



MINUTES OF THE PUBLIC HEARING FOR 1705 LARSON ROAD HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, SEPTEMBER 17, 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

L. McCarthy, 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
G. Penway, Director, Community Services
L. Orr, Manager, Business Services
M. Epp, Director, Planning
S. Galloway, Manager, Planning
D. Johnson, Development Planner
J. Draper, Manager, Transportation
L. Lensink, Environmental Technician
D. Watson, Transportation Planner
C. Jackson, Section Manager, Environmental Sustainability
E. Macdonald, Planning Technician 2
B. Hurley, Planner 1
P. Forsyth, Energy Projects Manager
D. Pope, City Engineer
K. Magnusson, Deputy Director, Engineering
M. Jefferson, Director, Human Resources

The Public Hearing was called to order at 7:00 pm.

PUBLIC HEARING – 1705 Larson Road

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8650” (Cascadia Green Developments Ltd., Vivid Green Architecture Inc., 1705 Larson Road, CD-711) would rezone the subject property from a Local Commercial (C-3) Zone to a Comprehensive Development 711 (CD-711) Zone to permit the development of 6 residential units in a set of 3-storey mixed-use buildings, one with ground-level retail and the other with a total of 4 accessory live-work / lock-off units. Eight parking stalls will be provided. The proposed density is 1.0 times the lot area (FSR), with a maximum height of 37.5 feet.

2. STAFF PRESENTATION

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

PUBLIC HEARING – 1705 LARSON ROAD – Continued

3. APPLICANT PRESENTATION

Steven Petersson, Principal, Petersson Planning Consulting, and Rosa Salcido, Architect, Vivid Green Architecture, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email dated August 15, 2017, from Patricia Dyer Walden, 626 West 2nd Street, North Vancouver, expressing concern for the proposal, citing development size, parking, safety and City growth.
- Email dated July 10, 2018, from Ashley Mofrad, 625 Fir Street, North Vancouver, expressing support for the proposal, citing rental units, new versus old development and proximity to schools.
- Email dated September 13, 2018, from Art Clendenan, 1815 Bewicke Avenue, North Vancouver, expressing opposition to the proposal, citing style, parking, safety and size of the development.
- Email dated September 16, 2018, from Susan White, 1815 Bewicke Avenue, North Vancouver, expressing opposition to the proposal, citing density, traffic, safety, parking and traffic flow.
- Email dated September 17, 2018, from Ron Polly, 842 Cumberland Crescent, North Vancouver, expressing concern for the proposal, citing lane access, traffic, massing and density.
- Email dated September 17, 2018, from Anita Letendre and Paul Massicotte, 1798 Bewicke Avenue, North Vancouver, expressed opposition to the proposal, citing height, roof top patios and parking.

5. SPEAKERS

- Agathe Mathier, 210-150 Esplanade West, North Vancouver, expressed support for the proposal, citing the neighbourhood businesses, size of the units and live/work space.
- Liz Dent and Kay Gill, 1705 Larson Road, North Vancouver, expressed support for the proposal, citing the current structure is in poor repair.
- Matthew Sidall, 523 Silverdale Place, North Vancouver, expressed support for the proposal, citing additional housing for young families.
- Mahsoo Naderi, 1740 Bewicke Avenue, North Vancouver, expressed support for the proposal, citing affordable housing, livability, density and location to schools and transit.
- Arran Zibakalam Mofred, 625 Fir Street, North Vancouver, expressed support for the proposal, citing location, sense of community and affordable housing.
- Alfonso Pezzente, 3746 Norwood Avenue, North Vancouver, expressed support for the proposal, citing rejuvenation, transition from busy street to residential, commercial strata units and affordable housing.
- Jared Hashemzadeh, 1737 Bewicke Avenue, North Vancouver, expressed concern for the proposal, citing density and parking.

Continued...

PUBLIC HEARING – 1705 LARSON ROAD – Continued

5. SPEAKERS - Continued

- Annie St. Hilaire, 1737 Larson Road, North Vancouver, expressed concern for the proposal, citing parking, height and sidewalk expansion.
- Hamish Weatherly, 614 West 19th Street, North Vancouver, expressed concern for the proposal, citing height, density, traffic and inadequate bike lane.
- Arash Asti, Yocale, 130-889 Harbourside Drive, North Vancouver, expressed support for the proposal, citing employee housing and commercial area.
- William Lo, 1709 Bewicke Avenue, North Vancouver, expressed concern for the proposal, citing traffic and parking.
- Anita Letendre, 1798 Bewicke Avenue, North Vancouver, expressed concern for the proposal, citing height, density and parking.
- Paul Massicotte, 1798 Bewicke Avenue, North Vancouver, expressed concern for the proposal, citing safety, density and height.
- Miriam Wilson, 2009 Westview Drive, North Vancouver, expressed concern for the proposal, citing parking, safety, height and density.

6. ADJOURN

Moved by Councillor Keating, seconded by Councillor Bell

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8650” (Cascadia Green Developments Ltd., Vivid Green Architecture Inc., 1705 Larson Road, CD-711), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:07 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK