

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**267 Orwell Street
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, November 10, 2020 commencing at 7:58 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

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 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 BYLAWS BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws, stating that Bylaw 8451 proposes to amend the District's Official Community Plan land use designation of the subject site from Residential Level 5: Low Density Apartment (RES5) to Commercial Residential Mixed-Use Level 3 (CRMU3). Bylaw 8452 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential 6000 Zone (RS4) to a new Comprehensive Development Zone 132 (CD132). The CD132 Zone addresses permitted and accessory uses, provisions such as density, height, setbacks, building and site coverage, landscaping, storm water management, and parking requirements.

3. PRESENTATION BY STAFF

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

- The subject site is approximately 2500m²;
- The site includes existing seven parcels and two single-family houses and all seven lots are owned by the District;
- Phibbs Exchange Bus Loop is located to the east;
- The Phibbs Exchange upgrade project is currently in the design phase and it is anticipated that the project will be tendered for construction in the Spring of 2021 with an anticipated eighteen month construction period;
- The current informal park and ride will close as part of the Ministry of Transportation and Infrastructure works;
- An existing multi-family rental building is located to the south and a multi-family rental building under construction to the west;
- Creekstone Care Centre is located at the corner of Oxford Street and Mt. Hwy;
- Single-family uses are located to the north and are designated in the Official Community Plan for future multi-family development;
- The OCP designates the site as Residential Level 5 which permits density of residential development up to 1.75 FSR;
- Bylaw 8451 proposes to amend the OCP to Commercial Residential Mixed Use Level 3 which would accommodate the proposed density of approximately 2.65 FSR;
- The existing zoning is Single-Family 6000 Zone (RS4) and Bylaw 8452 would rezone the site to a new Comprehensive Development Zone 132 allowing the proposed density of up to 2.65 FSR;
- The proposal is for a 6-storey non-market rental building with 90 units;
- Access to the underground parkade is from a shared ramp with the project to the west from the existing north-south lane;
- The principal access to the building is off Orwell Street with a secondary access on Oxford Street;
- An indoor amenity space is located on the ground floor and is adjacent to a large outdoor courtyard;
- The project been reviewed against development permit area guidelines for Form and Character of Multi-Family Housing, Energy and Water Conservation and Greenhouse Gas Emission Reduction and Protection from Natural Hazards (Creek Hazard);
- The project has been reviewed against the Lower Lynn Implementation Plan and the Lynn Creek Town Centre Public Realm Guidelines. The project achieves housing goals of the OCP and Implementation plan including providing a range of unit sizes and providing new rental housing;
- The project will create new sidewalks on Oxford Street and Orwell Street, a bike lane on Orwell Street, a multi-use path on oxford Street and a new cul-de-sac on Orwell Street to improve the ability of vehicles to turnaround;
- The project is adjacent to the Phibbs Exchange bus loop and will be well served by transit;
- The project has been reviewed against the District's Residential and Affordable Housing Strategy and the project meets several goals including:
 - Expanding the supply and diversity of housing;
 - Expanding the supply of new rental housing; and,

- Partnering with other agencies to help deliver affordable housing;
- The District has partnered with Sanford Affordable Housing Society who will be the operator of this building;
- The proposal includes a total of 90 units with 52 1-bedroom units, 72 2-bedroom units and 11 3-bedroom units;
- The proposal includes 42% of the units as family oriented units;
- Sanford's rent structure includes:
 - 20% (18 units) of units will be rented to people on social assistance, who will pay rent between \$375 to \$660 per month);
 - 50% of units (45 units) will be rented to households whose annual income is below the Housing Income Limits. Rents in this category will range from \$1,287 for one-bedroom \$2,262 to for three-bedroom unit); and,
 - 30% of units (27 units) will be rented to households will be rented at slightly below market rents with households paying rent ranging from \$1,650 per month for a one-bedroom unit to \$2,450 per month for a three-bedroom unit;
- The project is proposing 68 vehicle parking spaces includes 117 for residents and 18 for visitors;
- The parking proposed reflects the site's location adjacent to Phibbs Exchange and the CD bylaw will reflect a parking ration of 0.75 per dwelling unit;
- The proposal includes 117 bicycle spaces for residents and an additional 18 spaces for visitors;
- Due to Covid-19, a virtual Public information meeting was held during a four week period from August 24 to September 21, 2020;
- Approximately 450 notices were delivered in the neighbourhood;
- Participants in the virtual meeting were eligible to ask questions and responses were provided and overall the virtual meeting website had 368 visits;
- Four comments were received from members of the public and were generally supportive of the project and provided input on the need for units and the support for this project in this location;
- The proposal will meet Step Code Level 3 with proposed green building measures that include:
 - Low-flow plumbing fixtures to reduce water usage and energy consumption.
 - Retention of rainwater from roofs and decks with slow release to the storm sewer;
 - Electric baseboard heating in dwelling units; and,
 - Anticipated emissions of 6.4 kg of CO₂e per square meter per year.

4. PRESENTATION BY APPLICANT

4.1. Ms. Allyson Muir:

- Provided history and context of the proposed project;
- Noted that the project was awarded capital funding with ongoing operating subsidy from BC Housing's Community Housing Fund which was established to help communities with the support of much-needed rental housing; and,
- Commented that the proposed development is in close proximity to Phibbs Exchange.

4.2. Mr. Steve McFarlene:

- Provided an overview of the key features of the proposed building;
- Commented that the communal courtyard creates a sense of community;

- Commented that more affordable housing options are needed in the District;
- Commented that immediate neighbouring properties were taken into consideration when determining the massing of the building;
- Opined that the balconies animate the building;
- Noted that the proposal fulfils the requirements of the District's Accessible Design Policy for Multi-family housing as all of the apartment units meet the basic accessible design criteria;
- Summarized the constraints of the single-level basement parking; and,
- Noted that the proposed development meets the BC Energy Step Code Level 3.

5. REPRESENTATIONS FROM THE PUBLIC

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

- Spoke in support of the proposed project;
- Commented that more supportive housing is needed in the District;
- Spoke in support of rent being tied to income levels; and,
- Expressed concern with parking issues.

5.2. 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,
- Suggested building to Step 4 of the BC Building Code.

In response to a question from Council, the applicant advised that District residents will be prioritized as tenants.

In response to a question from Council, staff advised that all of the apartment units will meet the Basic Accessible Design criteria and six of the units will meet Enhanced Accessible Design criteria.

In response to a question from Council, staff advised that there will be additional charges for the following:

- Parking is currently proposed to be \$60 per month for those tenants requiring parking;
- Hydro is to be paid by the tenant with the exception for social assistance tenants, in which case hydro is included in the rent as required by BC Housing;
- Internet, phone and cable are to be paid directly by tenants to communications service companies; and,
- Laundry is paid per load in a shared facility and it is anticipated that three-bedroom units will have in-suite laundry.

There will be no additional charges for:

- Household storage;
- Bicycle storage; and,
- Hot water.

In response to a question from Council, the applicant advised that tenants will be made aware of limited street parking and restricted street parking.

In response to a question from Council, the applicant advised that the proposed balconies are not decorative and will be useable and accessible outdoor space.

In response to a question from Council, the applicant advised that the proposed building does not have air conditioning.

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

- Spoke in support of the proposed project; and,
- Expressed concern with baseboard heating.

5.4. Alison, 1500 Block Bond Street:

- Spoke in support of the proposed project; and,
- Commented on off-site improvements highlighting the extension of sidewalks and improved landscaping.

5.5. Ms. Margaret Mennie: 1500 Block Bond Street:

- Expressed concern with parking issues on Bond Street;
- Expressed concern that sites in this neighbourhood are not being planned in its entirety;
- Expressed concern with traffic issues; and,
- Questioned when the proposed development would be completed.

In response to a question from Council, the applicant advised that Metro Vancouver regulates air quality and although the proposed development is in close proximity to the highway there are no known issues.

Council requested that staff report back on screening the east side of the highway expansion to shelter the proposed development.

In response to a question from Council, the applicant advised that the principal access to the building is off Orwell Street with a secondary access on Oxford Street.

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

- Spoke regarding cars spilling over onto neighbouring streets;
- Opined that providing parking stalls is less expensive than providing street parking;
- Commented that not enough parking was provided when developing the Lynn Creek Apartments;
- Urged the District to work with the developer to make parking more manageable within the Lynn Creek Town Centre; and,
- Spoke regarding greenhouse gas intensity targets and solutions for heating this building.

5.7. Ms. Laurie Parkinson, SPEAKING A SECOND TIME:

- Spoke regarding global warming.

5.8. Mr. Corrie Kost, SPEAKING A SECOND TIME:

- Proposed that triple-glaze windows be included in the design.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the November 10, 2020 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)" be returned to Council for further consideration.

CARRIED
(9:19 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk