



MINUTES OF THE PUBLIC HEARING FOR 144 WEST 21ST STREET HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JANUARY 24, 2022, MONDAY, JANUARY 31, 2022 AND MONDAY, FEBRUARY 7, 2022

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

L. McCarthy, CAO
K. Graham, Corporate Officer
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
L. Sawrenko, Director, Finance
M. Epp, Director, Planning and Development
A. Devlin, Acting Deputy Director, Planning and Development
Y. Zeng, Manager, Development Planning
E. Chow, Planner
B. van der Heijden, Planner
L. Karlberg, Planner
K. Magnusson, Deputy Director, Engineering, Parks and Environment
M. Hunter, Deputy Director, Engineering, Parks and Environment
R. Skene, Director, Community and Partner Engagement
L. Orr, Acting Director, Community and Partner Engagement
T. Huckell, Committee Clerk
L. Au, Clerk Typist

The Public Hearing was called to order at 6:08 pm.

PUBLIC HEARING – 144 West 21st Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745) and “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 745 (CD-745) Zone to permit a 6-storey rental apartment building with 85 units and underground parking.

2. STAFF PRESENTATION

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

PUBLIC HEARING – 144 West 21st Street – Continued

3. APPLICANT PRESENTATION

Timothy Ankenman, Ankenman Marchand Architects, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Letter received September 17, 2019, from Andrew Issley and Janette Razon, 408-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing traffic, narrow street, demand on community and infrastructure and density.
- Letter received September 19, 2019, from Gordon and Laura Nelson, 3790 Lonsdale Avenue, North Vancouver, expressing opposition for the proposal, citing traffic, narrow street, demand on community and infrastructure and density.
- Letter received September 24, 2019, from Margaret Ann Bodwell, 416-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing traffic, narrow street, demand on community and infrastructure and density.
- Letter received September 24, 2019, from Jane Butler, 404-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing traffic, narrow street, demand on community and infrastructure and density.
- Letter received September 25, 2019, from Helen Anderson, 323-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing traffic, narrow street, demand on community and infrastructure and density.
- Letter received September 25, 2019, from Douglas Anderson, 323-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing traffic, narrow street, demand on community and infrastructure and density.
- Letter received September 25, 2019, from Kelsey Fitzpatrick, 403-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing traffic and parking.
- Letter received September 26, 2019, from Christopher Baker, 406-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing traffic, narrow street, demand on community and infrastructure and density.
- Letter received October 3, 2019, from Ana Gundzik, 321-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing traffic, narrow street, demand on community and infrastructure and density.
- Email received July 14, 2016, from Jay Gundzik, 321-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing traffic, narrow street, demand on community and infrastructure and density.
- Email received October 9, 2019, from Rick Martin, 103-128 West 21st Street, North Vancouver, expressing opposition for the proposal, citing building height, density, parking and building design.
- Email received January 10, 2022, from Janet Branch, 105-156 West 21st Street, North Vancouver, expressing opposition for the proposal, citing location, building height, parking and construction.
- Email received January 18, 2022, from Kathleen Farr, 110-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing density, building height, location, traffic and noise.

Continued...

PUBLIC HEARING – 144 West 21st Street – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received January 18, 2022, from John Leyland, 106-139 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing building height and loss of sun in yard.
- Email received January 19, 2022, from Heather Macfarlane, 303-156 West 21st Street, North Vancouver, expressing opposition for the proposal, citing building height, parking and development.
- Email received January 19, 2022, from Lindsay Miles-Pickup, 211-159 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing density.
- Email received January 20, 2022, from Maria Chaplinskaya, G08-139 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing building design, height, privacy and noise.
- Email received January 21, 2022, from Antonette Danielsen, 507-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing density, parking and impact on infrastructure.
- Email received January 24, 2022, from Rafal and Malgorzata Sotola, 307-156 West 21st Street, North Vancouver, expressing opposition for the proposal, citing loss of daylight and building height.
- Email received January 24, 2022, from Gail Matheson and Brenda Rich, Strata Council representatives for 128 West 21st Street, North Vancouver, expressing opposition for the proposal, citing density, building height, loss of daylight and noise.
- Email received January 24, 2022, from Shane Moore, 525-119 West 22nd Street, North Vancouver, expressing opposition for the proposal, citing the tenant relocation plan, density along Lonsdale Avenue, building height and traffic.
- Email received January 24, 2022, from Ryan Beechinor, 2052 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing work of the architect and concern for traffic safety at Chesterfield and West 21st Street.

5. SPEAKERS

- Yenn Wee, 128 West 21st Street, North Vancouver, expressed concern for the proposal, citing tree removal, shading, privacy and noise.
- Brenda Rich, 128 West 21st Street, North Vancouver, expressed opposition for the proposal, citing height, density, construction impacts, increased traffic and reduced parking.
- Susanne Schonhaler, 156 West 21st Street, North Vancouver, expressed opposition for the proposal, citing height, density, shading and increased traffic.
- Mike McIntosh, 119 West 22nd Street, North Vancouver, expressed concern for the proposal, citing height, density and reduced parking.
- Gail Matheson, 204-128 West 21st Street, North Vancouver, expressed opposition for the proposal, citing height, density, reduced parking and privacy.

Mayor Buchanan declared a recess at 6:47 pm to 6:52 pm to allow an opportunity for additional speakers to phone in and provide comments.

Mayor Buchanan declared a recess at 7:23 pm and reconvened the meeting at 7:28 pm.

PUBLIC HEARING – 144 West 21st Street – Continued

Moved by Councillor Bell, seconded by Councillor Valente

THAT the Public Hearing recess and be continued on January 31, 2022 at 5:30 pm.

CARRIED UNANIMOUSLY

The Public Hearing recessed on January 24, 2022 at 7:29 pm and reconvened on January 31, 2022 at 5:41 pm.

Moved by Mayor Buchanan, seconded by Councillor Bell

THAT the applicant consider and respond to Council regarding the following:

- Reducing the height of the building by one storey (to a total of 5 storeys);
- Recessing the massing of the fifth floor consistent with what is currently proposed for the fifth floor; and
- Moving the building footprint 6 feet southward.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Councillor Back

THAT the Public Hearing recess and be continued on February 7, 2022 at 5:30 pm.

CARRIED UNANIMOUSLY

The Public Hearing recessed on January 31, 2022 at 6:32 pm and reconvened on February 7, 2022 at 5:31 pm.

Daisen Gee-Wing, Applicant, responded to questions of Council.

6. ADJOURN

Moved by Councillor Back, seconded by Councillor Valente

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745) and “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)”, adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 5:47 pm on February 7, 2022.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER