



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER,
CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON
MONDAY, OCTOBER 23, 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. Peters, Assistant City Clerk
T. Huckell, Committee Clerk
B. Pearce, Director, Strategic Initiatives and Services
B. Themens, Director, Finance
M. Epp, Director, Planning
D. Pope, City Engineer
M. Jefferson, Director, Human Resources
D. Pistilli, Fire Chief
D. Owens, Assistant Fire Chief, Prevention
H. Reinhold, Manager, Strategic Initiatives
R. Skene, Manager, Facilities and Real Estate
G. Munro, Manager, Information Technology
D. Foldi, Project Manager
S. Antoniali, Section Manager, Real Estate
N. Chand, Deputy Director, Finance
L. Garber, Manager, Financial Planning
J. Svancara, Budget Analyst
L. Orr, Manager, Business Services
G. Gusdal, Manager, Bylaw Services
D. Johnson, Development Planner
B. Hurley, Planner 1
M. Friesen, Planner 1
B. Willock, Manager, Engineering Planning and Design
M. Hunter, Manager, Parks and Environment
H. Turner, Director, North Vancouver Recreation and Culture
D. Koep, Chief Librarian
N. Kirkpatrick, Director, North Vancouver Museum and Archives
C. Kennedy, Superintendent, RCMP
S. Fraser, Manager, Police Support Services

The Public Hearing was called to order at 6:52 pm.

PUBLIC HEARING – 232-234 West 5th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8582” (Fina West 14th St. Homes Ltd. / Jordan Kutev Architect Inc., 232-234 West 5th Street, CD-692) would rezone the subject property from a Two-Unit Residential 1 (RT-1) Zone to a Comprehensive Development 692 (CD-692) Zone to permit the development of a duplex and rear detached infill building with four parking stalls off the rear lane. The proposed density for the development is 0.71 times the lot area (FSR), with a maximum building height of 31 feet.

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Jordan Kutev, Jordan Kutev Architect Inc., provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email dated October 23, 2017, from N. Silins, 219 West 6th Street, North Vancouver, signed by 16 property owners in the neighbourhood, expressing concern for the proposal, citing height, view obstruction and privacy.
- Email dated October 23, 2017, from Catherine Mutala, 233 West 6th Street, North Vancouver, expressing concern for the proposal, citing height of the rooftop deck.

5. SPEAKERS

- Norman Silins, 219 West 6th Street, North Vancouver, on behalf of 21 property owners in Ottawa Gardens, expressed concern for the proposal, citing view obstruction, height and loss of privacy.
- Catherine Mutala, 233 West 6th Street, North Vancouver, expressed concern for the proposal, citing height, view obstruction and loss of privacy.
- Margaret Herman, 227 West 6th Street, North Vancouver, expressed concern for the proposal, citing height.
- Maxine Glover, 217 West 6th Street, North Vancouver, expressed concern for the proposal, citing view obstruction and asked the developers to consider shared views.
- Patricia Brooksbank, 2-221 West 6th Street, North Vancouver, expressed concern for the proposal, citing view obstruction.
- Elita Silins, 219 West 6th Street, North Vancouver, expressed concern for the proposal, citing view obstruction and asked the developers to abide by the principles of the Official Community Plan.
- Judy Martin, 203 West 6th Street, North Vancouver, expressed concern for the proposal, citing density and suggested the infill housing to be smaller in size.

Continued...

PUBLIC HEARING – Continued

5. SPEAKERS – Continued

- Hale Jones-Cox, 236 West 5th Street, North Vancouver, expressed concern for the proposal, citing loss of views and privacy because of the rooftop deck, height and drainage issues.
- Donna Webber, 215 West 6th Street, North Vancouver, expressed concern for the proposal, citing loss of privacy and height.
- Michele Payne, 226-228 West 5th Street, North Vancouver, expressed concern for the proposal, citing height, application is not in keeping with the neighbourhood and she was unaware of the proposal.
- Ron Payne, 226-228 West 5th Street, North Vancouver, expressed concern for the proposal, citing height, lack of notification and loss of privacy.
- Marco De Cotiis, President, Fina Development Group, 4055 1st Avenue, Burnaby, came forward to answer questions of Council.

6. ADJOURN

Moved by Councillor Keating, seconded by Councillor Clark

THAT the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8582” (Fina West 14th St. Homes Ltd. / Jordan Kutev Architect Inc., 232-234 West 5th Street, CD-692), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:55 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK