



**MINUTES OF THE PUBLIC HEARING FOR 145-153 EAST 4TH STREET,
HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET,
NORTH VANCOUVER, BC, ON **MONDAY, FEBRUARY 22, 2021****

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor T. Hu
Councillor J. McIlroy
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
B. Themens, Director, Finance
L. Garber, Deputy Director, Finance
D. Van Heerden, Manager, Financial Planning
J. Svancara, Budget Analyst
B. Pearce, Director, Strategic and Corporate Services
H. Reinhold, Deputy Director, Strategic and Corporate Services
G. Munro, Manager, Information Technology
B. Lightfoot, Manager, Real Estate
M. Epp, Director, Planning and Development
Y. Zeng, Manager, Community Planning
R. de St. Croix, Manager, Long Range and Community
Planning
T. Ryce, Chief Building Official
D. Johnson, Development Planner
K. Magnusson, Deputy Director, Engineering, Parks and
Environment
M. Hunter, Manager, Parks and Environment
R. Skene, Director, Community and Partner Engagement
L. Orr, Deputy Director, Community and Partner Engagement
L. Herman, Community Development Coordinator
G. Schalk, Fire Chief
S. Fraser, Manager, Police Support Services
H. Turner, Director, North Vancouver Recreation and Culture
G. Houg, Manager, Maintenance and Engineering Services,
North Vancouver Recreation and Culture
L. Phillips, Public Art Officer, North Vancouver Recreation and
Culture
D. Hutchison Koep, Chief Librarian

The Public Hearing was called to order at 5:42 pm.

PUBLIC HEARING – 145-153 East 4th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732) would rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 732 (CD-732) Zone to permit the development of a 6-storey market rental building that consists of 69 rental units over 5 storeys and a rooftop amenity space on the 6th floor, all over 1 level of underground parking for 47 parking stalls and 5 surface stalls off the lane. The proposed density is 2.6 times the lot area.

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Rhys Leitch, Principal, Integra Architecture Inc., provided a PowerPoint presentation on the application and he, Barry Savage, Principal, Three Shores Development, and Kellie Lawson, Tenant Relocation Consultant, LPA Development & Marketing, responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email received February 4, 2021 from Heidi O’Hara, formerly of 100-153 East 4th Street, North Vancouver, expressing support for the proposal, citing a positive experience with tenant relocation support.
- Email received February 12, 2021 from Meltem Bahcheli, resident, North Vancouver, expressing opposition for the proposal, citing the application, building height and parking.
- Email received February 14, 2021 from Janet Buxton, 1441 St. Georges Avenue, North Vancouver, on behalf of Kellie Lawson, expressing support for the proposal, citing a positive experience with tenant relocation support.
- Email received February 17, 2021 from Amy Cross, 135 East 17th Street, North Vancouver, expressing support for the proposal, citing affordable housing, nearby amenities, transit and development.
- Email received February 17, 2021 from John Polglase, 1254 Heywood Street, North Vancouver, expressing support for the proposal, citing development, affordable housing and proximity to work.
- Email received February 19, 2021, from Susan Stoddart, 304-140 East 4th Street, North Vancouver, expressing opposition for the proposal, citing building height.
- Email received February 22, 2021 from Veronica Dolenc, 509 East 7th Street, North Vancouver, expressing opposition for the proposal, citing density, reduced green space, parking and construction.
- Email received February 22, 2021 from Tsuyoshi Mikamo, D-146 East 3rd Street, North Vancouver, expressing opposition for the proposal, citing landscape plan, garbage collection and construction.

PUBLIC HEARING – 145-153 East 4th Street – Continued

- Email received February 22, 2021 from Michelle McAuley, 302-175 East 4th Street, North Vancouver, expressing concern for the proposal, citing building height, small unit sizes and construction.
- Email February 22, 2021 received from Bernadine and Hannu Eskelin, 406 East 5th Street, North Vancouver, expressing opposition for the proposal, citing building height, parking and density.
- Emails received February 22, 2021 from Susan Gelinias, 217-170 East 4th Street, North Vancouver, expressing concern for the proposal, citing building height, parking and noise from amenity space.
- Email received February 22, 2021 from Brian Wawzonek, 522 East 6th Street, North Vancouver, expressing concern for the proposal, citing small unit sizes.
- Email received February 22, 2021 from Susan Alcock, 238 East 4th Street, North Vancouver, expressing opposition for the proposal, citing construction, lack of infrastructure, development and traffic.
- Email received February 22, 2021 from Colin Blues, 316-175 East 4th Street, North Vancouver, expressing opposition for the proposal, citing parking, construction and property values.
- Email received February 22, 2021 from Brent Carlson, 436 East 5th Street, North Vancouver, expressing support for the proposal, citing development, rental housing and location.
- Email received February 22, 2021 from Meltem Bahcheli, 158 East 4th Street, North Vancouver, expressing opposition for the proposal, citing building height, construction and impact on his business.
- Email received February 22, 2021 from Aleem Ahamed, 4033 Lions Avenue, North Vancouver, expressing support for the proposal, citing design and rental housing.
- Email received February 22, 2021 from Robert Blaney, 4-342 East Esplanade, North Vancouver, expressing support for the proposal, citing affordable rental housing.
- Email received February 22, 2021 from Mo Afshin and Eva Busova, 170 East 4th Street, North Vancouver, expressing opposition for the proposal, citing parking, traffic, construction and building height.
- Email received February 22, 2021 from Laurie Parkinson, 634 East 4th Street, North Vancouver, expressing concern for the proposal, citing climate reduction options.
- Email received February 22, 2021 from Max Carroll, resident, North Vancouver, expressing support for the proposal, citing development.
- Email received February 22, 2021 from Danielle Mervin, 362 West 15th Street, North Vancouver, expressing support for the proposal, citing density, rental housing, location and design.
- Email received February 22, 2021 from Dan Sochan, 407-680 Seylynn Crescent, North Vancouver, expressing support for the proposal, citing rental housing.
- Email received February 22, 2021 from Chris Wilkinson, 847 East 15th Street, North Vancouver, expressing support for the proposal, citing rental housing and development.
- Email received February 22, 2021 from Jamie da Silva, 5454 Cortez Crescent, North Vancouver, expressing support for the proposal, citing development, rental housing and design.
- Email received February 22, 2021 from Marc and Kelly Bourne, East 4th Street, North Vancouver, expressing opposition for the proposal, citing traffic, parking, density and notice requirements.

5. SPEAKERS

- Zachary Vanier, 102-1631 Comox Street, Vancouver, expressed support for the proposal, citing rental housing and affordable housing.
- Riaan de Beer, 54-528 East 2nd Street, North Vancouver, expressed support for the proposal, citing densification, development and design.
- Eva Busova, 170 East 4th Street, North Vancouver, expressed opposition for the proposal, citing parking, density, traffic and building height.

Mayor Buchan declared a recess from 6:12 pm to 6:17 pm.

- Chris Wilkinson, 847 East 15th Street, North Vancouver, expressed support for the proposal, citing development, building design and parking.
- Connie Blundy, 510 Chesterfield, North Vancouver, expressed support for the proposal, citing development and parking.
- Kelly Bourne, East 4th Street, North Vancouver, expressed opposition for the proposal, citing density, parking and tenant relocation.

6. ADJOURN

Moved by Councillor Valente, seconded by Councillor Girard

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732), be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:30 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER