



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON **MONDAY, MARCH 27, 2017.**

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
S. Antoniali, Section Manager, Real Estate
H. Reinhold, Manager, Strategic Initiatives
G. Penway, Director, Community Development
D. Pope, City Engineer
P. Navratil, Deputy City Engineer
B. Themens, Director, Finance
M. Epp, Community Planner
C. Wilkinson, Planner, Community Development
M. Jefferson, Director, Human Resources
D. Mitic, Manager, Transportation
J. Buitenhuis, Community Development Worker
M. Hunter, Manager, Parks and Environment
L. Orr, Manager, Business Services
D. Cameron, Budget Analyst
L. Garber, Manager,
N. Chand, Deputy Director, Finance
C. Rosenblat, Planning Technician 1, Community Development
I. Tang, Project Engineer, LEC

The Public Hearing was called to order at 6:35 pm.

PUBLIC HEARING – 910 Grand Boulevard

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8522” (Nine Grand Holdings Ltd. / Ankenman Marchand Architects, 910 Grand Boulevard, CD-682) and “Heritage Designation Bylaw, 2016, No. 8523” (Nine Grand Holdings Ltd. / Ankenman Marchand Architects, 910 Grand Boulevard, CD-682) would rezone the two existing properties from a One-Unit Residential (RS-1) Zone to a Comprehensive Development 682 (CD-682) Zone in order to permit subdivision of the properties into three lots, with the existing heritage house legally protected and moved onto the westernmost lot fronting Grand Boulevard, with vehicle parking accessed from East 9th Street. The two remaining lots fronting East 9th Street would each have a single family dwelling with parking accessed from the lane.

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PUBLIC HEARING – Continued

2. STAFF PRESENTATION

The Planner 1 provided a PowerPoint presentation on the application and responded to questions of Council.

3. APPLICANT PRESENTATION

Tim Ankenman , Architects, Ankenman Marchand Architects, and Nevin Sangha, Nine Grand Holdings Ltd., provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Petition with 12 signatures dated February 27, 2017, from Naomi Allen, 625 East 9th Street, North Vancouver, expressing concern for the proposal, citing density, parking and neighbourhood change.
- Letter dated February 23, 2017 from Ray Longley, 625 East 9th Street, North Vancouver, expressing concern for the proposal, citing developer profit.
- Email dated March 21, 2017, from Natasha Letchford, 529 East 9th Street, North Vancouver, expressing support for the proposal, citing heritage preservation, density and housing diversity.
- Email dated March 22, 2017, from Anne-Marie and Colin Lawrence, 3-620 West 15th Street, North Vancouver, expressing support for the proposal, citing heritage preservation.
- Email dated March 23, 2017, from Erica Wolowidnyk, 508 East 9th Street, North Vancouver, expressing support for the proposal, citing heritage preservation.
- Email dated March 23, 2017, from Deborah Dacombe, 11128 Loyalist Parkway, Bath, Ontario, expressed support for the proposal, citing heritage preservation.
- Email dated March 25, 2017, from Andrea Newsom and Robert McMillin, 1653 Grand Boulevard, North Vancouver, expressing support for the proposal, citing heritage preservation.
- Email dated March 26, 2017, from Nina Freyvogel, 69-2212 Folkestone Way, West Vancouver, expressing support for the proposal, citing heritage preservation.
- Community Feedback Form dated March 27, 2017, from Ann Sotres, 765 Grand Boulevard, North Vancouver, expressing opposition to the proposal, citing density and traffic.
- Petition with 68 signatures dated March 24, 2017, Anna Maria Bon, 624 East 13th Street, North Vancouver, expressing opposition to the proposal, citing density, parking and neighbourhood change.
- Email dated March 27, 2017, from Elizabeth Dacombe, Belfast, PEI, expressing support for the proposal, citing heritage preservation.
- Email dated March 27, 2017, from Connie McGill, 1637 Grand Boulevard, North Vancouver, expressing opposition to the proposal.

PUBLIC HEARING – Continued

5. SPEAKERS

- Peter Miller, 2695 Nelson Avenue, West Vancouver, spoke in support of the proposal, citing heritage preservation.
- Kristian Hecht, 629 East 9th Street, North Vancouver, spoke in opposition to the proposal, citing density and neighbourhood character.
- Warren Ash, 618 East 9th Street, North Vancouver, spoke in opposition to the proposal, citing density, traffic and parking.
- Tony diGregorio, 837 Grand Boulevard, North Vancouver, spoke in opposition to the proposal, citing neighbourhood character.
- Allan Bjarsten, 827 Sutherland Street, North Vancouver, spoke in support of the heritage preservation and in opposition to the proposed density.
- Anne-Marie Lawrence, 3-620 West 15th Street, North Vancouver, spoke in support for the proposal, citing heritage preservation.
- Naomi Allen, 625 East 9th Street, North Vancouver, spoke in opposition to the proposal, citing neighbourhood character and density.
- Ray Longley, 625 East 9th Street, North Vancouver, spoke in opposition to the proposal, citing density and neighbourhood character.
- Jennifer Clay, 732 East 8th Street, North Vancouver, spoke in support of the proposal, citing heritage preservation.
- Sylvia Enga, 924 Grand Boulevard, North Vancouver, spoke in support of the proposal, citing heritage preservation.
- Ken Tekano, 800 Grand Boulevard, North Vancouver, spoke in support of the proposal, citing heritage preservation.
- David Barrett, 789 East 9th Street, North Vancouver, read a letter from Mr. and Mrs. Nassichuk, 619 East 9th Street North Vancouver, in opposition to the proposal, citing density and neighbourhood character.
- Elizabeth Ash, 618 East 9th Street, North Vancouver, expressed concern for the proposal, citing density, but in support of the heritage preservation.

6. ADJOURN

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8522” (Nine Grand Holdings Ltd. / Ankenman Marchand Architects, 910 Grand Boulevard, CD-682) and “Heritage Designation Bylaw, 2016, No. 8523” (Nine Grand Holdings Ltd. / Ankenman Marchand Architects, 910 Grand Boulevard, CD-682), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned 7:50 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK