

**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, April 14, 2015 commencing at 7:00 p.m.

Present: Acting Mayor J. Hanson
Councillor M. Bond
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Mayor R. Walton
Councillor M. Bassam

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. C. Peters, Planner

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)

The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)

Purpose of Bylaws:

Bylaw 8110 will amend the OCP land use designation from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for detached housing and park. Bylaw 8109 will rezone the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space.

1. OPENING BY THE MAYOR

Acting Mayor Hanson 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 Acting Mayor Hanson'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 these bylaws 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 bylaws stating that:

Bylaw 8110 will amend the OCP land use designation from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for detached housing and park. Bylaw 8109 will rezone the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space.

3. PRESENTATION BY STAFF

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

Ms. Peters advised that:

- Monteray School was closed in June 2004 and the site was leased for several years to the L'Ecole Francaise Internationale de Vancouver;
- The school has been vacant since March 2011;
- School District 44 began exploring options for the property through a Request for Proposals in July 2012;
- Morningstar Developments submitted a preliminary planning application for a 14 lot subdivision in December 2013 and hosted an early input public meeting in March 2014;
- A detailed planning application for a 12 lot subdivision was submitted in December 2014;
- Four lots will be accessed directly from Starlight Way and eight lots will be accessed by an extension of the Monteray Avenue cul-de-sac;
- The proposal will result in a net decrease in vehicle traffic to the site;
- The houses are being designed to integrate into the topography of the lot while respecting setbacks to the surrounding neighbours;
- The Community Amenity Contribution for this proposal has been calculated at \$460,000; and,
- A robust construction management plan is required to be accepted by the District prior to the issuance of any building permit.

4. PRESENTATION BY APPLICANT

4.1. Mr. Ryan Lucy, Morningstar Homes:

- Provided history and context of the proposed development;
- Noted the public consultation that was held in the early stages of the application;
- Commented that concerns raised by some neighbours on Starlight Way regarding the heights of the buildings have been addressed; and,
- Advised that many of the trees designated for removal are of poor quality and 47 new trees will be

planted in the new neighbourhood park as well as along the new portion of Monterey Avenue and on Starlight Way.

5. REPRESENTATIONS FROM THE PUBLIC

- 5.1. Mr. Wayne Schaffer, 4300 Block Starlight Way: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented on the opportunity to remove the existing buildings and clean up the site; and,
 - Stated that the proposed development is aesthetically pleasing.
- 5.2. Mr. Ron Adie, 4300 Block Starlight Way: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented that the proposed development will restore the neighbourhood.
- 5.3. Mr. Brad Popovich, 4400 Block Starlight Way: IN FAVOUR**
- Spoke in support of the proposed Morningstar development;
 - Spoke to the poor condition of the existing school; and,
 - Commented that the proposed development would complement the existing neighbourhood.
- 5.4. Mr. Damien Calpa, 4100 Block Monterey Avenue: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented on the importance of the revitalization of the Monterey school site; and,
 - Expressed concerns with the limited visibility in the park.
- 5.5. Mr. Corrie Kost, 2800 Block Colwood Drive: IN FAVOUR**
- Spoke in support of the proposed rezoning;
 - Questioned how the height of the existing school compares to the height of the proposed single-family homes; and,
 - Expressed concern that the proposed side yard setback and height measurements may set a precedence for future developments.
- 5.6. Mr. Amir Ghaseminejad, 260 Block Montroyal Boulevard: COMMENTING**
- Questioned how an owner of public assembly land can dispose of their property.

In response to a Council query staff advised that the height of the proposed single-family homes would be one to two storeys higher than the existing school.

In response to a Council query staff advised that in 2013, the District approved a Public Assembly Land Strategy Policy to help guide decisions around land-use change proposals for public assembly lands. The proposed OCP amendment and rezoning application responds to the guiding principles of the Public Assembly Land Strategy as well as public input received through the planning process. Staff further advised that School District 44 has identified these lands as surplus to school needs and supports the proposal.

In response to a Council query regarding the visibility of the park staff advised that the entrance to the park is 10m wide which is wider than a typical lot in the District.

- 5.7. Mr. Amir Ghaseminejad, 260 Block Montroyal Boulevard: SPEAKING A SECOND**
- Suggested a basketball and tennis court be constructed for the community to enjoy; and,
 - Spoke to the government selling surplus school land to fund school renovations.
- 5.8. Mr. Damien Calpa, SPEAKING A SECOND**

4100 Block Monterey Avenue:

- Acknowledged that there is a wide lot access from Montroyal Boulevard to the park; and,
- Expressed concern with the narrow access to the park from Starlight Way and Monterey Avenue.

6. QUESTIONS FROM COUNCIL

There were no further questions.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the April 14, 2015 Public Hearing be closed;

AND THAT “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)” be returned to Council for further consideration;

AND THAT “The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)” be returned to Council for further consideration.

CARRIED
(7:56 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk