

**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, November 17, 2015 commencing at 7:00 p.m.

**Present:** Acting Mayor D. MacKay-Dunn  
Councillor R. Bassam  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks

**Absent:** Mayor R. Walton  
Councillor L. Muri

**Staff:** Mr. D. Milburn, Deputy General Manager, Planning & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Ms. C. Peters, Planner  
Ms. S. Dale, Confidential Council Clerk

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**The District of North Vancouver Rezoning Bylaw 1334 (Bylaw 8138)**

*Purpose of Bylaw:*

Bylaw 8138 proposes to amend the District's Zoning Bylaw to create a new Comprehensive Development Zone 91 (CD91) and rezone the subject site from Residential Single Family 7200 Zone (RS3) to Comprehensive Development Zone 91 (CD91) to allow the development of a nine unit townhouse project.

**1. OPENING BY THE MAYOR**

Acting Mayor MacKay-Dunn welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

In Acting Mayor MacKay-Dunn's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair; and,

- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum.

The Municipal Clerk stated that:

- Council is here to listen to the public, not to debate the merits of the bylaw;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night; and,
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw stating that Bylaw 8138 proposes to amend the District's Zoning Bylaw to create a new Comprehensive Development Zone 91 (CD91) and rezone the subject site from Residential Single Family 7200 Zone (RS3) to Comprehensive Development Zone 91 (CD91) to allow the development of a nine unit townhouse project.

## **3. PRESENTATION BY STAFF**

Ms. Casey Peters, Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Ms. Peters advised that:

- The site consists of two single family lots on the east side of Forsman Avenue;
- Adjacent properties consist of single family lots to the west and south, Lynnmour Elementary School to the north, townhouses (under construction) to the east and the Trans-Canada Highway to the South;
- The Official Community Plan designates the surrounding single family properties as Residential Level 3: Attached Residential;
- The density of the proposal is 0.7 FSR with exclusions for parking, storage and balconies;
- The project consists of nine townhouses in three buildings;
- Two duplexes are sited adjacent to the driveway entrance and a five unit building are sited on the east side of the site;
- The townhouses are three storeys each with their own at grade parking garage;
- All units have three bedrooms on the upper level and range in size from 1,644 sq. ft. to 1,816 sq. ft., excluding the garages;
- The proposal includes two parking spaces per unit and the applicant has added two visitor spaces to the project;
- The District's Community Amenity Contribution Policy requires an amenity contribution of \$41,575;
- It is anticipated that the Community Amenity Contribution from this development will include contributions toward public art; park, trail, environmental, pedestrian or other

- public realm, infrastructure improvements; municipal recreation or social service facility or service/facility improvements; and/or the affordable housing fund;
- Compliance with the Green Building Strategy is mandatory with the project targeting an energy performance rating of Energuide 80 and will achieve a building performance equivalent to Built Green “Gold” 2011;
  - The developer will be required to provide a Construction Traffic Management plan as a condition of a Development Permit;
  - The Construction Traffic Management plan must minimize construction impacts on pedestrian and vehicle movement and the plan is required to be approved by the District prior to issuance of a building permit; and,
  - Particular attention will be paid to the impact on the adjacent Lynnmour School regarding pedestrian movement and student drop-off and pick-up.

#### **4. PRESENTATION BY APPLICANT**

##### **Mr. Kanaris Demetre Lazos, Royal Columbia Development Corp:**

- Provided an overview of the proposed site plan and building design;
- Noted that two visitor spaces have been added and a covenant is required to secure these two spaces as visitor stalls;
- Commented that the proposed development will provide affordable housing;
- Opined that the proposed townhouses will enhance the character of the neighbourhood;
- Advised that the project will be built in accordance with the flood guidelines;
- Noted that Lynnmour School will be fenced to protect the children from construction;
- Stated that the townhouses to the east currently under construction will be complete before this project begins; and,
- Advised that the Community Amenity Contribution package will include road improvements.

##### **Mr. Gen Yada, Gen Yada Architect:**

- Commented that the proposed development will provide affordable housing;
- Provided an overview of the building design;
- Noted that the proposed development is in fitting with the character of the neighbourhood;
- Noted that all units have three bedrooms on the upper level and range in size from 1,644 sq. ft. to 1,816 sq. ft.; and,
- Commented on the spacious internal courtyard.

##### **Mr. Steve Wong, Landscape Architect:**

- Highlighted that the landscape design objectives include:
  - Sustainable landscape that reflects the character of the North Shore;
  - Refined urban streetscape along Forsman frontage including lighting and public art;
  - Meets development requirements of the flood hazard assessment report;
  - Enhanced storm water management; and,
  - Resident amenities include benches, tables, arbours and decorative pavers.

**5. REPRESENTATIONS FROM THE PUBLIC**

Nil

**5. QUESTIONS FROM COUNCIL**

In response to a question from Council regarding parking, staff advised that vehicle access to the site is off Forsman Avenue between the two front buildings and the proposal includes twenty parking stalls. The duplex units have two spaces per unit in a side by side arrangement. The five unit building proposes a one car garage with a second car space in a tandem arrangement in front of the garage. Two additional visitor spaces are proposed on either end of the five unit building. The proposal includes seven small car spaces (35%) and 13 standard car spaces (65%). The visitor spaces are both standard car spaces and each unit has one standard car space.

Council expressed concerns with tandem parking.

Staff advised that on-street parking adjacent to the proposed development is restricted during school hours as well as overnight from December to March to allow for snow removal.

In response to a question from Council regarding the Bicycle Master Plan, staff advised that a dedicated bike path along East Keith Road is proposed which would allow children to ride their bikes to Lynnmour School.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HANSON**

THAT the November 17, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1334 (Bylaw 8138)" be returned to Council for further consideration.

**CARRIED**  
(7:29 p.m.)

**CERTIFIED CORRECT:**

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Confidential Council Clerk