



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, APRIL 1, 2014.**

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**PRESENT:**

**COUNCIL MEMBERS**

Mayor D. Mussatto  
Councillor D. Bell  
Councillor P. Bookham  
Councillor L. Buchanan  
Councillor R. Clark  
Councillor G. Heywood  
Councillor C. Keating

**STAFF MEMBERS**

K. Tollstam, CAO  
K. Graham, City Clerk  
J. Ficocelli, Deputy City Clerk  
B. Pearce, Director, Special Projects  
G. Penway, Director, Community Development  
E. Adin, Deputy Director, Community Development  
B. Themens, Acting Director, Finance  
D. Pope, City Engineer  
D. Mitic, Manager, Transportation  
M. Hunter, Manager, Parks and Environment  
B. Willock, Manager, Engineering, Planning and Design  
M. Epp, Planner 2, Community Development  
D. Mason, Director, NSEMO  
D. Pistilli, Fire Chief  
L. Orr, Manager, Lands and Business Services  
S. Wilkes, Timekeeper

The Public Hearing was called to order at 6:00 pm.

**1. INTRODUCTION OF BYLAW**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2013, No. 8337” (Concert Properties Ltd. / HCMA, 801-925 Harbourside Drive, 18 Fell Avenue, CD-359 to CD-646)

Concert Properties Ltd. / HCMA have applied to rezone the property located at 801, 889 and 925 Harbourside Drive and 18 Fell Avenue, legally described as:

- Lots 43, 44, and 45, Public Harbour of Burrard Inlet, NWD, Plan LMP 49271
- Lots A and B, Public Harbour of Burrard Inlet, NWD, Plan LMP 51190

The amendment to “Zoning Bylaw, 1995, No. 6700” will have the effect of reclassifying the said property:

**FROM: CD-359 (Comprehensive Development 359) Zone**

**TO: CD-646 (Comprehensive Development 646) Zone**

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## **PUBLIC HEARING - Continued**

**Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2013, No. 8337”**

To permit a mixed-use development, including residential (market and rental units) and commercial uses (office, hotel and retail). Most of the proposed buildings include a ground floor of commercial uses and 3 to 8 storeys of residential use above. A maximum of 4 buildings shall exceed 21.4 metres and no buildings shall exceed 27.6 metres in height. A Gross Floor Area of 2.05 times the lot area with 0.15 times the lot area as rental floor space is proposed, as follows:

<b>Proposed Floor Space Ratio (FSR)</b>	
Residential (~800 units)	1.35 FSR
Commercial	0.7 FSR
<b>Sub-Total</b>	<b>2.05 FSR</b>
Market rental housing density bonus	0.15 FSR
<b>Total</b>	<b>2.20 FSR</b>

### **2. STAFF PRESENTATION**

The Deputy Director, Community Development, provided a presentation on the application and responded to questions from the gallery and members of Council.

### **3. APPLICANT PRESENTATION**

The President and Chief Operating Officer, Concert Properties Ltd., provided a presentation regarding the application and responded to questions from the gallery and members of Council.

Councillor Keating left the meeting at 7:52 pm and returned at 7:54 pm.

### **4. SUMMARY OF SUBMISSIONS**

The following letters of support were received from:

- Email from Allen Glazer, 16-1925 Indian River Crescent, North Vancouver, dated March 21, 2014.
- Email from Norm Taylor, 1955 MacKay Avenue, North Vancouver, dated March 24, 2014.
- Email from Jamie Robertson, 203-38 Fell Avenue, North Vancouver, dated March 25, 2014.
- Email from Chris Freimond, 102-216 East 6<sup>th</sup> Street, North Vancouver, dated March 26, 2014.
- Email from Hilton Shandler, 725 West 20<sup>th</sup> Street, North Vancouver, dated March 26, 2014.

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## **PUBLIC HEARING - Continued**

**Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2013, No. 8337”**

### **4. SUMMARY OF SUBMISSIONS – Letters of Support - Continued**

- Email from Claire Nagle, 890 Harbourside Drive, North Vancouver, dated March 27, 2014.
- Email from Mary Smith, 890 Harbourside Drive, North Vancouver, dated March 27, 2014.
- Email from Montana Allen, 437 East Queens Road, North Vancouver, dated March 27, 2014.
- Email from Gloria Escalate, 1583 Oxford Street, North Vancouver, dated March 27, 2014.
- Email from Mary and Angelo Vasilopoulos, 103-828 Harbourside drive, North Vancouver, dated March 27, 2014.
- Email from Hamid Malek, 108-828 Harbourside Drive, North Vancouver, dated March 27, 2014.
- Email from Sky Caldwell, 850 Harbourside Drive, North Vancouver, dated March 27, 2014.
- Email from Chris Ritter, 5604 Covey Place, North Vancouver, dated March 27, 2014.
- Email from Chris Sleightholme, 140-890 Harbourside Drive, North Vancouver, dated March 27, 2014.
- Email from Marissa McMillan, 140-890 Harbourside Drive, North Vancouver, dated March 28, 2014.
- Letter from Peter Martin, 1093 Lodge Road, North Vancouver, dated March 28, 2014.
- Email from Kendakk Rush, 140-890 Harbourside Drive, North Vancouver, dated March 28, 2014.
- Email Ryan Hodsman, 34-555 Raven Woods Drive, North Vancouver, dated March 28, 2014.
- Email from Tera Dargavel, 325-1330 Marine Drive, North Vancouver, dated March 28, 2014.
- Email from Ashley Bishop, 175 West 4<sup>th</sup> Street, North Vancouver, dated March 28, 2014.
- Email from Charles Potter, 38 Fell Avenue, North Vancouver, dated March 28, 2014.
- Email from Matt Warner, 906-2016, North Vancouver, dated March 28, 2014.
- Email from Kai Kreuchen, 836 Hendecourt Road, North Vancouver, dated March 29, 2014.
- Email from Lea Bancroft, 563 Beachview Drive, North Vancouver, dated March 28, 2014.
- Email from Ron Rumak, 1184 Kilmer Road, North Vancouver, dated March 30, 2014.

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## **PUBLIC HEARING - Continued**

**Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2013, No. 8337”**

### **4. SUMMARY OF SUBMISSIONS – Letters of Support - Continued**

- Email from Doug Perks, 102-2411 Dollarton Highway, North Vancouver, dated March 31, 2014.
- Email from Ron Spence, 647 St. Andrews Avenue, North Vancouver, dated March 31, 2014.
- Email from Charles Fleck, 302-1679 Lloyd Avenue, North Vancouver, dated March 31, 2014.
- Email from Annette Cramer, 81-728 West 14<sup>th</sup> Street, North Vancouver, dated March 31, 2014.
- Email from George Cziglan, 205-223 Mountain Highway, North Vancouver, dated April 1, 2014.
- Email from Brad Tangjerd, 14-1225 Eat Keith Road, North Vancouver, dated April 1, 2014.
- Mark Ashcroft, 101-828 Harbourside Drive, North Vancouver, dated April 1, 2014, stating support for the project and siting concern for parking, traffic patterns and vehicle volume at peak times.
- Email from Kyal Irvine, 302-1679 Lloyd Avenue, North Vancouver, dated April 1, 2014.
- Email from Claude Geldart, 127-998 Harbourside Drive, North Vancouver, dated April 1, 2014, stating support for the project and siting concerns regarding traffic flow.
- Email from Marissa McMillan, 140-890 Harbourside Drive, North Vancouver, dated April 1, 2014.

The following letters of concern were received from:

- Email from Howard Wong of Keefer Holdings, 210-828 Harbourside Drive, North Vancouver, dated March 31, 2014, stating concerns relating to parking, traffic flow, waterfront access and loss of view for existing buildings.
- Email from Wendy Houghton, North Vancouver, dated March 31, 2014, stating concerns for additional development.

The following letter in opposition was received from:

- Email from Ron Polly, 842 Cumberland Crescent, North Vancouver, dated April 1, 2014, stating opposition for the development.

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## **PUBLIC HEARING - Continued**

**Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2013, No. 8337”**

### **5. SPEAKERS**

#### **In Support**

- Ron Spence, 647 St. Andrews Avenue, North Vancouver, stated support for the project and the proposed density and suggested that a recreation centre be considered in the area.
- Louis Gezvais, 850 Harbourside Drive, North Vancouver, stated support for the project and the vibrancy it will bring to the area.
- Paul Yuen, Bodwell School, 955 Harbourside Drive, North Vancouver, expressed that the development would be a benefit to the community and the City’s future.
- Barry Fenton, 2733 Byron Road, North Vancouver, stated support for the applicant’s mixed use development proposal and expressed that the project will have a positive impact on the community.
- Brad Tenior, 1225 East Keith Road, North Vancouver, stated support for the project.
- Wayne Sanders, North Vancouver, expressed support that the development allows public access to the waterfront, and sited concerns for traffic.
- Steve Weeks, North Vancouver, Capilano Wood Area, stated support for the project and expressed concern for the rail crossing.

#### **In Opposition**

- Kerry Morris, 784 East 15<sup>th</sup> Street, North Vancouver, stated concerns regarding the CN Rail crossing, additional load on City infrastructure, community amenities, and density bonusing.
- Dave Currey, 706 Blueridge Avenue, North Vancouver, stated concern for the density, traffic, noise and public amenities.
- Amanda Nichol, 485 East 1<sup>st</sup> Street, North Vancouver, spoke with concern for the increased density, traffic and public amenities.
- Fred Dawkins, 827 West 19<sup>th</sup> Street, North Vancouver, expressed concern regarding Spirit Trail access through the Squamish Nation, management of market rental units, noise and loss of the commercial area.
- Ron Polly, 842 Cumberland Crescent, North Vancouver, stated concern for railway crossing safety.
- Dave Watt, 490 St. James Road, North Vancouver, expressed concern for the location of the project, and stated there is currently an adequate supply of condominium units on the North Shore.

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## **PUBLIC HEARING - Continued**

Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2013, No. 8337”

### **5. SPEAKERS - Continued**

#### **In Opposition - Continued**

- Kerry Morris, 784 East 15th Street, North Vancouver, stated concerns regarding sea level rise, public transportation, number of condominium units on the market, impacts to police and fire services, and parking.
- Dave Currey, 706 Blueridge Avenue, North Vancouver, stated concern for parking for park users during the time of construction and beyond.

#### **Concerns**

- Ivan Leonard, 215 St. Andrews Avenue, North Vancouver, stated concerns relating to traffic and soil removal.
- Brent Martin, 738 Harbourside Drive, North Vancouver would like to see an increase in scale of the project.

### **6. ADJOURNMENT**

Moved by Councillor Clark, seconded by Councillor Buchanan

**THAT** the Public Hearing for “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2013, No. 8337,” adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 8:44 pm.

#### **CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

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Karla D. Graham, City Clerk