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**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 10, 2013 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little (7:04 pm)
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor A. Nixon

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

Bylaw 8000: The District of North Vancouver Rezoning Bylaw 1298

Purpose of Bylaw:

The proposed bylaw is required to enable the redevelopment of the seven single family lots located at 2135-2167 Heritage Park Lane (formerly called the Mount Seymour Parkway “Frontage Road”) for a thirty unit townhouse project.

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: Mr. Doug Allan, Community Planner

Mr. Doug Allan, Community Planner, provided an overview of the proposal for the redevelopment of seven single family lots located at 2135-2167 Heritage Park Lane (formerly called the Mount Seymour Parkway “Frontage Road”) for a thirty unit townhouse project.

Mr. Allan advised that:

- The project is in keeping with the Official Community Plan;
- The proposed development supports provision of housing for seniors and families;
- The project consists of thirty townhouses in four buildings arranged on either side of an interior driveway courtyard;
- All units are three bedrooms;
- The proposal requires sixty parking stalls and is providing sixty-five stalls for an overall project ratio of 2.16

- spaces per unit;
- All units will meet the Level 1A adaptable design guidelines;
- The proposal will provide \$200,000 of Community Amenity Funds; and,
- Prior to adoption, covenants will be required for green building, storm water management, and flood construction level.

4. PRESENTATION BY APPLICANT

Presentation: Cornerstone Architecture

4.1 Mr. Scott Kennedy, Cornerstone Architecture:

- Commented that this development caters to families;
- Spoke to the Heritage Park trail;
- Acknowledged that the greenway will be maintained; and,
- Noted that flood proofing measures have been met.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Thomas Kyle, M2 Landscape Architects:

IN FAVOUR

- Commented that all existing trees will be preserved; and,
- Commented that the beauty of the District lands will be maintained.

5.2 Ms. Diana Sly, 300 Block Seymour River Place:

COMMENTING

- Expressed concern with regards to traffic; and,
- Urged Council to consider traffic calming measures.

5.3 Mr. Len Slade, Resident of Mount Seymour:

IN FAVOUR

- Spoke in support of the proposed development;
- Commented that affordable housing is essential; and,
- Stated that traffic concerns need to be addressed.

6. QUESTIONS FROM COUNCIL

Council queried if a traffic count has been done in the Maplewood Seymour area. Staff advised that the transportation department is currently working on a community wide traffic study and is in draft form.

Council suggested having a circulation pattern instead of a “T” directing traffic onto Seymour River Place. Staff advised that the draft traffic study plan recommends a one-way connection from Seymour River Place to Riverside Drive.

Staff noted that additional traffic calming measures have not been recommend in the traffic study.

7. COUNCIL RESOLUTION

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT the September 10, 2013 Public Hearing be closed;

AND THAT Bylaw 8000 “The District of North Vancouver Rezoning Bylaw 1298”, be returned to Council for further consideration.

CARRIED

p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk