



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, SEPTEMBER 15, 2014.

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor R. Clark
Councillor G. Heywood
Councillor C. Keating

STAFF MEMBERS

D. Pope, City Engineer / Acting CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
B. Themens, Director, Finance
P. Navratil, Deputy City Engineer
G. Penway, Director, Community Development
E. Adin, Deputy Director, Community Development
L. Orr, Manger, Lands and Business Services
M. Epp, Manager, Development Planning
C. Wilkinson, Planner
P. Penner, Community Planner
M. vander Laan, Research Assistant
G. Gusdal, Manager, Bylaw Services
F. Rawlings, Bylaw Enforcement Supervisor
J. de Ruiter, Manager, Inspections
C. Kennedy, Superintendent, RCMP
D. Pistilli, Fire Chief
S. Wilks, Timekeeper

The Public Hearing was called to order at 6:13 pm.

1. INTRODUCTION

“ZONING BYLAW, 1995, NO. 6700, AMENDMENT BYLAW, 2014, NO. 8361”
(Eustergerling, R. and Kaikov, M. / Augustine Hii Architect, 313 – 315 West Keith Road, CD-656)

Eustergerling, R. and Kaikov, M. / Augustine Hii Architect have applied to rezone the property located at 313 – 315 West Keith Road and legally known as Lot 5, Block 71, DL 271, Plan 750. The amendment to “Zoning Bylaw, 1995, No. 6700” will have the effect of reclassifying said property:

FROM: RT-1 (Two-Unit Residential 1) Zone
TO: CD-656 (Comprehensive Development 656) Zone

to permit a new three-unit development consisting of a two-unit building at the front of the lot and a one-unit building, with attached parking for two vehicles, at the rear of the lot. Both proposed buildings would be within the 9.1 metre (30 foot) height envelope with a combined total Floor Space Ratio (FSR) of 0.75 times the lot area.

A total of four parking stalls are proposed, with vehicle access from the rear lane.

PUBLIC HEARING - Continued

Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8361”

2. STAFF PRESENTATION

The Planner, provided a presentation on the application and responded to questions from members of Council and the public.

3. APPLICANTS PRESENTATION

Augustine Hii, Architect, and Kevin Connery, Landscape Architect, provided a presentation on the application and responded to questions from members of Council and the public.

4. SUMMARY OF CORRESPONDENCE

The following submissions were received with respect to the application:

- Email from Keith Wong, 317 West Keith Road, dated September 13, 2014.

5. SPEAKERS

- Keith Wong, 317 West Keith Road, North Vancouver, questioned whether the application is setting a precedent that would also apply to his property located beside the subject property.

6. ADJOURNMENT

Moved by Councillor Keating, seconded by Councillor Clark

THAT the Public Hearing for “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8361” (Eustergerling, R. and Kaikov, M. / Augustine Hii Architect, 313 – 315 West Keith Road, CD-656), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:43 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk