



TRANSCRIPT OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, B.C., ON MONDAY, FEBRUARY 18, 2008, 2008 AT 7:00 P.M.

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
J. Piercey, Planning Technician
G. Penway, Deputy Director, Community Development
B. Westmacott, Planning Technician
C. Hoffart, Planning Technician
S. Wilks, Timekeeper

Bylaw No. 7905 – 624 East 14th Street – File: 3345-02 14E 624

The Public Hearing was called to order at 7:08 p.m.

Mayor D.R. Mussatto

Ms. Dowey!

Ms. S.E. Dowey, City Clerk

Thank you Your Worship. The first Public Hearing is regarding Bylaw No. 7905 to rezone Lot 8, Block 55, D.L. 550, Plan 1904, located at 624 East 14th Street. The amending bylaw will have the effect of reclassifying the said property from RS-1 (One-Unit Residential 1) Zone to RS-2 (One-Unit Residential 2) Zone to permit subdivision of an existing lot into two equal size lots of 5,837 sq.ft. each. Construction of a new two storey single unit dwelling with cellar and detached garage on each lot is proposed. Three enclosed parking stalls would be provided in the rear of each lot and would be accessible from a rear lane. The applicant is **NOORT HOLDINGS LTD.**, Your Worship. I have received no letters regarding this application, Your Worship.

Mayor Mussatto

Thank you. Ms. Piercey, welcome, for the staff presentation.

Ms. J. Piercey, Planning Technician II, Community Development

Thank you, Your Worship. To start with it I will give you a bit of context information on the property. This is a rezoning application for a two lot subdivision. The property address is 624 East 14th Street. It is located on the north side of the 600 block of East 14th Street and one-half block east of Grand Boulevard. The applicant is applying to subdivide the existing lot into two lots of 5,837 sq.ft. and the currently zoned property is RS-1. This normally requires a minimum lot size of 6,000 sq.ft. The Official Community Plan designation for this property is a Level 1 Low Density which is a Single Family Form allowing an fsr of 2.5.

The application proposes RS-2 zoning which allows a minimum lot size of 5,000 sq.ft. and the current lot size is 11,674 sq.ft. Essentially the subdivision would make the property short of about 63 sq.ft.

The proposal would be to construct a new single family dwelling on each lot which would be two storeys plus a cellar and with a detached three car garage. That concludes my brief presentation of this application and the applicant is here this evening to speak to the project. He is available.

Mayor Mussatto

Thank you, Ms. Piercey, for your presentation. Does the applicant or his representative wish to make any comments?

Mr. Merlin Wick, Noort Developments

(not audible)

Mayor Mussatto

Thank you very much for that. Now is the opportunity for members of the public to ask questions or make comments with regards to this application. We did have a sign up sheet earlier and we did have one person on it. What we ask is that when people come forward just give us your name and address for the record here. It is taped and recorded, and if you can keep your comments to five minutes. If you need more than five minutes we will go through the others to give them a chance to speak first and then we will come back to you. So, the first person that I have on my list is David Senner. Welcome Mr. Senner.

Mr. David Senner, 1343 Sutherland Avenue, North Vancouver

I am the house that is right across the street from the corner on the right side here and we live in the neighbourhood here and our problem is parking. We have a church that is kitty corner from us and every Monday, Wednesday, Friday night, Saturday morning, Sunday morning, Sunday night, the church is there and they park all over. We have a hard enough time parking in front of our own house let alone having more houses in the area. Now granted, they are providing a three car garages in the back but it is not going to be. I got four cars myself. I got one car in my garage and the rest of it is full of garbage which I got to get cleared out regardless but even though you got two houses up here. There is no guarantee that the people that are going to be living there are going to be parking their cars in the garage. So, that means, more cars on the street. We have another house, the white one on the corner here, they have got maybe five cars. They are out in the street and then in their driveway, in the parking lot and like I said with all the stuff that is going on with the church in our neighbourhood and now two more homes that esthetically don't really go into our neighbourhood. If you take a look at the house on the left it is far different then those other ones that are here. So, now we are going to be adding more of a problem into our neighbourhood for vehicles and so forth regardless if you have a three car garage in the back or not.

Our concern, and there are a couple of people who have showed up late that did not get on your sign up sheet, are not in favour of the unit. They are below what is allowed for your lot sizes from what we understand. So, on a couple of points we do not want this house divided into two. We would like to see one. And the neighbour across and two doors up from us was concerned about the height levels of their skyline that they are currently seeing and what they are not going to see once that happens, two houses constructed like this beside it and it is such a narrow lot. So, there was a few issues. That is it.

Mayor Mussatto

Thank you very much, Mr. Senner. Are there any other members of the gallery or out there please come forward. I see someone from the outside there making his way down and into the Chambers. There is a face we haven't seen in a while. Welcome. Your name and address for the record.

Mr. Pasquali Pucci, 620 East 14th Street, North Vancouver

My name is Pasquali Pucci. Good evening Your Worship and Council. I reside at 620 East 14th Street in North Vancouver and the residence is right adjacent to the proposed subdivision. I am just here this evening to show my support. I think this is a great opportunity. You know, even if you do build one large house who is going to live in it. It is too large for anyone these days. Two small lots, you know, we have got the regulations 6,000, just under, not a big deal. I think this is a great opportunity. My only question, or what I would like to see is, the height between the two proposed houses. There is a bit of a height difference. I would like to see them both the same. That is my only sort of, what I would like to see. The block itself is quite short and just more for aesthetically looking. I think it would be more appealing and it wouldn't show a bit of grade change because when you walk the street you don't notice the grade. That is my only comment.

Mayor Mussatto

Thank you very much for your comments Mr. Pucci. Are there any other members of the gallery who have any questions to ask or comments to make just please raise your hands. I don't see anybody else up top there at all. Okay then I will go to members of Council. Councillor Perrault!

Councillor B.W. Perrault

I have a question for staff.

Mayor Mussatto

Certainly.

Councillor Perrault

Through you Your Worship to staff, the proposed unit, what size ceiling does the basement have.

Mayor Mussatto

Ms. Piercey do you have that information?

Ms. Piercey

Through Your Worship to Councillor Perrault, the cellar area for the lot A which is the westerly lot is 1,381 sq.ft. and the cellar area for the eastern lot is about 1,400 sq.ft.

Councillor Perrault

My question is the height of the ceiling inside the house. Is it five feet? Is it eight feet? Could you give me a rough idea.

Ms. Piercey

Yes, I can. The ceiling height is approximately eight feet.

Councillor Perrault

Eight feet and there is also a door going outside.

Ms. Piercey

There is cellar access, yes.

Councillor Perrault

But these are both single family homes, both of them.

Ms. Piercey

That is correct.

Councillor Perrault

And there is a lane access at the back. Is that correct?

Ms. Piercey

That is correct.

Councillor Perrault

And there is access to that lane from the east and the west side.

Ms. Piercey

I believe there is only access from the east side. The lane is closed on the western side.

Councillor Perrault

It is a T-shaped lane. Actually it is open.

Ms. Piercey

Okay. Pardon me.

Mayor Mussatto

So, the lane is open east to west and it is a T-shape.

Ms. Piercey

That is correct.

Councillor Perrault

It is a T-shape so that there is an opportunity for egress and entrance both from east and west side, right?

Ms. Piercey

I am not certain about that. I was under the impression that it was closed but then if it is open then yes, it would stand to reason there would be a T-shape and then access from both sides.

Councillor Perrault

Thank you very much.

Mayor Mussatto

Mr. Senner's indicating, he lives there, he says it is open on the east and the west side.

Mr. Senner

It is open.

Mayor Mussatto

Thank you. Other members of Council, do you have any questions to ask? No questions to ask. Thank you, then, Ms. Dowey.

Ms. Dowey

Thank you Your Worship. Then it would be a motion to conclude the Public Hearing.

Mayor Mussatto

Councillor Heywood!

Councillor R.N. Heywood

So moved!

Mayor Mussatto

Councillor Keating!

Councillor C.R. Keating

Second!

Mayor Mussatto

All those in favour! Opposed! Carried Unanimously! Thank you.

Moved by Councillor Heywood, seconded by Councillor Keating

THAT the Public Hearing conclude.

CARRIED UNANIMOUSLY

The Public Hearing concluded at 7:16 p.m.

Certified a true and accurate transcript of the Public Hearing

Original signed by

Sandra E. Dowey, City Clerk

February 22, 2008

Date