



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 20, 2016.**

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**PRESENT:**

**COUNCIL MEMBERS**

Acting Mayor D. Bell  
Councillor H. Back  
Councillor P. Bookham  
Councillor L. Buchanan  
Councillor R. Clark  
Councillor C. Keating

**STAFF MEMBERS**

K. Tollstam, CAO  
K. Graham, City Clerk  
J. Ficocelli, Deputy City Clerk  
J. Peters, Assistant City Clerk  
B. Pearce, Director, Strategic Initiatives and Services  
G. Penway, Director, Community Development  
E. Adin, Deputy Director, Community Development  
B. Themens, Director, Finance  
M. Epp, City Planner, Community Development  
D. Pope, City Engineer  
C. Wilkinson, Planner, Community Development  
L. Orr, Manager, Business Services  
D. Watson, Transportation Planner

**ABSENT:**

Mayor D. Mussatto

The Public Hearing was called to order at 6:30 pm.

**1. INTRODUCTION**

**“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8488” (Magnolia House Holdings Ltd. / Hearth Architectural Inc., 362-368 East 3<sup>rd</sup> Street, CD-674)** would rezone the subject properties from Medium Density Residential (RM-1) Zone to a Comprehensive Development 674 (CD-674) Zone in order to permit a six storey market rental residential building with 40 rental units. A density of 2.6 times the lot area is proposed, of which 1.0 is a requested density bonus for the provision of secured market rental housing. Sixteen on-site parking spaces are proposed plus one off-site car share vehicle.

**“Housing Agreement Bylaw, 2016, No. 8490” (Magnolia House Holdings Ltd., 362-368 East 3<sup>rd</sup> Street, CD-674)** would secure 40 market rental residential units inclusive of 5 low-end market units for a minimum period of 5 years.

**2. STAFF PRESENTATION**

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

**3. Applicant Presentation**

Cameron Kwan, Hearth Architectural Inc., provided a PowerPoint presentation on the application and responded to questions of Council.

## **PUBLIC HEARING - Continued**

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

- Letter dated June 20, 2016, from John Bofe, 303-360 East 2<sup>nd</sup> Street, North Vancouver, expressing concern for the building height.
- Email dated June 17, 2016, from Katy Davitt, 358 East 3<sup>rd</sup> Street, North Vancouver, expressing concern for parking.
- Petition with 52 signatures, dated June 15, 2016, Scott Sorrell, 362 East 3<sup>rd</sup> Street, North Vancouver, expressing support for the proposal.
- Email dated April 21, 2016, from Lawrence Pinfield, 344 East 5<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing size, density, parking and increased shade.
- Email dated April 5, 2016, from Thea Baturin, 339 East 5<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing loss of view, investment, parking and density.
- Letter dated April 4, 2016, from Stephen Mills and Christine Rigby, 368 East 4<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing traffic congestion, parking, densification, and building footprint.
- Email dated March 7, 2016, from Tanya Oliva, 366 East 4<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing density, parking and traffic.

### **5. SPEAKERS**

- Lawrence Pinfield, 344 East 5<sup>th</sup> Street, North Vancouver, spoke in opposition to the proposal, citing density bonusing.
- Christine Rigby, 368 East 4<sup>th</sup> Street, North Vancouver, expressed concern for the proposal, citing loss of view and lack of family friendly development, lack of frequent bus service, traffic, density and school capacity.
- Stephen Mills, 368 East 4<sup>th</sup> Street, North Vancouver, expressed concern for the lack of parking and loss of view.
- Tanya Oliva, 366 East 4<sup>th</sup> Street, North Vancouver, spoke in opposition of the proposal, citing height, density, parking and lack of frequent bus service.
- Don Peters, Chair, Community Housing Action Committee, 678 West Queens Road, North Vancouver, spoke in support of the proposal, citing affordability.
- Kerry Morris, 784 East 15<sup>th</sup> Street, North Vancouver expressed concern for the affordability of the units.
- Max Donelan, 346 East 5<sup>th</sup> Street, North Vancouver, expressed concern for the proposal, citing parking and the lack of family friendly planning.
- Jim Stevenson, 429 East 29<sup>th</sup> Street, North Vancouver, expressed concern for parking.

*Continued...*

## **PUBLIC HEARING - Continued**

### **5. SPEAKERS - Continued**

- Jan Voss, President, Creative Transportation Solutions, addressed concerns raised with respect to parking, transit, and car share.
- Tanya Oliva, 366 East 4<sup>th</sup> Street, North Vancouver, spoke regarding notification range and parking.
- Lawrence Pinfield, 344 East 5<sup>th</sup> Street, North Vancouver, expressed concern for density bonusing.

### **6. ADJOURNMENT**

Moved by Councillor Clark, seconded by Councillor Keating

**THAT** the Public Hearing for “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8488” (Magnolia House Holdings Ltd. / Hearth Architectural Inc., 362-368 East 3rd Street, CD-674) and “Housing Agreement Bylaw, 2016, No. 8490” (Magnolia House Holdings Ltd., 362-368 East 3rd Street, CD-674), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned 8:00 pm.

### **CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

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Karla D. Graham, City Clerk