

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

Monday, December 7, 2020

7:00 p.m.

To be held virtually but streamed at

<http://app.dnv.org/councillive/>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

5. ADOPTION OF MINUTES

5.3. November 10, 2020 Public Hearing – 840 St. Denis Avenue

Recommendation:

THAT the minutes of the November 10, 2020 Public Hearing are received.

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**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING****840 St. Denis
Zoning Bylaw Amendment**

REPORT of the Public Hearing held on Tuesday, November 10, 2020 commencing at 7:02 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 (7:03 p.m.)
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. M. Hartford, Section Manager – Development Planning
Ms. G. Lanz, Deputy Municipal Clerk
Ms. C. Peters, Senior Development Planner
Ms. S. Dale, Confidential Council Clerk
Ms. A. Bellwood, Planning Assistant
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 bylaw 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 bylaw will be afforded a reasonable opportunity to be heard and to present written submissions.

Councillor CURREN arrived at this point in the proceedings.

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 bylaw 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 bylaw under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaw. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaw 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

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8449 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential 7200 Zone (RS3) to a new Comprehensive Development Zone 129 (CD129). The CD129 Zone addresses permitted and accessory uses and zoning provisions such as density, height, setbacks, amenities, flood construction requirements, building and site coverage, landscaping, storm water management, and parking requirements.

3. PRESENTATION BY STAFF

Ms. Ashley Bellwood, Planning Assistant, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Bellwood advised that:

- The site is located mid-block on the east side of St. Denis Avenue with existing multi-family homes, the old District Fire Training Centre to the north, Lynnmour Elementary School to the east, single-family residential homes to the south and Lynn Creek to the west;
- The site is approximately 9,100 sq. ft., is zoned RS-3 and is currently developed as one single-family home;
- The project has been measured against the Official Community Plan, and the Lynnmour/Inter-River Local Plan Reference Policy document;
- The site is designated within the OCP as Residential Level 3, which is intended for ground-oriented housing with a density of up to approximately 0.8 FSR;
- The Lynnmour/Inter-River Plan, which is used as a reference policy, limits the density to 0.5 FSR and the proposal as submitted complies;
- The site is also located within Development Permit Areas for:
 - Form and Character for Ground Oriented Housing;
 - Energy and Water Conservation and GHG Emission Reduction; and,
 - Protection of the Natural Environment for Creek Hazard;
- The proposal has been reviewed against the Form and Character and Lynnmour/Inter-River Area One guidelines;
- The project complies with the use, density and height provisions of the OCP and Lynnmour/Inter-River Local Area Plan;
- The applicant has proposed to include provisions to accommodate stair lifts for the interior stairways and the exterior access stairs of each unit;
- As required by the Construction Bylaw the proposed development will meet BC Step Code Level 3, and is proposing to use electric baseboard heaters;
- They have also proposed to include rough-ins for Level 2 electric vehicle charging stations in the unenclosed parking spaces;
- A construction traffic management plan has been submitted and a final version will be required prior to building permit approval;
- The proposal is for three, two-storey residential units situated in two buildings with a 0.5 FSR;
- The site is configured with a duplex building at the front of the site and a single-unit in a second building in the rear;
- A total of six on-site parking spaces are provided in a configuration of three garages and three unenclosed spaces, all of which are accessed through a driveway from St. Denis Avenue;
- Each unit has an attached single-car garage;
- All of the units are three-bedrooms, which addresses the OCP goals of providing family-oriented units and a mix of housing types;
- The units range in size from approximately 1,550 sq. ft. to 1,725 sq. ft. and each of the three units has private outdoor spaces in the form of grade level decks and small balconies at the second floor levels;

- During the preliminary application stage, the District sent notices to owners and occupants within a 100 m radius and no comments were received at that stage of the application;
- On June 19, 2019, at the detailed application stage, the developer held a facilitated public information meeting and one member of the public attended the meeting and commented in support of the rezoning proposal;
- Notification was completed again prior to tonight's Public Hearing;
- In accordance with the District's Community Amenity Contribution policy, the CAC for this project is calculated to be \$3,089;
- The project will also be paying Development Cost Charges currently estimated to be approximately \$37,200; and,
- Additional public benefits include offsite works along St. Denis Avenue including new sidewalks and street trees.

3. PRESENTATION BY APPLICANT

3.1. Ms. Carman Kwan, Architectural Collective Inc.:

- Provided history and context of the proposed development;
- Acknowledged the modest scale of the roof line;
- Opined that the development will provide affordable housing options;
- Commented on the site's close proximity to amenities;
- Highlighted the outdoor space and amenities which promote a place for residents to gather;
- Noted that the proposal is consistent with the official Community Plan guidelines for Energy Conservation and Greenhouse Gas Emissions Reduction and the proposal will meet Level 3 of the BC Energy Step Code in accordance with the District's Construction Bylaw;
- Opined that the building design is in keeping with the character of the neighbourhood;
- Mentioned the gentle density increase; and,
- Spoke to the environmental and sustainable aspects of the project

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Suggested that the proposed development may increase the property value of the surrounding single-family homes;
- Urged Council to be sensitive to the residents in this neighbourhood; and,
- Opined that the proposed reduction in Energy and Water Conservation and Greenhouse Gas emission may increase housing costs.

4.2. Ms. Laurie Parkinson, 600 Block East 4th Street:

- Opined that baseboard heating is financially expensive and not environmentally friendly;
- Suggested that new buildings have fossil-fuel-free space and hot water heating; and,
- Encouraged Council to make decisions through a climate lens.

4.3. Ms. Christy Gold, 1700 Block Scott Road:

- Spoke in support of the proposed development; and,
- Commented that the proposed townhome development will provide housing diversification.

In response to a question from Council, staff advised that the applicant has committed to the usage of heat pumps.

4.4. Mr. Michael Oord, 1500 Block Edgewater Road:

- Spoke in support of the proposed development;
- Opined that more townhouse developments are needed in the District;
- Commented on the need for affordable housing; and,
- Remarked that the proposed development is in close proximity to amenities.

4.5. Mr. Corrie Kost, 2800 Block Colwood Drive:

- Expressed concern regarding the Public Hearing process.

Staff advised that relevant background material and copies of the bylaws are available for review online at DNV.org/public-hearing. It was further noted that the hearing is streamed over the internet at app.DNV.org/councillive.

4.6. Mr. Hazen Colbert, 1100 Block East 27th Street:

- Expressed concern with the process of connecting to the Public Hearing meeting and opined that it is not intuitive;
- Spoke in support of the project;
- Opined that electric base board heaters are inefficient; and,
- Suggested that there is a less expensive approach to heating.

4.7. Mr. Peter Teevan, SPEAKING A SECOND TIME:

REVISED

- Questioned the cost of the proposed units; and,
- Questioned what the capital and operating costs would be to secure **Step Code Level 5**.

5. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the November 10, 2020 Public Hearing is closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)" be returned to Council for further consideration.

CARRIED
(7:57 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk

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