



MINUTES OF THE PUBLIC HEARING FOR 2612 LONSDALE AVENUE HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 5, 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
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
C. Nichols, Manager, Human Resources
J. Draper, Deputy Director, Planning and Development
R. de St. Croix, Manager, Long Range and Community Planning
Y. Zeng, Manager, Development Planning
D. Johnson, Development Planner
K. Magnusson, Acting Deputy Director, Engineering, Parks and Environment
L. Orr, Deputy Director, Community and Partner Engagement
G. Schalk, Public Safety Director and Fire Chief
D. Owens, Deputy Fire Chief, Prevention and Public Safety

The Public Hearing was called to order at 5:33 pm.

PUBLIC HEARING – 2612 Lonsdale Avenue

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8696” (Nor-Van Vliet Properties Ltd. / Ekistics Architecture, 2612 Lonsdale Avenue, CD-717) and “Housing Agreement Bylaw, 2021, No. 8697” (Nor-Van Vliet Properties Ltd. / Ekistics Architecture, 2612 Lonsdale Avenue, CD-717, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 717 (CD-717) Zone to permit the development of a 6-storey, 24 market rental unit building, over one level of underground parking for 12 parking stalls and one surface stall off the lane. The proposed density is 2.57 times the lot area.

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Troy Van Vliet, Tavan Developments Ltd., and Mark Blackwood, Ekistics Architecture, provided a PowerPoint presentation on the application and responded to questions of Council.

PUBLIC HEARING – 2612 Lonsdale Avenue – Continued

4. SUMMARY OF CORRESPONDENCE

- Email received July 5, 2021, from Toby Smith, 106-150 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing location and development.

5. SPEAKERS

- Robert Overgaard, 2767 Eastern Avenue, North Vancouver, provided comments regarding development, citing building height and the OCP.
- Vito Noveski, 110 East Keith Road, North Vancouver, expressed support for the proposal, citing location and demand for rental housing in North Vancouver.
- Judy Barton, 131 East 27th Street, North Vancouver, expressed opposition for the proposal, citing parking, traffic, location and development.
- Mark Barton, 131 East 27th Street, North Vancouver, expressed opposition for the proposal, citing parking, location and development.

Mayor Buchanan declared a recess from 6:14 pm to 6:19 pm to allow an opportunity for speakers to phone in and provide comments. No speakers phoned in to provide further input.

6. ADJOURN

Moved by Councillor Bell, seconded by Councillor Back

THAT the Public Hearing, regarding ““Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8696” (Nor-Van Vliet Properties Ltd. / Ekistics Architecture, 2612 Lonsdale Avenue, CD-717) and “Housing Agreement Bylaw, 2021, No. 8697” (Nor-Van Vliet Properties Ltd. / Ekistics Architecture, 2612 Lonsdale Avenue, CD-717, Rental Housing Commitments)”, adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:08 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER