



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

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 8:14 pm.

1. INTRODUCTION

**“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8439”
(R. Moghaddam / A. Seradj, 1345 Forbes Avenue RS-3)**

To rezone the property from One-Unit Residential1 (RS-1) Zone to One-Unit Residential 3 (RS-3) Zone in order to subdivide the existing lot into two lots with a new single family home and a detached garage on each lot.

Development Variance Permit No. 2105-00009 (1345 Forbes Avenue RS-3)

To vary the maximum top-of-plate from 4.6 m. (15 ft.) to 5.6 m. (18.5 ft.), with a maximum overall permitted height of 9.14 m. (30 ft.), including roof top decks.

2. STAFF PRESENTATION

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

3. APPLICANT’S PRESENTATION

Pavel Denisov, Pavel Denisov Design, 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, 2015, No. 8439”
(R. Moghaddam / A. Seradj, 1345 Forbes Avenue RS-3) and Development
Variance Permit No. 2105-00009 (1345 Forbes Avenue RS-3)**

4. SUMMARY OF CORRESPONDENCE

- Email received from Angela Lee, dated October 21, 2015, 511 West 14th Street, North Vancouver, stating opposition to the proposed development, siting height.
- Email received from Paul Bittante, dated October 23, 2015, 1449 Forbes Avenue, North Vancouver, stating opposition to the proposed development, siting increased footprint and height.
- Email from Mark Sorenson, dated October 23, 2015, 1429 Forbes Avenue, North Vancouver, stating opposition to the proposed development, siting traffic.
- Letter from Michelle Duck, dated October 26, 2015, 551 West 14th Street, North Vancouver, stating opposition to the proposed development siting footprint and height.
- Email from Alex Jung, dated October 26, 2015, 465 West 15th Street, North Vancouver, stating opposition to the proposed development, siting two separate houses, parking and setback.
- Petition with 40 signatures, submitted by Mr. and Mrs. Ansari, 534 West 14th Street, North Vancouver, stating opposition to the proposed development, siting parking, traffic and safety.

5. SPEAKERS

- Len DeMelt, 502 West 14th Street, North Vancouver, spoke in support of the proposed development.
- Marlo Ventura, 1420 Forbes Avenue, North Vancouver, spoke in support of the proposed development.
- Amir Rasouli, 805-1320 Chesterfield. Avenue, North Vancouver, spoke in support of the proposed development.
- Antigomi Pantazis, 1348 Forbes Avenue, North Vancouver, spoke in support of the proposed development.
- Masoud Karimali, 430 West 14th Street, North Vancouver, expressed support for the proposed development.
- Zabih Moridi, 426 West 14th Street, North Vancouver, expressed support for the proposed development.
- Anne Fraser, 452 West 14th Street, North Vancouver, expressed opposition to the proposed development siting density, traffic, parking and safety.
- Blair Miller, 452 West 14th Street, North Vancouver, expressed opposition to the proposed development, siting parking and height of the buildings.
- Michelle Duck, 551 West 14th Street, North Vancouver, expressed opposition to the proposed project, siting parking, loss of trees, reduced set back, traffic and quality of life.

Continued...

PUBLIC HEARING - Continued

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Variance Permit No. 2105-00009 (1345 Forbes Avenue RS-3)**

5. SPEAKERS - Continued

- Craig Veroni, 539 West 14th Street, North Vancouver, expressed opposition to the proposed development, citing lack of communication for the project and loss of quality of life and expressed concern regarding height and density.
- Reza Nobari, 1345 Forbes Avenue, North Vancouver, spoke in support of the proposed development.
- Michelle Stefani, West 15th Street, North Vancouver, spoke in support of the proposed development.
- Michelle Duck, 551 West 14th Street, North Vancouver, informed of the large number of neighbours who are in opposition to the proposed development.
- Craig Veroni, 539 West 14th Street, North Vancouver, expressed concern for the redevelopment and the precedent that will be set for the neighbourhood.
- Len DeMelt, 502 West 14th Street, North Vancouver, expressed that the variances to the proposed development are minor and reiterated his support.

6. ADJOURNMENT

Moved by Councillor Buchanan, seconded by Councillor Bell

THAT the Public Hearing for “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8439” (R. Moghaddam / A. Seradj, 1345 Forbes Avenue RS-3), and the Public Meeting for Development Variance Permit No. 2105-00009 (1345 Forbes Avenue RS-3), adjourn.

CARRIED UNANIMOUSLY

The Public Meeting adjourned 9:14 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk