

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**1923 Purcell Way & Capilano University
Multi-Family & Student Housing**

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 21, 2017 commencing at 7:16 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn (7:29 pm)

Absent: Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. C. Archer, Confidential Council Clerk
Mr. T. Guppy, Development Planner

**District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment
Bylaw 8262, 2017 (Amendment 30)**

Purpose of Bylaw:

Bylaw 8262 proposes to amend the OCP land use designation of a small portion of 1923 Purcell Way from Residential Level 5: Low Density Apartment (RES5) to Institutional.

District of North Vancouver Rezoning Bylaw 1361 (Bylaw 8263)

Purpose of Bylaw:

Bylaw 8263 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 109 (CD109) and rezone 1923 Purcell Way from Low Rise Residential Zone 1 (RL1) to Comprehensive Development Zone 109 (CD109). The CD109 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking. Bylaw 8263 also proposes to rezone a small portion of 1923 Purcell to Public Assembly (PA) to facilitate the construction of a student housing project.

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.

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

- 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 Bylaws, stating that Bylaw 8262 proposes to amend the OCP land use designation of a small portion of 1923 Purcell Way from Residential Level 5: Low Density Apartment (RES5) to Institutional. Bylaw 8263 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 109 (CD109) and rezone 1923 Purcell Way from Low Rise Residential Zone 1 (RL1) to Comprehensive Development Zone 109 (CD109). The CD109 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking. Bylaw 8263 also proposes to rezone a small portion of 1923 Purcell to Public Assembly (PA) to facilitate the construction of a student housing project.

3. PRESENTATION BY STAFF

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

Ms. Guppy advised that:

- 1923 Purcell Way is located at the eastern end of Purcell Way immediately adjacent to Capilano University;
- The proposal also includes approximately 20,000 square feet of campus land which is located in the strip between 1923 Purcell Way and Greg Lee Way;

- West of the site is a sister housing complex that shares amenity space with 1923 Purcell Way including a pool and clubhouse;
- At the end of Purcell Way is the bus stop for the 239 route which provides regular seven day service to the neighbourhood and the 880 which is the bus for high school students heading to Windsor Secondary School;
- Approximately 300 metres from the site is the Capilano University Transit Exchange at which the 255, 130 and 28 provide regular service;
- The site is in the Lynnmour Elementary School catchment area;
- The existing OCP designations include a residential designations for the existing residential complexes residential level 5, low density apartment which has an FSR of 1.75, and Residential Level 4 for the adjacent townhouse projects which has an FSR of 1.2;
- The proposed OCP amendment applies only to a very small portion of 1923 Purcell Way;
- This 1,217 square foot piece of land is proposed to be subdivided off and transferred to the Campus to provide a slightly deeper portion of land for the student housing complex and because of this it will need to be re-designated to Institutional use;
- The site is currently zoned Low Rise Residential (RL1) which permits 90 residential units in a low rise building form;
- The campus is zoned Public Assembly which permits the university use including any associated student housing;
- The proposed rezoning includes rezoning the bulk of 1923 Purcell Way to Comprehensive Development Zone 109 to permit the proposed multi-family housing project and rezoning the small sliver of 1923 cross hatched to Public Assembly as this is that 1,217 sq. ft portion of land that will be transferred to the university;
- Also included in Bylaw 8263 is a siting area amendment for Capilano University which will add the student housing building footprint to the plan that shows where buildings are permitted on the university site;
- The siting area map also includes the notation that a building on this specific portion of the university lands is limited to 6 storeys in height;
- The area of Capilano University where the development is proposed is in the following Development Permit Areas: Protection of The Natural Environment; Wildfire Hazard; and, Energy and Water Conservation and GHG Emission Reduction;
- 1923 Purcell Way is in the following Development Permit Areas: Form and Character; and, Energy and Water Conservation and GHG Emission Reduction;
- The proposal includes tree retention, invasive species removal, rehabilitation of damaged areas and appropriate new planting as part of the site's landscape scheme;
- In accordance with Development Permit Form and Character Guidelines for Neighbourliness, the applicant team stepped the density and heights so that the lower 3 storey townhomes were along the western and southern edges of the site and the taller 6 storey building was at the NE corner, relating more appropriately to the University next door; and,
- The student housing faces towards the University framing the arrival to Capilano University and also orienting windows and doors onto the street and the campus.

Councillor MACKAY-DUNN arrived at this point in the proceedings.

Ms. Guppy further advised that:

- The sister complex is to the west and both sites share the pool and an amenity building which is in need of replacement;
- This proposal will see a new and larger amenity building and the addition of a new playground to complement the amenity space;
- The proposal would permit 124 apartments and 60 townhouse units;
- All parking for 1923 Purcell Way is proposed in a two level underground garage and access to the garage areas is proposed through a driveway ramp from Purcell Way;
- 258 resident and 18 visitor stalls are proposed (1.5 spaces/unit);
- The student housing is proposed to include 60 units;
- Parking for the student housing will be provided on campus for those students who need a car;
- The project includes a broad spectrum of unit styles and sizes and addresses two key demographics: students and families;
- Development Cost Charge's are charged and collected at time of the building permit;
- Off-site improvements are extensive and include bus stop improvements, re-configuration of lanes on Purcell Way, additions to Greg Lee Way (new sidewalk and better pedestrian crossing) and bike and pedestrian trail upgrades;
- In addition to providing adequate parking the developer is proposing a travel demand management package for the residents of the multi-family housing project to reduce vehicle trips and reliance on the automobile for all trips. Elements of the strategy include:
 - Marketing the project to faculty at Capilano University and local residents;
 - Providing a bus pass to new residents;
 - Providing bicycle facilities (see below);
 - Unbundling parking space sales from unit sales;
 - Proximity to ample car share potential; and,
 - A one year post occupancy survey on car ownership, trip generation and parking demand;
- Off-site improvements will include improvements to road frontages on Purcell Way and Greg Lee Way that will help with vehicle and pedestrian movement and safety. In addition, the applicant is also making improvements beyond their frontage to transit and to local pedestrian and bicycle routes;
- The applicant team have been working with Translink, Coast Mountain Bus Company, Capilano University and District staff to improve the bus stop for the 239 to address the existing safety issue with the alignment of the bus stop, and to provide a more comfortable shelter;
- The existing paved pedestrian and cycling trail on Lillooet Road branches off towards campus but ends at the campus boundary and the applicant will construct the missing leg of this trail;
- A CAC of \$1,698,940 is included in the proposal;
- It is anticipated that the Community Amenity Contribution's from this development will be directed toward improvements to public parks, plazas, trails and greenways; public art and other beautification projects; affordable or special needs housing, provision or enhancement of public facilities with allocation and timing of expenditure to be determined by the municipality in its sole discretion;
- It is anticipated that public art valued at up to \$250,000 will be included to provide a feature element at the entrance to Capilano University;

- The applicant held a facilitated Public Information Meeting on September 12, 2017 which was well attended by approximately 80 people; and,
- The applicant is required to provide a Construction Traffic Management Plan as a condition of a Development Permit.

4. REPRESENTATIONS FROM THE APPLICANT

4.1. Mr. Kevin Johnston, CFO, Woodbridge Northwest Communities (WNC):

- Spoke to the issues current owners are facing;
- Noted that current owners will be provided with generous tenant relocation packages; and,
- Highlighted the benefits and amenities of the proposed development.

4.2. Mr. Bryce Rositch, Rositch Hemphill Architects:

- Provided an overview of the proposed site plan and building design;
- Noted that extensive community consultation has taken place and the developer has worked with the community to address their needs;
- Opined that locating the student housing on Greg Lee Way benefits the campus by providing a welcoming building that faces the main road into campus;
- Noted that parking for the student housing will be provided on campus; and,
- Advised that the project is exceeding District policy by providing two quick charging stations in addition to 52 level on plugs and 100% of the spaces will have electrical conduit.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Jodie Bergerson, 1900 Block Purcell Way: OPPOSED

- Spoke in opposition to Bylaw 8262, Bylaw 8263 and Bylaw 8264 regarding 1923 Purcell Way; and,
- Commented that many owners will be priced out of the North Vancouver market should this development be approved.

5.2. Mr. Noah Berson, 2000 Block Purcell Way: IN FAVOUR

- Commented on the need for student housing;
- Spoke to the issue of affordable housing on the North Shore; and,
- Noted that student housing may reduce vehicle trips.

5.3. Mr. Paul Dangerfield, President – Capilano University: IN FAVOUR

- Commented that it is important for Capilano University to be able to attract International students;
- Spoke to the issue of affordable housing on the North Shore; and,
- Opined that student housing provides a supportive, safe and comfortable community environment.

5.4. Ms. Jennifer Mancer, 1900 Block Purcell Way: IN FAVOUR

- Spoke as a member of the Strata Council;
- Provided a brief history of the existing strata, the present status of the buildings and the issues being faced by the current owners; and,

- Noted that renters were provided 18 months notice to find new accommodations.

5.5. Ms. Kimberly Branch, 1900 Block Purcell Way: IN FAVOUR

- Spoke as a member of the Strata Council;
- Spoke in support of the proposed development; and,
- Opined that the proposed development will revitalize the neighbourhood.

5.6. Mr. Paul Stevens, 1900 Block Purcell Way: IN FAVOUR

- Spoke to the deterioration of the existing buildings.

5.7. Mr. Andrew Dillman, 1900 Block Purcell Way: IN FAVOUR

- Spoke as a student of Capilano University;
- Commented that student housing would eliminate travel commute allowing more time to study;
- Noted that student housing would provide a sense of community; and,
- Spoke to the issue of affordable housing.

5.8. Ms. Shirley Stearn, 1800 Block Purcell Way: IN FAVOUR

- Spoke as a member of the Strata Council;
- Spoke in favour of the proposed development;
- Noted that extensive community consultation has taken place and the developer has worked with the community to address their needs; and,
- Expressed concern with regards to increased traffic and parking issues.

5.9. Mr. Owen Sigurdsson, 1500 Block East 27th Street: IN FAVOUR

- Spoke as a student of Capilano University;
- Spoke to the issue of housing affordability;
- Commented that student housing may reduce the stress of the early morning commute; and,
- Noted that the proposed development will allow youth to stay in their community.

5.10. Ms. Marie Harlow, 1900 Block Purcell Way: IN FAVOUR

- Spoke as a member of the Strata Council;
- Commented that tenants were provided with sufficient notice to find new accommodations;
- Commented on the demand for student housing;
- Noted that it is difficult to find affordable rental units; and,
- Expressed concern with regards to visitor parking.

5.11. Ms. Karen Obeck, 1900 Block Purcell Way: IN FAVOUR

- Spoke as a member of the Strata Council;
- Spoke in favour of the proposed development;
- Opined that the design principles complement the surroundings of the neighbourhood; and,
- Commented on the need to provide alternative housing options.

5.12. Ms. Kirsten Bydal, 1900 Block Purcell Way: IN FAVOUR

- Spoke in support of the proposal;

- Thanked the Landscape Architect for retaining existing trees;
- Commented that student housing is a benefit to the North Shore; and,
- Suggested that an alternate entrance to the University may ease traffic concerns.

5.13. Ms. Sue Buchanan, 1900 Block Purcell Way: IN FAVOUR

- Spoke to the issue of affordability.

5.14. Mr. James Lewis, 2000 Block Purcell Way: OPPOSED

- Expressed concerns with increased density;
- Expressed concerns regarding traffic issues on Purcell Way; and,
- Commented on the need to improve the existing access to Capilano University.

5.15. Mr. Henry Bruan, 1900 Block Purcell Way: IN FAVOUR

- Spoke in support of the proposal; and,
- Noted that the existing buildings are deteriorating and will need upgrades causing financial hardship to repair.

5.16. Ms. Allison Smith, 600 Roche Point Drive: IN FAVOUR

- Spoke in support of the proposed development;
- Spoke to the issue of affordability;
- Expressed concern with the low rental vacancy in the District;
- Opined that student housing will contribute to the culture of the campus; and,
- Commented on the need for multi-family units in the community.

5.17. Ms. Debbie Freeman, 1900 Block Purcell Way: IN FAVOUR

- Commented that the proposed development is aesthetically pleasing;
- Noted that the existing buildings are deteriorating and will need upgrades;
- Commented that the proposed development will beautify the neighbourhood;
- Spoke to the importance of providing student housing;
- Commented that the proposed development will achieve the vision of the Official Community Plan;
- Commended the Landscape Architect for retaining existing trees; and,
- Suggested that student housing may help address the rental shortage.

5.18. Mr. Barry Fenton, 2700 Block Byron Road: IN FAVOUR

- Spoke as a representative of the Community Housing Action Committee;
- Advised that CHAC supports the proposed development;
- Opined that the project addresses the need for mixed-unit housing;
- Spoke to the benefits of student housing;
- Commented that student housing has the potential to decrease traffic; and,
- Thanked the developer for fulfilling the requirements of the Accessible Design Policy for Multi-family Housing.

Council recessed at 8:57 pm and reconvened at 9:05 pm.

In response to a question from Council regarding the cost of units, the developer advised that the cost have not been set but will start at approximately \$300,000 for a one bedroom unit and \$1 million for a townhouse.

In response to a question from Council, staff advised that off-site improvements will include improvements to road frontages on Purcell Way and Greg Lee Way that will help with vehicle and pedestrian movement and safety. In addition, the applicant is also making improvements to transit and to local pedestrian and bicycle routes. Staff noted that the approximate value of off-site benefits is \$1.5 million.

Staff noted that in addition to providing adequate parking the developer is proposing a travel demand management package for the residents of the multi-family housing project to reduce vehicle trips and reliance on the automobile for all trips. Elements of the strategy include:

- Marketing the project to faculty at Capilano University and local residents;
- Providing a bus pass to new residents;
- Providing bicycle facilities (see below);
- Unbundling parking space sales from unit sales;
- Proximity to ample car share potential; and,
- A one year post occupancy survey on car ownership, trip generation and parking demand.

Staff advised that a parking covenant will be required for student housing.

In response to a question from Council regarding packages for existing residents, staff advised that the applicant has offered the following provisions to assist all owners and those people who are renting from the owners with the transition: eighteen months to find new housing, during which time they are offering six months of free rent, and six months of discounted rent. Knowing that many residents are interested in staying in the area, Woodbridge Northwest are also offering owners and renters the first opportunity to buy new units, and a dollar for dollar credit against the purchase price for any rent paid to Woodbridge Northwest.

In response to a question from Council regarding parking requirements, the traffic consultant advised that both parking rates on adjacent projects and the use of resident only parking on Purcell Way has been looked at to determine reasonable parking rates for the different types of units in this project. It was determined that 1.2 stalls per unit is sufficient given the location and direct access to transit; however, 1.5 stalls per unit is being proposed.

The developer advised that a small portion of the site will be transferred to Capilano University to assist in the development of a student housing project on the adjacent campus lands.

5.19. Ms. Melanie Briggs, 900 Block Beaumont Drive: IN FAVOUR

- Expressed concern regarding the issue of housing supply and housing affordability on the North Shore;
- Noted that the proposed development would offer a diverse mix of housing options; and,
- Commented that the proposal includes a series of outdoor courtyard amenity areas and would provide a place to gather.

5.20. Ms. Jodie Bergerson, 1900 Block Purcell Way: SPEAKING A SECOND TIME

- Spoke to the issue of affordability;

- Commented that it is important for Capilano University to be able to attract International students and without on-site student housing, this becomes an economic challenge for the University; and,
- Expressed concern that owners will not purchase a parking stall and will continue to park on the street.

5.21. Ms. Janice Fletcher, 1900 Block Purcell Way:

OPPOSED

- Expressed concern for the families that will have to relocate.

In response to a question from Council regarding the traffic analysis, the traffic consultant advised that the proposed development will only add one car per minute during peak hours.

In response to a question from Council, staff advised that \$27.62 per year is the cost of a District resident only parking decal.

In response to a question regarding unbundling parking spaces, staff advised that the cost of a parking stall would cost approximately \$15,000. Staff further advised that a covenant will be required to specify that any unsold parking spaces be transferred to the strata corporation.

6. COUNCIL RESOLUTION

**MOVED by Councillor BASSAM
SECONDED by Councillor HANSON**

THAT the November 21, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8262, 2017 (Amendment 30)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1361 (Bylaw 8263)" be returned to Council for further consideration.

**CARRIED
(9:37 p.m.)**

CERTIFIED CORRECT:



Confidential Council Clerk