REPORT of the Public Hearing held in the Council Chamber of the District Municipal Hall, 355 West Queens Avenue, North Vancouver B.C. on Tuesday, March 23, 1999 commencing at 9:12 p.m.

PRESENT:

Acting Mayor: Trevor Carolan
Councillors: Ernie Crist, Glenys Deering-Robb, Janice Harris, Pat Munroe, Lisa Muri
Staff: Mr. R. Zerr, Director – Community Planning
       Mr. I. Torry, Manager - Community Planning
       Ms A. Hilsen, Deputy Municipal Clerk
       Ms B. Audette, Committee Clerk

BYLAW 7039 “Rezoning Bylaw 1098”

Applicant: Brook Development Planning Inc., on behalf of Mulgrave School

Subject Land: That portion of the south wing of the North Shore Winter Club used by Mulgrave School located at 1325 East Keith Road (Lot D, District Lot 613, Plan LMP 5354 (PID: 017-838-720)).

Proposed Text Amendments: To amend the text of the Comprehensive Development 7 Zone (CD 7):
   i) To specify the permitted location in the North Shore Winter Club building for a private school;
   ii) To increase the maximum amount of floor area which may be used by a private school up to 3050.65 square meters (32,838 square feet);
   iii) To increase the amount of parking to be provided for the private school to 30 spaces and decrease the amount of parking available for the North Shore Winter Club to 288 spaces; and
   iv) To delete Plan Section Page CD7 in the Zoning Bylaw.

Purpose: The purpose of these amendments is to allow for the expansion of the Mulgrave private school presently located in the North Shore Winter Club building along with the provision of additional parking for the school. As the site is designated as a development permit area for the regulation of the form and character of development, the siting area plan on Plan Section Page CD7 is no longer necessary.

The Deputy Municipal Clerk advised that the statutory notification and advertising requirements had been met.

The Manager – Community Planning advised that the proposed amendments to Comprehensive Development Zone 7 (CD7) would allow expansion of Mulgrave School within the south wing of the North Shore Winter Club. The application is to increase the maximum allowable floor space from approximately 743 square meters (8,000 square feet) to approximately 3,050 square meters (32,838 square feet) including a separate portable building. The number of parking spaces
allocated for school use would be increased from 10 to 30 stalls with a corresponding reduction if parking for the North Shore Winter Club.

The Advisory Planning Commission reviewed the proposed amendments on September 16, 1998 and expressed support for the Bylaw.

In response to a question from Councillor Deering-Robb, the Manager – Community Planning confirmed that Mulgrave students use the park facilities at Bridgeman Park and Seylynn Park in addition to the North Shore Winter Club facilities.

In response to a question from Councillor Muri, the Manager – Community Planning advised that there is no space on the North Shore Winter Club site to construct a playground for the students.

In response to a question from Councillor Crist, the Manager – Community Planning advised that the District had received a letter from B.C. Hydro regarding the traffic generated from children arriving at school. He explained that the school had responded by implementing a traffic management plan and B.C. Hydro tried to minimize the impact by using an alternate exit for vehicles leaving the site.

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. **Dorothy CONDIE**
   2600 Block Poplynn Drive

   - She intends to move to Carlton at the Club into a suite, which is owned by her father’s estate
   - Expressed concern about the proposed expansion and the potential impact on traffic and parking issues at the site
   - Her suite faces directly toward the proposed site for the portable classroom
   - Condominium prices are already reduced due to declining market conditions
   - The construction of a portable classroom within view of her apartment would have a further adverse impact on the value of her unit
   - The applicant approached the property manager and the Strata Council, however, individual owners have not been informed about the proposed expansion
   - Requested that additional time be allocated to enable owners at Carlton at the Club to review the proposal
   - Asked Council to decline approval of a portable classroom

At 9:25 p.m., it was

**Moved by Councillor MUNROE, Seconded by Councillor HARRIS and CARRIED**

THAT the Public Hearing on Bylaw 7039 be ADJOURNED and RECONVENED immediately following the Special Meeting of Council scheduled to be held at 9:30 p.m., Tuesday, March 23, 1999.

The Public Hearing adjourned at 9:25 p.m. and reconvened at 9:45 p.m. on Tuesday, March 23, 1999 in the Council Chambers, District Municipal Hall.

Ms Condie resumed speaking at this point:

- Clarified that she is opposed to the Bylaw as presented
• Suggested that the Strata Council had insufficient information to decide whether to support or oppose the proposed expansion

In response to a question from Councillor Munroe, Ms Condie recommended that the residents of Carlton at the Club be given an opportunity to review the proposed school expansion. She also suggested that the noise from the school during recess and lunchtime is excessively high.

In response to a question from Councillor Munroe, Ms Condie advised that her principal concern relates to the construction of a portable classroom within view of her suite. She noted that the Winter Club is intended to be a temporary location for the school and questioned what would happen to the portable when the school is removed to a new site.

In response to a question from Councillor Deering-Robb, the Manager – Community Planning advised that the applicant had contacted the Strata Council for Carlton at the Club to arrange a meeting to discuss the proposed expansion, however, the Strata Council had declined the invitation.

Councillor Carolan requested that staff provide information to Council regarding the relationship between the residents of Carlton at the Club, the North Shore Winter Club and Mulgrave School.

2. Glenn Houghton
   4625 Lockehaven Place
   IN FAVOUR

• Member of the Board of Directors for Mulgrave School
• The school moved to its current premises in 1995 and now has 220 students registered in grades K-7 with a waiting list of 60 students
• Mulgrave School is a reputable, well respected independent school with excellent scholastic, athletic, arts and citizenship programs
• The school is attempting to secure a building site to construct a permanent school, however, in the meantime, additional temporary space is needed at the North Shore Winter Club
• The school contacted its neighbours regarding the proposal including ICBC and B.C. Hydro. They also contacted the property manager for Carlton at the Club and sought to meet with the Strata Council to discuss the application, however, the Strata Council responded that a meeting was not necessary
• The school completed a traffic study and implemented a traffic management policy to improve the flow of traffic
• The school has made contact with the property manager for Carlton at the Club several times during the application process
• Submitted a copy of a letter sent by the school to the Strata Council last week, which included an offer to hold an open house for residents to provide information about the project
• The school does not intend to use the maximum allowable floor space proposed in the Bylaw and the North Shore Winter Club has indicated that it will limit the amount of floor space for the school to approximately 2,500 to 3,000 square feet
• There is a green space at the Winter Club where the children play during recess and lunchtime breaks
• Students also use the Winter Club’s facilities for recreational activities
• Asked Council to approve the Bylaw amendments to allow the temporary expansion until the school is able to obtain a permanent site

In response to a question from Councillor Crist, Mr. Houghton clarified that the school is actively pursuing a long-term location to construct a new school that would accommodate students from grades K to 12.
In response to a question from Councillor Crist, Mr. Houghton advised that the school had not received any correspondence from the Strata Council in response to their letters or telephone calls.

In response to a question from Councillor Crist, Mr. Houghton advised that students are able to play on the grass play area at the front of the school and can also use the Winter Club facilities. He noted that the students walk in the park but do not use the playground equipment. Mr. Houghton stated that the school would like to have an opportunity to address the concerns of neighbouring residents.

In response to a question from Councillor Crist, Mr. Houghton suggested that the existing traffic management plan could be modified to address other traffic-related concerns. He stated that the expansion would not significantly increase traffic volumes. He indicated that, during drop-off and pickup times, there could be a lineup of approximately 20 vehicles and suggested that the cars would be able to move out of the way of emergency vehicles trying to gain access to Carlton at the Club.

Councillor Muri requested that staff provide a copy of the traffic study to Council.

In response to a question from Councillor Muri, Mr. Houghton confirmed that the school presently occupies approximately 8,000 to 9,000 square feet and that it intends to occupy approximately 14,000 square feet after the expansion. He clarified that the south wing contains other facilities that would not be available to the school, however, the total space was included to facilitate the application and to allow flexibility.

In response to a question from Councillor Muri, Mr. Houghton advised that the school has identified a site for the new school and hopes to be able to complete ongoing negotiations as soon as possible.

In response to a question from Councillor Harris, Mr. Houghton clarified that the students do not use Seylynn Park, however, they do walk to Bridgeman Park occasionally.

In response to questions from Councillor Munroe and Councillor Deering-Robb, Mr. Houghton advised that the North Shore Winter Club had declined to approve the request to construct a portable classroom on the site and that this element of the proposal would not proceed.

3. **Ann BARCLAY**
   1300 Block East Keith Road

   - Resident at this address for 5 years
   - The residents of Carlton at the Club have not received adequate information about the proposed expansion of Mulgrave School
   - Noise made by children using Winter Club facilities is an issue, particularly from the tennis courts on the roof. Noise during recess and lunchtimes is also a problem
   - Parking on the site is a serious problem because parents use Winter Club parking
   - Parents also use the traffic lane for Carlton at the Club as an exit route from the site making access to and egress from the site difficult for residents
   - Emergency vehicles would have an extremely difficult time to gain access to the site during morning drop-off and afternoon pickup times
   - Better communications between the school and Carlton at the Club residents is needed
   - Suggested that an information meeting should be held for residents
   - Expressed concern about the loss of tennis courts at the Winter Club and elsewhere in the District
• The Winter Club parking lot is often full and will be overcrowded if 20 parking stalls are transferred to the school
• The Winter Club underground parking lot is not used very much

In response to a question from Councillor Muri, the Manager – Community Planning advised that the tennis courts at the North Shore Winter Club would remain.

In response to a question from Councillor Muri, Ms Barclay advised that the residents of Carlton at the Club would be willing to work with the school management to resolve issues.

4. Alexandra CHAN
   2463 Caledonia Avenue
   IN FAVOUR

   Farrah KASSAM
   4418 Patterdale Drive
   IN FAVOUR

   Kaleem KASSAM
   4418 Patterdale Drive
   IN FAVOUR

   • Students of Mulgrave School
   • Asked Council to approve the Bylaw and allow the school to increase its space
   • The school is trying to locate a site to build a new school

5. Janet MANIAGO
   1300 Block East Keith Road
   OPPOSED

   • The school was approved as a temporary occupant of the North Shore Winter Club 4 years ago
   • Residents of Carlton at the Club have endured noise and traffic congestion during this time and the school, still without a permanent building site, wants to quadruple its space
   • The proposed expansion will increase the traffic congestion
   • Did not expect to have a school on the site when she purchased her condominium
   • Noise from the students adversely affects the enjoyment of her property
   • School traffic is supposed to use their own entrance to prevent disruption of other traffic but this policy is not adhered to
   • Expressed concern about the school constructing a portable classroom anywhere on the site
   • The residents were not informed by the Strata Council about the proposed changes
   • School use on this site is inappropriate with the adjacent seniors residence

In response to a question from Councillor Munroe, the Director – Community Planning confirmed that the Bylaw would be amended to remove the portable classroom.

In response to a question from Councillor Munroe, Ms Maniago advised that the original traffic plan indicated that school traffic would not use the Carlton parking lot. The Manager – Community Planning agreed to provide Council with a copy of a letter dated April 1995 regarding the traffic plan for the school.

In response to a question from Councillor Munroe, Ms Maniago expressed concern that the application to expand the school might indicate that the school will remain at the Winter Club for a longer period of time. The Manager – Community Planning noted that the school is presently trying to acquire a building site for a new school and stated that a Bylaw would be prepared to amend the zoning back to the original use after the school has vacated the Winter Club.
6. Nicola FERGUSON  
1300 Block East Keith Road

• Has been employed as a teacher at Mulgrave School for 4 years
• The parents and staff of the school want to be a good neighbour
• The senior residents of Carlton at the Club could be a resource to the school and the school would like to develop a relationship
• Students are supervised by staff during trips to the park
• The school is seeking a permanent location for a new school

7. Allison Devonshire  
1300 Block East Keith Road

• Resident of Carlton at the Club
• Expressed concern regarding the proposed increase of floor space to 32,000 square feet
• Questioned whether the proposed Bylaw amendments would allow another school to occupy the space if Mulgrave School were to relocate to new premises

The Manager – Community Planning advised that the District would initiate a Bylaw to eliminate private schools as a use on the site once notice has been received that Mulgrave School intends to vacate the premises. He confirmed that recreational uses would continue to be permitted at the site but explained that a private health club would have to undergo a rezoning process.

Ms Devonshire resumed speaking:
• The entrances to the site are blocked with traffic at times and access by emergency vehicles would be difficult
• The fire department should be consulted to determine whether emergency access is an issue
• The Strata Council for the Carlton complex meets once a month and requires all inquiries and information to be submitted in writing
• Carlton at the Club contains 184 units but the Strata Council only consists of 7 individual owners

Councillor Deering-Robb requested that staff clarify how emergency vehicles could enter and exit the site.

At 11:00 p.m., it was

Moved by Councillor MURI, Seconded by Councillor CRIST and CARRIED
THAT the Public Hearing on Bylaw 7039 be ADJOURNED and RECONVENED at 7:00 p.m. on Tuesday, April 13, 1999 in the Council Chamber of the District Hall.

The Public Hearing adjourned at 11:00 p.m. and reconvened at 7:06 p.m. on Tuesday, April 13, 1999 in the Council Chambers, District Municipal Hall with the following in attendance:

Mayor: Don Bell

Councillors: Trevor Carolan, Ernie Crist, Janice Harris, Pat Munroe

Staff: Mr. I. Torry, Manager - Community Planning  
Ms A. Hilsen, Deputy Municipal Clerk  
Ms B. Audette, Committee Clerk
The Manager – Community Planning advised that an information meeting was held on April 8, 1999 for residents of Carlton at the Club.

A traffic consultant recommended strategies to address traffic issues. The District has adjusted the signal light timing and the lane configuration will be altered to provide a dedicated left turn lane to reduce queuing during afternoon pickup times. The school will amend its traffic management plan to ensure that parents do not use the north driveway, which is for residents of the Carlton complex.

The Parks Department was consulted regarding the use of Bridgeman Park and staff advised that there is no concern about the school use of the park provided other residents have an opportunity for access to the park facilities.

The Manager – Community Planning advised that concerns raised at the previous Public Hearing regarding emergency access to the site would be mitigated by the traffic control amendments.

It was clarified at the information meeting that the school represents revenue equivalent to approximately 50 new members to the Winter Club.

---

**PUBLIC INPUT:**

8. James ROBERTSON  
4700 Block Woodgreen Drive, West Vancouver  
- Chair of the Board of Directors for Mulgrave School  
- Following the previous Public Hearing, the school arranged an information meeting for residents of Carlton at the Club  
- The meeting was attended by 13 residents, 5 representatives of Mulgrave School, the Manager of the North Shore Winter Club and the Senior Development Planner for the District  
- The school intends to construct a building to accommodate the future needs of the school and has identified a building site in West Vancouver  
- If the school is able to negotiate a successful purchase of the property, the new school could be ready for occupancy by fall of the year 2000  
- The school presently offers classes for grades K to 7 and would like to add grade 8 next year  
- The school does not intend to occupy 32,000 square feet in the Winter Club and this amount of space only represents the envelope of floor space where school use could be accommodated  
- Traffic issues have been addressed by an independent traffic study and the District has implemented recommendations made in the report  
- The school will ensure that parents use the south driveway and reserve the north driveway for the use of Carlton residents  
- Asked Council to approve the Bylaw as soon as possible and allow the school expansion to proceed

9. Ann WALLIS  
2400 Block Carmaria Court  
- Has been a Board member for two years  
- Has one child attending Mulgrave School and hopes that her 4 year old twins will be able to start kindergarten this fall  
- The school provides the best possible education and employs exceptional teachers
• Asked Council to approve the Bylaw
• Read and submitted a letter of support from Irv Ridd, a resident of Carlton at the Club

10. John KOENIG  
2600 Block Byron Road

• Resident at this address for 13 years
• Has been a Board member for Mulgrave School for 4 years and has two children attending the school
• When the school applied to move to the North Shore Winter Club 4 years ago, concerns were expressed that the presence of the school would result in issues of vandalism and substance abuse but this has proved to be inaccurate
• The school tries to be conscientious about being a good neighbour and being aware of the needs of neighbours
• They have established a traffic management plan and hired an individual to direct traffic and enforce the regulations
• Stated she is not aware of any complaints being received by the school from Carlton residents during the last 4 years
• The designated envelope of space indicated in the Bylaw was devised because it was difficult to identify specific areas within the south wing
• The school has had a long standing goal to purchase a building site and to construct a permanent school to accommodate grades K to 12
• They have been negotiating on a property for 3 years and hope to complete an agreement in the near future

11. Ali BANI-SADR  
5600 Block Covey Place

• Has lived in North Vancouver for 18 years and also operates a business here
• His daughter is a student at Mulgrave School
• It is an excellent school that encourages good citizenship
• The school enhances the North Shore community through volunteer contributions
• Asked Council to approve the school expansion at the existing location

12. Zoë BROOK
Harry BROOK  
4600 Block Mapleridge Drive

• Zoë stated that she is a grade 1 student at Mulgrave School
• Presented pictures drawn by the kindergarten class
• Harry advised that he is also a student at the school
• Presented letters from students expressing support for the school expansion and read a letter of support from Alyssa Forzley

13. Janet MANIAGO (SPEAKING A SECOND TIME)  
1300 Block East Keith Road

• Read and submitted a letter dated April 13, 1999
• Acknowledged that the information meeting addressed some issues of concern to Carlton residents
• Asked Council to provide assurances that the District will eliminate private school use from the site when Mulgrave School vacates the premises
• She would prefer that the existing lane pattern be retained instead of a designating one lane as a right turn and straight through lane because it would cause longer traffic lines waiting at the light
• Suggested that the adjusted timing for the traffic light could eliminate most of the congestion and asked the District to defer the lane changes and monitor the existing configuration

In response to a question from Mayor Bell, the Manager – Community Planning confirmed that the District would initiate an amending Bylaw to return the land use for the site to the original recreational use when the school moves to its new location.

14. Paige LARSON  
2800 Block Bushnell Place  
• Read and submitted a letter dated April 1, 1999  
• She is a long time member of the North Shore Winter Club and is a parent of one child at Mulgrave School with another child starting in the fall  
• The spirit of the school is flourishing and it has surpassed her expectations

At this point, Mr. Chuck Brook of the 4600 Block Mapleridge Drive replaced Ms Larson and read the rest of her letter:  
• The school has had a positive impact on the North Shore Winter Club  
• Strongly urged Council to support Mulgrave School in its effort to provide educational opportunities for North Vancouver children

15. Bruce MARKS  
1300 Block East Keith Road  
• General Manager for the North Shore Winter Club  
• The management team of the Winter Club fully supports the application  
• Clarified that 32,000 square feet is the envelope within which space is available, however, the school does not intend to occupy the entire south wing  
• Advised that the underground parking has never been fully occupied even during peak periods although the street level parking is sometimes full  
• There is a positive working relationship between the Winter Club and the school  
• The facilities of the Winter Club receive more use with student use during the day and member use during the evening  
• Emphasized the economic importance to the Club of having Mulgrave School as a tenant

16. John ORMISTON  
1000 Block Hendecourt Road  
• Member of the North Shore Winter Club Board of Directors and a resident of North Vancouver for over 40 years  
• The Winter Club fully supports the Bylaw  
• Mulgrave School is an excellent tenant

17. Vera RICHMOND  
1300 Block East Keith Road  
• Resident of Carlton at the Club since 1993  
• When Mulgrave School was originally proposed, she felt concerned about the negative impacts to traffic and noise levels but there has not been any problems
• The students are polite and respectful and she will be sorry when the school moves to a new location

18. Dorothy CONDIE (SPEAKING A SECOND TIME)  
2600 Block Poplynn Drive

• Owns a suite in the Carlton complex  
• Does not object to the school in general  
• Pointed out that the District has made quite a few adjustments to accommodate the school and expressed concern that these adjustments should not be made at the expense of the taxpayer

The Manager – Community Planning advised that the February 2 1999 Report from the Senior Development Planner clarified that any traffic related changes implemented by the District for the expansion of the school would be at the school’s expense.

Councillor Crist requested that staff provide Council with additional information regarding the future use of the North Shore Winter Club facility after Mulgrave School vacates the premises. He also asked staff to clarify whether the site could be rezoned now to reflect the original recreational use while allowing the school to remain as a legally non-conforming use.

DISPOSITION:

MOVED by Councillor CRIST, Seconded by Councillor CAROLAN and CARRIED UNANIMOUSLY THAT Bylaw 7039 be returned to a regular meeting of Council for further consideration.

Mayor BELL declared the Public Hearing in respect of Bylaw 7039 CLOSED at 7:52 p.m.

Certified correct:

______________________________
Committee Clerk