

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

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REPORT of the Public Hearing held in the Mary Hunter Room of Parkgate Community Centre, 3625 Banff Court, North Vancouver, B.C. on Tuesday, June 18, 2013 commencing at 7:00 p.m.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor D. MacKay-Dunn  
Councillor L. Muri  
Councillor A. Nixon

**Absent:** Councillor R. Hicks  
Councillor M. Little

**Staff:** Mr. J. Gordon, Municipal Clerk  
Ms. E. Geddes, Section Manager - Transportation  
Ms. J. Paton, Section Manager – Development Planning  
Mr. S. Petersson, Community Planner  
Ms. S. Berardo, Confidential Council Clerk  
Ms. L. Brick, Confidential Council Clerk

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**Bylaw 7983: The District of North Vancouver Rezoning Bylaw 1290**

*Purpose of Bylaw:*

The proposed rezoning bylaw will permit the development of sixteen, three storey townhouse units arranged in two buildings separated by a linear courtyard where before only single family residential homes were allowed.

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**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**

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw.

**3. PRESENTATION BY STAFF**

Presentation: Mr. Steven Petersson, Community Planner

Mr. Steven Petersson, Community Planner, provided an overview of the proposal for a sixteen, three storey townhouse complex consisting of two buildings separated by a linear courtyard.

Mr. Petersson advised that:

- The project is in keeping with the Official Community Plan;

- The buildings are on top of thirty-three underground parking stalls, including four designated visitor spaces and is in compliance with the zoning bylaw's multi-family parking requirements;
- Spoke to the access and sensitivity of the lane access; and,
- The proposed development will be constructed to Built Green "Gold" equivalency.

#### 4. PRESENTATION BY APPLICANT

Presentation: Mr. Dan Diebolt, Diebolt Management Ltd.

##### Mr. Dan Diebolt, on behalf of the applicant:

- Provided a history of the proposal;
- Spoke about the importance of community engagement; and,
- Noted that concerns raised from previous meetings have been addressed.

#### 5. REPRESENTATIONS FROM THE PUBLIC

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|------------|---|-------------------|
| <b>5.1</b> | <b>Mr. Arthur King, 1200 Block Parkgate Avenue:</b>   | <b>OPPOSED</b>    |
|            | <ul style="list-style-type: none"> <li>• Expressed concern in regard to increased traffic congestion; and,</li> <li>• Suggested that traffic lights at Mt. Seymour Parkway and Parkgate Avenue be programmed for current traffic patterns.</li> </ul>   |                   |
| <b>5.2</b> | <b>Ms. Joyce Jones, 1100 Block Parkgate Avenue:</b>   | <b>OPPOSED</b>    |
|            | <ul style="list-style-type: none"> <li>• Acknowledged the efforts of Councillors Little, Mackay-Dunn, and Muri;</li> <li>• Expressed concern with traffic; and,</li> <li>• Suggested limiting the traffic speed to 50km/hour on Mt. Seymour Parkway.</li> </ul>   |                   |
| <b>5.3</b> | <b>Mr. Barney Sherman, 1100 Block Parkgate Avenue:</b>  | <b>COMMENTING</b> |
|            | <ul style="list-style-type: none"> <li>• Spoke in support of the lane allowance plan because it includes the replacement of trees.</li> </ul>   |                   |
| <b>5.4</b> | <b>Mr. John Haynes, 1200 Block Parkgate Avenue:</b>   | <b>OPPOSED</b>    |
|            | <ul style="list-style-type: none"> <li>• Commented that traffic will be a problem;</li> <li>• Queried the width of the lane; and,</li> <li>• Commented that the proposed development is not aesthetically pleasing.</li> </ul>  |                   |
| <b>5.5</b> | <b>Mr. Alf Dwyer, 1100 Block Parkgate:</b>  | <b>OPPOSED</b>    |
|            | <ul style="list-style-type: none"> <li>• Expressed concerned in regard to traffic noise and traffic safety;</li> <li>• Design traffic lights on traffic patterns; and,</li> <li>• Commented on the impact of trees and loss of privacy.</li> </ul>  |                   |
| <b>5.6</b> | <b>Ms. Sue Bernard, 1100 Block Parkgate Avenue:</b>   | <b>OPPOSED</b>    |
|            | <ul style="list-style-type: none"> <li>• Spoke in opposition to the proposed development;</li> <li>• Expressed concern with increased traffic; and,</li> <li>• Commented that the laneway is a safety concern and landscaping will not address this problem.</li> </ul>   |                   |
| <b>5.7</b> | <b>Ms. Carol Anne Roberts, 1500 Block Jubilee Court:</b>  | <b>IN FAVOUR</b>  |
|            | <ul style="list-style-type: none"> <li>• Spoke in support of the proposed development;</li> <li>• Commented that the proposed development is aesthetically pleasing;</li> <li>• Supports the development of more affordable living units on the North Shore; and,</li> <li>• Commented on the importance of diverse buildings.</li> </ul> |                   |

## **6. QUESTIONS FROM COUNCIL**

Council queried the current status of the application at the end of the block. Staff advised the application is not actively being processed.

Council questioned if four meters is wide enough to support two-way traffic. Staff advised that four meters is wide enough, however, traffic will have to slow.

Council queried the plan for residents moving in and out and for deliveries to the building. Staff advised that four underground parking spots are available for guests and in special instances, the lane could be used on a temporary basis to unload.

Council sought clarification of the essence of the Housing Agreement. Staff advised that the Strata Rental Protection Policy requires a Housing Agreement to ensure that strata bylaws will not prevent owners from renting out their units.

## **7. COUNCIL RESOLUTION**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor NIXON**

THAT this Public Hearing be adjourned to reconvene at 7:00 p.m. on Tuesday, July 9, 2013 in the Council Chambers of the District Hall.

**CARRIED**

(7:50 p.m.)

**CERTIFIED CORRECT:**

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Confidential Council Clerk