke to the value of the bicycle maintenance room provided; and,
- Questioned if parking stalls will be wired for electric vehicle charging.

In response to a question from Council, staff advised that all of the parking spaces will be wired for electric vehicle charging (level 1-110 V) and 20% of the parking spaces will have electric vehicle level 1 charging infrastructure installed. For the commercial component, 10% of the parking spaces will be wired for level 2 (240 V) charging and three parking spaces will have electric vehicle level 2 installed.

6. COUNCIL RESOLUTION

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BASSAM

THAT the June 19, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1347 (Bylaw 8209)" be returned to Council for further consideration.

CARRIED
(8:16 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk