REPORT of the Public Hearing held in the Council Chamber of the District Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 21, 2003 commencing at 7:05 p.m.

PRESENT:

Mayor: Don Bell
Councillors: Ernie Crist, Janice Harris, Maureen McKeon Holmes, Lisa Muri, Alan Nixon, Richard Walton
Staff: Mr. J. I. Torry, Manager–Community Planning
       Mr. R.J. Boase, Environmental Protection Officer
       Ms S. Burrows, Deputy Municipal Clerk
       Ms B. Audette, Committee Clerk

BYLAW 7327  District of North Vancouver Zoning Bylaw 1965, Rezoning Bylaw 1165

Applicant: The Corporation of the District of North Vancouver

Subject Lands: Lots 2, 3, 4, 5, 6, 7, 8, 11, 12, 13 and 14
               All of Block 26, District Lot 266, Plan 4680

Proposed Amendment: To rezone the property in the 1000 and 1100 Blocks West First Street (south side) from I5 (Storage Industrial Zone) to a new Comprehensive Development Zone (CD40).

Purpose: To accommodate clean, environmentally safe, light industrial activities and manufacturing uses, as well as a limited range of independent office uses.

The Deputy Municipal Clerk advised that all advertising requirements had been met.

The Manager – Community Planning referred to a plot map and photographs to profile the subject lands and surrounding properties. The single lot located at the southeast corner of Pemberton Avenue and West First Street and the two lots (9 and 10) separating the subject properties are privately owned and are not included in this rezoning application.

The Manager – Community Planning reviewed the zoning provisions for Comprehensive Development Zone 40 (CD40) including permitted uses, maximum building height, minimum building setbacks, maximum building coverage, maximum site coverage, Floor Space Ratio and parking.

District Environmental staff recommended that a setback of 20 meters from the top of bank be established to provide a buffer for MacKay Creek.

The proposal calls for First Street to be widened to accommodate a boulevard, sidewalks and ornamental streetlights.

Public Hearing Report – Bylaw 7327
January 21, 2003
The Advisory Planning Commission reviewed the application on June 19, 2002 and recommended approval of the proposed rezoning.

The application was referred to the Norgate Park Community Association and their comments regarding sidewalks and restricted driveway access have been incorporated into the project.

Although access from the proposed lands to Harbourside Park is not feasible at present due to the railway Right of Way, preliminary discussions with the City of North Vancouver indicate that access via an overpass could be a future joint project.

In response to a question from Councillor Nixon, the Manager – Community Planning confirmed that the owner of lots 9 and 10 had indicated that these properties would continue to be used as storage space for vehicles and declined to participate in the rezoning process.

Mayor Bell advised that all correspondence received prior to the close of the Hearing will be circulated to Council and will form part of the Public Hearing record.

PUBLIC INPUT:

1. Irene STURZENEGGER
   4400 Block Prospect Road
   • Owner of Go West Campers
   • Has leased property from the District for over 20 years
   • The Go West sites on Lloyd and on West First are running out of room
   • Supports the proposed rezoning as there are very few suitable properties available on the North Shore

   In response to a question from Councillor Crist, Ms Sturzenegger confirmed that she currently leases District land for business use.

   In response to a question from Councillor Crist, Ms Sturzenegger stated that it is very expensive to purchase or lease property in the District. She noted that most of Go West’s competitors operate in Langley and further east where land is approximately one-third the cost of District land.

   In response to a question from Mayor Bell, Ms Sturzenegger advised that she would like to consolidate Go West’s business operations on one site and hopes to do so on the subject site.

   In response to a question from Mayor Bell, the Manager – Community Planning confirmed that the proposed zoning regulations would allow recreation vehicle sales, rentals, and leasing as a principle use.

2. David KNEE
   1200 Block Alderwood Place
   • Expressed appreciation to staff for involving the community in the planning process
   • Stated that all community concerns have been addressed to date but new concerns have arisen
   • Expressed concern about the future of two lots at the east end of the site that haven’t been included in the rezoning
• The lots are not fenced off and homeless people have stayed there in makeshift shelters
• Asked Council to make a long range planning decision regarding these two lots and to fence the lots in the interim
• Recommended that the proposed sidewalk be developed at one time rather than in stages and also that the sidewalk be extended to include the two lots at the eastern end that have not been included in the rezoning
• Expressed concern regarding pedestrian safety noting that he has witnessed pedestrians walking along the railway tracks
• The current state of the lots along West First does not reflect well on District maintenance of its lands and the site should be kept in better condition
• Noted that the District draft budget indicates a reduction for garbage collection and expressed concern that some residents might be inclined to drop garbage on these lots rather than pay disposal fees at the transfer station
• Asked that the lots be cleaned up including the two most easterly lots
• Suggested that it might be possible to create an underground access to Harbourside Park below the railway Right of Way despite tidal issues

In response to a question from Councillor Nixon, Mr. Knee suggested that the two lots at the east end of the subject properties were not likely viable for rezoning because there are large mounds of dirt approximately ten feet higher than the road elevation.

In response to a question from Councillor Nixon, the Manager – Community Planning advised that these two lots had been used for fill. He noted that there would be little land remaining after the top of bank setback for MacKay Creek was reserved. The residual land might be useful in developing an access linkage to Harbourside Park.

### 3. Roger NICKEL  
**3200 Block William Avenue**

• Speaking on behalf of the North Vancouver Tennis Society as President of the organization
• The proposed rezoning application would benefit the emerging neighbourhood
• Expressed concern regarding maintenance of the marsh and MacKay Creek Park
• Asked that District owned land on the south side of the tennis centre be reserved for future expansion of the facility
• Expressed concern about bus storage noting that fumes are an issue for the tennis centre when buses start up
• Asked that there be no expansion of bus storage in the area
• Supports enhancement of the overall neighbourhood

### 4. Corrie KOST  
**2800 Block Colwood Drive**

• Noted that the top of bank setback for single family homes is 30 meters and expressed disappointment about the proposed 20 meter setback noting that the District has previously been a leader in environmental concerns
• Recommended that the District take conservative measures in this area to ensure protection of the sensitive marsh area
• Suggested that Council should have a detailed map of the area indicating environmental concerns
• Expressed concern that there is no overall vision for the Marine Drive and Pemberton area
• Expressed concern about spot zoning
• Questioned whether the subject lots are suitable for long term vehicle storage or whether there are other superior uses for long range planning
• Noted that the recreation vehicle industry encourages tourism but visitors travel outside the District as there are no camping sites available here
• Expressed support for the proposed development of sidewalks and agreed that the sidewalks should be completed at one time

In response to a question from Mr. Kost, the Manager – Community Planning clarified that the maximum building height for the proposed lots would be 40 feet, however, with a pitched roof, the regulations would permit a height bonus for a total maximum building height of 46 feet.

Mr. Kost resumed speaking:
• Noted that Lloyd Avenue ends at First Street opposite Lots 9 and 10 and suggested that the future of these lots will become a sensitive issue in the long term
• It is necessary to highlight the importance of Lots 9 and 10 for a long term extension of Lloyd or a future access point
• Urged Council to cooperate with the City of North Vancouver to develop an access to Harbourside Park
• Does not object to the proposed rezoning as it will raise the value of District land

In response to a question from Councillor Muri, the Environmental Protection Officer explained that District staff had consulted with the Department of Fisheries and Oceans regarding the proposed top of bank setback. The 20-meter setback would extend the existing setback and would reserve a significant portion of the lot. The intent for future development of the lot would be to require a landscaping plan including a riparian setback that would increase the overall setback. This section of MacKay Creek is susceptible to blockage from material flowing downstream and it is imperative to maintain access to allow cleanup of the creek and removal of debris. The plan also incorporates long-term flood protection criteria and is supported by the Department of Fisheries and Oceans.

In response to a question from Councillor Muri, the Manager – Community Planning advised that the flood plain would be included as part of the environmental review of groundwater issues.

In response to a question from Councillor Nixon, the Manager – Community Planning agreed to provide information to Council on the parking regulations for Harbourside Park and pointed out that Harbourside Park permits a broader range of uses. He explained that parking regulations could be adjusted during the development permit process.

Councillor Walton left the meeting at 7:52 p.m.

In response to a question from Councillor Nixon, the Manager – Community Planning clarified that the proposed rear yard setback of 6 meters would permit future rear access to the subject lots. The access would not be viable until the two lots (9 and 10) dividing the subject property and the corner lot at Pemberton Avenue and First Street undergo a rezoning process.

In response to a question from Councillor Nixon, the Manager – Community Planning explained that the proposed Bylaw would permit the sale, rental and lease of recreational vehicles as a principle use while storage of vehicles would be an accessory use.

Mr. Kost resumed speaking:
• Expressed support for the removal of culverts wherever possible and recommended that the District encourage the construction of an appropriate rail bridge
• Noted that the District parking requirements for the Avalon development were less restrictive than the City of North Vancouver would have been

DISPOSITION:

MOVED by Councillor MURI, Seconded by Councillor NIXON and CARRIED
THAT Bylaw 7327 be returned to a regular meeting of Council for further consideration.

Absent for Vote: Councillor WALTON

MAYOR BELL declared the Public Hearing in respect of Bylaw 7327 CLOSED at 7:57 p.m.

Certified correct:

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Committee Clerk