



**MINUTES OF THE PUBLIC HEARING FOR LIVABILITY AMENDMENTS TO  
“ZONING BYLAW, 1995, NO. 6700” HELD IN THE COUNCIL CHAMBER,  
CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, JULY 23, 2018.**

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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. Peters, Assistant City Clerk  
T. Huckell, Committee Clerk  
B. Pearce, Director, Strategic Initiatives and Services  
H. Reinhold, Deputy Director, Strategic Initiatives and Services  
R. Skene, Manager, Facilities and Real Estate  
D. Foldi, Project Manager  
G. Sutherland, Project Manager  
B. Themens, Director, Finance  
N. Chand, Deputy Director, Finance  
L. Garber, Manager, Financial Planning  
L. Orr, Manager, Business Services  
S. Galloway, Manager, Planning  
W. Tse, Planner 2  
D. Johnson, Development Planner  
E. Macdonald, Planning Technician 1  
A. Yu, Planning Technician 2  
C. Jackson, Section Manager, Environmental Sustainability  
D. Watson, Transportation Planner  
D. Pope, City Engineer  
K. Magnusson, Deputy Director, Engineering  
M. Hunter, Manager, Parks and Environment  
M. Jefferson, Director, Human Resources  
H. Turner, Director, North Vancouver Recreation and Culture

The Public Hearing was called to order at 7:00 pm.

**PUBLIC HEARING – Livability Amendments to “Zoning Bylaw, 1995, No. 6700”**

**1. INTRODUCTION**

**“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8642” (Livability Amendments)** would amend the regulations for One-Unit and Two-Unit Residential Use properties to enable smaller lot single-family and duplex developments, simplify the calculation of height, moderately increase height to increase access to light within suites, permit non-habitable basements beneath coach houses, modify setbacks, and improve visitability and accessibility for persons with disabilities. The minimum parking requirements for One-Unit and Two-Unit Residential Use properties are not proposed to change. The objective of the proposed amendments is to improve the design and functionality of single-family and duplex dwellings and facilitate more attainable housing options.

## **2. STAFF PRESENTATION**

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

## **3. SUMMARY OF CORRESPONDENCE**

- Email dated July 19, 2018, from Brent Willox, 252 East 22<sup>nd</sup> Street, North Vancouver, expressing support for the proposal, citing basements and storage cellars.
- Email dated July 19, 2018, from Lane du Toit, 980 Cloverley Street, North Vancouver, expressing support for the proposal, citing coach houses and basements.
- Letter dated July 20, 2018, from Angelo and Adelina Cusano, 443 East 12<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing smaller lots, city livability and home ownership for younger people.
- Email dated July 23, 2018, from Ed Duda, resident of Burnaby, expressing support for the proposal, citing basements partly above ground, increased building height and decreased property sizes.
- Email dated July 23, 2018, from Jesse Galicz, 433 East 6<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing increased building height, usable backyard space and decreased front yard setbacks.
- Letter dated July 20, 2018, from Bill Curtis, 224 West Esplanade, North Vancouver, expressing support for the proposal, citing demand for diverse housing options.
- Email dated July 23, 2018, from Carl Yong, 1529 Ridgeway Avenue, North Vancouver, expressing support for the proposal, citing basement suites, cellars and setbacks.
- Email dated July 23, 2018, from Kent Halex, 346 East 20<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing diverse housing options and increased density.
- Email dated July 23, 2018, from Jordan Crockett, 452 East 4<sup>th</sup> Street, North Vancouver, expressing support for the proposal.
- Letter dated July 21, 2018, from Kiff Mowat, 730 Westmoreland Crescent, North Vancouver, expressing support for the proposal, citing permitted smaller lots, rezoning process and housing supply shortage.
- Email dated July 23, 2018, from Erik Watson, 753 East 15<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing residential zones, smaller lot sizes, front yard setback reduction and storage basements.
- Email dated July 23, 2018, from Juyeon Lee, 747 East 15<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing RS-1 zones and character.
- Email dated July 23, 2018, from Naser Lari, 428 East 14<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing enhanced livability and residential zones.

**4. SPEAKERS**

- Bill Curtis, 5<sup>th</sup> floor, 224 West Esplanade, North Vancouver, expressed support for the proposal, citing affordability and livability.
- Brad Ingram, Synthesis Design, 258 East 1<sup>st</sup> Street, North Vancouver, expressed support for the proposal, citing coach houses and livable homes.
- Paul Binotto, My Lane Home, 4388 Still Creek Drive, Burnaby, expressed support for the proposal, citing modular coach houses, affordable housing options for seniors and families, balance of density and accessibility.
- Kiff Mowat, 730 Westmoreland Crescent, North Vancouver, expressed support for the proposal, citing subdivision of one lot into two and livability issues.
- Bill Harrison, 813 East 7<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing increase in light, traffic and improved use of lanes.

**5. ADJOURN**

Moved by Councillor Clark, seconded by Councillor Keating

**THAT** the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8642” (Livability Amendments), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 7:27 pm.

**CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

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CITY CLERK