

June 21st, 2021

Dear Ms. Adams,

File: 08.3060.20/007.19

Case: PLN2019-00007

Thank you for forwarding the subdivision proposal application dated June 1, 2021 regarding 4320 Prospect Road.

As [REDACTED] both [REDACTED] and myself strongly object to any rezoning changes from RS1 to RS3 in this neighbourhood - which do not meet minimum requirements.

[REDACTED] which underwent stringent consultation to maintain the integrity and harmony of the environment and the neighbourhood in this new subdivision. This undertaking took a number of years in pre-development, but the acre lot division into three new homes achieved a positive result. We feel very lucky to live in nature and respect the old growth of forests and shrubs, particularly because we are situated on a mountain and are within the Wildfire Hazard and Flooding Development.

As such, we do not think rezoning should be permitted given its impact: where the lot is located, where the lot size of 4320 Prospect (15,600 square feet) is considerably smaller than the two adjacent lots (4250 and 4260 combined at 18,360 square feet) and where an easement exists for the 4302 neighbour behind. If zoning requirements are amended and change the Residential Zoning standards of this entire neighbourhood, we feel this disenfranchises many recent and long-standing owners who purchased specifically for space, privacy and nature - within current zoning minimum lot requirements.

The recent demand for larger, single family homes adhering to the standard building and zoning codes will always make this area popular for homeowners. With older homes now being renovated or demolished for newer, greener family structures, prospective subdivision that meets the current minimum lot requirements should be welcomed. In addition, respect and protection/retention for any original planting of trees and shrubbery. Any subdivision that changes the composition of a neighbourhood should not be considered in this neighbourhood. Particularly, where profit could impact the neighbourhood's environmentalism and community now and in the future.

Of Note:

This is the second application for this property (previously 2016, I believe). Any changes and/or amendments which occur now for one homeowner affect all current homeowners and future homeowners in this hot real estate market. A number of 'plums' are still awaiting development since the old Monterey school was demolished years

ago, and many older homes are currently on the market. ReZoning at this time would reverberate through this entire area, for all property owners and residents.

After COVID and its many waves, now is the time for neighbourliness - not unrest, discord and disruption.

Thank you for the opportunity to voice our concerns.

Sincerely,

A large black rectangular redaction box covering the signature and name of the sender.Three horizontal black redaction bars covering contact information, likely a phone number and an email address.

**From:** [REDACTED]  
**To:** [Holly Adams](#)  
**Subject:** Proposed subdivision at 4320 Prospect Road  
**Date:** June 09, 2021 9:59:46 PM

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**CAUTION:** This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Holly:

I am responding to your request for comments regarding the proposed subdivision at 4320 Prospect Road. We have no issue with the subdivision and rezoning for those finalized lots. Our only request is that consideration be made when re-planting trees such that, whether deciduous or coniferous, they not be species that grow to enormous heights. This would help in the preservation of important and valued viewsapes.

Thank you,

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Holly Adams](#)  
**Subject:** 18002-SITE ANALYSIS-[REDACTED] - Cross Sectrions.pdf  
**Date:** June 26, 2021 8:26:59 PM  
**Attachments:** [18002-SITE ANALYSIS-\[REDACTED\] - Cross Sectrions.pdf](#)

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Hi Holly, here are the drawings we were presented by the realtor. We of course would support such a development but worry that what is presented to us and what could actually be built within guide lines could be completely different. Could you tell us what heights we could expect under your guidelines and where these heights would be taken from.

We are also surprised that the architectural drawings had not been presented to you, as I thought they would represent the proposed development that the board of variance would look at.

Both [REDACTED] and I are very concerned about our views and would not support any development that would compromise that.

Thank you

[REDACTED]

**From:** [REDACTED]  
**To:** [Holly Adams](#)  
**Subject:** sub division property 4320  
**Date:** June 23, 2021 7:26:31 PM

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Dear Holly

I am the [REDACTED] As I mentioned in the original proposal my view is of great importance to me. The realtor representing the owner has forwarded an architectural drawing that shows in a cross-section the proposed heights of the new structures, one being at 961.6 the other at 958.7. Can these heights be used as a mandated height for future structures or will the future owners of the properties be able to build to the maximum allowable height? If the structures are as proposed by Synthesis design dated January 24, 2018 I am for a subdivision, but if the future owners can build as they wish, I see the massing of two structures rather than one a greater threat to my view.

Kindly

[REDACTED]

**From:** [REDACTED]  
**To:** [Holly Adams](#)  
**Subject:** Re: 4320 Prospect Rd- public mail-out  
**Date:** June 29, 2021 3:29:24 PM

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Holly: Thanks for re-sending me the letter/plan. My biggest concern was that there would be two driveways which appears not to be the case. It would be more appealing if we couldn't see the parked cars in front of the house, therefore, I would hope that vegetation was re-planted so as to hide the cars/pavement in front of the homes.

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**From:** Holly Adams <AdamsH@dnv.org>  
**Sent:** June 22, 2021 3:36 PM  
**To:** [REDACTED]  
**Subject:** 4320 Prospect Rd- public mail-out

Hi [REDACTED]

Thank-you for the phone call today. I want to accurately summarize your concerns- if you don't mind putting an email together with your concerns once you've had a chance to use the mapping tool and re-read the notice that will allow me to have a clear, written submission from you.

I have attached the neighbour notification which was sent out to neighbours within a 75m radius as per District policy. Note there will be another opportunity to comment come the public hearing (should the application proceeds to public hearing). The point of this notification is to get a sense of public/neighbour concern and allow the applicant to make any changes they want to prior to Council considering the application.

Here is the link to our mapping tool: <http://geoweb.dnv.org/properties/>

You can type the address of the property you wish to look up into the box near the bottom of the screen. Let me know if you need any help with it.

Thanks,

**Holly Adams** MCIP, RPP  
**Planning Assistant**



355 West Queens Road  
North Vancouver, BC V7N 4N5

[adamsh@dnv.org](mailto:adamsh@dnv.org)

604-990-3733



*Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.*

Neighbour input- summary of telephone call

June 25, 2021

4320 Prospect Rd.

PLN2019-00007

██████████ of application ██████████ called to ask questions about the application and to express concern.

Summary of concern:

- Concerned about views being negatively impacted. In particular whether new planted trees would grow very tall and impact views. Second, whether the future home could be built to a height which impacts views.
- Prefers to not have additional density.
- Concerned that future homes will differ from proposed architectural plans.





4320 Prospect Road,  
North Vancouver, BC,  
June, 2021

Re: Letter of Support  
4320 Prospect Road

Dear Neighbours,

Bob Karchut [redacted] would like to subdivide his property.

At this point we respectfully request your support so we can get a relaxation from the Council for the required rezoning and subdivision.

Thank you,

Name	Address	Support
<u>Vivian Cheng</u>	[redacted]	 6/10/2021 5:31:04 PM PDT
<u>Bill Hane</u>	[redacted]	 June 10, 2021
<u>Rosanne Clark</u>	[redacted]	 June 17, 2021
<u>Yvette Franc</u>	[redacted]	 June 17, 2021
<u>Brittany Lake</u>	[redacted]	 Sept 29, 2021
<u>Drenne Murray</u>	[redacted]	 Sept 29, 2021
<u>Carmen Uncao</u>	[redacted]	 Sept 29, 2021

Sincerely,

Bob Karchut

**From:** [James Gordon](#)  
**To:** [James Stobie](#); [DNV Input](#)  
**Cc:** [Genevieve Lanz](#); [James Gordon](#)  
**Subject:** FW: 4320 Prospect Road Support Letters  
**Date:** November 16, 2021 10:28:49 AM  
**Attachments:** [Prospect4320 - Letter of Support Oct 4, 2021.pdf](#)  
[Prospect4320 - LetterOfSupport Nov 8 2021 - with 4388 Prospect.pdf](#)  
[Prospect4320 - LetterOfSupport Nov 15 2021 4351Prospect.pdf](#)

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Hello Mr. Stobie.

I've copied this email to [input@dnv.org](mailto:input@dnv.org) so that the letters will be directed to the public input for this matter and will be seen by council.

## James Gordon

Manager of Administrative Services | Municipal Clerk  
District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7N 4N5  
604.990.2207 Direct

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**From:** James Stobie [REDACTED]  
**Sent:** November 16, 2021 7:23 AM  
**To:** James Gordon <[gordonja@dnv.org](mailto:gordonja@dnv.org)>  
**Cc:** Holly Adams <[AdamsH@dnv.org](mailto:AdamsH@dnv.org)>  
**Subject:** 4320 Prospect Road Support Letters

**CAUTION:** This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi James,

Hopefully it's not too late, but please find the signed letters of support for the proposed subdivision at 4320 Prospect Road in North Vancouver.

If these could be forwarded to the councillors in preparation of tonight's public hearing, that would be very much appreciated.

Kind Regards,



**JAMES stobie** | Director  
Calgary, AB  
587-834-5240 | [synthesisdesign.ca](http://synthesisdesign.ca)

*Jan 12*



4320 Prospect Road,  
North Vancouver, BC,  
June, 2021

Re: Letter of Support  
4320 Prospect Road

Dear Neighbours,  
Bob Karchut is the owner of 4320 Prospect Road and would like to subdivide his property.  
At this point we respectfully request your support so we can get a relaxation from the Council for the  
required rezoning and subdivision.

Thank you,

Name	Address	Support
<u>Vivian Cheng</u>	[REDACTED]	 6/10/2021 5:31:04 PM PDT
<u>Bill Hane</u>	[REDACTED]	 June 10, 2021
<u>Rosanne Clark</u>	[REDACTED]	<u>RC</u> June 17, 2021
<u>Yvette Franc</u>	[REDACTED]	 June 17, 2021
<u>Brittany Lato</u>	[REDACTED]	 Sept 29, 2021
<u>Dianne Murray</u>	[REDACTED]	 Sept 29, 2021
<u>Carmen Uncao</u>	[REDACTED]	 Sept 29, 2021
<u>Kiran Kaila</u>	[REDACTED]	 10/04/21

Sincerely,

Bob Karchut



4320 Prospect Road,  
North Vancouver, BC,  
February 8, 2018

Re Letter of Support  
4320 Prospect Road

Dear Neighbours,  
Bob Karchut is the owner of 4320 Prospect Road and would like to subdivide his property.  
At this point we respectfully request your support so we can get a relaxation from the Council for the  
required rezoning and subdivision.

Thank you,

Name	Address	Support
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Sincerely,

Bob Karchut



4320 Prospect Road,  
North Vancouver, BC,  
February 8<sup>th</sup>, 2018

Re: Letter of Support  
4320 Prospect Road

Dear Neighbours,  
Bob Karchut is the owner of 4320 Prospect Road and would like to subdivide his property.  
At this point we respectfully request your support so we can get a relaxation from the Council for the  
required rezoning and subdivision.

Thank you,

Name	Address	Support
Terrence Clark	[REDACTED]	
Steve De Lazzari	[REDACTED]	
David Jackson	[REDACTED]	Neutral
Doug Martin	[REDACTED]	
Marce Araya	[REDACTED]	
Stephen Cheeseman	[REDACTED]	

Sincerely,

Bob Karchut

**From:** [Kelly Bond](#)  
**To:** [DNV Input](#)  
**Subject:** 4320 Prospect Road  
**Date:** November 16, 2021 6:27:21 PM

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**CAUTION:** This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I am writing to express my support for the rezoning application for the aforementioned property. Turning one current larger home into homes for up to four families allows more opportunities for families to live in the District of North Vancouver. Secondary suites are a crucial component of the housing continuum and this location in a lovely residential neighbourhood would allow renters who prefer to live away from the noise, traffic and pollution in major town centres/arterial routes a comfortable place to reside. This lot has good access to transit and therefore is a suitable location for this subdivision.

(On the note of secondary suites, I would encourage you to establish air b&b bylaws sooner than later so that new homes and suites have a better chance of making it in the long term rental market and provide housing for locals rather than visitors.) I hope someone from DNV Staff is working closely with UBCM on potential provincial legislation opportunities.

<https://www.ubcm.ca/about-ubcm/latest-news/regulation-urged-short-term-accommodations-industry>

Thank you,

Kelly Bond

