

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**2049 Heritage Park Lane
Thirty-Nine 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, July 3, 2018 commencing at 7:05 p.m.

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

Absent: Mayor R. Walton
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. A. Reiher, Confidential Council Clerk
Mr. R. Boase, Environmental Protection Officer
Mr. K. Zhang, Planner

District of North Vancouver Rezoning Bylaw 1372 (Bylaw 8300)

Purpose of Bylaw:

Bylaw 8300 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 123 (CD123) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD123. The CD123 Zone addresses use and accessory uses, density, amenities, setbacks, building height, building and site coverage, landscaping and storm water management, and parking, loading and servicing regulations.

1. OPENING BY THE MAYOR

Acting Mayor James Hanson 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.

Acting Mayor James Hanson, stated that:

- 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; and,
- 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.

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

- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;

- 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; Council is here to listen to the public, not to debate the merits of the bylaw; 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;
- 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 CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that 8300 proposes to amend the District’s Zoning Bylaw by creating a new Comprehensive Development Zone 123 (CD123) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD123. The CD123 Zone addresses use and accessory use, density, amenities, setbacks, building height, building and site coverage, landscaping and storm water management, and parking, loading and servicing regulations.

3. PRESENTATION BY STAFF

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

- The proposal is to rezone the subject site from RS4 to CD123 for a thirty-nine unit townhouse development within the Maplewood Village Centre;
- The Official Community Plan (OCP) and Maplewood Plan designate the site as Residential Level 4 which permits density of up to 1.20 FSR;
- The proposal meets the Development Permit Area (DPA) guidelines for Energy and Water Conservation, Green House Gas Emissions Reduction, Form and Character for Ground Oriented Housing, Streamside Protection and Creek Hazard.
- The townhouse project is comprised of three and four level buildings, with a mix of two, three and four-bedroom units and a floor space ratio of 1.2; and,
- It includes seventy-eight parking stalls, including visitor parking.

Mr. Zhang noted that while all units meet basic levels of accessible design, the proposal includes three enhanced accessible units. The three units are located on one level, are located adjacent to an elevator and do not have any entry-way stairs.

He further commented regarding the relocation of Maplewood Creek and noted that the realignment of the creek is consistent with the Maplewood Village Flood Risk Management Strategy. The creek bank creates an amenable salmon habitat and allows for an increased streamside setback.

Mr. Zhang further advised that a facilitated Public Information Meeting was held on October 11, 2017 and was attended by approximately twenty-three members of the public. He also reported that the project complies with standard District policies.

4. PRESENTATION BY APPLICANT

4.1. Mr. Brendan Finlay, Anthem Maplewoods West Ltd.:

- Spoke about the project timeline, design changes and context of the development;
- Commented regarding the building design and character;
- Provided an overview of the relocation and enhancement plans for Maplewood Creek; and,
- Commented regarding public consultation with neighbouring Strata Councils, Public Information meetings and a site visit to Maplewood Farm.

In response to a question from Council, staff advised that the accessibility levels range from basic to enhanced. Three of the proposed units are considered enhanced, meaning they are wheelchair accessible, have elevator access and do not have stairs leading to the units.

In response to a question from Council, the applicant advised that the townhouse project includes 10 two-bedroom units, 20 three-bedroom units and 9 four-bedroom units.

In response to a question from Council, the developer advised the two-bedroom units range from 925 to 950 square feet with an anticipated price point projected at the mid to high \$600,000 range. The three and four-bedroom units range from 1,400 to 1,600 square feet with an anticipated price point projected at the low million-dollar range as per market conditions.

In response to a question from Council, the applicant advised that two parking stalls are allocated per unit. The parking area is maximized for the family-oriented units and include additional locker space for bike storage.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Brandon Ayers, 700 Block Chesterfield Avenue: IN FAVOUR

- Spoke in support of the proposal;
- Opined that townhome developments in the North Shore support a younger population;
- Commented favourably on the allocation of two parking stalls per unit; and,
- Commented about the difficulties of finding two or three-bedroom townhomes on the North Shore.

5.2. Mr. Tony Sinclair, 400 Block Seymour River Place: IN FAVOUR

- Spoke as the President of the Maplewood Place Strata;
- Expressed support to the proposal;
- Commented favourably on the development and growth in the Maplewood area; and,
- Commented favourably about the community engagement by the developer and their interaction with the Maplewood Place Strata.

- 5.3. Ms. Zo Anne Morten, 1800 Block Beaulynne Place: COMMENTING**
- Expressed concern about the legibility of the drawings within the staff report;
 - Commented regarding Chum Salmon habitat and Maplewood Creek;
 - Expressed concern regarding two proposed parking stalls along Heritage Park Lane and their proximity to the creek;
 - Suggested that the proposed fire lane may be raised to act as a dyke; and,
 - Queried regarding the fire lane review and zoning.
- 5.4. Mr. Bill Phillips, 900 Block Canyon Boulevard: IN FAVOUR**
- Spoke in support of the application;
 - Commented regarding the challenges of finding suitable housing on the North Shore; and,
 - Commented favourably about the developer.
- 5.5. Mr. Corrie Kost, 2800 Block Colwood Drive: OPPOSED**
- Spoke in opposition to the proposed development;
 - Noted the proximity of a chlorine plant to the proposed development and requested that the area not be developed until the chlorine plant ceases to produce chlorine;
 - Expressed concern on the potential loss of laneways by the development and to the content of the Public Hearing binder; and,
 - Expressed concern about the relocation of Maplewood Creek and the approval by the Federal government.
- 5.6. Mr. Mike Little, 4000 Block Mount Seymour Parkway: COMMENTING**
- Commented favourably about the family-oriented, accessible units;
 - Expressed concern regarding the proximity to public schools;
 - Suggested that signage to advertise a Public Hearing may be increased and improved; and,
 - Expressed concern regarding the pace of development in the Seymour area.
- 5.7. Ms. Kelly Bond, 1200 Block Emery Place: OPPOSED**
- Spoke in opposition to the proposed development;
 - Expressed concern that purpose built rental homes and row houses are not a part of future planning within the District;
 - Suggested that Council could provide developers options and incentives to reintegrate purpose built rental housing to the community; and,
 - Queried regarding the access of the proposed fire lane and about urban gardening.
- 5.8. Ms. Nikko Williamson, Parkgate Avenue: COMMENTING**
- Expressed concern about the relocation of Maplewood Creek and queried regarding the planned precautions to protect the salmon habitat; and,
 - Expressed concern to the proximity of the chlorine plant.

5.9. Ms. Meghan Curren, 2100 Block Badger Road: COMMENTING

- Commented favourably regarding affordable housing options;
- Expressed concern about street parking and traffic congestion in the neighbourhood; and,
- Suggested that the signage and radius to advertise a Public Hearing may be improved.

5.10. Ms. Zo Anne Morten, 1800 Block Beaulynne Place: SPEAKING FOR A SECOND TIME

- Queried regarding the possibility of laneway access to a connector road, potential future development of Maplewood Farm and if there is a link to the creek relocation;
- Queried regarding the zoning; and,
- Queried regarding the proposed parking stalls and their proximity to the creek.

5.11. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING FOR A SECOND TIME

- Expressed concern about shadow studies and that the chlorine plant may produce a lethal dose from within a 2 km radius; and,
- Queried if the cost of the creek realignment will be paid by the District or the applicant.

6. QUESTIONS FROM COUNCIL

In response to a question from Council, staff advised that building accessibility levels are either basic or enhanced. Staff advised that three units in the proposal are considered enhanced, meaning they are wheelchair accessible, have elevator access and no stairs leading to the units.

In response to a question from Council, the applicant advised that the townhouse includes 10 two-bedroom units, 20 three-bedroom units and 9 four-bedroom units.

In response to a question from Council, the developer advised that the two-bedroom units range from 925 to 950 square feet with an anticipated price range projected at the mid to high \$600,000 range. The three and four-bedroom units range from 1,400 to 1,600 square feet with an anticipated price point projected at the low million-dollar range, as per market conditions.

In response to a question from Council, the applicant advised that two parking stalls are provided per unit and that the parking area has been maximized for family-oriented units with an additional locker space for bike storage.

In response to a question from Council, staff advised that there are 125 CD Zones which are referred to as Comprehensive Development Zones and are used specifically for projects.

In response to a question from Council, staff advised that the Fire Department in one of ten departments who review development proposals. The Fire Department has extensively reviewed this proposal.

In response to a question from Council regarding urban agriculture, staff advised that there are urban agriculture lots on Maplewood Farm, which is public land, and that an urban garden is not planned for the proposed development.

In response to a question from Council regarding salmon enhancement and setbacks, staff advised the proposed development will be extensively rehabilitating Maplewood Creek. The distance from the proposed parking bay on Heritage Park Lane to the top of the bank of Maplewood Creek is approximately 3 ½ to 5 metres. The creek setback may still be altered dependant on further reviews of the proposed parking bay. While a fifteen metre setback is not always possible, the District has developed a policy for Streamside Protection which has been approved by both Provincial and Federal governments. The Streamside Protection policy allows the District work toward a site specific stream or creek setback that reflects the best efforts of all parties to protect fish habitat. Relocation of Maplewood Creek requires approvals by the Provincial and possibly Federal governments which may take up to a year to obtain.

In response to a question from Council, staff advised that creek remediation will be paid by the developer.

In response to a question from Council, staff advised that the chlorine plant is located 400 to 500 metres away from the proposed development, is three to five metres lower in elevation and that extensive studies do not show a risk for a chlorine spill into the creek.

In response to a question from Council, the applicant advised that the parkade includes a bicycle storage area with street access from Heritage Park Lane, and unit access by elevator or by two stairwells. There is one bike locker allocated per unit.

6.1. Ms. Niko Williamson, Parkgate Avenue: SPEAKING FOR A SECOND TIME

- Queried regarding the creek relocation process.

In response to a question from Council, staff advised that there is an extensive review process and that staff may be contacted for further information regarding the rehabilitation program details.

6.2. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING FOR A THIRD TIME

- Expressed concern about a creek realignment to support a developer;
- Expressed concern about the staff report commentary on the involvement of the Provincial and Federal governments.

6.3. Ms. Elizabeth Friesen, 700 Block Huntingdon Crescent; OPPOSED

- Expressed concern regarding traffic within the North Shore;
- Queried how density and proposed developments are approved by Council;
- Expressed concern about a density increase by the proposed development.

In response to a question from Council, staff advised that the OCP and Maplewood Plan include detailed transportation studies.

7. **COUNCIL RESOLUTION**

MOVED by Councillor **BASSAM**

SECONDED by Councillor **HICKS**

THAT the July 3, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1372 (Bylaw 8300)" be returned to Council for further consideration.

CARRIED
(8:33 p.m.)

CERTIFIED CORRECT:


Confidential Council Clerk

