



**TRANSCRIPT OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, B.C., ON MONDAY, NOVEMBER 20, 2006 AT 7:00 P.M.**

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**PRESENT:**

**COUNCIL MEMBERS**

Mayor D.R. Mussatto  
Councillor P.J. Bookham  
Councillor R.J. Fearnley  
\*Councillor R.N. Heywood  
Councillor C.R. Keating  
Councillor B.W. Perrault  
  
Councillor S.A. Schechter

**STAFF MEMBERS**

A.K. Tollstam, City Manager  
S.E. Dowey, City Clerk  
J.M. Rowe, Assistant City Clerk  
K. Russell, Development Planner  
G Penway, City Planner  
R.H. White, Waterfront Project-Development  
Manager/Deputy Director, Community  
T. Barber, Acting Manager, Engineering Planning  
& Design

**Re: Bylaw No. 7824 – 335 East 11<sup>th</sup> Street – File: 3345-02 11E 335**

The Public Hearing was called to order at 7:10 p.m.

Moved by Councillor Heywood, seconded by Councillor Keating

**THAT** the meeting recess.

**CARRIED UNANIMOUSLY**

The meeting recessed at 7:11 p.m. and reconvened at 7:42 p.m. with the same personnel present.

**Mayor D.R. Mussatto**

Ms. Dowey!

**Ms. S.E. Dowey, City Clerk**

Thank you Your Worship. Bylaw No. 7824 is to rezone Lot 7, Block 89, D.L. 550, Plan 1256, located at 335 East 11<sup>th</sup> Street. The amending bylaw will have the effect of reclassifying the said property from RS-1 (One-Unit Residential) Zone to CD-529 (Comprehensive Development 529) Zone to permit the construction of a side-by-side two storey duplex with a full cellar. No exterior access is permitted to the cellar. Each dwelling would be approximately 1,836 sq. ft. Parking of one enclosed garage and one open carport would be provided for each dwelling, adjacent the lane at the rear. The applicant is **FIRST HOME MART DEVELOPMENT LTD./VERNACULAR DESIGN** and Council will consider this under item 7 this evening, Your Worship.

**Mayor Mussatto**

Thank you Ms. Dowey. Welcome Ms. Russell!

**Ms. K. Russell, Development Planner**

Thank you Your Worship. As Ms. Dowey just explained this is a rezoning application for a lot located in the middle of the block on the south side of East 11<sup>th</sup> between St. Andrew's and Ridgeway. The development proposal is on my left here, the three boards that are closest to me. The existing zoning Your Worship is single family currently but it is in a Level 2 Low Density Attached Form in the Official Community Plan. This area is part of what was formerly known as the Mid Block and it is located in what was formerly Level 2, as well.

The proposal before us is for a duplex; two units side-by-side, two storeys with a cellar in each. And, as Ms. Dowey explained, there would not be any access to the cellar from the exterior. Your Worship this application was presented to the Advisory Design Panel and was supported. The applicants also held a Development Information Session with the neighbours. The application conforms to our RT-1 almost entirely with the exception of the density, which is up to .5. This is allowed under the Official Community Plan. Your Worship, it has just come to my attention that it is possible that the applicant and the neighbours wish to make some changes to the setback. Currently it is at 25 feet, but I think I will let the applicant explain that and the applicant is here to make his presentation. Thank you.

**Mayor Mussatto**

Thank you very much Ms. Russell. Is the applicant or his designate here to speak to this tonight? Welcome Mehrdad, please give us your name.

**Mr. M. Rahbar, Vernacular Design**

Your Worship. Mehrdad Rahbar, I am from Vernacular Design. I will be presenting this project on behalf of North Pacific Home Development. Your Worship, members of Council, member of the gallery. Good evening.

Just using the overhead – this is the street view of the duplexes or duplex that we are proposing. A little bit about the context of the site. As Ms. Russell mentioned it is in the mid block of 11<sup>th</sup> Street and it is a site that is located on the south side of the street and it is adjoining to one existing duplex to the west and one single family to the east of the site. As Ms. Russell mentioned we have had Public Information or neighbourhood meeting, which was quite fruitful and I think it is a good step forward before coming to Council, will resolve our issues with the neighbours.

I am going to show you the street context, some street photos. This is the proposed duplex and that is the street on the south side of East 11<sup>th</sup>. In terms of architectural language we couldn't really have taken any example from the existing houses on the street, with a few exceptions.

However, we tried to come up with a design that it is familiar and friendly, familiar in a sense that it is a west coast and Vancouver vernacular architecture. I am going to explain the site plan to you which is before you. As I mentioned there are two properties on each side of our site and we tried hard to accommodate a design solution that could please both neighbours, in terms of privacy, a special relationship and landscaping.

As you see the outline, the red outline that you see is the existing house that is going to be removed from the site and the darker outline that you see if the proposed duplex. These are the outlines of the two houses adjoining the property. In our Public Information Meeting we have had numerous discussions with interested parties, especially the neighbours on the west and east, regarding privacy and a special separation between the units. We have come up with a solution that is presented here. On the main floor of the building, as you see, the family room and an outdoor patio is positioned on the south side of the house or the units to enjoy the southern exposure. And we have got our formal living and dining on the northern side of the houses. The two entrance doors are spaced away from each other to provide enough privacy between the proposed units. On the upper floor, in order to provide more dynamic and interesting design we have tried to setback the upper floor portion of the building by about 7 feet from the line of the lower floor, which is here. Our intention was greatly for providing more light and some exposure for both neighbours. That is the elevation of the proposed duplex. As you see that is the upper floor and that is the lower floor that extends beyond that. Again, in terms of elevations and levels we have tried to stagger our floor elevations vertically, lower than our neighbours, also to avoid conflict or privacy issues.

I will very quickly explain where the levels are. Our main entrance is at 327 feet above sea level and our neighbour to the west, their main floor level is at 330 feet above sea level and our neighbour to the east their main floor is at 333 feet above sea level. As you see the main levels are about six to five feet above the main floor of our duplexes. There is a seven foot deep patio, extending to the south, to provide more outdoor space and outdoor activities for the potential buyers or residents. I guess I can wrap up my presentation at this stage and I will be here to answer any questions. Thank you.

### **Mayor Mussatto**

Thank you very much Mr. Rahbar. It is now the opportunity for members of Council who have questions to ask or comments to make, to do so. Before we do that I am just going to read something out. The way we work here is that anybody and all persons who believe their interests in this property are affected by the proposed bylaws are afforded a reasonable opportunity to be heard or to present their written submissions respecting matters in the bylaw to Council. Ms. Dowey we did receive all letters?

### **Ms. Dowey**

Your Worship, yes, and just to advise that it is members of public that will be heard next and not members of Council, Your Worship.

**Mayor Mussatto**

Sorry, yes, members of public. That was my error.

**Ms. Dowey**

I would also like to advise that I have received two letters in favour of the proposal. One from a Mr. Dan Marshall, 2109 Fell Avenue and another one from Alex and Marlene Schatroph, 1626 Draycott Road, North Vancouver. Members of Council do have copies of those letters Your Worship.

**Mayor Mussatto**

Thank you very much Ms. Dowey. That was my error. It is members of the public. Each member of the public will be afforded five minutes to make their presentation and we do have time clocks here. If there are questions, please ask them, and staff members please take notes while they do it and we will answer all the questions at the end. If you feel that five minutes is not adequate for you to ask questions or make your comments, I would please ask that you go at the end of the line and we ask other people to come up first and then you will be afforded a second time. The other thing is, if you wouldn't mind, just giving us your name and address for our records as this is being taped and it is a quasi judicial type of Public Hearing. Thank you. We do have a speakers list and I see at the top we have Catalin and Mylene Comsia. Welcome Mr. Comsia the floor is yours once we start the clock; five minutes. Welcome.

**Mr. Catalin Comsia, 339 East 11<sup>th</sup> Street, North Vancouver**

Thank you Mayor Mussatto. Catalin Comsia, 339 East 11<sup>th</sup> Street. Thank you on behalf my wife, she is with me, and my four kids home with a babysitter.

Just before, excuse me for laughing. I heard the names of the two people in support of this. If you look at the addresses, and through you Mayor Mussatto, to address the City Clerk. The question, to read the addresses of those two supporters. If you look at the addresses you will see they live within ten blocks radius of the property. So I don't know how they are affected. They are welcome. We are the first ones to say they are welcome to say their say here, like we do, but we are just next door. That being said, I just want to make it clear from the beginning that I am not here to discuss the OCP designation of duplexes any more. That is a done deal, you have dealt with that.

We are trying to live within the realm here and we have tried hard to work with the developer and his representative Mr. Rahbar. I have to tell you from the beginning that Mr. Rahbar has been very, very, willing to work with us. We want this to be clear to everybody. We have some concerns. Our concerns, initially before we came today, we had more concerns. Mr. Rahbar has worked very hard to address those concerns. Again, I just want to reiterate here that we are discussing about a rezoning, so you

Mayor Mussatto and Council, as you know very well, you have in your power today to approve or not this through this Public Hearing, this application. Even if the OCP level designation is Level 2, RT-1, it doesn't mean automatically that a developer can come here and just have it for granted. So that why we encourage you to keep this in mind and we are sure you will.

The only second point remains right now with this application, for us, is the City Comprehensive Development. If you would allow me to stop the clock and ask a question, I don't know how you want to deal with this Mayor Mussatto? I have one quick question.

**Mayor Mussatto**

Can you stop the clock for a moment Ms. Dowey. I just want to clarify, the idea Mr. Comsia is that if you can, ask your questions, and then we get your answers right away, so they will make notes of your questions.

**Mr. Comsia**

..... question..

**Mayor Mussatto**

And then they will respond back to you. Is that okay?

**Mr. Comsia**

Thank you Mayor Mussatto. The question is the following, what is the difference, the RT-1 and this Comprehensive Development, how many square feet are we talking about here; that they are asking for, more than the RT-1 is allowed?

**Mayor Mussatto**

Could we do this really quick because this is your time and I kind of wanted them to do it at the end. Do you really need this information?

**Mr. Comsia**

Okay. This is the question we have whenever she can answer this.

**Mayor Mussatto**

We will get it at the end. We have a note of that.

**Mr. Comsia**

So we know that this is an RT-1 OCP designation not Comprehensive and they are asking for more square footage. And the other one right now, it is a minor adjustment, and we were working with the developer, actually Mr. Rahbar, before we started the meeting here. If you will allow me to take the microphone and just show..... and my English is not so good, as you know. We are talking about this second floor here. This is going to impact dramatically our family, our backyard, patio visibility; we are looking at

a wall here. So we are asking the developer to move this building a little bit north, we are talking about three feet at least north. We are asking for you, the Council, to allow that to happen. Mr. Kucera, who is the next door neighbour on the west side, he agrees with that and I am sure he will talk after me about that. What this is going to do for us, is going to allow us, instead of looking at a huge wall on the west side, we are going to have still a wall but it is going to be reduced and if they can still keep within the RT-1 square footage that would be great. So I don't know how much we are talking about, 100 sq.ft., 200 sq.ft., that will in my mind and in my wife's mind allow us to continue to have a quality of life. It is a compromise, a minor compromise that we are looking for here. To move this, all this envelope building north a little bit. That being said I am going to give you back a few seconds of your time. Thank you.

**Mayor Mussatto**

Thank you very much Mr. Comsia. Now, I'm going to go to staff. Don't go away Mr. Comsia, because I want to make sure I've got your questions right. The RT-1 versus CD, Ms. Russell, do you have the answer for that.

**Ms. Russell**

Yes, Your Worship. It's a difference of 102 sq.ft.

**Ms. Comsia**

If they can stay within the RT-1, that will be great. Everybody will be happy with that. I just want to bring to your attention once again, on March 21, 2005, we had a discussion about how much cellar floor and if you calculate 1846 sq.ft. are there excluded right now and add that on top on a 2600 sq.ft. I'm talking 5505 sq. ft. for a lot of 7355 that means .75 FSR. So, this is not anymore really a .5, it's a .75, however we had a discussion, its gone, but what I'm suggesting here is they are getting a lot of benefits. If you could help us live with this monster here. Thank you.

**Mayor Mussatto**

Thank you. The other question too, was the building 3 feet north. Under our current bylaws are we allowed to allow this building to be moved 3 feet to the north.

**Ms. Russell**

Your Worship, the existing bylaw before you shows the setback of 25 feet which is the standard for RT-1. This is a CD zone so it could be reduced further.

**Mayor Mussatto**

So its up to Council's discretion.

**Ms. Russell**

It would need to be amended.

**Mayor Mussatto**

Thank you very much Mr. Comsia. The next speaker I have is Daniel Kucera. I think Mr. Kucera lives on the other side. Welcome Mr. Kucera.

**Mr. Daniel Kucera, 329 East 11<sup>th</sup> Street, North Vancouver**

Good evening everyone. I am Daniel Kucera. I live next to this place at 329 East 11<sup>th</sup> Street. That's the west side of this proposal. I agree exactly as Mr. Comsia says. If this duplex goes go a little bit north that we have sun because as you know this next building of us on the west side is built a little bit too far to south and at 4:00 we don't have sun. That's our concern plus the concern of two big trees which are in front of the house. When the weather as it is now we were scared. We moved to other side of the house because if you stay beside these trees, and they start swinging and squeaking we were scared they would break down or something and kill us or injure our house. That was my concern here. Thank you everyone.

**Mayor Mussatto**

Thank you Mr. Kucera. The next speaker I have is John McEwen. Is John here! There he is! Welcome Mr. McEwen!

**Mr. John McEwen, 321 East 11<sup>th</sup> Street, North Vancouver**

I have two properties at 321 East 11<sup>th</sup> and 319 East 11<sup>th</sup> and last year we got phone calls and all the thing about changing the duplex zoning and then people phoning wanting me to change my vote and everything. It was a big nightmare. My concern about this project is the fact of the cellar. We are now changing it from a single-family house to what it should be a duplex-zone and what is happening is that if you look at the plans closely this cellar has a washroom in it. Its going to be plumbed. I've got a concern that we're changing a single-family home to a four-plex. Even the rear decks show that there could be an entrance put in. I know it says that there is not going to be access but there is windows and everything. If it truly is a cellar it should be without a washroom and without windows. I've got given a piece of paper here about how some of the realtors are dealing with this new cellar thing saying "fully finished basement, could be further developed" and that to me is my big problem. I don't have a problem with the duplex itself. I have a problem with all the other duplexes in the area are limited to, I think, its about 3600 sq.ft. This one is going to be about 5600 sq.ft. so in essence because of the economies now a days this will be sold as a duplex with the possible suite potential. And with the way parking is there right now, its terrible, and if we allow this to happen in this area its going to ruin the whole area. That's all I have to say.

**Mayor Mussatto**

Thank you very much Mr. McEwen. The next speaker I have is Daphne McKellar. Welcome Ms. McKellar.

**Ms. Daphne McKellar, 315 East 11<sup>th</sup> Street, North Vancouver**

I live at 315 East 11<sup>th</sup> Street and I came this evening out of interest in the whole process of rezoning applications and that. I guess John, previously explained that he had a concern with the survey that was done earlier in the year and that I was actually solicited to have my vote changed after I had sent it in. I was a bit shocked at that so I thought I'd better come tonight and find out what was going on. Again, too, I was concerned with the cellar in this development. There are duplexes at 4<sup>th</sup> and St. Andrew's that have exterior access. They have development that could be made into a suite and I guess I'm just concerned at how they were able to get this application and have a ready-made basement. This place is being sold as it doesn't have exterior access. There should be the same thing all the way across the City with the duplexes. Again, now because of the cost of living here on the North Shore people have to have extra income or they have suites and things like that so what's to stop people from changing down the road or do it illegally and that. So, my concern is that. Have it the same all across. If it is going to be turned into a suite then that's what it should be up front rather than doing it behind the back door later on. The parking, I park in my garage all the time because its hard to find a spot out in front of my house. I have to park down the way. So, by adding possibility two vehicles per unit coming in plus extra ones you are adding several more vehicles on the street and people drive quite quickly. I just wanted to bring that to your attention.

**Mayor Mussatto**

Ms. McKellar, did you want to hear from staff about ways to stop these units from being suited. Would you like that.

**Ms. McKellar**

If this is what is going to happen down the road then do it up front. I happen to live in a duplex that at the time you were not allowed to have cellar so I have a 2 ½ foot crawl space that I have to climb around on and I guess I'm envious of these other places going up that could have a suite but I'm not willing to spend \$300,000 more to have that. It's a real shame. If that's what's going to be allowed then it should be up front.

Councillor Keating briefly left and returned to the meeting.

**Mayor Mussatto**

Sure. That might come up in the discussion later. Thank you very much for that. Are there any other members of the Gallery that wish to have any questions answered or would like to make any comments. Please feel free to do so. We encourage people to come up. As Mr. Comsia says you don't have to live right next door to make your opinions known. I see no one then I'm going to go members of Council. Do members of Council have any questions about this. Councillor Perrault!

**Councillor B.W. Perrault**



Yes, Your Worship, I have a question. First question is with regard to parking. I wonder if the developer could just review that again for us. How many parking spaces. Where are they.

**Mayor Mussatto**

Mr. Rahbar, can you outline the number of parking spaces provided, please, and where they are.

**Mr. Rahbar**

Yes, Your Worship, there are two parking spots designated per unit and they are in the rear of the site.

**Councillor Perrault**

Two per unit and are they covered parking or are they carport.

**Mr. Rahbar**

The two parkings are in the rear part of the site. One is enclosed and the other one is carport covered. A mirror image is on the other side.

**Councillor Perrault**

My next question is a concern about the cellar. You say it's a cellar and yet I noted when I read through it there is plumbing for a bathroom, a laundry room as well as a recreation room and I want to know what precautions you've taken to eliminate the possibility of having it developed into a suite.

**Mr. Rahbar**

Your Worship, I think the questions they ask is quite valid. As a designer I come across this question also from potential clients that they want duplexes or single-family with several options of mortgage helpers. I have been working with the City of North Vancouver for a number of years and I think I have gained Council's trust.

**Councillor Perrault**

I just want to know where are the windows, are they window wells, is there a possibility for a door entrance. That's what I want to know.

**Mr. Rahbar**

The reason I was going to that extent was when we design and we put it up front with out clients that we make the provision that they won't have that flexibility when they want to have an access to the basement. As you see on the southern portion of the house, you've got a patio which is servicing the main floor which is in this area. This is by the way the cellar floor plan. There are three windows. This window you see is facing north and there is a light well and there are two other windows on the site setbacks. The plumbing you refer to is a powder room. Its not a full bathroom. The laundry is servicing the whole house. There is no laundry provision in the other levels.

So, it is basically designed as a accommodation addition to the half-duplex not as a separate entity.

**Councillor Perrault**

So, what is the height of the ceiling.

**Mr. Rahbar**

Its an 8 foot ceiling. We also put the elevation of the light wells, if its not readable, the cellar level is at 318 above sea level and the level of light wells are 321 above sea level and that's about 3 feet above the cellar level. So, that will also prohibit any access directly to the house.

**Councillor Perrault**

Now you tell me that there is a patio in the back, correct.

**Mr. Rahbar**

Correct.

**Councillor Perrault**

Now, is that at grade. Is the back at grade. How does that work.

**Mr. Rahbar**

The patio is at the same level as the house and then there is a one foot drop to the back yard. So, there is really only one foot of change in elevation from the back yard to the main house.

**Councillor Perrault**

And I see that there are doors from the patio into the basement.

**Mr. Rahbar**

Correct. There are patio doors or French doors opening to the patio.

**Councillor Perrault**

Thank you.

**Mayor Mussatto**

Councillor Bookham!

**Councillor P.J. Bookham**

Thank you, Your Worship. I notice that you have two walkways and that they are running on either side along the fence line and I'm wondering if it would be desirable to make the walkways join and become one down the centre of the backyard, in a sense, defining the separate space for the owners and then opening up the possibility of landscaping along the fence line to ensure privacy for the new occupants as well as the

existing neighbours. Is that something that would be worth considering, to bring those to the centre so that there is a single walk way that goes back toward the garage and then they can go into their separate garages and carport areas. It would take the sidewalk away from the fence line in the backyard area and would allow for more options in terms of landscaping to ensure the privacy of both the new occupants and the existing residents.

**Mr. Rahbar**

Your Worship, the problem with that we would need more hard surface to go to that direction and then go back that way. I think that was more like a design solution, landscaping design solution, to keep the walkways on either side of the site. Now, your suggestion about the landscaping I appreciate that. I think what we could do, and also there is a carport here that it makes it more fluid and easily accessible to the walkway, what we could do we could move the walkway about 2 feet inside the property to allow for future hedging.

**Councillor Bookham**

Thank you. I'm thinking about the fact that the neighbour to the east has a deck that would be up and overlooking that patio area so that might be a desirable change. The other thing is I'm curious to know what the extra 102 sq.ft. are being used for. Why do you need to go beyond the RT-1.

