



**MINUTES OF THE PUBLIC HEARING FOR 127-129 EAST 12TH STREET
HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET,
NORTH VANCOUVER, BC, ON **MONDAY, JUNE 25, 2018.****

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. Pearce, Director, Strategic Initiatives and Services
B. Themens, Director, Finance
M. Epp, Director, Planning
D. Pope, City Engineer
M. Jefferson, Director, Human Resources
H. Reinhold, Deputy Director, Strategic Initiatives and Services
S. Galloway, Manager, Planning
D. Johnson, Development Planner
E. Macdonald, Planning Technician 1
H. Evans, Community Planner
W. Tse, Housing Planner
L. Orr, Manager, Business Services
B. Willock, Manager, Engineering Planning and Design
N. Chand, Deputy Director, Finance
L. Garber, Manager, Financial Planning
V. Wen, Manager, Internal Control and Performance
C. Fernandes, Manager, Accounting and Reporting
L. Vargas, Traffic Engineer
F. Dercole, Director, North Shore Emergency Management
M. Holm, Manager, Development Services

The Public Hearing was called to order at 7:54 pm.

PUBLIC HEARING – 127-129 East 12th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8651” (1106251 B.C. Ltd. / Birmingham and Wood Architects and Planners, 127-129 East 12th Street, CD-709) and “Housing Agreement Bylaw, 2018, No. 8652” (1106251 B.C. Ltd. / Birmingham and Wood Architects and Planners, 127-129 East 12th Street, CD-709, Rental Housing Commitments) would rezone the subject property from a Medium Density Residential 1 (RM-1) Zone to a Comprehensive Development 709 (CD-709) Zone to permit a 6-storey, multi-family residential building, consisting of 64 rental units with 60 parking spaces and 115 secured bicycle spaces to be accessed off the back lane. The proposed density is 2.60 times the lot area.

PUBLIC HEARING – 127-129 East 12th Street – Continued

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Richard Whittstock, Domus Homes, and Sandra Moore, Architect, Birmingham and Wood, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email dated June 8, 2018, from Ryan Vaderham, 250 East 2nd Street, North Vancouver expressing support for the proposal, citing location, rental units, affordability and car share stalls.
- Letter dated June 8, 2018 and email dated June 11, 2018, from Don Peters, Community Housing Action Committee, 201-935 Marine Drive, North Vancouver, expressing support for the proposal, citing design, location, tenant relocation plan and affordability.
- Letter dated June 8, 2018, from David Venance, 459 St. Andrews Avenue, North Vancouver, expressing support for the proposal, citing rental housing and affordability.
- Letter dated June 8, 2018, from David Hutniak, Landlord BC, 1210-1095 West Pender Street, Vancouver, expressing support for the proposal, citing rental units, housing options, tenant relocation plan and below market units.
- Email dated June 12, 2018, from Doug Wark, 255 West 1st Street, North Vancouver, expressing support for the proposal, citing rental housing and location.
- Letter dated June 17, 2018, from Jack Allpress, 2965 St. Kilda Avenue, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated June 18, 2018, from Sean Davis, 227 East 20th Street, North Vancouver, expressing support for the proposal, citing rental housing, affordability, location and design.
- Email dated June 19, 2018, from Tom Hudson, West 2nd Avenue, Vancouver, expressing support for the proposal, citing location and rental housing.
- Email dated, June 21, 2018, from Kevin Banno, 1399 Homer Street, Vancouver, expressing support for the proposal, citing location, density, rental units and builder reputation.
- Email dated June 22, 2018, from Shahin Nabi, 307-1200 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing location and affordability.
- Email dated June 22, 2018, from Mona Khandan, 112-East 13th Street, North Vancouver, expressing support for the proposal, citing rental units, safety, below market rentals and amenities.
- Letter dated June 22, 2018, from Christine Macabuag, 2838 West 13th Street, Vancouver, expressing support for the proposal, citing relation assistance.

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PUBLIC HEARING – 127-129 East 12th Street – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email dated June 22, 2018 and letter dated September 7, 2017 with a petition of 27 signatures, from Kathryn LeDrew, 145 East 12th Street, North Vancouver, expressing opposition to the proposal, citing size, privacy, light, loss of property value, traffic parking, congestion and density.
- Letter dated June 25, 2018, from Christine Cox, 209-2141 East Hastings, Vancouver, expressing support for the proposal, citing rental housing, location and larger units.
- Letter dated June 25, 2018, from Jules Burt, 106-145 East 12th Street, North Vancouver, expressing opposition to the proposal, citing density, height, rooftop decks, shadowing, setbacks and scale of the project.
- Letter dated June 22, 2018, from Sylvain Cellaire, 200-470 Granville Street, Vancouver, expressing support for the proposal, citing inclusion of Modo car share program, location, livability and sustainability.
- Email dated June 25, 2018, from Carol Robinson, 300-92 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing rental housing, below market units and location.
- Email dated June 25, 2018, from Kris Droho, 204-145 East 12th Street, North Vancouver, expressing concern for the proposal, citing traffic, parking, traffic in the alley, condition of the current building, shadowing and removal of the trees.

5. SPEAKERS

- Justin DeGenova, 903-111 East 13th Street, North Vancouver, expressed support for the proposal, citing mixed-use units, interactive courtyard, family-sized rentals and tenant relocation plan.
- Layla Vera, 516-255 West 1st Street, North Vancouver, expressed support for the proposal, citing rental housing and interactive courtyard.
- Ryan Vanderham, 250 East 2nd Street, North Vancouver, expressed support for the proposal, citing rental housing, central location, bike spaces and affordable units.
- Shirley Kepper, 212-170 West 1st Street, North Vancouver, expressed support for the proposal, citing new market rental housing and vitality of the area.
- David Hutniak, Landlord BC, expressed support for the proposal, citing purpose built rental housing and well managed tenant relocation plan.
- Caitlin Sharman, 520-119 West 22nd Street, North Vancouver, expressed support for the proposal, citing purpose built rental housing and proximity to transit.
- Ryan Clark, 520-119 West 22nd Street, North Vancouver, expressed support for the proposal, citing rental housing, vacancy rates and interactive courtyard.
- Golden Ma, 1250 Lonsdale Avenue, North Vancouver, expressed support for the proposal, citing rental housing and location within the community.
- Christine Macabuag, 2838 West 13th Avenue, Vancouver, expressed support for the proposal, citing the level of care taken with the tenant relocation process.
- Sylvain Cellaine, Modo, 470 Granville Street, Vancouver, expressed support for the proposal, citing support for car sharing in North Vancouver.

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PUBLIC HEARING – 127-129 East 12th Street – Continued

5. SPEAKERS – Continued

- Kris Droho, 204-145 East 12th Street, North Vancouver, expressed concern for the proposal, citing size, setbacks, parking, landscaping, rental housing and shadowing.
- Emily DeGenova, 155 West 2nd Street, North Vancouver, expressed support for the proposal, citing rental housing.
- Carol Robinson, 1034 Cloverley Street, North Vancouver, expressed support for the proposal, citing rental housing, urban features, access to community resources, proximity to transit and interactive space.
- Barry Fenton, 2733 Byron Road, North Vancouver, expressed support for the proposal, citing rental housing, tenant relocation, walkable neighbourhood, setbacks, social courtyard and car-share onsite.
- Raymond Dennis, 126 East 12th Street, North Vancouver, expressed opposition to the proposal, citing preservation of buildings, rental crisis and high density in the neighbourhood.
- John Harris, 152 East 12th Street, North Vancouver, expressed opposition to the proposal, citing shadowing, parking, height, size, need for affordable housing, impact on the community and tenant displacement.
- Travis Grub, 303-152 East 12th Street, North Vancouver, expressed opposition to the proposal, citing size of the building and loss of view.
- Kathryn LeDrew, expressed opposition to the proposal, citing density, traffic, parking, neighbouring towers, infrastructure and amenities.

6. ADJOURN

Moved by Councillor Clark, seconded by Councillor Keating

THAT the Public Hearing, regarding ““Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8651” (1106251 B.C. Ltd. / Birmingham and Wood Architects and Planners, 127-129 East 12th Street, CD-709) and “Housing Agreement Bylaw, 2018, No. 8652” (1106251 B.C. Ltd. / Birmingham and Wood Architects and Planners, 127-129 East 12th Street, CD-709, Rental Housing Commitments)”, adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:16 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK