



MINUTES OF THE PUBLIC HEARING FOR 523 EAST 5TH STREET, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON **MONDAY, JUNE 11, 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
S. Antoniali, Section Manager, Real Estate
S. Galloway, Manager, Planning
A. Yu, Planning Technician 2
B. Hurley, Planner 1
D. Johnson, Development Planner
H. Evans, Community Planner
M. Friesen, Planner 1
C. Jackson, Section Manager, Environmental Sustainability
L. Orr, Manager, Business Services
M. Hunter, Manager, Parks and Environment
K. Magnusson, Deputy Director, Engineering

The Public Hearing was called to order at 7:22 pm.

PUBLIC HEARING – 523 East 5th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8639” (Mehrdad Rahbar / Vernacular Design Inc., 523 East 5th Street, CD-705) would rezone the subject property from a One-Unit Residential 1 (RS-1) Zone to a Comprehensive Development 705 (CD-705) Zone to permit the development of 2 single-family dwellings and 2 secondary suites. The proposed density is 0.5 times the lot area (FSR) and the proposed maximum height of the 2-storey structures is 7.62 metres (25 feet). Each proposed single-family dwelling includes 2 parking stalls.

2. STAFF PRESENTATION

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

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PUBLIC HEARING – 523 East 5th Street – Continued

3. APPLICANT PRESENTATION

Mehrdad Rahbar, Architect, Vernacular Design Inc., provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email dated March 27, 2017, from Jan Malcolm, 522 East 4th Street, North Vancouver, expressing opposition to the proposal, citing consultation and ongoing redevelopment in the area.
- Email dated May 23, 2018, from Sara Bishop, 519 East 5th Street, North Vancouver, expressing opposition to the proposal, citing parking and density.
- Email dated May 25, 2018, from Brian Wawzonek, 522 East 6th Street, North Vancouver, expressing opposition to the proposal, citing ongoing redevelopment in the area and density.
- Email dated May 24, 2018, from Yvonne and Gunterh Drexler, 513 East 6th Street, North Vancouver, expressing opposition to the proposal, citing density, ongoing redevelopment in the area and parking.
- Email dated May 27, 2018, from Patricia McClung, 512 East 4th Street, North Vancouver, expressing support for the proposal.
- Email dated May 28, 2018, from Gerry Parkinson, 512 East 4th Street, North Vancouver, expressing support for the proposal, citing density and rental housing.
- Email dated May 23, 2018, from Michael Sargent, 701 East 5th Street, North Vancouver, expressing opposition to the proposal, citing density and neighbourhood character.
- Email dated May 28, 2018, from Matt Bishop, 519 East 5th Street, North Vancouver, expressing opposition to the proposal, citing density.

5. SPEAKERS

- Annette Bokic, 513 East 5th Street, North Vancouver, expressed opposition to the proposal, citing density and design.
- Bill Mason, East 5th Street, North Vancouver, expressed opposition to the proposal, citing livability, notification and community character.
- Corry Lazaravich, East 3rd Street, North Vancouver, expressed opposition to the proposal, citing traffic, parking, density and affordability.
- Jan Malcolm, 522 East 4th Street, North Vancouver, expressed opposition to the proposal, citing community character and density.
- Sandy Parkinson, 518 East 5th Street, North Vancouver, expressed opposition to the proposal, citing community character and notification to the neighbours.
- Shabnam Antikchi, 523 East 5th Street, North Vancouver, expressed support for the proposal, citing living in North Vancouver, affordability and working in the neighbourhood.
- Jean Claude Lachance, 523 East 5th Street, North Vancouver, expressed support for the application and apologized that the notification sign fell over.

PUBLIC HEARING – 523 East 5th Street – Continued

5. SPEAKERS - Continued

- Darrell Burnie, 533 East 5th Street, North Vancouver, expressed opposition to the proposal, citing spot rezoning.
- Clayton Cross, 523 East 5th Street, North Vancouver, expressed support for the proposal, citing affordability and changing neighbourhoods.
- David Gurnery, 533 East 5th Street, North Vancouver, expressed opposition to the proposal, citing parking, density and traffic.

6. ADJOURN

Moved by Councillor Keating, seconded by Councillor Clark

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8639” (Mehrdad Rahbar / Vernacular Design Inc., 523 East 5th Street, CD-705)”, adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:14 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK