

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

Click on icon to view complete council meeting 

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 21, 2015 commencing at 7:02 p.m.

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

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

Staff: Ms. J. Paton, Manager – Development Planning
Mr. D. Milburn, Deputy General Manager – Permits and Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. C. Peters, Planner
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1327 (Bylaw 8113)

Purpose of Bylaw:

Bylaw 8113 will amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential 6000 Zone (RS4) to Comprehensive Development Zone 89 (CD89) enabling the development of an 18 unit townhouse project.

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 of 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 bylaw;
- The Clerk has a binder containing documents and submissions related to the bylaw which Council has received and which the public is 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 may not receive further new information from the public; and,
- 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 BYLAW BY CLERK

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

Bylaw 8113, Rezoning Bylaw 1327, proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential 6000 Zone (RS4) to Comprehensive Development Zone 89 (CD89) enabling the development of an 18 unit townhouse project.

3. PRESENTATION BY STAFF

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

Ms. Peters advised that:

- The subject site is located on the south side of West Queens Road in the Queensdale Village area;
- The proposal is to combine two single family lots and the rear lane into one 15,400 square foot lot;
- Bylaw 8111 is a bylaw which facilitates the sale of the rear laneway associated with this application if the rezoning is approved;
- Churchill House Retirement Residence is located on the west and southwest of the site with a gas station to the northeast and single family homes located northwest of the site on West Queens Road;
- The site is currently zoned Single-Family Residential 6000 Zone (RS4), which permits single family residential uses;
- The proposed CD89 would allow an 18 unit townhome development up to 1.7 Floor Space Ratio (FSR);
- The lane would assume CD89 zoning if rezoning is approved;
- The proposed development is for two buildings with nine units in each, which would be separated by a 31 foot wide landscaped courtyard;
- The proposal allows for one access point from an existing rear laneway;
- There is an existing lane that runs east and west that has a barrier which prevents cars from accessing the lane that runs north and south and from exiting onto Lonsdale Ave;
- Potential removal of this barrier will be reviewed by the applicant and staff;
- The proposed application will be three storeys tall when viewed from West Queens Road;
- The slope of the site has a partial fourth floor viewed at the rear of the property;
- Proposal designed for ground-oriented multiple family residential use as a permitted use;
- The maximum building height is 45 feet;
- The proposed application has 32 parking stalls within an underground garage;
- Ratio of 1.78 stalls per unit, which is inclusive of three stalls for visitor parking;
- Application includes ten tandem parking stalls and 29 bicycle stalls;
- Community Amenity Contribution (CAC) is calculated at \$106,485 based on a maximum density of 1.7 FSR; and,
- The Bylaw allows the CAC to be used for park, trail, environmental, pedestrian, public art or other realm of infrastructure.

4. PRESENTATION BY APPLICANT

Mr. Taizo Yamamoto, Yamamoto Architecture Inc noted:

- That the zoning is designated for low density and apartment buildings;
- The project consists of 2-3 bedroom apartments marketed towards affordable, entry level housing;
- The design of the project has barrier free access to site and centre of courtyard to encourage pedestrian activity;
- The design of the application provides street level, pedestrian access to West Queens Road;
- The design allows some units to have balconies while others will have outdoor green space;
- The parkade is designed below grade and it will include storage units for some residents;
- Access point for garbage and recycling is located off the rear lane;
- Parking includes ten marked tandem parking stalls designated for five of the residential units which allows for 1.5 parking spots for the remaining thirteen units;
- Residents will have access to units through the parkade and West Queens Road;
- The building does not appear to block natural sunlight to surrounding neighbours;
- There will be planters and drought resistant shrubs between units to provide privacy;
- The proposed application will achieve an EnerGuide rating of 80.

Ms. Donna Howes, Howes Technical Advantage Ltd.:

- Provided an overview of the tandem parking proposed for the application;
- Reported on a traffic study conducted in the rear laneway;
- Noted that the development's peak traffic hour is the laneway's lowest commercial activity; and,
- The current rear laneway is designed for traffic of the development's volume.

In response to a question from Council regarding the traffic signal timing at Lonsdale Avenue and West Queens Road, Ms. Howes explained that the traffic signals in the area of the development are timed signals and that no additional traffic modifications are required for the addition of this development.

Mr. Yamamoto explained that there is allocated underground storage for residents who face West Queens Road.

Mr. Yamamoto confirmed that the development will have the capacity to include the handling of solid waste, recyclables and organics.

Council expressed concern regarding the possibility of residents not using their allocated tandem parking stall due to the difficulty maneuvering in and out of the tandem parking in the underground. Because of this, Council queried if there is sufficient parking around the development for overflow parking. Mr. Yamamoto advised that the parking around the proposed building appears to be underused.

Council queried regarding the height of the Queens Cross Pub in scale to the proposed development. Mr. Yamamoto advised that the pub sits higher on grade, has over height ceilings and a high pitched roof; therefore, it appears larger in height.

Council queried the estimated cost of the units. Mr. Merlin Wick, Development Manager for Noort Homes, advised that the two bedroom units will be listed in the high \$500,000 price range.

Council clarified that the ground level units that face West Queens Road will have a secondary access door on the front of the unit to allow for the possibility of an at home office. Mr. Yamamoto explained that the second door is a design element to expand the use of the space.

Discussion ensued regarding the traffic flow in the rear laneway and the possibility of establishing a "loop system". Staff will continue exploring removal of the barrier and report back at the Development Permit stage.

In response to a question from Council regarding the reasoning for the barriers in the laneway behind

Queens Cross Pub. Staff advised that there is no affirmative answer; however, staff feel that the laneway was blocked off when the Churchhill development was built to prevent cars from cutting through the alley.

Staff confirmed that there are currently no parking restrictions in front of the development on West Queens Road.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Diane Kennedy, 220 Block W 28th Street:

COMMENTING

- Expressed concern regarding the amount of traffic in the area of the development; and,
- Expressed concern with the amount of parking stalls proposed for the development.

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

COMMENTING

- Commented on the the rear laneway, parking stalls, height and density of the building; and,
- Expressed concern with the lack of 6 pm shadow studies for the development.

5.3. Mr. Richard Mclachie, 200 Block W 29th:

COMMENTING

- Agrees with opening the rear laneway which will enable traffic flow;
- Expressed concern with the possibility of oversized vehicles from the development parking on West Queens Road; and,
- Expressed concern with the lack of visitor parking provided by the development.

Mr. Yamamoto explained that tandem parking stalls are designed to be 2.7 m wide by 5.7 m deep, which is the required dimensions from the Zoning Bylaw.

6. QUESTIONS FROM COUNCIL

There were no further questions.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor HANSON

THAT the April 21, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1327 (Bylaw 8113)" be returned to Council for further consideration.

CARRIED
(7: 58 p.m.)

CERTIFIED CORRECT:
