



MINUTES OF THE PUBLIC HEARING 242 WEST 6TH STREET, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON **MONDAY, MARCH 12, 2018.**

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
M. Epp, Director, Planning
D. Pope, City Engineer
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R. Skene, Manager, Facilities and Real Estate
D. Foldi, Project Manager
S. Antoniali, Section Manager, Real Estate
H. Reinhold, Deputy Director, Strategic Initiatives and Services
S. Galloway, Manager, Planning
B. Hurley, Planner 1
D. Johnson, Development Planner
M. Friesen, Planner 1
J. Buitenhuis, Coordinator, Community Development
K. Magnusson, Deputy Director, Engineering
N. Chand, Deputy Director, Finance
L. Garber, Manager, Financial Planning
H. Turner, Director, North Vancouver Recreation and Culture
I. Steward, Property Valuator-Negotiator
G. Sutherland, Project Manager
L. Orr, Manager, Business Services
G. Gusdal, Manager, Bylaw Services
M. Hunter, Manager, Parks and Environment
D. Mitic, Manager, Transportation
D. Watson, Transportation Planner
C. Jackson, Section Manager, Environmental Sustainability
M. Holm, Manager Development Services
J. De Ruiter, Manager Inspections
J. Wilson, Manager Recreation & Culture Services

The Public Hearing was called to order at 8:09 pm.

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PUBLIC HEARING – Continued

PUBLIC HEARING – 242 West 6th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8614” (Chard Development Ltd. / Proscenium Architecture, 242 West 6th Street, CD-700) and “Heritage Designation Bylaw, 2018, No. 8615” (Chard Development Ltd. / Proscenium Architecture, 242 West 6th Street) would rezone the subject property from a Two-Unit Residential 1 (RT-1) Zone to a Comprehensive Development 700 (CD-700) Zone to permit the conversion of the existing heritage building into a 2-unit dwelling (one of which will include an accessory lock-off unit in the basement) and allow for a new infill dwelling unit at the rear of the property with 3 parking spaces. A maximum density of 0.63 FSR is proposed.

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Byron Chard, Chard Development Ltd., and Donald Luxton, Donald Luxton and Associates, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Letter dated March 8, 2018, from Tze Lin Ong and May Ong, 238 West 6th Street, North Vancouver, expressing support for the proposal, citing set back and rehabilitation.
- Letter dated March 6, 2018, from Michele McCormick, 264 West 6th Street, North Vancouver, expressing support for the proposal, citing heritage rehabilitation.
- Letter dated March 7, 2018, from Claire Booth, 1-251 West 6th Street, North Vancouver, expressing support for the proposal, citing heritage rehabilitation.
- Letter dated March 10, 2018, from Gary Zak, 242 West 6th Street, North Vancouver, expressing support for the proposal, citing rehabilitation and additional housing stock.
- Email dated March 11, 2018, from Christine Thirlwell, 236 West 6th Street, North Vancouver, expressing support for the proposal, citing rehabilitation, setbacks and privacy.
- Email dated March 12, 2018, from Sally Richardson, 241 West Keith Road, North Vancouver, expressing concern for the proposal, citing setback, height, light, view and property value.

PUBLIC HEARING – Continued

5. SPEAKERS

- Sally Richardson, 241 West Keith Road, North Vancouver, expressed concern for the proposal, citing site lines, height, light, view, quality of life and property value.
- David Lebeter, 228 West 6th Street, North Vancouver, expressed concern for the proposal, citing parking and density.
- Jodi Waring, 2545 Lonsdale Avenue, North Vancouver, expressed concern that the community concerns be heard.
- Michele McCormick, 264 West 6th, North Vancouver, expressed concern for the proposal, citing light and the location of the infill housing.
- May Ong 238 West 6th Street, North Vancouver, expressed support for the proposal, citing the process has been thoughtful and respectful.
- Lisa Love, 2650 Lonsdale Avenue, North Vancouver, expressed support for proposal, citing consultation.

6. ADJOURN

Moved by Councillor Clark, seconded by Councillor Buchanan

THAT the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8614” (Chard Development Ltd. / Proscenium Architecture, 242 West 6th Street, CD-700) and “Heritage Designation Bylaw, 2018, No. 8615” (Chard Development Ltd. / Proscenium Architecture, 242 West 6th Street), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:40 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK