

From: Sanderson, Kerry
Sent: Monday, July 22, 2013 4:02 PM
To: Kathleen Larsen
Subject: 1620 Westover Rd.

Hello Kathleen,

My name is Kerry Sanderson, I own and reside at 1594 Westover Road North Vancouver. We are one property removed to the west of the proposed subdivision. I fully support what I believe will be a welcome addition to our street. The replacement of the current dwelling with two new homes will enhance the 1600 block of Westover Rd.

The fact the present owners want to remain in the neighbourhood is good news as we encourage the vitality young families bring to Lynn Valley as a whole.

Thank you for your time.

Kerry Sanderson & Tara O'toole

1594 Westover Road North Vancouver

604-868-8714

From: J. Weston
Sent: Monday, July 22, 2013 7:58 PM
To: DNV Input
Subject: Public Hearling 1620 Westover Road;

Kathleen Larsen:

I write in regards to the Public Hearing being held for 1620 Westover Road Rezoning (Bylaw 7944)

My parents bought the home next door to the above mentioned property in 1962. Changes are inevitable and it is know time for further change to take place within this neighbourhood. I currently live with my father and am co owner him at 1628 Westover Road next to 1620 Westover road and have no problem with the proposed subdivision creating two 14.6 (48 ft) lots. It will be an improvement to the neighbourhood.

Thank you

Judith L. Weston

From: Dominic Brecher
Sent: Monday, July 22, 2013 9:21 AM
To: Kathleen Larsen
Subject: 1620 Westover Road

Hi Kathleen,

I have your email address as a point of contact for the proposed Rezoning Bylaw for 1620 Westover Road.

We live a few doors down, at 1662 Westover Road. We won't be able to attend the public hearing tomorrow, but wanted to write to you anyway, to express your support for the Rezoning Bylaw. We think it is entirely within keeping of the current "feel" of the neighbourhood, and don't see any reason it wouldn't have a positive impact on the community.

If you could pass on this note of support to the public hearing, that would be great.

Many thanks,

Dr Dominic Brecher
Dr Jennifer Gow

July 23, 2013

Mayor and Council District of North Vancouver:

SUBJECT: BYLAW 7994 (REZONING BYLAW 1294): 1620 Westover Road

ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)

The bylaw proposes to subdivide a 13,200 square feet single lot to create two new lots with no restrictive covenant for legal basement suite in the new homes. As result, four new housing units could be placed on the two new lots.

- The two new proposed lots are deficient in lot area size by 500 square feet each for RS3 zone.
- The two new proposed lots are deficient in lot width by 11 feet each for RS3 zone.
- To create new proposed lots, 50 years old home is to be demolished.
- B.C. Hydro has removed 10 on property trees and the owners will remove six more trees, for combined 16 trees removal and replace with two new trees, replanting ratio of 12.5%.

I urge council to approve this subdivision in the interest of more ground oriented single family housing. For 20 years council has not created any new subdivisions in the District, this form of development provides for limited number of new single family lots in the District.

- These two new lots, just 1 km from the Lynn Town Centre will not result in “huge growth” outside the Town Centre. The OCP does not place an iron ring for new housing to be exclusively within the Town Centres, modest growth outside is allowed.
- These two new lots at 6,500 square feet lot area are larger in area than RS4 and RS5 lots and are sufficient in lot area to support onsite parking for a new house with legal basement suite.
- The OCP points to use as reference the 1997 Lynn Valley plan which specifically states in policy 5.2.1. section 9, "Consider innovative forms of redevelopment for those few existing properties larger than 20,000 sq ft." while the 1620 Westover Road property is not 20,000 sq ft it does meet the general spirit of the Lynn Valley plan for additional housing.
- The two new houses will create jobs for lower mainland contractors and suppliers, some of these will likely be from the North Shore. Recognize that North shore residents work in other municipalities, it is reasonable that some of the new construction workers and suppliers be from these same municipalities.
- The one new net gain home could provide an opportunity for “residents to age-in-place”.
- I ask council and staff to consider as condition of subdivision a covenant on each new lot that for ten years, if the houses have legal basement suites rented, that the rent be lesser or equal to affordable rent as calculated by the District Staff.
- This property requires a zoning change, a far greater hurdle for any property to clear than a simple variance, the subdivision makes sense and should be approved.

By approving bylaw 7994, then in fairness this council is obligated and duty bound to reconsider my 2012 subdivision application for 2808 Bushnell Place (a 0.5 km away from 1620 Westover), DVP for a single lot width variance only, for a flat 21,000 square feet lot seeking to create a new 11,000 square feet lot for a new non-basement suite house.

Thank You,


Kuldeep Purewal, 2808 Bushnell Place, North Vancouver.

From: [Kathleen Larsen](#)
To: [Shannon Berardo](#)
Cc: [Natasha Letchford](#)
Subject: FW: Subdivision of property at 1620 Westover Road
Date: Tuesday, July 23, 2013 8:18:09 AM

FYI

From: Kevin Ellsworth [mailto:kevinellsworth@gmail.com]
Sent: Monday, July 22, 2013 10:32 PM
To: Kathleen Larsen
Cc: Alison Ellsworth
Subject: Re: Subdivision of property at 1620 Westover Road

July 22, 2013

Kevin and Alison Ellsworth
1581 Westover Road
North Vancouver, BC V7J1X4

District of North Vancouver
355 West Queens Road
North Vancouver, BC, Canada, V7N 4N5

Dear Ms. Larsen

Re: Subdivision of property at 1620 Westover Road

We are writing to express our approval of the proposed sub-division of the property at 1620 Westover Road. We understand this entails dividing the site into 2 properties and building 2 separate houses where one stands currently. As homeowners and neighbours, we support the idea of this development as it helps property values in the area, and the increased density will have little impact on our street. Furthermore, we know the current owners, Sandy and Jenny Garden, to be considerate and thoughtful neighbours who would plan such development with the neighbours and our community in mind.

If you would like to speak to us further about this matter, please do not hesitate to contact us at 604 987 1407.

Best regards,

Kevin and Alison Ellsworth

From: [Shannon Berardo](#)
To: [Brent Dunsford](#)
Subject: FW: public hearing-1620 Westover Rd.
Date: Tuesday, July 23, 2013 6:17:02 PM

For tomorrow morning.

Thanks!

Shannon

From: Kathleen Larsen
Sent: Tuesday, July 23, 2013 4:27 PM
To: Natasha Letchford
Cc: Shannon Berardo
Subject: FW: public hearing-1620 Westover Rd.

One more e-mail of support

From: Luanne deJesus [<mailto:luannedejesus@yahoo.ca>]
Sent: Tuesday, July 23, 2013 4:17 PM
To: Kathleen Larsen
Subject: public hearing-1620 Westover Rd.

Municipal Clerk's office:

Regarding the proposed plan for subdivision of 1620 Westover Rd., I am in favour of said proposal, having spoken with present owners on several occasions.
Thank you for the notice.

Luanne deJesus
1591 Pierard Rd.