

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**3155-75 Canfield Crescent  
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, July 13, 2021 commencing at 8:08 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. 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. S. Hebron, Committee Clerk  
Mr. A. Norton, Development Planner

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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 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](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](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 8492 proposes to amend the OCP land use designation of the subject site from Residential Level 2: Detached Residential (RES2) to Residential Level 3: Attached Residential (RES3). Bylaw 8492 also proposes to designate the site as Development Permit Areas 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 8493 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential Edgemont Zone to Comprehensive Development Zone 134 (CD134). The CD134 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 Deputy Municipal Clerk. Mr. Norton advised that:

- The proposal is for an Official Community Plan (OCP) amendment and rezoning to accommodate eight strata townhouse units;
- The proposed amendments to the OCP would designate the site as RES3 to permit a floor space ratio (FSR) of up to 0.8 and designate the site as a Development Permit Area for Form and Character of Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction; the current RES2 designation allows a density of up to 0.55 FSR;
- The proposed amendment to the Zoning Bylaw would rezone the site to CD134;
- Housing Agreement Bylaw 8494 would prohibit rental restrictions on the units;
- The proposal is consistent with the Edgemont Village Centre: Plan and Design Guidelines, approved by Council in 2014, which allow for ground-oriented multi-family housing for the site with up to 2.5 storeys in height and a density up to 0.8 FSR;
- The proposal is consistent with Development Permit guidelines for Form and Character of Ground-Oriented Housing, and Energy and Water Conservation and Greenhouse Gas Emission Reduction;
- The subject site is just over 14,300 square feet in area and is located in the Edgemont Village Centre on the west side of Canfield Crescent, adjacent to the village core, east of the intersection of Highland Boulevard and Woodbine;
- Uses in the surrounding area include commercial, multi-family, mixed use, community uses and residential homes;
- Building heights in the area surrounding the site are one and two storeys to the east and south and three storeys to the north and west;
- The site is occupied by two single-family lots which are currently rented to tenants;
- Tenants will be given six months notice and one month of free rent, which exceeds the requirements of the Residential Tenancy Act;
- There are currently no preliminary planning applications, three detailed planning applications and one project under construction in the surrounding area;
- The proposal includes four two-storey duplex buildings around a private interior courtyard with access for all units via their fronting streets;
- Access to the underground parkade is proposed via Canfield Crescent, which has been converted to a one-way street in response to a community request;
- The proposal includes two parking pockets on Canfield Crescent with seven new public parking spaces;
- Proposed enhancements include new sidewalks, boulevards, street tree planning, public benches, an improved bus stop, and bicycle facilities on Highland Boulevard and Woodbine Drive;
- Private amenity space is proposed via ground floor patios and rooftop decks as well as a community amenity area adjacent to Canfield Crescent;
- The layout is proposed to allow movement throughout the site, including step-free access to Canfield Crescent;
- The architectural design of the proposed development incorporates contemporary architectural design, construction, and urban design best practices;

- Landscaping design proposed to reinforce the site's low density residential character;
- All units in the proposed development are three bedroom units suitable for families ranging in size from 1,395 to 1,467 square feet;
- Each unit includes private outdoor space and direct access to the parking garage;
- The proposal is compliant with the Accessible Design Policy for Multifamily Housing with two units that meet the Basic Accessible Design Criteria and one unit that meets the Enhanced Accessible Design criteria;
- All units are proposed to allow for future accessible design enhancements including an adaptable stair lift and wheelchair accessible bathrooms;
- Access to the proposed single-level underground parking garage would be via Canfield Crescent;
- A parking rate of two spaces per unit for a total of 16 parking spaces is proposed, supported by community input on the availability of street parking in Edgemont Village;
- To accommodate street tree planting, the proposed zoning increases the permitted car spaces from 35% to 50%;
- In compliance with the Electric Vehicle Charging Infrastructure Policy, the proposal includes energized outlets capable of providing level 2 charging at all parking spaces;
- The proposal includes 16 resident bicycle spaces with electric bicycle charging points, and four visitor bicycle spaces;
- A commitment to certify the project NetZero has been secured from the applicant as an alternative compliance path to BC Energy Step Code compliance, which is comparable to Step 5;
- Green building measures proposed for this project include:
  - Fully electric heating, hot water and cooking;
  - Triple paned windows;
  - Increased exterior insulation;
  - An exterior Air Barrier;
  - Heat Recovery Ventilation (HRV); and
  - A Solar Panel Ready Design.
- Infrastructure improvements estimated at over \$750,000 proposed as part of this application include:
  - Street lighting;
  - Street tree planting;
  - Curb, gutter and paving;
  - New sidewalks, public benches and public boulevards;
  - Undergrounding of electrical lines;
  - Relocation of an existing storm main on Highland Boulevard to allow for street tree planting;
  - Widening of Canfield Crescent to convert the road to one-way traffic and provide seven new on-street parking spaces;
  - Upgrading an existing bus stop on Highland Boulevard; and,
  - Bicycle lanes on Highland Boulevard and Woodbine Drive.
- The Community Amenity Contribution for this proposal is \$176,338;
- Development Cost Charges for this project total over \$100,000; and,
- A Public Information Meeting was held by the applicant and attended by 31 members of the public.

#### **4. PRESENTATION BY APPLICANT**

##### **4.1. Ms. Joelle Calof, Vice-President, I4 Property Group:**

- Noted that they have listened to and addressed community concerns regarding construction in Edgemont Village Centre;
- Acknowledged there has been a great deal of construction in Edgemont Village in recent years, including some large projects that have been disruptive to residents and businesses;
- Provided highlights of construction traffic management, including:
  - Dedicated off-street parking to be provided for construction vehicles;
  - An average of five to 10 trades on site per day, compared to 100 per day when two projects were underway simultaneously;
  - There will be no road closures during construction;
  - Woodbine Drive will be reduced to two lanes with a flagger and none of the diagonal parking spaces used by customers of local businesses will be impacted;
  - Street sweeping will be performed during the day as well as litter removal and sediment control measures;
  - Wheel washing will not be permitted on the street;
  - The cellular telephone number of the on-site contact will be provided to local residents and businesses;
- Acknowledged that concrete and trucks will be required during the construction of the underground parking garage;
- Noted that additional off-street parking for visitors will be created; and,
- Advised that the applicant is open to input from residents and businesses and will respond to concerns as construction is underway.

#### **5. REPRESENTATIONS FROM THE PUBLIC**

##### **5.1. Ms. Lenora Moore:**

- Spoke in support of the proposed development;
- Advised that she lives near the proposed development;
- Commended the applicant for their communication with residents;
- Noted the residents and applicant have discussed concerns and reached compromises on issues;
- Requested that the mid-block light be removed from the lighting plan as it may be too much light for a small street;
- Expressed concern regarding light pollution and the potential for street lights to shine into bedrooms;
- Requested that the cluster of cedar trees in the north side of the street be left in place; and,
- Commented on the proposed construction traffic management plan.

##### **5.2. Mr. Brian Platts:**

- Spoke in support of the proposed development;
- Advised that he lives near the proposed development;
- Commended the applicant for their public engagement;



- Noted that the proposal is compliant with the Edgemont Village Centre: Plan and Design Guidelines;
- Commented on the small scale of the proposed development;
- Noted that the current zoning on the site would allow for large single-family houses and would not provide amenities, enhancements, or more housing capacity;
- Commented on the application's sensitive transition between Edgemont's commercial area and single-family homes;
- Commented on the lower cost of townhomes compared to detached single-family homes;
- Recommends the mid-block lighting be removed from the District's requirements;
- Opined that additional lighting at the parking garage entrance could be smaller in scale and more suitable for the street.

**5.3. Mr. Ross Gold (via video submission):**

- Spoke in support of the proposed development;
- Advised that he lives in Edgemont Village;
- Commented that the proposed development would provide options for new buyers, families, and those wanting to downsize
- Commented on the proposed bicycle lanes, sidewalks, and additional on-street parking spaces;
- Noted that the size of the proposal is a good fit for the area.

**5.4. Mr. Martin Rip:**

- Spoke in support of the proposed development;
- Advised that he lives in Edgemont Village;
- Commented that the homes on the site are older and will be redeveloped;
- Noted the proposal provides a transition between the business core and residential area;
- Advised that Canfield Crescent is used as a shortcut to avoid the four way stop at Highland Boulevard and Woodbine Drive;
- Expressed support for traffic calming measures and queried if speed bumps could be added; and,
- Requested that the District remove the mid-block street light from its requirements.

**5.5. Ms. Jennifer Marcoux:**

- Spoke in support of the proposed development;
- Commented on the need for, and limited supply of, multi-family housing for new buyers and downsizers;
- Opined that the proposed development would support local businesses;
- Noted the site's close proximity to schools; and,
- Commended the applicant's design.

**5.6. Ms. Karin Bohn:**

- Spoke in support of the proposed development;
- Commented on the advantages of living in a townhouse;
- Noted the modest size of the development;

- Commented on the energy and water conservation and green building measures; and,
- Commented on the proposed design.

**5.7. Ms. Karen Kobel:**

- Spoke in support of the proposed development;
- Advised that she is a business owner in Edgemont Village and a member of the Edgemont Village Business Association;
- Commended the applicant for engaging with the business community;
- Advised that the primary concerns for local merchants are parking and street safety;
- Recommended speed limit reductions and speed bumps in Edgemont Village;
- Commented on the increasing need for public garbage removal in the commercial area of Edgemont Village; and,
- Opined that construction has caused some people to avoid Edgemont Village.

**5.8. Ms. Angela Santoro:**

- Spoke in support of the proposed development;
- Advised that she lives near the proposed development;
- Commended the applicant's responsiveness to resident concerns;
- Commented on the proposed design and construction traffic management plan;
- Noted that the project will not impact local parking availability; and,
- Spoke to housing affordability in the District, noting eight townhouse units would provide more housing at a lower cost than single family housing.

**5.9. Ms. Donna Grocott:**

- Advised that she is a business owner in Edgemont Village;
- Spoke to the unique character of the village;
- Commended the application for their responsiveness to the concerns of local business owners;
- Requested more public garbage containers in the Village Core;
- Recommended adding speed bumps in Edgemont Village; and,
- Noted that merchants are concerned about construction's impact on businesses.

**5.10. Mr. Corrie Kost:**

- Commented regarding the proposed mid-block street lighting, noting that technology allows for street lighting to be directed to the street; and,
- Commented on allowing participants to join the Zoom webinar as panelists.

**6. COUNCIL RESOLUTION**

**MOVED by Councillor BACK**

**SECONDED by Councillor HANSON**

THAT the July 13, 2021 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8492, 2021 (Amendment 44)" is returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1408 (Bylaw 8493)" is returned to Council for further consideration.

**CARRIED**

(9:05 p.m.)

**CERTIFIED CORRECT:**



Confidential Council Clerk