

**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, May 15, 2012 commencing at 7:47 pm.

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

Absent: Councillor D. MacKay-Dunn

Staff: Ms. N. Letchford, Deputy Municipal Clerk
Ms. J. Paton, Section Manager – Development Planning
Mr. R. Boase, Environmental Protection Officer
Ms. L. Brick, Confidential Council Clerk
Mr. S. Petersson, Community Planner

Bylaw 7930 The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7930, 2012 (Amendment 3)

Purpose: Bylaw 7930 proposes to amend the OCP Land use map to designate a small portion of land north of Hastings Creek from *Residential level 3: Attached Residential* to *Institutional*, and the Hastings Creek corridor to *Parks, Open Space, and Natural Areas*.

Bylaw 7883 The District of North Vancouver Rezoning Bylaw 1265 (Bylaw 7883)

Purpose: Bylaw 7883 rezones the subject site from *Public Assembly* to *Comprehensive Development 66*, to enable the development of four townhouse units, and the adjoining riparian area from *Public Assembly* to *Natural Parkland*.

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 on the proposed amendments to the District Official Community Plan and Zoning Bylaw as outlined in the notice of Public Hearing. He also informed those in attendance of the procedural rules that will be followed this evening.

2. INTRODUCTION OF BYLAWS BY CLERK

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

3. PRESENTATION BY STAFF

Mr. Steven Petersson presented the proposed development project highlighting that the proposal includes a gift of property to the District which will be zoned Parks, Open Space. Mr. Petersson reviewed the history of the development outlining the previous proposals. Mr. Petersson noted that the Fisheries and Oceans Canada environmental impact assessment identified that there will be no harmful impacts to the riparian areas and improved environmental features to the site and stream. He advised that the existing pedestrian bridge will be decommissioned and will be replaced with an alternate crossing directly to Baird Road. Mr. Petersson highlighted two proposed options for improved trail connectivity in the proposal.

4. PRESENTATION BY APPLICANT

Mr. Jamie Fox, Wedgewood Developments,

- Spoke in support of the proposed development;
- Reviewed the history of the project and the parameters which were identified during the marketing of the property by the School Board and the mitigation efforts which have been implemented to address the concerns of the District and residents; and,
- Noted that the riparian portion of the property will be gifted to the District.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Bob Gelling, 3300 Block Fromme Road OPPOSED

- Spoke in opposition to the proposed development; and,
- Expressed concern regarding the effect of the development on Hastings Creek.

5.2 Mr. Jeff Calvert, 3300 Block Baird Road OPPOSED

- Expressed support for the concept of creek protection; and,
- Commented on the displacement of the informal meeting area for students, expressing concern that they will move to other areas in the neighbourhood.

5.3 Ms. Jan Beesley, 1100 Block Wendel Place COMMENTING

- Commented on the proposed walkway to Wendel Place, noting that the cul-de-sac has a short turning radius and could pose a hazard to pedestrians; and,
- Expressed concern regarding the negative impact to the residents at the end of Baird Road.

5.4 Ms. Barb Woodley, 1100 Block Wendel Place COMMENTING

- Spoke in support of the development but objected to the trail;
- Expressed concern regarding the safety of pedestrians on Wendel Place;
- Noted that there have been issues with vandalism and loitering in the area;
- Requested that an alternate pathway be included in the redevelopment of Argyle Secondary; and,
- Read a letter into the record from Jack Bellingham, 1100 Block Wendel Place, supporting the building of homes but not the pathway to Wendel Place.

5.5 Ms. ZoAnn Morten, 1800 Block Beaulynn Place OPPOSED

- Spoke in support of the Streamkeeper Program and the detailed assessment of Hastings Creek;
- Expressed concern that the constructed buildings and patios will be located inside the riparian area; and,
- Opined that the property should be used as a community amenity area for the neighbourhood.

5.6 Ms. Julie Wytrwal, 3300 Block Baird Road COMMENTING

- Spoke in support of the proposed development, expressed concern regarding the location of the

bridge and footpath;

- Expressed concern regarding traffic congestion on Baird Road and Wendel Place; and,
- Commented on the Department of Fisheries and Oceans report.

- 5.7 Mr. Fred Wytrwal, 3300 Block Baird Road COMMENTING**
- Spoke in support of a connector path but in opposition to the location of the footbridge; and,
 - Expressed concern regarding the relocation of the informal gathering place of the students.
- 5.8 Mr. Ron Beesley, 1100 Block Wendel Place OPPOSED**
- Commented on the impact of Argyle students on the neighbourhood;
 - Opined that not locating a bridge across the creek may not stop people from crossing the creek;
 - Suggested that the development is to benefit the school financially; and,
 - Spoke in opposition to the development.
- 5.9 Mr. Salim Hirji, 1100 Block Wendel Place IN FAVOUR**
- Spoke in support of the development;
 - Expressed concern regarding informal gatherings in the area and is opposed to the walkway to Wendel Place; and,
 - Commented on the traffic congestion and safety in the neighbourhood.
- 5.10 Mr. Dan Ellis, 900 Block Hendecourt Road IN FAVOUR**
- Requested confirmation of the submission of letters from the Lynn Valley Community Association and Ms. Gabriel Mazoret;
 - Commented on the proposed relocation of the school and the impact on the neighbourhood; and,
 - Expressed concern regarding the trail issue and opined on the greater community impact of the trail link.

The meeting recessed at 8:46 pm and reconvened at 8:52 pm

- 5.11 Mr. Eric Miura, 1400 Block Frederick Road IN FAVOUR**
- Spoke as the president of the Lynn Valley Community Association in favour of the proposed development; and,
 - Spoke in support of the proposed trail route on Wendel Place as the best option.

Councillor HICKS returned at 8:53 pm.

Councillor NIXON returned at 8:55 pm.

- 5.12 Ms. Roxanne Davies, 1100 Block Wendel Place, OPPOSED**
- Spoke in opposition to a trail to Wendel Place; and,
 - Expressed concern for the safety of the children on Wendel Place.
- 5.13 Mr. John Washington, 3300 Block Baird Road IN FAVOUR**
- Suggested an alternate trail route on school property to Mountain Highway;
 - Expressed concern regarding traffic safety on Baird Road; and,
 - Requested that no bridge be placed on Baird Road.
- 5.14 Mr. Bob McCormick, 3300 Block Baird Road IN FAVOUR**
- Commented on accessibility for seniors and handicapped in the neighbourhood.
- 5.15 Mr. Doug Hammond, 1100 Block Wellington Ave. OPPOSED**
- Requested that the status quo be maintained for the bridge; and,

- Expressed concern regarding environmental damage if the bridge were moved.

5.16 Mr. John Gillmour, 2900 Block Bushnell Place IN FAVOUR

- Spoke in favour of the project and of the relocation of the bridge;
- Suggested improvements be made to the Wendel Place cul-de-sac to improve safety.

5.17 Mr. David Freestone, 3300 Block Baird Road COMMENTING

- Expressed concern regarding the environmental impact of moving the bridge;
- Noted that the issues are similar for both Wendel Place and Baird Road; and,
- Spoke in favour of an east/west trail connector.

5.18 Ms. Francis Lauritzen, 3300 Block Baird Road IN FAVOUR

- Spoke in favour of the proposed development; and,
- Expressed concern regarding the proposed relocation of the bridge.

5.19 Ms. Helen Wilson, Baird Road COMMENTING

- Expressed concern for the safety of students walking on Baird Road.

5.20 Mr. Bill Ostland, Baird Road COMMENTING

- Expressed concern for the safety of pedestrians on Baird Road; and,
- Encouraged staff to reroute pedestrian traffic to Fromme Road or Mountain Highway.

5.21 Ms. Judy Wytrwal SPEAKING FOR A SECOND TIME

- Commented that there are no drop off areas for students on Frederick or Fromme Roads.

5.22 Mr. Ron Beesley SPEAKING FOR A SECOND TIME

- Commented there is a need for sidewalks on Baird Road;
- Queried if there would be basement suites permitted in the proposed development; and,
- Requested adequate space be provided outside the garages to allow cars to turn easily.

5.23 Mr. Jeff Calvert SPEAKING FOR A SECOND TIME

- Commented on the north/south traffic issues for students; and
- Requested that adequate sidewalks be installed on Baird Road.

5.24 Ms. ZoAnn Morten SPEAKING FOR A SECOND TIME

- Commented on the riparian area setback requirements; and,
- Expressed concern regarding possible liability and responsibility issues of the District ownership of this property.

5.25 Mr. Dan Ellis SPEAKING FOR A SECOND TIME

- Commented on the north/south traffic in the future; and,
- Opined that all the connections available may be required as the Town Centre develops.

5.26 Mr. Eric Miura SPEAKING FOR A SECOND TIME

- Advised that the Lynn Valley Community Association will further consider the comments made this evening; and,
- Expressed a need in Lynn Valley for further trail connectivity between park.

5.27 Mr. John Gillmour SPEAKING FOR A SECOND TIME

- Commented on the cul-de-sac design; and,
- Urged Council to approve the proposed development proposal.

5. QUESTIONS FROM COUNCIL

In response to a Council query regarding the safeguards in place to protect creek during construction Mr. Boase advised that the District requires detailed mitigation measure plans approved prior to issuance of building permits and for those measures to be in place during the construction process.

Mr. Boase confirmed that there are requirements in place for the approval process to ensure the stream corridor is protected during the relocation of the pedestrian footbridge.

Ms. Paton read a copy of the letter received from the School District outlining the preferred alignment of the trail system on school property noting they support an east/west connection.

Staff advised that basement suites are not permitted in multi-family zoned properties.

Ms. Paton noted that currently the blacktop set back is 0 metres. The proposed set back of the buildings would vary from 7 ½ to 10 metres. Part of the proposal is for the installation of a fence at the 5 metre setback line.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the May 15, 2012 Public Hearing be Closed;

AND THAT Bylaw 7930 – The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7930, 2012 (Amendment 3), be returned to Council for further consideration;

AND THAT Bylaw 7883 – The District of North Vancouver Rezoning Bylaw 1265, be returned to Council for further consideration.

CARRIED

OPPOSED: Councillor NIXON

7. CLOSING

Mayor Walton requested that staff seek clarification whether Council could continue to receive input in regards to the trail system.

Mayor Walton declared the Public Hearing in respect of Bylaws 7930 and 7883 CLOSED at 9:47 p.m.

CERTIFIED CORRECT:

Confidential Council Clerk