



MINUTES OF THE PUBLIC HEARING FOR 242 WEST 4TH STREET HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, DECEMBER 9, 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
C. Baird, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic and Corporate Services
S. Antoniali, Section Manager, Real Estate
B. Themens, Director, Finance
M. Epp, Director, Planning and Development
S. Galloway, Manager, Planning
C. Jackson, Manager, Environment
A. Devlin, Manager, Transportation Planning
E. Macdonald, Planner 1
H. Evans, Community Planner
R. Skene, Director, Community and Partner Engagement
L. Orr, Manager, Business and Community Partnerships
K. Magnusson, Deputy Director, Engineering, Parks and Environment

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

PUBLIC HEARING – 242 West 4th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738” (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721) would rezone the subject property from an RT-1 (Two-Unit Residential 1) Zone to a Comprehensive Development 721 (CD-721) Zone to permit the development of 4 townhouse units, each with an accessory lockoff suite, in 2 buildings separated by a central courtyard. The permitted density is 1.0 times the lot area (FSR) and each building is permitted a maximum height of 3 storeys. The proposed development includes 4 parking spaces.

2. STAFF PRESENTATION

The Manager, Planning, provided a PowerPoint presentation on the application and responded to questions of Council.

3. APPLICANT PRESENTATION

Sandra Moore and Darren Huebert, Birmingham & Wood Architects and Planners, provided a PowerPoint presentation on the application and responded to questions of Council.

PUBLIC HEARING – 242 West 4th Street – Continued

4. SUMMARY OF CORRESPONDENCE

- Letter received December 9, 2019 from Simon Wilkins, 2-242 West 4th Street, North Vancouver, expressing concern for the proposal, citing rights of dislocated tenants.
- Email received December 9, 2019 from Sylvia and Norbert Pluegge, 238 West 4th Street, North Vancouver, expressing concern for the proposal, citing setback, trees, parking and construction.
- Email received December 9, 2019 from Michelle Mercier, 3-241 West 5th Street, North Vancouver, expressing concern for the proposal, citing community consultation, building design and siting.

5. SPEAKERS

- Peter Falk, 253 West 5th Street, North Vancouver, expressed concern for the proposal, citing housing affordability, community and use of the back lane.
- Michelle Mercier, 3-241 West 5th Street, North Vancouver, expressed concern for the proposal, citing consultation, view across the laneway and blockage of lighting.
- David Barach, 233 West 5th Street, North Vancouver, expressed concern for the proposal, citing building design and neighbourhood character.
- Jamie Martin, 242 West 4th Street, North Vancouver, also speaking on behalf of Brian Thompson, 3-242 West 4th Street, North Vancouver, expressed support for the proposal, citing positive interactions with current building landlord.
- William Clark, 235 West 5th Street, North Vancouver, expressed concern for the proposal, citing community consultation, housing affordability and building height.
- Devon Owen, realtor, Royal Pacific Realty, 550-650 West 41st Street, North Vancouver, expressed support for the proposal, citing housing affordability.

6. ADJOURN

Moved by Councillor Back, seconded by Councillor McIlroy

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738” (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:38 pm.

“Certified Correct by the City Clerk”

CITY CLERK