



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, MAY 9, 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, Special Projects
G. Penway, Director, Community Development
E. Adin, Deputy Director, Community Development
B. Themens, Director, Finance
M. Epp, City Planner, Community Development
N. Chand, Deputy Director, Finance
P. Navratil, Deputy City Engineer
L. Orr, Manager, Business Services
D. Mitic, Manager, Transportation
A. Majano, Transportation Planning Engineer
M. Hunter, Manager, Parks and Environment

The Public Hearing was called to order at 7:31 pm.

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8464” (Townhouse Use)

The proposed change would introduce Townhouse Use and updated definitions, energy standards, parking standards and amenity requirements.

**“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8470”
(New Residential Zones and Moodyville Development Permit Area Guidelines)**

The proposed change would rezone the subject properties from One-Unit Residential 1 (RS-1) and Two Unit Residential 1 (RT-1) Zones to:

- Two-Unit Residential 1-A (RT1-A) Zone;
- Ground-Oriented Residential 2 (RG-2) Zone;
- Ground-Oriented Residential 3 (RG-3) Zone;
- Ground-Oriented Residential 4 (RG-4) Zone;
- Medium Density Apartment Residential 2 (RM-2) Zone, with a range of densities from 0.5 FSR to 1.6 FSR.

The Bylaw would also establish Development Permit Guidelines for the form and character of ground-oriented and medium density apartments in the Moodyville Area in support of an energy efficient, walkable, transit and family friendly neighbourhood.

PUBLIC HEARING – Continued

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8474” (703-819 East 3rd Street / Qualex-Landmark / GBL Architects – RG-2 and RM-2)

The proposed change would rezone the subject properties to Medium Density Apartment Residential 2 (RM-2) Zone and Ground-Oriented Residential 2 (RG-2) Zones.

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8480” (Seacliff Properties / Dialog Design / CD-669)

The proposed change would rezone the subject properties from RS-1 to the CD-669 Zone and permit an average density of 1.25 FSR.

2. STAFF PRESENTATION

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

3. SUMMARY OF CORRESPONDENCE – In Support

- Email dated May 9, 2016, from Delphine Metcalf, 600 block East 1st Street, North Vancouver, expressing support for the proposed bylaws.
- Email dated May 9, 2016, from Debra Skippon, 543 East 1st Street, North Vancouver, expressing support for the proposed bylaws, citing density and affordability.
- Email dated May 9, 2016, from Jane Dennison, 1055 West 14th Street, North Vancouver, expressing support for the proposed bylaws.
- Email dated May 9, 2016, from Christopher Philips, Fairbourne Homes Limited, 603-639 East 3rd Street, North Vancouver, expressed support for the proposed bylaws citing revitalization.
- Email dated May 9, 2016, from Aleem Ahamed, 711 West 14th Street, North Vancouver, expressing support for the proposed bylaws, citing revitalization of the neighbourhood and improved utilization of the land.
- Email dated May 9, 2016, from Kevin Hoy, 86 St. David's Avenue, North Vancouver, expressing support for the proposed bylaws.
- Letter dated May 9, 2016, from Cyrus Navabi, Qualex - Landmark, 610-1111 Melville Street, Vancouver, expressing support for the proposed bylaws.
- Email dated May 9, 2016, from Dimitrina Stroumeva, 559 East 2nd Street, North Vancouver, expressing support for the proposed bylaws.
- Email dated May 9, 2016, from Dusanka Bucan, 2650 Tempe Knoll Drive, North Vancouver, expressing support for the proposed bylaws.
- Email dated May 9, 2016, from Goran Bucan, 260 East 24th Street, North Vancouver, expressing support for the proposed bylaws.

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PUBLIC HEARING - Continued

3. SUMMARY OF CORRESPONDENCE – In Support – Continued

- Email dated May 9, 2016, from Mike Wise, 632 East 1st Street, North Vancouver, expressing support for the proposed bylaws.
- Email dated May 9, 2016, from Marlene Goodbrand, 719 East 6th Street, North Vancouver, expressing support for the proposed bylaws.
- Email dated May 9, 2016, from Ron Dalen, 603 East 1st Street, North Vancouver, expressing support for the proposed bylaws.
- Email dated May 9, 2016, from Graeme Millen, 345 Lonsdale Avenue, North Vancouver, expressing support for the proposed bylaws, citing density, transit and revitalization.
- Email dated May 9, 2016, from Sasha Wise, 452 East 7th Street, North Vancouver, expressing support for the proposed bylaws.
- Letter dated April 4, 2016, from Anne McMullin, Urban Development Institute, 202-602 West Hastings Street, Vancouver, expressing support for proposed rezoning of the lands, citing environmental standards, affordability and access to transit and expressing concerns, citing additional development costs for energy efficiency and lock-off suites.
- Letter dated March 5, 2016, from Scott Kennedy, Canadian Passive House Institute West, expressing support for Passive House buildings in the Moodyville development area.

4. SUMMARY OF CORRESPONDENCE – Concerned

- Email dated April 28, 2016, from David Kurvers, expressing concern for the opportunity to repurpose the materials of existing housing stock during removal.
- Email dated May 9, 2016, from Rauno Tolonen, 288 St. David's Avenue, North Vancouver, expressing concern for height, loss of view, and shading.
- Letter dated May 6, 2016, from Oleg Verbenkov, Pacific Land Group Inc., Vancouver, on behalf of Ellison Massey, 542 East 1st Street, North Vancouver, expressing concern for aging in place, development potential, underground parkade easement, development permit process and impacts due to the development and construction process.
- Email dated May 8, 2016, from Joe Taaffe, 742 East 4th Street, North Vancouver, expressing concern for density, traffic and congestion.
- Email dated May 5, 2016, from Roz Issac, 406 East 2nd Street, North Vancouver, expressing concern for loss of view and construction noise.
- Letter dated May 3, 2016, from Ian Porter, Seacliff Properties, 305-1788 West 5th Avenue, Vancouver, requesting flexibility for the enhanced energy standard options required to achieve the density bonus provision.
- Letter dated March 30, 2016, from Ellison Massey, 542 East 1st Street, North Vancouver, expressing concern for input from landowners, increased opportunity for the consolidation of land ownership, transportation, commercial opportunities, density and units suitable for seniors.

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PUBLIC HEARING - Continued

4. SUMMARY OF CORRESPONDENCE – Concerned

- Letter dated March 15, 2016, from Adrienne Nicholson and John Chow, 4541 Deer Lane, West Vancouver, expressing concern for property values in the Moodyville area.
- Letter dated February 29, 2016, from Steve Forrest and Rocky Sethi, Anthem Properties, 300-550 Burrard Street, Vancouver, expressing concern for the increased design criteria requirements for the developments in the Moodyville area, citing sustainability measures and the requirement for lock-off suites.

5. SUMMARY OF CORRESPONDENCE – In Opposition

- Email dated May 9, 2016, from Eddy Hofbauer and Jen Cherewaty, 453 East 2nd Street, North Vancouver, expressing opposition, citing density and traffic.
- Letter dated May 2, 2016, from Chris Madsen, 741 East 10th Street, North Vancouver, expressing opposition for development in close proximity to the industrial site.
- Email dated April 29, 2016, from John McNally, 719 East 4th Street, North Vancouver, expressing opposition to the proposed rezoning of the lands, citing loss of views, traffic and ongoing construction activity.

6. SPEAKERS – In Support

- Dimitrina Stroumeva, 559 East 2nd Street, North Vancouver, spoke in support of Bylaw No. 8480, citing variety of housing options, spirit trail and animating the laneways.
- Andrew Harris, 559 East 2nd Street, North Vancouver, spoke in support of Bylaw No. 8480, citing affordable housing.
- Cyrus Navabi, Qualex-Landmark, 700 Block East 3rd Street, North Vancouver, spoke in support of the bylaws, citing revitalization, housing choice and affordability.
- Michael Binkley, 535 East 1st Street, North Vancouver, spoke in support of the proposed bylaws and guidelines, citing energy efficiency and revitalization.
- Cathy Lewis, 655 East 4th Street, North Vancouver, spoke in support of Bylaw No. 8470.
- Greg Stoll, 549 East 4th Street, North Vancouver, spoke in support of the bylaws and guidelines developed for the area and concern for loss of forest and trees in the area.
- Mike Wise, 632 East 1st Street, North Vancouver, spoke in support of the proposal citing affordability.
- Brent Toderian, Toderian Urban Works, 633 Abbott Street, Vancouver, spoke in support of Bylaw No. 8480.
- Michelle Brinkley, 535 East 1st Street, North Vancouver, spoke in support of the proposal, citing lock off units, LEC pilot program, energy efficiency and housing choice.

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PUBLIC HEARING - Continued

6. SPEAKERS – In Support - Continued

- Ian Porter, Seacliff Properties, 1788 West 5th Avenue, Vancouver, spoke in support of the proposed bylaws and requested a lower energy efficiency standard be considered.
- Rocky Sethi, Anthem Properties, 550 Burrard Street, Vancouver, spoke in support of Bylaw Nos. 8460 and 8470, citing sustainability.
- Delphine Metcalf, 602 East 1st Street, North Vancouver, spoke in support of the proposed developments, citing affordability, revitalization and transportation.

Councillor Bookham left the meeting at 9:00 pm and returned at 9:02 pm.

7. SPEAKERS – Concerned

- Chris Madsen, 741 East 10th Street, North Vancouver, spoke with concern regarding high density development in proximity to the industrial zone.
- Rauno Tolonen, 288 St. David's Avenue, North Vancouver, spoke with concern regarding the building height, citing views and shadowing.
- Jan Malcolm, 522 East 4th Street, North Vancouver, spoke with concern, citing parking provisions, consolidation of lands, and transportation.
- Jeff Baker, 515 East 2nd Street, North Vancouver, spoke with concern regarding affordability, transportation and livability.

8. SPEAKERS – Opposed

Nil.

PUBLIC HEARING - Continued

9. ADJOURNMENT

Moved by Councillor Keating, seconded by Mayor Mussatto

THAT the Public Hearing for the following bylaws, adjourn:

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8464”
(Townhouse Use);

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8470”
(New Residential Zones and Moodyville Development Permit Area
Guidelines);

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8474”
(703-819 East 3rd Street / Qualex-Landmark / GBL Architects – RG-2
and RM-2);

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8480”
(Seacliff Properties / Dialog Design / CD-669).

CARRIED

Councillor Clark is recorded as voting contrary to the motion.

The Public Hearing adjourned 9:06 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk