



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER,
CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON
MONDAY, JANUARY 22, 2018.**

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
J. Ficocelli, Deputy City Clerk
J. Peters, Assistant City Clerk
T. Huckell, Committee Clerk
B. Pearce, Director, Strategic Initiatives & Services
B. Themens, Director, Finance
E. Adin, Director, Community Services
M. Epp, Director, Planning
S. Galloway, Manager, Planning
W. Tse, Housing Planner
B. Hurley, Planner 1
D. Johnson, Development Planner
A. Yu, Planning Technician 2
A. Dempster, Planning Technician 2
M. Friesen, Planner 1
D. Watson, Transportation Planner
D. Pope, City Engineer
A. Vasilevich, Planner 2, Engineering, Parks & Environment
M. Jefferson, Director, Human Resources

The Public Hearing was called to order at 6:32 pm.

PUBLIC HEARING – 150 East 8th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8597” (Crest Adera Projects Ltd. / Integra Architecture, 150 East 8th Street, CD-688) would rezone the subject property from a Residential Multi-Family (RM-1) Zone to a Comprehensive Development 688 (CD-688) Zone to permit a new 179 unit residential development on the western portion of the site, while allowing for the existing utility building to remain on the eastern portion. The proposed Floor Space Ratio (FSR) is 2.6 times the lot area and 235 parking spaces are proposed.

2. STAFF PRESENTATION

The Director, Planning, provided a PowerPoint presentation on the application and responded to questions of Council.

PUBLIC HEARING – Continued

3. APPLICANT PRESENTATION

Rocky Sethi, Vice President, Development, Adera Group, and Rhys Leitch, Architect, Integra Architecture, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Letter dated January 8, 2018, from Philip Tarrant, 1374 Lynn Valley Road, North Vancouver, expressing support for the proposal, citing housing design, walkability and upgrades to the park area.
- Email dated January 8, 2018, from Amy Patterson, 719 West 3rd Street, North Vancouver, expressing support for the proposal, citing building design and quality.
- Email dated January 9, 2018, from Karoline Eilers, 1551 Ostler Court, North Vancouver, expressing support for the proposal, citing an off-leash dog park.
- Email dated January 9, 2018, from Gail Higgins, 1525 Jefferson Avenue, West Vancouver, expressing support for the proposal, citing off-leash dog park.
- Email dated January 9, 2018, from Linda Wiles, 6590 Marine Drive, West Vancouver, expressing support for the proposal, citing off-leash dog park.
- Email dated January 9, 2018, from Debra Eakins, 1602-945 Marine Drive, West Vancouver, expressing support for the proposal, citing off-leash dog park.
- Email dated January 9, 2018, from Michalle Martin, 5155 Alderfield Place, West Vancouver, expressing support for the proposal, citing off-leash dog park.
- Letter dated January 9, 2018, from Robert Kates, Telus, 510 West Georgia Street, Vancouver, expressing support for the proposal, citing design and community park.
- Letter dated January 2, 2018, from Tomasz Klejne, 110-215 St. Andrew's Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, transit and amenities in the area.
- Letter dated December 21, 2017, from Jacqueline Marie Morgan, 3435 St. George's Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, transit and amenities in the area.
- Letter dated January 8, 2018, from Mark Boden, 4311 Valencia Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, transit and amenities in the area.
- Letter dated January 8, 2018, from Simon Wong, 402-1061 Marine Drive, North Vancouver, expressing support for the proposal, citing design, walkable community, transit and amenities in the area.
- Letter dated December 21, 2017, from Sukh Johal, 837 Riverside Drive, North Vancouver, expressing support for the proposal, citing the use of cross-laminated timber.
- Letter dated January 3, 2018, from Jason Lee, 5722 Owl Court, North Vancouver, expressing support for the proposal, citing design, walkable community, transit and amenities in the area.

Continued...

PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Letter dated January 3, 2018, from David Russell, Life Preservers, 224 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, community park and amenities in the area.
- Letter dated January 3, 2018, from Lisa Marie Caruk, Frankie and Co., 139 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, community park and amenities in the area.
- Letter dated January 3, 2018, from Jane Copeland, Lift Breakfast Bakery, 101 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, community park and amenities in the area.
- Letter dated January 3, 2018, Peter Milcak, Colosium Pizza, 100-124 West 1st Street, North Vancouver, expressing support for the proposal, citing design, walkable community, community park and amenities in the area.
- Letter dated January 3, 2018, from Jennifer Johnson, She's Fit, 1100 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, community park and amenities in the area.
- Letter dated January 3, 2018, from Catherine Nielsen, Under the Umbrella, 67 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, community park and amenities in the area.
- Letter dated January 3, 2018, from Grace Wang, Mountain Top Wheat and Gluten Free Bakery, 1124 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, community park and amenities in the area.
- Letter dated January 3, 2018, from Mary Lector, Purolator, 1109 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, community park and amenities in the area.
- Letter dated January 8, 2018, from Kevin Beck, 467 Montroyal Boulevard, North Vancouver, expressing support for the proposal, citing design, walkable community, transit and amenities in the area.
- Letter dated January 10, 2018, from Karsten Jedelhauser, 4535 Raeburn Street, North Vancouver, expressing support for the proposal, citing design, walkable community, community park and amenities in the area.
- Letter dated January 10, 2018, from Paige Ritchie, 333 East 1st Street, North Vancouver, expressing support for the proposal, citing design, and enhancements to the surrounding area.
- Letter dated January 10, 2018, from Vincent Perreault, 115-360 East 2nd Street, North Vancouver, expressing support for the proposal, citing design, walkable community, transit and amenities in the area.
- Letter dated January 10, 2018, from Mark Wilson, 306-1677 Lloyd Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, transit and amenities in the area.
- Letter dated January 10, 2018, from Kelsie Struch and Brandon Gibson, 245 East 27th Street, North Vancouver, expressing support for the proposal, citing additional housing.

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PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Letter dated January 10, 2018, from Keath Williams, 702-570 18th Street, West Vancouver, expressing support for the proposal, citing additional housing.
- Letter dated January 5, 2018, from Reverend Judith Hardcastle, St. Andrew's United Church, 1044 St. George's Avenue, North Vancouver, expressing support for the proposal, citing design, walkable community, community park and amenities in the area.
- Email dated January 12, 2018, from Scott Wallace, 355-1385 West 8th Avenue, Vancouver, expressing support for the proposal, citing additional condos and the quality builder.
- Letter dated January 18, 2018, from Karen Yates, Glassman Property Management Inc., 700 Chilco Street, Vancouver, expressing support for the proposal, citing design, walkable community, transit and amenities in the area.
- Letter dated January 18, 2018, from Vitomir Noveski, 110 East Keith Road, North Vancouver, expressing support for the proposal, citing design, walkable community, transit and amenities in the area.
- Email dated January 19, 2018, from Chuck Lawson, L&L Signature Fitness Group Ltd., 103-6329 King George Boulevard, Surrey, expressing concern for the proposal, citing parking.
- Email dated January 21, 2018, from Keith Ingham, 904-140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing view, light, density, environmental impact, height and parking.
- Email dated January 20, 2018, from Karen Parker, 304-140 East Keith Road, North Vancouver, expressing opposition to the proposal, citing height, density, traffic and congestion.
- Email dated January 22, 2018, from Brenda Graham, 106-175 East 10th Street, North Vancouver, expressing concern for the proposal, citing traffic, density and parking.
- Email dated January 22, 2018, from Sally Scott, 900 Bowron Court, North Vancouver, expressing support for the proposal, citing access to amenities, location and accomplished developer.
- Email dated January 22, 2018, from Sherry Sutherland, 923 Calverhall Street, North Vancouver, expressing concern for the proposal, citing affordability, density, traffic and infrastructure.
- Email dated January 22, 2018, from Bruce and Gloria Hansen, 412-175 East 10th Street, North Vancouver, expressing concern for the proposal, citing traffic, parking, quality of life and park area.
- Letter dated January 22, 2018, from Barbara Kellington and Anthony Annibal, 1001-140 East Keith Road, North Vancouver, expressing concern for the proposal, citing height, congestion and use of the City park.
- Email dated January 22, 2018, from Allison Mennie, 1562 Bond Street, North Vancouver, expressing support for the proposal, citing environmental sustainability and design.
- Email dated January 22, 2018, from Linda Heese, 140 East Keith Road, North Vancouver, expressing concern for the proposal, citing building height and mass, traffic, roof design, elevators, recycling and garbage.

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PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email dated January 22, 2018, from Margaret Lee, 202-140 East Keith Road, North Vancouver, expressing concern for the proposal, citing height, traffic and parking.
- Email dated January 22, 2018, from Ryan Williamson, 140 East Keith Road, North Vancouver, expressing concern for the proposal, citing height.
- Email dated January 22, 2018, from Beverly Corson, 301-140 East Keith Road, North Vancouver, expressing concern for the proposal, citing development size, traffic and parking.
- Email dated January 22, 2018, from Peter Ebner, 603-140 East Keith Road, North Vancouver, expressing concern for the proposal, citing mass and height.

5. SPEAKERS

- Geoff Pershick, 109 Lonsdale Avenue, North Vancouver, expressed support for the proposal, citing density and developer's reputation.
- Linda Heese, 1501-140 East Keith Road, North Vancouver, expressed concern for the proposal, citing mass and height, traffic, elevators, recycling and garbage.
- Bob Durrant, 201-735 West 15th Street, North Vancouver, expressed support for the proposal, citing employment opportunities and developer's reputation.
- Adrien Rahbar, 1629 St. George's Avenue, North Vancouver, expressed support for the proposal, citing design and housing options.
- Braden Hall, 1562 Bond Street, North Vancouver, expressed support for the proposal, citing developer's reputation, dog park, sustainability and affordable housing.
- Philip Tarrant, 1374 Lynn Valley Road, North Vancouver, expressed support for the proposal, citing density.
- Joanne Beattie, 135 East 17th Street, North Vancouver, expressed support for the proposal, citing more housing options, design, accessible units and dog park.
- Marilyn Bittman, 408-1033 St. George's Avenue, North Vancouver, expressed concern for the proposal, citing height and parking.
- Roya Rahmanian, 301-175 East 10th Street, North Vancouver, expressed concern for the proposal, citing parking, safety and density.
- Mark Boden, 4311 Valencia Avenue, North Vancouver, expressed support for the proposal, citing density, housing options, height, dog park and affordability.
- George Nikolov, 202-175 East 10th Street, North Vancouver, expressed opposition to the proposal, citing size, traffic, height and parking.
- Ken Megale, 1601-151 East Keith Road, North Vancouver, expressed support for the proposal, citing design, tax revenue and economy, but would trade off a taller building for a smaller footprint.
- Brenda Beck, 248 East 10th Street, North Vancouver, expressed concern for the proposal, citing traffic and crosswalk safety.
- Nancy Scott, 175 East 10th Street, North Vancouver, expressed concern for the proposal, citing density, safety, height, garbage access and emergency vehicle access.

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PUBLIC HEARING – Continued

5. SPEAKERS – Continued

- Lisa O’Dwyer, 175 East 10th Street, North Vancouver, expressed concern for the proposal, citing traffic, garage entrance, height, garbage and safety.
- Andrew Wade, 235 East 11th Street, North Vancouver, expressed concern for the proposal, citing parking stalls, loading bay and traffic flow.

6. ADJOURN

Moved by Councillor Clark, seconded by Councillor Buchanan

THAT the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8597” (Crest Adera Projects Ltd. / Integra Architecture, 150 East 8th Street, CD-688), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:23 pm.

CERTIFIED CORRECT:

“Certified Correct by the Deputy City Clerk”

DEPUTY CITY CLERK