

From: Corrie Kost
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North Vancouver, BC
V7R2R3

To: Mayor & Members of Council
District of North Vancouver

Re: Agenda item #1 – Feb 4/2002
Development Variance Permit
2868 Panorama Dr.

Recommendation: That Council select
staff **option 3** – reject the DVP

Issue:

Waterfront and the Public Interest

The **greatest concern** I have with Council approving the Development Variance Permit for 2868 Panorama Dr. is not that it would violate the maximum density for this zone's FSR (Floor Space Ratio) of 0.45 (45%) by granting the applicant an enormous FSR of 0.94 (94%), or the maximum allowable building coverage of 35% to an inordinate 60%, or an excessively large garage with a front yard setback of only 1ft instead of the required 20ft, but **to forever regularize and sanction a rear yard setback of 25ft to a paltry 4.8ft and allow an existing deck to encroach over the property line into VPA land and thus impede the rightful passage of the public along the foreshore.**

Council approval of these excessive variances, which in any other jurisdiction would require a rezoning process, would, with all due respect, be tantamount to a betrayal of the public trust placed on this elected body. The trust that would be broken is to ensure the public's right of passage along the public foreshore.

It is truly unfortunate that the staff report on this issue completely ignored all aspects of the "public interest". That such an imbalanced report has made its way to

council speaks volumes about what is wrong with a system purported to protect the interests of the public at large. Telling is the total absence of such words as "public", "waterfront", "foreshore", "view", etc.

In closing, here is part of the Code of Professional Conduct of the Planning Institute of British Columbia as it pertains to the public interest. I leave it to council members and others to judge if these codes have been adhered to.

14.1 The Planner's Responsibility to the Public Interest

Members have a primary responsibility to define and serve the interests of the public. This requires the use of theories and techniques of planning that inform and structure debate, facilitate communication, and foster understanding. Accordingly, a Member shall:

14.1.1 practice in a manner that respects the needs, values and aspirations of the public and encourages discussion on these matters;

14.1.2 provide full, clear and accurate information on public planning matters to decision-makers and the public;

14.1.3 acknowledge the inter-related nature of planning decisions and their consequences for individuals, the natural and built environment, and the broader public interest; and

14.1.4 identify and promote opportunities for meaningful participation in the planning process to all interested parties.

http://www.pibc.bc.ca/code_of_ethics.htm

Yours truly,

Corrie Kost