

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

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REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, March 3, 2015 commencing at 7:02 p.m.

**Present:** Mayor R. Walton  
Councillor M. Bond  
Councillor R. Hicks  
Councillor L. Muri

**Absent:** Councillor M. Bassam  
Councillor J. Hanson  
Councillor D. MacKay-Dunn

**Staff:** Ms. J. Paton, Manager – Development Planning  
Mr. R. Malcolm, Manager – Real Estate and Properties  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. C. Drugge, Project Engineer  
Ms. A. Lam, Traffic Technologist  
Ms. C. Peters, Community Planner  
Ms. T. Smith, Transportation Planner  
Ms. S. Vukelic, Confidential Council Clerk

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**The District of North Vancouver Rezoning Bylaw 1322 (Bylaw 8096)**

*Purpose of Bylaw:*

Bylaw 8096 will amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 84 (CD84) and rezoning the subject lands from C2 to CD84 to permit the development of a thirty-five unit residential apartment building.

**1. OPENING BY THE MAYOR**

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

In Mayor Walton's preamble he addressed the following:

- 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;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- 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;

- All members of the audience are asked to refrain from applause or other expressions of emotion. 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;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- 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; and,
- Finally, please note that this 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**

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw stating that:

Bylaw 8096, Rezoning Bylaw 1322, proposes to amend the Zoning Bylaw by creating a new Comprehensive Development Zone 84 (CD84) and rezoning the subject lands from C2 to CD84 to permit the development of a thirty-five unit residential apartment building.

## **3. PRESENTATION BY STAFF**

Ms. Casey Peters, Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Ms. Peters advised that:

- The current site comprises four existing commercial properties;
- The current application is a detailed Rezoning and Development Permit application for a 35 unit – 5 storey apartment building;
- Current lots are designated a combination of Residential Level 5 (RES5) and Residential Level 6 (RES6);
- The proposed Comprehensive Development Zone 84 (CD84) allows a blended rate which results in a permitted Floor Space Ratio (FSR) of 1.91;
- The proposed CD84 zone will also regulate land uses, density, setbacks, height and parking requirements;
- The proposal is consistent with the District's "Flexible Planning Framework";
- The proposal includes future lane dedications that would create a new north-south lane, widening of the east-west lane, and access to an underground parking structure from the proposed north-south lane;
- Future development to south of site will require dedication of a lane to connect to Ross Road;
- The existing east-west lane is identified in the Official Community Plan (OCP) as a trail and pedestrian greenway; and,
- Extensive public consultation was undertaken and concerns of the residents included retention of the hedge and traffic.

Ms. Tegan Smith, Transportation Planner, advised that the proposed residential building will generate less vehicle trips than the former commercial business.

Ms. Smith explained that the streets surrounding the development have been assessed and the following traffic calming measures will be considered:

- A review of Lynn Valley Road and Mountain Highway Intersection;

- Signal timing to be improved;
- New lane connection on east side of property; and,
- Improved road signage and markings.

Ms. Peters explained that the Community Amenity Contribution by the developer is \$53,557 based on an increase in density from 1.75 to 1.91 FSR.

Ms. Peters advised that the Community Amenity Contributions and Community Benefits will include:

- Park, trail, environmental, public art, pedestrian and/or other public realm infrastructure improvements;
- Offsite upgrades including new sidewalks, street trees and street lighting;
- Adaptable housing;
- Road dedication for expansion of existing east-west lane; and,
- Road dedication and construction of a new north-south lane.

Ms. Peters advised that if the rezoning is approved, the applicant would purchase one lot owned by the District. A notice of the potential disposition was advertised in the North Shore News on November 27<sup>th</sup> and December 4<sup>th</sup> of 2013.

Ms. Peters advised that the project has been reviewed by several sources and the following has been noted:

- The project complies with the density and height provisions as set out in the District OCP;
- The project proposes Built Green Gold and complies with the District's policy;
- The District's Advisory Design Panel has reviewed the project and is in support of the application;
- The proposed project met the District's previous Adaptable Design Guidelines;
- A Housing Agreement Bylaw is proposed to ensure that future strata bylaws do not prevent owners from renting their units; and,
- A preliminary traffic management plan during the construction phase has been submitted and is being reviewed by the District.

#### **4. PRESENTATION BY APPLICANT**

##### **Mr. Hesam Deihimi, Milori Homes:**

- Thanked Council and District staff for their consideration and time on the project;
- Noted the public consultation that was held in the early stages of the application;
- Modified the project based on feedback from the public;
- Suggested the application will significantly reduce traffic;
- Spoke to the benefits of the improved traffic flow that result of the application;
- Parking stall ratio is 1.7, which is higher than the District's minimum ratio of 1.4 spaces per unit;
- Plenty of secure storage provided for residents; and,
- Opined that the application is a positive addition to the neighbourhood.

##### **Mr. Stu Lyon, GBL Architects:**

- Provided history and context of the proposed development site;
- Noted that the proposed development setbacks exceed the District standards;
- Provided an overview of the landscaping plans for the site noting that laneway hedge will be retained;
- The design of the building enhances livability by providing ground level residents with direct access to the sidewalk on Draycott Road; and,
- The south laneway will be wider, cleaned up and paved for pedestrians, cyclists and cars.

Councillor HICKS left the Hearing at 7:28 pm.

The Hearing recessed until a quorum was regained.

Councillor HICKS returned to the Hearing at 7:30 pm.

Mr. Lyon continued his presentation, highlighting the following points:

- The proposed development will be constructed of warm earth tone products and real wood columns for the base;
- The top floor is recessed to allow more light into surrounding areas;
- The proposed development will consist of 2-3 bedroom apartments that range from 740 sq. ft. to 1200 sq. ft.; and,
- Building standards are in accordance to the District bylaw.

**Mr. Gary Vlieg, Creative Transportation Solutions, Traffic Engineer:**

- Spoke to the outcome of the traffic study regarding surrounding streets noting overall traffic will be reduced by 45% from when the application was an operating commercial site; and,
- The addition of the north/south laneway is a benefit to the community.

Mr. Vlieg advised Council that the addition of the two-way lane will not have a negative effect on traffic. He noted that it would be very difficult for cars to turn left from Lynn Valley Road onto Draycott Road as there is no light on the busy street.

Mr. Vlieg advised Council that traffic calming measures can be implemented in the laneway to discourage the laneway from becoming a traffic short cut.

Council requested that staff look into traffic calming measures during the construction phase.

Council expressed concern regarding the difficulty of turning left onto Lynn Valley Road from Draycott Road and suggested staff look into adding an extra lane that is specifically designed for cars waiting to make the left turn.

Mr. Vlieg advised that the Trip Generation Models are based on the Institute for Engineers Standard Trip Generation for this type of residential development.

He advised that measures have been taken to ensure that garbage trucks can access the garbage disposal location.

## **5. REPRESENTATIONS FROM THE PUBLIC**

**5.1. Mr. Bruce Macarthur, 1300 Block Draycott Road:**

- Spoke in favour of the development; and,
- Advised that his concerns regarding the hedge and traffic have been addressed.

**5.2. Ms. Jennifer Lackton, 1300 Block Draycott Road:**

- Expressed her concern regarding the current traffic issues around the proposed development.

**5.3. Mr. Richard Mclatchie, 1300 Block Ross Road:**

- Expressed concern regarding the proposed laneway through to Ross Road.

**5.4. Ms. Liz Barnett, Executive Director of the North Shore Resource Centre:**

- Spoke on behalf of the North Shore Disability Resource Centre Association;
- Thanked the developer and the District for the accessible suite option; and,
- Noted the monthly average disability allowance for individuals with a disability.

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

- Expressed concern regarding the property disposition notification;
- Queried if there will be allocated electric plug-in stalls for electric vehicles;
- Noted that the proposed drawings included in the application appear to have six levels as opposed to the proposed five levels mentioned in the presentation; and,
- Expressed concern regarding the access to the parkade during peak traffic times.

Staff confirmed that the proposal has five residential levels and an underground parkade that will have designated electric outlet spots.

The applicant confirmed that the prior commercial business opened at 7 am.

Staff advised that the two-way traffic laneways are for vehicle movement.

Staff advised that the laneway will be the standard 6 m width.

Staff will report back on interim traffic calming measures for the lane.

Mr. Deihimi advised Council that the depending on the size of the unit, they will be listed between \$350,000 to \$650,000.

Staff advised that the parking lot on the west side of the site is not part of the proposed development.

**5.6. Ms. Jennifer Lackton:**

**SPEAKING A SECOND TIME**

- Queried how many visitor parking stalls are proposed for the underground parkade.

Staff advised that there are four visitor stalls proposed for this development.

**6. QUESTIONS FROM COUNCIL**

**7. COUNCIL RESOLUTION**

**MOVED by Councillor MURI**

**SECONDED by Councillor HICKS**

THAT the March 3, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1322 (Bylaw 8096)" be returned to Council for further consideration.

**CARRIED**  
(8:10 p.m.)

**CERTIFIED CORRECT:**

