

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

Click on icon to view complete council meeting



REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 16, 2014 commencing at 8:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor A. Nixon

Absent: Councillor L. Muri

Staff: Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Mr. E. Wilhelm, Community Planner
Ms. S. Dale, Confidential Council Clerk
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1315 (Bylaw 8077)

Purpose of Bylaw:

The bylaw proposes to allow for a thirty seat restaurant at the Edgemont Commons commercial building.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their interest in property may be affected by the proposed bylaw are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Mr. Erik Wilhelm, Community Planner

Mr. Erik Wilhelm, Community Planner, provided an overview of the proposal which would allow for a thirty seat restaurant at the Edgemont Commons commercial building.

Mr. Wilhelm advised that:

- The Bakehouse Restaurant wishes to move to the new Edgemont Commons building under construction at 3053 Edgemont Boulevard;
- The restaurant intends to move their current operation into a ground floor unit within the building that occupies 1325 sq. ft.;

- The restaurant will provide seating for 30 people; and,
- 46 underground parking stalls within the 2 level parkade are available for public use during business hours.

4. **APPLICANT**

Mr. Joe Khalifa, 1000 Block West 29th Street:

- Stated that the Bakehouse is a special restaurant;
- Noted that a restaurant is a key element to attract people; and,
- Commented on the importance of redesigning the park area outside of the building.

5. **REPRESENTATIONS FROM THE PUBLIC**

- 5.1 Mr. Mike McMaster, 2000 Block Bellevue Avenue: IN FAVOUR**
- Spoke as the owner of the Bakehouse Restaurant;
 - Provided history and context of this application;
 - Requested 30 indoor seats;
 - Commented that more parking in Edgemont Village is needed; and,
 - Commented that the Bakehouse Restaurant will improve the quality of the Village.

- 5.2 Mr. Bryan Albinson, 3400 Block Wellington Crescent: IN FAVOUR**
- Spoke in support of the proposed bylaw;
 - Expressed concern with parking deficiencies; and,
 - Commented that Edgemont Village needs a good restaurant.

- 5.3 Mr. Ishrat Khan, 800 Block Hendecourt Road: IN FAVOUR**
- Spoke as a local artist whose work is shown in the Bakehouse Restaurant; and,
 - Spoke in support of the relocation of the restaurant to the Edgemont Commons Building.

- 5.4 Mr. Ed Bryant, 2500 Block Newmarket Drive: IN FAVOUR**
- Spoke in support of the proposed bylaw;
 - Commented on the quality local food made on site; and,
 - Commented that the Bakehouse Restaurant has become an extension of the Edgemont neighborhood.

- 5.5 Mr. Peter Debias, 1000 Block Terrace Avenue: IN FAVOUR**
- Commented that the Bakehouse Restaurant is an important part of Edgemont Village;
 - Commented that the new building does not fit in with the surroundings of the area;
 - Expressed concern that there is no outdoor seating; and,
 - Stated that the new building is not conducive to people gathering.

- 5.6 Ms. Susan Hyam, 2900 Block Aurora Road: IN FAVOUR**
- Spoke in support of the proposed bylaw;
 - Commented that parking is not an issue; and,
 - Stated that the building is too large and not welcoming.

- 5.7 Mr. Rolf Ahrens, 3900 Block Sunset Blvd: IN FAVOUR**
- Stated that parking is not an issue as many customers will walk.

- 5.8 Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**
- Expressed concerns with parking; and,

- Queried if a liquor licence was included in this application.

5.9 Mr. Peter Debias, 1000 Block Terrace Avenue: SPEAKING A SECOND TIME

- Noted the importance of having a restaurant in Edgemont Village.

5.10 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME

- Commented that there would be a 15 parking space deficiency as per the 2006 Zoning Bylaw; and,
- Noted that there is already a large restaurant proposed for the Super Value site.

Councillor LITTLE left the meeting at 8:45 pm and returned at 8:46 pm.

5.11 Ms. Louise Nagel, 3400 Block Aintree Drive: COMMENTING

- Spoke neither in opposition or in support of the proposed bylaw;
- Expressed the opinion that the Bakehouse Restaurant provides a sense of community; and,
- Expressed concerns that residents living above Delaney's may have to relocate.

5.12 Mr. Joe Khalifa, 1000 Block West 29th Street: SPEAKING A SECOND TIME

- Acknowledged that a ventilation system will be installed at the top of the roof; and,
- Indicated that all 46 underground parking stalls within the 2 level parkade are available for public use during business hours.

5.13 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A THIRD TIME

- Provided comments on the Public Hearing notification.

6. QUESTIONS FROM COUNCIL

Council queried the proposed location of the restaurant in the Edgemont Commons Building. Staff advised that the Bakehouse Restaurant intends to move their current operation into the ground floor unit within the building between the pharmacy and Blueshore Financial.

Council commented that there is not a lot of outdoor space. Staff advised that there could be a small outdoor seating area but not on the entire frontage.

Staff advised that notification was sent to 130 residents within 75 meters of the site.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT the September 16, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1315 (Bylaw 8077)" be returned to Council for further consideration.

CARRIED
(8:56 p.m.)

CERTIFIED CORRECT:
