

AGENDA ADDENDUM

PUBLIC HEARING

Tuesday, October 16, 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



NORTH VANCOUVER
DISTRICT

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**7:00 p.m.
Tuesday, October 16, 2012
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver**

Agenda Addendum

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

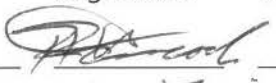
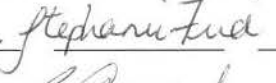
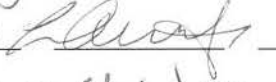


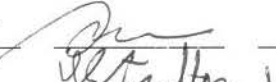
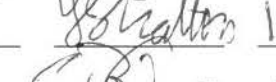



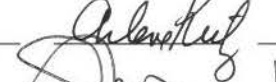
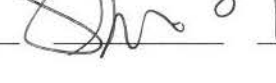
5. REPRESENTATIONS FROM THE PUBLIC

- 5.1 Neighbour Feedback Sheet
- 5.2 Letter: Jan and Rick Hancock – 1151 West Keith Road, North Vancouver, BC
- 5.3 Email: Tim and Stephanie Kent – 1144 Keith Road West, North Vancouver, BC
- 5.4 Letter: Kuldip Purewal – 2808 Bushnell Place, North Vancouver, BC
- 5.5 Email: Reka Charlton – 1300 Block, West 21st Street, North Vancouver, BC

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Submitted @
Reg. Council
Sept 17 2012.

Neighbour Feedback Sheet for 1147 West Keith Subdivision

| First Name | Last Name | Signature | Address | Comments |
|---------------|-----------|-------------------------------------------------------------------------------------|-------------------|----------------------------|
| 1 Rick | Hancock |  | 1151 W. Keith Rd | NO OBJECTIONS |
| 2 Tim + Steph | Kent |  | 1144 W. Keith Rd. | NO OBJECTIONS |
| 3 Lesya | Adelph |  | 1140 W. Keith Rd | No Objections |
| 4 Max | Mariano |  | 1130 W. 17th St | No objection |
| 5 Tony | Leung |  | 1159 W Keith Rd | No objections |
| 6 Steve | Menchions |  | 1139 W KEITH RD | NO OBJECTIONS |
| 7 Leigh | Stratton |  | 1140 W 17th St. | no objections 604 379 4171 |
| 8 Stephan | Burton |  | 1124 W 19th St | no objections 604-984-3037 |
| 9 Shokat | Siaavosh |  | 1148 W. 17th St. | No objections |
| 10 Robert | Moro |  | 1128 W. Keith Rd | No OBJECTION |
| 11 ARLINE | KIRBY |  | 1131 W. Keith Rd | NO OBJECTIONS |
| 12 ANDREA | HOMES |  | 1150 W Keith Rd | No objections |
| 13 | | | | |
| 14 | | | | |
| 15 | | | | |

Jan & Rick Hancock
1151 West Keith Road
North Vancouver, BC, V7P 1Y6

October 5, 2012

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, B.C.
V7N 4N5

Dear Sir/Madam,

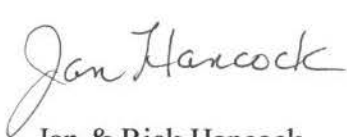
**Re: Public Hearing on proposed Zoning Amendment Bylaw 7924
for 1147 West Keith Road, District of North Vancouver**

We reside on the property immediately to the west of the proposed subdivision and we wish to lend our support for the zoning amendment which would create two lots on the subject property. We will be away on holidays when the Public Hearing takes place on October 16, 2012 but we wish our input to be considered by Council at that time.

Aaron and Deanne Jonckheere and their two young children have been ideal neighbours since they purchased the property at 1147 over a year ago. They approached us with their plan to subdivide their property some time ago and have kept us duly informed of their plans and progress ever since. Lately they have hired an architect to undertake preliminary designs for residences on each of the proposed lots and in doing so have regularly requested our input to ensure that any concerns we may have are addressed to our satisfaction. We are pleased that the placement of the two houses has minimal impact on us and that our views towards Mount Baker and downtown Vancouver are in no way compromised.

We appreciate how Aaron and Deanne have approached this subdivision proposal and how they have kept us involved and informed throughout the process. For these reasons we would like to see this zoning amendment approved.

Yours truly,



Jan & Rick Hancock



From: Tim and stephanie Kent

Sent: October-11-12 9:09:53 AM (UTC-08:00) Pacific Time (US & Canada)

To: DNV Input

Subject: Public Hearing - 1147 West Keith Rd, proposed zoning Amendment Bylaw 7924

To whom it may concern:

We support this proposed bylaw amendment.

Sincerely,

Tim Kent

Stephanie Frid

1144 Keith Rd W, North Vancouver (across the street from 1147).

Casey Peters, Planning Assistant, DNV

Oct 11, 2012

As long time resident of the North Shore, last 30 years upper Lynn Valley, I fully support the bylaw 7924, rezoning bylaw 1279, 1147 West Keith Road to allow for single lot subdivision to create one additional new lot on this property. I support based on the following:

1. Each new proposed lot is 6400 sq. ft. and of sufficient size to support onsite parking for each new house including secondary suites.
2. The common driveway for both lots results in no new driveway onto Keith road; and the public record is no objection by the RCMP traffic or DNV transportation department.
3. The OCP speaks of affordable housing, hopefully each of the two new houses will be built with secondary suites with rent that will be equal to or lesser than the affordable rent as calculated by the DNV planning department. These secondary suites will provide the affordable housing that the OCP seeks for our 20-35 years old "lost generation"; and young families and senior citizens. While many of the DNV citizens are fortunate that they do not need these secondary suites, Council must take full notice that over half of the speakers during the OCP public input to council in Spring 2011 specifically spoke to the need for more affordable housing in the DNV, the secondary suites do serve this need.
4. The OCP speaks of the need for local jobs; the building of the two new houses will result in some jobs for the local North Shore suppliers and trades.
5. The OCP does not place iron curtain boundaries around the town centres for housing growth, the proposed property is short walking distance to Marine drive shops and public transit, the additional one new house on this property makes good sense.
6. The two new houses will result in additional increased and new tax revenue for the DNV.
7. Mid 2012, Council approved four units townhouse development at 1131 Frederick Road (Wendel Place) on a 18,000 sq. ft. property for what had been a parking lot to date, only reasonable for 1147 Keith at 12,800 sq. ft. Council can allow for one new additional house.
8. The public record is that 1147 Keith was sold and purchased in February 2011, a year and half later the same property is now applicant to subdivide. The sellers and buyers of this property acted completely within their rights, council shall not reject this application on "matter of principal" that one can buy property and apply for subdivision in such short time, everything is completely legal and with-in community norms. The surrounding neighbours shall be commended for maturity in not claiming negative "social impact due to possible windfall profit of the applicant" for this subdivision.
9. There are only "few and limited" number of properties in the District of North Vancouver that are of sufficient lot area size and are of suitable topography to allow for single lot subdivisions. This subdivision or others like this, do not in any way place the DNV on to the path to "huge" new uncontrolled population growth either inside or outside the town centres. The major growth still remains with-in the town centres per the OCP.

10. In closing, while other lower mainland municipalities allow for laneway housing and city of Vancouver Council just in October 2012 approved density increase pilot programs to consider via zoning changes to allow for duplexes, row houses, and stacked townhouses within one and half blocks of arterial roads, for certain the District of North Vancouver can take advantage of this particular large lot and other few large lots in the District to allow this and other single lot subdivisions to create few additional new houses with secondary suites.

Many thanks,

A handwritten signature in black ink that reads "K Purewal". The signature is written in a cursive style with a horizontal line underneath the name.

Kuldip Purewal

2808 Bushnell Place, DNV.

Casey Peters

From: Reka Charlton <reka.charlton@keyins.com>
Sent: Friday, October 12, 2012 12:58 PM
To: Casey Peters
Subject: Public Hearing 1147 W Keith Rd

Hello Peter,

I am a resident in Pemberton Heights, 1300 block of W 21st Street. I am extremely concerned with the direction in which our cherished neighbourhood is heading, namely the densification. This is not a problem in itself, if the population did not drive, but as just about every family owns at least two vehicles (myself included), traffic is ever on the rise. From my home I face two rental properties, each with a secondary suite, each suite parking older model vehicles in front of my house. My street has turned into a parking lot. I am thinking of opening a valet business. If you allow further subdivision of lots in our neighbourhood you will destroy the very character that has drawn long-time residents into this area, and drive out families who do not wish to duck vehicles at every step. Specifically, the street concerned is a narrow street to begin with, there is limited visibility and the driveway crosses the sidewalk. Subdivision benefits noone but the owner, who will sell the lot, make a bundle, and move on to the next project. This is not to the benefit of the neighbourhood.

thank you,

sincerely,

Reka Charlton

PUBLIC HEARING SUBMISSIONS

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Exhibit #1



GEOweb

The District of North Vancouver
GIS Department
p: 604.990.2311
e: gis@dnv.org
w: www.geoweb.dnv.org

1147 West Keith Area

Printed on: Tue Oct 16 2012



September 6, 2012

Dear Pemberton Heights Neighbour,

My name is Aaron Jonckheere, and along with my wife Deanne and our two children Kyler and Hayley, we live at 1147 West Keith Road in Pemberton Heights. We moved into the neighbourhood in early 2011, and we have come to enjoy the great community and fantastic neighbours we've met.

In June 2011, we initiated an application to the District of North Vancouver for subdivision of our lot. We hope to sever our current property, which is 100' wide X 135' deep (13,520 square feet total area) into 2 halves. The proposed lots would be:

- Lot A – 50' wide X 136' deep (6,847 sq. ft.)
- Lot B – 50' wide X 131' deep (6,673 sq. ft.)

These proposed lots meet the minimum required width and depth for Pemberton Heights, which currently stand at 50' for width and 113' for depth. However, they don't meet the minimum required area for a proposed lot, which is currently 7,998 square feet. As such, in order to receive approval to subdivide our property, there are 2 remaining items that need to be completed.

The first is to go before District council so they can review the application and create an amendment to the zoning bylaws, allowing these undersized lots in Pemberton Heights. We are currently scheduled to be on the council meeting agenda for September 17th at 7:00 p.m. If we receive approval from council to move ahead, the proposed subdivision will move forward to the second component: A public hearing.

A public hearing is held so that any affected property owners in the neighbourhood can show up and voice their opinion on the proposed subdivision. The public hearing is temporarily scheduled for October 16th, and there will be both notices sent to neighbours and a sign placed on our property confirming all the details. The feedback from this public hearing will have a direct impact on the outcome of this process.

In anticipation of these meetings, we are looking to gauge support and speak directly with our neighbours, so that we may better understand how this proposed subdivision will impact your life, your family and most importantly your home. We hope to take your feedback into account with our plans and our application.

Regards

Aaron

Aaron

Deanne

Deanne

Kyler



Hayley

