

**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, November 15, 2016 commencing at 7:03 p.m.

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

Absent: Councillor L. Muri

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Mr. A. Bell, Section Manager – Development Engineering
Ms. C. Archer, Confidential Council Clerk
Ms. T. Guppy, Planner

The District of North Vancouver Rezoning Bylaw 1345 (Bylaw 8192)

Purpose of Bylaw:

Bylaw 8192 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 96 (CD96) and rezone the subject lands from Single Family Residential (RS4) to CD96 to permit the development of a six-storey residential 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 of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Speakers will have five 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;
- 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,
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night.

Mr. James Gordon, Manager – Administrative Services, stated that the 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

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw stating that Bylaw 8192 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 96 (CD96) and rezone the subject lands from Single Family Residential (RS4) to CD96 to permit the development of a six-storey residential building.

3. PRESENTATION BY STAFF

Ms. Tamsin Guppy, Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services.

Ms. Guppy advised that:

- The site is located in the Lynn Creek Town Centre, at the corner of Crown Street and Mountain Highway, close to Phibbs Exchange;
- The Official Community Plan (OCP) designates the site as Residential Level 6, for medium density apartments;
- The Lynn Creek Implementation Plan designates the site for up to six storeys in height;
- The application is for a six-storey building with 47 units, of which 13 are one bedroom units, 27 are two bedroom units and 7 are three bedroom units;
- Ground level units are proposed to be used for live-work spaces;
- The two-level underground parkade includes secure lockers large enough for multiple bicycle storage;
- The driveway into the parking garage off Crown Street could be shared with an adjacent future development, reducing the number of driveway crossings;
- The applicant is providing land dedication for features including wider sidewalks and future bicycle lanes;
- The Community Amenity Contribution for this project will be \$100,000 and the Development Cost Charges will be \$280,000;
- The project was well received at a Public Information Meeting held by the applicant, with questions raised about the price of units, the number of bedrooms in the units and concerns about a shortage of street parking expressed by local residents;

- Concerns regarding construction and parking have been addressed in the Construction Management Plan;
- The applicant has purchased the adjacent lot to be used as a trades parking area to reduce the impact on local residents;
- Street beautification projects include street trees, landscaping and undergrounding of at least one Hydro line;
- HUB North Shore has provided information on separated bicycle lanes;
- The project complies with the District's Built Green and Accessible Design Policies, and has the support of the Advisory Design Panel; and,
- A Housing Agreement will prevent rental restrictions.

4. PRESENTATION BY APPLICANT

Mr. Ehsan Fatimi, IRCA Group:

- Stated that he is a local resident who shares the same concerns about transportation and other issues as other District residents and that IRCA Group's office is located in the District;
- Advised that Lynn Creek was selected due to the close proximity of public transit, Capilano University and bridge access;
- Reported that the units have 19 different layouts and that 34 of the 47 units have two or three bedrooms, allowing space for families;
- Advised that, in addition to the adjacent property to be used for trades parking, parking is being rented from local residents and Dykhof Nurseries;
- Noted that the land dedication will alleviate the need for road closures; and,
- Reported that, in order to encourage the use of transit and bicycles, each unit will be provided with a transit pass and a new bicycle.

Mr. Reza Salahi, Salahi Group, Architect:

- Commented that the project is within walking distance from Phibbs Exchange, various amenities and shopping areas on Main Street, and close to highway entrances;
- Reported that the proposal includes 59 parking spaces, eight of which are designated for visitors and three for persons with disabilities;
- Noted that the proposal includes four adaptable units;
- Advised that the parking and secure bicycle storage areas will be protected by locked gates and security cameras;
- Noted that there will be a second entrance to the building from Mountain Highway in addition to the main entrance from Crown Street;
- Reported that all ground floor units will have large patios with outside entrances directly to the individual units;
- Advised that the project includes landscaping features that will provide privacy for ground-level unit patios;
- Opined that the design fits with the look and feel of the area;
- Noted the building will have a high energy performance level including Energy Star appliances and the use of sustainable materials in construction;
- Reported that the stormwater management system will reduce drainage into the municipal system.

5. REPRESENTATIONS FROM THE PUBLIC

- 5.1. Mr. Navid Jalali, 1300 Block Hope Road: IN FAVOUR**
- Commented that having more available apartment units will provide more housing choices in the neighbourhood; and,
 - Opined that new buildings will improve the overall appearance of the neighbourhood.
- 5.2. Mr. Pooyan Khorsandi, 900 Block Lytton Street: IN FAVOUR**
- Spoke in favour of the project on behalf of himself and his parents;
 - Commented on the difficulty with finding a rental apartment in the District;
 - Opined that increasing density in specific areas and providing more housing choices will allow families to return to the North Shore; and,
 - Remarked on the larger units in the proposal.
- 5.3. Mr. Arash Fasihi, 4000 Block Sunset Boulevard: IN FAVOUR**
- Advised that he is a District resident and local business owner;
 - Commented on the difficulty with finding suitable housing in North Vancouver for family members; and,
 - Commented on the difficulty attracting employees due to a lack of available housing.
- 5.4. Ms. Sara Tofigh, District Resident: IN FAVOUR**
- Commented on the need for affordable housing in the District;
 - Complimented the inclusion of larger units in the project;
 - Remarked on the community amenities to be provided by the applicant; and,
 - Urged the approval of projects close to public transit in areas with room to grow.
- 5.5. Mr. Parviz Sharif, 1000 Block Belvedere Drive: IN FAVOUR**
- Commented on the project's proximity to Phibbs Exchange;
 - Complimented the design of the building;
 - Noted that larger units can accommodate families; and,
 - Commented on the current shortage of available housing in North Vancouver.
- 5.6. Mr. Massoud Hamidizadeh, District Resident: IN FAVOUR**
- Commented on the need to build housing for future generations; and,
 - Noted that the project is close to public transit.
- 5.7. Mr. Amir Shani, District Resident: IN FAVOUR**
- Commented on housing affordability;
 - Noted that the project provides options for those who want to stay in, or move to, the District; and,
 - Commented on the project's proximity to transit.
- 5.8. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**
- Questioned if the proposal is for purpose-built rental housing or owned units;
 - Expressed concern that the proposal does not include enough parking;

- Queried whether the building is wood framed or concrete;
- Commented on the Community Amenity Contribution calculation;
- Queried how long the transit passes would be provided for residents; and,
- Commented on short-term rentals.

Staff clarified that the proposal is for a strata building with a Housing Agreement Bylaw that will prevent rental restrictions.

The applicant advised that the building will be wood framed.

6. QUESTIONS FROM COUNCIL

In response to a question from Council, the applicant explained that the number of tradespersons on site will vary during the different phases of construction. Mr. Fatimi noted that once the parkade is completed, no street parking for trades will be required.

In response to a question from Council, staff advised that the lane could not be used for access to the building as the Lynn Creek Implementation Plan includes the closure of the lane to use the space for an outdoor community amenity area.

In response to a question from Council, staff advised that there are seventy affordable rental housing units under construction in Lynn Creek and an additional thirty-five units proposed in preliminary applications. A further 300 market rental units are proposed for the area, including 205 units at Seylynn 2. A seniors care facility is under preliminary application and there is other interest in the area.

Council requested clarification on the Community Amenity Contribution for the project when the Bylaw is returned to Council for further consideration.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT the November 15, 2016 Public Hearing is closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1345 (Bylaw 8192)" is returned to Council for further consideration.

CARRIED
(7:56 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk