

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**3428-3464 Mt. Seymour Parkway
Twenty-Nine 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 26, 2018 commencing at 9:22 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks (9:23 pm)
Councillor D. MacKay-Dunn (9:23 pm)
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 1366 (Bylaw 8275)

Purpose of Bylaw:

Bylaw 8275 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 114 (CD114). The CD114 Zone addresses use and accessory use, density, amenities, setbacks, building and site coverage, height, landscaping, subdivision requirements and parking and storage requirements.

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 8275 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 114 (CD114). The CD114 Zone addresses use and accessory use, density, amenities, setbacks, building and site coverage, height, landscaping, subdivision requirements and parking and storage requirements.

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

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 between Gaspe Place and Parkgate Avenue on the north side of Mt. Seymour Parkway;
- This site and all properties within the vicinity east and west of the site along the north side of Mt. Seymour Parkway are designated Residential Level 4: Transition Multi-Family within the Official Community Plan;
- This transitional OCP 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;
- The development site which is 0.66 acres in area, currently consists of three single-family lots and a vacant District lot;
- An unconstructed lane allowance, Northlands Golf Course and single-family homes within Gaspe Place are located north of the development site;
- Single-family homes are located directly west of the site within Gaspe Place;
- Single-family homes are located south of the site across from Mt. Seymour Parkway;
- A twenty-seven unit townhouse complex is proposed east of the site;
- The Seymour Local Plan provides direction that vehicle access should be provided from the lane and the applicant and the adjacent developer to the east will be required to pave the rear lane;

- The western edge of the lane will have bollards installed and will provide only a bike, pedestrian and emergency connection in order to minimize traffic disruptions on Gaspé Place;
- During construction, the western end of the lane will be occasionally used for egress of construction vehicles;
- 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;
- The applicant was required to submit an arborist report and environmental review of the area given the need to construct the lane. The reports identified 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 adjacent to the existing walking trail;
- The proposal is for twenty-nine townhouse units within four separate buildings;
- The underground parkade entrance is provided at the east side of the development;
- This lane is currently unconstructed and to be built by the developer in conjunction with the developer to the east;
- Buildings 1 and 3 face towards Mt. Seymour Parkway and are separated by a linear courtyard approximately thirty feet in width;
- 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-seven parking stalls which includes seven 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 eastern edge of the courtyard;
- The development provides 23 three bedroom units and 6 two bedroom units;
- The larger three bedroom units are primarily focused on provided 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 pull-out along Mt. Seymour Parkway which will be time duration parking for drop-offs or temporary loading;
- The Parkway will be provided a separated sidewalk with boulevard and street trees;
- The buildings have an orderly presence along the street frontages with a contemporary west coast architectural character not currently seen along Mt. Seymour Parkway;
- The architecture presents the use of hardi-plank siding, cultured stone, wood tone siding and soffits and allows for front doors onto Mt. Seymour Parkway and the internal courtyard;
- The use of building breaks, onsite and offsite landscaping and differentiated architecture will provide an improved street presence and allow for front doors onto the street;
- A facilitated public information meeting was held on September 20, 2017 and approximately eighteen members of the public attended;
- The development proposal was considered and supported by the Advisory Design Panel on October 11, 2017;

- Upon feedback received at the public information meeting, the proposal was modified to provide:
 - Improved architecture to provide more open space between buildings;
 - Enlarged the central gathering area with new elevator location and arrival point;
 - Improved children’s play area on the eastern side of the site;
 - Provision of a rear lane loading space; and,
 - Modified parkade and landscaping on the western edge of the site to provide tree preservation for the adjacent neighbour;
- 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 \$521,274; and,
- The development provides housing diversity and supply for families and downsizers and fulfills objectives within the OCP to concentrate development near shops and services of Parkgate Village along the Mt. Seymour Parkway transit corridor.

In response to a question from Council, staff advised that the playground on the eastern edge of the courtyard is not part of the neighbouring development; however, it could be proposed to create a shared gathering space.

Council expressed concern that the comment sheets from the public meeting included in the Public Hearing agenda package are not legible and requested that the original copy be provided.

4. REPRESENTATIONS FROM THE APPLICANT

4.1. Mr. Marc Allaire, Allaire Headwater Residences:

- Noted that community consultation has taken place and the developer has worked with the community to address their needs;
- Spoke to the challenge for young families to find affordable accommodation on the North Shore;
- Noted that the proposed development is consistent with the Official Community Plan;
- Commented that the proposed development is in close proximity to transit; and,
- Spoke to the benefits and amenities of the proposed development.

4.2. Mr. Duane Siegrist, Architect – Integra Architecture:

- Highlighted the benefits and amenities of the proposed development;
- Provided an architectural update on the proposed townhouses;
- Commented on the housing diversity provided by the proposed development, filling a need for downsizers and young families who want to stay in the community and age in place;

- Commented on the interconnected walkways and paths designed to promote walking and biking;
- Commented on the site's proximity to the transit corridor;
- Noted that the proposed development will be constructed to Built Green "Gold" equivalency;
- Commented that the proposed development satisfies the vision of the Official Community Plan; and,
- Advised that the proposal exceeds the requirements of the Accessible Design Policy for Multi-Family Housing.

In response to a question from Council, the developer advised that the units will range in size from 1,100-1,500 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 \$900,000 to \$1.1 million depending on the square footage.

5. REPRESENTATIONS FROM THE PUBLIC

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

- Spoke as the Vice-Chair of the Seymour Community Association;
- Spoke in opposition to the proposed laneway stating that it cannot accommodate trucks;
- Expressed concern with the encroachment of higher density development along existing single-family housing along Mt. Seymour Parkway and Gaspé Place;
- Urged the District to be sensitive to residents currently living in the Seymour area; and,
- Expressed concern with the rooftop decks resulting in privacy issues and the loss of quality of life.

5.2. Ms. Rachel Selinger, 1700 Block East 33rd Street, Vancouver: IN FAVOUR

- Spoke in support of the proposed development;
- Commented on the lack of affordable housing options;
- Commented on the lack of rental opportunities on the North Shore; and,
- Suggested the proposed development may help the younger generation stay in North Vancouver.

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

- Spoke as the Chair of the Seymour Community Association;
- Commented that the quality of life for residents of Gaspé Place will be negatively effected;
- Expressed concern with traffic and parking issues;
- Expressed concern with the loss of greenspace; and,
- Opined that the proposed site is not a suitable location for the development.

5.4. Mr. Greg Ambrose, 200 Block North Dollarton Highway: IN FAVOUR

- Spoke in support of the proposed development;
- Empathized with residents of Gaspé Place;
- Spoke in support of densification;

- Commented on the close proximity to recreation, shops and services; and,
- Noted that the proposed development will provide diverse housing options.

5.5. Mr. Kim Benson, 3400 Block Mt. Seymour Parkway: OPPOSED

- Spoke in opposition to the proposed development;
- Stated that too much development is happening all at once;
- Opined that the laneway should not be widened to provide full vehicle access;
- Expressed concern with the loss of greenspace;
- Expressed concern with traffic congestion on the North Shore; and,
- Opined that the proposed project is not in keeping with the character of the neighbourhood.

5.6. Ms. Caitlyn Sharman, 100 Block West 22nd Street: IN FAVOUR

- Spoke in support of the proposed development; and,
- Spoke in support of townhouses noting that they provide a viable and more affordable alternative to single-family homes enabling support for families and the missing-middle.

5.7. Ms. Alice Hambleton, 3400 Block Mt. Seymour Parkway: OPPOSED

- Spoke in opposition to the proposed project;
- Expressed concern that her parents house will be overshadowed by the rooftop patios;
- Opined that the laneway should not be widened to provide full vehicle access;
- Stated that the character, history and heritage of the community will be destroyed; and,
- Opined that the proposed continuation of the bike lane on Mt. Seymour Parkway will not increase the safety of cyclists.

5.8. Mr. Ryan Clark, 100 Block West 22nd Street: IN FAVOUR

- Spoke in support of the proposed project;
- Suggested that the proposed development may help residents stay in their community;
- Opined that the proposed development is more attainable for younger families; and,
- Noted that the outdoor space provides a gathering space and sense of community.

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

- Spoke in opposition to density;
- Expressed concern with the lack of greenspace;
- Opined that the proposed development is not aesthetically pleasing;
- Suggested that the building be setback further;
- Commented on the importance of preserving heritage trees;
- Opined that the proposed units are not affordable; and,
- Stated that there is not enough below market and rental units on the North Shore.

5.10. Mr. Geoff Dzikowski, 4200 Block Highland Boulevard: IN FAVOUR

- Spoke in support of the proposed development;

- Commented that Mt. Seymour Parkway is a busy corridor and a good location for density;
- Commented that the proposed development satisfies the vision of the Official Community Plan;
- Spoke in support of townhouses noting that they provide a viable and more affordable alternative to single-family homes; and,
- Commented that the proposed development will provide an opportunity for the younger generation to stay on the North Shore.

5.11. Ms. Megan Curren, 2100 Block Badger Road: OPPOSED

- Spoke in opposition to the proposed development;
- Stated that the proposed units are not affordable;
- Suggested that District-owned land could be used for affordable housing;
- Expressed concern with residents being displaced out of their community due to the issue of affordability; and,
- Commented on the lack of infrastructure to accommodate increased traffic.

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

- Requested clarification of the role of the Seymour Local Plan Monitoring Committee;
- Suggested that the selling prices could be vastly different upon completion due to the demands of the market; and,
- Questioned why the public comments are not included in the reception counter Public Hearing binder.

Councillor MURI left the meeting at 10:32 pm.

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

- Spoke in support of the proposed development;
- 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;
- Expressed concern that the proposed rooftop patios may create noise and privacy issues and questioned if there was a District policy to address these 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;
- Noted that the accessibility of the proposed units exceeds the targets in the District's Accessible Design Policy for Multi-family Housing;
- Suggested that the proposed community amenity contributions be used for affordable housing; and,
- Opined that the proposed townhouses are more affordable than single-family homes.

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

- Commented that the proposal is not a desirable change for the community;

- Opined that the proposed development does not provide affordable housing; and,
- Expressed concern that the community amenity contributions proposed are not significant.

5.15. Ms. Cheryl Blanchette, 3300 Block Mt. Seymour Parkway: OPPOSED

- Spoke in opposition to density;
- Expressed concern with increased noise, crime and traffic issues;
- Opined that the proposed development will not provide affordable housing options; and,
- Stated that too much development is happening all at once.

5.16. Ms. Beatrice Gomez, 3000 Block Northland Terrace: OPPOSED

- Expressed concern with increased density;
- Noted that local schools are already over capacity;
- Acknowledged that public transportation is not always a feasible option; and,
- Commented on the importance of preserving greenspace.

5.17. Mr. Peter Teevan, 1900 Block Indian River Drive: SPEAKING A SECOND TIME

- Read a letter on behalf of residents of Gaspé Place;
- Spoke in opposition to the proposed project;
- Expressed concern with parking issues, construction traffic and the loss of greenspace;
- Expressed concern with the proposed rooftop decks stating that they will create privacy issues;
- Expressed concern with the widening of the laneway providing full vehicle access; and,
- Urged Council to respect the character of the existing single-family neighbourhoods in the Seymour area.

5.18. Ms. Cheryl Blanchette, 3300 Block Mt. Seymour Parkway: SPEAKING A SECOND TIME

- Suggested that traffic issues need to be addressed before density is added to the area.

6. COUNCIL RESOLUTION

**MOVED by Councillor BASSAM
 SECONDED by Councillor MAKCAY-DUNN
 THAT the June 26, 2018 Public Hearing be closed;**

AND THAT “District of North Vancouver Rezoning Bylaw 1366 (Bylaw 8275)” be returned to Council for further consideration.

CARRIED
 Absent for Vote: Councillor MURI
 (10:55 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk