

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

Click on icon to view complete public hearing 

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 7:40 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  
Ms. E. Geddes, Section Manager - Transportation  
Ms. N. Letchford, Deputy Municipal Clerk  
Ms. C. Peters, Community Planner  
Ms. L. Brick, Confidential Council Clerk

---

**Bylaw 8029: The District of North Vancouver Rezoning Bylaw 1303**

*Purpose of Bylaw:*

The bylaw proposes to redevelop two single family lots located at 3014 and 3022 Sunnyhurst Road for a seven 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.

**3. INTRODUCTION OF BYLAW STAFF**

Presentation: Ms. Casey Peters, Community Planner

Ms. Casey Peters, Community Planner, provided an overview of the bylaw which would allow redevelopment of two single family lots into a seven unit townhouse project and the implementation of a housing agreement which would prevent future rental restrictions.

Ms. Peters advised that:

- The properties are currently zoned Residential Single Family 6000 and require rezoning to a Comprehensive Development Zone 51, which is in keeping with the existing multifamily zoning on this

block;

- The site is designated as Residential Level 3 in the Official Community Plan;
- Access to the development would be from a central drive way to the open lane;
- An easement will be registered for future access across the driveway to allow access to an adjoining development;
- Concerns regarding the similarity to adjacent projects has been addressed through design changes;

It was noted that the RCMP do not have any records regarding alleged illegal activities in the lane way; the RCMP encourage crime prevention through environmental design and ask that residents report any suspicious activities.

#### 4. PRESENTATION BY APPLICANT

Presentation: Saadat Enterprises Inc.

##### 4.1 Mr. Duane Siegrist, Integra Architecture:

- Provided a context for the project in the neighbourhood advising that there are higher density buildings in the area and there have been several townhouse applications in the area;
- District planning objectives – townhouse resembles and responds to adjacent development;
- The development will be built to Green Gold ratings;
- Propose to enhance the street environment and create a community corner;
- Bookend to match the adjacent development and completes the end of the block allowing for different types of future infill northwards;
- Creating an open internal courtyard;
- Aligns driveways to improve traffic flow;
- Creates an access for future developments adjacent to this one;
- Aging in place opportunities for future conversion include mountable walls and internal elevator option; and,
- Bike parking will be provided in the garage.

##### Mr. Bill Harrison, Landscape Architect:

- Noted that the intention is to save the existing trees on the northwest edge of the property but may encounter some complications during excavation;
- Advised that the trees in the lane will be retained;
- The street hedges on Ross Road and Sunnyhurst have been pushed back;
- The curved sidewalk is a nice feature of the neighbourhood and will continue in front of this development;
- The main entrances are reinforced with landscape and patios to bring interaction onto the street; and,
- An effort has been made to bring eyes onto the street and lane for security.

#### 5. REPRESENTATIONS FROM THE PUBLIC

##### 5.1 Mr. Steven Petersson, 1100 Block East 29<sup>th</sup> Street: **IN FAVOUR**

- Spoke in support of the proposal; and,
- Opined that the use and density is appropriate for the area.

##### 5.2 Ms. Holly Coupey, 3000 Block Baird Road: **COMMENTING**

- Noted that it may be prudent to meet with owners and residents of the townhouses in the neighbourhood to identify what has worked and what hasn't worked in built form for future developments;

- Expressed concern about the safety of the seating arrangement at Sunnyhurst and Ross Roads, as it attracts attract youth which causes issues such as drinking and smoking, she suggested that at tree would be a better; and,
- Requested that the identity and design of this project be distinct from the Vicinity project.

**5.3 Mr. Bert Petersson, 1100 Block Ross Road:**

**IN FAVOUR**

- Spoke in support of the proposed development.

**6. QUESTIONS FROM COUNCIL**

In response to a query from Council, Staff confirmed as per the zone regulations there will be two parking spaces for each unit. No survey has been conducted to see how many are currently in use.

Council queried why some members of the public indicated they would like the cedar tree in the northwest corner removed. The applicant hypothesized that the request was made to improve lighting.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor LITTLE**

**SECONDED by Councillor HICKS**

THAT the February 18, 2014 Public Hearing be closed;

AND THAT Bylaw 8029: The District of North Vancouver Rezoning Bylaw 1303, be returned to Council for further consideration.

**CARRIED**  
(8:08 p.m.)

**CERTIFIED CORRECT:**

---

Confidential Council Clerk