

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**4670 Capilano Road
Eight-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, May 29, 2018 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam (via telephone)
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks

Absent: Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. J. Gordon, Manager – Administrative Services
Mr. M. Hartford, Planner
Ms. S. Dale, Confidential Council Clerk
Mr. D. Veres, Development Planner

District of North Vancouver Rezoning Bylaw 1370 (Bylaw 8292)

Purpose of Bylaw:

Bylaw 8292 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 117 (CD117) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to CD117. The CD117 Zone addresses use and accessory uses, density, amenities, setbacks, site and building coverage, building height, landscaping and parking.

1. OPENING BY THE MAYOR

Mayor Richard 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.

Mayor Richard Walton, stated that:

- 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;
- Council will use 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; 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.

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

- 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 the 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 8292 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 117 (CD117) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to CD117. The CD117 Zone addresses use and accessory uses, density, amenities, setbacks, site and building coverage, building height, landscaping and parking.

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 subject site is just over 20,000 sq. ft. in size (20,048sq.ft.) and is one single-family lot;
- It is located mid-block along Capilano Road between Teviot Place and Montroyal Boulevard;
- The adjacent uses consist of a small neighbourhood convenience shopping mall with single-family homes on the east and west side of the property and townhomes in a similar scale and configuration to the south;
- It is designated in the Official Community Plan as Residential Level 3: Attached Residential, which is intended for ground-oriented multifamily housing with a density of up to approximately 0.8 FSR;
- The project has been reviewed against the Upper Capilano Local Area Plan Reference Policy document adopted in 1999;
- The Upper Capilano Local Area Plan Reference Policy document designated this site and the property to the south as Site 6, which permitted 17 townhouses and the project to the south was redeveloped in 2003;
- The project addresses the OCP's goals of encouraging housing types to accommodate people in all stages of life as well as the provision of family-oriented units;

- The site has also been reviewed against guidelines for Form and Character of Ground-Oriented Housing, Energy and Water Conservation and Green House Gas Emission Reduction and Wildfire Hazard and Streamside Protection;
- The proposal is for eight ground-oriented townhouse units in 2 three-storey buildings. One of the building faces Capilano Road and the other faces an internal courtyard with ground-level parking accessed off a shared driveway with the property to the south 4650 Capilano Road;
- Access over the neighboring property was secured through an easement when the property to the south was developed in 2003;
- The proposal includes two parking spaces per unit which are located in attached garages and one visitor parking space, for a total of seventeen dedicated parking spaces;
- All of the units contain three-bedrooms and range in size from 171 m² (1850 sq. ft.) to 204 m² (2220 sq. ft.);
- There is an existing drainage ditch at the rear of the property which is to be upgraded to a bioswale and planted with water-loving native species. This planted area also provides an enhanced buffer to the single-family homes to the east;
- In accordance with the District's Community Amenity Contribution policy for increased density, the Community Amenity Contribution for this project is calculated to be \$162,408;
- It is anticipated these CAC's will be directed towards public art; park and trail improvements; affordable housing fund; or, public realm infrastructure improvements;
- Offsite contributions include street trees, street lights and curb and gutter upgrades for a value of approximately \$50,000;
- The project complies with use and density provisions of the Official Community Plan and Upper Capilano Local Area Plan Reference Policy document;
- The project will meet BC Building Code Step Code 3;
- The project is proposing to provide basic design features to facilitate building access and usability and enhanced accessibility features where appropriate;
- The project was reviewed by the Advisory Design Panel in November 2017 and was recommended for approval;
- A Construction Traffic Management Plan has been submitted and a final version will be required prior to building permit; and,
- It is anticipated the project will generate 4.69 additional trips in the afternoon peak hour.

A facilitated Public Information meeting was held on October 12, 2017 and was attended by nine members of the public. The public asked questions about the potential odour and noise from the adjacent commercial property to the north; encroachment into the ditch; the price point of the units; increased traffic on Capilano Road and indicated a preference for adding a specific tree species into the landscaping. In response, the applicant has revised the plan to include more buffer planting along the north side of the property, incorporate European Beech Trees from the southern property and provide a five metre planted buffer to the bioswale.

4. REPRESENTATIONS FROM THE APPLICANT

4.1. Mr. James Fox, Wedgewood Capilano Homes Ltd.:

- Spoke to the history and context of the proposed development;
- Noted that community consultation has taken place and the developer has worked with residents to address their needs; and,
- Commented that the proposed development will provide diverse housing options.

4.2. Mr. Jim Bussey, Raymond Letkeman Architects Inc.:

- Provided an overview of the proposed site plan and building design;
- Reported that the proposal includes sixteen parking spaces and one dedicated visitor space;
- Noted that a central feature of the landscape plan is a bioswale that runs along the eastern property line where a small drainage ditch currently exists; and,
- Commented that the elevation design will keep a low massing on Capilano Road.

4.3. Mr. Gerry Eckford, ETA Landscape Architecture:

- Opined that the landscape architecture is in keeping with the character of the neighbourhood; and,
- Spoke to the proposed tree retention and replacement plan.

In response to a question from Council, the developer advised that the proposal includes sixteen parking spaces in two-car garages accessed off an internal lane. The proposal includes one dedicated visitor space plus the potential for additional visitor parking on the individual driveway aprons.

In response to a question from Council, the developer advised that the applicant is proposing to replant thirty-four trees which are mix of deciduous and coniferous and include five 3.5m Western Red Cedars in the bioswale.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Lyle Thompson, 4700 Block Glenwood Avenue:

OPPOSED

- Spoke in opposition to the proposed development;
- Expressed concern with the removal of trees and spoke to the benefits that mature trees provide; and,
- Expressed concern with traffic congestion and pedestrian safety.

5.2. Mr. Cole Thompson, 4700 Block Glenwood Avenue:

OPPOSED

- Spoke in opposition to the proposed project;
- Expressed concern with the removal of mature trees; and,
- Commented that the forested area provides a gathering space for children to play.

5.3. Mr. Ric Woods, 4700 Block Glenwood Avenue:

OPPOSED

- Expressed concern with the massing and setback of the proposed development.

5.4. Mr. Peter Thompson, 900 Block Clements Avenue:

IN FAVOUR

- Spoke in support of the proposed project;
- Commented that the proposed development will meet the vision of the Official Community Plan;

- Commented on the site's close proximity to transit;
- Spoke to the quality of schools surrounding the Upper Capilano area;
- Opined that there will not be a significant impact on traffic; and,
- Noted that residents will not be displaced during construction.

5.5. Mr. Ray Nesley, 4700 Block Capilano Road:

IN FAVOUR

- Spoke in support of the proposed development; and,
- Commented on the site's close proximity to transit.

In response to a question from Council, staff advised that a typical side-yard setback in the District is 6 ft. It was also noted that should this proposal not go ahead up to a 4,200 sq. ft. house could be built on this site.

In response to a question from Council, the developer advised that there is potential for additional visitor parking on individual driveways which could accommodate an extra two cars.

In response to a question from Council, staff advised that offsite contributions include street trees, street lights and curb and gutter upgrades for a value of approximately \$50,000.

In response to a question from Council, staff advised that all buildings will meet BC Building Code's Level 3 to be implemented July 1, 2018.

In response to a question from Council regarding the cost of units, the developer advised that the sale prices have not been set but noted that townhouses are anticipated to range in price from \$1.5 million to \$1.7 million.

In response to a concerns and suggestions, the developer advised that the following revisions have been incorporated into the proposal:

- Increased screening between the buildings and the commercial property to the north with a large hedge and solid privacy fence;
- Removal of all development from the ditch setback area and included a protective fence;
- Incorporated beech trees into the landscape plan; and,
- Provided a draft construction traffic management plan which will minimize impacts to neighbours during the construction period for the project.

5.6. Ms. Jas MacGillivray, 4700 Block Glenwood Avenue:

COMMENTING

- Expressed concern with the loss of greenspace;
- Opined that there is not enough common area for children to play;
- Noted that she is not opposed to development; and,
- Suggested that the project be reduced to six or seven townhouses.

5.7. Mr. Grig Cameron, 1000 Block Clements Avenue:

IN FAVOUR

- Spoke in support of the proposed development;
- Commented that the proposed development satisfies the vision of the Official Community Plan;
- Commented that the proposed development will provide diverse housing options;
- Stated that more townhouse developments are needed in the District; and,
- Spoke to the consequences of building more monster homes.

5.8. Ms. Michelle Dunn, 4700 Block Glenwood Avenue: COMMENTING

- Spoke in support of the proposed development;
- Urged the developer to take into consideration the needs of the residents that currently live in the neighbourhood;
- Expressed concern with the removal of trees;
- Commented that there is not a common space for children to play;
- Opined that the proposal is not affordable for a regular income family; and,
- Suggested that the proposed development be reduced to six or seven townhouse units.

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

- Noted that nine townhouse units were initially proposed and has been reduced to eight units.

5.10. Mr. Lyle Thompson, 4700 Block Glenwood Avenue: SPEAKING A SECOND TIME

- Spoke to the design of the proposed development;
- Expressed concern that the proposal does not include grade-level access to any of the townhouse units without the use of stairs;
- Expressed concern that there is not a gathering space for children to play;
- Spoke to the shadowing analysis expressing concern; and,
- Urged the developer to continue to engage with residents in this neighbourhood.

5.11. Ms. Paula Burgerjon, 4700 Block Glenwood Avenue: IN FAVOUR

- Spoke in support of the proposed project;
- Suggested that the proposed development be reduced to six townhouse units; and,
- Expressed concern with the sixteen parking spaces provided noting that residents should be encouraged to use transit.

5.12. Ms. Holly Joy, 1100 Block Montroyal Boulevard: COMMENTING

- Expressed concern with the loss of greenspace; and,
- Expressed concern that the proposal does not include grade-level access to any of the townhouse units without the use of stairs.

6. QUESTIONS FROM COUNCIL

In response to a question from Council, the developer advised that grade-level entry can be accessed through the garage without the use of stairs.

7. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor BOND

THAT the May 29, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1358 (Bylaw 8251)" be returned to Council for further consideration.

CARRIED
(8:24 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk