

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**904-944 Lytton Street
Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, November 17, 2020 commencing at 7:03 p.m.
The meeting was held virtually with participants appearing via video and telephone conference.

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

Absent:

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Ms. J. Paton, Assistant General Manager – Development Planning & Engineering
Mr. J. Gordon, Manager – Administrative Services
Mr. M. Hartford, Section Manager – Development Planning
Ms. G. Lanz, Deputy Municipal Clerk
Mr. K. Khoshons, Senior Project Engineer
Mr. D. Veres, Senior Development Planner
Ms. J. Simpson, Confidential Council Clerk
Ms. C. Archer, Clerk Typist 3

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

He further noted that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* and Ministerial Order M192.

This hearing will be held virtually with all participants, including Council, staff, applicant, signed up speakers and observers all doing so by electronic means.

Public participation in this hearing is being accommodated by speakers having signed up in advance, as stated in the Notice of Hearing, as well as being streamed live over the internet. In addition, those observing over the internet who did not sign up in advance to speak but decide to do so once the hearing is underway, may dial-in via telephone to speak. Information on how to do this will be shared over the live stream once we have exhausted the speakers list of first time speakers.

The electronic means being employed for this hearing allow for effective two-way audio communications while those who have signed up in advance will also receive video of the hearing via the WebEx Events software.

As always, written submissions will be received by the Municipal Clerk, on behalf of, and shared with, Council, at any time up to the time the hearing is closed. These may be submitted to input@dnv.org

Therefore, in this manner, all persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions.

Mayor Little stated that:

- We will first go through the established speakers list. At the end of the speakers list, the Chair may call for any other speakers not on the speakers list – these are the dial-in speakers if any;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and approximate street address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute opportunity;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Please do not repeat information from your previous presentations and ensure your comments remain focused on the bylaws under consideration this evening;
- If you have provided a written submission there is no need to read it as it will have already been seen by Council. You may summarize or briefly reiterate the highlights of your submission but ensure your comments pertain to the bylaws under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaws. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaws which Council has received and which you are welcome to review. This is available online at <https://app.dnv.org/councilsearchnew/>;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
- 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; and,
- This 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

District of North Vancouver Rezoning Bylaw 1396 (Bylaw 8423)

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw stating that Bylaw 8423 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Multi-Family Residential Zone 3 (RM3) to a new Comprehensive Development Zone 118 (CD118). The CD118 Zone addresses permitted and accessory uses, conditions of use and zoning provisions such as density, amenities, setbacks,

height, building and site coverage, landscaping and storm water management, and parking requirements.

3. PRESENTATION BY STAFF

Mr. Darren Veres, Senior Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Mr. Veres advised that:

- The redevelopment of 904-944 Lytton Street proposes a 341 unit residential development which includes 33 non-market rentals, 56 market rentals, 25 rent-to-own units, a Habitat for Humanity townhouse unit, a small commercial space and approximately 10,000sqft of open space and play area;
- Bylaw 8423 rezones the site from RM3 (multi-family) to CD118 (a new comprehensive development zone);
- The two housing agreement bylaws are as follows:
 - Bylaw 8424 ensures that strata units are available to rent; and,
 - Bylaw 8425 secures the 89 rental units and rent levels for the 33 non-market rental units and their eligibility requirements in perpetuity;
- The sites Official Community Plan (OCP) designation is RES5: Low Density Apartment and permits up to a 1.75 floor space ratio (FSR); the project proposes up to 1.37 FSR;
- The proposal has been measured against the following Development Permit Area Guidelines:
 - Form and Character of Multi-Family Housing;
 - Energy and Water Conservation and Greenhouse Gas Emission Reduction; and,
 - Wildfire Hazard;
- The site is approximately 6.3 acres and is located at the south-east corner of Mt Seymour Parkway and Lytton Street;
- The surrounding uses include Windsor Secondary School, Windridge Park, Ron Andrews and Maplewood Village Centre;
- The project intends to be constructed on 4 parcels in 2 phases;
- 77% of the units are geared towards families and consist of 2 to 4 bedrooms units;
- Phase 1 consists of the following:
 - Site 1: a 6-story apartment building with 119 strata units, of which 25 are rent-to-own units;
 - Site 2: 102 townhouse units with a Habitat for Humanity building; and,
 - Site 4: a 6-story rental building with 56 market and 33 non-market rentals and a small commercial space intended to be used as a cafe;
- Phase 2 consists of the following:
 - Site 3: 31 townhouse units;
- The project proposes 485 residential and 67 visitor parking stalls to make a total of 552 spaces which includes the following:
 - Sites 1, 2 and 4 will be 25% Level 2 EV ready and have 100% conduits;
 - Site 3 will be 100% Level 1 EV ready;
 - 3 car share vehicles;
 - “On-demand” transit service;
 - 790 bicycle spaces, 414 of which have electrical outlets;
 - 2 shared electric bicycles; and,

- Bike repair rooms and washing stations;
- The proposal is supported by a Traffic and Parking Study and meets the OCP guidelines;
- The affordable housing proposal has been reviewed against the Districts Rental and Affordable Housing Strategy and includes the following affordable elements:
 - 33 nonmarket rental units targeted to low-to-moderate households;
 - 56 market rental units;
 - A Habitat for Humanity 3-bedroom townhouse unit; and,
 - 25 rent-to-own units;
- Outlined a variety of infrastructure improvements of the area;
- The community benefits from the Community Amenity Contributions (CACs) to be directed towards the following:
 - Affordable Housing Fund;
 - Park and trail improvements;
 - Public art; and,
 - Other public realm and structure improvements;
- Summarized the public input meetings that took place in 2017 and 2019; and,
- Noted the environmental aspects of the development.

4. PRESENTATION BY APPLICANT

Mr. Riaan de Beer, Vice President of Anthem, noted the following:

- Outlined the history and context of the proposed project;
- Spoke to instituting progressive housing that suits the current market;
- Stated that Anthem has partnered with Hollyburn Family Services Society who will own and operate the below market rental units;
- Noted there are 4 outdoor play areas proposed;
- Highlighted the rent-to-own program;
- Committed to a zero fossil fuel energy site;
- Commented on densifying nearby services;
- Spoke to traffic issues in the neighbourhood;
- Opined that parking stalls are required or cars will be forced into neighbouring streets; and,
- Opined that the housing meets the needs for a diverse community.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. David Roppel, Seymour Blvd resident:

- Spoke in support of the proposal;
- Commented on the lack of growth in the community and the need for additional accommodation;
- Noted the sites proximity to services; and,
- Commented on the development funds generated by the project.

5.2. Ms. Jess Daniels, resident near Seymour Estates:

- Spoke in support of the proposal;
- Opined that the housing market is unattainable on the North Shore;
- Supported the rent-to-own program;
- Commented on the proximity to services and parks; and,

- Commented on the sustainable transportation aspects of the project.

5.3. Ms. Joy Hayden:

- Spoke in support of the proposal;
- Opined that Anthem has integrated Council and Stakeholder concerns;
- Opined that the mixed housing is needed; and,
- Spoke to the community benefits.

5.4. Mr. Don Peters, Chair of the Community Housing Action Committee:

- Spoke in support of the proposal;
- Commented on the affordability options this project provides;
- Spoke to the development partnering with Hollyburn Family Services Society, Habitat for Humanity, and potentially BC Housing;
- Commented on the enhanced accessibility for people with mobility challenges;
- Noted there will be no greenhouse gas emissions emitted during construction;
- Spoke to the rent-to-own program addressing the “missing middle” income buyers; and,
- Commented on the nearby services and amenities.

5.5. Mr. Ernst Loots, resident near Parkgate Village:

- Spoke in support of the proposal;
- Suggested the project is sustainable and desirable;
- Commented on densification in the community;
- Commented on the design and scale of the project;
- Noted the project addresses affordability issues in North Vancouver; and,
- Spoke to the sustainable, long-term livability of the development.

5.6. Mr. Paul Butler, District of North Vancouver resident and Director of Youth Services at Hollyburn Family Services Society:

- Spoke in support of the proposal;
- Commented on the housing opportunities for youth and young adults; and,
- Suggested the project provides diverse housing options for the community.

5.7. Mr. Michael Ferreira, Lynn Valley resident:

- Spoke in support of the proposal;
- Suggested that the positive impacts of developments greatly outweigh the negative impacts;
- Provided examples of projects that exhibited initial oppositions from nearby residents and noted the model communities that materialized;
- Suggested the project will be a benefit to the community; and,
- Commented on the increased housing for the local workforce.

5.8. Mr. Marc Strongman, Deep Cove resident:

- Spoke in support of the proposal;
- Suggested the creative affordability aspects are needed on the North Shore;
- Expressed concern related to parking;
- Noted the amount of people that have to commute to the North Shore; and,

- Supported the environmental aspects.

5.9. Mr. Mehdi Shorkri, District of North Vancouver resident:

- Spoke in support of the proposal;
- Noted the community benefits;
- Commented on the economic and sustainable aspects; and,
- Spoke to the variety of proposed rental options.

5.10. Ms. Stephani Baker, resident of North Vancouver and Vice President of Construction for Habitat for Humanity Greater Vancouver:

- Spoke in support of the proposal;
- Opined that affordable housing is needed in the community;
- Provided a history of the community; and,
- Noted the variety of people the project can support.

5.11. Mr. David Hutniak, CEO of LandlordBC:

- Spoke on behalf of the LandlordBC members in support of the proposal;
- Suggested the importance of rental housing;
- Opined that the economics of building new purpose-built rental housing has not improved and risks have increased due to the Covid-19 pandemic;
- Commented on the need for housing diversity; and,
- Noted the accessibility and sustainability aspects of the proposal.

5.12. Ms. Karen German, North Vancouver resident:

- Spoke in support of the proposal; and,
- Commented on the affordability issues in the community.

5.13. Ms. Elizabeth Kluwak, Vancouver resident:

- Spoke in support of the proposal;
- Spoke to the lack of affordability for youth in the community and forcing them into undesirable neighbourhoods;
- Suggested that housing is critical;
- Opined that the housing needs of young adults should be considered; and,
- Noted the proximity of services and amenities.

The hearing recessed at 8:32 p.m. and reconvened at 8:38 p.m.

5.14. Mr. Kelly Jordan, North Shore resident:

- Spoke in support of the proposal; and,
- Opined that North Vancouver requires more housing options.

In response to a question by Council, staff advised that Anthem has not applied for a Development Permit for site 3 yet, as it is the last phase of the development. However, the land use and density is accounted for in the CD118 zone.

In response to a question by Council, staff advised that the rent-own-units are located in site 1.

In response to a question by Council, the applicant advised that the pricing has not been established, but will be based on the market once the project is approved. However, the following rough metrics were provided:

- Condominiums: \$500,000 to \$800,000; and,
- Townhouses: \$1 million to \$1.3 million.

In response to a question by Council, the applicant advised that the timeline for completion will depend on approval. However, the earliest construction would commence would be in 2022 and the duration is expected to be approximately 3 years.

In response to a question by Council, the applicant advised that the current schedule is to complete site 4 first, followed by site 1, site 2 and finish with site 3.

In response to a question by Council, staff advised that a mixture of playground equipment is proposed and should provide for a range of options for most abilities. An accessible path to the playground is available to all residents.

In response to a question by Council, staff advised that the playground will be available for use by all buildings.

In response to a question by Council, staff advised that the proposed site coverage consists of 17,000sqm (68%) of impermeable area and 8,000sqm (31%) of permeable area (green space).

In response to a question by Council, staff advised that Anthem has obtained verbal confirmation from the Residential Tenancy Branch that the proposed rent-to-own program will not create any residential tenancies under the *Residential Tenancy Act*. The program is legal in BC Real Estate Law.

In response to a question by Council, staff advised that the rent-to-own purchasers will be responsible for repair and maintenance of their units, as well as strata fees and property taxes.

In response to a question by Council, staff advised that there will be no upfront application fee or deposit due from a potential homeowner.

5.15. Ms. Colleen James:

- Spoke in support of the proposal;
- Highlighted the nearby amenities; and,
- Commented on the need for safe and reliable housing.

5.16. Mr. Rene Cravioto, former resident of Seymour Estates:

- Spoke in support of the proposal;
- Noted that Anthem facilitated a smooth transition when their family was relocated;
- Suggested that the approval of the new development has taken too long;
- Commented on the community the development will generate; and,
- Opined that Seymour Estates will be a destination.

5.17. Ms. Tracy De Medeiros, resident of Burnaby:

- Spoke in support of the proposal;
- Stated the project is well-rounded and executed;

- Noted she works in North Vancouver and wishes to live in the community she serves;
- Noted the lack of affordable housing in North Vancouver; and,
- Supported the rent-to-own program.

5.18. Mr. Sylvain Celaire, resident near Seymour Estates:

- Spoke on behalf of Modo in support of the proposal;
- Spoke to the development instituting Modo car sharing; and,
- Commented on the environmental aspects.

5.19. Mr. Peter Hrdlitschka, resident near Seymour Estates:

- Spoke in support of the proposal;
- Commented on the diverse opportunities for potential buyers; and,
- Expressed concern about the lack of housing options on the North Shore.

5.20. Mr. Elijah Kennedy, resident of North Vancouver:

- Spoke in support of the proposal; and,
- Commented on living where you work to reduce commute times.

The hearing recessed at 9:07 p.m. and reconvened at 9:14 p.m.

5.21. Mr. Ian Cullis, Director of Asset Management at BC Non-Profit Housing Association:

- Spoke in support of the proposal;
- Noted the non-profit housing associations involved in the project;
- Spoke to the high rental rates in North Vancouver; and,
- Commented on the demand and need for affordable housing.

6. COUNCIL RESOLUTION

**MOVED by Councillor BOND
SECONDED by Councillor BACK**

THAT the November 17, 2020 Public Hearing recess and reconvene at a future date to be determined.

CARRIED
(9:33 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk