

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**600 West Queens Road
Five-Storey Unit Mixed-Use Building**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 18, 2018 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor M. Bond
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor R. Bassam
Councillor J. Hanson

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. T. Lancaster, Manager – Community Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. A. Mauboules, Senior Community Planner
Mr. K. Zhang, Development Planner

**District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment
Bylaw 8344, 2018 (Amendment 36)**

Purpose of Bylaw:

Bylaw 8344 proposes to amend the OCP land use designation of the subject site from Institutional (INST) to Residential Level 6: Medium Density Apartment (RES6).

District of North Vancouver Rezoning Bylaw 1380 (Bylaw 8345)

Purpose of Bylaw:

Bylaw 8345 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Public Assembly (PA) to Comprehensive Development Zone 124 (CD124). The CD124 Zone addresses use and accessory use, density, height, setbacks, building and site coverage, landscaping and storm water management and parking, loading and servicing regulations.

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 bylaws as outlined in the Notice of Public Hearing.

Mayor Richard Walton, stated that:

- 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 will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- 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;
- Any additional presentations will only be allowed at the discretion of the Chair; Council is here to listen to the public, not to debate the merits of the bylaws;
- 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;
- The binder containing documents and submissions related to the bylaws 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 BYLAWS BY CLERK

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaws, stating that 8344 proposes to amend the OCP land use designation of the subject site from Institutional (INST) to Residential Level 6: Medium Density Apartment (RES6). Bylaw 8345 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Public Assembly (PA) to Comprehensive Development Zone 124 (CD124). The CD124 Zone addresses use and accessory use, density, height, setbacks, building and site coverage, landscaping and storm water management and parking, loading and servicing regulations.

3. PRESENTATION BY STAFF

Mr. Kevin Zhang, Development Planner, provided an overview of the proposal elaborating on the introduction by the Deputy Clerk. Mr. Zhang advised that:

- The proposal is for a five-storey, mixed-use building over one level of parkade located on the parking lot site at the former Delbrook Community Centre;
- This building contains eighty non-market rental units to be operated by Catalyst Community Developments Society and a seniors' respite care facility to be operated by Care BC;
- The Advisory Design Panel has reviewed the application in advance of a Development Permit process and since then, the applicant has responded to the comments from the public and the Advisory Design Panel;
- The biggest change is lowering the west end of the building by two storeys, thereby stepping down the building to three storeys on top of an exposed parkade, the same configuration as the neighbouring Queensbrook apartment building to the west;
- This proposal requires the adoption of an OCP amendment to change the site's designation from Institutional to Residential Level 6 and a zoning amendment to rezone the site from Public Assembly to a new Comprehensive Development Zone 124;

- Details regarding the exact design of the building will be resolved later through the Development Permit process;
- The proposed OCP designation permits density of up to 2.5 FSR;
- The site is situated close to the intersection of two arterial roads, Delbrook Avenue and West Queens Road and also has easy access to both Lonsdale Avenue and Highway 1;
- West Queens Road is identified as a Future Frequent Transit Network in Translink's North Shore Area Transit Plan;
- The location is close to Edgemont Village, Westview Shopping Centre and Queensdale Market;
- To the west is the Queensbrook apartment building;
- Directly north is the remainder of the Delbrook site which currently contains the former Delbrook Community Centre buildings and Little Rascals Daycare;
- To the east and south there are existing single-family homes;
- Planning for the northern portion of the site will be led by the Parks Department and also informed by the outcomes of the Delbrook Deliberative Dialogue process;
- The Parks Department requested capital funding in 2019 to initiate a process to develop a conceptual park plan for the park areas based upon the preliminary public feedback through the Delbrook Deliberative Dialogue process. If Parks receives funding approval for 2019, the District would engage a consultant. As part of the process, the District would develop a Communications Plan. The purpose of the conceptual plan is to consult with the public and develop a final conceptual park plan and to obtain a preliminary cost estimate for future park development. Parks would then apply for capital funding in future years for the park development;
- One of the most notable features of the former Delbrook site is its size and slope;
- The overall slopes are down to the south with twelve metres of elevation change and down to the west with a four metre difference. The current proposal is situated at the lowest point of the site;
- As the site sits well outside the environmentally sensitive areas associated with Mission Creek, this proposal is exempt from the requirements of Natural Area, Streamside and Creek Hazard development permits;
- The site is approximately 3400m² (36,600 ft²) and slopes down to the south-west which allows for the underground parking access to be off West Queens Road;
- The seniors' respite care facility will be accessed via an at-grade drop off area from Stanley Avenue;
- The residential access will be at the south west corner of the site which is adjacent to a public path that connects West Queens Road to the outdoor area and the future park lands to the north;
- The estimated peak hour vehicle trips for the apartment portion is approximately one car every two minutes and for the respite care facility one car per six minutes;
- The top four floors include eighty non-market rental units and the total rents across the entire project must not exceed 80% of market rents;
- The ground level is a seniors' respite care facility with twenty-five daycare and eighteen overnight spaces;
- There is a total of eighty-four parking spots (sixty-one residential, nine visitor and twelve Care BC staff spaces and two surface spaces);
- The applicant has proposed secured bike storage at rates of one space for studio and one-bedroom units and two spaces for two-bedroom and three-bedroom units.

This results in a total of 106 residential bike parking and eight bike parking spaces for residential visitors and Care BC staff;

- A public information meeting was held on May 30, 2018 and was attended by approximately sixty-five residents;
- Some community members expressed support based on the District's need for affordable housing and seniors' facilities while others expressed concerns including the height of the building, unit mix, parking and traffic impacts;
- This proposal is also a direct response to the public input from the 2015-2016 Delbrook Deliberative Dialogue process in which residents identified the preferred uses on these lands as parks, childcare, non-market housing and seniors care;
- The proposal advances the Official Community Plan's housing goal of increasing non-market housing and creating age and disability friendly communities;
- The proposal has been evaluated against the Development Permit guidelines for Form and Character and Energy Conservation; and,
- The proposal contributes to the Rental and Affordable Housing Strategy by adding eighty units to the 1000 affordable rental units needed in the District over the next decade.

4. PRESENTATION BY APPLICANT

4.1. Mr. Robert Brown, President – Catalyst Community Developments Society:

- Provided history and context of the proposed project; and,
- Commented regarding the facility, respite centre and non-market rental units which will be 10 – 20 % below market values to increase affordability and retain North Shore residents.

4.2. Ms. Inge Schamborzki, Executive Director – Health Care BC:

- Spoke in support of the proposed development and suggesting it will provide quality of life for residents;
- Spoke to the need for more seniors' care facilities due to the demographics of the area; and,
- Commented on the importance of taking care of senior citizens.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Ralph Sultan, 7100 Block Rockland Wynd: IN FAVOUR

- Spoke to the aging population on the North Shore;
- Spoke in support of the respite facility noting that more centres are needed in British Columbia; and,
- Commented on the importance of taking care of senior citizens.

5.2. Mr. Peter Teevan, 1900 Block Indian River Drive: COMMENTING

- Spoke in support of affordable housing;
- Expressed concern regarding the proposed height of the building suggesting that it may set a precedent for future developments;
- Requested that the building be capped at three-storeys;
- Expressed concern that the proposal does not include enough parking stalls and may spill out onto the neighbourhood streets; and,
- Expressed concern that there was not enough public consultation.

- 5.3. Mr. Keith McBain, 200 Block East 15th Street: IN FAVOUR**
- Spoke in support of the proposed seniors' respite care facility;
 - Suggested the location is ideal for seniors and will provide quality of life for residents; and,
 - Commented that the proposed development will accommodate the needs of a diverse community with an aging population.
- 5.4. Mr. Keith Reynolds, 600 Block West Windsor Road: COMMENTING**
- Expressed concern that the proposed bylaws will proceed to third reading prior to the municipal election; and,
 - Expressed concern with the planning process for this proposal.
- 5.5. Mr. James Gill, 500 Block West Kings Road: COMMENTING**
- Spoke in support of the proposed seniors' respite care facility and non-market housing;
 - Opined that the proposed height of the building is not appropriate for the area;
 - Recommended that the building height be reduced to three-storeys; and,
 - Noted housing options and opportunities are needed for young families.
- 5.6. Ms. Sharlene Hurst, 600 Block West Windsor Road: COMMENTING**
- Commented that the proposal does not cater to families and noted the close proximity to recreation amenities and schools;
 - Expressed concern with the proposed height of the building; and,
 - Expressed concern that the proposal does not include enough parking stalls and may spill out onto the neighbourhood streets.
- 5.7. Ms. Linda Travers, 600 Block Queens Road: COMMENTING**
- Spoke in support of the proposed seniors' respite care facility;
 - Expressed concern with the height of building;
 - Expressed concern with the shortage of parking stalls; and,
 - Opined that parking access to the proposed building should not be on West Queens Road and may be a significant safety risk.
- 5.8. Mr. Lee Wilks, 500 Block West Kings Road: OPPOSED**
- Spoke to the negative impacts the proposed building may have on the community;
 - Stated that there is too much construction in the Edgemont area;
 - Expressed concern with the height of the proposed building suggesting that it does not fit in with the character of the neighbourhood;
 - Expressed concern with traffic issues;
 - Commented that more family housing is needed; and,
 - Noted that not enough parking stalls are being provided.
- 5.9. Mr. Wing Chow, 600 Block West 29th Street: COMMENTING**
- Questioned what the plan for the rest of the former Delbrook Community Recreation Centre site will look like; and,
 - Expressed concern with the shading of the tennis courts.

- 5.10. Ms. Barb McKinley, 3800 Block Norwood Avenue: OPPOSED**
- Spoke in opposition to the proposed development;
 - Expressed concern with the shading of the tennis court and recreation space;
 - Requested that the building be reduced to three-storeys;
 - Commented that residents of the North Shore are dependent on their cars; and,
 - Noted that the proposal does not include enough parking stalls.
- 5.11. Mr. Stewart Bailey, 500 Block West St. James Road: OPPOSED**
- Spoke in opposition to the proposal;
 - Expressed concern with the proposed height of the building;
 - Expressed concern with regards to the increased traffic congestion; and,
 - Commented that not enough parking stalls are being provided.
- 5.12. Mr. Rene Gourley, 600 Block St. Ives Crescent: COMMENTING**
- Commented that more family-oriented housing is needed;
 - Expressed concern with the proposed height of the building; and,
 - Suggested that this site be rezoned to Parks, Recreation and Open Spaces.
- 5.13. Mr. Barry Forward, 600 Block Montroyal Boulevard: COMMENTING**
- Questioned if this is the right project at the right time for this community;
 - Expressed concern with the height of the proposed building; and,
 - Suggested that this bylaw be considered after the municipal election.
- 5.14. Mr. Barry Fenton, 900 Block Marine Drive: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented on the need for more non-market rental units;
 - Commented that the proposed development satisfies the vision of the Official Community Plan;
 - Commented that the proposal will provide housing options for people that live and work on the North Shore;
 - Noted the opportunity to retain District-owned land;
 - Spoke to the aging population on the North Shore;
 - Commented that this proposal is in line with the District's Rental and Affordable Housing Strategy;
 - Noted that the parking ratio improves affordability of the units; and,
 - Mentioned that the proposal fulfills the requirements of the Accessible Design Policy for Multifamily Housing.
- 5.15. Mr. Geoff Bodnarek, 1800 Block Lonsdale Avenue: IN FAVOUR**
- Spoke in support of the proposed project;
 - Spoke to the increased need for seniors' care facilities on the North Shore; and,
 - Commented that the proposed development will allow residents to remain in their community.
- 5.16. Ms. Diana Belhouse, 500 Block Granada Crescent: COMMENTING**
- Requested that this site be rezoned to Parks, Recreation and Open Spaces;

- Commented that as densification increases park space will become more important; and,
- Noted that park space would allow a place for people to gather within the community.

5.17. Mr. Bill Lloyd-Jones, 500 Block Granada Crescent: COMMENTING

- Thanked staff for engaging the residents of the community;
- Opined that the proposed development is not aesthetically pleasing and does not fit in with the character of the area;
- Expressed concern that more family-oriented housing is needed; and,
- Spoke to the missing middle being forced to move off the North Shore.

5.18. Ms. Jane Chersak, 3400 Block Calder Avenue: OPPOSED

- Thanked the District for engaging residents of the community;
- Opined that more parkland is needed;
- Spoke in support of the proposed seniors' respite care facility;
- Commented that the former Delbrook Community Recreation Centre site should be planned in its entirety;
- Expressed concern that not enough parking is proposed and will spill into the neighbourhoods;
- Expressed concern with the height of the proposed building noting that it may set a precedence for future development in the area; and,
- Expressed concern with increased traffic.

Council recessed at 8:57 pm and reconvened at 9:09 pm.

5.19. Ms. Diane Bellhouse, 500 Block Granada Crescent: SPEAKING FOR A SECOND TIME

- Stated that there is not enough park space in this community;
- Urged Council to reject this proposal; and,
- Commented on the need for a more thought-out plan for affordable housing in the District.

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

- Spoke in support of the proposed development;
- Thanked the District for engaging the community;
- Commented that the proposed development satisfies the vision of the Official Community Plan;
- Expressed concern with congestion issues on West Queens Road and noted that a traffic management plan is needed;
- Commented on the need for more non-market rental units;
- Suggested that the District implement a residents only parking permit; and,
- Thanked the applicant for reducing the massing of the proposed building.

5.21. Ms. Shelley Tapp, 200 Block Carisbrooke Crescent: OPPOSED

- Commented on the importance of retaining parkland;
- Expressed concern with the proposed height of the building;
- Suggested the entire former Delbrook Community Recreation Centre be looked at as one site;

- Expressed concern that childcare is not being provided as part of the project; and,
- Opined that the proposal does not include enough parking stalls.

5.22. Mr. Corrie Kost, 2800 Block Colwood Drive: OPPOSED

- Expressed concern with the height of the proposed building;
- Opined that the development is not in keeping with the character of the neighbourhood;
- Spoke to the Public Assembly (PA) Lands Strategy; and,
- Commented on the importance of preserving parkland.

5.23. Ms. Betty Forbes, 2300 Block Kirkstone Road: COMMENTING

- Commented that the proposed development will create more affordable housing options;
- Spoke to the increased need for seniors' care facilities on the North Shore;
- Expressed concern regarding the height and massing of the proposed building;
- Opined that not enough parking is proposed and cars may spill into the neighbourhoods;
- Noted the importance of implementing a comprehensive traffic management plan;
- Commented on the need for more units suitable for families;
- Expressed concern with shadowing issues; and,
- Stated that more childcare facilities are needed on the North Shore.

5.24. Ms. Kathleen Wagner, 1200 Block West 15th Street: COMMENTING

- Opined that the quality of life on the North Shore is decreasing as young families cannot afford to live here; and,
- Spoke to the importance of providing affordable housing.

**5.25. Ms. Sharlene Hurst, SPEAKING A SECOND TIME
600 Block West Windsor Road:**

- Requested that staff provide a copy of the financial model for the proposed development; and,
- Spoke to the Delbrook Deliberative Dialogue process.

**5.26. Mr. Keith Reynolds, SPEAKING FOR A SECOND TIME
600 Block West Windsor Road:**

- Commented on the need for more family housing options;
- Commented on the lack of infrastructure to accommodate increased traffic;
- Expressed concern with the loss of park space; and,
- Stated that the public consultation process has been disappointing.

6. QUESTIONS FROM COUNCIL

Council submitted questions in writing to staff. Council requested staff to report back on the submitted questions before the Public Hearing closed.

7. COUNCIL RESOLUTION

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor MURI

THAT the September 18, 2018 Public Hearing regarding Bylaws 8344 and 8345 be adjourned.

DEFEATED

Opposed: Mayor WALTON and Councillors BOND and HICKS

MOVED by Mayor WALTON

SECONDED by Councillor MURI

THAT the September 18, 2018 Public Hearing regarding Bylaws 8344 and 8345 be adjourned.

CARRIED

(9:55 p.m.)

The Public Hearing reconvened in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, B.C. on Thursday, October 11, 2018 commencing at 7:00 pm.

Present: Mayor R. Walton
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks

Absent: Councillor R. Bassam
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Milburn, General Manager - Planning, Properties & Permits
Mr. T. Lancaster, Manager – Community Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. A. Mauboules, Senior Community Planner
Mr. K. Zhang, 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 Bylaws 8344 and 8345 and reviewed the established rules of the meeting.

5. REPRESENTATIONS FROM THE PUBLIC (continued)

5.27. Ms. Madeline Boscoe, 900 Block Bowron Court:

IN FAVOUR

- Spoke to the importance of providing care for the elderly;

- Spoke in support of the project in its entirety; and,
- Opined that the proposed development is in an ideal location.

5.28. Mr. Colin Truong, 200 Block Granville Street: IN FAVOUR

- Commented that the transit corridor is established and the proposed development is within walking distance to amenities;
- Advised that a shadow analysis has been completed and the tennis courts will not be effected;
- Spoke to the architectural design of the building;
- Commented that greenspace has been maintained to avoid privacy issues; and,
- Noted that a proper pick-up and drop-off area will be located on Stanley Avenue.

5.29. Ms. Esme Mills, 300 Block Harbour Road, Victoria: IN FAVOUR

- Spoke to her experience living in a Catalyst building in Victoria; and,
- Commented that the proposed development would provide safe and affordable housing.

5.30. Mr. Tegan Gosling, 300 Block Harbour Road, Victoria: IN FAVOUR

- Spoke to his experience living in a Catalyst development in Victoria; and,
- Commented that developments like these help to keep families together.

5.31. Mr. David Hutniak, 1000 Block West Pender Street: IN FAVOUR

- Spoke as the Chief Administrative Officer of Landlord BC;
- Spoke in support of the proposed project;
- Noted that the proposed development provides safe, secure and affordable rental housing; and,
- Spoke to the low vacancy rate on the North Shore.

5.32. Ms. Kim Miles, 3100 Block Mountain Highway: IN FAVOUR

- Spoke in support of the proposed project;
- Commented that non-market affordable rental housing is needed on the North Shore;
- Noted that the proposed development addresses both affordable and accessible housing issues;
- Commented that it is important for local employees to live on the North Shore; and,
- Suggested that the proposed development may allow residents to return to their community.

5.33. Mr. Terry Gould, Kings Road: OPPOSED

- Spoke in opposition to the height of the proposed building;
- Opined that it may set a precedence for future developments;
- Suggested the Public Hearing be delayed until after the municipal election; and,
- Spoke in opposition to the urbanization of the neighbourhood.

- 5.34. Mr. Peer-Daniel Krause, 1600 Block Commercial Drive: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented on the suitability of the proposed development for families;
 - Spoke to the issue of affordable housing; and,
 - Opined that change should be embraced.
- 5.35. Mr. Gerry Brewer, 400 Block West Kings Road: IN FAVOUR**
- Spoke in support of the proposed development;
 - Opined that change is needed in this community; and,
 - Questioned how much government funding is proposed.
- 5.36. Mr. Dave Currey, 700 Block Blueridge Avenue: IN FAVOUR**
- Spoke in support of the proposed project;
 - Commented that the proposed development would support the needs of both young families and the aging population; and,
 - Commented that there is insufficient affordable housing options for employees working on the North Shore.
- 5.37. Ms. Betty Holmes, 500 Block East 9th Street: IN FAVOUR**
- Commented that it is hard to find staff who can afford to live and work on the North Shore;
 - Noted that the proposed development is in close proximity to walkable amenities;
 - Commented that seniors want to stay in their homes as long as they can and would allow primary caregivers a break; and,
 - Opined that the proposed project would help rebuild a healthy community.
- 5.38. Mr. Erez Barzilay, 4500 Block Strathcona Road: OPPOSED**
- Spoke in opposition to the proposed project; and,
 - Stated that further public consultation is needed and the Delbrook community needs to be engaged.
- 5.39. Ms. Claire Shepansky, 4600 Block Wickendn Road: IN FAVOUR**
- Suggested that diverse housing will help promote a healthy community;
 - Commented on the shortage of non-market rental housing on the North Shore;
 - Commented on the diverse housing mix;
 - Expressed concern that residents are forced to move off the North Shore;
 - Noted that more housing is needed for the growing homeless population; and,
 - Commended the District for their public engagement process.
- 5.40. Ms. Laura Nickerson, 1600 Block Phillip Avenue: IN FAVOUR**
- Spoke in support of the proposed project;
 - Spoke to affordability issues in the community;
 - Noted that the proposed development is close to amenities, parks and local schools; and,

- Commented that the project will provide families the opportunity to stay on the North Shore.

5.41. Mr. Colin Lincaster, 600 Block Windsor Road: OPPOSED

- Spoke in opposition to the proposed building;
- Expressed concern with the public consultation process;
- Opined that parks and greenspace should be made a priority;
- Expressed concern with the proposed height of the building noting that it is not in keeping with the character of the neighbourhood;
- Expressed concern with traffic and parking issues; and,
- Stated that the Public Hearing should not be conducted until after the municipal election.

5.42. Mr. Jonathan Skelcher, 3100 Block Mountain Hwy: IN FAVOUR

- Spoke to the importance of providing a seniors' care facility on the North Shore;
- Opined that the proposed building is aesthetically pleasing;
- Noted that the concerns of residents have been addressed; and,
- Spoke to the importance of keeping employees of local businesses on the North Shore.

5.43. Mr. Keith Collyer, 400 Block West Windsor Road: OPPOSED

- Spoke in support of affordable housing and seniors' respite care facilities;
- Expressed concern with the proposed height of the building;
- Opined that the proposal may set a precedence for future development; and,
- Expressed concern with parking issues stating that an inadequate number of parking stalls are proposed.

Council recessed at 8:09 pm and reconvened at 8:15 pm.

5.44. Mr. Paul Harmon, 1100 Block Moody Avenue: IN FAVOUR

- Commented that more seniors' housing is needed on the North Shore;
- Spoke to the difficulty of being able to afford to live in North Vancouver; and,
- Suggested that the proposed development will allow young families to move back to the North Shore.

5.45. Mr. Sameer Parekh, 2100 Block Kirkstone Road: IN FAVOUR

- Spoke in support of the proposed project;
- Commented that more seniors' care facilities are needed on the North Shore;
- Noted that the developer has modified the proposed project to address the concerns of residents;
- Noted that the proposed development is close to transit; and,
- Commented that funding may be lost if the District does not proceed with the project.

5.46. Mr. Glenn Webb, 3600 Block Rutherford Crescent: IN FAVOUR

- Spoke in support of the proposed project;
- Commented that the proposed development provides affordable housing options; and,

- Opined that this is the right project, in the right location, at the right time.

**5.47. Mr. Don Peters, SPEAKING A SECOND TIME
600 Block West Queens Road:**

- Questioned the availability of funding for the proposed project;
- Commented that the proposed development will provide affordable housing; and,
- Questioned if delaying this project would result in lost funding.

**5.48. Mr. James Gill, SPEAKING A SECOND TIME
500 Block West Kings Road:**

- Spoke in opposition to the proposed project;
- Expressed concern that not enough family housing is provided; and,
- Expressed concern with the proposed height of the building.

**5.49. Ms. Linda Travers, SPEAKING A SECOND TIME
600 Block West Queens Road:**

- Expressed concern that the proposed development does not include parkland; and,
- Suggested that the proposed building be repositioned on the land to be surrounded by parkland.

**5.50. Mr. Rene Gourley, SPEAKING A SECOND TIME
600 Block St. Ives Crescent:**

- Spoke to the issues of affordability; and,
- Commented that Catalyst Community Development has been transparent during the public consultation process.

In response to a question from Council, Mr. Robert Brown, President – Catalyst Community Developments Society, advised that Catalyst is pursuing external grants with BC Housing, CMHC, and other organizations and should these capital grant applications be successful, deeper levels of affordability may be achieved. It was further noted that should this project be delayed, the funding may be allocated to other projects.

**5.51. Mr. Keith Reynolds, SPEAKING A THIRD TIME
600 Block West Windsor Road:**

- Expressed concern with the public consultation process; and,
- Expressed concern with the height of the proposed building stating that it may set a precedence for future development.

**5.52. Mr. Keith Collyer, SPEAKING A SECOND TIME
400 Block West Windsor Road:**

- Expressed concern about subsidizing housing; and,
- Questioned the availability of funding for the proposed project.

**5.53. Ms. Esme Mills, SPEAKING A SECOND TIME
300 Block Harbour Road, Victoria:**

- Spoke to the issue of affordable housing; and,

- Opined that the proposed building fits in with the character of the neighbourhood.

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

- Opined that affordable housing was not made a priority;
- Expressed concern with the proposed height of the building;
- Expressed concern that the Advisory Design Panel minutes for this project are still in draft form;
- Commented that funding should have been finalized before the project is proposed;
- Suggested that the parkade entrance be accessed off Stanley Avenue; and,
- Opined that the consideration of these bylaws not occur during the municipal election as there may be a conflict of interest.

5.55. Mr. Terry Gould, Kings Road: SPEAKING A SECOND TIME

- Expressed concern with the proposed height of the building.

5.56. Mr. Jonathan Skelcher, 3100 Block Mountain Hwy: SPEAKING A SECOND TIME

- Thanked Council for conducting the Public Hearing before the municipal election.

5.57. Mr. Colin Truong, 200 Block Granville Street: SPEAKING A SECOND TIME

- Spoke to the proposed setback of the building;
- Noted that the proposed building has been reduced by two storeys; and,
- Commented that the colours selected soften the massing of the building.

6. COUNCIL RESOLUTION

**MOVED by Councillor HANSON
SECONDED by Councillor BOND**

THAT the October 11, 2018 reconvened Public Hearing regarding Bylaws 8344 and 8345 be adjourned.

DEFEATED

Opposed: Mayor WALTON and Councillors BOND and HICKS

MOVED by Councillor HICKS
SECONDED by Councillor BOND

THAT the October 11, 2018 Reconvened Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8344, 2018 (Amendment 36)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1380 (Bylaw 8345)" be returned to Council for further consideration.

CARRIED

Opposed: Councillor HANSON
(9:21 pm)

CERTIFIED CORRECT:



Confidential Council Clerk