

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:00 p.m. on Monday, July 13, 2020. The meeting was held virtually with participants appearing via video conference.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond
Councillor M. Curren
Councillor J. Hanson
Councillor L. Muri

Absent: Councillor B. Forbes

Staff: Mr. A. Wardell, Acting Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. S. Ono, Deputy General Manager – Engineering Services
Mr. J. Gordon, Manager – Administrative Services
Mr. M. Hartford, Section Manager – Development Planning
Mr. M. Toland, Section Manager – Fleet & Solid Waste
Ms. S. Dale, Confidential Council Clerk
Ms. C. Archer, Clerk Typist 3

RESOLUTION TO HOLD PUBLIC MEETING WITHOUT THE PUBLIC IN ATTENDANCE

MOVED by Councillor BACK

SECONDED by Councillor HANSON

WHEREAS:

- the Minister of Public Safety and Solicitor General has issued Order M192; and,
- Order M192 requires British Columbia municipalities to use best efforts to allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act*; and,
- the District has assessed its ability to allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act*; and,
- the District has taken into consideration its Covid-19 Safety Plan as required by Worksafe BC; and,
- the District has determined that, at this time, it cannot safely allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* or its Covid-19 Safety Plan;

THEREFORE, this meeting of the Council for the District of North Vancouver is to be held without members of the public being physically present;

AND THAT the principles of openness, transparency, accessibility and accountability are being ensured through:

- Providing an online subscription service for residents to sign up and be apprised of upcoming meetings and the post-meeting availability of meeting minutes and meeting videos;
- Providing advance notice of this meeting in accordance with the *Community Charter* and advising the public on how they may participate in the meeting by providing public input;
- Providing the availability of the agenda for this meeting on the District's webpage six days in advance of the meeting;
- The live streaming of this meeting via a link readily available on the District's webpage;
- Maintaining the thirty minute public input opportunity at each regular meeting and the discretionary public input opportunity at each workshop;
- The ability of the public to provide input on agenda items by full two-way audio and video means;
- Adhering the rules of procedural fairness and acting with respect and courtesy at all times when hearing the public;
- Conducting meetings in a manner that resembles in-person meeting as much as possible;
- And reminding the public that they may contact Mayor and Council at any time on any topic via its council@dnv.org email address.

CARRIED

1. ADOPTION OF THE AGENDA

1.1. July 13, 2020 Council Workshop Agenda

MOVED by Councillor BACK

SECONDED by Councillor HANSON

THAT the agenda for the July 13, 2020 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. June 22, 2020 Council Workshop

**MOVED by Councillor CURREN
SECONDED by Councillor BACK**

THAT the minutes of the June 22, 2020 Council Workshop meeting are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. 2055 Purcell Way – Council Early Input for a Development Permit With Variance for an On-campus Student Housing Building at Capilano University File No. 08.3060.10/003.20

Mr. Michael Hartford, Section Manager – Development Planning, provided an overview on a preliminary application at 2055 Purcell Way. Mr. Hartford advised that HDR Architecture Associates is applying for a development permit with variance to allow for a new three hundred and sixty-two bed student housing building to be located on an existing surface parking lot in the north portion of the Capilano University campus. The building is proposed as rental housing for Capilano University students with rental rates similar to other local post-secondary institutions.

Mr. Hartford detailed the site and proposal highlighting the following:

- The Capilano University property is approximately thirty-four acres in size;
- The proposed student housing building is to be located on an existing surface parking lot in the north portion of the campus property and approximately one hundred and ninety existing surface parking spaces would be removed to accommodate the building;
- The Bosa Arts Centre and the Campus Northern Transit Exchange are located to the south with a District-owned surface parking lot, currently leased to Capilano University, to the north;
- The property is designated in the OCP as Institutional and currently zoned Public Assembly;
- The proposal is consistent with the OCP designation and zoning and no OCP amendment or rezoning are required;
- The Zoning Bylaw includes siting area regulations for many institutional properties which set out the footprint of permitted development;
- The siting area regulations applicable to this site did not anticipate development in this area of the campus, and a variance would be required to change the permitted siting area to allow the proposed development;
- An additional variance will be required to reduce the number of required parking spaces on the property, both for the new building (to zero) and to account for the removal of existing surface parking spaces;
- The site is located in Development Permit Areas for Energy and Water Conservation and Greenhouse Gas Emission Reduction, Wildfire Hazard, Protection of the Natural Environment and Streamside Protection;
- The project is exempt from the requirement for a form and character development permit as it is an Institutional use but a detailed review of

development permit issues and applicable guidelines will be undertaken as part of a detailed application;

- The preliminary application for this project includes a six-storey building with two hundred and seven rooms and three hundred and sixty-two beds;
- The majority of the units are traditional double and single dormitory rooms;
- The ground floor is proposed to include shared facilities such as a dining hall and laundry;
- In accordance with the District's Construction Bylaw, this project is required to meet Step 2 of the BC Energy Step Code and Capilano University intends to set and achieve very high sustainability standards with this new facility, including achieving Step 4 of the BC Energy Step and a LEED™ "Gold" standard or equivalency;
- Staff will be reporting back on the Council resolution to require targets for GHGI as a condition of new development, both with and without rezoning;
- Capilano University will be contributing approximately 30% to the capital budget and the balance of the funding is expected through the provincial government's BC Housing Loan Program; and,
- The University is targeting an opening date of summer 2022 to coincide with the expiry date of the lease agreement for the existing leased student housing facility operated by the University off-site on Dollarton Highway.

Public Input:

Mr. Ryan Blades, Director – Facilities Services and Campus Planning – Capilano University:

- Spoke to the timeline noting that the Capilano University is targeting an opening date of summer 2022 to coincide with the expiry date of the lease agreement for the existing leased student housing facility;
- Thanked staff for their hard work; and,
- Advised he is here to answer any questions.

Council discussion ensued and the following comments and concerns were noted:

- Spoke in support of the proposal;
- Expressed concern with regards to increased traffic and parking issues;
- Encouraged implementing other modes of transportation;
- Suggested that additional opportunities for bicycle storage and electric charging stations be explored;
- Spoke to the issue of housing affordability;
- Encouraged forward thinking projects such as modular housing;
- Questioned how parking spaces will be allocated;
- Commented on the need for student housing;
- Questioned if commercial space can be supported by Capilano University students, employees and faculty as it would add vibrancy to the area;
- Requested that signage and notification be placed on Mount Seymour Parkway;
- Requested that staff report back on a traffic and parking analysis;
- Questioned if there was support for more density to lower the cost; and,
- Suggested expanding and diversifying the housing mix in the future.

3.2. 3700-3718 Edgemont Boulevard – Council Early Input for a Heritage Revitalization Agreement and associated Multi-Family Development (Preliminary Application)

File No. 08.3060.10/015.19

Mr. Michael Hartford, Section Manager – Development Planning, provided an overview on a preliminary application at 3700-3718 Edgemont Boulevard. Mr. Hartford advised that the site is currently two properties with ten residential units. The application proposes a Heritage Revitalization Agreement (HRA) to restore one of the two fourplex buildings and designate it as a protected heritage resource. In addition, two development options are proposed: 25 duplex units plus heritage fourplex for a total of twenty-nine units; or, a thirty-three row house units plus heritage fourplex for a total of thirty-seven units. The heritage fourplex units are proposed to be secured as below-market rental for a minimum of ten years.

Mr. Hartford detailed the site and proposal highlighting the following:

- The site is approximately 6,550 m² (1.62 acres) in size and located on the north side of Edgemont Boulevard and approximately half a kilometer from the Edgemont Village Centre and Capilano Road is approximately two hundred metres to the west;
- Each of the two lots is occupied by a two-storey fourplex building built in 1951;
- In the north-east corner of the eastern lot is a single-storey building constructed in 1971 containing two additional residential units;
- The six units on the east lot are strata condominiums and the four units on the west lot are under single ownership and operated as rental units;
- The two properties are listed on the District's Community Heritage Register as part of Shalal Gardens, a group of four similar buildings designed by architect Fred Hollingsworth;
- The Register notes the unique pinwheel configuration of the units as a unique approach to creating multi-family units in the early years of the development of the Capilano Highlands area;
- The Official Community Plan (OCP) designates the site as Residential Level 3: Attached Residential (RES3) which allows for duplex, triplex and row house development up to approximately 0.8 FSR;
- The site is currently zoned Multiple-family Residential Zone 1 or RM-1. RM-1 has no specific FSR provision, but the maximum number of units permitted is eleven for the two sites;
- Existing siting area regulations restrict redevelopment of the site to the footprint of the existing buildings;
- The site is located in Development Permit Areas for Form and Character, Energy and Water Conservation and Greenhouse Gas Emission Reduction and Streamside Protection;
- A detailed review of development permit issues and applicable guidelines will be required should the proposal proceed to the detailed application stage;
- There are two options for re-development that were presented in the preliminary application;
- Both options include relocation and restoration of one of the two fourplex buildings, with a location in the centre of the consolidated site;
- Two-storey, ground-oriented multi-family units are proposed in the east, west, and north areas of the property, framing the heritage building in the centre;

- Option 1 is for a twenty-five duplex units with 5 two-bedroom units and 20 three-bedroom units would be created, plus the heritage fourplex for a total of twenty-nine units;
- Forty underground parking stalls would be provided for the twenty-nine units which results in approximately 1.38 stalls per unit;
- Access to the garage would be at the west end of the site from Edgemont Boulevard;
- Option 2 is for a thirty-three row house units which would all be two-bedroom units and would be created, plus the heritage fourplex, for a total of thirty-seven units;
- Fifty-one parking stalls would be provided for a similar ratio of approximately 1.38 parking stalls per unit;
- Both options propose the same height and setbacks and a density of approximately 0.84 FSR which is slightly above the maximum of 0.8 FSR under the OCP designation;
- In both options, the units in the retained fourplex building are proposed to be secured as below-market rental for low-to-moderate income households for a minimum period of ten years;
- Final rent targets will be resolved as part of the detailed application and prior to the bylaws moving forward for Council consideration; and,
- Key topics for Council's discussion on this proposal would be the support for preserving at least one of the existing heritage fourplex buildings on the site and the support for an increase in density outside of a town or village centre location.

Public Input:

Mr. Ryan Deakin:

- Spoke to the history and revisions made to the proposal as a result of community engagement; and,
- Advised that he is here to answer any questions.

Council discussion ensued and the following comments and concerns were noted:

- Expressed concern with the massing of the building;
- Expressed concern with increased density in a single-family dominated neighbourhood;
- Expressed concern that the proposed development will create privacy issues;
- Commented that more non-market housing is needed in the community;
- Suggested that more public engagement is needed;
- Acknowledged the history of this property and spoke in support of protecting the heritage building;
- Spoke to the construction fatigue in the Edgemont Village area;
- Noted that most residents favoured the duplex option over the row house option;
- Expressed concern that existing tenants may be forced to relocate;
- Stated that housing in this area is not affordable;
- Commented that density should be directed to Town Centres; and,
- Commented on the lack of greenspace.

3.3. 1547-1599 Crown Street – Council Early Input for a Market and Non-market Rental Development (Preliminary Application)
File No. 08.3060.10/004.19

Mr. Michael Hartford, Section Manager – Development Planning, provided an overview on a preliminary application at 1547-1599 Crown Street. Mr. Hartford advised that the application proposes an eighty-five unit, six-storey rental building including eight non-market rental units. Should the project advance, a Housing Agreement will be required that secures the rental tenure, non-market rental rates and eligibility criteria.

Mr. Hartford detailed the site and proposal highlighting the following:

- The preliminary application, as originally submitted, was for a project under the Province's Affordable Home Ownership Program;
- Council reviewed the program in 2019 and was not supportive at that time;
- The applicant has revised the application to a rental project;
- The property is approximately 1,980 sq. meters and located on the south side of Crown Street between Mountain Hwy and Orwell Street, in the Lynn Creek Town Centre;
- The site is currently occupied by five single-family lots and is split-designated in the OCP as Residential Level 5 and 6;
- The blended FSR under these two designations would be 1.9;
- Given the land use designation, the proposal would require an OCP amendment to accommodate the proposed development at a proposed FSR of approximately 2.9;
- Zoning for the site would need to be updated to a new CD zone;
- The Site is located in Development Permit Areas for Form and Character, Energy and Water Conservation and Greenhouse Gas Emission Reduction and Creek Hazard;
- A detailed review of development permit issues and applicable guidelines will be required should the proposal proceed to the detailed application stage;
- The project includes a six-storey building with eighty-five rental units;
- A five meter wide dedication will be required on the west side of the site for the future Green Spine Linear Park;
- Proposed parking for the site has not yet been determined but it is anticipated will be below one parking space per unit and access to the underground parking garage will be from the northeast corner of the site near Orwell Street;
- Nine units or just over 10% of the units are proposed to be rented at below-market rates and this constitutes approximately 0.3 FSR for the project;
- The proposed unit mix for all units includes a mix of studio, one, two and three bedroom layouts, with 34% of the units as two and three bedroom units that can be considered suitable for families;
- A housing agreement would secure the units as rental and secure the rental rates and eligibility for the below-market affordable units;
- The project has attempted to create units;
- The nine non-market rental units would help to address housing challenges for low to moderate income households with incomes of between \$30,000 and \$85,000, and for middle income households with incomes of just over \$100,000;

- Rents for the proposed non-market units range from just under \$1,500 for a studio unit and is considered affordable to a household with an income of approximately \$58,000, for a two bedroom unit at just over \$2,400 per month, considered affordable to a household with an income of just under \$97,000;
- Proposed rents in the project for both the market and non-market units have not been finalized and are subject to further review at the detailed application stage; and,
- It is expected that final rent targets will be resolved prior to consideration of any rezoning bylaw by Council.

Public Input:

Mr. Norman Laube, Owner's Representative:

- Commented that the project is within walking distance from Phibbs Exchange, various amenities and shopping areas on Main Street, and close to highway entrances;
- Noted that the proposed development will meet Step 3 of the BC Energy Step Code;
- Spoke to the issue of affordability on the North Shore; and,
- Trying to make it work with an affordable component;

Ms. Allison Mennie, District Resident:

- Spoke in support of the proposed project;
- Opined that the development will help revitalize the area;
- Spoke to the close proximity to transit and amenities; and,
- Urged Council to approve the application.

Council discussion ensued and the following comments and concerns were noted:

- Spoke in support of the proposed development;
- Opined that the proposal is in keeping with the character of the neighbourhood;
- Commented on the need for more rental housing;
- Commented regarding the lack of street parking for local residents;
- Noted that the north-south connectivity will be improved;
- Expressed concern with the shadowing of the building and noted the importance of a shadow study;
- Commented on the generous amount of bike storage;
- Questioned what Squamish Nation's plans are for east of this site;
- Encouraged staff to work collaboratively with Squamish Nation;
- Spoke in support of lower parking stall ratios for this application;
- Commented that more discussion is needed regarding on-street parking management;
- Questioned the cost of the proposed units;
- Noted the importance of ensuring that the proposal is built to align with the District's climate targets;
- Commented that the proposed application may help alleviate the affordability crisis;
- Suggested converting parking stalls into storage space;
- Opined that a car-free development may help with affordability issues;

- Noted that there is a shortage of studio and one-bedroom units on the North Shore;
- Opined that unbundled parking stalls may effect the marketability of the project;
- Requested that staff report back with a parking study analysis;
- Requested that staff report back on storm water and flood hazard management;
- Questioned the mix of market housing units in the District; and
- Requested that staff recirculate the report on Town Centre Parking Rates.

3.4. Recycling Update

File No.

Mr. Steve Ono, Manager – Engineering Services, provided an update on the transfer of curbside recyclables collection services to Recycle BC effective July 1, 2020. Mr. Ono advised that a collection route efficiency review and Solid Waste Removal Bylaw update will be discussed in the fall.

Council discussion ensued and the following comments and concerns were noted:

- Questioned the amount of waste created;
- Requested that staff report back on current action at the regional, provincial and federal level to reduce and regulate single-use items; and,
- Expressed concern that District residents are experiencing challenges with the transition to Recycle BC's services.

4. ADJOURNMENT

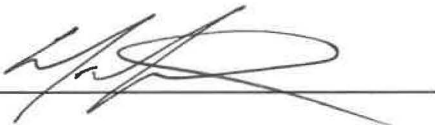
MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the July 13, 2020 Council Workshop is adjourned.

CARRIED
(8:05 p.m.)

Mayor



Municipal Clerk

