



**MINUTES OF THE PUBLIC HEARING FOR 905 RIDGEWAY AVENUE HELD  
IN THE CAO MEETING ROOM, CITY HALL, 141 WEST 14<sup>TH</sup> STREET,  
NORTH VANCOUVER, BC, ON **MONDAY, JULY 13, 2020****

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back\*  
Councillor D. Bell\*  
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  
H. Granger, City Solicitor\*  
B. Themens, Director, Finance\*  
M. Epp, Director, Planning and Development\*  
M. Friesen, Interim Manager, Development Planning\*  
D. Johnson, Development Planner\*  
K. Magnusson, Deputy Director, Engineering, Parks and  
Environment\*  
R. Skene, Director, Community and Partner Engagement\*

The Public Hearing was called to order at 5:32 pm.

**PUBLIC HEARING – 905 Ridgeway Avenue**

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723) would rezone the subject property from a Two-Unit Residential 1 (RT-1) Zone to a Comprehensive Development 723 (CD-723) Zone to permit subdivision into 2 properties and to allow construction of 5 residential units, including 3 Detached Principal units, 1 with a Secondary Suite, 1 detached garage and 1 detached Coach House. Total density of all the homes is limited to 0.5 times the lot area and off-street parking is from the rear lane.

**2. STAFF PRESENTATION**

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

**3. APPLICANT PRESENTATION**

Satendra Mann, Architect, M1F1 Modern Home Developments Ltd., provided a PowerPoint presentation on the application and she and Domingo Moribito, Owner, responded to questions of Council.

## **PUBLIC HEARING – 905 Ridgeway Avenue – Continued**

### **4. SUMMARY OF CORRESPONDENCE**

- Email received July 3, 2020 from Yvette Myers, 353 East 9<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing density and parking.
- Email received July 6, 2020 from Patricia Walden, 626 West 23<sup>rd</sup> Street, North Vancouver, expressing opposition for the proposal, citing affordable housing and parking.
- Email received July 8, 2020 from Liam Brunham, 377 East 9<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing street character, traffic and road safety.
- Email received July 13, 2020 from Karen Kristensen, 428 East 9<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing development, parking and building design.
- Email received July 13, 2020 from Darren Morgans, 351 East 9<sup>th</sup> Street, North Vancouver, expressing concerns for the proposal, citing density, parking and road safety.
- Email received July 13, 2020 from Alfredo Delucrazia, Delrizia Investments, 423 East 10<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing density, obstructed view, parking and road safety.
- Email received July 13, 2020 from Michael Ferguson, 350 East 10<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing density.
- Email received July 13, 2020 from Rosemary Ferguson, 350 East 10<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing density and road safety.
- Email received July 13, 2020 from Maryalice Golinsky, Adrianna Golinsky and Victor Gonzalez, tenants, 905 Ridgeway Avenue, North Vancouver, expressing concern for the proposal, citing parking.

Mayor Buchanan declared a recess at 6:02 pm and the meeting reconvened at 6:06 pm.

### **5. SPEAKERS**

Nil.

### **6. ADJOURN**

Moved by Councillor Bell, seconded by Councillor Valente

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 6:28 pm.

*“Certified Correct by the City Clerk”*

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CITY CLERK