

**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

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 Celair, 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

The Public Hearing reconvened on Tuesday, December 15, 2020 commencing at 7:01 pm. The meeting was held virtually with participants appearing via video and telephone conference.

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

Absent: Councillor L. Muri

Staff: Mr. D. Milburn, General Manager - Planning, Properties & Permits
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. S. Dale, Confidential Council Clerk
Ms. C. Archer, Clerk Typist 3
Ms. S. Clarke, Customer Service Clerk

1. OPENING BY THE MAYOR

Mayor Mike Little advised that the purpose of the reconvened Public Hearing was to receive further input from the community on Bylaw 8423 and reviewed the established rules of the meeting.

6. REPRESENTATIONS FROM THE PUBLIC (continued)

6.22. Ms. Rowena Santonil, Habitat for Humanity Resident:

- Spoke in support of the proposed development;
- Spoke to her experience living in a Habitat for Humanity building in Richmond; and,
- Commented that the proposed development would provide safe and affordable housing.

6.23. Ms. Kamelia Abadi, 100 Block West 15th Street:

- Spoke in support of the proposed development;
- Commented that the proposed development provides affordable housing options;
- Mentioned that the proposal fulfills the requirements of the Accessible Design Policy for Multifamily Housing; and,
- Commented on the need for more non-market rental units.

6.24. Mr. Howard Dahl:

- Commented that the community is in support of the proposed development;
- Spoke favourably of the rent-to-own program;
- Commented on the diverse housing mix;

- Expressed concern with parking issues stating that an inadequate number of parking stalls are proposed; and,
- Suggested that the Community Amenity Contribution be directed towards revitalizing Ron Andrews Recreation Centre.

6.25. Mr. Richard Cook, Hardy Crescent:

- Spoke in support of the proposed development;
- Opined that the proposed development is in an ideal location;
- Commented that the proposed development will create more affordable housing options;
- Commented on the housing diversity provided by the proposed development, filling a need for downsizers and young families who want to stay in the community and age in place; and,
- Opined that traffic issues are being mitigated.

6.26. Mr. Rob Haines:

- Spoke in opposition of the proposed development;
- Expressed concern with traffic issues;
- Stated that too much development is happening in the Maplewood area;
- Expressed concern that childcare is not being provided as part of the project;
- Commented that more seniors' care facilities are needed on the North Shore; and,
- Expressed concern that co-employment opportunities and employee-oriented housing is not proposed.

6.27. Mr. Shayne De Wildt, 2500 Block Cove Cliff Road:

- Spoke in support of the proposed development;
- Suggested that the proposed development may help residents stay in their community;
- Commented that the proposed development will create more affordable housing options;
- Commented on the diverse housing mix; and,
- Mentioned that the proposal fulfills the requirements of the Accessible Design Policy for Multifamily Housing.

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

- Spoke in support of the Seymour Estates proposal;
- Opined that the District does not need more luxury condos;
- Commented that there is an urgent need for more market and sub-market rentals; and,
- Spoke favourably to the rent-to-own program.

6.29. Ms. Helga Doherty, 800 Block Nicolum Court:

- Spoke in support of the proposed development;
- Commented that the proposed development would support the needs of both young families and the aging population; and,
- Suggested that diverse housing will help promote a healthy community.

6.30. Mr. Josh Gaze, 1300 Block Emerson Way:

- Spoke in support of the proposed development;
- Commented on the diverse housing mix;
- Opined that the proposed building is aesthetically pleasing and incorporates natural elements into the design; and,
- Noted that the proposed development is close to amenities, parks and local schools.

6.31. Mr. Eric Andersen, 2500 Block Derbyshire Way:

- Expressed concern with increased density;
- Expressed concern with traffic issues;
- Opined that the number of parking stalls should be reduced;
- Expressed concern that childcare is not being provided as part of the project;
- Commented on the need for more non-market rental units;
- Expressed concern with the proposed building height; and,
- Spoke favorably that the applicant has committed to a zero fossil fuel energy site.

6.32. Mr. Eric Carlson, 2000 Block Glennaire Drive:

- Spoke in support of the proposed development;
- Opined that there is a lack of affordable housing within the District; and,
- Suggested that diverse housing will help promote a healthy community.

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

- Suggested all new off-street parking spots have at least Level-2 plug-ins;
- Urged the applicant to provide adequate parking stalls;
- Commented that careful attention should be given to shadow impacts on adjacent play areas; and,
- Acknowledged the adaptation of interior and exterior common spaces due to the COVID-19 pandemic.

6.34. Ms. Judith Brook, 2400 Block Lauralynn Drive:

- Spoke in support of the rent-to-own program;
- Spoke favorably that the applicant has committed to a zero fossil fuel energy site;
- Spoke in support of the usage of heat pumps; and,
- Commented on the lack of suitable affordable housing options on the North Shore.

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

- Spoke in support of the proposed development;
- Spoke in support of the proposed zero fossil fuel energy site;
- Encouraged developers to use heat pumps;
- Requested that conduits be installed to allow for future solar panel connection; and,
- Urged Council to make decisions through a climate lens.

6.36. Mr. Steven Petersson, 1100 Block East 29th Street:

- Spoke in support of the proposed development;

- Noted that the proposed development is close to amenities, parks and local schools;
- Noted that the proposed development is close to transit;
- Spoke to the opportunity to invest in the community and create jobs in a difficult time;
- Commented on the diverse housing mix; and,
- Spoke to the housing crisis on the North Shore.

6.37. Ms. Mackenzie Leyland, 2700 Block Violet Street:

- Spoke in support of the proposed development;
- Suggested that the proposed development will allow young families to move back to the North Shore; and,
- Commented that the proposed development will create more affordable and diverse housing options.

6.38. Mr. Len Slade:

- Spoke in opposition of the proposed development;
- Spoke in support of social housing;
- Suggested this site be used for a new recreation facility;
- Expressed concern with increased traffic; and,
- Questioned if residents will be able to afford the insurance to live in these units.

6.39. Ms. Katherine Fagerlund, 1800 Block Deep Cove Road:

- Spoke in opposition of the proposed development;
- Noted that the proposed development is not near a town centre;
- Expressed concern with the proposed building height;
- Expressed concern with increased traffic;
- Opined that the units are not affordable;
- Commented that not enough outdoor space is proposed; and,
- Commented that the rent-to-own program is not clearly defined.

6.40. Mr. Mauro Chiesa, 1500 Block Larkhall Crescent:

- Spoke in opposition to the proposed development;
- Noted that the proposed development is not in a town centre;
- Suggested that amenities, shopping and medical services be incorporated into the proposed development;
- Expressed concern that too much surface parking is proposed;
- Opined that this is not the right site for this proposal; and,
- Commented that residents living in this development will be forced to rely on their vehicles.

6.41. Ms. Emily Vinet:

- Spoke in support of the proposed development;
- Opined that this project offers the right mix of housing options;
- Spoke in support of the rent-to-own program;
- Spoke to the issue of affordable housing in North Vancouver;
- Commented on the close proximity of the development to greenspace, transit and schools; and,

- Commented on the housing diversity provided by the proposed development, filling a need for downsizers and young families who want to stay in the community and age in place.

6.42. Ms. Rhonda Spence:

- Spoke in support of the proposed development;
- Spoke to the challenge of young families and seniors being able to afford living on the North Shore;
- Commented on the diverse housing mix; and,
- Spoke to the opportunity of the rent-to-own program and its benefits.

The meeting recessed at 8:47 p.m. and reconvened at 8:51 p.m.

In response to a question by Council, staff advised that the current market rent for an average new one-bedroom apartment in North Vancouver is about \$1,650 per month. If a resident lives in a one-bedroom market rental unit at \$1,650 per month they would pay the monthly rent plus approximately \$100 per month for parking if needed, for a total of \$1,750 per month (\$42,000 over 24 months). If a resident lives in an equivalent one-bedroom rent-to-own unit they would pay the same \$1,650 per month, plus approximately \$225 for strata fees and approximately \$170 in property taxes for a total of \$2,045 per month. As the rent to own unit would include a parking space, there would be no additional charge for parking. At the end of the 24 month rent to own period, the rent payment of \$1,650 per month would be returned to the rent to own occupant for a total of \$39,600 to be applied toward the down payment to complete the purchase of the unit.

In response to a question by Council, staff advised that the District will be taking a section 219 covenant to secure the Rent-to-Own program in relation to the 25 Rent-to-Own units. This covenant will stipulate a fair system such as a lottery system for accepting and approving applicants. The covenant will stipulate that purchasers selected for the Rent-to-Own program must be arms length from the developer. The covenant will stipulate other eligibility requirements, such as being a first time home buyer, having ties to the North Shore, satisfying income testing, and the declaration of inability to provide standard down payment.

In response to a question by Council, staff advised that the applicant has proposed Level 2 electric vehicle charging for 20% of the parking spaces with conduits in place for the remaining parking spaces to accommodate electric vehicle charging on Sites 1 and 2 and Level 1 electric vehicle charging for 100% of the parking spaces with conduits in place for the remaining parking spaces to accommodate electric vehicle charging on Site 3.

In response to a question by Council, the applicant advised that conduits will be installed on Site 1 and 2 to allow for future solar panel connection.

In response to a question by Council, staff advised that there are no community plan provisions or municipal policies specific to child care at 904 – 944 Lytton Street (Seymour Estates). However, the Maplewood Village Centre and Innovation District Implementation Plan and Design Guidelines identifies child care as an amenity and includes policy direction supporting the provision of child care services in the Village

Centre. Maplewood Village Centre is located approximately 1.5 kilometers from the site. It was also noted that there are nine programs and one hundred and forty-four spaces child care programs within 400 metres of the site.

In response to a question by Council, staff advised that of the thirty-three below-market rental units, four of these units meet the Enhanced Accessible Design criteria.

In response to a question by Council, staff advised that an outdoor play area is proposed which will include a mix of playground equipment. The playground will be available for use by both tenants and strata owners in all buildings.

In response to a question by Council, staff advised that there are no known flood risks in this area and a stormwater management covenant would be required before issuance of a building permit.

6.43. Mr. Rob Haines, SPEAKING A SECOND TIME:

- Expressed concern that childcare is not being provided as part of the project;
- Commented that more seniors' care facilities are needed on the North Shore;
- Expressed concern that co-employment opportunities and employee-oriented housing is not proposed;
- Expressed concern with the lack of greenspace;
- Suggested that traffic issues need to be addressed before density is added to the area;
- Opined that the proposed units are not affordable; and,
- Opined that the proposed site is not a suitable location for the development.

6.44. Mr. Eric Andersen, SPEAKING A SECOND TIME:

- Opined that the two coffee shops proposed will not be detrimental to each other and will bring diversity to the area;
- Stated that too much development is happening all at once;
- Noted that the proposed development is not near a town centre; and,
- Suggested building a recreation centre on this site and use the current Ron Andrews Recreation Centre site for social housing.

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

- Noted that rentals are 70% less profitable than market purchase to build;
- Explained why we need density to get rentals;
- Spoke regarding Rental-only Zoning;
- Suggested that GST and the Provincial Property Transfer Tax be exempt from Rental-only Zoning;
- Spoke on behalf of the Seymour Community Association;
- Opined that the proposed building is aesthetically pleasing;
- Expressed concern with increased density and traffic issues;
- Commented that a safe route to Windsor Secondary School is important; and,
- Suggested providing a community shuttle across the North Shore.

6.46. Mr. Eric Carlson, SPEAKING A SECOND TIME:

- Highlighted the benefits and amenities of the proposed development;
- Opined that the development will provide diverse affordable housing options;

- Noted that higher density is essential to reduce carbon intensity;
- Spoke to the environmental and sustainable aspects of the project;
- Noted that the proposed development meets the BC Energy Step Code Level 3;
- Spoke favourably to the rent-to-own program;
- Commented on the need for more rental housing on the North Shore; and,
- Acknowledged the challenges associated with change.

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

- Opined that growth should occur in town centres;
- Commented on the importance of incorporating pandemic safety features into the design of the building;
- Questioned if rent-to-own purchasers will be responsible for paying for utilities;
- Expressed concern with traffic congestion;
- Questioned if the proposed development meets the objectives of the OCP;
- Opined that little progress has been achieved in providing affordable housing options for private land developments;
- Commented that more affordable rental units are needed; and,
- Urged Council to reject the proposed development and that significant revisions are made.

6.48. Mr. Riaan Debeer: SPEAKING A SECOND TIME

- Opined that the housing meets the needs for a diverse community;
- Commented on the importance of preserving greenspace; and,
- Advised that the proposal support the OCP goal to encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life.

In response to a question by Council, staff advised that there has been no discussion with the applicant on a land swap as staff has not had direction from Council to pursue such a concept. Staff have no indication from the applicant that they would be interested in a land swap.

6.49. Mr. Rob Haines, SPEAKING A THIRD TIME:

- Opined that the development does not meet the requirements of the Official Community Plan;
- Opined that not enough greenspace is provided;
- Expressed concern with storm water mitigation; and,
- Suggested that the signage and radius to advertise a Public Hearing may be improved.

6.50. Mr. Corrie Kost, SPEAKING A THIRD TIME:

- Clarified that Floor Space Ratios (FSR) is the general massing and approximate density of development and is the ratio of the floor area of a proposed development over the area of the lot or lots upon which the development is to be located. It does not regulate actual densities on individual lots and is the function of the District's Zoning Bylaw. Council may, in its discretion, and with a public hearing, consider zoning bylaw

amendments to permit density over and above that indicated in the table on a case by case basis where the proposed development is otherwise consistent with objectives and policies of the Official Community Plan.

6.51. Mr. Peter Teevan, SPEAKING A THIRD TIME:

- Spoke in support of a land swap with Anthem Properties.

7. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor FORBES

THAT the December 15, 2020 reconvened Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1396 (Bylaw 8423)" be returned to Council for further consideration.

CARRIED
(9:51 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk