



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, FEBRUARY 20, 2017.****

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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  
J. Peters, Assistant City Clerk  
B. Pearce, Director, Strategic Initiatives and Services  
G. Penway, Director, Community Development  
E. Adin, Deputy Director, Community Development  
D. Pope, City Engineer  
P. Navratil, Deputy, City Engineer  
W. Tse, Planner 1  
C. Wilkinson, Planner 1  
H. Evans, Community Planner  
B. Themens, Director, Finance  
M. Epp, Community Planner  
M. Jefferson, Director, Human Resources  
S. Antoniali, Section Manager, Real Estate  
R. Skene, Manager, Facilities and Real Estate  
D. Mitic, Manager, Transportation  
L. Parker, Section Manager, Project Delivery  
I. Steward, Property Services Coordinator

The Public Hearing was called to order at 7:16 pm.

**PUBLIC HEARING**

**Secondary Suites and Coach Houses on One-Unit Residential Use Lots**

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8529” (Secondary Suites and Coach Houses on One-Unit Residential Use Lots) would amend the regulations for Accessory Secondary Suite Use and Accessory Coach House Use to permit both an accessory secondary suite and an accessory coach house on properties with a One-Unit Residential Use. The Gross Floor Area of One-Unit Residential Use properties is not proposed to change. The minimum parking required on One-Unit Residential Use properties would be one parking stall for the principal dwelling and one parking stall for a secondary suite, a coach house, or a secondary suite and a coach house.

Councillor Keating left the meeting at 7:19 pm and returned at 7:22 pm.

## **PUBLIC HEARING – Continued**

### **2. STAFF PRESENTATION**

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

### **3. SUMMARY OF CORRESPONDENCE**

- Email dated January 13, 2017, from Jan Malcolm, 522 East 4<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing parking and illegal suites.
- Letter dated February 17, 2017, from Donna Patrick, 1617 Grand Boulevard, North Vancouver, expressing support for the proposal citing, affordability.

### **4. SPEAKERS**

- Don Peters, 678 West Queens Road, North Vancouver, expressed support for the proposal, citing affordable market rental housing.
- Paul Binotto, My Lane Home, 232-4388 Still Creek Drive, Burnaby, expressed support for the proposal, as it provides viable options for seniors and families.
- Shari Laszlo, 318 East 22<sup>nd</sup> Street, North Vancouver, expressed opposition to the proposal, citing parking.
- Cathy Lewis, 655 East 4<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing additional rental housing and expressed concern regarding assessment values.
- Lesley Levett, 2545 Lonsdale Avenue, North Vancouver, expressed concern for the proposal, citing parking
- Manjula Dufresne, 402 East 7<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing affordability and rental housing.
- Hazel Tan, 2611 Western Avenue, North Vancouver, expressed support for the proposal, citing affordability and rental housing and inquired if additional floor square area would be considered in future.
- Andrea Hurst, 519 East 16<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing intergenerational living and parking.
- Alex Boston, 228 East 17<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing affordability and emission reductions.
- Phil Chapman, 1059 Handsworth Road, North Vancouver, expressed support for the proposal, citing affordability, parking and aging in place.
- Chris Robertson, 460 East 16<sup>th</sup> Street, North Vancouver, expressed support for the proposal and inquired regarding the maximum size for a coach house.

**5. ADJOURN**

Moved by Councillor Clark seconded by Councillor Buchanan

**THAT** the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8529” (Secondary Suites and Coach Houses on One-Unit Residential Use Lots), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned 8:19 pm.

**CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

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CITY CLERK