

**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 18, 2014 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Hicks
Councillor M. Little
Councillor A. Nixon

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

Staff: Mr. B. Dwyer, Manager – Development Services
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. E. Geddes – Section Manager - Transportation
Ms. N. Letchford, Deputy Municipal Clerk
Ms. L. Brick, Confidential Council Clerk
Ms. C. Peters, Community Planner

Bylaw 8028: The District of North Vancouver Rezoning Bylaw 1302

Purpose of Bylaw:

The bylaw proposes to redevelop six single family lots located at 1570, 1576, and 1584 East Keith Road and 743, 763, and 777 Orwell Street and a small portion of road allowance for a thirty-two unit townhouse project which requires rezoning and issuance of a development permit.

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 Rezoning Bylaw as outlined in the Notice of Public Hearing.

2. INTRODUCTION OF BYLAW BY CLERK

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their property may be affected are welcome to speak. Ms. Letchford noted that this is also an opportunity for public input regarding the closure of a 1,911 ft.² road allowance along East Keith Road.

3. INTRODUCTION OF BYLAW STAFF

Presentation: Ms. Casey Peters, Community Planner

Ms. Casey Peters, Community Planner, and Mr. Ryan Malcolm, Manager – Real Estate and Properties, provided an overview of the proposal for a 32 unit townhouse project and the closure and sale of a small portion of road allowance along East Keith Road. The bylaw proposes to rezone six single family lots from Residential Single Family 7200 Zone to a Comprehensive Development 76 Zone.

Ms. Peters advised that:

- The site is currently zoned RS3 and is being proposed to be rezoned to Comprehensive Development Zone 76;
- The density is proposed to be 0.8 FSF and will be compliant with the Official Community Plan;
- Covenants will be registered on the units preventing future rental restrictions;
- The applicant proposes to purchase the road allowance along East Keith Road adjacent to the property which will enclose the entire assembly; and,
- The 32 townhouse units will be housed in four buildings.

It was noted that issues raised at the facilitated public input session included highway noise and traffic issues. The proponent has conducted and submitted a traffic study which anticipates that an increase of vehicle trips in the morning will be 15 cars per hour and 17 vehicle trips in the afternoon peak times. A study of the intersection at Mt. Seymour Parkway and Old Lillooet Road noted that the intersection is currently operating below capacity.

4. PRESENTATION BY APPLICANT

Presentation: Brody Development Ltd.

4.1 Mr. Mike Brody, Brody Developments and Mr. Duane Siegrist, Integra Architecture and Mr. Bill Harrison, Landscape Architect:

- The site was assembled in 2008;
- Requested that a sound barrier fence be installed for the Lower Lynn area;
- Noted that the design has been structured to address acoustic concerns from the highway;
- Reviewed the built form in the area and their proposed design;
- Opined that the scheme will allow the maintenance of many of the existing trees;
- Highlighted that the main entries to the units are from the street with views into the internal courtyard;
- Commented that the site will be built to a Gold Green Standard;
- Units allow for aging in place through the opportunity to install elevators in the units; and,
- Outside edges provide a buffer between the homes and the sidewalk with plantings.

Mr. Bill Harrison, Landscape Architect, advised that the development focuses on a live, play, and gather philosophy with the creation of the inner courtyard areas. The internal courtyards will provide playground and social gathering areas for residents.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Ms. Genny Melenje, 600 Block Premier St:

IN FAVOUR

- Spoke in support of the proposed project; and,
- Opined that the project will improve the area.

5.2 Ms. Julie Kemble, 700 Block Orwell Street:

COMMENTING

- Spoke in support of the proposed project;
- Expressed concern regarding parking and traffic issues in the area; and,
- Commented that there will be further development in the area and expressed a concern about the cumulative effect of traffic on the area.

6. QUESTIONS FROM COUNCIL

In response to a query from Council, the proponent reviewed the buyer statistics on their previous project in

the area; Mr. Brody advised that eight children currently live in the Legacy project.

7. COUNCIL RESOLUTION

MOVED by Councillor NIXON

SECONDED by Councillor LITTLE

THAT the February 18, 2014 Public Hearing be closed;

AND THAT Bylaw 8028: The District of North Vancouver Rezoning Bylaw 1302, be returned to Council for further consideration.

CARRIED
(7:39 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk