



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON **MONDAY, MARCH 27, 2017.**

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor H. Back
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor R. Clark
Councillor C. Keating

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
J. Peters, Assistant City Clerk
S. Antoniali, Section Manager, Real Estate
H. Reinhold, Manager, Strategic Initiatives
G. Penway, Director, Community Development
D. Pope, City Engineer
P. Navratil, Deputy City Engineer
B. Themens, Director, Finance
M. Epp, Community Planner
C. Wilkinson, Planner, Community Development
M. Jefferson, Director, Human Resources
J. Buitenhuis, Community Development Worker
M. Hunter, Manager, Parks and Environment
L. Orr, Manager, Business Services
D. Cameron, Budget Analyst
L. Garber, Manager,
N. Chand, Deputy Director, Finance
C. Rosenblat, Planning Technician 1, Community Development
I. Tang, Project Engineer, LEC

The Public Hearing was called to order at 8:18 pm.

PUBLIC HEARING – 700 Block of East 3rd Street

1. INTRODUCTION

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2017, No. 8531” (Qualex-Landmark Northern GP Ltd. / GBL Architects, 703-819 East 3rd Street, 250 Queensbury Avenue and 200 Moody Avenue, Parks, Recreation and Open Space Designation Boundary Adjustment) would redesignate lands south of East 3rd Street and east of Moody Avenue:

- from “Residential Level 3” to “Parks, Recreation and Open Space”; and
- from “Parks, Recreation and Open Space” to “Residential Level 5”;

and would remove the “Special Study Area” designation from the south side of the 800 block of East 3rd Street. The changes would facilitate a land exchange to allow for the expansion of Moodyville Park.

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PUBLIC HEARING – Continued

1. INTRODUCTION - Continued

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8532” (Qualex-Landmark Northern GP Ltd. / GBL Architects, South side of the 700 block East 3rd Street, 250 Queensbury Avenue, 819 East 3rd Street, 200 Moody Avenue, 746-758 East 2nd Street, Moodyville, CD-685) would rezone the subject properties and portions of road and lane to a Comprehensive Development 685 (CD-685) Zone and Public Use and Assembly P-1 Zone to facilitate a residential development on the south side of the 700 block of East 3rd Street and an expansion of Moodyville Park.

2. STAFF PRESENTATION

The City Planner provided a PowerPoint presentation on the application and responded to questions of Council.

3. APPLICANT PRESENTATION

Cyrus Navabi, Executive Vice President, Qualex-Landmark Northern GP Ltd., and Stu Lyon, Principal, GBL Architects, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Email dated January 9, 2017, from Jan Malcolm, 522 East 4th Street, North Vancouver, expressing concern for the proposal, citing childcare.
- Email dated January 27, 2017, from Iolanda Organ, 602 East 6th Street, North Vancouver, expressing concern, citing unit size.
- Letter dated March 24, 2017, from Sharam Rad, 1444 Bewicke Avenue, North Vancouver, expressing support for the proposal, citing job creation and revitalization of the Moodyville neighbourhood.
- Email dated March 24, 2017, from Laura Beveridge, 151 West 2nd Street, North Vancouver, expressing support for the proposal, citing variety of housing and expansion of Moodyville Park.
- Letter dated, March 24, 2017, from Kristi, Neumeyer, 5-220 East 4th Street, North Vancouver, expressing support for the proposal, citing expansion of Moodyville Park, density, transit and variety in housing options.
- Letter date March 24, 2017, from Patrick Stafford-Smith, Chamber of Commerce, 102-124 West 1st Street, North Vancouver, expressing support for the proposal, citing economic and community benefits.
- Email dated March 26, 2017, from Chantal Vignola, 3742 Dollarton Highway, North Vancouver, expressing support for the proposal, citing housing variety and density.
- Letter dated March 23, 2017, from Bryce Osborn, 408 East 15th Street, North Vancouver, expressing support for the proposal, citing revitalization of Moodyville Park and design of the development.
- Email dated March 27, 2017, from Graeme Millen, 519-345 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing expansion of Moodyville Park, design of the project and community amenities.

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PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE - Continued

- Letter dated March 27, 2017, from Daniel Sander, Hollyburn Properties Ltd., 1650 Alberni Street, Vancouver, expressing support for the proposal, citing green initiatives, variety of housing and revitalization to Moodyville Park.
- Letter dated March 27, 2017, from Christopher Philps, Fairborne, 1450-1090 West Georgia Street, Vancouver, expressing support for the proposal, citing Moodyville Park improvements and connections to the Spirit Trail.

5. SPEAKERS

- Ryan Stewart, 905-155 West 1st Street, North Vancouver, spoke in support of the proposal, citing density, affordability and location.
- Greg Vriend, 2140 Grand Boulevard, North Vancouver, spoke in support of the proposal, citing density, transportation and affordability.
- Michael Binkley, 535 East 1st Street, North Vancouver, spoke in support of the proposal, citing revitalization of Moodyville Park and the neighbourhood.
- Ivan Leonard, 215 St. Andrew's Avenue, North Vancouver, spoke regarding attendance at the Public Hearing.
- Pam Dougherty, 744 East 3rd Street, North Vancouver, spoke regarding the height of the proposal.

6. ADJOURN

Moved by Councillor Clark, seconded by Councillor Buchanan

THAT the Public Hearing regarding “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2017, No. 8531” (Qualex-Landmark Northern GP Ltd. / GBL Architects, 703-819 East 3rd Street, 250 Queensbury Avenue and 200 Moody Avenue, Parks, Recreation and Open Space Designation Boundary Adjustment), and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8532” (Qualex-Landmark Northern GP Ltd. / GBL Architects, South side of the 700 block East 3rd Street, 250 Queensbury Avenue, 819 East 3rd Street, 200 Moody Avenue, 746-758 East 2nd Street, Moodyville, CD-685), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned 9:00 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK