

**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 7:25 p.m.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn

**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

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**The District of North Vancouver Rezoning Bylaw 1332 (Bylaw 8126)**

*Purpose of Bylaw:*

Bylaw 8126 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 85 (CD85) and rezone the subject lands from Multi-Family Residential Zone 1 (RM1) to CD85 to permit the development of a seven unit townhouse project.

**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 8126 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 85 (CD85) and rezone the subject lands from Multi-Family Residential Zone 1 (RM1) to CD85 to permit the development of a seven unit townhouse project.

## **3. PRESENTATION BY STAFF**

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

Mr. Wilhelm advised that:

- The development site is located on the north side of Edgemont Boulevard, east of Capilano Road;
- The site is a multi-family lot of approximately 20,900 sq. ft. in area;
- There are currently four units on the site;
- The proposed project consists of seven two-storey townhouse units arranged in three separate buildings;
- The underground parking is accessed from the south-east corner of the property;
- The proposed FSR is 0.77 which is consistent with the Official Community Plan;
- One level of underground parking, with access from the south east corner of the site off of Edgemont Boulevard is provided;
- Each unit has an individual two car garage with a storage area which can accommodate at least two bicycles;
- There are an additional two visitor parking spaces provided in the underground parking;
- Bylaw 8127 authorizes the District to enter into a housing Agreement to ensure that the proposed units remain available as rental units;
- The design of the building draws on the history of West Coast modernism in the area;

- The trees on the north of the site between the Manor and the project are being retained to maintain privacy as well as the treed character of the site;
- The lane width between the bulges is 4.3m, is the standard width for a shared bicycle/vehicle lane and provides safer passage for cyclists;
- The proposed new curb bulges and the marked zebra crosswalk will improve public safety by: reducing vehicle speeds; reducing the crossing distance for pedestrians; increasing pedestrian visibility; and, preventing parking close to an intersection;
- A community amenity contribution of \$33,585 is required and will go towards: public art; parks and trails; and, the affordable housing fund; and,
- Edgemont Boulevard is expected to be closed at Capilano Road from January 2016 to April 2016 as part of the Capilano Water Main Replacement Project. A restrictive land use covenant will be required that makes it clear that a Building Permit will not be issued until after the intersection at Capilano Road and Edgemont Boulevard is reopened.

#### **4. PRESENTATION BY APPLICANT**

##### **4.1. Mr. Al Saunders, Harbourview Homes Corp.:**

- Commented that the proposed development will provide a variety of housing options; and,
- Commented that the applicant has met with the neighbours to discuss the privacy concerns and will ensure privacy is maintained through a variety of measures.

##### **4.2. Mr. Steve McFarlane, McFarlane Biggar Architects & Designers:**

- Provided an overview of the proposed site plan and building design;
- Commented that the proposed development will provide a variety of housing options;
- Noted that the proposed project is consistent with the vision of the Official Community Plan;
- Commented that the proposed development will provide an opportunity for aging residents to stay within their community;
- Noted that the underground parking is serviced by a lift to the courtyard; and,
- Opined that the design supports a wide variety of lifestyles and age groups.

#### **5. REPRESENTATIONS FROM THE PUBLIC**

##### **5.1. Mr. Bruce Martinuik, 3100 Block Beverley Crescent: IN FAVOUR**

- Spoke in support of the proposed development;
- Opined that the proposed project is in keeping with the character of the neighbourhood; and,
- Commented that the proposed development will provide varied housing options.

##### **5.2. Ms. Paige Ackerman, 3700 Block Edgemont Boulevard: IN FAVOUR**

- Spoke in support of the proposed development;
- Expressed concerns with light pollution from the streetlamp at the entrance to the Manor;
- Requested that the crosswalk be extended from the sidewalk on the west side of the Manor's entrance to the existing sidewalk at the edge of the property line of the Crescent;

- Expressed concerns regarding traffic and parking that result from the Capilano Suspension Bridge; and,
- Requested the installation of resident only parking or time limiting parking to reduce the parking congestion and increase resident safety.

**5.3. Mr. Jim West, 3500 Block Emerald Drive: IN FAVOUR**

- Spoke in support of the proposed project;
- Commented that the proposed development is aesthetically pleasing; and,
- Opined that the proposed development will be a great asset to the neighbourhood.

**5.4. Mr. Peter Duyker, 3100 Block Edgemont Boulevard: IN FAVOUR**

- Spoke in support of the proposed development;
- Commented that the proposed development will provide a variety of housing options;
- Requested “resident only” parking be issued; and,
- Opined that the intersection at Capilano Road and Edgemont Boulevard is dangerous and suggested a traffic light be installed.

**5.5. Mr. Paul McCarthy, 3700 Block Edgemont Boulevard: IN FAVOUR**

- Spoke in support of the proposed development;
- Requested a traffic light be installed at the intersection of Edgemont Boulevard and Capilano Road; and,
- Expressed concerns with the configuration of the sidewalk.

**5.6. Mr. Corrie Kost, 2800 Block Colwood Drive: IN FAVOUR**

- Suggested that Public Hearings not be scheduled in the summer as many people are away;
- Requested staff provide information on how community amenity contributions are calculated;
- Commented that the proposed development will provide a range of housing options;
- Opined that the proposed development will not provide affordable housing; and,
- Expressed concerns with the quality of the shadow studies.

**6. QUESTIONS FROM COUNCIL**

Council requested that staff report back on the following:

- Various lighting options;
- Improved crosswalks;
- Speed tables;
- Traffic and parking issues;
- A possible traffic light at the intersection of Edgemont Boulevard and Capilano Road; and,
- How to fund and address these issues.

In response to a question from Council regarding solar panels, the applicant advised that passive solar would be a part of the project.

In response to a question from Council, staff advised that the existing multi-family development on the site consists of four rental units.

Staff advised that there is not a plan to install a dedicated bike lane on Edgemont Boulevard. Staff noted that 4.3m is a sufficient width for a shared bicycle/vehicle lane and provides safe passage for cyclists.

**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 1332 (Bylaw 8126)” be returned to Council for further consideration.

**CARRIED**  
(8:10 p.m.)

**CERTIFIED CORRECT:**

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Confidential Council Clerk