

AGENDA

PUBLIC HEARING

Tuesday, September 16, 2014

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, September 16, 2014
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver

1. **OPENING BY THE MAYOR**

2. **INTRODUCTION OF BYLAW BY CLERK**

The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)

Purpose of Bylaw:

The bylaw proposes to allow for the rezoning of 26 undeveloped District lots currently zoned Single Family Residential (RS3) to Natural Park Land (NPL).

3. **PRESENTATION BY STAFF**

Presentation: Natasha Letchford, Community Planner

4. **REPRESENTATIONS FROM THE PUBLIC**

5. **QUESTIONS FROM COUNCIL**

6. **COUNCIL RESOLUTION**

Recommendation:

THAT the September 16, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)" be returned to Council for further consideration.

7. **CLOSING**

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The Corporation of the District of North Vancouver

Bylaw 8082

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the subject properties outline in Schedule A from RS3 to NPL.

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 1318 (Bylaw 8082)”.

2. Amendments

The following amendments are made to the “District of North Vancouver Zoning Bylaw 3210, 1965”:

2.1. The Zoning Map is amended to rezone from Single Family Residential 7200 (RS3) to Natural Parkland Zone (NPL) the lands as illustrated in Schedule A to this bylaw and legally described as follows:

Lot 22 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-591)

Lot 21 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-574)

Lot 20 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-566)

Lot 19 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-531)

Lot 18 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-523)

Lot 17 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-515)

Lot 16 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-485)

Lot 11 Block 108 District Lot 553 Plan 3411 (PID: 012-925-438)

Lot 12 Block 108 District Lot 553 Plan 3411 (PID: 012-925-471)

Lot 13 Block 108 District Lot 553 Plan 3411 (PID: 012-925-501)

Lot 14 Block 108 District Lot 553 Plan 3411 (PID: 012-925-535)

Lot 15 Block 108 District Lot 553 Plan 3411 (PID: 012-925-551)

Lot 16 Block 108 District Lot 553 Plan 3411 (PID: 012-925-586)

Lot 17 Block 108 District Lot 553 Plan 3411 (PID: 012-925-608)

Lot 18 Block 108 District Lot 553 Plan 3411 (PID: 012-925-624)

Lot 19 Block 108 District Lot 553 Plan 3411 (PID: 012-925-641)

Lot 20 Block 108 District Lot 553 Plan 3411 (PID: 012-925-659)

Lot 1 Except: Part on Highway Plan 41, Block 109 District Lot 553 Group 1
New Westminster District Plan 3411 (PID: 012-923-010)

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New Westminster District Plan 3411 (PID: 012-923-028)

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New Westminster District Plan 3411 (PID: 012-923-044)

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Lot 6 Block 109 District Lot 553 Plan 3411 (PID: 012-923-087)

Lot 5 Block 109 District Lot 553 Plan 3411 (PID: 012-923-079)

READ a first time July 21st, 2014

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1318" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure

ADOPTED

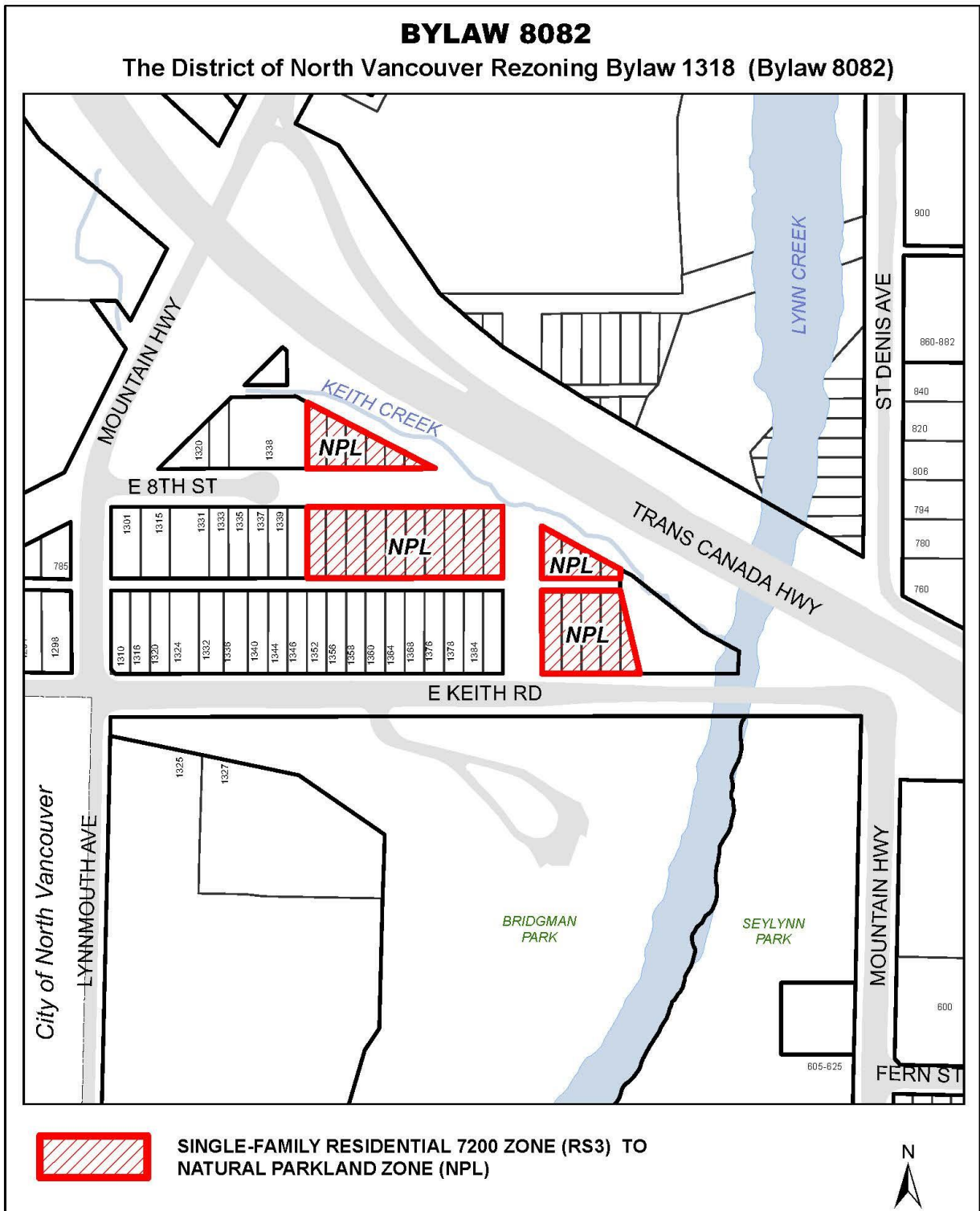
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 8082 Schedule A: Zoning Map



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 21, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

July 10, 2014
File: 08.3060.020/029.14

AUTHOR: Natasha Letchford, Community Planner

SUBJECT: Bylaw 8082: Rezoning of District of North Vancouver Land north of East Keith Rd from Single Family Residential (RS3) to Natural Park Land Zone (NPL)

RECOMMENDATION:

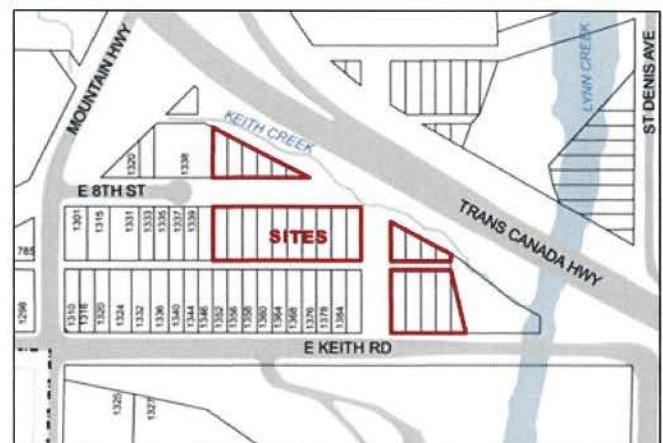
THAT The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082), rezoning the parcels from RS3 to NPL, is given FIRST reading and is referred to a public hearing.

SUMMARY:

Bylaw 8082 proposes to rezone 26 undeveloped District lots currently zoned Single Family Residential 7200 Zone (RS3) to Natural Park Land (NPL). This is consistent with the Official Community Plan designation of Parks, Recreation and Open Space (POSNA).

BACKGROUND:

To accommodate the construction of the new Keith Road Bridge a narrow strip of parkland is proposed to be removed from Bridgman and Seylynn Parks. As a replacement for this piece of land, a larger piece of land north of East Keith Rd is proposed to be rezoned natural park land (NPL). The proposed parkland is approximately 7,313 m² (78,716 sq ft) in area, whereas the narrow strip of parkland proposed for removal is 3,540 m² (38,104 sq ft) in area. This approximately doubles the amount of park zoned land in the neighbourhood.



Site Map

The District is currently undertaking an alternate approval process whereby voters can express their opposition to the removal of land from Bridgman and Seylynn Parks by signing

SUBJECT: Bylaw 8082: Rezoning of District of North Vancouver Land north of East Keith Rd from Single Family Residential (RS3) to Natural Park Land Zone (NPL)

July 11, 2014

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an elector response form and returning it to the District. Voters have until August 29 to respond to the Alternate Approval Process.

ANALYSIS:

Site and Surrounding Area:

The lots are zoned Single Family Residential (RS3). The lots are in four development permit areas: Form and Character; Protection of the Natural Environment; Streamside Protection; and Wildfire Hazard.

The Official Community Plan (OCP) designation is Parks, Open Space, and Natural Area (POSNA); therefore, a rezoning to Natural Park Land is consistent with the OCP. The rezoning of the lots would provide continuity of green space as they are situated between Inter River Park, Bridgman Park, and Seylynn Park. The lots do not have developed road access.

The 26 undeveloped lots have a combined area of approximately 7,313 m² (78,716 sq ft) and are located near Bridgman and Seylynn Parks north of the East Keith Road bridge, as seen in the following context map and air photo:



SUBJECT: Bylaw 8082: Rezoning of District of North Vancouver Land north of East Keith Rd from Single Family Residential (RS3) to Natural Park Land Zone (NPL)

July 11, 2014

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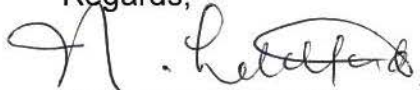
Conclusion:

Rezoning the lots from single family residential (RS3) to natural park land (NPL) is consistent with the Official Community Plan and provides a replacement for the narrow strip of parkland in Bridgman and Seylynn Parks that is required for the new Keith Road Bridge.

Options:

1. THAT The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082) is given FIRST reading and is referred to a public hearing. *(Staff recommendation)*
2. Council could abandon the bylaw at first reading.

Regards,



Natasha Letchford
Community Planner

Attachment:

1. The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)

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 8082

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APPROVED by the Ministry of Transportation and Infrastructure

ADOPTED

Mayor

Municipal Clerk

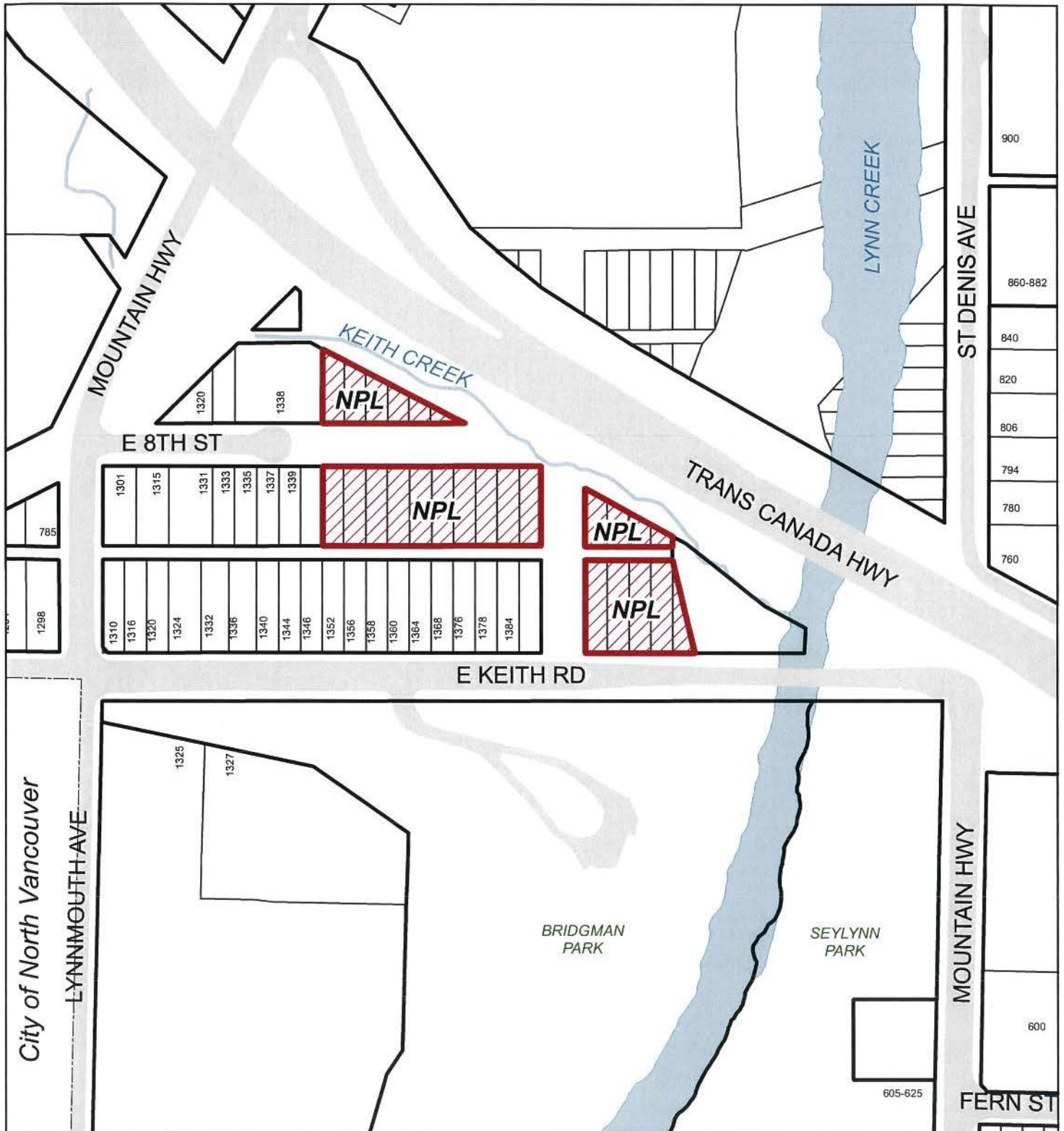
Certified a true copy

Municipal Clerk

Bylaw 8082 Schedule A: Zoning Map

BYLAW 8082

The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)



SINGLE-FAMILY RESIDENTIAL 7200 ZONE (RS3) TO
NATURAL PARKLAND ZONE (NPL)



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PUBLIC HEARINGS

Tuesday, September 16, 2014 at 7pm

District Hall
355 West Queens Rd

Three public hearings will be held on Tuesday, September 16 at 7pm occurring consecutively in the order noted below.

1) Rezoning of North Vancouver District Land North of East Keith Road

What: Public Hearing to allow for the rezoning of 26 undeveloped District lots currently zoned Single Family Residential (RS3) to Natural Park Land (NPL).

What changes? This proposal requires an amendment to the Zoning Bylaw.

Who can I speak to? Natasha Letchford, Community Planner, at 604-990-2378 or letchfordn@dnv.org

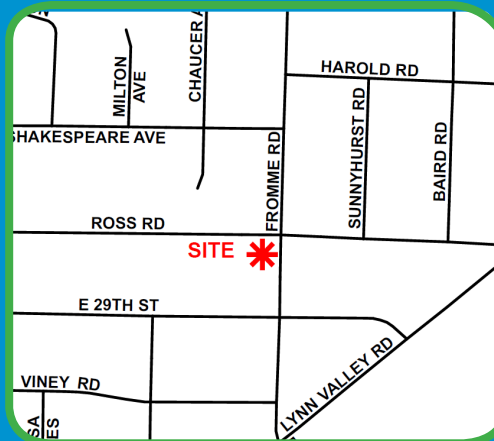


2) 2975 & 2991 Fromme Road

What: Public Hearing to facilitate the subdivision of the properties at 2975 and 2991 Fromme Road into four residential lots.

What changes? This proposal requires an amendment to the Zoning Bylaw.

Who can I speak to? Erik Wilhelm, Community Planner, at 604-990-2360 or wilhelme@dnv.org

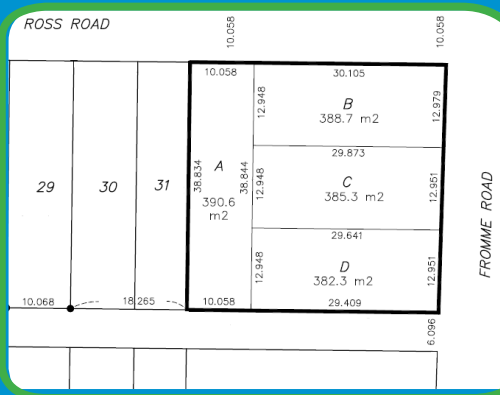
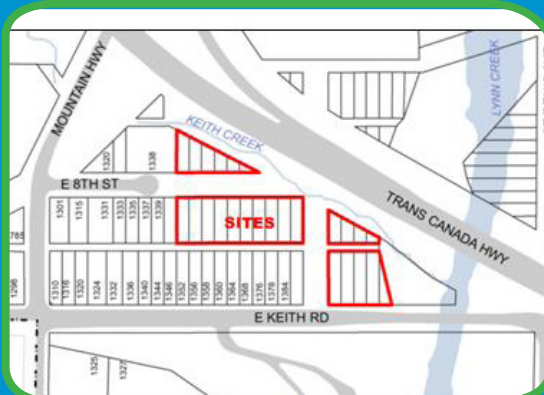
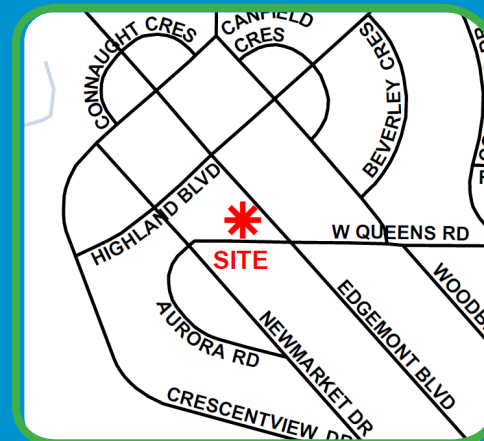


3) 3053 Edgemont Boulevard

What: Public Hearing to allow a thirty seat restaurant at the Edgemont Commons commercial building.

What changes? This proposal requires an amendment to the Zoning Bylaw.

Who can I speak to? Erik Wilhelm, Community Planner, at 604-990-2360 or wilhelme@dnv.org



When can I speak? We welcome your input **Tuesday, September 16, 2014 at 7 pm**. You can speak in person by signing up at the Hearings, or you can provide a written submission to the Municipal Clerk at input@dnv.org, or by mail before the conclusion of the relevant Hearing.

Need more info? The bylaws, Council resolutions, staff reports, and other relevant background materials are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing. Office hours are Monday to Friday 8 am to 4:30 pm.



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