



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

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**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 6:45 pm.

**1. INTRODUCTION**

**“ZONING BYLAW, 1995, NO. 6700, AMENDMENT BYLAW, 2014, NO. 8372”**  
(T. Testini / Vernacular Design, 275 West 6<sup>th</sup> Street, CD-657)

T. Testini / Vernacular Design has applied to rezone the property located at 275 West 6<sup>th</sup> Street and legally known as Lot 31, Block 112A , DL 271, Plan 1228. 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-657 (Comprehensive Development 657) Zone

to permit a new 10 metre (33 feet) high two-unit building in the Ottawa Gardens Heritage Conservation Area. The proposed Floor Space Ratio (FSR) is 0.63 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. 8372”**

### **2. STAFF PRESENTATION**

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

### **3. APPLICANT’S PRESENTATION**

Mehrdad Rahbar, Vernacular Design, 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 Barbara Stuart, 269-B West 6<sup>th</sup> Street, North Vancouver, expressed concern siting density and livability.

### **5. SPEAKERS**

- David Lebeter, 228 West 6<sup>th</sup> Street, North Vancouver, expressed concern for the process and the design not in keeping with surrounding heritage houses.
- Barbara Stuart, 269-B West 6<sup>th</sup> Street, North Vancouver, expressed concern regarding the size and design of the building.
- Hermann Rubzow, 266 West 6<sup>th</sup> Street, North Vancouver, expressed concern for the additional density.

### **6. ADJOURNMENT**

Moved by Councillor Clark, seconded by Mayor Mussatto

**THAT** the Public Hearing for “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8372” (T. Testini / Vernacular Design, 275 West 6<sup>th</sup> Street, CD-657), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 7:29 pm.

### **CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

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Karla D. Graham, City Clerk