

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**1502-1546 Oxford Street  
Six-storey 180 Bed Seniors Care Centre**

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 13, 2017 commencing at 7:43 p.m.

**Present:** Mayor R. Walton  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Absent:** Councillor R. Bassam  
Councillor M. Bond

**Staff:** Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. C. Archer, Confidential Council Clerk  
Ms. C. Peters, Development Planner  
Mr. D. Veres, Development Planner

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**The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment  
Bylaw 8240, 2017 (Amendment 25)**

*Purpose of Bylaw:*

Bylaw 8240 proposes to amend the OCP land use designation of eight properties from Residential Level 5: Low Density Apartment (RES5) to Institutional.

**The District of North Vancouver Rezoning Bylaw 1355 (Bylaw 8241)**

*Purpose of Bylaw:*

Bylaw 8241 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 105 (CD105) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD105 and to Neighbourhood Park Zone (NP). The CD105 Zone addresses use, density, height, setbacks, site coverage, landscaping and storm water management and parking, loading and servicing regulations.

**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;

- 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;
- 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; and,
  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.

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

- A binder containing documents and submissions related to these bylaws which Council has received is available on the side table to be viewed; 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 8240 proposes to amend the OCP land use designation of eight properties from Residential Level 5: Low Density Apartment (RES5) to Institutional. Bylaw 8241 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 105 (CD105) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD105 and to Neighbourhood Park Zone (NP). The CD105 Zone addresses use, density, height, setbacks, site coverage, landscaping and storm water management and parking, loading and servicing regulations.

## **3. PRESENTATION BY STAFF**

Ms. Casey Peters, Development Planner, provided an overview of the proposal, elaborating on the introduction by the Manager – Administrative Services.

Ms. Peters advised that:

- The proposal is for a six-storey, 180-bed seniors care centre;
- The development site is located at the northeast corner of Oxford Street at Mountain Highway within the Lynn Creek Town Centre;
- The surrounding sites include:
  - Phibbs Exchange to the east;
  - Lynn Creek Apartments to the southeast; and,
  - Possible six-storey development sites to the east and south of the site, preliminary applications for which have been submitted for District staff review.
- The application has been measured against the Lower Lynn Implementation Plan and the Lynn Creek Town Centre Public Realm Guidelines;

- The site is currently designated in the Official Community Plan (OCP) as Residential Level 5: Low Density Apartment, with a maximum Floor Space Ratio (FSR) of 1.75;
- Bylaw 8240 would change the OCP designation to Institutional;
- The site is currently zoned RS4;
- Bylaw 8241 would rezone the site to a new Comprehensive Development Zone 105, with five metres on the east side of the site rezoned to Neighbourhood Park as part of the new Green Spine north-south linear park connecting Oxford Street to Fern Street and creating connections to neighbourhood parks at Bond Street and Marie Place;
- The site is located in Development Permit Areas for Energy and Water Conservation and Greenhouse Gas Emission Reduction and Creek Hazard;
- Although the Development Permit Area for Form and Character does not apply under the proposed change to the Institutional designation under the OCP, the project was reviewed against the guidelines for Form and Character for Multifamily Housing and the building design will be secured in a Development Covenant;
- The proposed development has a floor space ratio of approximately 2.9 on six floors and a partial seventh floor;
- The proposed site plan includes three ground level courtyards and an additional outdoor space on the fifth floor on the south side of the building;
- The lobby entrance and vehicle access are located on Oxford Street;
- The application includes new separated bicycle lanes on Oxford Street and Mountain Highway as well as a 2.3 metre dedication and 1 metre right of way on Mountain Highway;
- Additional off-site improvements include ducting for a future traffic signal and a contribution towards public art;
- Development Cost Charges for the application are estimated at \$327,307;
- The proposal meets OCP objectives for:
  - Creation of subsidized rental beds;
  - Increased local employment;
  - Enhancement of pedestrian and bicycle networks;
  - Creation of a new greenway; and,
  - Increased density focused in Town Centres and in proximity to transit.
- The Advisory Design Panel reviewed the application and recommends its approval;
- A Construction Traffic Management Plan is required;
- The proposed development meets Vancouver Coastal Health accessibility requirements, which exceed District policy requirements; and,
- Feedback from attendees at the Public Information Meeting held on May 2017 was generally positive.

Ms. Peters provided additional information that had been requested by Council at first reading of the bylaws regarding parking. Ms. Peters advised that the Zoning Bylaw requires one space per six beds for a minimum of thirty spaces for this application. The applicant originally proposed thirty-five spaces and has responded to the concerns expressed by Council by changing the design to move the kitchen and laundry facilities to the roof, allowing an additional twelve spaces to be added for a total of forty-seven. This will require an amendment to Bylaw 8241 at second reading.

Council requested that the proposed changes to Bylaw 8241 be circulated in writing.

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

**4.1. Ms. Mary McDougall, President, Trellis Seniors Services:**

- Advised that the company is family-operated and based in BC;
- The proposal is for a facility with home-like living and end-of-life support;
- Nursing and care would be provided 24 hours a day;
- The facility would meet high safety standards;
- Noted the facility would include residents with dementia and chronic health conditions;
- 150 beds would be provided under contract with Vancouver Coastal Health (VCH) and thirty beds would be privately rented;
- VCH would have the option of taking over any of the thirty private beds if they are needed;
- The proposal addresses a community need for increased capacity in affordable residential care;
- Advised that the proposal would create employment for 200 positions;
- Provided additional information regarding concerns raised over the number of parking spaces, noting that residents will not require parking, the maximum peak staffing during the day would be fifty workers on site and the site's proximity to Phibbs Exchange will likely decrease the number of workers who drive;
- Advised that subsidies will be provided to employees to walk, bicycle or take transit to work in order to decrease the number of vehicle trips;
- Noted that food distribution from the top of the building will not change the distance food travels for delivery to rooms from the original design with the kitchen on the lower floor;
- Remarked that additional parking may impact the application's LEED rating; and,
- Commented on safety and evacuation procedures, including regular drills.

**4.2. Mr. Steven Bartok, Architect, Keystone Architecture:**

- Commented on the proposed siting;
- Noted that the design includes room on the south side to provide residents access to green space;
- Reviewed the floor plans for the residential floors, noting there will be supportive care with central amenity functions on all six floors; and,
- Reviewed the proposed elevations, building materials and landscape plans.

In response to a question from Council regarding staffing overlap during shift changes, the applicant advised that shift changes are staggered.

In response to a question from Council regarding visitor parking stalls, the applicant advised that demand management may result in less staff use and more availability for visitors.

In response to a question from Council regarding cost of housing, the applicant advised that the rate for VCH beds is set by the Provincial Government and is based on income; the cost of a private bed will be approximately \$200 per day.

In response to a question from Council regarding street parking, staff advised that there would be no parking on the north side of Oxford Street and some street parking on the south side.

Council requested information from Lynn Creek Apartments regarding residents' experience with parking pressures.

Council requested an update on a request from local residents regarding resident-only parking.

## 5. REPRESENTATIONS FROM THE PUBLIC

### 5.1. Mr. Dave Currey, 700 Block Blueridge Avenue: COMMENTING

- Recommended providing on-site housing for all senior housing and care facility employees on the North Shore; and,
- Commented on the increase in workers travelling to the North Shore.

### 5.2. Mr. Barry Fenton, 2700 Byron Road: IN FAVOUR

- Spoke in support of the application;
- Complimented the applicant for making design changes to address community concerns;
- Remarked on the site's proximity to Phibbs Exchange;
- Commented on transportation challenges on the North Shore;
- Commented on the need for affordable housing for seniors;
- Commended the applicant for providing incentives for employees to use alternative transportation; and,
- Suggested considering innovative employee housing for future applications.

### 5.3. Mr. Phil Chapman, 1000 Block Handsworth Road: IN FAVOUR

- Spoke in support of the application;
- Spoke regarding the ageing population and the growing need for care facilities for seniors; and,
- Noted that the site was selected by VCH for proximity to transit and the highway, as well as future Town Centre amenities.

## 6. QUESTIONS FROM COUNCIL

In response to a question from Council regarding the proposed amendments to Bylaw 8241, staff advised that the amendments are as follows:

- The number of parking spaces will be changed from thirty-five to forty-seven;
- Kitchen and laundry facilities will be added to the section regarding the maximum building height for mechanical and electrical space; and,
- The kitchen and laundry facilities were excluded from the FSR and the exclusion language will be moved from one section to the other to permit the exclusion on the roof.

## 7. COUNCIL RESOLUTION

**MOVED by Councillor MURI**  
**SECONDED by Councillor MACKAY-DUNN**  
THAT the June 13, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8240, 2017 (Amendment 25)" and "The District of North Vancouver Rezoning Bylaw 1355 (Bylaw 8241)" be returned to Council for further consideration.

**CARRIED**  
(8:38 p.m.)

**CERTIFIED CORRECT:**

  
Confidential Council Clerk