The District of North Vancouver
REPORT TO COUNCIL

January 4, 2017
File: 08.3060.20/061.16

AUTHOR: Darren Veres, Community Planner

SUBJECT: PUBLIC INFORMATION MEETING – 8 Unit Townhouse Development at 756 – 778 Forsman Avenue

RECOMMENDATION:

It is recommended that this report be received for information.

SUMMARY:

1009198BC Ltd is hosting a facilitated public information meeting to present their proposal for an 8 unit townhouse project for the vacant properties located at 756 and 778 Forsman Avenue. A summary of the input received at and after the meeting will be provided by staff at Bylaw introduction.

PUBLIC INFORMATION MEETING DETAILS:

Date: Wednesday, January 18th, 2016
Time: 6:30 – 8:30pm
Location: Lynnmour Elementary School Library, 800 Forsman Avenue

SITE AND SURROUNDINGS AREA:

The development site is comprised of two vacant single-family properties along the east side of Forsman Avenue and is approximately 1,686 m² (18,155 sq ft) in area (see Context Map and Aerial Map on following page). Adjacent properties consist of single-family homes (zoned RS3) to the west and south, Lynnmour Elementary to the north, townhouses to the east, and the Trans-Canada Highway to the south.

The subject properties are designated Residential Level 3: Attached Residential in the Official Community Plan (OCP), which envisions ground-oriented multi-family housing up to approximately 0.80 FSR.

The density of the proposal is 0.67 FSR and is therefore compliant with OCP objectives for this area.
The site is currently zoned RS3 (Single-Family Residential Level 4) which permits one single-family residential building per lot. The development proposal will require rezoning approval from Council to change the zone to accommodate the multifamily use.

BACKGROUND:

A previous application for townhouses was made on this site in 2012. The proposal consisted of nine townhouses in three buildings and included 20 parking stalls (18 residential and 2 visitors stalls). Parking for five of the units was provided in tandem.

PROJECT DESCRIPTION:

Several changes have been made from the previous application. The new proposal consists of eight townhouse units in three buildings, which is one unit less than the previous design. All units have three bedrooms on the upper level, and range in size from 1,300 – 2,200 sq ft. The buildings are approximately 10.67 m (35 ft) in height.

Each unit has its own parking garage at grade. 18 parking stalls are proposed (2 stalls per unit plus two extra stalls for visitors). No tandem parking is proposed.

A site plan and rendering of the proposal is shown on the following page.
Site Plan

Rendering looking east on Forsman Avenue
PUBLIC NOTIFICATION:

Notices for the Public Information Meeting have been sent to owners and occupants within a 100 m of the proposed development site as well as the Inter-River Community Association.

One sign will be erected on the site and a newspaper advertisement will placed in two editions of the North Shore News.

Respectfully submitted,

Darren Veres
Community Planner

Attachments
1. Applicant's flyer
2. Site Sign
3. Newspaper Advertisement

REVIEWED WITH:

☐ Sustainable Community Dev. ☐ Clerk's Office ☐ External Agencies:
☐ Development Services ☐ Communications ☐ Library Board ☐
☐ Utilities ☐ Finance ☐ NS Health ☐
☐ Engineering Operations ☐ Fire Services ☐ RCMP ☐
☐ Parks ☐ ITS ☐ NVRC ☐
☐ Environment ☐ Solicitor ☐ Museum & Arch. ☐
☐ Facilities ☐ GIS ☐ Other:
☐ Human Resources ☐ Real Estate

Document: 3091550
YOU ARE INVITED

PUBLIC INFORMATION MEETING

756 & 778 Forsman Avenue

<table>
<thead>
<tr>
<th>WHEN</th>
<th>Wednesday, January 18, 2016</th>
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<tbody>
<tr>
<td>WHERE</td>
<td>Lynnmour Elementary School Library, 800 Forsman Avenue</td>
</tr>
<tr>
<td>TIME</td>
<td>Open House: 6:30pm  Presentation: 7:00pm  Discussion: 7:30 - 8:30pm</td>
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Rendering of the proposed development

This information package is being distributed to the owners and occupants within 100m of the proposed development site in accordance with District of North Vancouver policy.
1009198BC Ltd is hosting a Public Information Meeting to present a townhouse development proposal for three multi-family buildings at 756 & 778 Forsman Avenue. Several changes have been made from a previous application made in 2012.

Come to the meeting to learn more.

Tell us what you think to inform the project!

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The proposed three-storey development consists of eight townhouses in three buildings, which is one unit less than the previous design. All units have three bedrooms on the upper level, and range in size from 1,300 - 2,200 sq ft. The buildings are approximately 10.67m (35 feet) in height.

Each townhouse has its own parking garage at grade. 18 parking stalls are proposed: each unit will have two parking stalls, with two extra stalls for visitors. No tandem parking is proposed for this project.

The applicant proposes to rezone the site from a single-family zone to a Comprehensive Development Zone that is written specifically for this project. The new zone will permit an 8-unit ground-oriented housing project.

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We would love to hear from you! For questions or comments please call or email:

604.616.7892  Patrick Yang, Pacific West Architecture Inc.
604.990.2487  Darren Veres, Planner, District of North Vancouver
Developer's Public Information Meeting

Proposal:
Updated designs for 8-unit, 3-storey townhouse proposal

Wednesday, January 18, 6:30pm - 8:30pm
Lynnmour Elementary School Library
800 Forsman Avenue

Patrick Yang, Pacific West Architecture
604-616-7892

This meeting has been required by the District of North Vancouver as part of the regulatory process.
An 8-unit townhouse development is proposed for 756-778 Forsman Avenue (one unit less than the previous design). You are invited to a meeting to learn more and discuss the project.

Wednesday, January 18
6:30pm - 8:30pm
Lynnmour Elementary School Library
800 Forsman Avenue

For more information:
Patrick Yang, Pacific West Architecture 604-616-7892
Darren Veres, Planner, District of North Vancouver 604-990-2487

This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.
Gu Can Construction Ltd: 756-778 Forsman Avenue Rezoning Application

Public Information Meeting Summary Report

Event Date: January 18, 2017
Time: 6:30pm – 8:30pm
Location: Lynnmour Elementary School Library
Attendance: 6 members of the public signed in.
Comment Forms: 2 comment sheets

Meeting Purpose:
1) To present development application materials to neighbours
2) To provide an opportunity for the public to ask questions about the development
3) To provide an opportunity for neighbours to comment on the proposal.

Notification:
In accordance with District of North Vancouver policies:

Invitation Brochures
Invitations were delivered to all residences within 100m of the site. The invitation was also sent to the Inter-River Community Association.

Site Sign
A sign was erected on the site to notify neighbours of the meeting. A copy of the sign is included in Appendix A: Notification.

Newspaper Ad
A newspaper ad was placed in the North Shore News on Wednesday, January 11 and Friday, January 13, 2017. A copy of the ad is included in Appendix A: Notification.

Attendance:
6 members of the public signed in for the meeting, including the principal of Lynnmour Elementary School, which is adjacent to the project site.

The following District staff and project team members were in attendance:

District of North Vancouver:
- Darren Veres, Community Planner, District of North Vancouver

Project Team:
- Kenny Gu, Gu Can Construction
- Patrick Yang, Pacific West Architecture
Steve Wong, Landscape Architect

Facilitator:
- Steven Petersson, Petersson Planning Consulting

Overview:
The meeting was held in an Open House format. Meeting participants could browse the display boards and engage with the project team and the City Planner directly. The facilitator listened for questions and comments and noted them on a flip chart for all to see.

The planned presentation and facilitated question and answer period were cancelled: due to the small number of participants, it was possible to enjoy a dialogue with some depth during the Open House. Several participants chose to spend significant time at the meeting to review and discuss the project.

The participants were invited to submit written comments to the facilitator or to the municipal planner.

The facilitator heard no expressions of opposition to the project, although several constructive comments were directed to various application team members.

The key themes of the evening were drainage, landscaping and neighbourhood revitalization and safety.

Public Dialogue:
(Q = Question, A = Answer, C=Comment, and the number is to track the dialogue)

Q1 How high will the foundation be? I live in the neighbouring townhouse, and am concerned about drainage and my retaining wall.
A1 The elevation is determined by the Flood Construction Level, which will be enforced through the Creek Hazard Development Permit process.
A2 A large bioswale network has been proposed, larger than typical for this type of development. This will improve drainage and increase the setbacks between the units and the property line.

C2 You should consider car-share and co-op cars to reduce parking supply standards.

C3 Look out for “Bertha”, the big cottonwood tree on school property: it might be hazardous.

C4 Don’t put gravel where kids will play.

C5 The north side of the buildings will turn green with moss.

Q6 Has enough parking been provided?
A6 2 Visitor stalls are proposed, which is more than required by bylaw.

C7 “I like the design.”

C8 “This will clean up the neighbourhood.”
C9 We need eyes on the school for Crime Prevention Through Environmental Design.

C10 There needs to be sufficient lighting or motion sensor lighting: drug dealers might hide in shadows.

C11 Drainage is poor near the school.

**Comment Sheet and Email Summary**

Comments and emails were received for a two-week response period after the meeting. Two comment sheets were submitted after the meeting, and no emails or comment sheets were submitted during the two-week response period.

Both comment sheets expressed support for the project. One comment sheet requested that native plants be used in the landscaping, and noted that development projects never have enough visitor parking. The respondent also noted that the exterior of buildings in the area may get covered with moss due to the climate, and encouraged the proponent to build an environmentally sustainable building. Scanned copies of the comment sheets are provided in Appendix B.

**Conclusion**

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide an opportunity to ask clarifying questions and comment on the proposal. Invitations were mailed to the community, a sign advertising the meeting was posted on the site, and two newspaper ads notified the community of the meeting.

The public could participate in this process in three ways:

- browsing boards
- talking to the project team and municipal Planner in an Open House
- submitting written comments.

Six people signed in and participated in the meeting. The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and District planner a variety of specific questions, mostly related to drainage, landscape, parking, and neighbourhood revitalization and safety. No opposition to the project was expressed at the meeting or in the written comments.
Appendix A: Notification

Newspaper Advertisement: North Shore News January 11 and 13, 2017

Public Information Meeting

An 8-unit townhouse development is proposed for 756-778 Forsman Avenue (one unit less than the previous design). You are invited to a meeting to learn more and discuss the project.

Wednesday, January 18
6:30pm - 8:30pm
Lynnmour Elementary School Library
800 Forsman Avenue

For more information:
Patrick Yang, Pacific West Architecture 604-616-7892
Darren Veres, Planner, District of North Vancouver 604-990-2487

This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.
An 8,000 ft² house was designed for 756-778 Forsman Avenue (one unit less than the previous design). You are invited to a meeting to learn more and discuss the project.

Wednesday, January 18
6:30pm - 8:30pm
Lynden Elementary
School Library
900 Forsman Avenue

For more information,
Patricia Yang, Pacific West Architecture
Darren Verey, Planner, District of North Vancouver
604-990-3487

756-778 Forsman Avenue: Public Information Meeting Summary Report

Petersson Planning Consulting
Forsman Avenue: Public Information Meeting Summary Report

An 8-unit townhouse development is proposed for 756-778 Forsman Avenue (one unit less than the previous design). You are invited to a meeting to learn more and discuss the project.

Wednesday, January 18, 6:30pm - 8:30pm
Lynnmour Elementary School
800 Forsman Avenue

For more information:
Patrick Yang, Pacific West Architecture
604-616-7892
Donna Veres, Planner, District of North Vancouver
604-990-2487

This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

For further information, visit www.dnvnews.com.
Notification Sign Photograph
Appendix B: Public Comments: Written Submissions

**COMMENT SHEET**

**DISTRICT OF NORTH VANCOURVER**

**PROPOSAL:**
Patrick Yang, Pacific West Architecture
756-778 Forsman Avenue
Detailed application for a rezoning and development permit for an 8-unit townhouse development

Please provide us with any input you have on this project (feel free to attach additional sheets):

- Need a rain barrel catchment system as well as the smell of plants.
- Playground should not have gravel - dry recycle tires due to local trees the North facing will turn green very quickly and moss love asphalt roofs. Maybe look into aluminum.
- Try for greenest building possible - including small wind or solar panels.
- Never enough visitor parking.
- Street is very scary for kids, and drop off pick-up.
- I really like the exterior color - watch out for potential rot due to excess moisture.

Please return, by mail or email by February 2, 2017 to:

Darren Veres, Community Planner
Tel: 604.990.2487
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: veresd@dnv.org

The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with the District of North Vancouver’s Manager of Administrative Services at 604-990-2207.

Document: 3105286
on St. Denis we have had to replace a lot of wood facias and support posts.
The landscaping never works out please use native plants only.
PROPOSAL: Patrick Yang, Pacific West Architecture
756-778 Forsman Avenue
Detailed application for a rezoning and development permit for an 8-unit
townhouse development

To help us determine neighbourhood opinions, please provide us with any input you have on this
project (feel free to attach additional sheets):

Excellent design. Landscaping blends in perfectly.
A bridge between the two units is a good idea.
Giving more landscape area.

Your Name: ___________________________ Street Address: ___________________________

Please return, by mail or email by February 2, 2017 to:
Darren Veres, Community Planner
Tel: 604.990.2487
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: veresd@dnv.org

The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver’s Manager of Administrative Services at 604-990-4207.

Document: 3105588
No public input submissions have been received since First Reading given May 29, 2017.