

AGENDA

PUBLIC HEARING

Tuesday, July 23, 2013

7:00 p.m.

**Council Chamber, Municipal Hall
355 West Queens Road,
North Vancouver, BC**

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Robin Hicks

Councillor Mike Little

Councillor Doug MacKay-Dunn

Councillor Lisa Muri

Councillor Alan Nixon



NORTH VANCOUVER
DISTRICT

www.dnv.org

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PUBLIC HEARING

7:00 p.m.
Tuesday, July 23, 2013
Council Chamber, Municipal Hall
355 West Queens Road, North Vancouver

1. **OPENING BY THE MAYOR**
2. **INTRODUCTION OF BYLAW BY CLERK**

**Bylaw 7997: The District of North Vancouver Official Community Plan Amendment
Bylaw**

Bylaw 7996: The District of North Vancouver Rezoning Bylaw 1295

Purpose of Bylaw:

Bylaw 7997 proposes to amend the OCP changing the land use designation for the northern most lot from 'Residential Level 1: Rural Residential' to Parks, Open Space and Natural Areas'. Bylaw 7997 also amends Maps 3.1 and 4.1 of the OCP by designating both lots as a Form and Character Development Permit Area and as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area. Bylaw 7996 proposes to rezone both of the lots from Single family Residential One Acre Zone (RS1) to Park Recreation and Open Space (PRO) in keeping with the surrounding forested area.

3. **PRESENTATION BY STAFF**

Presentation: Ms. Kathleen Larsen, Community Planner
4. **PRESENTATION BY APPLICANT**
5. **REPRESENTATIONS FROM THE PUBLIC**
6. **QUESTIONS FROM COUNCIL**
7. **COUNCIL RESOLUTION**

Recommendation:

THAT the July 23, 2013 Public Hearing be closed;

AND THAT Bylaw 7997, "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7997, 2013 (Amendment 6)"; be returned to Council for further consideration;

AND THAT Bylaw 7996 “The District of North Vancouver Rezoning Bylaw 1295”,
be returned to Council for further consideration.

8. CLOSING

The Corporation of the District of North Vancouver

Bylaw 7996

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following properties legally described as:

Lot 35, Blocks 8 and 9, District Lot 826, Plan 3851 (PID: 012-105-180)
Lot 36, Blocks 8 and 9, District Lot 826, Plan 3851 (PID: 012-105-198)

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1295 (Bylaw 7996)”.

2. Amendments

2.1 The Zoning Map is amended to rezone from Single Family Residential (RS1) to Park, Recreation and Open Space (PRO) the lands as illustrated in Schedule A to this bylaw and legally described as follows:

Lot 35, District Lot 826, Plan 8351, PID:012-105-198
Lot 36, District Lot 826, Plan 8351, PID:012-105-180

READ a first time this the 10th day of June, 2013

PUBLIC HEARING held the

READ a second time the

READ a third time the

Certified a true copy of “Rezoning Bylaw 1294 (Bylaw 7996)” as at Third Reading

Municipal Clerk

ADOPTED this the

Mayor

Municipal Clerk

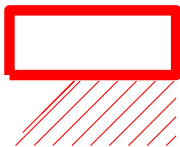
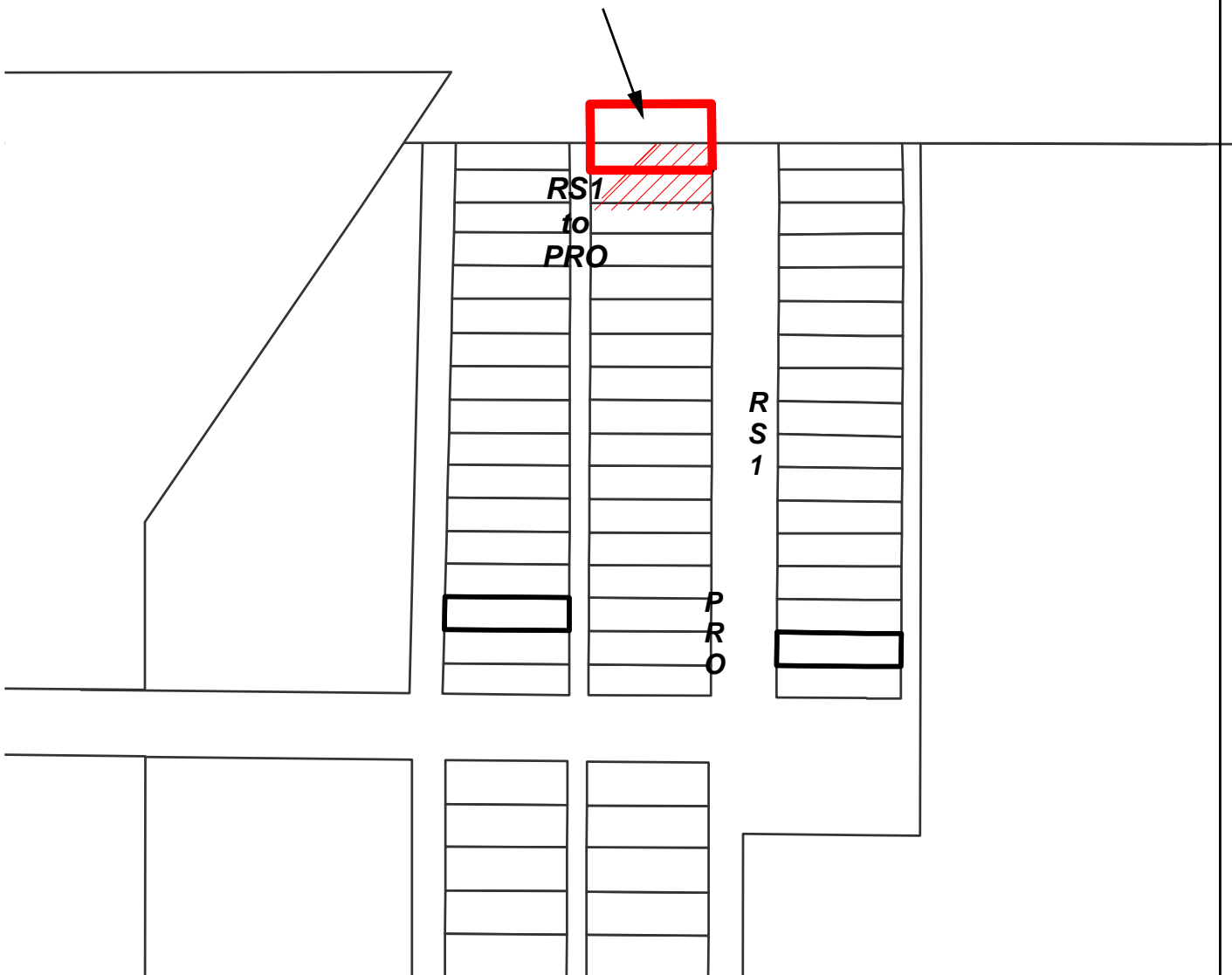
Certified a true copy

Municipal Clerk

Schedule A - BYLAW

7996

The District of North Vancouver Rezoning Bylaw (Bylaw 7996)



RS1

RS1



The Corporation of the District of North Vancouver

Bylaw 7997

A bylaw to amend The District of North Vancouver Official Community Plan Bylaw 7900, 2011 – for the following properties legally described as:

Lot 35, Blocks 8 and 9, District Lot 826, Plan 3851 (PID: 012-105-180)

Lot 36, Blocks 8 and 9, District Lot 826, Plan 3851 (PID: 012-105-198)

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7997, 2013 (Amendment 6)”.

2. Amendments

1. The following amendments are made to the “District of North Vancouver Official Community Plan Bylaw 7900, 2011”:
 - a. Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties from Residential Level 1: Rural Residential to Parks, Open Space and Natural Areas;
 - b. Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multi-Family Development Permit Area;
 - c. Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area;

READ a first time this the 10th day of June, 2013

PUBLIC HEARING held on this the

READ a second time the

READ a third time the

Certified a true copy of “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7997, 2013 (Amendment 6)” as at Third Reading

Municipal Clerk

ADOPTED this the

Mayor

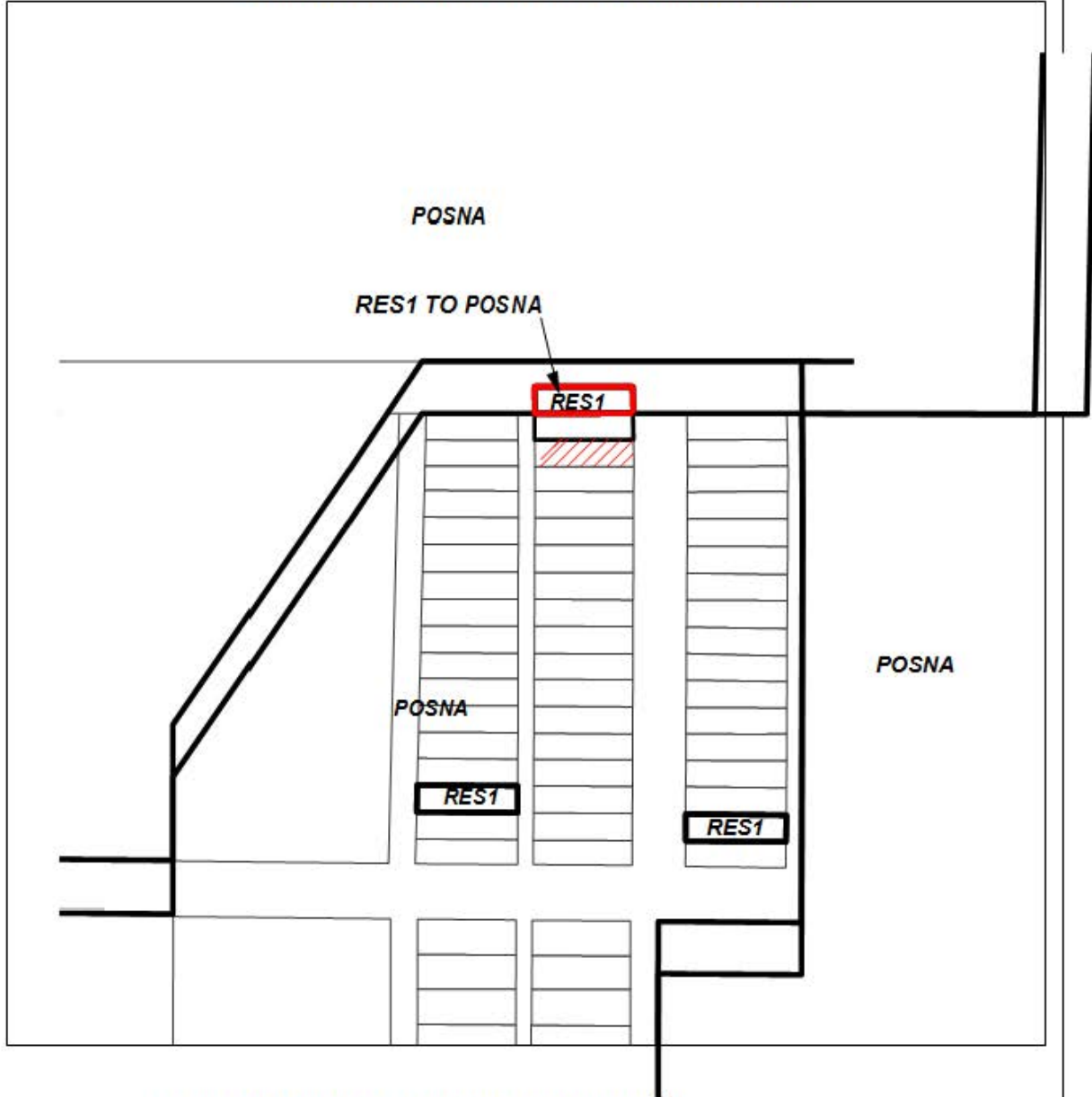
Municipal Clerk

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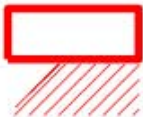
Municipal Clerk

Schedule A - BYLAW 7997

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 7997, 2013 (Amendment 6)



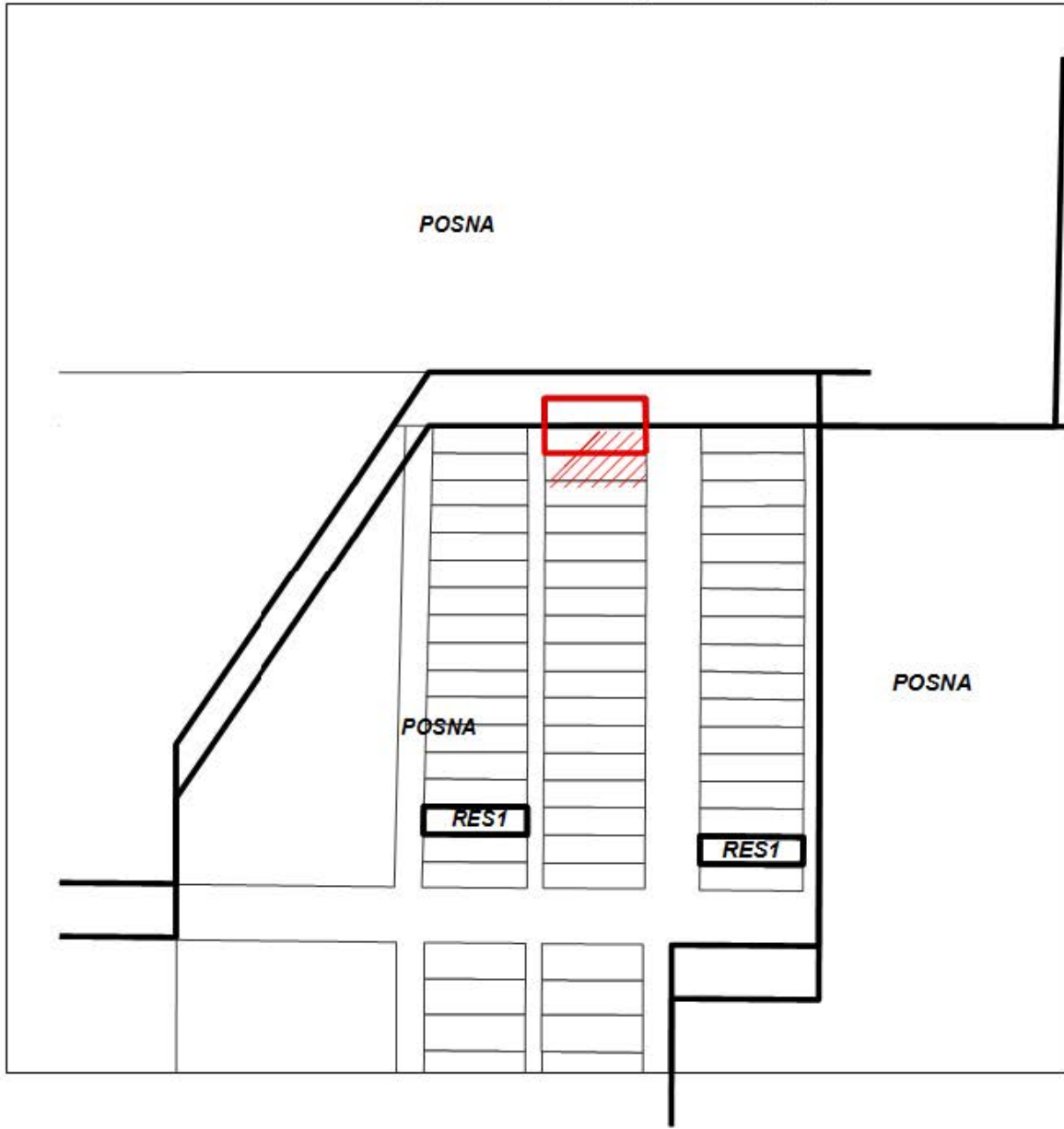
**RESIDENTIAL LEVEL 1: RURAL RESIDENTIAL TO
PARKS, OPEN SPACE AND NATURAL AREAS**



**Map 2 Land Use Map as illustrated on Schedule A amended from
Residential Level 1: Rural Residential to Park, Open Space
and Natural Areas (POSNA)**



Schedule B - BYLAW 7997
The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 7997, 2013 (Amendment 6)



Map 3.1 Add to Form and Character Development Permit Area as illustrated on Schedule B
Map 4.1 Add to Energy and Water Conservation and GHG Emission Reduction Development Permit Area as illustrated on Schedule B



BPLANNING/Development - Planning Maps/Public Hearing/Undeveloped Alpine Lots - Northeast of Hyannis Dr OCP Schedule B.mxd

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JUNE 10, 2013</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


 Dept.
 Manager


 GM/
 Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

May 29, 2013
 File: 3060.20.12.13

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: Bylaws 7997 and 7996 - OCP Amendment and Rezoning
 Undeveloped Alpine Lots (PIDs 012-105-198 and 012-105-180)

RECOMMENDATION: It is recommended that Council pass the following motions:

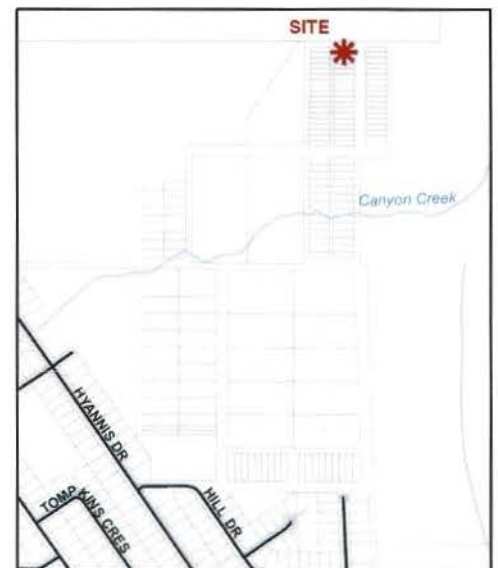
1. Bylaw 7997 amending the Official Community Plan from Residential Level 1 to Parks, Open Space and Natural Areas (Attachment A) be given first reading and referred to a Public Hearing;
2. Bylaw 7996 rezoning land from Single Family Residential One Acre Zone (RS1) to Park, Recreation and Open Space Zone (PRO) (Attachment B) be given first reading and referred to a Public Hearing
3. Pursuant to Section 879 and 881 of the Local Government Act, additional consultation is not required with respect to Bylaw 7997; and
4. Pursuant to Section 882(3)(a) of the Local Government Act, Council has considered Bylaw 7997 in conjunction with its Financial Plan and applicable Waste Management Plan.

SUMMARY: The proposed Official Community Plan designation and Zoning for these municipally owned isolated alpine lots will better reflect the District's intention to keep these lots in their natural forested state.

BACKGROUND: In early 2013 the subject lots were gifted to the municipality in exchange for a tax receipt equal to the assessed value of the lots.

ANALYSIS:

Site and Surround Area: The two undeveloped isolated alpine lots have a combined area of approximately 741m² (7,976 sq ft) and are located in the western Mountain Forest area, directly north of Blairview Avenue and north-east of Hyannis

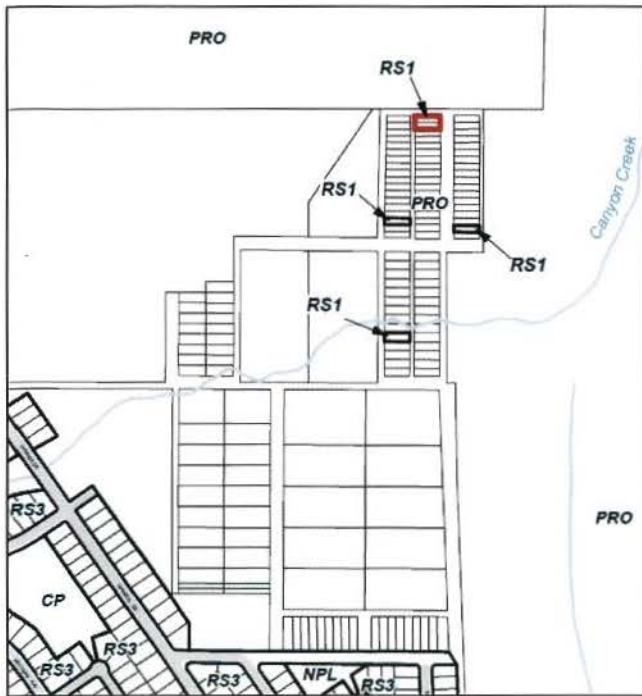


**SUBJECT: Bylaws 7997 and 7996 - OCP Amendment and Rezoning
Undeveloped Alpine Lots (PIDs 012-105-198 and 012-105-180)**

May 29, 2013

Page 2

Drive. The lots do not have developed road access and the municipality has no plans to construct a road to the lots. Both lots are currently zoned Single Family Residential RS1 and the northern of the two lots is designated as Residential Level 1 in the Official Community Plan. The lots are located well beyond the presence of established municipal services and are predominantly surrounded by PRO zoned land.



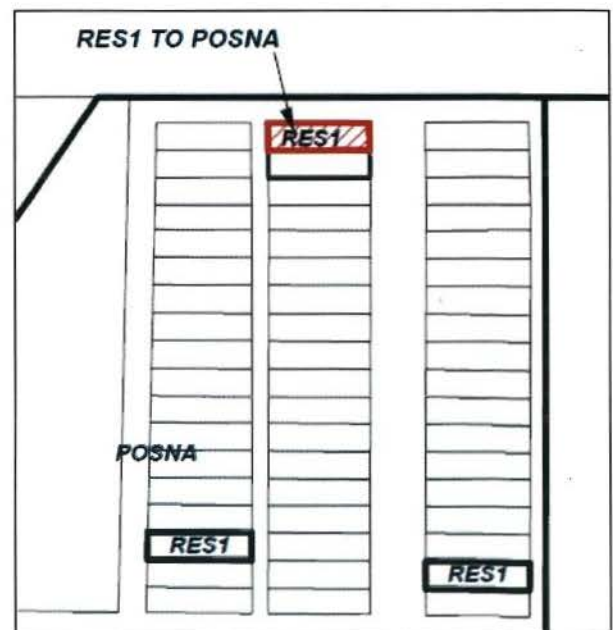
Location Map



Air Photo

Bylaw 7997 – OCP Amendment:

Bylaw 7997 proposes to amend the OCP changing the land use designation for the northern most lot from 'Residential Level 1: Rural Residential' to 'Parks, Open Space and Natural Areas'. The southern lot is already designated 'Parks, Open Space and Natural Areas'. The Bylaw also amends Maps 3.1 and 4.1 of the OCP by designating both lots as a Form and Character Development Permit Area and as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area. These DP map amendments are to match the DP designation of the surrounding alpine areas.



**SUBJECT: Bylaws 7997 and 7996 - OCP Amendment and Rezoning
Undeveloped Alpine Lots (PIDs 012-105-198 and 012-105-180)**

May 29, 2013

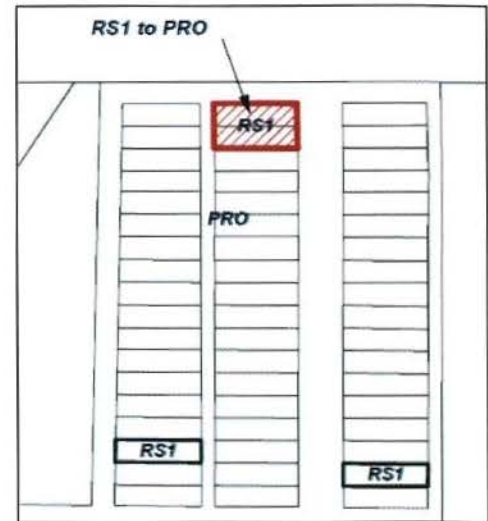
Page 3

Bylaw 7996 - Rezoning:

Bylaw 7996 proposes to rezone both of the lots from Single Family Residential One Acre Zone (RS1) to Park Recreation and Open Space (PRO) in keeping with the surrounding forested area.

Concurrence: Parks, Environment and Properties Departments all support the OCP amendment and rezoning and support the lots remaining in their natural state.

Conclusion: A more appropriate OCP land use designation and zoning is desired for these Municipal alpine lots. The bylaws are required to change the OCP designation (north lot only) to Parks, Open Space and Natural Areas and zoning (both lots) to Park Recreation and Open Space.



Options:

- 1) Give first reading to Bylaws 7997 and 7996 and refer the bylaws to Public Hearing (staff recommendation); or,
- 2) Bylaws 7997 and 7996 be considered and defeated at first reading.

FOR

 Kathleen Larsen
 Community Planner

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Economic Development _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____

The Corporation of the District of North Vancouver

Bylaw 7997

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READ a third time the

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Municipal Clerk

ADOPTED this the

Mayor

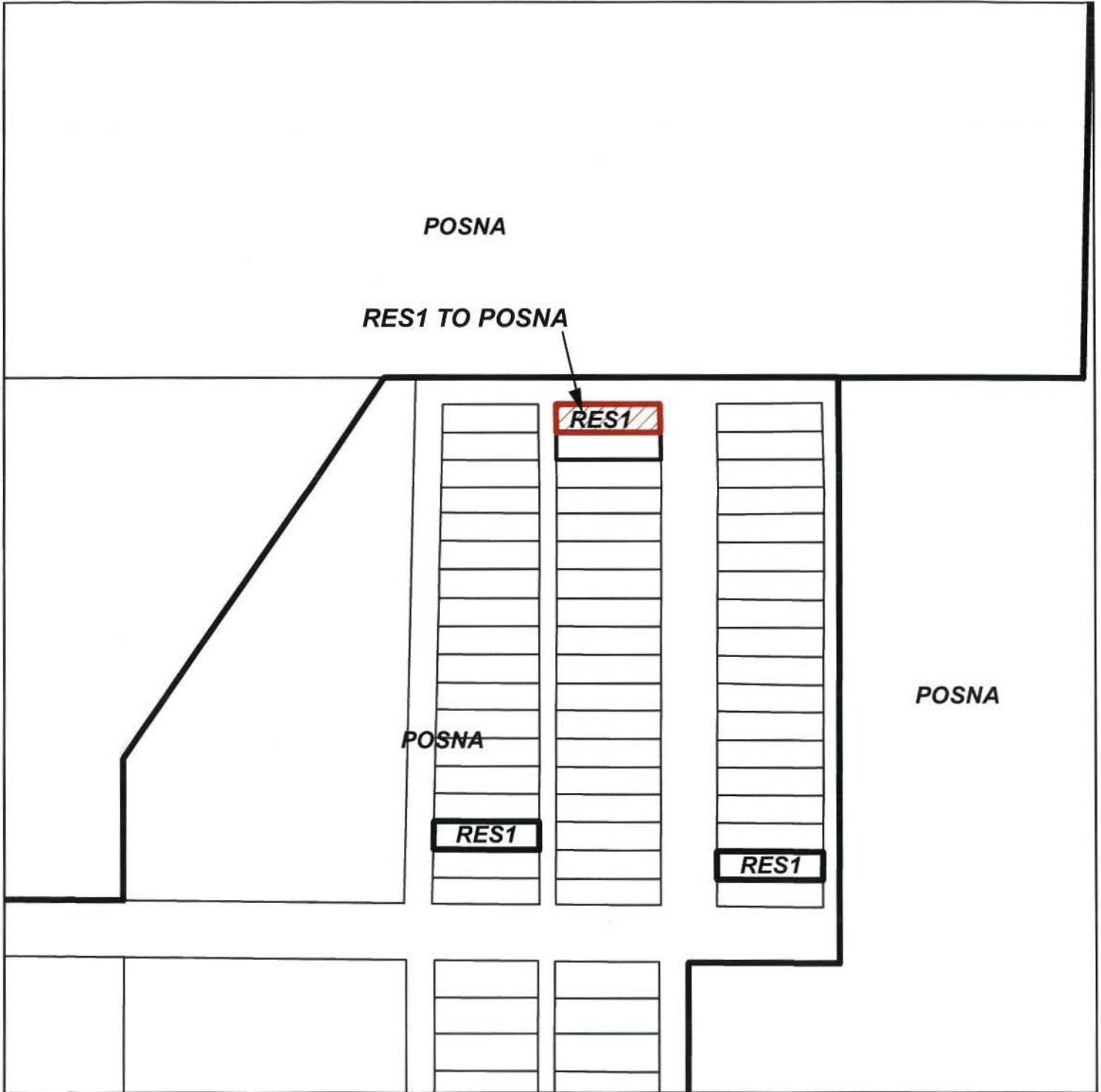
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A - BYLAW 7997

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7997, 2013 (Amendment 6)



RESIDENTIAL LEVEL 1: RURAL RESIDENTIAL TO PARKS, OPEN SPACE AND NATURAL AREAS



Map 2 Land Use Map as illustrated on Schedule A amended from Residential Level 1: Rural Residential to Park, Open Space and Natural Areas (POSNA)



Schedule B - BYLAW 7997

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 7997, 2013 (Amendment 6)



Map 3.1 Add to Form and Character Development Permit Area as illustrated on Schedule B

Map 4.1 Add to Energy and Water Conservation and GHG Emission Reduction Development Permit Area as illustrated on Schedule B



The Corporation of the District of North Vancouver

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ADOPTED this the

Mayor

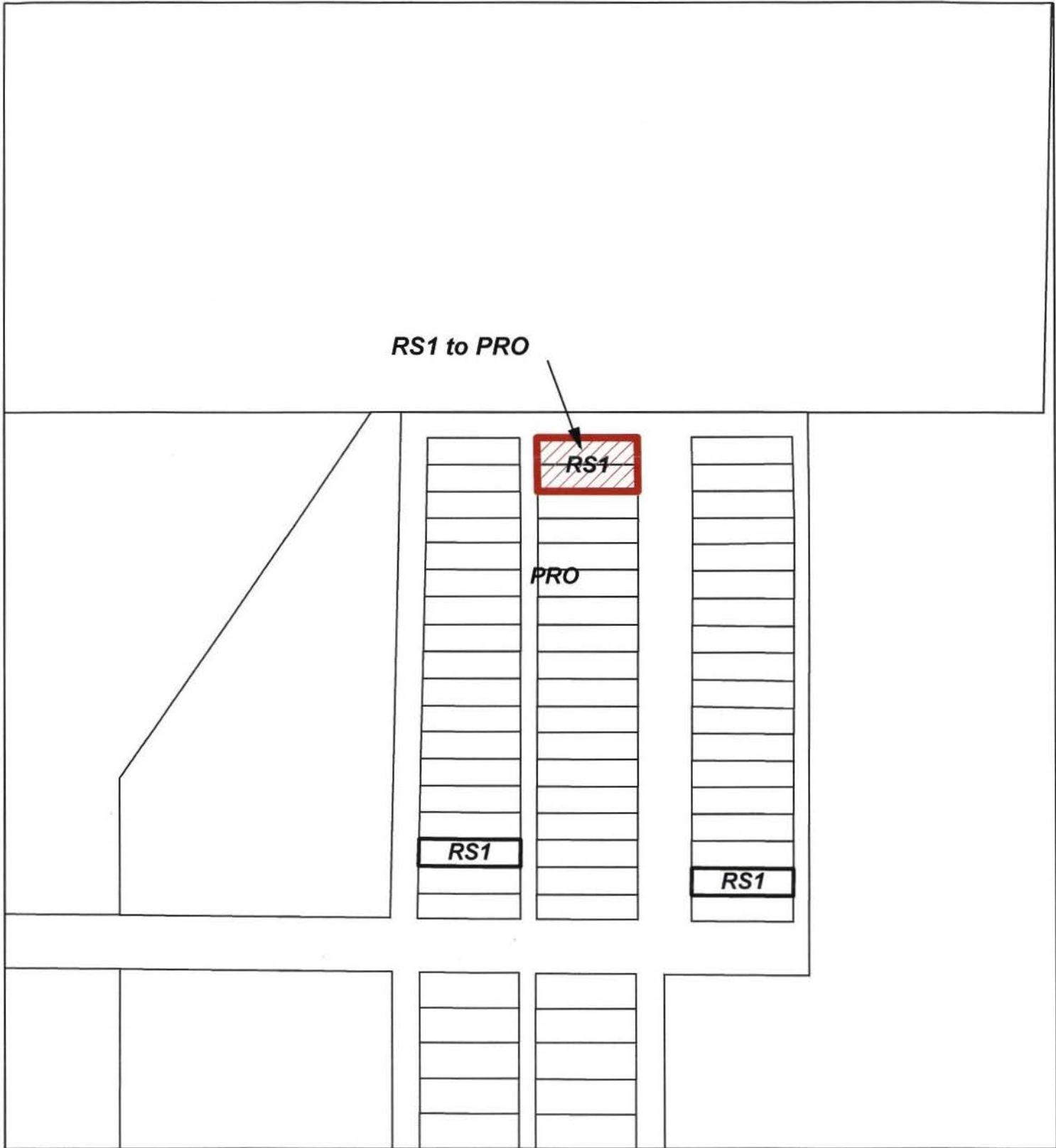
Municipal Clerk

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Municipal Clerk

Schedule A - BYLAW 7996

The District of North Vancouver Rezoning Bylaw (Bylaw 7996)



**SINGLE FAMILY RESIDENTIAL ONE ACRE ZONE (RS1)
TO PARKS, RECREATION AND OPEN SPACE (PRO)**

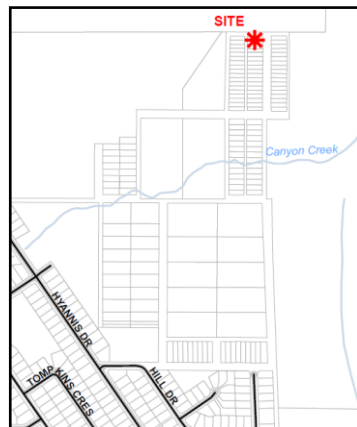


PUBLIC HEARING

Undeveloped Alpine Lots (PIDs 012-105-180 and 012-105-198)

- What:** Public Hearing on proposed District of North Vancouver Official Community Plan Amendment Bylaw 6 (Bylaw 7997) and Rezoning Bylaw (Bylaw 7996)
- When:** 7:00 pm, Tuesday, July 23, 2013
- Where:** Council Chambers, District of North Vancouver, 355 West Queens Road

Site Map



- What is it?** Bylaw 7997 proposes to amend the OCP changing the land use designation for the northern most lot from 'Residential Level 1: Rural Residential' to Parks, Open Space and Natural Areas'. Bylaw 7997 also amends Maps 3.1 and 4.1 of the OCP by designating both lots as a Form and Character Development Permit Area and as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area. Bylaw 7996 proposes to rezone both of the lots from Single family Residential One Acre Zone (RS1) to Park Recreation and Open Space (PRO) in keeping with the surrounding forested area.
- What changes?** The bylaws are required to change the OCP designation (north lot only) to Parks, Open Space and Natural Areas and zoning (both lots) to Park Recreation and Open Space.
- When can I speak?** Please join us on Tuesday, July 23, 2013 when Council will be receiving input from the public on this proposal. You can speak in person by signing up at the Hearing or by providing a written submission to the Municipal Clerk at the address below or input@dnv.org before the conclusion of the Hearing.
- Need more info?** The bylaw, Council resolution, staff report, and other relevant background material are available for review by the public at the Municipal Clerk's Office or online at www.dnv.org/public_hearing. Office hours are Monday to Friday 8:00 am to 4:30 pm.
- Who can I speak to?** Kathleen Larsen, Community Planner, at 604-990-2369 or larsenk@dnv.org.

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