



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 26, 2015.**

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**PRESENT:**

**COUNCIL MEMBERS**

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

**STAFF MEMBERS**

K. Tollstam, CAO  
K. Graham, City Clerk  
J. Ficocelli, Deputy City Clerk  
B. Pearce, Director, Special Projects  
B. Themens, Director, Finance  
G. Penway, Director, Community Development  
M. Epp, City Planner  
D. Pope, City Engineer  
P. Navratil, Deputy City Engineer  
M. Hunter, Manager, Parks and Environment  
L. Orr, Manager, Business Services  
T. Forrest, Planning Analyst  
C. Wilkinson, Planner  
D. Johnson, Planner 2  
J. Peters, Timekeeper

The Public Meeting was called to order at 9:19 pm.

**1. INTRODUCTION**

**“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8442 (J.C. Henderson and C.L. Henderson / Halex Architecture, 340-344 East Keith Road, RS-2)**

To rezone the property from Two-Unit Residential 1A (RT-1A) Zone to One-Unit Residential 2 (RS-2) Zone in order to subdivide the two existing lots into four lots with a new single family home and a detached garage on each lot.

**Development Variance Permit No. DVP2015-00011 (340-344 East Keith Road)**

To allow four new single family homes within height envelopes up to 6.52 m. (21.4 ft.) plus roof top decks, and permit a 5.9 sq.m. (63.5 sq.ft.) basement in each detached garage.

**2. STAFF PRESENTATION**

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

## **PUBLIC HEARING - Continued**

**Re: "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8442 (J.C. Henderson and C.L. Henderson / Halex Architecture, 340-344 East Keith Road, RS-2) and Development Variance Permit No. DVP2015-00011 (340-344 East Keith Road)**

### **3. APPLICANT'S PRESENTATION**

Kent Halex, Halex Architecture, provided a PowerPoint presentation on the application and responded to questions from members of Council.

### **4. SUMMARY OF CORRESPONDENCE – IN SUPPORT**

- Email received October 22, 2015, from Rob Pellatt, 313 East 8<sup>th</sup> Street, North Vancouver, in support of the application.
- Email received October 26, 2015, from Rob and Rita Hanchar, 305 East 8<sup>th</sup> Street, North Vancouver, in support of the application.

### **5. SUMMARY OF CORRESPONDENCE – IN OPPOSITION**

- Letter received October 21, 2015, from Kay Choi, 335 East 8<sup>th</sup> Street, North Vancouver, in opposition of the application, siting loss of view.
- Email received October 22, 2015, from Linda Reid, 337 East 8<sup>th</sup> Avenue, North Vancouver, in opposition of the application, siting loss of view.
- Letter received October 21, 2015, from David St. Clair Dunn, 331 East 8<sup>th</sup> Street, North Vancouver, in opposition of the application, siting loss of view and privacy.
- Email received October 26, 2015, from Jose Aleman and Pilar Arancon, 333 East 8<sup>th</sup> Street, North Vancouver, siting loss of privacy and views.
- Email received October 23, 2015, from Allison Spencer and Bob Molinski, 319 East 8<sup>th</sup> Street, North Vancouver, in opposition of the application, siting height envelope and roof top decks.
- Email received October 23, 2015, from Tom and Deb O'Brien, 350 East Keith Road, North Vancouver, in opposition of the application, siting loss of view.
- Letter received October 23, 2015, from Andre and Lisa Gysin, 325 East 8<sup>th</sup> Street, North Vancouver, in opposition of the application siting loss of view and roof top patios.
- Email received October 26, 2015, from Susan Conn, 349 East 8<sup>th</sup> Street, North Vancouver, in opposition of the application, siting roof top patios.

### **6. SUMMARY OF CORRESPONDENCE – WITH CONCERNS**

- Letter received October 23, 2015, from Terry Gay, 337 East 8<sup>th</sup> Street, North Vancouver, with concerns of the application, siting height and roof top patios.
- Letter received October 23, 2015, from Pam Chilton, 384 East Keith Road, North Vancouver, BC, siting concerns for density and parking.

## **PUBLIC HEARING - Continued**

**Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8442 (J.C. Henderson and C.L. Henderson / Halex Architecture, 340-344 East Keith Road, RS-2) and Development Variance Permit No. DVP2015-00011 (340-344 East Keith Road)**

### **7. SPEAKERS**

- Valerie Pellatt, 313 East 8<sup>th</sup> Street, North Vancouver, spoke in opposition of the proposed development, siting view and quality of life.
- Andre Gysin, 325 East 8<sup>th</sup> Street, North Vancouver, spoke in opposition of the proposed development, siting the roof top patios.
- Edgar Spallech, North Vancouver, spoke in opposition of the proposed development, siting view and quality of life.

### **8. ADJOURNMENT**

Moved by Councillor Buchanan, seconded by Councillor Clark

**THAT** the Public Hearing for “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8442 (J.C. Henderson and C.L. Henderson / Halex Architecture, 340-344 East Keith Road, RS-2) and the Public Meeting for Development Variance Permit No. DVP2015-00011 (340-344 East Keith Road), adjourn.

**CARRIED UNANIMOUSLY**

The Public Meeting adjourned 10:00 pm.

### **CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

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Karla D. Graham, City Clerk