

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

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REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, April 15, 2014 commencing at 6:00 p.m.

**Present:** Mayor R. Walton  
Councillor R. Bassam (8:27 pm)  
Councillor R. Hicks  
Councillor M. Little  
Councillor D. MacKay-Dunn (6:02 pm)  
Councillor L. Muri

**Absent:** Councillor A. Nixon

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. B. Bydwell, General Manager – Planning, Properties, and Permits  
Mr. J. Gordon, Municipal Clerk  
Ms. S. Haid, Manager – Sustainable Community Development  
Mr. R. Malcolm, Manager – Real Estate & Properties  
Ms. J. Paton, Manager – Development Planning  
Ms. N. Letchford, Deputy Municipal Clerk  
Mr. M. Hartford, Community Planner  
Ms. L. Simkin, Administrative & Information and Privacy Coordinator  
Ms. T. Smith, Transportation Smith  
Ms. S. Berardo, Confidential Council Clerk  
Ms. L. Brick, Confidential Council Clerk

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**Bylaw 8051: The District of North Vancouver Rezoning Bylaw 1309**  
**Bylaw 8052: Phased Development Agreement Bylaw 8052, 2014**

*Purpose of Bylaws:*

The proposed bylaws will allow for redevelopment of the south portion of the existing shopping centre site with a development consisting of new retail space as well as 393 condominium units and 6 affordable rental units to be owned by a non-profit society.

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**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 bylaws as outlined in the Notice of Public Hearing.

**2. INTRODUCTION OF BYLAWS BY CLERK**

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

**3. PRESENTATION BY STAFF**

Presentation: Mr. Michael Hartford, Community Planner

Mr. Michael Hartford, Community Planner, provided an overview of the proposal which would allow for redevelopment of the south portion of the existing shopping centre site with a development consisting of new retail space as well as 393 condominium units and 6 affordable rental units to be owned by a non-profit society.

Mr. Hartford advised that:

- New roadways are proposed at the east and west sides of the proposed development;
- Anticipated build-out will take approximately seven years;
- The Community Amenity Contribution package is valued at \$4.5 million;
- Lynn Valley transportation improvements include upgrades at Highway 1 and Lynn Valley Road;
- The Community Amenity Contribution proposal for this project includes six units of affordable rental housing for residents with disabilities;
- Additional amenity targets within the Community Amenity Contribution package include Hastings Creek watershed improvements, enhancements to trails in the area, and a contribution toward future childcare and adult day-care in Lynn Valley Town Centre;
- The proposed development will be constructed to LEED “Gold” standard;
- Ninety-five percent of the apartment units will meet Building Code requirements for adaptable design;
- The remaining twenty units will meet the District’s Level 3 Adaptable Design Guidelines;
- The applicant is proposing a total of 871 underground parking stalls; and,
- An additional 425 surface parking stalls will remain on the balance of the mall property.

Ms. Tegan Smith, Transportation Planner, advised that:

- The East Keith Road extension is under construction;
- The District has committed to upgrading the Keith Road bridge and District Council has supported the widening of the Fern Street overpass;
- Lynn Valley interchange improvements are planned so that when the highway is backed up, it will be easier to get southbound through the interchange;
- Transit will continue to be key in improving the crossing of Burrard Inlet;
- Lynn Valley Road bicycle lanes continue to be a high priority in the Transportation Plan;
- Three new local streets are proposed to be implemented and a new traffic signal is planned at the intersection of 27<sup>th</sup> Street and the new High Street to enhance the choices available for getting around in the village centre;
- The pedestrian crossing at 27<sup>th</sup> Street will be improved;
- Quality cycling facilities will be introduced on High Street and 27<sup>th</sup> Street;
- An on-street hub where people would access future frequent transit services will be introduced on 27<sup>th</sup> Street adjacent to the site; and,
- Each phase of the development will have a construction traffic management plan to minimize the impacts on roads and neighbours.

