

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**2555 Whiteley Court
Six-Storey Unit Rental Apartment Building**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, July 10, 2018 commencing at 7:03 p.m.

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

Absent: Mayor R. Walton
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. T. Lancaster, Manager – Community Planning
Ms. J. Paton, Manager – Development Planning
Ms. A. Reiher, Confidential Council Clerk
Ms. R. Hay, Planner
Ms. A. Mauboules, Senior Community Planner

District of North Vancouver Rezoning Bylaw 1375 (Bylaw 8327)

Purpose of Bylaw:

Bylaw 8327 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Comprehensive Development Zone 24 (CD24) to Comprehensive Development Zone 120 (CD120). The CD120 Zone addresses use and accessory use, density, amenities, height, setbacks, building and site coverage, landscaping and storm water management and parking, loading and servicing regulations.

1. OPENING BY THE MAYOR

Acting Mayor James Hanson 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.

Acting Mayor James Hanson, stated that:

- 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; and,
- 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.

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

- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- 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; Council is here to listen to the public, not to debate the merits of the bylaw;
- 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;
- 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 CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that 8327 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Comprehensive Development Zone 24 (CD24) to Comprehensive Development Zone 120 (CD120). The CD120 Zone addresses use and accessory use, density, amenities, height, setbacks, building and site coverage, landscaping and storm water management and parking, loading and servicing regulations.

3. PRESENTATION BY STAFF

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

- The proposal is to rezone the subject site from CD24 to CD120;
- The proposal is for a six storey building containing 106 seniors affordable rental units;
- The underground parking garage would be accessed from Whiteley Court;
- The rental units will be at 75% of the average market rental rates of similar buildings and will be permitted to increase to 80% once the building is twenty years of age and then will be secured for the life of the building;
- The existing building on site proposes a renovation to the ground floor for an improved amenity space and four additional rental units;
- Combining the existing building and proposed development, there will be a total of 315 rental units;
- The proposal includes a waiver of the Development Cost Charges (DCC) Bylaw and Housing Agreement Bylaw to secure the existing rental units and proposed affordable rental units; and,
- The application complies with the OCP designation which permits density up to 2.5 FSR.

Ms. Hay noted the proposal is located adjacent to the Lynn Valley Town Centre. She advised that the surrounding neighbourhood includes several multi-family buildings, Kirkstone Park and a public pathway that connects Whiteley Court to Kirkstone Park.

Ms. Hay reported that the site is currently occupied by an existing sixteen storey senior's rental building which was constructed in 1974 and the façade was updated in 2017. The site is owned and managed by Kiwanis Housing Society and provides 205 affordable rental units for seniors.

She further commented that the project has been reviewed against the Lynn Valley Town Centre Public Realm and Design guidelines and the Development Permit Area guidelines for Form and Character of Multi-Family Housing and Energy and Water Conservation and Greenhouse Gas Emission reduction.

Ms. Hay noted the proposal supports the Rental and Affordable Housing Strategy by:

- Increasing the number of affordable rental units close to transit and amenities; and,
- Supporting the maintenance of the existing affordable rental building by renovating the ground floor for improved amenity space and the addition of four rental units.

Ms. Hay advised that on May 14, 2018, Council released a Closed Special Meeting of Council resolution that directed staff to waive the application fees for the project, accept the new senior's affordable rental building as a Community Amenity Contribution and prepare a DCC waiver bylaw. She noted that Finance staff have identified that replenishment of the DCC waiver would be funded by property taxes with allocation between existing and new property tax. CACs are not repaid as the senior's affordable rental units are considered a community amenity.

4. PRESENTATION BY APPLICANT

4.1. Mr. Patrick McLaughlin, President, Kiwanis North Shore Housing Society:

- Provided an overview of the history of Kiwanis housing on the North Shore;
- Commented on the rising costs of construction and the challenge it presents to affordable housing;
- Commented regarding the location and amenities of the proposal;
- Commented regarding public consultation and concerns raised by residents; and,
- Advised that Kiwanis, along with neighbouring developers, will have traffic attendants stationed at every intersection to manage construction traffic during construction.

4.2. Mr. Greg Voute, Senior Associate, RLA Architects:

- Spoke about the building design, form and character;
- Advised that the proposal meets the requirements of the BC Energy Step Code at Step 3;
- Provided an overview of the electric vehicle stations, car-share program, bike and scooter storage and high efficiency lighting;
- Commented about the accessibility and safety features of the building; and,
- Advised that a CPTED Professional was consulted for crime prevention.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Guido Gandossi, 2500 Block Whiteley Court: IN FAVOUR

- Spoke in support of the development;
- Opined that more affordable housing stock should be provided to seniors on the North Shore;
- Commented that the site is currently used as a parking lot and is surrounded by trees and greenery; and,
- Opined the new building will enhance the neighbourhood.

5.2. Mr. Hazen Colbert, 1100 Block East 27th Street: IN FAVOUR

- Spoke in support of the development;
- Commented regarding the many benefits of the proposal;
- Noted the same architectural team is being used for neighbouring properties;
- Suggested that Kiwanis lower the qualifying age to sixty years;
- Suggested that pet friendly units be located on the ground level; and,
- Spoke as a Strata member of a nearby building and commented favourably on the proposed traffic construction management plan.

5.3. Mr. Don Peters, 600 Block West Queens Road: IN FAVOUR

- Spoke as a member of Community Housing Action Committee (CHAC);
- Expressed support for the proposal;
- Commented favourably on the increase of rental units, addition to the rental stock and affordability goals;
- Commented favourably about the location of the development, adjacent to Lynn Valley Town Centre.

5.4. Ms. Betty Forbes, 2300 Block Kirkstone Road: IN FAVOUR

- Spoke as a member of Lynn Valley Community Association;
- Expressed support for the proposal;
- Opined the proposal meets the goals of the OCP; and,
- Commented favourably about the retention of North Shore seniors and their close proximity to amenities.

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

- Spoke as a member of CHAC;
- Expressed support for the proposal;
- Commented regarding the history of senior housing in the North Shore;
- Commented favourably about Kiwanis, the retention of the existing building and the proposed below market rents; and,
- Commended Council and District staff for waiving the DCC and CAC fees.

5.6. Ms. Kelly Bond, 1200 Block Emery Place: IN FAVOUR

- Expressed support for the proposal; and,
- Queried regarding the income criteria for affordable housing at the proposal.

6. QUESTIONS FROM COUNCIL

In response to a question from Council, staff advised that based on current rates, cost estimates would have been \$1.175 million for DCCs, approximately \$15,000 for application fees and based on the sixth rate formula, \$1.378 million for CACs.

In response to a question from Council regarding the difference between the Housing Agreement Bylaw and Kiwanis North Shore Housing Society eligibility targets, staff advised that the Housing Agreement Bylaw limits income to \$71,200. The Kiwanis North Shore Housing Society eligibility targets are \$48,000 for a single person or \$60,000 for a couple.

6.1. Ms. Eugene Eutoravic, 200 Block Seymour River Place: IN FAVOUR

- Expressed support for the proposal; and,
- Commented regarding the Kiwanis application form.

7. COUNCIL RESOLUTION

**MOVED by Councillor HICKS
SECONDED by Councillor BOND**

THAT the July 10, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1375 (Bylaw 8327)" be returned to Council for further consideration.

CARRIED
(7:50 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk