

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**3030 Sunnyhurst Road
Three 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, November 28, 2017 commencing at 7:07 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. C. Archer, Confidential Council Clerk
Ms. E. Nordin, Development Planner

District of North Vancouver Rezoning Bylaw 1354 (Bylaw 8239)

Purpose of Bylaw:

Bylaw 8239 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Residential Single-Family 6000 Zone (RS4) to Comprehensive Development Zone 51 (CD51). Further, this bylaw proposes to amend CD51 to address size, shape and siting regulations and amenities specific to the proposed development on the subject site.

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;
- Any additional presentations will only be allowed at the discretion of the Chair.
- 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.

2. INTRODUCTION OF BYLAWS BY THE CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaw, stating that Bylaw 8239 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Residential Single-Family 6000 Zone (RS4) to Comprehensive Development Zone 51 (CD51). Further, this bylaw proposes to amend CD51 to address size, shape and siting regulations and amenities specific to the proposed development on the subject site.

3. PRESENTATION BY STAFF

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

Ms. Nordin advised that:

- The subject site is located on the east side of Sunnyhurst Road, outside of the Lynn Valley Town Centre;
- The site currently consists of a single lot, approximately 6,600 square feet in area;
- The property is designated in the Official Community Plan (OCP) as Residential Level 3 and in the Lynn Valley Local Plan Reference Policy as Site 5, intended for ground-oriented multifamily housing up to 0.8 floor space ratio (FSR);
- Single-family properties, located to the north and west, are also designated for multifamily housing;
- Existing townhouses and duplexes are located to the south and east;
- The proposed development would provide housing options consistent with the OCP;
- The site is located within Development Permit Areas for Form and Character of Ground-Oriented Housing and Energy and Water Conservation and Greenhouse Gas Emission Reduction;
- The proposal is for three townhouse units in two three-storey buildings with rooftop decks, with a single unit fronting Sunnyhurst Road and a duplex adjacent to the rear lane;
- The proposed units are three or four bedrooms, from approximately 1,400 to 2,300 square feet in size;
- Two parking spaces per unit are proposed in three two-car garages, meeting the parking requirement in the Zoning Bylaw;

- Vehicle access would be shared with the adjacent development at 3022 Sunnyhurst Road via the existing lane;
- The Community Amenity Contribution for the proposal is \$23,382, with the Development Cost Charges to be calculated at the building permit stage;
- Off-site improvements associated with the proposed development are:
 - New street trees;
 - Upgrades to street light and the addition of pedestrian lighting;
 - Improvements to the adjacent sidewalks, curbs, gutters and water network; and,
 - Additional street parking due to the removal of the existing driveway on Sunnyhurst Road.
- The design meets the Green Building Policy Gold standard and is compliant with the BC Energy Step Code;
- Although the Accessible Design Policy does not apply to developments with fewer than five units, basic and enhanced accessible design elements have been included; and,
- A draft construction management plan has been submitted, with a final version required before a building permit would be issued.

Ms. Nordin further advised that a facilitated Public Information Meeting was held on February 8, 2017 and two members of the public attended. The proposal was well received.

4. REPRESENTATIONS FROM THE APPLICANT

4.1. Mr. Mike Brody, Brody Developments:

- Reported that the permitted density at the site could have accommodated four units;
- Noted the design was reduced to three units to increase the size of the side yard; and,
- Advised he was available to answer questions.

In response to a question from Council regarding the reduction in the number of units, the applicant advised that parking was a concern and there is a strong demand for larger townhouses.

In response to a question from Council, the applicant advised that the price of the units in the current market would be over \$1 million and that the largest unit would be in the \$1.4 to \$1.5 million range.

5. REPRESENTATIONS FROM THE PUBLIC

Nil

6. COUNCIL RESOLUTION

**MOVED by Councillor HANSON
SECONDED by Councillor BOND**

THAT the November 28, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1354 (Bylaw 8239)" be returned to Council for further consideration.

CARRIED
(7:18 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk