



MINUTES OF THE PUBLIC HEARING FOR 151 EAST KEITH ROAD, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 17, 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

B. Themens, Director, Finance / Acting CAO
K. Graham, City Clerk
C. Baird, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic and Corporate Services
R. Skene, Manager, Facilities and Real Estate
K. Magnusson, Deputy Director, Engineering, Parks and Environment
L. Orr, Manager, Business and Community Partnerships
L. Siracusa, Manager, Shipyards and Waterfront
B. Willock, Manager, Engineering Planning and Design
M. Epp, Director, Planning and Development
J. Draper, Deputy Director, Planning and Development
S. Galloway, Manager, Planning and Development
D. Johnson, Development Planner
C. French, Planning Assistant

The Public Hearing was called to order at 7:19 pm.

Councillor Girard left the meeting at 7:20 pm and returned at 7:22 pm.

PUBLIC HEARING – 151 East Keith Road

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702) and “Housing Agreement Bylaw, 2018, No. 8622” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments) would rezone the subject property from a High Density Apartment Residential (RH-1) Zone to a Comprehensive Development 702 (CD-702) Zone to permit the development of two infill buildings that would add 40 residential rental units to the existing tower. The infill buildings would add 0.88 FSR to the property, with the tallest building being approximately 18.1 metres (59.3 feet) tall. A total of 77 parking stalls would be located within the existing parking structure.

2. STAFF PRESENTATION

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

PUBLIC HEARING – 151 East Keith Road – Continued

3. APPLICANT PRESENTATION

Howard Paskowitz, Director of Development, Starlight Investments, and Peter Huggins, Principal, BHA Architects, provided a PowerPoint presentation on the application and Matthew Styre, Planner, Urban Systems, and Peter Huggins, Principal, BHA Architecture, provided points of clarification to Council regarding the application.

4. SUMMARY OF CORRESPONDENCE

- Email received May 12, 2019 from Don McDowall, North Vancouver, expressing concern for the proposal, citing parking, setbacks, preservation of Victoria Park, sight lines and rental prices.
- Email received June 1, 2019 from McGregor Wark, North Vancouver, expressing support for the proposal, citing rental housing demand and Keith Road streetscape.
- Email received June 1, 2019 from Samantha Potter, North Vancouver, expressing support for the proposal, citing location, room for development and rental housing.
- Email received June 6, 2019 from Tomas Alba, North Vancouver, expressing concern for the proposal, citing construction noise.
- Email received June 7, 2019 from Judith and Kalman Szabo, North Vancouver, expressing opposition for the proposal, citing encroachment and use of concrete walls.
- Email received June 7, 2019 from Fred Pascal, North Vancouver, expressing opposition for the proposal, citing development size, parking and construction.
- Email received June 8, 2019 from David Everett, North Vancouver, expressing concern for the proposal, citing construction and parking.
- Email received June 9, 2019 from Audrey Brown, North Vancouver, expressing concern for the proposal, citing concrete walls, traffic and affordable housing.
- Emails received June 10, 2019 and June 13, 2019 from Wayne Collett, North Vancouver, expressing opposition for the proposal, citing protection of Victoria Park.
- Email received June 10, 2019 from Mike Holliday, North Vancouver, expressing opposition for the proposal, citing greenspace and the street wall.
- Email received June 11, 2019 from Keith Corson, North Vancouver, expressing opposition for the proposal, citing greenspace and street wall.
- Email received June 10, 2019 from Susan Brinton, North Vancouver, expressing opposition for the proposal, citing greenspace and street wall.
- Letter received June 11, 2019 from Ellen Henshaw, North Vancouver, expressing opposition for the proposal, citing setbacks, street wall and rental rates.
- Email received June 12, 2019 from Dean Rath, North Vancouver, expressing opposition for the proposal, citing densification and parking.
- Letter received June 12, 2019 from Linda Heese, North Vancouver, expressing opposition for the proposal, citing development, street wall, density bonus, housing action plan and setbacks.
- Email received June 12, 2019 from Kwintina Lamers, North Vancouver, expressing opposition for the proposal, citing building encroachment, parking, construction, rental housing and street wall.
- Email received June 12, 2019 from Kevan Whitacre, North Vancouver, expressing opposition for the proposal, citing densification and parking.

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PUBLIC HEARING – 151 East Keith Road – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received June 12, 2019 and letter received June 17, 2019 from Gerald Fitzpatrick, North Vancouver, expressing opposition for the proposal, citing protection of Victoria Park, street wall and setbacks.
- Email received June 12, 2019 from John Kennedy, North Vancouver, expressing opposition for the proposal, citing setbacks and developer investment.
- Email received June 12, 2019 from Dave Turner, North Vancouver, expressing opposition for the proposal, citing street wall.
- Email received June 12, 2019 from Laura Odegaard, North Vancouver, expressing support for the proposal, citing rental housing.
- Email received June 13, 2019 from Marianne Fraser, North Vancouver, expressing support for the proposal, citing rental housing.
- Email received June 13, 2019 from Jessie Brock, North Vancouver, expressing support for the proposal, citing rental housing, no displacement for current residents and development design.
- Email received June 13, 2019 from Carol B., North Vancouver, expressing opposition for the proposal, citing greenspace, construction, outdoor recreation and living conditions.
- Email received June 14, 2019 from Shannon Bradner, North Vancouver, expressing support for the proposal, citing rental housing and densification.
- Email received June 14, 2019 from Bill and Anne Herman, North Vancouver, expressing opposition for the proposal, citing setbacks, large development, street wall and parking.
- Email received June 14, 2019 from Kaitlin Hill, North Vancouver, expressing support for the proposal, citing rental housing and access to amenities.
- Email received June 14, 2019 from Robert and Leonora Russell, North Vancouver, expressing opposition for the proposal, citing setbacks, street wall, development and traffic.
- Email received June 15, 2019 from Peter Ebner, North Vancouver, expressing concern for the proposal, citing overcrowding and the OCP.
- Email received June 15, 2019 from Don Gordon, North Vancouver, expressing opposition for the proposal, citing park encroachment.
- Email received June 15, 2019 from Barbara Kaye, North Vancouver, expressing opposition for the proposal, citing setbacks, street wall and infrastructure.
- Email received June 16, 2019 from Fernande Husar, North Vancouver, expressing opposition for the proposal, citing the Official Community Plan.
- Email received June 16, 2019 from Peter Husar, North Vancouver, expressing for the proposal, citing protection of Victoria Park and public notification.
- Email received June 16, 2019 from Mark Meakins, North Vancouver, expressing concern for the proposal, citing parking.
- Email received June 16, 2019 from Jesse Galicz, North Vancouver, expressing support for the proposal, citing rental housing and no displacement of current residents.
- Email received June 17, 2019 from Jody Rechenmacher, North Vancouver, expressing support for the proposal, citing rental housing near amenities, mixed density and below market rates.

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PUBLIC HEARING – 151 East Keith Road – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received June 17, 2019 from Francine Pépin, North Vancouver, expressing concern for the proposal, citing parking.
- Email received June 17, 2019 from Margaret Lee, North Vancouver, expressing opposition for the proposal, citing setbacks, street wall and protection of greenspace.
- Email received June 17, 2019 from Marissa Iannacone, North Vancouver, expressing support for the proposal, citing affordable housing options.
- Email received June 17, 2019 from Bernice Clark, North Vancouver, expressing concern for the proposal, citing setbacks, protection of greenspace and corridor views.
- Email received June 17, 2019 from Shirley Schneider, North Vancouver, expressing opposition for the proposal, citing setbacks, street wall, densification and traffic.
- Email received June 17, 2019 from Aubrey Schneider, North Vancouver, expressing opposition for the proposal, citing street wall and building design.
- Email received June 17, 2019 from Paige Ritchie, North Vancouver, expressing support for the proposal, citing rental housing.
- Email received June 17, 2019 from Catherine (Kim) Collett, North Vancouver, expressing opposition for the proposal, citing setbacks, protection of greenspace.
- Email received June 17, 2019 from Barbara Kellington and Anthony Annibal, North Vancouver, expressing concerns for the proposal, citing setbacks and parking.
- Email received June 17, 2019 from Rhia Romano, North Vancouver, expressing support for the proposal, citing affordable housing and no displacement of current residents.
- Email received June 17, 2019 from Stuart Howard, Stuart Howard Architects Inc., North Vancouver, expressing support for the proposal, citing walkable community, densification and housing.
- Email received June 17, 2019 from Chris Wilkinson, North Vancouver, expressing support for the proposal, citing no displacement of current residents and secured rental housing.
- Email received June 17, 2019 from Don McDowall, North Vancouver, expressing concern for the proposal, citing setbacks, protection of greenspace and protection of corridor view.
- Email received June 17, 2019 from Wendy Sheppard, North Vancouver, expressing opposition for the proposal, citing density, traffic and parking.
- Email received June 17, 2019 from Dustin La Prairie, North Vancouver, expressing support for the proposal, citing rental housing and development.
- Petition submitted June 17, 2019 by Anne Herman with 232 signatures expressing opposition for the proposal, citing setbacks.

5. SPEAKERS

- David Brown expressed opposition for the proposal, citing no substantive benefit for the City.
- David Hutniak, CEO, Landlord BC, Vancouver, expressed support for the proposal, citing rental housing.

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PUBLIC HEARING – 151 East Keith Road – Continued

5. SPEAKERS – Continued

- Gerald Fitzpatrick, North Vancouver, expressed opposition for the proposal, citing balanced interests for property owners.
- David Fawley, North Vancouver, expressed support for the proposal, citing creativity with the secured rental units.
- Anne Herman, North Vancouver, expressed opposition for the proposal, citing sidewalk crowding, need for open space, lack of parking and negative impact on Victoria Park and the cenotaph.
- Leslie Grigg, North Vancouver, expressed support for the proposal, citing affordable rental housing and closeness to amenities.
- Peter Husar, North Vancouver, expressed opposition for the proposal, citing setbacks, loss of privacy and protection of greenspace.
- Stephanie Wilson, North Vancouver, expressed support for the proposal, citing affordable housing and no displacement of existing tenants.
- Terry Lehouillier, North Vancouver, expressed opposition for the proposal, citing unaffordable rents, loss of parking, developer expertise to lobby Council and negative impact on Victoria Park.
- David Taylor, North Vancouver, expressed support for the proposal, citing housing affordability and no displacement of existing tenants.
- Wayne Collett, North Vancouver, expressed opposition for the proposal, citing building character, setbacks and street wall.
- Colleen Gipman, Vancouver, expressed support for the proposal, citing affordable housing.
- Michael Bull, North Vancouver, expressed support for the proposal, citing need for affordable housing.
- Isabelle St-Jean, North Vancouver, expressed support for the proposal, citing a progressive community vision.
- Bill Curtis, North Vancouver, expressed support for the proposal, citing good use of the land.
- Don Peters, Community Housing Action Committee Chair, North Vancouver, expressed support for the proposal, citing Victoria Park and increase in affordable housing.
- Barry Fenton, Community Housing Action Committee member, North Vancouver, expressed support for the proposal, citing adaptable and accessible units and affordable housing.
- Richard Thompson, North Vancouver, expressed opposition, citing density and construction noise.
- Emily DeGenova, North Vancouver, expressed support for the proposal, citing additional affordable housing units.
- Ron Sostad, expressed concern with the proposal, citing building height.

PUBLIC HEARING – 151 East Keith Road – 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. 8618” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702) and “Housing Agreement Bylaw, 2018, No. 8622” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:09 pm.

“Certified Correct by the City Clerk”

CITY CLERK