



**MINUTES OF THE PUBLIC HEARING FOR 1220 ST. GEORGES AVENUE
HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET,
NORTH VANCOUVER, BC, ON **MONDAY, SEPTEMBER 27, 2021****

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor T. Hu
Councillor J. McIlroy
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
L. Sawrenko, Director, Finance
M. Epp, Director, Planning and Development
A. Devlin, Acting Deputy Director, Planning and Development
Y. Zeng, Manager, Development Planning
D. Johnson, Planner
E. Macdonald, Planner
M. Wray, Planner
T. Ryce, Chief Building Official
K. Magnusson, Deputy Director, Engineering, Parks and Environment
R. Skene, Director, Community and Partner Engagement
G. Schalk, Public Safety Director and Fire Chief
D. Owens, Deputy Fire Chief, Prevention and Public Safety

The Public Hearing was called to order at 6:18 pm.

PUBLIC HEARING – 1220 St. Georges Avenue

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835” (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) and “Housing Agreement Bylaw, 2021, No. 8864” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential (RM-1) Zone to a Comprehensive Development 733 (CD-733) Zone to permit the development of a 6-storey, 58 market rental unit apartment building, over one level of underground parking for 32 vehicles. The proposed density is 2.59 times the lot area.

2. STAFF PRESENTATION

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

PUBLIC HEARING – 1220 St. Georges Avenue – Continued

3. APPLICANT PRESENTATION

Rocky Sethi, Chief Operating Officer, Adera Development, and Rhys Leitch, Principal, Integra Architecture, provided a PowerPoint presentation on the application and responded to questions of Council.

Moved by Councillor Girard, seconded by Councillor Girard Valente

THAT additional time be provided to hear the remainder of the presentation.

CARRIED UNANIMOUSLY

4. SUMMARY OF CORRESPONDENCE

- Email received July 19, 2021 from Karen Mooney, 1144 St. Georges Avenue, North Vancouver, expressing opposition for the proposal, citing building height and construction.
- Correspondence received September 16, 2021 from Josef Geluch, 302-350 East Esplanade, North Vancouver, expressing support for the proposal, citing rental housing, building design, the OCP and alternative transportation.
- Email received September 20, 2021 from Alex Jamieson, 419 East 11th Street, North Vancouver, expressing concern for the proposal, citing energy efficiency, parking and recycling construction materials.
- Email received September 23, 2021 from Neil Martin, 258 West 14th Street, North Vancouver, expressing support for the proposal, citing rental housing, the OCP and building height and density, affordable housing access to amenities.

5. SPEAKERS

- Carmel Frandsen, 108 East 8th Street, North Vancouver, expressed support for the proposal, citing location, building design and security.
- Alex Jamieson, 419 East 11th Street, North Vancouver, expressed concern for the proposal, citing energy efficiency, parking, road design and recycling construction materials.
- Ross Sabiston, 767 Ridgeway Avenue, North Vancouver, expressed support for the proposal, citing location, traffic improvements, development and building design.
- Adrien Rahbar, 533 East 3rd Street, North Vancouver, expressed support for the proposal, citing housing security and affordability.
- Susan Jaspers, 228 East 12th Street, North Vancouver, expressed concern for the proposal, citing building height and noise.

Mayor Buchanan declared a recess from 7:03 pm to 7:08 pm to allow an opportunity for speakers to phone in and provide comments.

- Peter Dodek, 4549 Langara Avenue, Vancouver, expressed concern for the proposal, citing building height and site angles affected by adjacent buildings.
- Adrian Ku, 228 East 12th Street, North Vancouver, expressed concern for the proposal, citing building height, development and parking.

PUBLIC HEARING – 1220 St. Georges Avenue – Continued

6. ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Back

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835” (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) and “Housing Agreement Bylaw, 2021, No. 8864” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:09 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER