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Apartment block heads to public hearing

Moratorium on development in DNV lasted for two weeks

Jeremy Shepherd / North Shore News

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After two weeks off, new development projects are back in the District of North Vancouver.

A five-storey, 35-unit apartment at Draycott Road received the nod from council Monday to head to public hearing March 3. The unanimous verdict came less than an hour after the expiration of council's short-lived moratorium on development, which resulted in a two-week deferral of the Draycott Road project.

The rezoning of four commercial lots on the east side of Mountain Highway can only go ahead if council is assured a "robust construction management plan" is in place, according to a staff report.

There are two developments under construction in fairly close proximity on Mountain Highway's west side, meaning excavation and concrete deliveries might have to be co-ordinated to ensure the roadways aren't overwhelmed, according to the staff report.

While he supported sending the project to public hearing, Coun. Doug MacKay-Dunn said he needed more details about traffic management.

"I'd really like to know how we're going to handle this, especially with the construction going on," he said.

Coun. Jim Hanson also supported sending the project to the public, citing its "relatively small impact" on district traffic.

The disparity between the apartment building's abundant parking and a comparatively few spots for bicycles rankled Coun. Mathew Bond, who suggested the project wasn't in line with district priorities.

The apartment includes 60 underground parking spots, approximately 1.7 stalls per unit, "but only 0.54 cycling stalls per unit," he pointed out.

The project is an opportunity to turn the Draycott cul-de-sac into a more pedestrian-friendly roadway, according to Bond.

If approved, the development would include construction of a new lane to the east and a new sidewalk along Draycott. The apartment's 35 units are two-and three-bedroom suites meant to appeal to young families and downsizing seniors. The project's floor space ratio, which measures total floor space against the size of the lot, is expected to be 1.91 - meaning the developer will be on the hook for \$53,557 in community amenity contributions. The public hearing is scheduled for 7 p.m. on March 3 at municipal hall.

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