

**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, October 3, 2017 commencing at 7:00 p.m.

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

Absent: Councillor R. Bassam
Councillor L. Muri

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

**District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment
Bylaw 8244, 2017 (Amendment 27)**

Purpose of Bylaw:

Bylaw 8244 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 designate these properties as Development Permit Areas for Form and Character and Energy and Water Conservation and GHG Emission Reduction.

District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)

Purpose of Bylaw:

Bylaw 8245 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 106 (CD106) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 106 (CD106). The CD106 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:

- 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;
- 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 bylaws;
- 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;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation; and,
- Any additional presentations will only be allowed at the discretion of the Chair.

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

- The binder containing documents and submissions related to these bylaws 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*.

Mayor Walton left the meeting at 7:06 pm and Councillor Hicks assumed the chair.

2. INTRODUCTION OF BYLAWS BY THE CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaws, stating that Bylaw 8244 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 designate these properties as Development Permit Areas for Form and Character and Energy and Water Conservation and GHG Emission Reduction. Bylaw 8245 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 106 (CD106) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 106 (CD106). The CD106 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 development site is located within Lions Gate Village and is currently comprised of six single family lots on the corner of Curling Road and Glenaire Drive;
- The development site has an area of approximately .467 hectares (or 1.15 acres);
- The site does encompass a small portion of land (at the rear of the site) to be purchased by the developer from the District of North Vancouver;
- The site is east of Klahanie Park;

- North of the site are existing single family homes (yet the adjacent lot has been purchased by the developer for possible future redevelopment);
- An 88 unit townhouse development is proposed for east of the development site;
- The area south of the site (across Curling Road) is identified for higher density development and creation of "Curling Road Park" as outlined within the "Lower Capilano Village Centre Implementation Plan";
- The cul-de-sac at the southern terminus of Glenaire Drive is currently open and provides access onto Curling Road. The cul-de-sac was opened due to water main construction in the area and is slated to remain open (as determined by Construction Management staff);
- The peripheral policy was endorsed by Council in July of 2014 and outlines the envisioned housing forms, density, heights, local connections and design guidelines envisioned for the peripheral area of Lions Gate Village;
- The peripheral policy supports three storey townhouse proposals up to 1.2 FSR on sites larger than 12,000 sq. ft.;
- The townhouse proposal is compliant with the density, height and housing form provisions within the peripheral policy;
- The project was reviewed against policies outlined in the Official Community Plan, the Lower Capilano Village Centre: Peripheral Area Housing Policy and Design Guidelines and the Lions Gate Public Realm Strategy;
- As the site is within easy walking distance to a frequent transit corridor along Marine Drive, the development's location will foster a more compact community which will reduce the reliance on cars and promote walking, biking and transit use (which are all goals supported by the OCP);
- The development proposal has been reviewed against guidelines for: Form and Character of Ground-Oriented Housing; Energy and Water Conservation and Greenhouse Gas Emission Reduction; and, more localized design guidelines found within the peripheral policy and the Lions Gate Public Realm Strategy;
- The proposal is for 40 three-storey conventional townhouses in six separate buildings with an FSR of 1.19;
- There are three buildings fronting the street and three buildings at the rear of the site;
- The buildings are separated by a landscaped courtyard;
- The site plan provides a large entrance plaza at the corner of Glenaire Drive and Curling Road;
- On the east side of the development there will be a shared entrance to the underground parkade with the adjacent townhouse development;
- The proposal includes a total of 77 parking stalls whereby eight of those stalls are allotted for visitors;
- All of the units are large three-bedrooms ranging in size from approximately 1,600 sq ft to approximately 1,800 sq ft which addresses the OCP goals of providing family-oriented units in the Lions Gate Village;
- The development presents a traditional row house design with the use of similar colors, materials and building forms throughout the development;
- In accordance with the District's Community Amenity Contribution policy, Bylaw 8245 secures a CAC in the amount \$164,797;
- The development will garner an estimated \$424,616 of Development Cost Charges;

- As the entrance plaza has been determined as a preferred location for public art, the developer will be providing a public art contribution;
- There will also be offsite upgrades such as sidewalk, boulevard and roadwork upgrades;
- The Housing Agreement Bylaw will ensure all units are available for rental;
- All units are to have basic accessible design elements and six units (15% of units) will provide enhanced elements; and,
- The project's Construction Management strategy entails enhanced communication, coordination and accountability with the District.

Mr. Wilhelm further advised that a facilitated Public Information Meeting was held on February 28, 2017 and approximately 22 members of the public attended. A number of topics were raised at the meeting ranging from construction traffic management, parking, traffic, access, privacy, CACs and density. The proposed density and housing form has remained as put forth at the Public Information Meeting, however, in response to the public input received at the meeting, the developer has initiated a more robust construction traffic management strategy, allotted additional visitor parking stalls and modified the architecture to provide improved amenity spaces and larger entrance plaza. Staff will also ensure that access will be provided through the adjacent development to the east into Belle Isle Park through an easement agreement.

In response to a question from Council regarding electric charging stations, staff advised that a minimum of 20% of the parking stalls are to be provided with outlets suitable for Level 1 (110v) electric vehicle charging. The electrical room in the project includes sufficient capacity for the future installation of equipment to provide electrical vehicle charging for 100% of the stalls.

In response to a question from Council regarding the construction traffic management coordinator, staff advised that from demolition to completion, one coordinator will be appointed by the four area developers (PC Urban, Cressey, Citimark and Woodbridge Properties) to coordinate all construction traffic for the Lions Gate Village Centre area. If multiple developments are approved in the area, this coordinator is expected to treat the Lions Gate peripheral area as a single construction project, rather than separate projects. It was further noted that the construction traffic management coordinator is required to meet with District staff bi-weekly in order to provide updates to the District and to discuss and resolve any improvements or complications that arise.

4. REPRESENTATIONS FROM THE APPLICANT

4.1. Mr. Graham Brewster, Development Manager - Cressey (Klahanie Park) Developments LLP:

- Spoke to the benefits of denser neighbourhoods;
- Commented on the suitability of townhouses for families;
- Commented on the lack of availability of townhouses on the North Shore;
- Commented on the site's proximity to the transit corridor;
- 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; and,
- Noted the units are more affordable than single-family homes.

In response to a question from Council regarding the cost of the townhomes, the developer advised that the cost of the units have not been set but will be approximately \$1 million.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Hesam Deihimi, District of North Vancouver Resident: COMMENTING

- Spoke to the issue of affordability.

5.2. Mr. Pejmann Lotfi, 1900 Block Glenaire Drive: COMMENTING

- Expressed concern with traffic in the lower Capilano area; and,
- Questioned when the opening of the cul-de-sac on the southern terminus of Glenaire Drive will open as it was noted that the watermain has been fixed.

In response to a question from Council, the architect explained that the number of tradespersons on site will vary during the different phases of construction. It was noted that an ample amount of trade vehicle parking has been designated at the Capilano Rugby Club.

Staff acknowledged that the District is aware of the removal of the barrier on Glenaire Drive and advised that complaints have been communicated to the Engineering Department.

6. COUNCIL RESOLUTION

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HANSON

THAT the October 3, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8244, 2017 (Amendment 27)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)" be returned to Council for further consideration.

CARRIED
(7:43 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk