



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER,
CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON
MONDAY, SEPTEMBER 18, 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
B. Themens, Director, Finance
E. Adin, Director, Community Services
M. Epp, Director, Planning
D. Pope, City Engineer
M. Jefferson, Director, Human Resources
D. Johnson, Development Planner
A. Dempster, Planning Technician 2
D. Watson, Transportation Planner

The Public Hearing was called to order at 7:07 pm.

PUBLIC HEARING – 1441 St. George’s Avenue

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8573” (1441 St. George’s Nominee Ltd. / MCM Partnership Architects, 1441 St. George’s Avenue, Block 62, Foot of Lonsdale, CD-691; CD-505 and CD-642 Text Amendments) and “Housing Agreement Bylaw, 2017, No. 8574” (1441 St. George’s Nominee Ltd., 1441 St. George’s Avenue, CD-691, Rental Housing Commitments) would rezone the subject property from a Central Lonsdale Mixed Use B (C-1B) Zone to a Comprehensive Development 691 (CD-691) Zone to permit a new 23-storey rental building and a renovation of the existing 16-storey tower, for a total of 255 residential rental units (175 net new) with 2 storeys of commercial development. The proposed Floor Space Ratio (FSR) is 6.25 times the lot area, including a density bonus for market rental housing and density transfers from the Civic Plaza (120-141 West 14th Street) and from the Foot of Lonsdale (101-105 Carrie Cates Court). 162 Parking Spaces are proposed.

2. STAFF PRESENTATION

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

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PUBLIC HEARING – Continued

3. APPLICANT PRESENTATION

Byron Chard, Chief Financial and Acquisitions Officer, and Hassan Sayed, Development Manager, Chard Development, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email dated September 18, 2017, from Christ Ong, 223 North Dollarton Highway, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated September 18, 2017, from Anke Baker, 801-150 East 15th Street, North Vancouver, expressing opposition to the proposal, citing density, renovation, view and parking.
- Email dated September 18, 2017, from Nicola Poskitt, 110-175 East 10th Street, North Vancouver, expressing support for the proposal, citing rental housing and below market housing.
- Email dated September 18, 2017, from Theo Birkner, 109-267 West Esplanade, North Vancouver, expressing support for the proposal, citing rental housing, amenities and design.
- Email dated September 15, 2017, from Arthur Mills, 1258 Rydal Avenue, North Vancouver, expressing support for the proposal, citing rental housing, affordable housing and sustainability.
- Email dated September 15, 2017, from Christine Austin, 442 East 2nd Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated September 17, 2017, from Robyn Newton, 2104 Grand Boulevard, North Vancouver, expressing support for the proposal, citing rental housing and mid-market units.
- Email dated September 17, 2017, from Mohammad Akhondnia and Seyedehfatemeh Hosseini, 1007-150 East 15th Street, North Vancouver, expressing opposition to the proposal, citing view, height, density and parking.
- Email dated September 17, 2017, from Claire Booth, 15 Chesterfield Place, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email dated September 15, 2017, from Amir Sedghi, 560-171 West Esplanade, North Vancouver, expressing support for the proposal, citing rental housing, transit and location.
- Email dated September 16, 2017, from Lorna and Rick Bauer, 2401 William Avenue, North Vancouver, expressing support for the proposal, citing rental housing, commercial space and transit.
- Email dated September 16, 2017, from Michele d'Eon, 127 West Balmoral Road, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated March 14, 2017, from Deidre Rogers, 501-150 East 15th Street, North Vancouver, expressing opposition to the proposal, citing height, set back and shadowing.

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PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE - Continued

- Email dated September 15, 2017, from Marissa Evans, 808-170 West 1st Street, North Vancouver, expressing support for the proposal, citing rental housing and public art.
- Email dated September 15, 2017, from Laura Beveridge, 151 West 2nd Street, North Vancouver, expressing support for the proposal, citing rental housing, the tenant relocation plan and low income housing in partnership with YWCA.
- Email dated September 15, 2017, from Bruce Chan, 138 East Esplanade Street, North Vancouver, expressing support for the proposal, citing affordable housing and transit.
- Email dated September 14, 2017, from Olesya Aleksandrova, 931 Bowron Court, North Vancouver, expressing support for the proposal, citing rental housing.
- Letter dated November 26, 2016, from Janet Austin, YWCA Metro Vancouver, 535 Hornby Street, Vancouver, expressing support for the proposal, citing low income housing.
- Letter dated September 15, 2017, from Rachel Orris, 202-555 West 5th Street, North Vancouver, expressing support for the proposal, citing rental housing, transit and amenities.
- Letter dated September 14, 2017, from Alexander Ray, 432 West Keith Road, North Vancouver, expressing support for the proposal, citing housing choice.
- Letter dated September 15, 2017, from Carmen Merkel, 1977 Caledonia Avenue, North Vancouver, expressing support for the proposal, citing affordable housing, transit and density.
- Letter dated September 14, 2017, from Zack Bhatia, 140 East 14th Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated September 14, 2017, from Marian Carabine, 3857 Lawrence Place, North Vancouver, expressing support for the proposal, citing the relocation plan of the developer and the need for affordable rental units.
- Email dated September 13, 2017, from Shane Porter, 1272 Barlynn Crescent, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated September 14, 2017, from Paige Ritchie, 333 East 1st Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Letter dated September 13, 2017 from Patrick Stafford-Smith, North Vancouver Chamber of Commerce, 102-124 West 1st Street, North Vancouver, expressing support for the proposal.
- Email dated September 13, 2017, from Dave Surette, 304-717 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email dated September 13, 2017, from Edgar Alvarado Garcia, 304-717 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing rental housing.
- Letter dated September 13, 2017, from Reg Marnier, BlueShore Financial, 1250 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing rental housing.

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PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE - Continued

- Email dated September 12, 2017, from Josh Hendersen, 102-375 Lynn Avenue, North Vancouver, expressing support for the proposal, citing traffic, transit and affordable units.
- Email dated September 12, 2017, from Sharon Garrioch, 106-123 East 6th Street, North Vancouver, expressing support for the proposal, citing rental housing and amenities.
- Letter dated August 28, 2017, Maureen Chow, Vancouver Coastal Health, 100-13450 102nd Avenue, Surrey, expressing support for the process of relocating the commercial tenants of the existing building.
- Letter dated July 27, 2017 from Margaret Marquis, 209-1215 St. George's Avenue, North Vancouver, expressing opposition to the proposal, citing height and relocation.

5. SPEAKERS

- Janet Austin, CEO, YWCA Metro Vancouver, expressed support for the proposal, citing affordable housing.
- Elayna Diemert, Lynn Valley, North Vancouver, expressed support for the proposal, citing affordable housing.
- Amanda McKay, 5-5849 Berkeley Street, North Vancouver, expressed support for the proposal, citing affordable housing.
- Andrea Welling, 1784 Hope Road, North Vancouver, expressed support for the proposal, citing affordable housing.
- Wendy Harris, 66-728 West 14th Street, North Vancouver, expressed support for the proposal, citing affordable housing and the YWCA.
- Arthur Mills, 1258 Rydal Avenue, North Vancouver, expressed support for the proposal, citing affordable housing and the YWCA.
- Carolyn Neilson, 2643 Fromme Road, North Vancouver, YWCA, expressed support for the proposal, citing affordable housing.
- Marnie Marley, 225 East 6th Street, North Vancouver, expressed support for the proposal, citing affordable housing and the YWCA.
- Judi Whyte, 3223 Marine Drive, West Vancouver, expressed support for the proposal, citing affordable housing and the YWCA.
- Theo Birkner, 1-224 West 16th Street, North Vancouver, expressed support for the proposal, citing affordable housing, transit, bike lockers, amenities and density.
- Bill Curtis, 1551 Jones Avenue, North Vancouver, expressed support for the proposal, citing affordable housing.
- Nancy Spooner, 1001-683 West Victoria Park, North Vancouver, expressed support for the proposal, citing affordable housing and the YWCA.
- David Hutniack, Landlord BC, Vancouver, expressed support for the proposal, citing affordable housing, rental housing and the YWCA.

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PUBLIC HEARING – Continued

5. SPEAKERS - Continued

- Amy Amantea, 3455 Highland Boulevard, North Vancouver, expressed support for the proposal, citing rental housing, affordable housing, accessible housing and the YWCA.
- Bailey Mumford, 705 West 2nd Street, North Vancouver, expressed support for the proposal, citing affordable housing, rental housing and the YWCA.
- Don Peters, 678 West Queens, North Vancouver, expressed support for the proposal, citing affordable housing, rental housing, transportation and the YWCA.
- Sosah Azami, (Ali Azami interpreting) 407-125 East 14th Street, North Vancouver, expressed support for the proposal, citing affordable housing and the YWCA.
- Genevieve Pinto, 727 Crystal Court, North Vancouver, expressed support for the proposal, citing affordable housing and the YWCA.
- Geoff Bodnarek, 300-1835 Lonsdale Avenue, North Vancouver, expressed support for the proposal, citing affordable housing and rental housing.
- Leo Savino, 219-332 Lonsdale Avenue, North Vancouver, expressed support for the proposal, citing affordable housing and rental housing.
- Patrick Stafford-Smith, 124 West 1st Street, North Vancouver Chamber of Commerce, North Vancouver, expressed support for the proposal, citing affordable housing, rental housing, transit and density.
- John Buchanan, 509-4001 Mount Seymour Parkway, North Vancouver, expressed support for the proposal, citing diversity of housing stock.
- Nagib Karim, 509-1330 Hornby Street, Vancouver, expressed support for the proposal, citing affordable housing and rental housing.
- Marian Carabine, 3857 Lawrence, North Vancouver, expressed support for the proposal, citing tenant relocation and new rental housing.
- Phil Chapman, 1059 Handsworth Road, North Vancouver, expressed support for the proposal, citing rental housing, density, affordable housing and 3 bedroom units.
- Dustin Fenske, 1205-3920 Hastings Street, Burnaby, expressed support for the proposal, citing rental housing.
- Barry Fenton, 2733 Byron Road, North Vancouver, expressed support for the proposal, citing rental housing, affordable housing, community benefits, consistent with the Official Community Plan, family size units, YWCA and transit.
- Cathy Lewis, 655 East 4th Street, North Vancouver, expressed support for the proposal, citing the community amenity in the amount of \$9.6 million should be allocated to Harry Jerome.
- Ivan Leonard, 215 St. Andrew's Avenue, North Vancouver, expressed support for rental housing.
- Amanda Frith, Lower Lonsdale, North Vancouver, expressed support for the proposal, citing affordable housing, rental housing and location.

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PUBLIC HEARING – Continued

6. ADJOURN

Moved by Councillor Clark, seconded by Councillor Back

THAT the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8573” (1441 St. George’s Nominee Ltd. / MCM Partnership Architects, 1441 St. George’s Avenue, Block 62, Foot of Lonsdale, CD-691; CD-505 and CD-642 Text Amendments) and “Housing Agreement Bylaw, 2017, No. 8574” (1441 St. George’s Nominee Ltd., 1441 St. George’s Avenue, CD-691, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:04 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK