



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

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**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 6:33 pm.

**1. INTRODUCTION**

**“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8422” (West 6<sup>th</sup> Projects Ltd. / H.S. Chase Architect, Karl Wein and Associates, 214 West 6<sup>th</sup> Street, CD-661) and “Heritage Designation Bylaw, 2016, No. 8423” (West 6<sup>th</sup> Projects Ltd. / H.S. Chase Architect, Karl Wein and Associates, 214 West 6<sup>th</sup> Street) would rezone the property from a Two-Unit Residential (RT-1) Zone to a Comprehensive Development 661 (CD-661) Zone to legally protect the heritage building. The heritage building would move forward on the lot with a new secondary suite added. A new two-unit infill building will be developed in the rear yard with four parking stalls accessed from the rear lane. In exchange for the legal protection of the heritage home, the application includes a request for a 22.7 square metre density bonus.**

**2. STAFF PRESENTATION**

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

**3. Applicant Presentation**

Robert Chase, 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 Dalene and Terry O'Donovan, 208 West 6<sup>th</sup> Street, North Vancouver, expressing opposition to the proposal, citing removal of trees, loss of view and privacy.
- Email dated July 10, 2016, from Rexhep Zebi, 210 West 6<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing loss of light, privacy and method of consultation.
- Letter received July 10, 2016, from Rexhep Zebi, Zyra Zebi, Edrin Zebi, Tuva Fosse and Bergin Zebi, 210 West 6<sup>th</sup> Street, North Vancouver, expressing opposition to the proposal, citing neighbourhood character, loss of light, privacy and method of consultation.

### **5. SPEAKERS – IN SUPPORT**

- David Lebetto, 228 West 6<sup>th</sup> Street, North Vancouver, expressed concern for the proposal, citing density and parking.
- Brian Markus, 210 West 6<sup>th</sup> Street, North Vancouver, solicitor representing Rexhep Zebi expressed opposition for the proposal, citing the front site line and loss of privacy.
- Margaret Herman, 227 West 6<sup>th</sup> Street, North Vancouver, expressed concern for parking and possible secondary suites.
- Carol Luwenda, 215 West Keith Road, North Vancouver, expressed concern for the rear yard setback and height of trees in the rear yard.

### **6. ADJOURNMENT**

Moved by Councillor Keating, seconded by Councillor Clark

**THAT** the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8422” (West 6th Projects Ltd. / H.S. Chase Architect, Karl Wein and Associates, 214 West 6th Street, CD-661) and “Heritage Designation Bylaw, 2016, No. 8423” (West 6th Projects Ltd. / H.S. Chase Architect, Karl Wein and Associates, 214 West 6th Street), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned 7:11 pm.

### **CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

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Karla D. Graham, City Clerk