



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER,
CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON
MONDAY, APRIL 16, 2018, 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
E. Adin, Director, Community Services
M. Epp, Director, Planning
D. Pope, City Engineer
M. Jefferson, Director, Human Resources
R. Skene, Manager, Facilities and Real Estate
S. Antoniali, Section Manager, Real Estate
I. Steward, Property Valuator-Negotiator
N. Chand, Deputy Director, Finance
B. Johnson, Revenue Accountant
L. Orr, Manager, Business Services
G. Gusdal, Manager, Bylaw Services
M. Holm, Manager Development Services
D. Johnson, Development Planner
M. Friesen, Planner 1
S. Smith, Planner 2
D. Watson, Transportation Planner
B. Willock, Manager, Engineering Planning and Design
M. Hunter, Manager, Parks and Environment
K. Magnusson, Deputy Director, Engineering

The Public Hearing was called to order at 9:55 pm.

PUBLIC HEARING – 2601 Lonsdale Avenue

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8607” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697) and “Housing Agreement Bylaw, 2018, No. 8608” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 697 (CD-697) Zone to permit the development of a 6-storey apartment building, containing 16 strata units and 28 rental units, over one level of underground parking to support 36 vehicles. The proposed density is 2.06 times the lot area with a maximum building height of 72.51 feet. The proposal includes a road parcel on West 26th Street between 2545 and 2601 Lonsdale Avenue.

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PUBLIC HEARING – Continued

2. STAFF PRESENTATION

The Planner 2 provided a PowerPoint presentation on the application and responded to questions of Council.

3. APPLICANT PRESENTATION

Alfonso Pezzente, Pezzente Holdings Ltd., and Richard White, Urban Planner, RWPAS Ltd., provided a PowerPoint presentation on the application and along with Stewart Lyon, Architect, and Rodrigo Cepeda, Architect, GBL Architects, Tyler Thomson, Transportation Consultant, Bunt and Associates, Bill Harrison, Landscape Architect, Forma Design, responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE – Support

- Letter dated April 13, 2018, from Cristina Pezzente, 2525 Western Avenue, North Vancouver, expressing support for the proposal, citing rental housing, closing the lane access to Lonsdale Avenue and safety.
- Letters dated April 16, 2018 and March 12, 2018, from Darrell Ball, 663 West 3rd Street, North Vancouver, expressing support for the proposal, citing revitalization, rental housing, proximity to transit, compliance with the Official Community Plan, safety and greenspace.
- Email dated April 16, 2018, from Charles Chamberlain, 102-125 West 19th Street, North Vancouver, expressing support for the proposal, citing integrity of the developer, housing options and compliance with the Official Community Plan.
- Email dated April 14, 2018, from Antonina Setticasi, 4189 East Braemar Road, North Vancouver, expressing support for the proposal, citing safety and additional housing.
- Letters dated April 13, 2018 and March 12, 2018, from Stuart MacDonald, 604-1641 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing safety, compliance with the Official Community Plan and revitalization.
- Emails dated April 12, 2018 and March 9, 2018, from George Gould, 327 Brand Street, North Vancouver, expressing support for the proposal, citing rental units, revitalization, greenspace, proximity to transit, compliance with the Official Community Plan, safety and integrity of the owner.
- Emails dated April 12, 2018 and March 12, 2018, from Ali Bahrami, 2606 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing safety, revitalization and integrity of the owner.
- Email dated April 12, 2018, from Ross Elliott, 742 Baycrest Drive, North Vancouver, expressing support for the proposal, citing revitalization, rental housing, safety and location.
- Emails dated April 12, 2018 and February 19, 2018, from Chelsea Robson Veysey, 104 East 26th Street, North Vancouver, expressing support for the proposal, citing affordability, rental housing, greenspace, revitalization and proximity to amenities.

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PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE – Support

- Letters dated April 11, 2018 and February 14, 2018, from Humphry and Penelope Koch, 2525 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing property value and safety.
- Email dated April 11, 2018, Silveria Roselli, 150-628 East Kent Avenue, South, Vancouver, expressing support for the proposal, citing traffic, economic development, design, rental housing, affordable housing and proximity to transit.
- Email dated April 11, 2018, from Troy Van Vliet, 2312 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing compliance with the Official Community Plan, safety, rental housing, density, affordable housing and the design.
- Email dated April 10, 2018, from Regina Tschumi, 106 East 26th Street, North Vancouver, expressing support for the proposal, citing revitalization, rental housing and the integrity of the owner.
- Letter dated April 5, 2018, from Dave Watt, 490 West St. James Road, North Vancouver, expressing support for the proposal, citing revitalization, rental housing, compliance with the Official Community Plan and safety.
- Letter dated March 12, 2018, from Leesa Anderson, 1745 Ridgeway Avenue, North Vancouver, expressing support for the proposal, citing rental housing, safety, greenspace and integrity of the owner.
- Email dated March 12, 2018, from Stephanie Belich, 3921 Cates Landing Way, North Vancouver, expressing support for the proposal, citing safety and revitalization.
- Email dated March 12, 2018, from James Fox, 450 East 21st Street, North Vancouver, expressing support for the proposal, citing compliance with the Official Community Plan, safety and revitalization.
- Letter dated March 12, 2018, from Nicola and Carolina Pietraola, 2610 Western Avenue, North Vancouver, expressing support for the proposal, citing integrity of the owner, rental housing, safety and traffic.
- Email dated March 9, 2018, from Ross Elliott, 742 Baycrest Drive, North Vancouver, expressing support for the proposal, citing integrity of the owner, revitalization, rental housing, safety, location and compliance with the Official Community Plan.
- Email dated March 11, 2018, from Luigi De Mutiis, 4426 Valencia Avenue, North Vancouver, expressing support for the proposal, citing rental housing, location, revitalization, greenspace, safety and integrity of the owner.
- Email dated March 11, 2018, from Robert Hardy, 797 Regal Crescent, North Vancouver, expressing support for the proposal, citing revitalization, compliance with the Official Community Plan, safety, greenspace and integrity of the developer.
- Email dated March 11, 2018, from Eric Jacobsen, 761 East 5th Street, North Vancouver, expressing support for the proposal, citing rental housing, revitalization and safety.

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PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE – Support

- Email dated March 11, 2018. From Andrew Statham, 983 Kennedy Avenue, North Vancouver, expressing support for the proposal, citing location, rental housing, revitalization, safety and compliance with the Official Community Plan.
- Email dated March 11, 2018, from Teresa Ciolfitto, 1311 Mill Street, North Vancouver, expressing support for the proposal, citing safety and integrity of the developer.
- Letter dated March 12, 2018, from Rick Williams, 4179 Prospect Road, North Vancouver, expressing support for the proposal, citing location, height, density and rental housing.
- Email dated March 10, 2018, from Sima Mazarei, 106-252 West Esplanade Avenue, North Vancouver, expressing support for the proposal, citing safety and affordable housing.
- Email dated March 10, 2018, from Michael Coyne, 2200 Ridgeway Avenue, North Vancouver, expressing support for the proposal, citing revitalization, proximity to transit, safety and integrity of the owner.
- Letter dated March 6, 2018, from Rany Ratushny, Director, Pacific Asset Management Corporation, Property Manager for 2601 Lonsdale Avenue, expressing support for the proposal, citing rental units, location, revitalization, compliance with the Official Community Plan, safety and integrity of the owner.
- Letter dated March 8, 2018, from John Petersen, 245 Fell Avenue, North Vancouver, expressing support for the proposal, citing revitalization, rental housing, location, compliance with the Official Community Plan and greenspace.
- Letter dated March 12, 2018, from Christopher Lowe, 364 East 18th Street, North Vancouver, expressing support for the proposal, citing affordability, safety and the integrity of the developer.
- Letter dated March 8, 2018, from Alec Rakis, 121 West 23rd Street, North Vancouver, expressing support for the proposal, citing revitalization.
- Letter dated March 8, 2018, from Mike Fournogerakis, 127-1433 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing rental housing.
- Email dated March 8, 2018, from Paul Weir, 2-107 West Kings Road, North Vancouver, expressing support for the proposal, citing integrity of the developer, rental housing and revitalization.
- Email dated March 8, 2018, from Domenic Brini, 1215 Moody Avenue, North Vancouver, expressing support for the proposal, citing safety, density, integrity of the developer and compliance with the Official Community Plan.
- Email dated March 7, 2018, from Patricia Siu, 202-128 West 21st Street, North Vancouver, expressing support for the proposal, citing the integrity of the developer.
- Letter dated March 7, 2018, from Gail Matheson, Strata Council President, The Westside, 128 West 21st Street, North Vancouver, expressing support for the proposal, citing the integrity of the developer.

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PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE – Support

- Email dated March 7, 2018, from Russel and Samantha Lane, 2-249 East 4th Street, North Vancouver, expressing support for the proposal, citing location, density and affordability.
- Letter dated March 7, 2018, Amanda Smith, Property Manager, Heather Apartments, 2525 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing compliance with the Official Community Plan.
- Email dated March 6, 2018, from Amy Lynn And Bryce Wassersleben, 1849 Mahon Avenue, North Vancouver, expressing support for the proposal, citing rental housing, revitalization, the removal of the laneway, professionally run building and additional greenspace.

5. SUMMARY OF CORRESPONDENCE – Concern

- Email dated April 16, 2018, from Mehrunissa and Alykhan Virani, 2-123 West 26th Street, North Vancouver, expressing concern for the proposal, citing parking, traffic and safety.
- Email dated April 15, 2018, from Aziz Mithwasni, 1-123 West 26th Street, North Vancouver, expressing concern for the proposal, citing greenspace and lane access to Lonsdale Avenue.
- Email dated April 15, 2018, from Albert and Mirsa Coric, 2640 Western Avenue, North Vancouver, expressing concern for the proposal, citing the closing of the lane access to Lonsdale Avenue.
- Email dated April 15, 2018, from Jabeen Pardhan, 3-123 West 26th Street, North Vancouver, expressing concern for the proposal, citing greenspace and access to Lonsdale.
- Email and letter dated April 12, 2018, from Lisa Love, 2615 Lonsdale Avenue, North Vancouver, expressing concern for the proposal, citing height, density, setbacks, shadowing and privacy.
- Letter dated March 12, 2018, from Mike Bretner, 2720 Chesterfield Avenue, North Vancouver, expressing concern for the proposal, citing traffic and parking.

6. SUMMARY OF CORRESPONDENCE - Opposition

- Email dated April 16, 2018, from Rosanna Van Buekenhout, 1905 St. Andrew's Avenue, North Vancouver, expressing opposition to the proposal, citing parking affordability and traffic.
- Email dated April 16, 2018, from Peter Thrift, 2733 St. George's Avenue, North Vancouver, expressing opposition to the proposal, citing traffic and safety.
- Letter dated March 12, 2018, from Michael and Morag Cowdell, 2568 Chesterfield Avenue, North Vancouver, expressing opposition to the proposal, citing Official Community Plan, greenspace, parking, traffic and land value.

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PUBLIC HEARING – Continued

6. SUMMARY OF CORRESPONDENCE – Opposition - Continued

- Letter dated March 19, 2018, from Gordon Finney, 203-2545 Lonsdale Avenue, North Vancouver, expressing opposition to the proposal, citing parking and safety.
- Letter dated March 19, 2018, from Adele Finney, 203-2545 Lonsdale Avenue, North Vancouver, expressing opposition to the proposal, citing safety, traffic and greenspace.
- Email dated February 26, 2018, from Jane Campbell, 2615 Lonsdale Avenue, North Vancouver, expressing opposition to the proposal, citing traffic, view, density and parking.
- Letter dated February 27, 2017, from Maureen Jones, 306-2710 Lonsdale Avenue, expressing opposition to the proposal, citing size and height.
- Letter dated, February 16, 2017, from Diane Turner, 107-2545 Lonsdale Avenue, North Vancouver, expressing opposition to the proposal, citing safety, height, traffic, congestion, parking and loss of trees.
- Email dated February 8, 2017, from Elena St. John, 106-2545 Lonsdale Avenue, North Vancouver, expressing opposition to the proposal, citing lane access.

7. SPEAKERS

Moved by Councillor Clark, seconded by Councillor Bookham

THAT the meeting continue past 10:30 pm to the conclusion of the Public Hearing.

CARRIED UNANIMOUSLY

- Lara Braithwaite Ramsay, 2545 Lonsdale Avenue, North Vancouver, expressed concern for the proposal, citing loss of the greenspace, loss of the lane and the process.
- Rany Ratushny, 3586 St. Andrew's Avenue, North Vancouver, expressed support for the proposal, citing rental housing, proximity to amenities, transit and affordability.
- John Pilley, 2617 Western Avenue, North Vancouver, expressed opposition to the proposal, citing parking, traffic and density.
- Steve Bermann, 2561 Western Avenue, North Vancouver, expressed concern for the proposal, citing the process.
- Terri Broughton, 2561 Western Avenue, North Vancouver, expressed concern for the proposal, citing the process and parking.
- Alexis Chicoine, 2545 Lonsdale Avenue, North Vancouver, expressed concern for the proposal, citing traffic, closure of the lane and greenspace.
- Barry Chisholm, 2545 Lonsdale Avenue, North Vancouver, expressed concern for the proposal, citing closure of the lane, congestion, traffic and value of the laneway.

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PUBLIC HEARING – Continued

7. SPEAKERS - Continued

- Ross Elliott, 1549 Chesterfield Avenue, North Vancouver, expressed support for the proposal, citing revitalization and rental housing.
- Michelle Marten, 2545 Lonsdale Avenue, North Vancouver, expressed opposition to the proposal, citing size, height, loss of the laneway, emergency vehicle access and setbacks.
- Robert Weckel, 2545 Lonsdale Avenue, North Vancouver, expressed opposition to the proposal, citing size, parking, loss of greenspace and loss of the laneway.
- Elena St. John, 2545 Lonsdale Avenue, North Vancouver, expressed opposition to the proposal, citing loss of greenspace, height, density, parking, loss of the laneway, process and value of the laneway.
- Amanda Smith, Property Manager, 2525 Lonsdale Avenue, North Vancouver, expressed support for the proposal, citing closure of the laneway and the process followed by the developer.
- Geoff Heu, 650 West Georgia Street, Vancouver, expressed support for the proposal, rental housing and revitalization.
- Laurel James, 2545 Lonsdale Avenue, North Vancouver, expressed concern for the proposal, citing loss of greenspace.
- Paul Setticasi, 327 Brand Street, North Vancouver, expressed support for the proposal, citing rental housing and compliance with the Official Community Plan.
- Lesley Levett, 2545 Lonsdale Avenue, North Vancouver, expressed opposition to the proposal, citing loss of laneway and height.
- Marc Despirt, 2536 Western Avenue, North Vancouver, expressed opposition to the proposal, citing height, process, loss of greenspace and parking.
- Chris Kaulback, 129 East 26th Street, North Vancouver, expressed concern for the proposal, citing traffic, parking, density and affordability.
- Gina Dhein, 2626 Western Avenue, North Vancouver, expressed opposition to the proposal, citing height, shadowing and set back.
- Mike Bretner, 2720 Chesterfield Avenue, North Vancouver, expressed opposition to the proposal, citing parking and traffic.
- Jodi Waring, 2545 Lonsdale Avenue, North Vancouver, provided an updated petition with 28 additional signatures and expressed concern for the proposal, citing the process, density, loss of laneway, height, traffic, value of the laneway and greenspace.
- Mike Wallis, 2615 Lonsdale Avenue, North Vancouver, expressed concern for the proposal, citing size, privacy, traffic, parking and congestion.
- Gordon Finney, 2545 Lonsdale Avenue, North Vancouver, expressed opposition to the proposal, citing height, size, traffic and congestion.
- Carol Ann Allan, 309-2800 Chesterfield Avenue, North Vancouver, expressed opposition to the proposal, citing parking, density, height and loss of view.
- Jane Campbell, 2615 Lonsdale Avenue, North Vancouver, expressed opposition to the proposal, citing loss of view, setbacks, height, size and shadowing.

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PUBLIC HEARING – Continued

7. SPEAKERS - Continued

- Lisa Love, 2615 Lonsdale Avenue, North Vancouver, expressed opposition to the proposal, citing size, setback, height, mass, shadowing and privacy.
- Kyle Waring, 2545 Lonsdale Avenue, North Vancouver, expressed concern for the proposal, citing parking, height and loss of greenspace.
- Adaire Leander, 124 East 26th Street, North Vancouver, expressed concern for the proposal, citing density and height.
- Barry Fenton, 2733 Byron Road, North Vancouver, CHAC, expressed support for the proposal, citing rental housing, affordability, unit size, parking and compliance with the Official Community Plan.
- Karen Rose, 2615 Lonsdale Avenue, North Vancouver, expressed opposition to the proposal, citing mass, height, shadowing, setbacks and loss of privacy.

8. ADJOURN

Moved by Councillor Buchanan, seconded by Councillor Keating

THAT the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8607” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697) and “Housing Agreement Bylaw, 2018, No. 8608” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 12:29 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK