

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**1920 Glenaire Drive
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, July 13, 2021 commencing at 7:01 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

Absent: Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. M. Hartford, Manager – Development Planning
Ms. G. Lanz, Deputy Municipal Clerk
Ms. C. Archer, Confidential Council Clerk
Ms. S. Clarke, Committee Clerk
Ms. K. Hebron, Committee Clerk
Mr. A. Norton, Development Planner

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 website and Notice of Hearing. 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

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](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

Ms. Genevieve Lanz, Deputy Municipal Clerk, introduced the proposed bylaws, stating that Bylaw 8295 proposes to amend the OCP land use designation of the subject site from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4), and the northern portion of the site to Parks, Open Space and Natural Areas (POSNA). Bylaw 8295 also proposes to designate the site as Development Permit Areas (DPA's) for Form and Character of Commercial, Industrial and Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction. She further stated that Bylaw 8296 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 113 (CD113), and the northern portion of the site to

Parks, Recreation and Open Space (PRO). The CD113 Zone addresses permitted and accessory uses, conditions of use, and zoning provisions such as density, amenities, setbacks, height, building and site coverage, landscaping, stormwater management, and parking, loading and servicing regulations.

3. PRESENTATION BY STAFF

Mr. Andrew Norton, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Mr. Norton advised that:

- The proposal is for an Official Community Plan (OCP) amendment and rezoning to accommodate a 15-unit townhouse development at 1920 Glenaire Drive;
- The development is the second phase of Holland Row, the first phase of which is to the east of the subject site and was completed in spring 2021;
- The proposed amendment to the OCP would designate the southern portion of the site as RES4, which permits a density of 1.2 FSR;
- The northern portion of the site would be designated POSNA and is intended to be transferred to Metro Vancouver to incorporate into the Capilano River Regional Park;
- The OCP amendment also proposes to designate the site as DPA's for Form and Character of Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction;
- The proposed amendment to the Zoning Bylaw would rezone the southern portion of the site to CD113 and the northern portion to be transferred to Metro Vancouver would be rezoned to PRO.
- Housing Agreement Bylaw 8297 for the subject site would prohibit rental restrictions on the units;
- The current OCP designation of RES2 allows detached housing with density up to 0.55 FSR;
- The proposal is consistent with the Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines, approved by Council in 2014, which allows for ground-oriented multi-family housing for the subject site with a density up to 1.2 FSR;
- The proposal is consistent with Development Permit guidelines for Form and Character of Ground-Oriented Housing, Energy and Water Conservation and Greenhouse Gas Emission Reduction, and Streamside Protection;
- The subject site is just under 23,000 square feet in area and is located in the Lions Gate Village Centre on the north side of Glenaire Drive, adjacent to the Capilano River Regional Park and Capilano River to the north, a 23-unit townhouse development to the east, single-family housing to the south, and Klahanie Park in the District of West Vancouver to the west;
- The site is currently occupied on a month-to-month basis while the development application is under consideration, in part to discourage vandalism and trespass;
- The tenant will be given notice and compensation in accordance with the Residential Tenancy Act;
- There are a number of development applications within the Lions Gate Village Centre and nearby in the District of West Vancouver, two of which are in the preliminary planning stage, three have detailed planning applications and three are under construction in the Lions Gate Village Centre and one under construction in West Vancouver;

- The proposal is divided into two three-storey buildings of a similar design to the buildings already constructed as Phase 1;
- An on-site public path connecting to the existing path constructed as part of Phase 1 to connect Glenaire Drive to Fullerton Avenue is proposed, which would provide for a future potential link to Klahanie Park to the west;
- A land dedication of 452.8 square metres is proposed for the northern portion of the site, which is intended to be transferred to Metro Vancouver to be added to Capilano River Regional Park and used to construct an environmentally sensitive trail to Metro Vancouver standards at the expense of the applicant;
- The proposed design is similar to the form approved for Phase 1, with a traditional row house architectural form and relatively uniform frontages and heights;
- The proposal includes three units that meet the Basic Accessible Design criteria and one unit that meets the Enhanced Accessible Design criteria, exceeding the District's minimum requirements;
- The north building is proposed to have a maximum height of 47.9 feet and the south building 44 feet;
- A typographical error has been identified in the proposed rezoning bylaw, which will require an amendment at Second Reading to clarify that these are maximum heights;
- The south building includes eight units, three of which are ground floor units with lock-off suites, which may be used as a large three-bedroom townhome or a two-bedroom townhome plus one-bedroom suite;
- The north building includes seven units, with one one-bedroom unit and the remaining 14 three or four bedroom suites suitable for families;
- A large riparian area is proposed for the northern portion of the site;
- A pocket park is proposed to the south of the site, including seating and landscaping with native species;
- A parking pocket is proposed to be created on Glenaire Drive to create four new on-street parking spaces;
- Vehicle access to the site is proposed via the existing underground parkade ramp for Phase 1 on Glenaire Drive;
- Phase 1 was designed to include a knock-out wall to accommodate Phase 2 access;
- The proposal includes 26 resident parking spaces and two visitor spaces, for a parking ratio of 1.87 spaces per unit;
- The proposal is consistent with the Alternative Vehicle Parking Rates Policy and includes the following transportation demand management (TDM) measures:
 - A six month, two-zone transit pass for each parking stall reduced;
 - Class 1 and Class 2 bicycle storage and supporting electric charging infrastructure;
 - Promotion of the sustainable transportation features in marketing for the development.
- In compliance with the Electric Vehicle Charging Infrastructure Policy, the proposal includes energized outlets capable of providing level 2 charging at all parking spaces;
- In compliance with the Bicycle Parking and End-of-Trip Facilities Policy, the proposal includes 30 resident bicycle spaces and four visitor bicycle spaces;
- In compliance with the BC Energy Step Code, the proposal has been designed to meet Step 3 along with a low carbon energy system;
- The following Green Building measures are included in the proposal:
 - Electric-powered, fossil-free building operation;

- Heat recovery ventilation;
- Low energy lighting;
- EnergyStar certified appliances;
- Energy efficient mechanical equipment;
- Low flow plumbing fixtures; and,
- A Construction Waste Management Plan.
- Infrastructure improvements totalling just under \$700,000 are proposed as part of this development application including:
 - New sidewalks, street lighting, gutters and paving along Glenaire Drive;
 - A new watermain;
 - A public path connecting Glenaire Drive and Klahanie Park to Fullerton Avenue;
 - A public pocket park on the south end of the site;
 - Riparian planting and enhancement works, including invasive plant removal; and,
 - The riverfront trail intended to be located within the area to be dedicated to Metro Vancouver, the cost of which is not included in the above amount and will be paid by PC Urban.
- The Community Amenity Contribution for the proposal is \$399,212, which would be directed to the Affordable Housing Reserve Fund, enhancement or provision of public facilities, parks, plazas, trails and greenways, public art or other beautification projects;
- The Development Cost Charges for the proposal are over \$350,000;
- A facilitated Public Information Meeting was held for the proposal in 2018, which was attended by ten members of the public.

4. PRESENTATION BY APPLICANT

4.1. Mr. Chris Karu, Senior Development Manager, PC Urban Properties:

- Phase 2 of Holland Row, if the project proceeds, will employ the same architecture as Phase 1, which received the District's 2020 Design Excellence Award;
- The proposal increases the connections to riparian habitat;
- More than one third of an acre is proposed to be provided to Metro Vancouver for riverfront public parkland;
- The proposed public pathway is an opportunity to connect Klahanie Park to the west and Fullerton Avenue to the Capilano River Regional Park;
- Holland Row Phase 1 was the first project in BC to meet Step Code 3;
- The proposed development would be operated without fossil fuels; and,
- Lock-off units are proposed in response to feedback on their first application to create a mix of unit types, add to the available rental stock in the District and give owners the opportunity to offset the cost of buying a home.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Michael Flanigan:

- Spoke in support of the proposed development;
- Advised he is a resident of Holland Row Phase 1;
- Commented on the livability and developing community at Holland Row;

- Noted the proposal is sustainable and ecologically friendly, with no use of fossil fuels; and,
- Opined that multi-family housing is an affordable alternative to more expensive single-family homes that offers an opportunity for families to return to the District.

5.2. Ms. Jill Kileen:

- Spoke in support of the proposed development;
- Expressed regret that she did not purchase a unit in Phase 1 of Holland Row;
- Commented on the range of available housing and the opportunity to add to available rental housing;
- Commented on the proposed park land, infrastructure improvements and amenities proposed; and,
- Commended the applicant for the sustainable features of the project.

5.3. Mr. Bernard Meshi:

- Spoke in support of the proposed development;
- Advised he is a resident of Holland Row Phase 1;
- Commented on Holland Row's unique design, building quality, sense of privacy, and access to the Capilano River;
- Commended the applicant for their attention to environmental factors;
- Noted some units have main floor access that accommodates those with physical limitations;
- Advised that four-bedroom units work well for families and allows for visitors to stay; and,
- Expressed anticipation at more families moving into the area.

5.4. Mr. Stan van Woerkens:

- Spoke in support of the proposed development;
- Advised that he is a realtor who works with many upsizers and downsizers;
- Noted that the cost of detached homes has increased significantly and that the available supply of townhomes is low;
- Advised that his clients seek sustainable housing in proximity to amenities such as transportation and parks;
- Commented on the sharing economy, noting that more families have a one-car household with the flexibility of using car share services;
- Advised that European countries are developing for future needs; and,
- Noted that the size of the proposed units is in high demand.

5.5. Mr. Marc Faktor:

- Spoke in support of the proposed development;
- Advised he is a resident of Holland Row Phase 1;
- Opined that townhouse developments are beneficial for young families to connect with one another;
- Commented on the sense of community at Holland Row;
- Noted the development will contribute to the revitalization and enhancement of the Lions Gate area; and,
- Commented on the proposed design and features including riparian area enhancements, the pocket park and sidewalk improvements.

5.6. Mr. Arthur Klein:

- Spoke in opposition to the proposed development;
- Commented on the pressures on the area;
- Acknowledged the proposed environmental measures, noting more needs to be done to address climate change;
- Commented on the need for large trees for eagles and other wildlife;
- Expressed concern about other development projects in the Lions Gate area;
- Commented on the need for purpose-built rental developments; and,
- Commented on traffic and recommending reassessing the timing of traffic signals.

5.7. Mr. Kevin O'Callaghan:

- Spoke in support of the proposed development's inclusion of a dedication for Metro Vancouver park land on behalf of the Pacific Parklands Foundation;
- Noted that the Pacific Parkland Foundation works with Metro Vancouver to enhance and protect regional parks;
- Advised that regional park use doubled due to the COVID-19 pandemic;
- Commented on the physical and mental benefits of park space;
- Commented on the riparian enhancements included in the proposal;
- Noted that the trail could be part of connections reaching from Ambleside Park, through Klahanie Park and through Capilano River Regional Park to the top of Grouse Mountain; and,
- Noted the trail could become a future wildlife corridor.

5.8. Mr. Corrie Kost:

- Queried the number of residents that could be accommodated in the proposed lock-off suites;
- Queried what portion of the land to be dedicated to Metro Vancouver is within the required river front setback;
- Commented on the aging population in the District; and,
- Noted that a complete community includes amenities such as shopping, schools, and transportation.

5.9. Ms. Laurie Parkinson:

- Spoke in support of the proposed development;
- Commended the District on changes to Step Code requirements;
- Queried whether units will be heated with baseboard heaters or heat pumps;
- Advised that hydro electricity capacity is limited and cannot accommodate all power needs for the province;
- Commented that baseboard heaters are used by developers because they are less expensive, but heat pumps are more efficient and also work as air conditioners;
- Noted that electric bills for homes with air conditioners are expensive;
- Encouraged District to require heat pumps in new buildings; and,
- Encouraged the use of low carbon cement for this development.

5.10. Mr. Arthur Klein, SPEAKING A SECOND TIME:

- Queried if staff have considered how many trees were removed for the storm sewer work on Curling Road.

In response to a question from Council, the applicant advised that electric heat pumps are proposed for the development.

In response to a question from Council, the applicant advised that the size of the lock-off suites ranges from 600 to 652 square feet and they would be suitable for single persons or couples.

In response to a question from Council, staff advised that the District has no specific requirements for carbon accounting.

In response to a question from Council, the applicant advised that they would consider carbon accounting for the project.

In response to a question from Council, staff advised that the tree retention plan submitted by the applicant has been reviewed by District staff and a total of 28 trees, including three large diameter trees, are proposed for removal. Staff will provide further details on this to Council at the time a development permit is considered, should the OCP amendment and rezoning proceed.

6. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor CURREN

THAT the July 13, 2021 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8295, 2021 (Amendment 33)" is returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1371 (Bylaw 8296)" is returned to Council for further consideration.

CARRIED
(8:07 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk