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, April 29, 2003 commencing at 7:08 p.m.

**PRESENT:**

**Mayor:** Don Bell  
**Councillors:** Ernie Crist, Janice Harris, Maureen McKeon Holmes, Alan Nixon, Richard Walton  
**Absent:** Lisa Muri  
**Staff:** Mr. J. I. Torry, Manager–Community Planning, Ms P. Huber, Community Planning, Mr. S. Fleming, Administrative, Information and Privacy Coordinator, Ms B. Audette, Committee Clerk

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**BYLAW 7331**  
District of North Vancouver Zoning Bylaw 1965, Rezoning Bylaw 1168

**Applicant:** H.S. Chase Architect, on behalf of Vancouver Waldorf School Society  
**Subject Land:** 2725 St. Christopher’s Road  
(Lot 4, Block 13, District Lot 2025, Plan LMP 47707; PID: 024-903-451)  
**Proposed Amendment:** To rezone the subject land from the current Public Assembly Zone (PA) to a new Public Assembly Zone (PA3).  
**Purpose:** To permit the addition of an early childhood centre, allow for future school development and incorporate additional development restrictions now imposed through a restrictive covenant.

The Community Planner referred to a map to identify the subject property noting that the site is surrounded by single-family lots on Viney Road and Ailsa Crescent and multi-family lots to the southwest.

A previous rezoning in 1994 created a new siting area in anticipation of the development of a new elementary school. This redevelopment has not been completed due to funding issues.

The current proposal to construct an Early Childhood Centre on the site would allow the school to discontinue the use of two houses on Ailsa Crescent, which could be returned to single-family residential use. The Early Childhood Centre would also facilitate an intergenerational program between students and residents of the adjacent Sunrise seniors’ complex.

A long-term development plan for this site includes the purchase of four adjacent lots on Lynn Valley Road and the development of a new auditorium, elementary school and eventually a high school.
The Community Planner advised that staff do not support the rezoning of the corner lot on St. Christopher’s Road at Lynn Valley Road until such time as the school has acquired all four lots.

A limit will be placed on the number of large-scale performances to be held in the school auditorium due to neighbourhood concerns regarding the negative impact on parking.

Site access and egress will be improved by the addition of a sidewalk along the west side of St. Christopher’s Road; widening of the egress from the parking lot; and parking restrictions along the west side of St. Christopher’s, allowing for parking on the east side and two-way traffic movement.

The Advisory Design Panel reviewed the proposal on November 14, 2002 and recommended approval subject to further resolution of design issues to the satisfaction of staff. The building design has since been modified to address the concerns raised by the ADP and staff.

The Advisory Planning Commission considered the project on November 21, 2001 at a preliminary stage. The APC raised some concerns regarding placement of the school auditorium but did not object to the inclusion of the two single-family lots in the rezoning proposal.

The Lynn Valley Monitoring Group reviewed the application on September 23, 2002. They requested assurance that school development will be phased according to a master plan. The Community Planner stated that the proposed development plan would be: phase one, Early Childhood Centre; phase two, school auditorium; phase three, high school; phase four, elementary school.

The Administrative, Information and Privacy Coordinator 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. Bert CHASE
   4700 Block Mountain Highway
   IN FAVOUR

   - Architect representing the applicant
   - The school currently operates kindergarten and preschool programs in two houses on Ailsa Crescent and the house at the north-west corner of Lynn Valley and St. Christopher’s Roads
   - During the 1994 application process, it became clear that residents are sensitive to the impact of school operations and the school withdrew its request to rezone the Ailsa Crescent properties
   - School plans to redevelop the property have been delayed due to a number of community issues and events including the Lynn Valley OCP process, the redevelopment of the adjacent Mollie Nye property, and consultation by the school with neighbours
   - The proposed Early Childhood Centre would allow kindergarten and preschool programs to be relocated on the school site
   - The school wants to retain outdoor play space and intend to remove two temporary buildings to expand the playground
   - The house at the corner of Lynn Valley and St. Christopher’s Roads has been used by the school for 16 years and they would like to continue to use it
   - It is not necessary to rezone the parcel if they can continue school use of the house
• The new Early Childhood Centre would enhance the existing intergenerational program between students and residents of the Sunrise complex
• The building would be two levels built into a slope thereby reducing overall mass and height
• The intent is to create a building that is residential in character and scale

2. Norm DUPLISSIE  IMPARTIAL
900 Block Lynn Valley Road

• Asked how the District would enforce the limit placed on events at the auditorium
• Noted that a previous drainage problem onto his lot had been fixed
• Raised a question about a proposed time frame for the school’s purchase of the remaining lots on Lynn Valley Road
• Expressed concern about traffic on St. Christopher’s Road, which is a very narrow road

The Community Planner clarified that the proposed Bylaw requires the school to maintain a register of events held in the auditorium and make it available for inspection by District staff on request.

The Community Planner explained that the detailed master plan includes specifications to address drainage issues.

The Community Planner advised that staff recognize that St. Christopher’s Road is narrow but recommended the addition of a sidewalk to increase pedestrian safety.

3. Rob ELLAWAY  IN FAVOUR
2700 Block Ailsa Crescent

• Read and submitted a letter dated April 28, 2003
• His property is located adjacent to the west side of the Waldorf School site
• Complimented staff for their efforts to create the PA3 Zone and restrict the rezoning to the 2725 St. Christopher’s Road site
• Does not oppose the development of the Early Childhood Centre
• Reassured by the incorporation of the existing Section 215 Covenant in the proposed Bylaw
• Expressed concern regarding the frequency of school and non-school special events noting there would be in excess of one per week during the September to June school year
• Residents will expect the District to take steps to resolve parking and congestion issues should they be exacerbated by the proposed school development
• The existing site at 2725 St. Christopher’s Road is inappropriate for the scale of the school’s ambitions
• The PA3 zoning allows for the highest density for a school under the PA zone regulations
• Designing a facility using the well determined density criteria as the maximum threshold is indicative of resources not matching wishes

4. Elaine MACKEE  IN FAVOUR
1400 Block Duchess, West Vancouver

• Speaking as Co-Chair of the Board of Directors for the school
• Vancouver Waldorf School has owned the St. Christopher’s Road property for 30 years
• The school currently serves approximately 220 children from early childhood to grade 8 and approximately 60-80 youth from grade 9 to 12 at Highland United Church
• The school is part of an organization of 800 Waldorf schools world wide and it attracts families from many countries
• The buildings are in urgent need of replacement
• The school has pursued redevelopment in good faith becoming more visible and active in the community while striving to be good neighbours and citizens
• They have tried to make the school open and available to the public in response to a perceived desire by the community to have access
• Expressed disappointment that the proposed Bylaw would place severe restrictions on any further expansion of community use of the school facilities
• The proposed auditorium is needed for school programming
• The proposed Bylaw limitation for use of the auditorium does not exceed current uses
• The school intends to return the two properties on Alisa Crescent to single-family use but would like to retain ownership of the lots
• Asked Council to approve the proposed rezoning application

5. Keith SCHAEFFER IN FAVOUR
2700 Block William Avenue

• His property is located at William Avenue and 29th Street approximately 250 meters from the Waldorf School
• He has three children ages 3, 5 and 7 who will attend the school
• His family moved to North Vancouver specifically to be near the Waldorf School
• The new building is necessary for curriculum and student needs and to enrich the lives of young people in the community

In response to a question from Councillor Nixon, Mr. Schaeffer advised that he has a child in grade one and one in preschool. He stated that he is not concerned about diminished outdoor play space resulting from the development of the Early Childhood Centre.

6. Thomas MEYER IN FAVOUR
3200 Block Robinson Road

• Has been involved with the Waldorf School since his children started attending
• Was a member of the Board of Directors and represented the school during the Lynn Valley OCP planning process
• The intent of the plan is for the school to purchase the four single family lots located adjacent to the school on Lynn Valley Road
• The community expressed support for the school’s purchase of those lots and the expansion of the school to accommodate students from kindergarten to grade 12
• The school was also encouraged to make the auditorium available for community use
• They would like to encourage community access to the facility and are disappointed at the restrictions placed on the frequency of use
• Urged Council to approve the proposed Bylaw to ensure the continuation of the Waldorf School programs
7. **Penny ZUK**  
1000 Block Viney Road  
- Moved to North Vancouver 11 years ago to be close to the school  
- She attended a Waldorf School and her daughter now attends this school and is happy there  
- Would like to see the school development proceed as planned and to co-exist in harmony with the community

8. **Leslie FISH**  
700 Block Westview Crescent  
- Submitted an email letter dated April 29, 2003 from Barney Bjornsfelt of the 1000 block of Viney Road

9. **Blanka PONEC**  
4500 Block Ramsay Road  
- Her children, now in grade 9 and 10, have attended Waldorf School since preschool  
- Works with preschoolers in home daycare setting  
- The Early Childhood Centre would provide an incredible opportunity for parents and the community to have appropriate programming for preschoolers

10. **Les TULLOCH**  
3200 Block Robinson Road  
- Moved his family and his business from Tofino to be near the Waldorf School  
- Has four children, one in grade 6, one in grade 11 and two who have graduated  
- Noted that there are many other Waldorf Schools with varying options as to size of playground space  
- It greatly benefit students and the community for the school to be able to provide programming from preschool to grade 12  
- Asked Council to approve the application

In response to a question from Councillor McKeon Holmes, Mr. Tulloch advised that parents at the Waldorf School are encouraged to volunteer and participate in school activities and events. The school enjoys a high level of commitment from parents, some of whom contribute hundreds to thousands of hours.

In response to a question from Councillor McKeon Homes, Mr. Tulloch explained that staff at the school would deal with noise complaints and report to the Board of Directors regarding the resolution of an issue. There is a high level of school use of the auditorium for school performance events and the school also tries to plan public events and invite the community.

11. **Victor COSTANZI**  
1700 Block Pierard Road  
- When he came to North Vancouver years ago, the Waldorf School helped him find a house  
- His children attended the school from kindergarten. His daughter has graduated and his son is in grade 11  
- Encouraged Council to adopt the Bylaw to allow the school to develop the Early Childhood Centre and expand the intergenerational program
In response to a question from Councillor Nixon, the Community Planner explained that the existing restrictive covenant relates to the size and scale of development, while the proposed Bylaw introduces a new restriction as to the number of events to be held in the auditorium. District staff consulted with representatives of Waldorf School to establish a reasonable level of use.

In response to a question from Councillor Nixon, Mr. Tulloch advised that the school receives a government grant specifically for operating costs and the school conducts fundraising activities for capital costs. The funds to acquire neighbouring properties have been accumulated through fundraising and corporate donations.

In response to a question from Councillor Crist, Mr. Tulloch explained that the existing school hall is inadequate to meet the needs of the school. They want to create a facility that will benefit the school and the community. The school also uses the auditorium during the day and the new facility would allow them to increase daytime use. Waldorf Schools are recognized worldwide for providing cultural programs. The school regrets that, after they have tried to open the school for public involvement, it appears the community now wants to curtail cultural events.

12. Sue HALL  
IN FAVOUR  
3900 Block Bayridge Court, West Vancouver  
- Moved to the North Shore five years ago for her son to attend Waldorf high school  
- Waldorf School is a unique learning environment in which children are encouraged to think for themselves  
- The school has a strong sense of community spirit

13. Mary-Anne TAYLOR  
IN FAVOUR  
3600 Block Sykes Road  
- Teaches grade 7 at Waldorf School  
- Her son started preschool there in 1989 and she was a parent volunteer until 2000  
- The school has tried to be sensitive to the neighbours’ needs  
- Waldorf School has occupied this site for over 30 years and it was used as a school previously  
- Most neighbours were aware of the school before they moved here  
- The grade two and grade three teachers have developed an intergenerational program with the residents of the Sunrise complex  
- The Early Childhood Centre would provide an appropriate facility to allow the school to invite seniors for gatherings  
- Expressed concern regarding the restriction on events in the auditorium  
- Waldorf School has tried to be a community school and create events that include the community  
- Expressed concern about the negative impact on playground space  
- The school has made every effort to create and enhance practical playground space  
- The school serves over 200 families and is growing  
- Families are attracted from around the world to bring their children here  
- She has resided in Lynn Valley since 1982

In response to a question from Councillor Harris, Ms Taylor advised that preschool and kindergarten children currently have their own play area in the back yards of the houses on Ailsa Crescent currently being used. Children in grade one to eight play behind the school property near Ailsa and Viney. The school is considering alternative arrangements to accommodate the play needs of the students.
14. **Debbie HEIJNEN**  
1600 Block Lonsdale Avenue  
- Has two sons who attend Waldorf School, one in grade 3 and one in grade 8  
- Moved here from Holland to attend this school because high school starts in grade 7 there  
- Lives in the West End of Vancouver and commutes here daily  
- She is very committed to the school  
- Her children like it and the school teaches respect  

In response to a question from Councillor Crist, Ms Heijnen advised that Waldorf Schools in Holland receive financial support from the government but have fewer restrictions. In Canada, they are required to issue report cards with letter grades, a practice that the school does not condone. The school here enjoys strong parent community support.

15. **Lisa WILKINSON**  
1400 Block Jefferson Avenue, West Vancouver  
- Has worked on the school’s capital fundraising campaign for the Early Childhood Centre for several years  
- The provincial grant will help to move this project forward  
- District staff have confirmed that there is a shortage to space for early childhood programs  
- There are an estimated 3000 children in need of childcare with approximately 1500 available spaces  
- Quality childcare is very important  
- The provincial grant is approximately $230,000 which represents 25 percent of the capital cost and there are time constraints on the grant  
- Childcare is a business that does not yield significant profit. An incredible amount of volunteer effort is required to provide appropriate programming  
- Encouraged Council to support the application  

In response to a question from Councillor Nixon, Ms Wilkinson advised that the school has explored strategies to raise funds to purchase the properties on Lynn Valley Road and believes that it is feasible.

16. **Barbara LAWRIE**  
2600 Block Ailsa Crescent  
- Expressed support for the PA3 zoning which is sensitive to the needs of residents  
- Was not aware that the school intended to retain ownership of the two properties on Ailsa Crescent  
- Suggested that the properties should receive necessary repairs and maintenance if the school keeps them  
- With respect to policing of public events, she noted that public schools have one or two events per year while the Waldorf School has many and it is appropriate to ask that these events comply with District regulations  

The Mayor clarified that the District cannot require the school to sell the properties but can regulate use.  

The Manager – Community Planning confirmed that the proposed restrictions apply to large events due to concern about the impact on the community.
The Manager – Community Planning advised that the school is providing an undertaking to transfer the existing early childhood programs from the houses to the new Early Childhood Centre.

In response to a question from Ms Lawrie, Mayor Bell encouraged the neighbours to appear to the community spirit of the school to conduct appropriate repairs and maintenance on the houses.

In response to a question from Councillor Nixon, the Community Planner advised that the school will make a significant effort to ensure that drop off and pickup traffic uses St. Christopher’s Road.

In response to a question from Councillor Nixon, Mr. Chase advised that over the long term the school intends to sell the Ailsa Crescent properties once they have acquired the remaining properties on Lynn Valley Road. All parents will be instructed to park on St. Christopher’s Road and to walk onto the site. When the early childhood programs are removed from the Ailsa Crescent properties, the houses will revert to private residential use and it will not be possible to access the school via those properties.

In response to a question from Councillor Nixon, Mr. Chase advised that the school is trying to address the issue of balancing the need for additional facilities and for appropriate play space. The initial plan included the two properties on Ailsa Crescent and the corner lot on St. Christopher’s Road at Lynn Valley Road for play space; however, those properties have been withdrawn and are not part of the current application.

In response to a question from Councillor Harris, the Community Planner clarified that the school business license currently allows them to run childcare programs from the house on St. Christopher’s Road at Lynn Valley Road, which will be allowed to continue, but they would not be able to expand that use to include other grades.

Mr. Harris advised that the house is used for a parent and tot program.

17. Joey DONG
2600 Block Ailsa Crescent
- Expressed concern regarding traffic and parking during events
- Stated he is also concerned that future expansion of the school would have an additional negative impact on parking on Ailsa Crescent

18. Esther CHASE
4700 Block Mountain Highway
- Teaches at the Waldorf School in the house on St. Christopher’s at Lynn Valley Road
- The proposed Early Childhood Centre appears to meet the needs of the school and the community and received support from the Advisory Planning Commission
- The school originally planned to continue to use the single-family houses currently in use to retain playground space

The Manager – Community Planning clarified that the school would have to assemble all four lots on Lynn Valley Road before rezoning of any property could occur. District staff has worked with the school to establish reasonable limits on the use of the auditorium.
DISPOSITION:

MOVED by Councillor CRIST, Seconded by Councillor McKEON HOLMES and CARRIED
THAT Bylaw 7331 be returned to a regular meeting of Council for further consideration.

Absent from Meeting: Councillor MURI

MAYOR BELL declared the Public Hearing in respect of Bylaw 7331 CLOSED at 8:57 p.m.

Certified correct:

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Committee Clerk