

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**405 – 485 Marie Place  
Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, December 7, 2021 commencing at 7:02 p.m. 2021 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor M. Little  
Councillor J. Back (via Zoom)  
Councillor M. Bond (7:06 p.m.) (via Zoom)  
Councillor M. Curren (via Zoom)  
Councillor J. Hanson  
Councillor L. Muri (via Zoom)

**Absent:** Councillor B. Forbes

**Staff:** Mr. M. Hartford, Manager – Development Planning  
Ms. G. Lanz, Deputy Municipal Clerk  
Ms. A. Reiher, Council Liaison/Support Officer  
Ms. S. Clarke, Committee Clerk  
Ms. S. Dale, Confidential Council Clerk  
Mr. D. Veres, Senior 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 bylaw 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*.

Mayor Little stated that:

- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- 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 bylaw under consideration this evening;
- If a written submission has been provided, there is no need to read it as it will have already been seen by Council. It can be summarized, ensuring that the comments are pertaining to the bylaw under consideration at this hearing;

- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- Council may ask clarifying questions;
- The Municipal Clerk has a binder containing documents and submissions related to the bylaw, which Council has received and which members of the public are welcome to review, available online at [DNV.org/agenda](http://DNV.org/agenda).
- Everyone at the hearing will be provided an opportunity to speak. If necessary, the hearing will continue 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;
- The Public Hearing is held via Zoom and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Councillor BOND arrived at this point in the proceedings (7:06 p.m.)

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

Ms. Genevieve Lanz, Deputy Municipal Clerk, introduced the proposed bylaw, stating that Bylaw 8496 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential 4000 Zone (RS5) to a new Comprehensive Development Zone 135 (CD135) and Neighbourhood Park (NP). The CD135 Zone addresses permitted and accessory uses and zoning provisions such as density, amenities, setbacks, height, building and site coverage, landscaping, storm water management, and parking and servicing requirements.

## **3. PRESENTATION BY STAFF**

Mr. Darren Veres, Senior Development Planner, provided an overview of the proposal elaborating on the introduction by the Deputy Municipal Clerk. Mr. Veres advised that:

- The property is approximately 50,000 sq. ft. and located in the Lynn Creek Town Centre;
- The land assembly comprises eleven single-family lots and a 5,800 sq. ft. strip of the Marie Place road allowance;
- The proposed sale of the road allowance is subject to Council's approval of Bylaw 8501;
- Surrounding land uses include single-family homes to the north, east, and south and a new six-storey strata apartment building to the southwest;
- The seven lots to the west are owned by the same applicant and are the subject of tonight's second Public Hearing;
- The site is designated in the Official Community Plan as Multi-family Residential Level 6 with a maximum Floor Space Ratio (FSR) of 2.5;
- Zoning for the site is currently Single-family Residential (RS5) and is proposed to be changed to a new CD Zone to accommodate the development at the proposed density of 2.5 FSR and the new park space;
- The project has been reviewed against the Official Community Plan (OCP) and addresses the following goals and policies:

- Encourages and facilitates a broad range of market housing; and,
  - Encourages and facilitates a wide range of multi-family housing sizes including units suitable for families;
- The project has been reviewed against the Targeted Official Community Plan Review Action Plan and addresses the following Priority Actions:
  - Priority Action #1: Achieves compact Town and Village Centres;
  - Priority Action #5: Increases housing diversity and accessible housing within Town and Village Centres;
  - Priority Action #6: Creates a connected network of walking and cycling routes; and,
  - Priority Action #8: Reduces greenhouse gas emissions from buildings and transportation;
- The project also addresses social equity consideration through the inclusion of accessible housing units;
- The project has also been reviewed against and is consistent with the Lower Lynn Implementation Plan and the Lynn Creek Town Centre Public Realm Guidelines;
- The plan envisions:
  - Dedication of land on the adjacent Fairborne project to create a new north/south laneway;
  - Dedication of two existing lots to the District to allow for the expansion of Marie Place Park;
  - Creation of a pedestrian mews connection from the Town Centre Plaza to Marie Place Park; and,
  - Closure of Marie Place road allowance to be converted to the Green Spine Linear Park when it is no longer required to service the single family lots on the east side of Marie Place;
- The project includes two six-storey buildings with 140 strata units;
- A 5,800 sq. ft. portion of the Marie Place road allowance is proposed to be included in the assembly;
- The remainder of Marie Place will remain open in the interim to provide access and services to the remaining houses until they are ready to leave;
- Two single-family lots to the north are proposed to be dedicated to the District as part of the project to allow for expansion of Marie Place Park;
- Access to the underground parking is from a new north-south lane;
- Primary building access is provided;
- A pedestrian pathway is proposed between the two buildings and will provide a public connection between the lane and the future Green Spine Linear Park;
- The project will also have pedestrian connections to key destinations such as the new community centre, Town Centre plaza and Phibbs Exchange;
- The District's consultant has prepared a design for the Green Spine and Marie Place Park expansion including a 4m path, stormwater management features and landscaping;
- The ultimate design would not be implemented until the residents to the east are ready to leave and the properties to the north are developed;
- There are currently no active applications under consideration on the sites to the east but a preliminary application for the properties to the north has recently been received;
- An interim design would be implemented for the remaining 10m of Marie Place until such a time as the properties on the east side of Marie Place are ready to be developed;

- The interim design allows for access and services to remain for the houses on the east side of the street;
- The travel lane has been increased in width from 3.6 to 4.1m to accommodate access and egress from each of the driveways along the street;
- When the east side of Marie Place redevelops, the Green Spine Linear Park would be installed and the current application will be providing a cash contribution towards the construction of that park;
- The proposal includes 140 strata units in a mix of one, two, and three-bedroom layouts;
- 53% of the proposed units are two bedrooms and 14% are three bedrooms;
- Approximately 67% of the units are two and three bedroom layouts and would be considered suitable to accommodate families;
- Vehicle parking proposed includes 147 parking spaces for residential purposes for a ratio of just over one parking space per unit for each of the 140 dwelling units;
- An additional fourteen spaces are to be provided for visitors for a total of 161 spaces;
- Bicycle parking includes 280 spaces for residential use, allowing for two bike spaces per unit;
- An additional eighteen bike parking spaces will be provided for visitors for a total of 298 spaces;
- A virtual Public Information Meeting for the project was held from October 20 to November 3, 2020;
- Approximately 118 notices were delivered in the neighbourhood;
- In general, support was expressed for the additional park space and questions of clarification were asked on the portion of Marie Place that was proposed to be closed, and details on the buildings including flood mitigation and grading;
- The proposed development will meet Step 3 of the BC Energy Step Code, and include a Low Carbon Energy System (LCES);
- A fossil fuel free mechanical design is proposed to minimize the carbon footprint and greenhouse gas emissions for the project;
- The proposal includes provision of energized outlets for “Level 2” electric vehicle charging in all residential parking spaces;
- The project will contribute the following housing amenities, off-site works, land, Development Cost Charges (DCCs), and Community Amenity Contributions (CACs):
  - Dedication of two parcels totaling 8,378.3 sq. ft. towards expansion of Marie Place Park;
  - Road dedication on Crown Street of 52.0 m (600 sq. ft.);
  - Cash contribution of \$510,908 towards the future construction of the Green Spine Linear Park and the expansion of Marie Place Park;
  - Road Sale: \$2,790,000;
  - Off-site works currently estimated at approximately \$880,200;
  - DCCs on 140 strata units estimated at \$1,290,844; and,
  - CAC of \$2,542,814;
- The construction of both projects on a similar timeline would permit a coordinated approach in term of construction planning and will allow for better coordination of trades; and more efficient deliveries and construction activities between the two sites, such as staging of construction vehicles onsite and not on District streets;
- Staging and concrete pumping is anticipated to occur from the new commercial lane in order to minimize activity on Mountain Highway; and,
- Mountain Highway and Crown Street would only be impacted during the installation of offsite works, but this will be coordinated between the two sites to minimize the

period of disruption, as well as with the District of North Vancouver and adjacent major developments in the Lynn Creek Town Center prior to proceeding.

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

##### **4.1. Ms. Vicki Chou, Vice President, Fairborne Homes:**

- Provided the history and context of the proposed development;
- Highlighted the following:
  - Future expanded Marie Place Park;
  - Neighbourhood Connectivity and Pedestrian and cycling network;
  - Multi-modal transportation public transportation network;
  - Innovative bicycle storage design;
  - Fossil Fuel Free Mechanical design;
  - Transportation and traffic impacts;
  - Transportation demand management strategies;
  - Local's First Program; and,
  - Community benefits.

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

##### **5.1. Ms. Lara Winstone:**

- Spoke in support of the proposal; and.
- Expressed concern with traffic issues.

##### **5.2. Mr. Fred Rathje:**

- Spoke in support of the proposal;
- Expressed concern with traffic issues;
- Stated that more parking leads to more cars trying to access the Iron Workers Memorial Bridge;
- Opined that the proposed development is a density that is appropriate for the Lynn Creek Town Centre;
- Commented that convenient bicycle parking is offered and will incentivize residents choosing trips by bicycle rather than by cars;
- Noted that the site will connect to cycling amenities such as the Spirit Trail and the pending Hunter Street crossing of Lynn Creek, and easy connections to the nearby shopping districts;
- Commented that residents will be able to park their bicycles upstairs in secure, dedicated bike rooms adjacent to their residential suites and not in an underground parkade;
- Noted that there is a bike cleaning facility; and,
- Suggested that with options like car share and proximity to the Phibbs Transit Exchange, residents can consider going car-free.

##### **5.3. Ms. Janelle Peters:**

- Spoke in support of the proposal;
- Commented on the shortage of adequate housing options on the North Shore;
- Commented on off-site improvements including the expansion of Marie Place Park; and,
- Spoke in support of the Local's First Program.

**5.4. Ms. Charlene Poon:**

- Spoke in support of the proposal;
- Stated that more housing diversity is needed;
- Commented on the lack of options for downsizers;
- Commented on off-site improvements including the expansion of Marie Place Park;
- Noted that the proposed development is in close proximity to Phibbs Exchange; and,
- Opined that the proposed development will create a thriving community in the Lynn Creek area.

**5.5. Mr. Gary Valk:**

- Spoke in support of the proposal;
- Commented on the need for more two bedroom and two bathroom condos;
- Expressed concern regarding affordable housing;
- Expressed concern that residents are forced to move off the North Shore;
- Spoke in support of electrical vehicle charging stations; and,
- Commented on the benefits and amenities new developments contribute to the community.

**5.6. Mr. Patrick Easton:**

- Spoke in support of the proposal;
- Commented on the lack of affordable housing options;
- Opined that the proposed development will provide a sense of community;
- Commented on the close proximity to amenities; and,
- Spoke in support of encouraging multi-modal transportation.

**5.7. Mr. Patrick Stafford-Smith:**

- Spoke in support of the proposal;
- Commented on the close proximity to public transportation and amenities;
- Noted that the proposed development is near employment opportunities;
- Commented on the connectivity of the town centre;
- Spoke in support of the proposed environmental initiatives; and,
- Acknowledged that childcare is offered near places of employment.

**5.8. Mr. Bruno Kristensen:**

- Spoke in support of the proposal;
- Commented that the proposed development is in a central location near transportation;
- Expressed concern with affordable housing issues;
- Commented on the importance of providing the community with communal greeting spaces and amenities;
- Stated that more housing supply is needed on the North Shore;
- Commented on the benefits of providing a childcare space; and,
- Opined that the proposed development will revitalize the area.

**5.9. Ms. Judith Brook:**

- Spoke in support of the proposal;
- Commented on the Community Amenity Contributions highlighting the new Green Spine Linear Park;
- Commented that residents will be able to park their bicycles upstairs in secure, dedicated bike rooms adjacent to their residential suites;
- Suggested that new buildings should have fossil-fuel-free space;
- Expressed concern with the current design and the use of base board heaters;
- Commented on the climate impact of construction; and,
- Requested that conduits be installed to allow for future solar panel connection.

**5.10. Mr. Matt Casola:**

- Spoke in support of the proposal;
- Stated that more affordable and attainable housing options are needed;
- Affordable and attainable housing options are needed;
- Opined that the proposed development is a good option for first time buyers; and,
- Noted that the proposed development is in close proximity to transit, grocery stores, park spaces, and childcare.

**5.11. Ms. Spencer Cameron:**

- Spoke in support of the proposal;
- Acknowledged the access to urban amenities; and,
- Commented on the challenges of sufficient daycare on the North Shore.

**5.12. Mr. Warren Schindler:**

- Spoke in support of the proposal;
- Spoke favourably to the Local's First Program;
- Commented that that the North Shore is a desirable place to live;
- Opined that the proposed development will enhance the livability and vibrancy of the community; and,
- Opined that the proposed development will give young people a chance to get into the housing market.

**5.13. Ms. Dinah Fast:**

- Spoke in support of the proposal;
- Expressed concern that residents are forced to move off the North Shore;
- Commented on the accessibility to trails, amenities, and the Iron Workers Memorial Bridge;
- Suggested that the proposed development will support students attending Capilano University;
- Opined that the proposed development will enhance the community; and,
- Commented on the benefits of the proposal including a walkable community and childcare.

**5.14. Mr. Peter Teevan:**

- Spoke in support to the proposal;
- Opined that the proposed development will complement the Crown Street proposal;



- Stated that increased housing supply has not lowered housing prices;
- Commented that the proposed development supports the vision of the Official Community Plan;
- Spoke favourably to the expanded park space; and,
- Opined that it is a family-oriented community.

**5.15. Mr. Corrie Kost:**

- Spoke in support of the six-storey proposal;
- Urged Council to identify priority action items not met in the staff report;
- Opined that the development is not affordable and not for the average family on the North Shore;
- Acknowledged the lack of jobs on the North Shore especially in the service industry; and,
- Commented that increased housing supply has not lowered the cost of housing.

**5.16. Mr. Dan Clinkster:**

- Spoke in opposition to the proposal;
- Expressed concern with the loss of trees;
- Expressed concern that dust from construction is getting inside the building;
- Expressed concern regarding noise from the highway;
- Noted that the proposed six-storey building will block the sunlight and view from his building;
- Spoke in opposition to densification; and,
- Questioned why the Floor Space Ratio (FSR) differs from neighbouring proposals.

**5.17. Mr. Ryan Scholtz:**

- Spoke in support of the proposal;
- As a business owner he acknowledged that getting good staff is correlated to having good housing options on the North Shore;
- Opined that the area is in need of a face lift; and,
- Spoke to the quality of Fairbourne Homes.

**5.18. Renter, 400 Block Marie Place:**

- Spoke in opposition to the proposal;
- Expressed concerns related to the developer's management of current renters;
- Expressed concern with the shortage of rental units on the North Shore; and,
- Expressed concern with being able to afford to live on the North Shore.

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

- Questioned if the windows are triple glazed?

The meeting recessed at 8:30 p.m. and reconvened at 8:33 p.m.

In response to a question from Council, staff advised that the proposed windows are double glazed.

In response to a question from Council, staff advised that of the eleven single-family homes on the site, ten are currently vacant. The one tenant remaining is on a month-to-month lease and is



currently paying below market rent. It was further noted that the tenant has received four months notice, three month free rent, \$1500 moving allowing and assistance in finding rental accommodation as stated in the District's Tenant Relocation Assistance Policy.

A comment was made from a member of Council requesting information on how tenants are treated for sites that are under application for rezoning.

A comment was made from a member of Council regarding potential impacts of increasing density in areas known to be at risk of flooding. Information was requested on how flood risks can be managed in town centre areas.

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

- Commented on the benefits of the proposed development including a healthy natural environment with tree canopy;
- Stated that current residents being displaced need to be treated properly and should be given an opportunity to move into the affordable units; and,
- Opined that the District's Tenant Relocation Assistance Policy needs to protect the rights of residents.

**6. COUNCIL RESOLUTION**

**MOVED by Councillor BACK**

**SECONDED by Councillor HANSON**

THAT the December 7, 2021 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1409 (Bylaw 8496)" be returned to Council for further consideration.

**CARRIED**  
(8:43 p.m.)

**CERTIFIED CORRECT:**

  
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Confidential Council Clerk

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