



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 24, 2016.

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor H. Back
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor R. Clark
Councillor C. Keating

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy, City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic Initiatives and Services
E. Adin, Deputy Director, Community Development
M. Epp, City Planner, Community Development
D. Pope, City Engineer
S. Antoniali, Section Manager, Real Estate
I. Steward, Property Services Coordinator
S. Ney, Director, Human Resources
G. Penway, Director, Community Development
L. Orr, Manager, Business Services
B. Themens, Director, Finance
D. Watson, Transportation Planner
D. Mitic, Manager, Transportation
A. Dempster, Planner
P. Navratil, Deputy, City Engineer
G. Gusdal, Manager, Bylaw Services
D. Pistilli, Fire Chief

The Public Hearing was called to order at 7:34 pm.

PUBLIC HEARING – 1301-1333 Lonsdale Avenue, 120-141 West 14th Street

1. INTRODUCTION

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2016, No. 8503” (Hollyburn Legacy Property Ltd. / Francl Architecture, 1301-1333 Lonsdale Avenue) would amend the Official Community Plan height limit from 37 metres to 57 metres.

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8504” (Hollyburn Legacy Property Ltd. / Francl Architecture, 1301-1333 Lonsdale Avenue [Block 62], CD-677) would rezone the subject property from the Central Lonsdale Mixed Use A (C-1A) Zone to a Comprehensive Development 677 (CD-677) Zone. The proposed bylaw changes would allow the construction of a 19 storey mixed-use commercial and residential building with 144 rental units at 1301-1333 Lonsdale. The application includes a density transfer from 120-141 West 14th Street.

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PUBLIC HEARING – Continued

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

David Sander, Director, Hollyburn Properties Ltd., Richard White, Planning Consultant, Stefan Aepli, Principle, Frankl Architecture, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE – IN SUPPORT

- Letter dated June 14, 2016 from Kishone Roy, CEO, BC Non-Profit Housing Association, expressing support for the proposal, citing rental housing and affordability.
- Letter dated June 6, 2016, from Don Peters, Chair, Community Housing Action Committee, expressing support for the proposal, citing unit size, rental housing, and location but expressed concern for affordability.
- Email dated July 17, 2016, from Adrian Crook, Lower Mainland area, expressing support for the proposal, citing rental housing.
- Email dated July 17, 2016, from Reilly Wood, 228 East 7th Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Letter dated September 8, 2016, from Louise Ranger, North Vancouver Chamber of Commerce, 124 West 1st Street, North Vancouver, expressing support for the proposal, citing rental housing, amenities, commercial space and additional jobs.
- Letter dated September 19, 2016, from Sarah Wyllie, 172 West 13th Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated October 8, 2016, from Jan Jansen, 195 - 21st Street, West Vancouver, expressing support for the proposal, citing rental housing and affordability.
- Email dated October 15, 2016, from Tom Davidoff, expressing support for the proposal, citing rental housing.
- Email dated October 17, 2016, from Charmaine Carswell, Grouse Mountain Resort, 6400 Nancy Green Way, North Vancouver, expressing support for the proposal, citing affordability, economic contribution, rental housing, and commercial space.
- Email dated October 18, 2016, from Samina Manji, Burnaby, expressing support for the proposal, citing rental housing.
- Email dated October 18, 2016, from Reilly Wood, Abundant Housing Vancouver, 228 East 7th Avenue, Vancouver, expressing support for the proposal, citing rental housing.
- Letter dated October 19, 2016, from Alex Boston, 228 East 17th Street, North Vancouver, expressing support for the proposal, citing public, social and commercial vitality.

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PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE – IN SUPPORT - Continued

- Letter dated October 19, 2016, from Helen Price, Mount Seymour Resorts Ltd., 1700 Mount Seymour Road, North Vancouver, expressing support for the proposal, citing rental housing and affordability.
- Email dated October 19, 2016, from Nancy Klassen, 175 West 14th Street, North Vancouver, expressing support for the proposal, citing rental housing and Hollyburn Properties management of their rental buildings.
- Email dated October 20, 2016, from Donald Baxter, 1200 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing rental housing, amenities and commercial space.
- Email dated October 21, 2016, from Marissa Evans, 170 West 1st Street, North Vancouver, expressing support for the proposal, citing rental housing and commercial units.
- Email dated October 21, 2016, from Penny Hudson, 123 West 1st Street, North Vancouver, expressing support for the proposal, citing rental housing, affordability and proximity to transit.
- Email dated October 22, 2016, from Adrienne Ash, 175 West 14th Street, North Vancouver, expressing support for the proposal, citing rental housing and location.
- Letter dated October 21, 2016, from Carol Savage, 175 West 14th Street, North Vancouver, expressing support for the proposal, citing rental housing, affordability and commercial units.
- Email dated October 23, 2016, from Judith Hardcastle, 1758 West 14th Street, North Vancouver, expressing support for the proposal, citing rental housing and affordability.
- Email dated October 24, 2016, from Michelle Clausius, Covenant House Vancouver, 575 Drake Street, Vancouver, expressing support for the proposal, citing Hollyburn Properties' support of the homeless and at risk youth.
- Email dated October 24, 2016, from Sameer Parekh, 2173 Kirkstone Road, North Vancouver, expressing support for the proposal, citing rental housing and affordability.
- Email dated October 24, 2016, from Chantel Rodericks, 175 West 14th Street, North Vancouver, expressing support for the proposal, citing rental housing and affordability.
- Letter dated October 24, 2016, from Michael Ferreira, Urban Analytics, 2323 Quebec Street, Vancouver, expressing support for the proposal, citing rental housing.
- Email dated October 24, 2016, from Ray Charania, 422 East 19th Street, North Vancouver, expressing support for the proposal, citing rental housing.

5. SUMMARY OF CORRESPONDENCE – IN OPPOSITION

- Email dated April 18, 2016, from Helen Dobric, 111 East 13th Street, North Vancouver, expressing opposition to the proposal, citing height, traffic and parking.

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PUBLIC HEARING – Continued

5. SUMMARY OF CORRESPONDENCE – IN OPPOSITION - Continued

- Email dated April 25, 2016, from Lori Dodsworth, 140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing height, density and traffic.
- Email dated May 1, 2016, from Michael Grant, 140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing height, density and shading.
- Email dated April 21, 2016, from Margaret Lee, 140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing location, height, and density.
- Letters dated June 13, 2015 and October 21, 2016, from Dave and Beverly Brewer, 160 East 13th Street, North Vancouver, expressing opposition to the proposal, citing density, traffic, height, location, public transportation and livability.
- Email dated October 19, 2016, from Faye Lim, 208 East 22nd Street, North Vancouver, expressing opposition to the proposal, citing height, density and traffic.
- Email dated October 19, 2016, from Patricia Blanchard, 114 West Keith Road, North Vancouver, expressing opposition to the proposal, citing traffic.
- Email dated October 20, 2016, from Marjorie Smales, 140 East 15th Street, North Vancouver, expressing opposition for the proposal, citing density, traffic, height and view.
- Email dated October 21, 2016, from Elizabeth Shaw, 111 East 13th Street, North Vancouver, expressing opposition to the proposal, citing height, density, noise, air quality and traffic.
- Email dated October 21, 2016, from Dave Iverson, 550 Browning Place, North Vancouver, expressing opposition to the proposal, citing height, density and view.
- Letter dated October 21, 2016, from Judy Neumann, 701 Victoria Park, North Vancouver, expressing opposition to the proposal, citing traffic, parking and congestion.
- Email dated October 24, 2016, from Lori Munro, 111 East 13th Street, North Vancouver, expressing opposition to the proposal, citing density.
- Petition with 361 signatures, dated October 24, 2016, submitted by Linda Heese, 140 East Keith Road and Jim Nicholson, 158 West 13th Street, North Vancouver, expressing opposition to the proposal, citing density, affordability, parking, traffic and livability.
- Letter dated October 24, 2016, from Barbara Kellington and Anthony Annibal, 140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing density, height and transportation.
- Message October 24, 2016, from Heather Fowler, 1935 Purcell Way, North Vancouver, expressing opposition to the proposal, citing traffic, congestion, density, lack of access to information and public input opportunities, pace of growth and affordability.

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PUBLIC HEARING – Continued

5. SUMMARY OF CORRESPONDENCE – IN OPPOSITION - Continued

- Email dated October 24, 2016, from Gloria and Bruce Hansen, 175 East 10th Street, North Vancouver, expressing opposition to the proposal, citing height, character, density and infrastructure.

6. SUMMARY OF CORRESPONDENCE – CONCERNED

- Letter dated March 3, 2016, from Darren Da Silva, Vice President, The Bank of Nova Scotia, 1343 Lonsdale Avenue, North Vancouver, expressing concern for the proposal, citing height, density, massing, and laneway access.
- Letter dated January 20, 2016, from Jim Nicholson, 158 West 13th Street, North Vancouver, expressing concern for the proposal, citing density, height and building design.
- Email dated April 14, 2016, from Carol Reimer, 1320 Chesterfield Avenue, North Vancouver, expressing concern for the proposal, citing parking.
- Email dated April 18, 2016, from Lynda Bell, 108 East 14th Street, North Vancouver, expressing concern for the proposal, citing traffic, congestion, parking, overcrowded streets, and livability.
- Email dated April 26, 2016, from Keith Corson, 140 East Keith Road, North Vancouver, expressing concern for the proposal, citing height, density, parking and affordability.
- Letter dated April 28, 2016, from Jim Nicholson, 158 West 13th Street, North Vancouver, expressing concern for the proposal, citing height, traffic, parking and loss of view.
- Letter dated April 29, 2016, from Linda Heese, 140 East Keith Road, North Vancouver, expressing concern for the proposal, citing height, traffic, affordability and density.
- Email dated October 18, 2016, from Judy Matheson, 111 East 13th Street, North Vancouver, expressing concern for the proposal, citing density, lane access, traffic, noise, view and affordability.
- Email dated October 17, 2016, from Susan Hill, 114 West Keith Road, North Vancouver, expressing concern for the proposal, citing height, affordability, and traffic.
- Email dated October 17, 2016, from Carol Reimer, 1320 Chesterfield Avenue, North Vancouver, expressing concern for the proposal, citing parking, height and density.
- Email dated October 20, 2016, from Louise Bradley, 428 East 5th Street, North Vancouver, expressing concern for the proposal, citing density and traffic.
- Email dated October 24, 2016, from Shirley Schneider, 140 East Keith Road, North Vancouver, expressing concern for the proposal, citing location, traffic and parking.

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PUBLIC HEARING – Continued

7. SPEAKERS – IN SUPPORT

- Greg Vriend, 2140 Grand Boulevard, North Vancouver, expressed support for the proposal, citing rental housing and location.
- Chantel Rodericks,, 175 West 14th Street, North Vancouver, expressed support for the proposal, citing rental housing, location and affordability.
- Maira Besic, 175 West 14th Street, North Vancouver, expressed support for the proposal, citing affordability, rental housing and location.
- Judith Hardcastle, 175 West 14th Street, North Vancouver, expressed support for the proposal, citing rental housing, affordability and location.
- Justin DeGenova, 111 East 13th Street, North Vancouver, expressed support for the proposal, citing mixed housing, density and affordability.
- Geoff Gaudette, 175 West 14th Street, North Vancouver, expressed support for the proposal, citing rental housing, livability, density and parking.
- Darren Hollett, 163 West 5th Street, North Vancouver, expressed support for the proposal, citing rental housing and affordability.
- Bill Curtis, 1551 Jones Avenue, North Vancouver, expressed support for the proposal, citing rental housing.
- Stan Woerkens, 4710 Mapleridge Drive, North Vancouver, expressed support for the proposal, citing rental housing, location and affordability.
- Tracy Brown, Covenant House, 575 Drake Street, Vancouver, expressed support for the proposal, citing Hollyburn Properties' support of Covenant House and housing for at risk and homeless youth.
- Marc Lefebre, Covenant House, 1442 Harold Road, Vancouver, expressed support for the proposal, citing Hollyburn Properties' support of Covenant House and housing for at risk and homeless youth.
- Jan Jensen, 195 - 21st Street, West Vancouver, expressed support of the proposal, citing rental housing, density and affordability.
- David Venance, 459 St. Andrew's Avenue, North Vancouver, expressed support for the proposal, citing rental housing, affordability, transit and vibrancy.
- Kate Tully, 175 West 14th Street, North Vancouver, expressed support for the proposal, citing rental housing, affordability and location.
- Alex Boston, 228 East 17th Street, North Vancouver, expressed support for the proposal, citing location, livability, pedestrian opportunities, density and commercial vitality.
- Louise Ranger, North Vancouver Chamber of Commerce, 124 West 1st Street, North Vancouver, expressed support for the proposal, citing economic contribution and rental housing.
- Dr. Chris Hegerty, 2368 Mathers Avenue, West Vancouver, expressed support for the proposal, citing Hollyburn Properties' contribution to Lions Gate Hospital.
- David Hutniak, Landlord BC, 1847 West Broadway, Vancouver, expressed support for the proposal, citing rental housing, parking and location.

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PUBLIC HEARING – Continued

7. SPEAKERS – IN SUPPORT - Continued

- Aslam Nathoo, 175 West 1st Street, North Vancouver, expressed support for the proposal, citing rental housing and affordability.
- Phil Chapman, 1059 Handsworth Road, North Vancouver, expressed support for the proposal, citing rental housing, affordability and location.
- Barry Fenton, 2733 Byron Road, North Vancouver, expressed support for the proposal, citing rental housing, parking, affordability, density, unit size and location.

8. SPEAKERS – IN OPPOSITION

- Jim Nicholson, 158 West 13th Street, North Vancouver, expressed opposition to the proposal, citing height and density.
- Carol Reimer, 158 West 13th Street, North Vancouver, expressed opposition to the proposal, citing parking, density and traffic.
- Ivan Leonard, 215 St. Andrew's Avenue, North Vancouver, expressed opposition to the proposal, citing public consultation and affordability.
- Linda and Bill Heese, 140 East Keith Road, North Vancouver, expressed opposition to the proposal, citing height, density, parking, traffic, infrastructure and affordability.
- Kerry Morris, 784 East 15th Street, North Vancouver, expressed opposition to the proposal, citing City process, height, density, setback and livability.
- Fred Dawkins, 827 West 19th Street, North Vancouver, expressed opposition to the proposal, citing density, height, affordability, congestion and infrastructure.
- Douglas McDonald, 150 West 15th Street, North Vancouver, expressed opposition to the proposal, citing height, density, traffic, transportation options and congestion.
- Patricia Blanchard, 114 West Keith Road, North Vancouver, expressed opposition to the proposal, citing density, height, traffic and congestion.
- Maureen Bruce, 158 West 13th Street, North Vancouver, expressed opposition to the proposal, citing traffic, congestion, and access to parking.
- Sandra Routledge, 150 West 15th Street, North Vancouver, expressed opposition to the proposal, citing health services, transportation, parking and quality of life.
- Joanne Martin, 140 East Keith Road, North Vancouver, expressed opposition to the proposal, citing height and density.
- Lori Dodsworth, 140 East Keith Road, North Vancouver, expressed opposition to the proposal, citing density, traffic, affordability, infrastructure and height.
- Margaret Lee, 140 East Keith Road, North Vancouver, expressed opposition to the proposal, citing height and density.
- Barb Graves, 140 East Keith Road, North Vancouver, expressed opposition to the proposal, citing density, height and traffic.

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PUBLIC HEARING – Continued

8. SPEAKERS – IN OPPOSITION - Continued

- Garry Fletcher, 108 East 14th Street, North Vancouver, expressed opposition to the proposal, citing height and loss of small businesses.
- Linda Hinshaw, 138 West 18th Street, North Vancouver, expressed opposition to the proposal, citing height, density, health services, traffic, congestion and affordability.
- Louise Bradley, 428 East 5th Street, North Vancouver, expressed opposition to the proposal, citing height, density and traffic.
- John McCree, 308 East 12th Street, North Vancouver, expressed opposition to the proposal, citing height, density and affordability.
- Jean Buve, 118 East 14th Street, North Vancouver, expressed opposition to the proposal, citing affordability and height.

9. SPEAKERS - CONCERNED

- Mr. Mani, 1320 Chesterfield Place, North Vancouver, expressed concern for crowds, noise, lack of infrastructure, transit, livability and the negative impact of black particles emitted from the Bridgewater building.
- Bill Wetley 155 Eastern Avenue, North Vancouver, expressed concern for height and density transfer.
- Patricia Piche, 111 East 13th Street, North Vancouver, expressed concern for height, density, affordability and quality of life.

Moved by Councillor Bookham, seconded by Councillor Bell

THAT the requirements of the Procedure Bylaw to adjourn the meeting at 10:30 pm, be waived, and the meeting continue to the completion of the Public Hearing.

CARRIED UNANIMOUSLY

Councillor Keating left the meeting at 9:44 pm and returned at 9:48 pm.

Councillor Back left the meeting at 10:11 pm and returned at 10:13 pm.

10. ADJOURN

Moved by Councillor Keating, seconded by Councillor Clark

THAT the Public Hearing regarding “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2016, No. 8503” (Hollyburn Legacy Property Ltd. / Francl Architecture, 1301-1333 Lonsdale Avenue) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8504” (Hollyburn Legacy Property Ltd. / Francl Architecture, 1301-1333 Lonsdale Avenue [Block 62], CD-677), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned 10:43 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK