



**MINUTES OF THE PUBLIC HEARING FOR 210-230 EAST 2ND STREET
HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET,
NORTH VANCOUVER, BC, ON **MONDAY, JANUARY 21, 2019.****

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor T. Hu
Councillor J. McIlroy
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, City Clerk
J. Peters, Assistant City Clerk
B. Themens, Director, Finance
M. Epp, Director, Planning
S. Galloway, Manager, Planning
D. Johnson, Development Planner
L. Lensink, Environmental Technician
J. Draper, Manager, Transportation
T. Huckell, Committee Clerk

The Public Hearing was called to order at 6:30 pm.

PUBLIC HEARING – 210-230 East 2nd Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8665” (GWL Realty Advisors / Rositch Hempill Architects, 210-230 East 2nd Street, CD-715) and “Housing Agreement Bylaw, 2018, No. 8666” (GWL Realty Advisors / Rositch Hempill Architects, 210-230 East 2nd Street, CD-715, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 715 (CD-715) Zone to permit the development of a 6-storey apartment building, containing 160 rental units over 2 separate buildings, connected by a 2-storey common amenity building. Parking is provided underneath to support 132 vehicles. The proposed density is 2.60 times the lot area, with a maximum building height of 14.9 meters measured from the rear lane.

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Michael Reed, Senior Development Manager, GWL Realty Advisors Inc., provided a PowerPoint presentation on the application and responded to questions of Council.

PUBLIC HEARING – 210-230 East 2nd Street – Continued

4. SUMMARY OF CORRESPONDENCE

- Email dated April 24, 2018, from Ryan Vanderham, 250 East 2nd Street, North Vancouver, expressing support for the proposal, citing increased rental stock, low vacancy rate, affordable units, improved look of neighbourhood and tenant relocation plan.
- Email dated July 5, 2018, from Jennifer Bradshaw, 2-2250 Dundas Street, Vancouver, expressing support for the proposal, citing low vacancy rate, replacement of old rental stock and prioritization of rental homes.
- Letter dated November 26, 2018, from Michael Reed, Senior Development Manager, and Geoff Heu, Vice President, Development, Western Canada, representing GWL Realty Advisors Inc., Vancouver, providing details of the proposal including a timeline and summary of the application, information regarding the company and a summary of their responses to neighbour feedback.
- Email dated November 29, 2018, from Jennifer Bradshaw, 2-2250 Dundas Street, Vancouver, expressing support for the proposal, citing increased rental stock, potential low-income rental assistance and affordability.
- Email dated December 2, 2018, from Susan Wark, 255 West 1st Street, North Vancouver, expressing support for the proposal, citing increased rental stock and subsidized units.
- Email dated January 9, 2019, from Ryan Vanderham, 250 East 2nd Street, North Vancouver, expressing support for the proposal, citing increased rental stock, low vacancy rate, density, affordable units, improved look of neighbourhood and tenant relocation plan.
- Email dated January 10, 2019, from Ian Mullen, 311-210 East 2nd Street, North Vancouver, expressing support for the proposal, citing tenant relocation process and increased rental stock.
- Email dated January 15, 2019, from Deb Cuthbert and Daryl Ternowski, 1-221 East 3rd Street, North Vancouver, expressing concern for the proposal, citing building size and height, shadowing, loss of views, density and setbacks.
- Email dated January 15, 2019, from Donna Smith, 504-221 East 3rd Street, North Vancouver, expressing concern for the proposal, citing height, setback, shadowing, affordable rents and parking.
- Email dated January 15, 2019, from Stan Masse, Masse Sales Ltd., 501-2071 Kingsway Avenue, Port Coquitlam, expressing concern for the proposal, citing shadowing, building height, setback and proximity to the new buildings.
- Email dated January 15, 2019, from Kaveh Jamshidi, 221 East 3rd Street, North Vancouver, expressing concern for the proposal, citing parking, privacy, building height and natural lighting.
- Email dated January 16, 2019, from Valerie Gobert and Tracy Leach, 9-221 East 3rd Street, North Vancouver, expressing concern for the proposal, citing shadowing, setback, parking, garbage loading zone, back alley traffic, privacy and building height.
- Email dated January 16, 2019, from Layla Vera, 255 West 1st Street, North Vancouver, expressing support for the proposal, citing proximity to transit and other services, increased rental stock and affordable rental units.

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PUBLIC HEARING – 210-230 East 2nd Street – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Letter dated January 16, 2019, from Lisa Hubbard, Executive Director, North Shore Neighbourhood House, expressing support for the proposal, citing below-market rental units, accessibility, family accommodation, purpose-built play areas for children and housing affordability.
- Email dated January 17, 2019, from Brad and Trish Forster, 221 East 3rd Street, North Vancouver, expressing concern for the proposal, citing shadowing, building height, natural light, slope of the land, setback and parking.
- Email dated January 20, 2019, from Elvira Yanova, 106-230 East 2nd Street, North Vancouver, expressing support for the proposal, citing tenant relocation process, new building with improved accessibility, on-site amenities and increased rental homes.
- Email dated January 21, 2019, from Helen Skogland, 401-221 East 3rd Street, North Vancouver, expressing concern for the proposal, citing building height and size, reduced sunlight, laneway safety, setbacks and slope of the land.
- Letter dated January 11, 2019, from Alfonso Pezzente, Pezzente Holdings Ltd. 3746 Norwood Avenue, North Vancouver, expressing support for the proposal, citing GWL Realty Advisors' endorsement, new secure housing and tenant relocation process.
- Letter dated January 21, 2019, from Stuart Proudfoot, 221 East 3rd Street, North Vancouver, expressing concern for the proposal, citing building height and scale, setbacks, density, increased rental accommodation, shadowing and traffic.
- Email dated January 21, 2019, from Mike and Sheri Delcourt, owners of 410-221 East 3rd Street, North Vancouver, expressing opposition to the proposal, citing parking, density, building height and mass, setbacks, affordable rentals and shadowing.
- Letter dated January 21, 2019, from Don Peters, Community Housing Action Committee, 201-935 Marine Drive, North Vancouver, expressing support for the proposal, citing below-market rental units, housing mix, location, affordability and tenant relocation.
- Email dated January 21, 2019, from Peter and Carole Holbek, 8-221 East 3rd Street, North Vancouver, expressing opposition to the proposal, citing building height, loss of privacy, traffic, density, transportation, parking and setbacks.
- Email dated January 21, 2019, from Bridgit and Chris Grundling, 221 East 3rd Street, North Vancouver, expressing concern for the proposal, citing density, view obstruction, public safety and noise.
- Email dated January 21, 2019, from Kristin Nishimura, 418-221 East 3rd Street, North Vancouver, expressing concern for the proposal, citing building height and width, construction disturbance, parking and traffic.
- Letter dated January 11, 2019, from Alec Rakis, 1433 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing GWL Realty Advisors' endorsement, tenant relocation process and secure housing.
- Email dated January 21, 2019, from Caylee Sampson, 221 East 3rd Street, North Vancouver, expressing concern for the proposal, citing parking, shadowing and building height.
- Email dated January 21, 2019, from Courtney Owens, 245 East 2nd Street, North Vancouver, expressing concern for the proposal, citing density, public notice and affordable rent.

PUBLIC HEARING – 210-230 East 2nd Street – Continued

5. SPEAKERS

- Stuart Proudfoot, 221 East 3rd Street, North Vancouver, expressed opposition to the proposal, citing building height and scale, setbacks, density, increased rental accommodation, shadowing and traffic.
- David Hutniak, CEO, Landlord BC, 1095 West Pender Street, Vancouver, expressed support for the proposal, citing new rental construction, secure long-term rental housing and tenant relocation.
- Don Peters, Community Housing Action Committee, 935 Marine Drive, North Vancouver, expressed support for the proposal, citing below-market rental units, housing mix, location, affordability and tenant relocation.
- David Venance, 459 St. Andrew's Avenue, North Vancouver, expressed support for the proposal, citing vibrancy and growth of the City, housing affordability, much-needed rental stock and close to transit.
- Andrew Klaver, Chair, Lower Lonsdale Business Improvement Association, 213 East 22nd Street, North Vancouver, expressed support for the proposal, citing location, density, increased rental units, energy efficient, environmentally designed and sense of community.
- Jennifer Bradshaw, 3656 Hillcrest Avenue, North Vancouver, expressed support for the proposal, citing rental affordability, increased rental stock, density, rental vacancy rate, tenant relocation and subsidies for low-income renters.
- Alfonso Pezzente, 3746 Norwood Avenue, North Vancouver, expressed support for the proposal, citing GWL Realty Advisors' endorsement, new secure housing and compliance with the Official Community Plan.
- Kaveh Jamshidi, 221 East 3rd Street, North Vancouver, expressed concern for the proposal, citing view loss, density, affordability, tenant relocation, privacy, security, building mass, erosion of quality of life, parking and traffic.
- Patrick Stafford-Smith, CEO, North Vancouver Chamber, 102-124 West 1st Street, North Vancouver, expressed support for the proposal, citing location to services and transit, employee housing in relation to employee retention, increased rental units, accessibility and the proposal offers a wide range of living spaces.
- Leslie Hunter, 320-221 East 3rd Street, North Vancouver, expressed concern for the proposal, citing building mass and the suburban feel of North Vancouver.
- Peter Holbek, 8-221 East 3rd Street, North Vancouver, expressed concern for the proposal, citing setbacks, laneway, shadowing, owning property versus renting.
- Trish Forster, 513-221 East 3rd Street, North Vancouver, expressed concern for the proposal, citing building height, consideration of a smaller footprint and affordable rental units.
- Barbara Donnelly, 230 East 2nd Street, North Vancouver, expressed support for the proposal, citing increased market rental units and affordability.
- Barry Fenton, Community Housing Action Committee, 935 Marine Drive, North Vancouver, expressed support for the proposal, citing additional market rental units, replacing aging rental buildings, affordability, housing mix, location to services and transit and tenant relocation.
- Steve Tornes, 309 West 14th Street, North Vancouver, expressed support for the proposal, citing low vacancy rate, affordability, parking and location to transit.

PUBLIC HEARING – 210-230 East 2nd Street – Continued

6. ADJOURN

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8665” (GWL Realty Advisors / Rositch Hempill Architects, 210-230 East 2nd Street, CD-715) and “Housing Agreement Bylaw, 2018, No. 8666” (GWL Realty Advisors / Rositch Hempill Architects, 210-230 East 2nd Street, CD-715, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:57 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK