



MINUTES OF THE PUBLIC HEARING FOR 151 EAST KEITH ROAD, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 17, 2019

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor T. Hu
Councillor J. McIlroy
Councillor T. Valente

STAFF MEMBERS

B. Themens, Director, Finance / Acting CAO
K. Graham, City Clerk
C. Baird, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic and Corporate Services
R. Skene, Manager, Facilities and Real Estate
K. Magnusson, Deputy Director, Engineering, Parks and Environment
L. Orr, Manager, Business and Community Partnerships
L. Siracusa, Manager, Shipyards and Waterfront
B. Willock, Manager, Engineering Planning and Design
M. Epp, Director, Planning and Development
J. Draper, Deputy Director, Planning and Development
S. Galloway, Manager, Planning and Development
D. Johnson, Development Planner
C. French, Planning Assistant

The Public Hearing was called to order at 7:19 pm.

Councillor Girard left the meeting at 7:20 pm and returned at 7:22 pm.

PUBLIC HEARING – 151 East Keith Road

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702) and “Housing Agreement Bylaw, 2018, No. 8622” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments) would rezone the subject property from a High Density Apartment Residential (RH-1) Zone to a Comprehensive Development 702 (CD-702) Zone to permit the development of two infill buildings that would add 40 residential rental units to the existing tower. The infill buildings would add 0.88 FSR to the property, with the tallest building being approximately 18.1 metres (59.3 feet) tall. A total of 77 parking stalls would be located within the existing parking structure.

2. STAFF PRESENTATION

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

PUBLIC HEARING – 151 East Keith Road – Continued

3. APPLICANT PRESENTATION

Howard Paskowitz, Director of Development, Starlight Investments, and Peter Huggins, Principal, BHA Architects, provided a PowerPoint presentation on the application and Matthew Styre, Planner, Urban Systems, and Peter Huggins, Principal, BHA Architecture, provided points of clarification to Council regarding the application.

4. SUMMARY OF CORRESPONDENCE

- Email received May 12, 2019 from Don McDowall, resident, North Vancouver, expressing concern for the proposal, citing parking, setbacks, preservation of Victoria Park, sight lines and rental prices.
- Email received June 1, 2019 from McGregor Wark, 455 East 6th Street, North Vancouver, expressing support for the proposal, citing rental housing demand and Keith Road streetscape.
- Email received June 1, 2019 from Samantha Potter, 455 East 6th Street, North Vancouver, expressing support for the proposal, citing location, room for development and rental housing.
- Email received June 6, 2019 from Tomas Alba, 905-151 East Keith Road, North Vancouver, expressing concern for the proposal, citing construction noise.
- Email received June 7, 2019 from Judith and Kalman Szabo, 1002-140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing encroachment and use of concrete walls.
- Email received June 7, 2019 from Fred Pascal, 104-123 East 6th Street, North Vancouver, expressing opposition for the proposal, citing development size, parking and construction.
- Email received June 8, 2019 from David Everett, 209-141 East 6th Street, North Vancouver BC, expressing concern for the proposal, citing construction and parking.
- Email received June 9, 2019 from Audrey Brown, 1201–140 East Keith Road, North Vancouver, expressing concern for the proposal, citing concrete walls, traffic and affordable housing.
- Emails received June 10, 2019 and June 13, 2019 from Wayne Collett, 1501–123 East Keith Road, North Vancouver, expressing opposition for the proposal, citing protection of Victoria Park.
- Email received June 10, 2019 from Mike Holliday, 1403-140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing greenspace and the street wall.
- Email received June 11, 2019 from Keith Corson, 301-140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing greenspace and street wall.
- Email received June 10, 2019 from Susan Brinton, 1403-140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing greenspace and street wall.
- Letter received June 11, 2019 from Ellen Henshaw, 401-140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing setbacks, street wall and rental rates.
- Email received June 12, 2019 from Dean Rath, 202–141 East 6th Street, North Vancouver, expressing opposition for the proposal, citing densification and parking.

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PUBLIC HEARING – 151 East Keith Road – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Letter received June 12, 2019 from Linda Heese, 1501-140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing development, street wall, density bonus, housing action plan and setbacks.
- Email received June 12, 2019 from Kwintina Lamers, 117-141 East 6th Street, North Vancouver, expressing opposition for the proposal, citing building encroachment, parking, construction, rental housing and street wall.
- Email received June 12, 2019 from Kevan Whitacre, 803-140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing densification and parking.
- Email received June 12, 2019 and letter received June 17, 2019 from Gerald Fitzpatrick, 201-123 East Keith Road, North Vancouver, expressing opposition for the proposal, citing protection of Victoria Park, street wall and setbacks.
- Email received June 12, 2019 from John Kennedy, owner/occupant, 123 East Keith Road, North Vancouver, expressing opposition for the proposal, citing setbacks and developer investment.
- Email received June 12, 2019 from Dave Turner, 140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing street wall.
- Email received June 12, 2019 from Laura Odegaard, 1104 Grand Boulevard, North Vancouver, expressing support for the proposal, citing rental housing.
- Email received June 13, 2019 from Marianne Fraser, 307 West 23rd Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Email received June 13, 2019 from Jessie Brock, 203 East Keith Road, North Vancouver, expressing support for the proposal, citing rental housing, no displacement for current residents and development design.
- Email received June 13, 2019 from Carol B., resident, North Vancouver, expressing opposition for the proposal, citing greenspace, construction, outdoor recreation and living conditions.
- Email received June 14, 2019 from Shannon Bradner, 1203-701 West Victoria Park, North Vancouver, expressing support for the proposal, citing rental housing and densification.
- Email received June 14, 2019 from Bill and Anne Herman, 123 East Keith Road, North Vancouver, expressing opposition for the proposal, citing setbacks, large development, street wall and parking.
- Email received June 14, 2019 from Kaitlin Hill, 779 East 17th Street, North Vancouver, expressing support for the proposal, citing rental housing and access to amenities.
- Email received June 14, 2019 from Robert and Leonora Russell, 1004-140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing setbacks, street wall, development and traffic.
- Email received June 15, 2019 from Peter Ebner, 140 East Keith Road, North Vancouver, expressing concern for the proposal, citing overcrowding and the OCP.
- Email received June 15, 2019 from Don Gordon, 1206-160 West Keith Road, North Vancouver, expressing opposition for the proposal, citing park encroachment.
- Email received June 15, 2019 from Barbara Kaye, 601-121 East Keith Road, North Vancouver, expressing opposition for the proposal, citing setbacks, street wall and infrastructure.

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PUBLIC HEARING – 151 East Keith Road – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received June 16, 2019 from Fernande Husar, 501-123 East Keith Road, North Vancouver, expressing opposition for the proposal, citing the Official Community Plan.
- Email received June 16, 2019 from Peter Husar, 501-123 East Keith Road, North Vancouver, expressing for the proposal, citing protection of Victoria Park and public notification.
- Email received June 16, 2019 from Mark Meakins, 1006-151 East Keith Road, North Vancouver, expressing concern for the proposal, citing parking.
- Email received June 16, 2019 from Jesse Galicz, 433 East 6th Street, North Vancouver, expressing support for the proposal, citing rental housing and no displacement of current residents.
- Email received June 17, 2019 from Jody Rechenmacher, 4-266 West 4th Street, North Vancouver, expressing support for the proposal, citing rental housing near amenities, mixed density and below market rates.
- Email received June 17, 2019 from Francine Pépin, 804-540 Lonsdale Avenue, North Vancouver, expressing concern for the proposal, citing parking.
- Email received June 17, 2019 from Margaret Lee, 140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing setbacks, street wall and protection of greenspace.
- Email received June 17, 2019 from Marissa Iannacone, 808-170 West 1st Street, North Vancouver, expressing support for the proposal, citing affordable housing options.
- Email received June 17, 2019 from Bernice Clark, 301-123 East Keith Road, North Vancouver, expressing concern for the proposal, citing setbacks, protection of greenspace and corridor views.
- Email received June 17, 2019 from Shirley Schneider, 901–140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing setbacks, street wall, densification and traffic.
- Email received June 17, 2019 from Aubrey Schneider, 901–140 East Keith Road, North Vancouver, expressing opposition for the proposal, citing street wall and building design.
- Email received June 17, 2019 from Paige Ritchie, 333 East 1st Street, North Vancouver, expressing support for the proposal, citing rental housing.
- Email received June 17, 2019 from Catherine (Kim) Collett, 1501-123 East Keith Road, North Vancouver, expressing opposition for the proposal, citing setbacks, protection of greenspace.
- Email received June 17, 2019 from Barbara Kellington and Anthony Annibal, 1001-140 East Keith Road, North Vancouver, expressing concerns for the proposal, citing setbacks and parking.
- Email received June 17, 2019 from Rhia Romano, 138 East Esplanade Avenue, North Vancouver, expressing support for the proposal, citing affordable housing and no displacement of current residents.
- Email received June 17, 2019 from Stuart Howard, Stuart Howard Architects Inc., 405-375 West 5th Avenue, and resident at 175 West 2nd Street, North Vancouver, expressing support for the proposal, citing walkable community, densification and housing.

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PUBLIC HEARING – 151 East Keith Road – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received June 17, 2019 from Chris Wilkinson, 429 East 18th Street, North Vancouver, expressing support for the proposal, citing no displacement of current residents and secured rental housing.
- Email received June 17, 2019 from Don McDowall, 1301-123 East Keith Road, expressing concern for the proposal, citing setbacks, protection of greenspace and protection of corridor view.
- Email received June 17, 2019 from Wendy Sheppard, 503-151 East Keith Road, North Vancouver, expressing opposition for the proposal, citing density, traffic and parking.
- Email received June 17, 2019 from Dustin La Prairie, resident, North Vancouver, expressing support for the proposal, citing rental housing and development.
- Petition submitted June 17, 2019 by Anne Herman with 232 signatures expressing opposition for the proposal, citing setbacks.

5. SPEAKERS

- David Brown, 901-123 East Keith Road, expressed opposition for the proposal, citing no substantive benefit for the City.
- David Hutniak, CEO, Landlord BC, 1210-1095 West Pender Street, Vancouver, expressed support for the proposal, citing rental housing.
- Gerald Fitzpatrick, 201-123 East Keith Road, North Vancouver, expressed opposition for the proposal, citing balanced interests for property owners.
- David Fawley, 1726 Rufus Drive, North Vancouver, expressed support for the proposal, citing creativity with the secured rental units.
- Anne Herman, 401-123 East Keith Road, North Vancouver, expressed opposition for the proposal, citing sidewalk crowding, need for open space, lack of parking and negative impact on Victoria Park and the cenotaph.
- Leslie Grigg, 5657 Harold Street, North Vancouver, expressed support for the proposal, citing affordable rental housing and closeness to amenities.
- Peter Husar, 501-123 East Keith Road, North Vancouver, expressed opposition for the proposal, citing setbacks, loss of privacy and protection of greenspace.
- Stephanie Wilson, 209-131 East 3rd Street, North Vancouver, expressed support for the proposal, citing affordable housing and no displacement of existing tenants.
- Terry Lehouillier, 902-123 East Keith Road, North Vancouver, expressed opposition for the proposal, citing unaffordable rents, loss of parking, developer expertise to lobby Council and negative impact on Victoria Park.
- David Taylor, 409 East 11th Street, North Vancouver, expressed support for the proposal, citing housing affordability and no displacement of existing tenants.
- Wayne Collett, 1501-123 East Keith Road, North Vancouver, expressed opposition for the proposal, citing building character, setbacks and street wall.
- Colleen Gipman, 5343 Yew Street, Vancouver, expressed support for the proposal, citing affordable housing.
- Michael Bull, 901-151 East Keith Road, North Vancouver, expressed support for the proposal, citing need for affordable housing.
- Isabelle St-Jean, 297 West Esplanade Avenue, North Vancouver, expressed support for the proposal, citing a progressive community vision.

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PUBLIC HEARING – 151 East Keith Road – Continued

5. SPEAKERS – Continued

- Bill Curtis, 500-224 West Esplanade Avenue, North Vancouver, expressed support for the proposal, citing good use of the land.
- Don Peters, Community Housing Action Committee Chair, 935 Marine Drive, North Vancouver, expressed support for the proposal, citing Victoria Park and increase in affordable housing.
- Barry Fenton, Community Housing Action Committee member, 2733 Byron Road, North Vancouver, expressed support for the proposal, citing adaptable and accessible units and affordable housing.
- Richard Thompson, 1401-160 West Keith Road, North Vancouver, expressed opposition, citing density and construction noise.
- Emily DeGenova, 155 West 2nd Street, North Vancouver, expressed support for the proposal, citing additional affordable housing units.
- Ron Sostad, 231 East 15th Street, expressed concern with the proposal, citing building height.

6. ADJOURN

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702) and “Housing Agreement Bylaw, 2018, No. 8622” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:09 pm.

“Certified Correct by the City Clerk”

CITY CLERK