

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**1200-1259 Emery Place
411 Residential Development**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 15, 2018 commencing at 7:00 pm.

Present: Mayor R. Walton
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn (via telephone)
Councillor L. Muri

Absent: Councillor R. Bassam

Staff: Mr. D. Milburn, General Manager - Planning, Properties & Permits
Ms. L. Brick, Deputy Municipal Clerk
Mr. K. Khoshons, Senior Project Engineer
Ms. L. Simkin, Administrative & Information and Privacy Coordinator
Ms. S. Dale, Confidential Council Clerk
Ms. C. Peters, Development Planner

District of North Vancouver Rezoning Bylaw 1373 (Bylaw 8304)

Purpose of Bylaw:

Bylaw 8304 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 115 (CD115) and rezone the subject site from Multi-Family Residential Zone 2 (RM2) to CD115. The CD115 Zone addresses use and accessory uses, density, setbacks, building height, building and site coverage, landscaping and storm water management and parking.

1. OPENING BY THE MAYOR

Mayor Richard 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.

Mayor Richard Walton, stated that:

- 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;
- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;

- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- 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;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation; and,
- Any additional presentations will only be allowed at the discretion of the Chair.

Ms. Linda Brick, Deputy Municipal Clerk, stated that:

- The binder containing documents and submissions related to this bylaw is available on the side table to be viewed; and,
- The 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 BYLAW BY THE CLERK

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw, stating that Bylaw 8304 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 115 (CD115) and rezone the subject site from Multi-Family Residential Zone 2 (RM2) to CD115. The CD115 Zone addresses use and accessory uses, density, setbacks, building height, building and site coverage, landscaping and storm water management and parking.

3. PRESENTATION BY STAFF

Ms. Casey Peters, Development Planner, provided an overview of the proposal elaborating on the introduction by the Deputy Municipal Clerk. Ms. Peters advised that:

- The proposal is for the redevelopment of 1200 Emery Place, known as Emery Village, for a proposed residential development within the Lynn Valley Town Centre;
- The proposal has related bylaws including two housing Agreement Bylaws: one to ensure future strata councils cannot prohibit rentals and the second to secure the 84 unit rental building in perpetuity and to secure the rents for the 42 non-market units and income eligibility criteria;
- The final related bylaw is a park dedication removal bylaw to remove a portion of Kirkstone Park to facilitate the future road network;
- The proposal includes the relocation of the trail to maintain the connection from Emery Place to Kirkstone Park;
- The subject site is approximately five acres in area and located within the Lynn Valley Town Centre;
- Kirkstone Park is located to the west, single-family homes are located to the south, existing multi-family residential homes are located to the north and east and the commercial core of the Lynn Valley Town Centre is located to the north;
- The existing Emery Village includes 61 ground oriented rental units accessed off of the Emery Place cul-de sac;

- The proposal includes four phases and a total of 411 units;
- Phase 1 includes a six-storey rental building that steps down to three-stories on the south side;
- Phase 2 includes 2 twelve-storey buildings connected by a four-storey podium and an eight-storey building;
- Phase 3 includes townhouse units in six buildings;
- Phase 4 is a five-storey building that steps down to three-storeys on the east side;
- The proposal includes an extension of the Emery Place cul-de sac and the creation of a new cul-de sac that extends to the south. Access to the units will be from one of these new public roads. There will be street parking on the new cul-de-sac and on the north side of the Emery Place extension;
- The parking garage entrance for the rental building and the townhouses will be shared and located at the end of the new cul-de-sac;
- The entrance to parking for the Phase 2 buildings will be also be from the new cul-de-sac and the entrance to the Phase 4 building will be from Emery Place;
- The Official Community Plan designates the site as Residential Level 6 which permits density of up to 2.5 FSR and the proposal is approximately 2.15 FSR;
- The existing zoning is Residential Multifamily Zone 2 and Bylaw 8304 would rezone the site to a new Comprehensive Development Zone 115;
- The project was reviewed against the District's Rental and Affordable Housing Strategy and the proposal meets several of the goals of the strategy including: expanding the supply and diversity of housing; expanding the supply of new rental and affordable housing; replacement of existing rental housing; and, minimizing impacts to tenants with relocation assistance. The applicant will be providing enhanced notice and assistance with relocation including moving allowances and compensation based on length of tenure;
- The project has been measured against the Lynn Valley Town Centre Flexible Planning Framework and the Lynn Valley Town Centre Public Realm and Design Guidelines;
- Following extensive community consultation, Council adopted the Lynn Valley Centre Flexible Planning Framework in 2013 and included heights of predominately five-storeys increasing to eight-storeys in strategic locations. At these strategic locations additional height up to twelve-storeys may be considered on a case-by case basis;
- It is proposed that there will be three-storeys on the south and east, five-storeys in the centre and the eight and twelve-storey buildings in the northwest corner. At six-storeys the rental building exceeds the five-storey height from the framework but this additional storey allowed for an increase in the number of affordable rental units while maintaining the step down to three-storeys so staff were supportive of the additional height;
- When the framework was approved a list of criteria were identified that should be met when a project seeks support for heights of twelve-storeys;
- The OCP and Lynn Valley Town Centre Flexible Planning Framework identified a future road, bike and pedestrian network for the Lynn Valley Town Centre;
- A Transportation Assessment was completed in 2013 that identified new local roads and paths south of East 27th Street to improve mobility choices for all modes of transportation. This network allows for safe local access on traffic calmed local roads; facilitates servicing; provides access to a future local park; allows residents to connect to the shops and services located north of East 27th Street; allows a more direct access to improved transit services located on East 27th Street; and, allows for more efficient and safe movement of people, bicycles and cars;

- Trail access to Kirkstone Park was identified to be a part of this future road network. The implementation of this road and conversion of this land from park requires adoption of a separate bylaw;
- In response to community input a path is proposed to be created on the south side of the Emery Place extension to connect to Kirkstone Park. Instead of a typical 1.5m sidewalk and 1.5m boulevard the proposal is for a 6m wide park dedication that will include a 3m wide path and 3m of boulevard planting to separate the path from the road. This 6m park dedication essentially relocates the existing path to the south side of the new road. Staff are proposing a raised crosswalk where the path crosses the new cul-de-sac; and,
- In addition to the path connection along the Emery Place extension there is a new connection to Kirkstone Park proposed from the end of the new cul-de sac. These two park areas are to be dedicated to the District for use as park. The park dedication totals 1,432m². Following the bylaw introduction new survey information was received that shows the amount of park area exceeds the estimate provided in the staff report.

Phase 1 is an 84 unit rental building located on the south west corner of the site. The building is six-storeys in height and steps down to three storeys to the south. A playground is proposed on the Phase 1 site that will be available to all residents and a new trail is to be created to connect to Kirkstone Park. The rental building includes 42 market-rental units, 23 at 85% of market rents, and 19 at 75% of market rents in a range of one to four bedroom layouts. Although the Housing Agreement Bylaw is not the subject of the Public Hearing, the applicant has proposed minor changes to further support the affordable rental units.

Phase 2 includes 2 twelve-storey buildings connected by a four-storey podium and an eight-storey building with a total of 220 strata homes in a mix of unit types. This phase includes a shared amenity space that includes a pool, gym and multi-purpose room. Strata fees will be used to maintain the amenity space and it will be available to residents of all strata units. Tenants in the rental units will have an option to have access by adding a fee to their rent.

Phase 3 includes 46 three-storey townhouse units arranged in six buildings. An outdoor amenity area picnic area is included and will be available to all residents. The townhouses are made up a mix of 3 and 4 bedroom units.

Phase 4 is a five-storey building that steps down to three-storeys on the east side to respond to adjacent townhouse development. The unit mix includes a range of units. The District's policy for town centre parking rates is designed to strike a balance between providing sufficient parking for the development and including alternative forms of transportation. 567 parking spaces are required.

Each apartment building will include bicycle storage in the underground parkade and bike wash and repair stations. The townhouses include access directly from the underground parking into the units and include space that can accommodate bicycle storage. Spaces for visitor bicycles will be available both at grade and in the underground parkades resulting in a total of 539 bicycle spaces to serve the 411 homes.

The project includes a Community Amenity Contribution of \$11.9 million. The CACs from this development will be directed toward the provision or enhancement of public

facilities; improvements to public parks, plazas, trails and greenways; public art and other beautification projects; playgrounds and affordable or special needs housing. This cash contribution is in addition to the market and non-market rental housing, tenant compensation package, land dedications totalling 3,569.9m², trail improvements in Kirkstone Park, offsite utility works and road works.

- A draft Construction Management Plan has been submitted that addresses each phase of construction and a final accepted version will be required prior to building permit issuance;
- Should the project be approved, the applicant anticipates a construction start date of July 2019;
- The two other significant construction projects in Lynn Valley are Bosa and Polygon and it is not expected that there will be significant construction overlap between these three projects. Kiwanis on Whitely Court has submitted a detailed application for an additional six-storey building and there would be overlap with that project should these both be approved;
- The public engagement for this project followed the extensive consultation on the Official Community Plan in 2011 and the Flexible Planning Framework in 2013;
- There have been several opportunities for public input on the project. Two meetings were held during the preliminary application stage, and at the detailed application stage a public information meeting was held in October 2017 and a meeting on the Alternate Approval Process held in April 2018. The input from the community resulted in a number of adjustments to the project including:
 - An increase in the number of rental units from 61 to 84;
 - An increase in the number of affordable rental units from 12 to 42;
 - The addition of four bedroom units in the rental building;
 - Adjustments to the site plan and to the orientation of the buildings; and,
 - Adjustments to the road cross-section for the Emery Place extension.

Council requested that copies of the Advisory Design Panel report and minutes be emailed to Mayor and Council and added to the public input section of the Public Hearing binder.

4. REPRESENTATIONS FROM THE APPLICANT

4.1. Mr. Luciano Zago, Mosaic Homes:

- Spoke to the history and context of the proposed development;
- Commented on the site's proximity to the transit corridor;
- Commented on the local lifestyle of the community highlighting the outdoor spaces and safe trail connections to the mall and Kirkstone Park that will enhance walkability;
- Advised that Mosaic has held meetings with tenants of Emery Place and a Tenant Compensation/Relocation package will be available;
- Commented on the housing diversity provided by the proposed development, filling a need for increased rental supply and affordable housing options;
- Highlighted the benefits and amenities of the proposed development; and,
- Opined that the proposed development will provide vibrancy to the Lynn Valley Town Centre.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Terry Wagner, 1200 Block Emery Place: OPPOSED

- Spoke in opposition to the proposed development;
- Expressed concern with traffic issues;
- Opined that the proposed project does not address the issue of affordable housing;
- Suggested that the Provincial and Federal governments be contacted to pursue further options for housing; and,
- Expressed concern that only 23 non-market rental units to be rented at 85% of market rents are proposed.

5.2. Mr. Jeremy Miller, 4200 Block Madeley Road: IN FAVOUR

- Spoke in support of the proposed development; and,
- Commented that the proposal will expand the supply of new rental and affordable housing in North Vancouver.

5.3. Mr. Peter Teevan, 1900 Block Indian River Drive: OPPOSED

- Opined that the supply of new rental and affordable housing is not being met;
- Commented on the definition of housing affordability as per the Canada Mortgage and Housing Corporation; and,
- Expressed concern with the security of renters being further displaced based on their income.

5.4. Ms. Lorraine Hay and Mr. Ron Hay, 800 Block Whitchurch Street: IN FAVOUR

- Spoke in support of the proposed project;
- Opined that there is a need for rental housing in the Lynn Valley area;
- Commented that the proposed development would allow residents to age in their community;
- Spoke to the issue of affordability; and,
- Opined that the proposed development does not impact greenspace.

5.5. Mr. Duane Murrin, 1200 Block Emery Place: OPPOSED

- Expressed concern with density and the loss of greenspace;
- Expressed concern for the families who will be displaced; and,
- Urged Council to postpone the project until the displaced residents find suitable housing.

5.6. Mr. John Gilmour, 2900 Block Bushnell Place: IN FAVOUR

- Commented that the proposed development will meet the vision of the Official Community Plan and Lynn Valley Town Centre Flexible Planning Framework;
- Commented that the proposed development is aesthetically pleasing;
- Spoke in support of townhouses noting that they provide a viable and more affordable alternative to single-family homes enabling support for families and the “missing-middle”; and,
- Spoke to the generous tenant relocation and compensation package available to tenants.

- 5.7. Ms. Jenny McCulloch, 100 Block East Queens Road: OPPOSED**
- Expressed concern regarding the potential displacement of Emery Place residents.
- 5.8. Mr. David Hutniak, 1200 Block West Pender Street: IN FAVOUR**
- Spoke on behalf of Landlord BC noting their support for the proposed project;
 - Commented that an increase in rental stock will contribute to a healthy community;
 - Commented that the younger generation cannot afford single-family homes; and,
 - Spoke to the generous tenant relocation and compensation package and noted that the applicant has met with tenants to address their needs.
- 5.9. Ms. Kelly Bond, 1200 Block Emery Place: OPPOSED**
- Spoke in opposition to the proposed development at Emery Village;
 - Urged Council to delay development until adequate replacement housing is made available to all the families who are being displaced from the Lynn Valley community;
 - Opined that more townhouses are needed on the North Shore; and,
 - Referenced the Residential Tenant Relocation Assistance Policy expressing concern that units should not be more than 10% above current rent.
- 5.10. Ms. Rebecca Bond, 1200 Block Emery Place: OPPOSED**
- Expressed concern with the loss of greenspace; and,
 - Expressed discontent to the displacement of children from their homes.
- 5.11. Mr. Geoff Pettri, 3500 Block Hall Street: IN FAVOUR**
- Spoke as a resident and business owner within the District;
 - Commented on the lack of rental opportunities on the North Shore; and,
 - Noted that the proposed development will provide housing for both young families and residents looking to downsize.
- 5.12. Mr. Robert Gander, 1200 Block Emery Place: OPPOSED**
- Commented that purpose built rental units are in high demand;
 - Expressed concern that residents of Emery Place will be unable to find accommodation; and,
 - Stated that more townhouses are needed on the North Shore.
- 5.13. Ms. Linda Acker, 100 Block Premier Street: IN FAVOUR**
- Spoke in support of the proposed project;
 - Expressed concern with regards to affordable housing; and,
 - Commented on the lack of rental units on the North Shore.
- 5.14. Mr. James Mitchell, 500 Block Roslyn Boulevard: OPPOSED**
- Expressed concern with increased traffic; and,
 - Expressed concern regarding the displacement of Emery Place residents.
- 5.15. Ms. Tania Newman, 1300 Block Kilmer Road: IN FAVOUR**
- Spoke in support of the proposed project;
 - Stated that more rental units are needed on the North Shore; and,

- Commented that the proposed development is aesthetically pleasing.

5.16. Mr. Eric Miura, 1300 Block Kilmer Road: IN FAVOUR

- Commented on the absence of rental stock in North Vancouver;
- Commended the developer for actively engaging the community;
- Stated that the definition of affordable housing is complex;
- Commented that the proposed development will provide diverse housing options; and,
- Spoke to the improved connectivity to the surrounding area.

5.17. Ms. Andrea Watson, 1400 Block Paisley Road: COMMENTING

- Commented that the proposed development will provide diverse housing options;
- Stated that there is not enough below market and rental units on the North Shore; and,
- Opined that the proposed development will provide a safe and secure option for both young and older residents wanting to live in North Vancouver.

5.18. Ms. Debbie Brooks, 1200 Block Emery Place: OPPOSED

- Expressed concern that residents of Emery Place may be displaced;
- Expressed concern with increased traffic and the loss of greenspace;
- Spoke to the issue of affordable rental units on the North Shore; and,
- Suggested that affordable housing needs to be addressed before going ahead with development.

5.19. Ms. Joanne Duyker, 3700 Block Edgemont Boulevard: IN FAVOUR

- Spoke to the lack of rental units on the North Shore;
- Noted that the proposed development provides downsizers an opportunity to age in their community; and,
- Acknowledged that change is hard but needs to be embraced.

Council recessed at 9:04 pm and reconvened at 9:19 pm.

5.20. Mr. Peter Martyn, 1000 Block Lodge Road: IN FAVOUR

- Spoke in support of the proposed project noting that it will provide a variety of housing options;
- Opined that the proposed development will provide vibrancy to the Lynn Valley Town Centre; and,
- Suggested a shuttle bus service in the Lynn Valley area.

5.21. Ms. Natahsa Vignal, 1200 Block Emery Place: OPPOSED

- Spoke in opposition to the proposed project;
- Expressed concern that current residents may not qualify for the compensation package and will be forced to relocate;
- Expressed concern that tenants of the rental units may not have access to the pool facilities; and,
- Commented on the lack of suitable affordable housing options on the North Shore.

- 5.22. Ms. Katherine McLellan, 1300 Block Sowden Street: IN FAVOUR**
- Spoke to the housing crisis;
 - Spoke in support of providing diverse housing options; and,
 - Noted that the proposed development provides downsizers an opportunity to age in their community.
- 5.23. Ms. Monica Craver, 4700 Block Hoskins Road: OPPOSED**
- Stated that the proposed units are not affordable; and,
 - Suggested that proper infrastructure needs to be in place before more development is proposed.
- 5.24. Ms. Kim Miles, 3100 Block Mountain Highway: IN FAVOUR**
- Spoke on behalf of the North Shore Disability Resource Centre;
 - Spoke in support of the proposed development suggesting it will meet the needs of families on the North Shore;
 - Commented that the proposal will provide vibrancy to the community; and,
 - Noted that the proposed development is close to transit and outdoor amenities.
- 5.25. Mr. Lyle Craver, 4700 Block Hoskins Road: OPPOSED**
- Spoke on behalf of the Lynn Valley Community Association;
 - Expressed concern with regards to the timing of the project;
 - Expressed concern that residents of Emery Place will be forced to leave their community;
 - Opined that the Official Community Plan is not meeting the housing needs in the District; and,
 - Urged Council to delay development until suitable accommodation for families being displaced is established.
- 5.26. Mr. Genya Kapulan, 1600 Block Lloyd Avenue: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented on the need for more rental units on the North Shore.
- 5.27. Mr. Jay MacArthur, 2100 Block Kirkstone Place: OPPOSED**
- Concerned that the proposed development is too close to single-family homes on Kirkstone Place and would be imposing;
 - Spoke to the lack of rental housing on the North Shore;
 - Suggested that more ground level townhouse units are needed;
 - Suggested that the setback should be changed to 30 feet;
 - Opined that twelve-storey high rises do not fit into the Lynn Valley community; and,
 - Expressed concern with the loss of greenspace and questioned where children will play.
- 5.28. Mr. Adam McKilligan, 1900 Block Purcell Way: IN FAVOUR**
- Spoke in support of the proposed project;
 - Stated that more rental units are needed on the North Shore; and,
 - Commented that the proposed development would allow people to come back to the North Shore.

5.29. Mr. Hazen Colbert, 1100 Block East 27th Street: OPPOSED

- Urged Council to delay development until suitable accommodation for families being displaced is found.

5.30. Mr. Scott Croasdale, 3400 Block St. Andrews Avenue: IN FAVOUR

- Stated that more rental units are needed;
- Spoke in support of densification and commented that Lynn Valley Village has been identified as a good location for increased densification;
- Noted that the proposed development provides downsizers an opportunity to age in their community; and,
- Spoke to the effects of delaying development and suggested that it may increase the cost of housing.

5.31. Ms. Dana Kovanda, 2200 Block Hazellynn Place: OPPOSED

- Spoke to the issue of affordability;
- Stated that the proposed development does not provide more affordable rental units; and,
- Urged Council to consider the needs of the average person.

5.32. Ms. Linda Guenther, 1200 Block Emery Place: OPPOSED

- Commented on the lack of rental units on the North Shore;
- Expressed concern with regards to affordable housing;
- Mentioned that the proposal decreases the number of rental units; and,
- Suggested that more purpose built rental units may help to address the housing crisis.

5.33. Mr. Don Peters, 600 Block West Queens Road: IN FAVOUR

- Spoke as Chair of the Community Housing Association Committee;
- Spoke in favour of the proposed development of Emery Place;
- Opined that the proposed development provides secure and appropriate affordable housing options; and,
- Commented regarding the compensation packages for those being displaced.

5.34. Mr. Bruce Crowe, 1600 Block Arbourlynn Drive: OPPOSED

- Noted that more rental units are needed on the North Shore;
- Expressed concern with traffic issues and the loss of greenspace;
- Suggested that a decision regarding Emery Place should be delayed;
- Expressed concern that residents of Emery Place will be forced to relocate outside their community; and,
- Spoke about the Professional Engineer (P.Eng) Code of Ethics and its significance to public welfare.

5.35. Ms. Clara Gailav, 1200 Block Emery Place: OPPOSED

- Spoke to the impacts that the proposed development will have on residents of the community; and,
- Expressed concern with the loss of greenspace.

5.36. Mr. Barry Fenton, 2700 Block Byron Road:

IN FAVOUR

- Commented that the proposed development satisfies the vision of the Official Community Plan;
- Expressed concern that the families of Emery Place may have to relocate to a different community;
- Commented that the applicant has listened to the community and modifications have been made;
- Commented that the proposed development will provide diverse housing options;
- Opined that Emery Village is a good location for density;
- Commented on the improved access to Kirkstone Park; and,
- Suggested directing the Community Amenity Contributions back into the Affordable Housing Fund.

5.37. Mr. Greg Diack, 1400 Block Chesterfield Avenue:

OPPOSED

- Spoke in opposition to the proposed development;
- Spoke to the issue of affordable housing;
- Suggested more affordable social housing for people with disabilities is needed on the North Shore; and,
- Expressed concern with the loss of greenspace.

5.38. Mr. Mike Little, 4000 Block Mt. Seymour Parkway:

OPPOSED

- Highlighted the issues that have contributed to the housing crisis.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the May 15, 2018 Public Hearing be adjourned and reconvene on May 16, 2018 at 7:00 pm in the Council Chamber of the District Hall.

CARRIED
(10:51 pm)

The Public Hearing reconvened in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, B.C. on Wednesday, May 16, 2018 commencing at 7:01 pm.

Present: Mayor R. Walton
Councillor R. Bassam (via telephone)
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn (via telephone)
Councillor L. Muri

Absent: Councillor M. Bond

Staff: Mr. D. Milburn, General Manager - Planning, Properties & Permits
Ms. L. Brick, Deputy Municipal Clerk
Mr. K. Khoshons, Senior Project Engineer
Ms. L. Simkin, Administrative & Information and Privacy Coordinator
Ms. S. Dale, Confidential Council Clerk
Ms. C. Peters, Development Planner

1. OPENING BY THE MAYOR

Mayor Richard Walton advised that the purpose of the reconvened Public Hearing was to receive further input from the community on Bylaw 8304 and reviewed the established rules of the meeting.

5. REPRESENTATIONS FROM THE PUBLIC (continued)

5.39. Mr. Graham Tutti, 2100 Block Front Street: IN FAVOUR

- Spoke to the difficulty of finding rental housing in North Vancouver;
- Spoke in support of townhouses noting that they provide viable and more affordable alternatives; and,
- Commented that increased density will provide attractive amenities for residents of Lynn Valley.

5.40. Ms. Onida Garner, 1200 Block Emery Place: OPPOSED

- Spoke in opposition to the proposed development;
- Expressed concern that many tenants will not qualify for the proposed compensation package; and,
- Opined that more townhouses are need on the North Shore.

5.41. Ms. Sarah Gutzmann, 1600 Block Kilmer Road: IN FAVOUR

- Spoke in favour of the proposed development;
- Commented that many young adults are forced to relocate outside their community; and,
- Opined that rental properties on the North Shore are not affordable.

5.42. Mr. Richard Kirby, 2200 Block Hazellynn Place: OPPOSED

- Expressed concern with residents of Emery Place being forced to relocate.

5.43. Ms. Yvette Mercier, 2600 Block Sechelt Drive: OPPOSED

- Expressed concern with tenants being displaced out of their community;
- Spoke to the stress placed on residents who are forced to relocate;
- Opined that the proposed development is not affordable; and,
- Encouraged the restoration of old rental stock buildings.

5.44. Ms. Irene Bowen, 1200 Block Emery Place: OPPOSED

- Expressed concern with the demolition of homes in Emery Place noting that they have been kept in excellent repair;
- Stated that housing on the North Shore is not affordable; and,
- Urged Council to build more affordable housing options on the North Shore before demolishing the homes in Emery Place.

5.45. Mr. Zachary Bond, 1200 Block Emery Place: OPPOSED

- Read a letter on behalf of his neighbours;
- Commented regarding the community feel within the neighbourhood;
- Expressed concern with residents being displaced out of their community;
- Expressed concern with increased traffic; and,
- Commented that too much development is happening all at once.

5.46. Mr. Connor Howes, 600 Block Seylynn Crescent: IN FAVOUR

- Spoke in support of the Emery Village development;
- Suggested it may help the younger generation to stay in North Vancouver; and,
- Commented that many friends and coworkers are forced to move off the North Shore as it is not affordable.

5.47. Ms. Megan Curren, 2100 Block Badger Road: OPPOSED

- Expressed concern with the displacement of residents of Emery Place;
- Stated that the community needs more affordable housing options; and,
- Urged Council to delay the proposed development until suitable accommodations for the residents of Emery Place is available.

5.48. Mr. Peter Matthews, 1200 Block Emery Place: OPPOSED

- Stated that there is no affordable housing on the North Shore; and,
- Expressed concern that residents are being forced to leave the North Shore;

5.49. Ms. Madeline Hawkins, 1300 Block Crayford Close: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed development will increase housing options;
- Proximity to recreation and greenspaces; and,
- Spoke in support of density.

5.50. Mr. Bill Phillips, 900 Block Canyon Boulevard: IN FAVOUR

- Spoke to the issue of affordability on the North Shore;
- Commended the developer for working with the tenants of Emery Place;
- Commented on the improved connectivity through Kirkstone Park;
- Suggested directing the Community Amenity Contributions back into the Affordable Housing Fund; and,
- Opined that delaying development may increase the price of rental housing.

5.51. Ms. Betty Forbes, 2300 Block Kirkstone Road: OPPOSED

- Spoke to the missing middle being forced to move off the North Shore;
- Commented on the need for more diverse affordable rental housing and good paying jobs on the North Shore;
- Urged Council to pause the proposed development until residents of Emery Place can find suitable housing; and,
- Expressed concern with increased traffic on Kirkstone Road.

5.52. Mr. Owen Yates, 1300 Block East 27th Street: IN FAVOUR

- Expressed concern that residents are leaving the North Shore as they can't find suitable housing;
- Commented on the site's proximity to transit;

- Commented that the proposed development will provide diverse housing options;
- Commented that the proposed development will meet the vision of the Official Community Plan; and,
- Commented on the improved connectivity through Kirkstone Park.

5.53. Ms. Carolina Francis, 1200 Block Emery Place: OPPOSED

- Expressed concern with residents being displaced from Emery Village;
- Stated that housing in Lynn Valley is not affordable; and,
- Suggested that modular housing could provide a short-term solution to affordable housing.

5.54. Mr. Tom Walker, 3700 Block Hillcrest Avenue: IN FAVOUR

- Expressed concern with residents being displaced from Emery Place;
- Spoke to the negative impacts that residents will face when having to relocate; and,
- Commended the developer for providing a generous tenant relocation and compensation package.

5.55. Mr. John Harvey, 1900 Block Cedar Village Crescent: OPPOSED

- Commented on the friendships developed through the Emery Place neighbourhood;
- Suggested that on-street parking be restricted to enhance the safety of residents; and,
- Opined that high-rises create isolation and lacks the feel of a community.

5.56. Mr. Dave Vukets, 100 Block St. Georges Avenue: IN FAVOUR

- Spoke as a resident and business owner within the District;
- Commented on the long commutes to work within the North Shore;
- Expressed support for the Emery Village project; and,
- Opined that the proposed development will help to address the housing crisis.

5.57. Ms. Fauzia Bollinger, 1200 Block Emery Place: OPPOSED

- Opined that the proposed rental units are not affordable; and,
- Noted that schools and hospitals are already over capacity.

5.58. Ms. Liz Firer-Gillespie, 2600 Block Hoskins Road: IN FAVOUR

- Spoke in support of the Emery Village proposal;
- Commented that the proposed development will provide diverse housing options;
- Noted that the proposed development provides an opportunity for both young families and downsizers wanting to stay in their community; and,
- Opined that the cost of the units will be accessible to many people.

5.59. Mr. Evan Murrin, 1200 Block Emery Place: OPPOSED

- Expressed concern that he will be forced to relocate due the issue of affordable housing; and,
- Urged Council to not demolish the homes in Emery Place.

5.60. Ms. Jenna Montgomery, 4000 Block Nottingham Road: IN FAVOUR

- Spoke in support of the proposed development;
- Spoke to the issue of affordable housing; and,
- Noted housing options and opportunities are needed for young families.

5.61. Mr. Joel Cyr, 500 Block West Kings Road: IN FAVOUR

- Spoke in support of the proposed project;
- Spoke as a resident and business owner within the District;
- Commented on the difficulty of recruiting staff as there are limited affordable housing options; and,
- Commented that increased density will provide attractive amenities for residents of Lynn Valley.

5.62. Ms. Violet Hopps, 2100 Block Mountain Highway: OPPOSED

- Expressed concern regarding the displacement of Emery Place residents;
- Expressed concern with the loss of affordable housing; and,
- Commented that Emery Place provides a place of security for community gatherings and friendships.

5.63. Mr. Curtis Neeser, 1300 Block Frederick Road: IN FAVOUR

- Spoke in support of the proposed development;
- Noted that the proposed development will provide a diverse range of housing options; and,
- Spoke to the opportunities for both young families and downsizers wanting to stay in their community.

5.64. Mr. John Pavey, 1200 Block Emery Place: OPPOSED

- Spoke in opposition to the proposed project;
- Commented on the need for development to increase rental stock in North Vancouver;
- Expressed concern that the proposed development will decrease rental opportunities at Emery Village;
- Commented on the importance of replacing like-for-like rental stock; and,
- Suggested that modular housing may help families stay in their community.

5.65. Mr. Kerry Anderson, 1200 Block Emery Place: OPPOSED

- Expressed concern with tenants having to relocate;
- Expressed concern with traffic issues; and,
- Opined that the proposed development does not provide affordable rental buildings.

Council recessed at 8:46 pm and reconvened at 8:56 pm.

Staff advised that copies of the Emery Village Public Hearing Questions from Council will be added to the public input section of the Public Hearing binder and available on the District's website.

5.66. Mr. Max Bruce, 200 Block Kensington Crescent:

IN FAVOUR

- Read a letter on behalf of his neighbour;
- Spoke in support of the proposed development;
- Commented on the need for more purposed built rental units on the North Shore;
- Suggested that the proposed development will help address the current housing crisis;
- Commended the developer for providing a good tenant relocation and compensation package; and,
- Opined that the proposed development will provide the missing middle and downsizers with affordable housing options.

**5.67. Ms. Betty Forbes,
2300 Block Kirkstone Road:**

SPEAKING A SECOND TIME

- Stated that the residents of Emery Place have spoken to the proposal in opposition;
- Urged Council to pause the proposed development until residents of Emery Place can find suitable housing;
- Expressed concern regarding safety and traffic on Kirkstone Road; and,
- Expressed concern regarding the speed limit at Kirkstone Park.

**5.68. Ms. Kelly Bond,
1200 Block Emery Place:**

SPEAKING A SECOND TIME

- Noted that older rental stock is important to the community;
- Requested that a building inspection be initiated before demolishing homes at Emery Place; and,
- Questioned if blasting will be necessary and if so will the surrounding single-family homes be effected.

**5.69. Mr. Hazen Colbert,
1100 Block East 27th Street:**

SPEAKING A SECOND TIME

- Advised that the Official Community Plan identifies Emery Village as a medium density site; and,
- Expressed concern that blasting may occur impacting the surrounding single-family homes.

**5.70. Mr. Peter Teevan,
1900 Block Indian River Drive:**

SPEAKING A SECOND TIME

- Presented the findings of the survey conducted by current residents of Emery Place; and,
- Spoke to the importance of providing residents of the North Shore with affordable housing options.

**5.71. Mr. Lyle Craver,
4700 Block Hoskins Road:**

SPEAKING A SECOND TIME

- Requested that the topic of affordable housing be discussed at a Regular Council meeting;
- Expressed concern that the proposed bylaw was not deferred to a referendum;
- Opined that not all old homes need to be demolished; and,

- Expressed concern with the pre-sale advertising of Emery Village.

Staff clarified that Mosaic Homes is not advertising pre-sale units and noted that it is inconsistent with the *Real Estate Development Marketing Act*. It was noted that there have been websites identified as advertising this property and Mosaic Homes is working with the website owners to have these advertisements removed.

5.72. Mr. John Harvey, SPEAKING A SECOND TIME
1900 Block Cedar Village Crescent:

- Commended the developer for the architectural designs of the proposed project;
- Urged Council to delay the proposed development until residents of Emery Place can find suitable housing; and,
- Spoke to the perception of conflict of interest.

5.73. Ms. Dana Kovanda, SPEAKING A SECOND TIME
2200 Block Hazellynn Place:

- Acknowledged that her family cannot afford to buy or rent in the proposed Emery Village development;
- Expressed concern with the pre-sale advertising of Emery Village; and,
- Stated that more affordable rental units are needed in North Vancouver.

5.74. Mr. Terry Wagner and Connor Wagner, SPEAKING A SECOND TIME
1200 Block Emery Place:

- Questioned if this is the best proposal for this site;
- Expressed concern with the low rental vacancy in the District;
- Commented that 61 families are forced to move without any long term solution; and,
- Urged Council to pause the proposed development and make sure the needs of the greater community is addressed.

5.75. Mr. Duane Murrin, SPEAKING A SECOND TIME
1200 Block Emery Place:

- Noted that the rental units proposed are not affordable for the majority of people;
- Questioned what the term affordable housing means; and,
- Commented that more rental units are needed on the North Shore.

5.76. Ms. Jenny McCulloch, SPEAKING A SECOND TIME
100 Block East Queens Road:

- Expressed discontent to the displacement of children from their homes;
- Commented that Emery Place is a supportive community where children thrive; and,
- Expressed concern with the loss of greenspace.

5.77. Mr. Peter Matthews, SPEAKING A SECOND TIME
1200 Block Emery Place:

- Stated that more affordable rental units are needed on the North Shore.

5.78. Mr. Mike Little, SPEAKING A SECOND TIME
4000 Block Mt. Seymour Parkway:

- Spoke regarding the pressures causing the housing crisis;

- Opined that the proposed development does not meet the needs of the community;
- Expressed concern that residents will be displaced from their community;
- Commented that the current housing at Emery Place still has another 10-15 year lifespan and should not be demolished; and,
- Noted that more rental housing is needed on the North Shore.

5.79. Mr. Bruce Crowe,

SPEAKING A SECOND TIME

1600 Block Arbourlynn Drive:

- Noted that more affordable rental housing is needed;
- Opined that the proposed development is excessive;
- Requested that the Provincial and Federal governments be contacted to pursue further options for housing;
- Opined that there is not sufficient infrastructure to handle this development; and,
- Suggested phasing the demolition of the existing housing at Emery Place.

5.80. Ms. Linda Gunther,

SPEAKING A SECOND TIME

1200 Block Emery Place:

- Spoke on behalf of her neighbours who were unable to attend the meeting noting that the proposed development of Emery Village is not affordable.

5.81. Ms. Sara Davies,

OPPOSED

2300 Block Mountain Highway

- Expressed concern for the families that will lose their homes;
- Expressed concern with the loss of affordable housing;
- Suggested that Emery Place be renovated; and,
- Expressed concern with the loss of greenspace.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor HICKS

THAT the May 16, 2018 Public Hearing be adjourned and reconvene on May 22, 2018 at 7:00 pm in the Council Chamber of the District Hall.

CARRIED

(10:22 pm)

The Public Hearing reconvened in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 22, 2018 commencing at 7:02 pm.

Present:

Mayor R. Walton
 Councillor R. Bassam (7:06 pm)
 Councillor M. Bond
 Councillor J. Hanson
 Councillor R. Hicks
 Councillor D. MacKay-Dunn (via telephone, 7:09 pm)
 Councillor L. Muri

Staff: Mr. D. Milburn, General Manager - Planning, Properties & Permits
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. C. Peters, Development Planner

1. OPENING BY THE MAYOR

Mayor Richard Walton advised that the purpose of the Public Hearing was to receive further input from the community on Bylaw 8304.

Councillor MACKAY-DUNN left the meeting at 7:07 pm and returned at 7:09 pm.

5. REPRESENTATIONS FROM THE PUBLIC (continued)

5.82. Mr. Travis Gunther, 1200 Block Emery Place: OPPOSED

- Expressed concern regarding the displacement of Emery Place residents;
- Noted that Emery Place is a family oriented community; and,
- Commented on the need for more family-sized housing options.

5.83. Mr. David Cook, 1700 Block Emerson Court: OPPOSED

- Spoke to the issue of affordability;
- Commented on the need to retain and create new affordable rental accommodations on the North Shore; and,
- Urged Council to pause the proposed development until residents of Emery Place can find suitable housing.

5.84. Mr. Kris Smuszkiewicz, 1200 Block Emery Place: OPPOSED

- Commented on the insufficient supply of affordable rental housing; and,
- Expressed concern with the relocation of Emery Place tenants.

5.85. Ms. Rebecca Matthews, 1200 Block Emery Place: OPPOSED

- Spoke to the issue of affordability;
- Expressed concern that many families may have to relocate out of their community; and,
- Opined that the proposed Emery Village development is not affordable.

5.86. Mr. William Brooks, 1200 Block Emery Place: OPPOSED

- Stated that many Emery Place tenants will not be able to afford the proposed new units; and,
- Urged Council to address the issue of affordable rental housing before proceeding with this development.

5.87. Mr. Phil Chapman, 1000 Block Handsworth Road: COMMENTING

- Spoke to the issue of affordability on the North Shore;
- Opined that the twelve storey building is the right size in the right location;
- Commended the developer for providing a generous tenant relocation and compensation package;

- Acknowledged that the proposed development provides a net increase in rental units; and,
- Encouraged the maintenance and retention of existing affordable rental units.

5.88. Ms. Christine Swain, 1200 Block Emery Place: OPPOSED

- Spoke to the housing crisis on the North Shore;
- Noted that she is not opposed to development; and,
- Commented on the importance of ensuring that there are more rental options for families.

5.89. Ms. Tiffany Bodlack, 1200 Block Emery Place: OPPOSED

- Expressed concern with the loss of greenspace; and,
- Commented that residents of Emery Place are facing the loss of community and friendships.

5.90. Mr. Fabio Novitsky, 1200 Block Emery Place: OPPOSED

- Noted that Emery Place is a family-oriented community;
- Commented that too much development is happening all at once; and,
- Urged Council to delay the application until tenants of Emery Place are taken care of.

5.91. Ms. Gabriela Ila, 1200 Block Emery Place: OPPOSED

- Commented that Emery Place provides a sense of community;
- Commented that too much development is happening all at once;
- Expressed concern with traffic issues; and,
- Opined that Lynn Valley is a small community and may not be able to accommodate the increased density.

5.92. Ms. Shirley Tamsic, 1300 Block Arbourlynn Drive: OPPOSED

- Spoke in opposition to the proposed development;
- Expressed concern regarding density and increased traffic;
- Expressed concern with the loss of greenspace; and,
- Opined that the mature trees need to be preserved.

5.93. Mr. Alex Carmel, 1200 Block Emery Place: OPPOSED

- Commented that too much development is happening in Lynn Valley and spoke to the impact it has had on the community; and,
- Expressed concern with increased traffic.

5.94. Mr. Connor Wagner, 1200 Block Emery Place: SPEAKING A SECOND TIME

- Expressed concern that his family will be forced to move; and,
- Expressed concern that he will lose friendships made from living at Emery Place.

5.95. Ms. Debbie Brooks, 1200 Block Emery Place: SPEAKING A SECOND TIME

- Read a letter on behalf of her neighbour;

- Expressed concern that residents of Emery Place will be forced to leave their community;
- Commented that too much construction is happening all at once on the North Shore; and,
- Urged Council to delay the proposal until families can find suitable accommodation.

5.96. Mr. Greg Diack,

SPEAKING A SECOND TIME

1400 Block Chesterfield Avenue:

- Noted that many residents of the North Shore are working and living below the poverty line;
- Commented that tenants of Emery Place can't afford to stay on the North Shore; and,
- Commented on the need for more diverse affordable rental housing.

5.97. Mr. Rob Gander,

SPEAKING A SECOND TIME

1200 Block Emery Place:

- Spoke to the lack of rental accommodation on the North Shore;
- Noted that more one bedroom luxury condos are not what the community needs;
- Spoke to the missing middle being forced to move off the North Shore; and,
- Commented that Emery Place is a family-friendly complex.

5.98. Ms. Fauzia Bollinger,

SPEAKING A SECOND TIME

1200 Block Emery Place:

- Commented that more affordable rental housing is needed; and,
- Urged Council to pause this development to ensure that it is done right.

5.99. Ms. Megan Curren,

SPEAKING A SECOND TIME

2100 Block Badger Road:

- Spoke as a resident and business owner within the District;
- Expressed concern with tenants being evicted;
- Opined that the proposed development does not address the affordable housing crisis; and,
- Urged Council to delay the proposed development until suitable accommodations for the residents of Emery Place are available.

5.100. Ms. Gillian Konst,

SPEAKING A SECOND TIME

2200 Block Viewlynn Drive:

- Spoke on behalf of the Lynn Valley Community Association;
- Commented that the Emery Place buildings are in stable state and could be preserved until residents can find suitable rental housing in their community;
- Spoke to the petition submitted to delay the proposed project;
- Expressed concern that the two 12-storey buildings were not introduced until the third Public Information meeting; and,
- Expressed concern with the loss of greenspace.

- 5.101. Mr. Barry Fenton, SPEAKING A SECOND TIME**
2700 Block Byron Road:
- Spoke to the affordable housing crisis;
 - Commented that assistance from all levels of governments is needed to address the housing crisis;
 - Spoke to the effects of delaying development and suggested that it may increase the cost of housing;
 - Commented that the proposed development will meet the vision of the Official Community Plan;
 - Commented on the site's close proximity to transit;
 - Spoke to the considerable tenant relocation and compensation package available to tenants; and,
 - Suggested that tenants in the rental units have access to the recreation amenities.
- 5.102. Ms. Shirley Tamsic, SPEAKING A SECOND TIME**
1300 Block Arbourlynn Drive:
- Expressed concern with the proposed twelve-storey buildings; and,
 - Stated that the developer must address the needs of current residents before moving forward with the proposed project.
- 5.103. Mr. Terry Wagner, SPEAKING A THIRD TIME**
1200 Block Emery Place:
- Spoke to the issue of affordability;
 - Expressed concern that residents are forced to move out of their communities as they are not able to afford the new units; and,
 - Expressed concern with the low rental vacancy on the North Shore.
- 5.104. Ms. Linda Guenther, SPEAKING A THIRD TIME**
1200 Block Emery Place:
- Spoke regarding the lack of affordable housing on the North Shore;
 - Opined that the proposal does not meet the needs of middle income owners; and,
 - Opined that housing diversity and the supply of new rental and affordable housing is not being met.
- 5.105. Mr. Bruce Crowe, SPEAKING A THIRD TIME**
1600 Block Arbourlynn Drive:
- Spoke to the rental crisis on the North Shore;
 - Expressed concern that the proposed development will force families to relocate; and,
 - Urged Council to delay the proposed development until all issues have been addressed.
- 5.106. Mr. Hazen Colbert, SPEAKING A THIRD TIME**
1100 Block East 27th Street:
- Noted that the Official Community Plan identifies Emery Village as a medium density site;
 - Expressed concern that Metro Vancouver's Frequent Transit Network is not anticipated to serve the Lynn Valley area; and,

- Suggested delaying the proposed development.

5.107. Ms. Dana Kovanda, SPEAKING A THIRD TIME
2200 Block Hazelynn Place:

- Expressed concern with the pre-sale advertising of Emery Village;
- Spoke to the issue of affordable rental housing on the North Shore;
- Commented that private rental units to not provide secure housing; and,
- Expressed concern with families forced to leave the North Shore.

5.108. Ms. Rebecca Bond, SPEAKING A THIRD TIME
1200 Block Emery Place:

- Spoke in opposition to the proposed development; and,
- Commented that many friendships have been made while living at Emery Place.

5.109. Mr. Duane Murrin, SPEAKING A THIRD TIME
1200 Block Emery Place:

- Expressed concern with regards to the displacement and eviction of Emery Place tenants;
- Stated that the issue of affordable housing needs to be addressed; and,
- Acknowledged that current residents of Emery Place are a valuable asset to the community.

5.110. Ms. Kelly Bond, SPEAKING A THIRD TIME
1200 Block Emery Place:

- Spoke to the online petition submitted in opposition to the proposal;
- Expressed concern with regards to the intensity of development;
- Spoke to the impacts that the proposed development will have on residents of the community; and,
- Commented that Emery Place provides a safe and supportive community.

5.111. Mr. Peter Teevan, SPEAKING A THIRD TIME
1900 Block Indian River Crescent:

- Commented on the need for more family-oriented rental units;
- Suggested using new innovative ways of thinking to create affordable housing options; and,
- Expressed concern with the financial stress placed on current tenants of Emery Place.

5.112. Mr. Lyle Craver, SPEAKING A THIRD TIME
4700 Block Hoskins Road:

- Spoke against high-rise buildings;
- Encouraged the maintenance and retention of existing affordable rental units; and,
- Commented on the extensive community interest and engagement during this process.

5.113. Mr. John Harvey, SPEAKING A THIRD TIME
1900 Block Cedar Village Crescent:

- Spoke to the perception of conflict of interest; and,

- Suggested that the proposal be returned to Council for further consideration.

5.114. Ms. Gillian Konst, SPEAKING A THIRD TIME
2200 Block Viewlynn Drive:

- Spoke on behalf of the Lynn Valley Community Association;
- Stated that affordable housing needs to be made a priority;
- Commented that the Official Community Plan is a living document that can be changed; and,
- Noted that it is not the intent of the Official Community Plan to displace residents out of their community.

5.115. Mr. Barry Fenton, SPEAKING A THIRD TIME
2700 Block Byron Road:

- Spoke on behalf of the Community Housing Association Committee;
- Spoke in support of the proposed development at Emery Place; and,
- Opined that the proposal will benefit both citizens and businesses in the District.

Council recessed at 9:27 pm and reconvened at 9:37 pm.

5.116. Ms. Jenny McCulloch, SPEAKING A THIRD TIME
100 Block East Queens Road:

- Spoke to the issue of the housing crisis;
- Commented that assistance from all levels of governments is needed to address the housing crisis; and,
- Commented that too little rental housing is available on the North Shore.

5.117. Mr. Hazen Colbert, SPEAKING A FOURTH TIME
1100 Block East 27th Street:

- Stated that rental housing is profitable; however, the profit for building condo units is higher.

5.118. Mr. Bruce Crowe, SPEAKING A FOURTH TIME
1600 Arbourlynn Drive:

- Requested that the development be postponed until the issue of affordable housing can be addressed;
- Expressed concern with increased traffic; and,
- Expressed concern with the eviction of Emery Place tenants.

5.119. Mr. Lyle Craver, SPEAKING A FOURTH TIME
4700 Hoskins Road:

- Expressed concern that the Construction Traffic Management Plan proposes to route trade vehicles onto Kirkstone Road noting the safety concerns of this residential neighbourhood.

5.120. Ms. Dana Kovanda, SPEAKING A FOURTH TIME
2200 Hazelynn Place:

- Stated that more affordable rental units are needed on the North Shore;
- Expressed discontent to the displacement of children from their homes;
- Commented on the long commutes to work within the North Shore; and,

- Urged Council to consider the needs of the working poor who need a place to live.

**5.121. Ms. Linda Guenther,
1200 Emery Place:**

SPEAKING A FOURTH TIME

- Expressed concern that the District's website was not updated with the reconvened Public Hearing dates; and,
- Commented that the vast majority of businesses in Lynn Valley Village are the average job.

**5.122. Mr. Peter Teevan,
1900 Indian River Crescent:**

SPEAKING A FOURTH TIME

- Analyzed the non-market rent for the Emery Village proposal; and,
- Expressed concern that tenants improving their financial situation would not meet the eligibility requirements to continue living in the non-market units forcing them to relocate.

5.123. Mr. Chris Barbati, President of Mosaic Homes:

IN FAVOUR

- Noted that Mosaic has held meetings with tenants of Emery Place advising that a generous Tenant Compensation/Relocation package will be available to all residents who were tenants at the date of the rezoning application;
- Commented on the benefits of the community amenity contributions;
- Spoke to the issue of affordability on the North Shore;
- Commented that the proposed development will meet the vision of the Official Community Plan and the Lynn Valley Flexible Planning Framework;
- Opined that the proposal will provide vibrancy to the community;
- Commented that the diversity of housing provides options for residents wanting to live in Lynn Valley;
- Spoke to the financial impacts of delaying development; and,
- Commented that the building design and character is reflective of a mountain village.

**5.124. Mr. Mike Little,
4000 Block Mt. Seymour Parkway:**

SPEAKING A THIRD TIME

- Commented that the proposed development does not provide affordable family-sized housing;
- Commented that the proposed development does not capture the west coast mountain village style;
- Noted that more housing options are needed for both young families and residents looking to downsize;
- Spoke in opposition to the proposed twelve-storey buildings; and,
- Urged Council to pause development and look at alternative ways to address affordable housing on the North Shore.

**5.125. Mr. Terry Wagner,
1200 Block Emery Place:**

SPEAKING A FIFTH TIME

- Stated that the proposed development is not supported by the community at large;
- Spoke to the issue of affordability;

- Expressed concern that residents are forced to move out of their communities as they are not able to afford the new units; and,
- Urged Council to postpone the proposed project.

6. COUNCIL RESOLUTION

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor MURI

THAT the May 22, 2018 reconvened Public Hearing regarding Bylaw 8304 be adjourned.

DEFEATED

Opposed: Mayor WALTON and Councillors BASSAM, BOND and HICKS

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT the May 22, 2018 reconvened Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1373 (Bylaw 8304)" be returned to Council for further consideration.

CARRIED

(10:27 pm)

CERTIFIED CORRECT:



Confidential Council Clerk