



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON OCTOBER 21, 2013**

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**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**

K. Tollstam, CAO  
K. Graham, City Clerk  
P. Lurbiecki, Assistant City Clerk  
B. Pearce, Director, Special Projects  
G. Penway, Director, Community Development  
E. Adin, Deputy Director, Community Development  
M. Epp, Planner II, Community Development  
W. Tse, Planning Technician I, Community Development  
D. Mitic, Manager, Transportation  
S. Wilks, Timekeeper

The Public Hearing was called to order at 7:02 pm.

**1. INTRODUCTION OF BYLAW**

**ZONING BYLAW, 1995, NO. 6700, AMENDMENT BYLAW 2013, NO. 8323 (MRTN Lonsdale Properties Ltd., Farzin Yadegari Architect, 103-113 East 12<sup>th</sup> Street, CD-643)**

**FARZIN YADEGARI ARCHITECT INC.**, has applied to rezone Lot 5, Block 85, DL 549, Plan 750, located at **103-113 East 12<sup>th</sup> Street**. The amendment to "Zoning Bylaw, 1995, No. 6700" will have the effect of reclassifying the said property

**FROM: C-2 General Commercial Zone**

**TO: CD-643 (Comprehensive Development 643) Zone**

to permit the construction of a 5 storey commercial building containing 4 floors of office over 1 floor of retail space at grade, with underground parking accessed from the rear lane. Council will consider a floor area bonus of 0.45 times the lot area for a contribution to the Civic Amenity Reserve Fund and a bonus of 0.45 times the lot area to support the creation of Employment Generating office use. The total floor area for the site, including the bonus floor area, would be a 3.2 times the lot area.

**2. STAFF PRESENTATION**

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

*Continued...*

## **PUBLIC HEARING - Continued**

**Re: ZONING BYLAW, 1995, NO. 6700, AMENDMENT BYLAW 2013, NO. 8323 (MRTN Lonsdale Properties Ltd., Farzin Yadegari Architect, 103-113 East 12<sup>th</sup> Street, CD-643) - Continued**

### **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:

- Email received dated October 9, 2013, from Kathryn LeDrew, 104-145 East 12<sup>th</sup> Street, North Vancouver, in support.
- Email received dated October 11, 2013, from Tanya Lawson, 403-130 East 11<sup>th</sup> Street, North Vancouver, in support but with concerns of current design.

### **5. SPEAKERS**

#### **In Support:**

- Homayun Ojani, resident of Pemberton Heights, North Vancouver, spoke in support of the application, complementing the design and economic growth in the community.
- Amir Tehrani, 718 Plymouth Drive, North Vancouver, spoke in support of the character of the building, job creation and energy efficiency.
- Parastoo Jafari, 4356 Quinton Place, North Vancouver, spoke in support of the architectural enhancement to the area.
- Farin Bikalway, 110 Harbourside Drive, North Vancouver, supports the architectural look of the building.

#### **Concerned:**

- George Pringle, 163 West 5<sup>th</sup> Street, North Vancouver, voiced concern of the surplus of vacant commercial space on the market.
- Chris Droho, 145 East 12<sup>th</sup> Street, addressed concerns of the modern architecture and pedestrian safety at 12<sup>th</sup> Street and Lonsdale Avenue.

*Continued...*

**PUBLIC HEARING - Continued**

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**6. ADJOURNMENT**

Moved by Councillor Clark, seconded by Councillor Buchanan

**THAT** the Public Hearing for Bylaw No. 8323 adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 7:52 pm.

**CERTIFIED CORRECT:**

*“Original Signed By”*

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Karla D. Graham, City Clerk