

**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, July 22, 2014 commencing at 7:04 p.m.

Present: Mayor R. Walton
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor A. Nixon

Absent: Councillor R. Bassam
Councillor L. Muri

Staff: Mr. B. Bydwell, General Manager – Planning, Properties, and Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Haid, Manager – Sustainable Community Development
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. L. Brick, Confidential Council Clerk
Ms. K. Larsen, Community Planner
Ms. K. Rendek, Policy Planner
Mr. R. Taylor, Community Planner

The District of North Vancouver Rezoning Bylaw 1312 (Bylaw 8067)

Purpose of Bylaw:

To allow for the subdivision of the property at 2995 Royal Avenue.

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 bylaws as outlined in the Notice of Public Hearing.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws and advised that all those who consider that their interest in property may be affected by the proposed bylaws are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Kathleen Larsen, Community Planner

Ms. Kathleen Larsen, Community Planner, provided an overview of the proposed application highlighting:

- The application is to subdivide the property into two 10 m. lots;
- The lot will remain in the RS zone which will guide the house development;
- 55% of the lots on the west side of the block are 10 m. lots;

- The east side of the block is a mix of 12 m. and 10 m. lots;
- A covenant will be registered on title to prohibit secondary suites in both homes;
- A covenant will be registered on title to ensure that each house will be uniquely designed; and,
- Permeable paving will be required in the front yards for driveways and walkways.

In response to a query from Council staff advised that there will be no limit on the size of the basement.

4. REPRESENTATIONS FROM THE APPLICANT

Mr. Eric Stanger, 2995 Royal Avenue;

- Spoke in support of the proposed application;
- Advised that he has owned the property since 1994;
- Commented that the current house is an 1100 sq. ft. rancher built in 1959;
- Commented on the options for development of the house;
- Noted that the subdivision will be consistent with the smaller lots in the neighbourhood;
- Intend to sell the north lot to finance a new house on the south lot; and,
- Advised that the north lot will have a unique design which will be developed in conjunction with the builder.

5. REPRESENTATIONS FROM THE PUBLIC

Nil

6. QUESTIONS FROM COUNCIL

Council inquired if the houses will be identical or significantly unique. The applicant advised that he has completed a basic design for only one house at this point and left the second property a blank slate. The unique design covenant will ensure that there are different windows, material design, and roof lines for each house.

7. COUNCIL RESOLUTION

MOVED by Councillor LITTLE

SECONDED by Councillor NIXON

THAT the July 22, 2014 Public Hearing be closed;

AND THAT the "District of North Vancouver Rezoning Bylaw 1312 (Bylaw 8067)" be returned to Council for further consideration.

CARRIED
(7:17 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk

