

Subject: [Fwd: DVP Application For 2826 Panorama Drive]

Date: Sun, 02 Dec 2001 19:56:41 -0800

From: Brian Platts <brian_platts@telus.net>

To: Allan Orr <allandorr@shaw.ca>, Bill Tracey <bill_tracey@telus.net>, Corrie Kost <kost@triumf.ca>, Dave Sadler <davesadler@telus.net>, Eric Andersen <eric@seatrade.ca>, Fraser Margaret <weemalkies@telus.net>, John Hunter <johnhunter@idmail.com>, Liz James <cagebc@yahoo.com>, Peter Thompson <bedeconsulting@shaw.ca>

CC: Annette Martin <annettem@digital-rain.com>

Subject: DVP Application For 2826 Panorama Drive

Date: Sun, 02 Dec 2001 19:52:04 -0800

From: Brian Platts <brian_platts@telus.net>

To: Bill Denault <bill_denault@dnv.org>, Don Bell <belld@district.north-van.bc.ca>, Doug Mackay-Dunn <doug_mackay-dunn@dnv.org>, Ernie Crist <ernie_crist@dnv.org>, Heather Dunsford <heather_dunsford@dnv.org>, Janice Harris <janice_harris@dnv.org>, Lisa Muri <lisa_muri@dnv.org>, NVD Council <dnvcouncil@dnv.org>

CC: FONVCA <fonvca@fonvca.org>

Mayor & Council,

I would like to raise a few points in connection with agenda item #5, a Development Variance Permit application for 2826 Panorama Drive.

This application for variances to floor area, building coverage, building height, eave height, and rear building setback, is but the latest of a string of DVP applications from this street in particular, and waterfront homeowners in general.

With the number of variances requested from this area of the District, I can't help wonder why a neighbourhood specific zoning process has not been initiated. If the current zoning bylaw causes so much difficulty for Panorama Drive, then why not create separate zoning bylaw like Edgemont, Delbrook, Pemberton Heights, and other neighbourhoods have done? At least that way some practical boundaries would be set, and requested variances eliminated, or be significantly reduced.

On the issue of steeply sloping lots, more than one-third of 2826 Panorama has a slope greater than 50%. When the bylaw governing development on steep lots was amended, a big part of the reason behind it was to ensure that any development in such areas was environmentally safe. In this regard, development applications were to include a geotechnical study to guarantee the stability of the lot. Has such a study been completed for 2826 Panorama? Certainly the Staff Report to Council makes no mention of one.

In closing, based on precedent it is highly unlikely that Council will reject this DVP application. In fact, it almost seems pointless to mention once again that you cannot change use or density without a rezoning. Part of the problem with issuing all these variance applications is that each one is used to justify the next. It's a continuing spiral that can only result with the waterfront being completely blocked by three-storey monster houses.

Sincerely,
Brian Platts