

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**



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 2, 2015 commencing at 7:00 p.m.

Present: Acting Mayor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn

Absent: Mayor R. Walton
Councillor L. Muri

Staff: Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. C. Archer, Confidential Council Clerk
Ms. L. Arishenkoff, Planner

The District of North Vancouver Rezoning Bylaw 1325 (Bylaw 8103)

Purpose of Bylaw:

Bylaw 8103 proposes to amend the Zoning Bylaw by rezoning 1203-1207 Harold Road from Single-Family Residential 6000 Zone (RS4) to Comprehensive Development 87 (CD87) to allow the development of an 8 unit townhouse project.

1. OPENING BY THE MAYOR

Acting Mayor Bassam 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 the Chair'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,
- 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 BYLAW BY CLERK

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

Bylaw 8103 proposes to amend the Zoning Bylaw by rezoning 1203-1207 Harold Road from Single-Family Residential 6000 Zone (RS4) to Comprehensive Development 87 (CD87) to allow the development of an 8 unit townhouse project.

3. PRESENTATION BY STAFF

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

Ms. Arishenkoff advised that:

- The site is in the Lynn Valley Town Centre and is comprised of three single family lots with two houses currently on them;
- Adjacent property uses are single-family to the east and north, townhouses to the west and multifamily (RM3) to the south;
- Three lots are designated Residential Level 4 (transitional multifamily up to 1.2FSR) in the Official Community Plan;
- The site is governed by the flexible planning framework that was adopted in 2013;
- The framework allows for a building height of between two and three storeys on the subject site;
- Proposal is for rezoning to Comprehensive Development Zone 87 (CD87);
- Vehicle access is from Baird Road through an existing open rear lane into a central auto courtyard;
- In the context of the flexible planning framework, the proposal provides a 1.25 metre dedication at the east end of the site;
- When the three single family lots further east develop in the future, a similar dedication will be required, at which time, the two dedications will be consolidated to create a 2.5 metre pedestrian greenway which will connect the existing pathway along Hastings Creek southward through the future redevelopment of Draycott Gardens and ultimately to Ross Road;
- The proposal provides for 16 parking stalls onsite at a ratio of two per unit;
- Bike parking will be provided;
- A facilitated Public Information Meeting was held on December 11, 2014 with 15 people in attendance;
- In response to feedback from the meeting, the applicant included a sidewalk on the west and north side of the project;

- The applicant will be providing an amenity contribution of approximately \$55,000 and approximately \$73,000 in Development Cost Charges;
- The District reviewed the application with a variety of District tools, including the Official Community Plan, Flexible Planning Framework, Green Building Policy, a review by the Advisory Design Panel, guidelines for adaptable design and the Strata Rental Protection Policy;
- It is noted that 50% of the units have an adaptable design which enables the addition of an elevator;
- Housing Agreement Bylaw 8104 will ensure that future strata bylaws do not prevent owners from renting out their units;
- The applicant will work with the District to develop a comprehensive Construction Traffic Management Plan which is a requirement of the Development Permit; and,
- The design of this project is a continuation of the infill projects that have been built to the west of the site.

4. PRESENTATION BY APPLICANT

4.1 Mr. Mike Brody, Brody Development:

Mr. Brody advised that:

- The number of units in the original application had been reduced and were made ground-oriented units in response to feedback from the community;
- The development is targeted to empty-nesters, with larger units and high quality design elements; and,
- He is available to answer any questions.

4.2 Mr. Duane Siegrist, Integra Architecture Inc.:

Mr. Siegrist highlighted that:

- Attention has been paid to access to light in all liveable spaces;
- The area is walkable, connecting to amenities in Lynn Valley;
- Lane access is being maintained;
- The auto courtyard will be gated for resident privacy;
- The development achieves a West Coast appearance through the use of stone and wood;
- Roof decks will increase livability and offer more outdoor space; and,
- The adaptable design includes an elevator option for some units to allow for aging in place.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Ms. Laurie Townsend, 1200 Block Harold Road:

COMMENTING

- Expressed mixed feelings about proposal;
- Asked if the perimeter line marking the transition between single-family and multi-family use could be changed;
- Noted that duplexes and triplexes further west in the buffer zone between single family houses and higher density townhouses have the look and feel of single-family homes and suggested rezoning to allow for these multi-family uses instead of townhomes; and,

- Suggested that three houses could be built with basement suites to provide six families with housing as another alternative.

5.2. Mr. Robert Gelling, 3300 Block Fromme Road: OPPOSED

- Spoke in opposition to the proposed development; and,
- Opined that there is too much development in Lynn Valley.

5.3. Mr. David Warawa, 1200 Block Harold Road: OPPOSED

- Remarked that in the last five or six years there has been an erosion of the area's reputation as being a friendly, open place;
- Commented on the increasingly crowded roadways, grocery stores, parks and other places; and,
- Suggested delaying the proposed development so that the nearby Marcon development could be completed before construction begins.

5.4. Mr. Michael Elwood, 1100 Block Harold Road: COMMENTING

- Commented that there is no street parking available; and,
- Noted he is not opposed to development.

5.5. Ms. Barbara Marshall, 3200 Block Baird Road: COMMENTING

- Remarked that finding parking on Baird Road and Harold Road is difficult;
- Queried if there will be any visitor parking in the proposed development; and,
- Requested that the residential parking issues on Baird and Harold Roads be addressed.

5.6. Mr. Brady Fleguel, 1200 Block Harold: COMMENTING

- Expressed concern with parking issues in the area;
- Remarked that there is no sidewalk on this street and noted when street parking is full it creates a safety hazard for pedestrians;
- Queried if the building height requires a variance; and,
- Commented that duplexes or triplexes would be a better transition from single-family to multi-family housing.

5.7. Dr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Asked about the proposed FSR;
- Queried if there had been any public input received; and,
- Suggested including visitor parking.

The meeting recessed at 7:44 and resumed at 7:55 pm.

6. QUESTIONS FROM COUNCIL

In response to a question from Council regarding the BuiltGreen standard, staff advised that BuiltGreen Gold will be required and the applicant's proposal voluntarily exceeds the requirement with Built Green Platinum. Staff noted that no additional floor space will be allowed as a result.

In response to a question from Council about the greenway, staff advised that there is a walkway connecting to the autocourt on the east side on the property and will remain on the property that will be available to the residents of the development. Staff clarified that

the creation of the greenway is contingent on future development to the east, where a further dedication would be taken to achieve the pedestrian pathway.

In response to a question from Council about the number of adaptable units, staff advised that four of the eight units will have closets stacked and sized for elevator installation in the future if required.

In response to a question from Council about the sidewalk design and if there is a pedestrian strategy, staff advised that a new sidewalk would be constructed on the east side of Baird Road in front of the development.

In response to questions from Council about parking, staff advised that:

- Two stalls will be provided per unit with no onsite visitor parking;
- There are two tandem stalls;
- Not all the stalls are in enclosed garages; and,
- Staff and the applicant will review the possibility of creating one drive-through parking stall.

In response to a question from Council about a partial fourth floor, staff advised that a set of stairs and a small landing will provide access to the rooftop deck.

Council inquired about the changes that had been requested by the Advisory Design Panel. Staff advised that in response to issues raised by the Panel, the applicant revised the design as follows:

- Changed the proposal from garages only to a combination of garages and carports;
- Made adjustments to the design of the autocourt and gating to ensure adequate turning radius; and,
- Introduced a greater variety of windows, timber screens, stone base, two colours of wall panels and a bay window on the east elevation.

Staff further advised that the Panel had requested a review of the following items, resulting in no changes to the proposal:

- Window transparency on the west elevation to ensure the building materials would show; and,
- Handicapped parking.

In response to a question from Council about the number of units in the preliminary application, staff advised that the applicant had presented an application for an apartment building and a townhome option. The apartment option was not well received by the community. There were 14 units in the original application.

In response to a question from Council regarding the FSR, staff advised that the FSR under the density bonus bylaw is 1.2. The base FSR is .45 with an increase to the greater FSR with the payment of Community Amenity Contributions.

5. REPRESENTATIONS FROM THE PUBLIC, continued

5.8. Mr. Bill Harrison, 300 Block East 9th Avenue, Vancouver:

IN SUPPORT

- Advised that he is the landscape architect on the project;

- Commented that the project is well-designed in form and character, is tied into the street, community-oriented and attractive; and,
- Stated that the development will attract a more diverse demographic to Lynn Valley.

5.9. Ms. Ursula Warawa, 1200 Block Harold Road: OPPOSED

- Expressed concern about traffic, garbage and the lack of parking;
- Requested clarification on the notification area for the project;
- Noted there is already a large impact on the community from existing projects; and,
- Commented that there is too much development in the area.

Staff advised that a 75m radius is required by the District's Public Notification Policy as well as a large sign placed on the property and two ads in the North Shore News.

5.10. Ms. Laurie Townsend: SPEAKING A SECOND TIME

- Requested clarification on changes to the property line being planned and who would be responsible for maintenance of the dedicated portion of land.

Staff advised that there will be an interim maintenance agreement placed on the title of the property, which will be the responsibility of the strata.

5.11. Dr. Corrie Kost: SPEAKING A SECOND TIME

- Asked if there had been shadow studies;
- Commented that the developer does excellent work; and
- Asked about the approximate price range for the units.

5.12. Mr. Don Harger, 1200 Block Harold Road: COMMENTING

- Commented favourably on the modern feel of the design; and,
- Expressed concern that sundecks will overlook his back yard.

The applicant advised that overlook is considered in the design of decks. Decks are set back from the roof edge to reduce overlook and that guardrails can be made opaque.

5.13. Ms. Ursula Warawa, 1200 Block Harold Road: SPEAKING A SECOND TIME

- Expressed concern about the lane being blocked during construction.

In response to Council's request for clarification, staff advised that laneways are covered by Highway Use Permits. If the developer wants to close the lane during construction, it must be in the required Construction Management Plan.

5.14. Ms. Dianne Wood, 3800 Block Sauve Place: COMMENTING

- Expressed concern about the number of developments in Lynn Valley and the impact on the community;
- Remarked that schools are full and using portables; and,
- Noted that traffic is getting worse.

7. COUNCIL RESOLUTION

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HICKS

THAT the June 2, 2015 Public Hearing be closed;

AND THAT “The District of North Vancouver Rezoning Bylaw 1325 (Bylaw 8103)” be returned to Council for further consideration.

CARRIED
(8:27 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk