



MINUTES OF THE PUBLIC HEARING FOR 1600-1640 EASTERN AVENUE AND 143 EAST 17TH STREET HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 23, 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. Peters, Assistant City Clerk
T. Huckell, Committee Clerk
B. Pearce, Director, Strategic Initiatives and Services
H. Reinhold, Deputy Director, Strategic Initiatives and Services
R. Skene, Manager, Facilities and Real Estate
D. Foldi, Project Manager
G. Sutherland, Project Manager
B. Themens, Director, Finance
N. Chand, Deputy Director, Finance
L. Garber, Manager, Financial Planning
L. Orr, Manager, Business Services
S. Galloway, Manager, Planning
W. Tse, Planner 2
D. Johnson, Development Planner
E. Macdonald, Planning Technician 1
A. Yu, Planning Technician 2
C. Jackson, Section Manager, Environmental Sustainability
D. Watson, Transportation Planner
D. Pope, City Engineer
K. Magnusson, Deputy Director, Engineering
M. Hunter, Manager, Parks and Environment
M. Jefferson, Director, Human Resources
H. Turner, Director, North Vancouver Recreation and Culture

The Public Hearing was called to order at 7:40 pm.

PUBLIC HEARING – 1600-1640 Eastern Avenue and 143 East 17th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8667” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17th Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment) and “Housing Agreement Bylaw, 2018, No. 8668” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17th Street and 1600-1640 Eastern Avenue, CD-403, Rental Housing Commitments) would allow a 13-storey, multi-family residential tower consisting of 225 rental units, with 177 parking spaces over 2.5 levels of underground parking. The proposal includes the provision of new public open space on the south end of the development. The proposed density is 3.3 times the lot area.

2. STAFF PRESENTATION

The Manager, Planning, provided a PowerPoint presentation on the application and responded to questions of Council.

3. APPLICANT PRESENTATION

Riaan de Beer, Director, Development, Anthem Properties Group Ltd., provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email dated July 14, 2018, from Rosemarie Fuchs, 1507-135 East 17th Street, North Vancouver, expressing concern for the proposal, citing building height.
- Email dated July 14, 2018, from Susan Wark, 255 West 1st Street, North Vancouver, expressing support for the proposal, citing housing options, rental market, location, building height and building design.
- Letter dated July 15, 2018, from Patrick Easton, 788 Donegal Place, North Vancouver, expressing support for the proposal, citing building scale, location, transit options, outdated rental stock, rental options, building height and new public park.
- Email dated July 15, 2018, from Anita Macphee, 903-135 East 17th Street, North Vancouver, expressing concern for the proposal, citing parking, traffic, building height and density.
- Email dated July 16, 2018, from Natalie Genest, 235 East 5th Street, North Vancouver, expressing support for the proposal, citing rental housing options, building quality and location.
- Email dated July 16, 2018, from Michael Binning, 330-210 West 2nd Street, North Vancouver, expressing support for the proposal, citing more housing opportunities, building height, traffic and parking.
- Email dated July 19, 2018, from Ginette Holland, 205-222 West 4th Street, North Vancouver, expressing support for the proposal, citing increased rental units, parking, walkable neighbourhood, new public park, location and affordable housing.
- Email dated July 19, 2018, from Sam Honcharuk, 211 West 3rd Street, North Vancouver, expressing support for the proposal, citing increased rental units and vacancy rate.
- Email dated July 19, 2018, from Taylor Shaak, 250 East 2nd Street, North Vancouver, expressing support for the proposal, citing increased rental stock, density, parking and green space.
- Email dated July 19, 2018, from Megan Lawrence, 18-222 East 5th Street, North Vancouver, expressing support for the proposal, citing increased rental units.
- Email dated July 19, 2018, from Kendra Ferguson, 409 East 11th Street, North Vancouver, expressing support for the proposal, citing location and increased rental housing.
- Email dated July 20, 2018, from Layla Vera, 516-255 West 1st Street, North Vancouver, expressing support for the proposal, citing affordable homes and increased rental housing.

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4. SUMMARY OF CORRESPONDENCE – Continued

- Email dated July 20, 2018, from Nicola Bolton, 252 West 2nd Street, North Vancouver, expressing support for the proposal, citing secured rental housing.
- Email dated July 20, 2018, from Andrew Caygill, 252 West 2nd Street, North Vancouver, expressing support for the proposal, citing secured rental housing and public park.
- Email dated July 20, 2018, from Jeremy Miller, Houston Landscapes, 260 Riverside Drive, North Vancouver, expressing support for the proposal, citing secured rental housing and affordable housing options.
- Email dated July 20, 2018, from Lacy Hawley, 315 East 1st Street, North Vancouver, expressing support for the proposal, citing secured rental housing and public park.
- Email dated July 20, 2018, from Brad Jones, 617 Mahon Avenue, North Vancouver, expressing support for the proposal, citing increased rental homes, new green space and neighbourhood livability.
- Letter dated July 20, 2018, from Leigh and Peter Franks, 1816 Grand Boulevard, North Vancouver, expressing support for the proposal, citing increased rental units.
- Email dated July 22, 2018, from Jessica Ayers, 105-1721 St. George's Avenue, North Vancouver, expressing concern for the proposal, citing traffic, parking, building size, number of retail stores, medical services, garbage and waste removal.
- Letter dated July 22, 2018, from Michael Schuss, 811 Baycrest Drive, North Vancouver, expressing support for the proposal, citing contemporary design, location, park land, increased density and rental housing.
- Email dated July 22, 2018, from Anne Rees, 306-1721 St. George's Avenue, North Vancouver, expressing concern for the proposal, citing blocked views, building size, traffic, parking and transportation infrastructure.
- Letter dated July 22, 2018, from Donna Cowlin, 1401-1555 Eastern Avenue, North Vancouver, expressing opposition for the proposal, citing construction noise, traffic and parking.
- Email dated July 22, 2018, from Kaitlin Hill, 308 East 11th Street, North Vancouver, expressing support for the proposal, citing vacancy rate and increased rental housing.
- Email dated July 23, 2018, from Jacquelyne Fitchell, 135 East 17th Street, North Vancouver, expressing support for the proposal, citing public park space, location, increased density and increased rental units.
- Email dated July 23, 2018, from Jessie Brock, 203 East Keith Road, North Vancouver, expressing support for the proposal, citing new rental housing supply.
- Letter dated July 23, 2018, from Arieanna Schweber, 1150 Moody Avenue, North Vancouver, expressing support for the proposal, citing increased affordable rental housing and new green space.
- Letter dated July 21, 2018, from Colin Cooper, 1903-135 East 17th Street, North Vancouver, expressing opposition for the proposal, citing affordable rental units, building maintenance, construction, traffic and park space.

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4. SUMMARY OF CORRESPONDENCE – Continued

- Email dated July 23, 2018, from Stacy Chala, 1144 Cloverley Street, North Vancouver, expressing support for the proposal, citing vacancy rate, additional rental housing and location.
- Email dated July 23, 2018, from Gabrielle Loren, 102-1999 Marine Drive, North Vancouver, expressing support for the proposal, citing new housing opportunities, rental unit supply and location.
- Email dated July 23, 2018, from C. Min, North Vancouver resident, expressing concern for the proposal, citing mid-market units, affordable rental units, housing market developments and cultural diversity.
- Letter dated July 23, 2018, from AJ Dodimead, 139 West 22nd Street, North Vancouver, expressing support for the proposal, citing building design and purpose, rental housing, location, parking and public park.
- Letter dated July 23, 2018, from Wayne Balshin, Vancouver Coastal Health, Vancouver, expressing support for the proposal, citing increased rental units, LGH staff commutes and rental unit costs.
- Email dated July 20, 2018, from Dustin La Prairie, North Vancouver resident, expressing support for the proposal, citing unattainable home ownership, increased rental units and new park space.
- Letter dated July 23, 2018, from Tyler Johnson, landlord at 130 East 17th Street, North Vancouver, expressing support for the proposal, citing rental housing shortage, modern building design, building safety and new green space.

5. SPEAKERS

- Lyn James, 3602 Aldercrest Drive, North Vancouver, expressed support for the proposal, citing new high-quality rental stock, location, design and diverse housing options.
- Joy Hayden, 1650 Chesterfield Avenue, North Vancouver, expressed support for the proposal, citing the need for affordable housing, walkable community, vibrancy and park space.
- Ginette Holland, Generation Squeeze, 205-222 West 4th Street, North Vancouver, expressed support for the proposal, citing purpose-built rental housing and affordable housing.
- Greg Holmes, representing the Lower Lonsdale Business Improvement Association, 145 Chadwick Court, North Vancouver, expressed support for the proposal, citing affordable rental units, parking and transportation.
- Bill Curtis, 5th floor, 224 West Esplanade, North Vancouver, expressed support for the proposal, citing the need for affordable rental housing.
- Sean Davis, 224 East 20th Street, North Vancouver, expressed support for the proposal, citing affordable rental housing, traffic, workers able to live and work in North Vancouver.
- Patrick Stafford-Smith, North Vancouver Chamber, 102-124 West 1st Street, North Vancouver, expressed support for the proposal, citing supply of new rental units, density and location.

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PUBLIC HEARING – 1600-1640 Eastern Avenue and 143 East 17th Street – Continued

5. SPEAKERS – Continued

- David Hutniak, Landlord BC, North Vancouver, expressed support for the proposal, citing safe, secure and purpose-built rental housing.
- Jacquelyne Fitchell, 135 East 17th Street, North Vancouver, expressed support for the proposal, citing new public park, more rental units, location to community resources and public transit.
- Patrick Easton, 788 Donegal Place, North Vancouver, expressed support for the proposal, citing dated rental stock, location and new park land.
- Gabrielle Loren, 1999 Marine Drive, North Vancouver, expressed support for the proposal, citing new rental housing options and continued growth of the community.
- Ana Naves, 1621 St. George's Avenue, North Vancouver, expressed concern for the proposal, citing affordability, construction noise and increased traffic.
- Barry Fenton, on behalf of the Community Housing Action Committee (CHAC), 2733 Byron Road, North Vancouver, expressed support for the proposal, citing establishment of new rental units, diverse housing options, tenant relocation program, parking ratio and new public park.
- John McCann, 280 East 11th Street, North Vancouver, expressed concern for the proposal, citing tenant relocation.
- Theo Berkner, 224 West 16th Street, North Vancouver, expressed support for the proposal, citing density, vibrancy and diverse housing options.

6. ADJOURN

Moved by Councillor Clark, seconded by Councillor Keating

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8667” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17th Street and 1600-1640 Eastern Avenue, CD-403 Text Amendment) and “Housing Agreement Bylaw, 2018, No. 8668” (Anthem Properties Group Ltd. / dys Architecture, 143 East 17th Street and 1600-1640 Eastern Avenue, CD-403, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:34 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK