



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON **MONDAY, NOVEMBER 21, 2016.**

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
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic Initiatives and Services
E. Adin, Deputy Director, Community Development
L. Orr, Manager, Business Services
B. Themens, Director, Finance
P. Navratil, Deputy, City Engineer
D. Johnson, Planner 2, Community Development
W. Tse, Planner, Community Development
C. Wilkinson, Planner, Community Development

The Public Hearing was called to order at 8:12 pm.

PUBLIC HEARING – 154 East 18th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8518” (1064559 B.C. Ltd. / Metric Architecture, 154 East 18th Street, CD-680) and “Housing Agreement Bylaw, 2016, No. 8519” (1064559 B.C. Ltd., 154 East 18th Street, CD-680, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 680 (CD-680) Zone in order to permit a six-storey, 96 unit, purpose-built market rental building with 10 secured Mid-Market Rental (MMR) units. The proposed residential floor area of the development totals 2.6 times the lot area.

2. STAFF PRESENTATION

The Planner 1 provided a PowerPoint presentation on the application and responded to questions of Council.

3. APPLICANT PRESENTATION

Scott Mitchell and Sheridan MacRae, Architects, Metric Architecture, Doug Purdy, LPA Development Consultants, and Tony Pappajohn, Property Owner, Jameson Corporation, provided a PowerPoint presentation on the application and responded to questions of Council.

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PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE

- Letter dated November 2, 2016, from David Eby, MLA, Vancouver Point Grey, expressing support for the proposal, citing rental housing, affordability and tenant relocation support.
- Letter dated November 10, 2016, from Don Peters, Community Housing Action Committee, North Vancouver, expressing support for the proposal, citing rental housing, below market rental unites and tenant relocation support.
- Letter from Sharon Davis, 8-219 East 8th Street, North Vancouver, expressing support for the proposal, citing rental housing and community gardens.
- Email dated November 18, 2016, from Christophe Buffotot, 200 East 18th Street, North Vancouver, expressing concern for the proposal, citing setback and height.
- Email dated November 18, 2016, from Greg Ambrose, 231 Dollarton Highway, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated November 18, 2016, from Sheila Ward, 309-141 East 18th Street, North Vancouver, expressing opposition to the proposal, citing density, traffic, parking and quality of life.
- Email dated November 18, 2016, from Hannelore Claus, 301-141 East 18th Street, North Vancouver, expressing opposition to the proposal, citing density, traffic, parking and quality of life.
- Email dated November 21, 2016, from Mary-Louise Sawyer, 109-141 East 18th Street, North Vancouver, expressing concern for the proposal, citing parking, density, congestion and traffic.
- Email dated November 21, 2016, from Emma Hamilton, 110-141 East 18th Street, North Vancouver, expressing opposition to the development, citing parking, construction noise, density, traffic, congestion, height and safety.

5. SPEAKERS

- Phil Chapman, Community Housing Action Committee, expressed support for the proposal, citing rental housing, assistance to tenants, larger units, community garden plots and affordable housing units.
- Justin De Genova, 111 East 13th Street, North Vancouver, expressed support for the proposal, citing rental housing, larger units, outdoor common areas and tenant relocation.
- Ivan Leonard, 215 St. Andrew's Avenue, North Vancouver, expressed support for the proposal, citing affordability and rental housing.
- David Hutniak, CEO, Landlord BC, 203-1847 West Broadway, Vancouver, expressed support for the proposal, citing rental housing and affordability.
- Gloria Webster, 302-141 East 18th Street, North Vancouver, expressed concern for the proposal, citing parking and affordability.

PUBLIC HEARING – Continued

6. ADJOURN

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8518” (1064559 B.C. Ltd. / Metric Architecture, 154 East 18th Street, CD-680) and “Housing Agreement Bylaw, 2016, No. 8519” (1064559 B.C. Ltd., 154 East 18th Street, CD-680, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned 8:53 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK