

**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 7:07 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 Municipal Clerk  
Mr. D. Allan, Community Planner  
Ms. S. Vukelic, Confidential Council Clerk

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**The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)**

*Purpose of Bylaw:*

Bylaw 8087 proposes to amend the District's Zoning Bylaw by adding "artist studio" and "office purposes" as permitted uses in the CD3 Zone specific to 1000 Roosevelt Crescent.

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**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 bylaws 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 bylaws 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:

The purpose of Bylaw 8087 is to amend the Comprehensive Development Zone 3 (CD3) for 1000 Roosevelt Crescent to allow for a slightly broader range of uses by including “artist studio” and “office purposes” as principle uses.

## 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:

- Bylaw 8087 proposes to amend the permitted uses in the Comprehensive Development (CD3) Zone;
- Strata owners wish to expand the uses permitted on the property to align more closely with the uses permitted on adjacent properties;
- The adjacent buildings are zoned Employment Zone - Light Industrial (EZ-LI);
- The current tenants at 1000 Block Roosevelt Crescent are primarily professional offices;
- Notification was sent to surrounding neighbours and the local Community Association; and,
- Allowing the amendment would improve the economic viability of the building.

## 4. PRESENTATION BY APPLICANT

Nil

## 5. REPRESENTATIONS FROM THE PUBLIC

### 5.1. Mr. Coviss Jobva, 1000 Block Roosevelt Crescent: COMMENTING

- Clarified that the proposed amendment would allow for Lawyers and Accountants to occupy strata units in the building.

## 6. QUESTIONS FROM COUNCIL

Staff confirmed that there is sufficient parking at the building to allow for the proposed zoning amendment.

Staff advised that the segregation of professional use classes in specific zones has been diminishing over time. Staff is looking at potential zoning amendments to allow a broader range of professions in business zones.

Staff advised that there was no written comment received from the surrounding owners. Correspondence was received from the Norgate Community Association which questioned the use limitations of the current

CD3 Zone.

**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 1320 (Bylaw 8087)" be returned to Council for further consideration.

**CARRIED**  
(7:17 p.m.)

**CERTIFIED CORRECT:**

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Confidential Council Clerk