



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, JANUARY 19, 2015.

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor H. Back
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor R. Clark
Councillor C. Keating

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
S. Karamanian, Deputy Director, Finance
B. Pearce, Director, Special Projects
P. Navratil, Deputy City Engineer
G. Penway, Director, Community Development
S. Smith, Planner 2
M. Epp, City Planner
W. Tse, Planner 1
D. Watson, Transportation Planner
S. Wilks, Timekeeper

The Public Hearing was called to order at 6:41 pm.

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8354”
(161-165 East Keith Road, CD-651)

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8354”
will have the effect of reclassifying the said property:

FROM: RH-1 (High-Density Apartment Residential 1) Zone

TO: CD-651 (Comprehensive Development 651) Zone

to permit a 93 unit residential development, of which 52 units will be stratified and 41 units will be secured as rental in perpetuity as a density bonus. Parking will be provided underground and accessed from East 6th Street. A density transfer is being proposed from adjacent City land (closed road).

2. STAFF PRESENTATION

The City Planner provided a presentation on the application and responded to questions from members of Council and the public.

3. APPLICANT PRESENTATION

Michael Katz, Katz Architecture Ltd., provided a presentation and responded to questions from members of Council and the public.

Continued...

PUBLIC HEARING - Continued

Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8354”

4. SUMMARY OF CORRESPONDENCE

The following submissions were received:

- Letter, dated February 12, 2014, from S. Macintosh, 1301-123 East Keith Road, North Vancouver, expressing opposition, stating building size, density, parking and conflict with the draft Official Community Plan.
- Email, dated January 15, 2015, from Katherine Fraser, North Vancouver, expressing opposition, stating traffic, parking and density.
- Letter, dated January 15, 2015, from Evan Cooke, representative for the owner of the residential apartment building located at 615 St. George’s Avenue, North Vancouver, expressing opposition, stating density, set-back and privacy.
- Email, dated January 15, 2015, from Lois Wood, 705-151 East Keith Road, North Vancouver, expressing opposition, siting set-back, lot size and parking.
- Letter, dated January 16, 2015, from Anthony Annibal and Barbara Kellington, 1001-140 East Keith Road, North Vancouver, expressing concern, siting density transfer from parkland, building set-back and traffic.
- Letter, dated January 16, 2015, from Jim Mackie, 703-505 Lonsdale Avenue, North Vancouver, expressing opposition, siting lot size, density and set-back.
- Email, dated January 16, 2015, from Judy Jackson, North Vancouver, expressing opposition to the project, siting density.
- Email, dated January 17, 2015, from Patrick Seline, 4-232 East 6th Street, North Vancouver, expressing opposition, siting traffic and safety.
- Email, dated January 18, 2015, from Sarah Johnston, North Vancouver, expressing opposition, siting speed of growth, traffic and loss of trees.
- Email, dated January 18, 2015, from Bill and Anne Herman, 123 East Keith Road, North Vancouver, expressing opposition, siting density transfer from parkland, set-back, density bonus and traffic.
- Letter, dated January 19, 2015, from Linda Heese, 140 East Keith Road, North Vancouver, expressing opposition, siting building size, density transfer from parkland, set-back, unit size, traffic and parking.
- Letter, dated January 19, 2015, from Beverly Corson, 301-140 East Keith Road, North Vancouver, expressing opposition, siting building size, density transfer from parkland and set-back.
- Email, dated January 19, 2015, from Michael Grant, 140 East Keith Road, North Vancouver, expressing concern for density transfer from parkland, density, building size, set-back and traffic.
- Email, dated January 19, 2015, from A. Khozani, North Vancouver, expressing concern, siting building size, set-back, privacy, parking, traffic and density transfer from parkland.

Continued...

PUBLIC HEARING - Continued

Re: "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8354"

4. SUMMARY OF CORRESPONDENCE - Continued

- Email, dated January 19, 2015, from P. Crosson, 1-235 East Keith Road, North Vancouver, expressing opposition, siting density transfer from parkland, set-back, building height, traffic, parking and privacy.
- Letter, dated January 19, 2015, from Margaret Lee, 140 East Keith Road, North Vancouver, expressing opposition, siting conflict with the draft Official Community Plan and set-back.
- Email, dated January 19, 2015, from Barbara MacLeod, 9-232 East 6th Street, North Vancouver, expressing opposition, siting density transfer from parkland, conflict with the Official Community Plan, building size, traffic, parking and set-back.
- Email, dated January 19, 2015, from S. Macintosh, 1301-123 East Keith Road, North Vancouver, expressing opposition, siting privacy and set-back.
- Email, dated January 19, 2015, from Tracee VandenBorn, Manager, Victoria Park Place, 615 St. George's Avenue, North Vancouver, expressing opposition, siting building size.
- Petition with 26 signatures, received January 19, 2015, from Tracee VandenBorn, 615 St. George's Avenue, North Vancouver, expressing opposition to the proposal.

5. SPEAKERS

- Evan Cooke, legal counsel, Middlegate Developments, 615 St. George's Avenue, North Vancouver, expressed opposition to the project, siting set-back, density and privacy.
- David Jones, 6-230 East Keith Road, North Vancouver, expressed opposition, siting parking, density and building size.
- Paul Ardagh, 644 Victoria Park, North Vancouver, expressed concern for landscaping, parking and transfer of density from the boulevard property.
- Linda Heese, 1501-140 East Keith Road, North Vancouver, expressed opposition, siting, density, building size and set-back.
- Desmond Delusignan and Tracee VandenBorn, manager, 615 St. George's Avenue, North Vancouver, expressed opposition, siting set-back, building size, traffic, parking and construction impacts.
- Greg Geub, 165 East 6th Street, North Vancouver, expressed concern for density, renovation, rent increases, parking and building size.
- Kerry Morris, 784 East 15th Street, North Vancouver, expressed concern for unit size, rental rates, covenant for perpetual rental units, displaced tenants and campaign donations to Council members from the developer.
- Katherine Fraser, 230 East Keith Road, North Vancouver, expressed opposition, siting the precedent that the density bonus transfer sets.

Continued...

PUBLIC HEARING - Continued

Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8354”

6. ADJOURNMENT

Moved by Councillor Clark, seconded by Councillor Keating

THAT the Public Hearing for “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8354,” with respect to property located at 161-165 East Keith Road, adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:05 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk