

**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 21, 2015 commencing at 7:02 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson (7:03 pm)
Councillor R. Hicks
Councillor D. MacKay-Dunn (7:03 pm)

Absent: Councillor L. Muri

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

The District of North Vancouver Rezoning Bylaw 1333 (Bylaw 8135)

Purpose of Bylaw:

Bylaw 8135 proposes to amend the District's Zoning Bylaw by adding new special minimum lot sizes to the Subdivision Regulations to allow for the creation of three residential lots.

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.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;

- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night; and,
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public.

Ms. Linda Brick, Deputy Municipal Clerk, stated that:

- This Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAW BY CLERK

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw stating that Bylaw 8135 proposes to amend the District's Zoning Bylaw by adding new special minimum lot sizes to the Subdivision Regulations to allow for the creation of three residential lots.

3. PRESENTATION BY STAFF

Mr. Erik Wilhelm, Planner, provided an overview of the proposal elaborating on the Deputy Municipal Clerk's introduction.

Mr. Wilhelm advised that:

- The proposed subdivision is adjacent to the Lynn Valley Town Centre boundary;
- The proposed lot sizes are in accordance with surrounding lots in the area;
- The proposal is in accordance with Residential Level 2 (Detached Residential) OCP designation;
- All lots will be provided with vehicular access from the existing open laneway;
- The proposed subdivision layout provides three lots fronting Ross Road;
- The lot configuration will provide a similar housing rhythm as seen along the entire block face westward along Ross Road; and,
- Council considered a previous rezoning proposal to facilitate a four lot subdivision proposal on the site. Council resolved to deny the rezoning application on October 6, 2014 and provided preference for a proposal that encompassed three lots all fronting Ross Road.

4. PRESENTATION BY APPLICANT

Mr. Paul Warburton, Noort Homes:

- Mentioned that the houses are not on the Heritage Registry;
- Noted that the houses are in poor condition;
- Commented that the lot pattern is consistent with the area of Fromme Road;

- Stated that each lot will provide three parking stalls, accessed from the lane; and,
- Noted that covenants will be registered on title to ensure that the new houses have unique designs.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Richard Hancock, 1100 Block East 29th Street: **IN FAVOUR**

- Spoke in support of the proposed development;
- Opined that the proposed development fits within the character of the neighbourhood; and,
- Spoke to the benefit of the lane as it will provide off street parking.

5.2. Ms. Jennifer Clay, 700 Block East 8th 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;
- Commented that only the exterior was examined as part of the heritage evaluation; and,
- Suggested that an examination of the interior be done to get a better understanding of the heritage value of the house.

6. QUESTIONS FROM COUNCIL

In response to a question from Council, staff advised that secondary suites will be incorporated into the proposed new homes.

Council questioned if options were explored to maintain the heritage home at 2975 Fromme Road. Staff advised that the house is not on any supplemental, primary, secondary heritage lists or on the Heritage Register. Staff noted that in order to establish heritage characteristics of the house, the applicant commissioned a letter from a registered architect. The architect completed an inspection of the home and concluded that the home does not have significant architectural features and obtaining a heritage designation may not be an appropriate contribution to the community.

In response to a question from Council, staff advised that a four lot subdivision could fit on the proposed site. However, Council provided feedback at the September 16, 2014 Public Hearing that the site may be more appropriate for a three lot subdivision.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT the July 21, 2015 Public Hearing be closed;

AND THAT “The District of North Vancouver Rezoning Bylaw 1333 (Bylaw 8135)” be returned to Council for further consideration.

CARRIED
(7:24 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk