



**MINUTES OF THE PUBLIC HEARING FOR 309-311 WEST 1ST STREET
HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET,
NORTH VANCOUVER, BC, ON **MONDAY, SEPTEMBER 24, 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

L. McCarthy, 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
G. Munro, Manager, Information Technology
D. Foldi, Project Manager
S. Antoniali, Section Manager, Real Estate
N. Chand, Deputy Director, Finance
L. Garber, Manager, Financial Planning
B. Johnson, Revenue Accountant
G. Penway, Acting Director, Community Services
L. Orr, Manager, Business Services
G. Gusdal, Manager, Bylaw Services
M. Epp, Director, Planning
S. Galloway, Manager, Planning
D. Johnson, Development Planner
W. Tse, Planner 2
B. Hurley, Planner 1
M. Friesen, Planner 1
A. Yu, Planning Technician 2
D. Pope, City Engineer
K. Magnusson, Deputy Director, Engineering
M. Hunter, Manager, Parks and Environment
N. Kirkpatrick, Director, North Vancouver Museum and Archives

The Public Hearing was called to order at 7:07 pm.

PUBLIC HEARING – 309-311 West 1st Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8671” (Laco Holdings / Studio B Architecture Inc., 309-311 West 1st Street, CD-716) and “Housing Agreement Bylaw, 2018, No. 8672” (Laco Holdings / Studio B Architecture Inc., 309-311 West 1st Street, CD-716, Rental Housing Commitments) would rezone the subject property from a Comprehensive Development 574 (CD-574) Zone to a Comprehensive Development 716 (CD-716) Zone to permit the development of a 6-storey maximum, mixed-use building, consisting of 50 residential rental units and approximately 322.5 square metres of ground floor commercial space. The proposed density is 3.60 times the lot area, with 30 off-street parking spaces and 76 secured bicycle parking spaces accessed from the rear lane.

PUBLIC HEARING – 309-311 West 1st Street – Continued

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Paul McDonnell and Tom Bunting, Studio B Architecture Inc., provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Letter dated May 24, 2018, from Donna Kelly, 210-307 West 2nd Street, North Vancouver, expressing opposition for the proposal, citing building height, views, construction noise, parking, traffic and density.
- Email dated September 17, 2018, from Becky Knight, 240 Mahon Avenue, North Vancouver, expressing concern for the proposal, citing traffic, pedestrian safety and parking.
- Email dated September 21, 2018, from Jessica Nelson, 206-306 West 1st Street, North Vancouver, expressing opposition for the proposal, citing parking and building height.
- Email dated September 24, 2018, from William Manarina, 309-277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing building height.
- Email dated September 24, 2018, from Jon Andrusko and Suzie Cartlidge, 306 West 1st Street, North Vancouver, expressing concern for the proposal, citing traffic, parking, building height, family-friendly units and building aesthetics.
- Email dated September 24, 2018, from Julia MacKenzie, 270 West 1st Street, North Vancouver, expressing opposition for the proposal, citing parking and road congestion.
- Letter dated September 24, 2018, from Steven Lam, 305-306 West 1st Street, North Vancouver, expressing concern for the proposal, citing noise, air pollution, building height, loss of privacy and view obstruction.

5. SPEAKERS

Nil.

6. ADJOURN

Moved by Councillor Buchanan, seconded by Councillor Clark

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8671” (Laco Holdings / Studio B Architecture Inc., 309-311 West 1st Street, CD-716) and “Housing Agreement Bylaw, 2018, No. 8672” (Laco Holdings / Studio B Architecture Inc., 309-311 West 1st Street, CD-716, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

PUBLIC HEARING – 309-311 West 1st Street – Continued

The Public Hearing adjourned at 7:22 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK