



**MINUTES OF THE PUBLIC HEARING FOR 730 WESTMORELAND
CRESCENT HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH
STREET, NORTH VANCOUVER, BC, ON **MONDAY, OCTOBER 28, 2019****

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor A. Girard
Councillor T. Valente

ABSENT

Councillor D. Bell
Councillor T. Hu
Councillor J. McIlroy

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, City Clerk
C. Baird, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic and Corporate Services
H. Reinhold, Deputy Director, Strategic and Corporate Services
S. Antoniali, Section Manager, Real Estate
B. Themens, Director, Finance
L. Garber, Deputy Director, Finance
K. Magnusson, Deputy Director, Engineering, Parks and
Environment
M. Epp, Director, Planning and Development
S. Galloway, Manager, Planning
D. Johnson, Development Planner
M. Friesen, Planner 2
E. Macdonald, Planner 1
C. French, Planning Assistant

The Public Hearing was called to order at 6:10 pm.

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8716” (Westmoreland Holdings Ltd. / Bill Curtis & Associates Design Ltd., 730 Westmoreland Crescent) would rezone the subject property from RS-1 (One-Unit Residential 1) to RS-2 (One-Unit Residential 2) to allow for a subdivision to create 2 lots with a front width of 9.97 metres (32.7 feet). A total of 4 surface parking spaces are proposed, 2 with access from the rear lane for the west lot and 2 with access from Alden Lane for the east lot.

2. STAFF PRESENTATION

The Planner 1 provided a PowerPoint presentation on the application and the Planner 1, Manager of Planning and Director, Planning and Development, responded to questions of Council.

3. APPLICANT PRESENTATION

Bill Curtis, Bill Curtis & Design Associates Ltd., and Kiff Mowat, Westmoreland Holdings Ltd., provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email received October 21, 2019 from Rick and Sally White, 734 Westmoreland Crescent, North Vancouver, expressing opposition for the proposal, citing density, visibility, parking, loss of habitat and property value.
- Email received October 22, 2019 from Michelle Meredith, 747 Westmoreland Crescent, North Vancouver, expressing concern for the proposal, citing additional vehicles, parking, accessibility, traffic and neighbourhood safety and the environment.
- Email received October 22, 2019 from Marnie Giblin, 706 Westmoreland Crescent, North Vancouver, expressing concern for the proposal, citing parking, neighbourhood safety and development.
- Letter received October 22, 2019 from Kostas and Kamila Panagiotopoulos, 735 Westmoreland Crescent, North Vancouver, expressing concern for the proposal, citing parking, development and density.
- Email received October 23, 2019 from Sandra Davidge, 721 Westmoreland Crescent, North Vancouver, expressing opposition for the proposal, citing parking, safety, transportation and development.
- Email received October 23, 2019 from Helen Hughes, 714 Westmoreland Crescent, North Vancouver, expressing opposition for the proposal, citing subdivision, neighbourhood character and parking.
- Letter dated October 23, 2019 from Deland Jessop, 706 Westmoreland Crescent, North Vancouver, expressing concern for the proposal, citing development, lot subdivision, tree removal, transportation, lack of nearby stores, density, parking, street safety and affordable housing.
- Letter dated October 23, 2019 from Allison Crane-Codrington, 717 Westmoreland Crescent, North Vancouver, expressing opposition for the proposal, citing parking, safety and density.
- Email received October 24, 2019 from Gabriel Hinojosa, 723 Westmoreland Crescent, North Vancouver, expressing concern for the proposal, citing safety and traffic.
- Letter dated October 24, 2019 from David Rea, 2255 Alden Lane, North Vancouver, expressing opposition for the proposal, citing neighbourhood character, density and safety.
- Letter dated October 21, 2019 from Faye McMyn, 2233 Alden Lane, North Vancouver, expressing concern for the proposal, citing parking, street safety and narrow road.
- Email received October 25, 2019 from Beatrix Hahn Grant, 720 Westmoreland Crescent, North Vancouver, expressing support for the proposal, citing design.
- Letter dated October 24, 2019 from Jessica and Michael Richardson, 2255 Alden Lane, North Vancouver, expressing concern for the proposal, citing neighbourhood character, road width, parking and transit.
- Email received October 27, 2019 from Kuen and Sora Cheung, 739 Westmoreland Crescent, North Vancouver, expressing opposition for the proposal, citing road use, safety, traffic and parking.
- Email received October 28, 2019 from Ling Huang, 744 Westmoreland Crescent, North Vancouver, expressing concern for the proposal, citing development, parking, traffic and road use.

PUBLIC HEARING – 730 Westmoreland Crescent – Continued

5. SPEAKERS

- Deland Jessup, 706 Westmoreland Crescent, North Vancouver expressed opposition for the proposal, citing density, safety, parking, community play and confined space.
- Kostas Panagiotopoulos, 735 Westmoreland Crescent, North Vancouver, expressed opposition for the proposal, citing density and space restriction.
- Sandra Davidge, 721 Westmoreland Crescent, North Vancouver, expressed opposition for the proposal, citing parking, transportation and narrow lanes.
- Michelle Meredith, 747 Westmoreland Crescent, North Vancouver, expressed opposition for the proposal, citing parking, traffic, varied lot sizes,
- Allison Crane-Codrington, 717 Westmoreland Crescent, North Vancouver, expressed opposition for the proposal, citing parking, safety and density.
- Gabriel Hinojosa, 723 Westmoreland Crescent, North Vancouver, expressed opposition for the proposal, citing street use, sustainable community for children and traffic.
- Beatrix Hahn Grant, 720 Westmoreland Crescent, North Vancouver, expressed support for the proposal, citing development, subdivision design and densification.
- Bowen Cheung, 739 Westmoreland Crescent, North Vancouver, expressed opposition for the proposal, citing street use and neighbourhood traditions.
- Stephen Codrington, 717 Westmoreland Crescent, North Vancouver, expressed opposition for the proposal, citing visitability and vehicle access.
- Pasquale Pucci, 750 Westmoreland Crescent, North Vancouver, expressed support for the proposal, citing enjoyment of neighbourhood.
- Lynn Wong, 744 Westmoreland Crescent, North Vancouver, expressed opposition for the proposal, citing traffic, sustainable community for children, parking, construction, vehicle accessibility.
- Sora Cheung, 739 Westmoreland Crescent, North Vancouver, expressed opposition for the proposal, citing parking, density and community use.

Moved by Councillor Girard, seconded by Councillor Valente

THAT Allison Crane-Codrington come forward to respond to a question of Council.

CARRIED UNANIMOUSLY

6. ADJOURN

Moved by Councillor Girard, seconded by Councillor Valente

THAT the Public Hearing, regarding “Westmoreland Holdings Ltd. / Bill Curtis & Associates Design Ltd., 730 Westmoreland Crescent”, adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:36 pm.

“Certified Correct by the City Clerk”

CITY CLERK