



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, SEPTEMBER 14, 2015.

PRESENT:

COUNCIL MEMBERS

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

ABSENT

Councillor P. Bookham

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli Deputy City Clerk
B. Pearce, Director, Special Projects
G. Penway, Director, Community Development
B. Themens, Director, Finance
D. Pope, City Engineer
P. Navratil, Deputy City Engineer
H. Reinhold, Manager, Waterfront
T. Germaine, Manager, Accounting, Reporting and Collections
D. Mitic, Manager, Transportation
C. Jackson, Section Manager, Environmental Sustainability
M. Hunter, Manager, Parks and Environment
M. Epp, City Planner
C. Wilkinson, Planner
T. Forrest, Planning Analyst
L. Parker, Planner 2

The Public Hearing was called to order at 7:00 pm.

1. INTRODUCTION

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2015, No. 8431” would reduce the required commercial floor area in the Harbourside Waterfront area for the purpose of permitting a Seniors’ Assisted Living Facility.

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8432” would permit a Seniors’ Assisted Living Facility and Seniors’ Rental Housing on the northern portion of 18 Fell Avenue and 925, 889, and 801 Harbourside Drive, with an associated reduction in parking. The application will reconfigure residential and commercial density between the CD-646 sub-areas with no overall increase in site density.

2. STAFF PRESENTATION

The City Planner provided a PowerPoint presentation on the application and responded to questions from members of Council and the public.

PUBLIC HEARING - Continued

Re: “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2015, No. 8431” and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8432”

3. APPLICANT’S PRESENTATION

Derek Lee, Principal, PWL Partnership Landscape Architects, Peter Joyce, President, Bunt and Associates Engineering Ltd, Adena Waffle, Director, Seniors Housing, Concert Properties, provided a PowerPoint presentation on the application and responded to questions from members of Council and the public.

4. SUMMARY OF CORRESPONDENCE

- Email dated September 2, 2015, from Scott Hean, 6372 Argyle Avenue, West Vancouver, expressing support of the application.
- Email dated September 3, 2015, from Jason Suwala, 1250 Barlynn Crescent, North Vancouver, expressing opposition to the application.
- Email dated September 3, 2015 from Peter Martin, Howe Sound Developments Ltd., expressing support of the application.
- Email dated September 11, 2015, from Howard Wong, Keefer Holdings Ltd., 210-828 Harbourside Drive, North Vancouver, expressing opposition to the application.
- Email dated September 14, 2015, from Mary Vasilopoulos, Bathrooms Plus BC., 828 Harbourside Drive, North Vancouver, expressing support of the application.
- Email dated September 14, 2015, from Jack Irwin, Pacific Honda, 816 Automall Drive, North Vancouver, expressing support of the application.
- Letter from Dave Currey, 706 Blueridge Avenue, North Vancouver, expressing concern for the process.

5. SPEAKERS

- Dave Currey, 706 Blueridge Avenue, North Vancouver, expressed concern for the public hearing signage on the site, traffic congestion, employees of the new facility, parking and lack of regular transit.
- Dave Currey, 706 Blueridge Avenue, North Vancouver, expressed concern for employees travelling to the North Shore to work at the proposed facility.
- Jack Irwin, Pacific Honda, 816 Automall Drive, North Vancouver, expressed concern for parking and transit.

PUBLIC HEARING - Continued

Re: “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2015, No. 8431” and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8432”

6. ADJOURNMENT

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT the Public Hearing for “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2015, No. 8431” and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8432”, adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:06 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk