

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**756-778 Forsman Avenue  
8 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 20, 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. B. Dwyer, Acting General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. C. Archer, Confidential Council Clerk  
Mr. D. Veres, Development Planner

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**The District of North Vancouver Rezoning Bylaw 1351 (Bylaw 8225)**

*Purpose of Bylaw:*

Bylaw 8225 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 101 (CD101) and rezone the subject site from Residential Single-Family 7200 Zone (RS3) to Comprehensive Development Zone 101 (CD101). The CD101 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 and refrain from applause or other expressions of emotion as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- 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;
- Speakers will have five minutes to address Council for the first time and should begin remarks to Council by stating their 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. Speakers should not repeat information from previous presentations and should ensure comments remain focused on the bylaw(s) under consideration; and,
- 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.

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

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaws, stating that Bylaw 8225 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 101 (CD101) and rezone the subject site from Residential Single-Family 7200 Zone (RS3) to Comprehensive Development Zone 101 (CD101). The CD101 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 an eight-unit townhouse complex on the east side of Forsman Avenue, adjacent to Lynnmour Elementary School;
- The other surrounding sites are:
  - Multifamily housing to the east; and,
  - Single-family homes to the west and south.
- The subject site is approximately 18,000 square feet, currently comprised of two single-family residential lots;
- The subject site and the remaining single-family properties on the street are designated in the Official Community Plan (OCP) for low-density multifamily townhouses with a floor space ratio (FSR) up to 0.8;
- The previous proposal for a nine-unit townhouse complex on the site was considered and defeated by Council in 2016, with the following concerns noted:
  - The need to review local transportation;
  - The number of units proposed;
  - The need for an onsite play area;
  - Tandem parking proposed; and,
  - Additional windows suggested on the north side of the buildings to provide a view of the school yard.
- In response to Council's direction, the number of units proposed has been reduced to eight, a transportation review of the Lynnmour neighbourhood has been completed, north-facing windows and an outdoor play area have been added to the proposal, and all tandem parking has been removed;
- In response to concerns expressed by Council at a recent Public Hearing for another application in the area, it was reported that:

- Flood protection works were constructed in 2011 to protect from a 200-year flood event; and,
- The elimination of tandem parking would increase the use of off-street parking by residents.
- The proposal has been measured against the OCP, the Lynnmour/Inter-River Local Plan and the Inter-River Sub Area Transportation Study and the Lynnmour/Inter-River Area One Design Guidelines for Multiplexes and Townhouses;
- The project will contribute to the creation of family-friendly, ground-oriented housing and will help support Lynnmour Elementary School;
- Community benefits include installation of new sidewalks, street lighting and storm network improvements, a land dedication along the western property line to create a half cul-de-sac and a contribution to the flood infrastructure fund for future maintenance of the flood protection works;
- The project complies with Development Permit Guidelines for Form and Character for Ground-Oriented Housing, Energy and Water Conservation and Greenhouse Gas Emission Reduction and Creek Hazard Protection;
- The development will consist of eight three-storey townhouses in two duplexes facing Forsman Avenue and one four-unit building facing the courtyard;
- There will be seven three-bedroom units and one four-bedroom unit;
- Vehicle access is via Forsman Avenue;
- The project includes sixteen resident parking stalls and two visitor parking stalls; there is no tandem parking proposed;
- The four-unit building is connected at the second floor and open at ground level, creating a breezeway;
- A children's play space is located in the breezeway and extends to the east edge of the property;
- The Community Amenity Contribution for this proposal is approximately \$105,000 and the Development Cost Charges are approximately \$72,000;
- 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;
- Feedback at the facilitated Public Information Meeting held on January 18, 2017 was generally positive, with concerns noted regarding the need for on-site parking.

In response to a question from Council, staff advised that future developments are anticipated to complete the proposed half cul-de-sac, which will facilitate school pick-ups and drop-offs on Orwell Street.

Council requested additional information on restrictions for on-street parking near the school for pick up and drop off.

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

##### **4.1. Mr. Bob Heaslip, Project Consultant, Development Planning Strategies:**

- Reviewed the proposed site configuration;
- Provided details of the proposed breezeway at ground-level of the four-unit building;
- Noted that all tandem parking has been removed from the revised application in order to address Council concerns and that most of the resident parking is located within garages;

- Reviewed building materials, noting that sustainable materials are included in the proposal in response to community and staff feedback;
- Provided details on the landscape design, including stormwater management;
- Noted that the landscaping is proposed to use native plants that are hardy, water wise and drought resistant; and,
- Reviewed plans for the children's play space and outdoor gathering area.

**4.2. Mr. Jeffrey Li, Owner:**

- In response to a question from Council regarding offering units to District residents before the general public, Mr. Li advised that he would be open to discussion and would need to consult with the project's other investors.

**5. REPRESENTATIONS FROM THE PUBLIC**

Nil

**6. QUESTIONS FROM COUNCIL**

In response to a question from Council regarding the size of the play area the applicant advised that it is approximately 1,000 square feet.

In response to a question from Council regarding offering the units to District residents before the general public, the applicant noted that other projects in other North Shore municipalities have been purchased primarily by local residents, with 80 to 90% of the units purchased by existing North Shore residents.

**6. COUNCIL RESOLUTION**

**MOVED by Councillor MURI**  
**SECONDED by Councillor MACKAY-DUNN**  
 THAT the June 20, 2017 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1351 (Bylaw 8225)" be returned to Council for further consideration.

**CARRIED**  
 (7:26 p.m.)

**CERTIFIED CORRECT:**

  
 Confidential Council Clerk