

**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, September 16, 2014 commencing at 7:16 p.m.

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

**Absent:** Councillor L. Muri

**Staff:** Mr. J. Gordon, Municipal Clerk  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Mr. E. Wilhelm, Community Planner  
Ms. S. Dale, Confidential Council Clerk  
Ms. S. Vukelic, Confidential Council Clerk

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**The District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)**

*Purpose of Bylaw:*

The bylaw proposes to facilitate the subdivision of the properties at 2975 and 2991 Fromme Road into four residential lots.

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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 bylaw as outlined in the Notice of Public Hearing.

**2. INTRODUCTION OF BYLAWS BY CLERK**

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their interest in property may be affected by the proposed bylaw are welcome to speak.

**3. PRESENTATION BY STAFF**

Presentation: Mr. Erik Wilhelm, Community Planner

Mr. Erik Wilhelm, Community Planner, provided an overview of the proposal which proposes to facilitate the subdivision of the properties at 2975 and 2991 Fromme Road into four residential lots.

Mr. Wilhelm advised that:

- The subdivision proposal is compatible with the lot pattern along Fromme Road and in the immediate area;
- The subdivision provides for a subtle density transition on the periphery of the Lynn Valley Town Centre; and,

- Covenants will be required to ensure that the new houses have unique designs.

#### 4. REPRESENTATIONS FROM THE PUBLIC

- 4.1 Mr. Gerald Crittenden, 900 Block Shakespeare Avenue: OPPOSED**
- Spoke in opposition to the subdivisions west of Fromme Road; and,
  - Expressed concerns with increased traffic and parking issues.
- 4.2 Mr. Keith Willett, 1000 Block Ross Road: OPPOSED**
- Spoke in opposition to the proposed subdivisions;
  - Expressed concerns with parking issues;
  - Expressed concerns with increased noise;
  - Expressed concerns with the loss of cultural history; and,
  - Urged Council to not support this development.
- 4.3 Mr. Paul Warburton, 20000 Block A Avenue, Langley: IN FAVOUR**
- Spoke as the applicant;
  - Commented that the lot pattern is consistent with the area of Fromme Road;
  - Noted that the houses are in poor condition;
  - Mentioned that the houses are not on the Heritage Registry; and,
  - Commented that three non-tandem parking stalls are required for each lot to incorporate a secondary suite.
- 4.4 Mr. Steven Whitworth, 3100 Block Chauser Avenue: OPPOSED**
- Spoke in opposition to the proposed subdivisions;
  - Expressed concerns with basement suites; and,
  - Opined that the proposed subdivision does not fit in with the neighbourhood.
- 4.5 Ms. Jennifer Clay, 700 Block East 8<sup>th</sup> Street: OPPOSED**
- Spoke representing the North Shore Heritage Preservation Society;
  - Expressed concerns with the destruction of the character home at 2975 Fromme Road;
  - Opined that the home at 2975 is a well-built craftsman house; and,
  - Urged the developer to keep this home in place.
- 4.6 Ms. Cindy Chandler, 1000 Block Shakespeare Avenue: IN FAVOUR**
- Spoke in support of the proposed bylaw;
  - Commented that residential traffic is not an issue but is generated by the schools; and,
  - Opined that the houses are old and not worth keeping.
- 4.7 Mr. Steven Peterson, 1100 Block East 29<sup>th</sup> Street: IN FAVOUR**
- Spoke in support of the proposed development;
  - Commented that this is a good location for the proposed subdivisions;
  - Spoke in support of increased density; and,
  - Commented that three out of the four homes could be accessed through lanes.
- 4.8 Mr. Peter Miller, West Vancouver: IN FAVOUR**
- Commented on the possible condition of the interior of the house;
  - Commented that the exterior of the house is in excellent condition;
  - Noted that relocation of homes is commonly done but prefers the building to stay in its original location; and,

- Commented that the Mollie Nye house is a good example of lifting heritage buildings.

## 5. QUESTIONS FROM COUNCIL

Council questioned the state of the two houses. Staff advised that they are older houses but not on the Heritage Registry.

Council acknowledged that the traffic bulges in front of the houses are awkward and limit the amount of parking.

Council commented that this site may be more appropriate for a three lot subdivision.

## 6. COUNCIL RESOLUTION

**MOVED by Councillor NIXON**

**SECONDED by Councillor LITTLE**

THAT the September 16, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)" be returned to Council for further consideration.

**CARRIED**  
(7:57 p.m.)

**CERTIFIED CORRECT:**

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Confidential Council Clerk