**Mr. Rahbar**

Basically, its just distributed in the square footage which is 50 sq.ft. for each unit and what it is basically the whole duplex is a little larger by 50 feet per unit. I think that is something that was done in the past when applicants applied for rezoning they went to the direction of the CD zoning as opposed to RT-1. I don't think there was any specific reason for that. We just wanted to make use of the most square footage.

**Councillor Bookham**

How much of the depth of that building would that account for. Is that in part why the rear setback is being questioned by the neighbours at this point. Is that contributing to that problem, the extra square footage.

**Mr. Rahbar**

I don't think that would contribute drastically or substantially. It would perhaps, about 2 feet maximum, if you shave off the building would probably bring the rear of the building about 1 foot 6, or 2 feet, would reduce the building towards north. But, just adding to that comment, we did look at this situation that we had spoken to the neighbours extensively during our design stage and as you see, I just want to mention, that existing house to the east is quite a shallow house. Its about 36 feet deep and they have an extensive outdoor deck and obviously it is a very important part of their livelihood. For us it was a very difficult task to deal with a very shallow house next door in order to provide them privacy. In order to provide them the light that they require or brightness

and for that matter we did set back in our design upper floor by 12 feet from the line of the lower floors. Our upper floor lines up somewhere in this area and that was the attention that we paid during our design, to try to provide that kind of sensitivity to our neighbours.

**Councillor Bookham**

Thank you.

**Mayor Mussatto**

Councillor Schechter!

**Councillor S.A. Schechter**

Thank you Your Worship. I have a few questions for the developer as well. First, Your Worship, has the developer contemplated moving the structure 3 feet to the north, I believe it is, per comments from earlier speakers.

**Mr. Rahbar**

Yes, they have.

**Councillor Schechter**

Would he care to elaborate about the willingness or interest or lack of interest.

**Mr. Rahbar**

To move the building further north. They actually left it to the Council or to the staff. They are willing to move it forward by 2 or 3 feet.

**Councillor Schechter**

Thank you Your Worship. My next question is, and I might be reading these plans wrong, how many laundry facilities are in each unit.

**Mr. Rahbar**

Your Worship, there is only one. I'll show you briefly. That is the main floor. That's the powder room. That's a closet. Kitchen. Family area and living/dining. That's the upper floor. As you see that's an ensuite for servicing master bedroom. One bathroom servicing two rooms and a den area, sitting area. So there is only one laundry in the cellar.

**Councillor Schechter**

Okay thank you Your Worship. My next question is these are each 3 bedroom units.

**Mr. Rahbar**

Yes.

**Councillor Schechter**

With four bathrooms.

**Mr. Rahbar**

Well, two full bathrooms and two powder rooms. These are the full two bathrooms on the upper floors servicing three bedrooms. That is a powder room on the main floor as well as this space as a powder room in the basement.

**Councillor Schechter**

That's all at this time Your Worship. Thank you.

**Mayor Mussatto**

Councillor Keating!

**Councillor C.R. Keating**

Sorry, Your Worship, my question has been answered.

**Mayor Mussatto**

Councillor Perrault!

**Councillor Perrault**

Yes, I'd like to go back to the windows. Would you refresh my memory. How many window wells are you proposing to put in the cellar space.

**Mr. Rahbar**

Three.

**Councillor Perrault**

In each unit.

**Mr. Rahbar**

Yes.

**Councillor Perrault**

Why three.

**Mr. Rahbar**

That's the floor plan of the basement or cellar, forgive me, just to distribute enough light. As I said we had to raise the level of light wells to discourage any future access. The windows they are not quite large so we had to provide enough lighting for that area.

**Councillor Perrault**

If it's a storage area why would you need natural light in it.

**Mr. Rahbar**

It could be used as entertainment or recreation room area so it is an 8 foot ceiling area and there is laundry and powder room so I don't think it will be used only for storage but other family activities.

**Councillor Perrault**

How many pieces of plumbing in the guest bathroom in the cellar area.

**Mr. Rahbar**

There is only one which is a toilet and a sink, which is we call it powder room.

**Councillor Perrault**

So, there would be two sets of plumbing.

**Mr. Rahbar**

In each unit.

**Councillor Perrault**

I'm just talking about the guest powder room itself. So, there won't be potential to put in a shower or a bathtub there.

**Mr. Rahbar**

No. And if you see the plan, its just 3 feet wide by 8 feet deep bathroom which can only accommodate a sink and a toilet.

\*Councillor Heywood left the meeting at 8:21 p.m.

**Councillor Perrault**

Why wouldn't you have put a window well in the bathroom rather than in that area that is north of the powder room.

**Mr. Rahbar**

In this area.

**Councillor Perrault**

Yes, because you've already got one window well there. Presumably that's going to be used for storage or is that the recreation area.

**Mr. Rahbar**

Well, this is a fairly large area and knowing that its almost exception of a foot its buried into the ground, just to accommodate more lighting, natural light, we decided to put that there.

**Councillor Perrault**

And what size are those windows in the window wells. What size are they.

**Mr. Rahbar**

We haven't marked them on our drawings but they are about 4 feet wide by 3 feet high for these two and these ones are about 8 feet x 4 feet high.

**Councillor Perrault**

And that's the cellar area we're talking about.

**Mr. Rahbar**

That's the cellar area.

**Councillor Perrault**

You're going to put that size of windows in there.

**Mr. Rahbar**

Yes.

**Mayor Mussatto**

I see no more questions from members of Council. I'm going to go back once more to members of the Gallery. Mr. Comsia.

**Mr. Comsia**

Just for clarification for that backyard, really if privacy is a concern and I don't know how expensive it would be for the developer to reconsider those walkways from the garage. Like Councillor Bookham said that is a major concern to us. That would allow them also to have for the developers and the future families to have some shrubs to hide from our four kids that are really noisy so that would really help both sides not only us. Privacy and all the rest I think as a procedure I don't know how you, Mayor Mussatto and Council, you will deal with this. We don't know also if this is going to be a work with the developer and the neighbourhood to arrive at the final fine tuning here. I think that would be ideal. There is some work. Again, we are impressed with the flexibility of Mr. Rahbar and we believe that the result of willingness on their side to work with us and I think the ball is in your hands right now.

**Mayor Mussatto**

Thank you very much Mr. Comsia. I did have one question to follow up from that then Mr. Rahbar. The discussion surrounds around the walkway that runs down the exterior side of the property and they are concerned that there just might be a fence there. There might be an opportunity to put some plant material, move it down just a little bit the other way thank you, if I'm not mistaken that's a walkway down either side of the house, isn't it. Is there a potential that you could work with the neighbours so that even if the walkway came over 3 or 4 feet so that there could be some sort of growth material

such as a fast growing hedge, or something, to provide some screening for the neighbours. Would there be that opportunity.

**Mr. Rahbar**

Yes, Your Worship. I think we are open to the idea to extending the cedar hedging from this point to even all the way to the end of the carport.

**Mayor Mussatto**

I think the more they are worried the fence height at the rear, where the walkway is at the rear. Obviously the walkway has to go along where the house is because its not very wide. I think that's what Mr. Comsia was working at. So, would you be willing to work with him.

**Mr. Rahbar**

Yes we are. Currently there is a fence on both sides. Obviously not in good condition. As I understood some of the fence lines are protruding into the two adjacent properties and I mentioned it earlier to Mr. Comsia that we are going to re-erect. Actually remove the existing fence and put a new fence at 5 feet high from actually their grade up five feet on the property line. There would be new fences on both sides. We'll treat them the same way.

**Mayor Mussatto**

Thank you very much. I see no more further questions from members of Council. I guess we need a motion then to conclude the Public Hearing, do we Ms. Dowey.

**Ms. Dowey**

That's correct Your Worship.

**Mayor Mussatto**

Councillor Schechter!

**Councillor Schechter**

So moved, Your Worship!

**Mayor Mussatto**

Councillor Keating!

**Councillor Keating**

Second!

**Mayor Mussatto**

All those in favour! Opposed! Its carried unanimously!



Moved by Councillor Schechter, seconded by Councillor Keating

**THAT** the Public Hearing conclude.

**CARRIED UNANIMOUSLY**

The Public Hearing concluded at 8:26 p.m.

Certified a true and accurate transcript of the Public Hearing

*Original signed by:*

\_\_\_\_\_  
Sandra E. Dowey, City Clerk

*November 24, 2006*

\_\_\_\_\_  
Date