



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, JANUARY 26, 2015.

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
S. Karamanian, Deputy Director, Finance
B. Pearce, Director, Special Projects
P. Navratil, Deputy City Engineer
G. Penway, Director, Community Development
M. Hunter, Manager, Parks and Environment
A. Kurnicki, Streetscape Planner
D. Pope, City Engineer
M. Pellatt, Accountant, LEC
S. Fevrier, Accountant, LEC
M. Epp, City Planner
W. Tse, Planner 1
L. Parker, Planner 2, Parks and Greenways
D. Mitic, Manager, Transportation
L. Orr, Manager, Lands and Business Services
H. Reinhold, Manager, Waterfront
C. Wilkinson, Planner 1
G. Gusdal, Manager, Bylaw Services
F. Rawlings, Bylaw Enforcement Supervisor
S. Wilks, Timekeeper

The Public Hearing was called to order at 7:17 pm.

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8395”
(North Lake Ventures Inc./Rafii Architects Inc., 141-147 East 21st Street, CD-658)

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8395”
will have the effect of reclassifying the said property:

FROM: RM-1 (Medium Density Apartment Residential 1) Zone

TO: CD-658 (Comprehensive Development 658) Zone

to permit a six-storey, 107-unit rental apartment building. A density bonus of 1.0 FSR for the provision of rental housing in perpetuity is proposed. Residential parking will be provided underground and visitor parking is proposed to be accessed from the rear lane.

Continued...

PUBLIC HEARING - Continued

Re: "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8395"

2. STAFF PRESENTATION

The City Planner provided a presentation on the application and responded to questions from members of Council and the public.

3. APPLICANT PRESENTATION

Mr. Pourdad, Mr. Mohtadi, applicants and Mr. White, consultant, provided a presentation and responded to questions from members of Council and the public.

4. SUMMARY OF CORRESPONDENCE

The following submissions were received:

- Email, dated January 24, 2015, from Salil Shah, 157 East 21st Street, North Vancouver, expressing concern, siting parking, construction nuisance, safety for children during construction and use of airspace over the building.
- Email, dated January 25, 2015, from Erika Rathje, 8-140 East 20th Street, North Vancouver, expressing opposition, siting height, view, density, density bonusing, safety and property value.
- Email, dated January 26, 2015, from Ritesh Desai, 157 East 21st Street, North Vancouver, expressing concern, siting parking, traffic, construction nuisance, children's safety during construction and use of airspace for construction.

5. SPEAKERS

- Yousef Gomari, 145 West Keith Road, North Vancouver, expressed support for the project, siting rental accommodations.
- David Venance, 113-1111 East 27th Street, North Vancouver, expressed support for the project, siting, affordability, rental accommodations, walkability, and in-suite modern conveniences.
- Aram, 202-121 East 12th Street, North Vancouver, expressed support for the applicant and the proposal.
- John McCann, 104-201 West 11th Street, North Vancouver, expressed support for the applicant and the proposal.
- Maria Chelini, 140 East 20th Street, North Vancouver, expressed concern siting, set-backs, density, public consultation, tenant issues, safety, bicycle storage, exterior colour pallet, parking, and construction inconvenience.
- John McCarroll, 141 East 21st Street, North Vancouver, informed that he is opposed to the proposal siting, his eviction, density and parking.
- Michelle Guy, Paine Edmonds, 1100-510 Burrard Street, Vancouver, advised that she is the solicitor working with the Social Services regarding relocation of the tenants.

Continued...

PUBLIC HEARING - Continued

Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8395”

6. ADJOURNMENT

Moved by Councillor Clark, seconded by Councillor Buchanan

THAT the Public Hearing for “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8395” with respect to property located at 141-147 East 21st Street, adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:41 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk