



**MINUTES OF THE PUBLIC HEARING FOR 144 WEST 21<sup>ST</sup> STREET HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, NOVEMBER 21, 2022****

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor A. Girard  
Councillor J. McIlroy  
Councillor S. Shahriari  
Councillor T. Valente

**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  
L. Sawrenko, Chief Financial Officer  
H. Granger, City Solicitor  
J. Draper, Acting Director, Planning and Development  
R. de St. Croix, Manager, Long Range and Community Planning  
E. Elliott, Manager, Transportation Planning  
R. Basi, Manager, Development Planning  
E. Chow, Planner  
K. Magnusson, Director, Engineering, Parks and Environment  
M. Wardell, Manager, Development Services  
J. Hall, Manager, Public Realm Infrastructure  
L. Orr, Acting Director, Community and Partner Engagement  
G. Schalk, Public Safety Director and Fire Chief

The Public Hearing was called to order at 6:12 pm.

**PUBLIC HEARING – 144 West 21<sup>st</sup> Street**

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) and “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 758 (CD-758) Zone to permit a 5-storey rental apartment building with 73 units and underground parking.

**2. STAFF PRESENTATION**

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

## **PUBLIC HEARING – 144 West 21<sup>st</sup> Street – Continued**

### **3. APPLICANT PRESENTATION**

Timothy Ankenman, Ankenman Marchand Architects, provided a PowerPoint presentation on the application and he and Daisen Gee-Wing, BK Development Corporation, responded to questions of Council.

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

- Email received November 8, 2022 from Sarah Tremblay and Tobias Volkmann, 220-119 West 22<sup>nd</sup> Street, North Vancouver, expressing support for the proposal, citing density and non-market rental buildings.
- Email received November 17, 2022 from Y.M. Wee, 402-128 West 21<sup>st</sup> Street, North Vancouver, expressing concern for the proposal, citing building location, building height and tree preservation.
- Email received November 21, 2022 from Annette Parsons, 119 West 22<sup>nd</sup> Street, North Vancouver, expressing concern for the proposal, citing building design and colour scheme.
- Email received November 21, 2022 from Rafal Sotola, 307-156 West 21<sup>st</sup> Street, North Vancouver, expressing concern for the proposal, citing building height, property value, building maintenance and neighbourhood noise and smoke pollution from cigarette and cannabis use.
- Email received November 21, 2022 from Gail Matheson, Chair, and Brenda Rich, Treasurer, Strata Council, The Westside, 128 West 21<sup>st</sup> Street, North Vancouver, expressing opposition for the proposal, citing building height, outdoor spaces design and pedestrian and traffic safety.

### **5. SPEAKERS**

- Gail Matheson, 1819 Greenock Place, North Vancouver, expressed opposition for the proposal, citing building height, noise and loss of privacy.
- Brenda Rich, 404-128 West 21<sup>st</sup> Street, North Vancouver, expressed opposition for the proposal, citing playground noise, smoke pollution from cigarettes and cannabis, traffic congestion and building height.
- Paul Puleston-Clarke, 144 West 21<sup>st</sup> Street, North Vancouver, expressed opposition for the proposal, citing lack of support from tenant relocation plan and lack of affordable housing.
- Charles Duplessis, 108-144 West 21<sup>st</sup> Street, North Vancouver, expressed opposition for the proposal, citing lack of support from tenant relocation plan, low-income tenants, lack of affordable housing and rehousing pets.
- Satish Kapoor, 105-144 West 21<sup>st</sup> Street, North Vancouver, expressed opposition for the proposal, citing lack of support from tenant relocation plan, lack of affordable housing options and inability to pay higher rent in a new building.
- Ryan Beechinor, 5-2052 Chesterfield Avenue, North Vancouver, expressed support for the architect and expressed concern for the proposal, citing traffic safety at the adjacent crosswalk.

Mayor Buchanan declared a recess at 7:04 pm to 7:09 pm to allow an opportunity for additional speakers to phone in and provide comments.

**PUBLIC HEARING – 144 West 21<sup>st</sup> Street – Continued**

**6. ADJOURN**

Moved by Councillor Back, seconded by Councillor Valente

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) and “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 7:55 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER