

**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, February 17, 2015 commencing at 7:04 p.m.

**Present:** Mayor R. Walton  
Councillor M. Bond  
Councillor J. Hanson  
Councillor D. MacKay-Dunn

**Absent:** Councillor R. Bassam  
Councillor L. Muri

**Staff:** Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Mr. N. Letchford, Community Planner  
Ms. S. Vukelic, Confidential Council Clerk

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**The District of North Vancouver Rezoning Bylaw 1321 (Bylaw 8095)**

*Purpose of Bylaw:*

Bylaw 8095 proposes to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49 ft) to 10.8 m (35.5 ft) and will reduce the minimum permitted lot area from 550m<sup>2</sup> (5,920 sq. ft.) to 437m<sup>2</sup> (4,703 sq. ft.) to allow for the creation of two lots.

**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

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw stating that:

The purpose of Bylaw 8095 is to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49 ft) to 10.8 m (35.5 ft) and will reduce the minimum permitted lot area from 550m<sup>2</sup> (5,920 sq. ft.) to 437m<sup>2</sup> (4,703 sq. ft.) to allow for the creation of two lots.

### PRESENTATION BY STAFF

Ms. Natasha Letchford, Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Ms. Letchford advised that the application is for a two lot subdivision and is consistent with the Official Community Plan designation. She noted that the lot widths and area are less than allowed under the RS4 Zoning; however, they are compatible with the existing lot pattern directly across the street and to the west of the application.

Ms. Letchford noted that the three lots directly south of the application are too small and therefore; do not meet the District's subdivision requirements.

Ms. Letchford explained that the proposed subdivision would have the following conditions:

- Secondary suites would not be permitted;
- Exterior design of the two houses cannot be identical;
- Applicant must build the houses in compliance with the District's Green Building Strategy; and,
- The proposed subdivision will have a shared driveway to minimize loss of on-street parking.

## 3. PRESENTATION BY APPLICANT

Nil

## 4. REPRESENTATIONS FROM THE PUBLIC

### 4.1. Mr. Ben Campbell-Barry, 3900 Block Hoskins Road: **COMMENTING**

- Expressed concern regarding the street parking on Hoskins.

### 4.2. Mr. Matt Hanson, 1500 Block Kilmer Road: **COMMENTING**

- Queried if the potential subdivision could access the property from the rear lane.

Staff advised that there are no plans to open lane access at this time.

### 4.3. Mr. Corrie Kost, 2800 Block Colwood Drive: **COMMENTING**

- Queried the District's sub-division application process; and,
- Commented on the Approving Officer's approval process for sub-divisions.

## 5. QUESTIONS FROM COUNCIL

In response to a query from Council, staff advised that the District's Transportation and Planning Department have reviewed the application and advised that only one driveway will be permitted for the proposed application.

In response to a Council query staff advised that secondary suites will not be allowed on the proposed subdivision.

In a response to a Council query staff advised that no complaints have been received regarding property maintenance at this address.

Staff advised that property maintenance guidelines will be brought forward for discussion at a future Committee of the Whole meeting.

In response to a Council query staff advised that the house is currently vacant.

Staff confirmed that the Approving Officer for the District has reviewed the proposed application.

## **6. COUNCIL RESOLUTION**

**MOVED by Councillor HICKS**

**SECONDED by Councillor MACKAY-DUNN**

THAT the February 17, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1321 (Bylaw 8095)" be returned to Council for further consideration.

**CARRIED**  
(7:27 p.m.)

**CERTIFIED CORRECT:**

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Confidential Council Clerk