



MINUTES OF THE PUBLIC HEARING FOR 502 EAST 5TH STREET HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, APRIL 4, 2022 AND MONDAY, APRIL 11, 2022**

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back*
(absent on April 11)
Councillor D. Bell*
Councillor A. Girard*
Councillor T. Hu*
Councillor J. McIlroy
Councillor T. Valente

**participated electronically*

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
L. Sawrenko, Chief Financial Officer
L. Garber, Deputy Director, Finance
D. van Heerden, Manager, Financial Planning
B. Johnson, Revenue Accountant
M. Epp, Director, Planning and Development
Y. Zeng, Manager, Development Planning
H. Dang, Planner
K. Magnusson, Acting Director, Engineering, Parks and Environment
M. Hunter, Deputy Director, Engineering, Parks and Environment
R. Skene, Director, Community and Partner Engagement

The Public Hearing was called to order at 7:31 pm.

PUBLIC HEARING – 502 East 5th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8911” (Mehrdad Rahbar / Vernacular Studio Inc., 502 East 5th Street, RS-2) would rezone the subject property from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone for a future subdivision of the property. The RS-2 Zone allows for a single-family dwelling and a secondary suite. A Development Variance Permit is proposed for the corner site for one parking stall.

2. STAFF PRESENTATION

The Planner provided a PowerPoint presentation on the application and responded to questions of Council on April 11, 2022.

Mayor Buchanan declared a recess from 7:41 pm to 7:44 pm to allow an opportunity for the Applicant to resolve technical issues.

PUBLIC HEARING – 502 East 5th Street – Continued

Moved by Councillor McIlroy, seconded by Councillor Valente

That the Public Hearing recess until April 11, 2022 at 6:00 pm.

CARRIED UNANIMOUSLY

The Public Hearing recessed at 7:53 pm and reconvened on April 11, 2022 at 6:01 pm.

3. APPLICANT PRESENTATION

Mehrdad Rahbar, Senior Development Manager, Vernacular Development Corp., provided a verbal presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email received March 30, 2022 from Erika Rathje, 517 East 5th Street, North Vancouver, expressing concern for the proposal, citing preservation of trees and shrubs.
- Emails received April 4 and 8, 2022 from Brian Wawzonek, 522 East 6th Street, North Vancouver, expressing opposition for the proposal, citing density, construction and traffic.
- Email received April 4, 2022 from Andrea Flaa, 458 East 7th Street, North Vancouver, expressing opposition for the proposal, citing subdivision variance.

5. SPEAKERS

Mayor Buchanan declared a recess at 6:08 pm to 6:13 pm to allow an opportunity for speakers to phone in and provide comments.

Nil.

6. ADJOURN

Moved by Councillor Bell, seconded by Councillor Valente

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8911” (Mehrdad Rahbar / Vernacular Studio Inc., 502 East 5th Street, RS-2), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:24 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER