



**MINUTES OF THE PUBLIC HEARING FOR 339 EAST 13<sup>TH</sup> STREET HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 28, 2019**

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor A. Girard  
Councillor T. Valente

**ABSENT**

Councillor D. Bell  
Councillor T. Hu  
Councillor J. McIlroy

**STAFF MEMBERS**

L. McCarthy, CAO  
K. Graham, City Clerk  
C. Baird, Deputy City Clerk  
J. Peters, Assistant City Clerk  
B. Pearce, Director, Strategic and Corporate Services  
H. Reinhold, Deputy Director, Strategic and Corporate Services  
S. Antoniali, Section Manager, Real Estate  
B. Themens, Director, Finance  
L. Garber, Deputy Director, Finance  
K. Magnusson, Deputy Director, Engineering, Parks and Environment  
M. Epp, Director, Planning and Development  
S. Galloway, Manager, Planning  
D. Johnson, Development Planner  
M. Friesen, Planner 2  
E. Macdonald, Planner 1  
C. French, Planning Assistant

The Public Hearing was called to order at 7:39 pm.

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8717” (Hearth Architectural Inc., 339 East 13<sup>th</sup> Street, CD-720) would rezone the subject property from a Two-Unit Residential 1 (RT-1) Zone to a Comprehensive Development 720 (CD-720) Zone to permit the development of 3 units, consisting of a duplex plus infill building. The permitted density is 0.5 times the lot area (FSR) and the permitted maximum building height of the structures is 10.1 metres (33.1 feet). The proposed development includes 4 parking spaces.

**2. STAFF PRESENTATION**

The Planner 2 provided a PowerPoint presentation on the application and the Planner 2, Manager of Planning and Director, Planning and Development, responded to questions of Council.

**3. APPLICANT PRESENTATION**

Joe Muego, Architect, Hearth Architectural Inc., provided a PowerPoint presentation on the application and responded to questions of Council.

## **PUBLIC HEARING – 339 East 13<sup>th</sup> Street – Continued**

### **4. SUMMARY OF CORRESPONDENCE**

- Email received October 27, 2019 from Paul Crocock, 338 East 12<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing construction noise, traffic and parking.
- Email received October 28, 2019 from Ronald Yue, 353 East 13<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing density and parking.

### **5. SPEAKERS**

- Leagh Farrell, 326 East 12<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing tree protection and parking.
- Paul Crocock, 338 East 12<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing density, views, tree protection, narrow laneway and parking.
- Daryle Rajala, 329 East 13<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing greenspace, tree protection, density, housing affordability and consideration of use for future generations.
- Ron Sostad, 231 East 14<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing noise and development.
- John McCreedy, 308 East 12<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing tree protection, development criteria and neighbourhood impact of infill.

### **6. ADJOURN**

Moved by Councillor Valente, seconded by Councillor Back

THAT the Public Hearing, regarding “Hearth Architectural Inc., 339 East 13<sup>th</sup> Street, CD-720”, adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 8:26 pm.

*“Certified Correct by the City Clerk”*

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CITY CLERK