

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

Click on icon to view the complete Council Meeting



REPORT of the Public Hearing held in the Council Chamber of the District Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, November 20, 2012 commencing at 7:04 p.m.

Present: Acting Mayor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor L. Muri
Councillor A. Nixon (7:05 p.m.)

Absent: Mayor R. Walton
Councillor D. Mackay-Dunn

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Permits, and Properties
Mr. J. Gordon, Municipal Clerk
Ms. T. Guppy, Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 7940 The District of North Vancouver Rezoning Bylaw 1283

Purpose: Bylaw 7940 would amend the Zoning Bylaw to change the zoning at 2955 Brookridge Drive to establish specific lot size regulations which would allow the current lot to be subdivided into two lots.

1. OPENING BY THE MAYOR

Acting Mayor Bassam welcomed everyone and advised that the purpose of the Public Hearing is to receive input from the community on the proposed amendments to the Zoning Bylaw as outlined in the notice of Public Hearing. He also informed those in attendance of the procedural rules that will be followed.

2. INTRODUCTION OF BYLAW BY CLERK

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

3. PRESENTATION BY STAFF

Presentation: Tamsin Guppy, Planner

Ms. Tamsin Guppy, Planner, presented the proposal to subdivide the current property to create two lots consistent with the prevailing lot pattern on the west side of Brookridge Drive. The existing home would be retained on the south lot and a new home would be built on the north lot. Ms. Guppy advised the proposed subdivision is in keeping with the character of the existing lots.

4. PRESENTATION BY APPLICANT

Presentation: Mr. Angus Anderson, 2000 Block Brookridge Drive:

- Acknowledged that the intent is to remove the swimming pool;

- Commented that all renovations will be modern; and,
- Noted the importance of being close to amenities and feeling a sense of community.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Curtis Krahn, 200 Block East 1st Street, Synthesis Design: IN FAVOUR

- Spoke in support of the application; and,
- Advised he was available to answer technical questions.

5.2 Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Spoke as a private citizen;
- Concerned with the possibility that adjacent neighbours were not notified in the Public Hearing process;
- Queried whether the Restrictive Covenant would be on title;
- Requested that the public have access to geotechnical reports; and,
- Expressed concern with the steep slope and questioned if there are proper storm drains.

6. QUESTIONS FROM COUNCIL

In response to a council query, staff advised that the subject property is located within Development Permit Areas for Slope Hazard, Creek Hazard, Wildfire Hazard, and Streamside Protection. The house on the proposed new lot will be constructed outside of the protected area and the applicant has provided drawings demonstrating a reasonable house footprint. As the existing house is being retained, a Restrictive Covenant will be a condition of subdivision requiring that a future house built on that lot be constructed outside of the protected area.

Mr. James Gordon, Municipal Clerk, stated that it is a requirement under the Local Government Act that all information with regards to the Public Hearing be made available to the public.

Ms. Tamsin Guppy, Planner, advised the public that a notification letter was sent to the owners/occupants within a 75m radius as per the Public Notification Policy.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the November 20, 2012 Public Hearing be closed;

AND THAT Bylaw 7940 "The District of North Vancouver Rezoning Bylaw 1283", be returned to Council for further consideration.

CARRIED

8. CLOSING

Acting Mayor Bassam declared the Public Hearing in respect to Bylaw 7940 CLOSED at 7:30 p.m.

CERTIFIED CORRECT:
