



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, MAY 12, 2014.

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor D. Bell
Councillor P. Bookham
Councillor R. Clark

STAFF MEMBERS

A. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
P. Lurbiecki, Assistant City Clerk
B. Themens, Director, Finance
G. Penway, Director, Community Development
E. Adin, Deputy Director, Community Development
P. Navratil, Deputy City Engineer
M. Lynch, Manager, Development Planning
M. Epp, Planner II
M. vander Laan, Planning Technician I
S. Wilks, Timekeeper

ABSENT:

Councillor L. Buchanan
Councillor C. Keating
Councillor G. Heywood

The Public Hearing was called to order at 6:15 pm.

1. INTRODUCTION OF BYLAWS

“Official Community Plan, Bylaw, 2002, No. 7425, Amendment Bylaw, 2014, No. 8347” (a bylaw to Introduce a Duplex Development Permit Area [Design Controls]); and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8351” (a bylaw to designate properties in the ‘midblock’ area as within a new RT-1A Two-Unit Residential Zone)

The City is considering rezoning the current One-Unit Residential (RS-1) zoned properties to a new Two-Unit Residential (RT-1A) Zone so that the zoning for these properties is aligned with the permitted use in the City’s Official Community Plan and to enable property owners to potentially redevelop their lots as duplexes in the future without going through a rezoning process.

The Subject Parcels are designated “Level 2: Low-Density Attached Form” in the City’s Official Community Plan and the proposed rezoning of RS-1 lots to the new RT-1A Zone will mean that the zoning for the properties will be consistent with that designation, but will not necessitate the redevelopment of any of the sites. Many properties in the vicinity already have achieved Two-Unit ‘Duplex’ (RT-1) Residential Zoning through individually realized rezoning processes.

Continued...

PUBLIC HEARING - Continued

RE: “Official Community Plan, Bylaw, 2002, No. 7425, Amendment Bylaw, 2014, No. 8347” (a bylaw to Introduce a Duplex Development Permit Area [Design Controls]); and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8351” (a bylaw to designate properties in the ‘midblock’ area as within a new RT-1A Two-Unit Residential Zone)

To facilitate this rezoning, the City is proposing to designate a new Development Permit Area, which would require that all new duplex development in this area comply with design guidelines to encourage design excellence, sensitivity to existing character and enhanced livability of new duplexes and suites.

2. STAFF PRESENTATION

The Planner II, Community Development, provided a presentation on the application and responded to questions from the gallery and members of Council.

3. SUMMARY OF SUBMISSIONS

The following letter of support was received from:

- Email from Edna Lim and Kent Danesh, 408 East 11th Street, North Vancouver, dated May 2, 2014.

The following letters of concern were received from:

- Letter from Glen Miller, 331 East 10th Street, North Vancouver, dated May 9, 2014.
- Email from Robert and Vallerie Pellatt, 313 and 315 East 8th Street, North Vancouver, dated May 10, 2014.
- Email from Ellison Massey, 542 East 1st Street, North Vancouver, dated May 12, 2014.
- Email from Darren Morgans, 351 East 9th Street, North Vancouver, dated May 12, 2014.

4. SPEAKERS

In Support

- Alex Sehatroph, 358 East 12th Street, North Vancouver, spoke regarding a 2005 report of similar nature and voiced support for the application.
- Ed Pascale, 142 East 1st Street, North Vancouver, expressed support of the application and stated it would connect the community, schools and daycare.

Continued...

PUBLIC HEARING - Continued

RE: “Official Community Plan, Bylaw, 2002, No. 7425, Amendment Bylaw, 2014, No. 8347” (a bylaw to Introduce a Duplex Development Permit Area [Design Controls]); and “Zoning Bylaw, 1995, No. 6700, Amendment bylaw, 2014, No. 8351” (a Bylaw to designate properties in the ‘midblock’ area as within a new RT-1A Two-Unit Residential Zone)

4. SPEAKERS - Continued

Concerns

- Ellison Massey, 542 East 1st Street, Vancouver, expressed concerns for her neighbourhood in the East 3rd Street area.
- Rod Lyons, 1145 Ridgeway Avenue, North Vancouver, requested clarity on the proposed zoning and the effect on his property, specifically, floor space ratios, heights, setbacks and streetscape.
- Kerry Morris, 784 East 15th Street, North Vancouver, voiced concerns regarding the height of cellar spaces; secondary suites, parking; the impact on taxation; and the number of properties affected by the application.
- Rod Lyons, 1145 Ridgeway Avenue, North Vancouver, requested further clarification on the floor space ratios and setbacks.

5. ADJOURNMENT

Moved by Councillor Clark, seconded by Councillor Bookham

THAT the Public Hearing for “Official Community Plan, Bylaw, 2002, No. 7425, Amendment Bylaw, 2014, No. 8347” (a bylaw to Introduce a Duplex Development Permit Area [Design Controls]); and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8351” (a bylaw to designate properties in the ‘midblock’ area as within a new RT-1A Two-Unit Residential Zone), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:27 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk