

**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 23, 2013 commencing at 7:11 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon

Absent: Councillor M. Little

Staff: Mr. B. Dwyer, Manager – Development Services
Mr. R. Malcolm, Manager – Real Estate & Properties
Mr. N. Letchford, Deputy Municipal Clerk
Ms. K. Larsen, Community Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 7994: The District of North Vancouver Rezoning Bylaw 1294

Purpose of Bylaw:

The proposed subdivision creates two 14.6m (48ft) lots consistent with the prevailing lot pattern along Westover Road.

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. INTRODUCTION OF BYLAW STAFF

Presentation: Ms. Kathleen Larsen, Community Planner

Ms. Kathleen Larsen, Community Planner, provided an overview of the proposal for a subdivision which would create two 14.6m (48ft) lots consistent with the prevailing lot pattern along Westover Road.

Ms. Larsen advised that:

- The proposed subdivision is generally consistent with mix of lot sizes in the 1500 and 1600 Blocks of Westover Road that range from 10m to 30m in width;
- A total of ten trees in the front yard were identified as being in poor health and were removed in April 2013 by BC Hydro;
- As a condition of the subdivision, two street trees will be planted in the boulevard;
- The owner has agreed to construct a new fence and plant new hedging and landscaping along the property line and this will be made a condition of the subdivision; and,
- The proposed setback is greater than the required 7.62m (25 ft) rear setback under the RS3 Zoning

regulations.

4. PRESENTATION BY APPLICANT

Presentation: Mr. Sandy Green

4.1 Mr. Sandy Green, applicant:

- Noted that efforts have been made to consult with neighbours at each step of the subdivision process;
- Acknowledged that the 25 ft setback is within keeping of the existing footprint;
- Stated that the plan is to avoid mirror-image housing;
- Noted he is willing to enter into a restrictive covenant which will be registered on title of the property as a condition of the subdivision to ensure the setback as shown on the site plan; and,
- Spoke to the importance of the fire and building codes.

4.2 Ms. Jennifer Green, applicant:

- Spoke to the proposed secondary suite; and,
- Commented that the suite would provide their aging parents a place to live.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Jim Carlyle, 1500 Block Pierard Road:

IN FAVOUR

- Spoke in favour of the subdivision;
- Commented that the proposed subdivision will enhance the neighbourhood; and,
- Urged Council to approve the proposal.

5.2 Ms. Doreen Kum, 1600 Block Westover Road:

IN FAVOUR

- Spoke in support of the proposal;
- Commented that the proposed subdivision will enhance the neighbourhood; and,
- Noted that two new homes would provide more housing in the area and improve the street appearance.

5.3 Kuldip Pruewal, 2800 Block Bushnell Place:

IN FAVOUR

- Commented on the support of residents living in the neighbourhood;
- Noted that the proposed subdivision will allow for modest growth outside the Lynn Valley Town Centre;
- Commented that the proposed secondary suite will allow residents to age in place; and,
- Commented that the proposed secondary suite will provide affordable housing options.

6. QUESTIONS FROM COUNCIL

Council queried if a covenant is required. Staff advised that a covenant is not required as the owners have committed to not building mirror-image housing.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the July 23, 2013 Public Hearing be closed;

AND THAT Bylaw 7994 "The District of North Vancouver Rezoning Bylaw 1294", be returned to Council for further consideration.

CARRIED

(7:31 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk