



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER,  
CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, JULY 17, 2017.**

---

**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, Strategic Initiatives and Services  
R. Skene, Manager, Facilities and Real Estate  
B. Themens, Director, Finance  
G. Penway, Director, Community Development  
E. Adin, Deputy Director, Community Development  
M. Epp, City Planner  
W. Tse, Planner 1, Community Development  
M. Friesen, Planner 1, Community Development  
D. Pope, City Engineer  
P. Navratil, Deputy City Engineer  
M. Hunter, Manager, Parks and Environment  
A. Vasilevich, Planner 2, Engineering, Parks and Environment  
M. Jefferson, Director, Human Resources  
D. Koep, Chief Librarian  
D. Pistilli, Fire Chief  
H. Evans, Community Planner

The Public Hearing was called to order at 8:32 pm.

**PUBLIC HEARING – 736 East 3<sup>rd</sup> Street**

**1. INTRODUCTION**

“Heritage Revitalization Agreement Bylaw, 2017, No. 8565” (One Raven Developments Ltd., 736 East 3<sup>rd</sup> Street, RG-3) and “Heritage Designation Bylaw, 2017, No. 8566” (One Raven Developments Ltd., 736 East 3<sup>rd</sup> Street, RG-3) would retain the existing A-ranked heritage building and permit an infill townhouse development at the rear of the lot consisting of two principal dwelling units and two accessory lock-off units, to achieve a total density of 1.0 times the lot area. The proposal includes 4 vehicle parking spaces accessed from the rear lane.

**2. STAFF PRESENTATION**

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

## **PUBLIC HEARING – Continued**

### **3. APPLICANT PRESENTATION**

Greg Cormier, One Raven Developments Ltd., and Tina Hubert, Design Studio 8, provided a PowerPoint presentation on the application and responded to questions of Council.

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

- Letter dated July 6, 2017, from Peter Miller, on behalf of the North Shore Heritage Preservation Society, 2695 Nelson Avenue, West Vancouver, expressing support for the proposal, citing heritage building preservation.
- Email dated July 11, 2017, from Craig Tonini, 623 East 4<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing building height and rooftop decks.
- Email dated July 14, 2017, from Bob Bunting, 655 East 4<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing height and rooftop decks.
- Email dated June 19, 2017, from Cathy Lewis, 655 East 4<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing design, height and rooftop decks.
- Email dated July 16, 2017, from Greg Stoll, 549 East 4<sup>th</sup> Street, North Vancouver, expressing opposition to the proposal, citing height and rooftop decks.
- Email dated July 14, 2017 from Scott Mathers and Elaine Fleming, 643 East 4<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing height, setbacks and rooftop decks.
- Email dated July 17, 2017, from Janka Pavlova, 549 East 4<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing set back, height and rooftop decks.
- Email dated July 17, 2017, from Andrew and Heather Lyall, 659 East 4<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing setback, height and rooftop decks.

### **5. SPEAKERS**

- Pamela Doherty, 744 East 3<sup>rd</sup> Street, North Vancouver, expressed support for the proposal, citing heritage preservation.
- Bob Bunting, 655 East 4<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing height and rooftop decks.
- Cathy Lewis, 655 East 4<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing height and rooftop decks.
- Jennifer Clay, North Shore Heritage, 732 East 8<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing heritage preservation.
- Spencer Capier, 322 East 3<sup>rd</sup> Street, North Vancouver, expressed support for the proposal, citing heritage preservation.

*Continued...*

## **PUBLIC HEARING – Continued**

### **5. SPEAKERS - Continued**

- Rich Goodfellow, 101-170 East 5<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing design and environmental sustainability.
- Yehia Madkour, 742 East 3<sup>rd</sup> Street, North Vancouver, expressed support for the proposal, citing heritage preservation.
- Maria Robinson, 2194 Viewlynn Drive, North Vancouver, expressed support for the proposal, citing heritage conservation.
- Greg Stoll, 549 East 4th Street, North Vancouver, expressed opposition to the proposal, citing height and rooftop decks.

### **6. ADJOURN**

Moved by Councillor Clark, seconded by Councillor Buchanan

**THAT** the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8565” (One Raven Developments Ltd., 736 East 3<sup>rd</sup> Street, RG-3) and “Heritage Designation Bylaw, 2017, No. 8566” (One Raven Developments Ltd., 736 East 3<sup>rd</sup> Street, RG-3), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned 9:08 pm.

### **CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

---

CITY CLERK