

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 31, 2017 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor M. Bond
Councillor R. Hicks
Councillor D. MacKay-Dunn

Absent: Councillor R. Bassam
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Ms. T. Guppy, Planner

The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)

Purpose of Bylaw:

Bylaw 8197 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 98 (CD98) and rezone the subject site from Residential Single Family 7200 Zone (RS3) to CD98 to allow the development of a three storey, twenty-three unit townhouse. The CD98 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping 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 bylaw as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- 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;
- Council is here to listen to the public, not to debate the merits of the bylaw;

- 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,
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night.

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

- 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;
- The binder containing documents and submissions related to this bylaw is available on the side table to be viewed; and,
- The Public Hearing is being 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 Bylaw, stating that Bylaw 8197 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 98 (CD98) and rezone the subject site from Residential Single Family 7200 Zone (RS3) to CD98 to allow the development of a three storey, twenty-three unit townhouse. The CD98 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking.

3. PRESENTATION BY STAFF

Ms. Tamsin Guppy, Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services.

Ms. Guppy advised that:

- The subject site is located in Lynnmour Inter-River and includes three lots facing Orwell Street and a fourth lot facing Premier Street;
- The site is across from Lynnmour Elementary School and a few steps away from Digger Park playground in Inter-River Park;
- With the close proximity of Capilano University, bus service on Lillooet Road (approximately 400m walk from the site) is good with buses every ten minutes for most of the day and running more frequently during rush hour;
- The project will be upgrading both street frontages to provide new sidewalks, boulevard landscaping and standard road improvements on both Premier Street and Orwell Street;
- The site falls within the Development Permit Area for Protection from Creek Hazards and as such is required to build to flood construction levels to ensure the habitable areas are above the flood level;
- In accordance with the recently adopted Rental and Affordable Housing Strategy, this application is meeting the goal of expanding the supply and diversity of housing through the provision of family oriented townhouse units which are in high demand and short supply in the District;
- Parking is located at grade and each unit has two side by side parking spaces. There are no tandem parking spaces proposed;

- The unit mix is in keeping with the Lynnmour Inter-River Plan and is entirely family oriented with:
 - 3 two bedroom units;
 - 19 three bedroom units; and,
 - 1 four bedroom unit;
- In accordance with the Community Amenity Policy, the total CAC amount is estimated at \$125,020 which will go towards amenity projects in the area including:
 - Affordable housing;
 - Improvements to public parks, trails and greenways;
 - Public plazas and other public realm projects;
 - Environmental restoration and enhancement projects;
 - Improvements to public service facilities including recreation centres, the Lynnmour Boys and Girls Club and the Lynnmour Elementary School; and,
 - Public art;
- Public Benefits would include:
 - Pedestrian mid-block connection (east-west through the site);
 - Continuation of the sidewalk beyond the site frontage to complete the sidewalk to the park;
 - Speed humps to slow traffic on Premier Street; and,
 - Development Cost Charges are estimated at \$252,000.
- The proposal is generally in keeping with the Official Community Design Guidelines for Ground Oriented Housing and the Lynnmour Inter-River Area One Design Guidelines for Multiplexes and Townhouses;
- The project proposes a design that is complementary to the neighbouring projects and matches the scale and form of the existing developments;
- The proposed development will be constructed to Built Green “Gold” equivalency; and,
- The Strata Rental Protection Policy will be applied through a Housing Agreement to ensure that no restrictions are placed on strata rentals.

In response to a question from Council, staff advised that speed humps on Premier Street are designed for vehicles to travel at 40km/hr.

In response to a question from Council, staff advised that the average size of the proposed units is 1200-1400 sq. ft.

4. PRESENTATION BY APPLICANT

4.1. Mr. Michael Brody, Brody Development (Continuum) Ltd.

- Noted that the proposed development is large enough for families, is in a safe and revitalized community, and is surrounded by parks and good schools;
- Advised that 90% of the units sold in the last project were to the targeted missing generation on the North Shore noting that half of those homeowners have young school aged children and infants;
- Noted that young families have requested that the sidewalk be linked from north to south on the west side of Premier Street so they do not have to cross the street with strollers;
- Commented that another drive aisle onto Premier Street is a potential hazard as it is the primary entrance into Digger Park;

- Noted that strong feedback from the community was received against the addition of more cars onto Premier Street; and,
- Opined that it is too small of a development to require multiple entrance and exit points.

4.2. Mr. Duane Siegrist, Integra Architecture Inc.

- Provided an architectural update on the proposed townhouse;
- Spoke regarding the Lynn Creek flood plain;
- Spoke to the importance of connectivity between neighbourhoods; and,
- Noted that the proposed development will be constructed to Built Green “Gold” equivalency.

In response to a question from Council regarding noise, the developer advised that overhangs and landscaping can be incorporated to shield noise and also noted that units facing the highway will have air conditioning units installed.

In response to a question from Council, the developer advised that parking is located at grade and each unit has two side by side parking spaces. There are no tandem parking spaces proposed.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Jonathan Ehling, 800 Block Premier Street: IN FAVOUR

- Thanked the developer for addressing the concerns of the community;
- Expressed concern regarding noise; and,
- Commented on the aesthetically pleasing proposed landscape design.

5.2. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Questioned what the exact area of the site is.

The developer advised that the site is 42,979 sq. ft.

5.3. Mr. Fred Cantor, 700 Block Orwell Street: COMMENTING

- Expressed concern regarding potential drainage issues;
- Expressed concern regarding traffic issues; and,
- Questioned how the Highway 1 Lower Lynn corridor improvement project will affect this neighbourhood.

5.4. Mr. Gary Olszewski, 800 Block Premier Street: IN FAVOUR

- Spoke in support of the proposed development;
- Opined that noise is not an issue;
- Expressed concern regarding traffic issues; and,
- Expressed concern regarding the size of garbage rooms in new developments.

5.5. Ms. Patricia Graham, 700 Block Orwell Street: COMMENTING

- Expressed concern regarding traffic and parking issues on Orwell Street.

5.6. Mr. Bob Graham, 700 Block Orwell Street: COMMENTING

- Expressed concern with debris on the current site;

- Expressed concerns with traffic issues; and,
- Suggested that improved sidewalks may create a safer pedestrian community.

7. COUNCIL RESOLUTION

MOVED by Councillor HICKS

SECONDED by Councillor BOND

THAT the January 31, 2017 Public Hearing is closed;

AND "The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)" be returned to Council for further consideration.

CARRIED
(7:50 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk