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 8:35 p.m.

PRESENT:

**Mayor:** Don Bell  
**Councillors:** Ernie Crist, 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

**BYLAW 7269**  
**District of North Vancouver Zoning Bylaw 1965, Rezoning Bylaw 1157**

**Applicant:** Mr. Wayne Hussey on behalf on Mr. and Mrs. Henney (the property owners)  
**Subject Land:** South side of McNair Street at Mountain Highway  
(Lot 8, Block 8, District Lot 2038, Plan 1412)  
**Proposed Amendment:** To rezone one (1) single-family lot FROM Single Family Residential 1 Acre Zone (RS1) TO Single Family Residential 7200 Zone (RS3).  
**Purpose:** To allow for the subdivision of the subject property into three (3) lots.

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

The Manager – Community Planning provided an overview of surrounding properties and development. A previous proposal to subdivide the subject site into four lots was discontinued due to concerns regarding the number of lots and environmental issues. The revised subdivision layout would allow for three lots of an irregular pattern that would require variances in order to accommodate unique site conditions and tree retention in designated areas.

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.

In response to a question from Councillor Nixon, the Manager – Community Planning explained that the new road including a hammerhead turnaround to gain access to the proposed lots would be dedicated as a public road. The road has been designed to minimize road construction, take advantage of land contours and allow retention and protection of trees on the subject property as well as on adjacent land owned by the District.

In response to a question from Councillor McKeon Holmes, the Manager – Community Planning advised that the developer would underwrite the cost of developing the road to gain access to the site.
PUBLIC INPUT:

1. **Bill CURTIS**
   3000 Block Edgemont Boulevard
   - Designer representing the applicant
   - The development would consist of three houses that will conform to the topography of the lots with minimal impact on the site and maximum tree retention and care and attention to landscaping

2. **Keith KORALUK**
   1000 Block West 7 Avenue, Vancouver
   - Landscape architect representing the applicant
   - The landscape plan would include restorative landscaping for the entry road and driveway
   - The plan calls for the retention of a significant number of trees as well as new planting of primary native plant material including trees and shrubs
   - There will be some privacy planting between the proposed houses

In response to a question from Councillor Nixon, Mr. Koraluk advised that new plantings would not have a significant impact on adjacent property owners to the east of the site as there are already a significant number of older existing trees on the site.

In response to a question from Councillor Crist, the Manager – Community Planning explained that a development impact study was completed for the original subdivision proposal. There are a number of environmental issues that will be taken into consideration during development of the property.

3. **Fred CHIMBRELLI**
   3700 Block Delbrook Avenue
   - Engineer from Webster Engineering representing the applicant

In response to a question from Councillor Nixon, Mr. Chimbrelli advised that the plan includes a proposed structural base for the driveways but the surface treatment would be left to the discretion of the purchasers of each house.

In response to a question from Councillor Nixon, Mr. Chimbrelli explained that the proposal calls for a storm drain detention facility to be installed on site with appropriate measures to ensure that water drains from the site with minimal environmental impact. The proposed improvements should provide relief to properties to the east that have experienced drainage problems in the past.

4. **Corrie KOST**
   2800 Block Colwood Drive
   - Asked for clarification regarding secondary suites

The Manager – Community Planning confirmed that secondary suites are permitted in the single-family residential zone.
Suggested that the Development Cost Charges Bylaw should be closed reviewed noting that the previous proposal for four lots would have required development cost charges.

The Manager – Community Planning clarified that Development Cost Charges would be paid at the time of subdivision and that the fees would be assessed on two additional properties.

Suggested that the District regulation allowing two dwelling units per single family residential lot would be equivalent to six dwelling units for this site.

Councillor Walton left the meeting at this point in the proceedings.

In response to a question from Councillor Crist, the Manager – Community Planning explained that bylaw staff review proposals for new secondary suites to ensure that it meets building code and that it complies with Zoning Bylaw regulations.

In response to a question from Councillor Nixon, the Manager – Community Planning acknowledged that the proposed project could be approved as a strata land development under a Comprehensive Development zone with a restriction prohibiting secondary suites. He noted that the subdivision proposal was revised from four lots to three lots in response to environmental concerns and to respect existing surrounding development and tree retention.

In response to a question from Councillor Nixon, the Manager – Community Planning Department noted that there were discussions regarding comprehensive development zoning some time ago and that the owners and neighbours were more supportive of traditional single-family residential development.

In response to a question from Councillor Nixon, the Manager – Community Planning Department advised that garbage and other services are more difficult for strata properties and it was felt that the proposed subdivision would be more compatible with surrounding development.

In response to a question from Councillor Nixon, the Manager – Community Planning Department stated that it would be difficult to enforce a land title restrictive covenant to preclude secondary suites.

**DISPOSITION:**

MOVED by Councillor MURI, Seconded by Councillor CRIST and CARRIED THAT Bylaw 7269 be returned to a regular meeting of Council for further consideration.

Absent for Vote: Councillor Walton
Absent from Meeting: Councillor Harris

MAYOR BELL declared the Public Hearing in respect of Bylaw 7269 CLOSED at 9:10 p.m.

Certified correct:

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Committee Clerk