DISTRICT OF WEST VANCOUVER
750 17th STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Date: June 12, 2014
From: S. Scholes, Municipal Clerk
Subject: Summary of May 26, 2014 Public Hearing regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4788, 2014 (870 and 876 Keith Road)

RECOMMENDED THAT:


Purpose

To provide a summary of the nature of the representations respecting proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4788, 2014 (870 and 876 Keith Road) made at the public hearing that was held and closed on May 26, 2014.

Background

Council at its April 7, 2014 regular meeting passed the following motions regarding first reading of the proposed bylaw, setting a date for the public hearing, and a concurrent public meeting regarding proposed Development Permit Application No. 13-018 (870 and 876 Keith Road):

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4788, 2014” be read a first time.

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4788, 2014” be presented at a Public Hearing scheduled for Monday, May 26, 2014 at 7:00 pm in Council Chamber, Municipal Hall and that the Municipal Clerk give statutory notice of the scheduled Public Hearing which shall include notice of the Public Hearing to the owners and any tenants in occupation of all parcels of land as shown in the “Proposed Notification Area” in Appendix F to the report from the Senior Community Planner dated March 19, 2014 regarding the rezoning of 870 and 876 Keith Road (Parcel 3 of Evelyn by Onni).

THAT Development Permit Application No. 13-018 be presented at a Public Meeting scheduled for Monday, May 26, 2014 at 7:00 pm in Council Chamber, Municipal Hall, to be held concurrently with the Public Hearing scheduled for Monday, May 26, 2014 in Council Chamber, Municipal Hall, and that the Municipal Clerk give notice of the scheduled Public Meeting which shall include notice of the Public Meeting to the owners and any tenants in occupation of all parcels of land as shown in the “Proposed Notification Area” in Appendix F to the report from the Senior Community Planner dated March 19, 2014 regarding the rezoning of 870 and 876 Keith Road (Parcel 3 of Evelyn by Onni).
The notice of public hearing was published in the North Shore News on May 18 and May 21, 2014 and the notice was mailed to owners and occupiers within the notification area, both pursuant to Local Government Act requirements. Copies of the notice were posted to the District’s public notice posting places (external bulletin boards at municipal hall and website).

Pursuant to Council’s resolution, a concurrent public meeting regarding proposed Development Permit No. 13-018 (870 and 876 Keith Road) was held.

Summary of the nature of the representations respecting the proposed bylaw that were made at the May 26, 2014 public hearing

The Senior Community Planner provided a presentation and described the application including the proposed bylaw amendment and proposed development permit. The applicant provided a presentation, described the application, and provided background information.

One member of the public made a representation regarding:
- the construction;
- telephone poles and undergrounding; and
- $350,000 for the traffic calming study and whether it includes implementing recommendations resulting from the study.

Three written submissions were received for the public hearing:
- One submission dated May 5, 2014;
- One submission dated May 12, 2014; and
- One submission dated May 26, 2014.

The unadopted minutes of the May 26, 2014 public hearing are attached as Appendix A.

Certified as being fair and accurate:

S. Scholes, Municipal Clerk
June 12, 2014

Appendices:
- Appendix A: Unadopted minutes of May 26, 2014 public hearing
COUNCIL:
Mayor M. Smith; Councillors M. Booth, C. Cameron, N. Gambioli, M. Lewis, T. Panz and W. Soprovich.

STAFF:
N. Leemhuis, Chief Administrative Officer; B. Leigh, Deputy Chief Administrative Officer; S. Scholes, Municipal Clerk; R. Fung, Director, Engineering and Transportation; M. Koke, Chief Financial Officer; A. Mool, Director, Parks and Community Services; B. Sokol, Director, Planning, Land Development and Permits; and M. Panneton, Deputy Clerk.

1. CALL TO ORDER
The public hearing was called to order at 7:00 p.m.

2. PUBLIC HEARING
Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4788, 2014 (870 and 876 Keith Road) (File: 1610-20-4788/1010-20-13-018)
Applicant: Onni Taylor Way Properties Ltd.
Subject Lands: 870 and 876 Keith Road
Purpose: The proposed bylaw and proposed development permit would allow for the construction of a 23-unit cluster house building at 870 and 876 Keith Road.

Proposed Zoning Bylaw Amendment: If adopted, proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4788, 2014 would amend the CD1 (Evelyn Drive) zone to allow for the transfer of density (floor area and units) from elsewhere on the Evelyn development site to the subject lands.
A public meeting regarding proposed Development Permit No. 13-018 for 870 and 876 Keith Road is being held concurrently with the public hearing.

Proposed Development Permit: Proposed Development Permit No. 13-018 imposes conditions and requirements for the development of the subject land, including:
- a Floor Area Ratio (FAR) of 0.6;
- 23 units;
- total floor area of 36,232 square feet;
- a building with two wings: a seven storey west wing; and a five storey east wing, connected with a parkade on the fourth storey;
- 50 parking spaces:
- 46 parking spaces within private enclosed garages within the parkade (2 per unit); and
- 4 visitor parking spaces within the parkade;
- new site landscaping;
- design elements are consistent with the Evelyn by Onni cluster housing developments elsewhere on the Lands, including:
  - terracing of the building down the hillside,
  - presents as a one-storey building along Keith Road; and
  - stone, wood and glass building finishing materials.

The proposed development permit includes the following requested Zoning Bylaw Variances:
- Number of Storeys: increase from 3 to 7; and
- Site Coverage: increase from 40% to 50%.

A PowerPoint presentation was provided and L. Berg (Senior Community Planner) described the subject application, including details of the proposal, Parcel 3 statistics, form and character, variances, community amenity contribution, and development application information meeting.

3. PUBLIC HEARING PROCEDURE

On behalf of Mayor Smith, S. Scholes (Municipal Clerk) described the procedure for the public hearing.

Council is convening this public hearing to consider and receive submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4788, 2014.

A public meeting is being held concurrently with the public hearing to receive submissions regarding proposed Development Permit No. 13-018 (870 and 876 Keith Road).

Anyone who believes their interest in property is affected by the proposed bylaw and/or the proposed development permit will be heard, and/or may make a written submission. No one will be discouraged or prevented from making his or her views heard.

Council members may ask questions of you following your presentation but Council’s function tonight is to listen to the views of the public, not to debate the proposed bylaw and proposed development permit.

After the public hearing and concurrent public meeting have concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Your only opportunity to comment on the proposed bylaw is during the public hearing. Council is not permitted to receive further submissions once the public hearing has been closed.
Council has received documents which are available for your review. A list of documents and copies of these may be obtained from the Municipal Clerk during the public hearing and copies of the public binders containing reports and copies of written submissions for inspection are at the end of the table here, and written submissions received during the course of these proceedings will be added to these documents so that everyone may examine them.

To maintain order and to ensure that everyone has an opportunity to be heard here are our rules of procedure:

1. A Speakers' List has been established. We request that you place your name on the list at any time throughout the public hearing and concurrent public meeting. If you are speaking from prepared remarks, we would appreciate a copy.

2. We request that you please begin your remarks by stating your name and address. If you are speaking on behalf of some other person or organization, we request that you please identify the name of that person or organization.

3. Please limit your remarks to 5 minutes (a bell will sound with 15 seconds to go) and to the subject of the proposed bylaw and proposed development permit. Please be respectful to others.

4. After everyone has spoken once, you will have an opportunity to speak subsequent times to provide additional information, if you wish.

If you have any concerns about the rules of the Hearing, please address your comments to Mayor Smith, as the Chair of the Hearing.

4. REPORTS/WRITTEN SUBMISSIONS

1) Reports received up to the close of the public hearing on May 26, 2014:

<table>
<thead>
<tr>
<th>REPORT TITLE</th>
<th>REPORT DATED</th>
<th>COUNCIL MEETING DATE</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezoning and Development Permit No. 13-018 for Parcel 3 of Evelyn by Onni</td>
<td>November 13, 2013</td>
<td>December 2, 2013</td>
<td>R-1</td>
</tr>
<tr>
<td>Rezoning and Development Permit No. 13-018 for 870 and 876 Keith Road (Parcel 3 of Evelyn by Onni)</td>
<td>January 29, 2014</td>
<td>February 17, 2014</td>
<td>R-2</td>
</tr>
<tr>
<td>Rezoning and Development Permit No. 13-018 for 870 and 876 Keith Road (Parcel 3 of Evelyn by Onni)</td>
<td>March 19, 2014</td>
<td>April 7, 2014</td>
<td>R-3</td>
</tr>
</tbody>
</table>

2) Written submissions received up to the close of the public hearing on May 26, 2014:

<table>
<thead>
<tr>
<th>SUBMISSION AUTHOR</th>
<th>SUBMISSION DATED</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redacted</td>
<td>May 5, 2014</td>
<td>C-1</td>
</tr>
<tr>
<td>Redacted</td>
<td>May 12, 2014</td>
<td>C-2</td>
</tr>
<tr>
<td>Redacted</td>
<td>May 26, 2014</td>
<td>C-3</td>
</tr>
</tbody>
</table>
S. Scholes (Municipal Clerk) informed that on April 7, 2014 Council set the date for the public hearing, the statutory notice of public hearing was published in the North Shore News on May 18 and 21, 2014, approximately 1400 notices were mailed to property owners and occupants within the notification area, noted the total number of staff reports and written submissions received to date and made available in the public information binder.

L. Berg (Senior Community Planner) and B. Sokol (Director, Planning, Land Development and Permits) responded to queries of Council regarding conduit undergrounding, rental housing, density, traffic volumes, community amenity contribution calculation and community amenity contribution policy.

5. APPLICANT’S PRESENTATION

A PowerPoint presentation was provided and E. Hughes (Senior Development Manager, Onni Group), R. Ciccozzi (Robert Ciccozzi Architecture Inc.) and P. Kreuk (Landscape Architect, Durante Kreuk Ltd.) spoke relative to the proposed rezoning and provided background information including: project update; site plan; Parcel 1, Parcel 2, and Parcel 5 occupancy; community amenity contribution; master plan; Parcel 3 proposal; design evolution and hybrid solution – best fit; site sections; Evelyn Walk and viewing platform; building design; sustainable design; landscape and storm-water management; lane; elevations; site characteristics; and neighbour to the east. E. Hughes and B. Sokol responded to queries of Council regarding building frontage on Keith Road, tree removal and tree replacement, sediment, erosion and additional run-off controls, residual land value of Parcel 3 and Parcel 8, community amenity contribution, undergrounding wires on Keith Road, Parcel 8 apartment building height, and views from the units.

6. PUBLIC INPUT

Mayor Smith called for public input.

B. Hunter (1235 Clyde Avenue) spoke relative to the proposed development, including: the construction; disappointment that the telephone poles are still there and if there is any increase in value perhaps Onni could find the resources to bury those; and queried regarding the $350,000 allocated to the District for the traffic calming study and whether it includes implementation of the recommendations resulting from the study.

R. Fung (Director, Engineering and Transportation) informed that the $350,000 contribution from Onni was meant not only for the study but to develop a plan, a number of improvements were presented through open houses and as much of the improvement as possible will be included in the balance of the $350,000 that remains after the study is done, and that a pedestrian or multi-use walkway feature may require additional capital in order to fund.

Mayor Smith queried three times if there was anyone else who wished to speak at the public hearing and there was no response.
7. **CLOSURE OF PUBLIC HEARING**

MOVED by Cameron, seconded by Panz:

THAT all written and oral submissions regarding proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4788, 2014 (870 and 876 Keith Road) and proposed Development Permit No. 13-018 (870 and 876 Keith Road) up to and including the May 26, 2014 public hearing be received; and that the May 26, 2014 public hearing be closed.

**CARRIED**

The public hearing closed at 7:50 p.m.

Certified Correct:

__________________________
MAYOR

__________________________
MUNICIPAL CLERK