



MINUTES OF THE PUBLIC HEARING FOR 364 EAST 14TH STREET HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, APRIL 25, 2022**

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor T. Hu*
Councillor J. McIlroy
Councillor T. Valente

**participated electronically*

ABSENT

Councillor A. Girard

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
H. Granger, City Solicitor
L. Sawrenko, Chief Financial Officer
L. Garber, Deputy Director, Finance
M. Epp, Director, Planning and Development
A. Devlin, Manager, Transportation Planning
M. Menzel, Planner
E. Chow, Planner
K. Magnusson, Acting Director, Engineering, Parks and Environment
J. Hall, Manager, Public Realm Infrastructure
M. Bot, Project Manager, Public Realm Infrastructure
G. Schalk, Public Safety Director and Fire Chief
D. Owens, Deputy Fire Chief, Prevention & Public Safety
P. Duffy, Manager, Bylaw Services

The Public Hearing was called to order at 6:07 pm.

PUBLIC HEARING – 364 East 14th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8904” (Karl Wein / Bradbury Architecture, 364 East 14th Street, CD-750) and “Heritage Designation Bylaw, 2022, No. 8905” (Karl Wein / Bradbury Architecture, 364 East 14th Street) would rezone the subject property from a One-Unit Residential 1 (RS-1) Zone to a Comprehensive Development 750 (CD-750) Zone to permit the development of an infill duplex, to support the retention and designation of the existing Heritage ‘A’ building.

2. STAFF PRESENTATION

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

PUBLIC HEARING – 364 East 14th Street – Continued

3. APPLICANT PRESENTATION

Robert Bradbury, Architect, Bradbury Architecture, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Emails received April 11 and 25, 2022 from Enza Eppich, 358 East 14th Street, North Vancouver, expressing opposition for the proposal, citing tree protection, privacy, parking and density.
- Email received April 19, 2022 from Peter Lister and Lisa Ryan, 408 East 14th Street, North Vancouver, expressing opposition for the proposal, citing rezoning, density, heritage preservation criteria and tree protection.
- Correspondence received April 25, 2022 from Kyla Gardiner, President, North Shore Heritage Preservation Society, 2695 Nelson Avenue, West Vancouver, expressing support for the proposal, citing building preservation with heritage qualities and housing options.
- Correspondence received April 25, 2022 from Greg Brennand and Carole Selig, 400 East 14th Street, North Vancouver, expressing opposition for the proposal, citing building footprint, privacy, landscaping and neighbourhood character.
- Correspondence received April 25, 2022 from Alison Caldwell Johnson and Scott Johnson, 409 East 14th Street, North Vancouver, expressing opposition for the proposal, citing density, privacy and heritage preservation.
- Email received April 25, 2022 from Alex Jamieson, 419 East 11th Street, North Vancouver, expressing concern for the proposal, citing tree retention and density and suggesting greenhouse gas reduction efforts.

5. SPEAKERS

- Vincenza Eppich, 358 East 14th Street, North Vancouver, expressed opposition for the proposal, citing privacy, building character and tree protection.
- Richard Eppich, 358 East 14th Street, North Vancouver, expressed opposition for the proposal, citing privacy, building size and building siting.
- Iain Medcalf, 424 East 14th Street, North Vancouver, expressed opposition for the proposal, citing building size and parking.
- Bill Mason, 348 East 14th Street, North Vancouver, expressed opposition for the proposal, citing neighbourhood character, density, parking, traffic and impact on infrastructure.
- Greg Brennand, 400 East 14th Street, North Vancouver, expressed opposition for the proposal, citing building size, privacy and heritage preservation.
- Peter Lister, 408 East 14th Street, North Vancouver, expressed opposition for the proposal, citing heritage preservation and related costs.
- Mahmoud Ahamed, 623 East 11th Street, North Vancouver, expressed support for the proposal, citing development and growth.
- Scott Johnson, 409 East 14th Street, North Vancouver, expressed opposition for the proposal, citing building size, privacy and building siting.

Continued...

PUBLIC HEARING – 364 East 14th Street – Continued

5. SPEAKERS – Continued

- Lisa Ryan, 408 East 14th Street, North Vancouver, expressed opposition for the proposal, citing density and lack of consultation by the developer.
- Sara Mosher (Applicant), 364 East 14th Street, North Vancouver, expressed concern and remorse for the negative comments received.

Mayor Buchanan declared a recess at 7:08 to 7:13 pm to allow an opportunity for additional speakers to phone in and provide comments.

6. ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8904” (Karl Wein / Bradbury Architecture, 364 East 14th Street, CD-750) and “Heritage Designation Bylaw, 2022, No. 8905” (Karl Wein / Bradbury Architecture, 364 East 14th Street), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:37 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER