



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, JANUARY 19, 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  
S. Karamanian, Deputy Director, Finance  
B. Pearce, Director, Special Projects  
P. Navratil, Deputy City Engineer  
G. Penway, Director, Community Development  
S. Smith, Planner 2  
M. Epp, City Planner  
W. Tse, Planner 1  
D. Watson, Transportation Planner  
S. Wilks, Timekeeper

The Public Hearing was called to order at 6:15 pm.

**1. INTRODUCTION**

**“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8396”**  
(0933642 B.C. Ltd. / Bill Curtis and Associates Design Ltd., 220 West 18<sup>th</sup> Street, CD-659)

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8396” will have the effect of reclassifying the said property:

**FROM:** RT-1 (Two-Unit Residential) Zone

**TO:** CD-659 (Comprehensive Development 659) Zone

to permit a new front-back duplex on a 408.8 square metre (4,400 square foot) lot, which is less than the 548.1 square metre (5,900 square feet) minimum lot size. The proposed Floor Space Ratio (FSR) is 0.5 times the lot area. Two parking stalls are proposed with access from the rear lane.

**2. STAFF PRESENTATION**

The Planner 1 provided a presentation on the application and responded to questions from members of Council and the public.

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## **PUBLIC HEARING - Continued**

**Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8396”**

### **3. APPLICANT PRESENTATION**

Bill Curtis, Bill Curtis and Associates Design Ltd., provided a presentation and responded to questions from members of Council and the public.

### **4. SUMMARY OF CORRESPONDENCE**

The following submissions were received:

- Email, dated July 21, 2014, from Ken Kerpan and Lynn Davis, 224 West 18<sup>th</sup> Street, North Vancouver, expressing concern for secondary suites, building height and design.
- Email, dated July 30, 2014, from Stephen and Shelley Coombes, 223 West 18<sup>th</sup> Street, North Vancouver, expressing concern for building height and secondary suites.
- Email, dated August 6, 2014, from Jeff Cory, 219 West 18<sup>th</sup> Street, North Vancouver, expressing concern for a secondary suite, parking and building design.

### **5. SPEAKERS**

- Ken Kerpan, 224 West 18<sup>th</sup> Street, North Vancouver, expressed concern for privacy and secondary suites.
- Lynn Davis, 224 West 18<sup>th</sup> Street, North Vancouver, expressed concern for privacy and loss of natural light.

Moved by Councillor Buchanan, seconded by Councillor Keating

**THAT** the Public Hearing for “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8396,” with respect to property located at 220 West 18<sup>th</sup> Street.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 6:35 pm.

### **CERTIFIED CORRECT:**

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk