

**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, June 17, 2014 commencing at 7:05 p.m.

Present: Mayor R. Walton
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon

Absent: Councillor R. Bassam
Councillor M. Little

Staff: Mr. B. Bydwell, General Manager – Planning, Properties, and Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Confidential Council Clerk
Ms. T. Smith, Transportation Planner
Ms. T. Guppy, Community Planner

Bylaw 8061: The District of North Vancouver Rezoning Bylaw 1310

Purpose of Bylaw:

The proposed bylaw will rezone Grouse Inn and adjacent former gas station site. The proposal includes two residential towers, a restaurant, commercial building, and gateway plaza.

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.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw and advised that all those who consider that their interest in property may be affected by the proposed bylaw are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Tamsin Guppy, Community Planner

Ms. Tamsin Guppy, Community Planner, advised that the applicant is seeking permission to rezone 2.6 acres, which include the Grouse Inn and former Esso gas station, at the corner of Capilano and Marine Drive. The proposal includes two residential towers, a restaurant, a commercial building, a new gateway plaza, and a park. The proposal is in keeping with the OCP, will have a maximum of 280 units and a 2.5 Floor Space Ratio (FSR) with a commercial floor area of 23,000 sq. ft. at grade.

Ms. Guppy reviewed the vision for the Lower Capilano Village Centre Plan highlighting:

- Bridging the community and providing a connection to the community on both sides of Capilano Road;
- Commercial space which serves the immediate neighbourhood;
- A new network of open space;

- Road improvements for now and the future;
- The right mix of housing in the right place; and,
- High rises located in key areas to maximize sunlight to the public areas.

Ms. Guppy commented on the height of the proposed buildings noting that in the Community Implementation Plan the interior building is proposed as being 20 stories and the corner building is proposed as being 22 stories; the applicant is proposing changing the building heights to 19 and 23 stories to create a distinction between the two buildings. Staff advised that this change will reduce the impact of building height and shading away from the heart of the community, park spaces, and existing single family neighbourhoods.

Staff advised that the proposal meets the current adaptable housing guidelines; as the guidelines are currently under review, the applicant will have the option of adopting the new standards or using the existing guidelines when the policies change.

The commercial component includes:

- At grade commercial space which will provide the services needed in the Lower Capilano Village Centre and help with animating the streets to provide vibrancy; and,
- Three stories of office space which can be converted to live-work or residential units if required, thereby allowing up to 18 additional residential units, increasing the site's total residential units from 262 to 280 units.

Staff advised that the Community Amenity Contribution will be \$4,562,500 which can be used for public facilities, improvements to parks, public art, or affordable housing projects in the area.

The project includes residential visitor parking and commercial parking in a public parking lot in P1, this parkade level will have higher floor to ceiling heights to accommodate taller vehicles and include approximately 150 spaces.

At this time the applicant is proposing 1.7 parking spaces per unit (393 spaces in total) in this development; a reduction in parking spaces may be requested by the applicant during the detailed design stage after a detailed transportation study has been completed.

Ms. Tegan Smith, Transportation Planner, provided an overview of the transportation issues studied as part of the Implementation Plan work, highlighting:

- A transportation study has been completed in advance of the Implementation Plan approval;
- The proposed road network provides circulation options for getting around in the village centre; and,
- The plan adds capacity at Capilano Road and Marine Drive intersection by adding lane improvements and a dedicated left turn lane.

Staff also worked extensively with TransLink to develop a strategy to better integrate transit into the Lower Capilano Village Centre which includes:

- Creating a more central transit hub at the crossroads where the south bound 246 and 247 bus routes to travel down McGuire Avenue and onto Lions Gate Bridge; and,
- Monitoring of the area by TransLink and an increase in service over the last couple of years.

Staff noted that bike lanes are planned for the Village Centre and the surrounding area for all ages and abilities and that there will be extensive pedestrian improvements.

Turning to the project-specific transportation improvements, Ms. Smith noted traffic improvements include:

- A new signalized intersection at Capilano and Curling Road;
- A new left turn lane on Capilano Road southbound onto Marine Drive, which will improve traffic flow and reduce wait times by 3 minutes;
- Improved signal coordination; and,
- Improved safety.

Regarding pedestrian and cycling improvements, Ms. Smith noted the new road allocation for bike lanes, and wider sidewalks buffered by street trees.

Transit service at the site was discussed and it was noted that there are over 25 buses per hour westbound at the stop next to the project on Marine Drive. Transit service is also anticipated to be improved still further under the Mayors' Plan and will include the addition of new B Line service. The project will be providing an improved bus stop with shelter and an easy pedestrian connection to the bus stop.

Staff advised that 48% of the site will be provided for public access, park land, sidewalks, and road improvements; there will be a left turn bay implemented on Capilano Road at Curling Road.

Staff confirmed that they have communicated the District's expectations for construction traffic management to the proponent; staff advised that the proponent is working to ensure that the construction site does not disrupt peak traffic and must be contained on the site. Staff expects that the proponent will submit a construction management plan for the project and it will be coordinated with the other construction sites in the area.

In response to a query from Council staff advised that the proposal includes an open plaza space and a small portion of land which will become part of a larger park as more developments are constructed in the future. It was noted that there are several trails and parks in the area which can be easily accessed by residents of the development. Staff are working on developing a network of pocket parks within the Village Centre which will each offer different themed play opportunities.

Staff advised that the office units on the upper floors of the commercial building could be converted to live work or residential if the market does not support office, and that the bylaw provides for this conversion, giving the potential for 18 additional residential units beyond the 262 currently proposed.

4. PRESENTATION BY APPLICANT

Presentation: Foad Rafii, Rafii Architects and Michael Geller, Planning Consultant

Mr. Michael Geller, Planning Consultant, and Mr. Foad Rafii, Rafii Architects, spoke on behalf of the applicant. Mr. Geller reviewed the community feedback which has been received including comments on traffic, views, property value, amount of development in the area, and project coordination.

Mr. Geller advised that the proposal complies with the desires of the OCP and has integrated commercial and retail space with the residential component.

Mr. Geller advised that the number one issue which the proponent has addressed is to minimize the affect the proposal will have on traffic; if the traffic problems in the area can't be addressed, the units will not sell. The proposal has implemented a system for truck loading and created a dedicated main entrance to the development. The traffic study indicates that the project will add 2% to the traffic in the intersection on Capilano Road, and will add 5% at the Curling Road intersection. He advised that the road dedications from the site will result in significant overall area transportation improvements.

Mr. Geller advised that the project will include:

- Electric car facilities and car share parking spaces;
- Outside plantings to make the buildings more livable which will be maintained by the Strata Councils;
- A variety of store fronts using various materials which will fit in with the village feel;
- A proper plaza with a fountain and natural wood features; and,
- A double row of trees along Capilano Road and Marine Drive which will help to transform the intersection.

View analysis proves that the Woodcroft views will not be blocked, just changed, and have provided a view, to scale, of what the building will look like from Woodcroft.

Mr. Geller confirmed that the project will have an onsite construction plan and will not need to use the roadways for construction purposes. The development is to be implemented in a two phase project and will ensure that access will be available to the site throughout. Construction traffic management principles will be implemented to maintain access for contractors, pedestrians, on site storage, and advance notice of traffic impact work will be

provided to the neighbourhood.

Mr. Geller advised that the Community Amenity Contribution will be \$4,562,500 and \$2,365,000 for Development Cost Charges in addition to the land which is being provided for roadways and park.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Don Peters, 600 Block West Queens Road: COMMENTING

- Spoke on behalf of the Community Housing Action Committee;
- Opined that there is only one mention in the staff report of affordable housing options;
- Urged that affordability be included in the proposal; and,
- Proposed that Council set aside 25% of the CAC's and direct it towards the development of below market housing in this neighbourhood.

5.2 Mr. Michael Vingarzan, 2000 Block Fullerton Avenue: OPPOSED

- Spoke in opposition to the proposed development;
- Expressed concern regarding the development of high density towers on the site;
- Commented that the density will increase traffic issues in the neighbourhoods; and,
- Expressed concern that the views from his building will be affected and reduce his property value.

5.3 Ms. Val Moller, 2000 Block Fullerton Avenue: COMMENTING

- Commented that she likes the proposed development, but encouraged that the two towers be lowered;
- Commented that the level of development on the North Shore is intense and should be monitored; and,
- Commented on the traffic issues at Capilano Road and urged that traffic management plans be implemented.

5.4 Mr. Doug Curran, 2000 Block Curling Road: IN FAVOUR

- Spoke in support of the proposed development;
- Commented on the developers approach to working with the community; and,
- Urged that Council adopt the proposal.

5.5 Ms. Sue Lakes-Cook, 200 Block West 4th Street: OPPOSED

- Expressed concern with the saleability of the units;
- Noted that there are not a lot of units or amenities in the development for families; and,
- Requested that staff install an air quality monitoring device at the corner of Capilano and Marine Drive.

5.6 Mr. Hazen Colbert, 1100 Block East 27th Street: COMMENTING

- Opined that the application is incomplete and should address affordable housing and parking; and,
- Commented on the traffic issues on Capilano Road and Marine Drive.

5.7 Mr. Matthew Dalzell, 1700 Block Medwin Place: IN FAVOUR

- Commented on the saleability of the adjacent building, in which he owns a unit, and suggested Council consider increasing the density for them as well.

5.8 Mr. Armin Eslanpour, 2000 Block Fullerton Avenue: IN FAVOUR

- Opined that the development will create a village feeling for the area; and,
- Suggested that the project will provide affordable housing for him.

5.9 Ms. Behnaz Arabian, 2000 Block Fullerton Avenue: IN FAVOUR

- Spoke in support of the proposed development; and,
- Commented that the development will be welcomed by the community.

- 5.10 Mr. Elaa Aki, 2800 Block Capilano Road: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented that the traffic improvements will benefit the community; and,
 - Queried what the improvement percentage will be in traffic from the additional traffic lanes.

- 5.11 Ms. Carol Milne, 200 Block Osborne Road: OPPOSED**
- Spoke in opposition to the proposed development;
 - Commented that there is an abundance of condos and construction in North Vancouver; and,
 - Encouraged a moratorium on condos on the North Shore.

- 5.12 Mr. Farhad Ebrahimi, 2000 Block Marine Drive: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented that the FSR granted to the developer is not enough.

The meeting recessed at 8:44 pm and reconvened at 8:49 pm.

- 5.14 Mr. Kevin Saffari, 2000 Block Fullerton Avenue: OPPOSED**
- Commented that the lack of visitor parking will be problematic;
 - Opined that there are lots of amenities and stores in the neighbourhood;
 - Commented that the proposal will increase the traffic congestion in the area; and,
 - Commented on the impact the proposal will have on views to the neighbourhood.

- 5.15 Mr. Barry Bakhtiar, 2000 Block Fullerton Avenue: IN FAVOUR**
- Spoke in favour of the proposed development;
 - Opined that many of the occupants may be residents of the District who are downsizing; and,
 - Commented that Woodcroft has set up a bus service for seniors to reach Park Royal Mall.

- 5.16 Mr. Iraj Babaei, 1400 Block Bewicke Avenue: IN FAVOUR**
- Spoke in support of the proposed development;
 - Is a frequent user of the Capilano and Marine Drive intersection and opined that the development will be an improvement in the District; and,
 - Commented that the project is designed with customers in mind as it provides adequate parking for the retail units.

- 5.17 Mr. Walter Hajen, 3700 Block Rutherford Crescent: OPPOSED**
- Spoke in opposition to the proposed development;
 - Commented on the traffic congestion on the North Shore;
 - Queried if the only improvement from the project will be an additional turning lane; and,
 - Spoke in opposition to more densification on the North Shore.

- 5.18 Mr. Soroush Ahmadpour, 800 Block Clements Avenue: IN FAVOUR**
- Spoke regarding affordable housing on the North Shore; and,
 - Spoke in support of the proposed development;

- 5.19 Mr Masih Alaeitafti, 2000 Block Fullerton Avenue: IN FAVOUR**
- Spoke in support of the proposed development;
 - Spoke regarding traffic issues on Marine Drive, commenting that the left turn lane will improve congestion;
 - Opined that creating a community which is inviting to youth and the elderly is a benefit; and,
 - Requested that staff review the parking requirements to ensure that it is adequate.

- 5.20 Mr. Rudy Voser, 1800 Block Belle Isle Place: COMMENTING**
- Spoke regarding the FSR for the proposed development; and,
 - Opined that when so much land is set aside for roads and park, the density is squeezed, and that it is

better to have two tall towers than shorter fatter buildings and no public land.

- 5.21 Ms. Doris Wong, Garden Avenue: IN FAVOUR**
- Spoke in support of the proposed development commenting that the area is in need of redevelopment; and,
 - Spoke in support of the transit in the area and walkability of the area.
- 5.22 Ms. Farah Ghafari, District Resident: IN FAVOUR**
- Spoke in favour of the proposed development; and,
 - Commented on the livability of having shops in the neighbourhood.
- 5.23 Mr. Bernie Teague, District Resident: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented that there is a need for a community centre development in the area.
- 5.24 Mr. Gordon Wylie, District Resident: IN FAVOUR**
- Commented that the OCP identifies where density is need in the District; and,
 - Opined that parking may be less of a factor in the future than it is currently.
- 5.25 Mr. Mike Riely, 1800 Block Glenaire Drive: IN FAVOUR**
- Commented that to stop a development because of traffic issues is not advisable;
 - Commented that transit is a benefit to commuters; and,
 - Urged that people re-examine their use of vehicles.
- 5.26 Mr. Kevin Saffari: SPEAKING FOR A SECOND TIME**
- Commented on the growth north of North Vancouver which affects the traffic on the North Shore;
 - Opined that new developments will not alleviate traffic congestion on the North Shore; and,
 - Commented on the negative impact of the proposed high-rise buildings on the residents of Woodcroft.
- 5.27 Mr. Doug Curran: SPEAKING FOR A SECOND TIME**
- Commented on the downward trend of car ownership; and,
 - Encouraged that transit be improved in the area.
- 5.28 Mr. Iraj Babaei: SPEAKING FOR A SECOND TIME**
- Commented that there is support for the project in Woodcroft; and,
 - Opined that the home prices in Woodcroft will not be affected by the proposal.
- 5.29 Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**
- Expressed concern that the proposed bylaw was vague in some areas;
 - Urged Council to include specifics such as the square feet allocated for outdoor space and size of storage lockers;
 - Commented on the transportation plan;
 - Commented on shadow studies and the usefulness of public space; and,
 - Requested that the appropriate amount of commercial space be designated for this neighbourhood.

Councillor NIXON left the meeting at 9:50 pm and returned at 9:53 pm.

- 5.30 Mr. John Gilmour, 2900 Block Bushnell Place: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Opined that the community plaza will improve the area.
- 5.31 Mr. Michael Geller, Applicant: IN FAVOUR**

- Spoke regarding the site FSR, noting that the bylaw establishes the FSR at 2.5;
- Clarified that the bylaw identifies a requirement for commercial space;
- Commented that the buildings will be built to a LEED Gold equivalent; and,
- Commented that there is discretion on behalf of the District to use the CAC contribution towards purchasing units for affordable housing.

5.32 Mr. Bernie Teague: SPEAKING FOR A SECOND TIME

- Commented on a need for affordable housing stock in the District.

6. QUESTIONS FROM COUNCIL

Council queried what the traffic impact will be from this village centre when it is built out in full. Staff advised that the traffic study which was conducted found that 95% of the area traffic is regional and that the additional traffic would generate an additional ten trips per minute in the peak hour.

Staff advised that the FSR is based on the gross size of the land before any calculations for road or park areas are separated from the parcel.

Staff confirmed that the housing agreement bylaw, which was introduced at the same time as zoning bylaw, will be registered on title as a covenant and prevent future strata Councils from prohibiting rental in the buildings.

Council requested that staff report back on the value of the property which is being rededicated to roadway.

7. COUNCIL RESOLUTION

MOVED by Councillor NIXON

SECONDED by Councillor HICKS

THAT the June 17, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1310 (Bylaw 8061)", be returned to Council for further consideration.

CARRIED
(10:07 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk