

**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, December 1, 2015 commencing at 7:05 p.m.

Present: Mayor R. Walton (7:17 pm)
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks

Absent: Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Milburn, Deputy General Manager – Planning & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Mr. E. Wilhelm, Planner
Ms. C. Archer, Confidential Council Clerk

Also in

Attendance: Mr. B. Wallace, Consultant, BWW Consulting
Mr. M. Wick, Development Manager, Noort Developments Ltd.
Mr. T. Yamamoto, Principal, Yamamoto Architecture Inc.

MOVED by Councillor HANSON

SECONDED by Councillor BOND

THAT Councillor Bassam be appointed the Presiding Member.

CARRIED

Absent for Vote: Mayor WALTON

The District of North Vancouver Rezoning Bylaw 1337 (Bylaw 8149)

Purpose of Bylaw:

Bylaw 8149 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Residential Single-Family Residential 6000 Zone (RS4) to Comprehensive Development 89 Zone (CD89) to allow the development of a fourteen unit townhouse project.

1. OPENING BY THE CHAIR

Councillor Bassam 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 the Chair'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;
- Speakers will have five minutes to address Council for a first time and are asked to begin remarks to Council by stating their names and addresses;
- 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;
- 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;
- 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 attendees at the Hearing are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will be continued on a second night;
- 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 cannot receive further new information from the public; and,
- The Public Hearing is streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAW BY CLERK

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw stating that Bylaw 8149 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Residential Single-Family Residential 6000 Zone (RS4) to Comprehensive Development 89 Zone (CD89) to allow the development of a fourteen unit townhouse project at 115 and 123 West Queens Road.

3. PRESENTATION BY STAFF

Mr. Erik Wilhelm, Planner, advised that the site is composed of two single family lots and a portion of the lane to the rear on the south side of West Queens Road, just west of the Queens Cross Pub. The Churchill House Retirement Residence is located west and southwest of the site.

The original Rezoning Bylaw proposed was for an eighteen unit townhouse, reduced to seventeen units following a Public Hearing. The Bylaw was defeated at Second Reading, with Council noting the following items of concern:

- Number of units;
- Laneway traffic circulation; and,
- The inclusion of tandem parking stalls.

To address these concerns, the revised proposal is for fourteen units, with a new laneway traffic circulation plan and the elimination of all tandem parking stalls.

The proposal is for two primary buildings separated by an interior courtyard. Access to the units is via West Queens Road for the six units in the north building and via the courtyard for the eight units in the south building.

Mr. Wilhelm reviewed the revised laneway circulation, highlighting that:

- The existing barrier in the laneway between the development and Lonsdale Avenue will be removed;
- Traffic exiting the underground parking will be left-turn only and one-way towards Lonsdale Avenue;
- Traffic entering the north-south lane towards the building will be one-way northbound starting after the Starbucks parking lot; and,
- The proposed laneway circulation is to address traffic congestion during peak morning hours.

Mr. Wilhelm provided a project overview, noting that the north building fronting West Queens Road is a three-storey, six unit townhouse with traditional rooflines, staggered in three sections sloping downwards with the slope of the road. It was noted that cherry trees located at the Queens Cross Pub will not be affected by the development and that street trees will be added at the front of the building. The revised proposal includes 28 vehicle parking spaces, including three visitor stalls, 14 secure bicycle stalls for residents and a five-unit bicycle rack in the courtyard for visitors.

The Community Amentity Contribution for the project has been calculated at \$91,835. The project also provides other community benefits, including new widened sidewalks and street lighting.

Mayor Walton arrived at this point in the proceedings.

4. PRESENTATION BY THE APPLICANT

Mr. Taizo Yamamoto, Principal, Yamamoto Architecture, advised that the design has been changed to reduce the number of units on the north side by changing from upper and lower stacked units to single, three level units, eliminating the need for secondary stairs and second entrances above each ground floor entrance. This has also allowed for an increase in storage area for each unit below grade. The garbage area has been moved closer to the lane to simplify pickup.

Mr. Brian Wallace, BWW Consulting, advised that he is the traffic consultant on the project. Mr. Wallace advised that the use of street parking during construction could be minimized by making use of the parking lot under the Queens Cross Pub during the day, when it is underutilized, and the development's underground parking lot once constructed.

Mr. Wallace advised that he has concluded that the effect of this project on the neighbourhood traffic would be negligible after construction is completed. The traffic circulation plan is in response to the comments and discussion around traffic and congestion raised at the Public Hearing for the previous proposal. In response to a question from Council, Mr. Wallace advised that the lane exiting onto Lonsdale Avenue would be signed right turn only.

In response to a question from Council, staff advised there has been no discussion about restricting overnight parking on West Queens Road.

Mr. Merlin Wick, Noort Developments Ltd., explained that the increased number of parking spaces per unit and the elimination of tandem spaces was in response to comments from Council and that the increase in floor space per unit was in response to comments made at the previous Public Hearing that many North Vancouver residents selling single family homes are looking for larger townhouses.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Commented on the increased size of the units over the original application; and,
- Noted that laneway traffic would be slightly exacerbated by the development.

5.2. Mr. Scott Schneider, 124 West Queens Road: COMMENTING

- Commented on street parking near the proposed development; and,
- Suggested introducing parking restrictions during the day.

6. QUESTIONS FROM COUNCIL

Nil

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT the December 1, 2015 Public Hearing be closed;

AND THAT “The District of North Vancouver Rezoning Bylaw 1337 (Bylaw 8149)” be returned to Council for further consideration.

CARRIED
(7:40 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk