



MINUTES OF THE PUBLIC HEARING FOR 365 EAST 2ND STREET HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 14, 2018.**

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
B. Themens, Director, Finance
E. Adin, Director, Community Services
M. Epp, Director, Planning
D. Pope, City Engineer
M. Jefferson, Director, Human Resources
R. Skene, Manager, Facilities and Real Estate
B. Hurley, Planner 1
D. Johnson, Development Planner
M. Friesen, Planner 1
W. Tse, Housing Planner
G. Gusdal, Manager, Bylaw Services
K. Magnusson, Deputy Director, Engineering
S. Galloway, Manager, Planning
N. Chand, Deputy Director, Finance
D. Pistilli, Fire Chief

The Public Hearing was called to order at 7:15 pm.

PUBLIC HEARING – 365 EAST 2ND STREET

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8612” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699) and “Housing Agreement Bylaw, 2018, No. 8613” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699, Rental Housing Commitments) would rezone the subject property from a Comprehensive Development 391 (CD-391) Zone to a Comprehensive Development 699 (CD-699) Zone to permit the development of a 6-storey, 42-unit rental apartment building, over 2 levels of underground parking, with a proposed density of 2.6 times the lot area (FSR).

2. STAFF PRESENTATION

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

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PUBLIC HEARING – 365 EAST 2ND STREET – Continued

3. APPLICANT PRESENTATION

Foad Rafii, Architect, Rafii Architects Inc., and Faraz Nikzad, Assistant Developer, 365 Residence Ltd., provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email dated May 10, 2018, from Brad and Leona Acaster, 314-360 East 2nd Street, North Vancouver, expressing opposition to the proposal, citing view, size, property value, parking and traffic.
- Email dated May 14, 2018, from Kayt Roth, 317-360 East 2nd Street, North Vancouver, expressing opposition to the proposal, citing density, transit, parking, setbacks, greenspace, safety and affordability.
- Email dated May 14, 2018, from Robert Baillie, 149 St. Patrick's Avenue, North Vancouver, expressing concern for the proposal, citing privacy and damage during excavation.

5. SPEAKERS

- Laura Lane, Vancouver, expressed opposition to the proposal, citing tenant displacement and affordability.
- John McGan 280 East 11th Street, North Vancouver, expressed concern for the proposal, citing loss of affordable units and displacement of tenants.
- Stuart Smith, Abundant Housing Vancouver, expressed opposition to the proposal, citing loss of affordable housing and the displacement of tenants.
- Jody Waring, 2545 Lonsdale Avenue, North Vancouver, expressed concern for affordable housing.

6. ADJOURN

Moved by Councillor Keating, seconded by Councillor Clark

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8612” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699) and “Housing Agreement Bylaw, 2018, No. 8613” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699, Rental Housing Commitments)”, adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:59 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK