

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**West 16<sup>th</sup> Street and Lloyd Avenue  
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, March 30, 2021 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  
Councillor B. Forbes  
Councillor J. Hanson  
Councillor L. Muri (7:05 p.m.)

**Staff:** Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Ms. J. Paton, Assistant General Manager – Development Planning & Engineering  
Ms. T. Atva, Manager – Community Planning  
Mr. J. Gordon, Manager – Administrative Services  
Ms. G. Lanz, Deputy Municipal Clerk  
Mr. M. McIntosh, Section Manager – IT Infrastructure & Customer Service  
Ms. C. Peters, Senior Planner  
Ms. S. Dale, Confidential Council Clerk  
Ms. S. Clarke, Committee Clerk  
Ms. S. Ferguson, Committee Clerk

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**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 observers being provided the Zoom meeting information on the DNV. 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 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 [DNV.org/agenda](http://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*.

Councillor MURI arrived at this point in the proceedings (7:05 p.m.)

## **2. INTRODUCTION OF BYLAWS BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws, stating that Bylaw 8486 proposes to amend the District's Official Community Plan land use designation of the subject site from Light Industrial Commercial (LIC) to Commercial Residential Mixed-Use Level 1 (CRMU1). He further stated that Bylaw 8487 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Employment Zone

Light Industrial (EZLI) to a new Comprehensive Development Zone 133 (CD133). The CD133 Zone addresses permitted and accessory uses and zoning provisions such as density, setbacks, height, building and site coverage, landscaping, storm water management, and parking requirements.

### **3. PRESENTATION BY STAFF**

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

- The proposal is for an Official Community Plan (OCP) amendment and rezoning to accommodate a 60-unit, five-storey supportive housing project on District owned land at West 16<sup>th</sup> Street and Lloyd Avenue for women and women-led families in need, at risk of homelessness, or experiencing homelessness;
- The District has identified in the OCP and the Rental and Affordable Housing Strategy the need for a wide range of housing types, including supportive housing;
- The proposal, if approved, will be the first supportive housing building of this kind for women and women-led families in the District and will complement other housing options across the North Shore;
- A supportive housing unit is a self-contained permanent rental home with various support services tailored to the individual resident;
- This is not a shelter and the support services provided on-site will help to ensure tenants can achieve and maintain housing stability;
- All residents sign a program agreement and pay subsidized rent equal to shelter rates or through a rent-geared-to-income program;
- This is a partnership with funding contribution from the Province for the capital construction and operating costs;
- As a partner in this process the District is contributing the following:
  - Contributing the District-owned land through a long-term lease at a nominal rate;
  - Waiving the application fees for the OCP Amendment, Rezoning, and Development Permit;
  - Acknowledging the supportive housing proposed is consistent with the District's Community Amenity Contribution (CAC) Policy;
- Should the bylaws be supported the District will consider:
  - Waiving the Building Permit fees;
  - Setting the applicable District Development Cost Charges to zero; and,
  - Supporting a property tax exemption (PTE) for the non-profit society operating the units should the housing be considered taxable by BC Assessment;
- The District has partnered with BC Housing and RainCity Housing on this project and RainCity Housing will be the operator should the rezoning proceed;
- The subject site is approximately 3,200m<sup>2</sup> (0.8 acres) in area;
- The site includes nine parcels and is currently used for car storage for nearby car dealerships and all nine lots are owned by the District and will continue to be owned by the District should the project proceed;
- Existing light industrial uses are located to the east, west, and south;
- The construction of new mixed-use buildings in the area show that the surrounding neighbourhood on Pemberton and Marine Drive is an area in transition;



- The site is located within 100m of a bus stop and is well-served by transit including Translink's new R2 Rapid Bus;
- The OCP designates the site as Light Industrial Commercial and Bylaw 8486 proposes to amend the OCP to Commercial Residential Mixed-use Level 1 which would accommodate the proposed density of approximately 1.52 Floor Space Ratio (FSR);
- The existing zoning is Employment Zone Light Industrial (EZLI) and is currently a paved site used for car storage;
- Bylaw 8487 would rezone the site to a new Comprehensive Development Zone 133;
- The proposed density is approximately 1.52 FSR and the CD133 Zone permits density up to approximately 1.6 FSR as design refinements may result in a modest increase in floor area;
- The CD133 Zone permits the residential use and the accessory uses including support services and common area facilities;
- The proposal includes sixty supportive housing units in a five-storey building;
- The main entrance would be located off Lloyd Avenue;
- Access to the underground parkade would be located at the southwest corner of the site off the laneway;
- The proposal includes one level of underground parking with a total of twenty-six parking spaces for staff and visitors;
- A multi-use path is proposed on the unopened West 16<sup>th</sup> Street road allowance to provide a connection to West 16<sup>th</sup> Street to the west;
- The primary outdoor amenity space is located on the north side of the site and a secondary outdoor amenity area is located on the south side;
- There is a rooftop amenity space proposed and will include picnic tables and garden beds;
- The amenity on the north side of the building includes a children's play area;
- The building is proposed to meet Step Code Level 4 which represents a high energy-efficiency standard and further details will be provided at the Development Permit stage should the Bylaws be adopted;
- As part of the redevelopment, new sidewalk on Lloyd Avenue and a new multi-use path on West 16<sup>th</sup> Street would be created and improvements to the existing laneway are also proposed;
- The project has been reviewed against the District's Rental 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 proposal includes a total of sixty-units with forty-two studio and 1-bedroom units, and eighteen family-oriented units of two bedroom or larger layouts;
- Rents will be secured in the lease agreement and will include a mix of rates for those on social assistance with a range from \$375 to \$660 per month (depending on family size) and Rent-Geared-to-Income which currently ranges from \$901 to \$1,461 per month;
- Tenant selection will be based on need in the community;
- The proposed mix of rental rates includes flexibility to support under-employed women with rent geared to income units and is proposed to remain flexible to respond to the need;

- Public notice was fulfilled pursuant to the *Local Government Act*, including the following:
  - Over two thousand letters were sent to the neighbourhood including residents and businesses;
  - A number of information signs were installed on the site and on the surrounding streets;
  - Ads were placed in the newspaper and social media announcements were sent by both BC Housing and the District;
  - Project details were included on the District's website and on BC Housing's Let's Talk site;
  - Four virtual small group community meetings were held and a presentation was given by the District, BC Housing, and Raincity Housing at these meetings and participants were able to have their questions answered;
  - Two webinars were also held which had no cap on the number of participants;
  - The same presentation was provided and participants were able to ask questions;
  - In total, approximately seventy-two members of the public participated in a meeting or webinar;
  - A recording of the presentation given at the February 23, 2021 webinar was added to BC Housing's Let's Talk page;
  - A summary of the public engagement has been prepared and is available as background information to this public hearing;
  - As of Friday, March 26, 2021 approximately ninety-four written responses received by the District; and,
  - Additional notification was undertaken through signs, newspaper advertising, and mailed notices.

#### **4. PRESENTATION BY PARTNERS**

##### **4.1. Ms. Amelia Ridgway, RainCity Housing:**

- Provided history and context of the proposed development;
- Commented that supportive housing provides a safe home with access to on-site supports to ensure women and women-led families can achieve and maintain housing stability;
- Spoke to the program model;
- Noted that RainCity Housing is committed to being a good neighbour;
- Advised that the building would be purpose-built and security measures would include extensive camera monitoring, well lit outdoor areas, would include fencing and a controlled single point of entry;
- Commented that a Community Advisory Committee would be created prior to the building becoming operational and is an opportunity for the neighbourhood and community to participate in this building becoming a successful member of the District; and,
- Opined that this project has an opportunity to make a difference in people's lives.

##### **4.2. Ms. Naomi Brunemeyer, BC Housing:**

- Noted that women and women-led families will be from the North Shore;



- Spoke to the intentional approach to building a community;
- Commented on the program agreement and good neighbour agreement; and,
- Advised that this will not be a low barrier program.

## 5. REPRESENTATIONS FROM THE PUBLIC

### 5.1. Ms. Judith Brook:

- Spoke in support of the proposed development;
- Commented that the proposed development will provide stable and affordable housing options; and,
- Suggested that supportive housing is desperately needed on the North Shore.

### 5.2. Mr. Nathan Davidowicz:

- Spoke in support of the proposed development; and,
- Expressed concern with transit issues on the North Shore.

### 5.3. Ms. Gyula Huszar:

- Commented that businesses in the area have spoken in opposition because of the onsite storage of drugs;
- Questioned the safe supply of drugs and if they will be provided by medical professionals;
- Expressed concern that males are allowed to live in the same facility and spoke to abusive relationships; and,
- Spoke in support of supportive housing facilities.

### 5.4. Mr. Corrie Kost:

- Questioned what the average length of tenancy is expected to be;
- Spoke regarding the Public Hearing process and the virtual Public Hearing binder;
- Spoke in support of the proposed development; and,
- Commented on the importance as a community to treat the District's most vulnerable citizens.

### 5.5. Ms. Kathryn Nairne:

- Spoke in support of the proposed development;
- Opined that supportive housing will have a positive effect on the community;
- Noted that women with children have challenges accessing affordable housing options; and,
- Remarked that the site is a great location and is in close proximity to transit, parks and schools.

### 5.6. Ms. Jenn Ohlhauser:

- Spoke in support of the proposed development;
- Opined that the proposed development will revitalize the area and strengthen the neighbourhood; and,
- Commented on how valuable a supportive community is.

### 5.7. Ms. Bowinn Ma:

- Spoke in support of the proposed development;
- Commented that the proposed development will provide housing options for women in need;
- Explained that support recovery services need to be in the communities where people live so they can effectively reintegrate;
- Remarked that RainCity Housing and BC Housing value women and recognize that supportive housing is critically important to women struggling in the community; and,
- Encouraged Council to support the proposed development.

**5.8. Mr. Joe A. Kunzler:**

- Spoke in support of the proposed development; and,
- Noted the close proximity to transit.

**5.9. Ms. Kirsten Larsen:**

- Spoke in support of the proposed development;
- Opined that supportive housing saves women lives; and,
- Commented on harm reduction and stated that having a well-run, well-staffed house in the neighbourhood can make the community safer.

**5.10. Ms. Margaret Harman:**

- Spoke in support of the proposed development;
- Commented on the challenges of finding safe and affordable long-term housing;
- Acknowledged that supportive housing is needed on the North Shore; and,
- Opined that supportive housing will provide a sense of community.

**5.11. Ms. Carolyn Neilson:**

- Spoke in support of the proposed development;
- Acknowledged increasing mental health challenges and acts of domestic violence;
- Commented that RainCity Housing and BC Housing are invested in the well-being and future of the North Shore;
- Spoke to the issue of affordable housing; and,
- Stated that housing is a critical human need and right.

**5.12. Mr. Jeremy Dyson:**

- Spoke in support of the proposed development; and,
- Commented that the proposed development is within close proximity to parks and schools.

**5.13. Ms. Julia Kaisla:**

- Spoke in support of the proposed development;
- Acknowledged that there is fear in the community;
- Noted that recovery services not only do not pose risks to children, but improve the health of the community;
- Acknowledged the need for the facility; and,
- Spoke to the opportunity to take action and help provide support.

**5.14. Ms. Taylor Simone:**

- Spoke in support of the proposed development;
- Commented that RainCity Housing and BC Housing are investing in the future of women;
- Spoke to the stigma of supportive housing;
- Addressed the issue of harm reduction;
- Commented on the importance of educating the community; and,
- Discussed the daily structure and programs to help residents develop life skills and take care of medical needs.

**5.15. Mr. Dan Pistilli:**

- Expressed concern that the proposed development may have a negative impact on the community;
- Expressed concerns related to illicit drug use; and,
- Expressed concern regarding the loss of industrial land.

**5.16. Ms. Dana Anthony:**

- Spoke in support of the proposed development;
- Commended RainCity Housing and BC Housing's reputation as well-run organizations; and,
- Spoke to the housing model used in Brooklyn, New York.

**5.17. Ms. Laurie Parkinson:**

- Spoke in support of the proposed development;
- Commented on the need to provide safe housing options for women and their children; and,
- Noted that staff are trained specifically to help women in need.

**5.18. Ms. Sahar Jafari:**

- Expressed concern with the risk and danger this proposal may bring to the neighbourhood;
- Expressed concern with regards to drug use, abusive relationships, and safety issues; and,
- Opined that the proposed development may drive homelessness into this neighbourhood.

**5.19. Mr. Amir Amintabar:**

- Spoke to the negative impacts the proposed development may have in the neighbourhood;
- Expressed concern for the safety of children;
- Suggested that low income women should not be living together in one place; and,
- Expressed concern that the value of his property may decrease.

**5.20. Mr. Hazen Colbert:**

- Spoke in support of the proposed development;
- Commented on the importance of educating the community;
- Acknowledged the concerns of residents living in this neighbourhood; and,



- Questioned the definition of the term woman in relation to the supportive housing project.

**5.21. Mr. Rodrigo Horta:**

- Spoke in opposition to the proposed development;
- Expressed general support of supportive housing;
- Expressed concern with drug and safety issues; and,
- Expressed concern that the value of his property may decrease.

**5.22. Ms. Ally Mallalieu:**

- Spoke in support of the proposed development;
- Stated that supportive housing is needed on the North Shore;
- Remarked that addiction is already in local neighbourhoods; and,
- Commented that supportive housing saves lives.

**5.23. Ms. Kinga Wdowiak:**

- Spoke in opposition to the proposed development;
- Expressed concern with regards to drug use; and,
- Expressed concern about property values.

**5.24. Ms. Gyula Huszar, SPEAKING A SECOND TIME:**

- Questioned how drugs used on this site will be procured.

**5.25. Ms. Jennifer Lyon:**

- Expressed support for the proposed development; and,
- Commented on the importance of diversity within the community.

Council recessed at 9:01 p.m. and reconvened at 9:07 p.m.

In response to a question from Council, BC Housing advised that the proposed building occupancy will be based on need in the community and the mix includes flexibility to support under-employed women with rent geared to income units. The tenant mix is proposed to remain fluid to respond to the need.

In response to a question from Council, BC Housing advised that there is no set length of tenancy. Supportive housing is an important first step to getting people inside and receiving services and RainCity Housing will work with each resident to understand their needs and goals and provide the support they need to have successful tenancies.

In response to a question from Council, BC Housing advised that BC Housing's supportive housing buildings are operated based on the widely recognized and proven Housing First model. Residents of this housing, and all other supportive housing buildings that BC Housing is affiliated with, are permitted to make their own choices in regard to lifestyle. This includes the decision to abstain or use drugs/alcohol in the privacy of their homes. If they choose to use, the operators would work with each tenant to ensure they use safely. This is a harm reduction approach, which means staff is available to support any residents who are in various phases of substance use. RainCity would work with Vancouver Coastal Health in determining best practices to ensure tenants are safe and healthy. When residents are ready to make a change, staff on site would connect them with the appropriate support services. Shelter and supportive housing residents may make personal choices regarding their buying and consumption habits.

Residents can access on-site and community support services to assist them in maintaining their personal goals and manage challenges.

In response to a question from Council, RainCity advised that residents would be expected to sign a Program Agreement and would be expected to abide by it. The Program Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. Operational staff would work with residents and the neighbours to foster good neighbourhood relations.

In response to a question from Council, RainCity Housing advised that amenities include:

- Each unit has it's own kitchen;
- First floor amenity spaces;
- Single-point entry with staff;
- Office and clinic space;
- Full commercial kitchen;
- Playground;
- Cultural space likely serving the Indigenous population; and,
- General amenity area for movie nights and a place to gather and be apart of the community.

In response to a question from Council, RainCity advised that the term women is a broad definition and could include self-identifying women, cisgender, transgender or non-binary gender identity.

In response to a question from Council, staff advised that there are 119 day care spaces for infants, 181 spaces for toddlers, and 51 spaces for school aged care in the Lower Capilano area. It was noted that there is a shortage in the after school age category. RainCity Housing will work with each resident to understand their needs.

In response to a question from Council, BC Housing advised that they are committed to being good neighbours. All new supportive housing that we develop across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and security measures would include well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. If concerns or problems occur with specific individuals on the project property, the operator would work with the individual and police to find solutions. A Community Advisory Committee would be created to support the successful integration of the building into the neighbourhood and community, with representation from BC Housing, Vancouver Coastal Health, the District of North Vancouver, RainCity, RCMP, any relevant community partners such as school district, service providers and community members at large, to be facilitated by a neutral third party.

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

- Spoke to the article he submitted entitled After the Shouting, Do Shelters and Supportive Housing Harm Neighborhoods; and,
- Commented on the importance of community support and engagement.

**5.27. Mr. Joe Kunzler, SPEAKING A SECOND TIME:**

- Acknowledged that domestic violence is real.

**5.28. Ms. Margaret Harrington:**

- Spoke in support of the proposed development; and,
- Stated that those who choose recovery deserve support and encouragement from the community.

**5.29. Mr. Amir Amintabar, SPEAKING A SECOND TIME:**

- Questioned how to send his questions to staff; and,
- Noted that it is important to consider the concerns of immediate the neighbours.

**5.30. Ms. Judith Brook, SPEAKING A SECOND TIME:**

- Commented that immediate neighbours have spoken in support of the proposed development;
- Noted that that addiction is already in local neighbourhoods; and,
- Spoke to the advantages of providing support in one location to a localized group.

**5.31. Ms. Sahar Jafari, SPEAKING A SECOND TIME:**

- Urged Council to consider the residents that live in close proximity to the proposed development;
- Expressed concern with drug use and abusive relationships; and,
- Opined that the neighbourhood is already too busy.

**6. COUNCIL RESOLUTION**

**MOVED by Councillor HANSON**

**SECONDED by Councillor BACK**

THAT the March 30, 2021 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" be returned to Council for further consideration.

**CARRIED**  
(9:53 p.m.)

**CERTIFIED CORRECT:**

  
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Confidential Council Clerk