MINUTES OF THE PUBLIC HEARING FOR 119-125 EAST 2ND STREET
HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID)
FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
TUESDAY, MAY 24, 2022

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back*
Councillor A. Girard*
Councillor J. McIlroy

ABSENT

Councillor D. Bell
Councillor T. Hu
Councillor T. Valente

STAFF MEMBERS

K. Graham, Corporate Officer
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
D. Van Heerden, Acting Chief Financial Officer
M. Epp, Director, Planning and Development
M. Menzel, Planner
M. Hunter, Deputy Director, Engineering, Parks and Environment

*participated electronically

The Public Hearing was called to order at 4:14 pm.

PUBLIC HEARING – 119-125 East 2nd Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2nd Street, CD-753) would rezone the subject property from a Lower Lonsdale Mixed Use 4 (LL-4) Zone to a Comprehensive Development 753 (CD-753) Zone to permit the development of a 7-storey, residential (28 strata units) and commercial (retail and office) mixed-use building.

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Alex Wren, Project Manager, Staburn Group, provided a PowerPoint presentation on the application and responded to questions of Council.
4. SUMMARY OF CORRESPONDENCE

- Email received May 19, 2022 from Timothy Dean, 461 East Windsor Road, North Vancouver and 107-139 West 22nd Street, North Vancouver, expressing support for the proposal, citing density and location.
- Email received May 24, 2022 from Robert Anderson, 904-130 East 2nd Street, North Vancouver, expressing opposition for the proposal, citing building height, non-compliance with the Official Community Plan and bylaws, unknown use of rooftop, density and building design.
- Email received May 24, 2022 from Katherine Walker, resident, North Vancouver, expressing support for the proposal, citing density and access to retail, restaurants and transit.
- Email received May 24, 2022 from Fred and Patti Smolen, 420-105 West 2nd Street, North Vancouver, expressing support for the proposal, citing support for the developer and quality construction.
- Email received May 24, 2022 from Derek Nordman, 1404-151 West 2nd Street, North Vancouver, expressing support for the proposal, citing support for the developer and access to commercial space and restaurants.

5. SPEAKERS

- Robert Anderson, 904-130 East 2nd Street, Vancouver, expressed opposition for the proposal, citing non-compliance with the Official Community Plan and bylaws, building height, average grade and unknown use of rooftop.
- Michele Kvarntstrom, 904-130 East 2nd Street, North Vancouver, expressed opposition for the proposal, citing building height, development and density.

Mayor Buchanan declared a recess at 4:50 pm to 4:55 pm to allow an opportunity for additional speakers to phone in and provide comments.

6. ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Back


CARRIED UNANIMOUSLY

The Public Hearing adjourned at 5:13 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER