



**MINUTES OF THE PUBLIC HEARING FOR 2540-2590 LONSDALE AVENUE  
HELD IN THE CAO MEETING ROOM, CITY HALL, 141 WEST 14<sup>TH</sup> STREET,  
NORTH VANCOUVER, BC, ON **MONDAY, JUNE 15, 2020****

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back\*  
Councillor D. Bell\*  
(joined at 5:58 pm)  
Councillor A. Girard\*  
Councillor T. Hu\*  
Councillor J. McIlroy\*  
Councillor T. Valente\*

*\*Participated electronically*

**STAFF MEMBERS**

L. McCarthy, CAO\*  
K. Graham, City Clerk  
C. Baird, Deputy City Clerk  
J. Peters, Assistant City Clerk\*  
H. Granger, City Solicitor\*  
B. Themens, Director, Finance\*  
M. Epp, Director, Planning and Development\*  
M. Friesen, Interim Manager, Development Planning\*  
R. Skene, Director, Community and Partner Engagement\*  
K. Magnusson, Deputy Director, Engineering, Parks  
and Environment\*

The Public Hearing was called to order at 5:35 pm.

**PUBLIC HEARING – 2540-2590 Lonsdale Avenue**

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724) and “Housing Agreement Bylaw, 2020, No. 8776” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments) would rezone the subject property to permit a new 5-storey market rental building with 64 units, including 7 mid-market units (10% below CMHC average rates in perpetuity). The proposal includes 2 levels of underground parking, with 42 parking spaces and 96 secure bicycle spaces, and access from the east laneway.

**2. STAFF PRESENTATION**

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

**3. APPLICANT PRESENTATION**

Steven Petersson, Director of Development, Cascadia Green Development, provided a PowerPoint presentation on the application and responded to questions of Council.

**4. SUMMARY OF CORRESPONDENCE**

- Email received June 4, 2020 from Robyn Newton, 2104 Grand Boulevard, North Vancouver, expressing support for the proposal, citing secure residential rental units.

*Continued...*

## **PUBLIC HEARING – 2540-2590 Lonsdale Avenue – Continued**

### **4. SUMMARY OF CORRESPONDENCE – Continued**

- Email received June 7, 2020 from Glenn and Patricia Taylor, 124 East 25<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing a solid plan for the neighbourhood and community.
- Email received June 8, 2020 from Craig Keating, 172 East 25<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing building renewal, maximum allowable height, parking requirements and affordable housing units.
- Email received June 12, 2020 from Fred Box and Jo-Anne Witsen, 235 East 26<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing parking and limited visibility from the lane.
- Email received June 13, 2020 from Mike Dobrogowski, 364 Brand Street, North Vancouver, expressing opposition for the proposal, citing traffic, development and building height.
- Email received June 14, 2020 from John Barker, 378 Brand Street, North Vancouver, expressing concern for the proposal, citing traffic, development and infrastructure.
- Email received June 15, 2020 from Michele Van de Kraats, 4-2590 Lonsdale Avenue, North Vancouver, expressing concern for the proposal, citing development during the pandemic and mental health.
- Email received June 15, 2020 from Christine Van Tol, 9-2590 Lonsdale Avenue, North Vancouver, expressing concern for the proposal, citing relocation, rental housing options and compassion during the pandemic.
- Email received June 15, 2020 from Barry Fenton, 2733 Byron Road, North Vancouver, expressing support for the proposal, citing rental housing options, development and tenant relocation guidelines.

### **5. SPEAKERS\* (*\*all participated electronically*)**

- Christine Van Tol, 9-2590 Lonsdale Avenue, North Vancouver, expressed concern for the proposal, citing relocation during the pandemic and lack of rental housing.
- Don Peters, Chair, Community Housing Action Committee, 678 West Queens Road, North Vancouver, expressed support for the proposal, citing affordable rental housing and tenant relocation guidelines.
- Michele Van de Kraats, 4-2590 Lonsdale Avenue, North Vancouver, expressed opposition for the proposal, citing housing relocation during the pandemic.
- Chris Kaulback, 129 East 26<sup>th</sup> Street, North Vancouver, expressed concern for the proposal, citing increased vehicle traffic in the lane, parking, traffic safety and noise and air pollution.
- Robyn Newton, 2104 Grand Boulevard, North Vancouver, expressed support for the proposal, citing affordable rental housing.
- Sevan Ashikian, 120 East 25<sup>th</sup> Street, North Vancouver, expressed concern for the proposal, citing parking, lane size reduction and traffic congestion.
- Martin Jankowski, 101-2540 Lonsdale Avenue, North Vancouver, expressed concern for the proposal, citing current building conditions and affordable rental housing.

**PUBLIC HEARING – 2540-2590 Lonsdale Avenue – Continued**

Mayor Buchanan declared a recess at 6:26 pm and reconvened at 6:29 pm, to allow the opportunity for any other members of the public to phone in to provide input.

**6. ADJOURN**

Moved by Councillor Back, seconded by Councillor Girard

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775” and “Housing Agreement Bylaw, 2020, No. 8776”, adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 7:08 pm.

*“Certified Correct by the City Clerk”*

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CITY CLERK