

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**Click on icon to view the complete Council Meeting**



REPORT of the Public Hearing held in the Council Chamber of the District Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, October 16, 2012 commencing at 6:59 p.m.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor D. Mackay-Dunn  
Councillor L. Muri  
Councillor A. Nixon (7:04 p.m.)

**Absent:** Councillor R. Hicks  
Councillor M. Little

**Staff:** Ms. N. Letchford, Deputy Municipal Clerk  
Ms. J. Paton, Section Manager – Development Planning  
Ms. C. Peters, Planning Assistant  
Mr. B. Dunsford, Confidential Council Clerk

---

**Bylaw 7924 The District of North Vancouver Rezoning Bylaw 1279**

**Purpose:** Bylaw 7924 will create two lots consistent with the prevailing lot pattern on the south side of this portion of West Keith Road.

---

**1. OPENING BY THE MAYOR**

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing is to receive input from the community on the proposed amendments to the Zoning Bylaw as outlined in the notice of Public Hearing. He also informed those in attendance of the procedural rules that will be followed.

**2. INTRODUCTION OF BYLAW BY CLERK**

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaw.

**3. PRESENTATION BY STAFF**

Presentation: Casey Peters, Planning Assistant

Ms. Casey Peters, Planning Assistant, presented the proposal to amend the Zoning Bylaw to include site specific regulations for the property located at 1147 West Keith Road. The proposed subdivision would create two lots and remain consistent with the prevailing lot pattern on the south side of this portion of West Keith Road.

**4. PRESENTATION BY APPLICANT**

Presentation: Mr. Aaron Jonckheere, Property Owner

- Spoke in support of the application;

- Advised that family has resided in the current house on the lot for eighteen months;
- Noted that efforts have been made to consult with neighbours at each step of the subdivision process; and,
- They have worked hard to address all of the concerns raised by staff.

## 5. REPRESENTATIONS FROM THE PUBLIC

### 5.1 Mr. Mike Lightbody, P.O. Box 17 Bowen Island IN FAVOUR

- Spoke in support of the proposal to subdivide;
- Noted that he has been contracted by the property owners to design two houses; and,
- Outlined his designs referencing building plans and digital renderings.

### 5.2 Mr. Kuldip Purewal, 2808 Bushnell Place IN FAVOUR

- Spoke in support of the proposal to subdivide;
- Referenced affordable housing initiative included in the District's Official Community Plan; and,
- Urged property owners to move ahead with their verbally stated plan to create one secondary suite if the proposal to subdivide is approved.

## 6. QUESTIONS FROM COUNCIL

In response to a council query, staff advised that the building plans displayed by Mr. Lightbody are not part of the proposal, and therefore, the District cannot ensure that the structures will be built as displayed should the proposal to subdivide be approved.

Council queried the applicant as to his plans for the two lots if the proposal to subdivide is approved. Mr. Jonckheere advised that his family planned to build one of the houses as a permanent residence and sell the second lot, with building plans, on the open market.

## 7. COUNCIL RESOLUTION

**MOVED by Councillor MURI**

**SECONDED by Councillor NIXON**

THAT the October 16, 2012 Public Hearing be closed;

AND THAT Bylaw 7924 "The District of North Vancouver Rezoning Bylaw 1279", be returned to Council for further consideration.

**CARRIED**

## 8. CLOSING

Mayor Walton declared the Public Hearing in respect to Bylaw 7924 CLOSED at 7:25 p.m.

**CERTIFIED CORRECT:**

---

Confidential Council Clerk

