



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, APRIL 14, 2014.

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor R. Clark
Councillor G. Heywood
Councillor C. Keating

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
B. Pearce, Director, Special Projects
G. Penway, Director, Community Development
E. Adin, Deputy Director, Community Development
B. Themens, Acting Director, Finance
S. Karamanian, Deputy Director, Finance
P. Navratil, Deputy City Engineer
D. Mitic, Manager, Transportation
N. LaMontagne, Manager, Community and Long-Range Planning
C. Rabold, Manager, Communications
N. Chand, Manager, Financial Planning
M. Lynch, Manager, Community Planning
L. Orr, Manager, Lands and Business Services
D. Pistilli, Fire Chief
S. Wilkes, Timekeeper

The Public Hearing was called to order at 7:15 pm then recessed and reconvened at 7:33 pm.

1. INTRODUCTION OF BYLAW

“ZONING BYLAW, 1995, NO. 6700, AMENDMENT BYLAW, 2014, NO. 8352”
(Polygon Development 306 Ltd./Raymond Letkeman Architects, 255 West 1st / 260 West Esplanade, CD-649)

“LAND USE CONTRACT REPEALING BYLAW, 2014, NO. 8359”

Polygon Development 306 Ltd. / Raymond Letkeman Architects have applied to rezone the property located at 255 West 1st Street and 260 West Esplanade, legally known as:

- Lot 1, DL 271, Plan VR 761
- Lot 2, DL 271, Plan VR 761
- Lot 3, DL 271, Plan VR 761

Continued...

PUBLIC HEARING – Continued

**RE: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8352”
“Land Use Contract Repealing Bylaw, 2014, No. 8359”**

The amendment to “Zoning Bylaw, 1995, No. 6700” will have the effect of reclassifying the said property:

FROM: M-1 (SERVICE INDUSTRIAL) ZONE

TO: CD-649 (COMPREHENSIVE DEVELOPMENT 649) ZONE

to permit a mixed-use development, consisting of two five-storey residential buildings of approximately 208 stratified residential units above two levels of commercial retail units and non-profit office use fronting West Esplanade. The non-profit office use, leased at 25% below market to non-profit organizations, is proposed as a 15,000 sq. ft. density bonus. Access to 338 underground vehicle parking stalls and 328 bicycle parking stalls is proposed from Mahon Avenue.

2. STAFF PRESENTATION

The Deputy Director, Community Development, provided a presentation on the application and responded to questions from the gallery and members of Council.

3. APPLICANT PRESENTATION

Rene Rose, Senior Vice President Development, and Brian Ellis, Vice President Development, Polygon Homes Ltd., provided a presentation regarding the application and responded to questions from the gallery and members of Council.

4. SUMMARY OF SUBMISSIONS

The following letters of support were received from:

- Email from John Pump, 402-217 W 8th Street, North Vancouver, dated April 4, 2014.
- Email from Patti Morrison, 428-119 West 22 Street, North Vancouver, dated April 5, 2014.
- Email from Michael Ponti, 102-717 Chesterfield Avenue, North Vancouver, dated April 6, 2014.
- Email from Marcie Ellison-Outerbridge, 303-267 West Esplanade, North Vancouver, dated April 8, 2014.
- Letter from Darryl S. Matkaluk, Sotheby’s International Realty, 235 15th Street, West Vancouver, dated April 9, 2014.
- Letter from Phil Baudin, MODO The Car Co-Op, dated April 9, 2014.

Continued...

PUBLIC HEARING - Continued

**RE: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8352”
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4. SUMMARY OF SUBMISSIONS – Letters of Support - Continued

- Letter from Kit Matkaluk, 1309 Mahon Avenue, North Vancouver, dated April 9, 2014.
- Email from Shallaw Kadir, 91 Lonsdale Avenue, North Vancouver, dated April 9, 2014.
- Letter from Doug Ausman, on behalf of 168 Chadwick Court Strata Council, North Vancouver, dated April 10, 2014.
- Email from Elizabeth and Mark Shirreff, 108-217 West 8th Street, North Vancouver, dated April 10, 2014.
- Letter from Terry Thies, Principal, Avison Young, 986 Tudor Avenue, North Vancouver, dated April 11, 2014.
- Email from Linda Urquhart, 300-224 West Esplanade, North Vancouver, dated April 10, 2014.
- Email from Janine Wilson, 163 East 1st Street, North Vancouver, dated April 10, 2014.
- Email from Greg Pearson, Lower Lonsdale, North Vancouver, dated April 11, 2014.
- Letter from James Fox, 450 East 21st Street, North Vancouver, received April 13, 2014.
- Email from Jonathan Lazar, 248 East 17th Street, North Vancouver, dated April 13, 2014.
- Letter from Michael Binkley, 535 East 1st Street, North Vancouver, dated April 13, 2014.
- Letter from Trudy Hubbard, 3-234 West 17th Street, North Vancouver, dated April 14, 2014.
- Email from Alfonso Pezzente, North Vancouver, dated April 14, 2014.
- Email from Brent Comber, 1657 Columbia Street, North Vancouver, dated April 14, 2014.
- Letter from Bill Curtis, President Lower Lonsdale Business Association, North Vancouver, dated April 12, 2014.
- Email from Sara Saidi, 120 West 16th Street, North Vancouver, dated April 14, 2014.
- Letter from Mehdi Shokri, 3435 Bluebonnet Road, North Vancouver, received April 14, 2014.
- Letter from Jan Ballard, 4725 Willow Creek Road, West Vancouver dated April 14, 2014.
- Email from Iani Makris, 5 Lonsdale Avenue, North Vancouver, dated April 14, 2014.
- Letter from Justin De Genova, 903-111 East 13th Street, North Vancouver, dated April 8, 2014

Continued...

PUBLIC HEARING - Continued

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4. SUMMARY OF SUBMISSIONS – Letters of Support - Continued

- Email from Mark Hohenwarter, 151 West 2nd Street, North Vancouver, dated April 14, 2014.
- Email from Geraldine Zinsli, 1233 Grand Boulevard, North Vancouver, date April 14, 2014.
- Letter from the Alan Haigh, Chair and Louise Ranger, President, Chamber of Commerce 102-124 West 1st Street, North Vancouver, dated April 10, 2014.
- Letter from Reid Shier, Director Presentation House Gallery, 333 Chesterfield Avenue, North Vancouver, dated April 14, 2014.
- Email from Timothy Dean, 461 East Windsor Road, North Vancouver, dated April 14, 2014.
- Email from Emily-Rose De Genova, 155 West 2nd Street, North Vancouver, dated April 14, 2014.
- Letter from Mackenzie Leyland, 707-175 West 1st Street, North Vancouver, dated April 10, 2014.
- Email from Dimitrina Stroumeva, 559 East 2nd Street, North Vancouver, dated April 14, 2014.
- Email from Andrew Harris, 559 East 2nd Street, North Vancouver, dated April 14, 2014.

The following letters of concern were received from:

- Letter from Arash Rezai, North Vancouver, dated April 10, 2014, stating desire for additional height, concrete construction and additional community amenity contributions.
- Email from Degenhard Franke, 258 West 5th Street, North Vancouver, dated April 12, 2014, stating concern for increased density.

The following letters in opposition were received from:

- Email from Alf Orr, 102-250 West 1st Street, North Vancouver, dated April 5, 2014, stating opposition to the proposal as it is contrary to the Official Community Plan, loss of sunlight to existing buildings and a negative effect on property values.
- Email from Sally-Ann Hayward, 201-306 West 1st Street, North Vancouver, dated April 13, 2014, stating opposition to the height of the proposed buildings.

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PUBLIC HEARING - Continued

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5. SPEAKERS

In Support

- Andrew Harris, 559 East 2nd Street, North Vancouver, stated the project will encourage vibrancy in Lower Lonsdale.
- Dimitrina Stroumeva, East 2nd Street, North Vancouver, voiced that the application will further enhance the neighbourhood.
- Julia Staub-French, Family Services on the North Shore, 255 West 1st Street, North Vancouver, stated support for the project and the assistance it would provide to non-profit organizations on the North Shore.
- Zahia Lazib, 202 West 1st Street, North Vancouver, expressed the continued need for family services in Lower Lonsdale.
- Terry Thies, 986 Tudor Avenue, North Vancouver, was in full support of the application.
- Tanis VanDrimmelen, 251 East 10th Street, North Vancouver, stated support for non-profit organizations in Lower Lonsdale.
- Denise Kellahan, 108-3629 Deercreech Drive, North Vancouver, stated the development would enhance community programs for the hospital, care homes and hospice care.
- Frances Martin, Francesca’s Boutique, 106 West Esplanade, North Vancouver, expressed support and stated the development will help to revitalize the West Esplanade Area.
- Bill Curtis, President, Lower Lonsdale Business Association, 1551 Jones Avenue, North Vancouver, stated the application is consistent with the waterfront vision and will encourage diversity in Lower Lonsdale.
- Louise Ranger, President, North Vancouver Chamber of Commerce, 124 West 1st Street, North Vancouver, stated that the development will increase commercial and residential development in Lower Lonsdale and be a positive improvement to the area.
- Kit Matkaluk, Sotheby Real Estate, 1309 Mahon Avenue, North Vancouver, expressed that the application will encourage affordable housing options and offer easy access to transportation.
- Mehdi Shokri, Sotheby Real Estate, 3435 Bluebonnet Avenue, North Vancouver, expressed the project will create vibrancy in the Lower Lonsdale area and suggested traffic management and walkability improvements.
- Justin De Genova, 903-111 East 13th Street, North Vancouver, expressed support for revitalization of the area and the sustainable model the project represents.
- Ryan King, 782 St. Georges Avenue, North Vancouver, was in favour of the affordable housing options offered by the close proximity to public transit and the sea bus.

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PUBLIC HEARING - Continued

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5. SPEAKERS - Continued

In Support – Continued

- Michael Wise, 632 East 1st Street, North Vancouver, expressed that the project meets the high efficiency, requirements for new housing, is close to public transit and well is utilized infrastructure.
- Joy Hayden, Hollyburn Family Services Society, 304-1650 Chesterfield Avenue, North Vancouver, stated support for the project and non-profit opportunities.
- Diana Budden, 870 Braeside Street, West Vancouver, stated support for family services on the North Shore and the space provided for the non-profit organizations.
- Emily De Genova, 155 West 2nd Street, North Vancouver, expressed the project will provide young families an opportunity to live in the community and safe access to the waterfront parks and transit.
- Sara Saidi, 120 West 16th Street, North Vancouver, expressed that the project will encourage young families to the move into the area and favoured its close proximity to transit, parks and commercial areas.
- Trudy Hubbard, 3-234 West 17th Street, North Vancouver, was pleased to see the green space included in the development and expressed the application responds to the needs of the community.
- George Pringle, 163 West 5th Street, North Vancouver, stated support for the project and expressed concerns regarding noise issues between residential and commercial tenants.
- Yanni Matrice, business owner, Lower Lonsdale, North Vancouver, expressed that the project will be a huge improvement to the Lower Lonsdale area.

In Opposition

- Mike Cunning, President, The Lookout Strata Council, 233 West 1st Street, North Vancouver, voiced concerns relating to the lack of engagement by the applicant with the Lookout tenants, the transition between residential and commercial tenants, and the impacts on views.
- Tony Nightengale, 270 West 1st Street, North Vancouver, voiced concerns with respect to vandalism and the weight of the new building on top of the current structure.
- Rick White, North Vancouver, stated opposition due to density, increased traffic and loss of views.

PUBLIC HEARING - Continued

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5. SPEAKERS - Continued

Concerns

- Jack Knetsch, 1408-175 West 1st Street, North Vancouver, stated concerns relating to density bonusing, community amenities, lack of infrastructure improvements and transportation.
- Brian Riedlinger, Sailor Hagar’s Pub, 2583 Swinburne Avenue, North Vancouver, stated concerns relating to noise between commercial and residential tenants and the need for more commercial space.
- Jennifer Barnes, 205-270 West 1st Street, North Vancouver, stated concerns relating to the height of the building, traffic, loss of green space and air quality.
- Marc Pederson, North Van City Voices, 108 West Esplanade, voiced concerns with respect to community amenity contributions, height of the proposed building and the setbacks between the residential and commercial spaces.
- Kathy Evans, business owner, The Lookout building, 233 West 1st Street, North Vancouver, expressed concerns relating to the consultation process, traffic and lack of parking.
- Peter Plevoco and Irine Corovo, 250 West 1st Street, North Vancouver, stated concern for traffic, noise and compensation for loss in property value assessment.
- Kerry Morris, 784 East 15th Street, North Vancouver, requested information regarding a covenant with respect to space for non-profit organizations and a market rate discount and sited concerns regarding noise and parking.
- Ivan Leonard, 215 St. Andrews Avenue, North Vancouver, voiced concerns with respect to additional density and traffic and is in favour of slow growth.
- Mike Cunning, 427 East 14th Street North Vancouver, voiced concerns with respect to the development consultation, loss of views and ingress and egress from Semisch Avenue.

Councillor Bookham left the meeting at 10:14 pm and returned at 10:16 pm.

Moved by Councillor Clark, seconded by Councillor Buchanan

THAT the requirements of the Procedure Bylaw to adjourn the meeting at 10:30 pm, be waived, and the meeting continue.

CARRIED UNANIMOUSLY

PUBLIC HEARING - Continued

**RE: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8352”
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6. ADJOURNMENT

Moved by Councillor Clark, seconded by Councillor Keating

THAT the Public Hearing for “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8352” and “Land Use Contract Repealing Bylaw, 2014, No. 8359,” adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:31 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk