



**TRANSCRIPT OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, B.C., ON MONDAY, JANUARY 19, 2004 AT 8:30 P.M.**

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**PRESENT:**

**COUNCIL MEMBERS**

Mayor B.A. Sharp  
Councillor R.C. Clark  
Councillor R.J. Fearnley  
Councillor R.N. Heywood  
Councillor D.R. Mussatto  
Councillor C.R. Keating  
Councillor B.W. Perrault

**STAFF MEMBERS**

A.K. Tollstam, City Manager  
B.A. Hawkshaw, City Clerk  
J.M. Rowe, Assistant City Clerk  
K. Russell, Development Planner  
G. Penway, Assistant City Planner  
S. Ono, City Engineer  
C. Perry, Development Technician

**Re: Bylaw No. 7571 – 601 Lynnmouth Avenue**

The Public Hearing was called to order at 8:31 p.m.

Moved by Councillor Keating, seconded by Councillor Heywood

**THAT** the Public Hearing recess.

**CARRIED UNANIMOUSLY**

The meeting recessed at 8:31 p.m. and reconvened at 10:40 p.m. with the same personnel present.

Councillor Perrault briefly left and returned to the meeting.

**Mayor B.A. Sharp**

Mr. Hawkshaw!

**Mr. B.A. Hawkshaw, City Clerk**

Thank you Your Worship. Bylaw No. 7566 is a text amendment to Comprehensive Development 170 Zone (Lot 5, Block F, D.L. 272, Plan 22257), located at 601 Lynnmouth Avenue would permit demolition of the existing building and construction of a new three storey (47 ft.) facility of approximately 102,000 square feet, to serve as a mini storage facility. The new building consists of storage lockers of varying sizes on all three floors and accessory office use on the ground floor. A total of 21 parking spaces would be provided. The applicant is Insurance Corporation of British Columbia/Krahn Engineering Ltd. and Council will consider this under item 6(c) Your Worship.

**Mayor Sharp**

Mr. Penway!

**Mr. G. Penway, Assistant City Planner**

Thank you Your Worship. The boards for this project are to my left here on the wall. They are the coloured panels to my left so there are two, four, five on the wall and one down below. The site we are talking about is on Brooksbank Avenue and Lynnmouth. There is a context plan I can use, if people want to refer to that, on the overhead projector but essentially it is a double fronting site. It is the former site of the ICBC Claim Centre so it is at 601 Lynnmouth. To the immediate north is the BC Hydro site, south is Honeywell, across Brooksbank Avenue to the west would be Lions Gate Studios and the east would be the North Shore Winter Club. The current zoning for this property is CD-170, which was adopted in 1989 to provide for the ICBC Claim Centre. That CD-170 Zone is an M-3 Industrial Zone; it provides for a range of industrial uses, including the Claim Centre. It was put into place specifically for the Claim Centre application. The Official Community Plan designation for the property is industrial.

The site is an unusual size in the City; it is 164 feet in width and 454 feet in depth, which is just under 75,000 square feet in lot area. The proposal Your Worship is to amend the CD-170 Zone for the property so that a new building would be constructed, essentially on the footprint of the existing ICBC Claim Centre, so on this plan we see Brooksbank Avenue to the west, Lynnmouth to the east, the Honeywell site to the south and Hydro to the north. This is roughly on the same footprint as is the ICBC building Claim Centre as we know it today. The proposal is to demolish that building but essentially use the footprint of it to build a new three storey, 50 foot high mini storage facility. It would have a floor area of approximately 102,000 square feet so the floor space ration for the site would then be approximately 1.4 times the lot area.

Vehicular access currently is provided with an access here off of Brooksbank for two way traffic and another one here off of Lynnmouth. The proposal in this instance is to; in fact make this an access, which will be a new access coming in so that circulation would essentially come through, around and then out onto Brooksbank Avenue. There is proposed to be 21 parking stalls maintain on site and the application was considered by the Advisory Design Panel who recommended support with some changes to the vocabulary of the building. We have received Engineering comments and they support this application with this access provided that it is one access in and one access out and the applicants have agreed to that. I believe Your Worship the applicant and the architect are here to present the project if that is Council's pleasure.

**Mayor Sharp**

They want to make a presentation, is that what you said Mr. Penway?

**Mr. Penway**

Yes I believe that is true.

**Mayor Sharp**

You want to make a presentation. Okay please come down.

**Mr. Howard Blaney**

I hate to be the bearer of bad news Your Worship but Dallas beat Vancouver Canucks tonight 3-2.

**Mayor Sharp**

They haven't been doing very well period.

**Mr. Howard Blaney**

My name is Howard Blaney. I have lived in North Vancouver for over 35 years and I own Self Storage Depot. I operate four locations throughout the Lower Mainland and I am prepared to answer any and all questions you may have this evening. I would like to introduce Dave Krahn from Krahn Engineering; he is our architect, or our designer for our development.

**Mr. Dave Krahn, Krahn Engineering**

Good evening. Thank you for your time. What we are proposing here and I will be very brief because we have spent a lot of time working on the project. By the way my name is Dave Krahn, I am with Krahn Engineering and I am operating as the project designer.

What we have here is a facility as was stated is a three storey, approximately 102,000 square foot facility that is to be used for mini storage. It is high tech, state of the art, mini storage facility and with a very low traffic impact to the area and because of the type of use. We have met considerable both with planners, the building department and have adjusted plans accordingly to suit ADP requirements and suggestions, in order to meet their suggestions. The other thing, as an owner, with the owner also being the operator in a long term development he is looking to ensure that the sustainability of the project is maintained through design, through maintaining the landscaping, through existing landscaping that was there for the ICBC site and maintaining the other suggestions, again brought through by planners and we have incorporated all of those suggestions.

As I say the building consists of a tilt-up concrete construction. The architecture facing the street is to try and give it a sort of high tech industrial look and other than that, like I

say we will try and keep it simple and if there are any other questions or comments beyond that I will try and answer any questions.

**Mayor Sharp**

Okay. Then I am going to go to the Speakers List that I have and the first person is Rob Rysstad.

**Mr. Rob Rysstad, 638 East 6<sup>th</sup> Street, North Vancouver**

I live in the 600 block of East 6<sup>th</sup> and just up the hill from the proposed development. Just having started a small business out of my house I know that I am personally going to be requiring an increasing need for small or for self storage services within the area that is close proximity to where I live. I just wanted to say that I fully support Self Storage Depot in their efforts to provide storage services for similar small business owners like myself. Thank you.

**Mayor Sharp**

Next I have Andy Caswell.

**Mr. Andy Caswell, 512 East 8<sup>th</sup> Street, North Vancouver**

Your Worship and Council I work for a tool manufacturer in the States and run a home office and I have a need for a facility like this to stock or inventory my product and trade show material. Currently if a facility was like this I would be able to get my car off the street and put it in the garage so for me it is perfect. It is ..... along the traffic route to me because most of my business is out in the Fraser Valley and that's directly down the hill from Grand Boulevard out to most of my places that I make my business. Thank you.

**Mayor Sharp**

Thank you. Next I have Harvie Malcolm.

**Mr. Harvie Malcolm, 4725 Strathcona Road, North Vancouver**

Thank you. Harvie Malcolm, 4725 Strathcona Road, Your Worship and Council members. I want to thank you for the opportunity to be here. Coming at this from my perspective, just as a little bit of ....., oh to be young again and hear these people building businesses and developing. I am coming at it from a little different perspective. I just wanted to suggest to you that as a resident since 1937 of this wonderful community I have observed some pretty unbelievable changes from what I recall, when I and my friends used Lonsdale as a playground all the way down to the old ferry slip etc. Changes have been many over the period of time and one of the first that affected us was the family home at 128 East 13<sup>th</sup>. I grew up in this neighbourhood over many years and we had to give way to an expansion of the Safeway, who required the property at that time, so somewhat aware of what changes are all about.

We have certainly enjoyed so much and it is our hope to stay here in the North Vancouver area for as long as we possibly can and as I say the interesting part of it is that I grew up in Lower Lonsdale as a playground and this general area. When I got old enough to earn my spurs to swim in the swimming holes of Lynn Creek and Seymour River, by coincidence happened to be where the site area is being subject to your application tonight. As most Vancouverites we do love the area. Needless to say that the changes have taken place over my 67 years in these areas are a major factor to address in the empty nester downsizing scenario initiative required at this stage of life. It becomes a major undertaking, probably the last one before requiring and undertaker, and for many friends and folks like me and my wife they are addressing this major transition locating an affordable, appropriate location involves living in much smaller accommodations than we are used to and a dramatic change in lifestyle as we see things shaping up here on the North Shore.

I come from having to deal with some 11 rooms and 4,000 feet, so what to do, what can be kept for future use for the accumulation of furnishings and effects; what to be given to family and friends and children or discarded one way or another. Such will take some considerable time and effort. Doubtless this service is a reputable, modern, clean, affordable, conveniently located, self storage facility will be required. Given the problems we face today such must offer also the state of the art security, safe and easy access, the frequent visits to accomplish the task involved. The observation from research that we have to date throughout Lower Lonsdale, adjacent areas, suggest that perhaps more choice would be greatly desirable by those of us who are going to need such a facility as you are being asked to approve tonight. It is my hope that I can urge you to do just that and I thank you very much for your time and the courtesy of your thoughts. Thank you.

**Mayor Sharp**

Thank you. The next person is Bob Laurie.

**Mr. Bob Laurie**

Bob Laurie, Your Worship.

**Mayor Sharp**

Could I ask you to please come down? It is a Public Hearing and it is recorded.

**Mr. Bob Laurie, 11060 Kingfisher Drive**

Bob Laurie, 11060 Kingfisher Drive, in deference to the hour, in deference to the development which I support, I am going to waive any further discussion and we will get on to the business at hand. Thank you very much.

**Mayor Sharp**

Are there any other members of the gallery who have any questions or comments regarding this proposal? Okay, then I will go to members of Council. What is Council's pleasure, any questions? Councillor Perrault!

**Councillor B.W. Perrault**

I was just going to move the bylaw Your Worship.

**Mayor Sharp**

We are still in the Public Hearing. So if there are no questions or comments then I will ask for a motion to conclude the Public Hearing. Councillor Mussatto!

**Councillor D.R. Mussatto**

So moved.

**Mayor Sharp**

Councillor Clark!

**Councillor R.C. Clark**

Second.

**Mayor Sharp**

All those in favour, contrary, carried unanimously.

Moved by Councillor Mussatto, seconded by Councillor Clark

**THAT** the Public Hearing recess.

**CARRIED UNANIMOUSLY**

The Public Hearing recessed at 10:52 p.m.

**[for certification see transcript of Bylaw 7572 held the same date]**