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, March 18, 2003 commencing at 7:02 p.m.

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**PRESENT:**

**Mayor:** Don Bell  
**Councillors:** Ernie Crist (at 7:05 p.m.), Maureen McKeon Holmes, Lisa Muri, Alan Nixon, Richard Walton  
**Absent:** Janice Harris  
**Staff:** Mr. J. I. Torry, Manager – Community Planning  
Ms S. Burrows, Deputy Municipal Clerk  
Ms B. Audette, Committee Clerk

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**BYLAW 7381**  
**District of North Vancouver Zoning Bylaw 1965, Rezoning Bylaw 1181**

**Applicant:** H.R. Hatch Architects Inc., on behalf of Divya Holdings Ltd., 517010 B.C. Ltd. and Caldera Ventures Ltd.

**Subject Lands:** 1221 West 16th Street  
(Lot 13, Block 58, District Lot 552, Plan 4680, PID 011-130-067; and Lot 14, Block 58, District Lot 552, Plan 4680, PID 011-130-075)

**Proposed Amendment:** To rezone the subject lands FROM Single-Family Residential 6000 Zone (RS4) TO Multiple-Family Residential Zone 7 (RM7).

**Purpose:** To allow for the construction of two duplex buildings (a total of four units).

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

Councillor Crist joined the meeting at this point in the proceedings.

The Manager – Community Planning advised that the purpose of the proposed rezoning application is to allow for the development of two duplex buildings with a total of four living units. The proposed project is consistent with the policies and the intent of the Lower Capilano Local Plan and similar in design to other multi-family projects on this street.

The Advisory Planning Commission reviewed the proposed project on November 20, 2002 and expressed support for the application.

The Advisory Design Panel considered the application on September 12 and on November 14, 2002 and endorsed the proposal subject to the resolution of concerns regarding front entrance privacy and outdoor areas to the satisfaction of staff. These issues have since been addressed.
The Deputy Municipal Clerk 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. Harvey HATCH  
   IN FAVOUR  
   1500 Block West 23 Avenue, Vancouver  
   - Architect representing the applicant

   In response to a question from Councillor Walton, Mr. Hatch stated that the concerns expressed by members of the Advisory Design Panel were related to design in general and in particular to an issue regarding site grade.

   In response to a question from Councillor Muri, the Manager – Community Planning advised that the Advisory Design Panel originally reviewed the proposal on September 12, 2002. The applicant returned to an Advisory Design Panel meeting on November 14, 2002 to present modifications made to the plan in response to issues identified at the first meeting.

   In response to a question from Councillor Muri, Mayor Bell requested that staff provide additional information to Council regarding the concerns expressed by the Advisory Planning Commission regarding the application.

2. Christine BYROM  
   OPPOSED  
   1200 Block West 16 Street  
   - Read and submitted a written presentation  
   - Owns two properties on this block and also representing her daughter who owns a property on the block  
   - Noted that the east end of this block is closed with a cul-de-sac that is not indicated on the plot map included in the staff report  
   - There is no parking available in the cul-de-sac area which fronts immediately on the subject properties

   In response to a question from Councillor Muri, the Manager – Community Planning clarified that vehicular access to the 1200 block of West 16 Street is blocked by a cul-de-sac located at the east end of the block and that the plot map included in the staff report is the legal map, which does not show the cul-de-sac.

   - Has been involved in the redevelopment of the south side of this block and supports redevelopment  
   - Expressed concern that direct outside access to the basements of the proposed units would provide the opportunity to develop secondary suites in the future  
   - Opposed to the proposed placement and size of the garages for the project  
   - Suggested that the orientation of the garage on lot 14 with access via the north/south lane would restrict traffic flow in the lane  
   - Parking is currently allowed on the opposite side of the north/south lane which would hinder access to and egress from the garage  
   - The applicant has requested a variance reducing the lane parking setback from 5 feet to 2.9 feet which would further constrict traffic in the lane when vehicles park adjacent to the garage for loading and unloading purposes
• The proposed setback is not consistent with the garage setback required for other redeveloped properties in this block.
• Expressed concern about the proposed 22 foot length of the garage and suggested that the open parking stall on lot 14 would be inadequate in width.
• The request for a parking variance to reduce the required number of off street parking spaces for each lot from four spaces to three spaces is inappropriate due to the lack of available street parking in front of the subject properties.
• Expressed concern that the proposed development would adversely affect the current lifestyle and property values for neighbouring residents.
• Asked Council to reject the variance requests for the garage setback and reduced parking requirement.
• Suggested that carports instead of garages would help to mitigate the issues that would be created by the proposed parking configuration.
• Recommended that permitted parking in the north/south lane be moved from the east side to the west side and that it be restricted to residential permit parking.
• Suggested that underground parking be considered for the proposed development.

In response to a question from Councillor Muri, the Manager – Community Planning stated that the intention of the applicant in requesting a reduced garage setback was to maximize the amount of outdoor area in the rear yard. He acknowledged that parking on the east side of the north/south lane has been an ongoing issue with frequent short term parking by customers of businesses on Pemberton Street.

In response to a question from Councillor Muri, the Manager – Community Planning advised that the open parking spaces for the proposed project would have to comply with District Zoning Bylaw regulations.

In response to a question from Councillor Muri, the Manager – Community Planning explained that the outside basement access is due to a grade variation. He noted that secondary suites are not permitted in the proposed zone.

In response to a question from Councillor Crist, Ms Byrom confirmed that she believes that the basements would eventually be developed as secondary suites regardless of intent.

Councillor Walton left the meeting at 7:43 p.m. and returned at 7:45 p.m.
Councillor Muri left the meeting at 7:43 p.m. and returned at 7:49 p.m.

In response to a question from Councillor McKeon Holmes, the Manager – Community Planning clarified that the Zoning Bylaw requires the applicant to provide off street parking. He noted that street parking is restricted as to time and that it could be further restricted to residential parking.

In response to a question from Councillor McKeon Holmes, the Manager – Community Planning explained that open carports create a security issue compared to enclosed garages. The security issue would be increased due to non-residential traffic in the north/south lane. If the development were built with carports, future owners would be likely to apply to the District to convert them to garages.

In response to a question from Councillor McKeon Holmes, the Manager – Community Planning advised that underground parking would be extremely costly for such a small scale project and also that a significant amount of lot area is required for a ramp leading to the underground parking area.
In response to a question from Councillor McKeon Holmes, the Manager – Community Planning advised that, although the District does not have any other redevelopment applications for this block at present, there is a site on the north side of the street that would be large enough for redevelopment with underground parking.

Ms Byrom submitted letters of support from the following residents:
- Vincent and Monique Phu, 1200 block West 16 Street
- Eraclis Anayiotos, 1200 block West 16 Street
- Michelle Gauvin, 1200 block West 16 Street
- Jack Bright, 1200 block West 16 Street
- Pamela Jones, 1200 block West 16 Street
- Pam and Kevin Clarke, 1200 block West 15 Street

3. Kurt STEFAN
1200 Block West 15 Street

- Shares the concerns previously raised regarding off street parking and the garage size, siting and setback
- This project will be a transition between commercial and residential areas and careful consideration should be given to the proposal
- Suggested that the building height seems to be very high
- Vehicles race along the north/south lane adjacent to the subject property and it can be very hazardous

In response to a question from Councillor Nixon, the Manager – Community Planning advised that the street was closed with the creation of the cul-de-sac after consultation with residents who expressed concern about traffic from Pemberton Street.

In response to a question from Councillor Nixon, Mr. Hatch clarified that the proposed building is within the maximum building height permitted by the Zoning Bylaw noting that the proposed pitched roof would contribute to the design and character of the buildings.

In response to a question from Councillor Nixon, Mr. Hatch explained that the main floor of the buildings would be approximately four feet above grade level, which would allow more daylight into the basement.

4. David KNEE
1200 Block Alderwood Place

- Representing Norgate Community Association
- Pleased that redevelopment of this block is proceeding as planned but would have liked to have more consolidation of larger sites that would allow underground parking
- The community association supports equal treatment for all developments
- Expressed concern regarding outside access to basements and the potential to create secondary suites or accommodate boarders
- Recommended that outside basement access be eliminated and that the basements be placed lower in the ground to discourage secondary units
- As an alternative, the basements could be eliminated
- Suggested that a fourplex development on the two lots would allow for increased setbacks
- Explained that the cul-de-sac was proposed when Zajac House was developed due to concerns about buses turning around at the end of the street
• All residents were invited to attend the meetings about closure of the east end of the block.

In response to a question from Councillor Nixon, Mr. Knee clarified that the cul-de-sac was constructed to prevent the flow of through traffic from Pemberton Street.

5. Corrie KOST  
2800 Block Colwood Drive

• Suggested that the District consider development cost charges for duplexes in future to help offset the negative impact on District services funded by taxpayers
• Asked Council to reconsider its philosophy regarding approval of rezoning applications where there is a negative impact on the District taxpayer
• Noted that there might be an opportunity to assess development cost charges for duplexes when the proposed Community Charter has been enacted
• Noted that there is an apparent discrepancy of approximately 2 feet between the width of the two subject lots

6. Harvey HATCH (SPEAKING A SECOND TIME)  
1500 Block West 23 Avenue, Vancouver

• Clarified that the survey of the two lots indicates that each lot is 33 feet in width
• The lots are owned by two partners, one lot owned by each
• The owners prefer two duplexes rather than a fourplex
• The closure of the cul-de-sac benefits all residents on this block but should not penalize the owners of the most easterly properties that are immediately adjacent to the cul-de-sac
• All residents should be able to access the available street parking
• Stated that the proposed parking would comply with the Zoning Bylaw required dimensions
• The outdoor stairwell to the basements was partly in response to a staff request to provide more outdoor space
• The plan calls for the main floor to be four feet above ground level to allow more daylight into the basements
• Agreed that open carports would present a security issue particularly in a location that is close to a commercial area; garages are the only acceptable option
• Underground parking would not be viable as there is insufficient land area to create a ramp access

In response to a question from Councillor McKeon-Homes, Mr. Hatch advised that the present owners of the subject lots have owned the properties for approximately one year and that the cul-de-sac was in place before they owned the lots.

Mayor Bell requested staff to provide maps showing the closure of the cul-de-sac.

Councillor Muri requested that the additional information requested by Council regarding the Advisory Planning Commission review of the project include the reasons why three members of the Commission voted in opposition to the motion.
DISPOSITION:

MOVED by Councillor CRIST, Seconded by Councillor NIXON and CARRIED UNANIMOUSLY
THAT Bylaw 7381 be returned to a Regular Meeting of Council for further consideration.

Absent from Meeting: Councillor HARRIS

MAYOR BELL declared the Public Hearing in respect of Bylaw 7381 CLOSED at 8:30 p.m.

Certified correct:

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Committee Clerk