

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

Monday, March 26, 2012

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Robin Hicks

Councillor Mike Little

Councillor Doug MacKay-Dunn

Councillor Lisa Muri

Councillor Alan Nixon



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, March 26, 2012
Council Chamber, Municipal Hall
355 West Queens Road, North Vancouver

AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

8. REPORTS FROM COUNCIL OR STAFF

8.2 2808 Bushnell Place – Development Variance Permit 17.11
File No. 08.3060.20/017.11

Recommendation:

THAT Council receive this report for information.

Please note: Joint report submitted for items 8.2 & 8.3

8.3 2870 Philip Avenue – Development Variance Permit 11.12
File No. 08.3060.20/011.12

Recommendation:

THAT Council receive this report for information.

Please note: Joint report submitted for items 8.2 & 8.3

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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In-Camera	Date: _____	Item # _____	
<input checked="" type="checkbox"/> Regular	Date: <u>MARCH 26-12</u>	Item # _____	
<input type="checkbox"/> Info Package	Date: _____	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item # _____	

Dept.
Manager

Director

Municipal
Manager

**The Corporation of the District of North Vancouver
REPORT TO COUNCIL**

File: 08.3060.20/011.12
March 22, 2012

AUTHOR: Casey Peters, Planning Assistant
Kathleen Larsen, Community Planner

**SUBJECT: NEIGHBOURHOOD RESPONSE TO DEVELOPMENT VARIANCE PERMITS FOR
SINGLE FAMILY HOMES**

RECOMMENDATION:

That Council receive this report for information.

REASON FOR REPORT:

In accordance with Council's request to receive an indication as to the number of residents receiving notification, being in support or in opposition, the following information is submitted for each development variance permit being considered on March 26, 2012.

DISCUSSION:

As of 10:00 a.m. on March 22, 2012:

- a) Development Variance Permit 11.12 – 2870 Phillip Avenue.
 - i) 10 notices were sent out to adjacent property owners/ residents and the Edgemont Community Association. No responses have been received.
- b) Development Variance Permit 17.11 – 2808 Bushnell Place
 - i) 10 notices were sent out to adjacent property owners/ residents and the Lynn Valley Community Association. A total of 35 signatures of support from the Lynn Valley area have been submitted by the applicant. In addition, staff received a separate letter of support from one person who also signed the petition (Attachment A).

Ross Road School is within the notification area and the school principal provided a letter of support for the subdivision during the processing of the application.

**SUBJECT: NEIGHBOURHOOD RESPONSE TO DEVELOPMENT VARIANCE
PERMITS FOR SINGLE FAMILY HOMES**

March 23, 2012

Page 2


A binder was submitted directly to Council from 6 neighbours (3 households) within the notification area that outlined their reasons for opposition. In addition, 21 form letters outlining reasons for opposition were also received (Attachment B). Of these letters, 19 were from residents within the Lynn Valley area and 2 were from residents outside of Lynn Valley but still located within the District. Staff also received a separate letter of opposition as part of this package (Attachment C)

Generally concerns are related to:

- parking and traffic congestion
- environmental impact and tree removal
- the extent of the variances required to allow for subdivision; and
- impact on cul-de-sac streetscape

The Lynn Valley Community Association indicated during the processing of the application that they are not willing to support the subdivision until the applicant is able to address the concerns of the neighbours within the notification area.


Kathleen Larsen
Community Planner


Casey Peters
Planning Assistant

REVIEWED WITH:

- ☐ Communications
- ☐ Env. Protection
- ☐ Human Resources
- ☐ Eng. Public Works
- ☐ Eng. Admin.
- ☐ Eng. Parks

REVIEWED WITH:

- ☐ Finance
- ☐ Fire Services
- ☐ Legislative Services
- ☐ Land
- ☐ Permits & Licenses
- ☐ Planning
- ☐ Social Planning

REVIEWED WITH:

External Agencies:

- ☐ Recreation Commission
- ☐ Library Board
- ☐ Health Dept.
- ☐ RCMP
- ☐ Other: _____

REVIEWED WITH:

Advisory Committees:

- ☐ _____
- ☐ _____
- ☐ _____

March 9, 2012

Re: Secondary Suites

To whom it may concern:

My name is Tania Cawdron and I have lived in Lynn Valley since 2003 and in Vancouver most of my life. When I moved to Lynn Valley I was a single mother of an 8 year old boy and had originally looked where I could afford to live which, at that time, was in the east end of Vancouver. I was going to school and working part-time and was scared and worried that I would not be able to afford a safe and affordable environment for my son to learn and grow.

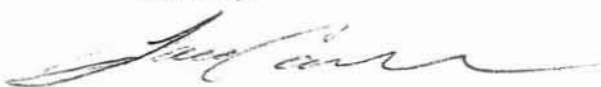
Eventually through hard work and determination I found a basement suite at the top of Lynn Valley road which was, at that time, way too small for the two of us but the people upstairs were willing to rent it to us for a reasonable price. I was definitely willing to forgo space for a nice neighborhood to live in.

From there, and after graduating from school, I found a career with ICBC in North Vancouver and could now afford a bit more for rent. Needing more space, in 2006, I was fortunate enough to meet Ken and Ruby who offered us their two bedroom basement suite in their brand new home for a most reasonable price - they have been like a second family to my son and I. They have since built another new home, also in Lynn Valley, and offered us the basement suite there when it became available.

I have since married and now have a family of three people. We are still considered a low-income family by BC Stats, and have since moved to the basement suite that Ken and Ruby offered, at a rent that is affordable in this very high priced rental and housing market. Thanks to people like Ken and Ruby who provide secondary suites- my son has afforded the opportunity to go to Lynn Valley elementary and Argyle Secondary, has developed long lasting friendships, and has thrived in his community. We all have. Our affordable rent has been a great benefit to our family and we love living in Lynn Valley.

Secondary suites provide housing for lower income families who wish to raise their families in safe neighborhoods and for single parents and young people who otherwise could not live in this marvelous North Shore neighborhood that we all love.

Sincerely,



Tania, Paul & Steven

The Corporation of the District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

Attention: Kathleen Larsen, Community Planning

Regarding File: 3060/20/17.11-2808 Bushnell Place Subdivision Proposal

Dear Ms. Larsen:

We, the neighbours surrounding 2808 Bushnell Place, would like to inform North Vancouver District and Council that we are in opposition to the proposed subdivision of 2808 Bushnell Place for many reasons some of which are listed below:

- There are 4 variances' under review for lot width and frontage
 - 4.9 m (16ft) width
 - 7.4 m (24.3ft) width
 - 1.66 m (5.4ft)
 - 0.03 m (1ft)
- There is limited existing parking available; adding an additional home will only increase the problem.
- We are already bombarded with traffic congestion in the cul-de-sac due to school, sports and events etc.; we don't need or want more.
- Restricted trees have already been removed going against Council instruction.
- Social impact; why would the District provide the developer with a windfall profit at the expense of his neighbors?

Audrey Velker
2048 Mountain Highway
North Vancouver, BC, V7J 2M9

March 20, 2012

Kathleen Larsen
Mayor and Council Members of the
District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

Dear Mesdames/Sirs:

Re: Opposition to 2808 Bushnell Place Subdivision Proposal
File: 3060/20/17.11

I would like to address the issue of Mr. Kuldip Purewal's application for a variance at 2808 Bushnell Place and inform you that I am strongly opposed to this variance request.

After some investigation I found Mr. Purewal has now gone to council at least 4 times in the last 10 years for variances on 4 homes he has built.

1. 4691 Ramsay Road
2. 2032 Mountain Highway
3. 2034 Mountain Highway
4. 2808 Bushnell Place

I was his neighbour when he purchased the property on Mountain Highway that needed approval of height variances prior to permit. I would like to mention that he had to make numerous changes to the design that had been overlooked by the planning department that had to be brought to council's attention by the neighbours. The original design style of house was not in character with the surrounding homes it was "a cookie cutter" type of home that I believe does not represent the municipality of North Vancouver. Mr Purewal was deceitful and dishonest in his approach as he tried to gain the support of his neighbours and never followed through on anything he said he was going to do and did not complete what was requested. He will just push to get away with whatever he can, with the roof heights too high he built lower into the ground and now has a sump pump running a good portion of the time. The basement had flooded several times during construction. Mr. Purewal's M.O. is to build and live in these houses for a year or two while he scouts out other properties and then moves on leaving his neighbours upset and disappointed in a system that seems to favour him. Mr. Purewal boasts that

he can build a house for \$100 a square foot I find this very difficult to believe as the average cost is about \$200 plus a square foot, if this is so then the materials and labour are likely substandard.

Mr. Purewal is a bully and does what he wants, causing grief to neighbours, council and the planning department. He presented himself in the beginning as a nice friendly cooperative person and what he did and now he has left us all feeling somewhat violated. This whole process that I and my neighbours fought for was very exhausting, disappointing and I believe it has affected my overall health.

As I understand he is now trying to subdivide a lot at 2808 Bushnell Place; he should not be given permission as his only reason to subdivide is for his own personal gain. It is very clear he does not care about his neighbours or how it affects their lives - this is all about him.

I am now left a rail tie wooden retaining wall that was supposed to be made of stone and my sidewalk was never repaired by him. I had it repaired myself and sent him the bill (He paid a partial payment of this towards my taxes). He comes across as being such a nice man as long as he is getting his way, believe me there is nothing nice about this man. One of the things that drew me to my home was the sunshine coming into my kitchen window. Now I have lost that sunshine and instead I look at a three storey structure which I feel I can almost reach out of my window and touch the house it is so close. I feel like a squashed pee now.

Please do what is right and do not let this man continue destroying another neighbourhood and the harmony that exists within. I have no problem with change and the development that comes with it but it should be thought out. Development should meet the requirements set out by our by-laws and should be supported by the neighbourhood. We welcomed the Purewal's to our neighbourhood, when we first met he told us that they were going to live here and they liked the neighbourhood. This was the story line I am sure they heard on Ramsay Rd, here on Mountain Highway and now again on Bushnell Place.

Don't let this bully keep getting away with this.

Sincerely yours,

A handwritten signature in cursive script, appearing to read 'Audrey Velker', followed by a long horizontal line extending to the right.

Audrey Velker

LV