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**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, September 10, 2013 commencing at 7:33 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor A. Nixon

Staff: Ms. N. Letchford, Deputy Municipal Clerk
Ms. J. Paton, Section Manager – Development Planning
Mr. D. Allan, Community Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 7999: The District of North Vancouver Rezoning Bylaw 1297

Purpose of Bylaw:

The proposed bylaw is required for the redevelopment of seven single family lots between 435 and 475 Seymour River Place for a sixty-one 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 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: Mr. Doug Allan, Community Planner

Mr. Doug Allan, Community Planner, provided an overview of the proposal for the redevelopment of seven single family lots between 435 and 475 Seymour River Place for a sixty-one unit townhouse project.

Mr. Allan advised that:

- The project is in keeping with the Official Community Plan;
- The proposed development supports provision of housing for seniors and families;
- The project consists of a sixty-one unit townhouse arranged in five buildings on either side of an

interior courtyard;

- The site layout and building arrangement has been influenced by the need to maintain a 15m riparian area setback on the east side of Maplewood Creek;
- The units range from one to three bedrooms and three storeys in height;
- A total of one hundred and fifteen parking spaces are provided including the designated visitor and handicapped spaces;
- All units will meet Level 1A adaptable design guidelines and incorporate SAFERHome measures;
- Ground level two bedroom units are designed for accessibility;
- The proposal will provide \$395,000 of Community Amenity Funds; and,
- Prior to adoption, covenants will be required for green building, storm water management, creek restoration and maintenance, flood construction level; and, public art maintenance.

4. PRESENTATION BY APPLICANT

Presentation: Anthem Maplewoods Developments Ltd.

4.1 Mr. Jim Bussey, Architect, 1600 Block West 5th Avenue, Vancouver:

- Commented that an improved roof design has been addressed as a result of the public consultation process;
- Noted that the design is consistent with other District communities;
- Commented that the project is targeting an energy performance rating of Energuide 82 and will achieve a building performance equivalent to Built Green Gold;
- Noted that the riparian setback area is planted with native materials;
- Commented that the courtyard is designed to function both as a grade level pedestrian walkway within the site and incorporates private amenity areas for the units; and,
- Noted that a variety of passive recreation opportunities at selected points with a proposed active play area adjacent to the riparian area.

Mr. Jim Armstrong, Keystone Environmental, 4400 Block Dominion Street, Burnaby:

- Spoke to the riparian area restoration plan.

Mr. Steve Forrest, Anthem Properties 500 Block Burrard Street, Vancouver:

- Commented that Anthem Properties has done extensive public consultation;
- Stated that Anthem Properties has committed to focus on traffic management; and,
- Commented that the proposed development will benefit the community.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Ms. Trinity Southworth, 300 Block Seymour River Place:

IN FAVOUR

- Spoke in support of the proposed development; and,
- Commented that the proposed development will meet the needs of many young families on the North Shore.

5.2 Ms. Diana Sly, 300 Block Seymour River Place:

COMMENTING

- Suggested making a financial commitment towards communities amenities such as Maplewood Farm and I HOPE instead of public art;
- Expressed concern with traffic; and,
- Urged Council to consider traffic calming measures.

5.3 Ms. Eugenia Torrick , 200 Block Seymour River Place:

OPPOSED

- Commented that the proposed buildings are aesthetically pleasing;
- Commented that the buildings are on the wrong street as there is only one street entrance and exit; and,
- Expressed concern with traffic.

6. QUESTIONS FROM COUNCIL

Council requested a copy of the draft traffic plan in the Maplewood Seymour area prior to adoption of the bylaw. Council also requested that an Engineering staff member attend Public Hearings in the future.

7. COUNCIL RESOLUTION

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT the September 10, 2013 Public Hearing be closed;

AND THAT Bylaw 7999 "The District of North Vancouver Rezoning Bylaw 1297", be returned to Council for further consideration.

CARRIED
(8:05 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk