



MINUTES OF THE PUBLIC HEARING FOR 115 EAST KEITH ROAD HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 16, 2022**

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard*
Councillor J. McIlroy
Councillor T. Valente

**participated electronically*

ABSENT

Councillor T. Hu

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
H. Granger, City Solicitor
D. Foldi, Senior Project Manager, Strategic Initiatives
L. Sawrenko, Chief Financial Officer
M. Epp, Director, Planning and Development
J. Draper, Deputy Director, Planning and Development
R. de St. Croix, Manager, Long Range and Community Planning
A. Devlin, Manager, Transportation Planning
D. Johnson, Development Planner
E. Chow, Planner
H. Dang, Planner
A. Garcha, Planning Assistant
K. Magnusson, Acting Director, Engineering, Parks and Environment
M. Hunter, Deputy Director, Engineering, Parks and Environment
R. Skene, Director, Community and Partner Engagement
L. Orr, Deputy Director, Community and Partner Engagement
S. Smith, Manager, Economic Development

The Public Hearing was called to order at 6:02 pm.

PUBLIC HEARING – 115 East Keith Road

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877” (Victoria Park (Denna Homes) GP Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741) and “Housing Agreement Bylaw, 2022, No. 8923” (Victoria Park (Denna Homes) GP Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741, Rental Housing Commitments) would rezone the subject property from an Apartment Residential (RH-1) Zone to a Comprehensive Development 741 (CD-741) Zone, to allow for the development of a 6-storey residential rental apartment building with 74 units (including 8 mid-market units), 2 underground parking levels, 100 sq.m. of indoor amenity space and a rooftop amenity space.

PUBLIC HEARING – 115 East Keith Road – Continued

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Shamu Sacks, Integra Architecture Inc., provided a PowerPoint presentation on the application and he and Rany Ratushny, Pacific Asset Management Corporation (tenant coordinator) responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Letter received May 9, 2022 from Diane Strub, 115 East Keith Road, North Vancouver, expressing opposition for the proposal, citing the tenant relocation process and concerns regarding the developer.
- Email received May 9, 2022 from Robert Wilmot, 435 East 11th Street, North Vancouver, expressing opposition for the proposal, citing housing affordability and rental housing.
- Email received May 16, 2022 from Juan Carlos Viveros, 2 Pemberton Avenue, North Vancouver, expressing support for the proposal, citing density and neighbourhood services.
- Email received May 16, 2022 from Alex Jamieson, 419 East 11th Street, North Vancouver, expressing concern for the proposal, citing building energy use, building and garage setbacks, rooftop amenity use and maximum floor area.

5. SPEAKERS

- Kaylie Maughan, 202-115 East Keith Road, North Vancouver, expressed opposition for the proposal, citing tenant displacement and relocation, and access to services.
- Arash Asli, 200-889 Harbourside Drive, North Vancouver, expressed support for the proposal, citing density and demand for rental housing.
- Mehdi Hosseini, 200-889 Harbourside Drive, North Vancouver, expressed support for the proposal, citing need for rental housing.
- Pourang Taheri, 200-889 Harbourside Drive, North Vancouver, expressed support for the proposal, citing development and keeping family in the community.
- Saeedeh Motalebpour, 200-889 Harbourside Drive, North Vancouver, expressed support for the proposal, citing rental housing for people who work in North Vancouver.
- Laurie Parkinson, 634 East 4th Street, North Vancouver, expressed concern for the proposal, citing energy conservation methods, including building materials and solar panels.
- Juan Carlos Viveros, 2 Pemberton Avenue, North Vancouver, expressed support for the proposal, citing location and density.

Mayor Buchanan declared a recess at 6:45 pm to 6:50 pm to allow an opportunity for additional speakers to phone in and provide comments.

PUBLIC HEARING – 115 East Keith Road – Continued

5. SPEAKERS – Continued

- Matthew August, Executive Managing Director, ACP, Calgary, expressed support for the proposal, citing business investments, housing demand for hospitality employees and community benefit.

6. ADJOURN

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877” (Victoria Park (Denna Homes) GP Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741) and “Housing Agreement Bylaw, 2022, No. 8923” (Victoria Park (Denna Homes) GP Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:20 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER