

**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 23, 2015 commencing at 7:00 p.m.

**Present:** Acting Mayor L. Muri  
Councillor R. Bassam  
Councillor M. Bond (7:01 pm)  
Councillor J. Hanson  
Councillor R. Hicks (7:01 pm)  
Councillor D. MacKay-Dunn

**Absent:** Mayor R. Walton

**Staff:** Mr. B. Bydwell, General Manager – Planning, Properties & Permits  
Mr. D. Milburn, Deputy General Manager – Planning, Properties & Permits  
Mr. D. Desrochers, Manager – Engineering Projects & Development Services  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Mr. D. Allan, Planner  
Ms. S. Dale, Confidential Council Clerk  
Ms. N. Foth, Transportation Planning Technologist

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**The District of North Vancouver Rezoning Bylaw 1330 (Bylaw 8122)**

*Purpose of Bylaw:*

Bylaw 8122 proposes to amend the Zoning Bylaw to create a new Comprehensive Development Zone (CD90) and rezone the subject site from General Commercial Zone 2 (C2) and Single Family Residential Edgemont (RSE) to Comprehensive Development Zone 90 (CD90) to allow the development of a mixed use, commercial/residential project.

**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 8122 proposes to amend the Zoning Bylaw to create a new Comprehensive Development Zone (CD90) and rezone the subject site from General Commercial Zone 2 (C2) and Single Family Residential Edgemont (RSE) to Comprehensive Development Zone 90 (CD90) to allow the development of a mixed use, commercial/residential project.

## **3. PRESENTATION BY STAFF**

Mr. Doug Allan, Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Mr. Allan advised that:

- The site is located at the north gateway into Edgemont Village and is bounded by Ridgewood Drive, Edgemont Boulevard, Connaught Crescent and Ayr Avenue;
- The site consists of two commercial parcels occupied by a grocery store and a medical/dental professional office building and four single family residential lots;
- The remainder of the site consists of commercial properties to the south, single family residential lots and St. Catherine's Church to the north, single family lots and Highlands United Church to the west, and developed single family lots and the Edgemont Senior Living project site to the east;
- The site is designated Commercial Residential Mixed Use Level 1 in the Edgemont Village Centre Plan and Design Guidelines which permits a maximum density of 1.75 FSR;

- Under the Edgemont Village Centre Plan, building height on this site is limited to three storeys with the provision for a partial fourth level provided that the project design is exemplary and achieves other urban design objectives relating to view and sunlight preservation and the provision of public open spaces and other amenities;
- The proposal addresses the land use designation and building heights in the Edgemont Village Centre Plan;
- The proposal involves the development of a mixed use project containing a new Thrifty's grocery store, a restaurant and possibly, a pharmacy, as well as other unspecified commercial uses, and a total of 82 apartment and townhouse units above;
- The townhouses are primarily three bedroom units ranging in size from 831 sq. ft. to 1,537 sq. ft.;
- The apartments are primarily two bedroom units ranging in size from 744 sq. ft. to 1,509 sq. ft.;
- The apartment units have been designed to address the District's Adaptable Design Guidelines including 50% Level 1B units, 40% Level 2 units and 10% Level 3 units;
- A total of 371 parking spaces are provided;
- In order to make more efficient use of the total parking, the applicant proposes to allow for the shared use of the residential visitor spaces with commercial patrons;
- As proposed, the project contains 46 commercial bike parking spaces and a total of 113 residential bike parking spaces;
- The proposal includes significant improvements to the public streetscape incorporating wider sidewalks, street tree planting and planting beds, and street furniture;
- A main gateway plaza and two smaller plazas are proposed;
- Other benefits of the project include improvements to the local infrastructure, bike lanes on both Ridgewood Drive and Ayr Avenue and improvements to the transit stop design on Edgemont Boulevard;
- The Community Amenity Contribution is estimated at approximately \$1.47 million and Development Cost Charges of \$1.1 million;
- Bylaw 8122 proposes a new CD90 zone and rezones the development site from C2 and RSE to CD90;
- The CD90 zone establishes the range of commercial and residential uses permitted as well as the development regulations for height, building and site coverage and outdoor customer service areas;
- The CD90 zone also establishes a minimum bicycle requirement of 1 space/unit for residential uses;
- Implementation of this project also requires the adoption of a Housing Agreement Bylaw;
- The applicant is aware of the issues surrounding construction of the project and the importance of mitigating impacts on the community;
- The applicant is working closely with staff to develop a Construction Management Traffic Plan that will take into consideration construction of the Edgemont Senior Living project as well as the Capilano Watermain replacement project;
- A facilitated Early Input Opportunity was held in May 2014 and a facilitated Public Information Meeting was held on March 4, 2015 and both meetings were well attended by members of the public; and,

- Issues of concern raised include: design elements; the partial fourth floor; noise associated with the outdoor seating area; the need to ensure a variety of retail unit sizes; construction; parking; traffic; and, bus improvements.

#### 4. PRESENTATION BY APPLICANT

##### **Mr. Marc Josephson, Grosvenor Americas:**

- Noted that extensive community consultation has taken place and the developer has worked with the community to address their needs;
- Opined that the proposed development will provide a true community gateway;
- Advised that the proposed development will be staggered with the construction of surrounding projects including Edgemont Senior Living and William Griffin Recreation Centre;
- Advised that Grosvenor is working with District Engineering staff to develop a final Construction Traffic Management Plan;
- Noted that a new permanent intersection signalization at Edgemont Boulevard and Ridgewood Drive will be installed to improve the flow of traffic;
- Stated that Grosvenor has committed to providing 213 public parking spaces free of charge;
- Commented that the proposed development will provide a variety of housing options targeted to a variety of users; and,
- Advised that housing will range in price from \$500,000 to over \$1 million.

##### **Mr. Keith Hemphill, Rositich Hemphill Architects:**

- Provided history and context of the proposed project;
- Noted that the developer has worked with the community to address their needs;
- Provided an architectural update on the proposed buildings;
- Commented that the grocery store, with the exception of the entrance, is hidden behind the other commercial spaces and is partially buried due to the sloping grade on the site;
- Advised that the proposed commercial building is a three storey structure with a partial fourth level that occupies an area roughly equivalent to 14% of the site area;
- Spoke to the character of the project; and,
- Stated that the Advisory Design Panel unanimously supported the project.

#### 5. REPRESENTATIONS FROM THE PUBLIC

##### **5.1. Mr. Adrian Chaster, 3000 Block Crescentview Drive: IN FAVOUR**

- Spoke in support of the proposed development;
- Expressed concern with the height of the proposed fourth level;
- Opined that 52 ft. is too high;
- Requested that a covenant be required to ensure the developer provides 213 free parking spaces; and,
- Commented that the Edgemont and Upper Capilano Community Association would like to continue to be involved in this process.

##### **5.2. Mr. Robin Delaney, 4300 Block Skyline Drive: IN FAVOUR**

- Spoke on behalf of the Edgemont Village Merchants;
- Spoke in support of the Grosvenor project;

- Commented that the community has been engaged; and,
- Requested that additional projects not commence until the completion of the Grosvenor development.

**5.3. Mr. Jason Black, 900 Block Fairmount Road: IN FAVOUR**

- Commented that the proposed development will bring the Edgemont community together;
- Opined that the Grosvenor project is a much-needed refresh for the Edgemont community;
- Opined that the partial fourth level is a reasonable and acceptable height;
- Opined that traffic lights at the intersection of Edgemont Boulevard and Ridgewood Drive would help to resolve the traffic issues; and,
- Commented that the proposed development would allow residents to downsize in their community.

**5.4. Ms. Lauren Henderson, 1000 Block Ridgewood Drive: IN FAVOUR**

- Stated that her property is significantly impacted by the proposed rezoning on Ridgewood Drive;
- Commented that she is generally in favour of the renewal in the village;
- Commented that the proposed development negatively affects the value of her property; and,
- Requested that Council include the three single family homes that are directly affected, in the rezoning proposal.

**5.5. Mr. Jason Madill, 5000 Block Redonda Drive: IN FAVOUR**

- Spoke in support of the proposed development;
- Commented on the benefits that additional underground parking spaces will provide to the community;
- Spoke in support of a full service grocery store;
- Commented that the proposed development will provide attractive and affordable housing options; and,
- Commented that the proposed development would allow residents to downsize in their community.

**5.6. Ms. Lee Tty Huang, 3000 Block Highland Boulevard: IN FAVOUR**

- Spoke in support of the Grosvenor proposal;
- Suggested that the proposed development will unite the four corners of the village;
- Commented on the innovation and modernism of the Grosvenor proposal;
- Spoke to the benefits of having a full service grocery store;
- Commented on the benefits that additional underground parking spaces will provide to the community;
- Noted that the proposed development will provide housing for both young families and residents looking to downsize; and,
- Opined that traffic will only be a short term inconvenience during the construction phase.

Councillor HICKS left the meeting at 8:06 pm and returned at 8:09 pm.

- 5.7. Mr. Cam Claton, 1200 Block Bracknell Place: IN FAVOUR**
- Spoke in support of the Grosvenor project;
  - Opined that the proposed development will refresh the village; and,
  - Commented that the proposed outdoor seating will provide vibrancy to the community.
- 5.8. Ms. Natalie Genest, 500 Block Palisade Drive: IN FAVOUR**
- Spoke in support of the proposed project;
  - Commented that the proposed development will provide an opportunity for aging residents to stay within their community;
  - Spoke to the benefits of increased parking spaces;
  - Commented on the importance of having a full service grocery store; and,
  - Opined that mixed-use housing will provide more affordable housing options for younger families.
- 5.9. Mr. Steve Duvard, 500 Block Alpine Court: IN FAVOUR**
- Spoke in support of the proposed development;
  - Commented on the importance of providing affordable housing; and,
  - Opined that the proposed development will be a tremendous addition to the area.
- 5.10. Mr. Bo Jarvis, 900 Block Kennedy Avenue: IN FAVOUR**
- Commended the applicant on the comprehensive public engagement process;
  - Opined that the four way traffic light will help traffic immensely;
  - Suggested that the proposed development will diversify the housing stock in Edgemont Village;
  - Opined that free parking is a significant contribution to the community;
  - Acknowledged that the proposed development will provide long-term jobs in the community; and,
  - Suggested a pub be considered in the Edgemont area.
- 5.11. Mr. Vladimir Ciche, 900 Block Tudor Avenue: OPPOSED**
- Opined that the project does not have an unique design; and,
  - Expressed concern with traffic issues.
- 5.12. Ms. Dale Sherman, 2900 Block Newmarket Drive: IN FAVOUR**
- Commented that the proposed development allows for a variety of housing options;
  - Commented that by nestling the grocery store into the building, it allows for additional street-front retail and services and eliminates the “big box” look;
  - Commented on the need for more available parking spaces;
  - Commented that the proposed development will provide another gathering place at the north entrance to the village;
  - Noted that Grosvenor has listened to the concerns of the village residents and have refined their plans based on feedback;
  - Urged the District to work with Grosvenor to ensure that the Traffic Management Plan addresses the interim issues of coordinating construction and allowing for the smooth flow of residential and commercial traffic; and,
  - Spoke in support of the proposed development.

**5.13. Ms. Roberta Perrin, 1000 Block Belmont Avenue: IN FAVOUR**

- Commented that Grosvenor has taken into consideration the resident's needs;
- Opined that the full service grocery store will be an asset to the community; and,
- Spoke to the benefits that additional parking space will provide.

In response to a question from Council regarding the potential issue of noise impacts associated with a restaurant, staff advised that the Noise Regulation Bylaw can be enforced to address issues. Staff can also investigate potential noise impacts and how they can be mitigated.

In response to a question from Council, staff advised that the three single family homes located on Ridgewood Drive were not identified for rezoning. Rezoning these sites was not consistent with the vision of the Edgemont Village Refresh Plan & Design Guidelines.

**5.14. Mr. Peter Thompson, 900 Block Clements Avenue: IN FAVOUR**

- Commented that the proposed development will provide a significant increase in the variety of housing options;
- Commented that additional free parking is a key component to the proposed project; and,
- Requested that a covenant be required to ensure the developer provides 213 free parking spaces.

**5.15. Mr. Grig Cameron, 1000 Block Clements Avenue: IN FAVOUR**

- Spoke in support of the proposed development;
- Stated that the lack of parking in the village is a serious issue; and,
- Requested a covenant be signed before the adoption of the bylaw to ensure free public parking is provided by the developer.

**5.16. Mr. Ray Mattinson, 1200 Block Nester Street, Coquitlam: IN FAVOUR**

- Spoke on behalf of Thrifty's Food;
- Spoke in support of the proposed development;
- Commented that the proposed development will provide a social gathering space; and,
- Commented that the proposed development will provide employment opportunities to local residents.

**5.17. Mr. Ryan Cundal, 5200 Block Cliffridge Avenue: IN FAVOUR**

- Spoke in support of the proposed development;
- Commented that additional underground parking is an asset; and,
- Suggested a pub be included in this proposal.

**5.18. Ms. Louise Ranger, 100 Block West 1<sup>st</sup> Street: IN FAVOUR**

- Spoke on behalf of the North Vancouver Chamber of Commerce;
- Opined that a traffic light will improve traffic flow;
- Suggested that Thrifty's Food will create employment opportunities; and,
- Spoke to the benefits of seniors aging in their community.

**5.19. Ms. Sheila Wareing, 3300 Block Wayne Drive: IN FAVOUR**

- Commented that the proposed development would allow residents to age in their community;
- Stated that change is inevitable; and,
- Noted that the proposed development would provide a mix-use of housing.

**5.20. Mr. Dereck Gerch, 1400 Block Lang Drive: COMMENTING**

- Questioned whether priority would be given to residents of Edgemont Village wanting to purchase the proposed units; and,
- Expressed concern with the cost of the units.

**5.21. Mr. Callum Milley, 3100 Block Beverly Crescent: IN FAVOUR**

- Spoke in support of the proposed development; and,
- Expressed concern with the cost of the proposed buildings.

**5.22. Ms. Marie Scott, 900 Block Melbourne Avenue: IN FAVOUR**

- Spoke in support of the proposed development;
- Noted that Thrifty's Food will create employment opportunities for local residents;
- Stated that traffic and parking issues have been addressed by the developer; and,
- Commented that the proposed development will provide a variety of housing options.

**5.23. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**

- Requested a covenant be signed to ensure free public parking is provided by the developer;
- Expressed concern with the height of the parkade; and,
- Opined that a large grocery store in Edgemont Village is not needed.

**5.24. Mr. Brian Platts, 3100 Block Pemberton Crescent: IN FAVOUR**

- Spoke in support of the proposed development;
- Commented on the importance of a covenant to ensure free public parking is provided by the developer; and,
- Expressed concern with the proposed traffic light.

**5.25. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME**

- Expressed concern with the proposed traffic light;
- Commented that the proposed development will allow residents to age in place;
- Opined that the housing stock will not be diversified;
- Opined that the proposed development is not affordable; and,
- Spoke in support of the proposed development.

**6. QUESTIONS FROM COUNCIL**

In response to a question from Council, staff advised that there will be two sets of stairs and an elevator in the underground parkade.

Staff advised that there are currently 70 commercial parking stalls in Edgemont Village. The proposed development will provide 213 commercial parking stalls.



In response to a question from Council, the developer clarified that 80% of Grosvenor Ambleside has been sold to local residents, 5% to developers, and 0% to Grosvenor employees.

Staff advised that the grocery store will use a combination of escalators, cartveyors, and separate elevators.

Council requested that staff provide information with regards to a covenant addressing potential noise issues created by the proposed restaurant.

Council requested that staff report back on the covenant required to secure the underground parking spaces.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HICKS**

THAT the June 23, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1330 (Bylaw 8122)" be returned to Council for further consideration.

**CARRIED**  
(9:17 p.m.)

**CERTIFIED CORRECT:**

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Confidential Council Clerk