

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

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REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 27, 2015 commencing at 7:19 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson

Absent: Councillor R. Hicks
Councillor L. Muri
Councillor D. MacKay-Dunn

Staff: Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Clerk
Ms. D. Allan, Community Planner
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1317 (Bylaw 8080)

Purpose of Bylaw:

Bylaw 8080 proposes to amend the District's Zoning Bylaw to create a new Comprehensive Development Zone 83 (CD83) and rezone 1591 Bowser Avenue from C9 to CD83 enabling the development of a 16 unit, three-storey apartment building with underground parking.

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 bylaw as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;

- Council is here to listen to the public, not to debate the merits of the bylaws;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw stating that:

Bylaw 8080 proposes to amend the District's Zoning Bylaw to create a new Comprehensive Development Zone 83 (CD83) and rezone 1591 Bowser Avenue from C9 to CD83 enabling the development of a 16 unit, three-storey apartment building with underground parking.

3. PRESENTATION BY STAFF

Mr. Doug Allan, Community Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Mr. Allan advised that:

- The current site has a two and a half storey office building with surface parking;
- Currently there is low-rise commercial development to the north, west and east of the subject property;
- The preliminary application was for a four storey, 24 unit building on a site which included the west lane;
- The revised proposed application is a three storey building with 16 apartment units consisting of studios to 3 bedroom units;
- Parking for the proposed project will include 22 underground parking spaces that will be accessed off the west lane;
- The design of the project is in alignment with the vision of the Official Community Plan; and,
- The project provides a transition between Marine Drive and the lower density townhouse residential use to the south.

Mr. Allan explained that the proposed CD83 Zone would:

- Identify the permitted uses in a building;
- Establish a base density of 1.0 FSR;
- Increase FSR from 1.0 to 1.68 provided that the developer provided a Community Amenity Contribution and a Housing Agreement (Bylaw 8094) was adopted;
- Create building coverage, setback and building height regulations; and,
- Establish the parking requirements which are based on a ratio of 1.38 spaces per unit, inclusive of visitor parking.

4. PRESENTATION BY APPLICANT

Mr. Richard Cook, Jordan Cook and Associates:

- Provided history and context of the proposed development;
- Spoke to the benefits that the proposed development will bring to the community;

- Noted that the design of the development is a result of public consultation; and,
- Asked Council for support of the project.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. James Clendenan, 1500 Block Bowser Avenue: COMMENTING

- Expressed concerned with potential cars parking in the lane-way and requested a no parking sign be placed in the alley;
- Expressed concern that the development will contribute to the reduction of commercial office space within the Marine Drive corridor;
- Expressed concern with the lack of storage within the existing structure and suggested that Council review space requirements for storage facilities in new condominium developments; and,
- Questioned the possibility of developing the whole block, not just the proposed section.

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

- Queried how many parking stalls will be designated for electric charging stations, regular parking stalls and bicycle stalls;
- Commented on the amenity contributions being made by the developer;
- Concerned that a building from the 1970's is being torn down; and,
- Expressed concern with the limited possibilities for future development to the north of the site.

6. QUESTIONS FROM COUNCIL

Staff commented that a traffic consultant advised that 20 parking stalls would be sufficient for the proposed development based on the District's parking policy for sites within 400m of a frequent transit corridor and the Metro Vancouver Apartment Parking Study. The 22 parking stalls proposed in this application exceeds that requirement.

Staff advised that TransLink has identified a possible B-Line bus extension along Marine Drive; however, it is not known at this time, if this extension would require any property acquisition on the south side of Marine Drive, north of the site.

Staff advised that the two different C9 development scenarios were created to provide an incentive to assemble smaller sites.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT the January 27, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1317 (Bylaw 8080)" be returned to Council for further consideration.

CARRIED
(7:52 p.m.)

CERTIFIED CORRECT:

