



MINUTES OF THE PUBLIC HEARING FOR 123-127 and 145 EAST 13th STREET, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 7, 2021

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, Corporate Officer
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
H. Reinhold, Deputy Director, Strategic and Corporate Services
D. van Heerden, Manager, Financial Planning
M. Epp, Director, Planning and Development
Y. Zeng, Manager, Development Planning
D. Johnson, Development Planner
E. Macdonald, Planner
K. Magnusson, Acting Director, Engineering, Parks and Environment
M. Holm, Manager, Development Services
T. Ryce, Chief Building Official
R. Skene, Director, Community and Partner Engagement
L. Orr, Deputy Director, Community and Partner Engagement
G. Schalk, Public Safety Director and Fire Chief
D. Hutchison Koep, Chief Librarian, City Library
A. Rogers, Communications Coordinator, North Vancouver Recreation Commission

The Public Hearing was called to order at 6:15 pm.

PUBLIC HEARING – 123-127 and 145 East 13th Street

1. INTRODUCTION

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, Permitted Height Change) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, CD-004 Text Amendment) would amend the maximum height permitted by the OCP to allow for a 1.7 metre increase in height, as well as several minor amendments to the CD-004 Zone. An OCP amendment and rezoning was approved for the redevelopment of this site in 2018 for an 18-storey commercial and residential building. The proposed design remains unchanged, with the exception of additional floor-to-ceiling height on the commercial office levels and improvements to the ground floor grading, for a total height increase of 1.7 metres. Other proposed amendments support elements of the original design that were not captured in the original CD Zone.

PUBLIC HEARING – 123-127 and 145 East 13th Street – Continued

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Richard Bernstein, Architect, and Pavlo Mikhyeyev, Project Manager, Chris Dikeakos Architects Inc., provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email received May 31, 2021 from T. Jenkins and C. Jedryzki, 1403-112 East 13th Street, North Vancouver, expressing concern for the proposal, citing potential noise pollution if HVAC systems are installed on rooftops.
- Email received May 31, 2021 from Nicole Leung, 2202-125 East 14th Street, North Vancouver, expressing opposition for the proposal, citing change to OCP and building height.
- Email received June 7, 2021 from Dr. Mozaffar and Zohreh Rostampour, 1004-1320 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing building height and commercial space.
- Email received June 7, 2021 from Laila Parvzian, 1904-125 East 14th Street, North Vancouver, expressing opposition for the proposal, citing building height.

Mayor Buchanan declared a recess from 6:33 pm to 6:38 pm to allow an opportunity for speakers to phone in and provide comments.

5. SPEAKERS

Nil.

6. ADJOURN

Moved by Councillor Back, seconded by Councillor Girard

THAT the Public Hearing, regarding “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, Permitted Height Change) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, CD-004 Text Amendment), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:50 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER