

AGENDA ADDENDUM

PUBLIC HEARING

Tuesday, November 20, 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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Public Hearing

**7:00 p.m.
Tuesday, November 20, 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 Kuldip Purewal – 2808 Bushnell Place, North Vancouver, BC
- 5.2 Sharon Zinger – 2974 Brookridge Drive, North Vancouver, BC
- 5.3 Greame Sewall – 2988 Brookridge Drive, North Vancouver, BC

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Casey Peters, Planning Assistant, District of North Vancouver
November 19, 2012

As long time resident of the North Shore, last 30 years in the upper Lynn Valley, I support bylaw 7940 to amend the zoning bylaw to change the zoning at 2955 Brookridge Drive to establish specific lot size regulations which would allow the current lot to be subdivided into two lots. I Acknowledge no section in the new OCP is specifically applicable to this 2955 Brookridge property bylaw 7940, I support this bylaw 7940 in the interest to create additional ground level housing in the District.

The construction of the new house will result in additional new taxes for the District and will create jobs for local suppliers and construction trades.

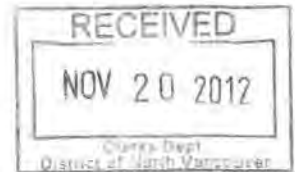
There are only "few and limited" number of properties in the District of North Vancouver that are of sufficient lot area size and are of suitable topography to allow for single lot subdivisions. The 2955 Brookridge property is extremely steep at the rear of the property and is a clear indication that the District is short of flat lands for expansion and now must consider very topographically challenged properties such as this to provide additional ground level housing in the District.

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 lot and other few large lots in the District to allow for single lot subdivisions to create few additional ground level new houses with possible secondary suites where the owners commit to providing rental suites below the affordable rent threshold for the District of North Vancouver.

Thank you,



Kuldip Purewal



Sharon Zinger

2974 Brookridge Drive, North Vancouver, BC V7R 3A8

November 19, 2012

VIA Hand Delivery

Mayor and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N4N5

Your Worship and Members of the Council:

Re: Proposed Zoning Amendment Bylaw 7940

I am the owner and resident of 2974 Brookridge Drive, which is directly across the street from the subject property. I am writing to inform you that I am not in support of the proposed Zoning Amendment Bylaw 7940.

As a 48 year resident of Brookridge Drive, I support the guiding principles of the established zoning guidelines as laid out in the RSE zoning. Lot area is clearly defined in the RSE Zoning. I also support the stream protection zones established to protect MacKay Creek.

By allowing this Bylaw to pass, Council is changing the form and character of the neighbourhood as outlined in the RSE zoning. The existing lot complies with the RSE zoning due to the lot width. Subdivision creates 2 substandard lots, which I cannot support.

I would also like it noted that the October 12th Report to Council is incorrect. In the Public Input section of the Report it states that "23 letters were sent to owners and/or residents and staff received comments from one neighbour indicating that they had no objections to the proposed subdivision". As one of the most immediate neighbours we were not officially informed of the proposed subdivision until the Public Notice was erected on the property on November 8th. Notification of the public hearing by mail was received on Wednesday November 14th.

Regards,

Sharon Zinger

From:
Sent: Tuesday, November 20, 2012 3:27 PM
To: Info Package
Subject: RE: Letter of Support 2955 Brookridge

From: Curtis Krahn [<mailto:Curtis@synthesisdesign.ca>]
Sent: Tuesday, November 20, 2012 3:15 PM
To: Casey Peters
Cc: sewell30@me.com
Subject: FW: Letter of Support 2955 Brookridge

Hi Casey,
Here is another letter of support.
Please ensure Council also receives it prior to the meeting.
Sincerely,

Curtis D. Krahn
b.e.s, m.architecture

From: graeme sewell [<mailto:sewell30@me.com>]
Sent: November 20, 2012 3:11 PM
To: Curtis Krahn
Subject: Re: Letter of Support

District of North Vancouver Planning Department
c/o Synthesis Design Inc.

My name is Graeme Sewell and I own and reside at 2988 Brookridge Drive.
I understand the rezoning and subdivision of 2955 Brookridge will include the renovation of the existing house and the building of a new home on the current site.
My wife Carolyn and I fully support this project.
Sincerely,

Graeme Sewell

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