



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, SEPTEMBER 19, 2016.

PRESENT:

COUNCIL MEMBERS

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

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic Initiatives and Services
S. Antoniali, Section Manager, Real Estate
G. Penway, Director, Community Development
E. Adin, Deputy Director, Community Development
M. Epp, City Planner, Community Development
C. Wilkinson, Planner, Community Development
L. Orr, Manager, Business Services
B. Themens, Director, Finance
V. Wen, Manager, Internal Control and Performance
P. Navratil, Deputy City Engineer
A. Kurnicki, Streetscape Planner
T. Huckell, Committee Clerk

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

PUBLIC HEARING – 711 West 14th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8492” (Razgul Holdings Ltd. / Studio One Architecture Inc., 711 West 14th Street, CD-676) would rezone the subject property from Service Commercial (CS-1) Zone to Comprehensive Development 676 (CD-676) Zone to permit a four storey mixed use building with 44 residential strata units above commercial space at grade. The development density totals a Floor Space Ratio (FSR) of 2.0 times the lot area with a height of 15.1 metres (49.5 ft) plus a common roof deck. 63 off-street vehicle parking stalls and 66 secure bicycle parking spaces are proposed with access from the rear lane.

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Thomas Wolfe, Studio One Architects, and Aleem Ahamed, Razgul Holdings Ltd., provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email dated September 15, 2016, from F. Poratto, 401-733 West 14th Street, North Vancouver, expressing opposition for the proposal, citing density and traffic congestion.
- Letter dated September 19, 2016, from M. Mansfield, 721 West 14th Street, North Vancouver, expressing support for the proposal and concern regarding the underground parking ramp to underground parking.
- Email dated September 19, 2016, from B. Russell, The Gulf Pacific Group, 351 Bewicke Avenue, North Vancouver, expressing support for the proposal.

5. SPEAKERS

- Michael Kershaw, 728 West 14th Street, North Vancouver, expressed support of the application and suggested the creation of a diverse and walkable neighbourhood that benefits the entire community by incorporating commercial retail units such as a coffee shop, neighbourhood pub and smaller local stores.

6. ADJOURN

Moved by Councillor Buchanan, seconded by Councillor Clark

THAT the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8492” (Razgul Holdings Ltd. / Studio One Architecture Inc., 711 West 14th Street, CD-676), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned 7:33 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk