MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON JANUARY 20, 2014.

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor R. Clark
Councillor G. Heywood
Councillor C. Keating

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
P. Lurbiecki, Assistant City Clerk
B. Pearce, Director, Special Projects
I. Gordon, Director of Finance
S. Karamanian, Deputy Director, Finance
L. Orr, Manager, Lands and Business Services
P. Navratil, Deputy City Engineer
G. Penway, Director, Community Development
B. Themens, Director, Lonsdale Energy Corp.
S. Ney, Director, Human Resources
M. Epp, Planner II, Community Development
C. Wilkinson, Planner I
E. Adin, Deputy Director, Community Development
N. LaMontagne, Community and Long Range Planning
K. Wong, Planning Technician I, Community Development
J. Buitenhus, Community Development Worker
S. Wilks, Timekeeper

The Public Hearing was called to order at 7:13 pm.

1. INTRODUCTION OF BYLAW

ZONING BYLAW, 1995, NO. 6700, AMENDMENT BYLAW, 2013, NO. 8315
(STABURN LOWER LONSDALE WEST GP LTD. / ROSITCH HEMPHILL ARCHITECTS, 101-149 LONSDALE AVENUE, CD-647)

STABURN LOWER LONSDALE WEST GP LTD. / ROSITCH HEMPHILL ARCHITECTS has applied to rezone 101-149 Lonsdale Avenue, legally described as E of Lots 16 to 19, Block 156, DL 274, Plan 951, D of Lots 16 to 19, Block 156, DL 274, Plan 951, Lot 15, Block 156, DL 274, Plan 879, Lot 14, Block 156, DL 274, Plan 879, Lot 13, Block 156, DL 274, Plan 879, B of Lots 10 to 12, Block 156, DL 274, Plan 7017 A of Lots 10 to 12, Block 156, DL 274, Plan 7017. The amendment to “Zoning Bylaw, 1995, No. 6700” will have the effect of reclassifying the said property

FROM: LL-2 (Lower Lonsdale Mixed Use 2) Zone
TO: CD-647 (Comprehensive Development 647) Zone

Continued…
PUBLIC HEARING - Continued


to permit construction of a six-storey mixed-use development with 64 stratified residential units, 5 non-market rental units, office space, and commercial retail units on the ground level. The application will also result in the protection of the existing heritage building at 101 Lonsdale Avenue. A pedestrian mews is incorporated in the design to connect Lonsdale Avenue to the rear east-west lane. Access to the underground parking is proposed from the north-south lane.

2. STAFF PRESENTATION

Staff provided a presentation on the application and responded to questions from the gallery and Council members.

3. APPLICANT PRESENTATION

The applicant and developer provided a presentation regarding the application and responded to questions from the gallery and Council members.

4. SUMMARY OF CORRESPONDENCE

The following correspondence was received with respect to the application:

- Email from Alex Jamieson, 419 East 11th Street, North Vancouver, dated January 6, 2014, concerning the provision of benches, trees and public spaces.
- Email from Robert and Andrea Thompson, 1801-151 West 2nd Street, North Vancouver, dated January 8, 2014, in support of the application and the inclusive communication by the developer.
- Email from Jennifer Kent, Moodyville’s Café, 101 Lonsdale Avenue, North Vancouver, dated January 20, 2014, regarding lease renewal options.
- Email from Pam Seale, 501-125 West 2nd Street, North Vancouver, dated January 20, 2014, citing concerns with respect to privacy, noise, rooftop patios and parking.
- Email from Karen McLeod, 125 West 2nd Street, North Vancouver, dated January 20, 2014, in opposition of the application, citing height and traffic concerns.
- Email from Janis Rousseau, 402-118 East 2nd Street, North Vancouver, January 20, 2014, spoke in opposition, citing concerns with respect to height and density.

Continued…
PUBLIC HEARING - Continued


5. SPEAKERS

In Support:

- Ken Fraser, 310-2006 West 10th Street, North Vancouver, Vancouver Resource Society, spoke in support of the application, citing the positive impact to residents with disabilities with the inclusion of 5 accessible units.
- Dustin Paul, 204-3575 Euclid Avenue, Vancouver, Vancouver Resource Society, spoke in support of the application and sustaining inclusive communities by offering housing for residents with disabilities.
- Alison Norman, 680 West Hyde Place, North Vancouver, Vancouver Resource Society, spoke in support of accessible housing being offered by providing disabled adults with the opportunity to live independently.

Opposition:

- Chad Sievewright, 151 West 2nd Street, North Vancouver, spoke in opposition due to increased density and traffic volume.

Concern:

- Kerry Morris, 784 East 15th Street, North Vancouver, spoke on behalf of Moodyville’s Café and the lease renewal options for existing tenants.
- Jennifer Kent, Owner, Moodyville Café, expressed concerns with respect to renewal of her current lease and returning to her previous business location when the development is complete.
- Pam Seale, 501-125 West 2nd Street, North Vancouver, voiced concerns regarding privacy, noise, rooftop patios and parking.

6. ADJOURNMENT

Moved by Councillor Clark, seconded by Councillor Keating

THAT the Public Hearing for Bylaw No. 8315 adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:23 pm.

CERTIFIED CORRECT:

“Original Signed By”

Karla D. Graham, City Clerk