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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, April 17, 2012 commencing at 7:06 pm.

Present: Mayor R. Walton
Acting Mayor M. Little
Councillor R. Bassam
Councillor D. Mackay-Dunn
Councillor L. Muri(7:07 pm)
Councillor A. Nixon (7:07 pm)

Absent: Councillor R. Hicks

Staff: Mr. B. Dwyer, Manager – Development Services
Ms. N. Letchford, Deputy Municipal Clerk
Ms. S. Rogers, Section Manager – Parks Planning
Ms. T. Guppy, Community Planner
Ms. L. Brick, Confidential Council Clerk

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7902, 2011 (Amendment 1)

Purpose of Bylaw:

Bylaw 7902 proposes to redesignate the subject lands in the Official Community Plan from *Residential Level Two to Parks, Open Space, and Natural Areas*.

The District of North Vancouver Rezoning Bylaw 1276

Purpose of Bylaw:

Bylaw 7903 proposes to rezone the subject lands from residential zoning to park zoning.

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. He read a prepared statement outlining the procedural rules for the conduct of the hearing.

2. INTRODUCTION OF BYLAWS BY CLERK

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaws.

3. PRESENTATION BY STAFF

Presentation: Tamsin Guppy, Community Planner

Ms. Tamsin Guppy, Community Planner, and Ms. Susan Rogers, Section Manager – Parks Planning, provided an overview of the proposed bylaws advising that the bylaws will change the zoning on the property from

Single Family (RS1) to Neighbourhood Park (NP) for the upper and lower areas and Natural Park Land (NLP) for the slope in between the upper and lower areas. Ms. Guppy noted that the lands have evolved from a residential use to a parks use since 2005. The intention is to leave the top portion of the park as a fenced off area and allow the lower area to become a neighbourhood green space; if there were any proposals from the community in the future to revisit the use of the park then the area designated Neighbourhood Park would be involved in a public consultation process. Staff noted that there are no proposed changes envisioned for the park if the bylaws are adopted.

Council Discussion:

Council inquired if staff were considering moving the fence at the top of the park area to allow users to enter that portion of the park; staff advised that the area is not considered to be an active park area and the District policy requires that any moving of the fence or change in use would require consultation with the neighbourhood and any safety issues would need to be addressed.

Council inquired if the area would be dedicated as park land in the future; staff advised that at this point the land is only being rezoned. There will be an additional bylaw brought forward to subdivide a portion of the southern RS1 lot for an access easement for 2430 Chapman Way; this will be part of a separate process following successful adoption of the proposed bylaws. Staff advised that they will provide a report back to Council prior to adoption to clarify the issue of park dedication for this property.

4. REPRESENTATIONS FROM THE PUBLIC

4.1 Ms. Michelle Payne **IN FAVOUR** 2200 Block Chapman Way

- Requested that the lower park area be maintained as a natural green space, not as a developed park, and requested that no further facilities be added to the park; and,
- Requested that the park sign include a flower bed and be located in the lower corner and situated in a manner to provide a barrier between park users and the street.

4.2 Ms. Rhonda Storey **COMMENTING** 2100 Block Berkley Road

- Expressed concern regarding the designation of Neighbourhood Park and the current landscaping;
- Requested that the upper park area not be made available for active park purposes;
- Expressed concern that there is a possibility the park use could be changed in the future; and,
- Opined that the area is still not without natural risk.

Staff advised that this process will amend the Official Community Plan's land use map and zone the land as park. A park dedication process can be initiated at Council's request.

Ms. Rogers advised that the upper park area, where the piezometers are installed, is fenced to keep the public out; it is staff's intent to leave the area as is. Ms. Rogers noted that if there were a future demand to open a section of the park for a seating area the District policy is to undergo a public consultation process to determine the neighbourhood needs.

4.3 Dr. Corrie Kost **COMMENTING** 2800 Block Colwood Drive

- Commented that when land is designated as park use it is owned by the entire district; and,
- Noted that dedicated park land can be undedicated by 2/3 majority vote of Council or a referendum, but the District has a Council policy that a referendum should be held.

4.4 Ms. Michelle Payne **SECOND TIME**

- Spoke in support of changing the designation to Natural Park Land or having a purpose statement or restrictive covenant be included for this area.

5. QUESTIONS FROM COUNCIL

In response to a query from Council, staff advised that the Natural Park Land zoning designation is applied to land the District has identified to be kept in its natural state; the Neighbourhood Park zoning dedication has some flexibility to allow for possible future uses such as seating or playground areas if these uses were requested by the neighbourhood.

Staff noted that:

- 1) The permitted principal uses of Neighbourhood Parks in the Zoning Bylaw, section 931, include athletic fields; greenbelts and natural areas; habitat management and enhancement facilities; interpretive facilities; multi-purpose sports courts; playgrounds; tennis courts; trails; and water play facilities.
- 2) The permitted principle uses of Natural Parklands in the Zoning Bylaw, section 941, includes greenbelts and natural areas; habitat management and enhancement facilities; interpretive facilities; and trails.

Council queried if the bylaws could have restrictive uses tied to the land without changing the zoning. Staff replied that restrictive covenants may be used.

The meeting recessed at 7:44 pm and reconvened at 7:48 pm.

Ms. Susan Rogers clarified that seating areas, trails, washrooms, and parking lots are permitted in both the Natural Park Land and Neighbourhood Park zones.

Staff clarified that the Natural Hazard Development Permit Area policy addresses any slope stability issues attached to the parcels and restrict development in this area. Staff noted that restrictive covenants could be placed on the property; however, staff noted this process does not propose any physical changes to the land and if any were to be contemplated a public consultation process would be required.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the April 17, 2012 Public Hearing be Closed;

AND THAT Bylaw 7902 – The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7902, 2011 (Amendment Bylaw 1), be returned to Council for further consideration;

AND THAT Bylaw 7903 – The District of North Vancouver Rezoning Bylaw 1276, be returned to Council for further consideration.

CARRIED

Staff advised that the bylaws will be returned to Council on May 7, 2012 for further consideration.

7. CLOSING

Mayor Walton declared the Public Hearing in respect of Bylaws 7902 and 7903 ADJOURNED at 7:57 p.m.

CERTIFIED CORRECT:

Confidential Council Clerk