

**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, May 7, 2013 commencing at 7:00 p.m.

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

**Absent:** Councillor L. Muri  
Councillor A. Nixon

**Staff:** Mrs. S. Haid, Acting General Manager – Planning, Properties & Permits  
Mr. R. Malcolm, Manager – Real Estate & Properties  
Ms. N. Letchford, Deputy Municipal Clerk  
Ms. J. Paton, Section Manager – Development Planning  
Ms. J. Pavey, Section Manager – Environmental Sustainability  
Ms. L. Brick, Confidential Council Clerk  
Ms. S. Lunn, Social Planner

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**Bylaw 7979: The District of North Vancouver Rezoning Bylaw 1289**

*Purpose of Bylaw:*

The proposed subdivision creates two 10m (33 foot) lots consistent with the prevailing lot pattern on the north side of 900-block Montroyal Boulevard. In order to create two 10m (33 foot) lots, the subject site needs to be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw.

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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 Rezoning Bylaw as outlined in the Notice of Public Hearing

**2. INTRODUCTION OF BYLAW BY CLERK**

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their property may be affected are welcome to speak.

**3. PRESENTATION BY STAFF**

Presentation: Mrs. Jennifer Paton, Section Manager – Development Planning

Ms. Jennifer Paton, Section Manager – Development Planning, provided an overview of the proposal outlining the prevailing lot pattern in the 900 block of Montroyal Blvd. noting that the proposal is consistent with the neighbourhood and in keeping with the Small Lot Infill Area policy.

Ms. Paton noted that the existing red cedar trees will be retained and there is a plan for planting trees on the boulevard.

#### 4. PRESENTATION BY APPLICANT

Presentation: Mr. Kevin Li, Synthesis Design

**Kevin Li, 200 Block E. 1<sup>st</sup> St. on behalf of the applicant:**

- Spoke in support of the proposed subdivision;
- Presented the design of the proposed homes, noting they will be designed to blend in with the character of the neighbourhood;
- Advised that the existing trees will be retained and boulevard planting will be added; and,
- Commented on other subdivisions in the neighbourhood.

#### 5. REPRESENTATIONS FROM THE PUBLIC

**5.1 Mr. Dave Currey, 700 Block Blueridge Ave.: OPPOSED**

- Spoke in opposition to subdivision of lots;
- Queried what the District policy says relating to further subdivision; and,
- Commented on the uplift value of subdivided lots.

**5.2 Mr. Kent Brothers, 900 Block Montroyal Blvd.: OPPOSED**

- Commented that the five surrounding properties have not been subdivided;
- Opined that subdividing the property will not be in keeping with the character of the neighbourhood; and,
- Commented on trees in the neighbourhood.

**5.3 Ms. Jillian Cooke, 900 Block Canyon Blvd.: OPPOSED**

- Spoke in opposition to the proposed subdivision;
- Commented in the existing low density, large yarded neighbourhood character; and,
- Expressed concern regarding pedestrian and vehicle safety on the street with increased cars parking on the road.

**5.4 Mr. Corrie Kost, 2800 Block Colwood Dr.: COMMENTING**

- Expressed concern that the subdivision of properties will limit future multi-family options in the area; and,
- Commented on the affordability of future homes on the property and the uplift value.

**5.5 Mr. Dave Currey: SPEAKING FOR A SECOND TIME**

- Commented on the parking problems on Montroyal Avenue;
- Urged Council to consider restricting parking on the street; and,
- Urged Council to not subdivide the south side of Montroyal Avenue.

#### 6. QUESTIONS FROM COUNCIL

Nil

#### 7. COUNCIL RESOLUTION

**MOVED by Councillor LITTLE**  
**SECONDED by Councillor BASSAM**

THAT the May 7, 2013 Public Hearing be closed;

AND THAT Bylaw 7979 "The District of North Vancouver Rezoning Bylaw 1289", be returned to Council for further consideration.

**CARRIED**

**8. CLOSING**

Mayor Walton declared the Public Hearing in respect of Bylaws 7979 CLOSED at 7:28 p.m.

**CERTIFIED CORRECT:**

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Confidential Council Clerk