

**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, July 19, 2016 commencing at 7:00 p.m.

Present: Acting Mayor R. Hicks
Councillor M. Bond
Councillor J. Hanson
Councillor L. Muri
Councillor R. Bassam (7:01 pm)
Councillor D. MacKay-Dunn (7:01 pm)

Absent: Mayor R. Walton

Staff: Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Vukelic, Confidential Council Clerk
Mr. K. Zhang, Community Planner

District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185) – Violet Street

Purpose of Bylaw:

Bylaw 8185 proposes to amend the District's Zoning Bylaw by adding new special minimum lot sizes to the Subdivision Regulations to allow for the creation of two single-family residential lots.

1. OPENING BY THE MAYOR

Acting Mayor Hicks 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.

Councillors BASSAM and MACKAY-DUNN arrived at this point in the proceedings.

In Acting Mayor Hicks' 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 of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have five 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;

- 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;
- 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;
- The binder containing documents and submissions related to this bylaw is available on the side table to be viewed;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night; and,
- The Public Hearing is being 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 the District of North Vancouver Rezoning Bylaw 1343, Bylaw 8185 proposes to amend the District's Zoning Bylaw by adding new special minimum lot sizes to the Subdivision Regulations to allow for the creation of two single-family residential lots.

3. PRESENTATION BY STAFF

Mr. Kevin Zhang, Community Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Mr. Zhang advised that:

- The subject property is within the Seymour Heights neighbourhood and is one block South of Seymour Heights Elementary School;
- Both sides of the 2600 block of Violet Street are predominantly 33 ft wide lots;
- The most recent subdivision at 2698 Violet Street was approved by Council in March of 2015;
- The current application does not meet the area and width requirements of a Single Family Residential 6000 Zone (RS-4);
- The application is located in a potential Small Lot Infill Area (SLIA 24B);
- This is the last lot on the North face of Violet Street with sub-division potential;
- The proposed sub-division meets the Approving Officer's Best Practices Guidelines for Sub-Division, as it is keeping with the small lot pattern in the area;
- The Approving Officer will apply the following Covenants:
 - Unique House Design;
 - Compliance with Districts Green Building Strategy; and,
 - Best Practices in Storm Water Management.
- Three on-site parking spaces are required; and,
- Access to both lots would be from the rear lane which will increase on-street parking in front the proposed sub-division.

4. PRESENTATION BY APPLICANT

Ms. Yasmin Roulleau de la Roussiere, Owner:

- Advised that her father has owned the lot for over 40 years;
- Provided an overview of the families intentions for the redevelopment; and,
- Noted that parking concerns by residents have been addressed.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Eric Andersen, 2500 Block Derbyshire Way: IN FAVOUR

- Spoke as the Chair of Blueridge Community Association; and,
- Expressed his concern regarding the parking issue on Violet Street.

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

- Commented on the design of the mirror imaged parking structures; and,
- Commented regarding the public input procedure for the Public Hearing.

The Deputy Municipal Clerk clarified the process for Public Hearing input.

5.3. Mr. Ray Bodnaruk, 1000 Block Prospect Avenue: IN FAVOUR

- Spoke in support of Small Lot Infill Areas; and,
- Expressed concern regarding the parking issue on Violet Street.

6. QUESTIONS FROM COUNCIL

Council questioned if there are measures in place to prohibit home owners from parking on the street. Staff advised that it would be difficult to enforce measures that prohibit home owners from parking on the street. Staff noted that the Eastern side of Violet Street appeared to have dense parking; however, there have been only three parking related complaints on Violet Street in the past three years. Staff explained parking measures can be implemented if there is a consistent pattern of complaints.

Council queried the option of implementing Resident Parking Only (RPO) on Violet Street.

Council advised that Violet Street is a main walking and driving corridor for students of all ages and can become congested at peak times.

Council queried the option of changing the parking pattern to one side of the street. Staff cautioned that speed problems may occur with discontinuing parking on one side of the street. Staff advised that the District's Transportation Planning Department can investigate options for street calming.

Staff confirmed that each lot requires three off street parking spots, if houses contain secondary suites.

Council expressed concern regarding residents not using their garage for parking.

Council noted that the residents on Violet Street are open to discussing the parking issues with staff.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the July 19, 2016 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" be returned to Council for further consideration.

CARRIED

(7:26 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk