

**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, May 17, 2016 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks (7:01 pm)
Councillor D. MacKay-Dunn (7:02 pm)
Councillor L. Muri

Absent: Councillor R. Bassam

Staff: Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. N. Letchford, Planner
Ms. A. Reiher, Confidential Council Clerk
Mr. R. Taylor, Planner

The District of North Vancouver Rezoning Bylaw 1340 (Bylaw 8165)

Purpose of Bylaw:

Bylaw 8165 proposes to amend the District's Zoning Bylaw to create a new Village Commercial – Upper Capilano Zone (VC-UC) and rezone two commercial sites, 5020 Capilano Road/1180 Clements Avenue and 4710-4740 Capilano Road, from General Commercial Zone 2 (C2) to Village Commercial – Upper Capilano Zone (VC-UC) to accommodate a wide range of uses such as restaurant, retail, residential and office.

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 bylaw as outlined in the Notice of Public Hearing.

Councillor HICKS arrived at this point of the proceedings.

In Mayor Walton'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;
- An established speakers list will be used. 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. 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;

Councillor MACKAY-DUNN arrived at this point in the proceedings.

- 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;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue 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.

Mr. James Gordon, Manager – Administrative Services, stated that:

- The binder containing documents and submissions related to this bylaw is available on the side table to be viewed; 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

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw stating that Bylaw 8165 proposes to amend the District's Zoning Bylaw to create a new Village Commercial – Upper Capilano Zone (VC-UC) and rezone two commercial sites, 5020 Capilano Road/1180 Clements Avenue and 4710-4740 Capilano Road, from General Commercial Zone 2 (C2) to Village Commercial – Upper Capilano Zone (VC-UC) to accommodate a wide range of uses such as restaurant, retail, residential and office.

3. PRESENTATION BY STAFF

Ms. Natasha Letchford, Planner, provided an overview of Bylaw 8165 and reported that:

- The bylaw would rezone the properties of Capilano Heights Chinese Restaurant and the Grouse Woods Plaza which are located on Capilano Road;
- The OCP designation for both lots is Commercial Residential Mixed Use Level 1 and the OCP designation will not change;
- There are single family lots surrounding the Capilano Heights Chinese Restaurant;
- The Grouse Woods Plaza is adjacent to ground-oriented townhomes and single family homes;
- The Pentecostal Church is nearby, at the corner of Montroyal Boulevard and Capilano Road; and,
- The properties are currently General Commercial Zone 2 (C2) which permits commercial, residential, and mixed use up to 1.75 FSR.

Ms. Letchford reported that the proposed Zone was developed using input received from the public and owners during an open house discussion, a survey and various

correspondence. It was mentioned that under the proposed VC-UC Zone, the density would be 1.4 FSR for the Grouse Woods Plaza site at 4710 Capilano Road and 1.2 FSR for the Chinese Restaurant at 5020 Capilano Road.

Ms. Letchford noted that the maximum permitted height would decrease from 40 ft. to 35 ft. in height which would allow a three storey development. The maximum building coverage and site coverage would be increased under the proposed VC-UC Zone. The VC-UC Zone requires all new developments to provide on-site parking at 1 stall per 30 square meters of gross floor area for commercial parking.

Ms. Letchford reported that the District is currently exploring potential opportunities for creating small lots for single family detached homes in the area adjacent to 5020 Capilano Road.

Ms. Letchford stated that the potential of additional single family homes and more residents adjacent to the proposed VC-UC Zone site was taken into consideration when developing the proposed Zone and that the Bylaw was reviewed in regards to both the present and the possible future neighborhood context.

Ms. Letchford reported that the Chinese Restaurant is adjacent to an existing small lot infill area and that the intent of the VC-UC Zone is to ensure the redevelopment is in keeping with the residential character of the Upper Capilano area.

5. REPRESENTATIONS FROM THE PUBLIC

- 5.1. Mr. Steffen Rauer, 1000 Block Clements Avenue: COMMENTING**
- Expressed concern regarding the safety of pedestrians crossing Capilano Road; and,
 - Requested that a crosswalk be provided.
- 5.2. Mr. Guy Obyrne, 500 Block Bellevue Avenue: COMMENTING**
- Questioned if rezoning would lead to higher tax rates.
- 5.3. Ms. Michaela Donnelly, 900 Block Clements Avenue: COMMENTING**
- Expressed concern that the Public Hearing was not properly advertised; and,
 - Requested that Council take a broader and more transparent view of current issues.
- 5.4. Ms. Carol Sartor, 800 Block Canyon Boulevard: COMMENTING**
- Suggested that wider sidewalks be provided to ensure the safety of pedestrians, and to promote walkability; and,
 - Requested that the appropriate infrastructure be provided to address visibility and safety concerns.
- 5.5. Mr. Brian Platts, 3100 Block Beverley Crescent: OPPOSED**
- Spoke to the FSR of the proposed buildings and to the Edgemont area in general; and,
 - Suggested adjourning the Public Hearing and that the proposed Zoning Bylaw amendment be amended.

- 5.6. Mr. Peter Thompson, 900 Block Clements Avenue:** COMMENTING
- Questioned why a new zone is required; and,
 - Commented on the current traffic and visibility issues.
- 5.7. Mr. Barry Savage, 2100 Block Altamont Avenue:** IN FAVOUR
- Expressed concern regarding safety issues and parking.
- 5.8. Ms. Charity Reddington, 1100 Block Clements Avenue:** COMMENTING
- Expressed concern regarding parking and safety issues.
- 5.9. Mr. Grig Cameron, 1000 Block Clements Avenue:** OPPOSED
- Expressed concern regarding traffic; and,
 - Commented that parking should be provided specifically for residents.

Staff responded to a question from Council regarding why the District is doing this. Staff advised that in 2014 Council adopted a withholding motion and directed that a bylaw be prepared. Staff reported that this is the bylaw and that there are no current applications with respect to either site.

Staff responded to a question from Council regarding what uses will be permitted. Staff noted that the public was consulted on future uses. Restaurant use will be retained but residential uses will be at a smaller scale.

Staff responded to a question from Council on whether or not uses in the commercial zone can be restricted. Staff indicated that the Bylaw lists the permitted uses and that Council can reduce that list, but not after a Public Hearing. Staff mentioned that if Council would like to revisit the list of permitted uses, it would involve adjourning the Public Hearing and reconvening at a later date.

Councillor HICKS left the meeting at 7:48 pm and returned at 7:49 pm.

Mayor Walton asked if there were any further speakers.

- 5.10. Mr. Corrie Kost, 2800 Block Colwood Drive:** COMMENTING
- Expressed concern regarding traffic issues; and,
 - Opined that the new site is not large enough for four storeys.
- 5.11. Ms. Trish Brady, 1100 Block Montroyal Boulevard:** COMMENTING
- Commented that taller buildings would eliminate privacy for surrounding neighbours.
- 5.12. Ms. Janeen Wallwork, 1100 Block Canyon Boulevard:** OPPOSED
- Expressed concerns regarding building height; and,
 - Spoke regarding affordable housing.
- 5.13. Ms. Suzanne Simpson, 1100 Block Prospect Road:** COMMENTING
- Expressed concern regarding building height and trees.
- 5.14. Mr. Brian Creycust, 400 Block Prospect Avenue:** OPPOSED
- Expressed concern regarding parking; and,
 - Spoke in opposition to the proposed underground parking.

5.15. Ms. Madeleine Costanza, 900 Block Canyon Boulevard: OPPOSED

- Suggested that there may be a better way to communicate with residents; and,
- Commented on low-cost housing.

5.16. Ms. Nina Velasquez, 1000 Block Canyon Boulevard: COMMENTING

- Commented that nature is an attractant to living in the neighbourhood; and,
- Questioned what precedence would be set by a change to the zoning.

Mayor Walton asked if there were any further speakers.

5.17. Mr. David Simpson, 1100 Block Prospect Road: COMMENTING

- Expressed concern regarding traffic and building height.

Staff responded to a question from Council regarding what the actual change in building height in the new zone would be, and indicated that the change in height is six feet.

Staff responded to a question from Council regarding what notification radius was used for the Public Hearing. Staff reported that it was a 75 metre radius, that the Community Association was notified and that signs were placed on the properties. It was also mentioned that a newspaper notice ran twice, as required.

Staff responded to a question from Council on whether this would set a precedent. Staff indicated that this will not set a precedent as each application is judged on its individual merits.

Mayor Walton asked if there were any others wishing to speak for a first time. There being none, he asked for anyone wishing to speak a second time.

5.18. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME

- Commented on transportation; and,
- Asked for clarification on the maximum height for buildings in the proposed VC–UC Zone.

Mayor Walton asked if there was anyone else wishing to speak a second time.

5.19. Ms. Michaela Donnelly, 900 Block Clements Ave: SPEAKING A SECOND TIME

- Expressed concern regarding the timing of the proposed change to the zoning; and,
- Expressed concern regarding how comments are received from the public.

Finally, Mayor Walton asked if there were any further speakers. There being no further speakers, staff responded to questions from Council.

6. QUESTIONS FROM COUNCIL

In response to a question regarding commercial use in the proposed VC-UC Zone, staff responded that the commercial sites would continue to be permitted within the Zone.

In response to a question regarding the possibility of higher rental rates, staff advised that tenancies go for market rates, and that it is up to the building owner to determine rent prices.

In response to a question regarding building height restrictions, staff advised that 40 ft. is currently permitted for building heights at these locations, and that the proposed Bylaw would allow 35 ft. with a three storey limitation.

In response to a question regarding what 30 square metres is, staff advised that it is 323 square ft. and that the height permitted in the RM3 Zones is 32 ft. for townhouses and 40 ft. for four storey apartments. RS3 depends on the roof slope and staff will report back.

Council directed that any future notifications for a public hearing with respect to Bylaw 8165 be a radius of 100 metres.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor HICKS

THAT the May 17, 2016 Public Hearing on Bylaw 8165 be adjourned;

AND THAT the issues of height, use and building coverage be referred back to staff for further consideration.

CARRIED
(8:31 p.m.)

CERTIFIED CORRECT:


Confidential Council Clerk

NOTE:

This public hearing adjourned but did not close. These minutes have not been received by Council. Bylaw 8165 has been abandoned so the public hearing will not be reconvened.

June 7, 2016