#### **4. PRESENTATION BY APPLICANT**

##### **4.1 Mr. Chris Dikeakos, Chris Dikeakos Architects:**

- Noted that extensive community consultation has taken place and the developer has worked with the community to address their needs;
- Provided an architectural overview of the proposed building; and,
- Commented that the goal of the proposed project is to provide a gathering place for Lynn Valley residents.

##### **4.2 Mr. Mark Sager, Sager LLP:**

- Provided history and context of the application; and,
- Commented that the building design and character is reflective of a mountain village.

**4.3. Ms. Donna Howes, Senior Transportation Engineer, Howes Technical Advantage:**

- Advised that a significant investment in transit infrastructure will be installed with the creation of an on-street traffic hub;
- Creating improved conditions for walking and cycling is a key objective;
- The developer will be responsible for the construction of three new roadway areas;
- The conclusion of the traffic analysis was that there is a decrease of vehicle trips from the number of trips documented when the Zellers store was operating;
- Operating traffic conditions are within acceptable limits; and,
- Other transportation improvements include the widening of Keith Road Bridge and improved connections across Highway 1.

**5. REPRESENTATIONS FROM THE PUBLIC**

**5.1 Mr. John Neumann, 1100 Block East 29<sup>th</sup> Street: IN FAVOUR**

- Spoke on behalf of the North Vancouver Disability Resource Centre;
- Advocated for disability housing;
- Spoke in support of the proposed development;
- Commented that the architecture of the proposed building fits well with the Lynn Valley Community Centre; and,
- Urged Council to support the proposed development.

**5.2 Mr. Alex Schwarz, 3200 Block Mountain Highway: COMMENTING**

- Commented on contributions to Council's election campaigns.

**5.3 Ms. Marilyn Harkness, 3800 Block Lynn Valley Road: OPPOSED**

- Commended the Bosa team for their design;
- Expressed concern with traffic and parking issues;
- Stated that the proposed traffic study is unrealistic;
- Spoke in opposition to the size of the development;
- Questioned how transportation will be improved by the proposed development; and,
- Urged Council to not support the proposed development.

**5.4 Mr. Kevin Sharp, 3800 Block Regent Avenue: IN FAVOUR**

- Spoke in support of the proposed development; and,
- Commented on the benefits of the community amenity contributions.

**5.5 Ms. Stephanie Wood, 4300 Block Gallant Avenue: IN FAVOUR**

- Spoke in support of the proposed development.

**5.6 Ms. Jan Lander, 1100 Block Ross Road: IN FAVOUR**

- Spoke in support of the Hastings Creek Watershed improvements;
- Requested enhanced on-site infiltration; and,
- Stated that the District's natural settings be preserved.

**5.7 Mr. Peter Birch-Jones, 4100 Block Ranger Crescent: IN FAVOUR**

- Commented that the proposed development will provide an opportunity for residents to age in their community;
- Spoke to the quality of Bosa projects;

- Stated that the proposed development is aesthetically pleasing; and,
- Commented that the proposed development will fit in with the character of the community.

- 5.8 Mr. Dan Ellis, 1400 Block Ross Road: IN FAVOUR**
- Spoke in support of the proposed development;
  - Commented that the developer has responded to the concerns of the residents;
  - Commented that the proposed project reflects the character of the community;
  - Commented that the proposed development will provide an opportunity for residents to age in their community;
  - Commented on the proposed transportation improvements;
  - Stated that traffic will always be a challenge; and,
  - Requested more public open spaces.
- 5.9 Ms. Maureen Bragg, 1800 Block Draycott: IN FAVOUR**
- Commented that density is best situated in the core of town centres;
  - Spoke to the importance of having diverse housing in the community;
  - Stated that the current lack of affordable housing is a real issue; and,
  - Commented that the proposed development is long overdue.
- 5.10 Mr. Doug Curran, 2000 Block Curling Road: IN FAVOUR**
- Spoke to his letter published in the North Shore News; and,
  - Stated that the proposed development provides diverse housing options.
- 5.11 Mr. Glenn MacKenzie, 1400 Block Frederick Road: OPPOSED**
- Requested Council to restrict the height to twelve storeys;
  - Expressed concern with traffic issues; and,
  - Expressed concern that there is not a critical voice on Council.
- 5.12 Ms. Abbie Hodgison, 1400 Block Frederick Road: OPPOSED**
- Expressed concern with traffic issues;
  - Commented that the community needs to grow in a sustainable way; and,
  - Stated that the proposed housing is not affordable.
- 5.13 Mr. Hazen Colbert, 1100 Block East 27<sup>th</sup> Street: COMMENTING**
- Commented that transportation is the number one priority in Lynn Valley;
  - Noted that redevelopment of the mall is needed;
  - Stated that the transportation review is not accurate;
  - Expressed concerns with parking issues;
  - Questioned why Lynn Valley is not part of Translink's Frequent Transit Network; and,
  - Stated that the number of parking stalls proposed is insufficient.
- 5.14 Mr. John Gilmour, 2900 Block Bushnell Place: IN FAVOUR**
- Spoke in support of the proposed development; and,
  - Commented that the proposed development will provide a walkable community that is less reliant on cars.
- 5.15 Mr. John Sharpe, 1100 Block East 29<sup>th</sup> Street: OPPOSED**
- Requested the developer provide more information on the west side of the development;
  - Expressed concern with regards to the height of the proposed buildings; and,
  - Stated that traffic is an issue.

Councillor MURI left the meeting at 7:45 pm and returned at 7:46 pm.

- 5.16 Ms. Linda Findlay, 100 Block Kilmer Road: IN FAVOUR**
- Urged Council to approved the proposed development;
  - Commented that the proposed project will enhance the community;
  - Commented that the developer has responded to the concerns of the residents; and,
  - Commented on the long-term benefits of the development.
- 5.17 Mr. Sam Lalani, 1100 Block Lynn Valley Road: IN FAVOUR**
- Spoke as the owner of House of Keys in Lynn Valley Mall;
  - Commented that the proposed development will bring vibrancy to the community; and,
  - Noted that the proposed project will bring more jobs into the community.
- 5.18 Mr. Ron Slinger, 700 Block East St. James Road: IN FAVOUR**
- Spoke in support of the proposed Bosa redevelopment;
  - Spoke as the owner of the Black Bear Neighbourhood Pub; and,
  - Spoke to the benefits of the proposed amenities.
- 5.19 Mr. Pete Duyker, 3700 Block Edgemont Boulevard: IN FAVOUR**
- Stated that Lynn Valley Mall is in need of redevelopment;
  - Compared the proposed development to Park Royal Village;
  - Commented that the proposed development will provide housing options to downsizing families; and,
  - Stated that taller buildings allow for more open spaces.
- 5.20 Ms. Sue McMordie, 1500 Block Coleman Street: IN FAVOUR**
- Spoke in support of the Bosa project;
  - Commented that Lynn Valley is in need of change; and,
  - Urged Council to approve the proposed bylaws.
- 5.21 Mr. David Hunter, 2700 Block Ailsa Crescent: IN FAVOUR**
- Spoke about the history of Lynn Valley;
  - Commented that town centres provide vibrant communities;
  - Commented that we are in need of more diverse housing options;
  - Spoke in support of the proposed development; and,
  - Commented that the design of the proposed buildings fit with the character of Lynn Valley.
- 5.22 Mr. Marc Burrows, 3400 Block Upton Road: IN FAVOUR**
- Commented that town centres serve as a gathering space for residents of the community;
  - Stated that the proposed housing is not affordable;
  - Commented that the proposed development will revitalize the community; and,
  - Urged Council to support the proposed redevelopment.
- 5.23 Ms. Jo Chu, 1100 Block East 27<sup>th</sup> Street: OPPOSED**
- Stated that Lynn Valley is not the right community for tall buildings;
  - Questioned how traffic on Mountain Highway will be alleviated;
  - Commented that the proposal fails to address improvements in transit services; and,
  - Strongly urged Council to deny the proposed project.

- 5.24 Mr. Richard Handcock, 1100 Block East 29<sup>th</sup> Street: IN FAVOUR**
- Spoke to the history of shopping centres;
  - Stated that mix-use development is needed;
  - Commented that the proposed development will provide a mix of housing options; and,
  - Spoke in support of the proposed development.
- 5.25 Mr. Eric and Audrey Carpentier, 900 Block Clements Avenue: IN FAVOUR**
- Spoke in support of the proposed development; and,
  - Commented on the attractive west coast design of the proposed buildings.
- 5.26 Mr. Jay MacArthur, 2100 Block Kirkstone Place: OPPOSED**
- Expressed concern with the lack of landscaping on the south side of the development;
  - Stated that 27<sup>th</sup> Street is not a good location for a transit hub;
  - Expressed concern that Library Lane will be too busy;
  - Suggested having underground access to Library Lane on Mountain Highway;
  - Commented on the need for improved bike lanes; and,
  - Requested providing a traffic feasibility study.
- 5.27 Ms. Kim Miles, 3300 Block Findlay: IN FAVOUR**
- Spoke on behalf of the North Shore Disability Centre;
  - Stated that the proposed development presents a tremendous opportunity to purchase housing; and,
  - Commented on the importance of aging in place.
- 5.28 Ms. Suzanne Klassen, 600 Block East 12<sup>th</sup> Street: IN FAVOUR**
- Spoke in support of the proposed development;
  - Commented on the need for more affordable housing; and,
  - Commented on the need for accessible living within the Lynn Valley community.
- 5.29 Mr. Derek Andrews, 900 Block Hendercourt Road: IN FAVOUR**
- Commented that the core of the town centre is not attractive and is in need of redevelopment;
  - Commented that the proposed development will allow downsizing families to stay in the community;
  - Remarked that that there will not be a huge traffic impact; and,
  - Urged Council to support the proposed development.
- 5.30 Ms. Erika Leiren, 1300 Block Wellington Drive: OPPOSED**
- Spoke against high-rise buildings; and,
  - Stated we need to live within our means.

Council recessed at 8:37 pm and reconvened at 8:56 pm.

- 5.31 Mr. Alex Schatroph, 1600 Block Draycott Road: COMMENTING**
- Expressed concern with traffic issues;
  - Noted that roads are too narrow for shared bike lanes; and,
  - Commented that infrastructure should be built before the development goes ahead.
- 5.32 Ms. Liz Gowan, 100 Block East Carrisbrooke Road: COMMENTING**
- Commented on the attractive west coast design of the proposed buildings;
  - Spoke in support of the shuttle and car share programs;

- Expressed concern with the amount of density;
- Stated that the proposed housing is not affordable; and,
- Expressed concern with traffic issues.

**5.33 Ms. Margaret Votell, 3000 Block St. Georges Avenue: COMMENTING**

- Expressed concern with the lack of green space; and,
- Requested that environmental spaces be cleaned up.

**5.34 Mr. Igor Cherkasskay, 1300 Block Harold Road: OPPOSED**

- Expressed concern with traffic issues;
- Requested an emergency study be completed;
- Stated that density brings more crime and pollution; and,
- Stated that the proposed housing is not affordable.

**5.35 Mr. Chris McPherson, 1500 Block East 20<sup>th</sup> Street: IN FAVOUR**

- Expressed concern with traffic issues;
- Commented that the proposed towers will block the view of the mountains;
- Questioned if water mains will be enhanced; and,
- Commented that Lynn Valley needs to be redeveloped.

**5.36 Ms. Karen Wlock, 2600 Block Mountain Highway: OPPOSED**

- Stated that Lynn Valley Mall needs redeveloping;
- Expressed concern with affordable housing;
- Noted that infrastructure should be in place before future development be considered;
- Expressed concern with traffic issues;
- Requested a traffic impact study for getting on and off the North Shore;
- Expressed concern with noise and air pollution; and,
- Urged Council to consider the sustainability and livability of the Lynn Valley community.

**5.37 Mr. David Hewitson, 1300 Block Doran: IN FAVOUR**

- Spoke in support of the proposed development; and,
- Commented that the proposed development will provide affordable housing.

**5.38 Mr. Don Fiorvento, 1100 Block East 27<sup>th</sup> Street: COMMENTING**

- Commented that the proposed development does not capture the west coast style.

**5.39 Mr. Michael Ferreria, 900 Block East 21<sup>st</sup> Street: IN FAVOUR**

- Commented that traffic is not a major concern;
- Commented that Lynn Valley Mall is in need of redevelopment; and,
- Commented that the proposed development creates a sense of place.

**5.40 Mr. Eric Muira, 1300 Block Kilmer Road: IN FAVOUR**

- Spoke to the history of the community;
- Stated that change is inevitable;
- Commented that the proposal is well balanced; and,
- Stated that concerns from the community have been heard and addressed.

**5.41 Mr. Richard Van Liempt, 5500 Block Ocean Place, West Vancouver: IN FAVOUR**

- Commented that the new library square will provide a good gathering spot;

- Stated that the proposed development is a great compromise between style and density; and,
- Commented that the diversity of housing provides options for residents wanting to live in Lynn Valley.

**5.42 Mr. Sam Trendell-Jensen, 4600 Block Hoskins Road: IN FAVOUR**

- Spoke in support of the proposed development;
- Suggested more amenities for teenagers, and,
- Commented on the need to bring new businesses to Lynn Valley.

**5.43 Mr. Tim Green, 1300 Block Chamberlain Drive: IN FAVOUR**

- Spoke in support of the proposed development;
- Stated that Lynn Valley Mall is in need of redevelopment; and,
- Commented that the proposed development will provide affordable housing.

**5.44 Ms. Aileen Reilly, 300 Block Campbell Avenue: COMMENTING**

- Urged Council to consider the preschool aged children; and,
- Stated that children need outdoor space to play.

**5.45 Mr. Doug McKaren, 1200 Block Kilmer Road: COMMENTING**

- Stated that the proposed design is aesthetically pleasing; and,
- Commented that the concerns from residents have been addressed.

## **6. QUESTIONS FROM COUNCIL**

In response to a question regarding parking, staff advised that the District Official Community Plan allows for consideration of reductions of parking requirements for new developments in centres well served by transit as a way to encourage alternate modes of transportation and to help increase housing affordability. Staff advised that the proposal includes: 272 stalls for commercial uses; 548 stalls for residential uses; and, 51 stalls for visitor parking. This is a total of 871 parking stalls with an additional 425 surface stalls on the balance of the mall property. Staff also noted that underground parking will be safe and well lit.

Staff advised that loading facilities for the project are proposed to include two large loading bays to serve the commercial functions, both located at the west side of the internal roadway and two smaller bays one on High Street and one on the east side of the internal roadway.

Staff advised that a car share service program is proposed but the details have not been finalized. The applicant has proposed electric vehicle charging facilities in the project and would provide “Level 1” 110 volt outlets (over-night charging) for a minimum of twenty percent of the proposed parking stalls distributed throughout the garage. “Level 2” 240 volt outlets (approximately five-hour charging) would be available to up to three percent of the parking stalls or approximately twenty-six stalls.

Staff advised that operating traffic conditions are within acceptable limits

In response to a question regarding TransLink’s vision for priority improvements for Lynn Valley, staff advised of:

- Three frequent transit routes connecting Lynn Valley to Vancouver via Lions Gate Bridge, Second Narrows Bridge, and the SeaBus;
- A third SeaBus offering more frequent connections across Burrard Inlet to downtown Vancouver;
- A new bus service along 29<sup>th</sup> Street connecting Lynn Valley with Edgemont Village and Park Royal; and,
- Improved conditions for passengers with improvements at Phibbs Exchange and Lonsdale Quay to be more comfortable for passengers.



Staff advised that the projected growth rate is less than one percent over a thirty year period which is the second lowest in the region. Staff noted that the intention of the Official Community Plan is to protect the character of single family neighbourhoods and to focus growth in town centers.

The applicant noted that a shuttle bus from the proposed site to Lonsdale Quay may be viable in order for residents to get direct access to downtown Vancouver. There may be a fee for residents not living in the proposed development.

Council questioned what measures are being taken to alleviate traffic. Staff advised that the District of North Vancouver is working with the Ministry of Transportation regarding bridgehead traffic. Additional projects include the Keith Road bridge replacement, Keith Road widening, and connecting Keith Road with Mountain Highway,

Staff clarified that the height of the two proposed towers is twelve storeys.

Staff advised that the roof area of the commercial podium is proposed to be landscaped as an attractive multi-use amenity space for the residents of the four buildings atop the commercial podium. Features proposed for this area include a number of gathering spaces, children's play area, and an outdoor kitchen.

## 7. COUNCIL RESOLUTION

**MOVED by Councillor MURI**  
**SECONDED by Councillor LITTLE**

THAT the April 15, 2014 Public Hearing be adjourned and reconvene on Wednesday, April 16 at 7:00 pm in the Council Chamber of the District Hall.

**CARRIED**  
(10:24 p.m.)

The Public Hearing reconvened in the Council Chamber of the District Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Wednesday, April 16, 2014 commencing at 7:00 p.m.

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**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor R. Hicks  
Councillor M. Little  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Absent:** Councillor A. Nixon

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. B. Bydwell, General Manager – Planning, Properties, and Permits  
Mr. J. Gordon, Municipal Clerk  
Ms. S. Haid, Manager – Sustainable Community Development  
Mr. R. Malcolm, Manager – Real Estate & Properties  
Ms. J. Paton, Manager – Development Planning  
Mr. M. Hartford, Community Planner  
Ms. T. Smith, Transportation Smith  
Ms. S. Berardo, Confidential Council Clerk  
Ms. L. Brick, Confidential Council Clerk

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## 1. OPENING BY THE MAYOR

Mayor Walton welcomed members of the public and staff to the meeting and advised that the reconvened public hearing is to allow for further public input on the Bylaws. Mayor Walton advised that members of the public are afforded a reasonable opportunity to be heard and to present written submissions.

## 2. INTRODUCTION OF BYLAWS BY CLERK

## 3. PRESENTATION BY STAFF

Mr. James Gordon, Municipal Clerk, advised that the Clerk alone controls the presenter's microphones and the Clerk, may at times, shut off the microphone to assist the Chair in maintaining order.

Mr. David Stuart, Chief Administrative Officer, provided clarification on a comment regarding contributions to Council's election campaigns. Mr. Stuart advised that all contributions were disclosed and no members of Council are in conflict of interest due to their campaign contributions.

In response to questions raised at the April 15, 2014 Public Hearing, Mr. Michael Hartford advised that:

- Conditions on Second Narrows Bridge and Highway 1 last summer reinforced that major road construction like the Gateway project and traffic accidents significantly impact bridge congestion;
- The District is actively engaged in dialogue about improved clearing of incidents on the bridge;
- The Province's data indicates that daily traffic on the bridge is actually decreasing by about 0.3% each year for the past decade;
- The majority of trips across Burrard Inlet are originating outside the District of North Vancouver;
- Traffic calming may be considered for Arborlynn Drive provided that it is consistent with the District's traffic calming policy;
- The North Shore Area Transit Plan includes a number of priority improvements for Lynn Valley to align service levels to demand generated by land use changes. The vision includes:
  - Three frequent transit routes connecting Lynn Valley to Vancouver via Lions Gate Bridge, Second Narrows Bridge, and the SeaBus;
  - A third SeaBus offering more frequent connections across Burrard Inlet to downtown Vancouver;
  - A new bus service along 29<sup>th</sup> Street connecting Lynn Valley with Edgemont Village and Park Royal; and,
  - Improved conditions for passengers with improvements at Phibbs Exchange and Lonsdale Quay to be more comfortable for passengers.

## 4. PRESENTATION BY APPLICANT

## 5. REPRESENTATIONS FROM THE PUBLIC

### 5.46 Mr. Anthony Didonato, 1100 Block Aderly: IN FAVOUR

- Spoke in support of the proposed development; and,
- Commented that Lynn Valley is in need of redevelopment.

### 5.47 Mr. Bob McCormick, 700 Block East 21<sup>st</sup> Street: IN FAVOUR

- Spoke in support of the proposed development;
- Commented that the proposed development will provide housing options to downsizing families; and,
- Commented that the proposed development will provide affordable housing.

### 5.48 Mr. Jean Philippe Picard, 500 Block Brand Street: IN FAVOUR

- Spoke in support of the proposed development;

- Commented that the proposed buildings are attractive;
- Commented that Lynn Valley Mall is in need of redevelopment;
- Stated that traffic is not a major concern; and,
- Commented that the proposed development will provide affordable housing.

**5.49 Ms. Barbara Kottmeier, 1200 Block Welch Street: IN FAVOUR**

- Commented that Lynn Valley Village needs more attractive amenities; and,
- Commented that the proposed development is aesthetically pleasing.

**5.50 Ms. Maureen O'Brien, 3600 Block Deercrest Drive: IN FAVOUR**

- Read a letter on behalf of Don Jarvis; and,
- Commented that the proposed development will provide housing options to downsizing families.

**5.51 Ms. Denise Jarvis, 2400 Block Kilmarnock Crescent: IN FAVOUR**

- Spoke in support of the proposed development;
- Questioned if the proposed buildings are pet friendly;
- Commented that the proposed development will provide housing options to downsizing families;
- Requested curbed bike lanes; and,
- Commented that high density is more appealing than building up the mountains.

**5.52 Mr. Mike Watson, 900 Block Frederick Place: IN FAVOUR**

- Stated that densification is needed in North Vancouver;
- Commented that the proposed development will provide housing options to downsizing families;
- Commented that diverse housing options will provide affordable housing;
- Commented that healthy communities have good mix of housing options; and,
- Encouraged Council to support the proposed project.

**5.53 Ms. Linelle Soxman, 2500 Block William Avenue: COMMENTING**

- Expressed concern with the height of the proposed buildings;
- Suggested having a height limit of eight storeys;
- Spoke in support of more rental units;
- Commented that public art is not a necessity; and,
- Expressed concern with parking issues.

**5.54 Mr. Bruce Leslie, 1200 Block Bracknell Crescent Place: IN FAVOUR**

- Spoke in support of the proposed development.
- Commented that the proposed development provides an opportunity for affordable housing;
- Commented that the proposed development will provide housing options to downsizing families; and,
- Commented that more density may improve transit issues.

**5.55 Mr. Kuldip Purewal, 2800 Block Bushnell Place: IN FAVOUR**

- Commended Bosa on the attractive proposal;
- Commented that the developer has addressed the concerns of the residents;
- Commented on the attractive west coast design of the proposed buildings; and,
- Requested additional trees on 27<sup>th</sup> Street.

**5.56 Ms. Rebecca Phillips, 800 Block East 14<sup>th</sup> Street: IN FAVOUR**

- Commented that the proposed development will provide housing options to downsizing families;

and,

- Stated that the attractive design of the buildings embrace the North Shore.

**5.57 Mr. Chris Harrison, 1200 Block Welch Street: IN FAVOUR**

- Commented that the redevelopment of Lynn Valley Mall is needed; and,
- Acknowledged that the proposed development will provide more amenities.

**5.58 Mr. Lyle Craver, 4700 Block Hoskins Road: OPPOSED**

- Stated that the proposal is disappointing;
- Commented that the proposed development does not address the issue of affordability;
- Expressed concern with traffic; and,
- Noted that the proposed project is lacking in amenities.

**5.59 Mr. Barry Fenton, 2700 Block Byron Road: IN FAVOUR**

- Commented that the proposed development is a good addition to Lynn Valley;
- Commented that the proposed development will provide affordable housing;
- Stated that the proposed development will create an opportunity for residents to remain in the area;
- Stated that the proposed development will provide a vibrant community; and,
- Noted that increased density will help fund transportation projects.

**5.60 Mr. Hazen Colbert, 1100 Block East 27<sup>th</sup> Street: SPEAKING A SECOND TIME**

- Commented that issues arising at the Public Hearing were handled by staff in a professional manner.

**5.61 Mr. Eric Muira, 1300 Block Kilmer Road: SPEAKING A SECOND TIME**

- Spoke in support of the proposed development;
- Stated that continued growth will provide a vibrant community;
- Noted that the developer has addressed the concerns of the residents;
- Commented that the proposed development is appealing for downsizing families; and,
- Spoke to the benefits of the community amenity contributions.

**5.62 Ms. Linda Findlay, 1200 Block Kilmer Road: SPEAKING A SECOND TIME**

- Commented that the developer has addressed the majority of the community's concerns;
- Commented that the design fits with the character of Lynn Valley;
- Commented that the proposed development will provide a gathering place for the community;
- Commented that the proposed development will provide affordable housing options; and,
- Urged Council to support the proposed project.

**5.63 Mr. David Hunter, 2700 Block Ailsa Crescent: SPEAKING A SECOND TIME**

- Commented that seniors are motivated to drive less;
- Stated that traffic will not be a serious concern; and,
- Noted that the revitalization of Lynn Valley Mall will make it more people friendly.

**5.64 Mr. Jeremy Long, 1000 Block Shakespeare Avenue: COMMENTING**

- Commented on the attractive west coast design;
- Spoke in support of an outdoor shopping area;
- Stated that the proposed towers are too high and six storeys would be more appropriate;
- Commented that density will not provide a people-friendly community; and,

- Expressed concern with traffic issues.

## 6. QUESTIONS FROM COUNCIL

Staff advised that the District will enter into a Housing Agreement to ensure that the proposed units remain available as rental units. Staff advised that animals will be permitted.

In response to a question from Council regarding unit sizes, staff advised that one bedroom units will average 700-725 sq. ft., two bedroom units will average 1015 sq., and three bedrooms units will average 1325 sq. ft.

The developer advised that there are more than one hundred unit types and therefore there will be a great diversity in unit prices. The proposed average unit price is \$500 to \$550 per square foot with one bedroom units starting at \$350,000.

Council recessed at 8:38 pm and reconvened at 8:54 pm.

Council queried where the traffic on the Second Narrows Bridge is coming from. Staff advised that as well as providing a regional connection for travelers in Metro Vancouver, the bridge is part of the national highway system and provides an important inter-regional connection to places like Vancouver Island, Whistler, and Seattle. From a quick review of TransLinks's trip diary findings, it looks like the majority of trips across the Burrard Inlet are originating outside of the District of North Vancouver.

Council queried how to acquire a right-of-way to the second floor green space area. Staff advised that they will discuss this with the applicant and report back at a future meeting.

Some members of Council requested that the proposed bylaws be brought forward for second and third readings at a meeting when all members of council are available.

## 7. CLOSING

**MOVED by Councillor BASSAM**

**SECONDED by Councillor LITTLE**

THAT the April 15, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1309 (Bylaw 8051)" and "The Phased Development Agreement Bylaw 8052, 2014" be returned to the next available Council meeting for further consideration.

**CARRIED**  
(9:07 p.m.)

**CERTIFIED CORRECT:**

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Confidential Council Clerk