



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER,
CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON
MONDAY, SEPTEMBER 18, 2017.**

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. Ficocelli, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic Initiatives and Services
B. Themens, Director, Finance
E. Adin, Director, Community Services
M. Epp, Director, Planning
D. Pope, City Engineer
M. Jefferson, Director, Human Resources
D. Johnson, Development Planner
A. Dempster, Planning Technician 2
D. Watson, Transportation Planner

The Public Hearing was called to order at 6:37 pm.

PUBLIC HEARING – 705-717 West 15th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8572” (Kevin Hussey / Bewicke & 15th G.P. Ltd., 705-717 West 15th Street, CD-690) would rezone the subject properties from a Special Industrial (M-3) Zone to a Comprehensive Development 690 (CD-690) Zone to permit the development of a three to four storey mixed-use development, consisting of 52 residential apartment units and approximately 3,300 sq. ft. of ground level commercial space over underground parking with 83 parking spaces. The proposed density is 2.10 times the lot area with a maximum building height of 40.16 feet.

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Kevin Hussey, Development Manager, Pennyfathing Homes, provided a PowerPoint presentation on the application and responded to questions of Council.

Continued...

PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE

- Email dated September 18, 2017, from Sherwin Lining, 1426 Bewicke Avenue, North Vancouver, expressing concern for the proposal, citing parking.
- Letter dated September 15, 2017, from Matt Vondette, 1914 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email dated September 15, 2017, from Darin Barber, 239 Tamarack Road, North Vancouver, expressing support for the proposal, citing height and design.
- Email dated September 14, 2017, from Maurice Hulscher, 3675 Creery Avenue, West Vancouver, expressing support for the proposal, citing design, parking and mix of residential and commercial units.
- Email dated September 14, 2017, from Beau Henderson, 707 Donegal Place, North Vancouver, expressing support for the proposal, citing affordability.
- Email dated September 13, 2017, from Nick Bayley, 103-717 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing affordability.
- Email dated September 13, 2017, from Steve Jackson, 248 6th Street, North Vancouver, expressing support for the proposal, citing affordability and density.
- Email dated September 13, 2017, from Dan van Heerden, 405-123 East 1st Street, North Vancouver, expressing support for the proposal, citing affordability.
- Email dated September 12, 2017, from Mike Kershaw, 728 West 14th Street, North Vancouver, expressing support for the proposal, citing adherence to guidelines.
- Email dated September 8, 2017, from Chris Cullen, 711 West 15th Street, North Vancouver, expressing opposition to the proposal, citing density and process.
- Email dated November 10, 2016, from Robert Durrant, President / Chair Strata BCS 4220-Seven35, 201-735 West 15th Street, North Vancouver, expressing opposition to the proposal, citing height, density, construction impact, privacy, sun exposure and traffic.

5. SPEAKERS

- Robert Durrant, President / Chair Strata BCS 4220-Seven35, 201-735 West 15th Street, North Vancouver, expressed concern for the proposal, citing height, setback construction impact and traffic.

Continued...

PUBLIC HEARING – Continued

6. ADJOURN

Moved by Councillor Buchanan, seconded by Councillor Clark

THAT the Public Hearing “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8572” (Kevin Hussey / Bewicke & 15th G.P. Ltd., 705-717 West 15th Street, CD-690), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:58 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK