

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

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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 7:31 p.m.

**Present:** Acting Mayor R. Bassam  
Councillor R. Hicks  
Councillor M. Little  
Councillor L. Muri  
Councillor A. Nixon

**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  
Mr. S. Berardo, Confidential Council Clerk

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**Bylaw 7946 The District of North Vancouver Rezoning Bylaw 1284**

**Purpose:** Bylaw 7946 would amend the Zoning Bylaw to change the zoning at 2951 Royal Avenue to establish specific lot size regulations which would allow the current lot to be subdivided into two lots.

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**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 which would require an amendment to the Zoning Bylaw to establish specific lot size regulations for the subject property. The proposed subdivision will create two 11.1 m (36.4 ft.) wide lots. The 2900/3000 Block of Royal Avenue is characterized by a mix of small and large lots and is an area that could be considered in the future as a potential small lot infill area. Ms. Guppy advised that the surrounding neighbourhood has indicated support for the proposal.

**4. PRESENTATION BY APPLICANT**

**Presentation: Mr. Cedric Burgers, Architect:**

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

**5. REPRESENTATIONS FROM THE PUBLIC**

**5.1 Mr. Jim Lanctot, 1200 Block Argyle Road:**

**IN FAVOUR**

- Spoke in support of the application; and,
- Commented that there is a demand for this type of housing within the community.

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

**IN FAVOUR**

- Commented that most people like mixed lot sizes; and,
- Requested that staff look at a policy to enforce garages are being used for car space as a means to avoid street parking.

**6. QUESTIONS FROM COUNCIL**

Council queried how many homes on Royal Avenue are non-conforming lots? Staff advised that there are six undersized lots on this street.

In response to a council query, staff advised that the intent is to create secondary suites on the proposed lots.

Staff advised that a total of three parking spots will be provided: there will be two parking spots in the garage and one off-street parking spot. There will also be a substantial amount of storage space within the house.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor MURI**

**SECONDED by Councillor LITTLE**

THAT the November 20, 2012 Public Hearing be closed;

AND THAT Bylaw 7946 "The District of North Vancouver Rezoning Bylaw 1284", be returned to Council for further consideration.

**CARRIED**

**8. CLOSING**

Acting Mayor Bassam declared the Public Hearing in respect to Bylaw 7946 CLOSED at 7:43 p.m.

**CERTIFIED CORRECT:**

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Confidential Council Clerk

