



MINUTES OF THE PUBLIC HEARING FOR 2762 LONSDALE AVENUE HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 18, 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
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
H. Reinhold, Deputy Director, Strategic and Corporate Services
L. Sawrenko, Director, Finance
L. Garber, Deputy Director, Finance
M. Epp, Director, Planning and Development
A. Devlin, Acting Deputy Director, Planning and Development
Y. Zeng, Manager, Development Planning
R. de St. Croix, Manager, Long Range and Community Planning
D. Johnson, Development Planner
E. Macdonald, Planner
C. Alexander, Planner
M. Wray, Planner
K. Montgomerie, Planner
B. van der Heijden, Planner
A. Dempster, Planning Technician
K. Magnusson, Deputy Director, Engineering, Parks and Environment
R. Skene, Director, Community and Partner Engagement
L. Orr, Deputy Director, Community and Partner Engagement
H. Turner, Director, North Vancouver Recreation and Culture

The Public Hearing was called to order at 7:29 pm.

PUBLIC HEARING – 2762 Lonsdale Avenue

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) and “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments) would rezone the subject property from a Residential Medium Density (RM-1) Zone to a Comprehensive Development 740 (CD-740) Zone to permit a 6-storey rental apartment building with 60 units, underground parking and rooftop and ground-floor amenity spaces.

PUBLIC HEARING – 2762 Lonsdale Avenue – Continued

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Rocky Sethi, Chief Operating Officer, Adera Development, and Rhys Leitch, Principal, Integra Architecture, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email received October 15, 2021 from Taryn Walsh, 2751 Eastern Avenue, North Vancouver, expressing concern for the proposal, citing density, parking and lack of public transportation.
- Email received October 18, 2021 from Claire Heath, 204-2710 Lonsdale Avenue, North Vancouver, expressing opposition for the proposal, citing building height, parking and traffic access through the lane.
- Email received October 18, 2021 from Jane Spitz, 315-163 West 5th Street, North Vancouver, expressing support for the proposal, citing rental housing, location and proximity to public transportation.
- Email received October 18, 2021 from Brooke Briscoe, 123-119 West 22nd Street, North Vancouver, expressing support for the proposal, citing rental housing, building design and community.
- Email received October 18, 2021 from Craig Keating, 172 East 25th Street, North Vancouver, expressing support for the proposal, citing proximity to public transportation, building design, rental housing and development.
- Email received October 18, 2021 from Shayan Zohrarbi, 10 East 26th Street, North Vancouver, expressing support for the proposal, citing rental housing, proximity to public transportation and compliance with the OCP.
- Email received October 18, 2021 from Pat Taylor, 124 East 25th Street, North Vancouver, expressing support for the proposal, citing rental housing, proximity to public transportation and compliance with the OCP.
- Email received October 18, 2021 from Marie Young, 142 East 25th Street, North Vancouver, expressing support for the proposal, citing rental housing, proximity to public transportation and compliance with the OCP.
- Email received October 18, 2021 from Morie Firenze, 213 East 29th Street, North Vancouver, expressing support for the proposal, citing rental housing, proximity to public transportation and compliance with the OCP.
- Email received October 18, 2021 from Luc Harvey, 220 East 26th Street, North Vancouver, expressing support for the proposal, citing rental housing, proximity to public transportation and compliance with the OCP.
- Email received October 18, 2021 from Graham Fraser, 228 East 27th Street, North Vancouver, expressing support for the proposal, citing rental housing, proximity to public transportation and compliance with the OCP.

PUBLIC HEARING – 2762 Lonsdale Avenue – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received October 18, 2021 from D. Lovell, 239 East 26th Street, North Vancouver, expressing support for the proposal, citing rental housing, proximity to public transportation and compliance with the OCP.
- Email received October 18, 2021 from Kristine All, 249 East 29th Street, North Vancouver, expressing support for the proposal, citing rental housing, proximity to public transportation and compliance with the OCP.
- Email received October 18, 2021 from Javed Mufti, 259 East 26th Street, North Vancouver, expressing support for the proposal, citing rental housing, proximity to public transportation and compliance with the OCP.
- Email received October 18, 2021 from Jack Ying, 2724 Eastern Avenue, North Vancouver, expressing support for the proposal, citing rental housing, proximity to public transportation and compliance with the OCP.
- Email received October 18, 2021 from Robyn Gray, Queens Cross Pub, 2989 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing benefit to small local businesses.
- Email received October 18, 2021 from Queensdale Clean, 3016 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing benefit to small local businesses.
- Email received October 18, 2021 from Farley Harris, Queensdale Market, 3030 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing benefit to small local businesses.
- Email received October 18, 2021 from Julie Falk, 1-253 West 5th Street, North Vancouver, expressing support for the proposal, citing the OCP, rental housing and location.

5. SPEAKERS

- Ryan Vanderham, 402 East 7th Street, North Vancouver, expressed support for the proposal, citing development, rental housing and building design with mass timber.
- Gabrielle Loren, 1004-175 Victory Ship Way, North Vancouver, expressed support for the proposal, citing affordable rental housing with larger units and outdoor amenity spaces.
- Gabriel Ghezzi, 2805 Eastern Avenue, North Vancouver, expressed concern for the proposal, citing the sloping cliff at the northeast corner of the building and ratio of parking stalls to number of units.
- Joshua Lewis, 170 West 5th Street, North Vancouver, expressed support for the proposal, citing rental housing, proximity to amenities and secured bike storage.
- Robert Overgaard, 2767 Eastern Avenue, North Vancouver, expressed concern for the proposal, citing development, building height and the rent-to-own option.
- Victoria Steele, 571 Tempe Crescent, North Vancouver, expressed support for the proposal, citing development, location, access to public transportation and meeting community demands.
- Vanesa Fagyas, 2805 Eastern Avenue, North Vancouver, expressed concern for the proposal, citing density and building height.

Mayor Buchanan declared a recess from 8:24 pm to 8:29 pm to allow an opportunity for additional speakers to phone in and provide comments.

PUBLIC HEARING – 2762 Lonsdale Avenue – Continued

6. ADJOURN

Moved by Councillor Back, seconded by Councillor Girard

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) and “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:00 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER