

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**1886-1956 Belle Isle Place & 2046 Curling Road  
88 Unit Townhouse Project**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 23, 2017 commencing at 7:02 p.m.

**Present:** Mayor R. Walton  
Councillor R. Bassam (7:03 pm)  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor L. Muri

**Absent:** Councillor D. MacKay-Dunn

**Staff:** Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. C. Archer, Confidential Council Clerk  
Mr. E. Wilhelm, Development Planner

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**The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8230, 2017 (Amendment 24)**

*Purpose of Bylaw:*

Bylaw 8230 proposes to amend the OCP land use designation of the properties from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to Parks, Open Space, and Natural Areas (POSNA) and to designate these properties as Development Permit Areas for Form and Character of Commercial, Industrial and Multifamily Development and Energy and Water Conservation and GHG Emission Reduction.

**The District of North Vancouver Rezoning Bylaw 1352 (Bylaw 8231)**

*Purpose of Bylaw:*

Bylaw 8231 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 104 (CD104) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 104 (CD104) and to Neighbourhood Park Zone (NP). The CD104 Zone addresses use, density, amenities, setbacks, site coverage, building height, acoustic requirements, landscaping, subdivision and parking.

**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 bylaws as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- Council is here to listen to the public, not to debate the merits of the bylaws; and,
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum.

Councillor BASSAM arrived at this point in the proceedings.

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

- This public hearing is being convened pursuant to Section 464 of the Local Government Act;
- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- The Chair will be working within the following rules established by Council:
  1. Speakers will be called from the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
  2. Speakers will have five minutes to address Council for the first time and should begin remarks to Council by stating their name and address;
  3. After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
  4. Any additional presentations will only be allowed at the discretion of the Chair. Speakers should not repeat information from previous presentations and should ensure comments remain focused on the bylaw(s) under consideration this evening;
  5. A member of the public who has provided a written submission does not need to read it as it will have already been seen by Council. Speakers may summarize or briefly reiterate the highlights of written submission and should ensure comments pertain to the bylaw(s) under consideration at this hearing; and,
  6. 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 bylaws;
- A binder containing documents and submissions related to these bylaws which Council has received is available on the side table to be viewed;
- Everyone at the hearing will be provided an opportunity to speak; if necessary, the hearing will be continued on a second or additional nights;
- 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 streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

## **2. INTRODUCTION OF BYLAWS BY THE CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaws, stating that Bylaw 8230 proposes to amend the OCP land use designation of the properties from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to Parks, Open Space, and Natural Areas (POSNA)

and to designate these properties as Development Permit Areas for Form and Character of Commercial, Industrial and Multifamily Development and Energy and Water Conservation and GHG Emission Reduction. Bylaw 8231 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 104 (CD104) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 104 (CD104) and to Neighbourhood Park Zone (NP). The CD104 Zone addresses use, density, amenities, setbacks, site coverage, building height, acoustic requirements, landscaping, subdivision and parking.

### **3. PRESENTATION BY STAFF**

Mr. Erik Wilhelm, Development Planner, provided an overview of the proposal, elaborating on the introduction by the Manager – Administrative Services.

Mr. Wilhelm advised that:

- The proposal is for an 88-unit townhouse complex comprised of ten separate buildings within the Lions Gate Village Peripheral Area;
- The development site is currently comprised of seven single-family lots with a total area of 0.8 hectares;
- The surrounding sites include:
  - The Larco site to the east is currently excavating foundations for apartment buildings;
  - Single-family homes to the west, have submitted applications for townhouses on several of the lots;
  - The Travelodge site to the south is intended for higher density residential uses in the Official Community Plan (OCP); and,
  - Single family homes to the north are either owned or optioned by developers and are anticipated to be the subject of a development application at a future date.
- A land purchase agreement between the applicant and the District enables the expansion of Belle Isle Park to approximately 0.6 hectares to provide green space and a variety of outdoor amenities for area residents, as well as footpaths to connect residences with the future community plaza and community centre;
- The proposed development has a floor space ratio of 1.2, with 163 underground parking spaces and 120 secure bicycle storage spaces;
- All the buildings are proposed to be three storeys with rooftop decks;
- The entrance to the underground parkade is on the south side of the proposed development and is positioned to be able to share the access point with a potential development project to the southwest;
- An elevator from the parkade to the ground level provides additional accessibility for those with mobility issues;
- The proposal includes a central courtyard and front doors facing Belle Isle Park;
- The application was considered by the Advisory Design Panel (ADP) on November 10, 2016, with the ADP requesting modification of the courtyard configuration to the current design and recommending approval;
- Community Amenity Contribution for the proposed development would be \$324,071 and Development Cost Charges would be \$883,700;
- The District's Strata Rental Protection Policy applies to this project, ensuring units will be available for rent;

- The proposal is compliant with the density and height provisions of the Lower Capilano Village Centre Peripheral Area Housing Policy and Design Guidelines;
- The proposal is compliant with the Form and Character Guidelines of the OCP and OCP Housing Policies to concentrate development near Town Centres;
- Seven units have enhanced accessibility elements;
- Concerns expressed by attendees at the Public Information Meeting held on November 1, 2016 include:
  - Traffic congestion;
  - Construction management;
  - Privacy of adjacent single-family homes;
  - Parking; and,
  - Accessibility of the units.

In response to a question from Council, staff advised that the developer held one public information meeting.

In response to a question from Council, staff advised that design changes were made in response to public input as well as Advisory Design Panel feedback to address concerns about building massing and privacy.

#### **4. PRESENTATION BY APPLICANT**

##### **4.1. Ms. Rebecca Nguyen, Development Manager, Citimark Group:**

- Advised that the proposal is for ground-oriented housing, addressing the need for missing mid-spectrum housing options by providing rowhomes and stacked townhouses;
- Commented on the suitability of townhouses for families, downsizers and young professionals, with variation in available unit sizes and price to meet different needs;
- Commented on new amenities to be provided for the public, including the enhancement of Belle Isle Park;
- Noted the new community centre is anticipated to be completed near the same time as the projected completion of the proposed development;
- Advised transit use will be encouraged by the provision of subsidized transit passes for new residents;
- Noted car share will be available on site;
- Reviewed the configuration of the units, noting that stacked townhouses will contain two bedroom and den units on the two upper floors and single-level, accessible units on the ground floor; rowhomes will be larger units with three or four bedrooms; and,
- Advised that the rooftop patios were moved away from adjacent single-family residences to address concerns regarding privacy.

##### **4.2. Mr. Duane Siegrist, Architect, Integra Architecture:**

- Commented on the housing diversity provided by the proposed development, filling a need for downsizers who want to stay in the community and age in place;
- Discussed the village concept, highlighting design elements such as common areas and open space with links to the future community centre;

- Commented on the interconnected walkways and paths designed to promote walking and biking; and,
- Commented on the site's proximity to the transit corridor.

In response to a question from Council regarding the cost of the different units, the applicant advised that the units are estimated to start in the mid \$400,000 range for one bedroom, around \$800,000 for two bedrooms and den and \$1.1-1.2 million for the larger rowhomes.

In response to a question from Council regarding the calculation of parking spaces, the applicant advised that 163 is the minimum number required by the Zoning Bylaw.

In response to a question from Council regarding the reduction in height, the applicant advised that massing changes were made to five units to change the spacing between buildings and that rooftop patios were pulled back from the sides with adjacent single-family homes.

In response to a question from Council regarding making units available to North Shore residents before the general public, the applicant advised that the marketing program has not yet been developed and the company is open to the idea.

## **5. REPRESENTATIONS FROM THE PUBLIC**

- 5.1. Mr. Doug Anderson, 1500 Block Kilmer Road: IN FAVOUR**
- Spoke in support of the application;
  - Remarked that the development would provide suitable housing for downsizers; and,
  - Commented on the proximity of the proposed development to transit.
- 5.2. Mr. Jordan Williams, 200 Block Alexander Street: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the variety of proposed housing units;
  - Remarked on the suitability of the location for downtown workers;
  - Commented on the site's proximity to the frequent transit network; and,
  - Commented on the affordability of the units for first-time home buyers.
- 5.3. Mr. Danny Birch, 1000 Block Lynn Valley Road: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the lack of supply of townhouses on the North Shore; and,
  - Noted the units are more affordable than single-family homes.
- 5.4. Mr. Jai Jadhav, 1800 Block Belle Isle Place: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the development of the Lower Capilano Village Centre Peripheral Area Housing Policy and Design Guidelines;
  - Commented on the suitability of the development for a wide demographic range;
  - Commended Council and staff on the public consultation process; and,
  - Commented on the plans to enhance the park space.

- 5.5. Mr. Steve Earle, 4800 Block Northwood Drive: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the suitability of the development for young families and downsizers;
  - Remarkd on housing affordability and the lack of available housing choices with green space;
  - Opined that the development will vitalize the neighbourhood; and,
  - Commented on the site's proximity to transit.
- 5.6. Ms. Val Moller, 2000 Block Fullerton Avenue: OPPOSED**
- Spoke in opposition to the application;
  - Expressed concern about the level of proposed density; and,
  - Commented on design elements.
- 5.7. Mr. Andrew Butler, 900 Block Clements Avenue: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the lack of availability of townhouses on the North Shore;
  - Commented on housing affordability; and,
  - Noted the site's proximity to shopping and transit.
- 5.8. Mr. Rod Famili, 1700 Block Garden Avenue: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the diversity of proposed unit sizes; and,
  - Remarkd on the suitability of the development for working professionals commuting to downtown Vancouver.
- 5.9. Mr. Cyrus Kabeer, 1000 Block West 17<sup>th</sup> Street: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the current condition of the development site;
  - Remarkd on the proposed improvements to make the area more walkable; and,
  - Commented on the site's proximity to shopping and transit.
- 5.10. Mr. Mano Davar, 800 Block Clement Avenue: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the suitability of the development for downsizers;
  - Commented on accessibility features included in the application; and,
  - Remarkd that the development provides an opportunity for older residents to stay on North Shore.
- 5.11. Mr. Laurence Putnam, 100 Block West 1<sup>st</sup> Street: IN FAVOUR**
- Spoke in support of application;
  - Commented on the affordability of single family homes; and,
  - Commented on the suitability of townhouses for families.

- 5.12. Mr. Phil Chapman, 1000 Block Handsworth Road: IN FAVOUR**
- Spoke in support of the application;
  - Noted the project is consistent with the Capilano Village Centre Peripheral Area Housing Policy and Design Guidelines;
  - Commented on rental protection provisions and accessibility elements;
  - Remarked on the suitability of the development for the missing generation of 20-40 year olds;
  - Commented on the need for housing diversity other than multi-storey apartments;
  - Commented on the desirability of ground-oriented housing; and,
  - Noted the application would provide land for Belle Isle Park.
- 5.13. Mr. Stan van Woekens, 4700 Block Mapleridge Drive: IN FAVOUR**
- Spoke in support of application;
  - Commented on the variety of proposed housing units; and,
  - Remarked on the need for community spaces for children.
- 5.14. Ms. Antoinette Dumalo, 2000 Block McLallen Court: OPPOSED**
- Spoke in opposition to the application; and,
  - Expressed concern about the proposed density.
- 5.15. Mr. Chris Brown, 200 Block East 15<sup>th</sup> Street: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the development of Town Centres; and,
  - Commented on the variety of proposed housing types and the suitability of different unit sizes for downsizers, first-time home buyers and families.
- 5.16. Mr. Grant Longhurst, 2500 Block Nelson Street: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the suitability of the development for younger people and older downsizers;
  - Remarked on the different attributes of apartments and townhouses;
  - Commented on the development of Town Centres; and,
  - Commented on housing affordability.
- 5.17. Mr. Phil Hearn, 3100 Block Regent Avenue: IN FAVOUR**
- Spoke in support of the application;
  - Remarked that the development provides an opportunity for the younger generation to return to the North Shore where they grew up;
  - Commented on the appeal of the North Shore's outdoor amenities;
  - Noted downsizers need options when they can no longer keep a single-family home; and,
  - Complimented the applicant on the quality of their existing developments.
- 5.18. Ms. Val Brennan, 1400 Block Avonlynn Crescent: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the accessibility and affordability of the proposed development;
  - Expressed concern about the current lack of housing options for those wanting to stay on the North Shore or downsize;

- Commented on the proposed park enhancements and pedestrian-oriented amenities; and,
- Opined that the development would help revitalize the area.

**5.19. Ms. Susan Curleigh, 1200 Block Derwent Crescent: IN FAVOUR**

- Spoke in support of the application;
- Commented on housing affordability for young first-time home buyers and downsizers; and,
- Commented on the walkability of the proposal and the site's proximity to shopping.

**5.20. Ms. Mary McCormack, 1900 Block Belle Isle Place: IN FAVOUR**

- Spoke in support of the application.

**5.21. Mr. Barry McCormack, 1900 Block Belle Isle Place: IN FAVOUR**

- Spoke in support of the application; and,
- Commented on the proposed accessibility elements.

**5.22. Ms. Sheila Colman, 3800 Block Loraine Avenue: IN FAVOUR**

- Spoke in support of the application;
- Commented on the suitability of the North Shore for young people;
- Commented on housing affordability and the need for community growth through increased density; and,
- Noted that the applicant has addressed concerns expressed by the community.

**5.23. Mr. Hazen Colbert, 1100 Block East 27<sup>th</sup> Street: COMMENTING**

- Commented on the tax implications of property speculation; and,
- Commented on housing affordability.

Councillor MURI left the meeting at 8:32 pm.

The meeting recessed at 8:32 pm and reconvened at 8:39 pm.

**5.24. Ms. Babs Perone, 2000 Block Fullerton Avenue: OPPOSED**

- Spoke in opposition to the application;
- Expressed concern regarding the proposed density;
- Expressed concern regarding access for emergency vehicles;
- Commented on visitor parking; and,
- Remarked on the proposed common areas.

**5.25. Mr. Anthony Riglietti, 1100 Block Cloverley Street: IN FAVOUR**

- Spoke in support of the application;
- Commented on the lack of available housing options for young people to return to the North Shore; and,
- Commented on the site's walkability, park access and proximity to shopping.

**5.26. Mr. Corrie Kost, 2800 Block Colwood Drive: OPPOSED**

- Spoke in opposition to the application;
- Commented on the availability of suitable housing for downsizers;



- Expressed concern regarding the proposed density;
- Queried the floor space ratio calculation; and,
- Queried if power lines will be underground.

**5.27. Mr. John Croockewit, 1800 Block Glenaire Drive: OPPOSED**

- Spoke in opposition to the application;
- Commented on the provisions of the Lower Capilano Village Centre Peripheral Area Housing Policy and Design Guidelines;
- Queried the number of storeys proposed; and,
- Expressed concern regarding privacy of adjacent single-family homes.

**5.28. Mr. John Gilmour, 2900 Block Bushnell Place: IN FAVOUR**

- Spoke in support of the application;
- Noted the site is identified in the OCP for multifamily use;
- Commented on the suitability of adjacent park space for families;
- Noted the site's proximity to the future community centre as well as shopping and the Frequent Transit Network.
- Complimented the proposed street design; and,
- Expressed appreciation for the diversity of proposed unit sizes.

**5.29. Mr. Hazen Colbert: SPEAKING A SECOND TIME**

- Suggested requiring additional Community Amenity Contributions to be used for affordable housing; and,
- Commented on access to Capilano Regional Park.

**5.30. Mr. Corrie Kost: SPEAKING A SECOND TIME**

- Commented on the parking requirements for the application;
- Commented on the use of commercial space in the area; and,
- Queried the Community Amenity Contribution calculation.

**5.31. Mr. Hazen Colbert: SPEAKING A THIRD TIME**

- Commented on funding for affordable housing.

**6. COUNCIL RESOLUTION**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HICKS**

THAT the May 23, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8230, 2017 (Amendment 24)" and "The District of North Vancouver Rezoning Bylaw 1352 (Bylaw 8231)" be returned to Council for further consideration.

**CARRIED**

(9:12 p.m.)

Absent for Vote: Councillor MURI

**CERTIFIED CORRECT:**



Confidential Council Clerk