

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**3468, 3472, 3484 & 3490 Mt. Seymour Parkway
Twenty-Seven Unit Townhouse 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 26, 2018 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Mr. E. Wilhelm, Development Planner

District of North Vancouver Rezoning Bylaw 1359 (Bylaw 8254)

Purpose of Bylaw:

Bylaw 8254 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential One Acre Zone (RS1) to Comprehensive Development Zone 108 (CD108). The CD108 Zone addresses use and accessory use, density, amenities, setbacks, coverage, height, landscaping, subdivision requirements 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.

Ms. Linda Brick, Deputy Municipal Clerk, 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

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw, stating that Bylaw 8254 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential One Acre Zone (RS1) to Comprehensive Development Zone 108 (CD108). The CD108 Zone addresses use and accessory use, density, amenities, setbacks, coverage, height, landscaping, subdivision requirements and parking.

3. PRESENTATION BY STAFF

Mr. Erik Wilhelm, Development Planner, provided an overview of the proposal elaborating on the introduction by the Deputy Municipal Clerk. Mr. Wilhelm advised that:

- The development site is located at the corner of Mt. Seymour Parkway and Parkgate Avenue;
- The development site is approximately 0.66 acres and consists of four single-family lots;
- An unconstructed lane allowance and Northlands Golf Course is located north of the development site;
- There is an existing paved multi-use path within Northlands Golf Course which follows the southern perimeter of the golf course;
- Single-family homes are currently located west of the site although there is a proposed twenty-nine unit townhouse complex proposed adjacent to the site;
- An eighty-eight unit apartment complex is located south of the site across Mt. Seymour Parkway;
- A sixteen unit townhouse complex is located east of the site across Parkgate Avenue;
- The applicant and the adjacent developer to the west will be required to pave the rear lane;
- During construction, the western end of the lane will be occasionally used for egress of construction vehicles;
- Upon completion of both townhouse projects, the western edge of the lane will have bollards installed and will provide only a bike, pedestrian and emergency access in order to minimize traffic disruptions on Gaspe Place;

- Providing Gaspé Place redevelops in the future, this lane would be widened at the western edge to provide full vehicular access effectively linking Gaspé Place and Parkgate Avenue;
- As lane construction requires disturbance of the land, the applicant was required to submit an arborist report and environmental review of the area given the potential environmental impact to Northlands Golf Course. The environmental review identified that no significant environmental features are present in the area. Staff have reviewed the reports submitted by the applicant and concur that at least twenty-three trees will need to be removed within the unconstructed lane and at least seventeen trees removed within Northlands Golf Course lands. In order to rehabilitate the lands, the developer will be required to implement a robust rehabilitation and restoration planting plan for the area north of the lane with Northlands Golf Course;
- The development site is designated Residential Level 4: Transition Multi-Family in the Official Community Plan;
- This designation envisions a mix of townhouse and apartment developments in close proximity to centres and corridors with a density of up to approximately 1.2 FSR and is in keeping with the OCP density provisions for the site;
- Surrounding properties on the north side of Mt. Seymour Parkway and Gaspé Place are also designated Residential Level 4: Transition Multi-Family;
- Council resolved, on March 24, 2014, to consider all redevelopment premature within the 3300 and 3400 block Mt. Seymour Parkway. On April 14, 2016, Council resolved to entertain redevelopment applications on the north side of Mt. Seymour Parkway within the 3300 to 3500 blocks;
- The underground parkade entrance is provided at the rear of the development and enters at the midpoint of Building 1. This lane is currently unconstructed and will be built by the developer;
- Buildings 2 and 3 face towards Mt. Seymour Parkway while building 4 faces Parkgate Avenue;
- Buildings 2, 3 and 4 have stepped-down corners on each corner of the buildings to reduce building bulk adjacent to the street;
- The proposed floor space ratio for this project is 1.2 and all buildings are three storeys tall with rooftop decks;
- The underground parkade provides for fifty-two parking stalls which includes six visitor stalls;
- There is one stall provided at grade adjacent to the lane to provide an area for loading and drop-off;
- The proposal includes a shared courtyard that has a small outdoor play area on the western edge of the courtyard;
- The development provides 16 three bedroom units and 11 two bedroom units;
- The larger three bedroom units are primarily focused on providing housing for families while the smaller two bedroom units are more suited to smaller families, downsizers or first-time homebuyers;
- The development will provide for a bus pull-out and covered bus stop along Mt. Seymour Parkway;
- The Parkway will be provided a separated sidewalk with boulevard and street trees;
- An improved sidewalk and parking pockets will be provided along Parkgate Avenue;
- The buildings have an orderly presence along the street frontages with a modern architectural character not currently seen along Mt. Seymour Parkway;
- The architecture presents similar use of colors, materials and height massing throughout and provides for rooftop amenity spaces;

- Modern architecture is proposed and the rooftop patios are inset to reduce direct overview onto the street;
- A facilitated public information meeting was held on July 19, 2017 and approximately forty members of the public attended;
- Upon feedback from the public information meeting, the proposal was modified to provide additional visitor parking stalls within the underground parkade and a loading and drop-off stall was added at grade to address on street parking concerns along Parkgate Avenue;
- The development proposal was considered and supported by the Advisory Design Panel on October 11, 2017;
- Upon feedback from the ADP, the proposal was modified to provide:
 - Improved corner architecture at Parkgate Avenue and Mt. Seymour Parkway;
 - Refined primary entrances from Mt. Seymour Parkway;
 - A bus shelter along Mt. Seymour Parkway; and,
 - Enhanced communal areas on-site;
- The project complies with housing form, density and general provisions within the Official Community Plan;
- The project fulfils form and character and environmental development permit area guidelines objectives within the OCP;
- The Housing Agreement Bylaw will ensure all units are available for rental;
- The development proposal will be required to be compliant with the accessible design policy;
- The project's Construction Impact Management Strategy requires coordination with the adjacent developer and to ensure minimal disruption to Parkgate Avenue, Mt. Seymour Parkway and Gaspé Place;
- The development proposal will be required to attain at least Step 3 of the Step Code;
- The proposed community amenity contribution is over \$533,000; and,
- The development provides housing alternatives for families and downsizers and fulfills objectives within the OCP to concentrate development near town centers or along transit corridors.

In response to a question from Council regarding the status of the Seymour Local Plan, staff advised that it is a reference policy document to help inform land use decisions until more detailed planning for an area within Seymour is completed per Section 12.3.2 of the District Official Community Plan (OCP) recognizing that the unit count referred to in the Seymour Local Plan has not been in force or effect since the approval of the OCP and that it is not binding for planning purposes. It was further noted that the Seymour Local Plan has been included in the Public Hearing binder.

4. REPRESENTATIONS FROM THE APPLICANT

4.1. Mr. Kuldeep Tatla, Principal – Tatla Developments:

- Commented on the close proximity to shops, transit and recreation amenities;
- Noted that community consultation has taken place and the developer has worked with the community to address their needs;
- Commented on the detailed Traffic Management Plan to minimize impacts on the community;
- Noted that the proposed development is consistent with the Official Community Plan and the Seymour Local Plan;

- Advised that the proposal exceeds the requirements of the Accessible Design Policy for Multi-Family Housing;
- Highlighted the benefits and amenities of the proposed development;
- Commented on the suitability of townhouses for families; and,
- Noted the units are more affordable than single-family homes.

4.2. Mr. Neil Robertson , Principal – Stuart Howard Architects:

- Provided an overview of the proposed site plan and building design;
- Spoke to the issue of affordability;
- Opined that the proposed development will provide young families, the missing middle and downsizers with affordable housing options; and,
- Advised that in response to concerns raised at the public information meeting, an additional six parking stalls have been proposed.

In response to a question from Council, the developer advised that three two-bedroom units will be single-level to fulfil the District’s accessibility requirements.

In response to a question from Council, the developer advised that the two bedroom units will range in size from 950-1,080 sq. ft. and the three bedroom units will be approximately 1,445 sq. ft.

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 \$800,000 for the two bedroom units and \$1 million for the three bedroom units depending on the square footage.

In response to a question from Council, staff advised that lane construction will necessitate removal of trees within the existing dedicated and unconstructed lane and on the southern edge of Northlands Golf Course. Development Engineering and Planning staff have reviewed the lane design and have determined that lane construction is necessary to service the development and to reduce interruptions to traffic, cycling and transit movements on Mt. Seymour Parkway. The applicant was required to submit an arborist report and environmental review of the area given the potential environmental impact to Northlands Golf Course. The environmental review identified that no significant environmental features are present in the area needed for lane construction activities and further outlined a rehabilitation and restoration planting plan for an area north of lane with Northlands Golf Course. Parks, Environmental and Development Engineering staff have reviewed the reports submitted by the applicant and concur that twenty-three trees will need to be removed within the unconstructed lane and seventeen trees removed within Northlands Golf Course lands. Additional tree removal may be necessary depending on final tree health and wind firming review closer to construction. Staff noted that although tree removal is not normally encouraged on public land this development proposal is consistent with both the OCP and Seymour Local Plan. Furthermore, the developer has provided all necessary information to understand the tree loss and has provided preliminary restoration plans to encourage environmental rehabilitation in the area of disturbance. The developer will be required to restore the lands as part of the rezoning process and install an environmental fence to discourage disturbance of the restored area north of the lane within Northland Golf Course lands. The restoration works to areas north of the lane will be required prior to the start of construction and will be protected with environmental fencing. This will be ensured through covenant in order to limit the time needed to provide the restoration works.

In response to a question from Council, the developer advised that off-site improvements include:

- Upgrades to asphalt, sidewalks, boulevard, curb, gutter and lighting along the Mt. Seymour Parkway and Parkgate Avenue frontages;
- A planted boulevard separating the sidewalk from the curb on Mt. Seymour Parkway;
- A new covered transit stop, expanded bus pull-out and bike lane continuation will be provided along the Parkway;
- A directional and informational kiosk at the entrance to the nearby trail system at the west side of Parkgate Avenue; and,
- Paving of the rear lane.

In response to a question from Council, the developer advised that although the development will form part of a more compact community which promotes walking, biking and transit, it is a family-oriented development which will rely on the use of cars. The underground parkade provides for fifty-two parking stalls which includes six visitor stalls. The applicant advised that parking spaces could be purchased if additional stalls are available.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Peter Teevan, 1900 Block Indian River Crescent: OPPOSED

- Spoke as the Vice-Chair of the Seymour Community Association;
- Spoke in opposition to the proposed development;
- Expressed concern with the encroachment of higher density development along existing single-family housing on Mt. Seymour Parkway and Gaspé Place;
- Expressed concern that the proposal does not include enough parking stalls and may spill out onto the neighbourhood streets; and,
- Commented on the lack of infrastructure to accommodate increased traffic.

5.2. Ms. Lorraine Harvey, 3800 Block Brockton Crescent: OPPOSED

- Spoke as the Chair of the Seymour Community Association;
- Expressed concern with the proposed rooftop decks stating that they may create privacy issues;
- Expressed concern with the loss of pathways and greenspace;
- Opined that the design of the development is not aesthetically pleasing; and,
- Commented that too much development is happening all at once.

5.3. Mr. David Singh, 900 Block Roslyn Boulevard: IN FAVOUR

- Spoke in support of the proposed development;
- Commented that the proposed development will provide affordable housing options; and,
- Spoke to the benefits of ground-oriented housing for those with mobility issues.

5.4. Mr. Karim Dehestani, 3800 Block Sauve Place: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed development will provide housing for both young families and residents looking to downsize;
- Commented that the internal courtyard will provide families with a sense of community where children can play safely; and,
- Opined that the proposed development is aesthetically pleasing and will enhance the neighbourhood.

- 5.5. Ms. Anitha Dalakoti, 2500 Block Carnation Street: IN FAVOUR**
- Commented that the proposed development will provide residents of the North Shore with affordable housing options;
 - Noted that the proposed development provides an opportunity for the younger generation wanting to stay in their community; and,
 - Commended the developer for addressing the needs of the community.
- 5.6. Ms. Margaret Prakash, 1100 Block Heritage Boulevard: IN FAVOUR**
- Opined that the proposed development addresses the need of downsizers; and,
 - Commented on the site's close proximity to transit and amenities.
- 5.7. Ms. Kim Benson, 3400 Block Mt. Seymour Boulevard: OPPOSED**
- Spoke in opposition to the proposed development;
 - Opined that the proposed townhomes are not affordable;
 - Urged the District to be sensitive to residents currently living in the Seymour area;
 - Expressed concern with increased traffic and the loss of greenspace; and,
 - Opined that the proposed density is excessive and will change the character of the neighbourhood.
- 5.8. Mr. Adrian Gomes, 4300 Block Carolyn Drive: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented that the proposed development will provide diverse and affordable housing options for residents of the North Shore; and,
 - Opined that the proposed two parking stalls per unit is adequate.
- 5.9. Mr. Stefano Gomes, 4300 Block Carolyn Drive: IN FAVOUR**
- Spoke in support of the proposed development;
 - Spoke to the issue of affordability; and,
 - Commented on the limited opportunities to purchase affordable townhomes.
- 5.10. Ms. Alice Hambleton, 3400 Block Mt. Seymour Parkway: OPPOSED**
- Spoke in opposition to the proposed development;
 - Spoke to letters submitted by residents of Gaspé Place;
 - Expressed concern with the proposed rooftop decks stating that they may create privacy issues;
 - Expressed concern with increased traffic issues on Mt. Seymour Parkway;
 - Opined that there is too much development happening all at once in the Seymour area; and,
 - Urged Council to retain the character, history and heritage of the community.
- 5.11. Mr. Paul Grewal, 3000 Block Fromme Road: IN FAVOUR**
- Spoke in support of the proposed project;
 - Commented that the design of the proposed development is aesthetically pleasing;
 - Noted that the proposed development provides housing options for the missing middle, families and downsizers; and,
 - Opined that the rooftop patio is an asset and people will respect noise violations.

5.12. Mr. Rene Brar, 2200 Block Wall Street: IN FAVOUR

- Spoke in support of the proposed development;
- Commented on the close proximity to transit, retail and recreation amenities;
- Noted that the proposed development provides an opportunity for the younger generation wanting to stay in their community; and,
- Spoke in support of density.

5.13. Ms. Katherine Fagerlund, 1800 Block Deep Cove Road: OPPOSED

- Spoke in opposition to the proposed development;
- Expressed concern with the loss of greenspace;
- Opined that townhouses are not affordable;
- Opined that the design of the development is not aesthetically pleasing; and,
- Expressed concern with regards to the proposed building setback suggesting that it is too close to the Parkway.

5.14. Mr. Ira Gordon-Collins, 1100 Block Doran Road: IN FAVOUR

- Spoke in support of the proposed project;
- Spoke to the issue of affordability;
- Opined that the design is suitable to the surrounding area; and,
- Commented on the need for more affordable housing options on the North Shore.

5.15. Mr. Eric Andersen, 2500 Block Derbyshire Way: OPPOSED

- Requested clarification on the role of the Seymour Local Plan Monitoring Committee;
- Spoke in opposition to the proposed development;
- Commented that the proposed development does not comply with the Seymour Local Plan as it is not in a town centre;
- Opined that the proposed project does not address the issue of affordable housing;
- Expressed concern with traffic issues on the North Shore; and,
- Commented that too much development is happening all at once.

5.16. Mr. Andrew Rogers, 100 Block West 1st Street: IN FAVOUR

- Commented that the proposed development provides diverse housing options;
- Spoke to the challenge of the younger generation being able to afford housing on the North Shore;
- Expressed support for higher density; and,
- Opined that the proposed development is aesthetically pleasing and will enhance the community.

5.17. Mr. Kyle Sauve, 1900 Block Banbury Road: IN FAVOUR

- Spoke in support of the proposed development;
- Opined that the proposal will benefit both citizens and businesses in the District;
- Suggested that the improved bike lane will enhance the safety of cyclists;
- Noted that the proposed development provides an opportunity for the younger generation wanting to stay in their community; and,
- Commented on the site's close proximity to transit and the opportunity to take cars off the road.

5.18. Mr. Corrie Kost, 2800 Block Colwood Drive: OPPOSED

- Spoke in opposition to the proposed development;
- Suggested that the cost of the units are similar to that of single-family homes;
- Opined that the proposed units are not affordable;
- Commented that secure bike rooms are not secure and suggested a security camera be installed;
- Opined that stacked townhouses feel like a condominium; and,
- Stated that the standards used in the shadows study is deficient.

5.19. Mr. Mike Little, 4000 Block Mt. Seymour Parkway: OPPOSED

- Expressed concern with traffic issues and the safety of children getting to school;
- Expressed concern with the proposed rooftop decks stating that they may create noise and privacy issues;
- Opined that the proposed setback is not deep enough;
- Expressed concern with the loss of mature trees; and,
- Commented that the proposed development will change the character of the neighbourhood.

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

- Questioned if the District is on track to achieve the goals set out in the Official Community Plan by 2030;
- Commented on the importance of the Seymour Local Plan and questioned if the monitoring committee is still active;
- Commented that car sharing programs are successful in higher density areas and may help with parking issues;
- Commented that the proposed development satisfies the vision of both the Official Community Plan and the Seymour Local Plan;
- Noted that the proposed development will provide housing for the missing middle, young families and residents looking to downsize;
- Opined that parking is adequate as it is in close proximity to transit; and,
- Noted that the accessibility of the proposed units exceed the targets in the District's Accessible Design Policy for Multi-family Housing.

5.21. Mr. Peter Teevan, 1900 Block Indian River Crescent: SPEAKING A SECOND TIME

- Expressed concern with the widening of the laneway providing full vehicle access;
- Expressed concern with the removal of trees; and,
- Urged the District to be sensitive to the residents of Gaspé Place.

5.22. Mr. Barry Fenton, 2700 Block Byron Road: SPEAKING A SECOND TIME

- Commented that the North Shore is not the fastest growing community in Metro Vancouver;
- Acknowledged that transportation is a challenge;
- Commented on the close proximity to transit;
- Suggested the developer offer a transit pass program; and,
- Acknowledged that the proposed development will create more affordable housing options.

Council requested that staff report back on the following:

- Rooftop decks and options to minimize privacy issues for units adjacent to Gaspe Place;
- How many surface parking stalls are provided on site;
- Clarification on garbage and recycling truck movement in the laneway;
- Suggested that the rear units be setback from Gaspe Place;
- How many units have been proposed or developed east of Riverside since 2011;
- Increased greening on the frontage of Mt. Seymour Parkway; and,
- How current renters will be supported by the *Residential Tenancy Act*.

In response to a question from Council, the developer advised that the pre-sale of units will not be marketed off-shore and will be targeted specifically to North Shore residents. It was noted that the pre-sale of units is not a requirement of this project.

5.23. Mr. Corrie Kost,

SPEAKING A SECOND TIME

2800 Block Colwood Drive:

- Opined that the proposed townhouses are unsuitable for downsizers because of the stairs;
- Stated that the proposed units will not be affordable; and,
- Opined that the proposed bike lane on Mt. Seymour Parkway will not increase the safety of cyclists.

6. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the June 26, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1359 (Bylaw 8254)" be returned to Council for further consideration.

CARRIED
(9:14 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk