

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**220 Mountain Hwy & 1515-1555 Oxford Street  
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, December 8, 2020 commencing at 7:00 p.m. The meeting was held virtually with participants appearing via video and telephone conference.

**Present:** Acting Mayor L. Muri  
Councillor J. Back (7:02 pm)  
Councillor M. Bond  
Councillor M. Curren  
Councillor B. Forbes  
Councillor J. Hanson

**Absent:** Mayor M. Little

**Staff:** Ms. J. Paton, Assistant General Manager – Development Planning & Engineering  
Mr. J. Gordon, Manager – Administrative Services  
Ms. G. Lanz, Deputy Municipal Clerk  
Ms. C. Peters, Senior Development Planner  
Ms. S. Dale, Confidential Council Clerk  
Ms. C. Archer, Clerk Typist 3

---

**1. OPENING BY THE MAYOR**

Acting Mayor Muri 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.

She 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 Zoom 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](mailto: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 BACK arrived at this point in the proceedings.

Acting Mayor Muri 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 [DNV.org/agenda](https://dnv.org/agenda);
- 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 8455 proposes to amend the District's Official Community Plan land use designation of the subject site from Residential Level 6: Medium Density Apartment (RES6 to Commercial Residential Mixed-Use Level 3 (CRMU3). He further stated that Bylaw 8456 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 130 (CD130). The CD130 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 3,073 m<sup>2</sup> and includes seven existing parcels and six single-family houses;
- 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;
- Creekstone Care Centre is under construction on the north side of Oxford Street across from the site;
- An existing multi-family rental building is located to the east and a multi-family rental building is under construction on the north side of Oxford Street;
- Single-family uses are located further to the north and are designated in the Official Community Plan for future multi-family development;
- The OCP designates the site as Residential Level 6 which permits density of residential development up to 2.5 FSR;
- Bylaw 8455 proposes to amend the OCP to Commercial Residential Mixed-Use Level 3 which would accommodate the proposed density of approximately 2.96 FSR;
- The existing zoning is Single-Family 6000 Zone (RS4) and Bylaw 8456 would rezone the site to a new Comprehensive Development Zone 130 allowing the proposed density of up to 2.96 FSR;
- The project includes one six-storey building with one hundred and forty rental units and two indoor amenity spaces;
- A 7.5 metre wide road dedication will be required on the east side of the site for a new lane connecting Oxford Street to the existing lane at the south side of the site;
- Proposed parking for the project is located on a single-level underground garage accessed from the southwest corner of the site;
- Additional parking stalls are provided at grade and accessed from the rear lane;
- The project has 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 also been reviewed against the Lower Lynn Implementation Plan and the Lynn Creek Town Centre Public Realm Guidelines and the project achieves the housing goals of the OCP and Implementation plan including providing a range of unit sizes and providing new rental housing;
- The application includes a number of off-site improvements and changes which include:
  - Improved street frontages on Mountain Highway and Oxford Street;
  - A new bicycle lane on Mountain Highway along the west frontage of the site;
  - Creation of a new north-south lane connecting Oxford Street to the existing lane at the rear which will allow for the closure of the existing lane access to Mountain Highway which will improve safety at this location;
  - Provision of road realignments to improve the turning radius for buses from Mountain Hwy to Oxford Street; and,



- District Engineering staff have not completed the review of the civil drawings and changes to the design may occur as a result of this review and the details and costs of off-site improvements will likely change as the project review continues;
- 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 and expanding the supply of new rental housing;
- The housing mix proposed includes six non-market rental units and one hundred and thirty-four market rental units, ranging from studio to three bedroom layouts;
- 50% of the units are two or three-bedroom layouts and would be considered suitable for families;
- The project proposes six non-market rental units to help address housing challenges for low to moderate income households with incomes of between \$30,000 and \$85,000;
- Rents for the proposed non-market units range from just under \$1,000 for a studio unit which is considered affordable to a household with an income of just under \$40,000 per year, to \$1,230 for a one-bedroom unit, considered affordable to a household with an income of \$49,000;
- The proposed rents for the non-market units are between 9% and 17% below the Metro Vancouver median rent and 20% below the District median rent as published in the CMHC Rental Market Survey;
- The housing agreement would secure all of the one hundred and forty units in the building as rental and secure the rental rates and eligibility criteria for the below-market units;
- The maximum parking for the project is a total of one hundred and one parking spaces including eighty-five spaces for residents, fourteen for visitors, and two car share spaces with an overall ratio of 0.72 spaces;
- Changes resulting from the review and finalization of the road requirements and civil design may affect the ability to provide parking and the CD130 Zone specifies a minimum requirement of 0.55 spaces per unit up to a maximum of 0.66 spaces per unit with additional car share and visitor spaces;
- The proposal includes one hundred and seventy-six bicycle spaces for residents and six spaces for visitors;
- The applicant is exploring opportunities for additional bicycle spaces including spaces for longer cargo and stroller bikes;
- Staff are resolving land dedications and easements on Oxford Street and reviewing the impacts on the Form and Character of the proposed additional bike parking;
- A Public Information meeting was held on January 31, 2019;
- Approximately 280 notices were delivered in the neighbourhood;
- Thirteen members of the public attended the meeting and ten members provided input via a comment sheet, email, or phone call;
- There was general support for this development proposal with particular support for the rental tenure;
- The proposal will meet BC Energy Step Code Level 3 with proposed green building measures that include:
  - Heating system based on air source heat pumps which run exclusively on electricity low-flow plumbing fixtures to reduce water usage and energy consumption;

- Transportation Demand Management (TDM) strategies including measures to promote transit use including bus passes with a credit provided at the start of all new tenancies;
- Reduced parking ratio and car share spaces;
- Infrastructure improvements including new pedestrian and bicycle infrastructure and road alignments for improved bus turning;
- Anticipated emissions of 2.9 kg of CO<sub>2</sub>e per square metre per year;
- The site currently has six houses which are all being rented;
- The average length of tenancy for the six rental houses is approximately two years;
- All tenants were made aware of the potential for redevelopment at the time of their lease signing;
- Tenants include two families, students and young working professionals; and,
- The Tenant Relocation Assistance Package includes:
  - Extended notice to 5 months;
  - Three months free rent;
  - Priority right to rent in new building;
  - Moving allowance between \$750-\$2,000;
  - Tenant Communications Plan;
  - Tenants have been informed of the Public Hearing; and,
  - Information on tenant resources will be provided.

### **3. PRESENTATION BY APPLICANT**

#### **3.1. Mr. Adel Bellemlih, Redic Development:**

- Spoke to the history and context of the proposed development;
- Commented that the proposed development will provide much-needed rental housing on the North Shore;
- Noted that the proposed development will provide housing for both young families and working professionals;
- Highlighted the outdoor space and amenities which promote a place for residents to gather;
- Noted that the proposed development meets the BC Energy Step Code Level 3;
- Advised that the proposal fulfils the requirements of the District's Accessible Design Policy for Multi-family Housing as 100% of the apartment units meet the Basic Accessible Design criteria and 5% of the apartment units meet the Enhanced Accessible Design criteria. A total of seven units will include Enhanced Accessible Design features;
- Advised that the project is providing two carshare spaces and is paying for two cars and in exchange MODO is providing approximately \$66,500 worth of free MODO memberships and credits for tenants;
- Commented that the proposed development is in close proximity to Phibbs Exchange; and,
- Advised that the applicant has held meetings with tenants and a Tenant Compensation/Relocation package will be available.



#### **4. REPRESENTATIONS FROM THE PUBLIC**

**4.1. Mr. Ehsan Halvaei, Oxford Street:**

- Spoke in support of the proposed development; and,
- Commented on the close proximity to amenities, the Second Narrows Bridge and transit.

**4.2. Ms. Joy Hayden, 200 Block West Esplanade:**

- Opined that the proposed development will complete the Lynn Creek Town Centre and will provide vibrancy to the neighbourhood;
- Commented on the close proximity to Phibbs Exchange;
- Noted that the outdoor space provides a gathering space and sense of community; and,
- Opined that more below market rental units are needed.

**4.3. Mr. Bruno Vahedi, 3200 Block Mahon Avenue:**

- Spoke in support of the proposed development;
- Commented that the proposed development will accommodate young families who want to live on the North Shore;
- Commented that the proposal will provide vibrancy to the community;
- Noted that the proposed development is close to transit;
- Spoke to affordability issues on the North Shore; and,
- Spoke to the lack of rental housing on the North Shore.

**4.4. Mr. Justin Keehn, 200 Block Mountain Highway:**

- Spoke in support of the proposed development;
- Commented on the need for more rental housing on the North Shore; and,
- Spoke to the close proximity of the development to Phibbs Exchange.

**4.5. Mr. Riley Senft, 700 Block Donegal Place:**

- Spoke in support of the proposed development;
- Opined that more rental units and increased density are needed on the North Shore;
- Spoke to the challenge of being able to afford to live and work on the North Shore; and,
- Spoke to the issue of affordability.

**4.6. Ms. Nancy Ford, 1900 Block Parkside Lane:**

- Spoke in support of the proposed development;
- Commented on the lack of suitable affordable housing options on the North Shore; and,
- Spoke to the issue of social isolation and commented that mixed-use spaces will provide a sense of community.

**4.7. Mr. Amir Davati, 400 Block Montroyal Boulevard:**

- Spoke in support of the proposed development;
- Commented on the close proximity to transit; and,
- Spoke to the issue of affordable housing in North Vancouver.

**4.8. Ms. Mahyar Zia, 2700 Block Valley Centre Avenue:**

- Spoke in support of the proposed development;
- Stated that more rental options are needed on the North Shore;
- Expressed concerns with affordability issues;
- Noted that the proposed development will provide housing for young families; and,
- Commented that the building design and character is reflective of the West Coast.

**4.9. Mr. Clayton Welwood, 800 Block Premier Street:**

- Spoke in support of the proposed development;
- Commented on the need for more rental housing on the North Shore;
- Noted the close proximity to Phibbs Exchange;
- Spoke to the Tenant Relocation and Compensation Package and noted that the applicant has met with tenants to address their needs; and,
- Commented that the internal courtyard will provide families with a sense of community where children can play safely.

**4.10. Ms. Amina Morin, 600 Block Kerry Place:**

- Spoke in support of the proposed development;
- Commented on the challenge of finding rental accommodation suitable for families with children; and,
- Spoke to the issue of affordability.

**4.11. Mr. Oscar Barrera, 2400 Block Berton Place:**

- Spoke in support of the proposed development;
- Opined that the proposed development is aesthetically pleasing and will enhance the neighbourhood;
- Noted that the outdoor space provides a gathering space and sense of community;
- Opined that increased density will help with affordability issues; 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.

**4.12. Mr. Corrie Kost, 2800 Block Colwood Drive:**

- Questioned the impact of the COVID-19 pandemic on transit ridership and increased car ownership;
- Expressed concerns that more parking spaces will be needed to accommodate cars in private parking space and public streets;
- Questioned if all new off-street parking spots will have at least Level-2 plug-ins;
- Acknowledged the adaptation of interior and exterior common spaces due to the COVID-19 pandemic;
- Commented that careful attention should be given to shadow impacts on adjacent play areas; and,
- Noted that per square metre, mid-rise apartments annually consume more energy than modern single family homes.

**4.13. Mr. Alireza Salamati, 3800 Block Phyllis Road:**

- Noted the close proximity of the development to Phibbs Exchange;
- Commented on the need for more rental options; and,
- Expressed concern that the proposal does not include adequate parking.

**4.14. Mr. Arman Haidari, 600 Block St. James Road:**

- Spoke in support of the proposed development;
- Spoke to the issue of affordability;
- Commented that the proposed development will provide family-oriented housing; and,
- Commented on the close proximity of the development to amenities.

**4.15. Mr. Chuck Cosman, Primose Lane:**

- Spoke in support of the proposed development;
- Noted that there is a shortage of rental units on the North Shore; and,
- Expressed concern with affordability issues.

**4.16. Mr. Don Peters, 600 Block West Queens Road:**

- Spoke as Chair of the Community Housing Association Committee;
- Spoke in support of the proposed development;
- Noted that more rental units are needed on the North Shore;
- Opined that the proposed development provides secure and appropriate affordable housing options;
- Commented on the compensation packages for those being displaced;
- Noted that the proposed development will provide housing for both young families and professionals;
- Spoke in support of below market and market rental units;
- Noted that the outdoor space provides a gathering space and sense of community; and,
- Noted that the proposed development is close to transit.

**4.17. Mr. Peter Teevan, 1900 Block Indian River Crescent:**

- Spoke in support of the proposed development;
- Commented that not enough parking was provided when developing the Lynn Creek Apartments;
- Commented on parking and residential traffic congestion; and,
- Urged the District to work with the developer increase parking within the Lynn Creek Town Centre.

In response to a question from Council, staff advised that the applicant has proposed electric vehicle charging for 20% of the parking spaces with conduits in place for the remaining parking spaces to accommodate electric vehicle charging.

In response to a question from Council, staff highlighted other projects in the area which include:

- Creekstone Care Centre currently under construction on the north side of Oxford Street across from the site;
- A multi-family rental building currently under construction on the north side of Oxford Street, this project is currently constructing the parkade and will likely start the above grade portion in February 2021 with anticipated completion and occupancy in April 2022;



- Ministry of Transportation and Infrastructure work at the Main and Dollarton interchange has begun and is anticipated to be complete by the end of 2021; and,
- The Lynnterm road works will start in early 2021 and is anticipated to be complete by summer 2021.

**4.18. Ms. Judith Brook, 2000 Block Lauralynn Drive:**

- Spoke in support of the proposed development;
- Highlighted the outdoor space and amenities which promote a place for residents to gather;
- Spoke in support of the usage of heat pumps; and,
- Suggested exploring low carbon concrete alternatives.

**4.19. Ms. Laurie Parkinson, 600 Block East 4<sup>th</sup> Street:**

- Spoke in support of the proposed development;
- Suggested that new buildings should have fossil-fuel-free space;
- Spoke in support of the little fossil gas used;
- Commented on carbon pollution from heating and manufacture materials; and,
- Urged the developer to use low carbon building materials.

**4.20. Mr. Peter Teevan, SPEAKING A SECOND TIME:**

- Spoke regarding Rental-only Zoning;
- Suggested that GST and the Provincial Property Transfer Tax be exempt from Rental-only Zoning;
- Asked staff to report back on the cost impacts to residents if the building was heated using 100% electric heating;
- Questioned what protocols are being used to design the proposed building to ensure that it is COVID-19 safe; and,
- Stated that there are zero commercial components to this proposal.

**4.21. Mr. Corrie Kost, SPEAKING A SECOND TIME:**

- Suggested that the actual energy consumed by new housing be measured and reported annually to the District in order to confirm the predicted energy use; and,
- Questioned what community net benefits this development provides to current residents.

In response to a question from Council, staff advised that in accordance with the District's Construction Bylaw, the proposal will meet BC Energy Step Code Level 3 with proposed green building measures that include:

- Heating system based on air source heat pumps which run exclusively on electricity;
- Transportation Demand Management (TDM) strategies including measures to promote transit use including bus passes with a credit provided at the start of all new tenancies;
- Reduced parking ratio and carshare spaces;
- Infrastructure improvements including new pedestrian and bicycle infrastructure and road alignments for improved bus turning; and,
- Anticipated emissions of approximately 2.9 kg of CO<sub>2</sub> equivalent per square metre per year.

In response to a question from Council, staff advised that Bylaw 8455 proposes to amend the OCP to Commercial Residential Mixed-use Level 3 (CRMU3) which would accommodate the proposed density of approximately 2.96 FSR and noted that it is consistent with nearby developments.

**4.22. Mr. Corrie Kost, SPEAKING A THIRD TIME:**

- Expressed concern with the process of connecting to the Public Hearing.

**5. COUNCIL RESOLUTION**

**MOVED by Councillor HANSON**

**SECONDED by Councillor BACK**

THAT the December 8, 2020 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8455, 2020 (Amendment 41)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1402 (Bylaw 8456)" be returned to Council for further consideration.

**CARRIED**  
(9:06 p.m.)

**CERTIFIED CORRECT:**



---

Confidential Council Clerk