



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 11, 2016.

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor H. Back
Councillor D. Bell
Councillor P. Bookham
Councillor R. Clark
Councillor C. Keating

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
J. Peters, Assistant City Clerk
G. Penway, Director, Community Development
B. Themens, Director, Finance
M. Epp, City Planner, Community Development
D. Pope, City Engineer
D. Johnson, Planner 2, Community Development

ABSENT:

Councillor L. Buchanan

The Public Hearing was called to order at 7:12 pm.

1. INTRODUCTION

**“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8487”
(Marco M De Cotiis / KCC Architecture and Design Ltd., 365 East 14th Street, CD-673)**
would rezone the subject property from a One-Unit Residential (RS-1) Zone to a Comprehensive Development 673 (CD-673) Zone in order to permit the development of a new duplex at the rear of the site that will retain an existing Single Family Home. The proposed density for the property is 0.49 times the lot area (FSR). The application requires a variance to the location of an existing accessory building.

2. STAFF PRESENTATION

The Planner provided a PowerPoint presentation on the application and responded to questions of Council.

3. Applicant Presentation

Karla Castellanos, Architect, and Karl Wein, Karl Wein and Associates, provided a PowerPoint presentation on the application and responded to questions of Council and the public.

PUBLIC HEARING - Continued

4. SUMMARY OF CORRESPONDENCE

- Email dated July 11, 2016, from Alison Taylor, 357 East 14th Street, North Vancouver, expressing concern for the proposal, citing loss of trees, loss of sun, set back, density and lack of personal consultation with the neighbours.
- Email dated July 9, 2016 from Clarie and Sam Cobden, 348 East 13th Street, North Vancouver, expressing opposition for the proposal, citing density, parking and construction disruption.
- Letter dated June 29, 2016, from E.W. Bowman, 1309 Ridgeway Avenue, North Vancouver, expressing support for the proposal.

5. SPEAKERS

- Alison and Ben Taylor, 357 East 14th Street, North Vancouver, expressed concern for the proposal, citing density, loss of light and privacy, and design of the development.
- Bill Mason, 348 East 14th Street, North Vancouver, expressed concern for the proposal, citing density, parking and waste on construction sites.

6. ADJOURNMENT

Moved by Councillor Keating, seconded by Councillor Clark

THAT the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8487” (Marco M De Cotiis / KCC Architecture and Design Ltd., 365 East 14th Street, CD-673), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned 7:37 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk