



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, FEBRUARY 17, 2014.**

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**PRESENT:**

**COUNCIL MEMBERS**

Mayor D. Mussatto  
Councillor D. Bell  
Councillor P. Bookham  
Councillor L. Buchanan  
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  
G. Penway, Director, Community Development  
E. Adin, Deputy Director, Community Development  
B. Themens, Director, Lonsdale Energy Corp.  
D. Pope, City Engineer  
P. Navratil, Deputy City Engineer  
M. Hunter, Manager, Parks and Environment  
D. Watson, Transportation Planner  
L. Orr, Manager, Lands and Business Services  
C. Rabold, Manager, Communications  
S. Wilkes, Timekeeper

**ABSENT:**

Councillor R. Clark

The Public Hearing was called to order at 7:05 pm.

**1. INTRODUCTION OF BYLAW**

“Zoning Bylaw 1995 No. 6700, Amendment Bylaw, 2013, No. 8344” (Fairborne Properties Ltd., Shift Architecture Inc. - 117-135 West 1st Street, CD-648, Schedule 108); and

“Heritage Designation Bylaw, 2013, No. 8345” (Fairborne Properties Ltd., BC Telephone Commercial Building – 117 West 1st Street)

## **PUBLIC HEARING - Continued**

**Re: Zoning Bylaw 1995 No. 6700, Amendment Bylaw, 2013, No. 8344  
Heritage Designation Bylaw, 2013, No. 8345**

Fairborne Properties has applied to rezone the property located at 117-135 West 1st Street, legally known as:

Lot B, Block 165, DL 271, Plan 750	Lot 4, Block 165, DL 274, Plan 879
Lot 3, Block 165, DL 271, Plan 750	Lot 5, Block 165, DL 274, Plan 879
Lot 4, Block 165, DL 271, Plan 750	Lot 6, Block 165, DL 274, Plan 879
Lot 5, Block 165, DL 271, Plan 750	Lot 7, Block 165, DL 274, Plan 879
Lot 6, Block 165, DL 271, Plan 750	Lot 8, Block 165, DL 274, Plan 879
Lot 7, Block 165, DL 271, Plan 750	Lot 9, Block 165, DL 274, Plan 879

The amendment to “Zoning Bylaw, 1995, No. 6700” will have the effect of reclassifying the said property:

**FROM: CS-3 (Special Commercial) Zone**

**TO: CD-648 (Comprehensive Development 648) Zone**

To permit a six-storey mixed-use development with commercial retail units and a community amenity space on the ground level and 65 stratified residential units above. Access to the commercial underground parking is proposed from the lane to the east of the subject property, while residential underground parking will be accessed from the lane to the south. This application will also designate the existing heritage building at 117 West 1<sup>st</sup> Street (BC Telephone Commercial Building).

### **2. STAFF PRESENTATION**

The Deputy Director, Community Development, provided a presentation on the application and responded to questions from the gallery and Council members.

### **3. APPLICANT PRESENTATION**

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

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## **PUBLIC HEARING - Continued**

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### **4. SUMMARY OF CORRESPONDENCE**

The following submissions were received with respect to the application:

- Email from Marc Pedersen, on behalf of the residents of The Tradewinds, 108 West Esplanade Street, North Vancouver, dated February 17, 2014, citing support for the project in general; however, voiced concerns with respect to vehicular access to the proposed building.
- Email from Melanie Medina, 411-108 West Esplanade Street, North Vancouver, dated February 17, 2014, citing support for the development in general; however, raised concerns regarding traffic volume in the alley and the proposed parking entrance.

### **5. SPEAKERS**

#### **Concern:**

- Ivan Leonard, 215 St. Andrews Avenue, North Vancouver, voiced concern regarding the style and character of the proposed development.
- Marc Pedersen, on behalf of the residents at The Tradewinds, 108 West Esplanade, North Vancouver, voiced concern for vehicular access to the proposed development.
- Marie Noel, 3233 Norwood Avenue, North Vancouver, spoke with concern for her business due to the redevelopment.
- Kerry Morris, 784 East 15<sup>th</sup> Street, North Vancouver, voiced concern for the way businesses are treated during redevelopment of commercial space.
- Andrew Messenger, 108 West Esplanade, North Vancouver, commented on traffic and pedestrian safety in the lane.

### **6. ADJOURNMENT**

Moved by Councillor Keating, seconded by Councillor Heywood

**THAT** the Public Hearing for “Zoning Bylaw 1995 No. 6700”, Amendment Bylaw, 2013, No. 8344” and “Heritage Designation Bylaw, 2013, No. 8345” adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 8:15 pm.

#### **CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

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Karla D. Graham, City Clerk