


AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>November 18, 2019</u>
<input type="checkbox"/> Other:	Date: _____

Dept. Manager	GM/ Director	 CAO
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## The District of North Vancouver REPORT TO COUNCIL

November 5, 2019  
File: 09.3900.20/000.000

**AUTHOR:** James Gordon, Municipal Clerk

**SUBJECT:** Bylaws 8397 and 8398: OCP Amendment, Rezoning and Development  
Cost Charges Waiver for 600 West Queens Road

**RECOMMENDATION:**

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8397, 2019 (Amendment 38)" is ADOPTED;

AND THAT "District of North Vancouver Rezoning Bylaw 1388 (Bylaw 8398)" is ADOPTED;

AND THAT "600 West Queens Road Development Cost Charges Waiver Bylaw 8399, 2019" is ADOPTED.

**BACKGROUND:**

Bylaws 8397 and 8398 received First Reading and Bylaw 8399 received First, Second and Third Readings on September 30, 2019. A Public Hearing for Bylaws 8397 and 8398 was held and closed on October 22, 2019. Bylaws 8397 and 8398 received Second and Third Readings on November 4, 2019.

Pursuant to section 52(3)(a) of the *Transportation Act*, Bylaw 8398 received approval from the Ministry of Transportation and Infrastructure on November 5, 2019.

The bylaws are now ready to be considered for Adoption by Council.

**OPTIONS:**

1. Adopt the bylaws;
2. Give no further Readings to the bylaws and abandon the bylaws at Third Reading;  
or,
3. Rescind Third Reading, debate possible amendments to the bylaws and return Bylaw 8397 and 8398 to a new Public Hearing if required.

**SUBJECT: Bylaws 8397 and 8398: OCP Amendment, Rezoning and Development  
Cost Charges Waiver for 600 West Queens Road**

November 5, 2019

Page 2

Respectfully submitted,



James Gordon  
Municipal Clerk

**Attachments:**

- Bylaw 8397
- Bylaw 8398
- Bylaw 8399
- Staff Report dated October 23, 2019

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		

**The Corporation of the District of North Vancouver**

**Bylaw 8397**

A bylaw to amend District of North Vancouver  
Official Community Plan Bylaw 7900, 2011

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The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8397, 2019 (Amendment 38)".

**Amendments**

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
  - a) Map 2 Land Use: as illustrated on Schedule A in red outline, by changing the land use designation of the properties on Map 2 from "Institutional" (INST) to "Residential Level 6: Medium Density Apartment" (RES6);
  - b) Map 2 Land Use: as illustrated on Schedule A in green outline, by changing the land use designation of the properties on Map 2 from "Institutional" (INST) to "Parks, Open Space, and Natural Areas" (POSNA);

**READ** a first time September 30<sup>th</sup>, 2019 by a majority of all Council members

**PUBLIC HEARING** held October 22<sup>nd</sup>, 2019

**READ** a second time November 4<sup>th</sup>, 2019 by a majority of all Council members

**READ** a third time November 4<sup>th</sup>, 2019 by a majority of all Council members

**ADOPTED** by a majority of all Council members

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Mayor

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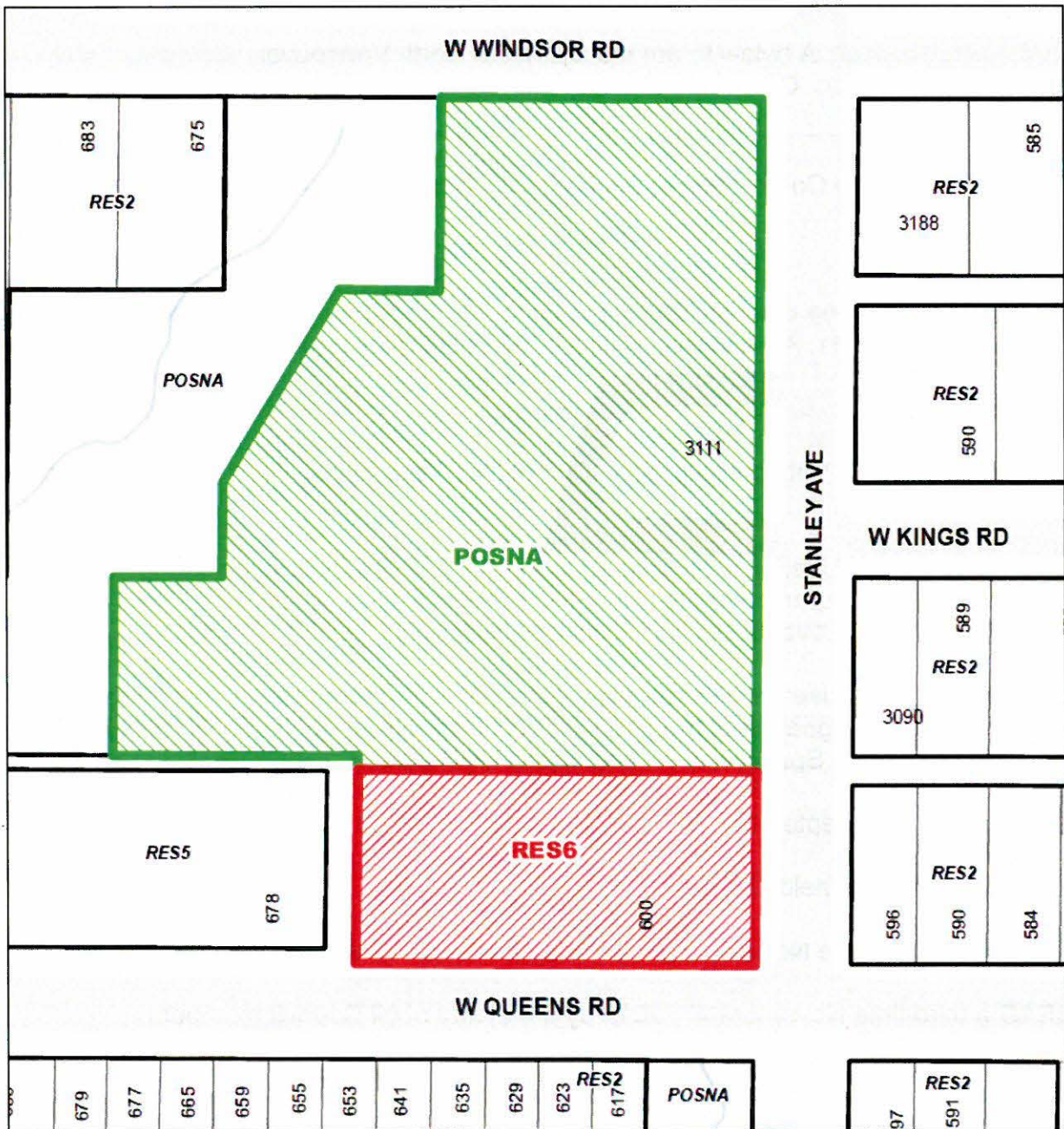
Municipal Clerk



Certified a true copy

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Municipal Clerk

# Schedule A to Bylaw 8397



-  INSTITUTIONAL (INST) TO RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT (RES6)
-  INSTITUTIONAL (INST) TO PARKS, OPEN SPACE, AND NATURAL AREAS (POSNA)





# **The Corporation of the District of North Vancouver**

## **Bylaw 8398**

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

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The Council for The Corporation of the District of North Vancouver enacts as follows:

### **Citation**

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1388 (Bylaw 8398)".

### **Amendments**

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
  - (a) Part 2A, Definitions is amended by adding CD 128 to the list of zones that Part 2A applies to.
  - (b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 128                      CD 128"
  - (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

#### **"4B128 Comprehensive Development Zone 128                      CD 128"**

**The CD 128 zone is applied to a portion of the site below as described in Schedule A to Bylaw 8398:**

- a) 006-999-832 LEGAL DESCRIPTION: BLOCK 19, EXCEPT PART IN EXPLANATORY PLAN 16399, WEST 1/2 OF DISTRICT LOT 617 PLAN 19489. R/P-R/W LMP24200

#### **4B 128 – 1 Intent**

The purpose of the CD 128 Zone is to establish specific land use and development regulations for a residential rental building with or without a seniors' care facility.

#### **4B 128 – 2 Permitted Uses:**

The following *principal* uses shall be permitted in the CD 128 Zone:

- a) *residential use* (as defined in Part 2A);
- b) Seniors' care facility, including seniors' respite centre and/or seniors' day care.

#### **4B 128 – 3 Density**

Buildings and structures shall be sited and constructed in accordance with the following regulations:

- a) The maximum permitted floor space in the CD 128 Zone is 6,200 m<sup>2</sup> (66,736 sq. ft.);
- b) For the purposes of calculating floor space ratio, the following areas are excluded:
  - i. All area underground including but not limited to parking and storage;
  - ii. Underground parking ramps, covered or uncovered;
  - iii. Above ground exposed parkade area;
  - iv. Balconies, decks, patios, canopies, overhangs, architectural elements and awnings;
  - v. Above ground residential amenity area up to 3% of the total gross residential floor area or 200 m<sup>2</sup> (2,153 sq. ft.), whichever is lesser;
  - vi. Above ground cycling storage and facilities up to a maximum of 90 m<sup>2</sup> (969 sq. ft.); and
  - vii. Residential lobbies on a parking level up to a maximum of 90 m<sup>2</sup> (969 sq. ft.).

#### **4B128 – 4 Height:**

- a) The maximum number of storeys permitted is 4, excluding the parking level.
- b) The maximum permitted height measured to the roof of the uppermost storey is 115.8 m (380 ft.) geodetic elevation.

#### **4B128 – 5 Setbacks:**

- a) Minimum building set backs from property lines to the closest building face as established by development permit are as follows:

<b>Setback</b>	<b>Minimum Required Setback</b>
North	2 m (6.6 ft.)
East (Stanley Avenue)	6.5 m (21.3 ft.)

South (West Queens Road)	3 m (9.8 ft.)
West	2 m (6.6 ft.)

- b) For the purpose of measuring setbacks, measurements exclude:
  - i. Balconies, canopies, overhangs, architectural elements and awnings.

**4B128 - 6 Coverage:**

- a) Building Coverage: The maximum building coverage is 80%.
- b) Site Coverage: The maximum site coverage is 95%.

**4B 128 – 7 Parking and Bicycle Regulations:**

The minimum parking requirements are as follows:

- a) one parking space per 140 m<sup>2</sup> (1507 sq. ft.) of seniors care facility floor area;
- b) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
- c) one bicycle storage space per studio unit and one-bedroom unit and two bicycle storage spaces per two-bedroom unit and three-bedroom unit.

**4B 128 – 8 Location Regulation**

A seniors' care facility is permitted only on the first storey of a building above the parking level."

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land outlined in red from Public Assembly Zone (PA) to Comprehensive Development Zone CD 128 (CD128).
- (e) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land outlined in green from the Public Assembly Zone (PA) to Neighbourhood Park Zone (NP).
- (f) The Siting Area Map section is amended by deleting existing Plan Section PA/03 and replacing it with the revised Plan Section PA/03 attached in Schedule B.

**READ** a first time as amended September 30<sup>th</sup>, 2019

**PUBLIC HEARING** held October 22<sup>nd</sup>, 2019

**READ** a second time November 4<sup>th</sup>, 2019

**READ** a third time November 4<sup>th</sup>

Certified a true copy of "Bylaw 8398" as at Third Reading

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on November 5<sup>th</sup>, 2019

**ADOPTED**

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Mayor

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Municipal Clerk

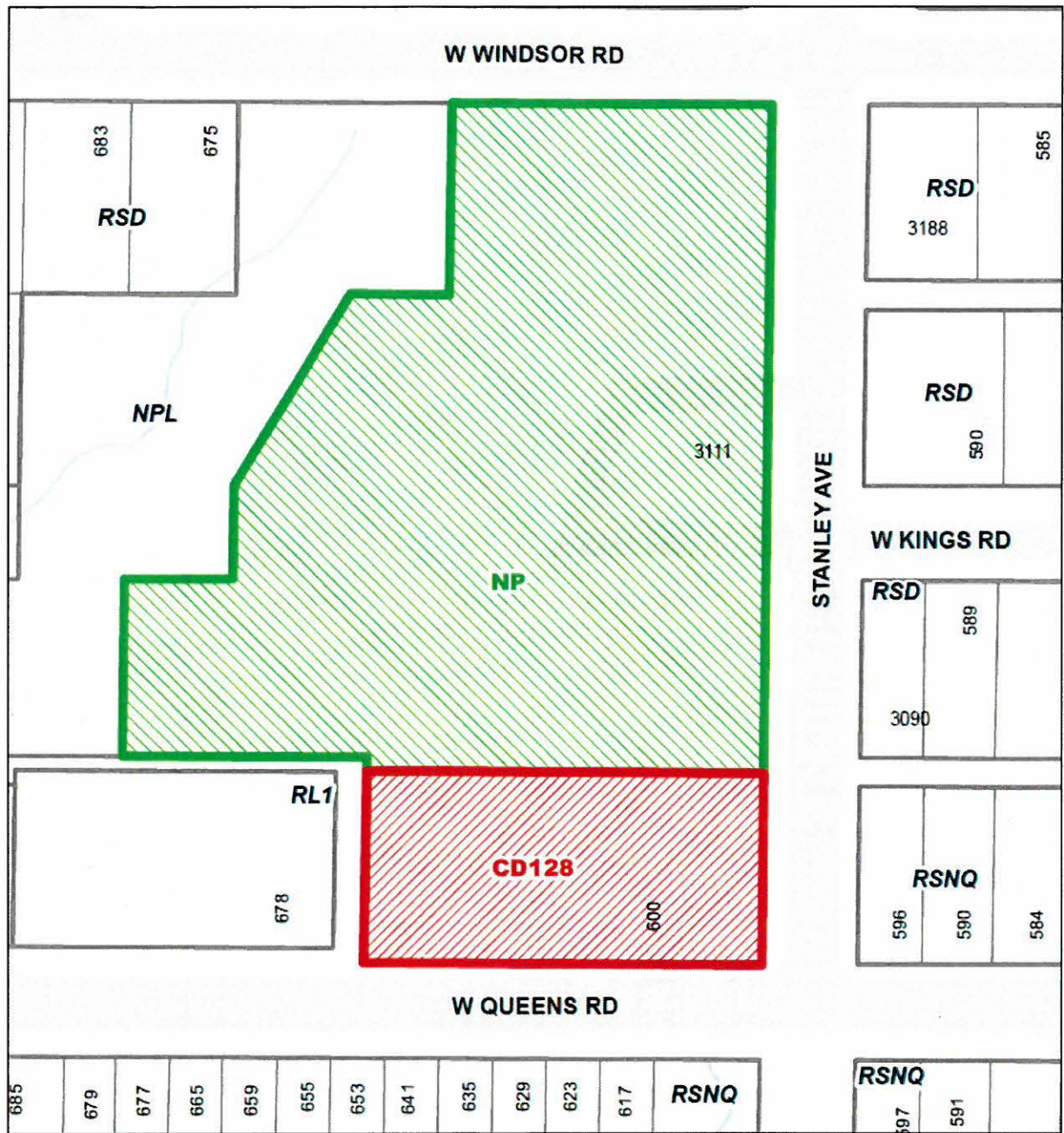
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Municipal Clerk



# Schedule A to Bylaw 8398

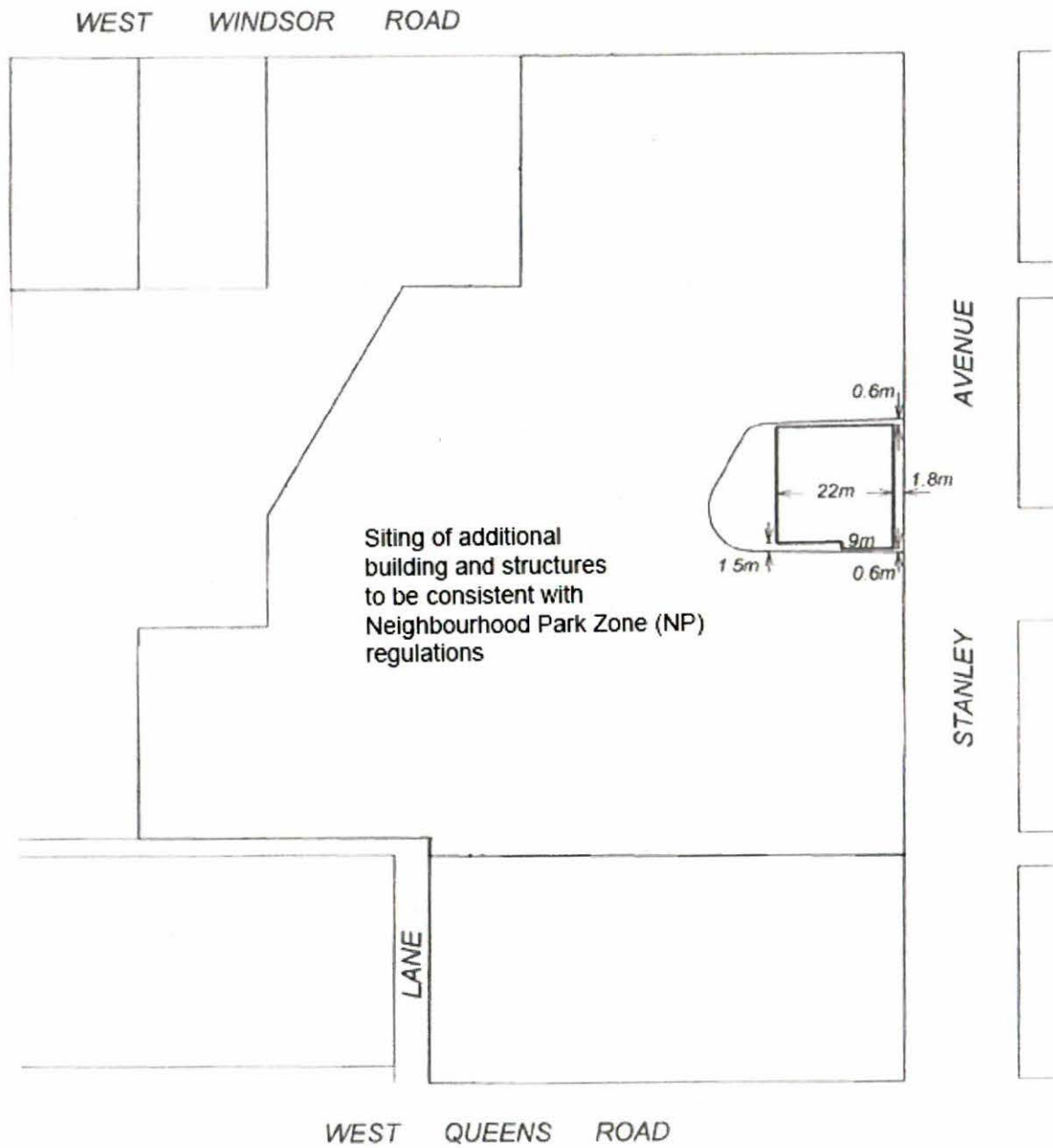


-  PUBLIC ASSEMBLY ZONE (PA) TO COMPREHENSIVE DEVELOPMENT ZONE 128 (CD128)
-  PUBLIC ASSEMBLY ZONE (PA) TO NEIGHBOURHOOD PARK ZONE (NP)



**Schedule B to Bylaw 8398**

PLAN SECTION PAGE PA / 03



**The Corporation of the District of North Vancouver**

**Bylaw 8399**

**A bylaw to waive Development Cost Charges**

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The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

- 1) This bylaw may be cited as "600 West Queens Road Development Cost Charges Waiver Bylaw 8399, 2019".

**Waiver**

- 2) Development Cost Charges are hereby waived in relation to any Eligible Development proposed to be constructed on Site "A" as illustrated on Schedule A in red outline, and the development cost charge rates for the Eligible Development are hereby set at zero.
- 3) For the purpose of this Bylaw "Eligible Development" means all those portions of any building on Site "A" containing not-for-profit rental housing.

**READ** a first time September 30<sup>th</sup>, 2019

**READ** a second time September 30<sup>th</sup>, 2019

**READ** a third time September 30<sup>th</sup>, 2019

**ADOPTED**

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Mayor

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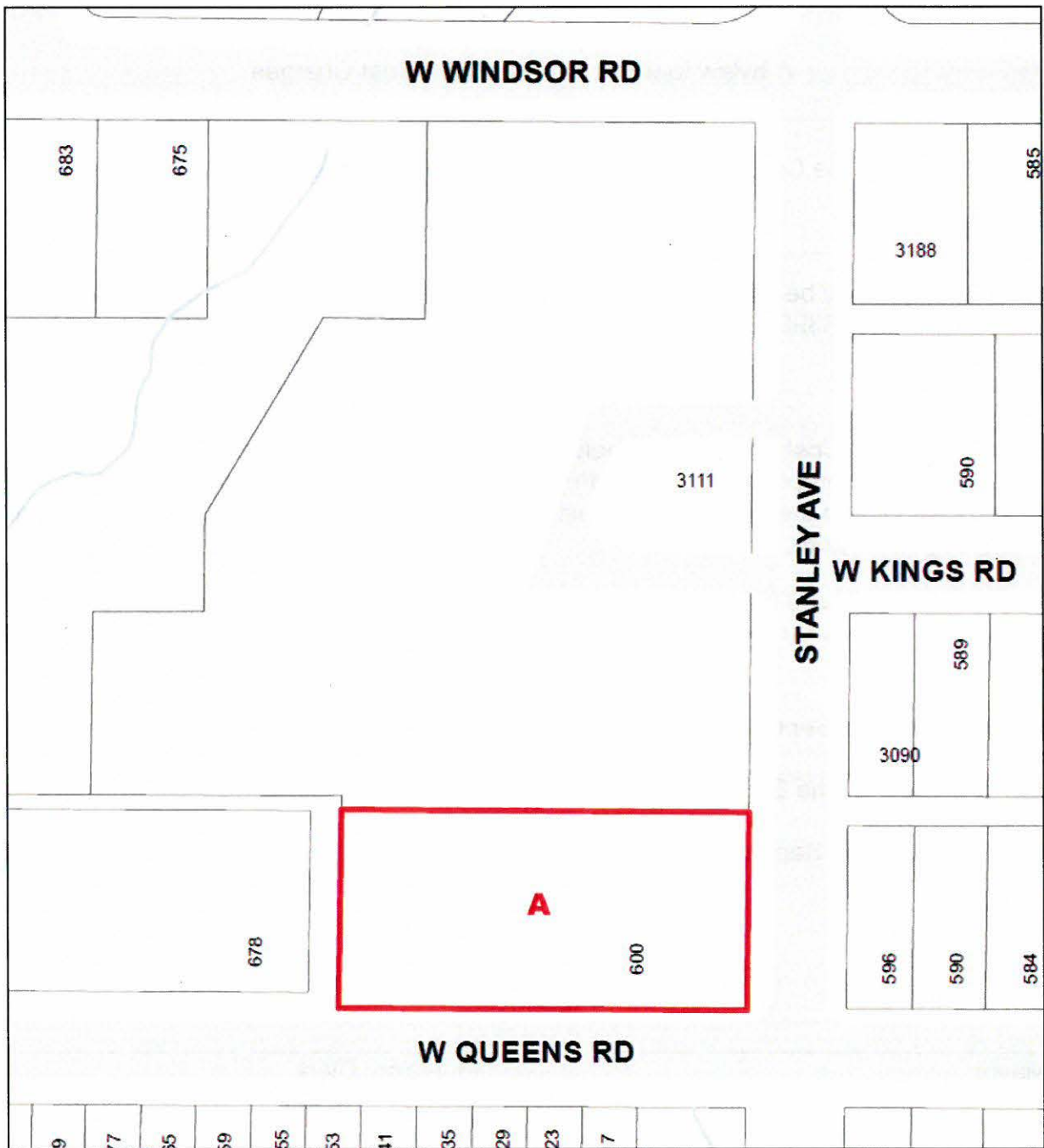
Municipal Clerk

Certified a true copy

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Municipal Clerk

Schedule A to Bylaw 8399





AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>November 4, 2019</u>
<input type="checkbox"/> Other:	Date: _____

Dept. Manager	GM/ Director	
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## The District of North Vancouver REPORT TO COUNCIL

October 23, 2019  
File: 08.3060.20/045.19

**AUTHOR:** James Gordon, Municipal Clerk

**SUBJECT:** Bylaws 8397 and 8398: OCP Amendment and Rezoning for 600 West Queens Road

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### RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8397, 2019 (Amendment 38)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1388 (Bylaw 8398)" is given SECOND and THIRD Readings.

### BACKGROUND:

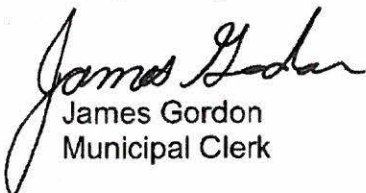
Bylaws 8397 and 8398 received First Reading on September 30, 2019. A Public Hearing for Bylaws 8397 and 8398 was held and closed on October 22, 2019.

The bylaws are now ready to be considered for Second and Third Readings by Council.

### OPTIONS:

1. Give the bylaws Second and Third Readings;
2. Give no further Readings to the bylaws and abandon the bylaws at First Reading; or,
3. Debate possible amendments to the bylaw at Second Reading and return Bylaw 8397 and 8398 to a new Public Hearing if required.

Respectfully submitted,

  
James Gordon  
Municipal Clerk

### Attachments:

- Bylaw 8397
- Bylaw 8398
- Public Hearing report – October 22, 2019
- Staff report dated September 20, 2019

**SUBJECT: Bylaws 8397 and 8398: OCP Amendment and Rezoning for 600 West  
Queens Road**

October 23, 2019

Page 2

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		

**The Corporation of the District of North Vancouver****Bylaw 8397**

A bylaw to amend District of North Vancouver  
Official Community Plan Bylaw 7900, 2011

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The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8397, 2019 (Amendment 38)".

**Amendments**

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
  - a) Map 2 Land Use: as illustrated on Schedule A in red outline, by changing the land use designation of the properties on Map 2 from "Institutional" (INST) to "Residential Level 6: Medium Density Apartment" (RES6);
  - b) Map 2 Land Use: as illustrated on Schedule A in green outline, by changing the land use designation of the properties on Map 2 from "Institutional" (INST) to "Parks, Open Space, and Natural Areas" (POSNA);

**READ** a first time September 30<sup>th</sup>, 2019 by a majority of all Council members

**PUBLIC HEARING** held October 22<sup>nd</sup>, 2019

**READ** a second time            by a majority of all Council members

**READ** a third time            by a majority of all Council members

**ADOPTED**                    by a majority of all Council members

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Mayor

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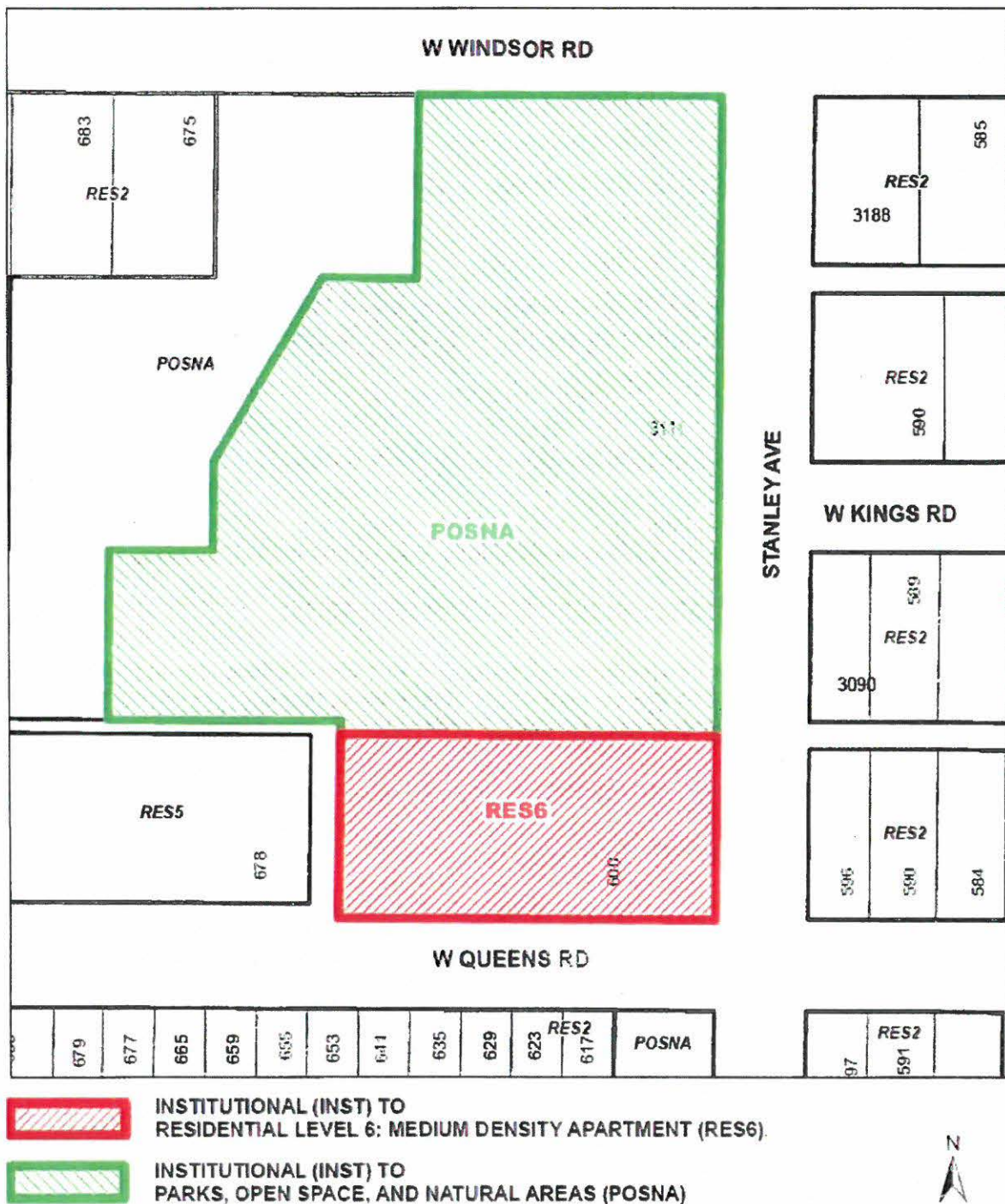
Municipal Clerk

Certified a true copy

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Municipal Clerk

# Schedule A to Bylaw 8397





**The Corporation of the District of North Vancouver****Bylaw 8398**

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

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The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1388 (Bylaw 8398)".

**Amendments**

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
  - (a) Part 2A, Definitions is amended by adding CD 128 to the list of zones that Part 2A applies to.
  - (b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 128                      CD 128"
  - (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

**"4B128 Comprehensive Development Zone 128                      CD 128"**

**The CD 128 zone is applied to a portion of the site below as described in Schedule A to Bylaw 8398:**

- a) 006-999-832 LEGAL DESCRIPTION: BLOCK 19, EXCEPT PART IN EXPLANATORY PLAN 16399, WEST 1/2 OF DISTRICT LOT 617 PLAN 19489. R/P-R/W LMP24200

**4B 128 – 1 Intent**

The purpose of the CD 128 Zone is to establish specific land use and development regulations for a residential rental building with or without a seniors' care facility.

#### **4B 128 – 2 Permitted Uses:**

The following *principal* uses shall be permitted in the CD 128 Zone:

- a) *residential use* (as defined in Part 2A);
- b) Seniors' care facility, including seniors' respite centre and/or seniors' day care.

#### **4B 128 – 3 Density**

Buildings and structures shall be sited and constructed in accordance with the following regulations:

- a) The maximum permitted floor space in the CD 128 Zone is 6,200 m<sup>2</sup> (66,736 sq. ft.);
- b) For the purposes of calculating floor space ratio, the following areas are excluded:
  - i. All area underground including but not limited to parking and storage;
  - ii. Underground parking ramps, covered or uncovered;
  - iii. Above ground exposed parkade area;
  - iv. Balconies, decks, patios, canopies, overhangs, architectural elements and awnings;
  - v. Above ground residential amenity area up to 3% of the total gross residential floor area or 200 m<sup>2</sup> (2,153 sq. ft.), whichever is lesser;
  - vi. Above ground cycling storage and facilities up to a maximum of 90 m<sup>2</sup> (969 sq. ft.); and
  - vii. Residential lobbies on a parking level up to a maximum of 90 m<sup>2</sup> (969 sq. ft.).

#### **4B128 – 4 Height:**

- a) The maximum number of storeys permitted is 4, excluding the parking level.
- b) The maximum permitted height measured to the roof of the uppermost storey is 115.8 m (380 ft.) geodetic elevation.

#### **4B128 – 5 Setbacks:**

- a) Minimum building set backs from property lines to the closest building face as established by development permit are as follows:

Setback	Minimum Required Setback
North	2 m (6.6 ft.)
East (Stanley Avenue)	6.5 m (21.3 ft.)

South (West Queens Road)	3 m (9.8 ft.)
West	2 m (6.6 ft.)

- b) For the purpose of measuring setbacks, measurements exclude:
  - i. Balconies, canopies, overhangs, architectural elements and awnings.

**4B128 - 6 Coverage:**

- a) Building Coverage: The maximum building coverage is 80%.
- b) Site Coverage: The maximum site coverage is 95%.

**4B 128 – 7 Parking and Bicycle Regulations:**

The minimum parking requirements are as follows:

- a) one parking space per 140 m<sup>2</sup> (1507 sq. ft.) of seniors care facility floor area;
- b) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
- c) one bicycle storage space per studio unit and one-bedroom unit and two bicycle storage spaces per two-bedroom unit and three-bedroom unit.

**4B 128 – 8 Location Regulation**

A seniors' care facility is permitted only on the first storey of a building above the parking level."

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land outlined in red from Public Assembly Zone (PA) to Comprehensive Development Zone CD 128 (CD128).
- (e) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land outlined in green from the Public Assembly Zone (PA) to Neighbourhood Park Zone (NP).
- (f) The Siting Area Map section is amended by deleting existing Plan Section PA/03 and replacing it with the revised Plan Section PA/03 attached in Schedule B.

**READ** a first time as amended September 30<sup>th</sup>, 2019

**PUBLIC HEARING** held October 22<sup>nd</sup>, 2019

**READ** a second time

**READ** a third time

Certified a true copy of "Bylaw 8398" as at Third Reading

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

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Mayor

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Municipal Clerk

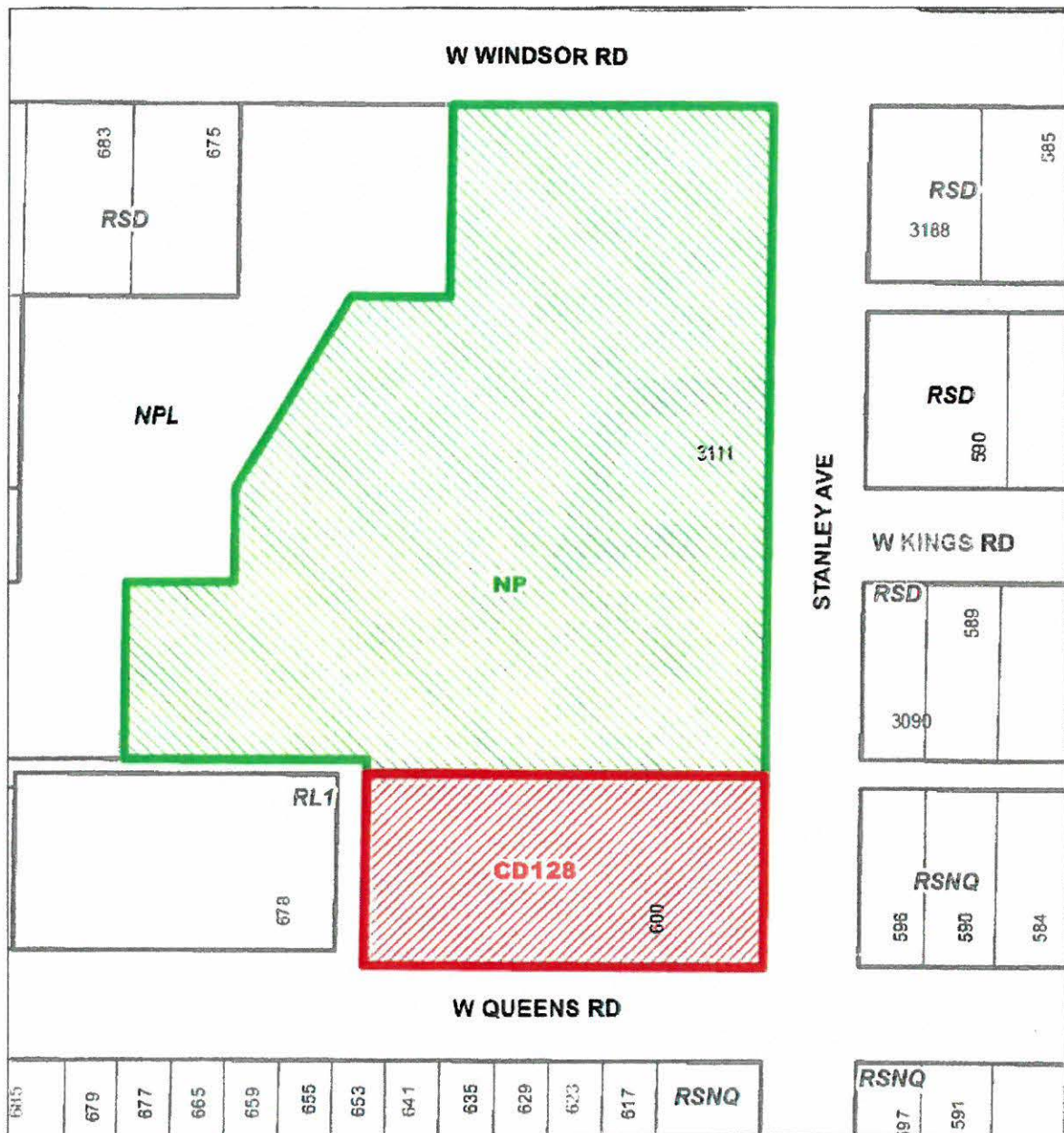
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Municipal Clerk



# Schedule A to Bylaw 8398



**PUBLIC ASSEMBLY ZONE (PA) TO  
COMPREHENSIVE DEVELOPMENT ZONE 128 (CD128)**

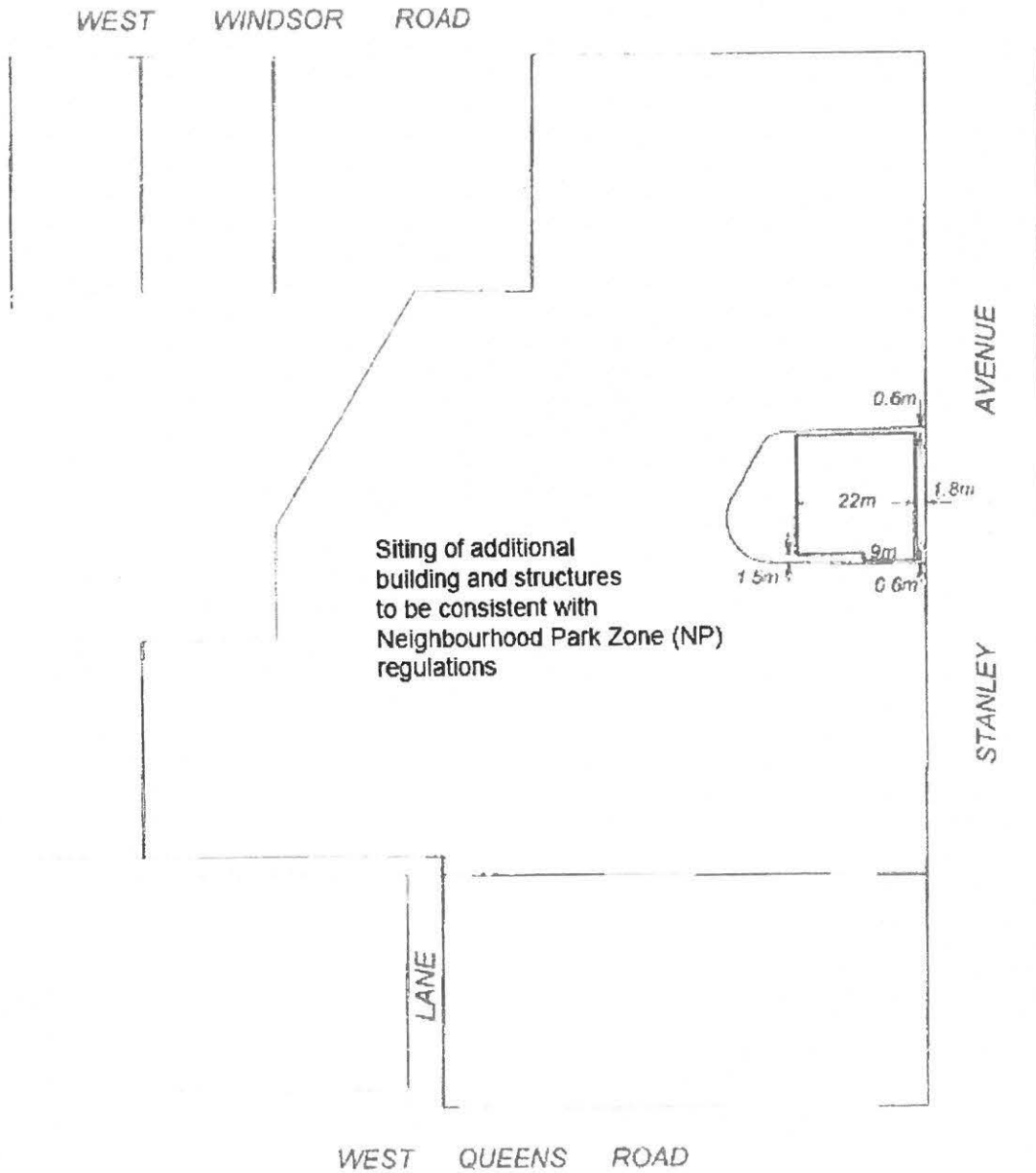


**PUBLIC ASSEMBLY ZONE (PA) TO  
NEIGHBOURHOOD PARK ZONE (NP)**



**Schedule B to Bylaw 8398**

PLAN SECTION PAGE PA / 03



**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**600 West Queens Road  
Official Community Plan Amendment  
Zoning Bylaw Amendment**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, October 22, 2019 commencing at 7:01 p.m.

**Present:** Mayor M. Little  
Councillor J. Back  
Councillor M. Bond  
Councillor M. Curren  
Councillor B. Forbes  
Councillor J. Hanson  
Councillor L. Muri

**Staff:** Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning & Engineering  
Ms. C. Girard, Parks Planner  
Ms. S. Dale, Confidential Council Clerk  
Mr. K. Zhang, Planner

**1. OPENING BY THE MAYOR**

Mayor Mike Little 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.

Mayor Mike Little 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;
- 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;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- If a written submission has been submitted there is no need to read it as it will have already been seen by Council. It can be summarized, ensuring that the comments are pertaining to these bylaws under consideration at this hearing;
- 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;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- 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 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;
- 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 BYLAWS BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws, stating that Bylaw 8397 proposes to amend the District's Official Community Plan land use designation of the subject site from Institutional to Parks Open Space and Natural Area in the northern portion of the site and to Residential Level 6: Medium Density Apartment in the southern portion of the site. Bylaw 8398 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Public Assembly to Neighbourhood Park in the northern portion of the site and to a new Comprehensive Development Zone 128 (CD128) in the southern portion of the site. The CD128 Zone addresses uses, density, height, setbacks, building and site coverage, parking and bicycle regulations, and location regulations.

## **3. PRESENTATION BY STAFF**

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

- The Delbrook Lands are bound by West Queens Road, Stanley Avenue, West Windsor Road and Mission Creek;
- The subject property is approximately 4.4 acres (17,600m<sup>2</sup>) and is currently occupied by the former Delbrook Community Centre, a childcare facility, two parking lots and three tennis courts;
- Surrounding neighbours include an apartment building to the southwest and single family homes on all remaining sides;
- When the Delbrook Community Centre moved to its new location, the District conducted an extensive engagement process regarding the future of the Delbrook Lands. The result of the process was a vision for the site that included: a neighbourhood park, childcare, a care facility, and affordable housing;
- On July 22, 2019, Council passed motions directing staff to continue engagement with the public to create a detailed design for the neighbourhood park; initiate design work for a building consisting of one storey of community service (seniors' respite care) and three storeys of social housing above and to prepare an Official Community Plan amendment bylaw and a Zoning Bylaw amendment bylaw for Council's consideration consistent with this motion;
- The bylaws divide the site into two portions and within each of these portions, the bylaws propose corresponding OCP and Zoning changes reflective of the proposed mixed uses on the site;
- The northern portion of the site is approximately 3.5 acres and covers 81% of the land;

- The southern portion of the site is currently occupied by the existing south parking lot and is approximately 0.84 acres (36,600 sq. ft.);
- The fundamental intent of these bylaws is to allow for a new Neighbourhood Park on the northern portion, and to allow for a four-storey building on the southern portion, consisting of low to moderate income rental and a seniors' care facility;
- Tonight's public hearing is not regarding the design of the park, but specifically regarding the two proposed bylaws;
- These bylaws do not tie the park to any specific design and are necessary to allow the use of a neighbourhood park on these lands;
- Should these bylaws be adopted by Council, further refinement of the park design will continue based on public and Council input, all of which will be referred back to Council by the Parks Department;
- The CD128 Zone has no minimum parking requirements for the residential component of the building;
- At First Reading, Council expressed interest in exploring Transportation Demand Management strategies in order to reduce the parking required and thereby lower construction costs;
- Removing the minimum parking requirement does not mean that all future development at this site must have no parking for residents but that there is flexibility built into the zone so that the amount of residential parking can be determined by Council in collaboration with the future non-profit housing provider and following a public process. These details will be secured through the Development Permit process and a Lease Agreement; and,
- The maximum number of storeys permitted is four, excluding the parking level. The site slopes down to the west. Therefore, it is likely that an underground parking level will be completely buried on the east end but may be partially exposed on west end. This level of detail is subject to future building designs, which will also include a public process and opportunities to comment on the design.

#### **4. REPRESENTATIONS FROM THE PUBLIC**

##### **4.1. Mr. Don Peters, 600 Block West Queens Road:**

- Spoke in support of the proposed development;
- Thanked staff for reducing the height of the proposed building; and,
- Commented that the proposed development satisfies the vision of the Official Community Plan.

##### **4.2. Mr. Jon Carrodus, 1300 Block Oakwood Crescent:**

- Thanked staff for addressing the concerns of District residents; and,
- Requested the proposed development be built with net zero building code requirements.

##### **4.3. Ms. Nicole Reichardt, 300 Block West 2<sup>nd</sup> Street:**

- Spoke in support of the proposed development;
- Requested the proposed development be built with net zero building code requirements; and,
- Commented on the importance of retaining trees.

##### **4.4. Mr. John Gilmour, 2900 Block Bushnell Place:**

- Spoke in support of the proposed bylaws;



- Spoke to the increased need for seniors' care facilities on the North Shore;
- Commented that more housing options are needed;
- Suggested that removing the minimum parking requirement may encourage more people to walk;
- Opined that the proposed building is aesthetically pleasing; and,
- Opined that net zero building code requirements may not be appropriate for creating affordable housing options.

**4.5. Mr. Peter Teevan, 1900 Block Indian River Drive:**

- Thanked Council for rejecting the first proposal;
- Spoke in support of the proposed bylaws;
- Commented on the need for more rental housing;
- Suggested considering social housing options for seniors; and,
- Expressed concern regarding reduced parking requirements.

**4.6. Mr. Barry Goodwin, 600 Block Roche Point Drive:**

- Spoke in support of the proposed bylaws;
- Encouraged staff to move forward with this development in a timely manner;
- Commented that more affordable housing is needed; and,
- Expressed concern with the affordability of rent.

**4.7. Mr. James Gill, 500 Block West Kings Road:**

- Spoke in opposition to the proposed project;
- Opined that the proposed development is not consistent with the Official Community Plan; and,
- Suggested that this project be postponed until a thorough review of the Official Community Plan is completed.

**4.8. Ms. Linda Travers, 600 Block West Queens Road:**

- Expressed concern that the proposal does not comply with the Official Community Plan;
- Thanked staff for reducing the height of the building; and,
- Commented that more affordable seniors housing is needed.

**4.9. Mr. Bruce Tennant, 400 Block East 4<sup>th</sup> Street:**

- Spoke in support of the conceptual park design; and,
- Suggested a memorial be installed in remembrance of the Delbrook High School.

**4.10. Mr. Keith Collyer, 400 Block West Windsor Road:**

- Thanked staff for improving the project by addressing the concerns of the residents;
- Opined that the park will be well used;
- Suggested lowering the building height on the south side of the property;
- Expressed concern with the massing of the building; and,
- Commented that not enough parking stalls are being provided.

**4.11. Mr. Renee Gourley, 600 Block St. Ives Crescent:**

- Spoke on behalf of the Delbrook Community Association;

- Thanked the District for planning the Delbrook site in its entirety;
- Opined that Park Option 1 is too busy;
- Commented that more family-oriented housing is needed; and,
- Questioned how parking will be mitigated.

**4.12. Mr. Roger Goodwin, 4300 Block Quinton Place:**

- Commented on the positive effect of interaction between young children and seniors in care.

**4.13. Mr. Roger Nicholas, 3200 Block William Avenue:**

- Spoke in support of the proposed project;
- Requested four tennis courts be considered; and,
- Commented that not enough parking stalls are being provided.

**4.14. Mr. David Bolt, 600 Block West 29<sup>th</sup> Street:**

- Sought clarification regarding the existing building west of the proposed site.

Staff advised that there is an existing building to the west of the proposed site.

**4.15. Ms. Barbra McKinley, 3800 Block Norwood Avenue:**

- Questioned if a daycare is permitted on this site.

Staff advised that daycare use is permitted in any zone in the District of North Vancouver.

**4.16. Mr. Steve Rainboth, District Resident:**

- Expressed concern that not enough parking is proposed and will negatively affect the neighbourhood.

**4.17. Mr. Corrie Kost, 2800 Block Colwood Drive:**

- Spoke in support of pre-zoning, noting that the District owns the land;
- Questioned the proposed height of the building;
- Suggested that people with lower incomes and seniors may walk more; and,
- Commented that parking is expensive.

**4.18. Ms. Diana Belhouse, 500 Block Granada Crescent:**

- Expressed concern with parking issues stating that an inadequate number of parking stalls are proposed; and,
- Requested a fourth tennis court be considered.

**4.19. Mr. James Gill: SPEAKING A SECOND TIME:**

- Opined that the proposed height of the building is not appropriate for the area; and,
- Commented on the need for a more well-considered plan for affordable housing in the District.

**4.20. Mr. Terry Gould, Kings Road:**

- Questioned the proposed height of the building.

- 4.21. Mr. Renee Gourley: SPEAKING A SECOND TIME:**
- Spoke in support of reduced parking; and,
  - Stated that the proposed bicycle parking is insufficient.
- 4.22. Mr. Keith Collier: SPEAKING A SECOND TIME:**
- Expressed concern with parking issues stating that an inadequate number of parking stalls are proposed.
- 4.23. Mr. Roger Nicholas: SPEAKING A SECOND TIME:**
- Commented on the need for people to park their scooters and other forms of transportation.
- 4.24. Mr. Corrie Kost: SPEAKING A SECOND TIME:**
- Commented that residents of the North Shore are dependent on their cars.
- 4.25. Mr. John Gilmour: SPEAKING A SECOND TIME:**
- Commented that lowering the building may reduce the land value;
  - Opined that this is a good location for reduced parking; and,
  - Suggested voting on second and third readings the same night the Public Hearing closes.
- 4.26. Mr. Terry Gould: SPEAKING A SECOND TIME:**
- Expressed concern with the proposed height of the building.
- 4.27. Mr. Hesam Dehimi, 3200 Block William Avenue:**
- Opined that the height of the proposed building is misleading; and,
  - Spoke in support of the project commenting that more affordable housing options are needed.
- 4.28. Mr. Alan Jamison, District Resident:**
- Expressed concern with parking issues.

In response to a question from Council, staff advised that all development permit requirements for both the neighbourhood park and the four-storey building will be considered at the development permit stage, which will occur after the bylaws are adopted and that there will also be an opportunity for further public consultation during the detailed design phase.

In response to a question from Council, staff advised that Council will have the opportunity to specify the environmental standards of the proposed development.

In response to a question from Council, staff advised that the unit number, mix and level of affordability has not yet been determined and will be decided with a future non-profit housing provider.

In response to a question from Council, staff advised that the building height is typically measured from the bottom to the top of the building based on the architectural drawings. In the absence of a detailed building design, a maximum height can still be set, through geodetic elevations. In this case, the maximum roof elevation is set at 380' above sea

level. For context, the roof elevation of the existing apartment building to the west is approximately 365' above sea level and the site slopes down from east to west.

In response to a question from Council, staff advised that the Parks and Natural Environment Advisory Committee met on September 25, 2019 to review the preferred conceptual plan and it was noted that the committee had no objections to the design of the park.

**5. COUNCIL RESOLUTION**

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT the October 22, 2019 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8397, 2019 (Amendment 38)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1388 (Bylaw 8398)" be returned to Council for further consideration.

**CARRIED**  
(8:29 pm)

**CERTIFIED CORRECT:**

  
\_\_\_\_\_  
Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Sept 30, 2019</u>
<input type="checkbox"/> Other:	Date: _____

  
 Dept  
Manager

  
 GM/  
Director

  
 CAO

## The District of North Vancouver REPORT TO COUNCIL

September 20, 2019  
PLN2019-00045

**AUTHOR:** Kevin Zhang, Development Planner  
Carolyn Girard, Parks Planner

**SUBJECT:** Bylaws 8397, 8398, and 8399: OCP Amendment, Rezoning, and DCC Waiver for 600 West Queens Road – To permit a Neighbourhood Park and Four-Storey Building with Low to Moderate Income Rental Housing and a Seniors' Care Facility

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### RECOMMENDATION

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8397, 2019 (Amendment 38)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1388 (Bylaw 8398)" is given FIRST Reading;

AND THAT "600 West Queens Road Development Cost Charges Waiver Bylaw 8399, 2019" is given FIRST, SECOND and THIRD Reading;

AND THAT, in relation to Bylaw 8397, additional consultation pursuant to Section 475 and Section 476 of the Local Government Act, is not required beyond that already undertaken;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8397 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8397 and Bylaw 8398 are referred to a Public Hearing.



## **REASON FOR REPORT**

On July 22, 2019, Council directed staff to prepare bylaws necessary for the purpose of permitting the creation of a new neighbourhood park and a four-storey building with low to moderate income rental housing and a seniors' care facility on the Delbrook Lands.

The following bylaws are required for this purpose:

- Bylaw 8397 to amend the Official Community Plan;
- Bylaw 8398 to rezone the subject property; and
- Bylaw 8399 to waive Development Cost Charges.

The OCP Amendment Bylaw and Rezoning Bylaw are recommended for introduction and referral to a Public Hearing. A Development Permit would be forwarded to Council for consideration if the above bylaws are adopted by Council.

## **BACKGROUND**

District-wide consultation on the future of the Delbrook lands was conducted in 2015/2016. The key findings were reported to Council in September 19, 2016 with the majority of participants favouring a mix of affordable housing funded by senior government, some form of care facility, childcare, and a park.

On April 15, 2019, Council directed staff to engage the local and broader community in a concurrent consultation process in relation to park design, community services and the form and character of an affordable housing building on the site.

In June 2019, District Staff conducted a public engagement process, which consisted of two surveys and a neighbourhood open house regarding the Delbrook Lands. The majority of participants indicated a preference for:

- Option A of the park design;
- Seniors' respite care included on the site; and
- West Coast building design and character.

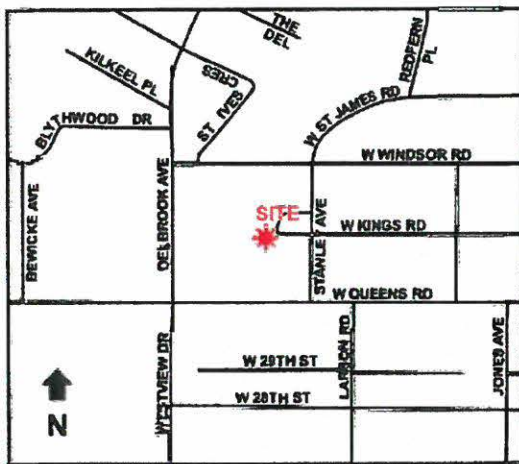
On July 22, 2019, District Council passed the following motions:

- THAT Council direct staff to continue engagement with the public to create a detailed design for the neighbourhood park;
- AND THAT Council direct staff to initiate design work for a building, to be situated on the current parking lot at the southeast corner of the site, consisting of one storey of community service (seniors' respite care) and three (3) storeys of social housing above;

- AND THAT staff be directed to prepare an Official Community Plan amendment bylaw and a Zoning Bylaw amendment bylaw for Council's consideration consistent with this motion.

## Site

The subject site is owned by the District and is the former Delbrook Community Recreation Centre, located at the corner of West Queens Road and Stanley Avenue. Surrounding properties include a strata apartment building to the southwest, a creek corridor parcel (Mission Creek) belonging to the District to the west, and single family homes on all remaining sides. The site is currently occupied by the former Delbrook Community Centre buildings, a childcare building, two parking lots, and three tennis courts.



**Delbrook Lands Location**



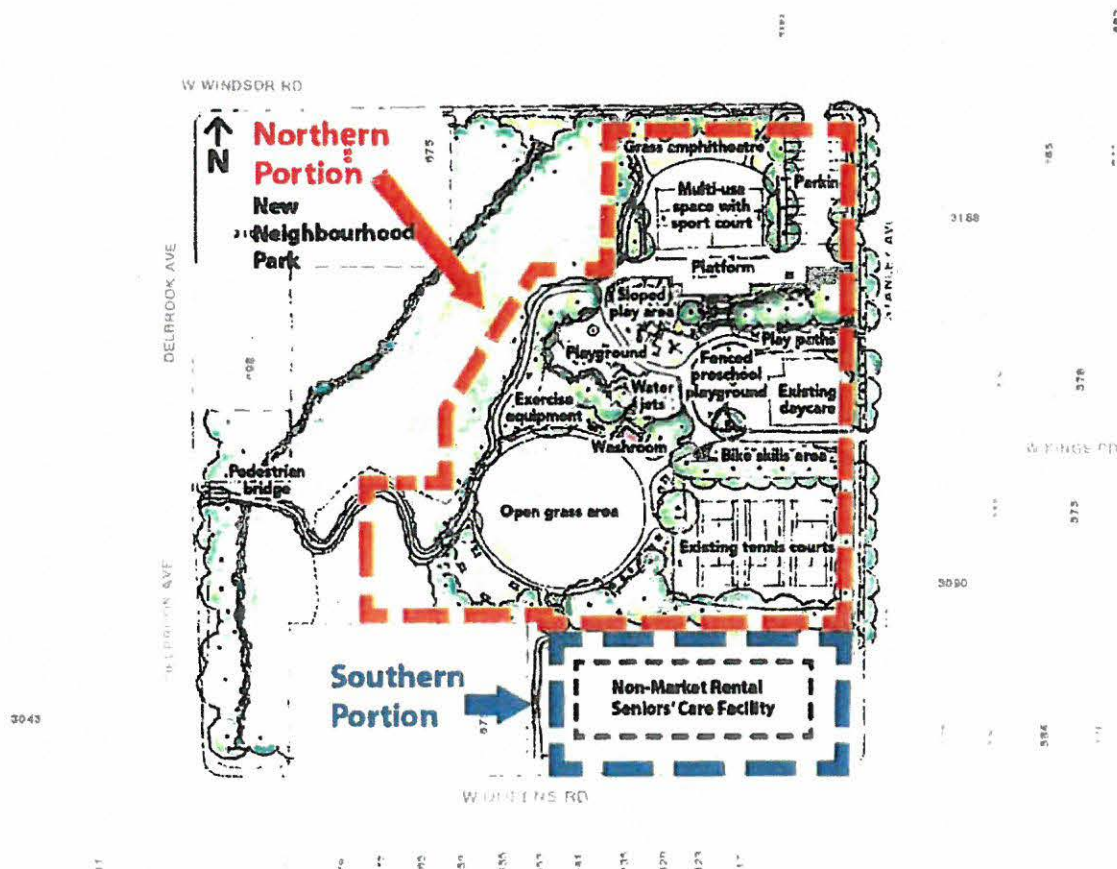
**Delbrook Lands Existing Condition**

## Proposed Bylaws

The proposed bylaws divide the Delbrook Lands into two portions (see following map).

- On the northern portion (81% of total site by area) the proposed bylaws permit a Neighbourhood Park.
- On the southern portion (19% of total site by area, currently a parking lot) the proposed bylaws permit a four-storey building with low to moderate income rental housing and a seniors' care facility.

Overall, the proposed bylaws are in keeping with the outcomes of the Delbrook Deliberative Dialogue, Delbrook Lands 2019 Planning and Engagement Process, and the District's Rental and Affordable Housing Strategy.



Preferred Conceptual Park Design and Conceptual Building Location



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## **EXISTING POLICY**

### **Official Community Plan**

The Official Community Plan (OCP) designates the site as Institutional (INST), which envisions a range of public assembly uses.

As proposed, the northern portion of the site will be designated as Parks Open Space and Natural Areas (POSNA), which is intended for a range of public and private uses that include the protection of ecologically important areas and parks (attachment 2).

The southern portion is to be designated as Residential Level 6 (RES6), which allows for medium density apartment, intended predominantly to provide increased multifamily housing up to approximately 2.50 FSR (floor space ratio). Development in this designation will typically be expressed in medium rise apartments. Some commercial use may also be permitted in this designation. While the OCP designation allows up to 2.50 FSR, the proposed zoning bylaw prepared permits only four storeys and approximately 1.82 FSR, which is a reflection of and consistent with Council's July 22<sup>nd</sup> motion limiting the overall height.

The proposed bylaws are inline with the following OCP policies:

- 4.0 provide a variety of year-round recreational experiences, meet the needs of users, and protect the ecological integrity of our natural systems;
- 4.1.10 Encourage the on-site inclusion of usable open space and play opportunities with new multifamily development as appropriate;
- 4.2.1 Support the provision of passive and active outdoor recreational opportunities within reasonable walking distance of every neighbourhood;
- 6.3.2 Plan and support initiatives for an age and disability-friendly community.
- 7.1.1 Encourage and facilitate a broad range of housing, including non-market and supportive housing;
- 7.3.7 Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing; and
- 7.4.4 Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing;
- 7.3.7 Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing; and

### **Parks and Open Space Strategic Plan**

The proposed bylaws are inline with the following Parks and Open Space Strategic Plan (POSSP) goals and recommendations:

- 4.3 Actively support and integrate a diverse, accessible and sustainable range of outdoor experiences and activities to meet the interest of all citizens; and
- 5.2.2 Explore the possibility of creating a playground in the Central Delbrook Area.

### **Rental and Affordable Housing Strategy**

The proposed bylaws, if adopted, will permit development of the southern portion of the site for a four-storey building with low to moderate income rental housing and a seniors' care facility. This responds to the following goals of the District's Rental and Affordable Housing Strategy (RAHS):

- Goal 1: Expand the supply and diversity of housing;
- Goal 2: Expand the supply of new rental and affordable housing; and
- Goal 6: Partner with other agencies to help deliver affordable housing.

The RAHS indicates that the 10 year (2016-2026) estimated demand for affordable rental units in the District is 600 - 1,000 units.

### **Zoning**

The subject site is currently zoned PA (Public Assembly). Bylaw 8398 proposes to rezone the northern portion of the site to Neighbourhood Park Zone (NP) and the southern portion of the site to a new Comprehensive Development Zone 128 (CD128). The proposed CD128 zone prescribes permitted uses and zoning provisions such as a maximum density, height, setbacks, and parking requirements. It is proposed that the existing siting area map also be amended as per Bylaw 8398 (attachment 3).

### **Council Directions, 2019-2022**

The proposed bylaws respond to the following Council Priority Directions to 2022:

- Key Issue 2: Increasing Housing Diversity and Addressing Affordability

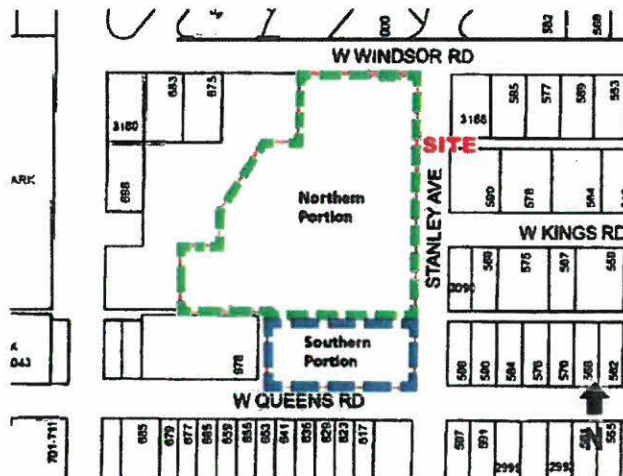
Projects that deliver rental housing for low and moderate income earners, and those in need of social housing has been identified as a priority.



## ANALYSIS

### Site

The Delbrook Lands are approximately 17,600m<sup>2</sup> (189,400ft<sup>2</sup>), with the northern portion being 14,200m<sup>2</sup> (152,800ft<sup>2</sup>), and southern portion being 3,400m<sup>2</sup> (36,600 ft<sup>2</sup>). These areas do not include the existing Natural Park Land zoned parcel containing Mission Creek immediately west of the site, which will remain unchanged, and belongs to the District. Overall, the site slopes down to the south and to the west. The site is currently occupied by the former Delbrook Community Centre, childcare, and the existing tennis courts.



### Neighbourhood Park

#### Park Planning Objectives

In May 2019 the District undertook a survey of residents. 86.5% of the respondents agreed with the following objectives:

- Meet the needs of the local neighbourhood and create vibrant, safe and accessible multi-purpose park with park amenities to serve a range of ages and interests;
- Protect & enhance the natural resources of Mission Creek and integrate environmental and nature appreciation;
- Maximize opportunities for active healthy living to support intergenerational activities, and gatherings to bring the neighborhood together; and
- Provide improved pedestrian and cycling connections from the neighbourhood to connect to the new park site.

#### Park Options A and B

Based on the results from respondents to the May 2019 online survey, two conceptual park designs were generated:

- Park Option A: Focus on accessible and active recreation and sport amenities with multiple path connections and access to the natural areas and creek; and

- Park Option B: Focus on unstructured recreation and enhanced ecology with flexible green space.

A further online survey was conducted by the District in June 2019. This survey showed general support for the conceptual park designs, with a preference for Option A. A further breakdown of the survey results is below:

	<b>Prefer Option A</b>	<b>Prefer Option B</b>	<b>No Response</b>
<b>Inside Neighbourhood Zone</b> (56 total)	30	22	4
<b>Outside Neighbourhood Zone</b> (155 total)	96	49	10

#### Preferred Conceptual Park Design

The Preferred Conceptual Park Design (see page 4 and attachment 1) was developed by modifying Option A in response to public input from the June 2019 survey, park planning objectives, existing site conditions, amenities and environmental resources.

The Preferred Conceptual Park Design includes the following:

- Accessible, active and passive recreation amenities to serve a range of ages, abilities and interests, including:
  - A large passive un-programmed grass area;
  - A multi-use space with a sport court, seat walls and a platform;
  - Play opportunities which include a sloped play area, water jets, play paths, a bike skills area and a fenced preschool playground;
  - Exercise equipment;
  - A small washroom; and
  - Multiple path connections.
- Riparian habitat will be improved by removing invasive species.
- Decommissioning and replanting disturbed areas, installing habitat protection fencing and providing interpretive signage.
- Significant trees are retained where feasible.
- The tennis courts are retained in the current location.
- The existing childcare and attached outdoor play area are retained.
- In response to noise and security concerns, the picnic shelter and viewing deck have been removed from the conceptual plan.

The District undertook a further online survey in September 2019, which will also help inform the continuing detailed park design process.

### **Childcare**

The existing childcare on the site operates pursuant to a lease which ends in 2023. Childcare is a permitted use in all zones as per the General Regulations section of the Zoning Bylaw. The design of the neighbourhood park will incorporate and integrate the existing childcare facility and existing small, contained play area.

### **Low to Moderate Income Rental Housing and Seniors' Care Facility**

As directed by Council, staff have drafted Comprehensive Development Zone 128 to permit a four-storey building on the southern portion of the Delbrook Lands. The CD 128 zone permits low to moderate income rental housing and the potential for a seniors' care facility (including respite and seniors' daycare) to occupy the ground floor of the building. Should the municipality be unsuccessful in securing a seniors' care operator, then the ground floor could be used for low to moderate income rental housing.

Should Council adopt the bylaws, the District will enter into negotiations with a future non-profit housing provider and a future seniors' care provider for a long term ground leases at nominal rates. The District will retain ownership of the land. The low to moderate income rental housing will be operated by the non-profit housing provider pursuant to the long term ground lease.

### **Housing Affordability**

Through a lease agreement with a future non-profit housing provider, the rents would be set at levels that are appropriate for low to moderate income households. The bedroom mix will also be set through the lease agreement.

It is anticipated that external funding from a partner such as BC Housing will be needed for the construction and operational costs. One funding source which has been successful in the District is the Building BC: Community Housing Fund, which requires the following mix of rents and incomes within a single building:

- 30% Affordable housing (moderate income);
- 50% Rent geared to income (Housing Income Limit); and
- 20% Deep subsidy.

Other funding sources will be explored should the bylaws be adopted by Council.

## **Development Permits**

The site is in the following Development Permit Areas:

- Form and Character;
- Energy and Water Conservation and GHG Emission Reduction;
- Protection of the Natural Environment;
- Creek Hazard; and
- Streamside Protection.

All development permit requirements for both the neighbourhood park and the four-storey building will be considered at the development permit stage, which will occur after the Bylaws are adopted (if Council chooses to adopt).

The June 2019 online survey results showed a strong preference for West Coast as the style/character of the four-storey building. This architectural style will be reflected in future designs of the building.

## **Vehicle Parking**

The preferred conceptual park design proposes twenty-two parking spaces, which would be provided for park users in a parking lot at the northeast corner of the park. Provision for accessible parking within the neighbourhood park will be detailed in the final design phase.

The proposed CD128 zone requires a minimum of 0.7 parking spaces per residential unit, inclusive of visitor parking for the residential units. The CD128 zone also requires one parking space per 140 m<sup>2</sup> of seniors' care facility floor area. All applicable District parking policies and guidelines will be applied to all future development on the property. As a result, the final parking provided may be higher than 0.7 per residential unit.

## **Bicycle Parking**

Provisions for bike parking in the neighbourhood park will be detailed in the final design phase. The proposed CD128 zone requires secured bike storage at rates of one space per studio and one-bedroom units and two spaces per two-bedroom and three-bedroom units.



## **Financial Impacts**

### **Neighbourhood Park**

It is estimated that the cost of detailed design and construction of the park is approximately \$2.2 million. The District has budgeted for this cost through a combinations of Infrastructure Reserves, local area Community Amenity Contributions, and Development Cost Charges.

### **Four-Storey Building**

Development Cost Charges (DCCs) are estimated to be \$960,000. Bylaw 8399 (Attachment 4) establishes the DCC at \$0 for the development of not-for-profit rental housing on the property. Finance staff are preparing a strategy to account for this waiver in order to keep the DCC funds whole.

## **Concurrence**

This Report has been reviewed by staff from the Parks, Development Planning, Urban Design, Community Planning, Finance, Real Estate and Properties, and Legal departments.

## **Construction Traffic Management Plan**

Construction traffic management will be key for both the development of the site. Impacts to surrounding streets, the operations of the existing childcare, and surrounding neighbourhood must be minimized. A Construction Traffic Management Plan (CTMP) will be required. In particular, the CTMP must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Identify methods of sharing construction schedule with nearby developments;
7. Ascertain a location for truck marshalling;
8. Address silt/dust control and cleaning up from adjacent streets;
9. Provide a plan for litter clean-up and street sweeping adjacent to site;
10. Include a communication plan to notify surrounding businesses and residents;
- and
11. Consider impacts to the existing childcare use on site.



## **Public Input**

In addition to the Delbrook Deliberative Dialogue Series and the Delbrook Lands 2019 Planning and Engagement Process, a Public Hearing will be held should Council introduce the bylaws. The Delbrook Community Association will be advised of public Council dates.

Public engagement on the park design is ongoing. Feedback received during the Delbrook Lands 2019 Planning and Engagement Process has been incorporated into the preferred conceptual park design, which was presented for additional public comment in September 2019.

District staff met with the Delbrook Community Association on September 19<sup>th</sup> to discuss the preferred conceptual park design. The Delbrook Community Association offered comments and suggestions that will be further explored during the detailed design phase.

The Parks and Natural Environment Advisory Committee (PNEAC) visited the site on June 26, 2019 to review the two conceptual park design options. The preferred conceptual plan will be presented to the Parks and Natural Environment Advisory Committee on September 25, 2019.

The North Shore Advisory Committee on Disability Issues will be engaged during the detailed park design and Development Permit stages.

All input received will ultimately help shape the detailed park design.

## **CONCLUSION**

The proposed bylaws, if adopted, will permit a new neighbourhood park and a four-storey building with low to moderate income rental housing and potential for a seniors' care facility. These bylaws assist in the implementation of the District's Official Community Plan, the Parks and Open Space Strategic Plan, the Rental and Affordable Housing Strategy, and the outcomes of the Delbrook Deliberative Dialogue process. The bylaws are now ready for Council's consideration.

September 20, 2019

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## **OPTIONS**

The following options are available for Council's consideration:

1. Introduce Bylaws 8397, 8398 and 8399, and refer Bylaws 8397 and 8398 to a Public Hearing (staff recommendation); or
2. Defeat the Bylaws at First Reading and provide further direction to Staff.

Respectfully submitted,



Kevin Zhang  
Development Planner



Carolyn Girard  
Parks Planner

## **Attachments:**

1. Preferred Neighbourhood Park Conceptual Design
2. Bylaw 8397 – OCP Amendment
3. Bylaw 8398 – Rezoning
4. Bylaw 8399 – DCC Waiver

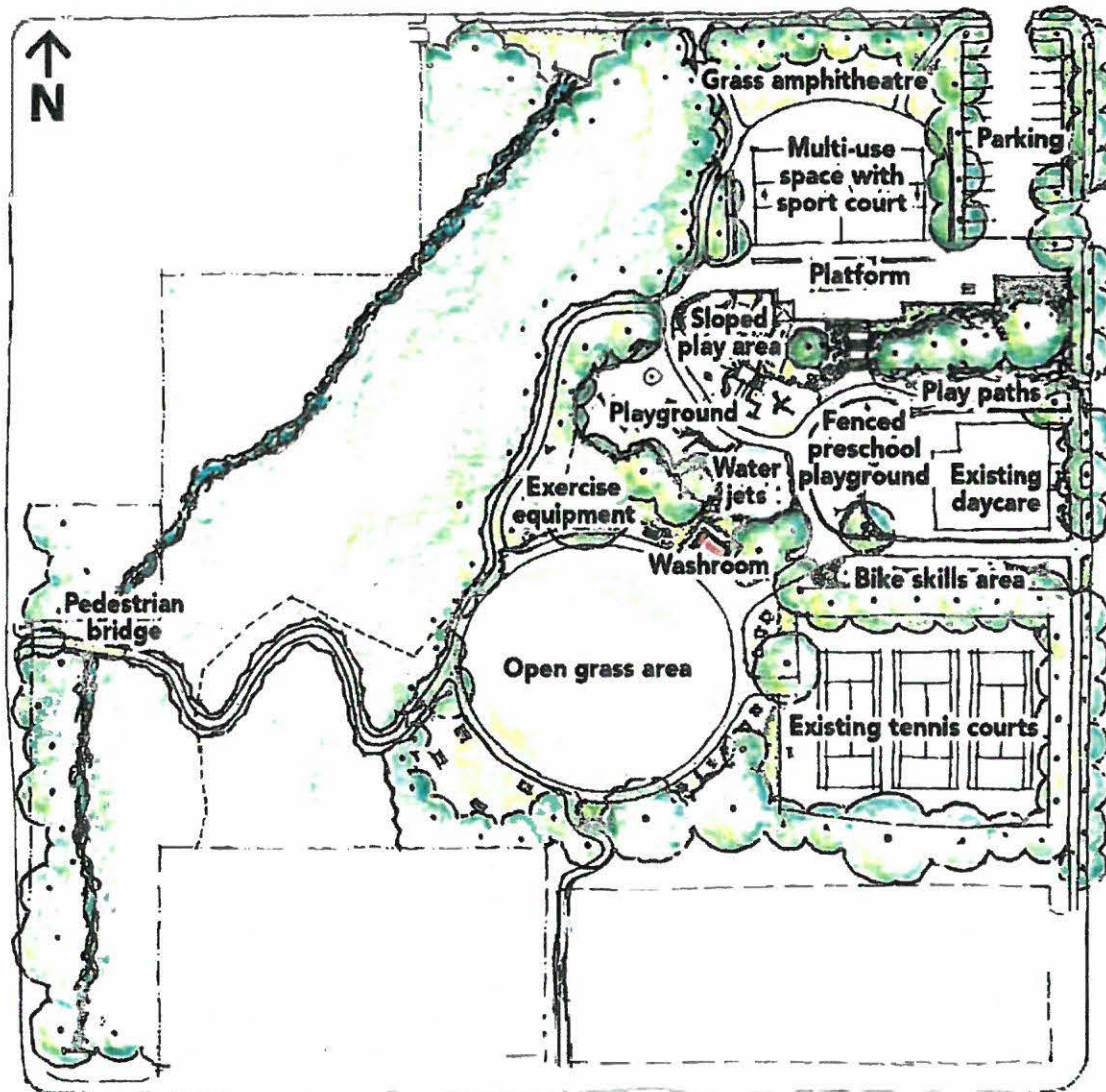
**Bylaws 8397, 8398, and 8399: OCP Amendment, Rezoning, and DCC Waiver for 600 West Queens Road – To permit a Neighbourhood Park and a Four-Storey Building with Low to Moderate Income Rental Housing and a Seniors' Care Facility**

September 20, 2019

Page 14

<input checked="" type="checkbox"/> Sustainable Community Dev. <i>SKH</i>	<b>REVIEWED WITH:</b>	
<input type="checkbox"/> Development Services	<input type="checkbox"/> Clerk's Office	
<input type="checkbox"/> Utilities	<input type="checkbox"/> Communications <i>12/10</i>	
<input type="checkbox"/> Engineering Operations	<input checked="" type="checkbox"/> Finance	
<input checked="" type="checkbox"/> Parks <i>SKP</i>	<input type="checkbox"/> Fire Services	
<input type="checkbox"/> Environment	<input type="checkbox"/> ITS	
<input type="checkbox"/> Facilities	<input checked="" type="checkbox"/> Solicitor <i>SKP</i>	
<input type="checkbox"/> Human Resources	<input type="checkbox"/> GIS	
	<input checked="" type="checkbox"/> Real Estate <i>SKP</i>	
		<b>External Agencies:</b>
		<input type="checkbox"/> Library Board
		<input type="checkbox"/> NS Health
		<input type="checkbox"/> RCMP
		<input type="checkbox"/> NVRC
		<input type="checkbox"/> Museum & Arch.
		<input type="checkbox"/> Other:

Attachment 1: Preferred Neighbourhood Park Conceptual Design



**The Corporation of the District of North Vancouver**

**Bylaw 8397**

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900,  
2011

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The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8397, 2019 (Amendment 38)".

**Amendments**

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
  - a) Map 2 Land Use: as illustrated on Schedule A in red outline, by changing the land use designation of the properties on Map 2 from "Institutional" (INST) to "Residential Level 6: Medium Density Apartment" (RES6);
  - b) Map 2 Land Use: as illustrated on Schedule A in green outline, by changing the land use designation of the properties on Map 2 from "Institutional" (INST) to "Parks, Open Space, and Natural Areas" (POSNA);

**READ** a first time                      by a majority of all Council members.

**PUBLIC HEARING** held

**READ** a second time                      by a majority of all Council members.

**READ** a third time                      by a majority of all Council members.

**ADOPTED**                                  by a majority of all Council members.

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Mayor

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Municipal Clerk

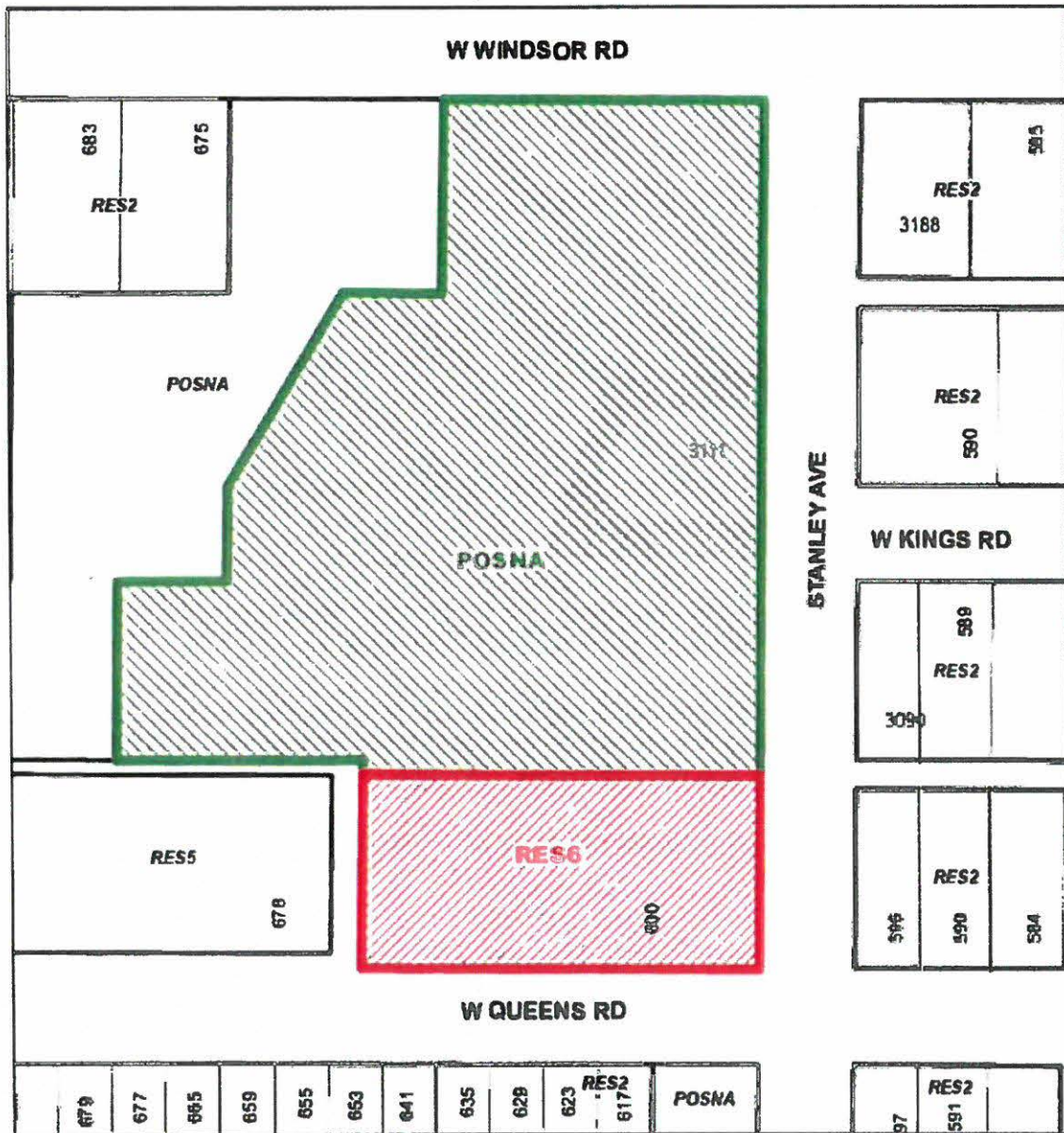
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Municipal Clerk



# Schedule A to Bylaw 8397



INSTITUTIONAL (INST) TO  
RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT (RES6)



INSTITUTIONAL (INST) TO  
PARKS, OPEN SPACE, AND NATURAL AREAS (POSNA)



**The Corporation of the District of North Vancouver****Bylaw 8398**

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1388 (Bylaw 8398)".

**Amendments**

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
  - (a) Part 2A, Definitions is amended by adding CD 128 to the list of zones that Part 2A applies to.
  - (b) Section 301 (2) by inserting the following zoning designation:  
"Comprehensive Development Zone 128                      CD 128"
  - (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

**"4B128 Comprehensive Development Zone 128                      CD 128"**

**The CD 128 zone is applied to a portion of the site below as described in Schedule A to Bylaw 8398:**

- a) 006-999-832 LEGAL DESCRIPTION: BLOCK 19, EXCEPT PART IN EXPLANATORY PLAN 16399, WEST 1/2 OF DISTRICT LOT 617 PLAN 19489. R/P-R/W LMP24200

**4B 128 – 1 Intent**

The purpose of the CD 128 Zone is to establish specific land use and development regulations for a residential rental building with or without a seniors' care facility.

#### **4B 128 – 2 Permitted Uses:**

The following *principal* uses shall be permitted in the CD 128 Zone:

- a) *residential use* (as defined in Part 2A);
- b) Seniors' care facility, including seniors' respite centre and/or seniors' day care.

#### **4B 128 – 3 Density**

Buildings and structures shall be sited and constructed in accordance with the following regulations:

- a) The maximum permitted floor space in the CD 128 Zone is 6,200 m<sup>2</sup> (66,736 sq. ft.);
- b) For the purposes of calculating floor space ratio, the following areas are excluded:
  - i. All area underground including but not limited to parking and storage;
  - ii. Underground parking ramps, covered or uncovered;
  - iii. Above ground exposed parkade area;
  - iv. Balconies, decks, patios, canopies, overhangs, architectural elements and awnings;
  - v. Above ground residential amenity area up to 3% of the total gross residential floor area or 200 m<sup>2</sup> (2,153 sq. ft.), whichever is lesser;
  - vi. Above ground cycling storage and facilities up to a maximum of 90 m<sup>2</sup> (969 sq. ft.); and
  - vii. Residential lobbies on a parking level up to a maximum of 90 m<sup>2</sup> (969 sq. ft.).

#### **4B128 – 4 Height:**

- a) The maximum number of storeys permitted is 4, excluding the parking level.
- b) The maximum permitted height measured to the roof of the uppermost storey is 115.8 m (380 ft.) geodetic elevation.

#### **4B128 – 5 Setbacks:**

- a) Minimum building set backs from property lines to the closest building face as established by development permit are as follows:

Setback	Minimum Required Setback
North	2 m (6.6 ft.)
East (Stanley Avenue)	6.5 m (21.3 ft.)

South (West Queens Road)	3 m (9.8 ft.)
West	2 m (6.6 ft.)

- b) For the purpose of measuring setbacks, measurements exclude:
  - i. Balconies, canopies, overhangs, architectural elements and awnings.

**4B128 - 6 Coverage:**

- a) Building Coverage: The maximum building coverage is 80%.
- b) Site Coverage: The maximum site coverage is 95%.

**4B 128 – 7 Parking and Bicycle Regulations:**

The minimum parking requirements are as follows:

- a) 0.7 parking spaces per residential dwelling unit, inclusive of residential visitor;
- b) one parking space per 140 m<sup>2</sup> (1507 sq. ft.) of seniors' care facility floor area;
- c) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
- d) one bicycle storage space per studio unit and one-bedroom unit and two bicycle storage spaces per two-bedroom unit and three-bedroom unit.

**4B 128 – 8 Location Regulation**

A seniors' care facility is permitted only on the first storey of a building above the parking level."

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land outlined in red from Public Assembly Zone (PA) to Comprehensive Development Zone CD 128 (CD128).
- (e) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land outlined in green from the Public Assembly Zone (PA) to Neighbourhood Park Zone (NP).
- (f) The Siting Area Map section is amended by deleting existing Plan Section PA/03 and replacing it with the revised Plan Section PA/03 attached in Schedule B.

**READ a first time**

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of "Bylaw 8398" as at Third Reading

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

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Mayor

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Municipal Clerk

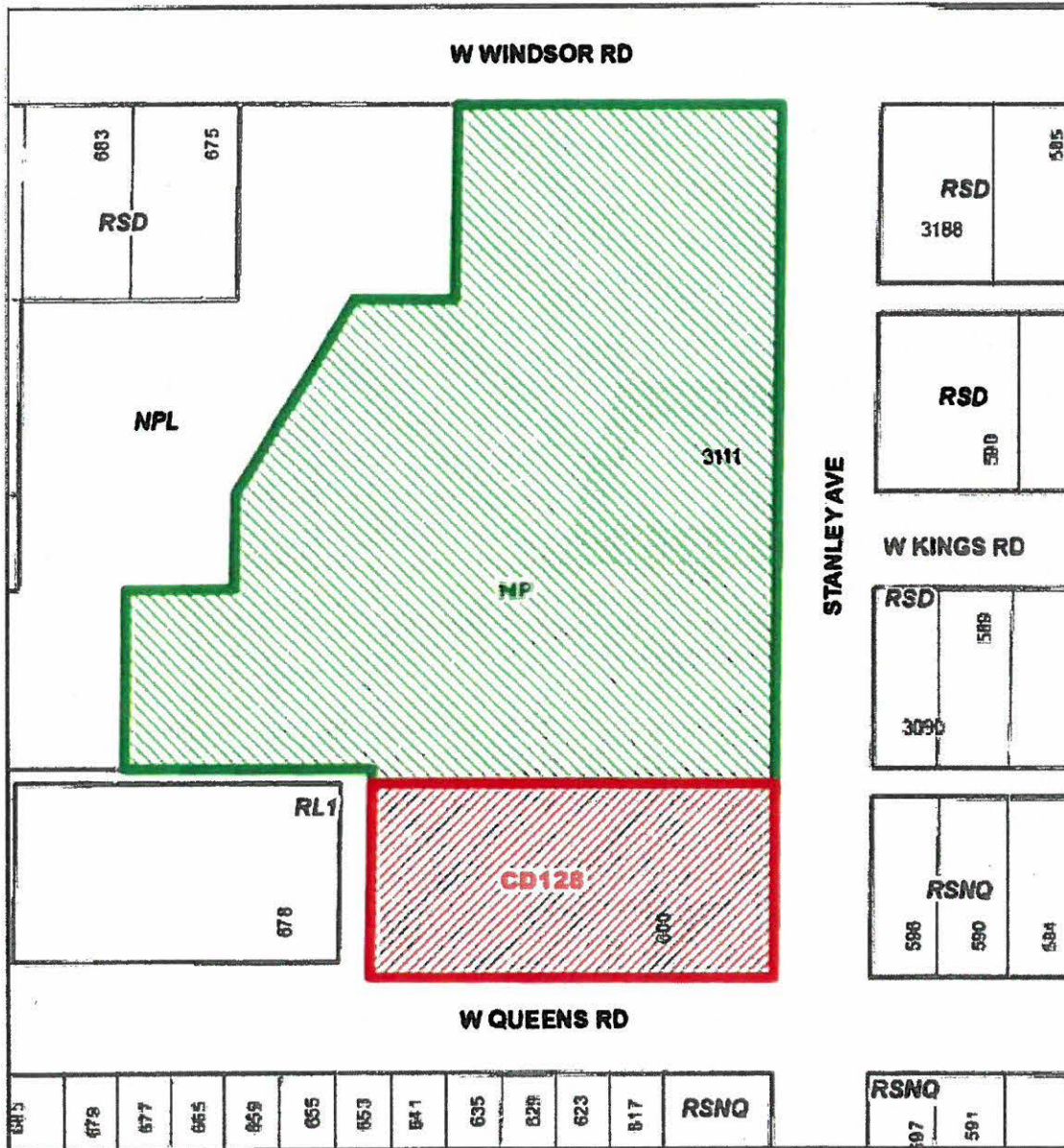
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Municipal Clerk



# Schedule A to Bylaw 8398



PUBLIC ASSEMBLY ZONE (PA) TO  
COMPREHENSIVE DEVELOPMENT ZONE 128 (CD128)

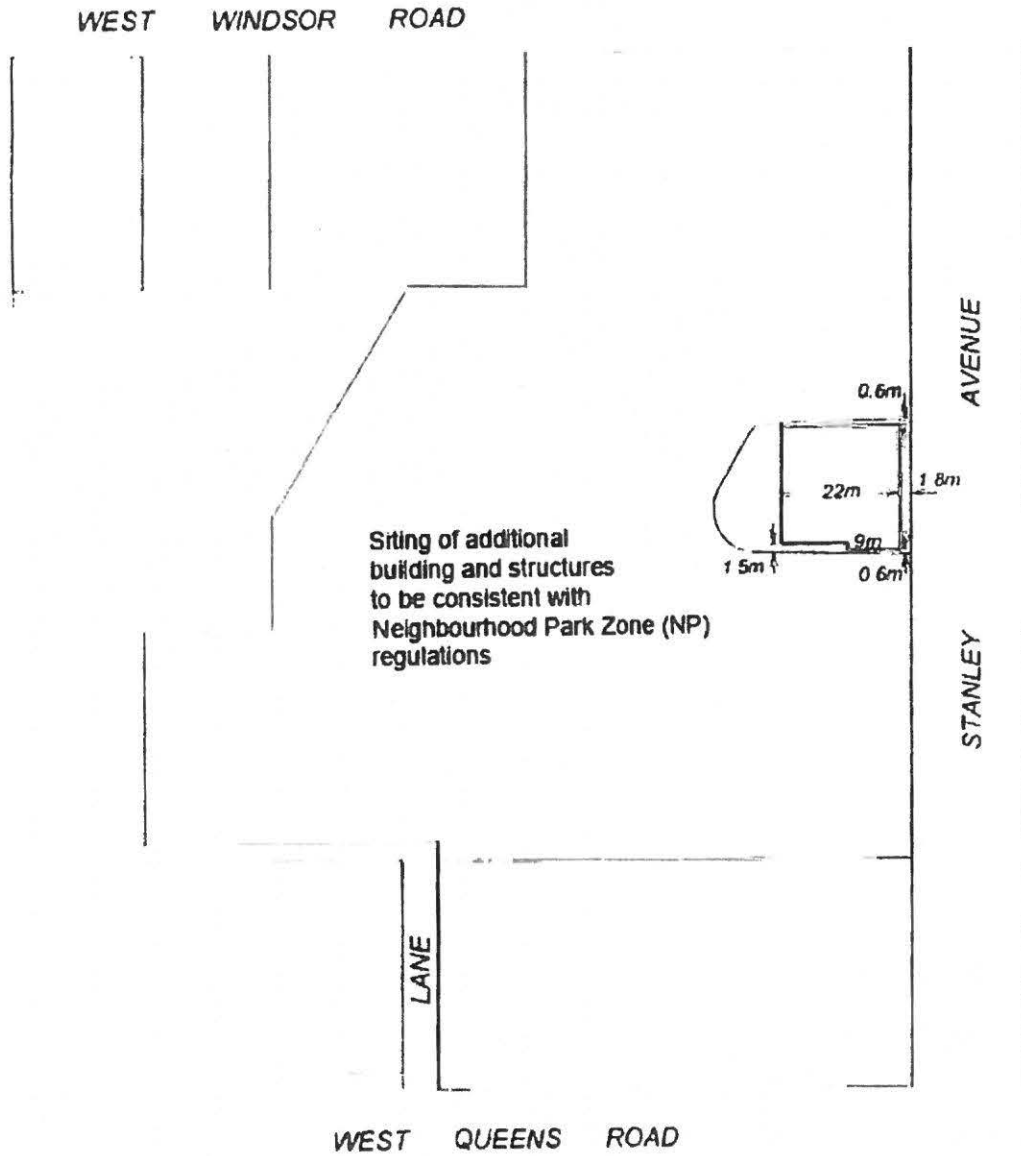


PUBLIC ASSEMBLY ZONE (PA) TO  
NEIGHBOURHOOD PARK ZONE (NP)



**Schedule B to Bylaw 8398**

PLAN SECTION PAGE PA / 03



**The Corporation of the District of North Vancouver**

**Bylaw 8399**

**A bylaw to waive Development Cost Charges**

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The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

- 1) This bylaw may be cited as "600 West Queens Road Development Cost Charges Waiver Bylaw 8399, 2019".

**Waiver**

- 2) Development Cost Charges are hereby waived in relation to any Eligible Development proposed to be constructed on Site "A" as illustrated on Schedule A in red outline, and the development cost charge rates for the Eligible Development are hereby set at zero.
- 3) For the purpose of this Bylaw "Eligible Development" means all those portions of any building on Site "A" containing not-for-profit rental housing.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

Schedule A to Bylaw 8399

