

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

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REPORT of the reconvened Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, July 9, 2013 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little (7:03 pm)
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon

Absent: Councillor R. Hicks

Staff: Mr. N. Letchford, Deputy Municipal Clerk
Ms. J. Paton, Section Manager – Development Planning
Mr. S. Petersson, Community Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 7983: The District of North Vancouver Rezoning Bylaw 1290

Purpose of Bylaw:

The proposed rezoning bylaw will permit the development of sixteen, three storey townhouse units arranged in two buildings separated by a linear courtyard where before only single family residential homes were allowed.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone to the meeting and advised that the purpose of the reconvened Public Hearing is to allow for further public input on Bylaw 7983.

2. INTRODUCTION OF BYLAW STAFF

Presentation: Mr. Steven Petersson, Community Planner

Mr. Steven Petersson, Community Planner, provided an overview of the proposal for a sixteen, three storey townhouse complex consisting of two buildings separated by a linear courtyard.

Mr. Petersson advised that:

- The project is in keeping with the Official Community Plan;
- The buildings are on top of thirty-three underground parking stalls, including four designated visitor spaces and is in compliance with the zoning bylaw's multi-family parking requirements;
- Spoke to the access and sensitivity of the lane access; and,
- The proposed development will be constructed to Built Green "Gold" equivalency.

3. PRESENTATION BY APPLICANT

Presentation: Mr. Dan Diebolt, Diebolt Management Ltd.

3.1 Mr. Dan Diebolt, on behalf of the applicant:

- Advised that the width of the lane is 4m with 1m of gravel on the side. There is 5m of drivable surface allowing vehicles to get through.

4. REPRESENTATIONS FROM THE PUBLIC

4.1 Ms. Joyce Jones, 1100 Block Parkgate Avenue: COMMENTING

- Spoke in support of the laneway; however, wanted assurance that other developers will continue with the design.

5. QUESTIONS FROM COUNCIL

Staff advised that the laneway is owned by the District of North Vancouver. Any changes would have to be approved by the Engineering Department and would need a Development Servicing Agreement.

Council queried if a traffic circle at Mt. Seymour Road and Parkgate Avenue could be installed. Staff advised that this intersection is currently signalized and there are no plans to change this.

Council expressed concern that the laneway is not the standard width of 6m and queried if there is enough room for large vehicles to get through. Staff advised that even when the lane narrows to 3m it still allows for one vehicle to drive through well the other vehicle pulls over.

Council queried if there is a plan to develop passing lane pull-outs in the laneway. Staff advised that numerous pull-outs will be included to allow two vehicles to pass through and also noted this is also an effective measure to slow traffic.

Council queried what the closest structural element is to Mt. Seymour Parkway. Staff advised the terrace space is the closest structural element 13 ft. from Mt. Seymour Parkway.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the July 9, 2013 Public Hearing be closed;

AND THAT Bylaw 7983 "The District of North Vancouver Rezoning Bylaw 1290", be returned to Council for further consideration.

CARRIED

(7:17 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk