

# 350 East 2<sup>nd</sup> Street Rezoning Application

## Development Information Session Summary Report

**Event Date:** November 26, 2019  
**Time:** 6:00 PM – 9:00 PM  
**Location:** John Braithwaite Community Centre, North Vancouver  
**Attendance:** 6 members of the public signed in.  
**Comments:** 8 comment sheets submitted. 4 e-mails were submitted.

**Meeting Purpose:**

- 1) To present development application materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

### **Notification:**

In accordance with City of North Vancouver policies:

#### Invitation Brochures

Invitations and informational packages were delivered to 181 addresses within a 40m radius from the site, meeting City requirements. Appendix A includes a copy of this package and a map of the distribution area.

#### Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, November 20, 2019 and Friday, November 22, 2019. A copy of the ad is included in Appendix A: Notification.

### **Attendance:**

6 members of the public signed in for the meeting. A copy of the sign-in sheet is included in Appendix B.

The following City staff and project team members were in attendance:

City of North Vancouver:

- Sean Galloway, Manager of Planning

Project Team presenters included:

- Thomas Grimwood, Architect
- Michael Oord, QRD (Hamersley) Development Inc.

Facilitators:

- Katrina May, Katrina May Consulting

**Overview:**

The meeting was held in a Public Information Session format. Meeting participants could browse the display boards and engage with the project team directly. The facilitator listened for questions and comments and noted them on a flip chart for all to see.

A planned presentation and facilitated question and answer period did not take place as members of the public were able to speak directly with the project team. The facilitator heard several questions and comments about the project and recorded them on a flip chart.

The participants were invited to submit written comments to the facilitator or to the municipal planner. Two comment forms were submitted, as well as one email to the applicant and municipal planner.

The key themes of the evening were related to a discussion on the demand for childcare in the area, interest in the programming details, as well as questions on the proposed interior and exterior design changes that may impact the heritage nature of Hamersley House. An adjacent neighbor raised concerns over potential noise generated by the children, and a concern that this noise may negatively affect their property value and ability to enjoy quiet time while at home. Overall, the proposed childcare facility, historical landscaping, new playground features and minor design changes to the heritage character of Hamersley House were well received.

**Public Dialogue:**

(Q = Question, A = Answer, and the number is to track the dialogue)

- Q1** Where is the demand for childcare coming from? I don't know anyone with kids in this neighbourhood.
- A1** There is a significant shortage of childcare in the City and District of North Vancouver, and across the Metro Vancouver region.
- C2** I'm concerned about the noise.
- C3** I'm concerned about my property value going down.
- Q4** My wife and I live nearby and are hoping to have kids soon. We are interested in this childcare facility, what ages will it accommodate?
- A4** There will be space and programming for infants through to school age children.
- Q5** What changes to the heritage character are happening on the outside and the inside?
- A5** The exterior of the building will for the most part be left intact. There will be a new wood stair at the back of the building added, not visible from the street, along with another half flights of stairs and a new exterior door, which will serve as new exits and will create a safer situation for the children. Guardrails will be heightened (with glass additions) and the walkway will be brought up to code. The interior changes are being kept to a minimum and include new sinks and toilets and heightened guardrails (with glass).

**Q6** It would be great if you could document and/or frame some of the historical information on Hamersley House and display it at the house for public interest.

**A6** This is a great idea that we will certainly look into implementing. Historical research on Hamersley House has been documented in our Heritage Advisory Commission Report, that we could draw from.

**Q7** How many square feet is the facility?

**A7** It is approximately 10,000 square feet.

### **Comment Sheet and Email Summary**

Participants were invited to submit comments for a two-week response period after the meeting. Two comment sheets were submitted, as well as one email. The written comments received were mixed. There is support for childcare in the community and for the proposed programming. There is also concern by surrounding neighbours of the noise impacts generated by the children playing. The applicant responded by informing that children will be brought outside during designated play periods, from approximately 9:30 AM – 11 AM and 3:00 PM – 4:30 PM, from Monday to Friday only.

### **Conclusion**

The purpose of this development information session was to present to neighbours the proposed rezoning application and the childcare concept at Hamersley House, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. 181 invitations were distributed by hand to the surrounding community, and 6 community members signed in. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. Two comment forms were submitted as well as 1 email to the applicant and municipal planner.

The public could participate in this process in three ways:

- browsing boards
- talking to the project team and City Planner
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and City planner a variety of specific questions, mostly related to childcare demand, programming, proposed design changes to the heritage-designated Hamersley House, and concern over noise impacts. The community was given ample opportunity to express their views of the proposal.

**Appendix A: Notification**

Newspaper Advertisement: North Shore News November 20, 22, 2019

A14 | COMMUNITY

nsnews.com northshorenews WEDNESDAY, NOVEMBER 20, 2019

# PUBLIC HEARING

## Maximum House Size in the Single-Family Residential One Acre Zone (RS-1)

### ZONING BYLAW AMENDMENT

**What:** A Public Hearing for Bylaw 8400, a proposed amendment to the Zoning Bylaw, to create a maximum principal building (house) size within the Single-Family Residential One Acre Zone (RS-1).

**When:** 7pm, Tuesday, November 26, 2019.

**Where:** Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC

**What changes are proposed?**

Bylaw 8400 proposes to amend the District's Zoning Bylaw to create a maximum principal building (house) size of 540 m<sup>2</sup> (5,813 sq. ft.) within the Single-Family Residential One Acre Zone (RS-1). This proposed maximum house size would **not** include floor space that is commonly exempted (e.g. basements, garages, balconies, small sheds), as long as it complies with existing zoning regulations. No changes are proposed to the floor space exemptions referenced above. Detailed information on floor space exemptions and residential zoning is available on the District of North Vancouver website: [DNV.org/zoning](http://DNV.org/zoning).

**How can I provide input?**

We welcome your input Tuesday, November 26, 2019, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org) or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

*Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.*

**Need more info?**

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at [DNV.org/public\\_hearing](http://DNV.org/public_hearing) from November 12, 2019 to November 26, 2019. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

**Questions?**  
Adam Wright,  
Community Planner  
604-990-3657  
[wrighta@dnv.org](mailto:wrighta@dnv.org)



**LITTLE MOUNTAIN, BIG BRASS** Musicians Brian G. Froerer, Don Harder, Mac McManus and Roxie Giles get ready for their band's birthday bash. To mark the group's 25th year, the Little Mountain Brass Band is set to celebrate with the music of Handel, John Williams, and Holst at an afternoon concert Sunday, Nov. 24 at Mt. Seymour United Church at 1200 Parkgate Ave. Admission by donation. PHOTO MIKE WAKEFIELD

**COMMUNITY BULLETIN BOARD**

**PAWS 4 STORIES:** Paws 4 Stories is a St. John Ambulance Therapy Dog Community Service that is designed to assist in helping to improve reading skills of children. In this

program, children have the opportunity to read to a friendly, certified therapy dog. Ages 6-12. Sessions are 20 minutes in length. Children can sign up for a maximum of three sessions

each. Registration is first-come, first-served, though priority will be given to those who have not participated before. 4:30-5:30 p.m. Nov 21, North Vancouver District Public Library (Parkgate branch), 3675 Banfill Court, North Vancouver. For information: 604-990-5800, [cmns@nvdpl.ca](mailto:cmns@nvdpl.ca)

**Developer Information Session**

Early Public Input Opportunity - Development Application  
350 East 2nd Street

**PROPOSAL:**  
QRD (Hammersley) Development Inc. is proposing to change the portion of the site designated Residential Level 5 in the Official Community Plan (OCP) to Mixed-Use Level 1 to permit a 77-space commercial child care in the heritage designated building. A parking variance from the required 18 spaces to 11 spaces is requested. Limited exterior changes are proposed to the heritage building.

The applicant will be hosting a Developer Information Session where interested members of the public will have the opportunity to learn about and respond to the application.

Date: Tuesday, November 26, 2019, 6pm - 9pm  
Place: John Braithwaite Community Centre



Project Location


**Applicant Contact**  
NAME: Michael Oord  
COMPANY: QRD (Hammersley) Development Inc.  
EMAIL: [michael.oord@groverelliott.ca](mailto:michael.oord@groverelliott.ca)  
PHONE: 604-418-8100

**City of North Vancouver Contact**  
141 West 14th Street  
North Vancouver, BC V7M 1H9  
604-983-7357  
[planning@cnv.org](mailto:planning@cnv.org)

A6 |

nsnews.com northshorenews FRIDAY, NOVEMBER 22, 2019


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Registered under the College of Speech and Hearing Health Professionals of BC

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<p><b>Applicant Contact</b> NAME: Michael Oord COMPANY: QRD (Hammersley) Development Inc. EMAIL: michael.oord@groverelliott.ca PHONE: 604.418.8100</p>	<p><b>City of North Vancouver Contact</b> 141 West 14th Street North Vancouver, BC V7M 1H9 604-983-7357 planning@cnv.org</p>
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# PUBLIC HEARING NOTICE

## Proposed Zoning Amendment and Development Permit for Rodgers Creek


**WHAT:** The public hearing regarding proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5044, 2019; Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5045, 2019; and Phased Development Agreement Authorization Bylaw No. 5041, 2019, previously scheduled for November 19, 2019 has been rescheduled to December 3, 2019 in order to meet statutory notification requirements. A public meeting will be held concurrently.

**WHEN:** 6 p.m. on Tuesday, December 3, 2019

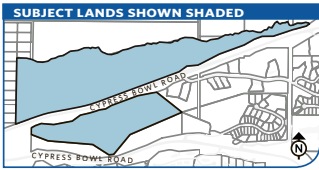
**WHERE:** Municipal Hall Council Chamber, 750 17th Street

**SUBJECT LANDS:** Areas 5 and 6 of Rodgers Creek. The subject lands are shown shaded to the right.

RENDERING OF AREAS 5 & 6



SUBJECT LANDS SHOWN SHADED



**PROPOSED ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5044, 2019:** would amend the existing zoning for Areas 5 and 6 of Rodgers Creek (Comprehensive Development Zone 3) to allow an increase in maximum height from 12 to 16 storeys, an increase in the "for sale" residential units from 493 to 699 (206 additional) enabled by decreasing units sizes (i.e. no increase in floor area) and an increase in density to allow up to 275 secured rental units, including up to 150 units on the District-owned parcel (Lot 11 of Area 6).

**PROPOSED OFFICIAL COMMUNITY PLAN BYLAW NO. 4985, 2018, AMENDMENT BYLAW NO. 5045, 2019:** would increase the maximum number of dwellings for Rodgers Creek to enable the proposed zoning amendments.

**PROPOSED PHASED DEVELOPMENT AGREEMENT AUTHORIZATION BYLAW NO. 5041, 2019:** would secure all outstanding amenities that have yet to be delivered for Rodgers Creek and the proposed community amenity contributions offered as part of the rezoning application, along with green building and adaptable housing commitments.

**PROPOSED DEVELOPMENT PERMIT 19-061:** would amend the existing development permit (16-079) for Area 6 of Rodgers Creek to enable subdivision of the lands, including environmental requirements related to tree removal and protection, wildfire management and creek protection. The proposed changes to the subdivision include extension of two multi-family housing parcels, the creation of a parcel for rental housing, consolidation and re-subdivision of the existing four single-family parcels into 10 smaller parcels and extension of Uplands Way to connect to Cypress Bowl Road.

**COUNCIL WELCOMES YOUR INPUT:** All persons who believe their interest in property is affected by the proposed bylaws and development permit will be given an opportunity to be heard and to present written submissions respecting matters contained in the proposed bylaws and development permit at the public hearing and concurrent public meeting. Prior to the public hearing and concurrent public meeting you may provide your submission: via email to mayorandcouncil@westvancouver.ca; via mail to Municipal Hall, 750 17th Street, West Vancouver BC V7V 3T3; or deliver to Legislative Services c/o Municipal Services Centre (main floor). Please provide written submissions by 3 p.m. on December 3, 2019, to ensure their inclusion in the public information package for Council's consideration. After the public hearing has closed no further submissions can be considered by Council.

**MORE INFORMATION:** The proposed bylaws, development permit and relevant documents that Council may consider in deciding whether to adopt the proposed bylaws and approve the development permit may be inspected at Municipal Hall from October 31 to December 3, 2019 (Monday-Friday, except statutory holidays, 8 a.m. to 4:30 p.m.), at the Memorial Library or at the public hearing and concurrent public meeting.

**QUESTIONS?** Michelle McGuire, Manager of Current Planning and Urban Design: mmcguire@westvancouver.ca | 604-925-7059

westvancouver.ca

WestVanDistrict

Notification Sign



## Notification Flyers



CURRENT PHOTO

### Developer Information Session

Early Public Input Opportunity  
Development Application  
350 East 2nd Street

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Location Plan

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Notification Area Map

