

**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, July 22, 2014 commencing at 7:20 p.m.

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

Absent: Councillor R. Bassam
Councillor L. Muri

Staff: Mr. B. Bydwell, General Manager – Planning, Properties, and Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Haid, Manager – Sustainable Community Development
Ms. L. Brick, Confidential Council Clerk
Ms. K. Rendek, Policy Planner
Mr. R. Taylor, Community Planner

**The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8027, 2014
(Amendment 10)**

Purpose of Bylaw:

The bylaw proposes an amendment to Schedule B of the Official Community Plan to add new multi-family design guidelines.

**The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8072, 2014
(Amendment 13)**

Purpose of Bylaw:

The bylaw proposes an amendment to the Official Community Plan to remove the old, outdated design guidelines for Edgemont.

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 BYLAW 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.

Councillor NIXON left the meeting at 7:21 pm

3. PRESENTATIONS BY STAFF

Presentation: Ross Taylor, Community Planner and Karen Rendek, Policy Planner

Mr. Ross Taylor, Community Planner summarized the new Multi-Family Housing Design Guidelines highlighting that:

- The proposed multi-family guidelines will add a third residential category to Schedule B of the Official Community Plan;
- These guidelines are applicable to low, mid, and high rise apartment buildings;
- The proposed guidelines are similar to the existing commercial and mixed use design guidelines as many of the principles apply equally to both forms of development;
- The guidelines have been modified to reflect residential only character;
- Clearer images are proposed for mixed use design guidelines; and,
- The guidelines include design guidelines for tower developments.

Ms. Karen Rendek, Policy Planner, spoke regarding the housekeeping amendment for Edgemont Village. It was noted that with the approval of the updated Edgemont Village Centre Plan and Design Guidelines on April 7, 2014, the existing form and character guidelines for Edgemont Village in the Official Community are rendered obsolete.

Councillor NIXON returned at 7:27 pm.

4. REPRESENTATIONS FROM THE PUBLIC

4.1 Ms. Erin McNair, 3400 Block Emerald Drive:

- Sought clarification regarding the inclusion of tower design guidelines in the Edgemont Village Plan;
- Inquired about developer contributions to the infrastructure in the neighbourhood.

Staff clarified that the Edgemont Design Guidelines and Plan do not allow for towers or buildings higher than four floors.

Staff advised that every project has infrastructure improvement requirements; Development Cost Charges and Community Amenity Contributions can be negotiated and collected negotiated with each property and can be directed to various improvement projects in the community.

4.2 Ms. Nancy Autumn, 2900 Block Newmarket Drive:

- Spoke regarding the developments in Edgemont and their impact on the neighbours;
- Commented on a need for developers to be respectful of neighbours; and,
- Urged that Council maintain a livable community through responsible development.

5. QUESTIONS FROM COUNCIL

Nil

6. COUNCIL RESOLUTION

MOVED by Councillor LITTLE

SECONDED by Councillor NIXON

THAT the July 22, 2014 Public Hearing be closed;

THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8027, 2014 (Amendment 10)" be returned to Council for further consideration.

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8072, 2014 (Amendment 13)" be returned to Council for further consideration.

CARRIED
(7:37 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk