

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

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REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, February 18, 2014 commencing at 8:12 p.m.

Present: Mayor R. Walton
Councillor R. Hicks
Councillor M. Little
Councillor A. Nixon

Absent: Councillor R. Bassam
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. B. Dwyer, Manager – Development Services
Ms. N. Letchford, Deputy Municipal Clerk
Ms. C. Peters, Community Planner
Ms. L. Brick, Confidential Council Clerk

Bylaw 8034: The District of North Vancouver Rezoning Bylaw 1304

Purpose of Bylaw:

In order to create the two 10m (33ft) lots, the site must be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw. The proposed subdivision will create two 10m (33ft) lots that are generally in keeping with the established lot pattern along the north side of the 900 block of Montroyal Blvd.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed Rezoning Bylaw as outlined in the Notice of Public Hearing.

2. INTRODUCTION OF BYLAW BY CLERK

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their property may be affected are welcome to speak.

3. INTRODUCTION OF BYLAW STAFF

Presentation: Ms. Casey Peters, Community Planner

Ms. Casey Peters, Community Planner, provided an overview of the proposal which would create two 10 metre lots that are generally in keeping with the established lot pattern along the north side of the 900 block of Montroyal Blvd.

Ms. Peters advised that:

- 75% of the north side of Montroyal Blvd is 10 metre wide lots;
- A previous subdivision application for this property was denied in May 27, 2013; and,

- A covenant is proposed to be registered on the subdivided property which will prohibit secondary suites.

4. PRESENTATION BY APPLICANT

Presentation: Joe Muego, Hearth Architectural Inc.

4.1 Mr. Joe Muego, Hearth Architectural Inc, on behalf of applicant:

- Provided history and context of the application;
- It was noted that a previous application was denied due to the streetscape and concern with secondary suites;
- The subject property is outside the small lot infill policy area for Upper Capilano;
- Advised that the owner will register a covenant restricting secondary units;
- Commented that 75% of the street has been subdivided and 88% of the street is currently 33 foot lots;
- The proponent is working with an arborist to retain mature vegetation on the lot;
- Advised that concerns expressed in the previous application have been addressed and the application has been adjusted accordingly;
- Commented that the Single-Family Residential Zoning will be maintained, and the proposal respects the side yard setback requirements; and,
- Believes that parking issues have been addressed through the removal of the secondary suites.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Ross Dutcher, 900 Block Montroyal Blvd:

IN FAVOUR

- Spoke in support of the proposed application;
- Is satisfied that the secondary suite issues have been address; and,
- Opined that the subdivision will facilitate the updating of the neighbourhood.

5.2 Ms. Melissa Safe, 900 Block Canyon Blvd:

IN FAVOUR

- Spoke in support of the proposed application;
- Noted that her concern about traffic has been addressed;
- Expressed support for the restrictive covenant for secondary suites; and,
- Commented on the house prices in the area.

5.3 Ms. Gillien Cooke, 900 Block Canyon Blvd:

OPPOSED

- Spoke in opposition to the proposed application;
- Spoke on behalf of a cohort of five neighbours;
- Commented that the property is congruent with the neighbourhood;
- Commented on the density of homes on the other end of the street;
- Expressed concern with the increase in on street parking;
- Community concerns include a dense block face, overflowed on street parking, and that mature vegetation has been removed;
- Noted that the location is between two high risk intersections; and,
- Expressed concern that this road will be the reroute road for the Capilano Watermain construction.

5.4 Mr. Brian Rhys, 900 Block Montroyal Blvd:

OPPOSED

- Spoke in opposition to the proposed project;
- Commented on the negative impact of the subdivisions to the neighbourhood; and,

- Expressed concern regarding the impact other subdivisions have had on parking in the neighbourhood.

5.5 Mr. Jim Murdock, 900 Block Clements Avenue:

OPPOSED

- Spoke in opposition to the proposed application;
- Expressed concern regarding the negative impact subdivisions have had on the neighbourhood;
- Commented on a lack of on street parking;
- Expressed concern regarding the removal of mature trees from the neighbourhood;
- Requested that other areas of the Upper Capilano Community be preserved; and,
- Commented that subdivision of lots does not improve affordability of homes in North Vancouver.

5.6 Mr. Bill Wier, 900 Block Montroyal Blvd:

COMMENTING

- Expressed concerns regarding traffic in the neighbourhood and the safety of residents in the area; and,
- Requested a three way stop be installed on Montroyal Blvd.

5.7 Mr. Andrew Olney, 1000 Block Prospect Avenue:

COMMENTING

- Expressed concern regarding the traffic in the neighbourhood and the access and egress at Shirley Avenue;
- Commented that buses have difficulty navigating the streets in the area and encouraged staff to implement no parking zones; and,
- Queried why densification is permitted in an area that cannot support it.

6. QUESTIONS FROM COUNCIL

In response to a question from Council staff advised that they would ensure that the internal design of the homes would make it difficult to convert the lower level into suites. If suites were discovered in the homes in the future they would take legal action to have them removed.

Staff advised that the large trees on the lot would be retained and street trees will be planted on the boulevard.

It was noted that the best practices policy regarding secondary suites on 33 foot lots was implemented in November 2013.

7. COUNCIL RESOLUTION

MOVED by Councillor LITTLE

SECONDED by Councillor NIXON

THAT the February 18, 2014 Public Hearing be closed;

AND THAT Bylaw 8034: The District of North Vancouver Rezoning Bylaw 1304, be returned to Council for further consideration.

CARRIED

OPPOSED: Councillor HICKS
(8:56 p.m.)

CERTIFIED CORRECT:

