

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

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October 7  October 8 

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, October 7, 2014 commencing at 7:05 p.m.

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

Absent: Mayor R. Walton

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties, & Permits
Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. T. Guppy, Community Planner
Ms. A. Mauboules, Social Planner
Ms. T. Smith, Transportation Planner
Ms. S. Dale, Confidential Council Clerk

**The District of North Vancouver Rezoning Bylaw 1307 (Bylaw 8041)
Phased Development Agreement Bylaw 8042, 2014**

Purpose of Bylaws:

These bylaws propose to allow for a development at 2035 Fullerton Avenue consisting of 451 residential units, a small amount of at grade commercial, a mini storage business, a public community centre and a public plaza and village green.

This will be accomplished through Bylaw 8041 creating Comprehensive Development Zone 79 and Bylaw 8042 which authorizes a phased development agreement. This phased development agreement is with 332391 BC Ltd. and is for a period of 10 years, the build-out period for the development, during which time certain provisions of Bylaw 8041 may not be amended or repealed.

1. OPENING BY THE MAYOR

Acting Mayor Little 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.

Acting Mayor Little asked the Clerk to read the rules to be followed at the hearing.

The Clerk stated the following:

This public hearing is being convened pursuant to Section 890 of the Local Government Act.

All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions.

The Chair, will be working within the following rules established by Council:

- Please use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair; and,
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum.

Acting Mayor Little then added some additional comments about public hearings:

- Council is here to listen to the public, not to debate the merits of the bylaws;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaws:

"The District of North Vancouver Rezoning Bylaw 1307 (Bylaw 8041)
Phased Development Agreement Bylaw 8042, 2014

These bylaws propose to allow for a development at 2035 Fullerton Avenue consisting of 451 residential units, a small amount of at grade commercial, a mini storage business, a public community centre and a public plaza and village green.

This will be accomplished through Bylaw 8041 creating Comprehensive Development Zone 79 and Bylaw 8042 which authorizes a phased development agreement. This phased development agreement is with 332391 BC Ltd. and is for a period of 10 years, the build-out period for the development, during which time certain provisions of Bylaw 8041 may not be amended or repealed."

3. PRESENTATION BY STAFF

Presentation: Ms. Tamsin Guppy, Community Planner

Ms. Tamsin Guppy, Community Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Ms. Guppy advised that:

- The proposed land use, density, and general building layout is in keeping with the Official Community Plan and Village Centre Implementation Plan;
- The proposed housing mix includes: 44% one bedroom units; 10% seniors units; 26% rental units; and, 100% adaptable units;
- The project will provide for the widening of Curling Road for sidewalks and boulevards and the widening of Fullerton Avenue for sidewalk improvements;
- Benefits include: a community centre shell, cash community amenity contributions of \$2.5 million, public plaza and village green, road improvements, development cost charges, and annual tax revenue of approximately \$550,000.

Ms. Tegan Smith, Transportation Planner, advised that:

- The applicant is proposing 1.5 levels of underground parking with a total of 631 spaces;
- Commented that the Lower Capilano Marine Village Centre is in a frequent transit development area;
- Commented on network improvements including: the new north-south road; the road dedication on Curling Road and Fullerton Avenue; and, the new Greenway Trail;
- Staff are working closely with all applicants in the area to ensure that construction projects and road upgrades in this area are coordinated; and,
- Each phase of the development will be responsible for establishing a detailed construction traffic management plan to minimize the impacts of development activity on traffic in the area. The requirement for this plan will be listed as a condition of the development covenant for the project.

4. PRESENTATION BY APPLICANT

Mr. Art Phillips and Rick Amantea, LARCO:

- Provided history and context of the LARCO proposal;
- Spoke to the benefits that the proposed development will bring to the community;
- Commented on the success of the public consultation process; and,
- Provided context as to why the proposed development is being built from the North to South.

Ms. Amanda Ross, LARCO:

- Presented a walk through tour of the proposed LARCO development.

Ms. Mary Chan, KPMG:

- Provided an overview of the landscape design noting that 182 new trees are proposed.

Ms. Jane Farquharson, Bunt & Associates:

- Noted that the intersection of Capilano Road and Curling Avenue will be improved and a new signal will be added prior to any construction taking place; and,
- Confirmed that the existing road network can accommodate the traffic volumes anticipated from this development.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Spoke in opposition to the phasing of the proposed development;
- Commented that the proposed community centre should be built sooner;
- Opined that few high paying jobs will be created by this development;
- Commented that the proposed development provides little public retail and commercial space; and,
- Noted that the community was adequately consulted throughout the process.

- 5.2 Ms. Christina Wong, 1200 Block West 22nd Street: OPPOSED**
- Spoke on behalf of Mr. Cal Han;
 - Expressed concern with the lack of parking;
 - Commented that wider roadways with landscaping are needed;
 - Questioned why this development is being phased over ten years;
 - Opined that public amenities should be included in Phase 1; and,
 - Urged Council to not support this proposal.
- 5.3 Ms. A.J. Brown, 300 Block Kilhanie Court: IN FAVOUR**
- Spoke in support of the LARCO proposal; and,
 - Commented that the proposed community centre should be built at the beginning of Phase 2.
- 5.4 Mr. Doug Curran, 2000 Block Curling Road: IN FAVOUR**
- Commented on the economic opportunity of the Larco development;
 - Commented that the proposal will provide a range of housing options; and,
 - Urged Council to support the proposed development.
- 5.5 Mr. Mihail Vingarzon, 2000 Block Fullerton Avenue: OPPOSED**
- Spoke in opposition to the proposed development; and,
 - Expressed concern with increased traffic.
- 5.6 Ms. Wendy Nole, 1900 Block Belle Isle Place: IN FAVOUR**
- Commented that the community has been engaged during the public consultation process;
 - Spoke to the benefits of the proposed development including the proposed community centre; and,
 - Urged Council to consider how the proposed development will benefit the area.
- 5.7 Ms. Val Moller, 2000 Block Fullerton Avenue: OPPOSED**
- Stated that ten years is too long to complete the proposed project;
 - Opined that Capilano Village Centre is not an appropriate place for a storage unit;
 - Expressed concern with traffic;
 - Opined that there is not enough retail space; and,
 - Commented that the phasing should be changed and the proposed community centre should be a priority.
- 5.8 Ms. Bernice Carmichael, 1900 Block Belle Isle Place: IN FAVOUR**
- Spoke in support of the proposed LARCO development; and,
 - Commented that the proposed development will provide more options for affordable independent senior's housing.
- 5.9 Mr. Tom Handley, 2000 Block Fullerton Avenue: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented that the developer has incorporated the public's comments into their designs.
- 5.10 Ms. Aranka Lenart, 1800 Block Belle Isle Place: IN FAVOUR**
- Spoke in support of the proposed development.
- 5.11 Mr. Hazen Colbert, 1000 Block East 27th Street: COMMENTING**
- Spoke in support of Phases 1 and 2;

- Commented on the need for more affordable rental housing;
- Opined that Cap West is not senior friendly;
- Opined that the condo market is already saturated enough;
- Commented that ten years is too long to wait for a community centre; and,
- Requested building Phases 3 and 4 parallel to Phases 1 and 2.

5.12 Ms. Barbara Brown, 2000 Block Fullerton Avenue: IN FAVOUR

- Spoke in support of the Larco proposal;
- Commented that the development will provide residents with a Community Centre, extended parklands, accessible housing, and increased rental accommodation; and,
- Urged Council to require the community centre be built in Phase 2.

5.13 Mr. Paul Murphy, 1800 Block Belle Isle Drive: OPPOSED

- Commented that the proposed development is not integrated with the surrounding areas;
- Stated that ten years is too long to complete the proposed project;
- Expressed concern with parking issues;
- Spoke in opposition to the storage units;
- Expressed concern with traffic; and,
- Spoke regarding the need to create a brighter and more open plaza.

5.14 Ms. Renee Strong, 1200 Block Silverwood Crescent: IN FAVOUR

- Spoke in support of the proposed development;
- Spoke to the importance of the proposed community centre;
- Commented that seniors need more rental housing to age within their communities;
- Opined that the community centre would be beneficial earlier; and,
- Commented that the proposed development will provide a sense of community and belonging.

5.15 Mr. Ali Kazemi, 1900 Block Belle Isle Drive: OPPOSED

- Opined that the phasing of the development is unacceptable; and,
- Suggested having shuttle services for residents of the Woodcroft area.

5.16 Ms. Elaine Grenon, 2000 Block McLallen Court: IN FAVOUR

- Commented that the proposed development will revitalize the Lower Capilano area;
- Noted that the development of the community centre is an important part of the well-being of the community; and,
- Stated that the proposed community centre needs to be built sooner.

Council recessed at 9:01 pm and returned at 9:16 pm.

Staff responded to questions from Council:

In response to a question from Council regarding when the Letter of Credit will be secured, staff advised that the Letter of Credit will be provided prior to occupancy of Phase 1 and in addition, LARCO will also contribute \$2.5 million in a cash payment prior to the building permit for Phase 1.

Council queried how many parking spaces the West Vancouver Community Centre has. Staff advised that it is not a fair comparison as they are a larger facility with pool facilities and an ice rink and are a destination centre.

Staff advised that the proposed site is not in a Development Permit for Creek Hazard.

Council queried how construction is going to be managed. Staff advised that the District of North Vancouver will

monitor it. Staff are working closely with all applicants in this area to ensure that construction projects and road upgrades are coordinated. Each phase of the development will be responsible for establishing a detailed construction traffic management plan to minimize the impacts of development activity on traffic in the area. The requirement for this plan will be listed as a condition of the development covenant for the project.

Council asked staff what the appropriate amount of retail space would be to support the community. Staff advised that 50,000 sq. ft. of commercial space would be optimal.

Staff advised that the phased development agreement is with 332391 BC Ltd.

Staff advised that the applicant has agreed to provide 66 parking spaces for the community centre of which a portion (15 stalls) may be used for parking or for the Red Cross lending centre which is currently anticipated for this site.

Council commented that the North-South Street should be pedestrian friendly but allow for a combination of angled and pocket parking.

Council queried what would happen to the Letter of Credit if the developer decided not to proceed with Phase 3 and Phase 4. Staff advised that the Letter of Credit would be cashed in favour of the District of North Vancouver but LARCO would still own the property.

Acting Mayor Little continued with the Speaker's List.

- 5.17 Ms. Maureen Bragg, 2000 Block McLallen Court: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented that the proposed development will provide more affordable housing.

- 5.18 Mr. Robert Wyber, 2000 Block McLallen Court: IN FAVOUR**
- Commented that the community was well engaged during the public consultation process; and,
 - Commented that the proposed community centre should be built sooner.

- 5.19 Ms. Babs Perowne, 2000 Block Fullerton Avenue: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented that ten years is too long for the proposed community centre to be built;
 - Expressed concern with transit issues; and,
 - Expressed concern with increased traffic.

- 5.20 Mr. Jai Jadhav, 1800 Block Belle Isle Place: IN FAVOUR**
- Commented on the opportunity to revitalize the Lower Capilano community;
 - Commended the District of North Vancouver on the public consultation process;
 - Spoke to the benefits of the proposed development;
 - Opined that traffic will increase even if the development does not go ahead; and,
 - Urged Council to support the application so the community can benefit.

- 5.21 Mr. Joseph Breau, 4000 Block St. Paul's Avenue: IN FAVOUR**
- Commented on the urgency of building the community centre.

- 5.22 Ms. Amy Greenwood, 1800 Block Bowser Avenue: IN FAVOUR**
- Spoke in support of the proposal;
 - Spoke to the benefits the proposal will bring to the area;
 - Opined that the proposed development will attract a younger demographic;
 - Commented that the proposed development will allow seniors to age in place;
 - Commented that the proposed community centre is a valuable amenity;

- Expressed concern with the lack of early education facilities on the proposed site;
- Expressed concern with transit; and,
- Commented that rain water going into Capilano River needs to be better managed.

- 5.23 Ms. Amy Feliciamo, 1200 Block Fullerton Avenue: IN FAVOUR**
- Spoke in support of the proposed development.
- 5.24 Mr. John Gilmour, 2900 Block Bushnell Place: IN FAVOUR**
- Spoke to the desire of a walkable community;
 - Commented that the proposal meets the need of the Official Community Plan;
 - Opined that one traffic light from Edgemont Village to Lions Gate Bridge is not sufficient; and,
 - Commented on the opportunity to revitalize the Lower Capilano community.
- 5.25 Mr. Matt Prescott, 1800 Block Bowser Avenue: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented that the community has been well engaged;
 - Spoke to the benefits the proposed development will bring to the neighbourhood; and,
 - Urged council to support the proposed application.
- 5.26 Mr. Mike Riley, 1800 Block Glennaire Drive: IN FAVOUR**
- Spoke in support of the application;
 - Commented that there is not currently a heart to the community; and,
 - Commented that the proposed development is worth the possibility of increased traffic.
- 5.27 Mr. Rudy Voser, 1800 Block Glennaire Drive: IN FAVOUR**
- Commented on the long term benefits of the development including: a community centre; public plaza; additional park space; senior housing; rental housing; streetscape improvements; safe crosswalks; and, improved transit and bus shelters; and,
 - Urged Council to support the LARCO application.
- 5.28 Mr. Sandru Merali, 1900 Block Fullerton Avenue: IN FAVOUR**
- Spoke in support of the proposed development;
 - Expressed concern with traffic; and,
 - Commented that the proposed development will allow residents to age in their community.
- 5.29 Mr. David Porter, 500 Block Alpine Court: IN FAVOUR**
- Spoke on behalf of the Community Services Society;
 - Spoke in support of the proposed development; and,
 - Commented that the proposed community centre should be built earlier in the phasing.
- 5.30 Ms. Selima Jiwa Mawji, 1900 Block Sandown Place: IN FAVOUR**
- Spoke in favour of the Capilano project;
 - Commented that the proposed development provides an opportunity for seniors to age within their community; and,
 - Opined that the proposed development will create a sense of a safer community.
- 5.31 Ms. Cathy Adams, 200 Block McLallen Court: OPPOSED**
- Expressed concern with densification; and,
 - Commented that materials on the Public Hearing website are incomplete.

Council recessed at 10:16 pm and returned at 10:20 pm.

6. QUESTIONS FROM COUNCIL

Staff advised that the new “Woonerf” street would 16m wide and dedicated.

Council commented on the importance of the North-South Street being built in Phase 1.

Staff advised that the project will provide for the widening of Curling Road (3.5 m dedication) for sidewalks and boulevards and the widening of Fullerton Avenue (1.5 m dedication) for sidewalk improvements.

Staff advised that the proposal is to build the project in four phases over ten years with the community centre secured in Phase 1 and targeted to begin construction in year seven. The Phased Development Agreement is proposed to secure the community benefits package. Staff advised that if the Phased Development Agreement was amended a new Public Hearing would be involved.

Staff advised that as part of the application, a study prepared by Bunt and Associates illustrates what they believe is the true demand for parking and loading for mini-storage businesses. This study highlights that users of mini-storage require loading spaces more than they require standard parking spaces.

Staff advised that the building form matches the Village Centre Plan and is designed to:

- Reduce impacts on neighbours;
- Maximize sunshine into public areas;
- Create pedestrian scale along main corridors – two storey street walls; and,
- Use rooftops and decks for residents’ gardens and other outdoor activity areas.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the October 7, 2014 Public Hearing be adjourned and reconvene on October 8, 2014 at 7:00 pm in the Council Chamber of the District Hall.

CARRIED

Opposed: Councillor NIXON
(10:33 p.m.)

The Public Hearing reconvened in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, B.C. on Wednesday, October 8, 2014 commencing at 7:03 p.m.

Present: Acting Mayor. M. Little
Councillor R. Bassam
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon

Absent: Mayor R. Walton
Councillor R. Hicks

Staff: Mr. B. Bydwell, General Manager – Planning, Properties, and Permits
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Purpose of Bylaws:

These bylaws propose to allow for a development at 2035 Fullerton Avenue consisting of 451 residential units, a small amount of at grade commercial, a mini storage business, a public community centre and a public plaza and village green.

This will be accomplished through Bylaw 8041 creating Comprehensive Development Zone 79 and Bylaw 8042 which authorizes a phased development agreement. This phased development agreement is with 332391 BC Ltd. and is for a period of 10 years, the build-out period for the development, during which time certain provisions of Bylaw 8041 may not be amended or repealed.

1. OPENING BY THE MAYOR

Acting Mayor Little 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.

Acting Mayor Little asked the Clerk to read the rules to be followed at the hearing.

The Clerk stated the following:

This public hearing is being convened pursuant to Section 890 of the Local Government Act.

All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions.

The Chair, will be working within the following rules established by Council:

- Please use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
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- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum.

Acting Mayor Little then added some additional comments about public hearings:

- Council is here to listen to the public, not to debate the merits of the bylaws;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has

received and which you are welcome to review;

- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaws:

"The District of North Vancouver Rezoning Bylaw 1307 (Bylaw 8041)
Phased Development Agreement Bylaw 8042, 2014

These bylaws propose to allow for a development at 2035 Fullerton Avenue consisting of 451 residential units, a small amount of at grade commercial, a mini storage business, a public community centre and a public plaza and village green.

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5. REPRESENTATIONS FROM THE PUBLIC (continued)

5.32 Mr. Wayne Hunter, 3600 Block Garibaldi Drive: COMMENTING

- Spoke to the long term benefits of the proposed development;
- Stated that LARCO is a world-class developer;
- Commented that the proposed development will bring the community together;
- Commented on the importance of social housing;
- Spoke in support of the proposed storage facility;
- Opined that additional parking is needed; and,
- Commented on the importance of traffic management.

Acting Mayor Little called for any further speakers for the first time. There being none he asked if anyone wanted to speak for a second time.

5.33 Ms. Barbara Brown, 2000 Block Fullerton Avenue: SPEAKING A SECOND TIME

- Commented that the developer has incorporated the public's comments into their designs;
- Spoke on behalf of A.J. Browne;
- Suggested that ramps be included in the proposed design;
- Suggested an underpass or overpass at the intersection of Capilano Road and Marine Drive; and,
- Thanked the Mayor and Councillors for providing the sign language interpreters at the Public Hearing.

5.34 Ms. Cathy Adams, 2000 Block McLallen Court: SPEAKING A SECOND TIME

- Expressed concern with traffic congestion;
- Stated that the 2012 traffic study has incorrect information;

- Expressed concern with transit issues, inadequate parking, and proposed pay parking.

5.35 Ms. Val Moller, 2000 Block Fullerton Avenue: SPEAKING A SECOND TIME

- Commented that there should be additional retail space.

5.36 Mr. Jai Jadhav, 1800 Block Belle Isle Place: SPEAKING A SECOND TIME

- Commented that the proposed development will provide amenities;
- Commented that transit needs to be improved;
- Suggested that a left-hand turn light on Capilano Road is needed; and,
- Expressed concern with the phasing of the community centre.

5.37 Mr. Doug Curran, 2000 Block Curling Road: SPEAKING A SECOND TIME

- Commented that the proposed development will increase tax revenues for the District of North Vancouver.

5.38 Mr. Tom Handley, 2000 Block Fullerton Avenue: SPEAKING A SECOND TIME

- Opined that transit is not an issue; and,
- Commented that the proposed development will provide many benefits to the community.

Acting Mayor Little took this opportunity for Council to ask questions of staff.

Council queried the route construction trucks would take with excavations materials. LARCO advised that they would follow Capilano Road onto Marine Drive to Park Royal where the material will be used. Staff advised that the District of North Vancouver would approve the traffic management plan.

Staff clarified that 50,000 sq. ft. of commercial space would be optimal to support the community. Council questioned what the maximum fine amount would be for traffic management in a construction area. Staff advised that this amount has not yet been determined but are targeting a fine larger than five hundred dollars.

LARCO advised that there will be a 125,000 sq. ft. underground mini-storage facility in the 3rd level of the basement. The number of storage units has not yet been determined but will range in size from 5x10 ft., 8x10 ft., and 10x10 ft.

LARCO advised that the height of the storage floor is 10 ft.

Acting Mayor Little asked if anyone wanted to speak for a first, second, or third time.

5.39 Mr. Doug Curran, 2000 Block Curling Road: SPEAKING A THIRD TIME

- Commented that the storage facility will not create an increase in traffic.

5.40 Ms. Cathy Adams, 2000 Block McLallen Court: SPEAKING A THIRD TIME

- Commented that playgrounds are needed in the Lower Capilano area;
- Stated that the community centre is a vital component of the proposed development;
- Expressed concern with the phasing of the community centre; and,
- Commented that the storage facility is taking away from more parking spaces.

5.41 Mr. Art Phillips, LARCO: SPEAKING A SECOND TIME

- Commented that LARCO takes pride in its work;
- Commented that the community has been engaged and has responded to all input received; and,
- Commented that LARCO's objective is to build the proposed development as quick as possible.

- 5.42 Mr. Doug Curran, 2000 Block Curling Road: SPEAKING A FOURTH TIME**
- Commented that a woonerf street will provide a vibrant community; and,
 - Commented that adding road capacity will not work.
- 5.43 Mr. Mansoor Lalgi, 4300 Block Ross Crescent, West Vancouver: IN FAVOUR**
- Thanked Council and staff for engaging the public.
- 5.44 Ms. Cathy Adams, 2000 Block McLallen Court: SPEAKING A FOURTH TIME**
- Opined that there are too many unanswered questions, and assurances that need to be in place; and,
 - Urged Council to reject this proposal or send it back to staff for further negotiations with LARCO.
- 5.45 Mr. Doug Curran, 2000 Block Curling Road: SPEAKING A FIFTH TIME**
- Commented that both LARCO and the community will benefit from the proposed development.
- 5.46 Ms. Amy Greenwood, 1800 Block Bowser Avenue: SPEAKING A SECOND TIME**
- Commented on the benefits the community will receive from the proposed development.

Acting Mayor Little asked a final time if there were any further speakers.

6. QUESTIONS FROM COUNCIL

There were no further questions from Council.

7. CLOSING

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT the October 7, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1307 (Bylaw 8041)" be returned to Council for further consideration;

AND THAT "Phased Development Agreement Bylaw 8042, 2014" be returned to Council for further consideration.

CARRIED
(8:48 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk