

**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, June 24, 2014 commencing at 7:05 p.m.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor R. Hicks  
Councillor M. Little  
Councillor D. MacKay-Dunn  
Councillor L. Muri  
Councillor A. Nixon

**Staff:** Mr. B. Bydwell, General Manager – Planning, Properties, and Permits  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Confidential Council Clerk  
Ms. K. Larsen, Community Planner

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**The District of North Vancouver Official Community Plan Bylaw 7900, 2011,  
Amendment Bylaw 8071 (Amendment 12)**

**The District of North Vancouver Rezoning Bylaw 3210, 1965, Amendment Bylaw 8070 (Amendment 1313)**

*Purpose of Bylaws:*

The bylaws propose to subdivide an undeveloped portion of land on the east side of the existing Braemar school site to create seven single-family homes.

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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.

**2. INTRODUCTION OF BYLAWS BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws and advised that all those who consider that their interest in property may be affected by the proposed bylaws are welcome to speak.

**3. PRESENTATION BY STAFF**

Presentation: Kathleen Larsen, Community Planner

Ms. Kathleen Larsen, Community Planner, provided an overview of the proposed project noting that the applicant is seeking rezoning and an amendment to the Official Community Plan to develop a portion of the land on the east side of Braemar School. The application is for seven bare land strata single family lots on a private driveway which extends north from the end of Calder Avenue. A piece of the property at the north end will be retained as a common property in its natural state to provide a buffer to the neighbouring properties and the school. The applicant has met the intent of the guiding principles of the Public Assembly Land Use Strategy as the primary use of the land will remain as a school and there is no loss of playground or field space. The applicant will be providing \$241,000 in Community Amenity Contributions to provide for pathway and roadway improvements to the school.

The proposal includes three styles of West Coast homes ranging in size from 2300 sq. ft. to 2850 sq. ft. The homes will range in height from 16 – 21 ft. and will be designed to fit into the slope. Landscaping is proposed to be concentrated at the perimeter to buffer the school and neighbouring residents and tree replacement will be done in accordance with District regulations. Vehicle access to the site is via private road, in response to neighbour concerns the cul-de-sac at the end of the private road has been removed.

Staff advised that feedback received during the public input meetings included concerns about drop off and pick up traffic at the school, on-site parking, and visitor stalls. Staff noted that the proponent revised the plans by restricting secondary suites and increased the Community Amenity Contribution by \$100,000 to improve the walkability to the school, create raised sidewalks, improved curbing, and implement local traffic only signage.

#### 4. PRESENTATION BY APPLICANT

Presentation: James Fox, Wedgewood Ventures

Mr. Jamie Fox, Wedgewood Ventures, spoke regarding the proposed development highlighting:

- That the bare land strata and CD zoning will provide control of the building design and form;
- The project is being built to green design standards as per the Official Community Plan; and,
- Double car garages and a visitor parking spot are provided for each property.

The applicant commented on the impact of the public assembly land strategy, noting that this project complies with the regulations. The applicant advised that the funds from the sale of this property will be used by the School Board to help fund the Argyle Secondary upgrade; it was noted that this land has no value to the School Board as it has not been used in the past and it will benefit the District as a whole as the properties will be future tax revenue.

Mr. Fox advised that Bunt and Associates conducted a traffic study which indicated that the project will increase traffic by 5-7 vehicles per hour during peak hours. The recommendations from the traffic study include additional local traffic only signage and to develop a designated pick-up and drop off zone.

Mr. Fox advised that the arborist report recommended removal of invasive and low value species, the removal of hazard trees, retention of healthy trees, and replanting of indigenous and bird friendly vegetation.

The applicant advised that in response to community feedback the proposal was revised to include:

- A restriction on secondary suites;
- A removal of the cul-de-sac;
- Relocate the two northern parking stalls to increase the buffer between the development and the neighbours;
- The deck on one of the units was flipped to ensure the privacy of the neighbour; and,
- The north west portion of the land will be maintained as a natural area.

In response to a query from Council it was advised that there will be three housing types, one downhill and two uphill styles, and that the cladding would be cedar post and beam with natural stains.

The applicant advised that as the cul-de-sac will not be installed there will be an interface installed at Calder Avenue to ensure that there is enough room for cars to turn around.

#### 5. REPRESENTATIONS FROM THE PUBLIC

##### 5.1 Ms. Dorothy Chala, 200 Block W. Balmoral Rd.: IN FAVOUR

- Spoke in support of the proposed development;
- Commented that the homes will be appealing to families; and,
- That the development is a good use for the land.

##### 5.2 Mr. Al Chorny, 200 Block W. Balmoral Rd.: IN FAVOUR

- Spoke in favour of the proposed development; and,
- Commented that the development will be an improvement to the neighbourhood.

- 5.3 Mr. Len Balderman, 3300 Block Calder Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Expressed concern for the safety of the children walking to school with the increased car traffic; and,
  - Opined that the proposal is not environmentally acceptable and will negatively impact the birds of the area.
- 5.4 Mr. Richard Taylor, 3300 Block Calder Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Expressed concern regarding the removal of the forest from the site; and,
  - Commented on the set back and property lines of schools in the District.
- 5.5 Mr. John Chersak, 3400 Block Calder Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Expressed concern regarding the traffic issues and safety of children walking to school; and,
  - Opined that the street has reached its maximum traffic capacity.
- 5.6 Ms. Lauren Sinclair, 3300 Block Calder Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Opined that the development will negatively affect the children at the school; and,
  - Encouraged that public assembly lands be maintained for future school needs.
- 5.7 Ms. Karin Chalmers, 3300 Block Calder Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Commented that removing the forest does not benefit the neighbourhood;
  - Expressed concern regarding land slippage at the creek bank;
  - Expressed concern for students walking to the school; and,
  - Commented that the school is at capacity and selling the land will limit the ability of the School Board to expand the school in the future.
- 5.8 Mr. Grant Parrish, 3500 Block Calder Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Commented that the land is not excess land and should be retained by the School Board; and,
  - Recommended that part of the site be used to alleviate the congestion of school drop off and pick up.
- 5.9 Mrs. Bev Parrish, 3500 Block Calder Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Commented that the green space this property provides cannot be reproduced;
  - Opined that the School Board sale of the property is short sighted; and,
  - Commented on the neighbourhood traffic and parking problems.
- 5.10 Mr. Brian Dorey, 300 Block W. Braemar Rd.: OPPOSED**
- Spoke in opposition to the proposed development; and,
  - Expressed concern that the green space behind his home will be negatively impacted by the development.
- 5.11 Ms. Jennifer Young, 300 Block W. Braemar Rd.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Expressed concern regarding the loss of the green space; and,
  - Commented on the negative impact of the proposed development on the enjoyment of her home.
- 5.12 Ms. Natalie Marchesan, 3500 Block Calder Ave.: OPPOSED**
- Spoke in opposition to the proposed OCP amendment and development proposal;
  - Commented that there may be an increase of students in the future and noted that 85% of Braemar

- classes exceed the Provincial expectations of students; and,
- Commented that the sale of the property will limit future school growth.

**5.13 Mr. David Rodriguez, 300 Block Evergreen Pl.: OPPOSED**

- Spoke in opposition to the proposed development;
- Commented that there is an abundance of developments on the North Shore expressing concern that there will be more students requiring space in schools; and,
- Expressed concern regarding increased traffic in the neighbourhood.

**5.14 Ms. Lorraine Strand, 3400 Block Calder Ave.: OPPOSED**

- Spoke in opposition to the proposed development;
- Expressed concern that there have not been sufficient studies of the species of animals sustained by the habitat in Calder Forest; and,
- Expressed concern regarding deforestation.

**5.15 Ms. Sheila Reid, 3500 Block Everglade Pl.: OPPOSED**

- Spoke in opposition to the proposed development;
- Commented on the increase in neighbourhood traffic; and,
- Advised that there is an increase in families in the neighbourhood.

**5.16 Ms. Margaret Mereigh, 200 Block W. Braemar Rd.: OPPOSED**

- Spoke in opposition to the proposed development and sale of the property;
- Commented that Braemar School is a triple track school which may be slated for further development in the future;
- Commented that the school has no green spaces and the forested area which is being proposed for sale is used by the school for programming and the salmon release program; and,
- Commented that the school is currently experiencing a lack of capacity.

**5.17 Mr. Lambert Dhaliwal, 3500 Block Calder Ave.: OPPOSED**

- Spoke in opposition to the proposed development;
- Commented on the negative impacts of the development to the neighbourhood;
- Commented that there could be better use of the land to create improved access to the school; and,
- Urged that the school land not be sold and the funds required be found elsewhere.

**5.18 Mr. Nino Giangrande, 3500 Block Calder Ave.: OPPOSED**

- Spoke in opposition to the School Board selling the land;
- Commented that Wedgewood Development has listened to the community to make the project work; and,
- Urged that the private road be widened to accommodate on street parking.

**5.19 Ms. Susie Inglis, 300 Block W. Braemar Rd.: OPPOSED**

- Spoke in opposition to the proposed development;
- Commented that the street is very busy from school traffic; and,
- Commented that the neighbourhood will lose value and the natural environment for the short term gain of the School Board.

**5.20 Mr. Brian Gale, 3300 Block Calder Ave.: OPPOSED**

- Spoke in opposition to the proposed development; and,
- Expressed concern for the safety of children in the neighbourhood.

**5.21 Mr. Bud Lazenby, 3500 Block Norwood Ave.: IN FAVOUR**

- Spoke in support of the proposed development;
- Urged that Council support the proposed development; and,
- Commented that the buildings will all be built at the same time and lessen the impact on the

neighbourhood.

The meeting recessed at 8:41 pm and reconvened at 8:50 pm.

Councillor MURI left the meeting at this point in the proceedings.

- 5.22 Mr. Alphonso Pezzente, 3700 Block Norwood Ave.: IN FAVOUR**
- Spoke in support of the proposed development;
  - Opined that traffic issues are common around all schools; and,
  - Commented that the land is not zoned as a park, but rather zoned public assembly.
- 5.23 Mr. Ron Klopfer, 3500 Block Calder Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Commented on the guidelines regarding public assembly lands;
  - Suggested that the land be leased not sold; and,
  - Commented on the setback from the school building to the proposed property lines.
- 5.24 Ms. Pam Cook, 3500 Block Calder Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Commented on the abundance of parks and undeveloped green space in North Vancouver and the importance of this space to families; and,
  - Commented on the value of undeveloped areas for children to play in.
- 5.25 Ms. Jane Chersak, 3400 Block Calder Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Urged that this forested area should not be considered for development;
  - Requested that the natural model be preserved; and,
  - Urged that alternative development standards be adopted to preserve the natural environment.
- 5.26 Ms. Jackie Wong, 3500 Block Norwood Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Expressed concern that the strata will gentrify the neighbourhood which has much character and diversity of size; and,
  - Commented that there are many properties in the neighbourhood which have not sold.
- 5.27 Mr. Mike Lynch, 3500 Block Norwood Ave.: OPPOSED**
- Spoke in opposition to the proposed development;
  - Commented on the impact of construction noise on children at the school; and,
  - Urged council not approve the proposed development.
- 5.28 Mr. Jamie Fox, Wedgewood Developments IN FAVOUR**
- Opined that the sale of the property is separate from the issue of approval of the development of the land;
  - Commented on the traffic issue at Calder Ave. noting that the development will not be increasing the traffic congestion very much and the CAC's can be used to improve the traffic issues; and,
  - Reviewed the arborist report.
- 5.29 Ms. Jane Farquharson, 3200 Block E. Keith Rd.: IN FAVOUR**
- Works for Bunt and Associates and conducted the traffic study for the development;
  - Commented that the French Immersion Program has a higher than average impact on the traffic situation at the school; and,
  - Reviewed the recommended changes to the traffic flow and drop off areas.
- 5.30 Ms. Cheryl Baumeister, 1700 Block W. 12<sup>th</sup> Ave.: IN FAVOUR**

- Landscape architect for the project; and,
- Commented on the landscape plan for the development; and,
- Advised that the developer is also willing to enhance and develop the Stand B area.

**5.31 Mr. Richard Taylor: SPEAKING A SECOND TIME**

- Commented that another floor can be added to the school building;
- Commented that kids use the forest on a regular basis; and,
- Commented on the landscape plan.

**5.32 Mr. Ron Klopfer: SPEAKING A SECOND TIME**

- Commented on the traffic plan; and,
- Noted that traffic calming measures on other streets may increase the issue on Calder Ave.

**5.33 Mr. Corrie Kost, 2800 Colwood Drive: OPPOSED**

- Commented that the sale of school lands for operations is economically unsustainable;
- Urged that the project not proceed; and,
- Expressed concern regarding access of the Fire Department to the homes via the private road.

**5.34 Ms. Bev Parrish: SPEAKING A SECOND TIME**

- Commented on the strata property noting that the street will not be shared by the neighbourhood as it will be private property.

**5.35 Ms. Jane Chersak: SPEAKING A SECOND TIME**

- Encouraged Council to visit the site before they make a final decision on the proposal.

**5.36 Mr. Corrie Kost: SPEAKING A SECOND TIME**

- Commented on the services to the site;
- Queried if home based businesses will be allowed in the development; and,
- Urged that the public assembly lands be maintained.

**5.37 Ms. Laura Pous, 300 Block Evergreen Pl.: OPPOSED**

- Spoke in opposition to the proposed development; and,
- Commented on the quality of life in the neighbourhood;

**6. QUESTIONS FROM COUNCIL**

Council was advised that Braemar currently has 494 students; the capacity of the school is 490 students. Mr. John Lewis, Superintendent of Schools, advised that the school can operate beyond the capacity. Mr. Lewis noted that school zoning is determined at the municipal level.

Council inquired what the ratio of catchment vs. non catchment students is; it was noted that 60% of the total student population is from within the catchment and the French Immersion Program attracts 140 students.

In response to a query it was advised that the Mountain Side Secondary building has a capacity of 625 students; the current enrolment is 175. It was further noted that the student capacity, with the current building configuration, is 350 students.

It was confirmed that the School District owns Mountain Side Secondary; however, the grass field would revert to District property if the school were sold.

Council inquired if there could be any expansion to Braemar School in the future; staff advised that the Public Assembly Zoning could be looked at to increase classrooms on the site.

Council inquired whether staff has determined if any rare species live in Calder Forest; staff noted that an arborist has visited the site and provided a report which indicates that there is no raptor or birds of prey nesting on the

site.

Staff advised that a joint traffic safety review was conducted in February 2012; the review outlined initiatives for safety improvements including a drop off zone which has been implemented. The proponent traffic study identified the increased level of generated traffic from the development and made recommendations for further installations to increase school safety.

Staff confirmed that home based businesses would be a permitted use in the CD82 zone.

Council inquired if strata developments were required to comply with size and design of homes, staff advised that the proposed bylaw creates a unique zone with the size and design guidelines prescribed.

Staff advised that the site is designated as a development permit area for the protection of the natural area. Prior to tree cutting or tree clearing on the site a nesting survey would be conducted and no trees would be cut during nesting season.

## 7. COUNCIL RESOLUTION

**MOVED by Councillor NIXON**

**SECONDED by Councillor LITTLE**

THAT the June 24, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8071 (Amendment 12) be returned to Council for further consideration;

AND THAT "The District of North Vancouver Rezoning Bylaw 3210, 1965, Amendment Bylaw 8070 (Amendment 1313)" be returned to Council for further consideration.

**CARRIED**

Absent for Vote: Councillor MURI  
(10:01 p.m.)

**CERTIFIED CORRECT:**

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Confidential Council Clerk

