

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**1552-1568 Oxford Street
88 Unit Residential Development**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, June 12, 2018 commencing at 8:20 p.m.

Present: Mayor R. Walton
Councillor R. Bassam (8:30 pm)
Councillor M. Bond
Councillor J. Hanson
Councillor D. MacKay-Dunn

Absent: Councillor R. Hicks
Councillor L. Muri

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

**District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment
Bylaw 8313, 2018 (Amendment 34)**

Purpose of Bylaw:

Bylaw 8313 proposes to amend the OCP land use designation of the properties from Residential Level 5: Low Density Apartment (RES5) to Commercial Mixed Use Level 3 (CRMU3).

District of North Vancouver Rezoning Bylaw 1376 (Bylaw 8314)

Purpose of Bylaw:

Bylaw 8314 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 116 (CD116) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD116 and a portion of site (5m on west side) rezoned to Neighbourhood Park (NP). The CD116 Zone addresses use and accessory use, density, amenities, setbacks, site and building coverage, building height, landscaping and stormwater management 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 bylaws 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 bylaws; 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 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 8313 proposes to amend the OCP land use designation of the properties from Residential Level 5: Low Density Apartment (RES5) to Commercial Mixed Use Level 3 (CRMU3). Bylaw 8314 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 116 (CD116) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD116 and a portion of site (5m on west side) rezoned to Neighbourhood Park (NP). The CD116 Zone addresses use and accessory use, density, amenities, setbacks, site and building coverage, building height, landscaping and stormwater management and parking.

3. PRESENTATION BY STAFF

Ms. Casey Peters, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Peters advised that:

- The proposal is for the redevelopment of two single-family lots and a portion of unopened District lane allowance for a proposed residential rental development within the Lynn Creek Town Centre;
- Phibbs Exchange and Highway 1 are located to the east;

- Creekstone Care Centre will be located to the west and was approved by Council for 180 beds of seniors care;
- The new Green Spine Linear Park will be located between the subject site and the Creekstone Care Center and is achieved through dedications from these two sites;
- The District's future affordable rental site is located to the east;
- The Lynn Creek apartments is a six-storey rental building on the south side of Oxford Street;
- Existing single-family is located to the south and north and these sites are designated in the Official Community Plan (OCP) for multi-family redevelopment;
- Existing commercial mixed-use are located further to the south and west;
- The OCP designates the site as Residential Level 5 which permits density of up to 1.75 FSR.
- Bylaw 8313 proposes to amend the OCP to Commercial Mixed-Use Level 3 and proposes a FSR of approximately 3.0;
- The project was reviewed against the District's Rental and Affordable Housing Strategy and the proposal meets several of the goals of the strategy including expanding the supply and diversity of housing, and expanding the supply of new rental housing; and,
- The project has been measured against the OCP, Lower Lynn Implementation Plan and the Lynn Creek Town Centre Public Realm Guidelines. The project achieves housing goals of the OCP and Implementation Plan including providing a range of unit sizes and providing new rental housing.

Ms. Peters noted that the Green Spine Linear Park is proposed to connect Oxford Street in the south of the Lynn Creek Town Center to Fern Street at the north end and contributes a 5m dedication on the west side of the site for this purpose. This 5m dedication and the 5m already secured from the Creekstone Care Centre will allow for the construction of the first phase of the linear park. Creekstone Care Centre and Adera Development Corporation will each contribute off-site money towards the park and it is anticipated that Adera will construct the full 10m linear park from Oxford Street to the lane using these funds. This is not considered a community amenity contribution, rather it is an off-site improvement.

Ms. Peters further advised that:

- The project has been reviewed against development permit area guidelines for: Form and Character of Ground Oriented Housing; Energy and Water Conservation and Greenhouse Gas Emission reduction; and, Protection from Natural Hazards (Creek Hazard);
- The project will be required to meet the BC Step Code Level 3 and will include a flood construction level for all habitable space on the site;
- The proposal is for a six-storey rental building with eighty-eight rental homes and a FSR of approximately 3.0;
- The Creekstone Care Centre to the west is approximately 3.1 FSR and seven-storeys in height; it is currently at the Building Permit stage;
- The Lynn Creek apartments is approximately 3.2 FSR and six-storeys in height; it is complete and occupied;
- An application has not been submitted for the non-market rental site to the east of the subject site but it is anticipated that the FSR will be approximately 3.0 and six-storeys in height;

- The proposal slightly exceeds the required visitor and resident parking rates, as it proposes eighty spaces on two levels of underground parking;
- The proposal includes 250 secure resident bicycle spaces as well as two bicycle racks on Oxford Street and an additional rack on the lane for a total of twenty-two visitor bicycle spaces;
- The project includes \$922,000 as a Community Amenity Contribution;
- The project supports the District's affordable housing site by constructing the shared ramp to the underground parking. Adera had two single-family lots under contract on Orwell Street and assigned those to the District which allowed for an increased site for the affordable housing project;
- The cost estimate for the off-site works is \$1.1 million and will contribute to off-site improvements on Oxford Street and on the existing lane from Bond Street. Improvements on Oxford Street include a multi-use path and streetscape improvements as per the Lynn Creek public realm guidelines;
- The applicant has submitted a draft Construction Traffic Management Plan specific to their project and have been working closely with the Creekstone Care Centre to coordinate projects. Both the Creekstone Care Centre and Adera will be able to use the Green Spine Linear Park for staging during construction; and,
- A facilitated public information meeting was held in October 2017. Seven people attended and questions were asked regarding development in the neighborhood in general, the application process, parking requirements, anticipated timing and construction traffic management. No comment forms were received.

Concillor BASSAM arrived at this point in the proceedings.

In response to a question from Council, staff advised that the unit mix includes thirty-six one bedroom units, forty two bedroom units and eleven three bedroom units which range in size from 622 sq. ft. to 1,125 sq. ft.

In response to a question from Council, staff confirmed that the applicant has submitted a draft Construction Traffic Management Plan specific to their project and have been working closely with the Creekstone Care Centre to coordinate projects. It was noted that both the Creekstone Care Centre and Adera will be able to use the Green Spine Linear Park for staging during construction. Applications south of Crown Street are working together with the District to create a coordinated approach to construction traffic management and Adera has taken the lead to coordinate with the other applicants. The Ministry of Transportation and Infrastructure has been involved in this coordination effort with regards to Highway 1 Interchange projects and the Phibbs Exchange upgrade.

In response to a question from Council, staff advised that throughout the duration of construction, Adera, their staff and subcontractors will abide with the District of North Vancouver's parking regulations and any vehicles not in compliance with the District's parking regulations will be reported, ticketed and towed.

4. REPRESENTATIONS FROM THE APPLICANT

4.1. Mr. Rocky Sethi, Vice President – Adera Development Corporation:

- Spoke to the history and context of the proposed development;
- Commented that the building design and character is reflective of the west coast;

- Advised that a Community Amenity Contribution of \$1 million is included in the proposal;
- Noted that the majority of units are two bedrooms; and,
- Opined that the development will provide affordable housing options.

4.2. Mr. Bryce Rositch, Landscape Architect – RH Architects:

- Spoke to the site’s close proximity to Phibbs Exchange;
- Noted that the project addresses the Rental and Affordable Housing Strategy by creating eighty-eight new market rental units; and,
- Commented on the local lifestyle of the community highlighting the outdoor spaces and enhanced walkability.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Philip Tarrant, 1300 Block Lynn Valley Road: IN FAVOUR

- Spoke in support of the proposed development;
- Commented on the need for more rental housing on the North Shore;
- Commented on the close proximity to amenities, the Second Narrows Bridge and transit; and,
- Commented that the proposed development will provide residents of the North Shore with affordable housing options.

5.2. Mr. Ryan Vanderham, 200 Block East 2nd Street: IN FAVOUR

- Spoke in support of the proposed development;
- Commented that more rental units are needed on the North Shore;
- Expressed concern with the low rental vacancy in the District;
- Commented on the site’s close proximity to transit; and,
- Commented that the proposed development will provide diverse housing options.

5.3. Mr. Adrian Rahbar, 1600 Block Alderlynn Drive: IN FAVOUR

- Spoke in support of the proposed development;
- Acknowledged that secure rental housing is key; and,
- Commented on the aging rental stock on the North Shore.

5.4. Mr. Tim Purshsck, 2600 Block Hardy Crescent: IN FAVOUR

- Spoke to the issue of affordability; and,
- Noted the developments close proximity to Phibbs Exchange and the Second Narrows Bridge.

5.5. Mr. Joel Andersen, 500 Block West 28th Street: IN FAVOUR

- Spoke in support of the proposed development; and,
- Stated that more rental options are needed on the North Shore.

5.6. Ms. Karen Savage, 700 Block East 10th Street: IN FAVOUR

- Spoke in support of the proposed project;
- Commented on the challenge of finding rental accommodation suitable for families with children; and,
- Opined that the proposal will benefit both citizens and businesses in the District.

- 5.7. Mr. Peter Teevan, 1900 Block Indian River Drive: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented on the need for more rental options;
 - Expressed concern that the proposal does not include enough parking; and,
 - Commented that car sharing programs are successful in higher density areas and may help with parking issues.

- 5.8. Ms. Alex McCawley, 600 Block West 15th Street: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented on the need for more affordable rental housing; and,
 - Noted the close proximity to Phibbs Exchange.

- 5.9. Ms. Kelly Bond, 1200 Block Emery Place: IN FAVOUR**
- Spoke in support of the proposed project;
 - Opined that the proposed development will provide the housing supply the District needs;
 - Noted that the proposed development will provide housing for both young families and residents looking to downsize;
 - Suggested that a percentage of below market rental units be included in the application;
 - Requested that the Community Amenity Contributions be allocated to the affordable housing fund; and,
 - Questioned if the local schools can accommodate the increased density.

In response to a question from Council, staff advised that the size of the rooftop patio cannot be increased due to the constraint of the building being wood framed.

In response to a question from Council, staff advised that there is not a car share operator in the local area; however, based on transportation demand management, this program could be implemented in the future.

In response to a question from Council, staff advised that eighty-eight new market rental units will be secured; however, there is no requirement for below market rental units. It was noted that eighty percent of the proposed units will be considered affordable based on a household spending no more than thirty percent of their gross household income on rent.

In response to a question from Council regarding the amount of parking provided at Lynn Creek Apartments, staff advised that eighty-six spaces are provided. Seventy of these spaces are located underground with access off Oxford Street and parking includes two car share spaces and eight micro car spaces. It was noted that this development consists of 112 rental units with commercial space at ground level.

In response to a question from Council, staff advised that the median household income in the District of North Vancouver is \$103,000.

- 5.10. Ms. Helen Kristable, 200 Block Orwell Street: COMMENTING**
- Commented that the laneway on Bond Street is narrow and questioned how it can accommodate the increase of cars accessing the underground garage.

5.11. Mr. Corrie Kost, 2800 Block Colwood Drive:

COMMENTING

- Questioned how the strip of park fits in with the Linear Park plan;
- Stated that the new market rental units are not affordable for everyone;
- Suggested that a percentage of below market rental units be included in the proposal; and,
- Commented on the large number of rental units becoming available in the Lower Capilano area.

In response to a question from Council, staff advised that the laneway on Bond Street is 6m wide and can accommodate two-way traffic.

**5.12. Ms. Kelly Bond,
1200 Block Emery Village:**

SPEAKING A SECOND TIME

- Questioned if the North Vancouver School District has notified the District that growth can be accommodated in the local schools.

6. QUESTIONS FROM COUNCIL

In response to a question from Council, staff advised that the North Vancouver School District has not indicated that there may be a shortage of space in local schools in this area due to future growth.

In response to a question from Council regarding parking concerns, staff commented that the Lower Lynn Town Centre is in a transition period and once complete it is intended to be a community that promotes active living including walking and cycling to nearby community services and amenities. Key implementation priorities for the Lower Lynn Town Centre include trail enhancements to improve pedestrian and cyclist safety and to improve connections to key destinations, including the Lynn Creek Park and trail system, Park and Tilford, Lynnmour Elementary School, Capilano University, Phibbs Exchange and the Second Narrows Bridge.

7. COUNCIL RESOLUTION

**MOVED by Councillor HANSON
SECONDED by Councillor MACKAY-DUNN**

THAT the June 12, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8313, 2018 (Amendment 34)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1376, (Bylaw 8314)" be returned to Council for further consideration.

**CARRIED
(9:16 p.m.)**

CERTIFIED CORRECT:



Confidential Council Clerk