



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

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**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. Buitenhuis, 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**

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## **PUBLIC HEARING - Continued**

**Re: Zoning Bylaw, 1995. No. 6700, Amendment Bylaw, 2013, No. 8315**

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 11<sup>th</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> Street, North Vancouver, dated January 20, 2014, citing concerns with respect to privacy, noise, rooftop patios and parking.
- Email from Karen McLeod, 125 West 2<sup>nd</sup> 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.

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## **PUBLIC HEARING - Continued**

**Re: Zoning Bylaw, 1995. No. 6700, Amendment Bylaw, 2013, No. 8315**

### **5. SPEAKERS**

#### **In Support:**

- Ken Fraser, 310-2006 West 10<sup>th</sup> 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 2<sup>nd</sup> Street, North Vancouver, spoke in opposition due to increased density and traffic volume.

#### **Concern:**

- Kerry Morris, 784 East 15<sup>th</sup> 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 2<sup>nd</sup> 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"*

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Karla D. Graham, City Clerk