

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**905-959 Premier Street  
17 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, June 13, 2017 commencing at 7:00 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 Rezoning Bylaw 1353 (Bylaw 8236)**

*Purpose of Bylaw:*

Bylaw 8236 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 102 (CD102) and rezone the subject site from Residential Single-Family 7200 Zone (RS3) to CD102. The CD102 Zone addresses use, density, amenities, height, setbacks, site coverage, acoustic requirements, flood construction requirements, landscaping and parking and loading 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;
- 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 8236 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 102 (CD102) and rezone the subject site from Residential Single-Family 7200 Zone (RS3) to CD102. The CD102 Zone addresses use, density, amenities, height, setbacks, site coverage, acoustic requirements, flood construction requirements, landscaping and parking and loading regulations.

## **3. PRESENTATION BY STAFF**

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

Mr. Veres advised that:

- The proposal is for a 17-unit townhouse complex comprised of four buildings with two buildings facing Premier Street and two buildings facing Digger Park;
- The site is located mid-block on the west side of Premier Street, currently comprised of four single-family residential lots zoned RS3;
- The surrounding sites are:
  - Digger Park to the west; and,
  - Multi-family developments to the north, south and east.
- The site is approximately 35,000 square feet;
- The site is currently designated Residential Level 3 in the Official Community Plan (OCP) with density permitted to a 0.8 Floor Space Ratio (FSR);
- The proposal has been evaluated against the OCP, the Lynnmour/Inter-River Local Plan Reference Policy Document and the Inter-River Sub Area Transportation Study;
- The proposal addresses the lack of family-oriented housing in the area and will support Lynnmour Elementary School;
- The site is located within Development Permit Areas for Form and Character of Ground-Oriented Housing, Energy and Water Conservation and Greenhouse Gas Emission Reduction and Creek Hazard;
- Vehicle access to the site will be via Premier Street;
- All units will have three bedrooms and two parking stalls in enclosed garages;
- The unit sizes range from 1,100 to 1,200 square feet;
- One visitor parking stall is proposed for the development;

- The Community Amenity Contribution for the project is estimated at approximately \$257,000 and Development Cost Charges at approximately \$284,000;
- Public benefits include a 1.1 metre dedication for enhanced pathways, removal of hazardous trees in Digger Park, replanting in the park, a contribution to the flood infrastructure fund and off-site works including a new speedbump to improve crosswalk safety and new sidewalks and trees;
- The proposal achieves a Gold standard under the Green Building Policy and an EnerGuide rating of 80;
- A Housing Agreement Bylaw will ensure that units may be made available for rental;
- The Advisory Design Panel has reviewed the application and recommends approval;
- A facilitated Public Information Meeting was held in March 2017, attended by approximately ten members of the public; and,
- Feedback at the Public Information Meeting was generally positive, with requests made for pathway lighting and visitor parking; the project was revised to include lighting bollards along the path and add a visitor parking space.

In response to a question from Council regarding visitor parking for other buildings, staff advised that the Lynnmour Local Area Plan does not require visitor parking.

#### 4. PRESENTATION BY APPLICANT

##### 4.1. Mr. Dale Staples, Architect, Integra Architecture:

- Commented on the small scale of the project;
- Noted the pattern is smaller buildings facing the street and park;
- Commented on plans for the enhanced pedestrian path;
- Noted the design maintains north-south openness to avoid shadows;
- Advised that all units have front doors;
- Commented on the design and mix of materials, noting stronger colours have been chosen to stand out from nearby buildings;
- Noted the units are family-oriented project with three bedrooms and double garages;
- Remarked that the project will support the local school with additional students;
- Reviewed the landscape plan; and,
- Reviewed enhancements to Digger Park, including plantings, an enhanced pedestrian path and removal of hazardous trees.

In response to a question from Council, the applicant confirmed the existing pathway will remain available to the public and will be enhanced.

In response to a question from Council regarding the floor plan of the units, the applicant advised that the ground level is comprised of side by side parking spaces and a storage area, the second floor of living and dining areas and three bedrooms on the third floor.

##### 4.2. Mr. Sam Sharma, 6900 Block Fraser Street:

- Advised unit prices will be approximately \$950,000 to \$1.1 million, with the higher price for units facing the park;
- Commented on the suitability of ground-oriented units for young families and downsizers; and,
- Spoke regarding the lack of availability of townhouse units.

## 5. REPRESENTATIONS FROM THE PUBLIC

- 5.1. Ms. Vanessa Voss, 900 Block Premier Street: IN FAVOUR**
- Spoke in support of the application;
  - Commented regarding the suitability of the site for families and access to outdoor activities;
  - Spoke regarding affordability of single-family housing; and,
  - Commented that new construction would improve the site.
- 5.2. Mr. Winston Haynes, 900 Block Premier Street: COMMENTING**
- Commented regarding the lack of street parking for local residents;
  - Spoke regarding the need for townhouses; and,
  - Commented on the need for transit infrastructure to support density.
- 5.3. Mr. Phil Chapman, 1000 Block Handsworth Road: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the lack of street parking for local residents;
  - Commented on transit improvements in the area;
  - Noted new developments in the area are being occupied by families; and,
  - Advised that the application is consistent with OCP and local area plan.
- 5.4. Mr. Barry Fenton, 2700 Block Byron Road: IN FAVOUR**
- Spoke in support of the application;
  - Commented on the need for ground-oriented housing;
  - Acknowledged the need for street parking; and,
  - Commented on improvements to transit services in the area.

## 6. QUESTIONS FROM COUNCIL

In response to a question from Council regarding parking, staff advised that the applicant added a visitor parking space in response to feedback and that additional street parking spaces will be available due to the removal of three driveways.

In response to a question from Council regarding parking for Inter River Park, staff advised that the question will be forwarded to the Parks Department for comment.

In response to a question from Council regarding accessible design features, staff advised that the project was reviewed against the District policy and a mediated level of enhanced design features are included in the project.

In response to a question from Council regarding flood infrastructure, staff advised that the proposed contribution is for future maintenance. In response to a request from Council for additional information, staff provided a high-level overview of the existing flood works.

**7. COUNCIL RESOLUTION**

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

AND THAT "The District of North Vancouver Rezoning Bylaw 1353 (Bylaw 8236)" be returned to Council for further consideration.

**CARRIED**  
(7:41 p.m.)

**CERTIFIED CORRECT:**



Confidential Council Clerk

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