



**MINUTES OF THE PUBLIC HEARING FOR 151 EAST KEITH ROAD HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, APRIL 23, 2018.**

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**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  
T. Huckell, Committee Clerk  
B. Themens, Director, Finance  
E. Adin, Director, Community Services  
M. Epp, Director, Planning  
D. Pope, City Engineer  
M. Jefferson, Director, Human Resources  
N. Chand, Deputy Director, Finance  
L. Garber, Manager, Financial Planning  
C. Fernandes, Manager, Accounting and Reporting  
B. Johnson, Revenue Accountant  
L. Orr, Manager, Business Services  
J. Buitenhuis, Coordinator, Community Development  
S. Galloway, Manager, Planning  
B. Hurley, Planner 1  
D. Watson, Transportation Planner  
C. Jackson, Section Manager, Environmental Sustainability  
S. Smith, Planner 2  
D. Johnson, Development Planner  
K. Magnusson, Deputy Director, Engineering

The Public Hearing was called to order at 8:17 pm.

**PUBLIC HEARING – 151 East Keith Road**

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702) and “Housing Agreement Bylaw, 2018, No. 8622” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments) would rezone the subject property from a High Density Apartment Residential 1 (RH-1) Zone to a Comprehensive Development 702 (CD-702) Zone to permit the development of 3 infill residential buildings, consisting of 40 residential rental units, in addition to the existing tower. The infill buildings would add 0.91 FSR to the property with a maximum building height of 59.3 feet. The development would be built on top of the existing parkade structure that holds 82 vehicles.

## **PUBLIC HEARING – 151 East Keith Road – Continued**

### **2. STAFF PRESENTATION**

The Planner 2, provided a PowerPoint presentation on the application and responded to questions of Council.

### **3. APPLICANT PRESENTATION**

Glen Hirsh, Chief Operating Officer, Starlight Investments, and Matt Steyer, Planner, Urban Systems, provided a PowerPoint presentation on the application and responded to questions of Council.

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

- Emails dated April 20, 2018, April 8, 2018 and May 31, 2017, from Victoria Thompson, 701-123 East Keith Road, North Vancouver, expressing opposition to the proposal, citing traffic, construction noise, setbacks, size, neighborhood character, parking, density and quality of life.
- Letter dated March 15, 2018, from Dr. Paul Kershaw, Generation Squeeze, Pitt Meadows, expressing support for the proposal, citing affordability and rental housing.
- Letter dated March 19, 2018, from Greg Homes, Executive Director, Lower Lonsdale Business Improvement Area, 220-145 Chadwick Court, North Vancouver, expressing support for the proposal, citing location to amenities, density and parking.
- Email dated March 22, 2018, from Nicola Bolton, 252 West 2<sup>nd</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated March 23, 2018, from Megan Lawrence, 18-222 East 5<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated March 28, 2018, from Lacy Hawley, 315 East 1<sup>st</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated April 11, 2018, from John Kennedy, 1401-123 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks.
- Email dated April 12, 2018, from Barbara Kaye, 601-123 East Keith Road, North Vancouver, expressing opposition to the proposal, citing parking, construction disruption and impacts from the development that is currently underway.
- Email dated April 16, 2018 from Andrew Caygill, 252 West 2<sup>nd</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated April 17, 2018, from Erika Rathje, 140 East 20<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing, density and location to amenities.
- Email dated April 17, 2018, from Sandra Sinclair, 4125 St. Albans Avenue, North Vancouver, expressing support for the proposal, citing rental housing, density and location to amenities.
- Email dated April 17, 2018 from Fred Pascal, 104-123 East 6<sup>th</sup> Street, North Vancouver, expressing opposition to the proposal, citing density and parking.
- Email dated April 18, 2018 from Paige Ritchie, 333 East 1<sup>st</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing and affordability.

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## **PUBLIC HEARING – 151 East Keith Road – Continued**

### **4. SUMMARY OF CORRESPONDENCE – Continued**

- Email dated April 19, 2018, from Judith and Leslie Szabo, 140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks, parking and neighborhood character.
- Letter dated April 19, 2018, from Viire Daniels, 802-123 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks, parking, neighborhood character and density.
- Email dated April 18, 2018, from Leslie Grigg, Resident, City of North Vancouver, expressing support for the proposal, citing additional units for Hollyburn Family Services.
- Email dated April 18, 2018 from Shirley Schneider, 901-140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing density and setbacks.
- Email dated April 18, 2018, from Aubrey Schneider, 901-140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing non-conforming to the Official Community Plan guidelines and parking.
- Email dated April 19, 2018, from Iara Gilbertson, 203-141 East 6<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing the need for a break from the ongoing construction in the area.
- Email dated April 19, 2018, from Laura Odegaard, 1104 Grand Boulevard, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated April 19, 2018, from Don Peters, Community Housing Action Committee, 201-935 Marine Drive, North Vancouver, expressing support for the proposal, citing rental housing and affordability.
- Email dated April 19, 2018, from Malae Blakeley, 315-150 West 22<sup>nd</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing, economic development in the area and proximity to amenities.
- Letter dated April 19, 2018, from Brad Jones, 617 Mahon Avenue, North Vancouver, expressing support for the proposal, citing rental housing, affordability, below market housing and design.
- Email dated April 19, 2018, from Vince and Judy Lone, 1102-123 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks and parking.
- Email dated April 19, 2018, from Anne and Bill Herman, 123 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks, green space and density.
- Email dated April 20, 2018, from Keith Corson, 140 East Keith Road, North Vancouver, expressing concern for the proposal, citing zoning, the green necklace, incentives, parking and transportation.
- Email dated April 20, 2018, from A.C. Manning, 414-288 East 6<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing setbacks and height.
- Email dated April 20, 2018, from Shannon Bradner, 701 Victoria Park West, North Vancouver, expressing support for the proposal, citing rental housing and neighbourhood character.
- Email dated April 20, 2018, from Norrie Zaplatynsky, 452 East 4<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing and affordability.

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## **PUBLIC HEARING – 151 East Keith Road – Continued**

### **4. SUMMARY OF CORRESPONDENCE – Continued**

- Email dated April 21, 2018, from Peter and Fernande Husar, 501-123 East Keith Road, North Vancouver, expressing opposition to the proposal, citing parking and density.
- Email dated April 22, 2018, from Pat Montgomery, 1002-123 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks and density.
- Email dated April 22, 2018, from Marianne Fraser, 307 West 23<sup>rd</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated April 22, 2018, from Josh Henderson, 102-375 Lynn Avenue, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated April 22, 2018, from Eva Babis, 1503-114 West Keith Road, North Vancouver, expressing opposition to the proposal, citing loss of view.
- Letter dated April 20, 2018, from Colleen and Paul Siemens, 1104-140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks and parking.
- Email dated April 20, 2018, from Jan Forrest, 1102-140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing construction noise and density.
- Letter dated April 23, 2018, from Linda Heese, 140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks, parking and affordable housing.
- Email dated April 21, 2018, from Michael Grant, 140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setback and parking.
- Email dated April 21, 2018, from Robert Russell, 1004-140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing parking and setbacks.
- Email dated April 22, 2018, from Christina, Peter and Anastasia Haile, 140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks.
- Email dated April 22, 2018, from Terry Lehouillier, 902-123 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks and parking.
- Email dated April 22, 2018, from Betty Hunt, 802-140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing traffic, parking and rental housing.
- Email dated April 22, 2018, from Bill Heese, 1501-140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing density, setbacks, parking and rental housing.
- Email dated April 22, 2018, from Margaret Lee, 140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing building design, green space and setbacks.
- Email dated April 22, 2018, from Peter Ebner, 140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing density and setbacks.
- Email dated April 23, 2018, from Patricia Sharp, 502-140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks and parking.
- Email dated April 23, 2018, from Justin DeGenova, 903-111 East 13<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing.

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## **PUBLIC HEARING – 151 East Keith Road – Continued**

### **4. SUMMARY OF CORRESPONDENCE – Continued**

- Email dated April 23, 2018, from Gerald Fitzpatrick, 201-123 East Keith Road, North Vancouver, expressing concern for the proposal, citing setbacks, parking and tree preservation.
- Email dated April 23, 2018, from Tomas Alba, 905-151 East Keith Road, North Vancouver, expressing opposition to the proposal, citing construction noise and traffic.
- Email dated April 23, 2018, from Nira Lalji, 455 East 1<sup>st</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing, affordability and connectivity.
- Letter dated April 19, 2018, from Shirley Lee, 801-140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing setbacks and parking.
- Email dated April 23, 2018, from Christine Austin, Resident of East 2<sup>nd</sup> Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated April 23, 2018, from Kim Collett, 123 East Keith Road, North Vancouver, expressing concern for the proposal, citing openness around buildings.

### **5. SPEAKERS**

- Wayne Collett, 1501-123 East Keith Road, North Vancouver, expressed concern for the proposal, citing setbacks, alignment of buildings and green space.
- David Hutniak, Landlord BC, 1095 West Pender Street, Vancouver, expressed support for the proposal, citing rental housing, local economy, no displacement of existing tenants, transportation choices, bicycle spaces and walkability of the neighbourhood.
- Justin DeGenova, 903-111 East 13<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing rental housing, no displacement of existing tenants and responsible densification.
- John Kennedy, 1401-123 East Keith Road, North Vancouver, expressed opposition for the proposal, citing setbacks.
- Terry Lehouillier, 902-123 East Keith Road, North Vancouver, expressed opposition for the proposal, citing rental housing, affordability, parking and setbacks.
- Victoria Thompson, 701-123 East Keith Road, North Vancouver, expressed opposition for the proposal, citing setbacks, tree removal, sound barrier and parking.
- Gerry Fitzpatrick, 201-123 East Keith Road, North Vancouver, expressed concern for the proposal, citing setbacks, parking, reduction of units and tree preservation.
- David Fawley, 1726 Rufus Drive, North Vancouver, expressed support for the proposal, citing rental housing, density, location, building design and sustainability.
- Ginette Holland, 205-222 West 4<sup>th</sup> Street, North Vancouver, on behalf of Generation Squeeze, expressed support for the proposal, citing “homes first and investments second”, secure and affordable rental housing.
- Margaux Blakeley, 804 Browning Place, North Vancouver, expressed support for the proposal, citing purpose built rental housing, affordability and accessibility.

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## **PUBLIC HEARING – 151 East Keith Road – Continued**

### **5. SPEAKERS – Continued**

- Catherine Hegan, 206-210 West 13<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing affordable rental units for seniors.
- Don Peters, on behalf of Community Housing Action Committee, 678 West Queens Road, North Vancouver, expressed support for the proposal, citing affordability, rental housing, location, no displacement of existing tenants, amenities and rental units for seniors.
- Emily DeGenova, 155 West 2<sup>nd</sup> Street, North Vancouver, expressed support for the proposal, citing market rental housing, no displacement of existing tenants and rental units for seniors.
- Linda Heese, 1501-140 East Keith Road, North Vancouver, expressed opposition for the proposal, citing setbacks, high density, rental housing and parking.
- Barry Fenton, 2733 Byron Road, North Vancouver, expressed support for the proposal, citing market rental housing, diversity of units, no displacement of existing tenants and rental units for seniors.
- Mike Bull, 901-151 East Keith Road, North Vancouver, expressed support for the proposal, citing secure rental housing.
- Stephen Price, 866 Anderson Crescent, West Vancouver, expressed support for the proposal, citing secure rental housing.
- Alan Daniels, 802-123 East Keith Road, North Vancouver, expressed opposition for the proposal, citing land diminishment around Victoria Park and the North Shore cenotaph.
- Bill Curtis, 1551 Jones Avenue, North Vancouver, on behalf of the Lower Lonsdale Business Improvement Association, expressed support for the proposal, citing market rental housing.

### **6. ADJOURN**

Moved by Councillor Keating, seconded by Councillor Clark

**THAT** the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702) and “Housing Agreement Bylaw, 2018, No. 8622” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 9:45 pm.

### **CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

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CITY CLERK