

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

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REPORT of the Public Hearing held in the Council Chamber of the District Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 22, 2013 commencing at 7:09 p.m.

Present: Mayor R. Walton
Councillor M. Little
Councillor L. Muri
Councillor A. Nixon

Absent: Councillor R. Bassam
Councillor R. Hicks
Councillor D. Mackay-Dunn

Staff: Ms. B. Bydwell, General Manager – Planning, Properties, and Permits
Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Section Manager – Development Planning
Ms. T. Guppy, Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 7969 The District of North Vancouver Rezoning Bylaw 1288

Purpose: Bylaw 7969 will permit a one hundred and eight unit residential complex consisting of two apartment buildings, one of four storeys in height and the second, five storeys in height.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing is to receive input from the community on the proposed amendments to the Zoning Bylaw as outlined in the notice of Public Hearing. He also informed those in attendance of the procedural rules that will be followed.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw.

3. PRESENTATION BY STAFF

Presentation: Tamsin Guppy, Planner

Ms. Tamsin Guppy, Planner, presented the proposal for a one hundred and eight unit residential complex consisting of two apartment buildings, one of four storeys in height and the second, five storeys in height.

Ms. Guppy advised that:

- The project is in keeping with the Official Community Plan;
- The proposed residential complex presents a strong design that will enhance the entrance to the Lynn Valley Town Centre;

- It will create more opportunities for both first time buyers and families who cannot afford single family or town house units;
- Public art is a required part of the community amenity package; and,
- A parking rate of 1.5 spaces per unit is required.

4. PRESENTATION BY APPLICANT

Presentation: Mr. Hugh Ker

The applicants thanked staff for providing a detailed overview of the proposed development and drew attention to the following points:

- Provided a history of the proposal;
- Mentioned that Polygon is finalizing the Community Amenity Contributions;
- Acknowledged unit sizes are smaller to address affordability;
- Noted that there are an increased number of adaptable homes to meet the bylaw requirements; and,
- Commented that Polygon has a corporate policy in which they will revise the layout of the unit if the owner comes forward with special needs.

Mr. Ker spoke further addressing:

- Design principals;
- Shadow analysis;
- Four storey streetscape;
- Entrance lobby;
- Five storey streetscape;
- Gateway features; and,
- East streetscape elevation.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Ms. Jan Hills, 1600 Block Alderlynn Drive

OPPOSED

- Spoke in opposition to the project;
- Expressed concern in regard to density;
- Expressed concern in regard to increased traffic congestion; and,
- Stated that Lynn Valley does not have the facilities to accommodate growth.

5.2 Ms. Susan Hubber, 1200 Block Barlynn Crescent

COMMENTING

- Expressed concern with public transportation in the area;
- Questioned whether TransLink has an intention to improve the 210 bus route;
- Questioned the proposed price range of these units; and,
- Questioned what protocols will be in place during the construction of the development, specifically with regard to containing traffic congestion.

5.3 Ms. Liz Barnett, 3100 Block Mountain Highway

IN FAVOUR

- Advised that she works with individuals who have a disability and commended the developers for the accessibility aspects of the proposed development; and,
- Supports the development of more affordable living units on the North Shore.

5.4 Mr. Hazen Colbert, 1100 Block East 27th Street

IN FAVOUR

- Spoke in support of the development;
- Commented that the proposed development fits well within the community;
- Expressed concern with regards to shadowing;
- Noted that affordable housing needs to be addressed;
- Commented that parking will be a problem;
- Commented that parking restrictions on 27th Street and Mountain Highway will be essential; and,
- Stated that public transit is a problem regardless of whether this project goes through.

5.5 Ms. Jan Hills, 1600 Block Alderlynn Drive SECOND TIME

- Requested that Council contact the Ministry of Transportation.

5.6 Mr. Dan Ellis, 900 Block Hendecourt Road COMMENTING

- Urged Council to eliminate the boulevard reservation on the east side of Mountain Highway.

6. QUESTIONS FROM COUNCIL

Council queried the proposed price point for the units. The developer advised that a one bedroom unit would start in the low \$300,000 price range.

Council queried the average unit size. The developer advised that the average unit size is 800 square feet.

Council questioned what Polygon plans to do with unused parking spaces. The developer advised that Polygon has committed to turning over the unsold parking spaces to the Strata Corporation to ensure that all parking constructed is available for use.

The developer advised Council that the proposed development will be built in one phase.

Council queried what restrictions would be in place to eliminate road closures during construction. Staff advised that a construction management plan would be required that includes a robust communication plan with the community.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the January 22, 2013 Public Hearing be closed;

AND THAT Bylaw 7969 "The District of North Vancouver Rezoning Bylaw 1288", be returned to Council for further consideration.

CARRIED

8. CLOSING

Mayor Walton declared the Public Hearing in respect to Bylaw 7969 CLOSED at 8:01 p.m.

CERTIFIED CORRECT:

