

**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 16, 2015 commencing at 7:02 p.m.

Present: Acting Mayor L. Muri
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn (7:03 pm)

Absent: Mayor R. Walton

Staff: Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. D. Milburn, Deputy General Manager – Planning, Properties & Permits
Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. E. Geddes, Section Manager – Transportation
Ms. C. Drugge, Project Engineer
Mr. M. Hartford, Planner
Ms. C. Peters, Planner
Ms. S. Dale, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1324 (Bylaw 8101)

Purpose of Bylaw:

Bylaw 8101 proposes to amend the Zoning Bylaw to create a new Comprehensive Development Zone (CD86) and rezone the subject site from Multiple Family Zone 3 (RM3) to Comprehensive Development 86 (CD86) to allow the development of four residential apartment buildings.

1. OPENING BY THE MAYOR

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

Acting Mayor Muri stated 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; and,
- 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.

The Municipal Clerk stated the following:

- 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,
- 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

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw stating that Bylaw 8101 proposes to amend the Zoning Bylaw to create a new Comprehensive Development Zone (CD86) and rezone the subject site from Multiple Family Zone 3 (RM3) to Comprehensive Development 86 (CD86) to allow the development of four residential apartment buildings.

3. PRESENTATION BY STAFF

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

Ms. Peters advised that:

- Polygon has applied to rezone the Mountain Court multifamily complex to permit the development of four new apartment buildings;
- Three buildings will be strata condominiums and one is rental;
- The proposal is for five storey low rise buildings
- Phase one includes two buildings on the eastern portion of the site, a 75 unit rental building at East 27th Street and Library Lane, and a strata building immediately to the south;
- The proposal is in keeping with the Official Community Plan and Lynn Valley Town Centre Flexible Planning Framework;
- The proposal matches the envisioned building form and proposes an overall density of 1.82 FSR which is significantly below the 2.5 limit in the Official Community Plan;
- Phase two is for the two buildings on the west side of Library Lane;
- In total the proposal is for 321 units in 4 buildings;

- There is a mix of units in each building ranging from studio apartments to 3 bedroom units;
- The District's Community Amenity Contribution Policy requires an amenity contribution for projects that include an increase in residential density. In this case, a proforma was reviewed that demonstrated the provision of the rental housing and off-site works resulted in no additional amenity contribution;
- This project's major benefit to the community is the provision of a 75 unit market rental housing building that will remain rental in perpetuity in keeping with the intent of the housing policy;
- Polygon is voluntarily providing \$100,000 towards public art that will be secured prior to adoption of Bylaw 8101;
- The preliminary transportation study prepared by BWW Consulting, notes that there is capacity for further growth, signal timings can be adjusted to optimize conditions, and intersections will operate satisfactorily;
- The project will provide more parking than recommended in the parking policy for town centres; and,
- The applicant has submitted a draft Construction Traffic Mitigation Strategy that has been reviewed by the District's Construction Traffic Management Program Coordinator.

4. PRESENTATION BY APPLICANT

Mr. Hugh Ker, Polygon Homes:

- Provided history and context of the proposed development;
- Noted that extensive community consultation has taken place and the developer has worked with the community to address their needs;
- Stated that coordination with Bosa's construction schedule will be crucial; and,
- Noted that the proposed development will meet Built Green 'Gold' standards.

Mr. Ray Letkeman, Raymond Letkeman Architecture Ltd.:

- Advised that improvements to the pedestrian, cycle and vehicle network will include:
 - Widening of East 27th Street to accommodate a new separated bike lane;
 - Construction of the new Library Lane, north-south street;
 - Expansion west of the new Mountain Gate, east-west street;
 - A new east-west pedestrian pathway; and,
 - Construction of a public art and water feature at the corner of Library Lane and East 27th Street.
- The buildings are oriented to follow the new street layout and provide quiet interior garden courtyards;
- A play area for the project is proposed in the larger private garden space on the west side of the development site; and,
- Buildings are designed to work with the topography and step down the slope.

Mr. Hugh Ker, Polygon Homes:

- Polygon has held meetings with tenants of Mountain Court;
- Advised that a Tenant Compensation/Relocation package will be available to all residents who were tenants prior to July 1, 2014; and,
- Noted that consultants are available to answer questions.

5. REPRESENTATIONS FROM THE PUBLIC

- 5.1. Ms. Karolina Francis, 1200 Block East 27th Street: OPPOSED**
- Spoke in opposition of the proposed development;
 - Expressed concern with the loss of affordable housing; and,
 - Commented that the issue of affordable housing needs to be addressed.
- 5.2. Mr. David Goodman, 1900 Block Acadia Road, Vancouver: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented on the need for new rental stock;
 - Opined that Mountain Court has reached the end of its life and should be redeveloped; and,
 - Commented that the proposed development is aesthetically pleasing.
- 5.3. Ms. Isabella Berisavac, 1200 Block East 27th Street: OPPOSED**
- Spoke in opposition to the proposed development;
 - Suggested that Mountain Court be renovated; and,
 - Commented that the proposed development will have an impact on the environment.
- 5.4. Ms. Julie-Ann Johnson, 2600 Block Mountain Highway: IN FAVOUR**
- Spoke in support of the proposed development;
 - Spoke of the need for affordable housing;
 - Noted that Mountain Court is deteriorating and will need upgrades; and,
 - Commented that the proposed development will beautify the neighbourhood.
- 5.5. Mr. Alex Schwarz, 3200 Block Mountain Highway: OPPOSED**
- Expressed concern for the families that will lose their homes; and,
 - Expressed concern with the loss of affordable housing.
- 5.6. Ms. Kelsey Totevs, 600 Block East St. James Road: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented that the proposed development will provide affordable housing for the younger generations.
- 5.7. Mr. Don Peters, 600 Block West Queens Road: COMMENTING**
- Expressed concern for the families who will be displaced;
 - Expressed concern with the loss of affordable housing;
 - Commented that as density is lowered so is affordability;
 - Suggested the following:
 - 15% of the 75 units be required to have rents set at no more than 20% above their current rent;
 - That the District grant property tax relief to commensurate with the rent differential for the same period;
 - Direct to this development 30% of the community amenity contribution to address affordability;

- Establish a number of units where rent is geared to the median of District incomes; and,
- A combination of these and other strategies be used to address affordability.

5.8. Mr. Lee Varseveld, 2100 Block Greyline Crescent: IN FAVOUR

- Spoke in support of the proposed development;
- Commented that the proposed development will meet the vision of the Official Community Plan and Lynn Valley Town Centre Flexible Planning Framework;
- Opined that the proposed development will revitalize the neighbourhood; and,
- Expressed concern with the loss of affordable housing.

5.9. Ms. Yvette Mercier, 2100 Block East 27th Street: OPPOSED

- Spoke in opposition of the proposed development;
- Expressed concern with the low rental vacancy in the District;
- Expressed concern with a loss of affordable housing; and,
- Expressed concern for the families that will lose their homes.

5.10. Mr. Scott Sigston, 1800 Block Westover Road: IN FAVOUR

- Spoke in support of the Polygon proposal;
- Commented that the proposed development will provide affordable housing options;
- Noted that the proposed development will allow younger generations to stay in their community; and,
- Commented that the proposed development will revitalize the neighbourhood.

In response to a question from Council, staff advised that the application was considered by the Advisory Design Panel at the preliminary application stage and again at the detailed application stage. The Panel recommended approval of the project subject to refining the design to the satisfaction of staff.

Staff advised that the traffic study prepared by BWW Consulting considered the impacts of construction activities with neighbouring construction sites including Bosa's development at Lynn Valley Centre and other town centre projects.

Council queried why there is only one bicycle storage space per unit. Staff advised that the current bylaw proposes a minimum of one bicycle storage space per unit; however, staff supports more and can work with the applicant on this.

Staff advised that the District has a Multi-family Rental Housing Demolition Notice Bylaw which requires six months notice be provided to the tenants. Notice cannot be provided until the demolition permit has been issued.

Staff advised that the pedestrian walkway will be lighted.

Staff advised the size of the storage lockers is 4'x6'.

Staff advised that the median income in the District is \$87,000.

5.11. Mr. Will Bayer, 1600 Block Ross Road: COMMENTING

- Expressed concern that families will be forced to move out of their homes; and,

- Suggested increasing the density to make the proposed units more affordable.

5.12. Mr. Ian Graf, 1200 Block West Georgia Street, Vancouver: IN FAVOUR

- Spoke on behalf of the owners of Mountain Court;
- Commented that Mountain Court is an old building and needs to be replaced;
- Spoke to the shortage of housing in the District;
- Commented that the proposed development will achieve the vision of the Official Community Plan;
- Suggested that the proposed development will provide affordable housing for the residents of Lynn Valley; and,
- Opined that the proposed development will provide vibrancy to the Lynn Valley Town Centre.

5.13. Mr. Wesley Pifer, 1200 Block East 27th Street: OPPOSED

- Expressed concern that the proposed development will force families to relocate; and,
- Expressed concern with a loss of affordable housing and with traffic issues.

5.14. Ms. Maureen Bragg, 1800 Block Draycott Road: IN FAVOUR

- Commented that the proposed development is within the Official Community Plan guidelines;
- Stated that walkability is vital to the livability of the Lynn Valley community;
- Commented on the housing shortage; and,
- Opined that the proposed development does not impact green space.

5.15. Ms. Liz Barnett, 3100 Block Mountain Highway: COMMENTING

- Spoke on behalf of the North Shore Disability Resource Centre;
- Expressed concern with a lack of affordable housing on the North Shore; and,
- Spoke in support of the proposed bylaw.

5.16. Ms. Nicole Elder, 1200 Block East 27th Street: OPPOSED

- Expressed concern with a loss of affordable housing; and,
- Urged Council to consider the long term impact that unaffordable housing will have on the community.

5.17. Mr. Eric Muira, 1300 Block Kilmer Road: IN FAVOUR

- Commented that the proposed development will meet the vision of the Official Community Plan and Lynn Valley Town Centre Flexible Planning Framework;
- Opined that the proposed development will rejuvenate the community;
- Expressed concern with the lack of housing diversity options; and,
- Encouraged Council to engage with Community Associations to address the needs of the community.

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

- Commented that the proposed development will not provide quality affordable housing;
- Stated that affordable housing across the District is an issue; and,
- Opined that additional outside bicycle storage space for visitors would improve the project.

- 5.19. Mr. Richard Hancock, 1100 Block East 29th Street:** **IN FAVOUR**
- Spoke in support of the proposed development;
 - Commended the developer for reducing the density;
 - Expressed concern with a lack of affordable housing on the North Shore; and,
 - Commented that the proposed development will provide the younger generation with housing options.
- 5.20. Mr. Cameron Clader, 1200 Block East 27th Street:** **OPPOSED**
- Spoke in opposition of the proposed development;
 - Expressed concern that the families of Mountain Court may have to relocate to a different community; and,
 - Spoke regarding the lack of affordable housing on the North Shore.
- 5.21. Mr. Richard Campbell, 1400 Block Arbourlynn Drive:** **IN FAVOUR**
- Spoke in support of the proposed Polygon project;
 - Commented on the need for multi-family units in the community;
 - Opined that the proposed development will revitalize Lynn Valley;
 - Suggested that the location is ideal for residents who don't drive; and,
 - Commented on the need for affordable housing options.
- 5.22. Mr. John Gilmour, 2900 Block Bushnell Place:** **IN FAVOUR**
- Spoke in favour of the rezoning application;
 - Commented on the importance of a walkable community;
 - Noted that the proposed development will increase the rental housing units in the neighbourhood; and,
 - Noted that the proposed development will provide housing options for younger residents.
- 5.23. Mr. Kerry Morris, 700 Block East 15th Street:** **COMMENTING**
- Expressed concern with a lack of affordable housing on the North Shore; and,
 - Commented that residents of Mountain Court are facing the loss of community, friends, and jobs.
- 5.24. Mr. Doug Curran, 2000 Block Curling Road:** **IN FAVOUR**
- Commented on the importance of replacing rental stock; and,
 - Commented that the low density of the proposed development will limit community amenity contributions.

In response to a question from Council, staff advised that in order to achieve more affordable housing there would have to be an increase in density or a reduction in rental units.

Council queried why 2.5 FSR is not achievable on this site. Staff advised that the Lynn Valley Town Centre Flexible Planning Framework designates this area for a five storey low rise development. Staff further advised that 23% of the site is dedicated for roads as the proposed project will widen East 27th Street, construct Library Lane and Mountain Gate streets, and provide a new east-west pedestrian connection.

In response to a question from Council, staff advised that if all the units were market strata units the estimated community amenity contributions would be four million dollars. Staff advised that there is not a mid-block pedestrian path that goes through Canyon Springs to connect to Mountain Highway. The connection to Mountain Highway would be via East 27th Street or Mountain Gate Road.

Mr. Ker advised that the housing mix will be finalized during the development permit process.

Mr. Letkeman described the vertical variation on each building noting that varying the roof line will give the impression of individual units.

Council requested that a copy of the Construction Traffic Mitigation Strategy be provided.

Staff advised that the west side of the site can be used for parking and staging during construction for phase one.

In response to a question from Council, staff advised that the building heights and roof slopes are limited by the proposed rezoning bylaw.

5.25. Ms. Sue Cooks, 2600 Block West 4th Street: COMMENTING

- Expressed concern regarding a lack of affordable housing; and,
- Urged Council to work with the provincial and federal government to address the affordable housing issue.

5.26. Mr. Chavavrrria, 1200 Block East 27th Street: OPPOSED

- Expressed concern for the families that will have to relocate.

5.27. Mr. Corrie Kost, 2100 Block Colwood Drive: COMMENTING

- Spoke regarding affordable housing;
- Commented on the modest site coverage;
- Express concern that the traffic and community amenity contribution reports were not included in the Public Hearing binder; and,
- Questioned what the existing and proposed FSR is estimated to be.

5.28. Ms. Yvette Mercier, 2100 Block East 27th Street: SPEAKING A SECOND TIME

- Spoke regarding affordable housing; and,
- Expressed concern that there is not a common understanding of the term "affordable housing".

5.29. Mr. Alex Schwarz, 3200 Block Mountain Highway: SPEAKING A SECOND TIME

- Suggested that the rental shortage can be addressed by not allowing properties in the District to sit empty.

5.30. Mr. Corrie Kost, 2100 Block Colwood Drive: SPEAKING A SECOND TIME

- Expressed concern with the shadowing on Library Lane; and,
- Opined that growth is not sustainable.

5.31. Mr. Scott Sigston, 1800 Block Westover Road: SPEAKING A SECOND TIME

- Opined that it is not sustainable to keep developing single family homes;
- Commented on the need for higher density development; and,
- Commented that the proposed development will create viability in Lynn Valley.

Staff advised that the Community Amenity Contribution Policy recognizes public art as an amenity and is paid in its entirety from the community amenity contribution budget.

Staff advised that the current FSR on the property is estimated at 0.4 FSR but could be redeveloped at approximately 0.6 FSR.

Staff advised that the traffic reports were available in the Public Hearing binder as of June 3, 2015.

In response to a question from Council, staff advised that the majority of rental units at Mountain Court are two bedrooms with an average rent of \$870-\$1600. Staff further advised that 27 of the units are occupied by families with children.

Staff advised that the Tenant Compensation/Relocation package is based on length of tenancy and not on income.

Staff advised that there are approximately eight rental units available in Lynn Valley and 24 rental units available District wide.

Council queried the estimated cost of the rental units. Mr. Ker advised that the two bedroom units will be approximately \$2000.

5.32. Mr. Kerry Morris, 700 Block East 15th Street: SPEAKING A SECOND TIME

- Commented on the lack of affordable housing.

5.33. Ms. Yvette Mercier, 2100 Block East 27th Street: SPEAKING A THIRD TIME

- Enquired what is included in the tenant relocation support package for residents of Mountain Court.

5.34. Mr. Corrie Kost, 2100 Block Colwood Drive: SPEAKING A THIRD TIME

- Opined that high rises are not more environmentally friendly than single family homes.

5.35. Mr. Eric Muira, 1300 Block Kilmer Road: SPEAKING A SECOND TIME

- Stated that change will have consequences;
- Commented that this change will meet some of the goals in the Official Community Plan;
- Spoke in support of the proposed development; and,
- Opined that local residents are purchasing these units.

5.36. Ms. Nicole Elder, 1200 Block East 27th Street: SPEAKING A SECOND TIME

- Commented on the need to separate the terms “low income” and “affordable housing”.

Council recessed at 10:18 pm and reconvened at 10:26 pm.

Mr. Hugh Ker, Polygon Homes, advised that once approvals are received and upon receipt of a Demolition Permit from the District of North Vancouver, two month "Notice to End Tenancy" will be provided (as per the *Residential Tenancy Act*). Once formal notice is given to tenants they may vacate and be eligible for the following:

- One months' free rent as required by the Residential Tenancy Act;
- An additional one months' rent provided by Polygon;
- A residency bonus equal to:
 - \$20 per month for years 1-5;
 - \$30 per month years 6-10; and,
 - \$40 per month for greater than ten years.
- First right to rent in the new rental building based on seniority at Mountain Court.

It was noted that many people have indicated some interest in owning a home at Canyon Springs. As a result, Polygon is working on a purchase discount incentive.

Mr. Ker further advised that the Tenant Compensation/Relocation package is available for all residents who have been tenants prior to July 1, 2014.

Council requested that staff report back on the options stated in Mr. Don Peters letter submitted at the June 16, 2015 Public Hearing. Council further requested that the issue of affordability be included in the report.

6. QUESTIONS FROM COUNCIL

There were no further questions.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the June 16, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1324 (Bylaw 8101)" be returned to Council for further consideration.

CARRIED
(10:31 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk