



MINUTES OF THE PUBLIC HEARING FOR 123-127 AND 145 EAST 13TH STREET HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, SEPTEMBER 17, 2018.

PRESENT

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor H. Back
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor R. Clark
Councillor C. Keating

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic Initiatives and Services
B. Themens, Director, Finance
G. Penway, Director, Community Services
L. Orr, Manager, Business Services
M. Epp, Director, Planning
S. Galloway, Manager, Planning
D. Johnson, Development Planner
J. Draper, Manager, Transportation
L. Lensink, Environmental Technician
D. Watson, Transportation Planner
C. Jackson, Section Manager, Environmental Sustainability
E. Macdonald, Planning Technician 2
B. Hurley, Planner 1
P. Forsyth, Energy Projects Manager
D. Pope, City Engineer
K. Magnusson, Deputy Director, Engineering
M. Jefferson, Director, Human Resources

The Public Hearing was called to order at 8:21 pm.

PUBLIC HEARING – 123-127 and 145 East 13th Street

1. INTRODUCTION

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2018, No. 8676” (Millennium Northmount Properties Ltd. / Chris Dikeakos Architects Inc., 123-127 and 145 East 13th Street, Height Limit Increase) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8677” (Millennium Northmount Properties Ltd. / Chris Dikeakos Architects Inc., 123-127 and 145 East 13th Street, CD-004 Text Amendment) and “Land Use Contract Repeal Bylaw, 2018, No. 8674” (Millennium Northmount Properties Ltd. / Chris Dikeakos Architects Inc., 123-127 and 145 East 13th Street) would amend the Comprehensive Development 4 (CD-4) Zone and the Official Community Plan height limit for the subject property from 46 metres to 57 metres and to allow for the construction of an 18-storey mixed-use commercial and residential building, with 162 strata units, 30,000 sq. ft. of office space and 20,000 sq. ft. of retail space. The proposed density is 4.95 times the lot area (FSR), including a density transfer from the Foot of Lonsdale (101-105 Carrie Cates Court) and 279 parking spaces.

PUBLIC HEARING – 123-127 and 145 East 13th Street – Continued

2. STAFF PRESENTATION

The Manager, Planning, provided a PowerPoint presentation on the application and responded to questions of Council.

3. APPLICANT PRESENTATION

Richard White, Urban Planner, RWPAS Ltd., provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email dated July 20, 2018, from Mozaffar Rostampour, 1320 Chesterfield Avenue, North Vancouver, expressing support for the proposal.
- Email dated July 23, 2018, from Paris Shirazi, North Vancouver resident, expressing support for the proposal.
- Email dated July 23, 2018, from Stuart MacDonald, on behalf of Northmount Medical Centre Ltd., 125 and 145 East 13th Street, North Vancouver, expressing support for the proposal, citing age of the existing buildings.
- Email dated July 23, 2018, from Farid Rohani, 1305 West Keith Road, North Vancouver, expressing support for the proposal, citing benefits for the City and the Lions Gate Hospital community.
- Email dated July 23, 2018, from Alfonso Pezzente, on behalf of Pezzente Holdings Inc., 3746 Norwood Avenue, North Vancouver, expressing support for the proposal, citing consistency with the Official Community Plan, replacement of the existing buildings and proximity to Lions Gate Hospital.
- Email dated July 23, 2018, from Alan Trammell, North Vancouver resident, on behalf of 32 petitioners, expressing opposition to the proposal, citing density bonus, floor space ratio and building height.
- Letter dated September 5, 2018, from the Rakis Family, 1433 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing replacement of the existing buildings, density bonus, underground parking, improved pedestrian access and new businesses.
- Letter dated September 6, 2018, from Mehran Motadhi, 121 East 12th Street, North Vancouver, expressing support for the proposal, citing replacement of the existing buildings, revitalization of Central Lonsdale and walkable urban location.
- Letter dated September 6, 2018, from Amir Soltani, tenant at 125 East 13th Street, North Vancouver, expressing support for the proposal, citing costly maintenance of existing buildings and renewed vibrancy to the neighbourhood.
- Email dated September 8, 2018, from Nick Bryant, 1402-111 East 13th Street, North Vancouver, expressing opposition for the proposal, citing traffic and adherence to the Official Community Plan.
- Email dated September 9, 2018, from Tracy Dubnyk, 607-111 East 13th Street, North Vancouver, expressing opposition for the proposal, citing density, traffic, parking and traffic lights.

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PUBLIC HEARING – 123-127 and 145 East 13th Street – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email dated September 10, 2018, from Mona Khandan, 112 East 13th Street, North Vancouver, expressing concern for the proposal, citing building height, replacement of existing buildings, density, traffic and walkable community.
- Email dated September 10, 2018, from Mahmood Saii, 173 West 6th Street, North Vancouver, expressing support for the proposal, citing new office and retail space, new residences, walkable community and proximity to Lions Gate Hospital.
- Letter dated September 11, 2018, from Tony Barber, 1103-111 East 13th Street, North Vancouver, expressing opposition for the proposal, citing traffic congestion in the laneway and construction management.
- Email dated September 12, 2018, from Lori Munro, 111 East 13th Street, North Vancouver, expressing support and concern for the proposal, citing neighbourhood improvement, walkability, livability, height, density and laneway traffic.
- Email dated September 13, 2018, from Doug and Susan Wark, 514-255 West 1st Street, North Vancouver, expressing support for the proposal, citing family-oriented units, amenity space, safety, easier accessibility around the block and improved work/life balance.
- Letter dated September 13, 2018, from Sara Jordan, 1081 Prospect Avenue, North Vancouver, expressing support for the proposal, citing architecture, proximity to employment and transportation, and mix of housing options.
- Email dated September 14, 2018, from Stuart MacDonald, Managing Director and Shareholder, Northmount Medical Centre Ltd., 125 and 145 East 13th Street, North Vancouver, expressing support for the proposal, citing condition of the buildings, density, proximity to transit and amenities and support for a single tower.
- Email dated September 14, 2018, from Fred Cook, BlueShore Financial, 1250 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing design, pedestrian sidewalk and site lines at the lane.
- Email dated September 17, 2018, from Dr. Mozaffar Rostampour, 1004-1320 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing employment, housing and community benefits.
- Letter dated September 17, 2018, from Claire Johnson, 240 St. Andrew's Avenue, North Vancouver, expressing support for the proposal, citing housing options, architecture and proximity to transit and employment.
- Letter dated September 17, 2018, from Ann Sturrock, 1006-160 East 13th Street, North Vancouver, expressing opposition to the proposal, citing loss of office space for health care and density.
- Petition with 7 signatures, dated September 17, 2018, submitted by Chi Chi Cai, Brook Pooni Associates Inc., 200-1055 West Hastings Street, Vancouver, expressing support for the proposal, citing employment and housing opportunities.
- Letter dated September 17, 2018, from Coleen Weir, 3370 Craigend Road, West Vancouver, expressing support for the proposal, citing housing options, retail opportunities, transit and affordability.
- Letter dated September 17, 2018, from Jack Allpress, 2965 St. Kilda Avenue, North Vancouver, expressing support for the proposal, citing housing supply.

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PUBLIC HEARING – 123-127 and 145 East 13th Street – Continued

5. SPEAKERS

- Nick Bryant, 111-13th Street East, North Vancouver, expressed concern for the proposal, citing vehicle lane access only.
- Homan Faghihi-Noragli, 1128 Lonsdale Avenue, North Vancouver, expressed support for the project, citing additional housing, economic development and community benefit contribution.
- Bruce Jones, 103-108 East 14th Street, North Vancouver, expressed support for the proposal, citing parking, affordable housing options and local employment.
- Alfonso Pezzente, 3746 Norwood Avenue, North Vancouver, expressed support for the proposal, citing rejuvenation and proximity to Lions Gate Hospital.
- Simon Williamson, 1640 Langworthy Street, North Vancouver, expressed support for the proposal, citing additional housing, density, safety and proximity to amenities.
- Coleen Weir, 3370 Craigend Road, West Vancouver, expressed support for the proposal, citing affordable housing and urban neighbourhood.
- Chris Brown, 210-206 East 15th Street, North Vancouver, expressed support for the proposal, citing proximity to amenities, density and transit.
- Golnaz Navabi, 2596 Palmerston Street, West Vancouver, expressed support for the proposal, citing density, office space and the good reputation of the developer.
- Ata Naemi, 1620 Marleau Place, West Vancouver, expressed support for the proposal, citing community amenity contributions, parking, commercial units, sustainable design, density, transit and proximity to the hospital and amenities.
- Ahmad Hassantash, 125 East 14th Street, North Vancouver, expressed support for the proposal, citing additional residential units.
- Majid Shoraka, 1604-680 Seylynn Crescent, North Vancouver, expressed support for the proposal, citing additional housing and proximity to amenities.
- Kerry Morris, 784 East 15th Street, North Vancouver, expressed concern for the proposal, citing affordability, parking, noise from the fire hall and reputation of the developer.
- Muhsen Rahmanian, 2572 Westhill Close, West Vancouver expressed support for the proposal, citing affordability and proximity to Lions Gate Hospital.
- Rubin Fan, Westmall, Vancouver, expressed support for the proposal, citing affordable housing, unit size and proximity to outdoor recreation opportunities.
- Tourag Manshadi, 1807-1372 Seymour Street, Vancouver, expressed support for the proposal, citing additional housing and proximity to Lions Gate Hospital, transit and amenities.
- Behrang Omidvar, 1604-680 Seylynn Crescent, North Vancouver, 141 West 27th Street, North Vancouver, expressed support for the proposal, citing affordable housing and density.
- Bill Nordmark, 10-225 West 16th Street, North Vancouver, expressed concern for the proposal, citing displacement of existing commercial tenants.
- Neshar, 1500 Marine Drive, North Vancouver, expressed support for the proposal, citing housing options and affordability.

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PUBLIC HEARING – 123-127 and 145 East 13th Street – Continued

5. SPEAKERS - Continued

- Susan Jespers, 228 East 12th Street, North Vancouver, expressed concern for the proposal, citing traffic in the laneway.
- Paris Sherazi, 225 Folkstone Way, West Vancouver, expressed support for the proposal, citing proximity to Lions Gate Hospital, rejuvenated neighbourhood, housing for Lions Gate Hospital staff and reputation of the developer.
- Dr. Sultoni, NexGen Hearing, 102-125 East 13th Street, North Vancouver, expressed support of the proposal, citing tenant negotiation and relocation.
- Barbara Chum, 125 East 13th Street, North Vancouver, expressed concern for the proposal citing loss of office space, cost, for doctors and dentist, to relocate their businesses, parking, affordability and difficulty negotiating with Millennium regarding the lease.
- Edward Tung, Anmore, expressed support for the proposal, citing housing and commercial unit supply.
- Mohammed, West Vancouver, expressed support for the proposal, citing housing supply.

6. ADJOURN

Moved by Councillor Clark, seconded by Mayor Mussatto

THAT the Public Hearing, regarding “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2018, No. 8676” (Millennium Northmount Properties Ltd. / Chris Dikeakos Architects Inc., 123-127 and 145 East 13th Street, Height Limit Increase) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8677” (Millennium Northmount Properties Ltd. / Chris Dikeakos Architects Inc., 123-127 and 145 East 13th Street, CD-004 Text Amendment) and “Land Use Contract Repeal Bylaw, 2018, No. 8674” (Millennium Northmount Properties Ltd. / Chris Dikeakos Architects Inc., 123-127 and 145 East 13th Street), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:52 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK