

**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, February 19, 2013 commencing at 7:03 p.m.

Present Mayor R. Walton
Councillor R. Bassam (7:13 pm)
Councillor M. Little (7:08 pm)
Councillor R. Hicks
Councillor D. Mackay-Dunn
Councillor A. Nixon

Absent: Councillor L. Muri

Staff: Mr. V. Penman, Fire Chief
Ms. D. Mason, Director – North Shore Emergency Program
Mr. B. Dwyer, Manager – Development Services
Ms. N. Letchford, Deputy Municipal Clerk
Ms. M. Weston, Section Manager – Public Safety
Mr. D. Allan, Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 7962 The District of North Vancouver Rezoning Bylaw 1287

Purpose: Bylaw 7962 creates a new Comprehensive Development Zone 68 (CD68) and rezones the properties at 2011 Old Dollarton Road and 2151 Front Street to CD68 in order to permit a mixed commercial/residential project.

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

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaw.

3. PRESENTATION BY STAFF

Presentation: Doug Allan, Planner

Mr. Doug Allan, Planner, presented the proposal advising that the proposed CD68 Zone establishes permitted and accessory land uses and creates land use, building development and parking regulations for the project. The project consists of a four storey, mixed use building with at-grade commercial floor space and eight rental apartments of which four are live/work units and two additional single storey commercial buildings, one of which, located at Dollarton Highway and Old Dollarton Road, is proposed as a restaurant.

The site plan also illustrates siting areas for two additional commercial buildings, one north of the proposed restaurant and a second, adjacent to Dollarton Highway.

4. PRESENTATION BY APPLICANT

Presentation: Doug McCutcheon, Great West Life

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

- Provided a history of the proposal; and,
- Commented that the proposed development will offer additional housing options, will provide retail opportunities, and will help revitalise the Maplewood area.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Ms. Linda Melville, 2200 Block Dollarton Road OPPOSED

- Requested that staff undergo another risk assessment before passing the bylaw;
- Commented that the proposed development will put too many people at risk because of the close proximity to the Canexus Chlorine Plant; and,
- Suggested that staff engage the community with in-depth discussions.

5.2 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.

5.3 Mr. Corrie Kost, 2800 Block Colwood Drive COMMENTING

- Expressed concern that full information was not provided on the District of North Vancouver's website;
- Questioned what input the Natural Hazard Task Force should have on the proposal;
- Commented that the proposed development is in the wrong location because of the close proximity to the Canexus Chlorine Plant;
- Expressed concern with regards to Phase 2; and,
- Questioned what the public engagement process will be for Phase 2.

5.4 Mr. Corrie Kost, 2800 Block Colwood Drive SPEAKING A SECOND TIME

- Questioned if Phase 2 will have a residential component; and,
- Spoke to the involuntary risk standards and questioned what standards are acceptable for imposing risk onto members of the public.

5.5 Mr. Chris Mayer, Owner - North Shore Sports Swap COMMENTING

- Spoke in support of the proposed development;
- Questioned the community engagement process; and,
- Stated that as an owner of a business within the 75m radius of the proposed development, he had not been informed.

6. QUESTIONS FROM COUNCIL

Council queried whether the units would be single level units or multi levels. Staff advised that the units would be single level but are wider than normal.

Council queried how many units were at level two adaptability and how many units were at level three adaptability. Staff advised that all units will be level two adaptability and no units are at level three adaptability.

Council queried if the windows will be earthquake rated and if so what magnitude of earthquake are they rated for. Staff noted that the current building code requires that the proposed development be constructed to ensure that the building remains in place for enough time to allow residents to evacuate. There may still be damage to the building. The intent would be for residents to leave their units and migrate towards the corridor were there are no windows.

Staff advised that Phase 2 will be governed by CD68 zone requirements.

Council questioned the level of finish within the suites. The developer advised that the finish would be good quality but not luxurious to maintain affordability.

Council queried what the determined market rent will be. The developer advised that they are estimating \$1.90 to \$2.00 per square foot.

Council questioned what measures will be taken to ensure tenants are aware of the Canexus Chlorine Plant. The developer noted that this building will have professional management, tenant's guidelines, and safety sessions. Council requested that staff work with the developer to develop a disclosure form as part of the tenant agreement.

7. COUNCIL RESOLUTION

MOVED by Councillor NIXON

SECONDED by Councillor LITTLE

THAT the February 19, 2013 Public Hearing be closed;

AND THAT Bylaw 7962 "The District of North Vancouver Rezoning Bylaw 1287", be returned to Council for further consideration.

CARRIED

8. CLOSING

Mayor Walton declared the Public Hearing in respect to Bylaw 7962 CLOSED at 8:12p.m.

CERTIFIED CORRECT:

Confidential Council Clerk