



MINUTES OF THE PUBLIC HEARING FOR 1740 BEWICKE AVENUE HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 26, 2020

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back*
Councillor D. Bell*
Councillor A. Girard*
Councillor T. Hu*
(joined at 5:45 pm)
Councillor J. McIlroy*
Councillor T. Valente*

**Participated electronically*

STAFF MEMBERS

L. McCarthy, CAO*
K. Graham, Corporate Officer
C. Baird, Deputy Corporate Officer
H. Granger, City Solicitor*
B. Pearce, Director, Strategic and Corporate Services*
B. Themens, Director, Finance*
M. Epp, Director, Planning and Development*
Y. Zeng, Manager, Development Planning*
A. Devlin, Manager, Transportation Planning*
D. Johnson, Development Planner*
D. Pope, Director, Engineering, Parks and Environment*
K. Magnusson, Deputy Director, Engineering, Parks and Environment*
R. Skene, Director, Community and Partner Engagement*
P. Duffy, Manager, Bylaw Services*

The Public Hearing was called to order at 5:32 pm.

PUBLIC HEARING – 1740 Bewicke Avenue

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8793” (Mehrdad Rahbar / Vernacular Design, 1740 Bewicke Avenue, RS-2) would rezone the subject property from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone to subdivide the property into 2 lots and construct a single family house with a secondary suite on each lot, with 2 parking stalls at the rear of each lot accessed off the lane. Maximum floor area for each primary dwelling is 0.5 times the lot area.

2. STAFF PRESENTATION

The Development Planner provided a PowerPoint presentation on the application and responded to questions of Council.

3. APPLICANT PRESENTATION

Mehrdad Rahbar, Architect, Vernacular Design, provided a PowerPoint presentation on the application and responded to questions of Council.

PUBLIC HEARING – 1740 Bewicke Avenue – Continued

4. SUMMARY OF CORRESPONDENCE

- Email received October 16, 2020 from Hassan Hamoni, 1845 Westview Drive, North Vancouver, expressing opposition for the proposal, citing traffic.
- Email received October 26, 2020 from Anita Letendre and Joseph Massicotte, 1798 Bewicke Avenue, North Vancouver and Leane Michelacci, 1805 Bewicke Avenue, expressing opposition for the proposal, citing density, building height and construction.
- Email received October 26, 2020 from Joel, Desirae, Soleil, Selah and Shiloh Van Hove, 1748 Bewicke Avenue, expressing concern for the proposal, citing building height, parking and secondary suites.
- Email received October 26, 2020 from Pooya Golfar, 627 West 15th Street, North Vancouver, expressing support for the proposal, citing parking, affordability and livability.

5. SPEAKERS

- Bill Leeb, 1732 Bewicke Avenue, North Vancouver, expressed opposition for the proposal, citing noise, house value, decrease in traffic, parking and neighbourhood character.
- Mahsa Mohajerani, 3965 Braemar Place, North Vancouver, expressed support for the proposal, citing affordable housing.
- Vishaal Dasoar, co-owner of subject property, 1740 Bewicke Avenue, North Vancouver, expressed support for the proposal, citing affordable housing.
- Mehrdad Amini, 4812 Skyline Drive, North Vancouver, expressed support for the proposal, citing affordable housing.
- Shayan Rezaiezhadeh, 404-907 Beach Avenue, Vancouver, BC, expressed support for the proposal, citing housing affordability and community.
- Joanne Richardson, 1749 Bewicke Avenue, North Vancouver, expressed opposition for the proposal, citing traffic, density, neighbourhood character and parking.
- Mahsoo Naderi, co-owner of subject property, 1740 Bewicke Avenue, North Vancouver, expressed support for the proposal, citing environmental sustainability, reduced resource materials and building footprint.
- Daniel Beynon, 809 East 7th Street, North Vancouver, expressed support for the proposal, citing housing affordability, diversity and accessible transit.
- Saina Ahmadnia, North Vancouver, expressed support for the proposal, citing parking, building design and economic impact.
- Fatemeh Mansoori, co-owner of subject property, 1740 Bewicke Avenue, North Vancouver, expressed support for the proposal, citing housing affordability.
- Nima Babaei, co-owner of subject property, 1740 Bewicke Avenue, North Vancouver, expressed support for the proposal, citing proximity to work and schools, renewability of neighbourhood, walkability and affordable housing.
- Sandra Staats, 622 North Fletcher Road, Gibsons, BC, lawyer representing Bill Leeb, expressed opposition for the proposal, citing spot zoning, neighbourhood predictability and density.

Mayor Buchanan declared a recess at 6:42 pm and the meeting reconvened at 6:45 pm.

PUBLIC HEARING – 1740 Bewicke Avenue – Continued

5. SPEAKERS – Continued

- Joel Van Hove, 1748 Bewicke Avenue, North Vancouver, BC, expressed concern for the proposal, citing building location on site and height of the development.

6. ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Back

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8793”, adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:28 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER