



**MINUTES OF THE PUBLIC HEARING FOR 124 WEST 20<sup>TH</sup> STREET HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, JUNE 27, 2022****

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor D. Bell  
Councillor A. Girard\*  
Councillor T. Hu\*  
Councillor J. McIlroy  
Councillor T. Valente

*\*participated electronically*

**ABSENT**

Councillor H. Back

**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, Chief Financial Officer  
B. Johnson, Revenue Accountant  
M. Epp, Director, Planning and Development  
J. Draper, Deputy Director, Planning and Development  
R. Basi, Manager, Development Planning  
D. Johnson, Planner  
L. Maultsaid-Blair, Planner  
E. Chow, Planner  
H. Dang, Planner  
B. van der Heijden, Planner  
A. Dempster, Planning Assistant  
K. Magnusson, Acting Director, Engineering, Parks and Environment  
M. Hunter, Deputy Director, Engineering, Parks and Environment  
R. Skene, Director, Community and Partner Engagement  
G. Schalk, Public Safety Director and Fire Chief  
E. Dicken, Director, North Shore Emergency Management

The Public Hearing was called to order at 6:01 pm.

**PUBLIC HEARING – 124 West 20<sup>th</sup> Street**

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898” (124 20<sup>th</sup> Street Holdings Ltd. Inc., No. BC1081725 / RLA Architects, 124 West 20<sup>th</sup> Street, CD-746) and “Housing Agreement Bylaw, 2022, No. 8899” (124 20<sup>th</sup> Street Holdings Ltd., Inc. No. BC1081725 / RLA Architects, 124 West 20<sup>th</sup> Street, CD-746, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential (RM-1) Zone to a Comprehensive Development 746 (CD-746) Zone to permit the development of a 6-storey, 57-unit, market rental apartment building, over 1.5 levels of underground parking for 47 vehicles and 6 surface parking stalls, accessed from the lane, for visitors. The proposed density is 2.59 times the lot area.

## **PUBLIC HEARING – 124 West 20<sup>th</sup> Street – Continued**

### **2. STAFF PRESENTATION**

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

### **3. APPLICANT PRESENTATION**

Mark Pickrell, Principal Architect, RLA Architects Inc., and Alexa Gonzalez, Associate Landscape Architect, Durante Kreuk Ltd., provided a PowerPoint presentation on the application and responded to questions of Council.

### **4. SUMMARY OF CORRESPONDENCE**

- Email received June 17, 2022 from John Western, 204-1549 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing issues with current building.
- Email received June 20, 2022 from Ana May Du, 1549 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing need for rental housing and aging building.
- Email received June 20, 2022 from Jeff Williams, 231 West 17<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing neighbourhood growth and need for rental housing.
- Email received June 22, 2022 from Colin Hope, 208 West 18<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing need for rental housing and keeping families in the City.
- Email received June 22, 2022 from Richie Du, 206-159 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing aging building, development and need for rental housing.
- Letter received June 23, 2022 from Lindsay Young, 348 West 17<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing neighbourhood improvement and need for rental housing.
- Email received June 23, 2022 from Kyle Inman, 22-220 East 4<sup>th</sup> Street, North Vancouver, expressing for the proposal, citing need for rental housing.
- Email received June 24, 2022 from Carrie Patraschuk, 117 West 17<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing need for building replacement and need for rental housing.
- Email received June 24, 2022 from Denise Elliott, 208 West 18<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing need for rental housing and location.
- Email received June 24, 2022 from Rachel Kenny, 106-134 West 20<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing building height, loss of light for residents and vegetation, parking access and construction noise.
- Email received June 27, 2022 from Ken Maxwell and Johanna Po, 205-134 West 20<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing building height and loss of light for residents and vegetation.
- Email received June 27, 2022 from Juanita Po and Thomas Po, 305-134 West 20<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing building height and loss of light for residents and vegetation.

## **PUBLIC HEARING – 124 West 20<sup>th</sup> Street – Continued**

### **5. SPEAKERS**

- Laurie Parkinson, 634 East 4<sup>th</sup> Street, North Vancouver expressed concern for the proposal, citing carbon pollution and suggested the use of low carbon cement; solar panels on roofs and deconstruction of the current building rather than demolition.

Mayor Buchanan declared a recess at 6:28 pm to 6:33 pm to allow an opportunity for additional speakers to phone in and provide comments.

### **6. ADJOURN**

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898” (124 20<sup>th</sup> Street Holdings Ltd. Inc., No. BC1081725 / RLA Architects, 124 West 20<sup>th</sup> Street, CD-746) and “Housing Agreement Bylaw, 2022, No. 8899” (124 20<sup>th</sup> Street Holdings Ltd., Inc. No. BC1081725 / RLA Architects, 124 West 20<sup>th</sup> Street, CD-746, Rental Housing Commitments)”, adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 6:53 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER