

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**1883 and 1901 Glenaire Drive
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, February 3, 2026 commencing at 7:03 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Catherine Pope

Absent: Councillor Jordan Back
Councillor Lisa Muri

Staff: Mike Fox, Chief Administrative Officer
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Mackenzie Stonehocker, Development Planner
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk

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 on the proposed bylaw amendments as outlined in the Notice of Public Hearing.

He further noted that the Public Hearing was convened pursuant to Section 464 of the *Local Government Act*. Members of Council, staff, and the public participated in person and via Zoom and the Hearing was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little stated that:

- The opportunity to be heard or provide written submissions was accommodated by speakers having signed up in advance, the details of the Zoom meeting having been provided on the District's website and in the notice of public hearing, and the acceptance of written submissions up until the hearing was closed;

- Following the staff and applicant presentations, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;
- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional representations would be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the bylaws under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Hearings is to listen to the public, not to debate the merits of the bylaws;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaws is available for review in hard copy and online;
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a second night, if required;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the meeting, or Council may close the meeting, after which Council should not receive further new information from the public; and,
- Members of Council not in attendance may vote on future readings of the bylaws as long as they review the minutes of the hearing.

2. INTRODUCTION OF BYLAWS BY CORPORATE OFFICER

Genevieve Lanz, Corporate Officer, introduced the proposed bylaws, stating that Bylaw 8756 proposes to amend the OCP in general terms, by changing the land use designation of the subject site from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to designate the subject site as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development and as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction. Bylaw 8757 proposes to amend the District's Zoning Bylaw in general terms, by rezoning the site from RS3 (Single-Family Residential 7200 Zone) to a new Comprehensive Development Zone 158 (CD158). The CD158 Zone addresses permitted and accessory uses and zoning provisions such as density, setbacks, height, building and site coverage, landscaping and storm water management, flood construction requirements and parking, loading and service requirements.

3. PRESENTATION BY STAFF

Mackenzie Stonehocker, Development Planner, provided an overview of the proposal elaborating on the introduction by the Corporate Officer. Ms. Stonehocker advised that:

- The proposal is for 12 townhomes with two lock-off suites;
- The subject site is located in the Lions Gate Village Centre across the street from the District of West Vancouver;
- The current Official Community Plan (OCP) designation is Residential Level 2 (Detached);
- The Village Implementation Plan and Peripheral Housing Plan anticipate ground-oriented multi-family development in the area;
- To implement the planned density, each rezoning requires an OCP amendment to change the designation of the lands, e.g. to Residential Level 4 (Transition Multi-Family) for townhouses;
- Most of the neighbourhood properties have already been redesignated and rezoned;
- Belle Isle Park upgrades were completed in 2025;
- The proposed OCP amendments would bring the site into alignment with the Peripheral Housing Plan;
- Lot 55 is a parcel of District-owned land, a portion of which is proposed to be purchased by the applicant to be included in the development; the top portion will be added to the future extension of Belle Isle Place;
- The front doors to six of the townhomes as well as parkade ramp are proposed to be located on Glenaire Drive;
- A pedestrian entry through a pergola and a ramp up from the sidewalk are proposed on Belle Isle Place, leading to the main courtyard pathway with access to all of the townhomes and the lock-off suites;
- Six of the townhomes are proposed to have a back door along the east side of the property;
- The project is designed to meet Step Code Level 4 with electric heat, hot water, and appliances;
- All units have three or four bedrooms and the units with lock-off suites are large enough to accommodate a family in the main unit;
- The proposal includes 26 vehicle parking spaces and each townhouse includes two secure bicycle parking spaces in the basement level;
- Ms. Stonehocker reviewed accessible design considerations, noting that:
 - It is difficult to incorporate accessible design in ground-oriented housing;
 - The main townhomes are four storeys, with basement access via the parkade;
 - The District's Accessible Design Policy lists basic and enhanced design features with the applicability of each to ground-oriented multi-family housing noted;
 - Where feasible, a target of 15 percent of units in a townhouse development should meet basic accessible design features;
 - The two lock-off suites accommodate such features and are accessed without stairs via the pedestrian ramp; and,
 - Enhanced design features are more suitable for apartment style housing.

- In-kind and cash contributions associated with this proposal include:
 - Off-site works along Glenaire Drive and Belle Isle Place, including curbs, sidewalks, and street trees;
 - A flat rate Community Amenity Contribution (CAC);
 - Purchase of a portion of Lot 55 from the District;
 - Development Cost Charges (DCCs) payable to the District, Metro Vancouver and Translink as determined by the bylaw in force at the time of building permit;
- A Virtual Public Information Meeting was held in 2025, and staff received 7 comments, one of which was in support and others raised neighbourhood-level concerns such as continued densification, traffic issues around Capilano Road, and the desire for additional community amenities;
- Staff monitor the build-out of Lions Gate Village and do not believe the proposal would contribute to these issue, and will continue to monitor traffic and community amenities;
- The proposal is compliant with key District policy documents; and,
- If the rezoning proceeds, a development permit application would be brought forward for Council consideration in the future.

4. PRESENTATION BY APPLICANT

4.1. Thomas Grimwood, Principal, Grimwood Architecture:

- Opined that the proposal is relatively small and does not require variances;
- Commented on the proposed design and colour palette, noting these are consistent with the neighbourhood character;
- Noted that the proposal is designed to meet Step Code Level 4;
- Stated that the property is one of the last to develop in the neighbourhood and that it would complete the block;
- Advised that they designed the Holland Row development across the street from the subject site;
- Showed the surrounding developments and the floor plans for the units with lock-off suites;
- Noted that the lock-off suites are intended to provide flexibility to rent out or live in while renting out the main unit or to have live-in help; and,
- Noted that all units can be accessed from the parking level.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Stacey:

- Advised that she lives near the proposed development;
- Stated that she does not have many concerns;
- Requested information on the barriers and protection for the neighbouring properties during excavation and construction; and,
- Expressed concern that the design lacks natural elements.

5.2. Corrie Kost:

- Stated that there is a deficit in the amount of park space needed in the District and that he had not seen a substantial increase in park space with additional development.

5.3. Amir Sharif:

- Spoke in support of the proposal;
- Stated that the project is consistent with the planning framework for the area as well as Council direction;
- Commented on the environmentally friendly features proposed;
- Commented on the design, including vehicle and bicycle parking;
- Noted the number of bedrooms and the lock-off suites;
- Opined that the development would positively contribute to the community and complete the area; and,
- Commented on his family's use of Belle Isle Park.

5.4. Desiree McNulty

- Spoke in support of the proposal;
- Advised that she lives near the subject site;
- Opined that the proposed development would complete the community;
- Complimented the proposed design;
- Stated that she is looking forward to the demolition of the existing single-family homes on the site and to having new neighbours; and,
- Commented on the improvements to Belle Isle Park.

5.5. Corrie Kost SPEAKING FOR A SECOND TIME:

- Expressed concern that the proposed design does not accommodate the addition of an elevator to make the units accessible; and,
- Expressed concern that seniors considering moving from a single-family home to a townhome would have difficulties.

6. QUESTIONS FROM COUNCIL

In response to a question from Council, the applicant advised that the design does not require excavation beyond the depth of the parking levels in adjacent properties. The applicant further advised that they would provide a safe barrier to protect neighbouring yards, landscaping, and fences.

In response to a question from Council, staff advised that the projected start of construction is 12-18 months after adoption, likely the second half of 2027. Staff noted that Belle Isle North and the second stage of the Holland development are also in the permitting stages and could proceed this year. Construction traffic management plans would manage impacts if construction on the projects overlap.

In response to a question from Council, staff advised that existing parks in the area include the recently upgraded Belle Isle Park, the trail along Capilano River, and noted that another park will be created in the area as part of the approval of the application to redevelop the former Travelodge site.

In response to a question from Council, staff advised that the allocation of funds from the flat rate CACs is at Council's discretion and that CACs have been allocated to affordable housing in the past.

In response to a question from Council, the applicant advised that pricing of the units will depend on sales of similar apartments in the immediate area and that they are currently selling between 1.5 and 1.9 million dollars.

7. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor MAH

THAT the February 3, 2026 Public Hearing regarding Bylaws 8756 and 8757 is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)" is returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)" is returned to Council for further consideration.

CARRIED
(7:39 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk