

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**340 Mountain Highway &  
1515-1537 Rupert Street  
26 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, June 12, 2018 commencing at 7:00 pm.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor M. Bond (7:11 pm)  
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

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**District of North Vancouver Rezoning Bylaw 1369 (Bylaw 8290)**

*Purpose of Bylaw:*

Bylaw 8290 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 122 (CD122) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD122. The CD122 Zone addresses use and accessory use, 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 bylaw 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 BYLAW BY THE CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8290 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 122 (CD122) and rezone the subject site from Single-Family Residential 6000 Zone (RS4) to CD122. The CD122 Zone addresses use and accessory use, density, amenities, setbacks, site and building coverage, building height, landscaping 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 subject site is located within the Lynn Creek Town Centre at the corner of Mountain Highway and Rupert Street and the site includes five single-family lots;
- A five-storey, 47 unit residential project is currently under construction to the north;
- The Creekstone Care Centre is about to begin construction to the south;
- There is existing single-family housing located to the south, north and east;
- These sites are designated in the Official Community Plan (OCP) for multi-family redevelopment;
- Existing light industrial uses are located to the west and existing commercial, multi-family and mixed use projects 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;
- The project has been measured against the OCP, the Lower Lynn Implementation Plan and the Lynn Creek Town Centre Public Realm Guidelines;
- The project complies with the OCP and Implementation Plan goals of providing a diversity of housing choice and family oriented homes;
- 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); and,

- 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.

Ms. Peters advised that the project includes twenty-six townhomes in three and four bedroom layouts ranging in size from approximately 1,200 sq. ft. to 1,800 sq. ft. The design proposes a five-storey building with stacked townhouses around a central courtyard. The ground level units are two-storeys in height and the upper level units are three-storeys. All ground level units can be accessed from the courtyard and units facing Rupert Street or Mountain Highway have street level entrances.

She further noted:

- The project is designed around a shared outdoor courtyard that will be available for use by all residents and all units also include private outdoor space;
- Pedestrian access will be from the main front entrance on Mountain Highway and a secondary pedestrian path access is also available from Rupert Street;
- Access to underground parking will be from Rupert Street and this driveway ramp has been designed to be shared with a future development to the east to limit the number of driveway crossings;
- The proposal includes fifty-one resident and visitor parking spaces on a one level underground parking garage;
- The proposal includes thirty-one secure bike parking spaces in two bike rooms. In addition, bicycle hangers will be installed next to each parking space against a wall for a total of twenty-seven additional spaces;
- Visitor bicycle parking is required at grade and the proposal includes two bicycle racks that can each accommodate four bicycles;
- The Community Amenity Contribution for the project totals \$626,696 and can be used for a number of public realm, environmental and housing purposes;
- The applicant will be required to construct a separated bike lane on Rupert Street. Other required streetscape improvements will be in accordance with the Lynn Creek Town Centre guidelines and the cost estimate for the off-site works is \$400,000;
- The applicant has submitted a draft Construction Traffic Management Plan;
- The house at 1537 Rupert Street currently straddles two lots. The west lot is included in this assembly and the east lot will be included in a future assembly to the east and during construction this east lot can be used for staging; and,
- Applicants south of Crown Street are working together with the District to create a coordinated approach to construction traffic management. The Ministry of Highways has also been involved in this coordination effort with regards to the Highway 1 Interchange projects and Phibbs Exchange upgrade.

Ms. Peters noted that a facilitated public information meeting was held in November 2017 and five people attended. Comments from the public information meeting included general support for the design and the townhouse form, questions on sales and concerns regarding on-street parking in the neighbourhood. Two comment forms were received following the meeting that expressed support for the project.

#### **4. REPRESENTATIONS FROM THE APPLICANT**

##### **4.1. Mr. Adel Bellemlih, Redic Developments Inc.:**

- Highlighted the outdoor space and amenities which promote a place for residents to gather;

- Commented that the proposed development will provide diverse housing options;
- Opined that the building design is in keeping with the character of the neighbourhood;
- Noted that the proposed development will meet Built Green 'Gold' standards;
- Noted that the units are a mix of three and four bedroom layouts and aim to provide housing for the missing middle, families and downsizers;
- Commented that the storage area is large enough for multiple bikes and other sports equipment;
- Advised that all staircases are wheelchair compatible; and,
- Commented on the detailed Traffic Management Plan to minimize impacts on the community.

Councillor BASSAM left the meeting at 7:29 pm.

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 the townhouses are anticipated to start at \$1 million depending on the square footage of the unit.

## **5. REPRESENTATIONS FROM THE PUBLIC**

### **5.1. Mr. Clayton Welwood, 800 Block Premier Street: IN FAVOUR**

- Commented that the communal courtyard creates a sense of community;
- Questioned if owners could rent their units; and,
- Acknowledged that local residents will have the first opportunity to buy the townhouses.

### **5.2. Mr. Sonny Kondel, 5100 Block Francisco Court: IN FAVOUR**

- Spoke in support of the proposed project;
- Spoke to the issue of affordability;
- Commented that the internal courtyard will provide families with a sense of community where children can play safely; and,
- Opined that more townhouse projects like this are needed on the North Shore.

### **5.3. Mr. Peter Teevan, 1900 Block Indian River Crescent: OPPOSED**

- Spoke in opposition to the proposed project;
- Opined that the proposed development is not aesthetically pleasing and does not fit in with the character of the area;
- Noted that there are over 2,240 units under construction in the area;
- Expressed concern with traffic issues and the safety of children getting to school; and,
- Expressed concern that rental units are not being proposed.

### **5.4. Mr. Farid Rohani, 1300 Block West Keith Road: COMMENTING**

- Commented that the design of the proposed development is aesthetically pleasing;
- Noted that the proposed development provides an opportunity for the younger generation wanting to stay in their community;
- Commented on the site's close proximity to amenities; and,
- Stated that traffic will need to be addressed.

**5.5. Ms. Amina Morin, 600 Block Kerry Place: IN FAVOUR**

- Noted that affordable and family-friendly accommodation is hard to find;
- Commented that the proposed development provides a sense of community with lots of greenspace to gather; and,
- Commented on the need for more purposed built rental units on the North Shore.

**5.6. Ms. Kelly Bond, 1200 Block Emery Place: COMMENTING**

- Expressed concern that no rental units are proposed;
- Suggested lock-off suites be provided in the four-bedroom townhomes to help homeowners pay their mortgage;
- Noted that the outdoor space provides a gathering space and sense of community;
- Suggested providing an option for community urban agriculture pots;
- Expressed concern that the number of visitor parking spaces is too low;
- Suggested that the Community Amenity Contributions should be put towards affordable housing; and,
- Expressed concern with the fire access on the south side of the lane.

**5.7. Mr. Sheldon Baldwin, 700 Block West 3<sup>rd</sup> Street: IN FAVOUR**

- Spoke in support of density;
- Commented that the proposed development will provide family-oriented housing; and,
- Opined that traffic will not increase.

**5.8. Mr. Lucas Rouland, 1500 Block Rupert Street: COMMENTING**

- Expressed concern with hazardous creek conditions and questioned how this will be managed.

**5.9. Mr. Corrie Kost, 2800 Block Colwood Drive: IN FAVOUR**

- Spoke in support of the proposed development;
- Expressed concern that dedicated rental units are not included;
- Suggested that the cost of the units are similar to that of single-family homes; and,
- Questioned if there are restrictions on who can access the common play area.

In response to a question from Council, staff advised that the site falls within the Development Permit area for Protection from Creek Hazard and as such is required to build to a flood construction level to ensure the habitable areas and mechanical rooms are not at risk of flooding. Northwest Hydraulic Consultants have assessed the risk to this specific site and determined that it is minimal given the existing elevation of the site as compared to the river system. It was noted that a stormwater management and flood hazard covenant will be required.

In response to a question from Council, staff advised that fifty-one parking spaces on one level of underground parking and three visitor parking spaces are being proposed. Staff advised that the proposal slightly exceeds the parking rate for town centres.

In response to a question from Council, staff advised that the shared outdoor courtyard will be available for use of all residents and all units will also include private outdoor space. It was noted that urban agriculture pots are not currently proposed.

**5.10. Ms. Rubinder Khotar, 1500 Block Rupert Street: OPPOSED**

- Commented on the need for more affordable housing options on the North Shore;
- Noted that parking on Rupert Street is permit parking only; and,
- Expressed concern with increased traffic.

**5.11. Mr. Peter Corona, 1500 Block Rupert Street: OPPOSED**

- Expressed concern that underground parking will be accessed on Rupert Street noting the close proximity to his home;
- Expressed concern with parking issues on Rupert Street; and,
- Suggested that the parking garage be accessed off of Mountain Highway.

**5.12. Ms. Vivian Susa, 400 Block Orwell Street: COMMENTING**

- Spoke to the issue of affordability; and,
- Suggested including lock-off suites as it could help homeowners pay for their mortgage.

**5.13. Mr. Riley Senft, 700 Block Donegal Place: IN FAVOUR**

- Commented on the close proximity to transit, the Second Narrows Bridge and amenities;
- Opined that the proposed development is aesthetically pleasing and will enhance the neighbourhood; and,
- Commented that there is lots of green space and the courtyard will provide a place to gather.

**5.14. Mr. Peter Teevan, 1900 Block Indian River Crescent: SPEAKING FOR A SECOND TIME**

- Commented on the need for more affordable housing options; and,
- Opined that the proposed project does not address the issue of affordable housing.

**6. COUNCIL RESOLUTION**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HANSON**

THAT the June 12, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1369, (Bylaw 8290)" be returned to Council for further consideration.

**CARRIED**

Absent for Vote: Councillor BASSAM  
(8:16 p.m.)

**CERTIFIED CORRECT:**

  
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Confidential Council Clerk