

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**



REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 19, 2015 commencing at 7:01 p.m.

Present: Mayor R. Walton
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn

Absent: Councillor R. Bassam
Councillor M. Bond
Councillor L. Muri

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Mr. E. Wilhelm, Development Planner
Ms. C. Archer, Clerk Typist 3

The District of North Vancouver Rezoning Bylaw 1291 (Bylaw 7984)

Purpose of Bylaw:

Bylaw 7984 proposes to amend the Zoning Bylaw by rezoning 3568-3572 Mt. Seymour Parkway from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70) to allow the development of an 8 unit townhouse project.

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 bylaw as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;

- Council is here to listen to the public, not to debate the merits of the bylaw;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. Gordon, Manager – Administrative Services, introduced the proposed bylaw stating that:

Bylaw 7984 proposes to amend the Zoning Bylaw by rezoning 3568-3572 Mt. Seymour Parkway from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70) to allow the development of an 8 unit townhouse project.

3. PRESENTATION BY STAFF

Mr. Erik Wilhelm, Development Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Mr. Wilhelm advised that:

- The development site is located on the north side of Mt. Seymour Parkway just west of Parkgate Village Shopping Centre and Taylor Creek is located on the east side of the property;
- The six properties west of the site are single family homes with vehicular access from Mt. Seymour Parkway;
- The Atrium Building, which is an age restricted apartment complex, is located north & northwest of the development site;
- The 16 unit complex at the corner of Parkgate Avenue and Mt. Seymour Parkway is nearing completion and the portion of lane for that development is scheduled for construction in approximately a month;
- The proposed density is approximately 1.05 FSR;
- The primary building on the east side of the development provides for six of the eight units which maintains an ample streamside protection buffer of an average of 15.5 metres from the top of bank from Taylor Creek;
- When viewed from Mt. Seymour Parkway, the development has only two units fronting onto the parkway;
- The proposed development will be accessed from a rear lane. This lane is to follow a sensitive lane design which was developed for the 16 unit townhouse project at the corner of Parkgate Avenue and Mt. Seymour Parkway;
- The lane will allow for a meandering design with 4 metres of travel. There will be occasional landscape pockets to maintain as much tree retention as possible in the area;

- Approximately 14 trees will be removed to allow lane construction and no trees will be removed from the Atrium site; and,
- The project would provide \$48,075 of Community Amenity Contributions to provide park, trail, environmental, pedestrian, public art or other public realm infrastructure improvements.

In response to a question from Council regarding the sensitive lane design, staff advised that the development of the unopened lane needs to be handled sensitively to address the input of the adjacent neighbours. A sensitive lane design has been created to protect the privacy of neighbours, minimize traffic speed and add trees back into the lane. The laneway design includes:

- Reduced lane pavement width of 4 metres;
- Allowance for a meandering/flexible lane design, with potential space for landscape pockets to preserve existing nearby trees and passing lane pull-outs; and,
- Cedar fencing along the laneway on the northern boundary along the Atrium's southern property line.

Councillor MACKAY-DUNN left the meeting at 7:14 pm and returned at 7:15 pm.

In response to a question from Council regarding parking staff advised that each unit will have two ground level parking stalls. Four units will have tandem parking and four units will have standard parking.

Council queried the height of the units. Staff advised that the buildings on the west are three storeys and the buildings located on the east side are 4 storeys.

Council queried if the proposed townhomes have basements. Staff advised that there are no basements as the parking is at grade level.

4. PRESENTATION BY APPLICANT

Mr. Zubin Billimoria, Associate, DF Architecture:

- Advised that he is available to answer any questions.

In response to a question from Council regarding the price range of the units, Mr. Billimoria advised that the pricing of the townhomes has not yet been finalized, but will be priced at market value.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Jack Bernard, 3500 Block Mt. Seymour Parkway: COMMENTING

- Questioned if the proposed development will be priced at market value.

5.2. Ms. Joyce Jones, 1100 Block Parkgate Avenue: COMMENTING

- Expressed concern with the width of the proposed lane;
- Opined that the lane should be kept as narrow as possible;
- Questioned if a fence will be built along the laneway; and,
- Questioned the red wrapping on the trees.

Staff advised that the laneway design includes cedar fencing along the laneway on the northern boundary along the Atrium's southern property line.

Staff advised that arborists typically tag trees when doing an arborist report to identify the trees. Staff further advised that no trees will be removed from the Atrium's property north of the lane or from any private property south of the lane. The lane design is specifically designed to retain as many trees as possible while still maintaining a useable travel lane. Staff will report back at Second Reading as to what the red wrapping on the trees means.

6. QUESTIONS FROM COUNCIL

There were no further questions.

7. COUNCIL RESOLUTION

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HICKS

THAT the May 19, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1291 (Bylaw 7984)" be returned to Council for further consideration.

CARRIED
(7:26 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk