



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, SEPTEMBER 23, 2013

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor R. Clark
Councillor G. Heywood
Councillor C. Keating

STAFF MEMBERS

G. Penway, Acting CAO/ Director, Community Development
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
P. Lurbiecki, Assistant City Clerk
B. Pearce, Director, Special Projects
S. Karmanian, Deputy Director of Finance
D. Pope, City Engineer
M. Hunter, Manager Parks and Environment
P. Navratil, Deputy City Engineer
B. Themens, Director, LEC
E. Adin, Deputy Director, Community Development
I. Bonamis, Transportation Planner
D. Mitic, Manager, Transportation
B. McRae, Manager, Bylaw Services
S. Wilks, Timekeeper

The Public Hearing was called to order at 7:05 pm.

1. INTRODUCTION OF BYLAW

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw 2013, No. 8320”

HRA DEVELOPMENTS INC. / FARZIN YADEGARI ARCHITECT have applied to rezone Lots 16 and 17, except the East 10 ft. now lane, Lot 15 South half, except part in Explanatory Plan 6707 of Lot B, Block 215, District Lot 545, Plan 1064, located at **2340 – 2370 Western Avenue.**

Development Intent: To change the zoning of this property:

From: RS-1 (One Unit Residential)

To: CD-635 (Comprehensive Development 635 Zone)

The Development Application would rezone the subject properties to permit the construction of a 3 storey townhouse development containing 18 dwelling units in 3 buildings on the site. The previously requested lock-off units have been removed.

27 vehicle parking spaces will be provided underground, with access from the lane.

Continued...

PUBLIC HEARING - Continued

**Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw 2013, No. 8320”
(HRA Developments Inc. / Farzin Yadegari Architect) 2340-2370
Western Ave, CD-635) Public Hearing - Continued**

2. STAFF PRESENTATION

Staff provided a presentation on the application and responded to questions from the gallery and Council members.

3. APPLICANT PRESENTATION

Representatives from the applicant and the developer provided a presentation regarding the application and responded to questions from the gallery and Council members.

4. SUMMARY OF CORRESPONDENCE

Council received the following correspondence between the time the application was referred to Public Hearing and prior to the close of the speakers list:

- Letter received September 23, 2013, from Meh Najak and Gabriel van Selst, 2401 Western Avenue, North Vancouver, opposed, noting density, parking, traffic, and sense of community
- Email dated September 23, 2013, from Clarice and Peter Maltby, 144 West 23 Street, North Vancouver and Cameron Maltby, 142-2 West 23 Street, North Vancouver, with concerns regarding construction impacts, lane use between Western and Chesterfield, parking and traffic issues
- Email dated September 20, 2013, from Christie Sharpe and Gary Flickinger, 2345 Lonsdale Avenue, North Vancouver, expressed concern for parking and traffic issues

5. SPEAKERS

In Support:

- Tanya Eich, 2324 Western Avenue, North Vancouver, spoke regarding affordability and family
- Mark Ballard, 4725 Willow Creek Road, West Vancouver, spoke regarding market demand
- Will Ballard, West Broadway, Vancouver, spoke regarding affordability
- Hamid Golfar, 1002-555 West 28th Street, North Vancouver, spoke regarding affordability
- Mahnam Zarrehparvar, 1901-1320 Chesterfield Avenue, North Vancouver, spoke regarding affordability
- Majid Ghassemi, 121 West 13th Street, North Vancouver, spoke regarding affordability

Continued...

PUBLIC HEARING - Continued

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- Frida Keehani, Prudential Sussex Realty, North Vancouver, spoke regarding market demand
- H. Tabrizy, business owner, 930 Harbourside Drive, North Vancouver, spoke regarding affordability and additional property tax revenue for the City
- Parastoo Jafari, 4356 Quinton Place, North Vancouver, spoke regarding affordability
- Moe Soufi, 4-245 East 5th Street, North Vancouver, realtor spoke regarding market demand
- Saeed Begdeln, 1-828 West 16th Street, North Vancouver, spoke regarding desirability of living in North Vancouver
- Mohsen Sadeghi, 7-848 West 16th Street, North Vancouver, spoke in support of the project
- Don Wright, business owner, 2030 Marine Drive, North Vancouver, spoke in support of the project
- Hoda Seraji, 1344 Lonsdale Avenue, North Vancouver and business owner in North Vancouver, spoke regarding affordability, density and the economy
- Amirmohsen Hamzehali, Vancouver, spoke regarding affordability
- Ali Hassanie, 1133 Homer Street, Vancouver, spoke regarding affordability
- Susi-Anne Givin, Sunshine Coast, former resident of 2306 Western Avenue, North Vancouver, spoke in support of development
- Dean, Coquitlam, spoke regarding affordability
- Amid Fartami, 2324 Western Avenue, North Vancouver, spoke in support of development
- Alex Imbraving, business owner Lonsdale Avenue, North Vancouver, spoke regarding affordability and the economy
- Varshas Mahani, Surrey, spoke regarding affordability
- Tito Shipman, Vancouver, spoke regarding affordability
- Aman, North Vancouver, spoke regarding affordability

Opposed:

- Ivo van Selst, 2401 Western Avenue, North Vancouver, spoke regarding density, construction activity, traffic issues and access for garbage trucks
- Norbert Epp, 2365 Western Avenue, North Vancouver, spoke regarding community, traffic issues and unbalanced density
- Ruth Huddleston, 2345 Western Avenue, North Vancouver, spoke regarding community, construction inconvenience, parking and density

Continued...

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Opposed - Continued:

- Jim Aitken, 2345 Western Avenue, North Vancouver, spoke regarding density, traffic and community
- Meh Najak – 2401 Western Avenue, North Vancouver, spoke regarding affordability and sense of community

Concerned:

- Demi, 2041 East 18th Street, North Vancouver, spoke regarding pricing of the units
- Linda Chekini, 116 West 23rd Street, North Vancouver, spoke regarding traffic and lane access
- Lisa Stan, 116 West 23 Street, North Vancouver, spoke regarding traffic, parking and affordability
- Amanda Nichol, 485 East 1st Street, North Vancouver, spoke regarding affordability

6. CLOSING

Moved by Councillor Clark, seconded by Councillor Keating

THAT the Public Hearing for Bylaw No. 8320 be closed.

CARRIED UNANIMOUSLY

The Public Hearing closed at 9:22 pm.

CERTIFIED CORRECT:

“K. Graham”

Karla D. Graham, City Clerk