



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, SEPTEMBER 28, 2015.

PRESENT:

COUNCIL MEMBERS

Acting Mayor C. Keating
Councillor H. Back
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
B. Pearce, Director, Special Projects
G. Penway, Director, Community Development
B. Themens, Director, Finance
P. Navratil, Deputy City Engineer
M. Epp, City Planner, Community Development
C. Wilkinson, Planner, Community Development
S. Smith, Planner 2
C. Miller, Planner 1
T. Forrest, Planning Analyst
J. Peters, Timekeeper

ABSENT:

Mayor D. Mussatto
Councillor R. Clark

The Public Hearing was called to order at 8:05 pm.

1. INTRODUCTION

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2015, No. 8428” and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8429” (Anthem Ridgeway Developments/Matthew Hansen Architect, 450 East 5th Street)

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2015, No. 8428” would amend Schedule “A” of the Official Community Plan from School and Institutional to Residential Level 1 (Low Density).

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8429” would permit the rezoning of this property from Public Use and Assembly 1 (P-1) to One-Unit Residential 1 (RS-1) to permit the subdivision of the property into nine separate lots to support the development of nine single detached dwellings, including two coach houses.

2. STAFF PRESENTATION

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

3. APPLICANT’S PRESENTATION

Rocky Sethi, Director of Development, and Brent Carlson, Development Manager, Anthem Properties, provided a PowerPoint presentation on the application and responded to questions from members of Council.

PUBLIC HEARING - Continued

Re: “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2015, No. 8428” and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8429” (Anthem Ridgeway Developments/Matthew Hansen Architect, 450 East 5th Street)

4. SUMMARY OF CORRESPONDENCE – IN SUPPORT

The following submissions were received in support of the application:

- Email from Ron Gibson and Lynda Grant, 432 East 5th Street, North Vancouver, dated September 16, 2015.
- Email from Jared James, 740 East 17th Street, North Vancouver, dated September 16, 2015.
- Letter from Esther Yung, 1104-33 Chesterfield Place, North Vancouver, dated September 17, 2015.
- Letter from Hilda Hewalo, 503 East 6th Street, North Vancouver, dated September 17, 2015.
- Email from Ron Gibson and Lynda Grant, 432 East 5th Street, North Vancouver, dated September 18, 2015.
- Email from Kevin Harrison, 400 Block, East 5th Street, North Vancouver, dated September 21, 2015.
- Email from Monika James, 740 East 17th Street, North Vancouver, dated September 21, 2015.
- Letter from Barbu Vicol, 409 East 5th Street, North Vancouver, dated September 22, 2015.
- Email from Janine Wilson, 1288 Mill Street, North Vancouver, dated September 23, 2015.
- Email from Darrell Horst, 311 East Keith Road, North Vancouver, dated September 23, 2015.
- Email from Lesley Appel, 305-135 East 17th Street, North Vancouver, dated September 23, 2015.
- Email from Michelle Lanthier and Cameron Chersak, 1-350 Centre Road, North Vancouver, dated September 23, 2015.
- Email from Susan and David Archibald, Lonsdale and 17th Street, North Vancouver, dated September 23, 2015.
- Letter from Matt Clark, 619 Fir Street, North Vancouver, dated September 24, 2015.
- Email from Mourat Jamoukhanov, 101-116 East 18th Street, North Vancouver, dated September 24, 2015.
- Letter from Peter and Julie Pappajohn, 534 East 7th Street, North Vancouver, dated September 25, 2015.
- Letter from Daniel Falcon, 407-155 East 3rd Street, North Vancouver, dated September 25, 2015.
- Email from Ken Sinnott, 1237 Dyck Road, North Vancouver, dated September 25, 2015.

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PUBLIC HEARING - Continued

Re: “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2015, No. 8428” and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8429” (Anthem Ridgeway Developments/Matthew Hansen Architect, 450 East 5th Street)

4. SUMMARY OF CORRESPONDENCE – IN SUPPORT - Continued

The following submissions were received in support of the application:

- Email from Robert Marchand, 364 West 15th Street, North Vancouver, dated September 25, 2015.
- Email from Mazdak Mohammadi, 930 Westview Crescent, North Vancouver, dated September 27, 2015.
- Email from Daniel and Adeline Markarian, 429 East 5th Street, North Vancouver, dated September 27, 2015.
- Letter from Sandy Parkinson, 518 East 5th Street, North Vancouver, dated September 24, 2015.
- Email from Lynda Grant, 432 East 5th Street, North Vancouver, dated September 27, 2015.
- Letter from Anne Whitehouse, 522 East 5th Street, North Vancouver, dated September 28, 2015.

5. SUMMARY OF CORRESPONDENCE – WITH CONCERNS

The following submissions were received with concerns of the application:

- Letter from Linda Riddell, 560 East 7th Street, North Vancouver, dated September 18, 2015, citing population concerns.
- Letter from Anna Harper Hardy, 753 East 4th Street, North Vancouver, dated September 19, 2015, citing affordability of housing options.

6. SPEAKERS

- Adeline Markarian, 429 East 5th Street, North Vancouver, expressed support for the proposed project.
- Sandy Parkinson, 518 East 5th Street, North Vancouver, expressed support for the proposed project.
- Carol Abbott, 719 East 7th Street, North Vancouver, spoke in opposition to the proposed project, citing density increase and the land sale transaction.
- Kerry Morris, 784 East 15th Street, North Vancouver, expressed concern for capacity at schools in the area.
- Barbul Vicol, 409 East 5th Street, North Vancouver, expressed support for the proposed development.
- Linda Riddell, 560 East 7th Street, North Vancouver, expressed opposition for the proposed project suggesting the sale price of the land should be renegotiated.

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PUBLIC HEARING - Continued

Re: “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2015, No. 8428” and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8429” (Anthem Ridgeway Developments/Matthew Hansen Architect, 450 East 5th Street)

6. SPEAKERS - Continued

- Ivan Leonard, 215 St. Andrew’s Avenue, North Vancouver, expressed opposition to the disposition of School District No. 44 lands.
- Carol Abbott, 719 East 7th Street, North Vancouver, expressed opposition siting affordability, capacity of school facilities and the land sale transaction.
- Sandy Parkinson, 518 East 5th Street, North Vancouver spoke on behalf of Anne Whitehouse, 522 East 5th Street, North Vancouver, expressing support for the proposed development.

7. ADJOURNMENT

Moved by Councillor Buchanan, seconded by Councillor Back

THAT the Public Hearing for “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2015, No. 8428” and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8429” (Anthem Ridgeway Developments/Matthew Hansen Architect, 450 East 5th Street), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned 9:01pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk